



Gleeson Land

Land North of Whychurch Farm

Revision 2

August, 2021



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EXECUTIVE SUMMARY

Card Geotechnics Limited (CGL) has been commissioned by Gleeson Land to undertake a Desk Study report at a site known as Land North of Whychurch Farm, Malmesbury (nearest available postcode SN16 9JL). The proposed development plan indicates the site is to be developed with low-rise residential properties with private gardens, associated infrastructure, and areas of public open space.

Historically the site and surrounding area comprised open fields and the site currently remains in this use. There are potentially infilled areas on site, associated with the presence of historical ponds, which may have the potential to be a source of Made Ground on the site. Within the surrounding area no historically potentially contaminative uses were identified within 250m of the site.

According to the BGS website, the site is underlain by the solid geologies of the Kellaways Clay Member in the north half of the site, and the Oxford Clay Formation in the south. Proximal to the south-east of the site, the Cornbrash and Forest Marble Formations are mapped. Potential issues associated with building on clay, such as the Kellaways Clay Member and Oxford Clay Formation geologies shown to underlie the site, include shrink swell, drainage and long-term consolidation effects.

From the earliest available maps in 1885, the site is shown to comprise undeveloped open fields with a number of potential pond areas. By 1979, these features are no longer denoted and within the south-east of the site a Water Tower and associated infrastructure are present; however this is no longer denoted by the early 1990s. The preliminary Conceptual Site Model (CSM) has identified infilled ground (historical ponds) as a potential contaminative source on-site, however Made Ground may also be present in area associated with the historical development of the water tower. The geoenvironmental risk is therefore considered to be very low to low, due to the potential for contamination and ground gas generated from the infilled historical ponds and potential Made Ground.

Based on the findings of this desk study and that there is no BGS borehole data available for the site, it is recommended a ground investigation to confirm the site's geology and interfaces, as well as assessing the potential for Made Ground within the historically infilled pond areas and associated ground gas and contamination is undertaken.

1. INTRODUCTION

Card Geotechnics Limited (CGL) has been commissioned by Gleeson Land to undertake a Desk Study at a site known as Land North of Whychurch Farm, Malmesbury (nearest available postcode SN16 9JL) herein referred to as 'the site'.

The proposed development is thought to comprise some 71 low-rise residential properties with private gardens and associated infrastructure.

The purpose of this report is to assess ground related risks associated with site ownership and development. To this end, we have reviewed records relating to the historical, geological, hydrogeological, hydrological and environmental setting of the site. The report provides a preliminary risk assessment of the potential pollutant linkages and identifies potential geoenvironmental and geotechnical constraints associated with the intended future development of the site, along with recommendations for further investigation and assessment, where appropriate.

This report has been updated to Revision 2 to include the updated proposed development plan for the scheme. This report refers to the investigation of the wider site which lies outside the updated red line boundary which has been kept in for information purposes.

2. SITE CONTEXT

2.1 Site Location

The site is located at near Malmesbury, Wiltshire, (nearest available postcode SN16 9JN), some 300m north-east of Malmesbury Cricket Club. The National Grid reference for the approximate centre of the site is 393700, 188230. A site location plan is included as Figure 1.

2.2 Site Description

The site is irregular in shape, covering an area of approximately 12.6 hectares, bound to the north-east by the B4014, to the east by open fields, Whychurch Farm, associated farm buildings, and the A429, to the south-east by Whitchurch Farm and associated buildings, open fields to the south and south-west, and to the west by an existing residential development.

A site walkover of the site was undertaken on 28th July 2020 by a CGL engineer. At the time of the walkover the site comprises three open fields, used for the grazing of livestock. The site and field boundaries mainly consist of mature trees and hedgerows, as well as a drainage ditch located along the north-western boundary aligned north-east to south-west, which was noted as part of the investigation completed by CGL¹ on behalf of the Client undertaken in the field beyond this feature to the north-west. It was noted that along the north-west, south, and south-east field boundaries, public footpaths were present.

Two sets of overhead lines (OHLs) were also observed during the site walkover; the first transecting the western section of the site running north-west to south-east, and the second running north-east to south-west from the centre of the site, where the cable diverts underground. A water tower and associated infrastructure were also noted off-site adjacent to the south-eastern boundary.

A photo sheet displaying the general ground conditions of the site at the time of the site walkover is included as Figure 2.

2.3 Topography

The topography of the site is recorded at some 86m Ordnance Datum (OD) in the north-west of the site, rising to approximately 90mOD in the south.

¹ CGL (2019). Filands, Malmesbury. *Geotechnical and Geoenvironmental Interpretative Report – Revision 1*. Ref.: CG/38164A.

2.4 Proposed Development

The proposed development plans for the site indicate it is to be developed with low-rise residential properties with private gardens, associated infrastructure, and areas of public open space. A proposed development plan is included in Appendix A. The area covered by this Phase I Desk Study extends beyond the boundary of the proposed development plan.

2.5 Historical Development

Historical development of the site has been traced using Ordnance Survey maps dated from 1885 to 2020, using 1:1,250, 1:2,500, 1:10,000 and 1:10,560 scale mapping. These historical maps are presented in Appendix B, and a summary of the history, including any development, is included in Table 1 below.

Table 1. Summary of On-site and Off-site Historical Development

Historical Feature	Direction from Site	Distance from Site (m)	First Date Mapped	Last Date Mapped	Comments
On-site					
Open fields bound by mature hedgerows	Site wide	-	1885	Present	Earliest maps available show the site to be undeveloped.
Potential ponds	North-west, and north-east corners, centre and south	-	1885	1979	Unnamed pond features are noted. These features are no longer denoted by 1979.
Water Tower	South-east	-	1979	1988	A <i>Water Tower</i> is located on site, no longer denoted from 1988.
Off-site					
Farm	North	50m	1885	1975	<i>Orchard Farm</i> and associated building located north of the A4014, last noted in 1975 but buildings remain until present.
Well	North	30m	1885	1885	A Well is noted to be present north of the site, assumed to have been infilled.
Unnamed road / B4014	North	Adjacent to	1885	Present	An unnamed road lies directly to the north of the site, later identified as the B4014.
Unnamed road / A429	East	Adjacent in the south, between 50 to 100m along the eastern boundary	1885	Present	An unnamed road, later identified as the A429.
Farm	South	Adjacent to	1885	Present	<i>Whitchurch Farm</i>
Residential properties	East	Adjacent to	1921	Present	<i>Redcliffe</i> and <i>The Gables</i> with private gardens and associated infrastructure.
Residential development	South-west	Adjacent to and up to 50m	1993	Present	Ongoing urban expansion to the south-west, encroaching to the south-western and western boundaries.
Roundabout	South-east	Adjacent to	1979	Present	Redevelopment of the unnamed road to include a roundabout, now labelled as the A429. The extension to the A429 is constructed off this roundabout, running south.
Garage	East	50m	1979	Present	A <i>garage</i> is shown, located north of the roundabout.
Water Tower	South-east	Adjacent to the eastern boundary	1992	Present	Originally on-site, by 1992 the feature moved offsite to the east, and now includes a <i>reservoir (covered)</i> .

From the earliest available maps in 1885, the site is shown to comprise undeveloped open fields and a number of potential pond areas located across the site. By 1979, these features are no longer denoted, assumed to have been backfilled with unknown material. Within the south-east of the site a Water Tower and associated infrastructure are present, however this is shown to have been moved off site by 1992.

The majority of the surrounding area within a 250m radius of the site comprised open fields associated with farm buildings and local isolated residential properties until 1993, when residential developments were constructed adjacent to and up to 50m from the south-west site boundary. These developments have continued to expand to the west of the site. To the north and east of the site, highway infrastructure including the B4014 and the A429 are present from the earliest available maps in 1885. The addition of a roundabout on the A429 to the south-east of the site is noted by 1979.

3. ANTICIPATED GROUND CONDITIONS

3.1 Published Geology

With reference to the British Geological Survey (BGS)² website the site is directly underlain by two solid geologies:



Kellaways Clay Member – indicated to be present across the north half of the site, described by the BGS to comprise *‘silicate mudstone, grey, commonly smooth in basal part, but more generally silici-silty or silici-sandy, locally with thin beds of siltstone and sandstone, and nodules of argillaceous limestones’*; and



Oxford Clay Formation – indicated to be present in the south half of the site, described by the BGS as a *‘silicate-mudstone, grey, generally smooth to slightly silty, with sporadic beds of argillaceous limestone nodules’*.

According to the BGS memoir for the local area³, the Oxford Clay Formation in the area is typically less than 10m thick with the Kellaways Clay Member being up to 23m thick. The Kellaways Sand Member is often present between the Oxford Clay Formation and the Kellaways Clay Member; however, this stratum is not mapped on the site.

Potential issues associated with building on clays, such as the Oxford Clay Formation or Kellaways Clay Member, include shrink swell, drainage, and the long-term consolidation effects.

Proximal to the south-west of the site, the Forest Marble Formation consisting of silicate mudstone, and the Cornbrash Formation comprising fine to medium grained limestone are mapped by the BGS. A fault line is present running along the southern boundary of the site, aligned north-east to south-west, where these two geologies are noted to the south of the Oxford Clay Formation. Recent superficial deposits are not mapped to be present on site or the nearby area.

3.2 Unpublished Geology

With reference to the BGS website², no freely available historical borehole records are located within 250m of the site. In 2019, CGL completed a site investigation and subsequent geoenvironmental and geotechnical report within the field adjoining the north-western boundary. The investigation comprised five trial pits, three of which were subjected to soakaway testing, and six windowless sample boreholes, in which the ground conditions were consistent with the published geology for the area comprising

² British Geological Survey (BGS), www.bgs.ac.uk (Accessed July 2020).

³ BGS memoir: Bulletin of the Geological Survey of Great Britain. No. 54
<http://pubs.bgs.ac.uk/publications.html?pubID=B01649> (Accessed July 2020).

Topsoil overlying the Kellaways Clay Member to a maximum depth of 5m bgl. Visual or olfactory evidence of contamination was not recorded during the investigation.

Results from the chemical laboratory analysis on representative samples from both the Topsoil and natural soils did not record contaminant exceedances when compared directly against the applicable assessment criteria.

Strip foundations founded within the Kellaways Clay Member at a minimum depth of 1.0m bgl (based on soils of “high” volume potential) with a minimum embedment of 300mm were recommended, achieving a ‘Presumed Bearing Resistance’ in the order of 70kN/m².

3.3 Hydrology and Hydrogeology

The Environment Agency (EA)⁴ has produced an aquifer designation system, accessed through the Magic website⁵, consistent with the requirements of the Water Framework Directive. These designations have been set for superficial and solid geologies and are based on the importance of aquifers for potable water supply and their role in supporting surface water bodies and wetland ecosystems. These designations are cross-referenced to the EA to provide the most adequate descriptions.



Oxford Clay Formation and the Kellaways Clay Member – designated by the EA as Unproductive Aquifers; and;



The Cornbrash Formation and the Forest Marble Formation – designated by the EA as a Secondary A Aquifer.

The site is located within a groundwater Source Protection Zone (SPZ) within a Confined Aquifer, defined by the EA as *‘where the aquifer is confined and may be impacted by deep drilling activities’*. The relevant abstraction is understood to be used for heating and cooling, not drinking water. As the Oxford Clay Formation and the Kellaways Clay Member are unproductive aquifers, the SPZ within a Confined Aquifer refers to the geology underlying the clays.

The nearest water course to the site is a drainage ditch located on the north-western boundary. Beyond this, a tributary of the River Avon, aligned west to east, is located some 250m to the north of the site.

No surface water abstraction licenses were identified within 1km of the site.

⁴ Environment Agency. *Aquifers*. <http://apps.environment-agency.gov.uk/wiyby/117020.aspx> (Accessed July 2020).

⁵ DEFRA MAGIC. <https://magic.defra.gov.uk/> (Accessed July 2020).

3.4 Mining

The potential risk of mining has been assessed from the Environmental Disclosure Report, which indicates that within 500m of the site, a single record of a *British Pits* (detailed as a *clay shale* commodity) is located 487m to the north-west of the site.

3.5 Unexploded Ordnance (UXO)

With reference to Zetica UXO⁶ risk maps, the risk map indicates the site lies within an area of Low Risk and therefore no additional assessment is required.

⁶ Zetica UXO <https://zeticauxo.com/> [Accessed July 2020]

4. ENVIRONMENTAL SETTING

4.1 Environmental Summary

An environmental disclosure report was obtained and reviewed as part of the desk study to provide information on the environmental setting of the site and possible sources of contamination. A summary of the key points is set out below, with the full report provided in Appendix C.

4.1.1 Current and Historical Land Uses



Ten current potentially contaminative land uses are recorded proximal and within 250m of the site. Proximal to the eastern site boundary, an electrical substation, water tower and pump house are identified. The remaining seven off-site features fall under the following categories: infrastructure and facilities, road and rail, foodstuffs, repair and servicing, and industrial;



Two petrol stations are located within 250m of the site; these include an active BP garage and an obsolete petrol station, located 88m and 193m to the south-east respectively;



Two historical potentially contaminative land uses are recorded within 250m of the site, comprising an unspecified tank located 8m to the south, and a garage 31m to the east;

4.2 Landfill, Potentially Infilled Land and Other Wastes Sites

No operational or historic landfill records or operational waste treatment, transfer or disposal sites are recorded within 500m of the site.

It is noted however that four on-site historical ponds, noted on historical maps between 1885 and 1979, are assumed to have been backfilled with material from an unknown source.

4.3 Pollution Incidents & Discharge Consents



There have been no pollution incidents recorded within 250m of the site; and



A single record of a licensed discharge consent to controlled waters is identified within 250m of the site, located 46m to the north-east, relating to *site drainage*, with the receiving water being a *watercourse*.

4.4 Protected Areas

There are no protected areas noted on-site or within the surrounding 500m.

4.5 Radon

With reference to the UK Radon Map⁷, the site is located within an area where less than 1% of homes are above the Radon Action Level.

⁷ UK Maps of Radon. <https://www.ukradon.org/information/ukmaps> (Accessed July 2020).

5. PRELIMINARY CONCEPTUAL SITE MODEL

Historical contamination of land may present harm to human health and the environment. Current UK legislation stipulates that the risk associated with potential land contamination is assessed and remediated, if necessary. Under the Town and Country Planning Act 1990 (as amended), potential land contamination is a "material planning consideration" together with the National Planning Policy Framework (February 2019), which means that a planning authority must consider contamination when they prepare development plans or consider individual applications for planning permission. It is the responsibility of the developer to carry out the remediation where it is required and satisfy the Local Authority that the remediation has been carried out as agreed.

Additionally, Part 2A of the Environmental Protection Act 1990 requires that a significant source-pathway-receptor linkage exists to determine a site as contaminated land. This means that there has to be a contaminant present, a receptor that could be harmed by this contaminant, and a pathway linking the two. Part 2A deals with the contamination risk from a site in its current use, however, the planning system requires that the proposed use be considered. Where remediation is carried out under the planning system, it should be ensured that the site is in such a condition that it would still not meet the definition of contaminated land under Part 2A.

5.1 Preliminary Conceptual Site Model

A preliminary conceptual model has been compiled for the site with respect to the proposed development to identify the potential sources of contamination and the associated potential pollutant linkages. This model also informs the potential need for further investigation at the site. A conceptual site plan has been provided as Figure 3.

5.1.1 Potential Sources

Potential contamination sources can include both current and historical activities on-site and in the surrounding area. The only potential source of contamination identified on this site during the desk study was the potentially infilled pond.



On-site sources - there is potential for infilled ground on site with associated contamination and ground gas. There is a potential for made Ground to be present associated with the development of the water tower and infrastructure in the south-east of the site.

-  *Off-site sources* – the historical *brick works* located 500m north-west, a *garage* 50m east and a *nursery* 400m south-west are deemed too far away to impact the site, although the brickworks could be a possible source of infill material for the historical ponds.

5.1.2 Potential Pathways

The potential migration pathways that may be present at the site, associated with the above sources include:

-  *Ingestion* – contaminated soils in the potential Made Ground could be ingested by site occupants (including via ingestion of homegrown produce);
-  *Inhalation* – contaminated dust in the potential Made Ground could be inhaled by site occupants. Vapours may also be inhaled;
-  *Direct contact* – direct contact with contaminated soils can result in the uptake of contaminants through the skin;
-  *Dermal contact* – dermal contact with contaminated soils can result in the uptake of contaminants through the skin;
-  *Root uptake* – uptake of phytotoxic contaminants by plants and vegetation;
-  *Lateral migration* – leaching from potential contamination in the soils may impact the surface water;
-  *Ground gas/vapour migration* – lateral migration of ground gases and/or vapours through the soil matrix could lead to accumulation within buildings, posing a risk of asphyxiation or explosion; and
-  *Drainage and services* – can create preferential pathways for contamination to migrate.

5.1.3 Potential Receptors

Based on the proposed end use of the site for residential purposes, the main receptors at the site are considered to be:

-  *Future site occupants* – considered to be at risk from possible contamination associated with the potential Made Ground on-site and ground gas/vapour accumulation within buildings;

-  *Construction workers* – could be affected by potential contamination within soils and surface water during ground works. Such persons are likely to be in close contact with potentially contaminated materials, which may include asbestos;
-  *Off-site residents* – potential contamination risks are likely to be low assuming appropriate practices during construction;
-  *Controlled waters* – the surrounding local surface waters are potentially at risk from the leaching of contaminants such as heavy metals from potentially contaminated soils. Groundwater is not considered to be at risk due to the presence of impermeable clays acting as an aquiclude to a confined aquifer;
-  *On and off-site buildings and infrastructure* – could be at risk from ground gas migration and contaminants may permeate through underground services such as water supply pipes; and
-  *Plants and vegetation* – primarily at risk from phototoxic contaminants such as copper, nickel and zinc, but there is no visual evidence of distress in the vegetation observed in the locations of the historic ponds during the walkover

5.2 Preliminary Qualitative Risk Assessment

A preliminary qualitative risk assessment has been undertaken based on the findings of the conceptual site model and the potential pollutant linkages that may exist at the site in accordance with Contaminated Land Report (CLR) 11⁸. Using criteria broadly based on those presented in CIRIA Report C552⁹, the magnitude of the risk associated with potential pollutant linkages has then been assessed and is summarised below in Table 3 below. The risk assessment methodology is presented in Appendix D.

Table 3. Qualitative Risk Assessment

Potential Source/Medium	Potential Exposure Route	Potential Receptor	Severity	Probability	Risk Rating
Explosive/ asphyxiating gases/vapours from underlying soils (infilled ground and Made Ground, if present) and potential	Migration of gases and vapours through the surface via permeable soils and drainage & services	Internal building spaces & future occupiers	Medium	Unlikely	Low
		Off-site internal buildings spaces and residents	Medium	Unlikely	Low
Organic/ inorganic contaminants such as hydrocarbons, PAH, metals and	Direct/indirect ingestion of soil and dust, inhalation of particle vapours and	Construction workers	Mild	Low likelihood	Low
		Future site users	Mild	Low likelihood	Low

⁸ The Environment Agency (2004) Model Procedures for the Management of Land Contamination. CLR 11.

⁹ CIRIA (2001) Contaminated Land Risk Assessment. A guide to good practice. C552.

asbestos within underlying soils or infilled ground (based on potential on-site sources)	asbestos fibres and dermal contact				
	Direct contact with underground structures and services	Buildings and structures	Minor	Low likelihood	Very Low
	Root uptake	Plants and vegetation	Minor	Low likelihood	Very Low

Based on the risk assessment above, the risk associated with contamination are generally very low to low.

6. CONCLUSIONS AND RECOMMENDATIONS

6.1 Conclusions



The site has remained undeveloped since its earliest available maps in 1885, where the site comprised open fields bound internally by mature hedgerows;



Potentially contaminative sources in the form of assumed infilled ponds and Made Ground associated with the historical water tower have been identified on site that are associated with a low risk rating when associated with contamination and ground gas; and

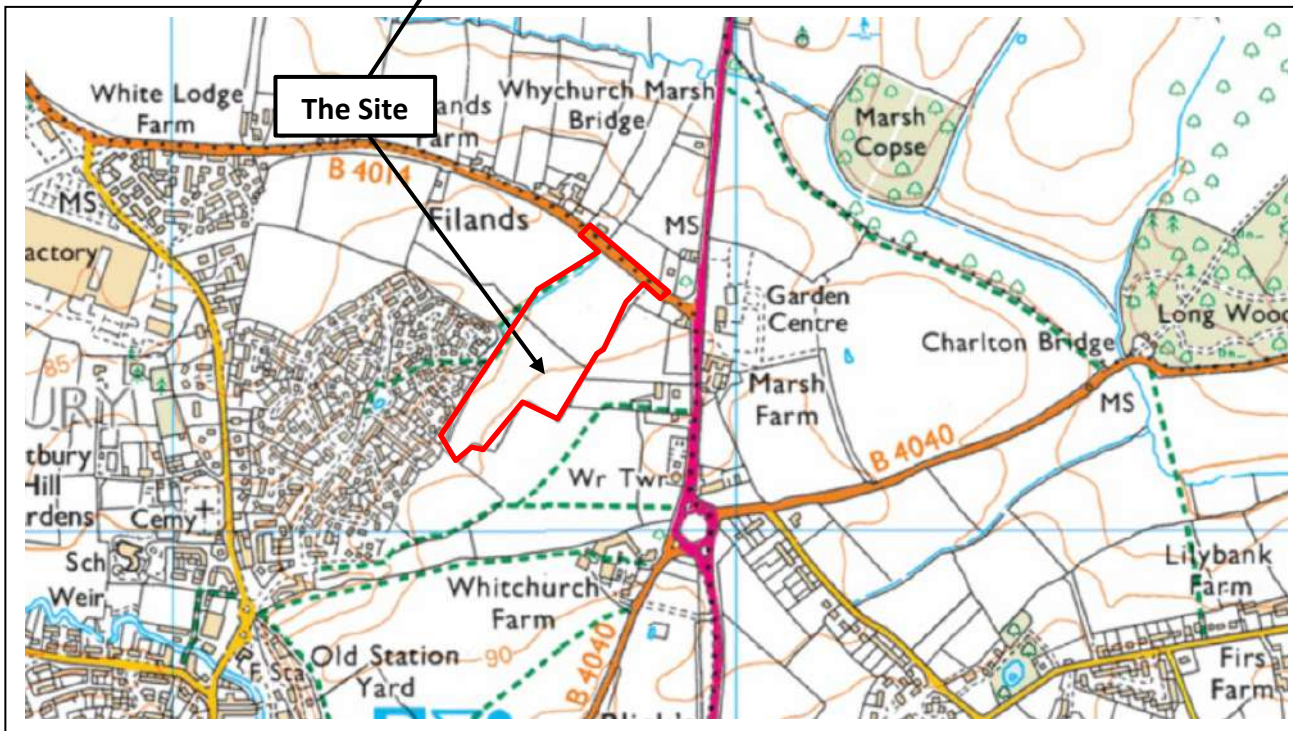
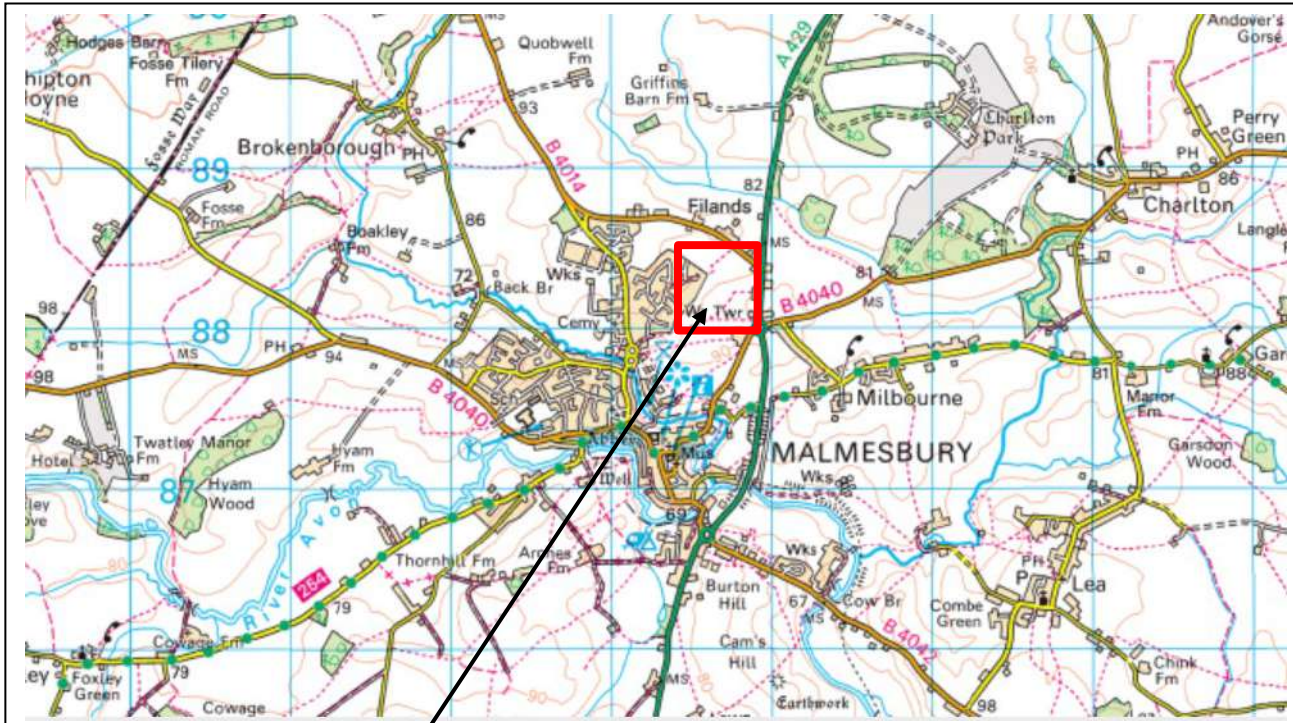


As the site is underlain by cohesive stratum (Oxford Clay Formation and the Kellaways Clay Member) the potential issues with building on clays include shrink swell, drainage and the long-term consolidation effects. Localised soft spots may also be present within areas of the historically infilled ponds.

6.2 Recommendations

Based on the findings of this desk study and that there is no BGS borehole data available for the site, it is recommended a ground investigation to confirm the site's geology and interfaces, as well as assessing the potential for Made Ground within the historically infilled pond areas and associated ground gas and contamination is undertaken.

FIGURES



Reproduced from the Ordnance Survey 1:50,000 map with permission of the Controller of Her Majesty's Stationary Office, Crown Copyright.

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Client	Project	Job No
Gleeson Land	Land North of Whychurch Farm	CG/38164B
	Title	
	Site Location Plan	Figure 1

PHOTO SHEET



Photograph 1 – Showing an access gate to the north of the site, off the B4014.



Photograph 2 – Looking south, from the access gate to the north of the site, showing open fields.



Photograph 3 – Looking south-east, looking at the access gate between fields.



Photograph 4 – Looking south-west, showing the overhead lines present within the open fields on-site.

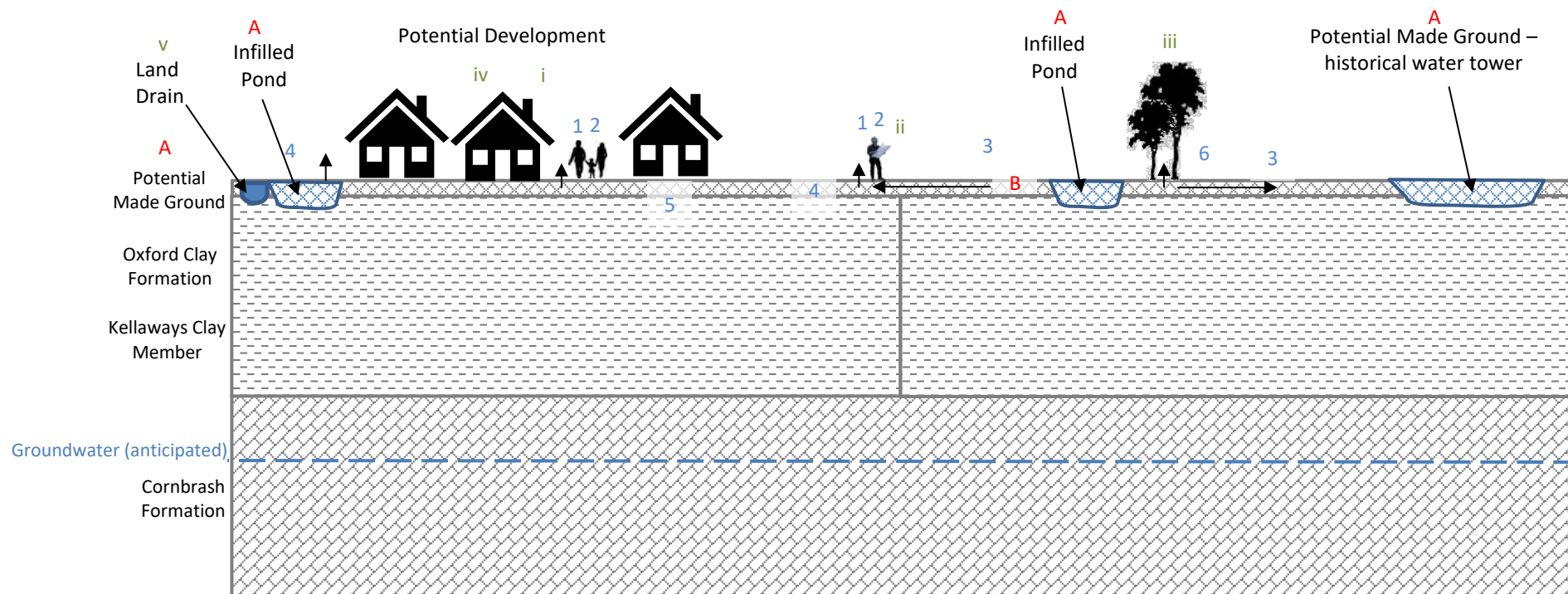


Photograph 5 – Looking east, showing open fields with the water tower and infrastructure situated to the east.



Photograph 6 – Looking south-west, showing open fields, currently sectioned to allow for grazing cattle in the south-west of the site.

Client	Project	Job No
Gleeson Land	Land North of Whychurch Farm	CG/38164B
	Title	Figure 2
	Photo Sheet – Site Walkover	



Client	Project	Job No
Gleeson Land	Land North of Whychurch Farm	CG/38164B
	Title	Figure 3
	Preliminary Conceptual Site Model	

APPENDIX A

Proposed Development Plan



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- APPLICATION SITE BOUNDARY (6.04HA)
- AFFORDABLE HOUSING

LAND BUDGET

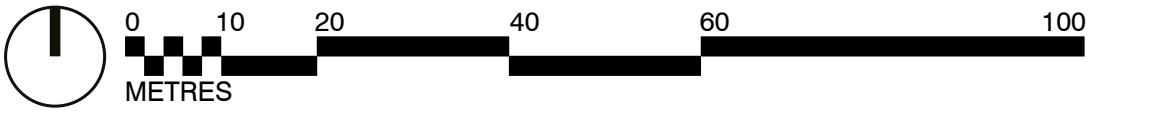
SITE AREA:	6.04HA
DEVELOPABLE AREA:	2.14HA
NO. DWELLINGS:	71 UNITS
DENSITY:	33 DPH
ACCESS ARRANGEMENTS:	0.53HA
ROAD INFRASTRUCTURE:	0.31HA
ALLOTMENTS	0.03HA
AMENITY GREEN SPACE:	1.26HA
NATURAL GREEN SPACE	1.20HA
LANDSCAPE BUFFER	0.08HA
PLAY SPACE (CHILDREN)	0.01HA
PLAY SPACE (YOUTH)	0.04HA
SUDS	0.44HA

ACCOMMODATION SCHEDULE

TYPE	NO.	%
1 BED FLAT	10	(15%)
2 BED FLAT	8	(11%)
2 BED HOUSE	8	(11%)
3 BED HOUSE	34	(50%)
4 BED HOUSE	11	(13%)

TOTAL	71 UNITS
AFFORDABLE (40%)	28 UNITS
MARKET (60%)	43 UNITS

A	UPDATED RED LINE BOUNDARY	19.08.21
Rev	Description	Date
Purpose of Issue		
PLANNING		
Bradley Murphy Design Ltd 6 The Courtyard Hatton Technology Park Dark Lane Hatton Warwickshire CV35 8XB		
t: 01926 676496 e: info@bradleymurphydesign.co.uk www.bradleymurphydesign.co.uk		
Client		
gleeson		
Project		
LAND NORTH OF WHYCHURCH FARM, MALMESBURY		
Drawing Title		
ILLUSTRATIVE MASTERPLAN		
Drawn	Checked	Approved
SR	JJ	RM
Job No.	Scale	Sheet Size
20.035	NTS	A1
Drawing Number		Revision
BMD.20.035.DR.005		A



APPENDIX B

Historical Maps

Site Details:

393690, 188185

Client Ref: Filands_Phase_3_Malmesbury
Report Ref: CGL-6925887
Grid Ref: 393699, 188228

Map Name: County Series

Map date: 1886

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1886
 Revised 1886
 Edition N/A
 Copyright N/A
 Levelled N/A

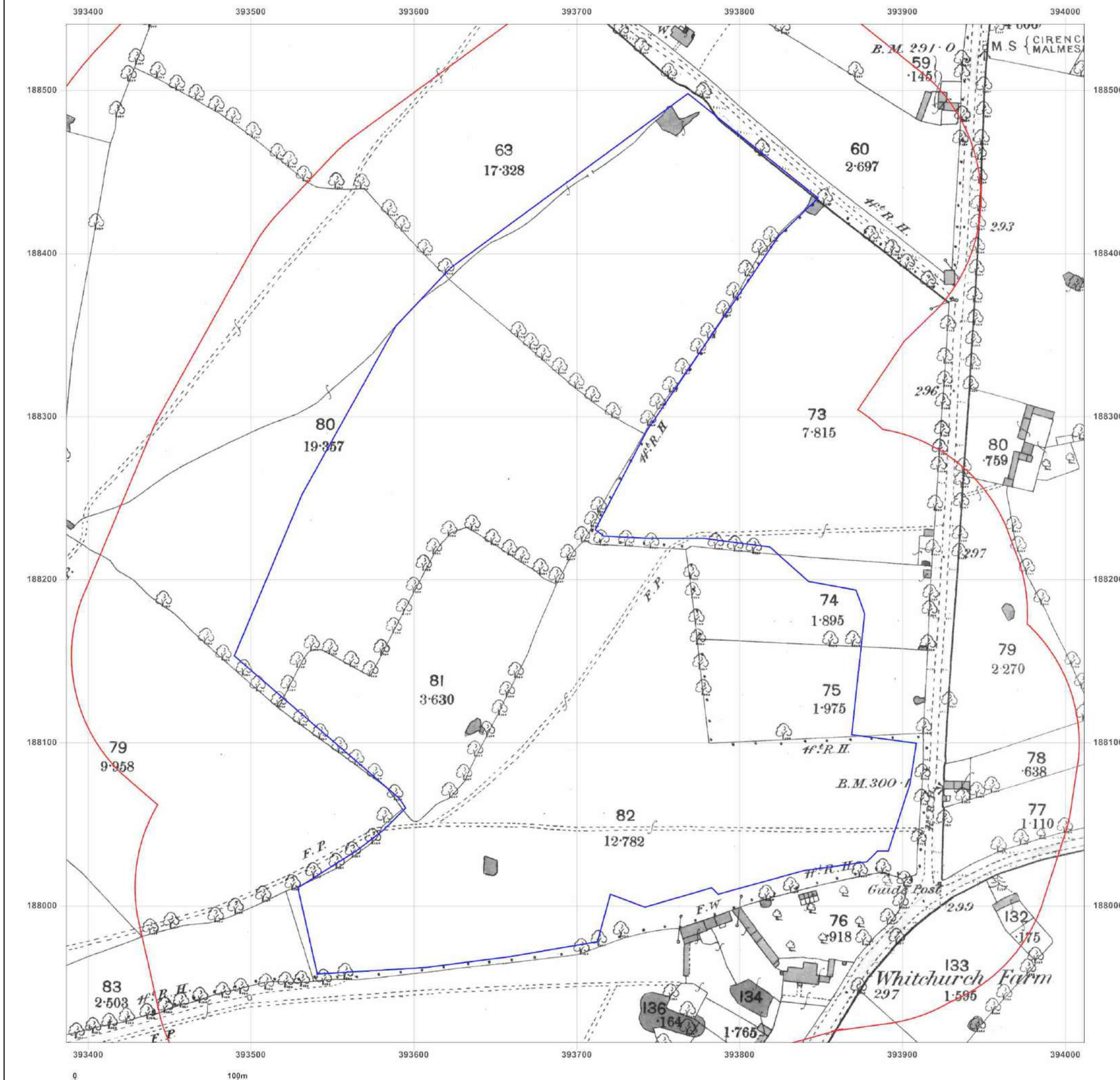


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 W: www.groundsure.com

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Production date: 29 July 2020

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

393690, 188185

Client Ref: Filands_Phase_3_Malmesbury
Report Ref: CGL-6925887
Grid Ref: 393699, 188228

Map Name: County Series

Map date: 1900

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1900
 Revised 1900
 Edition N/A
 Copyright N/A
 Levelled N/A

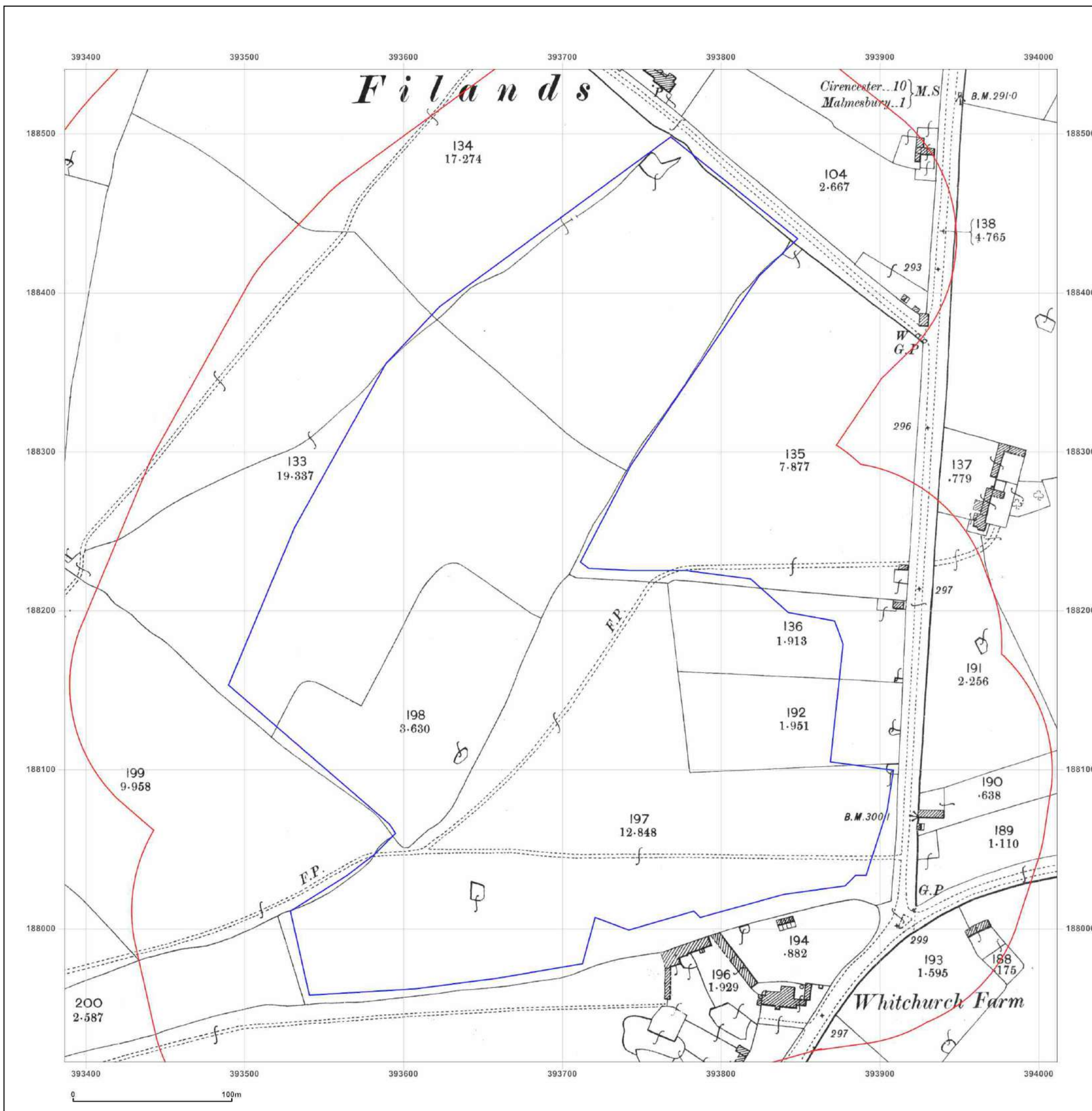


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Site Details:

393690, 188185

Client Ref: Filands_Phase_3_Malmesbury
Report Ref: CGL-6925887
Grid Ref: 393699, 188228

Map Name: County Series

Map date: 1921

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1921
 Revised 1921
 Edition N/A
 Copyright N/A
 Levelled N/A

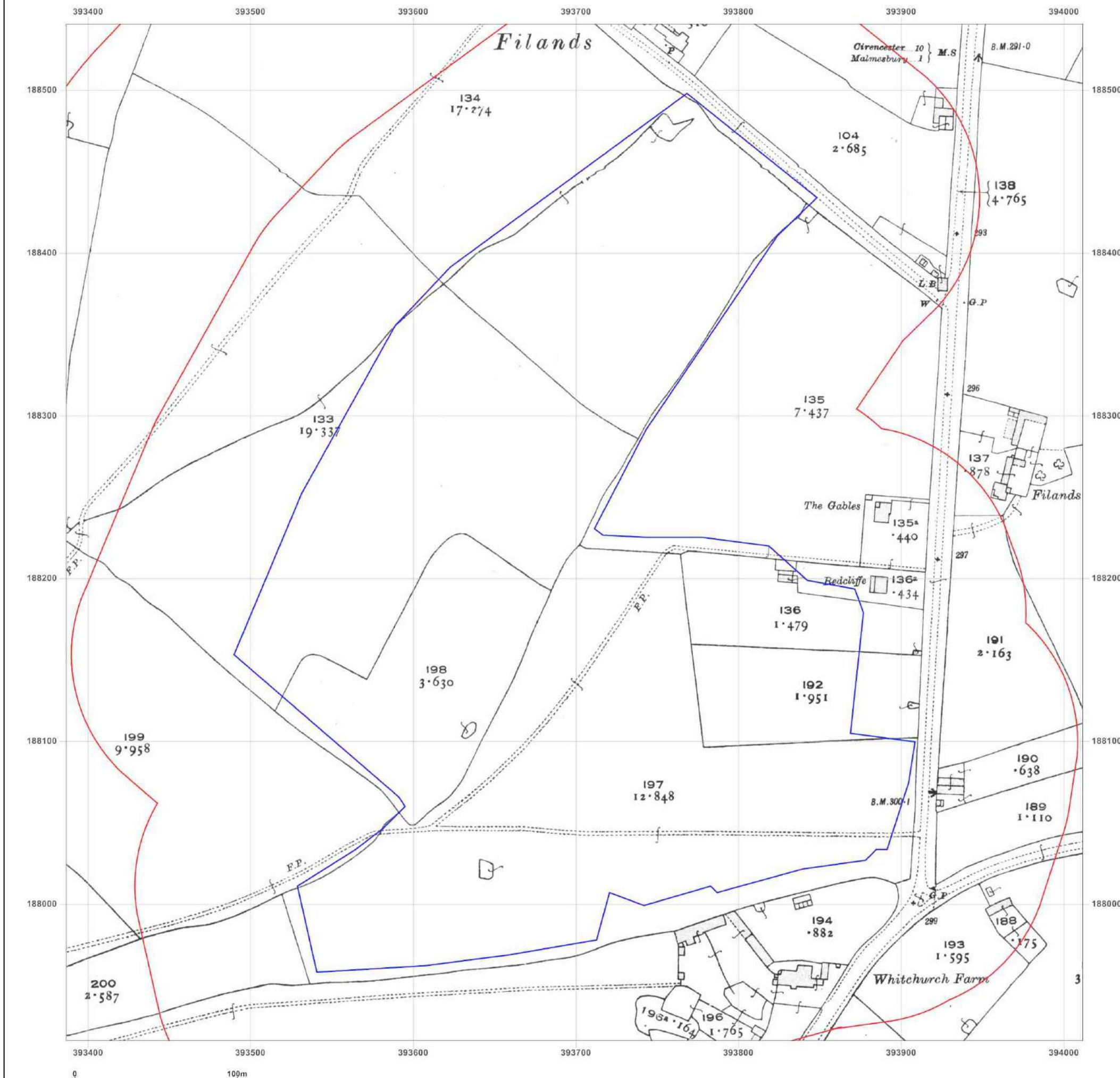


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Site Details:

393690, 188185

Client Ref: Filands_Phase_3_Malmesbury
Report Ref: CGL-6925887
Grid Ref: 393699, 188228

Map Name: National Grid

Map date: 1979

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1979
 Revised 1979
 Edition N/A
 Copyright 1980
 Levelled 1970

Surveyed 1979
 Revised 1979
 Edition N/A
 Copyright 1981
 Levelled 1966

Surveyed 1979
 Revised 1979
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed N/A
 Revised 1979
 Edition N/A
 Copyright N/A
 Levelled 1966

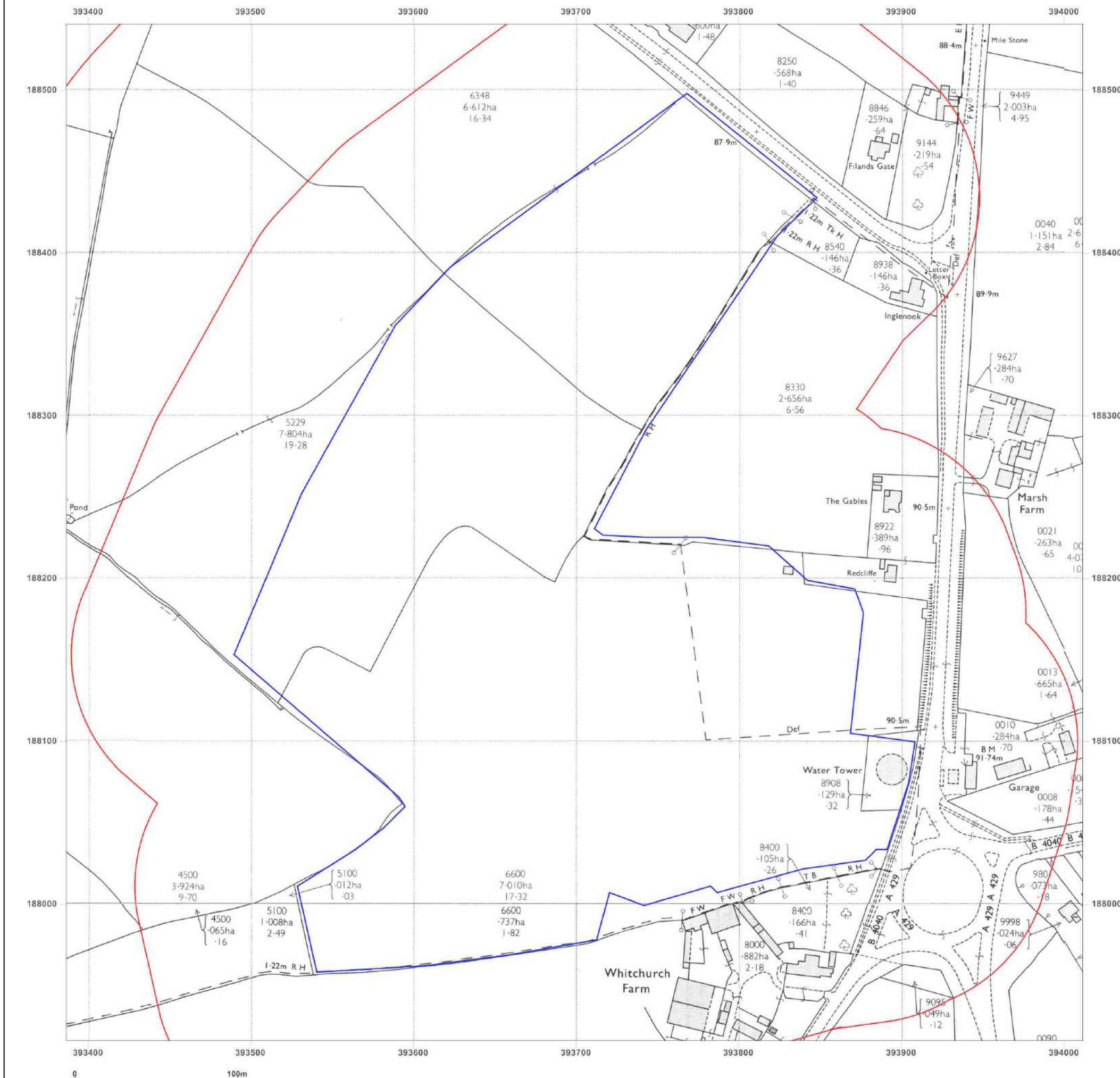


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Site Details:

393690, 188185

Client Ref: Filands_Phase_3_Malmesbury
Report Ref: CGL-6925887
Grid Ref: 393699, 188228

Map Name: National Grid

Map date: 1988-1992

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1970
 Revised 1988
 Edition N/A
 Copyright 1988
 Levelled 1970

Surveyed 1971
 Revised 1992
 Edition N/A
 Copyright 1992
 Levelled 1971

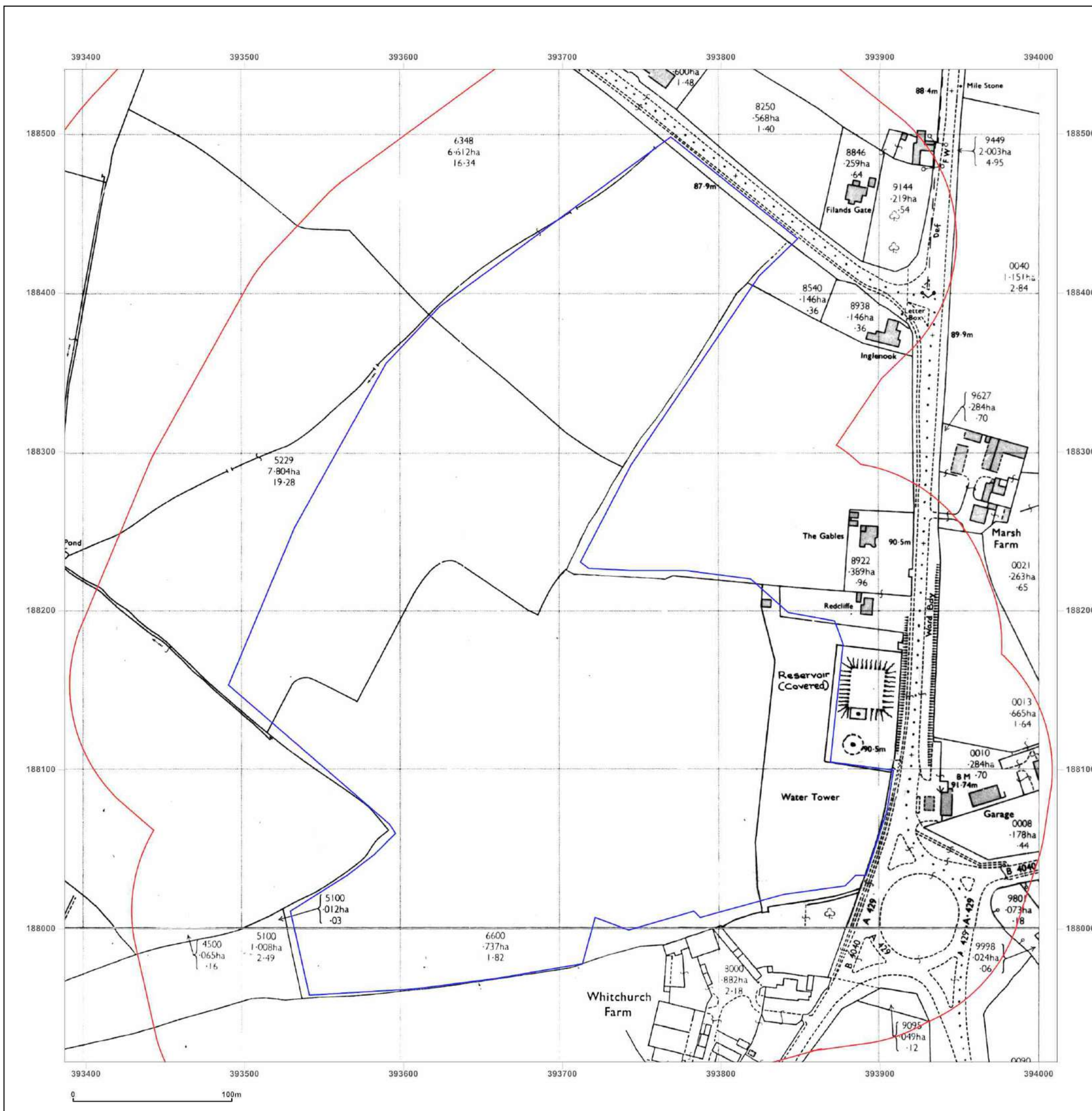


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Site Details:

393690, 188185

Client Ref: Filands_Phase_3_Malmesbury
Report Ref: CGL-6925887
Grid Ref: 393699, 188228

Map Name: National Grid

Map date: 1989-1994

Scale: 1:2,500

Printed at: 1:2,500



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

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1994
 Levelled N/A

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1994
 Levelled N/A

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1994
 Levelled N/A

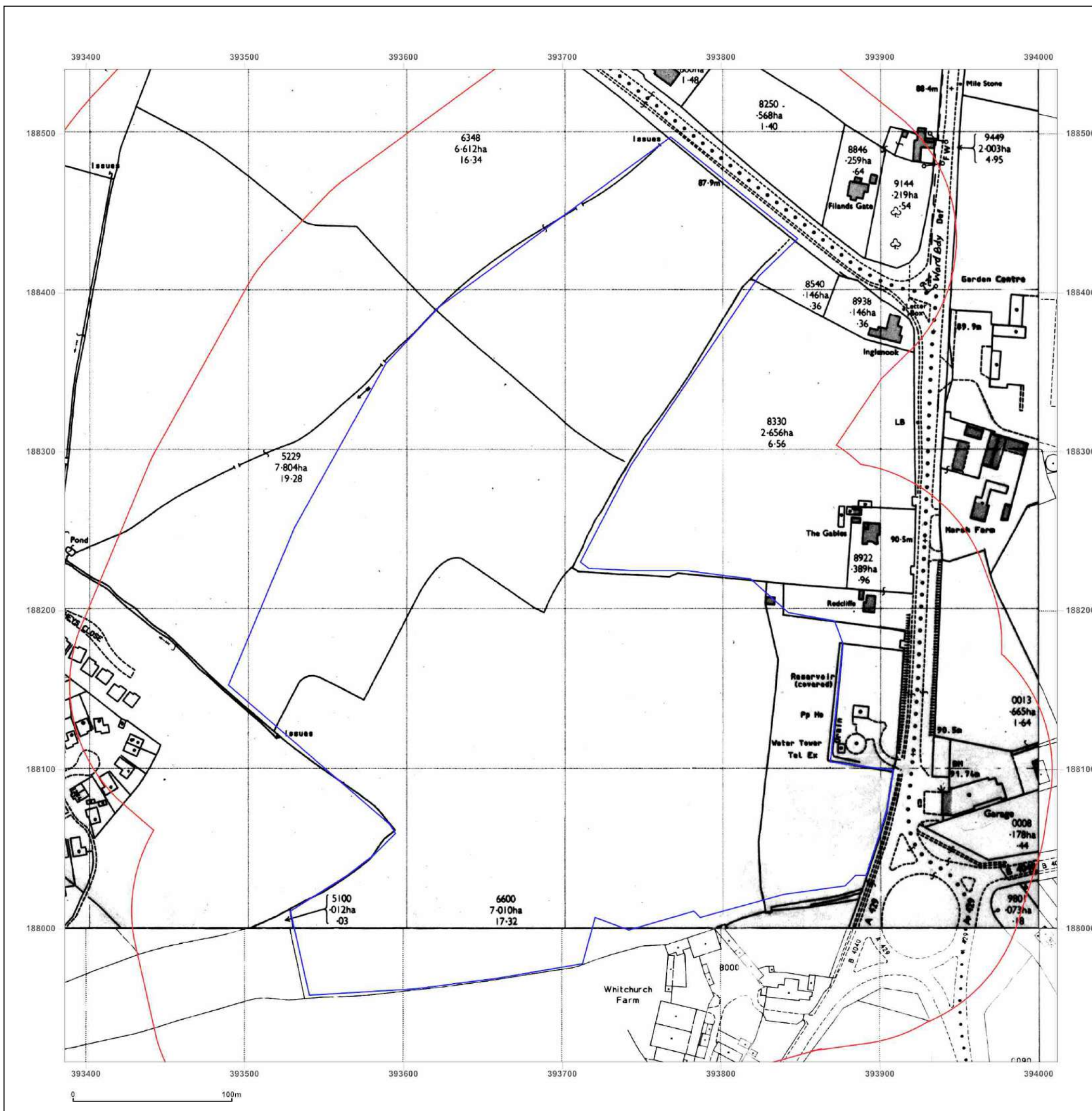


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Production date: 29 July 2020

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Site Details:

393690, 188185

Client Ref: Filands_Phase_3_Malmesbury
Report Ref: CGL-6925887
Grid Ref: 393699, 188228

Map Name: National Grid

Map date: 1994

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1994
 Levelled N/A

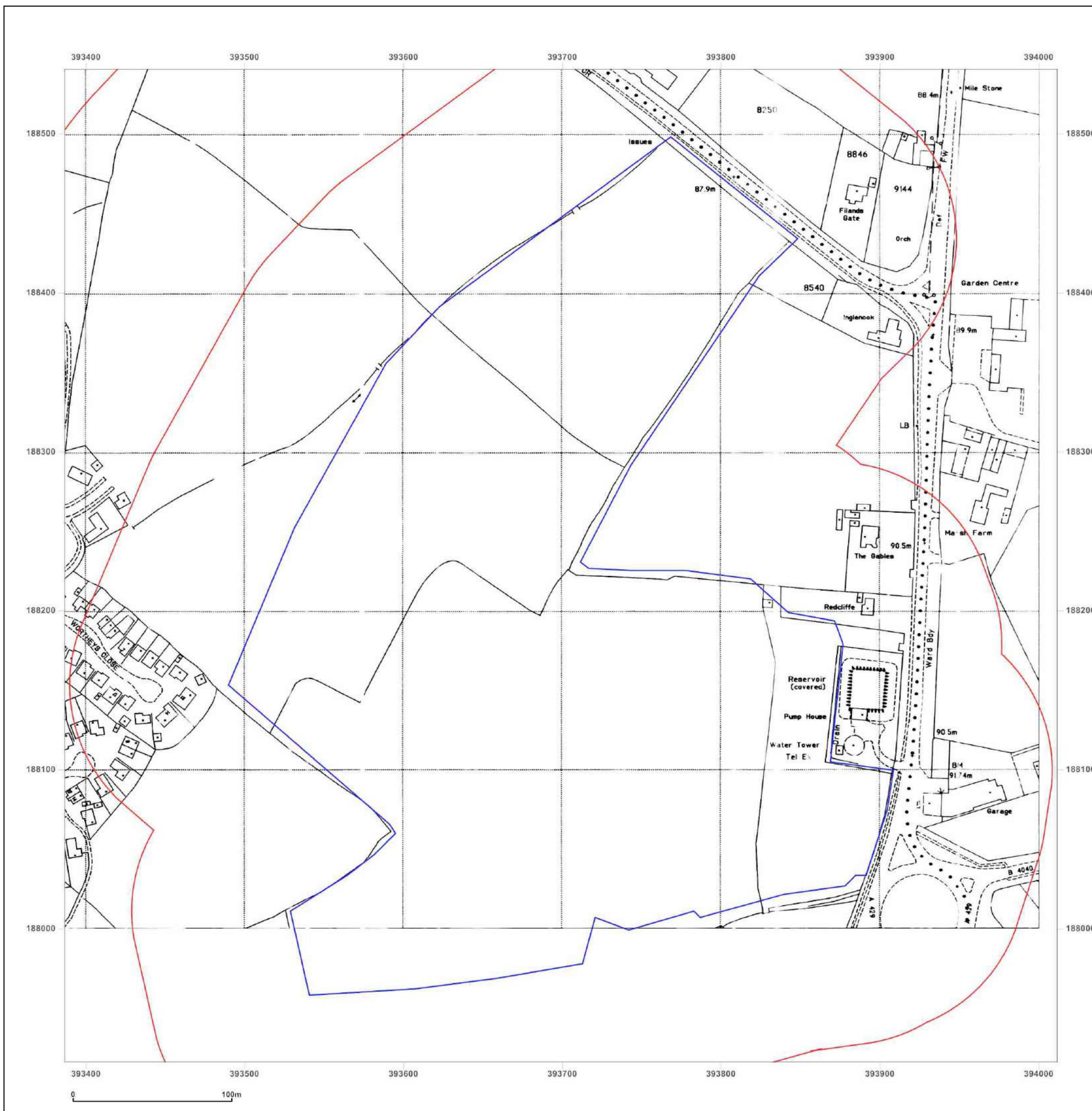


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Site Details:

393690, 188185

Client Ref: Filands_Phase_3_Malmesbury
Report Ref: CGL-6925887
Grid Ref: 393699, 188228

Map Name: National Grid

Map date: 1995

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1995
 Revised 1995
 Edition N/A
 Copyright 1995
 Levelled N/A

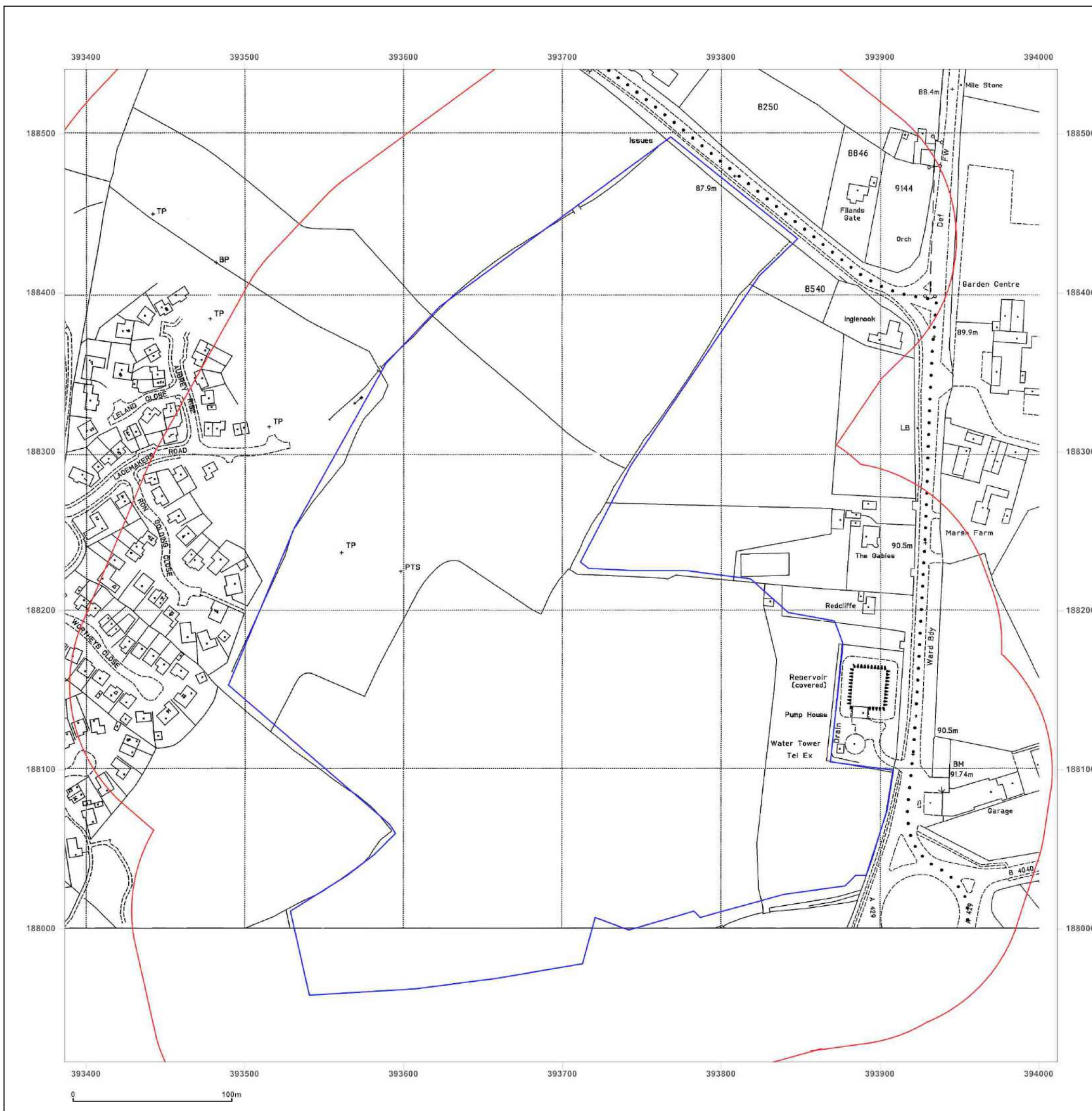


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Site Details:

393690, 188185

Client Ref: Filands_Phase_3_Malmesbury
Report Ref: CGL-6925887
Grid Ref: 393699, 188228

Map Name: National Grid

Map date: 1995

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1995
 Levelled N/A

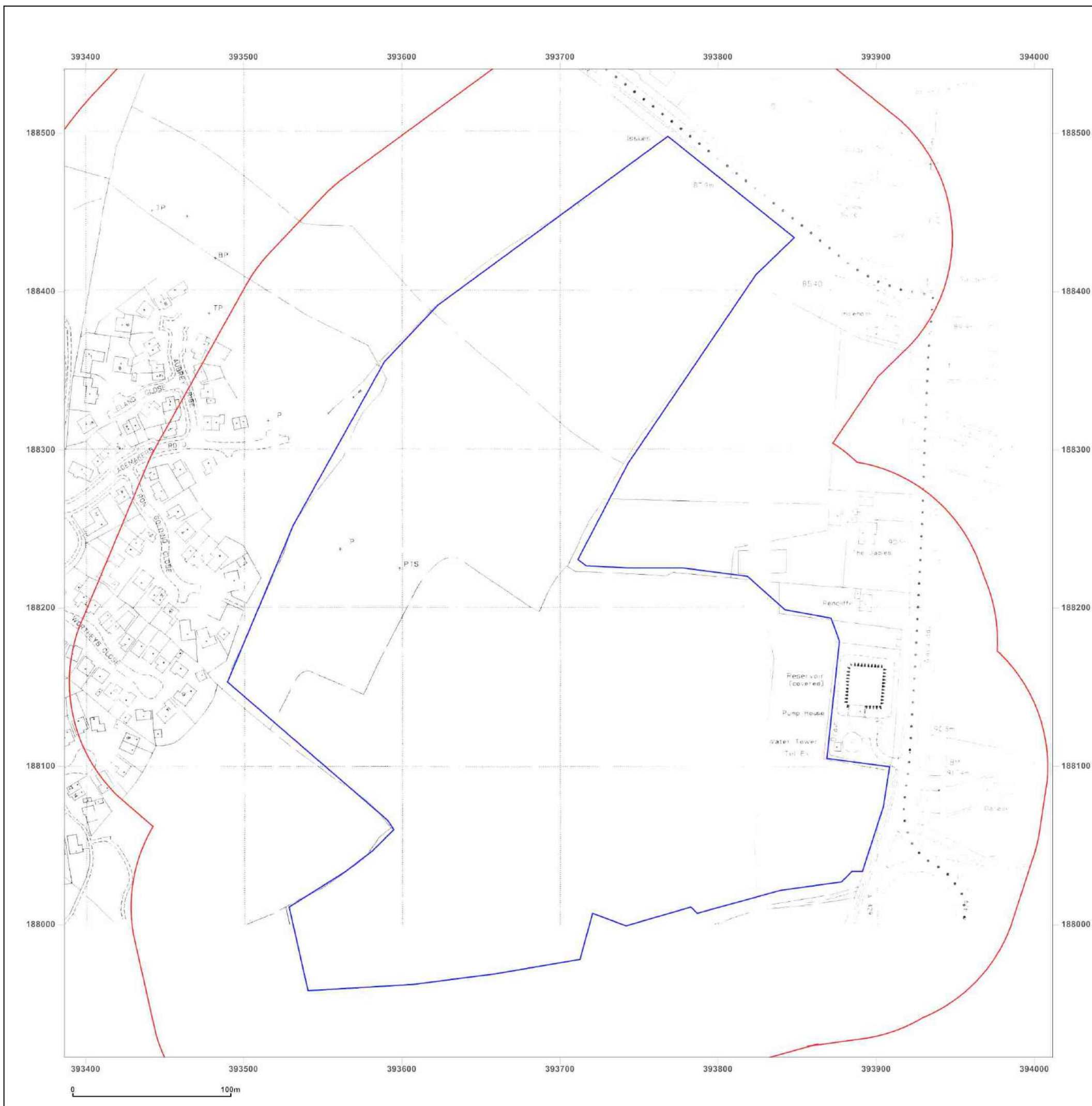


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Site Details:

393690, 188185

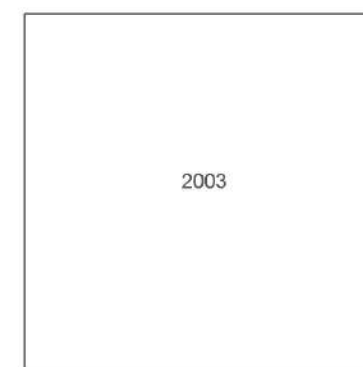
Client Ref: Filands_Phase_3_Malmesbury
Report Ref: CGL-6925887
Grid Ref: 393699, 188228

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

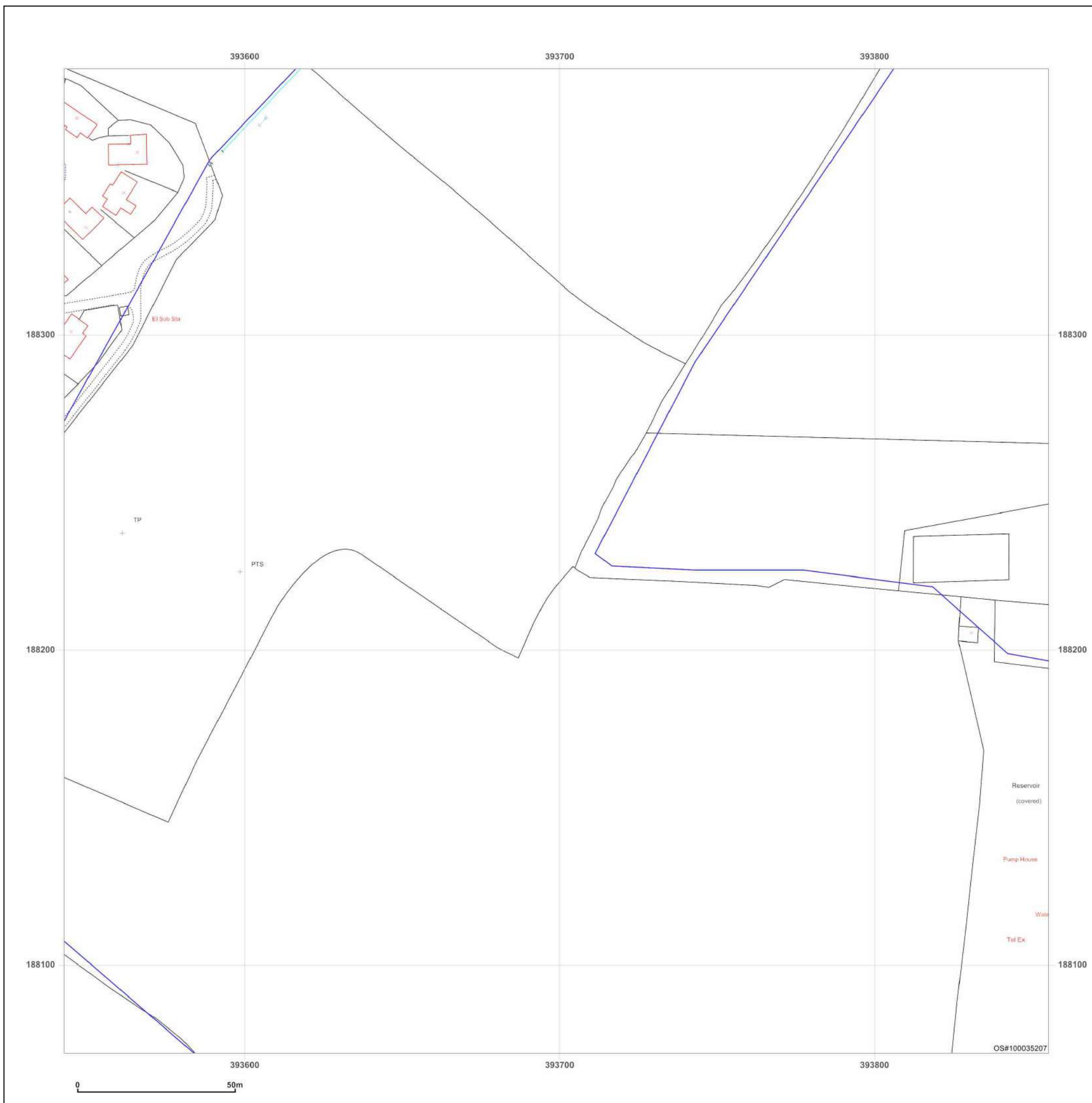


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Production date: 29 July 2020

Map legend available at:
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Site Details:

393690, 188185

Client Ref: Filands_Phase_3_Malmesbury
Report Ref: CGL-6925887
Grid Ref: 393699, 188228

Map Name: County Series

Map date: 1885

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1885
 Revised 1885
 Edition N/A
 Copyright N/A
 Levelled N/A

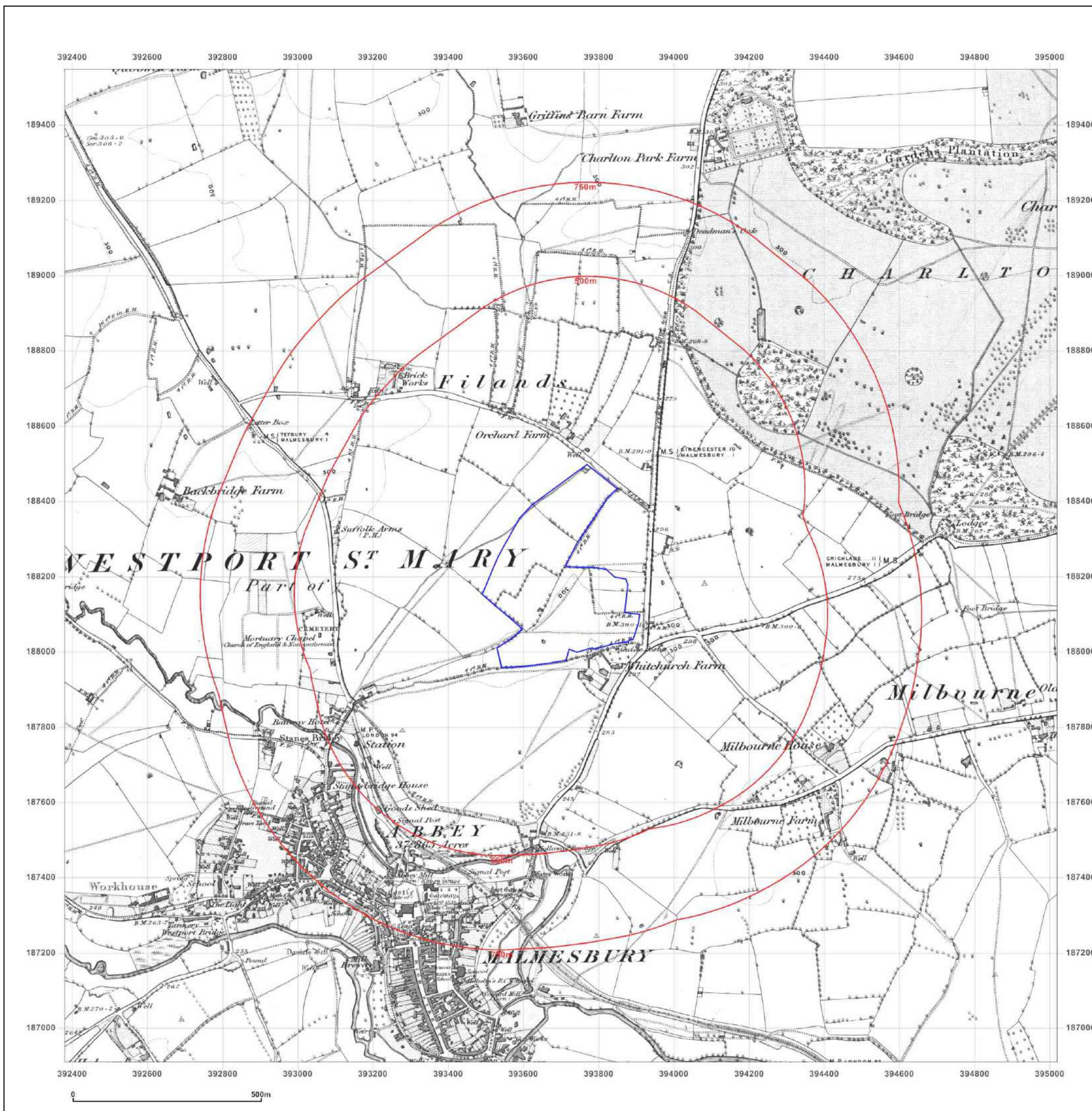


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Production date: 29 July 2020

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Site Details:

393690, 188185

Client Ref: Filands_Phase_3_Malmesbury
Report Ref: CGL-6925887
Grid Ref: 393699, 188228

Map Name: County Series

Map date: 1899-1903

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1880
 Revised 1898
 Edition 1903
 Copyright N/A
 Levelled N/A

Surveyed 1884
 Revised 1899
 Edition N/A
 Copyright N/A
 Levelled N/A

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

Surveyed 1884
 Revised 1899
 Edition N/A
 Copyright N/A
 Levelled N/A

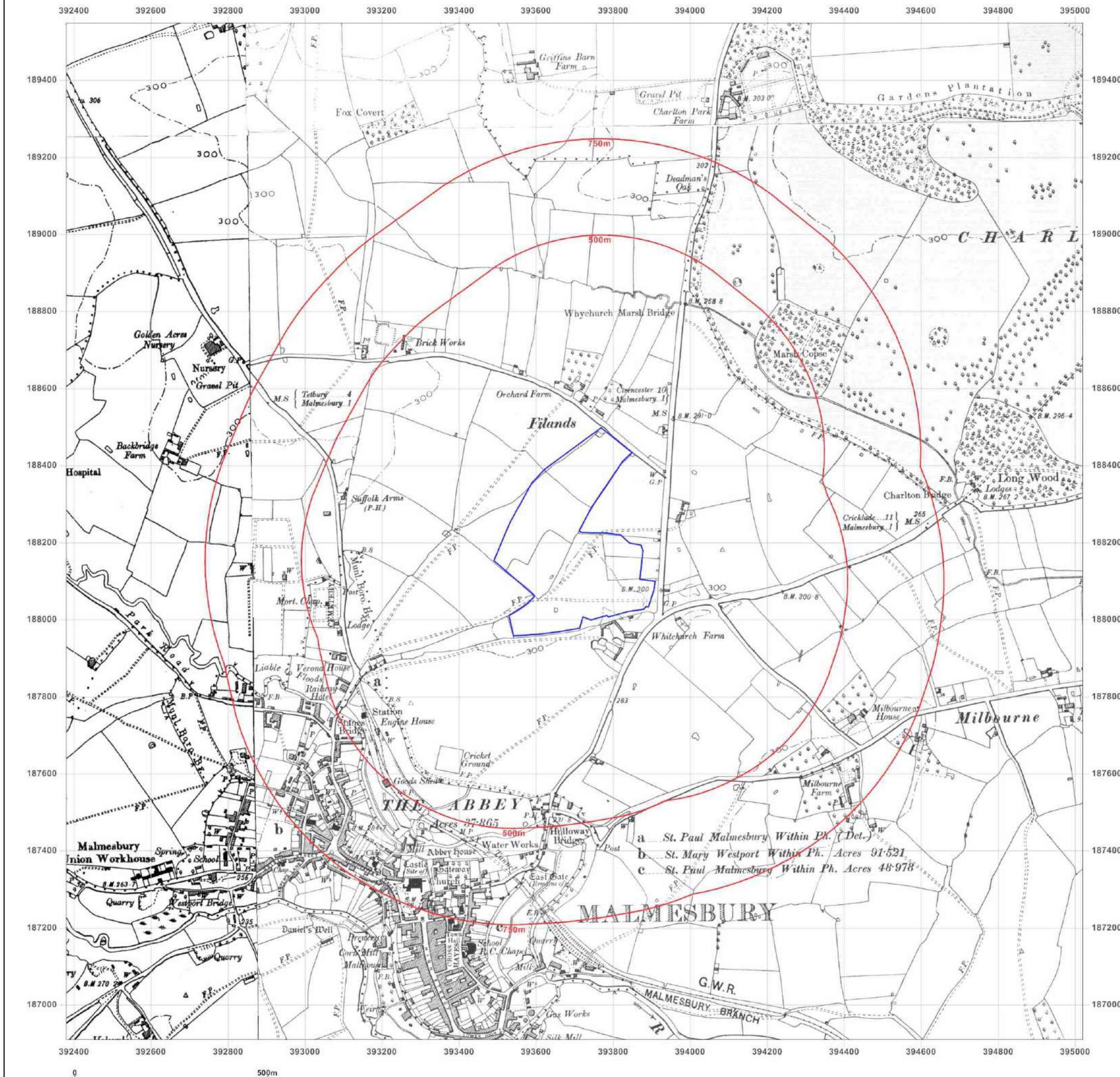


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Production date: 29 July 2020

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Site Details:

393690, 188185

Client Ref: Filands_Phase_3_Malmesbury
Report Ref: CGL-6925887
Grid Ref: 393699, 188228

Map Name: County Series

Map date: 1919-1924

Scale: 1:10,560

Printed at: 1:10,560



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

Surveyed 1874
 Revised 1919
 Edition N/A
 Copyright N/A
 Levelled N/A

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

Surveyed 1919
 Revised 1919
 Edition N/A
 Copyright N/A
 Levelled N/A

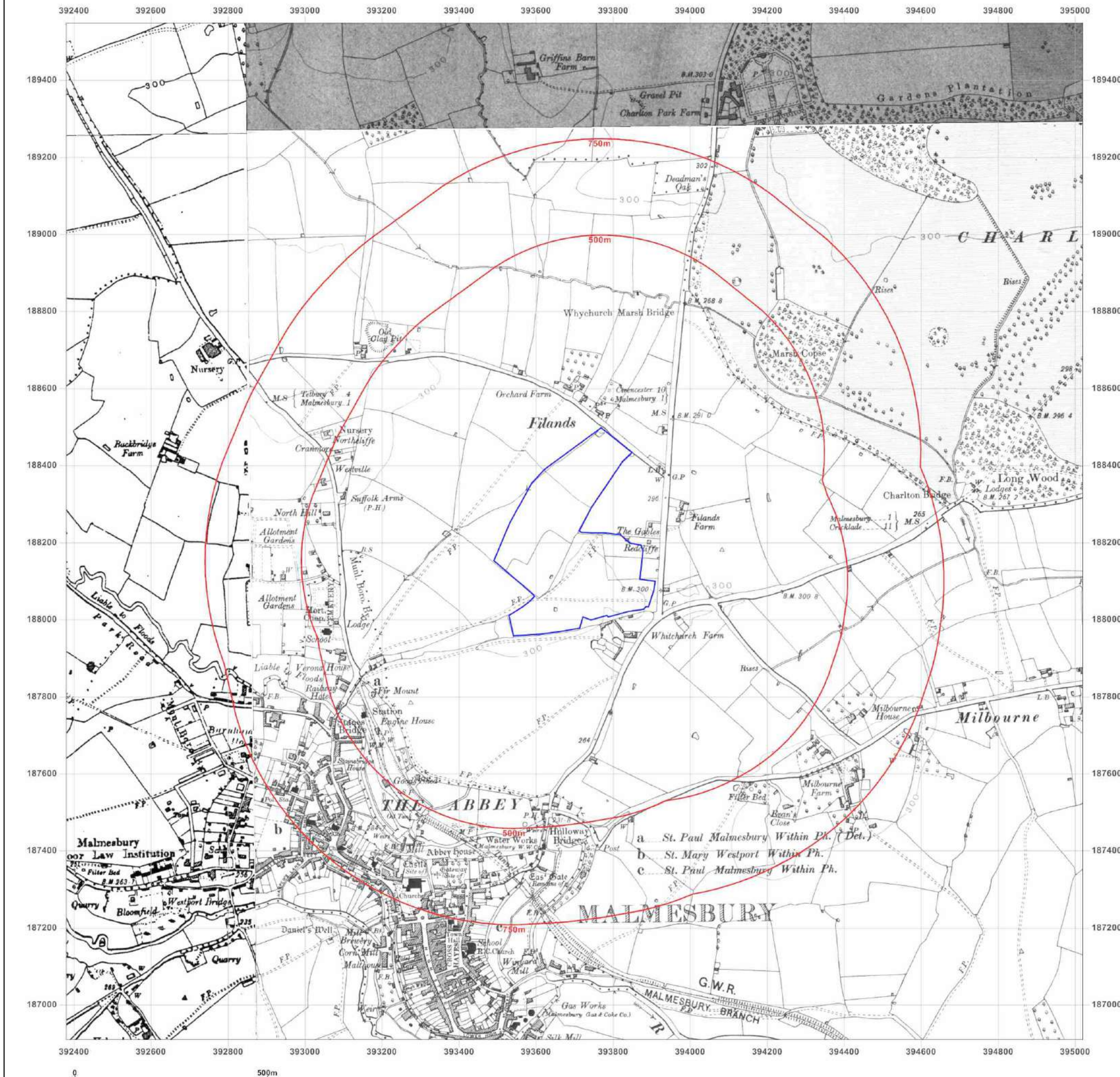


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Production date: 29 July 2020

Map legend available at:
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Site Details:

393690, 188185

Client Ref: Filands_Phase_3_Malmesbury
Report Ref: CGL-6925887
Grid Ref: 393699, 188228

Map Name: County Series

Map date: 1924

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1881
 Revised 1924
 Edition N/A
 Copyright N/A
 Levelled N/A

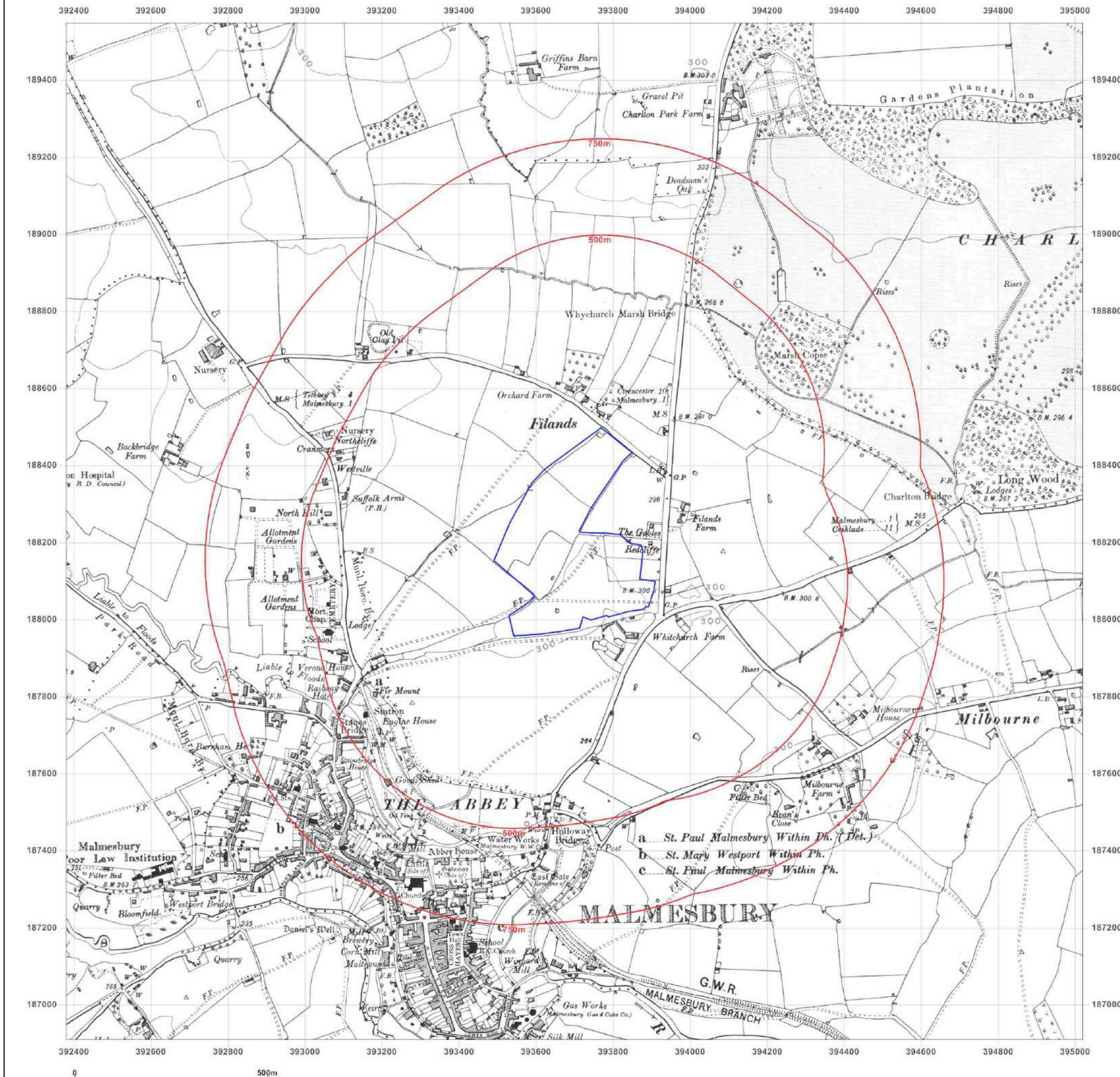


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Production date: 29 July 2020

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Site Details:

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Client Ref: Filands_Phase_3_Malmesbury
Report Ref: CGL-6925887
Grid Ref: 393699, 188228

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1884
 Revised 1938
 Edition 1938
 Copyright N/A
 Levelled N/A

Surveyed 1884
 Revised 1938
 Edition N/A
 Copyright N/A
 Levelled N/A

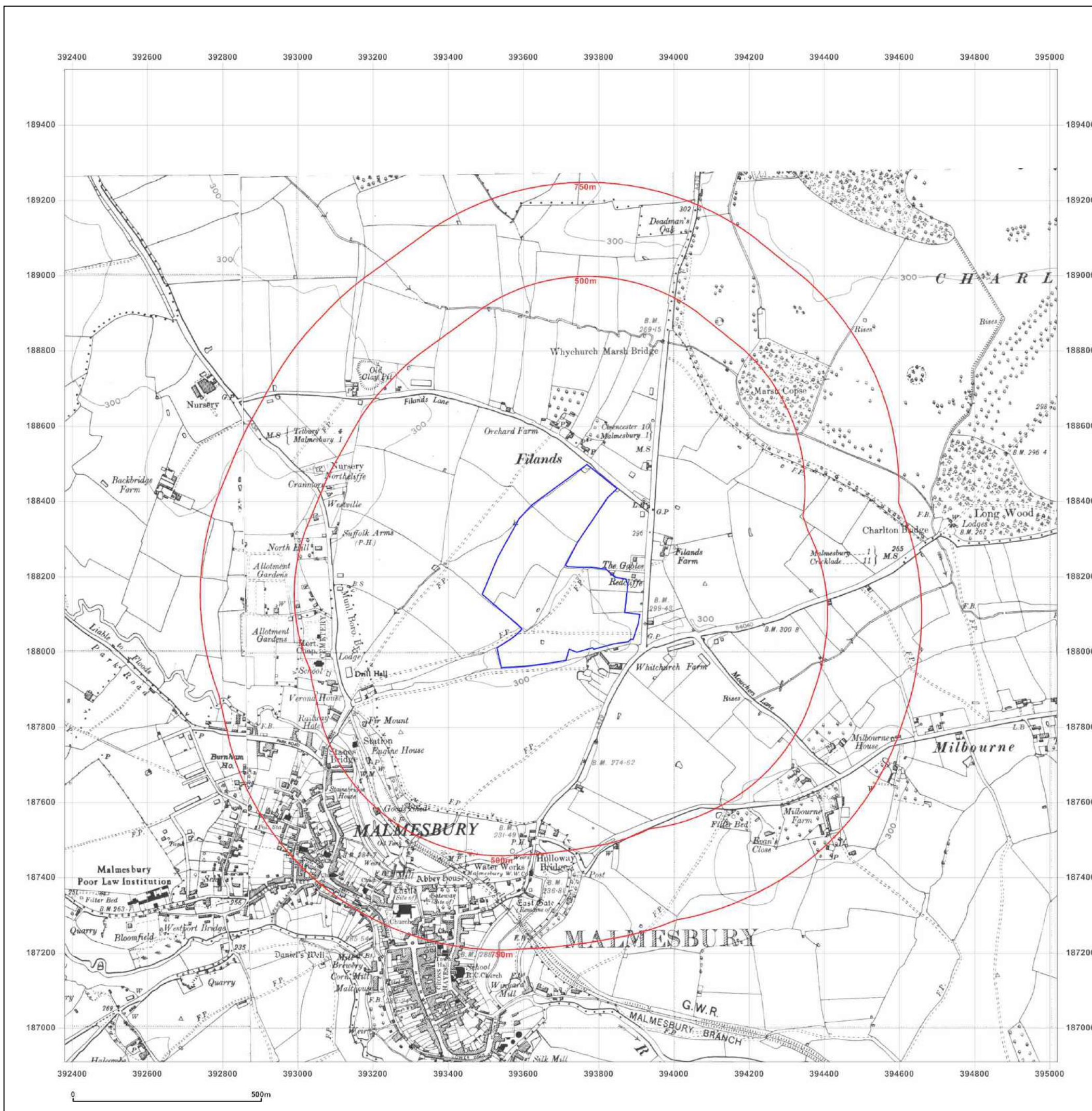


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Site Details:

393690, 188185

Client Ref: Filands_Phase_3_Malmesbury
Report Ref: CGL-6925887
Grid Ref: 393699, 188228

Map Name: Provisional

Map date: 1956-1959

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1956
 Revised 1956
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1956
 Revised 1956
 Edition N/A
 Copyright N/A
 Levelled N/A

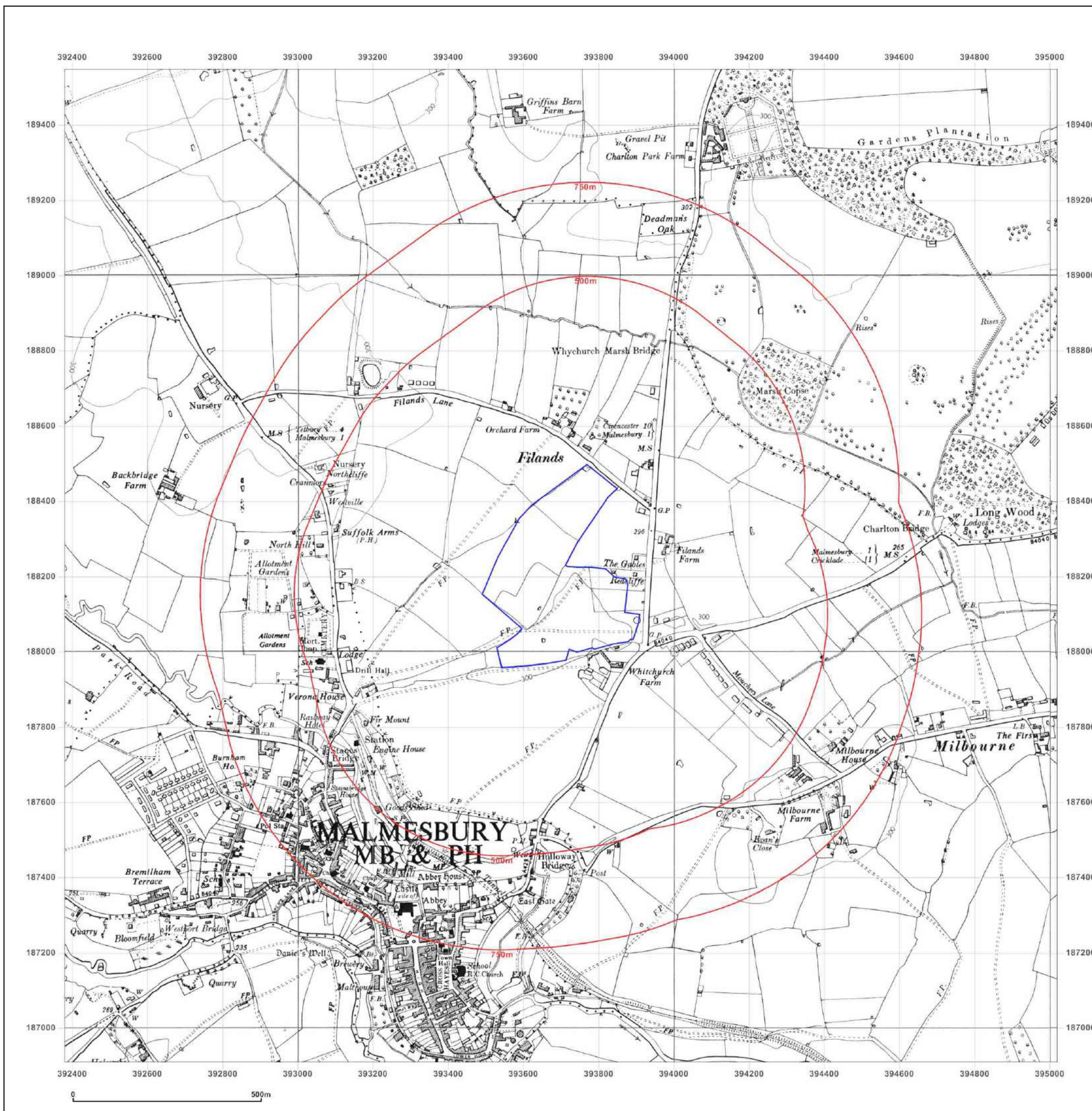


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Production date: 29 July 2020

Map legend available at:
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Site Details:

393690, 188185

Client Ref: Filands_Phase_3_Malmesbury
Report Ref: CGL-6925887
Grid Ref: 393699, 188228

Map Name: Provisional

Map date: 1975

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1956
 Revised 1956
 Edition N/A
 Copyright N/A
 Levelled N/A

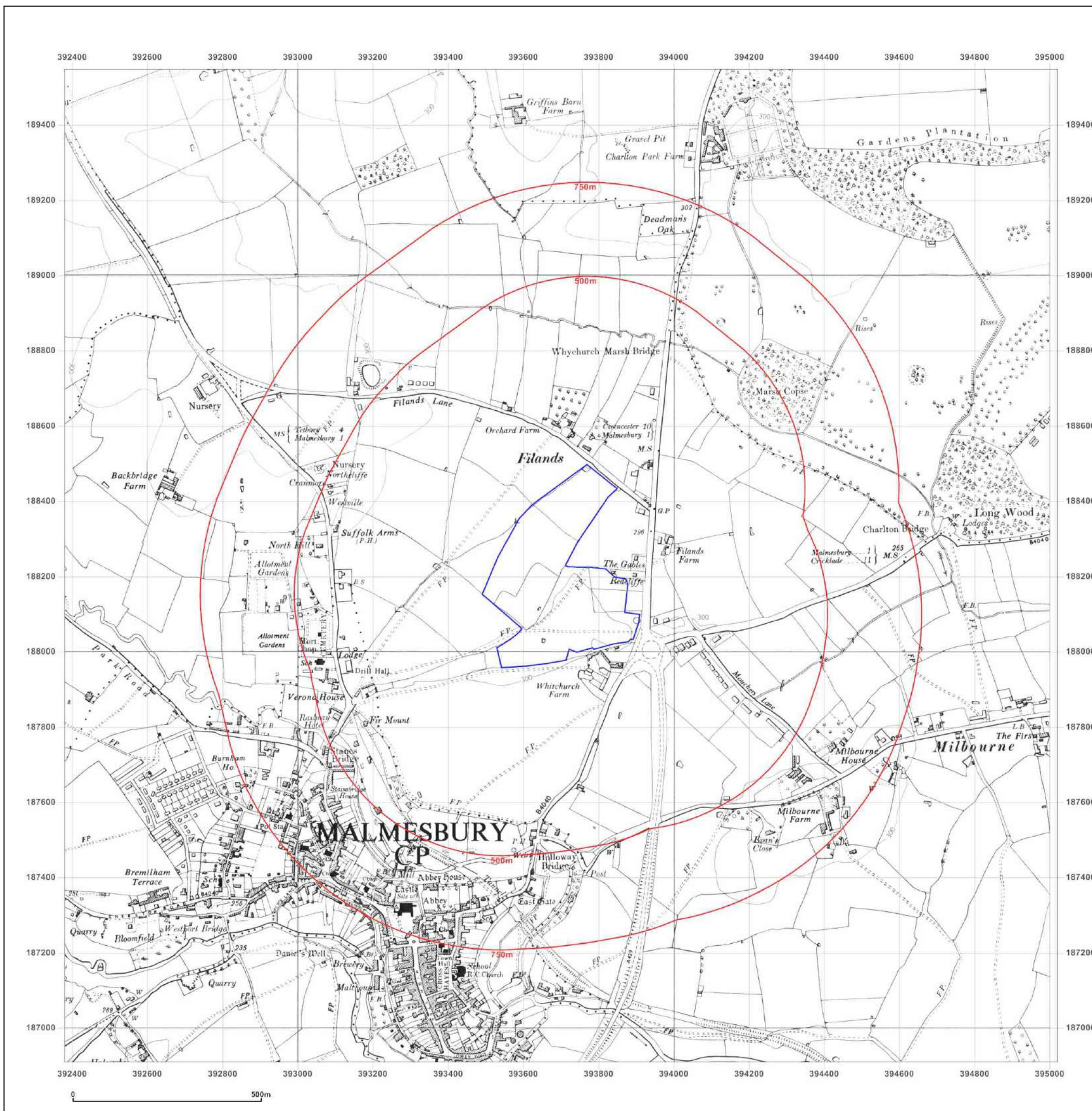


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Production date: 29 July 2020

Map legend available at:
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Site Details:

393690, 188185

Client Ref: Filands_Phase_3_Malmesbury
Report Ref: CGL-6925887
Grid Ref: 393699, 188228

Map Name: National Grid

Map date: 1982

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1979
 Revised 1982
 Edition N/A
 Copyright N/A
 Levelled N/A

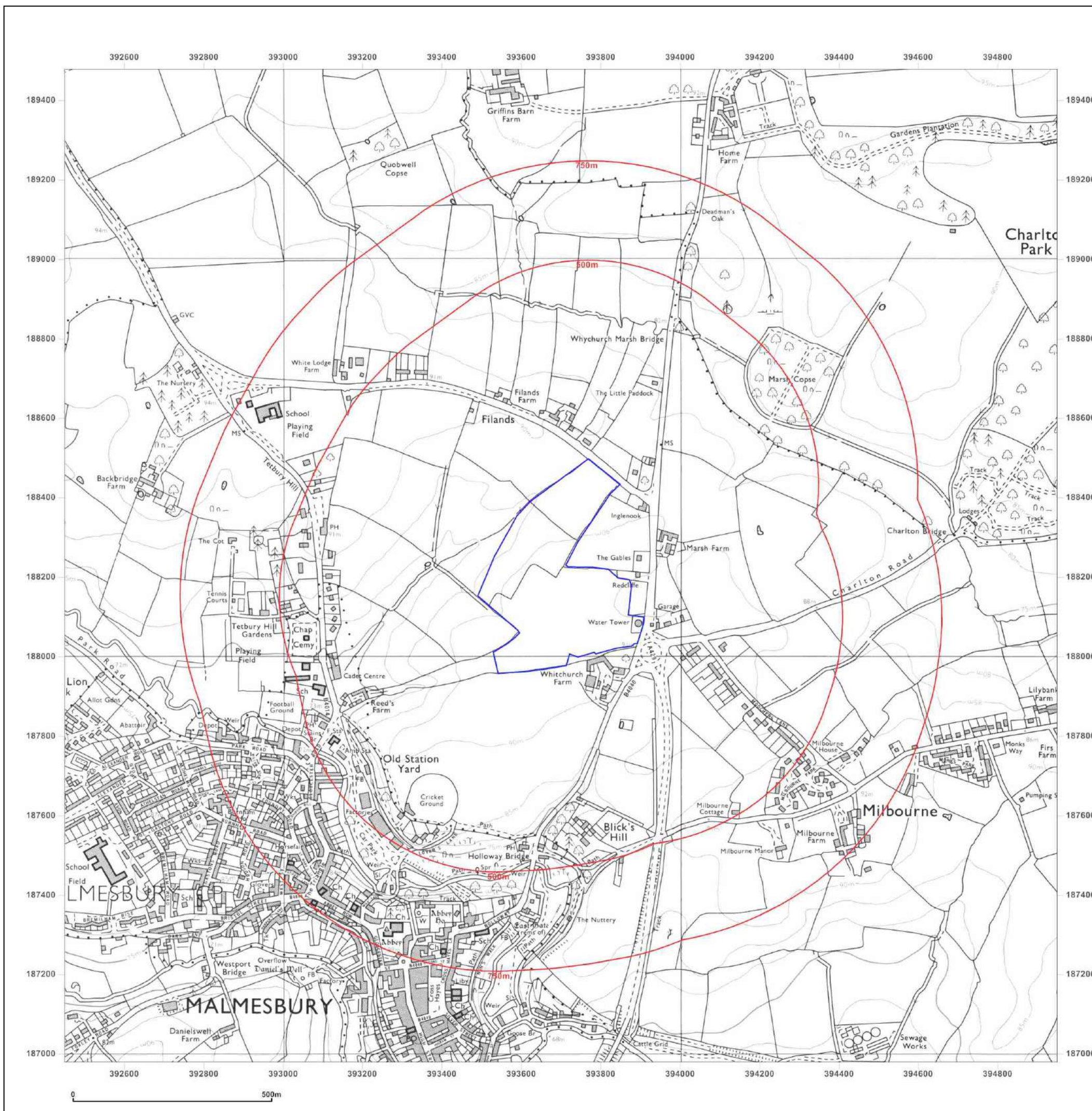


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Site Details:

393690, 188185

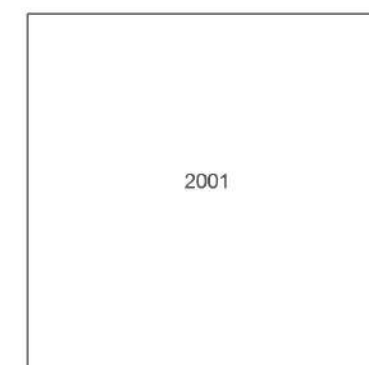
Client Ref: Filands_Phase_3_Malmesbury
Report Ref: CGL-6925887
Grid Ref: 393699, 188228

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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Production date: 29 July 2020

Map legend available at:
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Site Details:

393690, 188185

Client Ref: Filands_Phase_3_Malmesbury
Report Ref: CGL-6925887
Grid Ref: 393699, 188228

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010



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Site Details:

393690, 188185

Client Ref: Filands_Phase_3_Malmesbury
Report Ref: CGL-6925887
Grid Ref: 393699, 188228

Map Name: National Grid

Map date: 2020

Scale: 1:10,000

Printed at: 1:10,000



2020

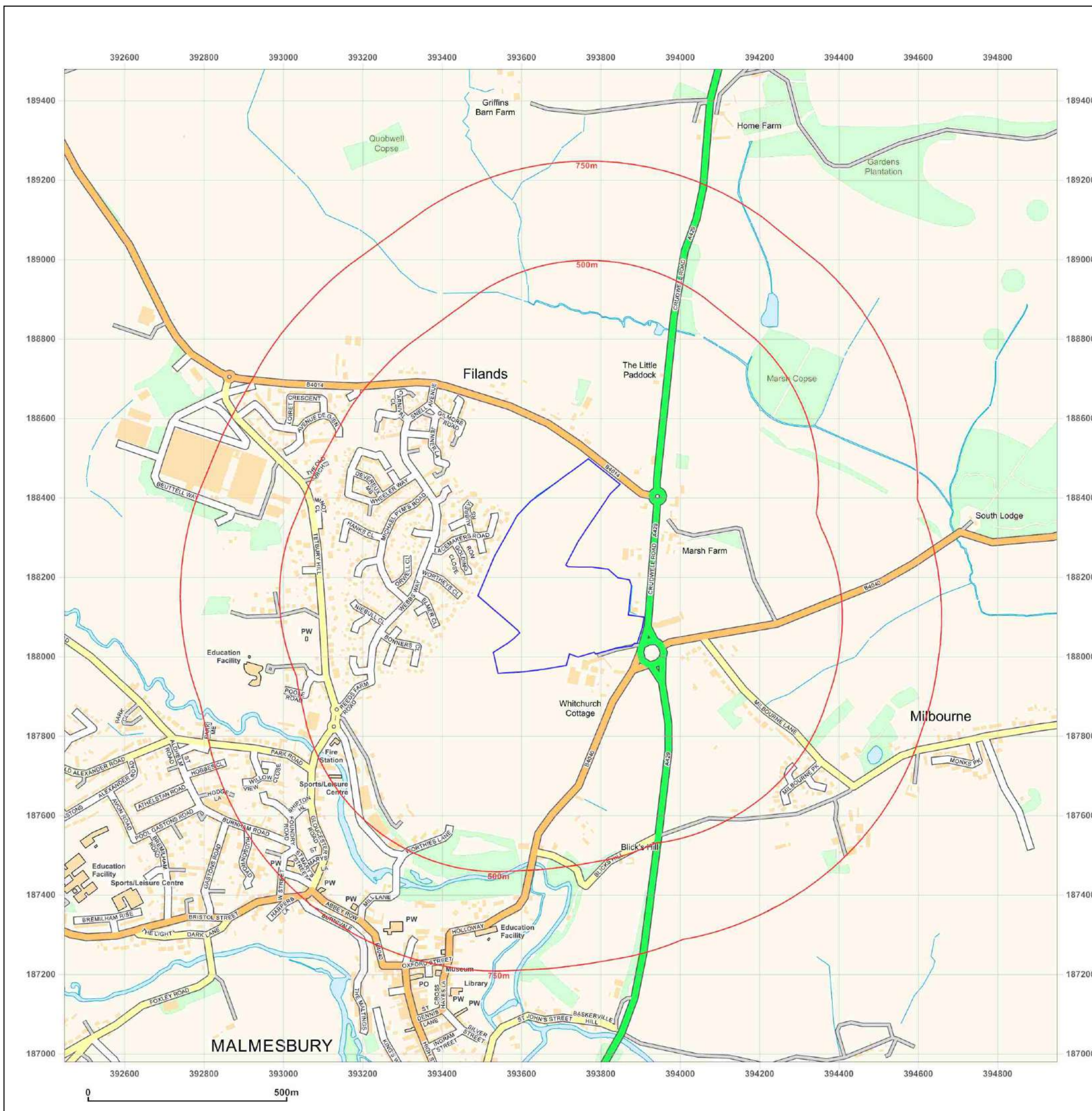


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APPENDIX C

Environmental Disclosure Report

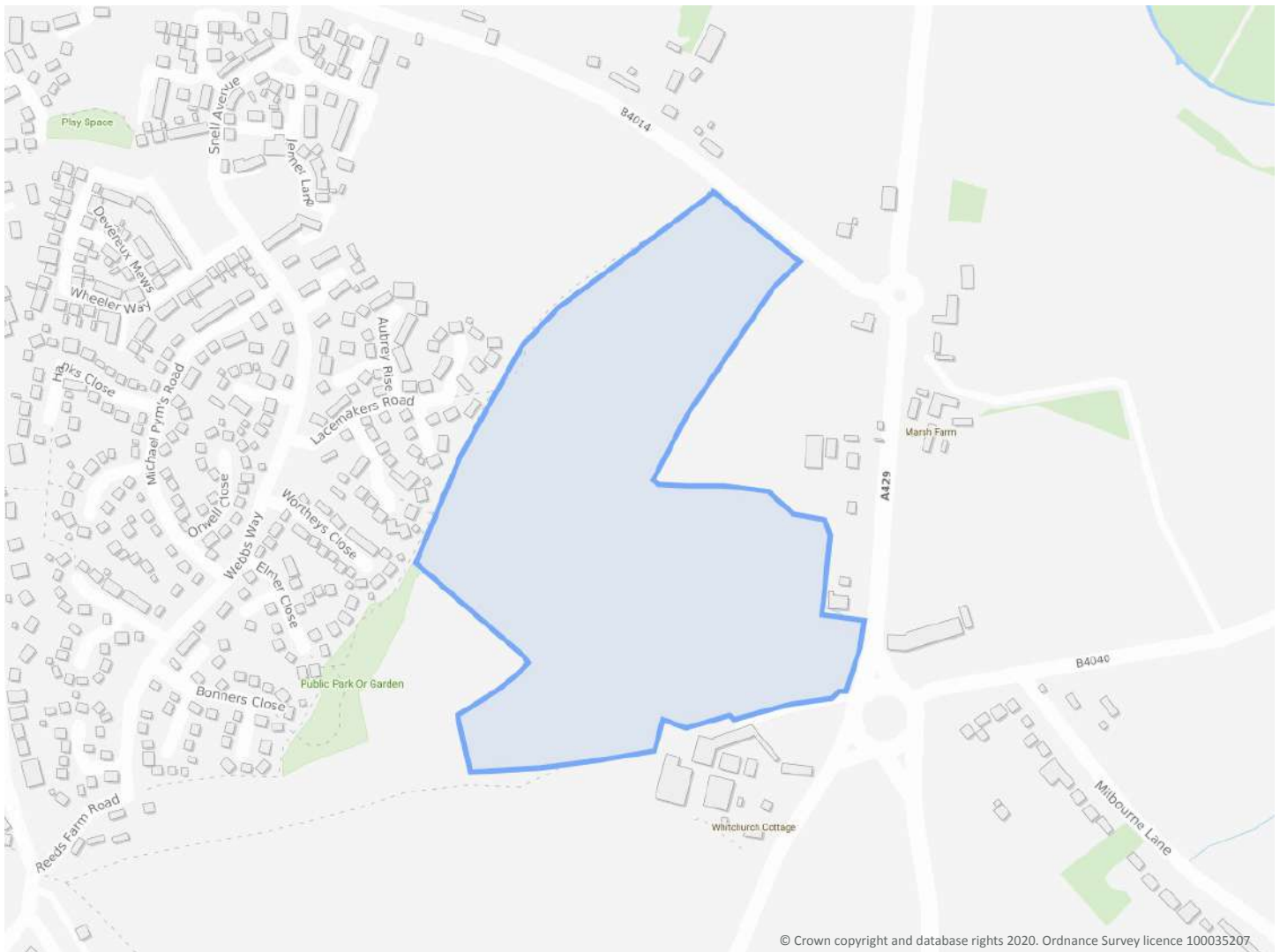
393690, 188185,

Order Details

Date: 29/07/2020
Your ref: Filands_Phase_3_Malmesbury
Our Ref: CGL-6925888
Client: Card Geotechnics Ltd (CGL)

Site Details

Location: 393675 188308
Area: 12.59 ha
Authority: [Wiltshire Council](#)



Summary of findings

p. 2

Aerial image

p. 8

OS MasterMap site plan

N/A: >10ha

groundsure.com/insightuserguide

Contact us with any questions at:

info@groundsure.com

08444 159 000

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
13	1.1	Historical industrial land uses	0	2	0	33	-
15	1.2	Historical tanks	0	0	0	1	-
15	1.3	Historical energy features	0	1	0	6	-
16	1.4	Historical petrol stations	0	0	0	0	-
16	1.5	Historical garages	0	3	0	0	-
17	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped	On site	0-50m	50-250m	250-500m	500-2000m
18	2.1	Historical industrial land uses	0	2	0	39	-
20	2.2	Historical tanks	0	0	0	3	-
20	2.3	Historical energy features	0	1	0	13	-
21	2.4	Historical petrol stations	0	0	0	0	-
21	2.5	Historical garages	0	6	0	0	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	0	-
24	3.7	Waste exemptions	0	5	11	7	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
27	4.1	Recent industrial land uses	3	2	5	-	-
28	4.2	Current or recent petrol stations	0	0	2	0	-
29	4.3	Electricity cables	0	0	0	0	-
29	4.4	Gas pipelines	0	0	0	0	-
29	4.5	Sites determined as Contaminated Land	0	0	0	0	-



29	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
29	4.7	Regulated explosive sites	0	0	0	0	-
30	4.8	Hazardous substance storage/usage	0	0	0	0	-
30	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
30	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
30	4.11	<u>Licensed pollutant release (Part A(2)/B)</u>	0	1	0	0	-
31	4.12	Radioactive Substance Authorisations	0	0	0	0	-
31	4.13	<u>Licensed Discharges to controlled waters</u>	0	1	0	3	-
32	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
32	4.15	Pollutant release to public sewer	0	0	0	0	-
32	4.16	List 1 Dangerous Substances	0	0	0	0	-
32	4.17	List 2 Dangerous Substances	0	0	0	0	-
32	4.18	<u>Pollution Incidents (EA/NRW)</u>	0	0	0	5	-
33	4.19	Pollution inventory substances	0	0	0	0	-
33	4.20	Pollution inventory waste transfers	0	0	0	0	-
34	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
35	5.1	<u>Superficial aquifer</u>	Identified (within 500m)				
37	5.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
39	5.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
40	5.4	<u>Groundwater vulnerability- soluble rock risk</u>	Identified (within 0m)				
41	5.5	Groundwater vulnerability- local information	None (within 0m)				
42	5.6	<u>Groundwater abstractions</u>	0	0	0	0	11
45	5.7	<u>Surface water abstractions</u>	0	0	0	0	3
46	5.8	<u>Potable abstractions</u>	0	0	0	0	6
47	5.9	<u>Source Protection Zones</u>	0	0	1	1	-
48	5.10	<u>Source Protection Zones (confined aquifer)</u>	1	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
49	6.1	<u>Water Network (OS MasterMap)</u>	5	1	0	-	-



50	6.2	<u>Surface water features</u>	1	1	0	-	-
50	6.3	<u>WFD Surface water body catchments</u>	2	-	-	-	-
51	6.4	<u>WFD Surface water bodies</u>	0	0	0	-	-
51	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
52	7.1	Risk of Flooding from Rivers and Sea (RoFRaS)	None (within 50m)				
52	7.2	Historical Flood Events	0	0	0	-	-
52	7.3	Flood Defences	0	0	0	-	-
52	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
53	7.5	Flood Storage Areas	0	0	0	-	-
54	7.6	Flood Zone 2	None (within 50m)				
54	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
55	8.1	<u>Surface water flooding</u>	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding					
57	9.1	<u>Groundwater flooding</u>	Negligible (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
58	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
59	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
59	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
59	10.4	Special Protection Areas (SPA)	0	0	0	0	0
59	10.5	National Nature Reserves (NNR)	0	0	0	0	0
60	10.6	<u>Local Nature Reserves (LNR)</u>	0	0	0	1	0
60	10.7	<u>Designated Ancient Woodland</u>	0	0	0	0	2
60	10.8	Biosphere Reserves	0	0	0	0	0
61	10.9	Forest Parks	0	0	0	0	0
61	10.10	Marine Conservation Zones	0	0	0	0	0
61	10.11	Green Belt	0	0	0	0	0
61	10.12	Proposed Ramsar sites	0	0	0	0	0



61	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
62	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
62	10.15	Nitrate Sensitive Areas	0	0	0	0	0
62	10.16	<u>Nitrate Vulnerable Zones</u>	1	0	1	0	2
63	10.17	<u>SSSI Impact Risk Zones</u>	2	-	-	-	-
64	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
65	11.1	World Heritage Sites	0	0	0	-	-
66	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
66	11.3	National Parks	0	0	0	-	-
66	11.4	<u>Listed Buildings</u>	0	1	2	-	-
67	11.5	Conservation Areas	0	0	0	-	-
67	11.6	Scheduled Ancient Monuments	0	0	0	-	-
67	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
68	12.1	<u>Agricultural Land Classification</u>	Urban (within 250m)				
69	12.2	Open Access Land	0	0	0	-	-
69	12.3	Tree Felling Licences	0	0	0	-	-
69	12.4	Environmental Stewardship Schemes	0	0	0	-	-
70	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
71	13.1	<u>Priority Habitat Inventory</u>	0	1	0	-	-
72	13.2	Habitat Networks	0	0	0	-	-
72	13.3	Open Mosaic Habitat	0	0	0	-	-
72	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
73	14.1	<u>10k Availability</u>	Identified (within 500m)				
74	14.2	Artificial and made ground (10k)	0	0	0	0	-
75	14.3	Superficial geology (10k)	0	0	0	0	-

75	14.4	Landslip (10k)	0	0	0	0	-
76	14.5	Bedrock geology (10k)	0	0	0	0	-
76	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
77	15.1	<u>50k Availability</u>	Identified (within 500m)				
78	15.2	Artificial and made ground (50k)	0	0	0	0	-
78	15.3	Artificial ground permeability (50k)	0	0	-	-	-
79	15.4	<u>Superficial geology (50k)</u>	0	0	0	3	-
80	15.5	Superficial permeability (50k)	None (within 50m)				
80	15.6	Landslip (50k)	0	0	0	0	-
80	15.7	Landslip permeability (50k)	None (within 50m)				
81	15.8	<u>Bedrock geology (50k)</u>	2	2	1	3	-
82	15.9	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
82	15.10	<u>Bedrock faults and other linear features (50k)</u>	0	1	0	2	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
83	16.1	<u>BGS Boreholes</u>	0	1	4	-	-
Page	Section	Natural ground subsidence					
85	17.1	<u>Shrink swell clays</u>	Moderate (within 50m)				
86	17.2	<u>Running sands</u>	Negligible (within 50m)				
87	17.3	<u>Compressible deposits</u>	Negligible (within 50m)				
88	17.4	<u>Collapsible deposits</u>	Very low (within 50m)				
89	17.5	<u>Landslides</u>	Very low (within 50m)				
90	17.6	<u>Ground dissolution of soluble rocks</u>	Very low (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
92	18.1	Natural cavities	0	0	0	0	-
93	18.2	<u>BritPits</u>	0	0	0	1	-
93	18.3	<u>Surface ground workings</u>	0	5	1	-	-
94	18.4	<u>Underground workings</u>	0	0	0	0	7
94	18.5	Historical Mineral Planning Areas	0	0	0	0	-



94	18.6	Non-coal mining	0	0	0	0	0
95	18.7	Mining cavities	0	0	0	0	0
95	18.8	JPB mining areas	None (within 0m)				
95	18.9	Coal mining	None (within 0m)				
95	18.10	Brine areas	None (within 0m)				
95	18.11	Gypsum areas	None (within 0m)				
96	18.12	Tin mining	None (within 0m)				
96	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
97	19.1	<u>Radon</u>	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
98	20.1	<u>BGS Estimated Background Soil Chemistry</u>	5	9	-	-	-
99	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
99	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
100	21.1	Underground railways (London)	0	0	0	-	-
100	21.2	Underground railways (Non-London)	0	0	0	-	-
100	21.3	Railway tunnels	0	0	0	-	-
100	21.4	Historical railway and tunnel features	0	0	0	-	-
100	21.5	Royal Mail tunnels	0	0	0	-	-
101	21.6	Historical railways	0	0	0	-	-
101	21.7	Railways	0	0	0	-	-
101	21.8	Crossrail 1	0	0	0	0	-
101	21.9	Crossrail 2	0	0	0	0	-
101	21.10	HS2	0	0	0	0	-



Recent aerial photograph



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Capture Date: 10/05/2017

Site Area: 12.59ha



Contact us with any questions at:

info@groundsure.com

08444 159 000

Date: 29 July 2020

Recent site history - 2014 aerial photograph



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Capture Date: 29/07/2014

Site Area: 12.59ha



Recent site history - 2012 aerial photograph



Capture Date: 22/05/2012

Site Area: 12.59ha



Recent site history - 2006 aerial photograph



Capture Date: 03/06/2006

Site Area: 12.59ha



Recent site history - 2001 aerial photograph



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Capture Date: 17/04/2001

Site Area: 12.59ha



1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical garages

1.1 Historical industrial land uses

Records within 500m

35

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
2	8m S	Unspecified Tank	1975	1176337



ID	Location	Land use	Dates present	Group ID
A	31m E	Garage	1982	1189855
B	369m SW	Unspecified Yard	1982	1177473
C	400m NW	Brick Works	1885 - 1899	1257988
D	400m W	Cemetery	1885	1221348
D	400m W	Cemetery	1924	1253483
D	403m W	Cemetery	1975 - 1982	1271333
D	406m W	Cemetery	1938	1243244
D	406m W	Cemetery	1899 - 1919	1246892
E	410m W	Railway Sidings	1885	1209828
E	411m W	Railway Sidings	1924	1224868
E	416m W	Railway Sidings	1919	1196606
E	416m W	Railway Sidings	1938	1253828
B	420m SW	Engine House	1924	1261856
F	420m W	Railway Building	1924	1172713
B	422m SW	Railway Building	1885	1172716
E	423m SW	Unspecified Factories	1982	1173621
B	423m SW	Engine House	1899 - 1919	1233012
B	423m SW	Engine House	1938	1249147
F	428m SW	Railway Station	1924	1195493
F	428m SW	Railway Station	1885	1259040
F	432m SW	Fire Station	1982	1157397
F	433m SW	Railway Station	1938	1231143
F	433m SW	Railway Station	1899 - 1919	1259583
F	437m SW	Ambulance Station	1982	1177753
G	442m NW	Nursery	1924	1215218
G	445m NW	Nursery	1975	1191116
G	445m NW	Nursery	1938	1202608
G	445m NW	Nursery	1919	1272509



ID	Location	Land use	Dates present	Group ID
E	472m SW	Railway Building	1885	1172715
C	487m NW	Unspecified Kiln	1885	1177159
E	490m SW	Goods Shed	1885	1191870
E	490m SW	Goods Shed	1924	1255198
E	495m SW	Goods Shed	1899 - 1919	1251643
E	495m SW	Goods Shed	1938	1266736

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

1

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
6	461m W	Unspecified Tank	1988 - 1993	188701

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

7

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
1	1m NW	Electricity Substation	1996	98189



ID	Location	Land use	Dates present	Group ID
3	317m W	Electricity Substation	1988 - 1992	111236
4	364m W	Electricity Substation	1989 - 1996	104652
5	388m W	Gas Governor	1992	99431
H	472m S	Electricity Substation	1979	109600
H	472m S	Electricity Substation	1988 - 1992	108766
E	486m SW	Electricity Substation	1979 - 1992	113341

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

3

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
A	16m E	Garage	1988 - 1993	35050
A	19m E	Garage	1996	34115
A	19m E	Garage	1979 - 1995	34717

This data is sourced from Ordnance Survey / Groundsure.



1.6 Historical military land

Records within 500m

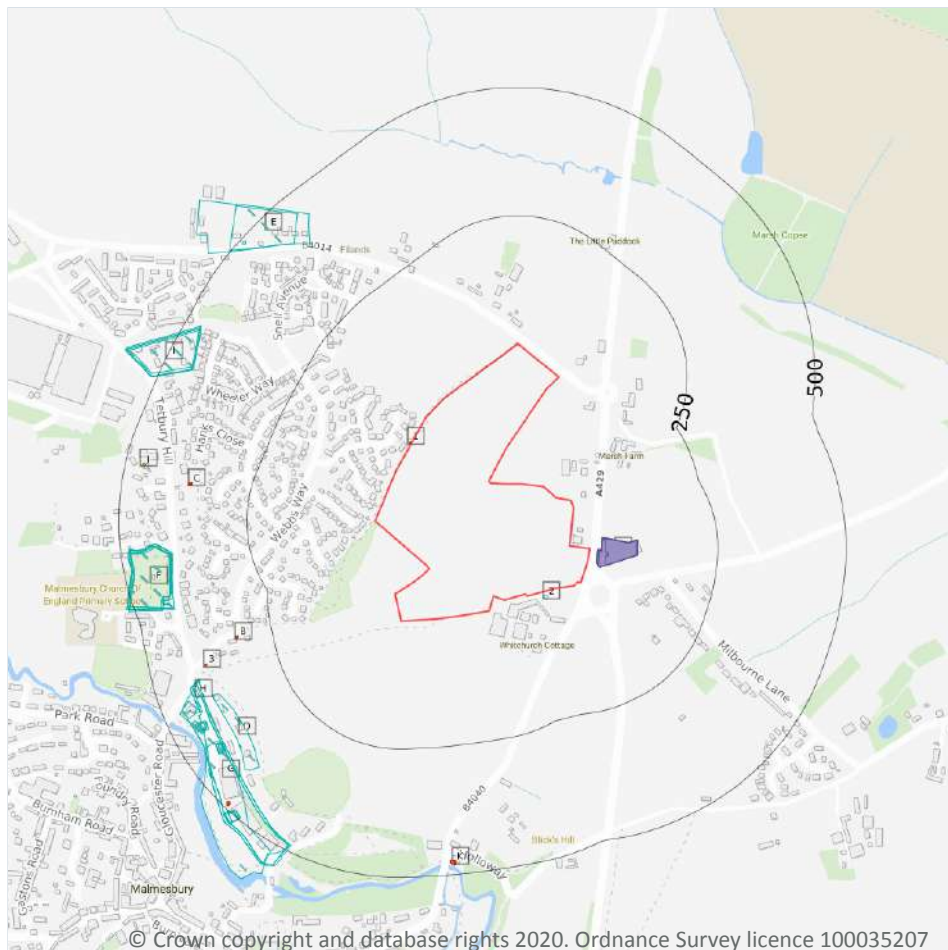
0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.



2 Past land use - un-grouped



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical garages

2.1 Historical industrial land uses

Records within 500m

41

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 18**

ID	Location	Land Use	Date	Group ID
2	8m S	Unspecified Tank	1975	1176337
A	31m E	Garage	1982	1189855
D	369m SW	Unspecified Yard	1982	1177473



ID	Location	Land Use	Date	Group ID
E	400m NW	Brick Works	1885	1257988
F	400m W	Cemetery	1924	1253483
F	400m W	Cemetery	1885	1221348
F	403m W	Cemetery	1982	1271333
F	403m W	Cemetery	1975	1271333
F	406m W	Cemetery	1919	1246892
F	406m W	Cemetery	1938	1243244
F	406m W	Cemetery	1899	1246892
G	410m W	Railway Sidings	1885	1209828
G	411m W	Railway Sidings	1924	1224868
G	416m W	Railway Sidings	1938	1253828
G	416m W	Railway Sidings	1919	1196606
E	419m NW	Brick Works	1899	1257988
D	420m SW	Engine House	1924	1261856
H	420m W	Railway Building	1924	1172713
D	422m SW	Railway Building	1885	1172716
G	423m SW	Unspecified Factories	1982	1173621
D	423m SW	Engine House	1938	1249147
D	423m SW	Engine House	1899	1233012
D	423m SW	Engine House	1919	1233012
H	428m SW	Railway Station	1924	1195493
H	428m SW	Railway Station	1885	1259040
H	432m SW	Fire Station	1982	1157397
H	433m SW	Railway Station	1938	1231143
H	433m SW	Railway Station	1899	1259583
H	433m SW	Railway Station	1919	1259583
H	437m SW	Ambulance Station	1982	1177753
I	442m NW	Nursery	1924	1215218



ID	Location	Land Use	Date	Group ID
I	445m NW	Nursery	1975	1191116
I	445m NW	Nursery	1938	1202608
I	445m NW	Nursery	1919	1272509
G	472m SW	Railway Building	1885	1172715
E	487m NW	Unspecified Kiln	1885	1177159
G	490m SW	Goods Shed	1885	1191870
G	490m SW	Goods Shed	1924	1255198
G	495m SW	Goods Shed	1938	1266736
G	495m SW	Goods Shed	1899	1251643
G	495m SW	Goods Shed	1919	1251643

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

3

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 18**

ID	Location	Land Use	Date	Group ID
J	461m W	Unspecified Tank	1988	188701
J	461m W	Unspecified Tank	1989	188701
J	461m W	Unspecified Tank	1993	188701

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

14

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.



Features are displayed on the Past land use - un-grouped map on **page 18**

ID	Location	Land Use	Date	Group ID
1	1m NW	Electricity Substation	1996	98189
B	317m W	Electricity Substation	1988	111236
B	317m W	Electricity Substation	1992	111236
C	364m W	Electricity Substation	1989	104652
C	364m W	Electricity Substation	1993	104652
C	365m W	Electricity Substation	1995	104652
C	365m W	Electricity Substation	1996	104652
3	388m W	Gas Governor	1992	99431
K	472m S	Electricity Substation	1979	109600
K	472m S	Electricity Substation	1988	108766
K	472m S	Electricity Substation	1992	108766
G	486m SW	Electricity Substation	1979	113341
G	486m SW	Electricity Substation	1988	113341
G	486m SW	Electricity Substation	1992	113341

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

6

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 18**

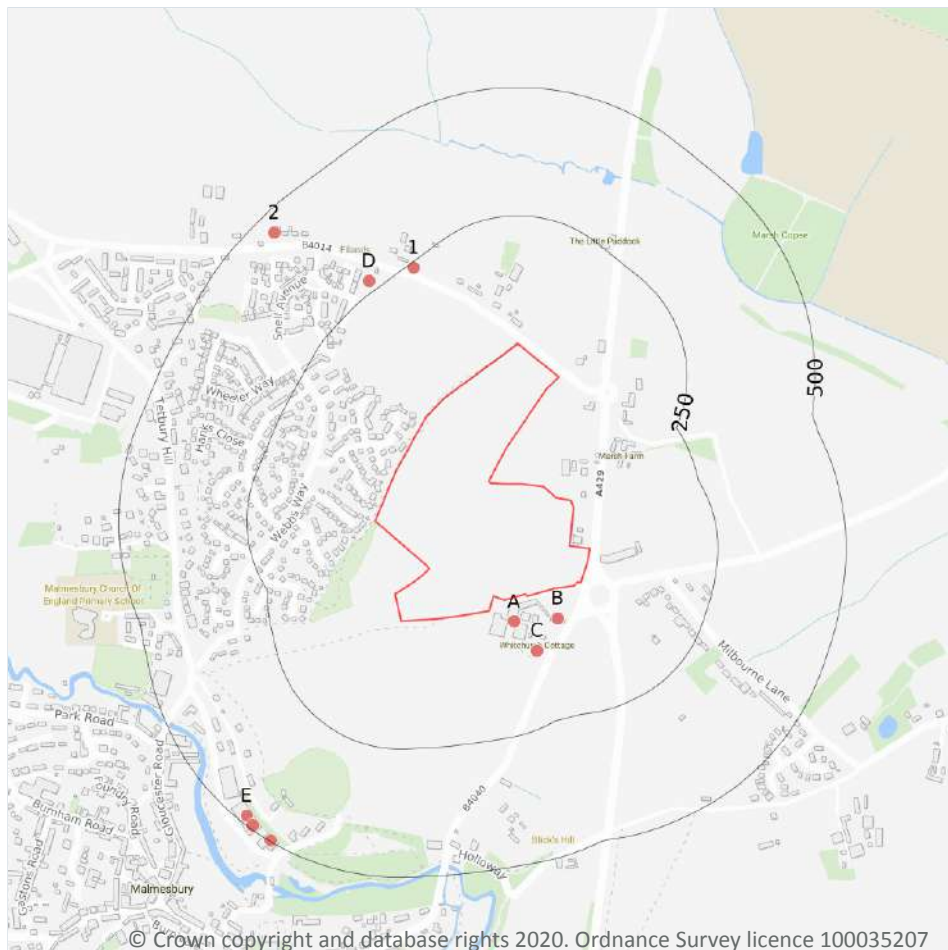


ID	Location	Land Use	Date	Group ID
A	16m E	Garage	1988	35050
A	16m E	Garage	1989	35050
A	16m E	Garage	1993	35050
A	19m E	Garage	1995	34717
A	19m E	Garage	1996	34115
A	31m E	Garage	1979	34717

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m**0**

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m**0**

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m**0**

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m**0**

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.7 Waste exemptions

Records within 500m**23**

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on **page 23**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	47m S	Whychurch Farm Crudwell Road MALMESBURY Wiltshire SN16 9JL	EPR/JH0174NB /A001	Disposing of waste exemption	Agricultural Waste Only	Deposit of waste from dredging of inland waters



ID	Location	Site	Reference	Category	Sub-Category	Description
A	47m S	Whychurch Farm Crudwell Road MALMESBURY Wiltshire SN16 9JL	EPR/JH0174NB /A001	Disposing of waste exemption	Agricultural Waste Only	Burning waste in the open
A	47m S	Whychurch Farm Crudwell Road MALMESBURY Wiltshire SN16 9JL	EPR/JH0174NB /A001	Using waste exemption	Agricultural Waste Only	Use of waste in construction
A	47m S	Whychurch Farm Crudwell Road MALMESBURY Wiltshire SN16 9JL	EPR/JH0174NB /A001	Using waste exemption	Agricultural Waste Only	Spreading waste on agricultural land to confer benefit
A	47m S	Whychurch Farm Crudwell Road MALMESBURY Wiltshire SN16 9JL	EPR/JH0174NB /A001	Using waste exemption	Agricultural Waste Only	Use of waste for a specified purpose
B	58m S	WHYCHURCH FARM, BLICKS HILL, MALMESBURY, SN16 9HZ	WEX030985	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
B	58m S	WHYCHURCH FARM, BLICKS HILL, MALMESBURY, SN16 9HZ	WEX030985	Disposing of waste exemption	On a farm	Burning waste in the open
B	58m S	WHYCHURCH FARM, BLICKS HILL, MALMESBURY, SN16 9HZ	WEX030985	Using waste exemption	On a farm	Use of waste in construction
B	58m S	WHYCHURCH FARM, BLICKS HILL, MALMESBURY, SN16 9HZ	WEX030985	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
B	58m S	WHYCHURCH FARM, BLICKS HILL, MALMESBURY, SN16 9HZ	WEX030985	Using waste exemption	On a farm	Use of waste for a specified purpose
C	109m S	WHYCHURCH FARM COTTAGE, CRUDWELL ROAD, MALMESBURY, SN16 9JL	WEX189748	Using waste exemption	On a Farm	Use of waste in construction
C	109m S	WHYCHURCH FARM COTTAGE, CRUDWELL ROAD, MALMESBURY, SN16 9JL	WEX189748	Disposing of waste exemption	On a Farm	Deposit of waste from dredging of inland waters
C	109m S	WHYCHURCH FARM COTTAGE, CRUDWELL ROAD, MALMESBURY, SN16 9JL	WEX189748	Using waste exemption	On a Farm	Use of waste for a specified purpose

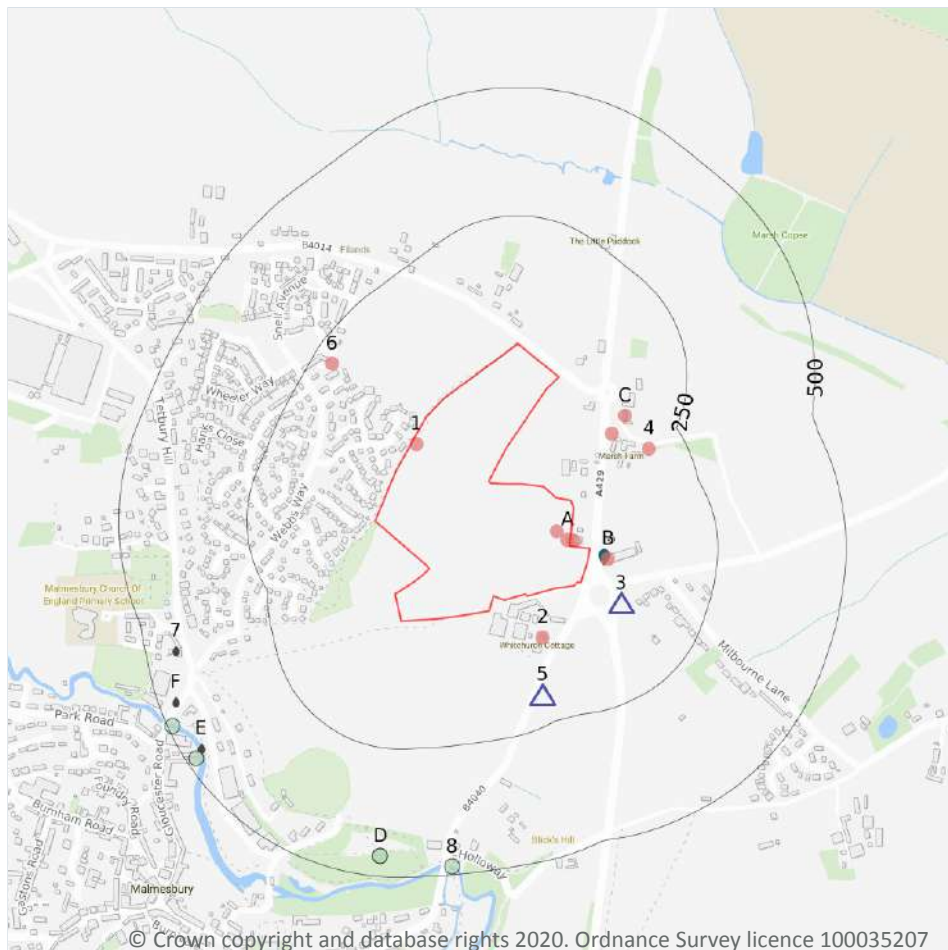


ID	Location	Site	Reference	Category	Sub-Category	Description
C	109m S	WHYCHURCH FARM COTTAGE, CRUDWELL ROAD, MALMESBURY, SN16 9JL	WEX189748	Using waste exemption	On a Farm	Spreading waste on agricultural land to confer benefit
C	109m S	WHYCHURCH FARM COTTAGE, CRUDWELL ROAD, MALMESBURY, SN16 9JL	WEX189748	Disposing of waste exemption	On a Farm	Burning waste in the open
1	240m NW	FILANDS FARM, FILANDS, MALMESBURY, SN16 9JN	WEX022717	Disposing of waste exemption	On a farm	Burning waste in the open
D	271m NW	Filands Farm MALMESBURY Wiltshire SN16 9JN	EPR/DH0778C M/A001	Disposing of waste exemption	Agricultural Waste Only	Deposit of waste from dredging of inland waters
D	271m NW	Filands Farm MALMESBURY Wiltshire SN16 9JN	EPR/DH0778C M/A001	Disposing of waste exemption	Agricultural Waste Only	Burning waste in the open
2	463m NW	Bloor Homes, Filands, Malmesbury, SN16 9JN	WEX217329	Using waste exemption	Not on a farm	Use of waste in construction
E	486m SW	HILDITCH GLOUCESTER ROAD INDUSTR MALMESBURY WILTSHIRE SN16 9JT	EPR/TF0605KT /A001	Treating waste exemption	Non- Agricultural Waste Only	Crushing waste fluorescent tubes
E	493m SW	GLOUCESTER ROAD INDUSTRIAL ESTATE, MALMESBURY, SN16 9JT	WEX163235	Storing waste exemption	Not on a Farm	Storage of waste in a secure place
E	493m SW	GLOUCESTER ROAD INDUSTRIAL ESTATE MALMESBURY SN16 9JT	WEX003750	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	499m SW	Hilditch Group Ltd Gloucester Road Industrial Estate Malmesbury Wiltshire SN16 9JT	EPR/WH0319J A/A001	Storing waste exemption	Non- Agricultural Waste Only	Storage of waste in a secure place

This data is sourced from the Environment Agency and Natural Resources Wales.



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- △ Current or recent petrol stations
- ◆ Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

10

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 27**

ID	Location	Company	Address	Activity	Category
1	On site	Electricity Sub Station	Wiltshire, SN16	Electrical Features	Infrastructure and Facilities
A	On site	Water Tower	Wiltshire, SN16	Water Pumping Stations	Industrial Features
A	On site	Pump House	Wiltshire, SN16	Water Pumping Stations	Industrial Features



ID	Location	Company	Address	Activity	Category
A	7m E	Telephone Exchange	Wiltshire, SN16	Telecommunications Features	Infrastructure and Facilities
B	38m E	BP Service Station	Crudwell Road, Malmesbury, Wiltshire, SN16 9JL	Petrol and Fuel Stations	Road and Rail
2	85m S	Ashley Feeds Animal Country Store	The Stable, Crudwell Road, Malmesbury, Wiltshire, SN16 9JL	Animal Feeds, Pet Foods, Hay and Straw	Foodstuffs
C	149m SE	Malmesbury Specialist Cars	Crudwell Road, Malmesbury, Wiltshire, SN16 9JL	Vehicle Repair, Testing and Servicing	Repair and Servicing
C	151m SE	Gas Governor	Wiltshire, SN16	Gas Features	Infrastructure and Facilities
4	183m NE	Tank	Wiltshire, SN16	Tanks (Generic)	Industrial Features
6	212m NW	Electricity Sub Station	Wiltshire, SN16	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

2

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 27**

ID	Location	Company	Address	LPG	Status
3	88m SE	BP	Crudwell Road, Malmesbury, Wiltshire, SN16 9JL	No	Open
5	193m SE	OBSOLETE	Gloucester Road, Malmesbury, Wiltshire, SN16 0BU	Not Applicable	Obsolete

This data is sourced from Experian.



4.3 Electricity cables

Records within 500m	0
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High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0
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High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0
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Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0
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Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0
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Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m

0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m

1

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on **page 27**

ID	Location	Address	Details	
B	29m E	Malmesbury Specialist Cars, Crudwell Road, Malmesbury, SN16 9JL	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.



4.12 Radioactive Substance Authorisations

Records within 500m

0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.13 Licensed Discharges to controlled waters

Records within 500m

4

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on **page 27**

ID	Location	Address	Details	
B	46m NE	SYMONDS RETAIL LTD, CRUDWELL ROAD, MALMESBURY, SN16 9JL	Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: 102856 Permit Version: 1 Receiving Water: WATERCOURSE	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 28/02/2005 Effective Date: 06/01/2005 Revocation Date: -
7	442m W	FLYING MONK, GLOUCESTER ROAD, MALMESBURY	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: 010704 Permit Version: 1 Receiving Water: DITCH	Status: TEMPORARY CONSENTS (WATER ACT 1989, SECTION 113) Issue date: - Effective Date: 31/10/1989 Revocation Date: 25/11/1999
E	462m SW	LAWNWOOD STORM OVERFLOW, GLOUCESTER ROAD, MALMESBURY, WILTSHIRE	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 021238 Permit Version: 1 Receiving Water: TRIB OF RIVER TETBURY AVON	Status: TRANSFERRED FROM R(PP)A 1951-1961 Issue date: - Effective Date: 14/02/1984 Revocation Date: 25/11/1999
F	468m W	GLOUCESTER STREET, MALMESBURY	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 010785 Permit Version: 1 Receiving Water: RIVER AVON	Status: TEMPORARY CONSENTS (WATER ACT 1989, SECTION 113) Issue date: - Effective Date: 12/09/1989 Revocation Date: 25/11/1999

This data is sourced from the Environment Agency and Natural Resources Wales.



4.14 Pollutant release to surface waters (Red List)

Records within 500m

0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.15 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.16 List 1 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.17 List 2 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 Pollution Incidents (EA/NRW)

Records within 500m

5

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on **page 27**

ID	Location	Details	
D	459m S	Incident Date: 18/05/2001 Incident Identification: 5955 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
D	459m S	Incident Date: 05/05/2003 Incident Identification: 156050 Pollutant: Other Pollutant Pollutant Description: Microbiological	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
E	482m SW	Incident Date: 29/08/2001 Incident Identification: 27755 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
8	484m S	Incident Date: 17/12/2002 Incident Identification: 126352 Pollutant: Oils and Fuel Pollutant Description: Gas and Fuel Oils	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
F	490m SW	Incident Date: 25/07/2001 Incident Identification: 18867 Pollutant: Contaminated Water Pollutant Description: Suspended Solids	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

This data is sourced from the Environment Agency and Natural Resources Wales.

4.19 Pollution inventory substances

Records within 500m

0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.20 Pollution inventory waste transfers

Records within 500m

0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



4.21 Pollution inventory radioactive waste

Records within 500m

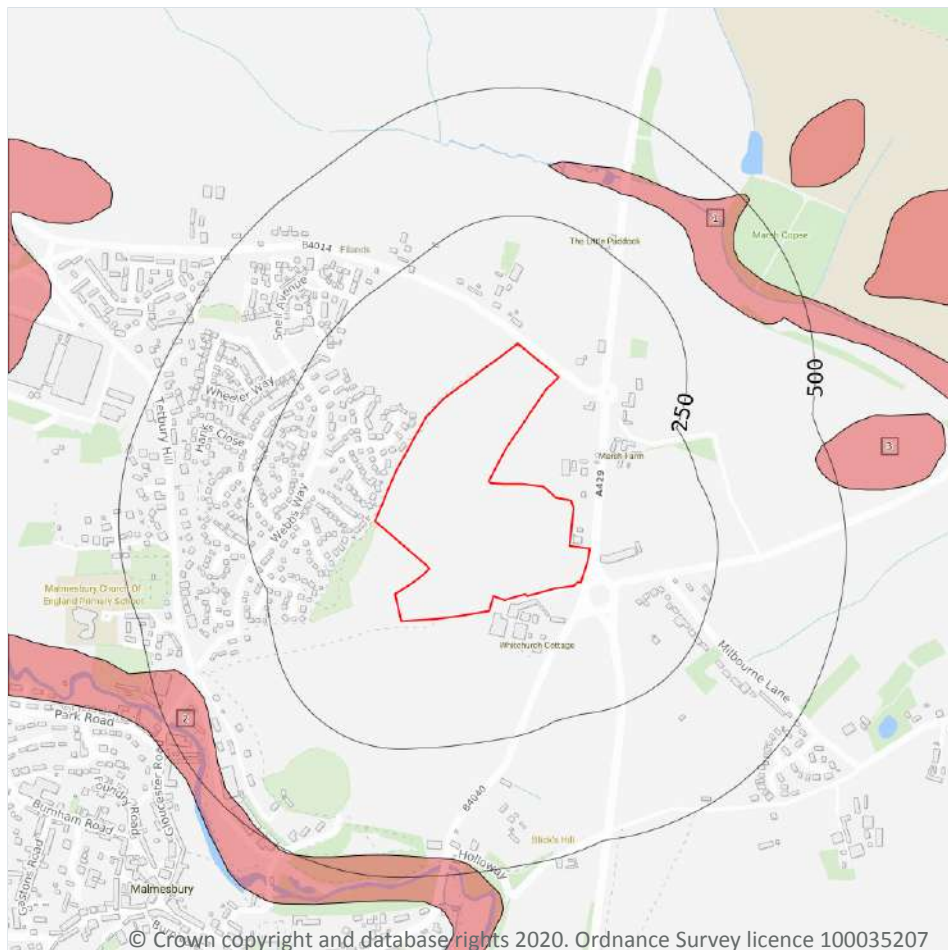
0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



5 Hydrogeology - Superficial aquifer



- Site Outline**
- Search buffers in metres (m)**
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive
 - Unknown

5.1 Superficial aquifer

Records within 500m

3

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 35**

ID	Location	Designation	Description
1	337m NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	413m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

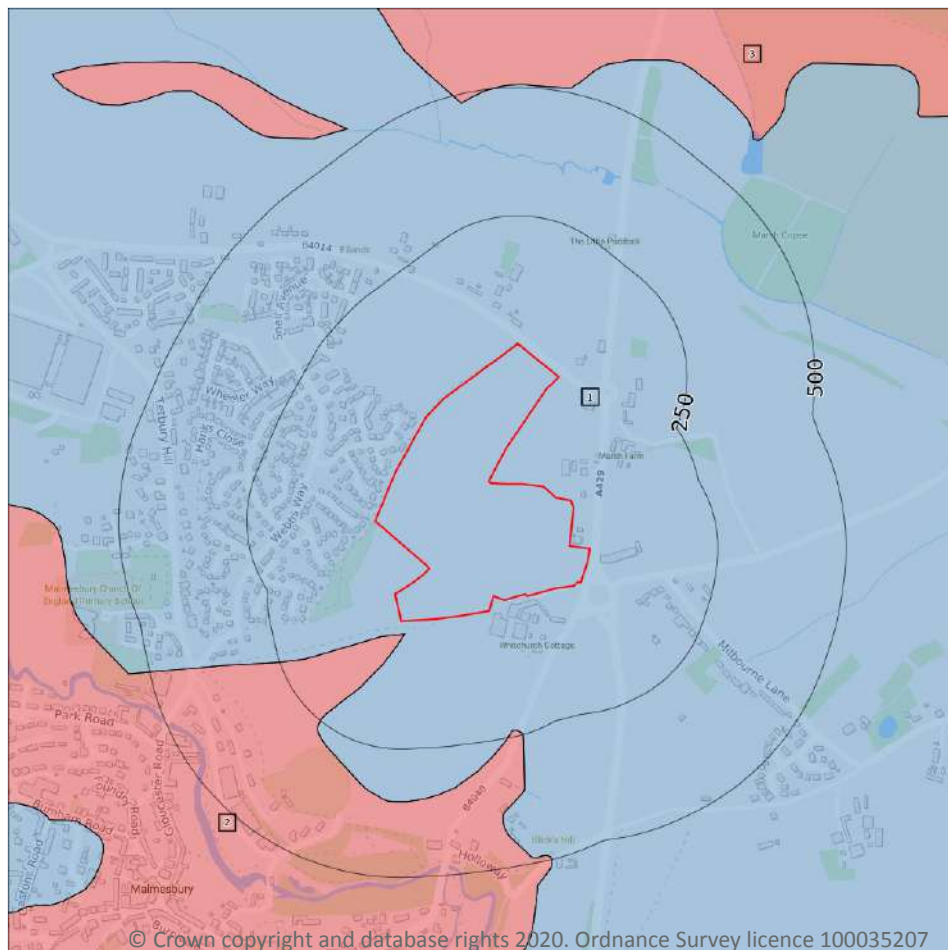


ID	Location	Designation	Description
3	473m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Bedrock aquifer



- Site Outline**
- Search buffers in metres (m)**
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive

5.2 Bedrock aquifer

Records within 500m

3

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 37**

ID	Location	Designation	Description
1	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
2	26m S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

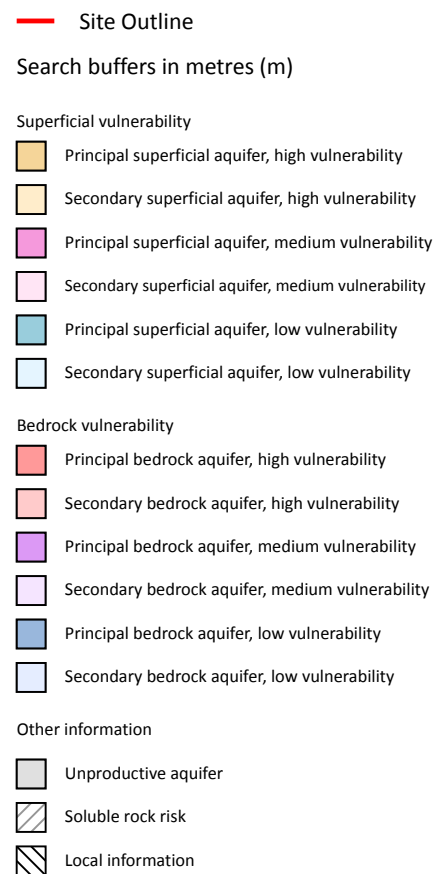
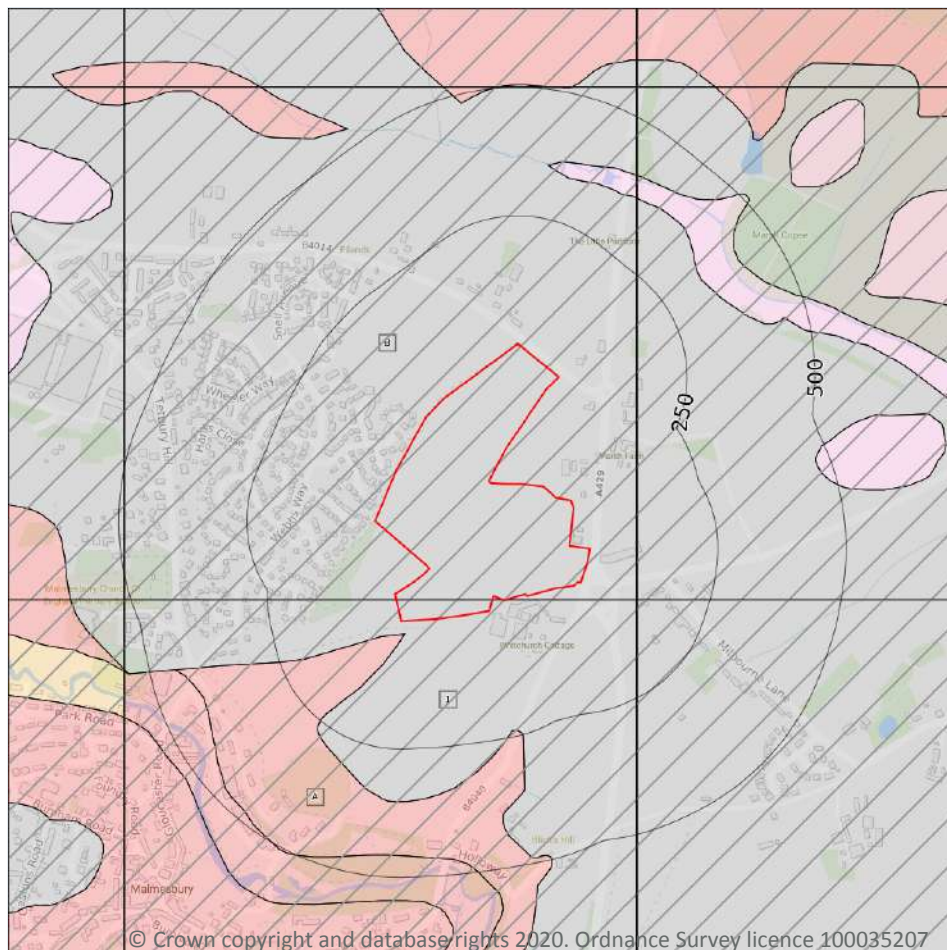


ID	Location	Designation	Description
3	482m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

3

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on **page 39**



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
B	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
A	25m S	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site	2
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This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
A	Significant soluble rocks are likely to be present. Low possibility of localised subsidence or dissolution-related degradation of bedrock occurring naturally, but may be possible in adverse conditions such as high surface or subsurface water flow.	0.0%
B	Significant soluble rocks are likely to be present. Problems unlikely except with considerable surface or subsurface water flow.	1.0%

This data is sourced from the British Geological Survey and the Environment Agency.



5.5 Groundwater vulnerability- local information

Records on site

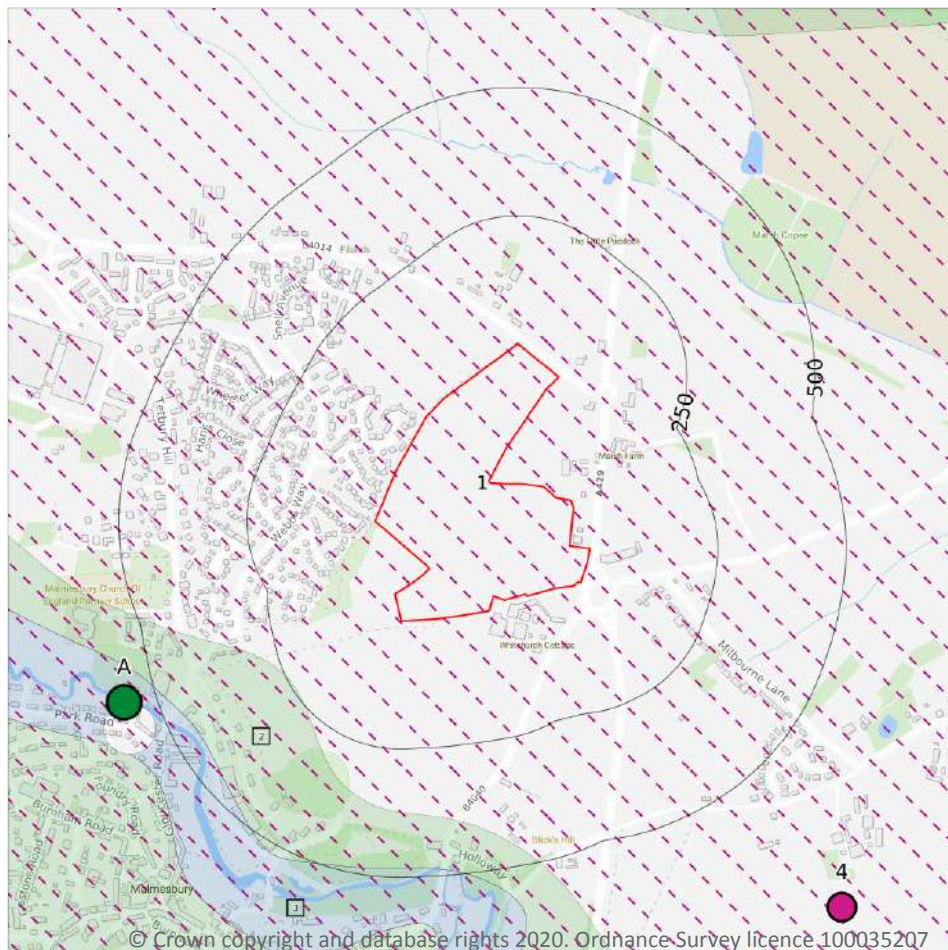
0

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk.

This data is sourced from the British Geological Survey and the Environment Agency.



Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
Point features
- Drinking water abstraction licences
Polygon features
- Drinking water abstraction licences
Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m

11

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 42**

ID	Location	Details	
A	563m W	Status: Historical Licence No: 17/53/001/G/410 Details: General use relating to Secondary Category (Very Low Loss) Direct Source: Ground Water - Fresh Point: "PARK ROAD BOREHOLE, MALMESBURY" Data Type: Point Name: Wessex Water Services Ltd Easting: 393000 Northing: 187800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 23/10/1989 Expiry Date: - Issue No: 100 Version Start Date: 23/10/1989 Version End Date: -
A	563m W	Status: Historical Licence No: 17/53/001/G/410 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: "PARK ROAD BOREHOLE, MALMESBURY" Data Type: Point Name: Wessex Water Services Ltd Easting: 393000 Northing: 187800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 23/10/1989 Expiry Date: - Issue No: 100 Version Start Date: 23/10/1989 Version End Date: -
A	563m W	Status: Historical Licence No: 17/53/001/G/410 Details: General Use Relating To Secondary Category (Very Low Loss) Direct Source: Ground Water - Fresh Point: PARK ROAD BOREHOLE, MALMESBURY Data Type: Point Name: Wessex Water Services Ltd Easting: 393000 Northing: 187800	Annual Volume (m ³): 21,650,000 Max Daily Volume (m ³): 59400 Original Application No: - Original Start Date: 23/10/1989 Expiry Date: - Issue No: 100 Version Start Date: 23/10/1989 Version End Date: -
A	563m W	Status: Historical Licence No: 17/53/001/G/410 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: PARK ROAD BOREHOLE, MALMESBURY Data Type: Point Name: Wessex Water Services Ltd Easting: 393000 Northing: 187800	Annual Volume (m ³): 21,650,000 Max Daily Volume (m ³): 59400 Original Application No: - Original Start Date: 23/10/1989 Expiry Date: - Issue No: 100 Version Start Date: 23/10/1989 Version End Date: -
4	812m SE	Status: Historical Licence No: 17/53/001/G/078 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: MALMESBURY Data Type: Point Name: Pym Easting: 394400 Northing: 187400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 24/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 24/03/1966 Version End Date: -



ID	Location	Details	
-	968m E	Status: Active Licence No: 17/53/001/G/203 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: MILBOURNE BOREHOLE Data Type: Point Name: Wessex Water Services Ltd Easting: 394800 Northing: 187700	Annual Volume (m ³): 2,080,000 Max Daily Volume (m ³): 5,700 Original Application No: - Original Start Date: 15/12/1966 Expiry Date: - Issue No: 101 Version Start Date: 25/02/2015 Version End Date: -
-	1016m E	Status: Historical Licence No: 17/53/001/G/203 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: MILBOURNE Data Type: Poly4 Name: Wessex Water Services Ltd Easting: 394832 Northing: 187649	Annual Volume (m ³): 14,575,000 Max Daily Volume (m ³): 44,100 Original Application No: - Original Start Date: 15/12/1966 Expiry Date: - Issue No: 102 Version Start Date: 05/02/2019 Version End Date: -
-	1497m S	Status: Historical Licence No: 17/53/005/G/017 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: BOREHOLE Data Type: Point Name: Webb & Sons Easting: 393200 Northing: 186500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 17/05/1991 Expiry Date: - Issue No: 100 Version Start Date: 17/05/1991 Version End Date: -
-	1703m S	Status: Historical Licence No: 17/53/001/G/203 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: COWBRIDGE Data Type: Poly4 Name: Wessex Water Services Ltd Easting: 394237 Northing: 186357	Annual Volume (m ³): 14,575,000 Max Daily Volume (m ³): 44,100 Original Application No: - Original Start Date: 15/12/1966 Expiry Date: - Issue No: 102 Version Start Date: 05/02/2019 Version End Date: -
-	1777m S	Status: Historical Licence No: 17/53/001/G/410 Details: General Use Relating To Secondary Category (Very Low Loss) Direct Source: Ground Water - Fresh Point: COWBRIDGE BOREHOLE Data Type: Point Name: Wessex Water Services Ltd Easting: 394300 Northing: 186300	Annual Volume (m ³): 21,650,000 Max Daily Volume (m ³): 59400 Original Application No: - Original Start Date: 23/10/1989 Expiry Date: - Issue No: 100 Version Start Date: 23/10/1989 Version End Date: -



ID	Location	Details	
-	1777m S	Status: Historical Licence No: 17/53/001/G/410 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: COWBRIDGE BOREHOLE Data Type: Point Name: Wessex Water Services Ltd Easting: 394300 Northing: 186300	Annual Volume (m ³): 21,650,000 Max Daily Volume (m ³): 59400 Original Application No: - Original Start Date: 23/10/1989 Expiry Date: - Issue No: 100 Version Start Date: 23/10/1989 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.7 Surface water abstractions

Records within 2000m

3

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 42**

ID	Location	Details	
-	860m S	Status: Historical Licence No: 17/53/006/S/026 Details: Spray Irrigation - Direct Direct Source: Surface Water - Fresh Point: R.TETBURY AVON Data Type: Point Name: Malmesbury Bowls Club Easting: 393600 Northing: 187100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 23/01/1985 Expiry Date: - Issue No: 100 Version Start Date: 23/01/1985 Version End Date: -
-	1207m S	Status: Historical Licence No: 17/53/005/S/014 Details: Spray Irrigation - Direct Direct Source: Surface Water - Fresh Point: RIVER SHERSTON AVON Data Type: Line Name: Webb & Sons Easting: 393100 Northing: 186600	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 28/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 28/03/1966 Version End Date: -



ID	Location	Details	
-	1812m SE	Status: Historical Licence No: 17/53/001/S/433 Details: Milling & Water Power Other Than Electricity Generation Direct Source: Surface Water - Fresh Point: WOODBRIDGE BROOK Data Type: Point Name: Poole Easting: 395000 Northing: 186600	Annual Volume (m ³): 16,819,200 Max Daily Volume (m ³): 69120 Original Application No: - Original Start Date: 28/03/1991 Expiry Date: - Issue No: 100 Version Start Date: 28/03/1991 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.8 Potable abstractions

Records within 2000m

6

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 42**

ID	Location	Details	
A	563m W	Status: Historical Licence No: 17/53/001/G/410 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: "PARK ROAD BOREHOLE, MALMESBURY" Data Type: Point Name: Wessex Water Services Ltd Easting: 393000 Northing: 187800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 23/10/1989 Expiry Date: - Issue No: 100 Version Start Date: 23/10/1989 Version End Date: -
A	563m W	Status: Historical Licence No: 17/53/001/G/410 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: PARK ROAD BOREHOLE, MALMESBURY Data Type: Point Name: Wessex Water Services Ltd Easting: 393000 Northing: 187800	Annual Volume (m ³): 21,650,000 Max Daily Volume (m ³): 59400 Original Application No: - Original Start Date: 23/10/1989 Expiry Date: - Issue No: 100 Version Start Date: 23/10/1989 Version End Date: -



ID	Location	Details	
-	968m E	Status: Active Licence No: 17/53/001/G/203 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: MILBOURNE BOREHOLE Data Type: Point Name: Wessex Water Services Ltd Easting: 394800 Northing: 187700	Annual Volume (m ³): 2,080,000 Max Daily Volume (m ³): 5,700 Original Application No: - Original Start Date: 15/12/1966 Expiry Date: - Issue No: 101 Version Start Date: 25/02/2015 Version End Date: -
-	1016m E	Status: Historical Licence No: 17/53/001/G/203 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: MILBOURNE Data Type: Poly4 Name: Wessex Water Services Ltd Easting: 394832 Northing: 187649	Annual Volume (m ³): 14,575,000 Max Daily Volume (m ³): 44,100 Original Application No: - Original Start Date: 15/12/1966 Expiry Date: - Issue No: 102 Version Start Date: 05/02/2019 Version End Date: -
-	1703m S	Status: Historical Licence No: 17/53/001/G/203 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: COWBRIDGE Data Type: Poly4 Name: Wessex Water Services Ltd Easting: 394237 Northing: 186357	Annual Volume (m ³): 14,575,000 Max Daily Volume (m ³): 44,100 Original Application No: - Original Start Date: 15/12/1966 Expiry Date: - Issue No: 102 Version Start Date: 05/02/2019 Version End Date: -
-	1777m S	Status: Historical Licence No: 17/53/001/G/410 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: COWBRIDGE BOREHOLE Data Type: Point Name: Wessex Water Services Ltd Easting: 394300 Northing: 186300	Annual Volume (m ³): 21,650,000 Max Daily Volume (m ³): 59400 Original Application No: - Original Start Date: 23/10/1989 Expiry Date: - Issue No: 100 Version Start Date: 23/10/1989 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.9 Source Protection Zones

Records within 500m

2

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination. Features are displayed on the Abstractions and Source Protection Zones map on **page 42**



ID	Location	Type	Description
2	244m SW	3	Total catchment
3	450m SW	2	Outer catchment

This data is sourced from the Environment Agency and Natural Resources Wales.

5.10 Source Protection Zones (confined aquifer)

Records within 500m

1

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

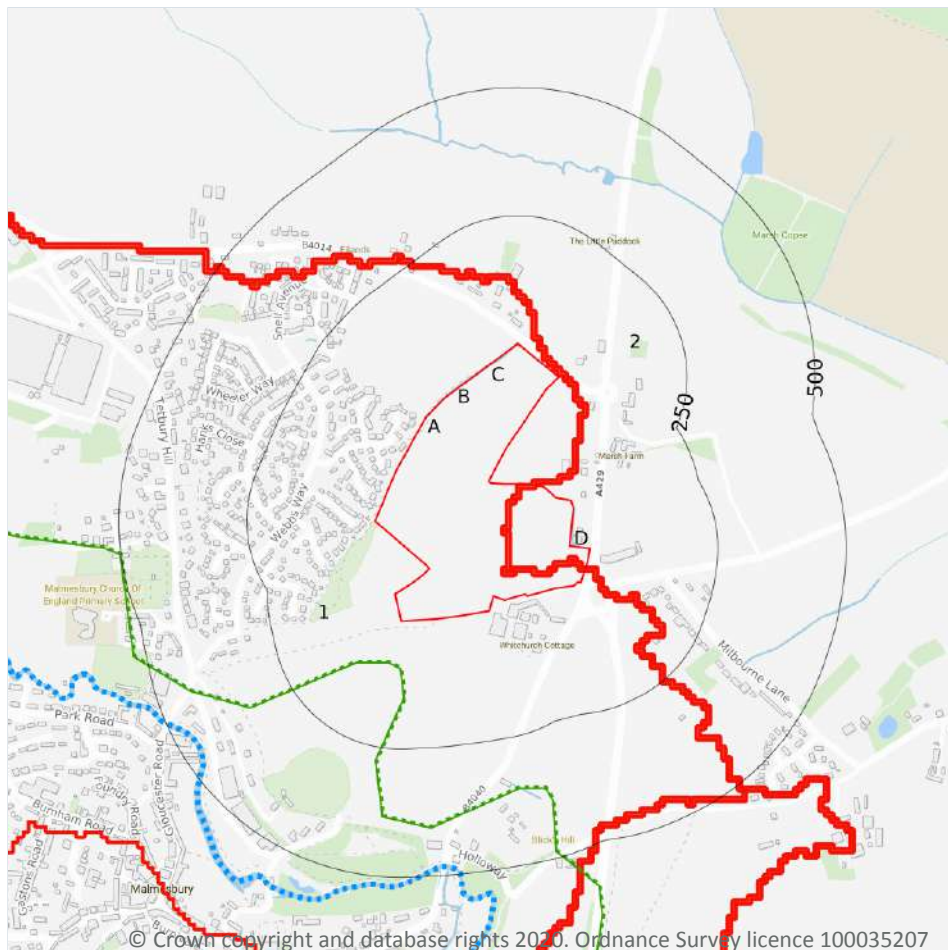
Features are displayed on the Abstractions and Source Protection Zones map on **page 42**

ID	Location	Type	Description
1	On site	1c	Inner catchment within confined aquifer

This data is sourced from the Environment Agency and Natural Resources Wales.



6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ⋯ WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

6

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

Features are displayed on the Hydrology map on **page 49**

ID	Location	Type of water feature	Ground level	Permanence	Name
A	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
A	On site	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
B	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	On site	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
C	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	1m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

2

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

Features are displayed on the Hydrology map on **page 49**

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

2

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on **page 49**



ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River WB catchment	Tetbury Avon - unnamed trib to conf Sherston Avon	GB109053027780	Bristol Avon Rural	Avon Bristol and North Somerset Streams
2	On site	River WB catchment	Charlton Str - source to conf Bristol Avon	GB109053027770	Bristol Avon Rural	Avon Bristol and North Somerset Streams

This data is sourced from the Environment Agency and Natural Resources Wales.

6.4 WFD Surface water bodies

Records identified	2
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Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on **page 49**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
12	464m SW	River	Tetbury Avon - unnamed trib to conf Sherston Avon	GB109053027780	Moderate	Good	Moderate	2016
-	1596m SE	River	Charlton Str - source to conf Bristol Avon	GB109053027770	Moderate	Good	Moderate	2016

This data is sourced from the Environment Agency and Natural Resources Wales.

6.5 WFD Groundwater bodies

Records on site	0
------------------------	----------

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

This data is sourced from the Environment Agency and Natural Resources Wales.

7 River and coastal flooding

7.1 Risk of Flooding from Rivers and Sea (RoFRaS)

Records within 50m

0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance).

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m

0

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m

0

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.4 Areas Benefiting from Flood Defences

Records within 250m

0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.5 Flood Storage Areas

Records within 250m

0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.7 Flood Zone 3

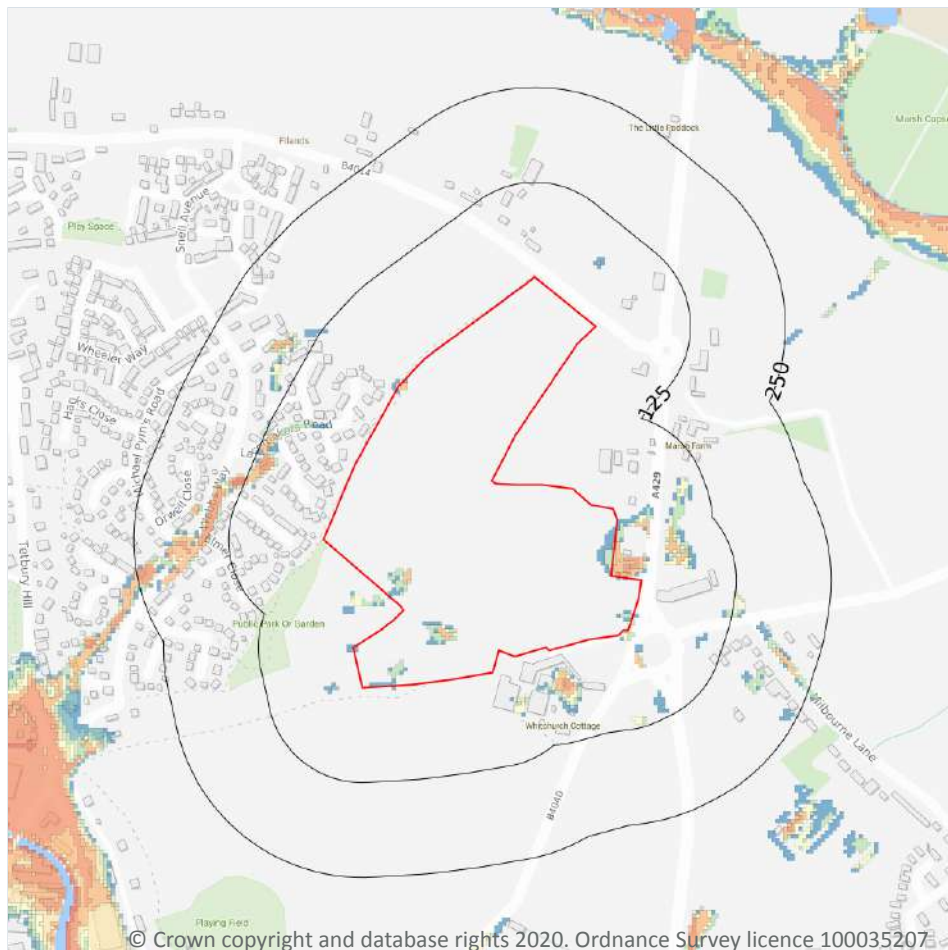
Records within 50m

0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

8 Surface water flooding



— Site Outline

Search buffers in metres (m)

1 in 1000 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site

1 in 30 year, 0.1m - 0.3m

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on **page 55**

The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

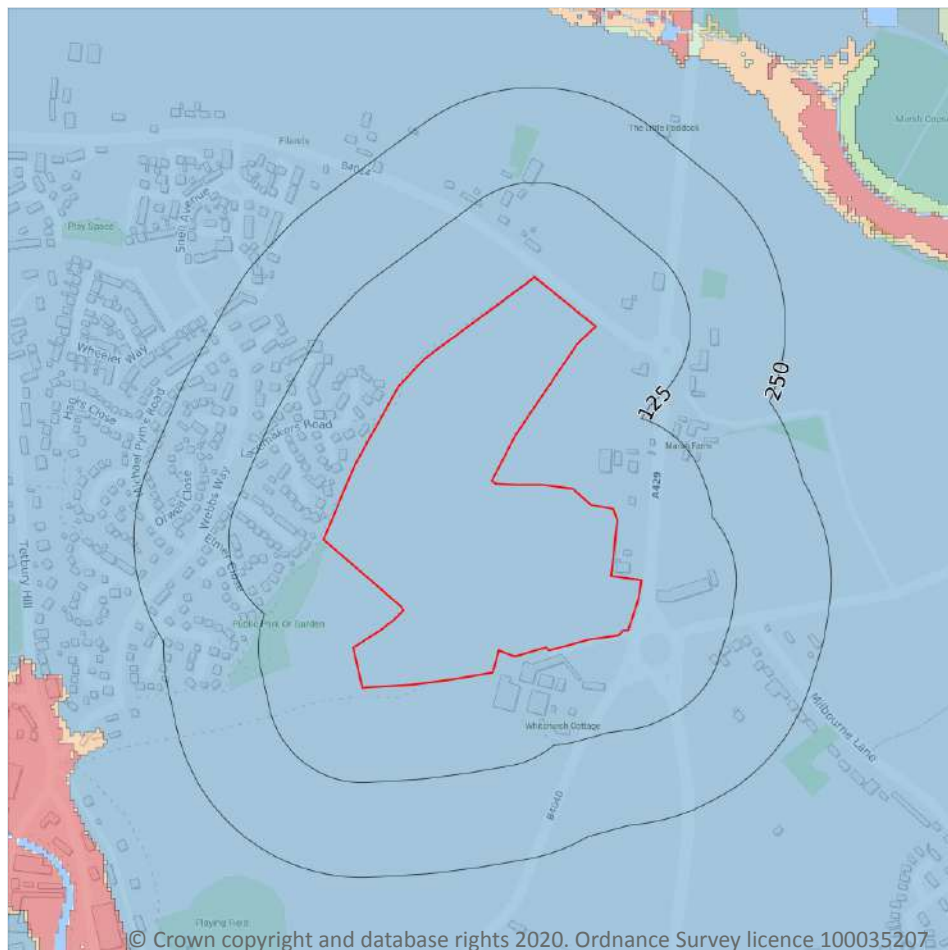
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Between 0.3m and 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.3m and 1.0m
1 in 30 year	Between 0.1m and 0.3m

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

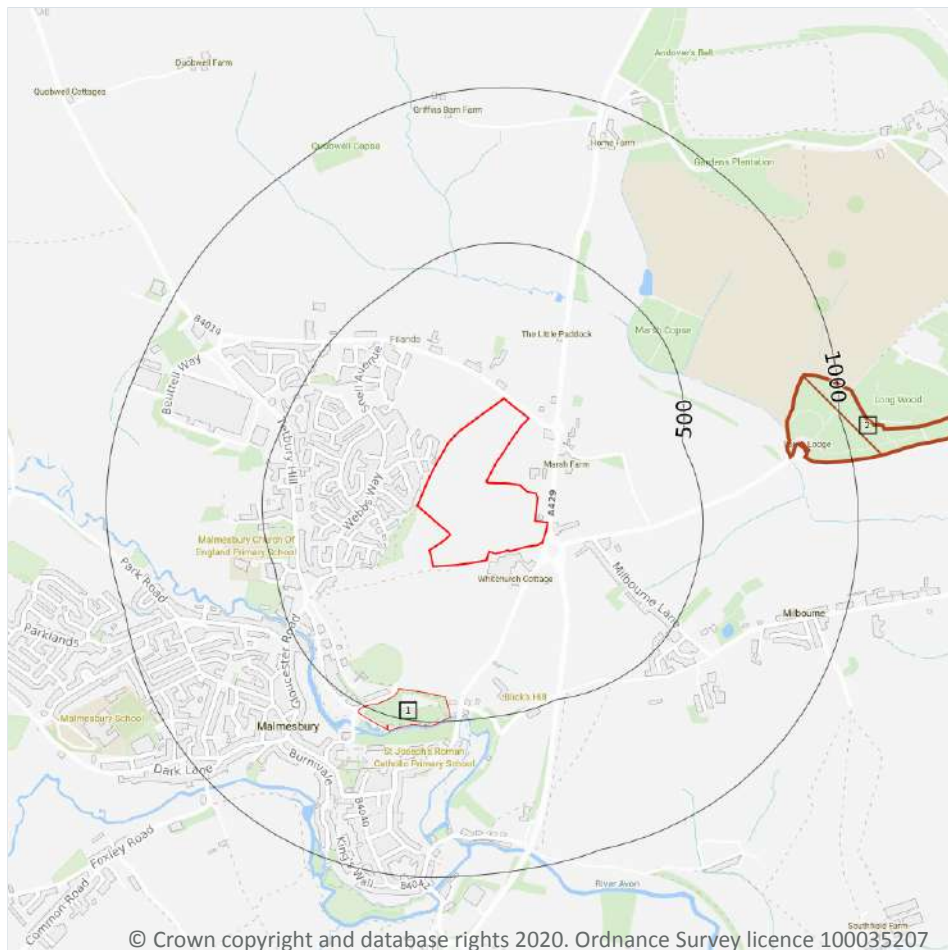
Negligible

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on **page 57**

This data is sourced from Ambienta Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- + Local Nature Reserves (LNR)
- ▤ Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.6 Local Nature Reserves (LNR)

Records within 2000m

1

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

Features are displayed on the Environmental designations map on **page 58**

ID	Location	Name	Data source
1	404m S	Conygre Mead	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m

2

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on **page 58**

ID	Location	Name	Woodland Type
2	807m E	LONG WOOD	Ancient Replanted Woodland
-	1632m E	Unknown	Ancient & Semi-Natural Woodland

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m

0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



10.9 Forest Parks

Records within 2000m

0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m

0

Areas designated to prevent urban sprawl by keeping land permanently open.

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m

0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.



10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

4

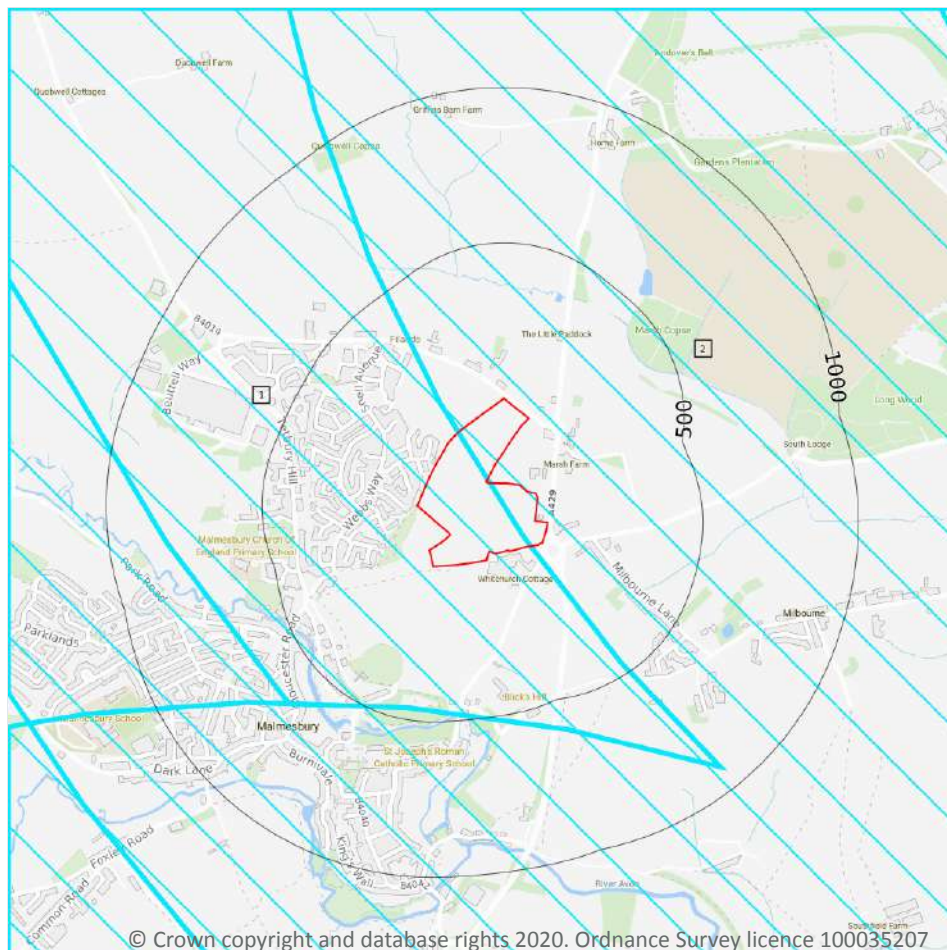
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	Tetbury Avon - unnamed trib to conf Sherston Avon NVZ	Surface Water	S576	Existing
202m SE	Tetbury Avon - unnamed trib to conf Sherston Avon NVZ	Surface Water	S576	Existing
1648m N	Cotswold Jurassic	Groundwater	G83	Existing
1744m NE	Thames (Churn to Coln) NVZ	Surface Water	S457	Existing

This data is sourced from Natural England and Natural Resources Wales.



SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site

2

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on **page 63**

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons > 4000m². Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.



ID	Location	Type of developments requiring consultation
2	On site	Infrastructure - Airports, helipads and other aviation proposals. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons > 750m² & manure stores > 3500t. Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.

This data is sourced from Natural England.

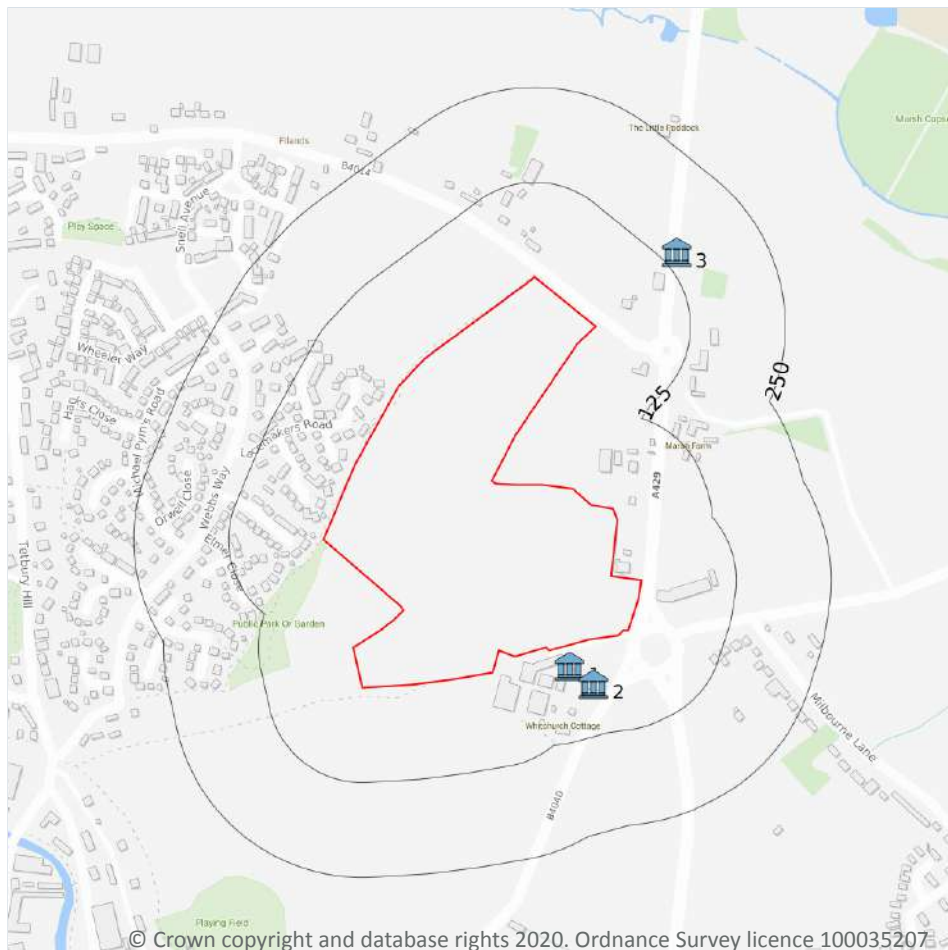
10.18 SSSI Units

Records within 2000m	0
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Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

This data is sourced from Natural England and Natural Resources Wales.

11 Visual and cultural designations



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m

3

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

Features are displayed on the Visual and cultural designations map on **page 65**

ID	Location	Name	Grade	Reference Number	Listed date
1	27m S	Outbuilding To West North West Of Whychurch Farmhouse, Malmesbury, Wiltshire, SN16	II	1269338	24/07/1992
2	58m S	Whychurch Farmhouse, Malmesbury, Wiltshire, SN16	II	1269337	24/07/1992
3	145m NE	Milestone At Ngr 935889, St. Paul Malmesbury Without, Wiltshire, SN16	II	1022269	16/07/1987

This data is sourced from English Heritage, Cadw and Historic Environment Scotland.

11.5 Conservation Areas

Records within 250m

0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

This data is sourced from English Heritage, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m

0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from English Heritage, Cadw and Historic Environment Scotland.

11.7 Registered Parks and Gardens

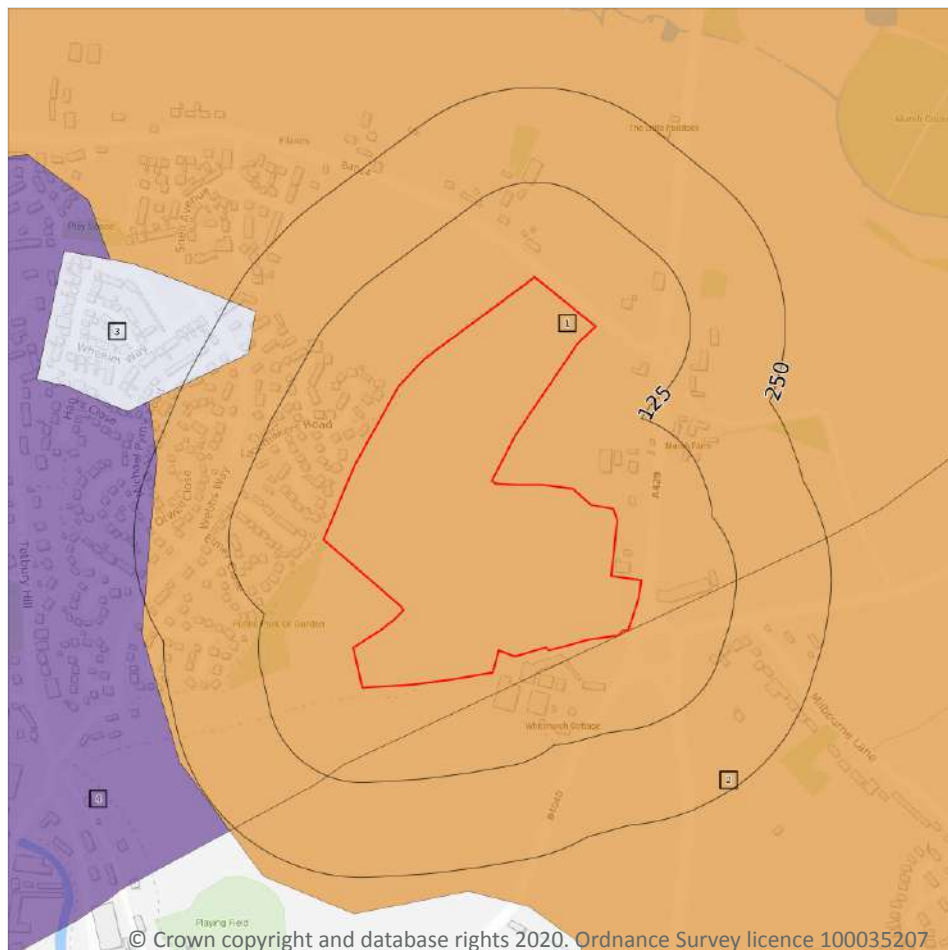
Records within 250m

0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from English Heritage, Cadw and Historic Environment Scotland.

12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m

4

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on **page 68**

ID	Location	Classification	Description
1	On site	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

ID	Location	Classification	Description
2	1m SE	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.
3	194m NW	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.
4	228m W	Urban	-

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m

0

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment.

This data is sourced from Natural England.



12.5 Countryside Stewardship Schemes

Records within 250m

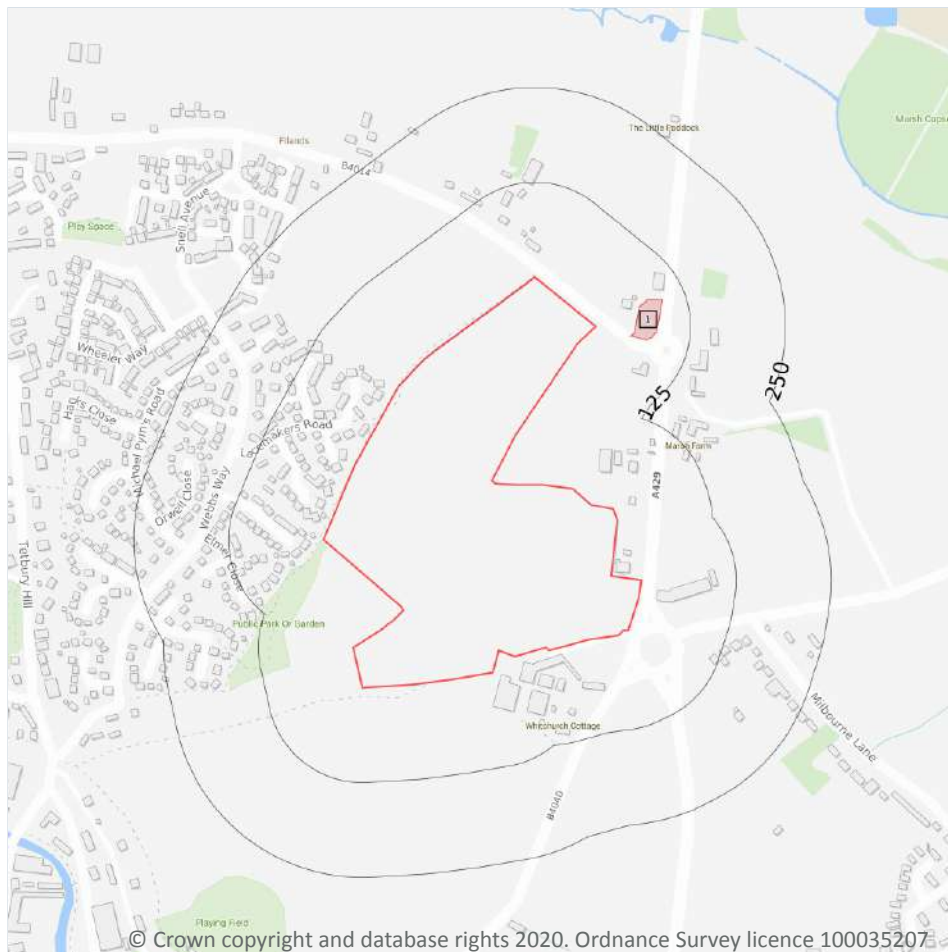
0

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.



13 Habitat designations



- Site Outline
- Search buffers in metres (m)
- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Habitat Networks
- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m

1

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

Features are displayed on the Habitat designations map on **page 71**

ID	Location	Main Habitat	Other habitats
1	48m E	Traditional orchard	Main habitat: TORCH (INV > 50%)

This data is sourced from Natural England.



13.2 Habitat Networks

Records within 250m

0

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

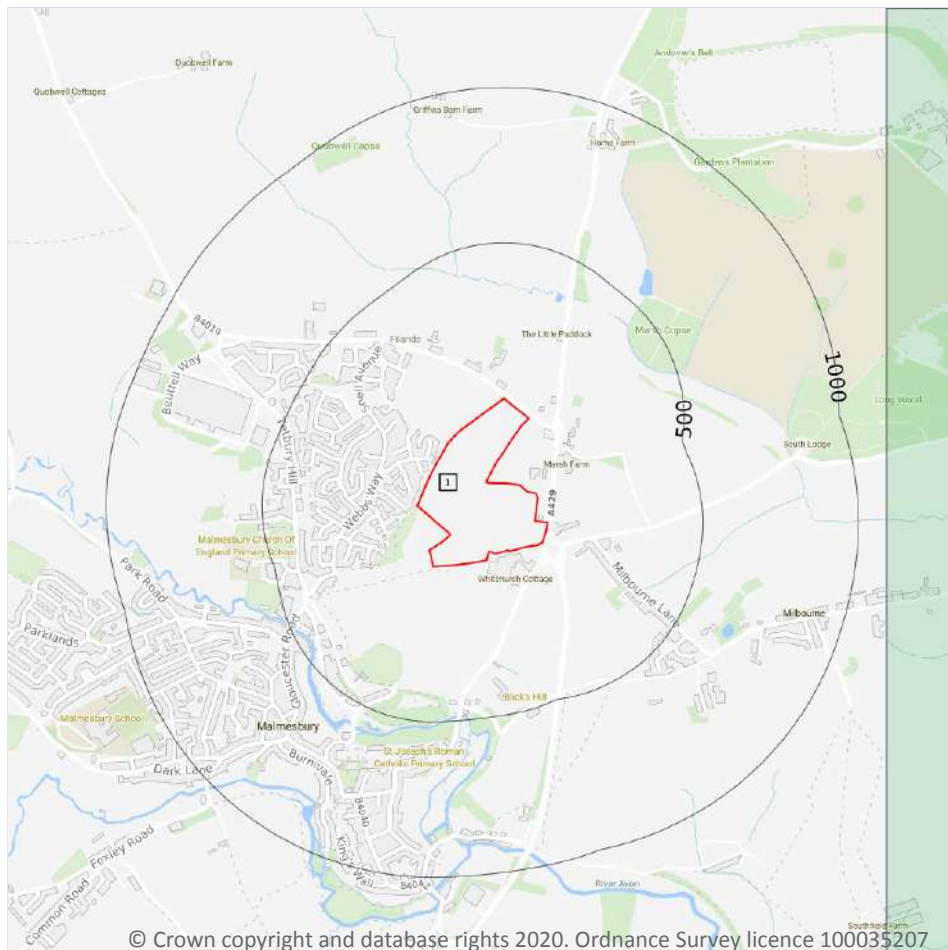
0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline

Search buffers in metres (m)

- Full coverage
 Partial coverage
 No coverage

14.1 10k Availability

Records within 500m

1

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 73**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	No coverage	No coverage	No coverage	NoCov

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Artificial and made ground

14.2 Artificial and made ground (10k)

Records within 500m

0

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m

0

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock

14.5 Bedrock geology (10k)

Records within 500m

0

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

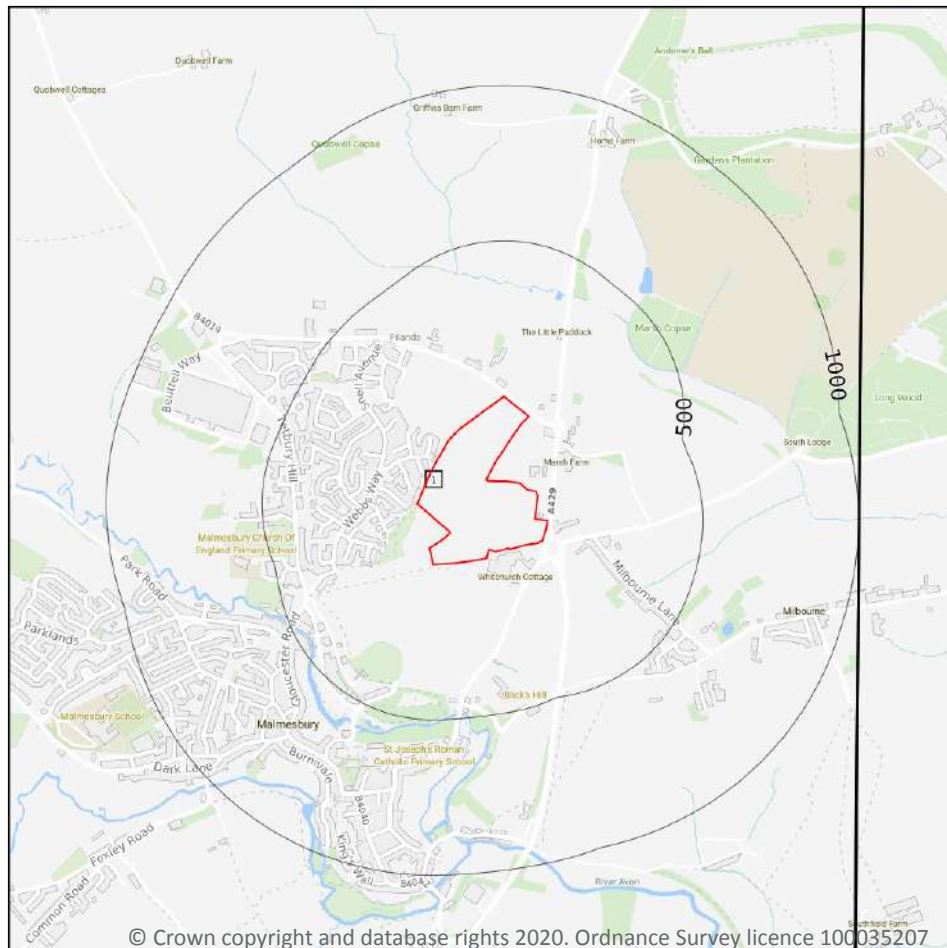
0

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- Geological map tile

15.1 50k Availability

Records within 500m

1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 77**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	Full	EW251_malmesbury_v4

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Artificial and made ground

15.2 Artificial and made ground (50k)

Records within 500m

0

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

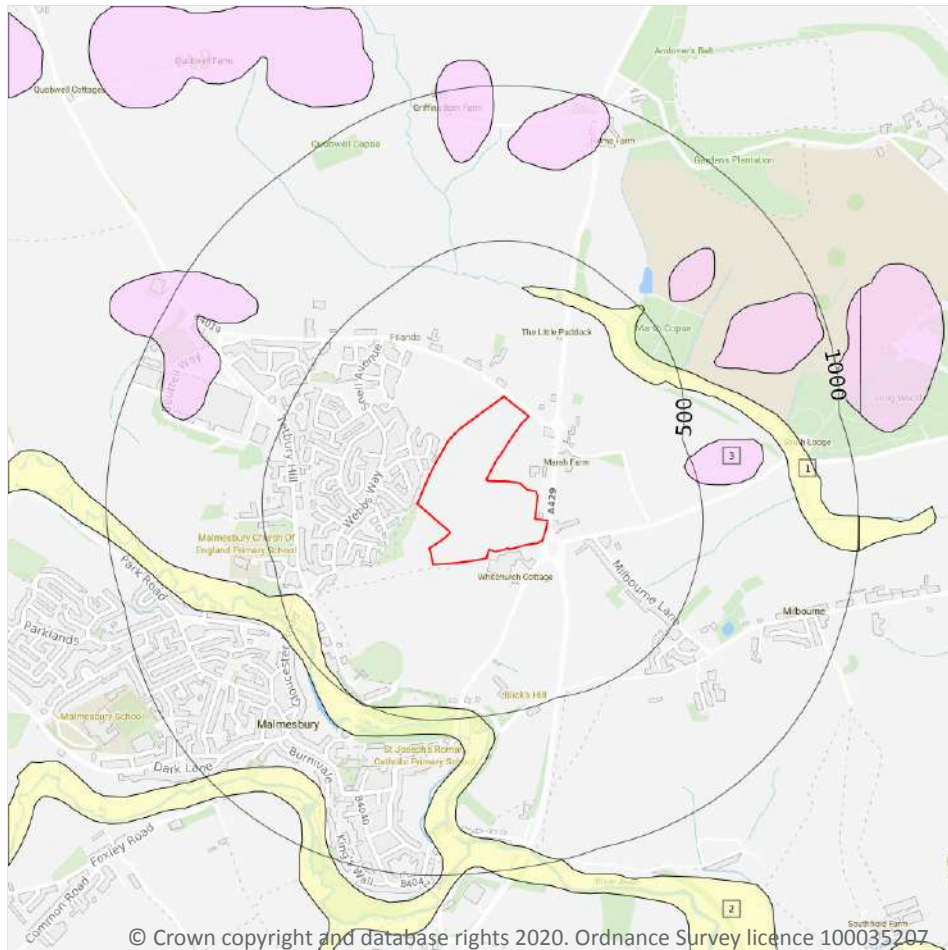
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

3

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 79**

ID	Location	LEX Code	Description	Rock description
1	337m NE	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
2	413m W	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
3	473m E	SUPD-XSV	SUPERFICIAL DEPOSITS	SAND AND GRAVEL

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m

0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

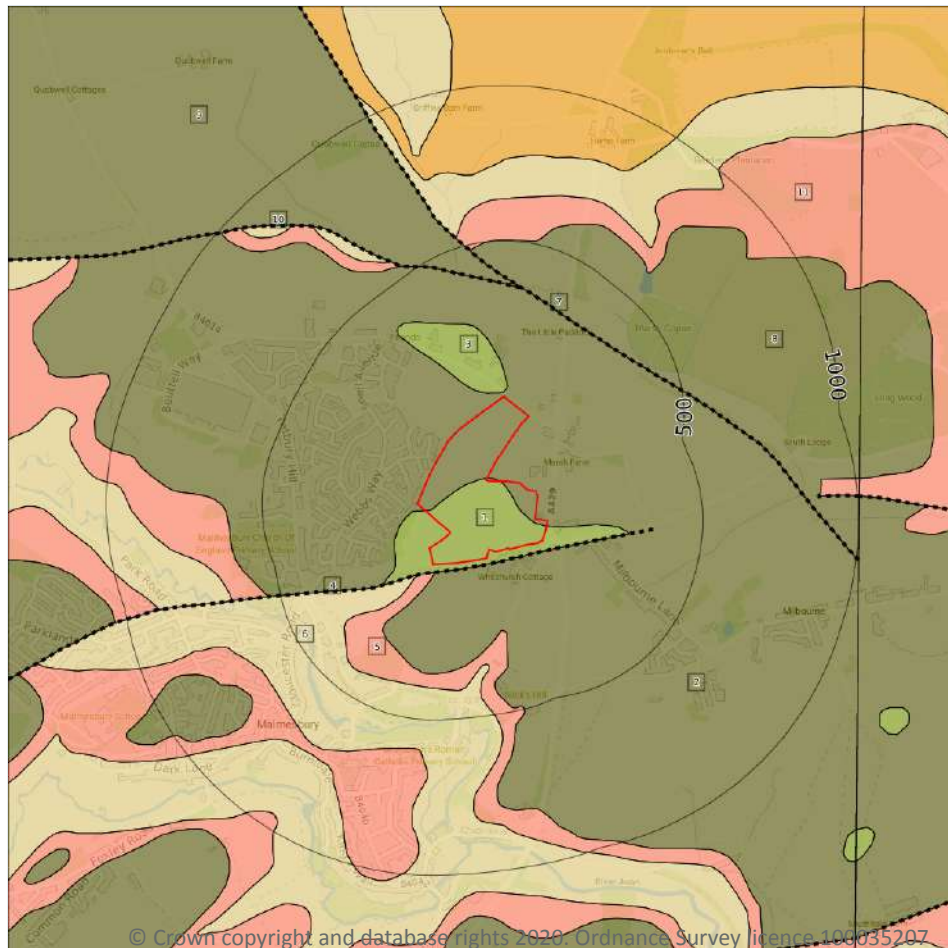
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

8

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 81**

ID	Location	LEX Code	Description	Rock age
1	On site	OXC-MDST	OXFORD CLAY FORMATION - MUDSTONE	CALLOVIAN
2	On site	KLC-MDST	KELLAWAYS CLAY MEMBER - MUDSTONE	CALLOVIAN
3	15m N	OXC-MDST	OXFORD CLAY FORMATION - MUDSTONE	CALLOVIAN
5	26m S	CB-LMST	CORNBRASH FORMATION - LIMESTONE	BATHONIAN

ID	Location	LEX Code	Description	Rock age
6	63m SW	FMB-MDST	FOREST MARBLE FORMATION - MUDSTONE	BATHONIAN
8	323m NE	KLC-MDST	KELLAWAYS CLAY MEMBER - MUDSTONE	CALLOVIAN
9	353m N	KLC-MDST	KELLAWAYS CLAY MEMBER - MUDSTONE	CALLOVIAN
11	482m N	CB-LMST	CORNBRAH FORMATION - LIMESTONE	BATHONIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	4
---------------------------	----------

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Low	Very Low
On site	Fracture	Low	Very Low
15m N	Fracture	Low	Very Low
25m S	Fracture	Very High	High

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	3
----------------------------	----------

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

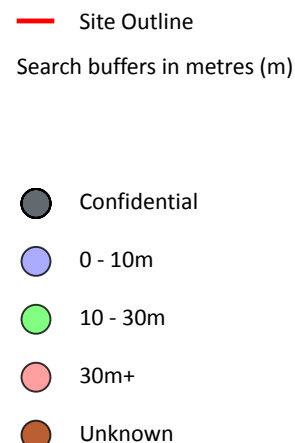
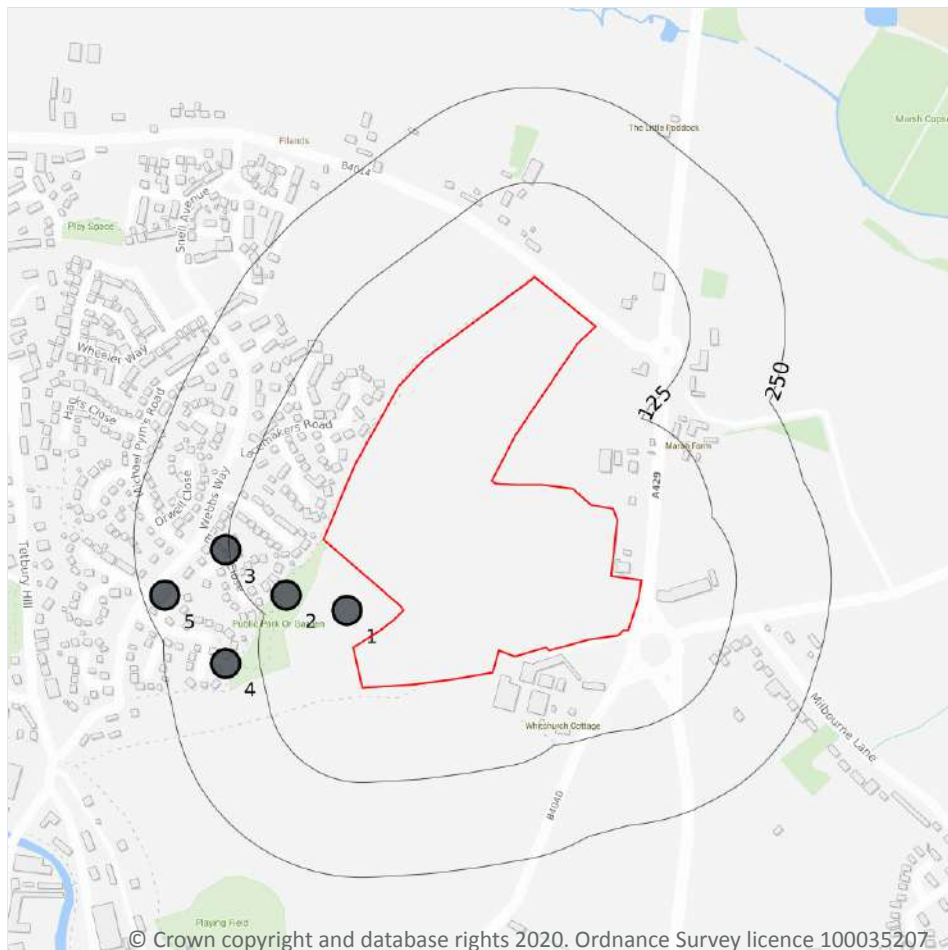
Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 81**

ID	Location	Category	Description
4	19m S	FAULT	Fault, observed
7	323m NE	FAULT	Fault, inferred
10	353m N	FAULT	Fault, observed

This data is sourced from the British Geological Survey.



16 Boreholes



16.1 BGS Boreholes

Records within 250m

5

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

Features are displayed on the Boreholes map on **page 83**

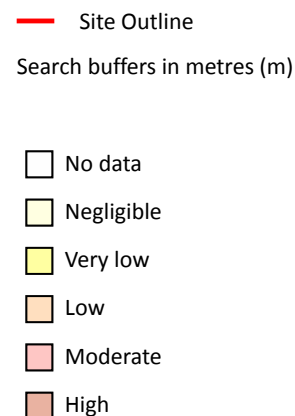
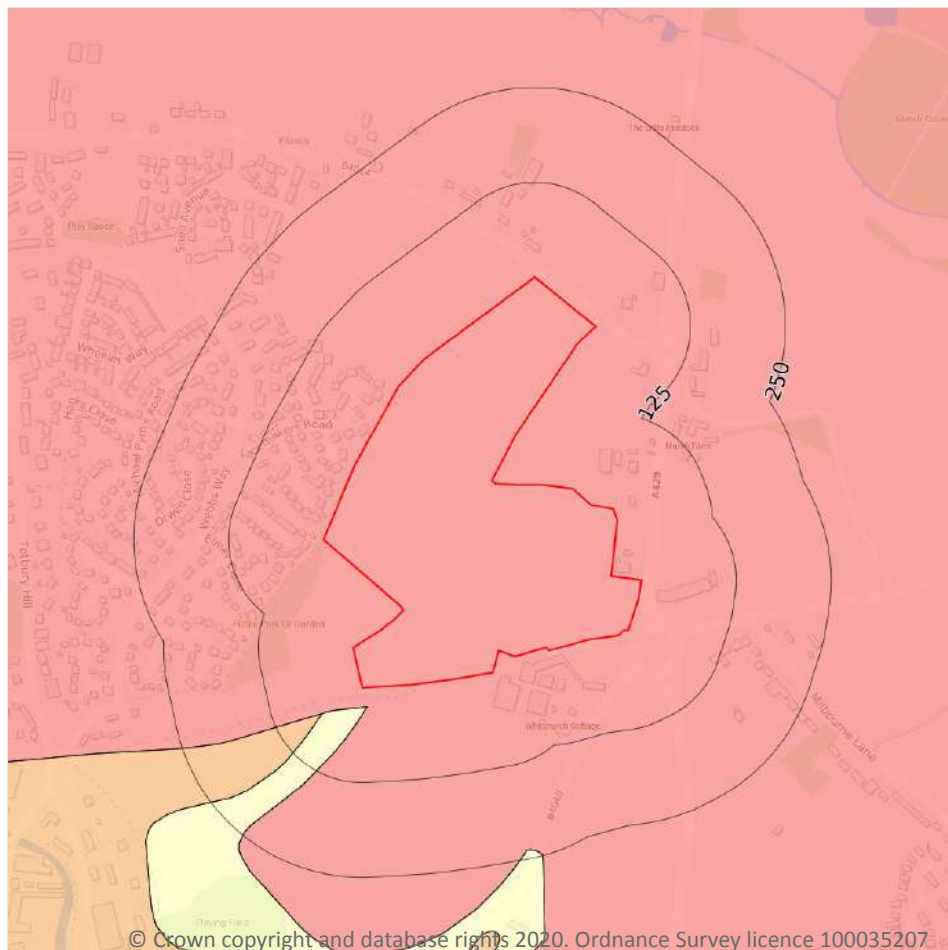
ID	Location	Grid reference	Name	Length	Confidential	Web link
1	46m NW	393520 188060	REED FARM MALMESBURY TP 5	-	Y	N/A
2	88m SW	393440 188080	REED FARM MALMESBURY TP 6	-	Y	N/A
3	130m W	393360 188140	REED FARM MALMESBURY TP 7	-	Y	N/A

ID	Location	Grid reference	Name	Length	Confidential	Web link
4	170m W	393360 187990	REED FARM MALMESBURY TP 3	-	Y	N/A
5	222m W	393280 188080	REED FARM MALMESBURY TP 4	-	Y	N/A

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m

2

The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 85**

Location	Hazard rating	Details
On site	Moderate	Ground conditions predominantly high plasticity.
26m S	Negligible	Ground conditions predominantly non-plastic.

This data is sourced from the British Geological Survey.



[illegible]

 No data
 Negligible
 Very low
 Low
 Moderate
 High

Records within 50m	1
--------------------	---

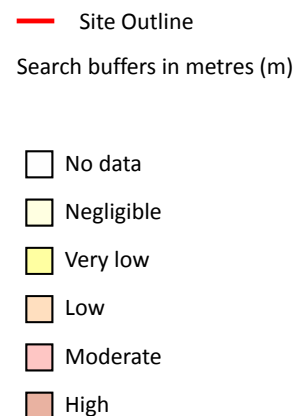
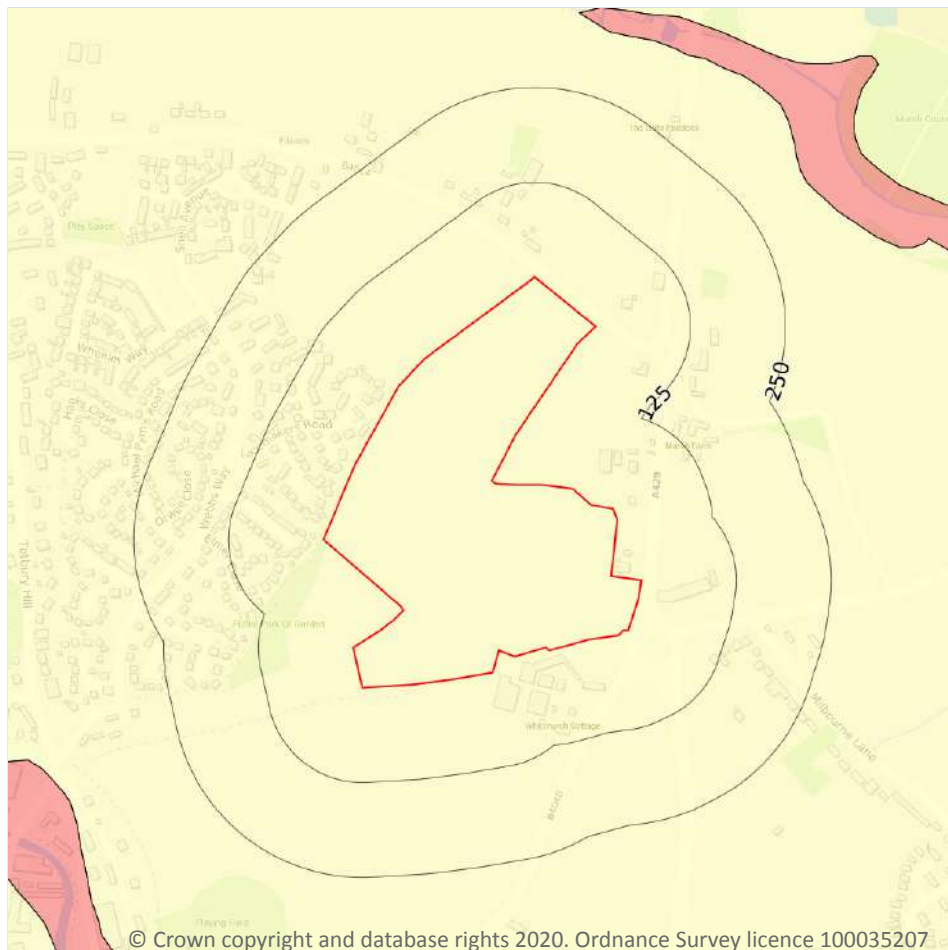
Features are displayed on the Natural ground subsidence - Running sands map on **page 86**

Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.


 Contact us with any questions at:
info@groundsure.com
 08444 159 000

Date: 29 July 2020
 

Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

1

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

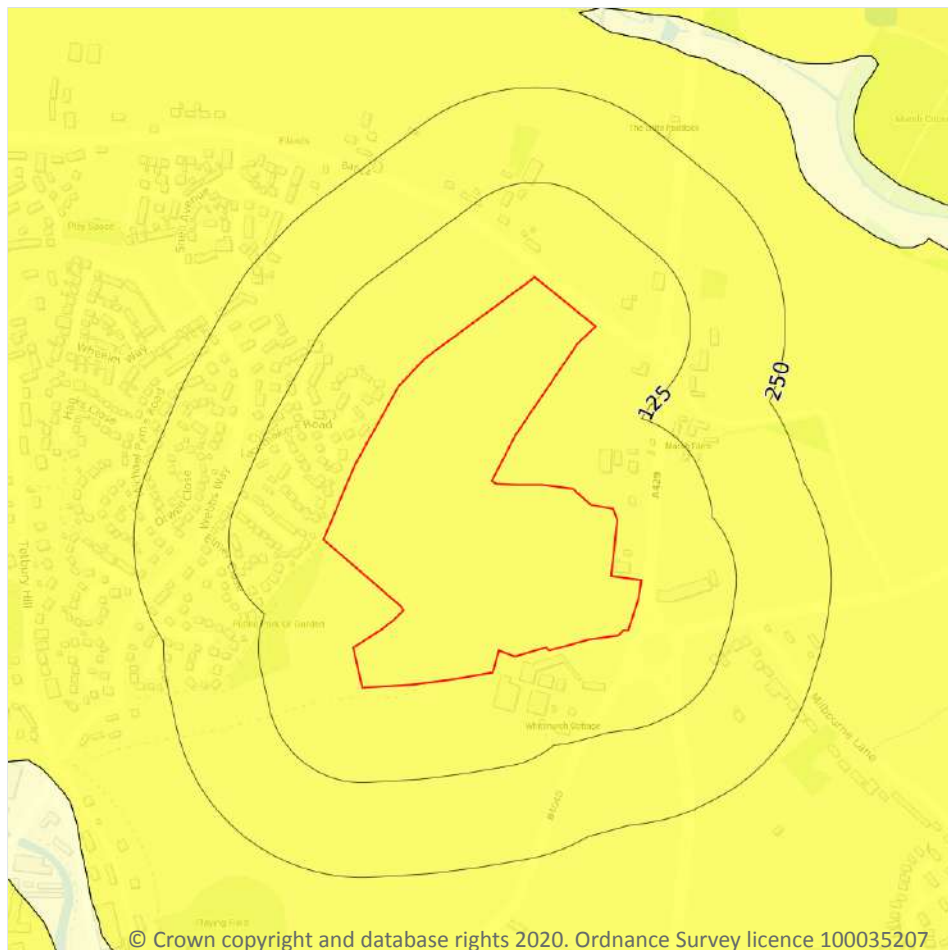
Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 87**

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.4 Collapsible deposits

Records within 50m

1

The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

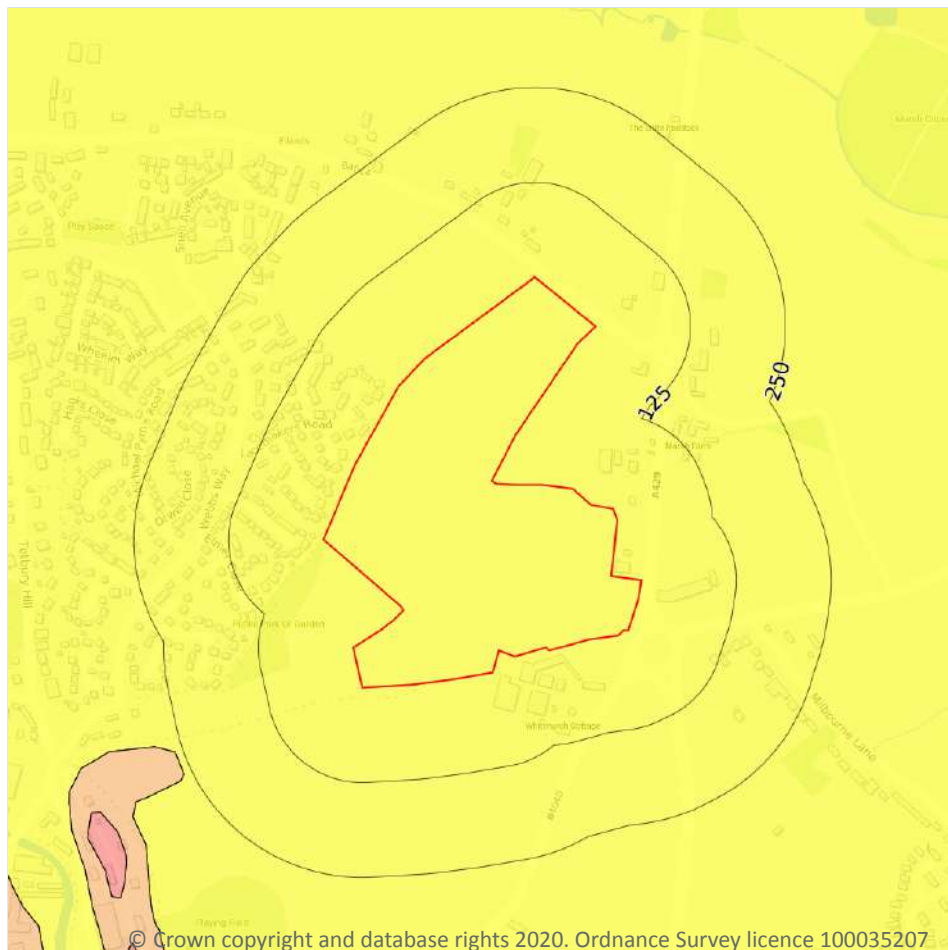
Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 88**

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.5 Landslides

Records within 50m

1

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

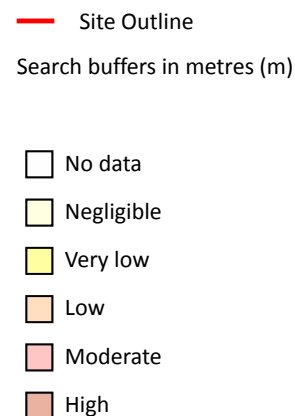
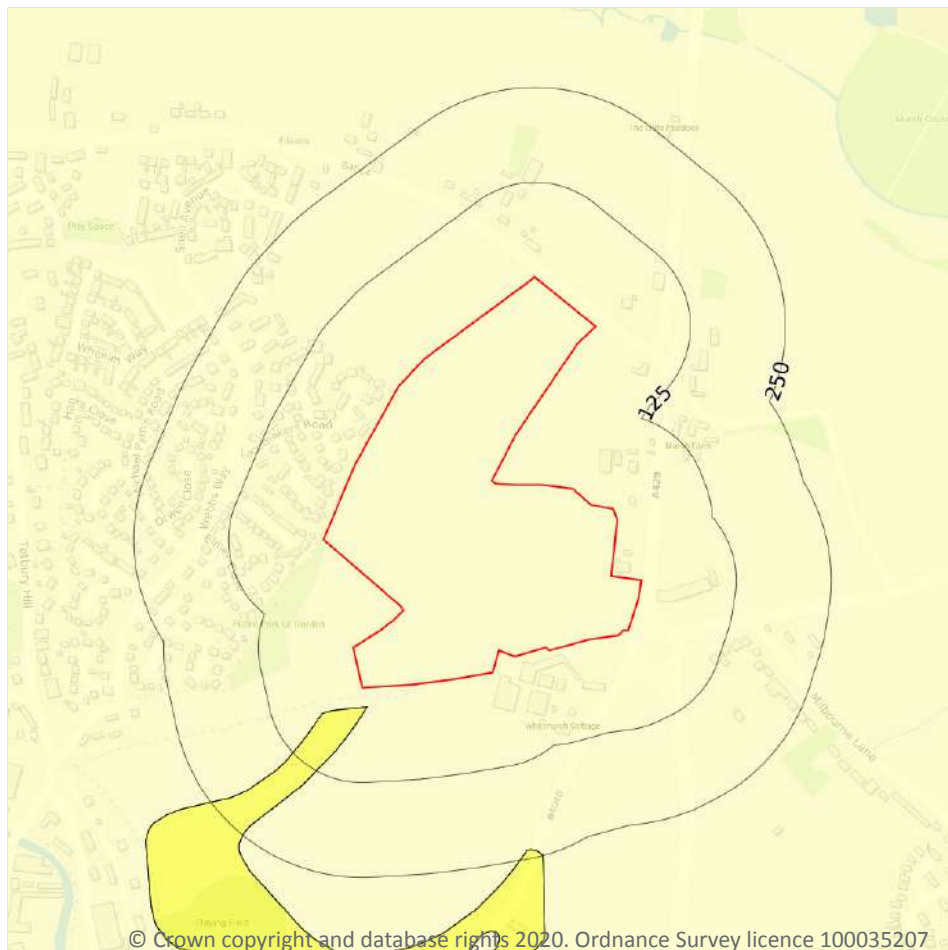
Features are displayed on the Natural ground subsidence - Landslides map on **page 89**

Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

2

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 90**

Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

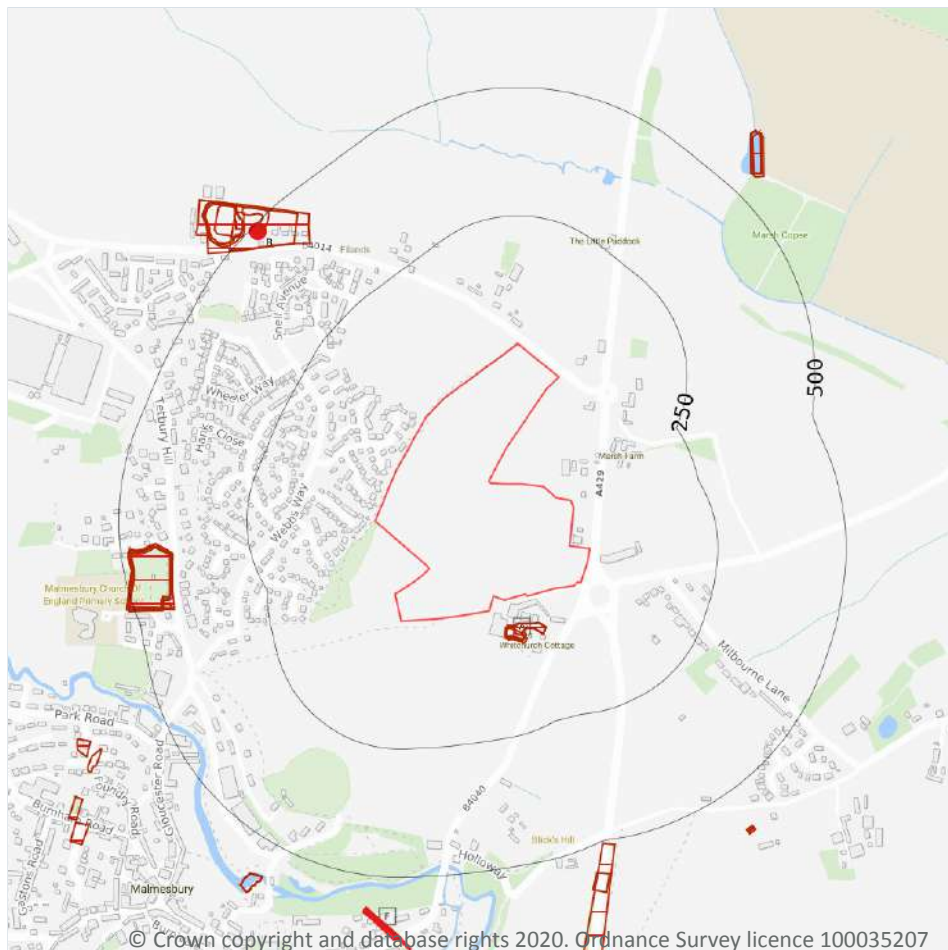


Location	Hazard rating	Details
26m S	Very low	Soluble rocks are present within the ground. Few dissolution features are likely to be present. Potential for difficult ground conditions or localised subsidence are at a level where they need not be considered.

This data is sourced from the British Geological Survey.



18 Mining, ground workings and natural cavities



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- BritPits
- Surface ground workings
- Underground workings
- Historical Mineral Planning Areas
- Mining Cavities
- Non Coal Mining
- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Peter Brett Associates (PBA).

18.2 BritPits

Records within 500m

1

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

Features are displayed on the Mining, ground workings and natural cavities map on **page 92**

ID	Location	Details	Description
B	487m NW	Name: Orchard Farm Brick Works Address: Filands, MALMESBURY, Wiltshire Commodity: Clay & Shale Status: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Type: Ceased Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m

6

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining, ground workings and natural cavities map on **page 92**

ID	Location	Land Use	Year of mapping	Mapping scale
A	46m SE	Pond	1938	1:10560
A	46m SE	Pond	1899	1:10560
A	46m SE	Ponds	1885	1:10560
A	46m SE	Pond	1919	1:10560
A	46m SE	Pond	1975	1:10560
A	50m SE	Pond	1924	1:10560

This data is sourced from Ordnance Survey/Groundsure.



18.4 Underground workings

Records within 1000m

7

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

Features are displayed on the Mining, ground workings and natural cavities map on **page 92**

ID	Location	Land Use	Year of mapping	Mapping scale
F	563m S	Tunnel	1956	1:10560
F	566m S	Railway Tunnel	1938	1:10560
F	566m S	Railway Tunnel	1919	1:10560
F	566m S	Railway Tunnel	1899	1:10560
F	566m S	Railway Tunnel	1919	1:10560
F	566m S	Tunnel	1924	1:10560
F	568m S	Tunnel	1885	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

0

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

This data is sourced from the British Geological Survey.



18.7 Mining cavities

Records within 1000m	0
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Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Peter Brett Associates (PBA).

18.8 JPB mining areas

Records on site	0
-----------------	---

Areas which could be affected by former coal mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site	0
-----------------	---

Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.10 Brine areas

Records on site	0
-----------------	---

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.11 Gypsum areas

Records on site	0
-----------------	---

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

Records on site	0
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Generalised areas that may be affected by historical tin mining.

This data is sourced from Mining Searches UK.

18.13 Clay mining

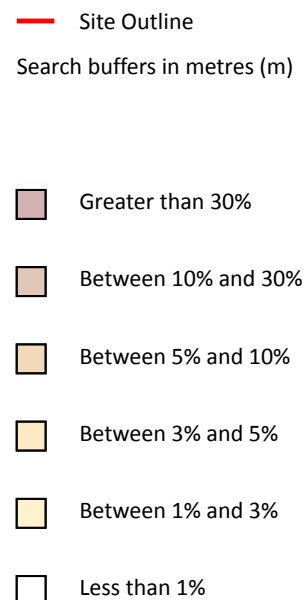
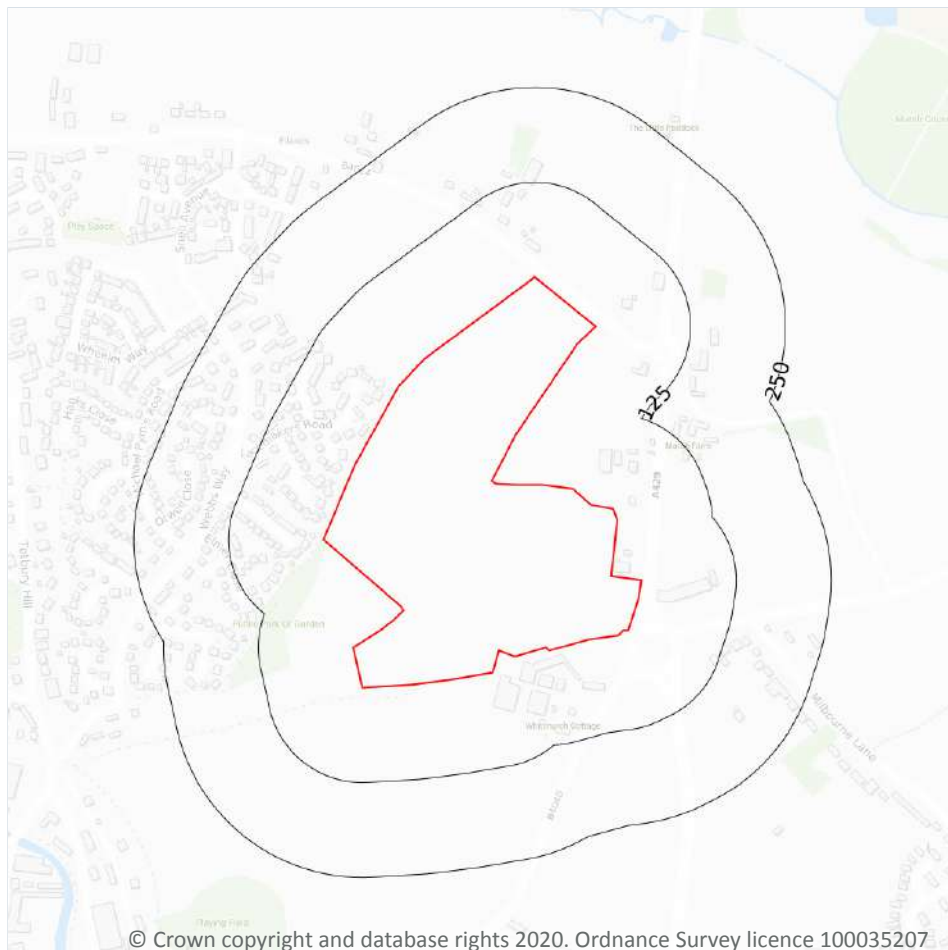
Records on site	0
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Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).



19 Radon



19.1 Radon

Records on site

1

Estimated percentage of dwellings exceeding the Radon Action Level. This data is the highest resolution radon dataset available for the UK and is produced to a 75m level of accuracy to allow for geological data accuracy and a 'residential property' buffer. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain. The data was derived from both geological assessments and long term measurements of radon in more than 479,000 households.

Features are displayed on the Radon map on **page 97**

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None**

This data is sourced from the British Geological Survey and Public Health England.



20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m

14

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
1m N	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
11m SW	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
15m N	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
19m S	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
25m SW	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
30m SE	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
30m SW	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
30m SE	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
30m SW	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg

This data is sourced from the British Geological Survey.



20.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.

21 Railway infrastructure and projects

21.1 Underground railways (London)

Records within 250m**0**

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m**0**

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m**0**

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m**0**

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m**0**

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.



This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m

0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

21.7 Railways

Records within 250m

0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m

0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m

0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m

0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.



Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference>.

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APPENDIX D

Risk Assessment Methodology

CGL Risk Assessment Methodology

The following risk Assessment methodology is based on CIRIA C552 (2001) Contaminated Land Risk Assessment – A Guide to Good Practice¹, in order to quantify potential risk via risk estimation and risk evaluation, which can be adopted at the Phase I stage. This will then determine an overall risk category which can be used to identify likely actions. This methodology uses qualitative descriptors and therefore is a qualitative approach and is undertaken for each potential pollution linkage (source-pathway-receptor) identified for the site in accordance with Contaminated Land Reports 6² and 11³.

The methodology requires the classification of:

- The magnitude of the consequence (severity) of a risk occurring, and
- The magnitude of the probability (likelihood) of a risk occurring.

The potential consequences of contamination risks occurring at this site are classified in accordance with Table 1 below, which is adapted from the CIRIA guidance¹.

Table 1. Classifications of Consequence ratings

Classification	Definition of Consequence	Examples
Severe	Short-term (acute) risks to human health. Short-term (acute) risk of pollution of sensitive water resource or ecosystem. Catastrophic damage to crops/buildings/property/infrastructure, including off-site soils.	High concentration of cyanide on the surface of an informal recreation area Major spillage of contaminants from site into controlled waters Explosion causing building collapse
Medium	Long-term (chronic) risks to human health Long-term (chronic) pollution of sensitive water resource Significant change in an ecosystem/contamination of off-site soils	Concentrations of a contaminant from site exceeding the generic or site specific assessment criteria Leaching of contaminants from a site into a major or minor aquifer Death of a species within a designated nature reserve
Mild	Pollution of non-sensitive water resource Significant damage to crops/ buildings/property/infrastructure Damage to an ecosystem or sensitive buildings/structures/services	Pollution of a non-classified groundwater Damage to a building rendering it unsafe to occupy (e.g. foundation damage resulting in instability)
Minor	Easily preventable non-permanent health effects Harm, although not necessarily significant harm, which may result in financial loss or expenditure to resolve Easily repairable effects of damage to buildings/structures/services	Presence of contamination at concentrations which require the use of personal protective equipment during site work Loss of plants in a landscaping scheme/dicolouration of concrete

¹ CIRIA, (2001). *Contaminated Land Risk Assessment. A Guide to Good Practice*. CIRIA C552.

² M.J. Carter Associates, (1995). *Prioritisation and Categorisation Procedure for Sites Which May Be Contaminated*. Contaminated Land Report 6. Department of the Environment. C

³ Environment Agency, (2004). *Model Procedures for the Management of Land Contamination*. Contaminated Land Report 11.

The potential probability of the risks being realised are classified in accordance with the ratings set out in Table 2 which are adapted from the CIRIA guidance¹. It should be noted that where a pollutant linkage has not been identified the likelihood is considered to be zero.

Table 2. Classifications of probability ratings

Classification	Definition
High likelihood	There is a pollution linkage and an event that either appears very likely in the short term and almost inevitable in the long term, or there is evidence at the receptor that an event has occurred
Likely	There is a pollution linkage and all the elements are present and in the right place which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term
Low likelihood	There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such an event would take place and is less likely in the short term.
Unlikely	There is a pollutant linkage but circumstances are such that it is improbable that an event would occur even in the very long term

In accordance with C552 the risk classification for each pollution linkage are classified in accordance with the matrix for consequence and probability set out in Table 3. The definitions for the risk classifications are presented in Table 4.

Table 3. Risk classification matrix

		Consequence			
		Severe	Medium	Mild	Minor
Probability	High likelihood	Very High	High	Moderate	Moderate / Low
	Likely	High	Moderate	Moderate / Low	Low
	Low likelihood	Moderate	Moderate / Low	Low	Very Low
	Unlikely	Moderate / Low	Low	Very Low	Very Low

Table 4. Risk classification definitions

Classification	Definition
Very High	There is a high probability that severe harm could arise to a designated receptor from the identified hazard or there is evidence that severe harm is currently happening. This risk, if realised, is likely to result in substantial liability. Urgent investigation (if not already undertaken) and remediation are likely to be required.
High	Harm is likely to arise to a designated receptor from the identified hazard. Realisation of the risk is likely to result in substantial liability. Urgent investigation (if not already undertaken) and remediation are likely to be required.
Moderate	It is possible that harm could arise to a designated receptor from the identified hazard. However, it is either relatively unlikely that such harm would be severe or if any harm were to occur it is more likely that the harm would be relatively mild. Urgent investigation (if not already undertaken) is normally required to clarify the potential risk and to determine the potential liability. Some remedial works may be required in the longer term.
Low	It is possible that harm could arise to a designated receptor from the identified hazard, but it is considered likely that this harm, if realised, would at worst normally be mild.
Very Low	There is a low possibility that harm could arise to a designated receptor from the identified hazard. In the event of such harm being realised it is not likely to be severe.