



**Castledine
Environmental**

LAND CONTAMINATION SURVEYS

**Phase 1 Land Contamination
Risk Assessment
for
Proposed Electric Car Charging
Station with Associated
Landscaping & Access
on land lying to the north of
Bath Road, Chippenham,
Swindon SN14 0AF**

Date: September 2025

Status:

Final Report

Reference:

4084D P1 Hand – Chippenham

Date:

12/09/2025

Author:	Checked by:
DW	TR

EXECUTIVE SUMMARY

The site interior presently comprises a site access route (shared with the adjacent daycare nursery), an unoccupied fielded area and small wooded area. The site has had very little to no development history beyond usage as a field and footpath, followed by the limited occupation of the south eastern and eastern extents of site by a redundant road.

Based on the information contained in this report, it is the opinion of Castledine Environmental that the site represents a **LOW** level of risk with respect to the proposed development and end-users and a **LOW** to **MODERATE** level of risk with respect to site workers and adjacent, sensitive receptors (i.e. daycare nursery); however, such risks can be effectively ameliorated by way of suitable PPE and adherence to relevant HSE guidance.

It is not envisaged that any further works or investigation are required.

A watching brief (as outlined in Appendix E) should be carried out by the site supervisor during the course of demolition, site clearance and construction works for any obvious contamination (e.g. oil spillage in ground, buried waste, possible asbestos containing material). Should previously unreported or undiscovered contamination be identified, then development should stop and Castledine Environmental should be contacted to determine if further assessment or changes to the remediation scheme are required.

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1.0 QUALITY ASSURANCE

Castledine Environmental confirm that all reasonable efforts have been made to ensure that the information outlined within this report is accurate.

Castledine Environmental would further confirm that due care, attention and technical skill were used in the creation of this report.

2.0 LIMITATIONS

The conclusions and recommendations made in this report are limited to those based on the findings of the investigation. Where comments are made based on information obtained from third parties, Castledine Environmental assumes that all third-party information is true and correct. No independent action has been undertaken to validate the findings of third parties. The assessments and interpretation have been made in line with legislation and guidelines in force at the time of writing, representing best practice at the time.

This survey has not included asbestos within existing structures, invasive plant species, geotechnical considerations or any elements unconnected with potential ground contamination at the site. If required, such surveys should be undertaken by suitably accredited organisations.

There may be other conditions prevailing at the site which have not been disclosed by this investigation and which have not been taken into account by this report. Responsibility cannot be accepted for conditions not revealed by the investigation.

3.0 INTRODUCTION AND SITE PROPOSALS

Castledine Environmental have been appointed by Mr. C. Hand to undertake a Phase 1 Desk study on a site located to the north of Bath Road, Chippenham, Swindon, Wiltshire SN14 0EF.

The site proposals consist of the redevelopment of the site with installation of an electric car charging station with associated landscaping and access works.

4.0 SCOPE

Castledine Environmental have prepared this report for the sole use and reliance of Mr. C. Hand and associated appointees for the purpose of ensuring compliance with:

- National Planning Policy Framework (NPPF) February 2025;
- Part C1 of the building regulations;
- Support of a Planning Application.

This report may not be used or relied upon by any unauthorised third party, or for any other proposed use than that specified above, without the explicit written agreement of Castledine Environmental.

This report is to be regarded as a Preliminary Risk Assessment in accordance with the Environment Agency's Land Contamination Risk Management (LCRM – 2021), which replaces CLR11 *“Model Procedures for the Management of Land Contamination”*, carried out in accordance with BS 10175:2011+A2:2017, *“Investigation of Potentially Contaminated Land - Code of Practice”* and relevant sections of BS5930:2015+A1:2020, *“Code of Practice for Ground Investigations”*.

The objectives of the report are:-

- To assess historical activities at the site with respect to their potential impact on the site environment;

- To assess historical and current surrounding land use in relation to known or potential off-site contamination issues that may impact on the subject site;
- Review of geological, hydrogeological and hydrological conditions at the site, pertaining to land contamination issues;
- To characterise the environmental setting of the site, identify migration pathways and vulnerable receptors for contamination originating at the site, focusing on potential soil and groundwater liabilities; and
- To develop a preliminary conceptual site model (CSM).

This report has been produced in order to discharge any relevant planning conditions outlined by the Local Authority and Environment Agency.

5.0 SITE DESCRIPTION

The site is located in Chippenham, Swindon, Wiltshire at National Grid Reference: 389694,172204 and is approximately 0.33ha in area.

The site is irregular in shape, resembling a reversed 'L' in shape and consisting of an east-west rectangle and a north-south rectangle. The site is located in an area which is predominantly residential to the north and commercialised to the east and south with fielded areas located west. The site is then directly bounded by a residential estate to the north, a wooded area with a Sainsbury's superstore beyond to the east and south east, a McDonalds to the south and a daycare nursery to the west with the A350 and fielded areas beyond this.

The site interior comprises a site access route (shared with the adjacent daycare nursery), an unoccupied fielded area and small wooded areas. Access to site is provided directly from the footpath of the site access route, which forms the southern extent of site. The far south western extent of site, along with the eastern and north eastern extents of site are then occupied by lightly wooded areas; whilst the remainder of site is formed by unoccupied field. Of note in this grassed area was disturbed earth located centrally and in the central southern extent of site, where

fresh arisings (having appeared to be back filled and tamped down – the arisings appeared to be natural sandy clays) indicated a possible former excavation or potential site investigation having previously taken place on site. In the wooded areas, some scattered rubbish such as packaging, vapes and general domestic wastes was noted.

No significant potential sources of contamination were noted on the site walkover beyond scattered waste, which is considered to be inert.

Topographically, the site slopes very gently from the north down to the south and the level of the access route.

Photos of the site are present in Appendix D.

6.0 REGULATORY AUTHORITY AND OTHER ENVIRONMENTAL DATA

An environmental search listing historical and environmental factors likely to affect the property has been reviewed. The most pertinent information is summarised in the following sections. A copy is presented in Appendix A.

Additional geological and hydrological data was obtained from the British Geological Survey.

6.1 HYDROLOGICAL

6.1.1 AQUIFER

6.1.1.1 SUPERFICIAL GEOLOGY

ID	Distance (m)	Direction	Designation	Description
1	88	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

6.1.1.2 BEDROCK GEOLOGY

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	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	7	S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

6.1.2 ABSTRACTIONS AND PRIVATE WATER SUPPLIES

None recorded within 1000m of site.

6.1.3 SOURCE PROTECTION ZONE

The site is located in a Type 2 (Outer Catchment) Source Protection Zone (SPZ). Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

6.1.4 GROUNDWATER VULNERABILITY AND SOIL LEACHING POTENTIAL

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.

ID	Location	Summary	Soil / Surface	Superficial Geology	Bedrock Geology
1	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: >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

6.1.5 SOLUBLE ROCK RISK

The Groundsure report records the site as being located in an area where:

“Significant soluble rocks are likely to be present with a 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.”

6.1.6 POTENTIAL SURFACE WATER

The Groundsure report records an unnamed watercourse located on the western boundary of site and extending north west and south from this proximate point to site. The Groundsure report then records the Pudding Brook to be located 127m south of site at its most proximate point to site (being orientated east to west).

6.1.7 DISCHARGE CONSENTS

The Groundsure report records no active discharge consents held within 500m of site.

6.2 PERMITTED PROCESSES

The Groundsure report records an active Part B Permits relating to dry cleaning processes and the unloading of petrol into storage, located 105m and 202m east of site, respectively.

6.3 POLLUTION INCIDENTS

The Groundsure report records an incident located 98m north west, dated circa.2001 and relating to hydrocarbons with a minor impact to water quality and no impact to land or air qualities. No further pollution incidents are located within 250m of site and no significant or major impact incidents are recorded within 500m of site.

6.4 RADIOACTIVE SUBSTANCES REGISTRATIONS

None recorded within 500m of site.

6.5 WASTE**6.5.1 LICENSED WASTE MANAGEMENT FACILITIES (LOCATIONS)**

None recorded within 500m of site.

6.5.2 LANDFILL SITES

None recorded within 500m of site.

6.6 HAZARDOUS SUBSTANCES

None recorded within 500m of site.

6.7 ECOLOGICAL RECEPTORS

The Groundsure report records an area of unnamed Designated Ancient Woodland located 990m north of site.

No further sensitive land usages are recorded within 1000m of site.

6.8 SOILS AND GEOLOGY

"Contains British Geological Survey materials © NERC 2025" obtained from <http://www.bgs.ac.uk/data/mapViewers/home.html> under the [Open Government Licence](#)

6.8.1 SUPERFICIAL DEPOSITS

Both BGS geological mapping and the Groundsure report record no superficial geological deposits located on site with the nearest record being an area of Alluvium, comprising sands with clays and gravels and possible organic inclusions, located 101m south of site.

6.8.2 BEDROCK DEPOSITS

Both BGS geological mapping and the Groundsure report records bedrock geology of the Cornbrash Formation underlying site, comprising a medium- to fine-grained limestone with bioclastic wackestones and packstones (generally bluish grey when fresh, weathering to olive or yellowish brown).

Records of the Forest Marble Formation, comprising a silicate mudstone are then located 14m south west of site; with records of the Kellaways Formation, comprising a silicate sandstone and siltstone, then located 26m south of site.

6.8.3 BEDROCK PERMEABILITY

The Groundsure report records the site as being within an area where the maximum permeability of bedrock geology is recorded as 'very high' and the minimum permeability as 'high' and facilitated by fracture flow mechanisms.

6.8.4 BEDROCK LINEAR FEATURES

The Groundsure report records a normal, inferred fault located 10m south of site and orientated slightly north east to south west.

6.8.5 ARTIFICIAL GROUND

BGS geological mapping records no artificial deposits located on or within 500m of site.

6.8.6 COAL MINING

The site is not located in a coal mining reporting area and the local geology is not considered appropriate for such extraction. As such the risk from coal mining activities is considered to be negligible.

6.8.7 NON-COAL MINING

The Groundsure report records no non-coal mining features, activities or operations within 500m of site.

6.8.8 SURFACE WORKINGS

The Groundsure report records no surface workings within 250m of site.

6.8.9 RADON

The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level. No radon protective measures are necessary as described in publication BR211:2015 by the Building Research Establishment.

6.9 AERIAL PHOTOGRAPHY

Aerial photography shows the following:

6.9.1 GOOGLE EARTH

16 No. images are held in the historic imagery dataset, as follows:

Date	Description
December 1945	Imagery is indistinct; however, the site and immediate surroundings appear to comprise open, unoccupied field.
December 1999	Site is now shown as occupied by a grassed plot of land located south of a residential area and north of a McDonalds, with a main road west and superstore to the east, as in the present-day
December 2002	No discernible change on site nor site relevant change to the surrounding areas.
December 2006	The site is now shown with the site access route having been formed alongside vehicle movement markings and possible heaps / bare earth onsite – likely associated with the development of the present-day daycare nursery directly west of site.

Date	Description
July 2013	No discernible change on site nor site relevant change to the surrounding areas.
April 2014	No discernible change on site nor site relevant change to the surrounding areas.
September 2014	No discernible change on site nor site relevant change to the surrounding areas.
April 2015	No discernible change on site nor site relevant change to the surrounding areas.
August 2016	No discernible change on site nor site relevant change to the surrounding areas.
June 2017	A rectangular area in the grassed area of site, adj. to the site access, is shown as a browned area with possible evidence of vegetation distress (this may be due to a container or similar being parked here for a length of time, or contaminant impact from an unknown source).
April 2018	No discernible change on site nor site relevant change to the surrounding areas.
September 2019	No discernible change on site nor site relevant change to the surrounding areas.
April 2020	No discernible change on site nor site relevant change to the surrounding areas.
April 2021	Vegetation in the rectangular area in the south of site appears to have recovered somewhat.
July 2021	No discernible change on site nor site relevant change to the surrounding areas.
June 2023	No discernible change on site nor site relevant change to the surrounding areas.

6.9.2 GOOGLE STREET VIEW

Google Street View imagery is dated circa.2009. 2015, 2023 (2 No.) and 2024 with the site viewed from the entrance of the adjacent McDonalds (as the site access route only appeared to have been formed by circa.2006). Imagery dated circa.2009 shows the site as remaining an unoccupied plot of grassed land adjacent to a nursery. Also of note at this time is a rectangular area adjacent to southern boundary of site and footpath here, which appears to be browned and/or with distressed vegetation. Imagery then dated circa.2009 to 2024 shows little to no discernible change on site beyond a recovery of the vegetation in the rectangular area, to the south of site.

6.10 HISTORIC MAPPING

The following historic maps have been reviewed as part of this assessment:

Map	Onsite	Offsite
OS County Series: 1885, 1:10,560	The site is shown as unoccupied field beyond a possible footpath, track or small watercourse (NW to SE across site – appearing to lead to a watercourse approx.120m south of site).	The immediate surroundings to site comprise open field in all compass directions; notable features include a pond approx.95m SE of site, a road approx.100m south of site and a watercourse approx.120m south of site.
OS County Series: 1886, 1:2,500	No discernible change on site.	Surrounding areas see little site relevant change.
OS County Series: 1899, 1:10,560	No discernible change on site.	Surrounding areas see little site relevant change.
OS County Series: 1900, 1:2,500	No discernible change on site.	Pond to the south of site now halved in size.
OS County Series: 1922, 1:10,560	No discernible change on site.	Surrounding areas see little site relevant change.
OS County Series: 1924, 1:2,500	No discernible change on site.	Pond south of site now larger once again.
OS County Series: 1938, 1:10,560	No discernible change on site.	Surrounding areas see little site relevant change.
Provisional: 1955-1960, 1:10,560	No discernible change on site.	Surrounding areas see little site relevant change.
Provisional: 1975-1976, 1:10,560	No discernible change on site.	Surrounding areas see little site relevant change.
National Grid: 1977, 1:2,500	No discernible change on site.	Pond to the south of site has now been removed as what appears to be part of road-widening works (road now widened). A pylon is now marked approx.116m NW of site (with powerlines orientated slightly NW to SE).
National Grid: 1980-1982, 1:10,000	No discernible change on site.	Surrounding areas see little site relevant change.
National Grid: 1990, 1:10,000	No discernible change on site.	Surrounding areas see little site relevant change.
National Grid: 1992, 1:1,250	The far SE extent of site is now partially occupied by an access route (associated with the superstore east of site).	The area directly east of site is now occupied by the present-day superstore, with the site access route leading south via site to the present-day roundabout and road infrastructure.

Map	Onsite	Offsite
National Grid: 1993, 1:1,250	The eastern extent of site now appears partially occupied by a road (leading from the superstore junction in the SE extent of site north and offsite).	Residential areas are now located approx.90m NE of site with road infrastructure present north of site (in same layout as present-day residential estate).
National Grid: 1995, 1:1,250	The access route in the SE extent of site has been developed into a junction; however, the road leading north (which would have extended from this junction) is no longer present on site.	The present-day McDonalds is now located south of site and residential areas are within 80m north of site. NOTE: there are a number of 'circa.1995' maps available for this date, which show a gradual progression of residential areas north of site to directly bounding the north of site.
National Grid: 2001, 1:10,000	No discernible change on site.	Mapping now confirms residential areas bound the north of site.
Landline: 2003, 1:1,250	No discernible change on site.	Present-day daycare nursery is now located directly west of site.
National Grid: 2010, 1:10,000	No discernible change on site.	Surrounding areas see little site relevant change.
National Grid: 2025, 1:10,000	No discernible change on site.	Surrounding areas see little site relevant change.

6.11 CURRENT LAND USE DATA

ID	Distance (m)	Direction	Company	Activity	Category
A	116	NW	Pylon	Electrical features	Infrastructure and facilities
B	122	N	Gas governor	Gas features	Infrastructure and facilities
B	145	N	Electricity substation	Electrical features	Infrastructure and facilities
C	197	E	Sainsbury's Petrol Station	Petrol and fuel stations	Road and rail
C	206	E	Sainsburys Chippenham	Vehicle cleaning services	Personal, consumer and other services
D	237	SE	Electricity substation	Electrical features	Infrastructure and facilities

6.12 PETROL AND FUEL SITES

The Groundsure report records an active Sainsburys filling station located 188m east of site.

6.13 HISTORICAL PETROL AND FUEL SITE DATABASE

None recorded within 500m of site.

6.14 POTENTIAL CONTAMINATIVE LAND USES IDENTIFIED ON MAPPING

The Groundsure report records no potentially contaminative land usages located within 500m of site.

6.15 HISTORICAL TANK DATABASE

ID	Distance (m)	Direction	Use	Date
1	71	W	Unspecified tank	1977
3	181	W	Unspecified tank	1977
B	316	E	Unspecified tank	1995
C	366	NE	Unspecified tank	1975
C	367	NE	Unspecified tank	1969

6.16 HISTORICAL ENERGY FACILITIES

ID	Distance (m)	Direction	Use	Date
2	141	N	Electricity substation	1993-1996
A	234	SE	Electricity substation	1993-1996
A	234	SE	Electricity substation	1992
4	263	E	Gas governor	1993-1996
5	340	E	Electricity substation	1993-1997
6	364	N	Electricity substation	1994-1999

6.17 HISTORICAL GARAGE DATABASE

ID	Distance (m)	Direction	Use	Date
B	249	E	Garage	1995
B	249	E	Garage	1993
B	249	E	Garage	1996
B	270	E	Garage	1993-1997

7.0 PRELIMINARY CONCEPTUAL SITE MODEL

The risk posed by any contaminants in soil or groundwater will depend on the nature of the hazard, the probability of exposure, the pathway by which exposure occurs, and the likely effects on the receptors. A contaminant is defined as a substance in, on or under land (or within groundwaters) that has the potential to cause harm, while a risk is considered to exist if such a substance is present in sufficient concentration to cause harm and a pathway exists for a receptor to be exposed to the substance. The following sections discuss all the identified potential on and off-site sources, pathways and receptors in the context of the proposed development and plausible pollutant linkages which may represent a risk to identified receptors from the data gained from the desk study. At this stage the assessment is qualitative and aimed to determine all pollutant linkages, irrespective of significance or allowing for uncertainty.

Source	A contaminant or pollutant that is in, on or under land that has the potential for cause harm or pollution to a receptor.
Pathway	The physical route by which a receptor is or could be affected by a contaminant or pollutant.
Receptor	Something or someone that could be adversely affected by a contaminant, i.e. people, controlled waters, ecological systems, buildings, crops, livestock.

By considering each of the three elements above, an assessment of actual and potential hazards to receptors can be carried out, taking into account the significance and degree of risk of each. The three elements above can exist separately; however, they only create a risk where they are linked together, thus creating a contaminant linkage. During the Preliminary Risk Assessment Stage, the linkages are referred to as 'Potential Contaminant Linkages', until they are confirmed via intrusive sampling, thus becoming 'Relevant Contaminant Linkages'.

A tabled, diagrammatic or matrix of pollutant linkages is considered to be a Conceptual Site Model (CSM), the source-pathway-receptor linkages are reviewed and displayed, apportioning a risk-rating and mitigation

suggestion after each summary. Three impact potentials exist for any given site, these are:

- The site impacting upon itself;
- The site impacting on its surroundings; and
- The surroundings impacting on the site.

All three impacts need to be considered in a risk assessment.

7.1 SOURCES

The following potential sources of contamination have been identified:

7.1.1 ONSITE

Potential Sources and Associated Contaminants Identified	
Source	Potential Contaminants of Concern
<i>Arable agricultural usage of site (from at least earliest mapping reviewed, at least circa.1885 onwards)</i>	Agrichemicals (i.e. SVOC)
<i>Possible occupation of the eastern extent of site with a former road</i>	Made ground (i.e. tarmacadams – PAHs, hydrocarbons, heavy metals)
<i>Possible distressed vegetation / unknown rectangular area of gravel (noted on satellite imagery)</i>	Possible phytotoxic heavy metals (i.e. copper & zinc)
<i>Machinery movements and earth workings (noted on satellite imagery, considered to be associated with development of adj. daycare nursery)</i>	Hydrocarbons TPH CWG

7.1.2 OFFSITE

Potential Sources and Associated Contaminants Identified	
Source	Potential Contaminants of Concern
<i>Development of wider surrounding area (i.e. superstore to the east, circa.1992; residential area to the north, circa.1993 onwards; and McDonalds and road infrastructure to south and SE, circa.1995 onwards)</i>	Ground gases (carbon dioxide (CO ₂), methane (CH ₄), carbon monoxide (CO), heavy metals, petroleum hydrocarbons (TPH), polycyclic aromatic hydrocarbons (PAHs), asbestos, volatile organic compounds (VOCs), semi volatile organic compounds (SVOCs), sulphates
<i>Infilled pond (approx.95m SE, infilled circa.1977)</i>	Various i.e. made ground – heavy metals, PAHs

7.2 PATHWAYS

A pathway is defined as a mechanism or route by which a contaminant comes into contact with, or otherwise affects a receptor. Pathways by which the identified receptors may be impacted upon in the context of the proposed development are identified as follows:

- Ingestion (direct and indirect via crop uptake);
- Dermal contact;
- Inhalation;
- Plant uptake;
- Direct contact by buried structures (i.e. pipe degradation and leaching, pH & Sulphate attack on concrete); and
- Leaching of soluble contamination into groundwater.

7.3 RECEPTORS

Receptors are defined as people, living organisms, ecological systems, controlled waters, atmosphere, structures and utilities that could be adversely affected by contaminant(s).

- Human Health;
 - Current users of the site;
 - Future users of the site;
 - Users of neighbouring sites;
 - Construction workers;
 - Services personnel working in trenches;
- Buried concrete, which may be affected by high concentrations of sulphate and/or low pH, in the soils and groundwater underlying the site;
- Construction Materials;
- Buried water pipes;
- Controlled Waters;
- Ecological Receptors; and
- Flora and fauna using the proposed development.

The site proposals are understood to be **commercial**, as such the likely receptors are site workers during site development, end-users of the site following redevelopment (i.e. site workers & service personnel, visitors, customers), controlled waters (i.e. aquifers, watercourses), adjacent receptors (neighbours, flora and fauna, ecological receptors) and building fabric and buried utilities.

8.0 CONCEPTUAL SITE MODEL

The Conceptual Site Model (CSM) is a hypothesis of the nature and sources of contamination, potential receptors that may be the recipient of contamination arising from those sources and any pathways that may exist. It creates a plausible source-pathway-receptor pollutant linkage (hazard), set within the context of the ground and proposed end use of the site.

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TABLE 1. SUMMARY OF SIGNIFICANT POLLUTION LINKAGES

Source	Pathway	Receptor	Probability of Pollutant Linkage	Conseq.	Risk	Justification
Contaminated Soils – onsite - Arable agricultural usage of the site (<i>from at least earliest mapping reviewed, at least circa.1885 onwards</i>) - Possible occupation of the eastern extent of site with a former road (<i>circa.1993</i>) - Possible evidence of distressed vegetation (<i>noted on satellite imagery, southern extent</i>) - Machinery movements and earth workings / heaps (<i>noted on satellite imagery, considered to be associated with adj. daycare nursery</i>) Contaminated Soils – offsite - Development of the wider surrounding area (i.e. superstore to the east, circa.1992; residential areas to the north, circa.1993 onwards; and McDonalds and road infrastructure to the south and SE , circa.1995 onwards)	Direct Ingestion & Direct Contact	Site Workers (<i>during site works, excavations, eating and drinking</i>)	Lw	Md	M/L	Site workers to wear appropriate PPE for health and safety reasons, suitable usage of PPE, maintenance of a Watching Brief (inline with Appendix E) and adherence to relevant HSE guidance during site works considered sufficient to mitigate hazards to low.
	Inhalation of Dust, Dry Arisings	Site Workers (<i>during site works, excavations, eating and drinking</i>)	Lw	Md	M/L	
	Crop Uptake & Direct Ingestion, Direct Contact	End Users (<i>site workers & service personnel, visitors, customers</i>)	UI	Md	L	Site proposals are commercial and thus no edible crops are likely to be grown on site, thus negating such a pathway; and end-users are unlikely to spend long lengths of time on site (parking for adj. superstore, nursery & McDonalds).
	Inhalation of Dust, Dry Arisings	End Users (<i>site workers & service personnel, visitors, customers</i>)	UI	Md	L	Site proposals largely consist of hardstanding with limited soft-landscaping and a central planting bed. As the site is not considered to be significantly contaminated the risks to end-users are considered to be low.
	Crop Uptake & Direct Ingestion, Direct Contact	Offsite Receptors & Flora and Fauna (<i>on and offsite – daycare nursery directly west of site</i>)	Lw	Md	M/L	The site is located adj. to a daycare nursery, whilst the site is not considered to be contaminated, care should be taken whilst working adjacent to such a sensitive receptor (i.e. dampening of arisings).
	Vertical and lateral migration (<i>no superficial, bedrock predominantly very high in permeability</i>)	Controlled Waters (<i>Secondary A Aquifers & culverted watercourse</i>)	UI	Md	L	Significant, gross or mobile contamination is not expected to exist on site (when taking into account the lack of development history on site) and therefore risks to controlled waters are considered to be low.
	Direct contact (<i>pipe degradation and leaching</i>)	Services (<i>impacted new potable supply piping</i>)	UI	Md	L	New potable piping is unlikely to be laid on site and accordingly, risks to such are considered to be low.
Ground Gases (Methane and CO ₂) (<i>small, infilled pond approx.95m SE, infilled circa.1977</i>)	Vertical and lateral migration (<i>no superficial, bedrock predominantly very high in permeability</i>)	Site Workers & Excavations, End Users & Building Envelope (<i>ingress and build-up</i>)	UI	Md	L	No significant potential sources of ground gas generation have been identified beyond a small infilled pond approx.95m SE (infilled circa.1977); however, no structures are proposed on site beyond a substation and container, which negates the potential for ground gas build-up (substation ventilated, container raised above ground). Risks from ground gas considered to be low.
Volatile and Semi-volatile Organic Compounds (<i>Machinery movements and earth workings / heaps (noted on satellite imagery, considered to be associated with adj. daycare nursery)</i>)	Vertical and lateral migration (<i>no superficial, bedrock predominantly very high in permeability</i>)	Site Workers & Excavations, End Users & Building Envelope (<i>ingress and build-up</i>)	UI	Md	L	No significant potential sources of hazardous vapour generation have been identified, the short length of time the site was utilised as part of the development of the adj. daycare nursery is not considered a significant hydrocarbon source.
Radon	Vertical and lateral migration	End Users & Building Envelope	UI	Md	L	Site is not located in a Radon Affected Area.

KEY: Probability of pollutant linkage Hi = Highly likely, Li = Likely, Lw = Low Likelihood, UI = Unlikely
Consequence Sv = Severe, Md = Medium, Mi = Mild, Mr = Minor,
Overall Risk VH = Very High, H = High, M = Moderate, M/L = Moderate/Low, L = Low, VL = Very Low

Based on the preliminary CSM for the site, an environmental risk assessment has been undertaken. A simple matrix can provide a consistent basis for decision making. It should be used with caution, recognising the over-simplification that it will normally represent. The probability and consequences are defined according to parameters relevant to the situation; the boundaries of risk acceptability (and tolerability, where relevant) indicated on the matrix provided in Table 2, can be tailored to the factors influencing the significance of the risk. Individual situations are mapped onto the matrix to provide a ready and consistent indication of their acceptability or tolerability.

TABLE 2. RISK CLASSIFICATION MATRIX

		Consequence			
		Severe (Sv)	Medium (Md)	Mild (Mi)	Minor (Mr)
Probability	High (Hi)	Very high risk	High risk	Moderate Risk	Moderate/Low Risk
	Likely (Li)	High risk	Moderate Risk	Moderate/Low Risk	Low Risk
	Low Likelihood (Lw)	Moderate Risk	Moderate/Low Risk	Low Risk	Very Low Risk
	Unlikely (Ui)	Moderate/Low Risk	Low Risk	Very Low Risk	Very Low Risk

Source: CIRIA Report C552, Contaminated Land Risk Assessment. A Guide to Good Practice, 2001

These attributes are evaluated qualitatively against individual hazard assessments to determine the likelihood of a given hazard occurring. The risk evaluations for each plausible pollutant linkage are given in the last three columns of Table 1.

TABLE 3. CLASSIFICATION OF RISK

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

Source: CIRIA Report C552, Contaminated Land Risk Assessment. A Guide to Good Practice, 2001

9.0 ENVIRONMENTAL RISK ASSESSMENT

Based on the information contained in this report, it is the opinion of Castledine Environmental that the site represents a **LOW** level of risk with respect to the proposed development and end-users and a **LOW** to **MODERATE** level of risk with respect to site workers and adjacent, sensitive receptors (i.e. daycare nursery); however, such risks can be effectively ameliorated by way of suitable PPE and adherence to relevant HSE guidance.

It is not envisaged that any further works or investigation are required.

A watching brief (as outlined in Appendix E) should be carried out by the site supervisor during the course of demolition, site clearance and construction works for any obvious contamination (e.g. oil spillage in ground, buried waste, possible asbestos containing material). Should previously unreported or undiscovered contamination be identified, then development should stop and Castledine Environmental should be contacted to determine if further assessment or changes to the remediation scheme are required.

10.0 SUMMARY OF RISKS**10.1 HUMAN HEALTH****10.1.1 END-USERS**

The risks to end-users of the site are considered to be low when assessed against the lack of development history on site and thus the lack of significant contamination expected on site, coupled with the commercial end-usage of the site (electric car-charging station). End-users are unlikely to spend long periods of time on site and site proposals largely consist of hardstanding with limited soft-landscaping located away from the main area of usage on site (car-parking).

10.1.2 SITE WORKERS

The risks to site workers during site works are considered to be low to moderate due to inherent site worker hazards; however, it is considered that with the effective usage of PPE, maintenance of a Watching Brief (inline with Appendix E) alongside adherence to relevant HSE guidance during site works, the risks are effectively mitigated to low.

10.2 CONTROLLED WATERS

Due to the lack of development history on site, significant, gross or mobile contamination is not expected to exist on site, as such, the risks to controlled waters are considered to be low. Additionally, whilst the site is located in a Type 2 SPZ, no active abstraction sites are located within 1000m of the site under review, which acts to reduce the risk to controlled waters.

10.3 STRUCTURES**10.3.1 GROUND GASES**

Whilst a small, infilled pond has been identified approximately 95m south east of site that was infilled by circa.1977, such a source is considered to be diminished or diminishing and additionally, no true structures are proposed on site, which acts to further reduce the risk from hazardous ground gases.

10.3.2 HAZARDOUS VAPOURS

No significant potential sources of hazardous vapour have been identified beyond vehicle movements on site, which are considered to be associated with the development of the adjacent daycare nursery. As such, the site was likely used for traversal reasons and unlikely to have been occupied by a significant length of time, which acts to reduce the risks associated with hydrocarbons and hazardous vapours on site.

10.3.3 POTABLE WATER SUPPLY PIPING

New potable piping is unlikely to be laid on site due to the site development proposals (car park with electric car charging ports) and as such, risks to such piping are considered to be low.

10.4 OFFSITE RECEPTORS

Whilst significant contamination is not expected on site, care should be taken by site workers when working adjacent to a daycare nursery, due to the increased sensitivity of receptors associated with such as usage.

11.0 RECOMMENDATIONS

A watching brief (as outlined in Appendix E) should be carried out by the site supervisor during the course of demolition, site clearance and construction works for any obvious contamination (e.g. oil spillage in ground, buried waste, possible asbestos containing material). Should previously unreported or undiscovered contamination be identified, then development should stop and Castledine Environmental should be contacted to determine if further assessment or changes to the remediation scheme are required.

12.0 REFERENCES**12.1 LEGISLATION AND REGULATIONS****12.1.1 ACTS**

- [1] Environmental Protection Act 1990, Part IIA: inserted by Environment Act 1995, Section 57. See Environment Act 1995 for text of Part IIA.

12.1.2 PLANNING REGULATIONS

- [2] The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 SI1999/No.293
- [3] The Town and Country Planning (Environmental Impact Assessment) (England and Wales) (Amendment) Regulations 2000 SI2000/No.2867
- [4] The Town and Country Planning (Environmental Impact Assessment) (England and Wales) (Amendment) Regulations 2017 SI2017/No.571

12.1.3 CONTAMINATED LAND REGULATIONS

- [5] The Contaminated Land (England) Regulations 2000. SI2000/No.227
- [6] The Contaminated Land (England) (Amendment) Regulations 2001 SI2001/No.663
- [7] The Contaminated Land (England) Regulations 2006 SI2006/No.1380

12.2 STATUTORY GUIDANCE

- [8] Department of Environment, Food and Rural Affairs. 2012. *Environmental Protection Act 1990: Part 2A Contaminated Land Statutory Guidance*. Department of Environment, Food and Rural Affairs
- [9] Communities and local Government, 2024: National Planning Policy Framework.

12.3 BRITISH STANDARDS

- [10] BS 5930:2015+A1:2020 Code of practice for site investigations
- [11] BS 10175:2011+A2:2017 Investigation of potentially contaminated sites - Code of practice
- [12] BS 8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings
- [13] BS 8576:2013 Guidance on investigations for ground gas. Permanent gases and Volatile Organic Compounds (VOCs)
- [14] Bs 10176:2020 Taking Soil Sample for Determination of Volatile Organic Compounds (VOCs)

12.4 NON-STATUTORY TECHNICAL GUIDANCE**12.4.1 ENVIRONMENT AGENCY**

- [15] Land Contamination Risk Management (LCRM) 2020, updated 2023

12.4.2 CIRIA PUBLICATIONS

- [16] Wilson, S., Oliver, S., Mallett, H., Hutchings, H., and Card, G.. 2007, *C 665 Assessing risks posed by hazardous ground gases to buildings* London: Construction Industry Research and Information Association
- [17] Mallett, H., Cox, L., Wilson, S. and Corban, M... 2014, *C 735 Good practice on the testing and verification of protection systems for buildings against hazardous ground gases* London: Construction Industry Research and Information Association

12.4.3 CL:AIRE

- [18] Card G, Wilson S, Mortimer S. 2012. *A Pragmatic Approach to Ground Gas Risk Assessment. CL:AIRE Research Bulletin RB17.* CL:AIRE, London, UK. ISSN 2047- 6450 (Online)

13.0 APPENDICES

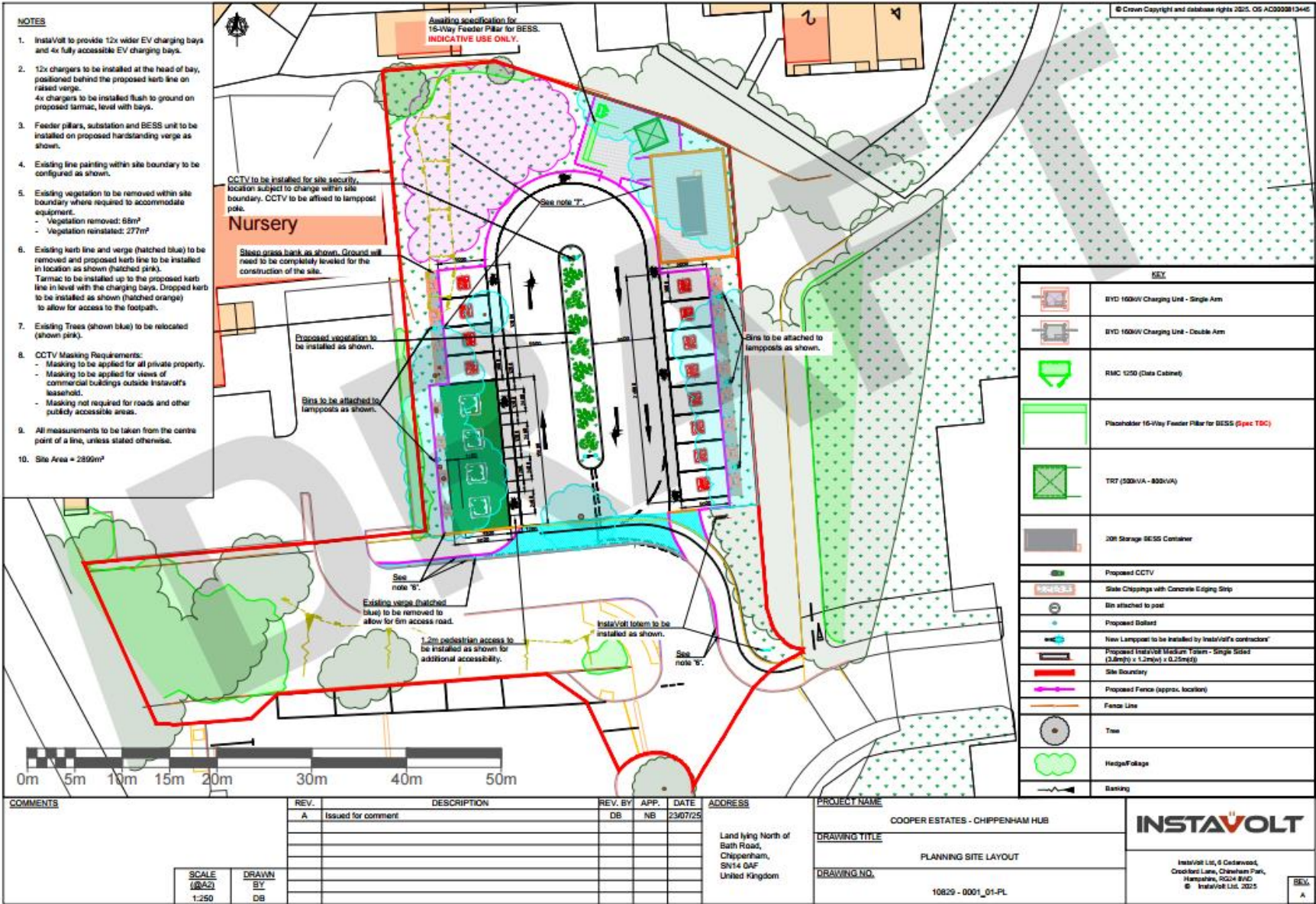
APPENDIX A ENVIRONMENTAL SEARCH

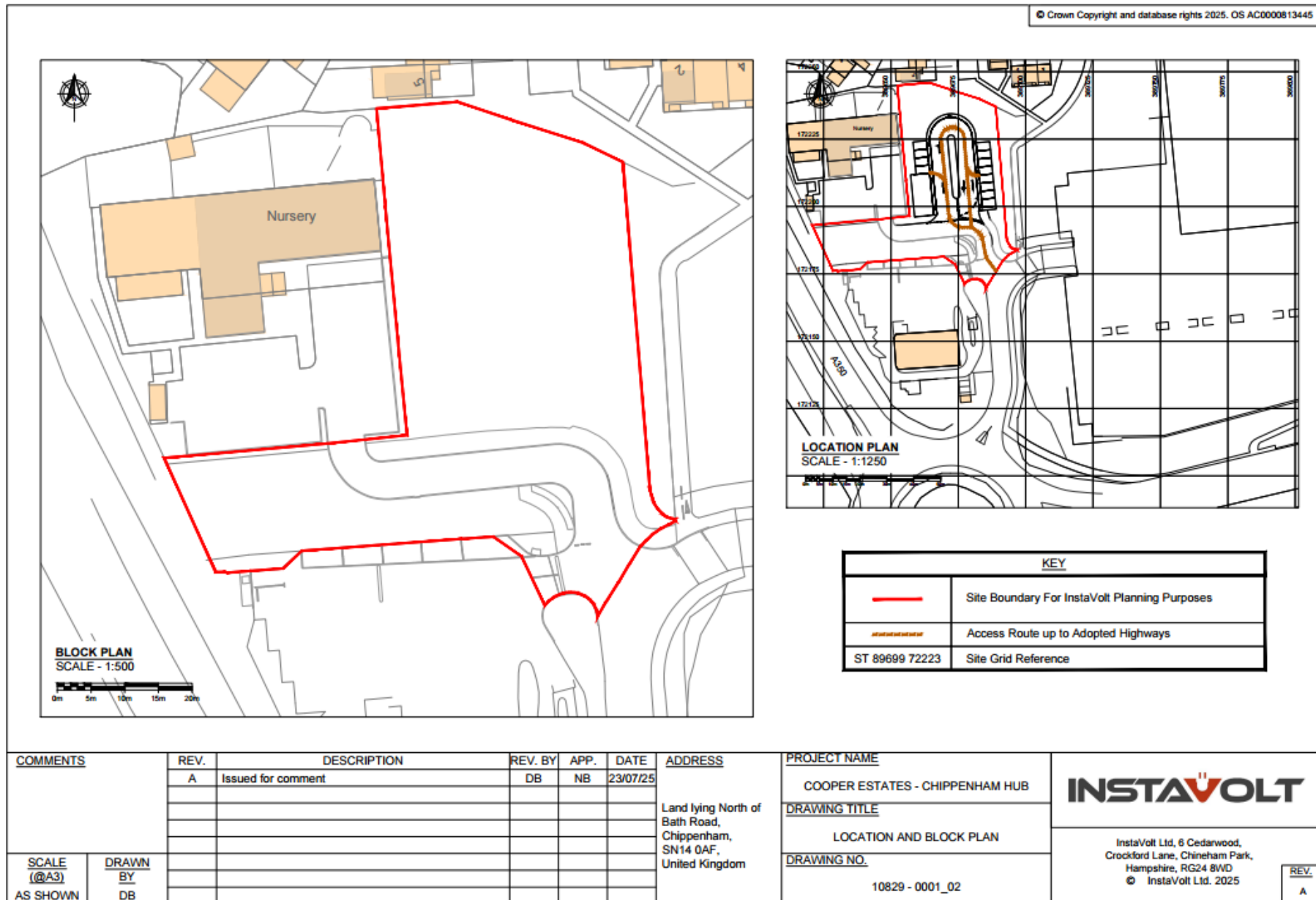
Separate Groundsure Report

APPENDIX B HISTORICAL MAPPING

Separate Map Packs (2 No. files)

APPENDIX C PROPOSED AND CURRENT SITE PLANS





APPENDIX D

SITE PHOTOS AND LOCATIONS



Site Walkover Photos

Photo No.1: Facing east showing the site access leading off Bath Road (to right of photograph)



Address: Land north of Bath Rd, Chippenham
Client: Mr. C. Hand

Photo No.2: Facing east showing the southern extent of site





Site Walkover Photos

Address: Land north of Bath Rd, Chippenham
Client: Mr. C. Hand

Photo No.3: Facing slightly NE from the SW extent of site

Photo No.4: Facing north from the central south of site showing the fielded extent of site (adj. daycare nursery to left)





Site Walkover Photos

Photo No.5: Facing east from the central west of site



Address: Land north of Bath Rd, Chippenham
Client: Mr. C. Hand

Photo No.6: Facing south from the NE extent of site





Site Walkover Photos

Photo No.7: Possible evidence of a former excavation or trial pit (noted centrally on site)



Address: Land north of Bath Rd, Chippenham
Client: Mr. C. Hand

Photo No.8: Possible evidence of a former excavation or site investigation (noted central south on site)



APPENDIX E**WATCHING BRIEF**

It remains possible that previously unexpected soil conditions may be encountered during the construction process. Examples may include oily pockets within the soil, potential for asbestos containing materials, black ashy materials, soils exhibiting strong odours, brightly coloured materials, and former demolition materials.

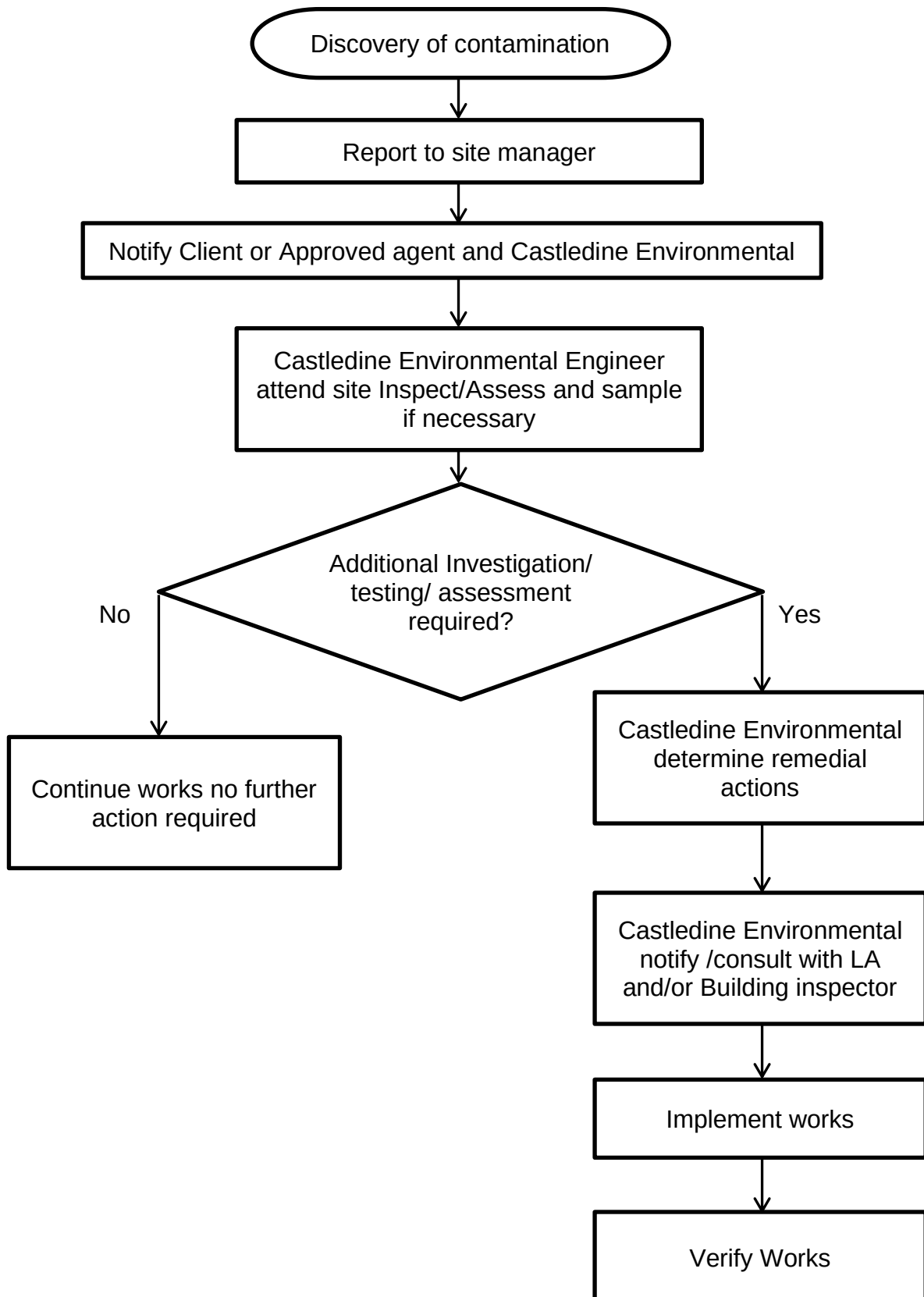
Should previously undiscovered contamination be encountered during the demolition/construction of the new buildings the following course of action should be adhered to:

1. The ground workers should report any suspected contamination immediately to the Client's site supervisor. The supervisor should contact the Client or their appointed agent who will in turn contact Castledine Environmental to request an engineer to visit the site to assess the extent of the 'contamination'.
2. Castledine Environmental shall make records of their inspection, and pass details of these to the Local Authority.
3. Where the conditions revealed differ from those previously anticipated, the Castledine Environmental shall take samples as deemed appropriate to be dispatched for appropriate chemical testing.
4. Depending on the results of the testing either:
 - a. no further work will be required;
 - b. a further detailed risk assessment will be required; and/or
 - c. Localised specific remedial measures will be necessary.Appraisal criteria will vary depending on the nature of the assessment.
5. The results of any such testing will be sent to the Local Authority Pollution Control Section, Local Authority development control section, and the appointed building inspector. If remediation is required, the LA/Building inspector will be informed of the date and time of the proposed works.

6. Remediation will be undertaken in accordance with a method statement submitted for approval. The works shall be supervised where necessary by Castledine Environmental who shall provide a Verification Report for the Local Authorities.
7. A copy of the discovery strategy should be lodged on site and provisions made to ensure that all workers are made aware of their responsibility to observe, report and act on any potentially suspicious or contaminated materials they may encounter.

APPENDIX F

DISCOVERY STRATEGY





4084D P1 Hand - Chippenham - SN14 0AF

Order Details

Date: 21/08/2025
Your ref: 4084D P1 Hand - Chippenham - SN14 0AF
Our Ref: GS-54M-BYW-JV9-L6Y

Site Details

Location: 389694 172204
Area: 0.33 ha
Authority: [Wiltshire Council](#) ↗



Summary of findings

[p. 2 >](#)

Aerial image

[p. 9 >](#)

OS MasterMap site plan

[p.14 >](#)

[Insight User Guide](#) ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15	1.1	Historical industrial land uses	0	0	0	0	-
16 >	1.2 >	Historical tanks >	0	0	2	3	-
16 >	1.3 >	Historical energy features >	0	0	3	3	-
17	1.4	Historical petrol stations	0	0	0	0	-
17 >	1.5 >	Historical garages >	0	0	3	1	-
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	0	0	0	-
19 >	2.2 >	Historical tanks >	0	0	2	3	-
19 >	2.3 >	Historical energy features >	0	0	9	18	-
20	2.4	Historical petrol stations	0	0	0	0	-
21 >	2.5 >	Historical garages >	0	0	4	7	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
22	3.1	Active or recent landfill	0	0	0	0	-
22	3.2	Historical landfill (BGS records)	0	0	0	0	-
23	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
23	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
23	3.5	Historical waste sites	0	0	0	0	-
23	3.6	Licensed waste sites	0	0	0	0	-
23 >	3.7 >	Waste exemptions >	0	0	0	3	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
25 >	4.1 >	Recent industrial land uses >	0	0	6	-	-
26	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
26 >	4.3 >	Current or recent petrol stations >	0	0	1	0	-
26	4.4	Electricity cables	0	0	0	0	-
27	4.5	Gas pipelines	0	0	0	0	-



27	4.6	Sites determined as Contaminated Land	0	0	0	0	-
27	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
27	4.8	Regulated explosive sites	0	0	0	0	-
27	4.9	Hazardous substance storage/usage	0	0	0	0	-
28	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
28	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
28 >	4.12 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	2	0	-
28	4.13	Radioactive Substance Authorisations	0	0	0	0	-
29 >	4.14 >	<u>Licensed Discharges to controlled waters ></u>	0	0	2	2	-
29	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
30	4.16	Pollutant release to public sewer	0	0	0	0	-
30	4.17	List 1 Dangerous Substances	0	0	0	0	-
30	4.18	List 2 Dangerous Substances	0	0	0	0	-
30 >	4.19 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	1	1	-
31	4.20	Pollution inventory substances	0	0	0	0	-
31	4.21	Pollution inventory waste transfers	0	0	0	0	-
31	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
32 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
34 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
36 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
37 >	5.4 >	<u>Groundwater vulnerability- soluble rock risk ></u>	Identified (within 0m)				
37	5.5	Groundwater vulnerability- local information	None (within 0m)				
38 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	3
39	5.7	Surface water abstractions	0	0	0	0	0
40	5.8	Potable abstractions	0	0	0	0	0
40 >	5.9 >	<u>Source Protection Zones ></u>	1	0	0	0	-
40	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m



41 >	6.1 >	Water Network (OS MasterMap) >	2	1	9	-	-
43 >	6.2 >	Surface water features >	1	0	7	-	-
43 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
43 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
44 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
45	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
45	7.2	Historical Flood Events	0	0	0	-	-
45	7.3	Flood Defences	0	0	0	-	-
46	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
46	7.5	Flood Storage Areas	0	0	0	-	-
47	7.6	Flood Zone 2	None (within 50m)				
47	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
48 >	8.1 >	Surface water flooding >	1 in 100 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
50 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
51	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
52	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
52	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
52	10.4	Special Protection Areas (SPA)	0	0	0	0	0
52	10.5	National Nature Reserves (NNR)	0	0	0	0	0
53	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
53 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	4
53	10.8	Biosphere Reserves	0	0	0	0	0
54	10.9	Forest Parks	0	0	0	0	0
54	10.10	Marine Conservation Zones	0	0	0	0	0
54	10.11	Green Belt	0	0	0	0	0



54	10.12	Proposed Ramsar sites	0	0	0	0	0
54	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
55	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
55	10.15	Nitrate Sensitive Areas	0	0	0	0	0
55	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
56 >	<u>10.17 ></u>	<u>SSSI Impact Risk Zones ></u>	1	-	-	-	-
57	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
58	11.1	World Heritage Sites	0	0	0	-	-
58	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
58	11.3	National Parks	0	0	0	-	-
58	11.4	Listed Buildings	0	0	0	-	-
59	11.5	Conservation Areas	0	0	0	-	-
59	11.6	Scheduled Ancient Monuments	0	0	0	-	-
59	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	<u>Agricultural designations ></u>	On site	0-50m	50-250m	250-500m	500-2000m
60 >	<u>12.1 ></u>	<u>Agricultural Land Classification ></u>	Grade 3 (within 250m)				
61	12.2	Open Access Land	0	0	0	-	-
61	12.3	Tree Felling Licences	0	0	0	-	-
61 >	<u>12.4 ></u>	<u>Environmental Stewardship Schemes ></u>	0	0	2	-	-
61 >	<u>12.5 ></u>	<u>Countryside Stewardship Schemes ></u>	0	1	0	-	-
Page	Section	<u>Habitat designations ></u>	On site	0-50m	50-250m	250-500m	500-2000m
63 >	<u>13.1 ></u>	<u>Priority Habitat Inventory ></u>	0	2	5	-	-
64	13.2	Habitat Networks	0	0	0	-	-
64	13.3	Open Mosaic Habitat	0	0	0	-	-
64	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	<u>Geology 1:10,000 scale ></u>	On site	0-50m	50-250m	250-500m	500-2000m
65 >	<u>14.1 ></u>	<u>10k Availability ></u>	Identified (within 500m)				
66	14.2	Artificial and made ground (10k)	0	0	0	0	-

67 >	14.3 >	Superficial geology (10k) >	0	0	1	1	-
68	14.4	Landslip (10k)	0	0	0	0	-
69 >	14.5 >	Bedrock geology (10k) >	1	2	2	3	-
70 >	14.6 >	Bedrock faults and other linear features (10k) >	0	1	0	2	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
71 >	15.1 >	50k Availability >	Identified (within 500m)				
72	15.2	Artificial and made ground (50k)	0	0	0	0	-
72	15.3	Artificial ground permeability (50k)	0	0	-	-	-
73 >	15.4 >	Superficial geology (50k) >	0	0	1	0	-
74	15.5	Superficial permeability (50k)	None (within 50m)				
74	15.6	Landslip (50k)	0	0	0	0	-
74	15.7	Landslip permeability (50k)	None (within 50m)				
75 >	15.8 >	Bedrock geology (50k) >	1	2	1	1	-
76 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
76 >	15.10 >	Bedrock faults and other linear features (50k) >	0	1	0	1	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
77 >	16.1 >	BGS Boreholes >	1	4	10	-	-
Page	Section	Natural ground subsidence >					
79 >	17.1 >	Shrink swell clays >	Low (within 50m)				
81 >	17.2 >	Running sands >	Very low (within 50m)				
83 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
84 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
85 >	17.5 >	Landslides >	Very low (within 50m)				
86 >	17.6 >	Ground dissolution of soluble rocks >	Very low (within 50m)				
Page	Section	Mining and ground workings	On site	0-50m	50-250m	250-500m	500-2000m
88	18.1	BritPits	0	0	0	0	-
88	18.2	Surface ground workings	0	0	0	-	-
88	18.3	Underground workings	0	0	0	0	0
88	18.4	Underground mining extents	0	0	0	0	-



89	18.5	Historical Mineral Planning Areas	0	0	0	0	-
89	18.6	Non-coal mining	0	0	0	0	0
89	18.7	JPB mining areas	None (within 0m)				
89	18.8	The Coal Authority non-coal mining	0	0	0	0	-
90	18.9	Researched mining	0	0	0	0	-
90	18.10	Mining record office plans	0	0	0	0	-
90	18.11	BGS mine plans	0	0	0	0	-
90	18.12	Coal mining	None (within 0m)				
90	18.13	Brine areas	None (within 0m)				
91	18.14	Gypsum areas	None (within 0m)				
91	18.15	Tin mining	None (within 0m)				
91	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
92	19.1	Natural cavities	0	0	0	0	-
92	19.2	Mining cavities	0	0	0	0	0
92	19.3	Reported recent incidents	0	0	0	0	-
92	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
94 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
96 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	2	-	-	-
96	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
96	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
97	22.1	Underground railways (London)	0	0	0	-	-
97	22.2	Underground railways (Non-London)	0	0	0	-	-
97	22.3	Railway tunnels	0	0	0	-	-
97	22.4	Historical railway and tunnel features	0	0	0	-	-
97	22.5	Royal Mail tunnels	0	0	0	-	-



98	22.6	Historical railways	0	0	0	-	-
98	22.7	Railways	0	0	0	-	-
98	22.8	Crossrail 2	0	0	0	0	-
98	22.9	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 28/05/2023

Site Area: 0.33ha



Recent site history - 2020 aerial photograph



Capture Date: 12/05/2020

Site Area: 0.33ha



Recent site history - 2014 aerial photograph



Capture Date: 09/09/2014

Site Area: 0.33ha



Recent site history - 2006 aerial photograph



Capture Date: 05/06/2006

Site Area: 0.33ha



Recent site history - 1999 aerial photograph

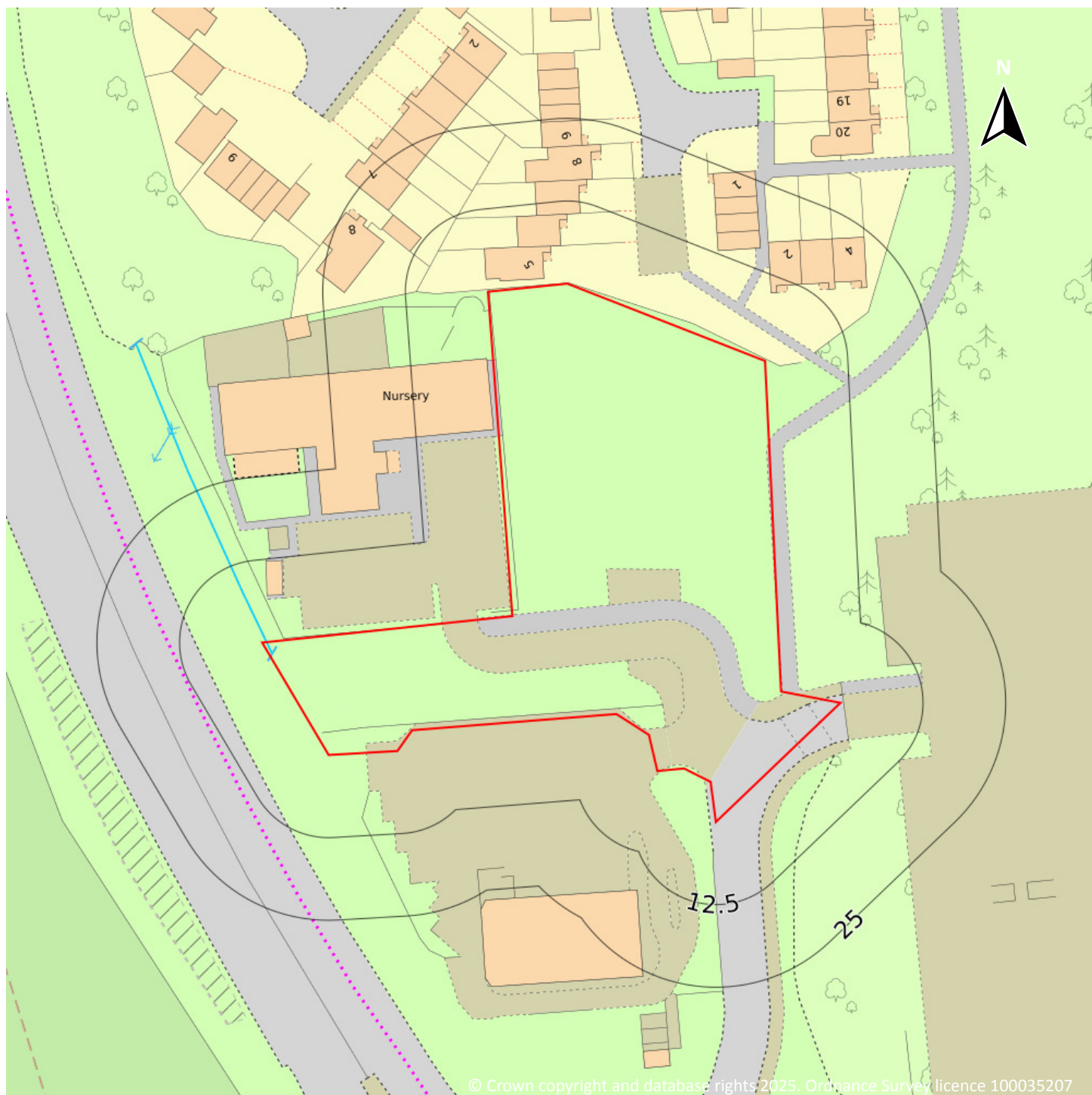


Capture Date: 04/09/1999

Site Area: 0.33ha



OS MasterMap site plan



Site Area: 0.33ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

0

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'.

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

5

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 15 >](#)

ID	Location	Land use	Dates present	Group ID
1	73m W	Unspecified Tank	1977	184623
3	181m W	Unspecified Tank	1977	184624
B	316m E	Unspecified Tank	1995	184622
C	366m NE	Unspecified Tank	1975	197861
C	367m NE	Unspecified Tank	1969	200217

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

6

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 15 >](#)

ID	Location	Land use	Dates present	Group ID
2	141m N	Electricity Substation	1993 - 1996	117519
A	234m SE	Electricity Substation	1993 - 1996	118619
A	234m SE	Electricity Substation	1992	112033
4	263m E	Gas Governor	1993 - 1996	123961
5	340m E	Electricity Substation	1993 - 1997	113782
6	364m N	Electricity Substation	1994 - 1999	113195



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

4

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 15 >](#)

ID	Location	Land use	Dates present	Group ID
B	249m E	Garage	1995	37799
B	249m E	Garage	1993	37850
B	249m E	Garage	1996	39149
B	270m E	Garage	1993 - 1997	39140

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 tanks
- Historical energy features
- Historical garages

2.1 Historical industrial land uses

Records within 500m

0

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'.

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

5

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
1	73m W	Unspecified Tank	1977	184623
2	181m W	Unspecified Tank	1977	184624
C	316m E	Unspecified Tank	1995	184622
G	366m NE	Unspecified Tank	1975	197861
G	367m NE	Unspecified Tank	1969	200217

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

27

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
A	141m N	Electricity Substation	1996	117519
A	141m N	Electricity Substation	1993	117519
A	141m N	Electricity Substation	1995	117519
A	141m N	Electricity Substation	1995	117519
B	234m SE	Electricity Substation	1996	118619
B	234m SE	Electricity Substation	1993	118619
B	234m SE	Electricity Substation	1995	118619
B	234m SE	Electricity Substation	1995	118619
B	234m SE	Electricity Substation	1992	112033



ID	Location	Land Use	Date	Group ID
D	263m E	Gas Governor	1996	123961
D	263m E	Gas Governor	1993	123961
D	263m E	Gas Governor	1995	123961
D	263m E	Gas Governor	1995	123961
E	340m E	Electricity Substation	1995	113782
E	340m E	Electricity Substation	1993	113782
E	340m E	Electricity Substation	1994	113782
E	340m E	Electricity Substation	1997	113782
E	340m E	Electricity Substation	1995	113782
E	340m E	Electricity Substation	1995	113782
E	340m E	Electricity Substation	1993	113782
F	364m N	Electricity Substation	1995	113195
F	364m N	Electricity Substation	1995	113195
F	364m N	Electricity Substation	1994	113195
F	364m N	Electricity Substation	1995	113195
F	364m N	Electricity Substation	1999	113195
F	364m N	Electricity Substation	1994	113195
F	364m N	Electricity Substation	1995	113195

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

11

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
C	249m E	Garage	1996	39149
C	249m E	Garage	1993	37850
C	249m E	Garage	1995	37799
C	249m E	Garage	1995	37799
C	270m E	Garage	1993	39140
C	270m E	Garage	1995	39140
C	270m E	Garage	1995	39140
C	270m E	Garage	1993	39140
C	270m E	Garage	1994	39140
C	270m E	Garage	1997	39140
C	270m E	Garage	1995	39140

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



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

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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**3**

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 22](#) >

ID	Location	Site	Reference	Category	Sub-Category	Description
1	378m SE	Bloor Homes, Hilltop Park, Methuen Park, Chippenham, Sn14 0gt	WEX212588	Using waste exemption	Not on a farm	Use of waste in construction

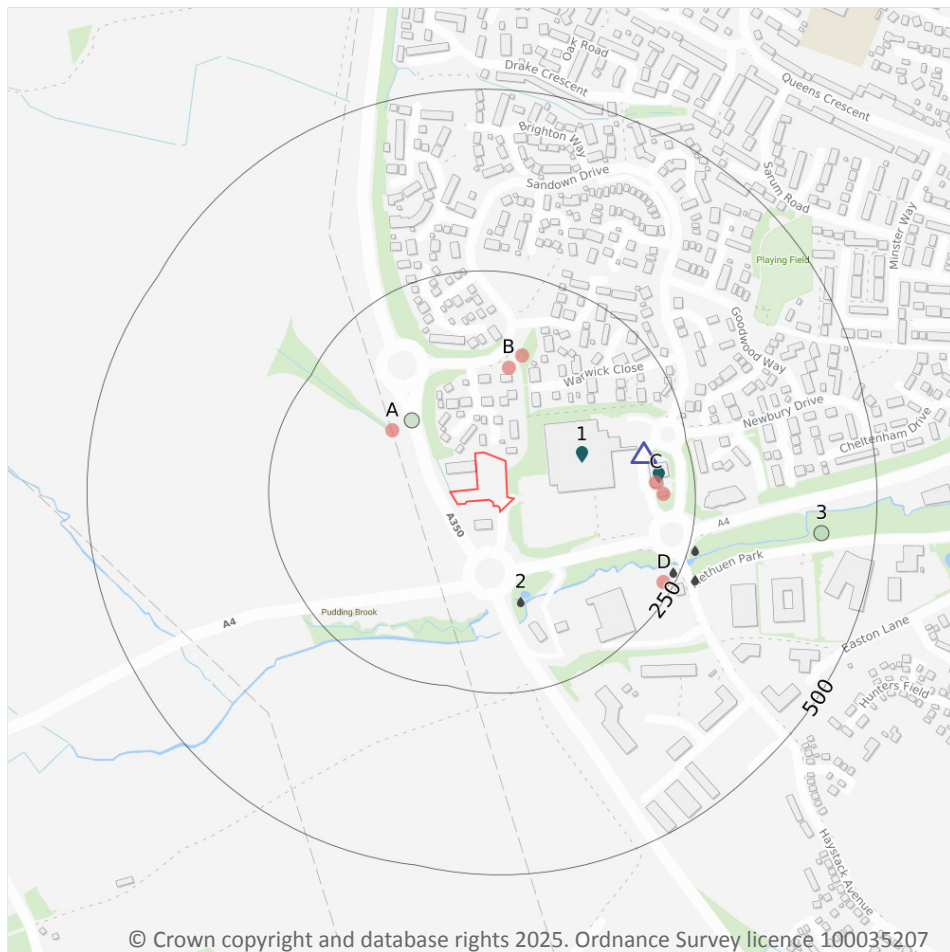


ID	Location	Site	Reference	Category	Sub-Category	Description
A	407m SE	Taylor Wimpey, Construction Site, Hilltop View, Off Easton Lane, Via Saltersford Lane, Chippenham, Sn14 0gx	WEX315024	Using waste exemption	Not on a farm	Use of waste in construction
A	448m SE	-	WEX415701	Using waste exemption	Not on a farm	Use of waste in construction

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

6

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 25 >](#)

ID	Location	Company	Address	Activity	Category
A	116m NW	Pylon	Wiltshire, SN14	Electrical Features	Infrastructure and Facilities
B	122m N	Gas Governor	Wiltshire, SN14	Gas Features	Infrastructure and Facilities
B	143m N	Electricity Sub Station	Wiltshire, SN14	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
C	197m E	Sainsbury's Petrol Station	Sainsburys, Bath Road, Chippenham, Wiltshire, SN14 0BJ	Petrol and Fuel Stations	Road and Rail
C	206m E	Sainsburys Chippenham	Bath Road, Chippenham, Wiltshire, SN14 0BJ	Vehicle Cleaning Services	Personal, Consumer and Other Services
D	237m SE	Electricity Sub Station	Wiltshire, SN14	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 National Geographic Database (NGD) - Current or recent tanks

Records within 250m

0

Current or recent tanks identified from the Ordnance Survey NGD.

This data is sourced from Ordnance Survey.

4.3 Current or recent petrol stations

Records within 500m

1

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 25 >](#)

ID	Location	Company	Address	LPG	Status
C	188m E	SAINSBURYS	Bath Road, Chippenham, Wiltshire, SN14 0BJ	No	Open

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.



4.5 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

Records within 500m

0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.7 Control of Major Accident Hazards (COMAH)

Records within 500m

0

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.

4.8 Regulated explosive sites

Records within 500m

0

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.

4.9 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.



4.10 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.

4.11 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.

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

Records within 500m	2
---------------------	---

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 25 >](#)

ID	Location	Address	Details	
1	105m E	Timpson Supermarket Services, Bath Road, Chippenham, SN14 0BJ	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
C	202m E	Sainsbury Filling Station, Bath Road, Chippenham, Wiltshire, SN14 0BJ	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.

4.13 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.

4.14 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 25 >](#)

ID	Location	Address	Details	
2	128m S	LAND TO NORTH & SOUTH BATH ROAD A4, CHIPPENHAM	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 011372 Permit Version: 1 Receiving Water: PUDDING BROOK	Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 88) Issue date: - Effective Date: 01/09/1989 Revocation Date: 25/11/1999
D	242m SE	BATH ROAD, CHIPPENHAM, WILTSHIRE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 011498 Permit Version: 1 Receiving Water: PUDDING BROOK	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: - Effective Date: 02/09/1991 Revocation Date: 26/09/2000
D	260m E	LAND TO NORTH & SOUTH BATH ROAD A4, CHIPPENHAM	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 011372 Permit Version: 1 Receiving Water: PUDDING BROOK	Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 88) Issue date: - Effective Date: 01/09/1989 Revocation Date: 25/11/1999
D	274m SE	BATH ROAD, CHIPPENHAM, WILTSHIRE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 011498 Permit Version: 1 Receiving Water: PUDDING BROOK	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: - Effective Date: 02/09/1991 Revocation Date: 26/09/2000

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

4.15 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.



4.16 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.

4.17 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.

4.18 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.

4.19 Pollution Incidents (EA/NRW)

Records within 500m

2

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 25](#) >

ID	Location	Details	
A	98m NW	Incident Date: 04/04/2001 Incident Identification: 1601 Pollutant: Organic Chemicals/Products Pollutant Description: Hydrocarbons	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
3	426m E	Incident Date: 24/06/2002 Incident Identification: 86988 Pollutant: Inert Materials and Wastes Pollutant Description: Soils and Clay	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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



4.20 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.

4.21 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.

4.22 Pollution inventory radioactive waste

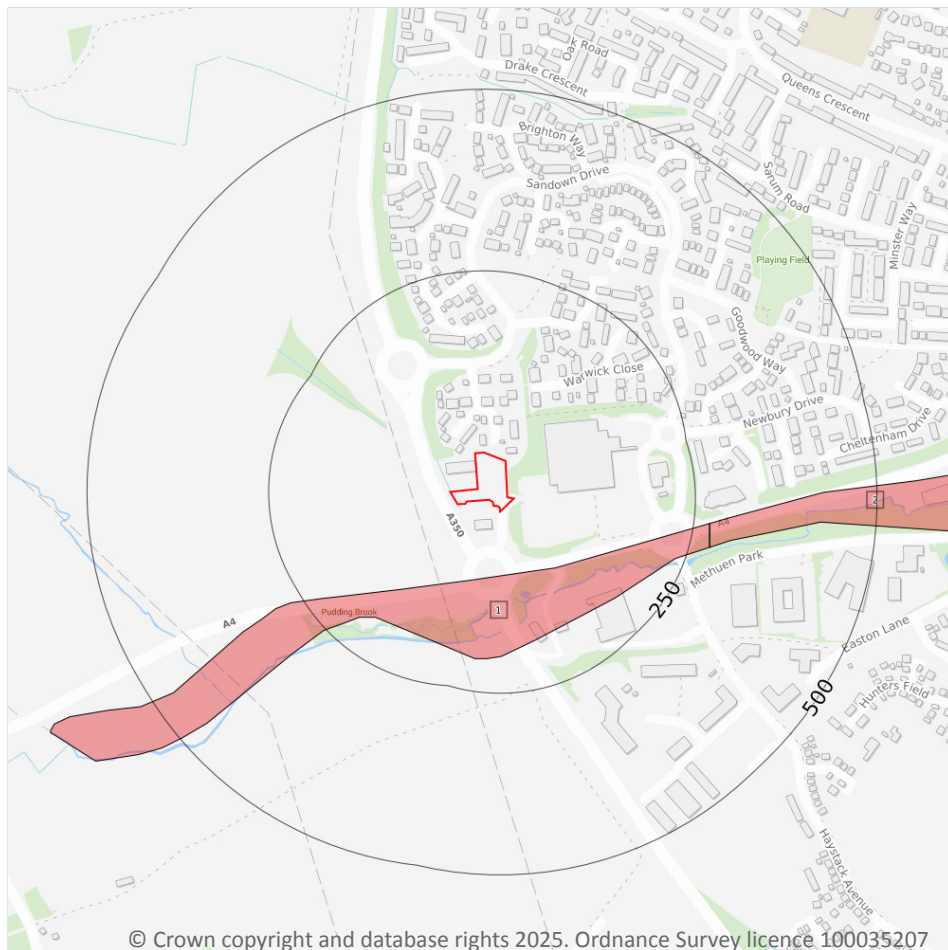
Records within 500m**0**

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

2

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 32](#) >

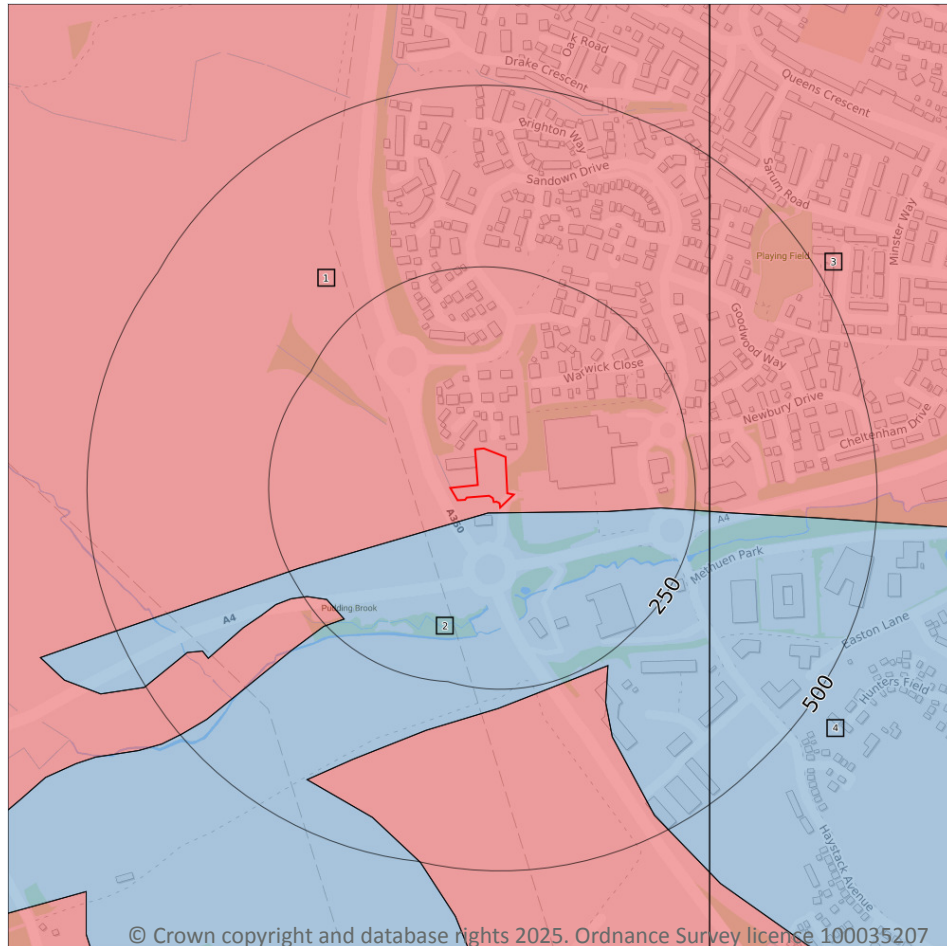
ID	Location	Designation	Description
1	88m S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	272m E	Secondary 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

4

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 34](#) >

ID	Location	Designation	Description
1	On site	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	7m S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

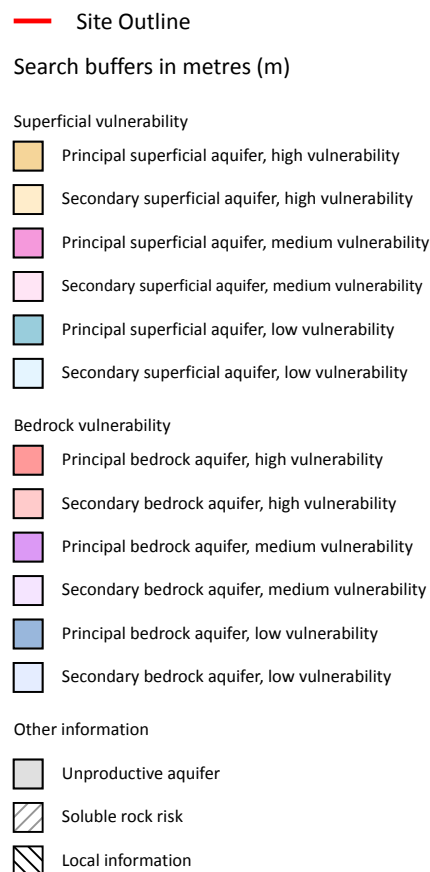
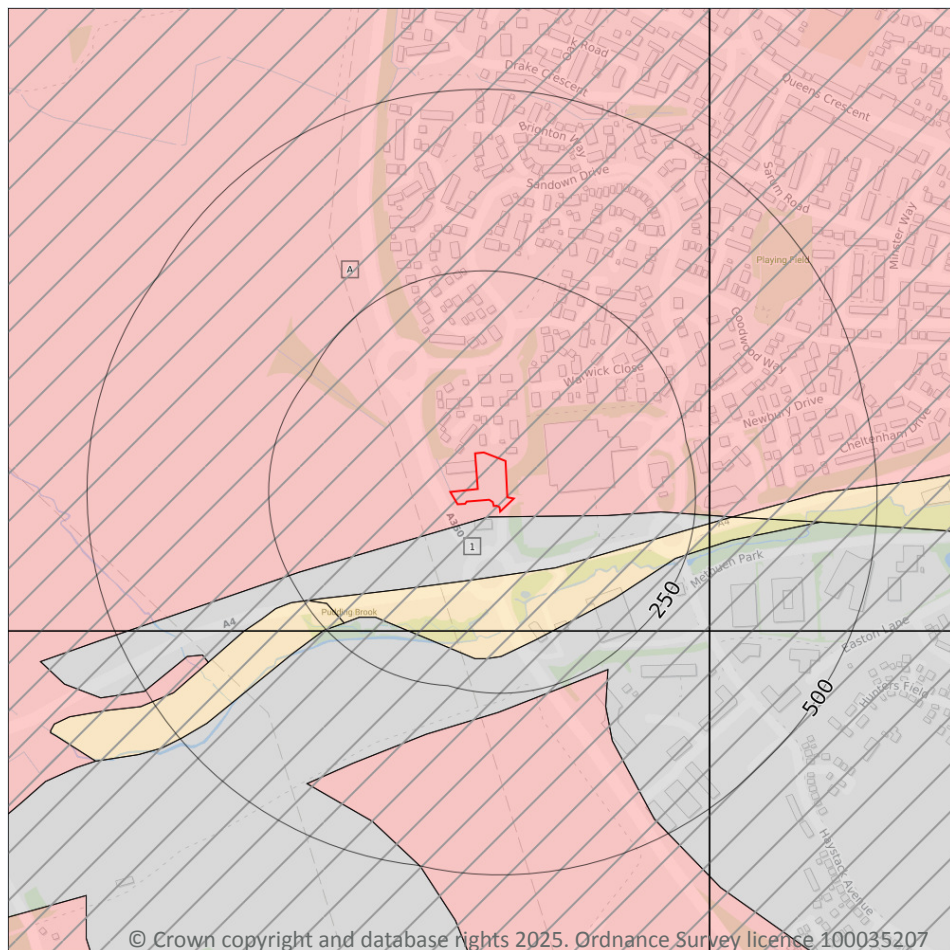


ID	Location	Designation	Description
3	270m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	271m E	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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

2

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 36](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
A	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: >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
1	7m S	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: >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

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	1
------------------------	----------

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%

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
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

3

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 38 >](#)



ID	Location	Details	
-	1740m SE	Status: Historical Licence No: 17/53/001/G/465 Details: Spray Irrigation - Direct Direct Source: Ground Water - Fresh Point: NEW BOREHOLE AT SHOWELL NURSERIES Data Type: Point Name: Glen Easting: 391180 Northing: 171220	Annual Volume (m ³): 5000 Max Daily Volume (m ³): 190 Original Application No: - Original Start Date: 30/01/2003 Expiry Date: 31/03/2017 Issue No: 101 Version Start Date: 30/01/2003 Version End Date: -
-	1814m SE	Status: Historical Licence No: 17/53/001/G/287 Details: Spray Irrigation - Direct Direct Source: Ground Water - Fresh Point: SHOWELL IRRIGATION WELL Data Type: Point Name: Glen Easting: 391140 Northing: 171040	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 24/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 30/01/2003 Version End Date: -
-	1825m SE	Status: Historical Licence No: 17/53/001/G/287 Details: Spray Irrigation - Direct Direct Source: Ground Water - Fresh Point: WELL Data Type: Point Name: Glen & Sons Ltd Easting: 391200 Northing: 171100	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: -

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

5.7 Surface water abstractions

Records within 2000m	0
-----------------------------	----------

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.

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

5.8 Potable abstractions

Records within 2000m

0

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.

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

5.9 Source Protection Zones

Records within 500m

1

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 38 >](#)

ID	Location	Type	Description
1	On site	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

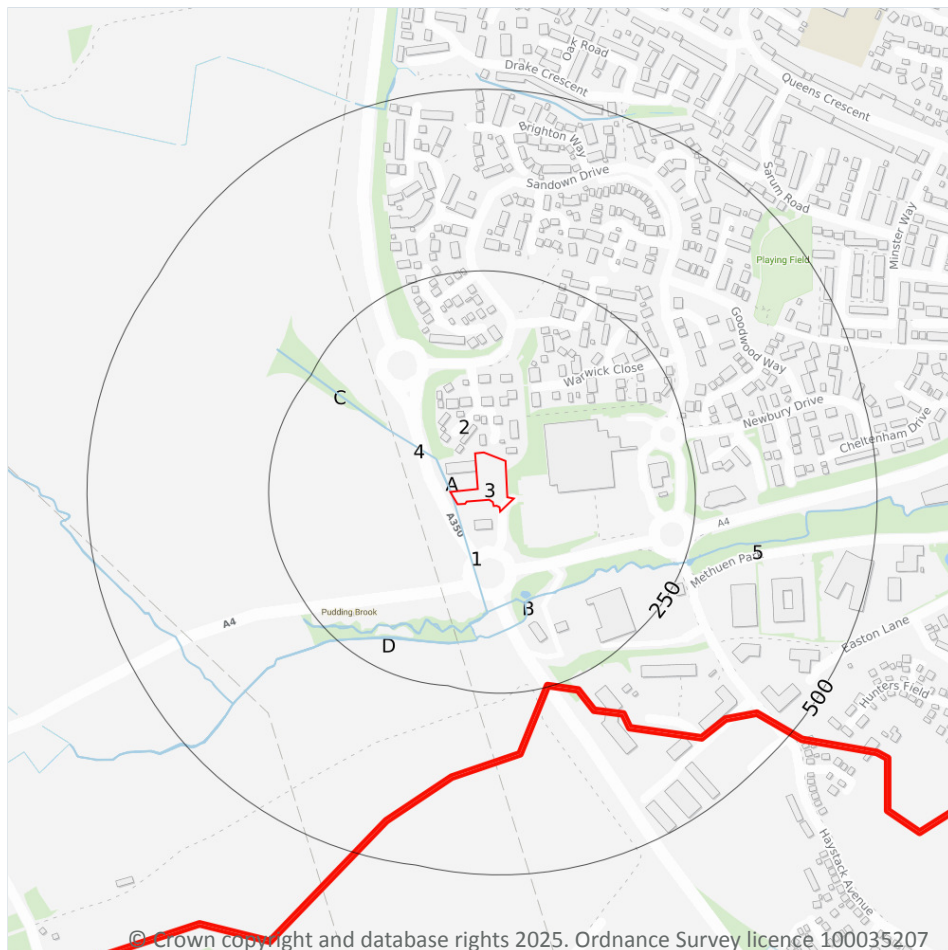
0

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.

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

12

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 41](#) >

ID	Location	Type of water feature	Ground level	Permanence	Name
1	On site	Inland river not influenced by normal tidal action.	Not provided	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.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
4	49m NW	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
B	123m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	124m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
C	124m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
5	127m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Pudding Brook
D	130m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Pudding Brook
B	135m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	139m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	140m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	162m S	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

8

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 41 >](#)

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

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 41 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
2	On site	River	Pudding Bk - source to conf R Avon (Brist)	GB109053027410	Avon Bristol Rural	Avon Bristol and Somerset Nort

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

6.4 WFD Surface water bodies

Records identified

1

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 41 >](#)



ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1176m E	River	Pudding Bk - source to conf R Avon (Brist)	GB109053027410 ↗	Moderate	Fail	Good	2019

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

6.5 WFD Groundwater bodies

Records on site	1
------------------------	----------

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.

Features are displayed on the Hydrology map on [page 41 >](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
3	On site	South of Malmesbury	GB40901G806000 ↗	Good	Good	Good	2019

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 the sea

Records within 50m

0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; 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). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 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

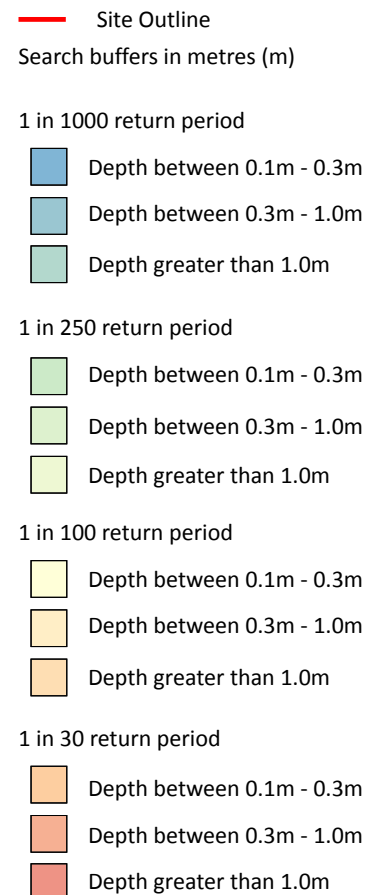
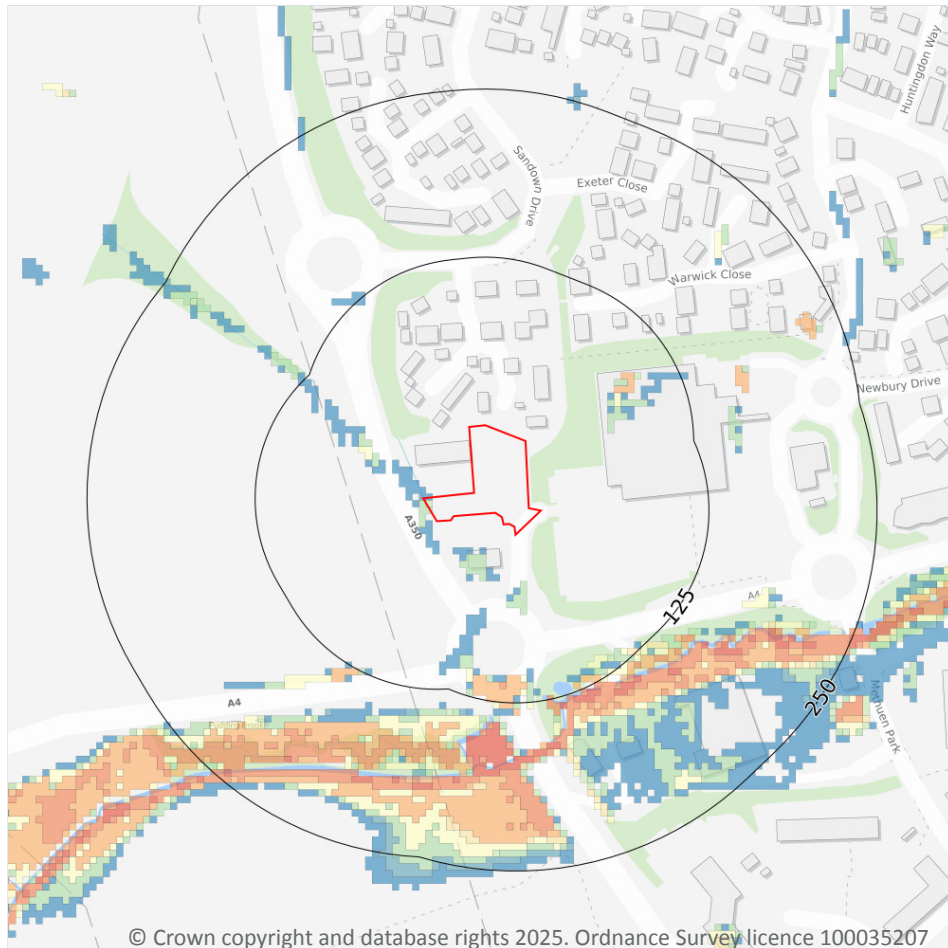
0

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



8.1 Surface water flooding

Highest risk on site

1 in 250 year, 0.3m - 1.0m

Highest risk within 50m

1 in 100 year, 0.1m - 0.3m

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 48](#) >

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.

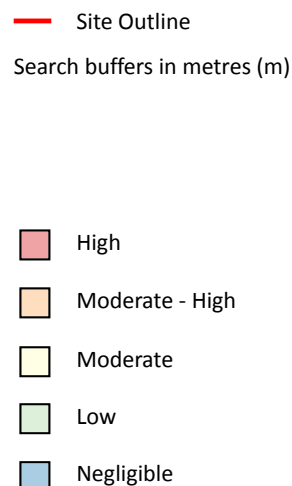
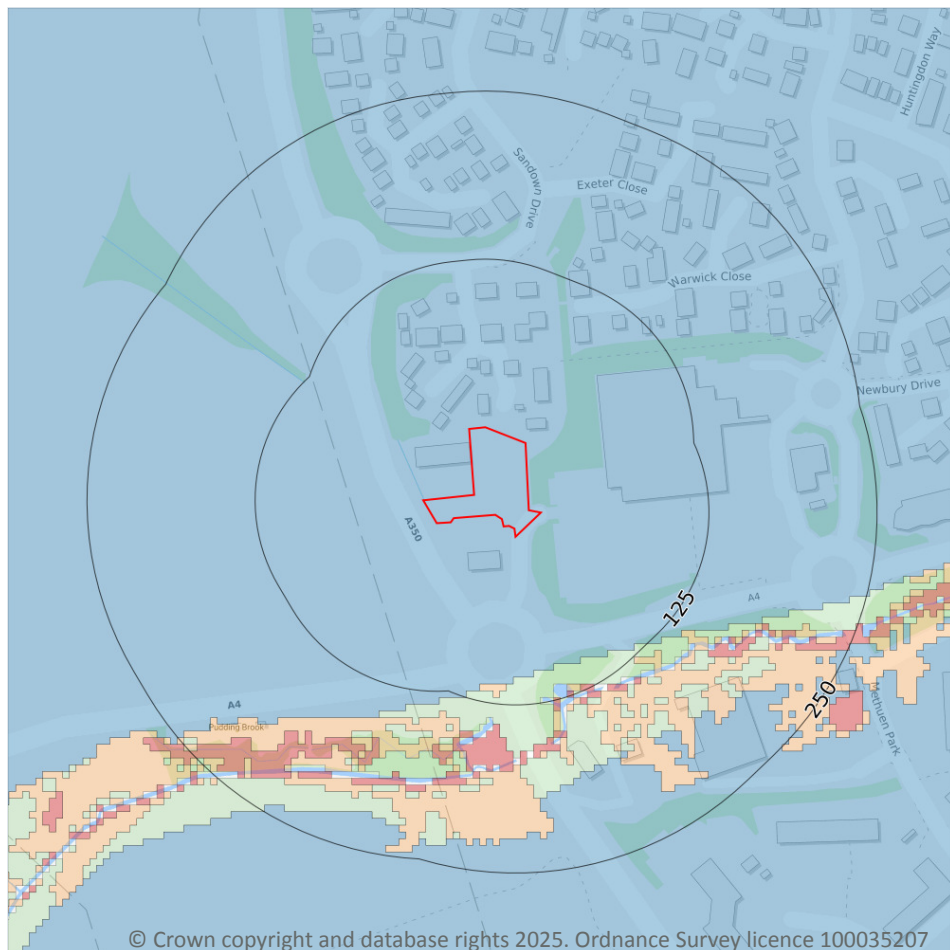
The table below shows the maximum flood depths for a range of return periods for the site.

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	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

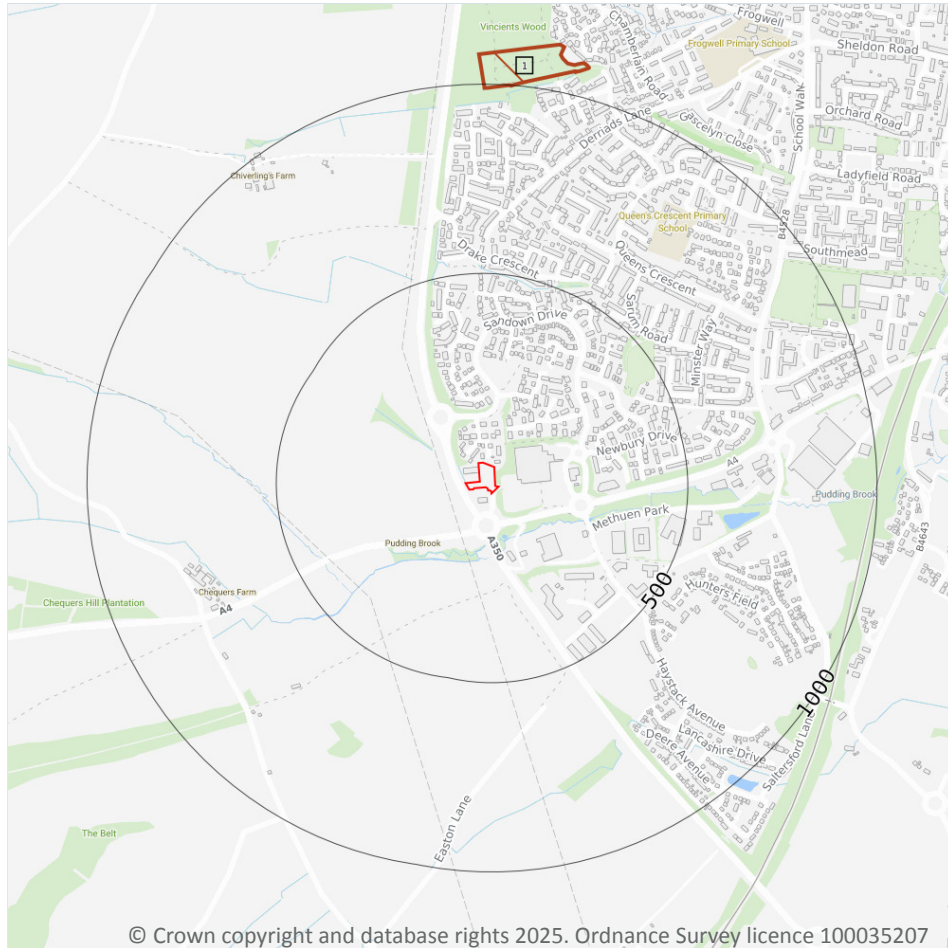
Negligible

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 50](#) >

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- 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**0**

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.

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

10.7 Designated Ancient Woodland

Records within 2000m**4**

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 51 >](#)

ID	Location	Name	Woodland Type
1	990m N	Unknown	Ancient & Semi-Natural Woodland
-	1520m W	Jubilee Wood	Ancient & Semi-Natural Woodland
-	1534m W	Jubilee Wood	Ancient Replanted Woodland
-	1868m W	Briary Wood	Ancient Replanted 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

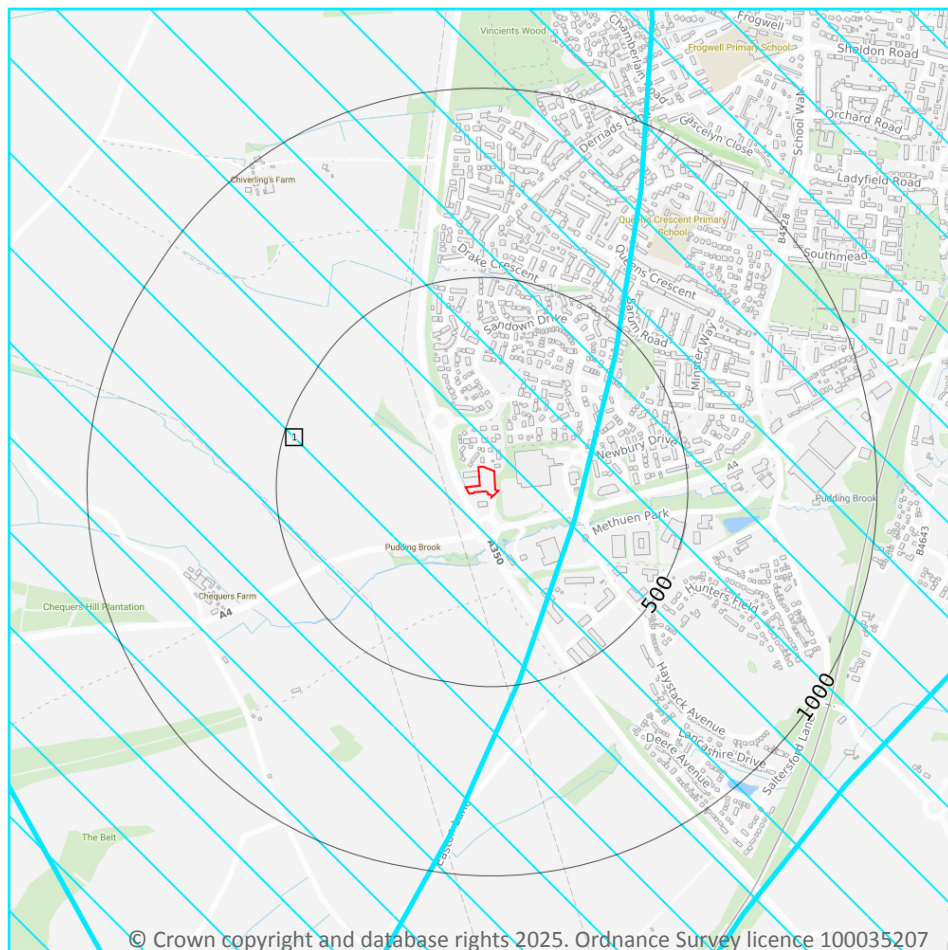
Records within 2000m

0

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.

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

1

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 56 >](#)

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000500000&notes=&location=392658,162458%20(IRZ%20polygon%20centre)

This data is sourced from Natural England.



10.18 SSSI Units

Records within 2000m

0

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

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

0

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.



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

11.7 Registered Parks and Gardens

Records within 250m

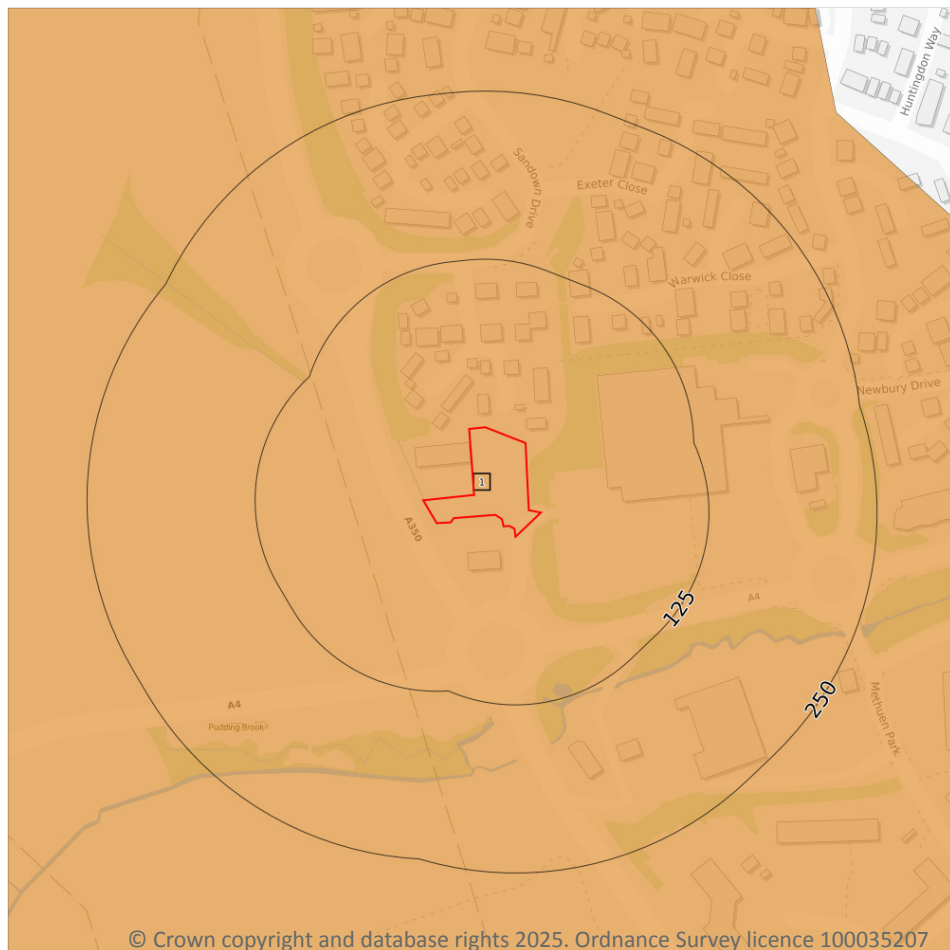
0

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 Historic England, 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

1

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 60](#) >

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.

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

2

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

Location	Reference	Scheme	Start Date	End date
167m S	AG00283056	Entry Level plus Higher Level Stewardship	01/02/2009	31/01/2023
248m S	AG00283056	Entry Level plus Higher Level Stewardship	01/02/2009	31/01/2023

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

1

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.

Location	Reference	Scheme	Start Date	End Date
38m W	1265268	Countryside Stewardship (Middle Tier)	01/01/2022	31/12/2026



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

7

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 63](#) >

ID	Location	Main Habitat	Other habitats
1	1m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	38m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	98m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	105m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
3	134m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	135m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
5	135m NE	Deciduous woodland	Main habitat: DWOOD (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.

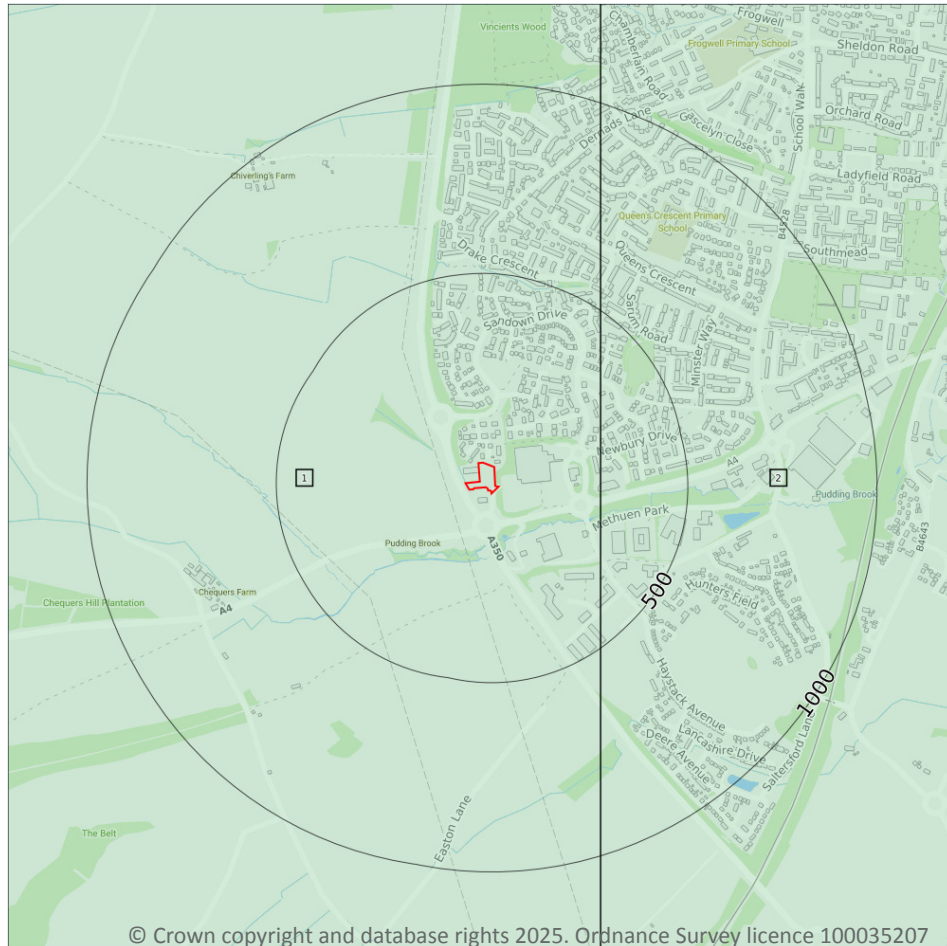
13.4 Limestone Pavement Orders

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

2

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 65](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	Full	ST87SE
2	270m E	Full	Full	Full	Full	ST97SW

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



Site Outline

Search buffers in metres (m)

Landslip (10k)

Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m

2

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.

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 67](#) >

ID	Location	LEX Code	Description	Rock description
1	101m S	ALV-XSWCV	Alluvium - Sand With Clay And Gravel	Sand With Clay And Gravel [unlithified Deposits Coding Scheme - Extended]
2	274m E	ALV-XCZ	Alluvium - Clay And Silt	Clay And Silt

This data is sourced from the British Geological Survey.



14.4 Landslip (10k)

Records within 500m

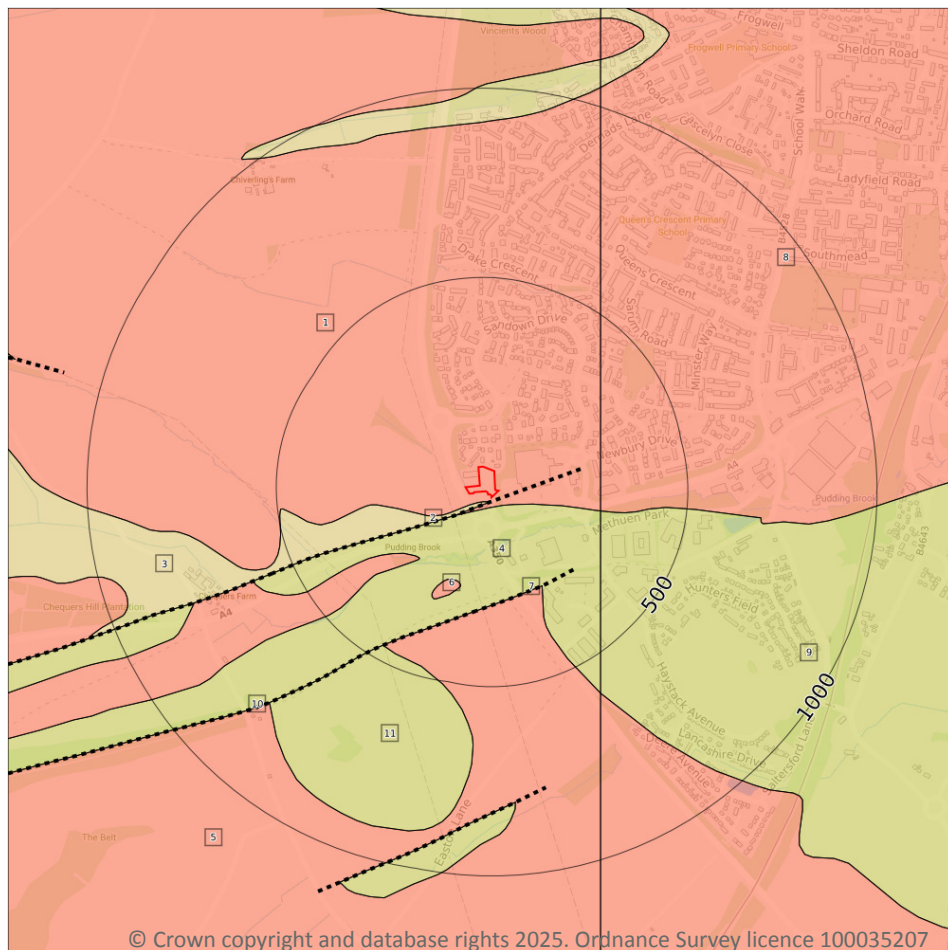
0

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



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (10k)

Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m

8

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.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 69](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	CB-LMST	Cornbrash Formation - Limestone	Callovian Age - Bathonian Age
3	14m SW	FMB-MDST	Forest Marble Formation - Mudstone	Bathonian Age
4	26m S	KLB-SDSM	Kellaways Formation - Sandstone, Siltstone And Mudstone	Callovian Age
5	215m SW	CB-LMST	Cornbrash Formation - Limestone	Callovian Age - Bathonian Age



ID	Location	LEX Code	Description	Rock age
6	231m S	CB-LMST	Cornbrash Formation - Limestone	Callovian Age - Bathonian Age
8	270m E	CB-LMST	Cornbrash Formation - Limestone	Callovian Age - Bathonian Age
9	275m E	KLB-SDSM	Kellaways Formation - Sandstone, Siltstone And Mudstone	Callovian Age
11	461m SW	KLB-SDSM	Kellaways Formation - Sandstone, Siltstone And Mudstone	Callovian Age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

3

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.

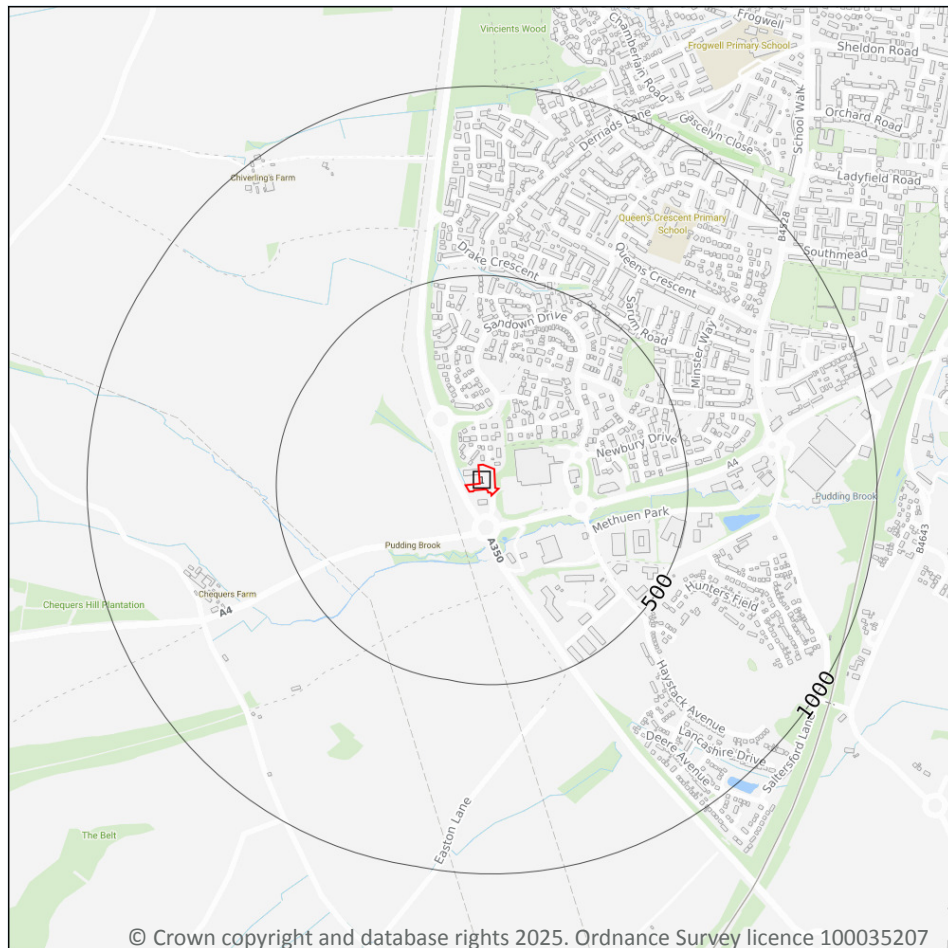
Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 69](#) >

ID	Location	Category	Description
2	10m S	FAULT	Normal fault, inferred
7	267m S	FAULT	Normal fault, inferred
10	303m S	FAULT	Normal fault, observed

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 71](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	Full	EW265_bath_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

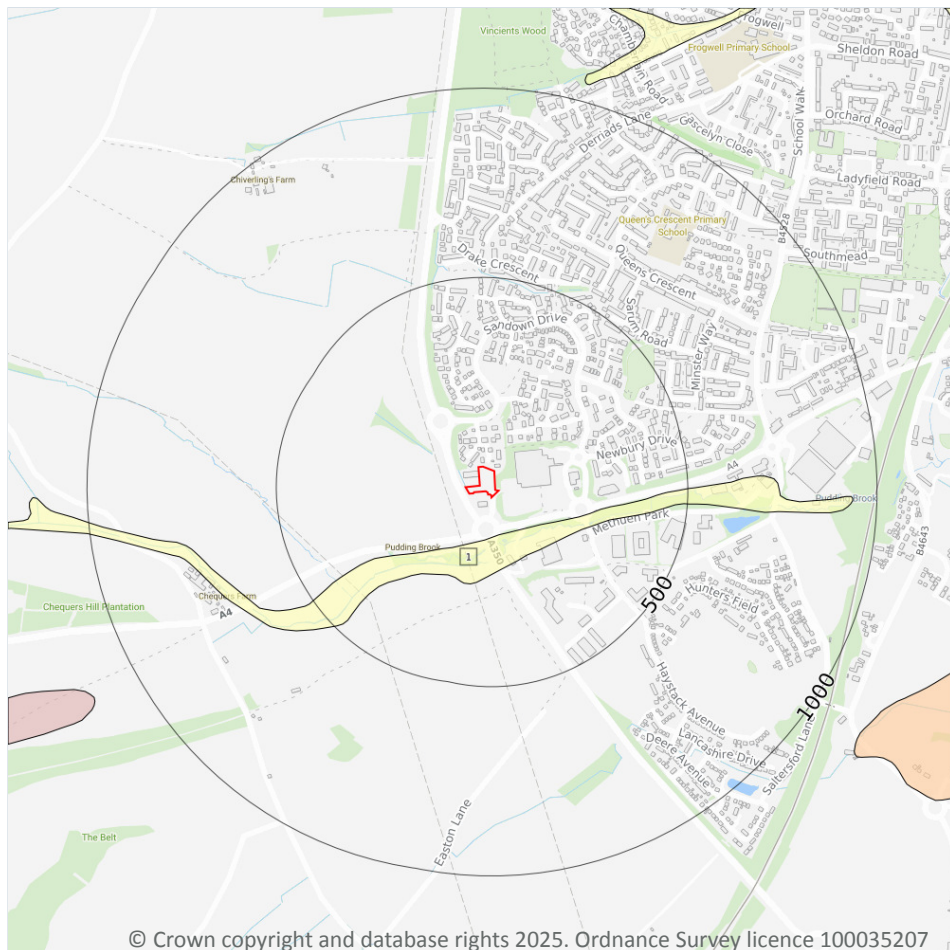
0

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

1

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 73](#) >

ID	Location	LEX Code	Description	Rock description
1	101m S	ALV-XCZSV	ALLUVIUM	CLAY, SILT, 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

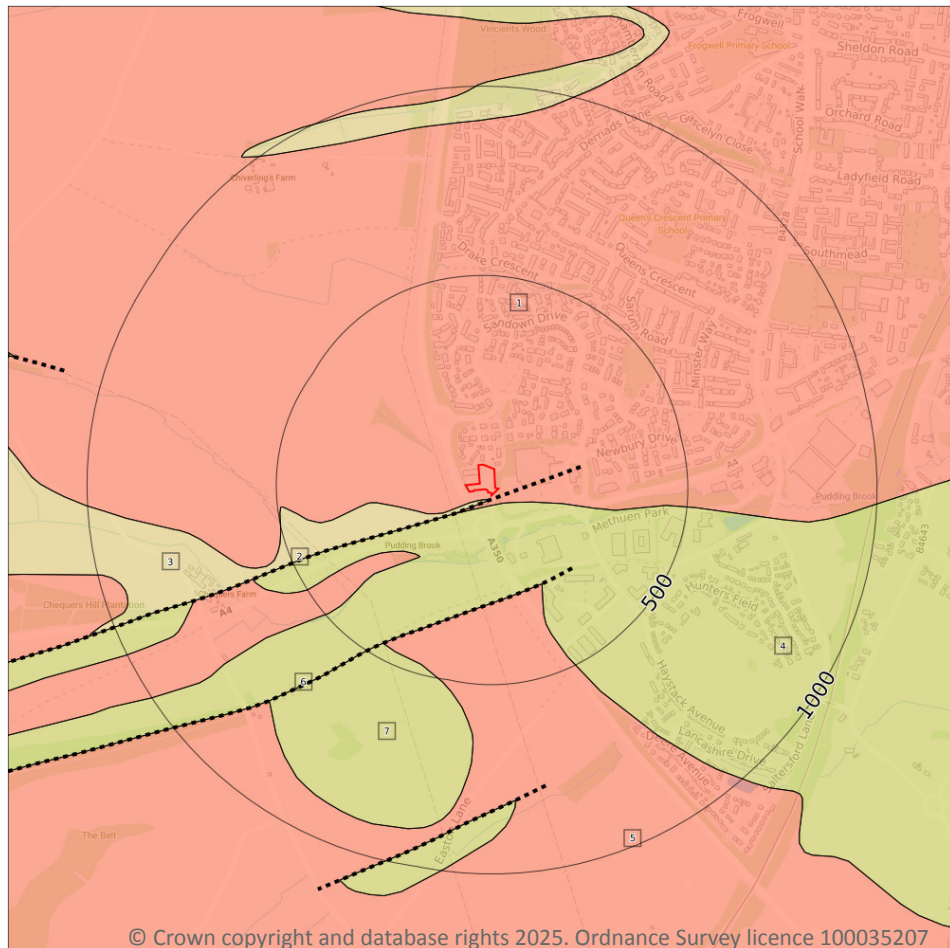
0

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

5

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 75 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	CB-LMST	CORNBRASH FORMATION - LIMESTONE	BATHONIAN
3	14m SW	FMB-MDST	FOREST MARBLE FORMATION - MUDSTONE	BATHONIAN
4	26m S	KLB-SDSM	KELLAWAYS FORMATION - SANDSTONE, SILTSTONE AND MUDSTONE	CALLOVIAN

ID	Location	LEX Code	Description	Rock age
5	216m SW	CB-LMST	CORNBRAH FORMATION - LIMESTONE	BATHONIAN
7	461m SW	KLB-SDSM	KELLAWAYS FORMATION - SANDSTONE, SILTSTONE AND MUDSTONE	CALLOVIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

3

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	Very High	High
14m SW	Fracture	Low	Very Low
26m S	Mixed	Moderate	Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

2

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.

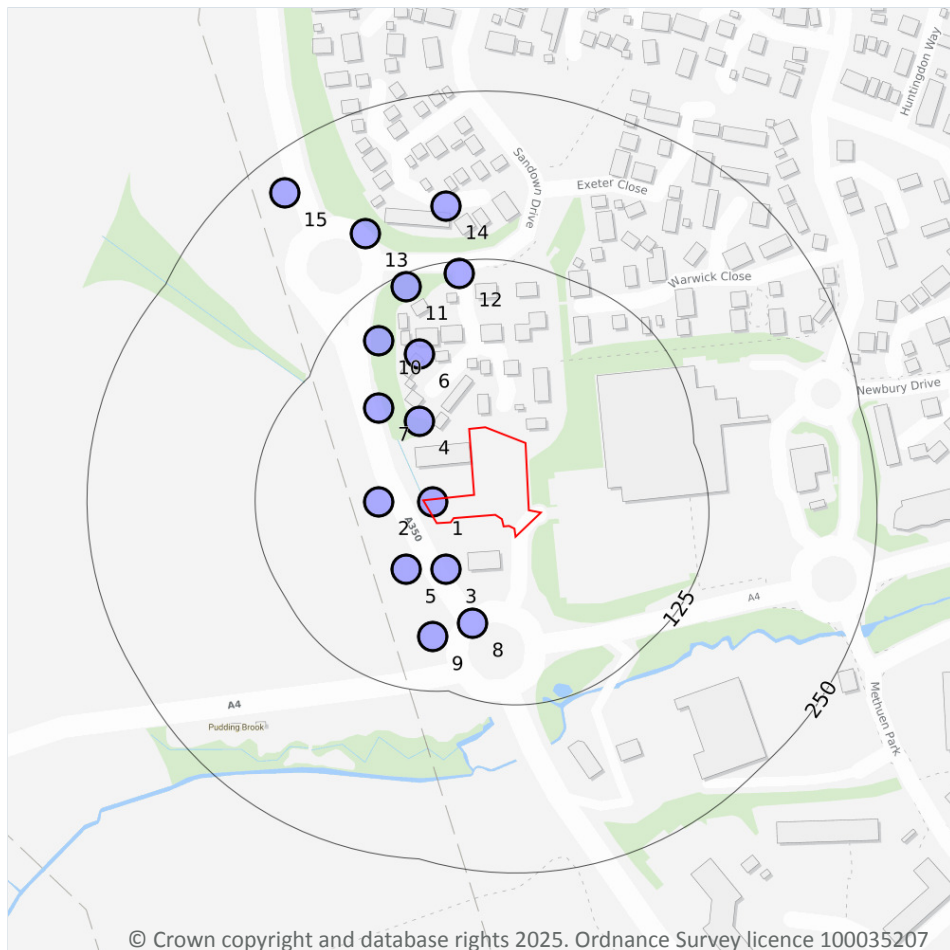
Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 75 >](#)

ID	Location	Category	Description
2	10m S	FAULT	Fault, inferred, displacement unknown
6	267m SE	FAULT	Fault, inferred

This data is sourced from the British Geological Survey.



16 Boreholes



- Site Outline**
- Search buffers in metres (m)**
- Confidential
 - 0 - 10m
 - 10 - 30m
 - 30m+
 - Unknown

16.1 BGS Boreholes

Records within 250m

15

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 77 >](#)

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	On site	389650 172190	SOUTHERN LEG OF BYPASS CHIPPENHAM TP 6	3.0	N	396349 ↗
2	33m W	389610 172190	SOUTHERN LEG OF BYPASS CHIPPENHAM TP 5	3.0	N	396348 ↗
3	35m S	389660 172140	SOUTHERN LEG OF BYPASS CHIPPENHAM TP 4	1.0	N	396347 ↗

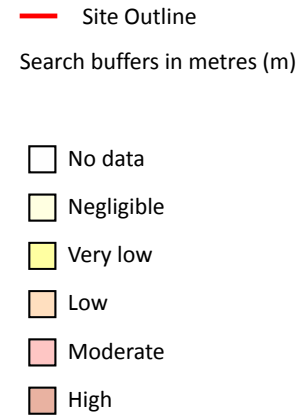
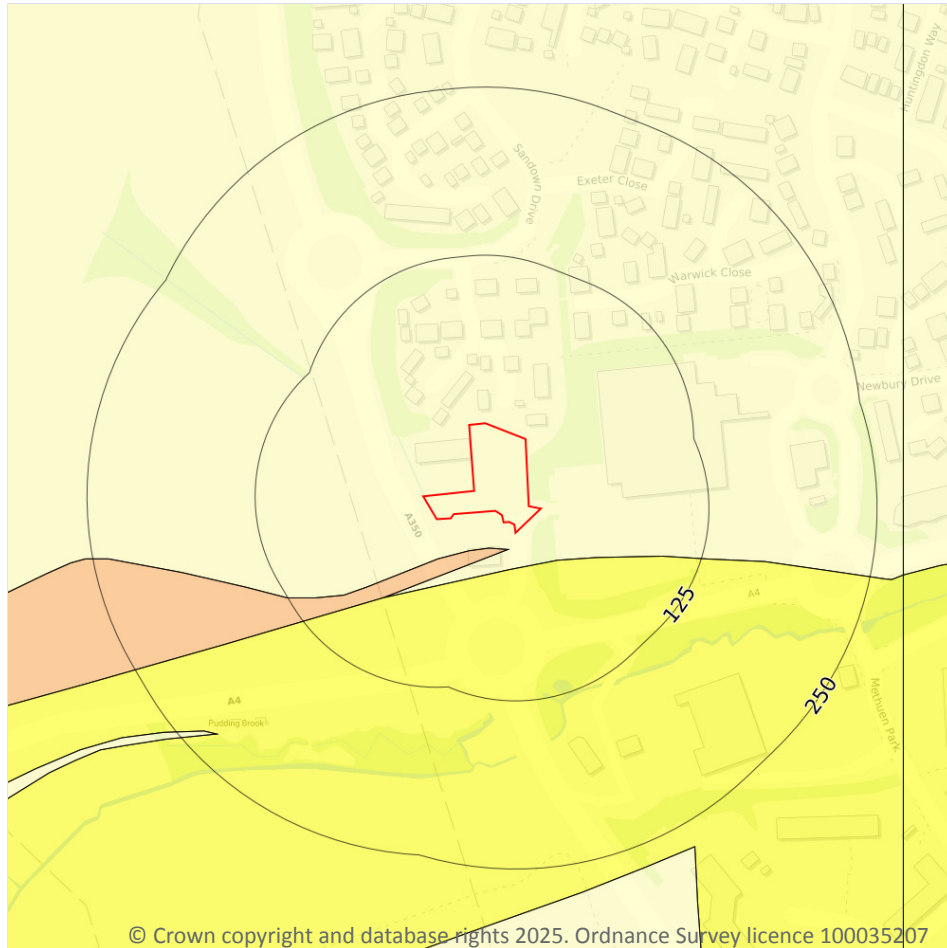


ID	Location	Grid reference	Name	Length	Confidential	Web link
4	38m W	389640 172250	SOUTHERN LEG OF BYPASS CHIPPENHAM TP 8	4.0	N	396351 ↗
5	42m SW	389630 172140	SOUTHERN LEG OF BYPASS CHIPPENHAM TP 3	4.0	N	396346 ↗
6	67m NW	389640 172300	SOUTHERN LEG OF BYPASS CHIPPENHAM TP 9	4.0	N	396352 ↗
7	69m W	389610 172260	SOUTHERN LEG OF BYPASS CHIPPENHAM TP 7	4.0	N	396350 ↗
8	72m SW	389680 172100	SOUTHERN LEG OF BYPASS CHIPPENHAM TP 2	1.0	N	396345 ↗
9	85m S	389650 172090	SOUTHERN LEG OF BYPASS CHIPPENHAM TP 1	2.0	N	396344 ↗
10	94m NW	389610 172310	SOUTHERN LEG OF BYPASS CHIPPENHAM TP 10	3.0	N	396353 ↗
11	116m NW	389630 172350	SOUTHERN LEG OF BYPASS CHIPPENHAM TP 11	4.0	N	396354 ↗
12	116m N	389670 172360	SOUTHERN LEG OF BYPASS CHIPPENHAM TP 13	3.0	N	396356 ↗
13	165m NW	389600 172390	SOUTHERN LEG OF BYPASS CHIPPENHAM TP 12	4.0	N	396355 ↗
14	166m N	389660 172410	SOUTHERN LEG OF BYPASS CHIPPENHAM TP 14	3.0	N	396357 ↗
15	223m NW	389540 172420	CEPEN PARK SOUTH ROUNDABOUT 5-6 TP1A	2.5	N	396367 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m

3

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 79 >](#)

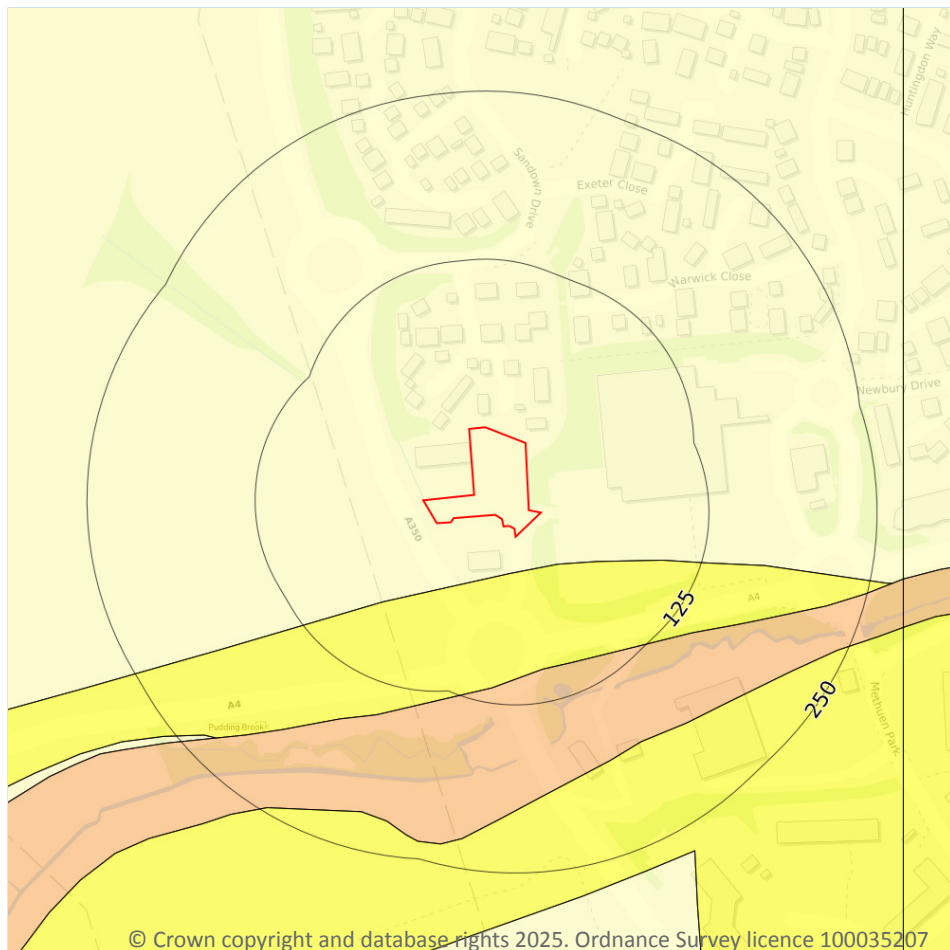
Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
14m SW	Low	Ground conditions predominantly medium plasticity.
26m S	Very low	Ground conditions predominantly low plasticity.



This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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

17.2 Running sands

Records within 50m

2

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on [page 81](#) >

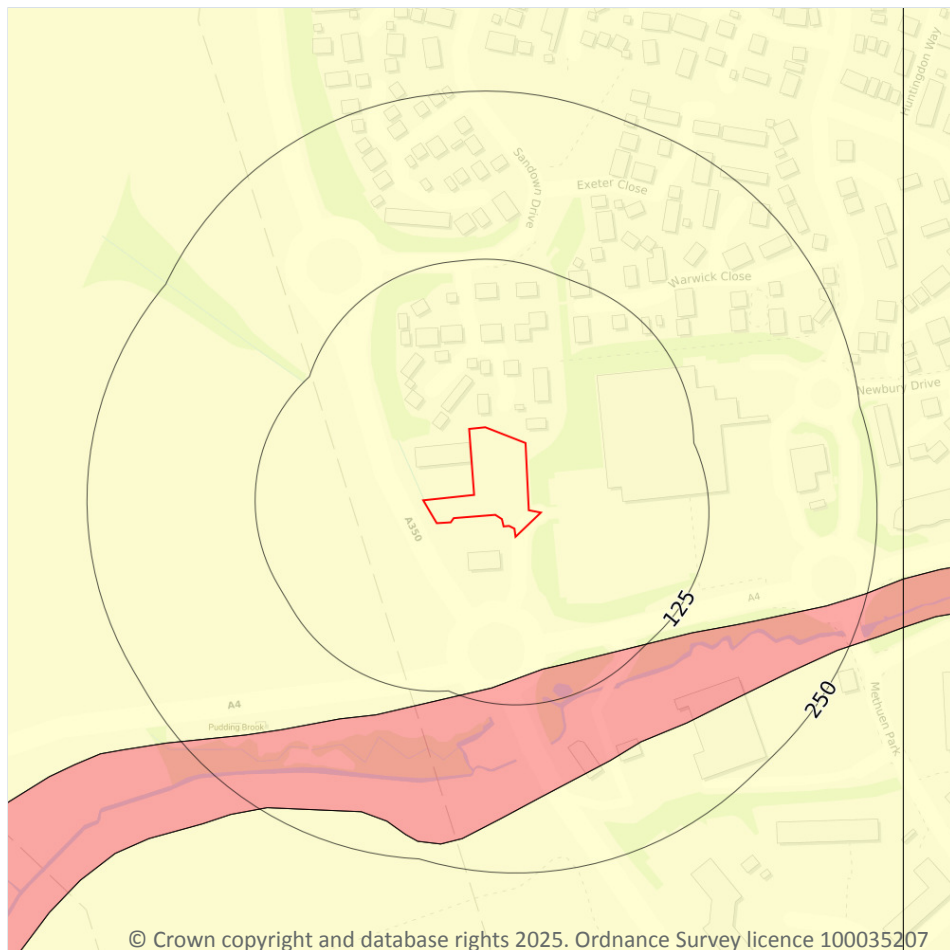
Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

Location	Hazard rating	Details
26m S	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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

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.

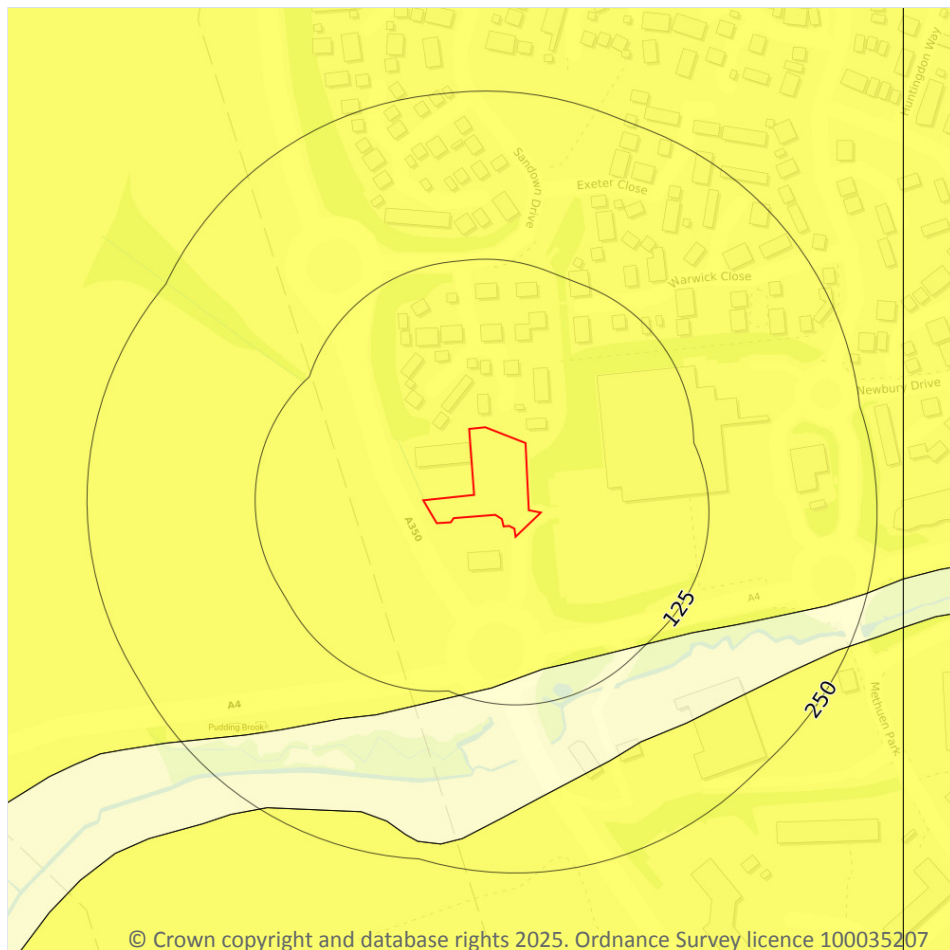
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 83](#) >

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.

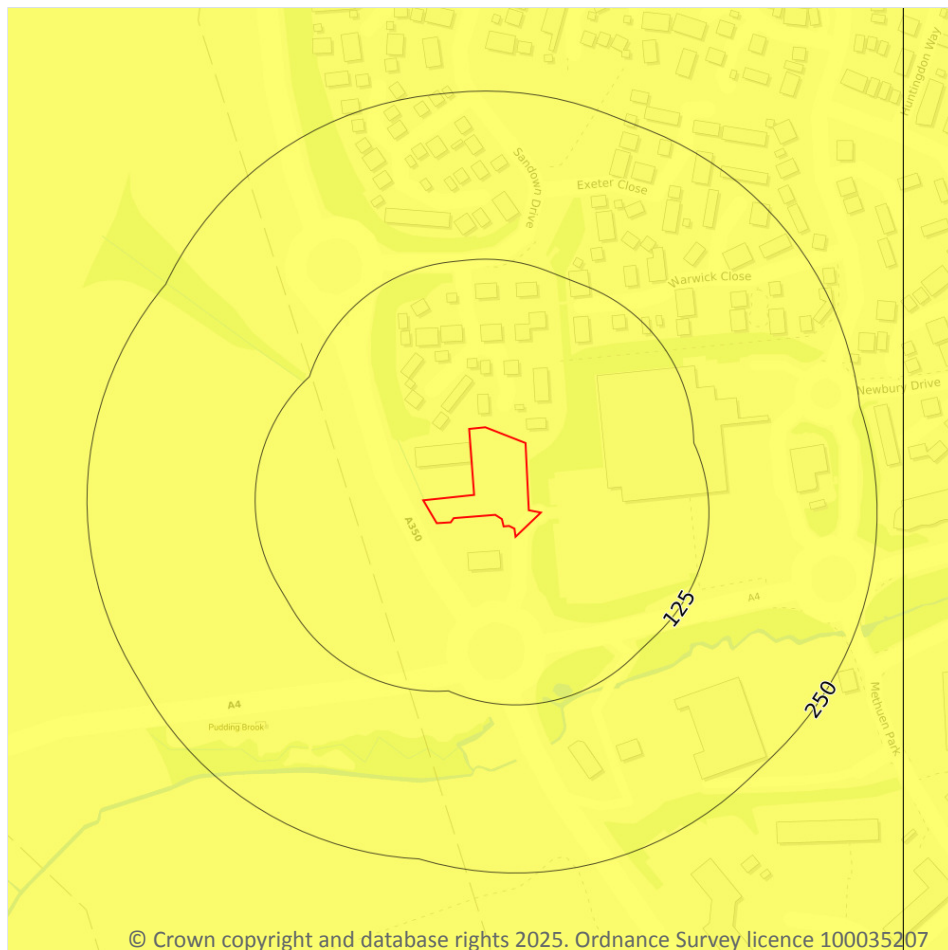
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 84 >](#)

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.

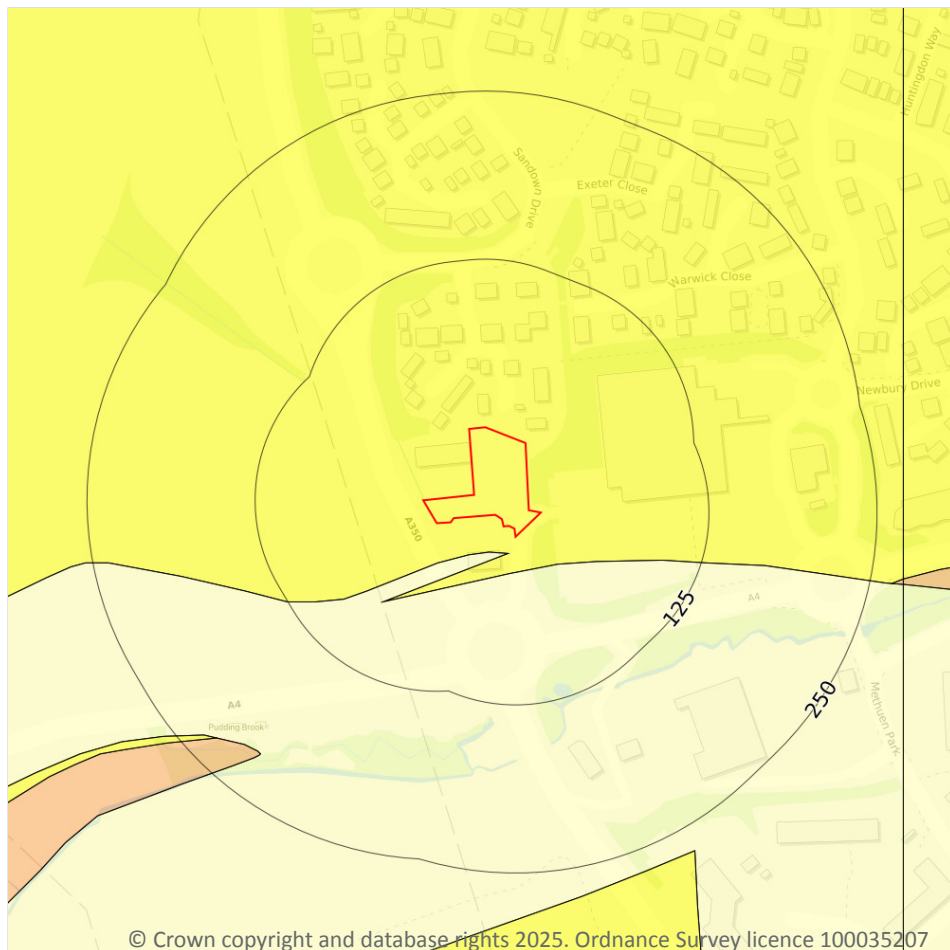
Features are displayed on the Natural ground subsidence - Landslides map on [page 85 >](#)

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



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

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 86](#)

Location	Hazard rating	Details
On site	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.



Location	Hazard rating	Details
14m SW	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.

This data is sourced from the British Geological Survey.



18 Mining and ground workings

18.1 BritPits

Records within 500m

0

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.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

0

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.

This data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from 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 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.



18.9 Researched mining

Records within 500m

0

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 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.

18.13 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.



18.14 Gypsum areas

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

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

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

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 Ground cavities and sinkholes

19.1 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 Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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 Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

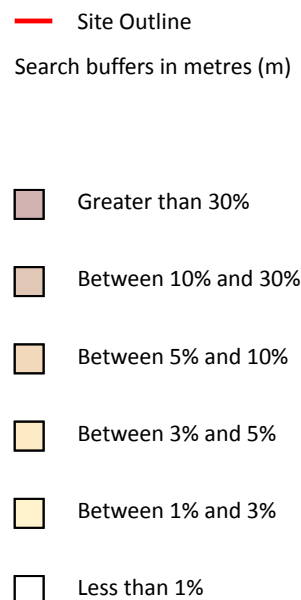
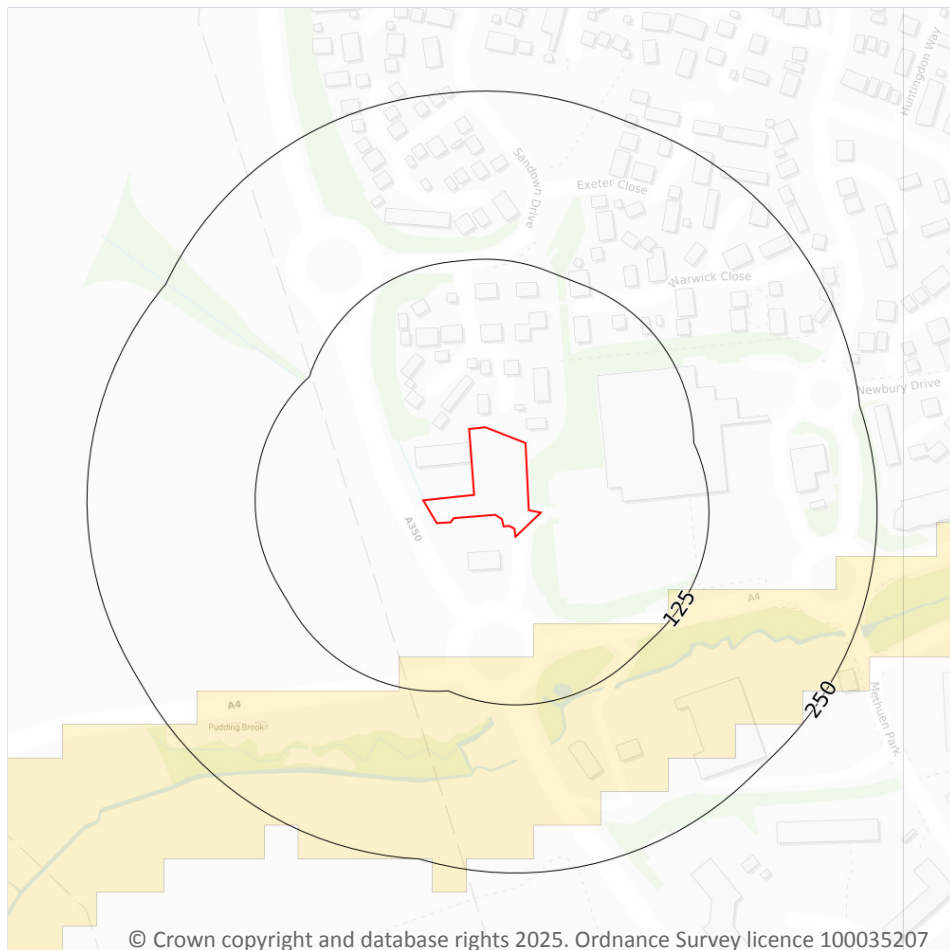
Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



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20.1 Radon

Records on site

1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on [page 94](#) >

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



This data is sourced from the British Geological Survey and UK Health Security Agency.



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

3

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	15 - 30 mg/kg
7m S	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
15m S	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 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.

21.3 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.



22 Railway infrastructure and projects

22.1 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.

22.2 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.

22.3 Railway tunnels

Records within 250m**0**

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 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.

22.5 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.

22.6 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.

22.7 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.

22.8 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.

22.9 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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Grid Ref: 389686, 172205

Map Name: County Series

Map date: 1885

Scale: 1:10,560

Printed at: 1:10,560



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Edition N/A
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Surveyed 1885
Revised 1885
Edition N/A
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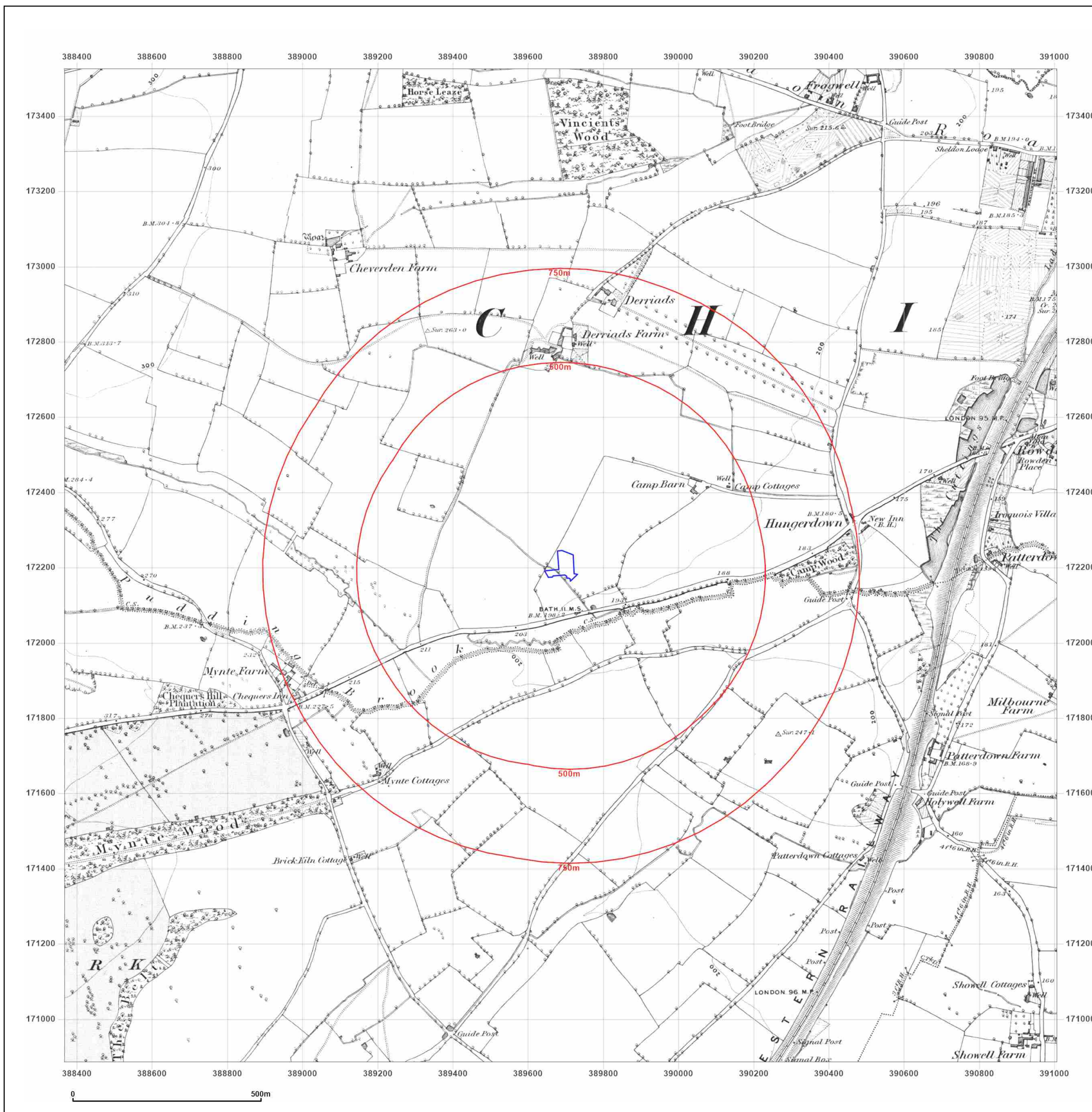


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Grid Ref: 389686, 172205

Map Name: County Series

Map date: 1922

Scale: 1:10,560

Printed at: 1:10,560



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Surveyed 1885
Revised 1922
Edition N/A
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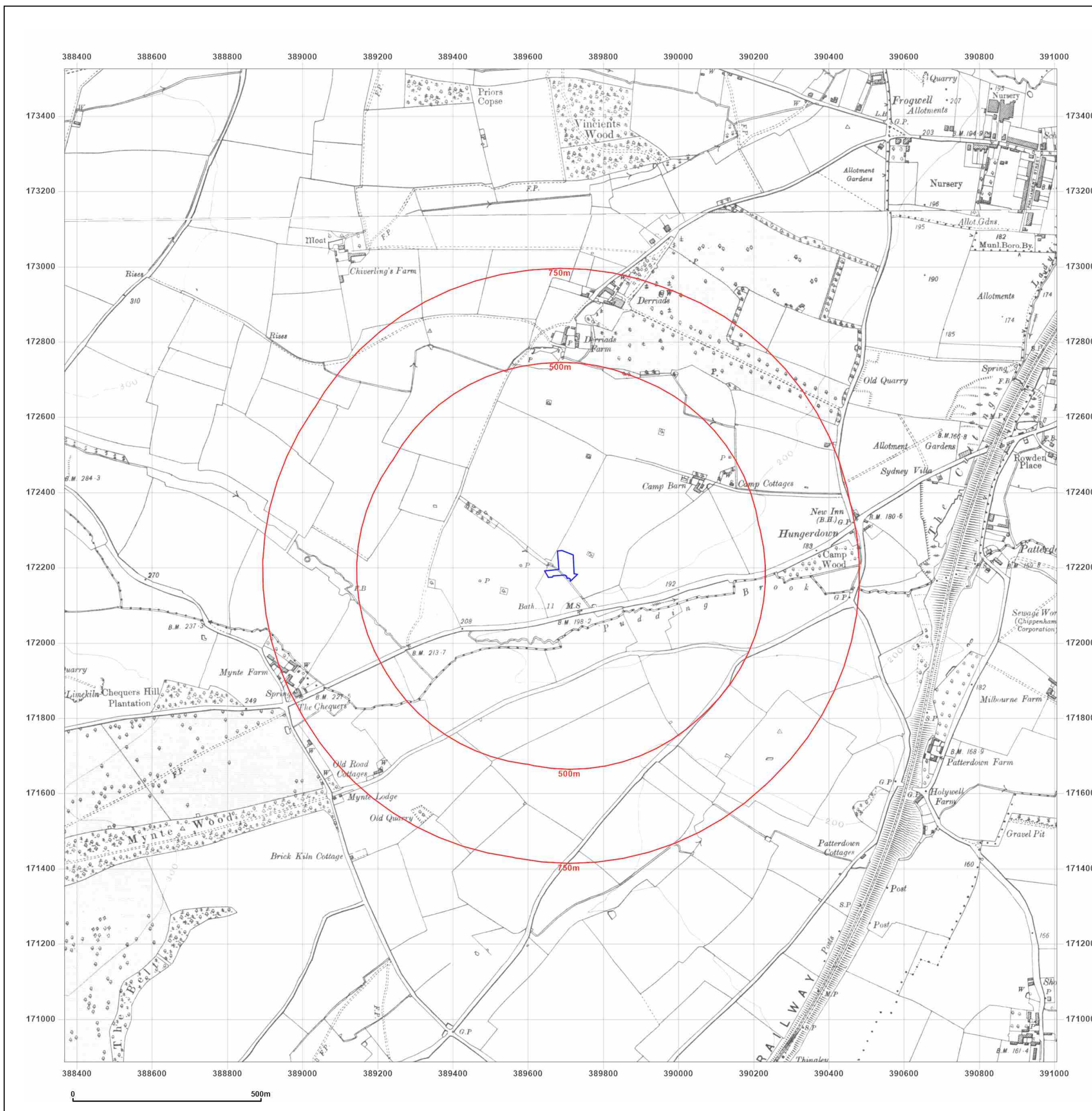


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Report Ref: GS-TUK-C9U-M5U-II4
Grid Ref: 389686, 172205

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1938
Edition 1938
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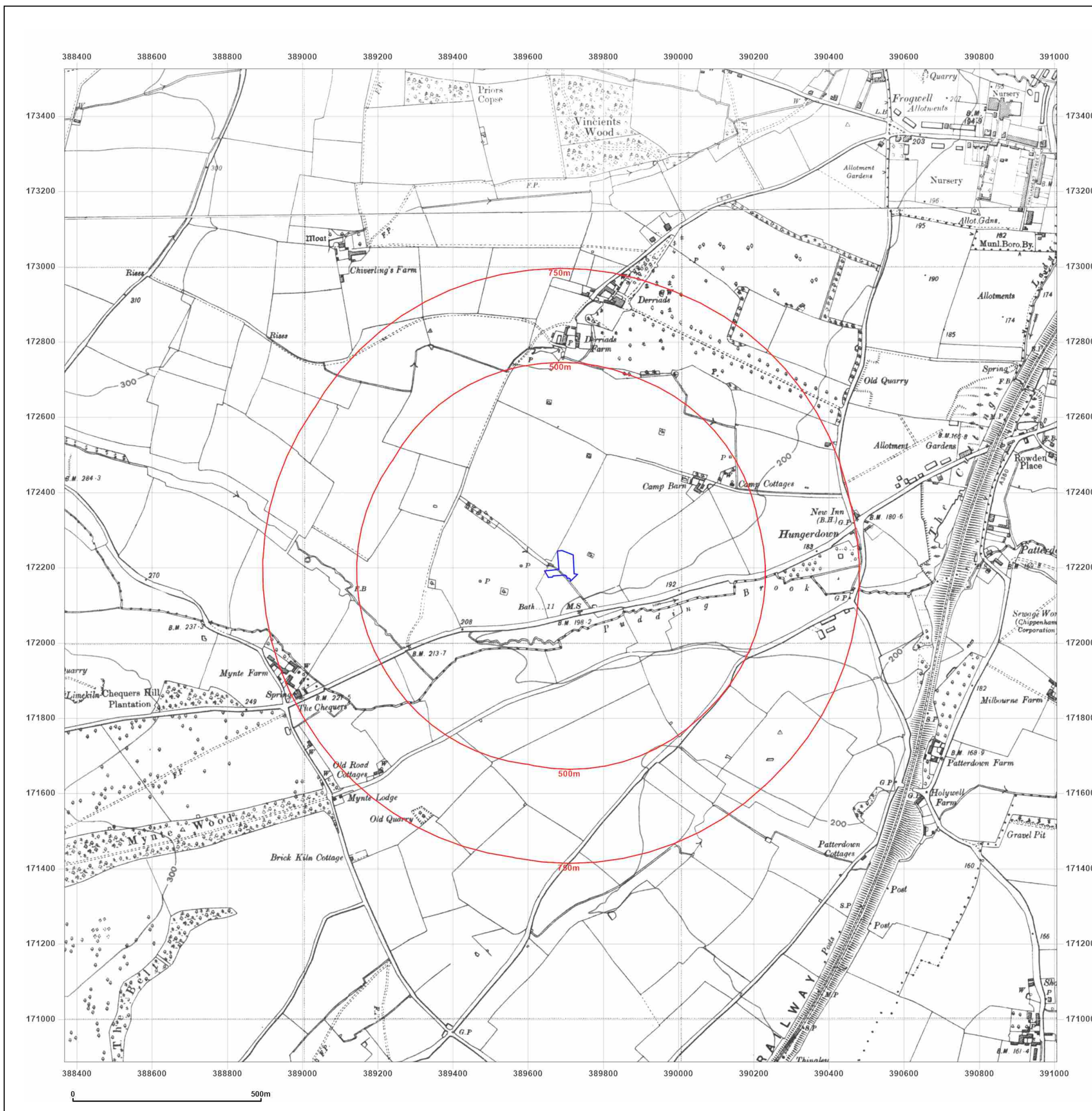


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Report Ref: GS-TUK-C9U-M5U-II4
Grid Ref: 389686, 172205

Map Name: Provisional

Map date: 1955-1960

Scale: 1:10,560

Printed at: 1:10,560



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Surveyed 1956
Revised 1956
Edition N/A
Copyright 1960
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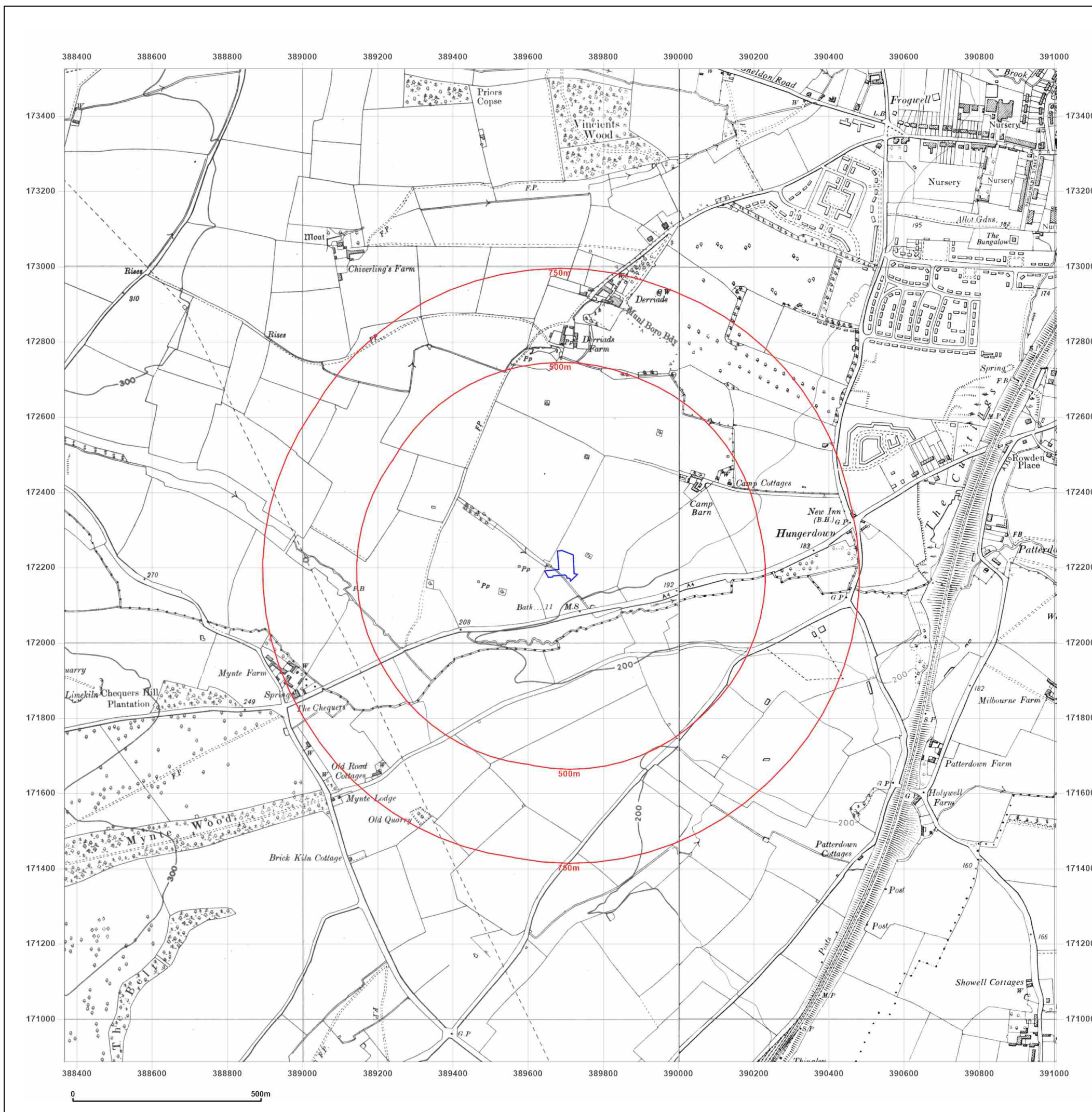


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Report Ref: GS-TUK-C9U-M5U-II4
Grid Ref: 389686, 172205

Map Name: Provisional

Map date: 1975-1976

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1975
Edition N/A
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Surveyed N/A
Revised 1976
Edition N/A
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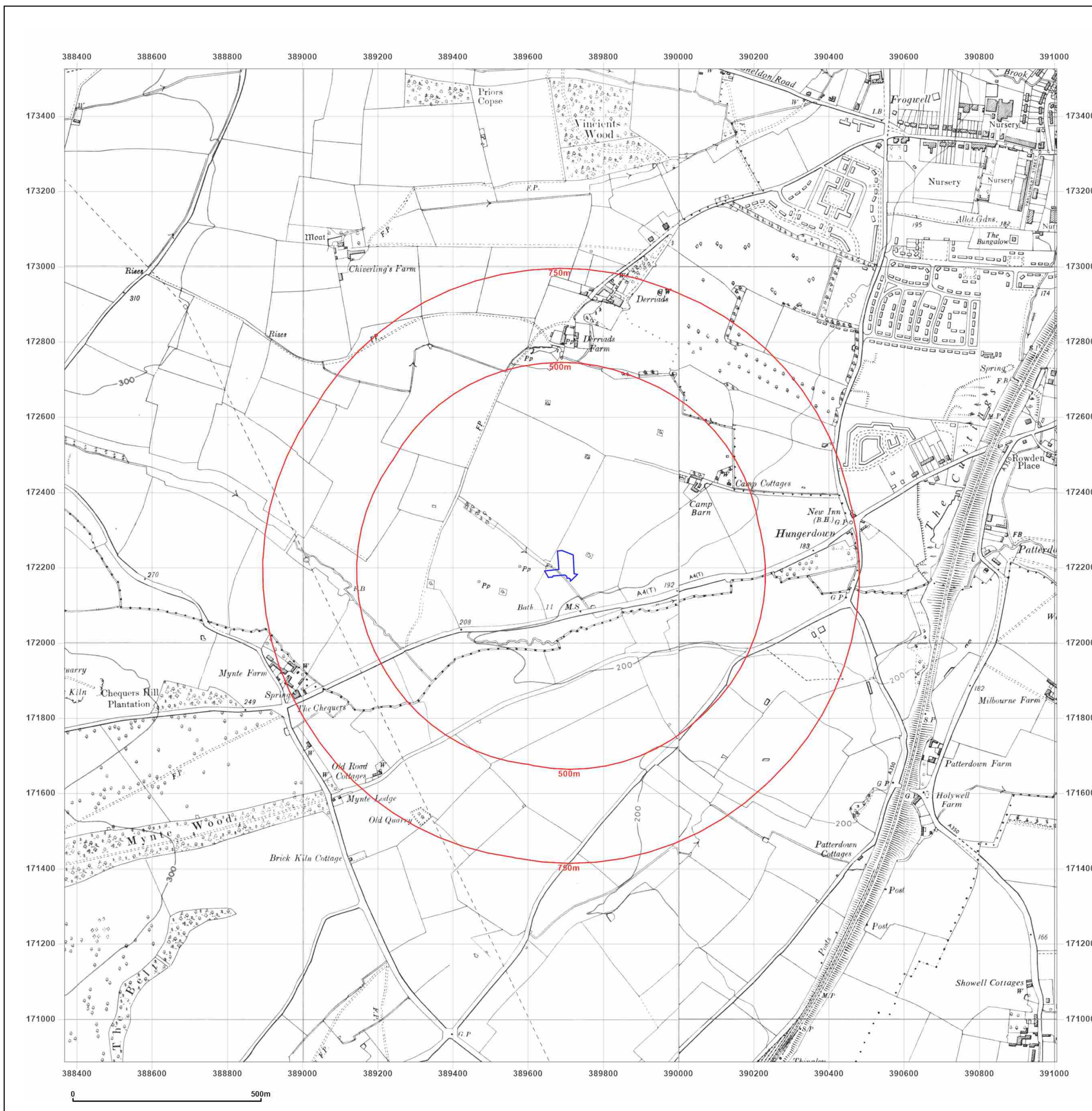


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Grid Ref: 389686, 172205

Map Name: National Grid

Map date: 1980-1982

Scale: 1:10,000

Printed at: 1:10,000



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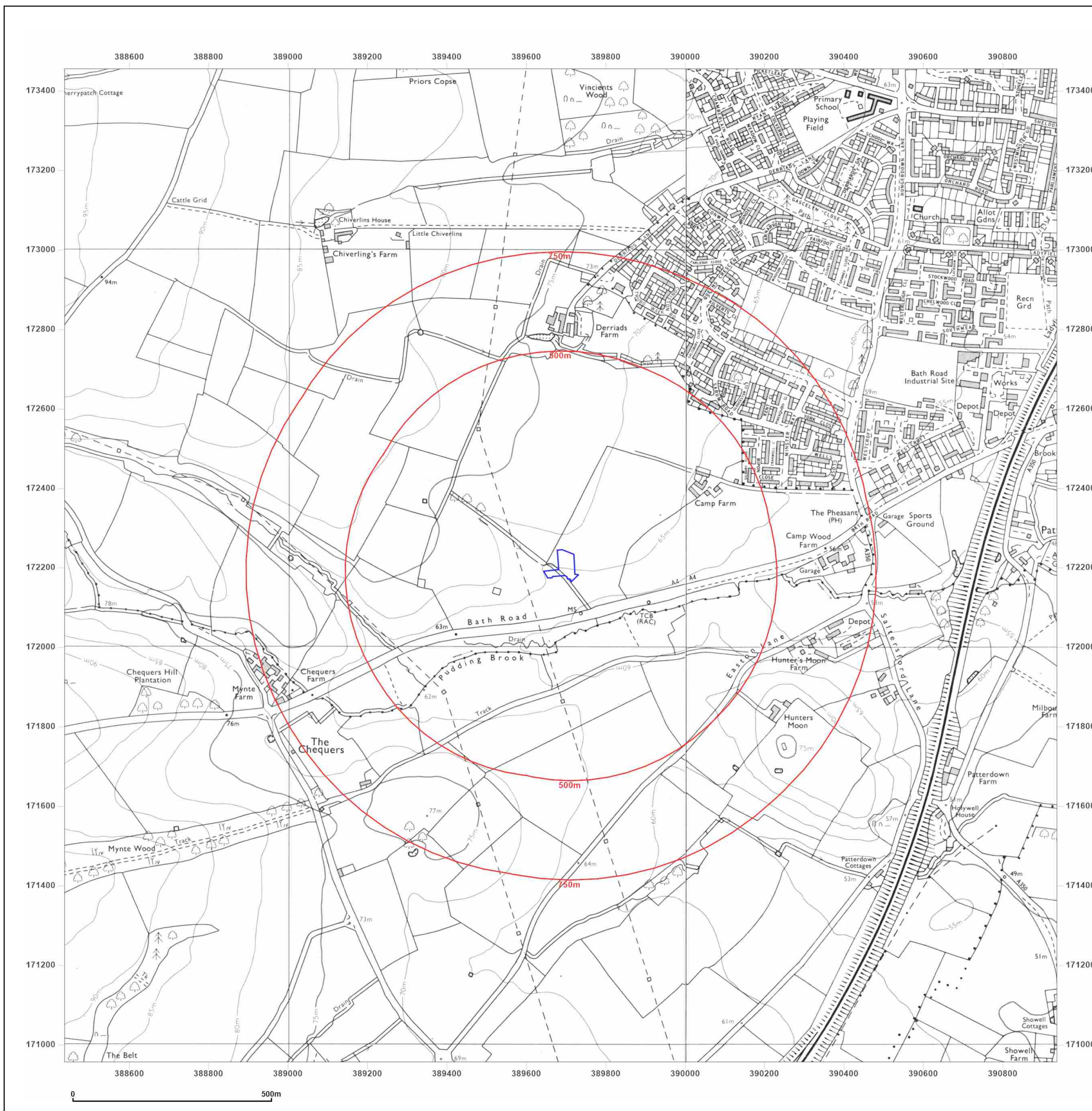


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Grid Ref: 389686, 172205

Map Name: National Grid
Map date: 1990
Scale: 1:10,000
Printed at: 1:10,000



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Revised 1990
Edition N/A
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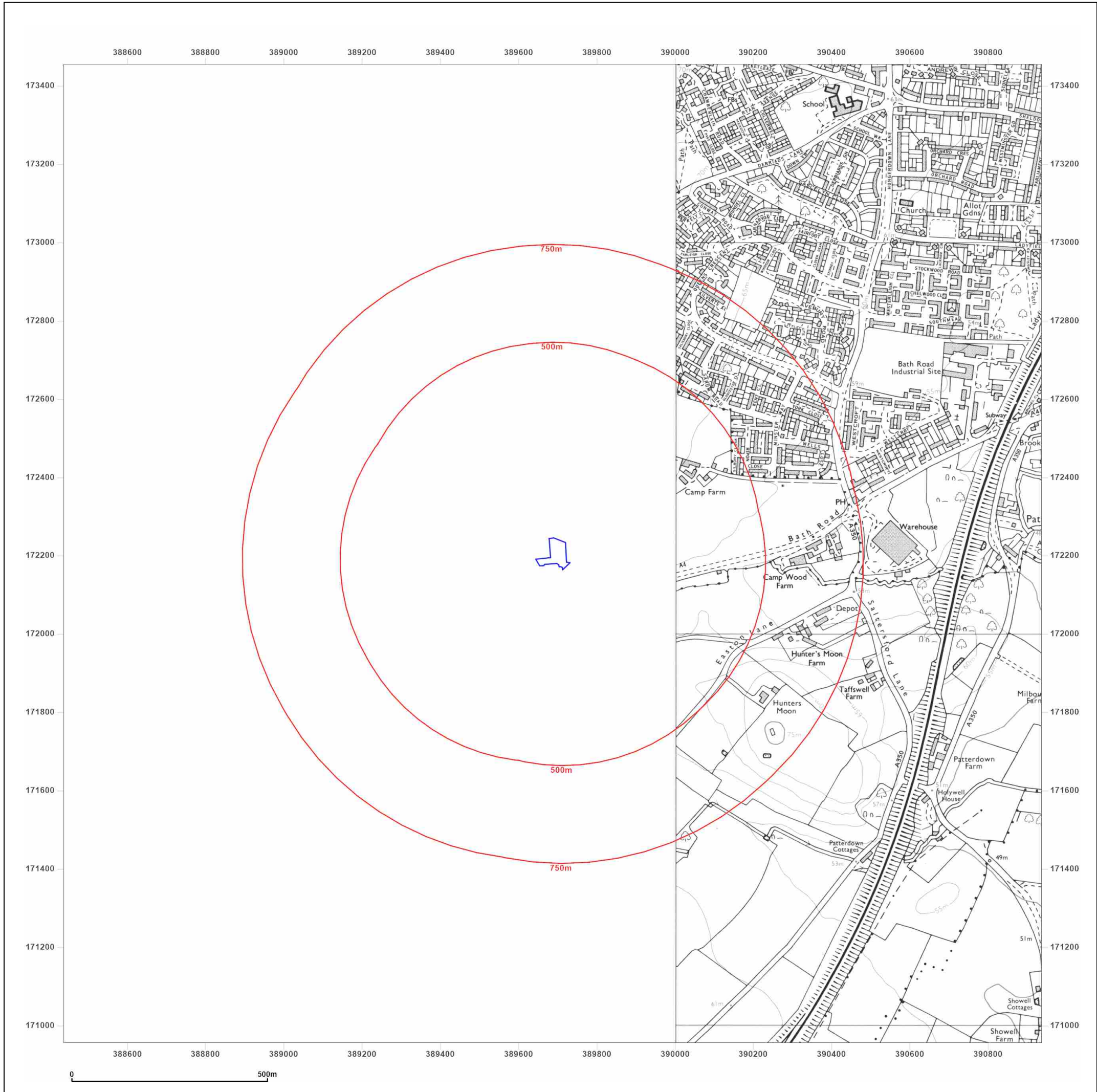


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Grid Ref: 389686, 172205

Map Name: National Grid

Map date: 2001

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2001



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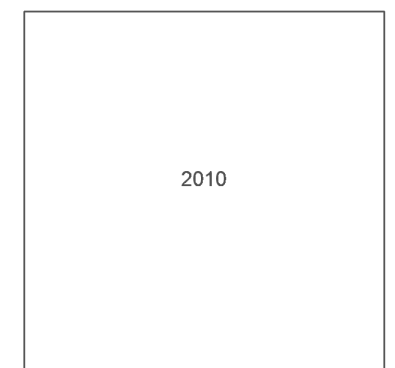
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Report Ref: GS-TUK-C9U-M5U-II4
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Map Name: National Grid

Map date: 2010

Scale: 1:10,000

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Map Name: National Grid

Map date: 2025

Scale: 1:10,000

Printed at: 1:10,000



2025

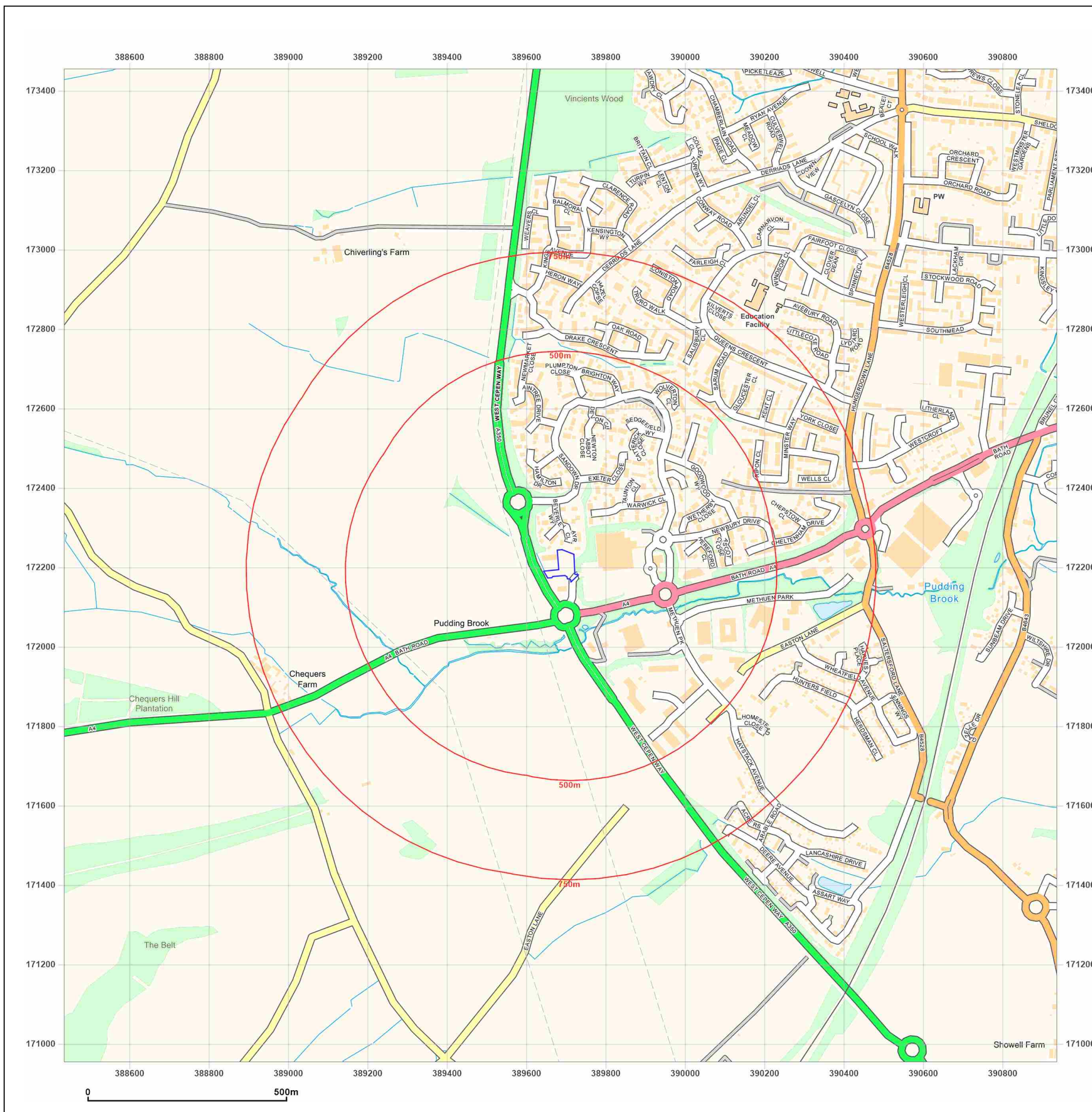


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Grid Ref: 389686, 172205

Map Name: County Series

Map date: 1886

Scale: 1:2,500

Printed at: 1:2,500



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Edition N/A
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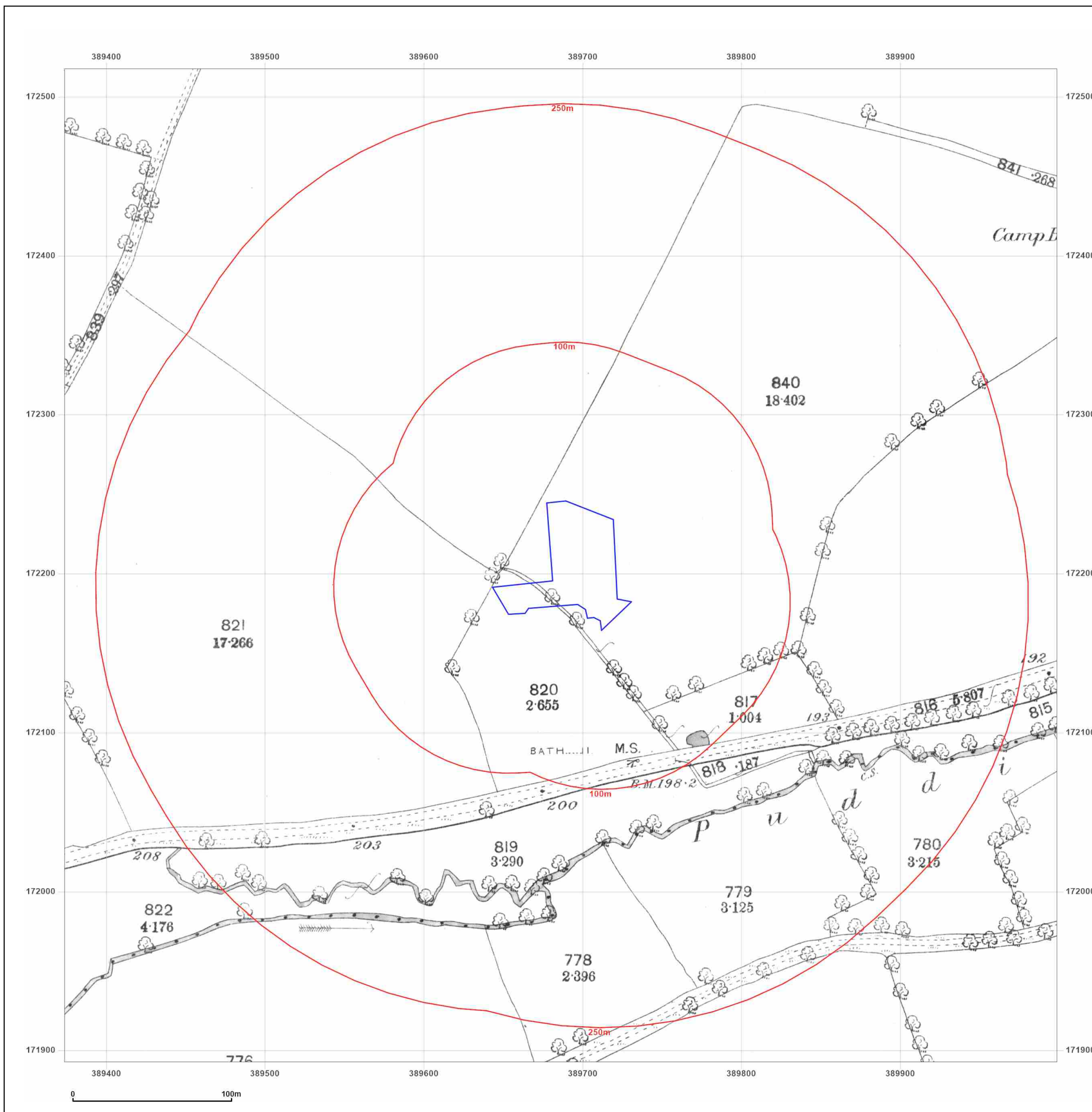


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Grid Ref: 389686, 172205

Map Name: County Series

Map date: 1900

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1900
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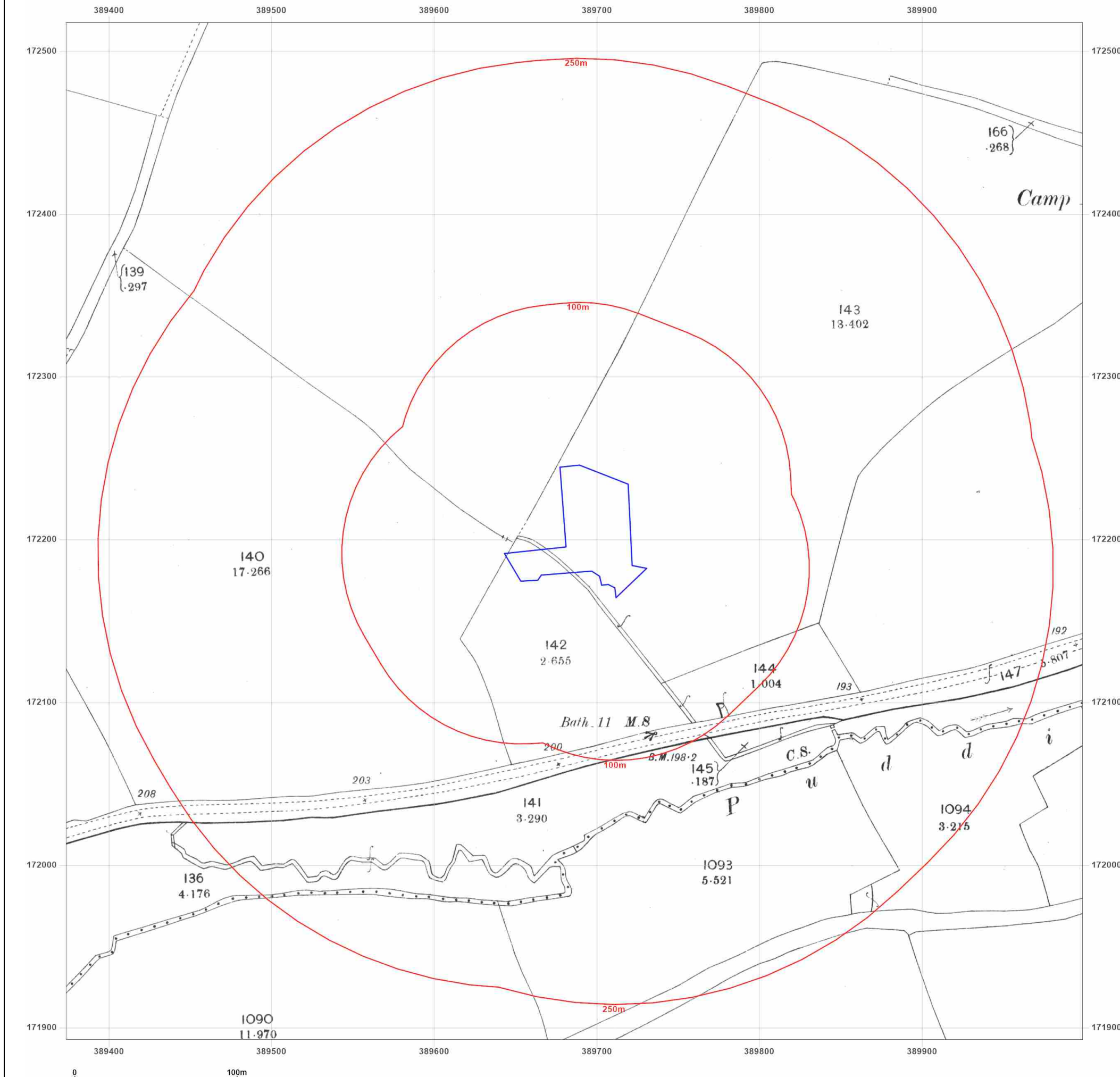


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Grid Ref: 389686, 172205

Map Name: County Series

Map date: 1924

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1924
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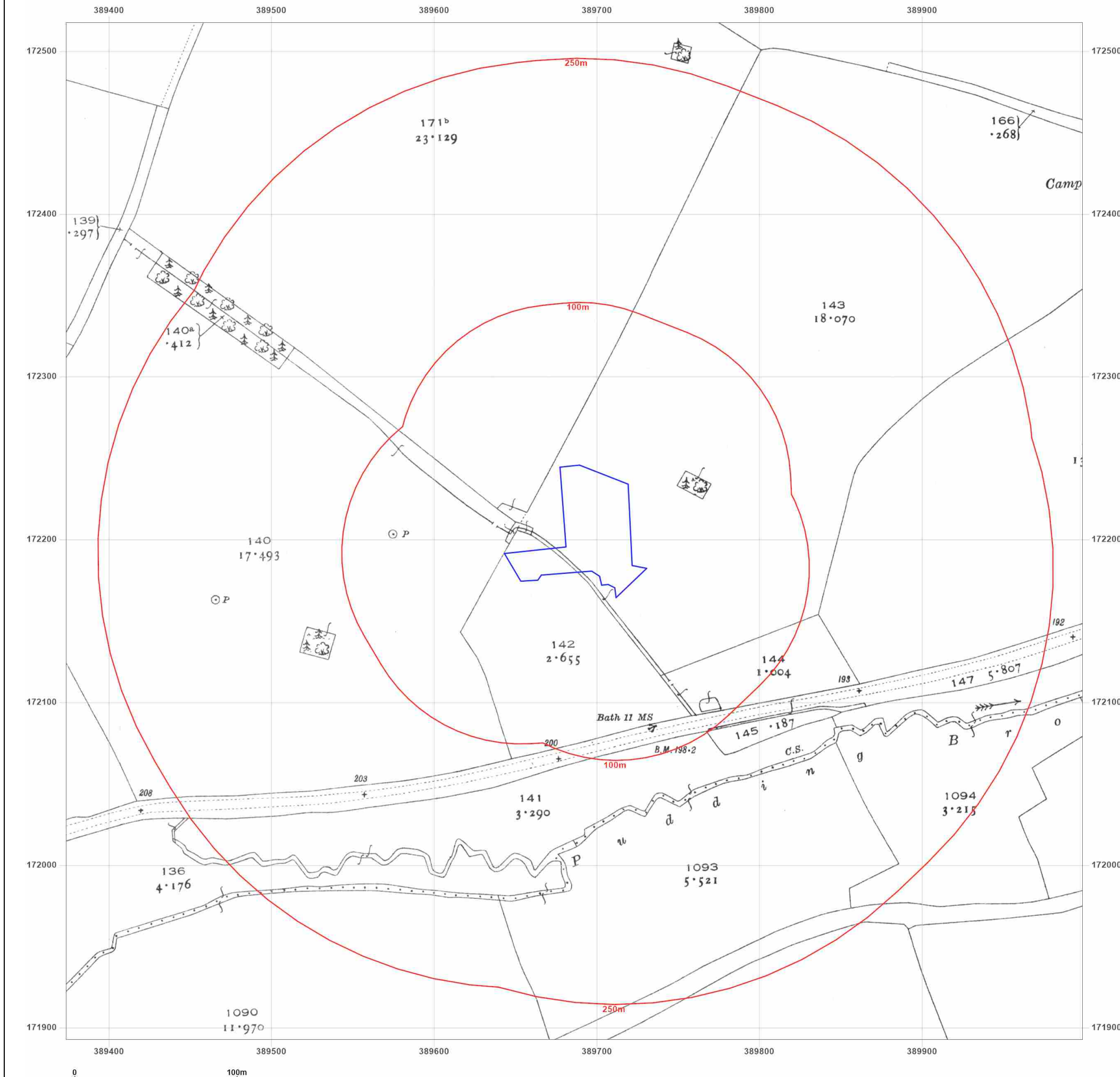


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Grid Ref: 389686, 172205

Map Name: National Grid

Map date: 1977

Scale: 1:2,500

Printed at: 1:2,500



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Revised N/A
Edition N/A
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Revised N/A
Edition N/A
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Levelled N/A

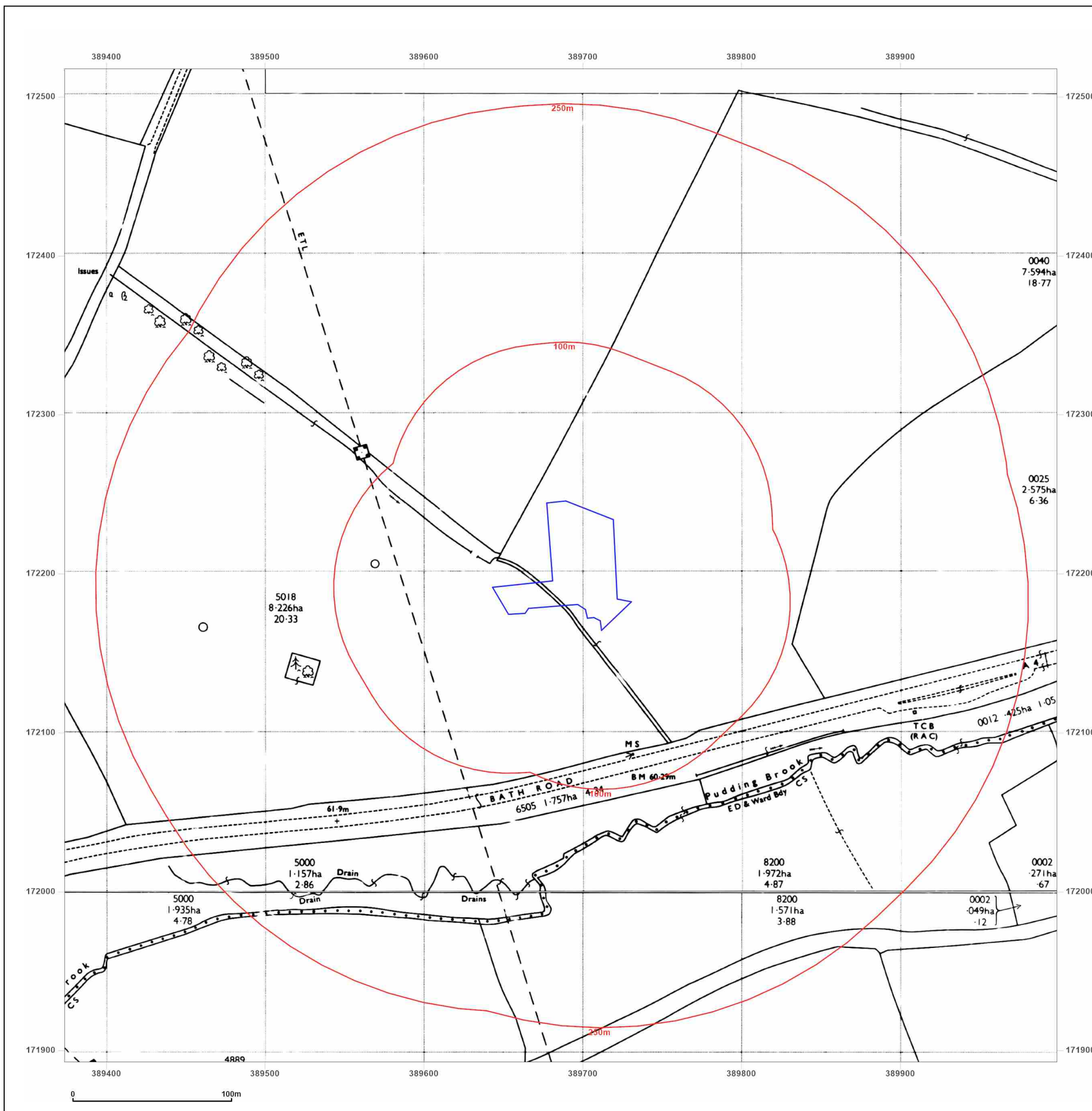


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Client Ref: 4084D P1 Hand - Chippenham - SN14 0AF
Report Ref: GS-TUK-C9U-M5U-II4
Grid Ref: 389686, 172205

Map Name: National Grid

Map date: 1977

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1968
Revised 1975
Edition N/A
Copyright 1977
Levelled 1957

Surveyed 1975
Revised 1975
Edition N/A
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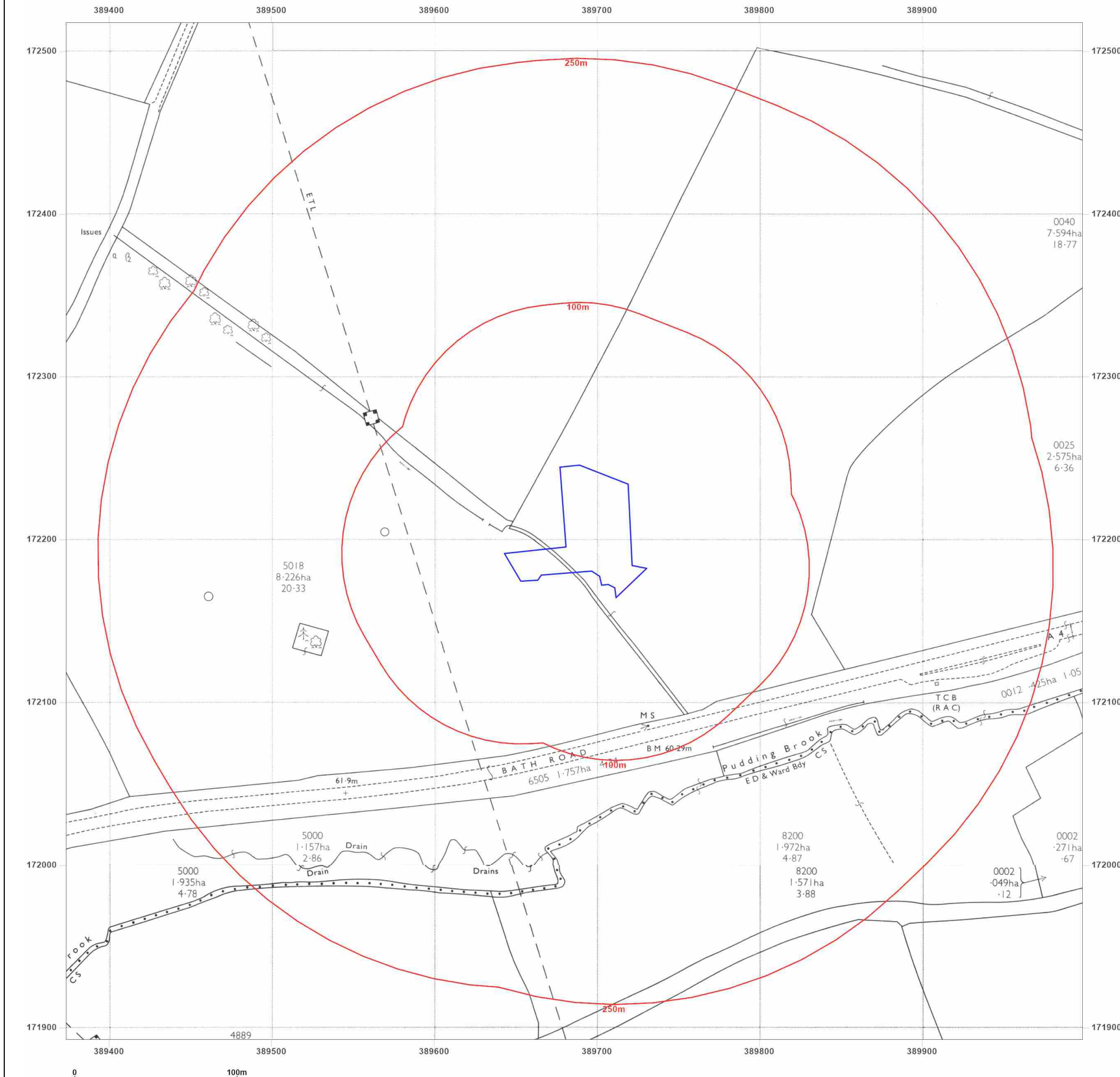


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Site Details:

4084D P1 Hand - Chippenham -
SN14 0AF

Client Ref: 4084D P1 Hand - Chippenham - SN14 0AF
Report Ref: GS-TUK-C9U-M5U-II4
Grid Ref: 389686, 172205

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



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Report Ref: GS-TUK-C9U-M5U-II4
Grid Ref: 389686, 172205

Map Name: National Grid

Map date: 1993

Scale: 1:1,250

Printed at: 1:2,000



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SN14 0AF

Client Ref: 4084D P1 Hand - Chippenham - SN14 0AF
Report Ref: GS-TUK-C9U-M5U-II4
Grid Ref: 389686, 172205

Map Name: National Grid

Map date: 1995

Scale: 1:1,250

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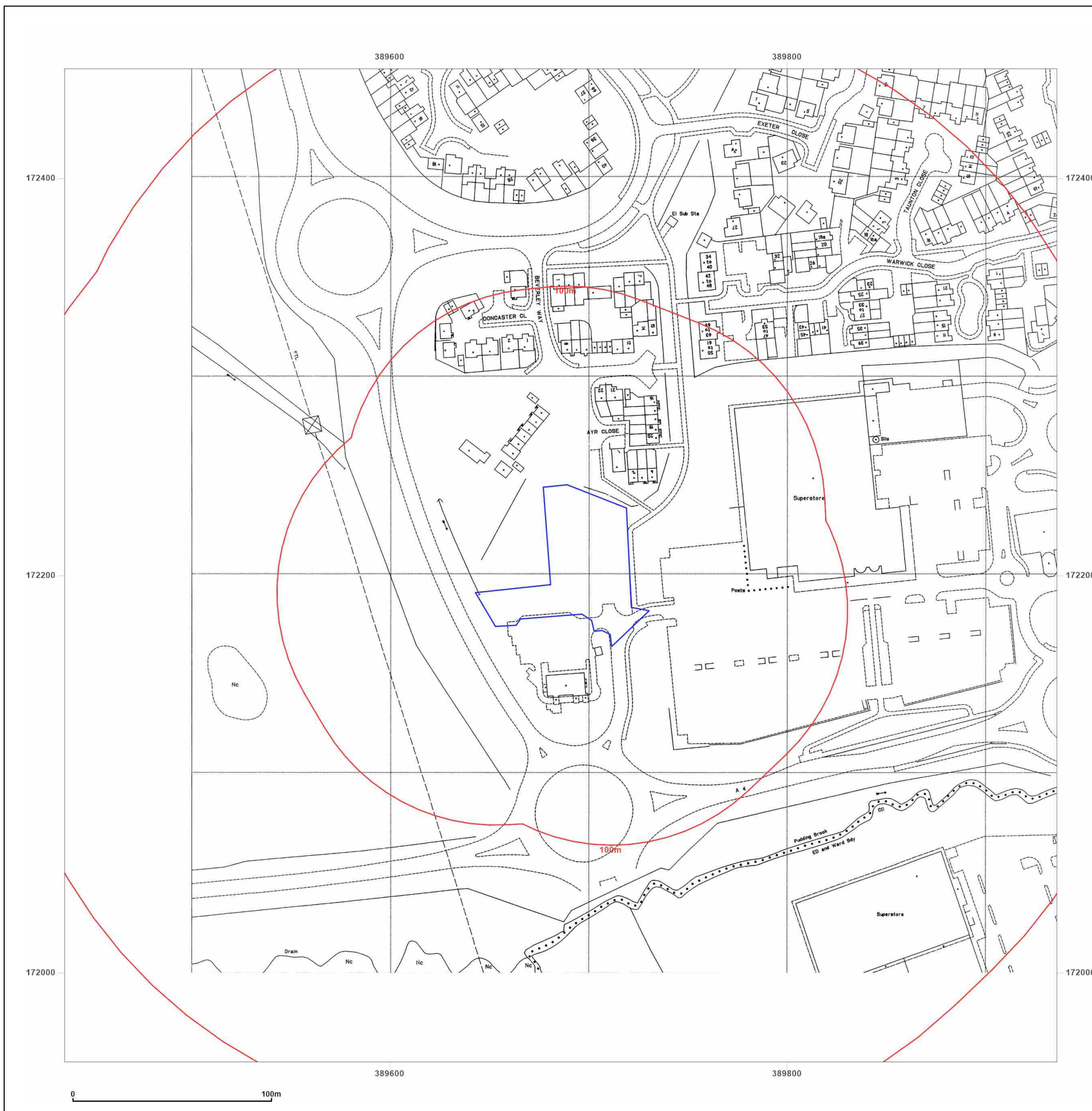


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