



Ruddlesden geotechnical

Phase 1: Preliminary Contamination Assessment Report



Land at Ashley Coombe, Warminster,
Wiltshire

Rubix Land Ltd

June 2025

RB/SR/25215/PCAR/02

REPORT CONTROL SHEET

Site Address	Land at Ashley Coombe, Warminster, Wiltshire
Client	Rubix Land Ltd
Report Title	Phase 1: Preliminary Contamination Assessment Report
Issue Date	11 December 2025
Report No.	RB/SR/25215/PCAR/02

Prepared by	Rebecca Brookes
Signature	
Position	Office Manager
Qualifications	BSc (Hons).

Checked by	Simon Ruddlesden
Signature	
Position	Director
Qualifications	BSc (Hons). MSc. DIC. CGeol. FGS. EurGeol.

Approved by	Simon Ruddlesden
Signature	
Position	Director
Qualifications	BSc (Hons). MSc. DIC. CGeol. FGS. EurGeol.

Ruddlesden geotechnical
The Stables, 65 Langaton Lane,
Pinhoe, Exeter, EX1 3SP

01392 678082

mail@ruddlesden.co.uk
www.ruddlesden.co.uk



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GLOSSARY OF ABBREVIATIONS AND ACRONYMS

ACM	Asbestos-Containing Material
AOD	Above Ordnance Datum
BGL	Below Ground Level
BGS	British Geological Survey
BS	British Standard
CLEA	Contaminated Land Exposure Assessment
CSM	Conceptual Site Model
EPH	Extractable Petroleum Hydrocarbon
km	Kilometre
LCRM	Land Contamination Risk Management
m	Metre
OS	Ordnance Survey
PAH	Polycyclic Aromatic Hydrocarbon
SPZ	Source Protection Zone
SWW	South West Water



EXECUTIVE SUMMARY

Proposals	It is proposed to develop the land at Ashley Coombe, Warminster, for residential purposes, with the construction of up to 80 dwellings and associated infrastructure.
Site History	The desk study information indicated that the site has remained as undeveloped fields since the first edition Ordnance Survey maps (1880s).
Site Geology	The British Geological Survey (BGS) map of the area indicates most of the site, in the centre and south, to be underlain by the Cretaceous Boyne Hollow Chert Member, underlain by the Shaftsbury Sandstone Member, which outcrops in the north, and the Cann Sand Member, which is mapped to outcrop in the northeastern corner.
Preliminary Contamination Risk Assessment	The results of this preliminary contamination risk assessment indicate that the anticipated levels of contamination are unlikely to be harmful to human health or to controlled waters, given the proposed end use.
Radon / Ground Gas	No radon protection measures are required and no additional ground gas protection measures are currently considered to be necessary.
Further Work	Intrusive investigation, comprising trial pits and windowless sample boreholes and laboratory testing, is recommended to confirm the expected absence of elevated levels of contamination and will be required for geotechnical purposes, to provide information for the design of foundations, roads and drainage. The contamination testing will also provide information for off-site disposal and for South West Water (SWW) water supply pipe selection.

This executive summary is to be read in conjunction with, and not in isolation from, the full report text and appendices.



1 INTRODUCTION

1.1 General

It is proposed to develop land to the east of Ashley Coombe, Warminster, Wiltshire, for residential purposes

In order to gain background information to aid the design and construction of the new development, a Phase 1: Preliminary Contamination Assessment has been undertaken, which included the study of historical Ordnance Survey maps, geological information, environmental information, radon information and a walkover survey.

This assessment was undertaken in June 2025 and carried out by Ruddlesden geotechnical, acting on behalf of Rubix Land Ltd, as instructed by OG Group.

It is noted that this assessment was initially undertaken in June 2025 and covered a slightly largely area compared with the currently proposed development area, including a relatively small area to the north of the area proposed development. This does not affect any of the recommendations provided in this report.

1.2 Development Proposals

It is proposed to develop the site for residential purposes, with the construction of up to 80 dwellings and associated infrastructure. The proposed layout is presented in Appendix C of this report.

1.3 Objectives

This investigation comprises a preliminary investigation, as defined by BS 10175 (2011 (+A2: 2017)): Investigation of Potentially Contaminated Sites – Code of Practice, with the following principal objectives:

- to provide information on past and current uses of the site and surrounding area and the nature of any hazards and physical constraints;
- to identify current and likely future receptors, potential sources of contamination and likely pathways and any features of immediate concern, including those that could be introduced in the future;
- to provide information on the geology, hydrogeology and hydrology of the site;
- to identify potentially different sub-areas (zones) of a site, based on differing ground conditions, potential contamination, and past, present and future uses;
- to produce an initial conceptual model for the site;
- to provide information for the preliminary contamination risk assessment;
- to identify areas where informed decisions are to be made using specialist assessment techniques or advisors, e.g. ecological, unexploded ordnance (UXO) or archaeological considerations;
- to provide information relevant to worker health and safety and to the protection of the environment during field investigations; and
- to provide data to assist in the design of potential subsequent exploratory and main investigations and to give an early indication of possible remedial requirements.



1.4 Scope of Investigation

This assessment covers contamination aspects relating to the development. The scope of investigation comprised the following:

- study historical, geological and environmental information;
- undertake a walkover survey of the site;
- produce a conceptual site model;
- undertake a preliminary contamination risk assessment;
- undertake a preliminary ground gas assessment; and
- propose extent of intrusive investigation, if proven to be necessary.

1.5 Structure of Report

The report is presented as a description of the data obtained. This is followed by an interpretation and discussion of the results together with a conceptual site model and preliminary contamination risk assessment.



2 THE SITE

2.1 Site Location

The site is located to the east of Ashley Coombe, Warminster, Wiltshire (Dwg. Nos. 25215/01 and 25215/02, Appendix C). The British National Grid Reference of the site is 387092, 143860, and the nearest postcode is BA12 9QU.

The site is located within a semi-rural/ residential area on the southern outskirts of the town of Warminster, approximately 1.2km from the town centre. The site is situated on the crest of a hill

Access to the site is gained via a gated entrance, located between houses No.12 and No.14, Ashley Coombe (road), to the northeast.

2.2 Site Description

A walkover survey was carried out on 03 June 2025. Photographs of the site are presented in Appendix A.

The site is irregular in shape, measuring approximately 500m x 240m at its greatest extents, and slopes gently down towards the north, east and south, falling from a high point of approximately 140mAOD, in the southwest of the site, to a low point of approximately 120mAOD, in the north.

The site comprises parts of three undeveloped fields, currently covered by grass. A public footpath crosses the site from the northeast to the southwest.

The site is bordered the north by a residential area, to the east by undeveloped fields, before a sewage treatment works, to the south by undeveloped fields (Butler's Coombe Farm), before the A36, and to the west by a residential area, before Deverill Road.



3 DESK STUDY

3.1 General

A desk study was undertaken, comprising the consultation of:

- historical Ordnance Survey maps;
- geological maps and information;
- environmental information; and
- radon information.

This information was used to produce a 'conceptual site model' (CSM).

3.2 Site History

A full set of historical Ordnance Survey (OS) maps of the site was obtained as part of the desk study (Appendix D of this report). The salient points are presented in Table 3.1, below.

Table 3.1: Site History Summary (OS Maps)

Date	On-Site	Off-Site
1887	The site comprises undeveloped fields, with a footpath crossing the site from the northeast to the southwest, and a quarry access track crossing the site in the south.	A quarry is mapped directly adjacent to the western boundary of the site. A lane/ footpath with a few trees borders the southwest of the site. 'Butler's Coombe' (farm) is mapped approximately 100m to the south. A residential area is mapped approximately 100m to the north.
1900	The quarry access track is no longer mapped.	The quarry is no longer mapped. The surrounding area generally remains at it was in 1887.
1924	The site remains as it was in 1900.	Tanks are mapped 175m to the east and 100m to the south of the site, respectively. A sewage works mapped approximately 175m to the east of the site.
1967-1971	The site remains as it was in 1924.	The tank 100m to the south is no longer mapped.



		The sewage works now includes settling tanks, filter beds, a gasholder and pumphouse. An electrical substation is mapped approximately 100m to the west of the site. Residential development is mapped 100m to the west and northwest of the site.
1974	The site remains as it was in 1967-1971.	A residential development (Ashley Coombe) is mapped directly adjacent to the western boundary of the site.
1988-1989	The site remains as it was in 1974.	The A36 is under construction approximately, 200m to the south of the site.
1994	The site remains as it was in 1988-1989.	The surrounding area remains as it was in 1988-1989.
2025	The site remains as it was in 1994.	The surrounding area remains as it was in 1994.

Further information on the recent history of the site has also been obtained from historical aerial imagery, which is included within the Groundsure Enviro+Geo report obtained for the desk study (Appendix B of this report). The key points are listed in Table 3.2, below.

Table 3.2: Recent Site History Summary (Aerial Imagery)

Date	On-Site	Off-Site
1945	Undeveloped fields.	The surrounding area comprises undeveloped fields interspersed with small clusters of dwellings. No visual evidence of the former quarry observed.
2002	The site generally remains as it was in 1945. The site appears to be used for agricultural purposes.	The surrounding area closely resembles the present-day layout. A water treatment works is located approximately 150m to the east of the site.



Date	On-Site	Off-Site
2005	The site generally remains as it was in 2002. Livestock are observed grazing on the site.	The surrounding area generally remains as it was in 2002.
2016	The site generally remains as it was in 2005.	The surrounding area generally remains as it was in 2005. Malaby Biogas facility was constructed in 2012, located approximately 200m to the southwest of the site.
2022	The site generally remains as it was in 2016.	The surrounding area generally remains as it was in 2016.

In summary, the site has remained as undeveloped field since the first edition maps in the 1880s, and appears to have only been used for agricultural purposes, including the growing of crops and grazing of livestock.

3.3 Site Geology

The British Geological Survey (BGS) map of the area indicates most of the site, in the centre and southwest, to be underlain by the Cretaceous-age Boyne Hollow Chert Member, which is described as glauconitic sand and sandstone, with regularly developed nodular and tabular beds of chert.

This is mapped to be underlain by the Cretaceous-age Shaftesbury Sandstone Member, which is described as an alternating succession of fine- to medium-grained glauconitic sand and sandstone, and is mapped to outcrop in the north of the site.

The Shaftesbury Sandstone Member is mapped to be underlain by Cretaceous-age Cann Sand Member, which is described as fine-grained, glauconitic, micaceous sand, with lenses of silt, and is mapped to outcrop in the northeastern corner of the site.

The key geological information contained within the Groundsure Enviro+Geo Insight report is listed below:

- There are no records of artificial/ made ground on-site.
- There are no recorded landslips within 500m of the site.
- There are no recorded geological faults within 500m of the site.
- The nearest recorded historical ground working is 64m to the south of the site: sewage farm; mapped in 1926.
- There are no records of current ground workings within 500m of the site.
- There are no records of historical mining activity within 2000m of the site.

A published historical BGS borehole record (BGS borehole 395372 (ST84SE26)) undertaken on the western side of the site encountered the following ground conditions:



- TOPSOIL, to a depth of 0.50m, underlain by...
- Loose greenish grey and brown clayey/ silty fine SAND, to the base of the borehole, a depth of 6.45m...
- ...becoming greener and dense with depth, with cemented zones.
- ...clay content decreases with depth, absent below ~4.50m.
- No groundwater was encountered.

3.4 Environmental Information

The key environmental information contained within the Groundsure Enviro Insight report (Appendix D of this report) is listed below:

- There are twenty records of historical industrial land use within 250m of the site, the nearest and most significant of which are:
 - o 64m to the south; sewage farm.
 - o 69m to the south; unspecified tanks.
 - o 70m to the south; unspecified tanks.
 - o 115m to the east; sewage farm.
 - o 128m to the south east; sewage works.
- There are two records of waste or landfill sites within 250m of the site:
 - o 183m to the west; Bore Hill Farm Biodigester; biological treatment facility; 25000 tonnes; licence issue date 21/02/2012.
 - o 243m to the southwest; Bore Hill Farm Biodigester; biological treatment facility; >=25000 tonnes, 75000 tonnes; licence issue date 21/02/2012.
- There are eight records of current industrial land use within 250m of the site, the nearest and most significant of which are:
 - o 67m to the northwest; electricity substation.
 - o 126m to the northeast; electricity substation.
 - o 180m to the southeast; sewage works.
- The underlying bedrock strata are classified as a Principal Aquifer. These are high intergranular and/ or fracture permeability, usually providing a high level of water storage and may support water supply/ river base flow on a strategic scale. Generally principal aquifers were previously major aquifers.
- There are no recorded abstraction points within 250m of the site.
- There are no recorded Source Protection Zones (SPZ) within 250m of the site.
- There are five recorded surface water features within 250m of the site; the nearest is:
 - o 18m to the northeast; un-named river.

3.5 Radon

BRE Report BR 211 (2023): Radon: Guidance on Protective Measures for New Buildings (including Supplementary Advice for Extensions, Conversions and



Refurbishment Projects) has been referred to in order to assess the radon risks and level of radon protection required at the site.

A site-specific radon risk report, using data sourced from the British Geological Survey (BGS) and UK Health Security Agency (UKHSA), has been obtained as part of the desk study (Appendix B of this report). This indicates that the site is in an area where the percentage of homes estimated to be affected by radon is less than 1%, and that no protection measures are required in the construction of new properties and extensions.



4 PRELIMINARY CONTAMINATION ASSESSMENT

4.1 General

It is proposed to redevelop the site for residential purposes with the construction of up to 80 dwellings with private gardens. The proposed layout is presented in Appendix C of this report.

This preliminary contamination assessment has been carried out in accordance with the latest guidance using a source-pathway-receptor analysis method, to assess whether or not the anticipated levels of contamination are safe and suitable for use and to determine the extent of further assessment or remedial measures that might be necessary. In particular, reference has been made to the Environment Agency Land Contamination Risk Management (LCRM) web pages:

<https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>

4.2 Conceptual Site Model

4.2.1 Source

On-Site

The site is currently parts of three undeveloped fields. Past edition Ordnance Survey maps showed that the site has remained as undeveloped fields from the first edition maps (1880s) to the present day. Therefore, no significant contamination would be expected as a result of past or present on-site land uses.

Off-Site

Although there are several recorded past and present potentially contaminative land uses within 250m of the site, given the nature of the land use, distance from the site and/ or age of the land use, none of these are considered likely to have caused or be causing significant contamination of the ground beneath the site.

A quarry was mapped on first edition (1880s) maps only, adjacent to the west of the site. However, there is no evidence that this was deep or infilled. Houses have been present in this location since the 1970s. This is not, therefore, considered to be a potential source of contamination.

4.2.2 Pathway

In accordance with the CLEA model, a residential with home grown produce land use is considered to be most appropriate for this development and has been used in this risk assessment. The following exposure pathways potentially linking contamination to humans have been considered:

- direct soil and indoor dust ingestion;
- consumption of home grown produce;
- consumption of soil adhering to home grown produce;
- skin contact with soils and indoor dust; and
- inhalation of indoor and outdoor dust and vapours.



If present, groundwater flow within the weathered strata, or fractures within the underlying bedrock, is considered to be the main migration pathway linking any contamination to the controlled waters.

Likewise, these are considered to be the most likely pathways for migrating ground gas.

4.2.3 Receptor

As a residential land use, end users are considered as potential receptors of contamination, with a young female child (aged zero to six years old), being the critical receptor.

There are no abstraction points with 250m of the site. Therefore, the nearest recorded surface water feature, located 18m to the northeast of the site (unnamed tertiary river), and the groundwater beneath the site (Principal Aquifer) are considered to be the main potential controlled-waters receptors.

4.3 Preliminary Ground Gas Assessment

The desk study information indicates that no radon protective measures are required.

In order to assess the risks posed by ground gas, the principles outlined in BS 8485 (2015 (+A1: 2019)): Code of Practice for the Design of Protective Measures for Methane and Carbon Dioxide Ground Gases for New Buildings have been followed.

The breakdown of organic material in made ground can produce ground gas, though it may also be produced by other, natural, sources (e.g. coal, peat). The principal components of ground gas are methane (potentially explosive) and carbon dioxide (potential asphyxiant).

There are no recorded landfill sites within 250m of the site and no significant depths of made ground are expected.

The 1887 Ordnance Survey map showed a quarry adjacent to the site's western boundary. The quarry was absent from the following map, dated 1900. The quarry's location was later developed for residential purposes in the 1970s, with the construction of houses, comprising part of what is now Ashley Coombe. As the location of the former quarry is not on-site, and has been developed, it can be assumed that the risk of potential ground gas from this potential source is negligible.

Given its distance from the site, the off-site sewage works is also not considered to be a potential source of ground gas.

Therefore, no ground gas protection measures are currently considered to be necessary.

4.4 Discussion and Recommendations

In order for land affected by contamination to cause harm, there must be a source of contamination, a receptor that can be harmed and a pathway by which the receptor can be exposed to the contamination.

The results of this preliminary contamination risk assessment indicate there to be no probable source of significant contamination at this site. If there is no source,



there can be no risk of harm to human health or to controlled waters from contamination.

It is therefore concluded, based on the results of this desk study investigation, that the anticipated levels of contamination are unlikely to be harmful to human health given the proposed end use or to the controlled waters. Therefore, no remedial measures or further action is currently considered to be necessary.

However, should any signs of contamination (visual or odour) be noted during construction activities, Ruddlesden geotechnical should be contacted so that the soil can be sampled and tested, whereupon appropriate recommendations may be provided.



5 PROPOSED INTRUSIVE INVESTIGATION

In order to confirm the above preliminary recommendations, an intrusive ground investigation is recommended for contamination assessment purposes, and will be required for geotechnical purposes, to provide information for engineering design.

Trial pits would provide the most suitable method of investigation, as these enable a large volume of the ground to be inspected in-situ. However, these may need to be supplemented with windowless sample boreholes, to allow in-situ SPT tests to be undertaken for geotechnical/ foundation design purposes.

To confirm the expected absence of elevated levels of contamination, Samples should be taken and tested for the following suites of contaminants: general heavy metal suite; speciated polyaromatic hydrocarbons (PAH); extractable and speciated petroleum hydrocarbons (EPH); soil organic matter (SOM); and asbestos.

In addition, contamination laboratory testing will assist in classifying the soils for off-site disposal purposes and provide information for South West Water (SWW) with regards to water supply pipe selection.

The investigation might also be used for geotechnical purposes, to provide information for the design of foundations, roads and drainage.



6 REFERENCES

- British Standards Institution (2011 (+A2: 2017)): BS 10175: Investigation of Potentially Contaminated Sites – Code of Practice.
- British Standards Institution (2015 (+A1: 2019)): BS 8485: Code of Practice for the Design of Protective Measures for Methane and Carbon Dioxide Ground Gases for New Buildings
- Building Research Establishment (2023): BR Report 211: Radon: Guidance on Protective Measures for New Buildings (including Supplementary Advice for Extensions, Conversions and Refurbishment Projects).
- Environment Agency (2020): Land Contamination Risk Management (LCRM) web pages. Accessed May 2025:
<https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>.



7 LIMITATIONS, TERMS AND CONDITIONS

1. All third-party data referred to in the report, e.g., environmental searches and geological information, has been obtained in good faith from bona-fide sources. Ruddlesden geotechnical Ltd cannot be held liable for any incorrect information supplied to us.
2. The presence of asbestos-containing materials (ACM) within buildings and invasive plants are outside the scope of this report and should be addressed by respective suitably qualified experts, if necessary.
3. The copyright of this report is owned by Ruddlesden geotechnical Ltd. With the exception of the named client, who may copy and distribute the report for purposes directly relating to its commission, this report may not be reproduced, published or adapted without written consent of Ruddlesden geotechnical Ltd.
4. Assignment of this report to any third party is prohibited without the written consent of Ruddlesden geotechnical Ltd.
5. New information and updated practices and legislation may necessitate an alteration to this report in whole or in part after its submission. Therefore, with any change in circumstances, including changes to site conditions, this report should be referred to Ruddlesden geotechnical Ltd for reassessment and, if necessary, reappraisal.
6. Whilst Ruddlesden geotechnical Ltd is confident in the findings of this report, the recommendations may not necessarily be accepted by other authorities without question. It is advisable that, where appropriate, the report be submitted to the relevant statutory authorities and approval obtained before detailed design, site works or other irrevocable action is undertaken.



APPENDICES



APPENDIX A

PHOTOGRAPHS



**Plate 1**

The site, viewed from the west.

**Plate 2**

The site, viewed from the centre.

**Plate 3**

The site, viewed from the north.

**Plate 4**

The site, viewed from the northeast.

**Plate 5**

The south of the site, viewed from the southeast.

**Plate 6**

The off-site sewage treatment plant to the southeast of the site.

APPENDIX B

DESK STUDY INFORMATION



HISTORICAL ORDNANCE SURVEY MAPS



Site Details:

ASHLEY COOMBE,
WARMINSTER, WILTSHIRE

Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ
Grid Ref: 387089, 143870

Map Name: County Series

Map date: 1886

Scale: 1:10,560

Printed at: 1:10,560



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

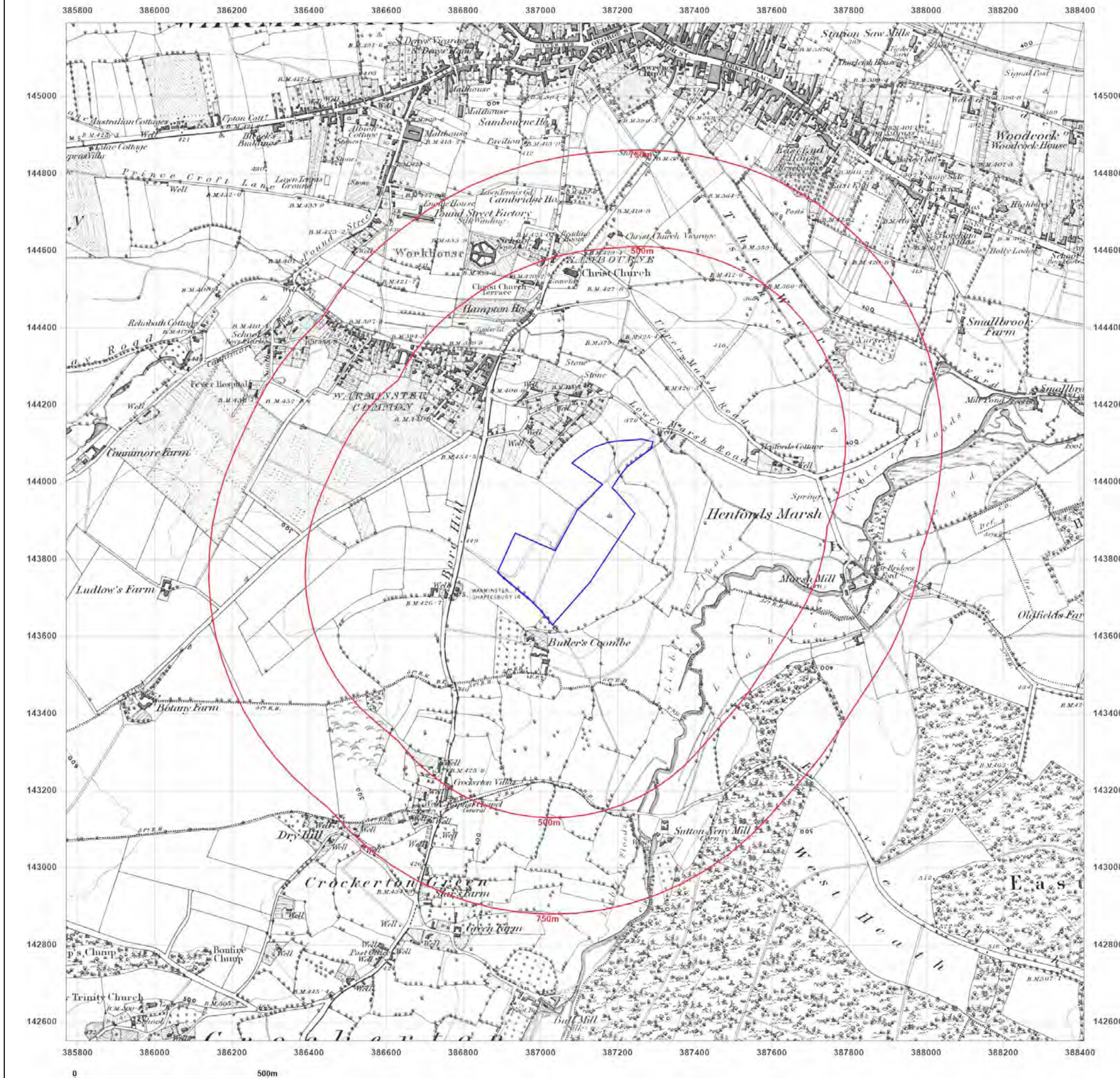


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Production date: 14 May 2025

Map legend available at:
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Site Details:

ASHLEY COOMBE,
WARMINSTER, WILTSHIRE

Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ
Grid Ref: 387089, 143870

Map Name: County Series

Map date: 1899

Scale: 1:10,560

Printed at: 1:10,560



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

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

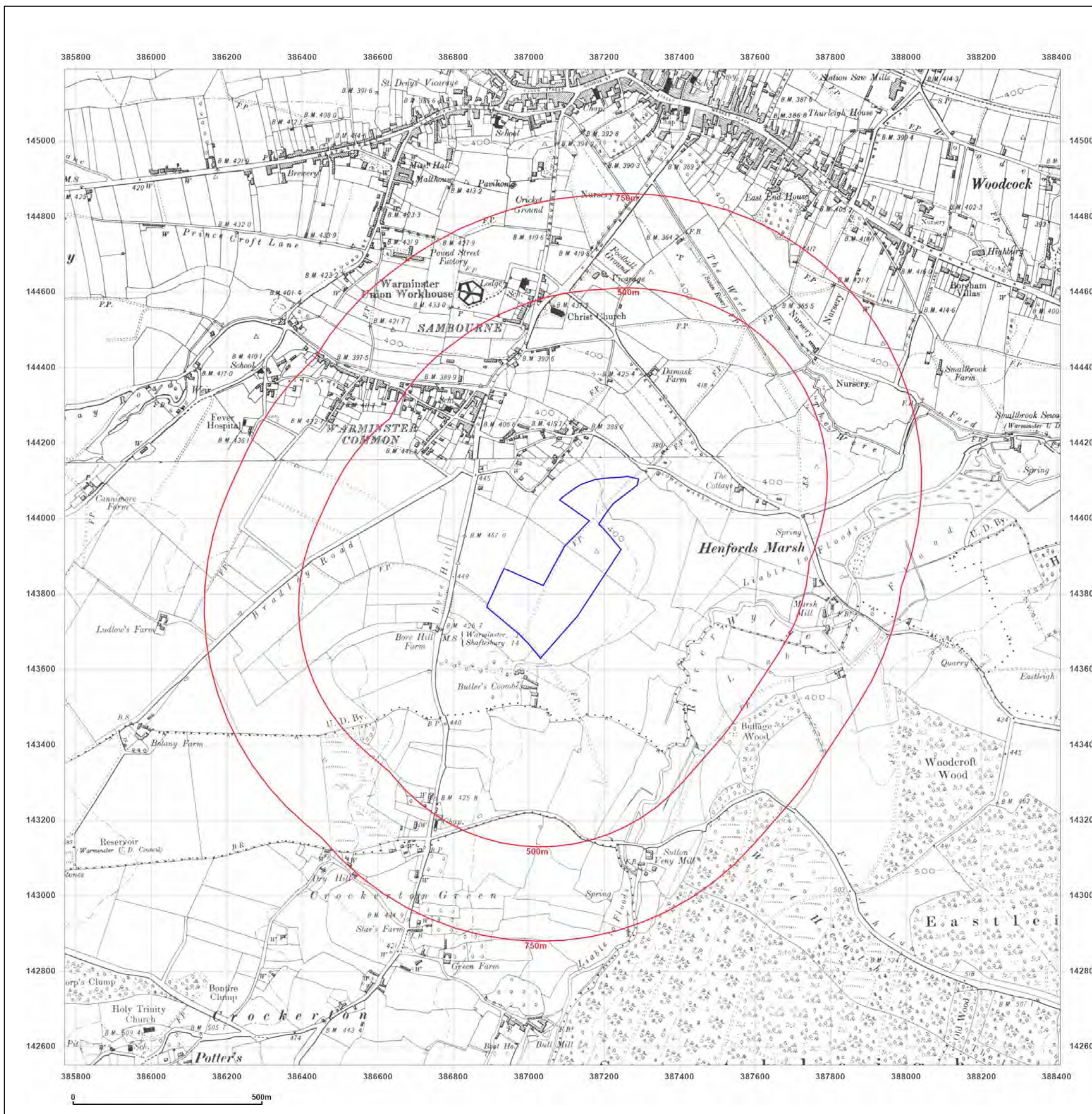


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Site Details:

ASHLEY COOMBE,
WARMINSTER, WILTSHIRE

Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ
Grid Ref: 387089, 143870

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1884
Revised 1923
Edition N/A
Copyright N/A
Levelled N/A

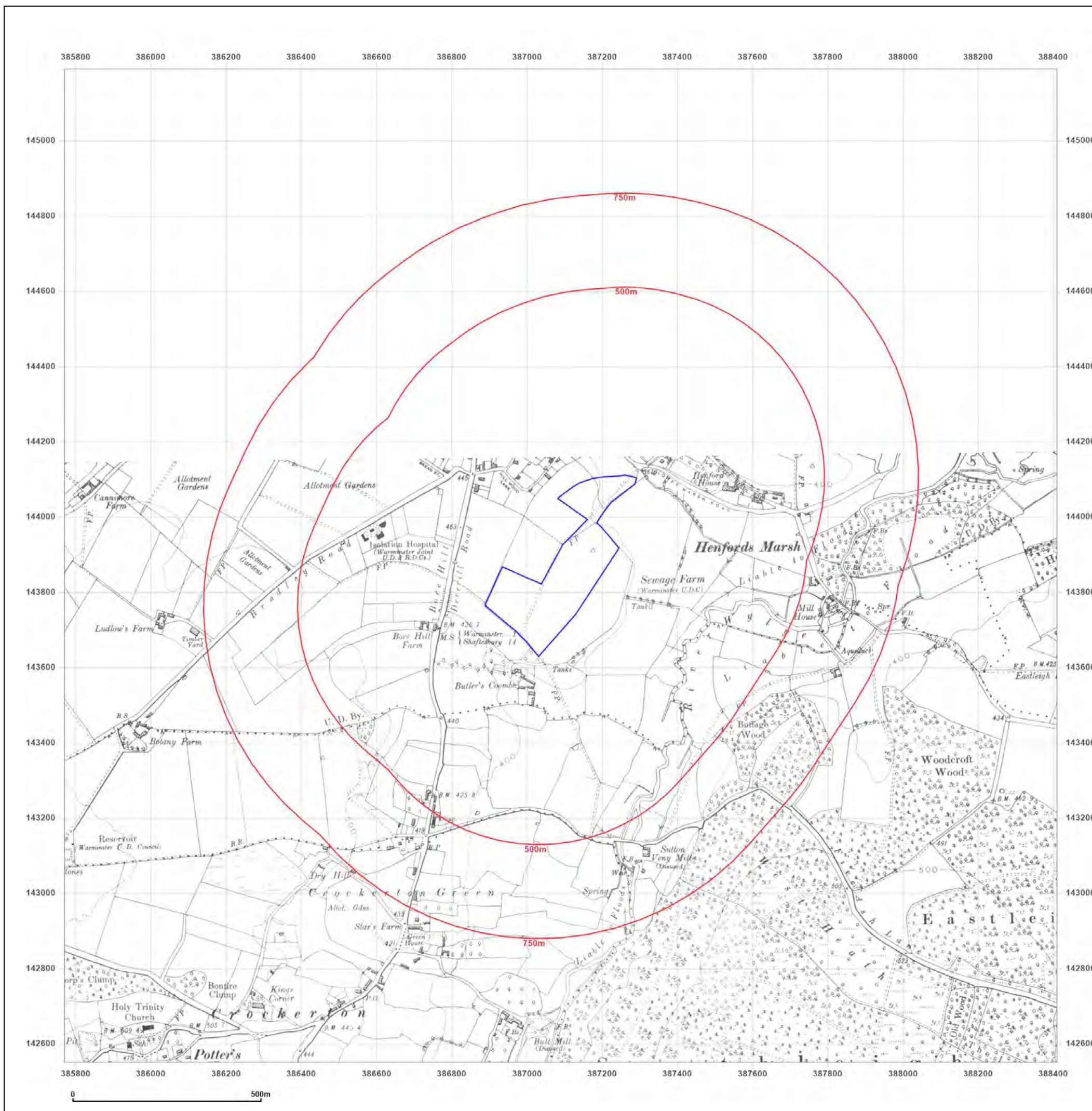


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Site Details:

ASHLEY COOMBE,
WARMINSTER, WILTSHIRE

Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ
Grid Ref: 387089, 143870

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1884
Revised 1923
Edition N/A
Copyright N/A
Levelled N/A

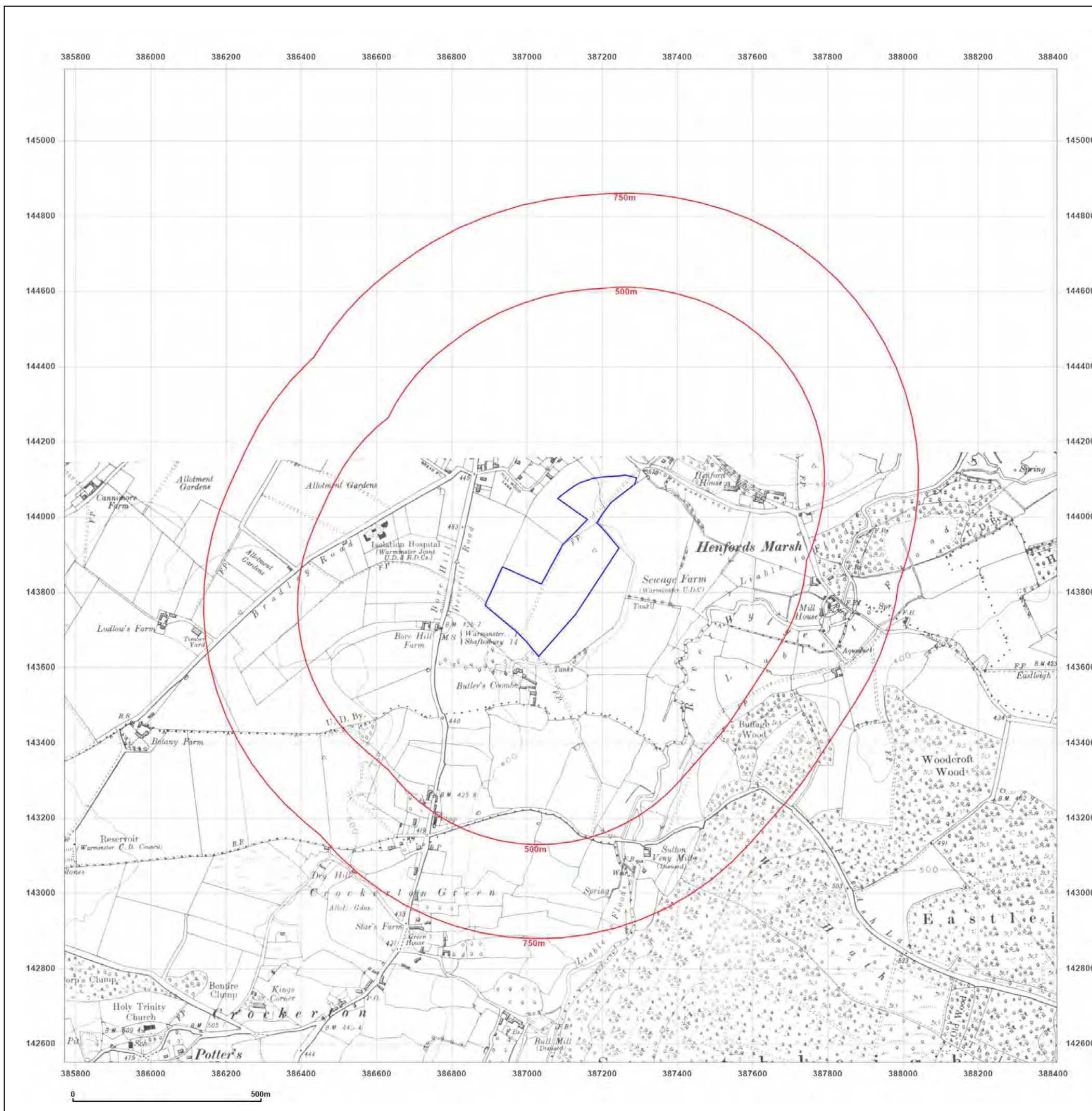


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Site Details:

ASHLEY COOMBE,
WARMINSTER, WILTSHIRE

Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ
Grid Ref: 387089, 143870

Map Name: County Series

Map date: 1926

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1884
Revised 1926
Edition N/A
Copyright N/A
Levelled N/A

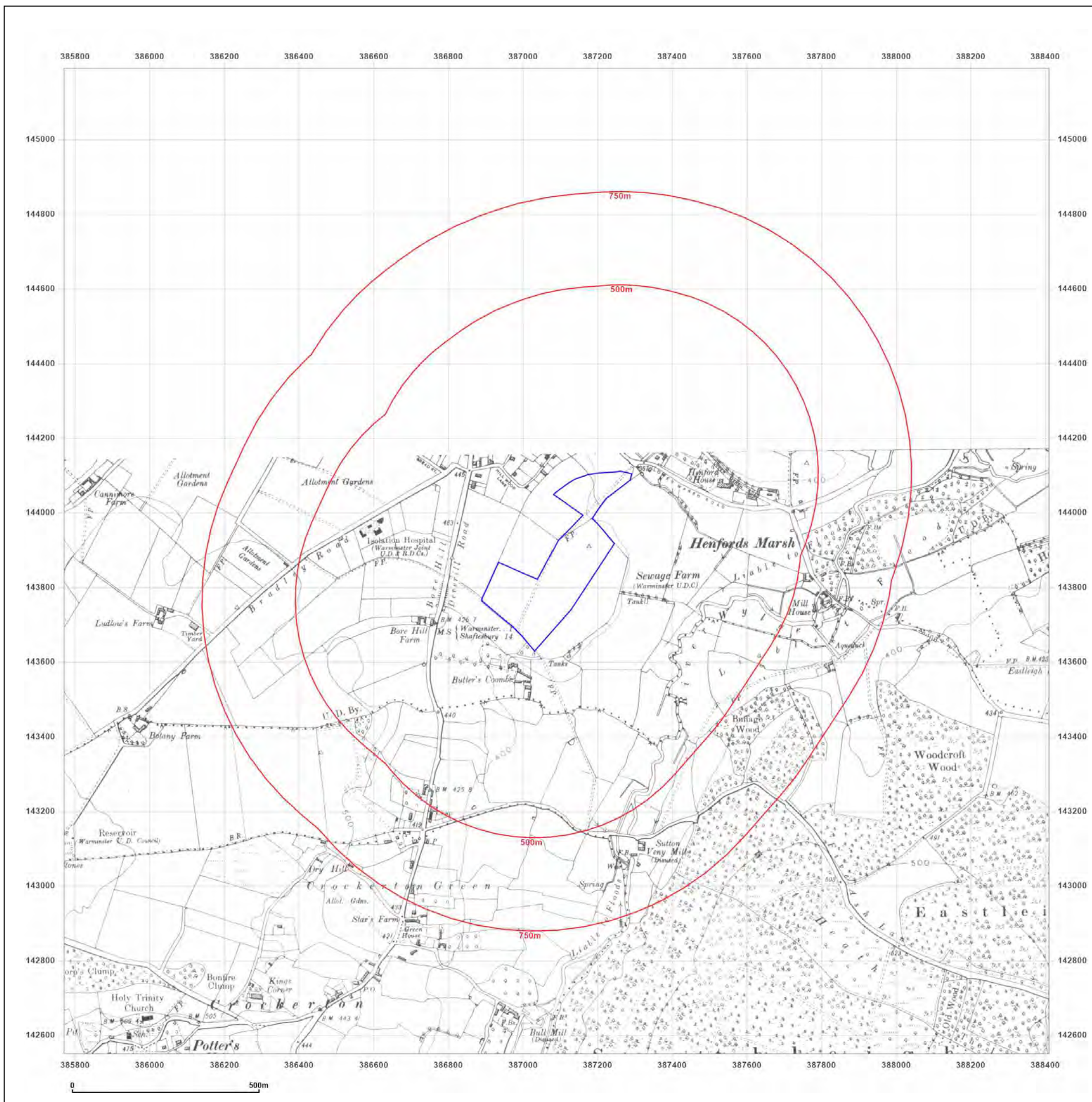


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Site Details:

ASHLEY COOMBE,
WARMINSTER, WILTSHIRE

Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ
Grid Ref: 387089, 143870

Map Name: Provisional

Map date: 1956

Scale: 1:10,560

Printed at: 1:10,560



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

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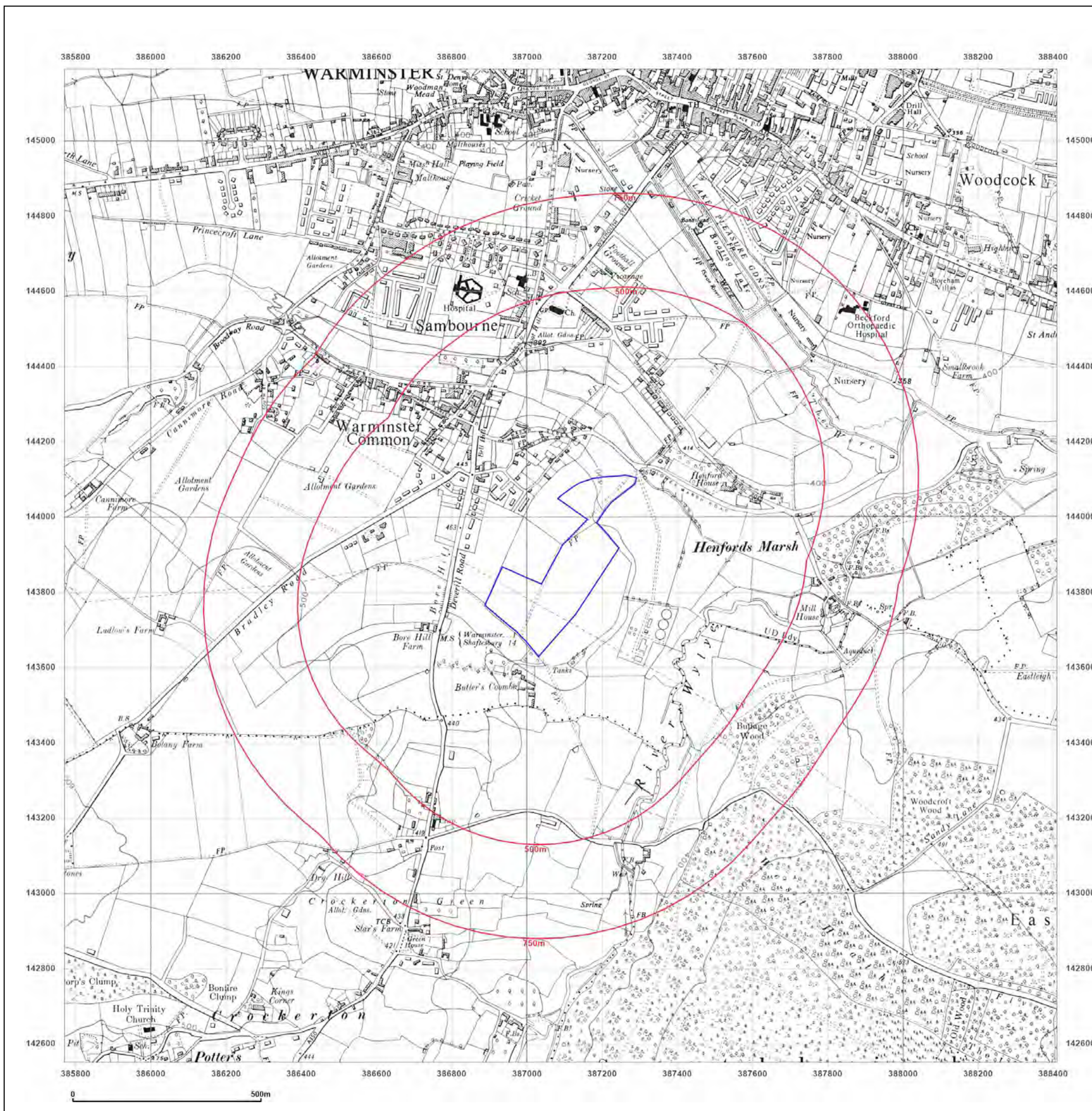


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Site Details:

ASHLEY COOMBE,
WARMINSTER, WILTSHIRE

Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ
Grid Ref: 387089, 143870

Map Name: National Grid

Map date: 1973-1976

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1972
Revised 1973
Edition N/A
Copyright 1973
Levelled N/A

Surveyed 1974
Revised 1976
Edition N/A
Copyright 1976
Levelled N/A

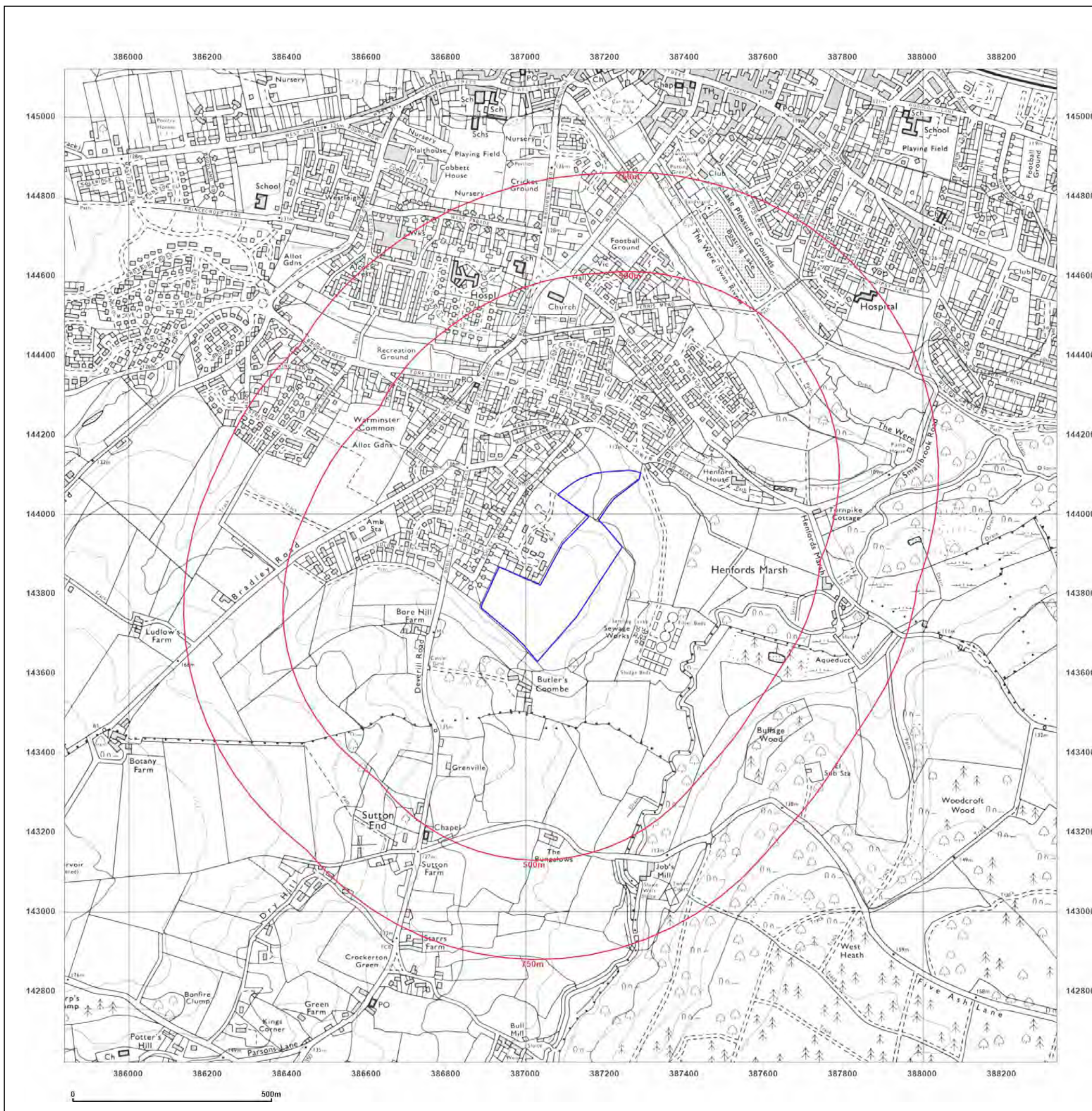


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Site Details:

ASHLEY COOMBE,
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Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ
Grid Ref: 387089, 143870

Map Name: National Grid

Map date: 1984

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1974
Revised 1984
Edition N/A
Copyright N/A
Levelled N/A

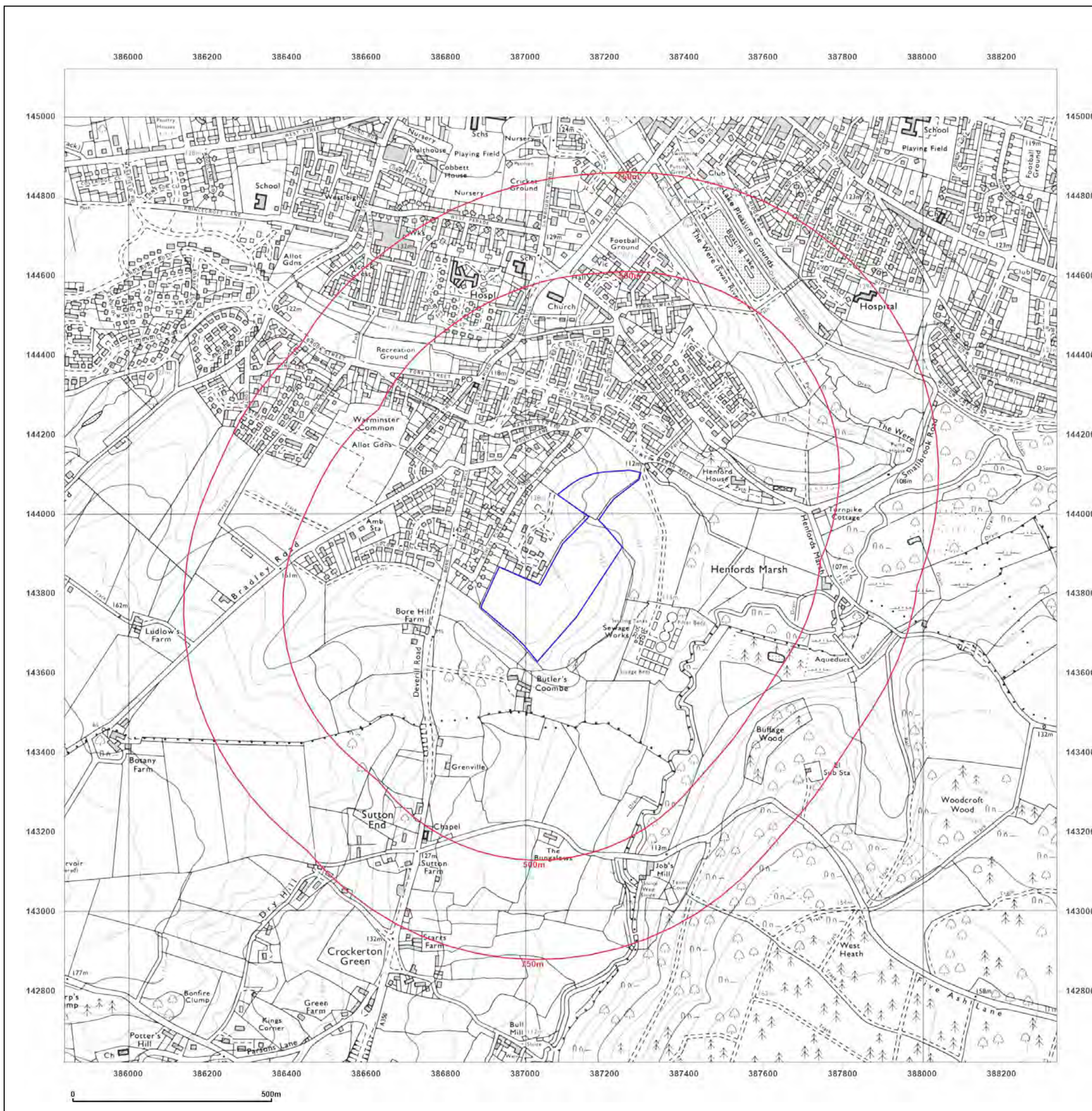


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Site Details:

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Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ
Grid Ref: 387089, 143870

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

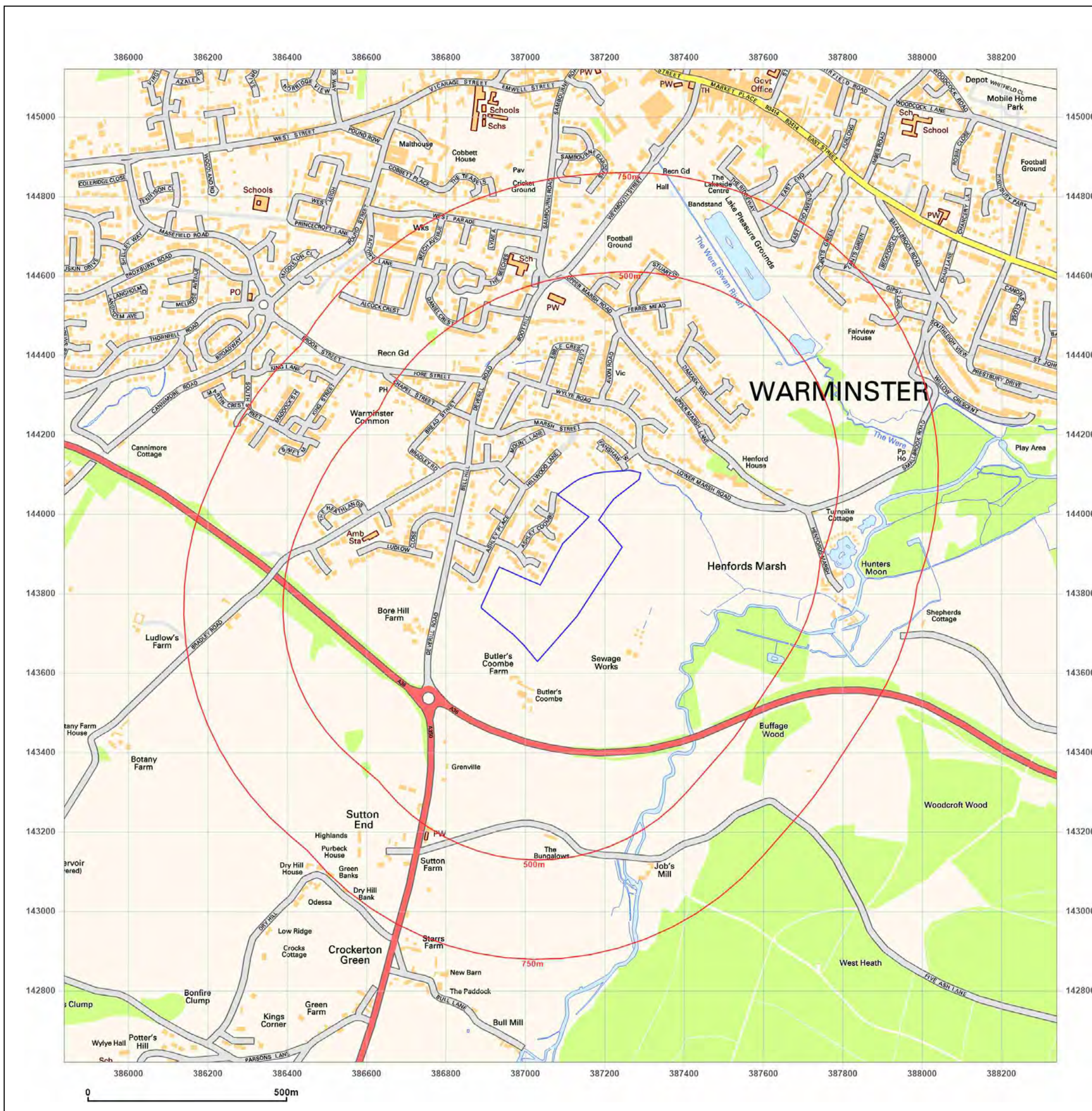


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Site Details:

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Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ
Grid Ref: 387089, 143870

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

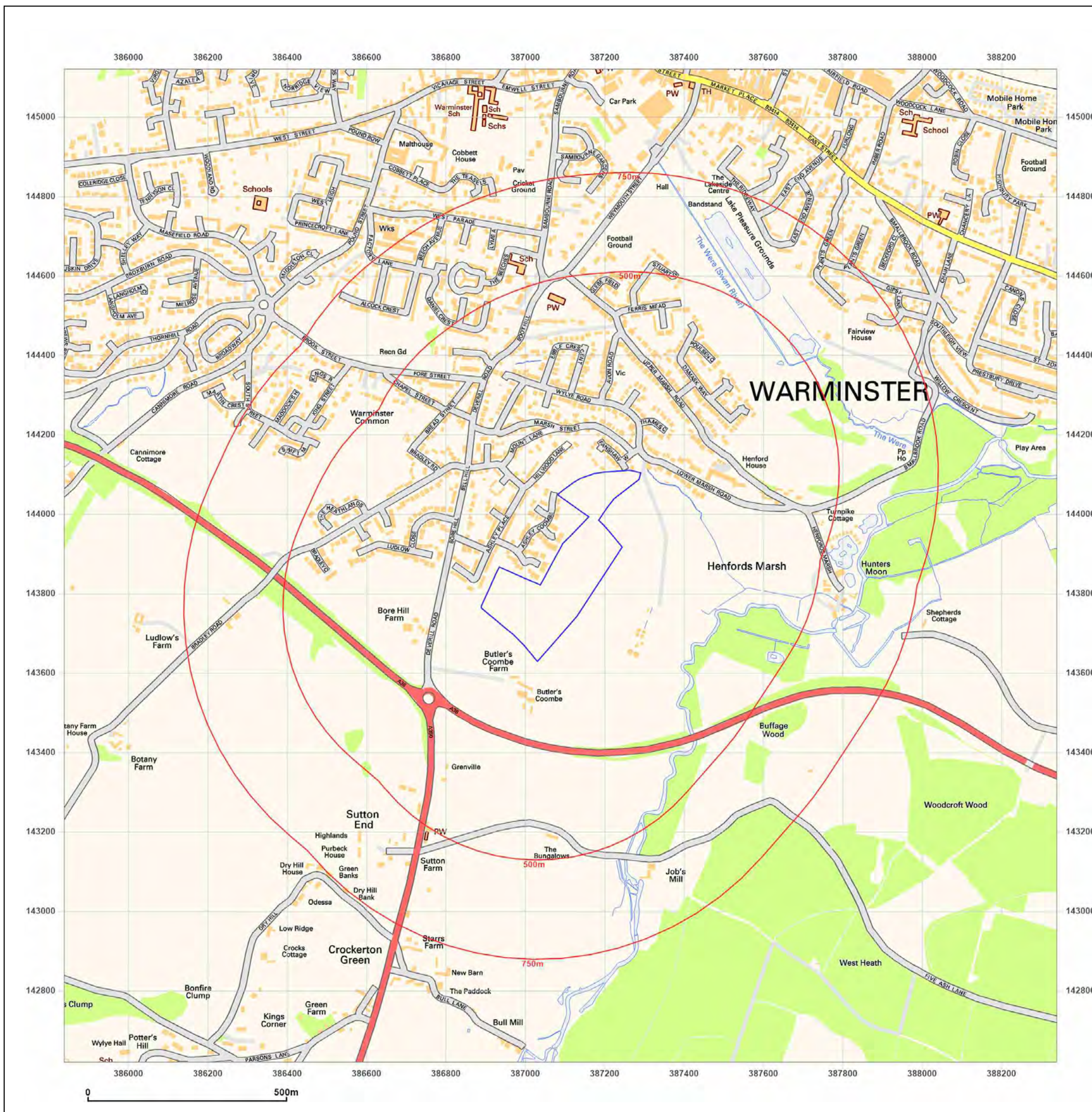


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Site Details:

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Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ
Grid Ref: 387089, 143870

Map Name: National Grid

Map date: 2025

Scale: 1:10,000

Printed at: 1:10,000

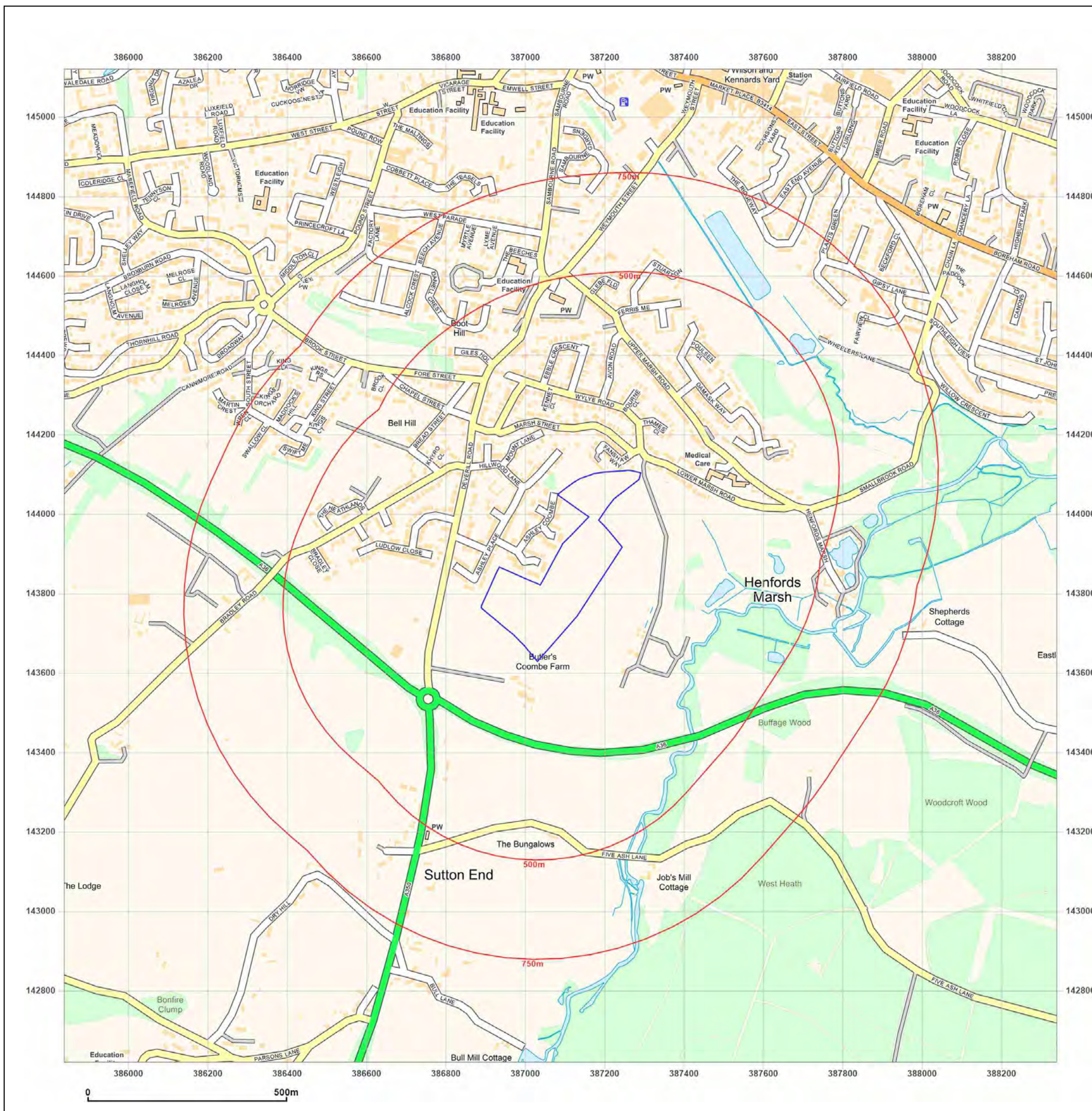


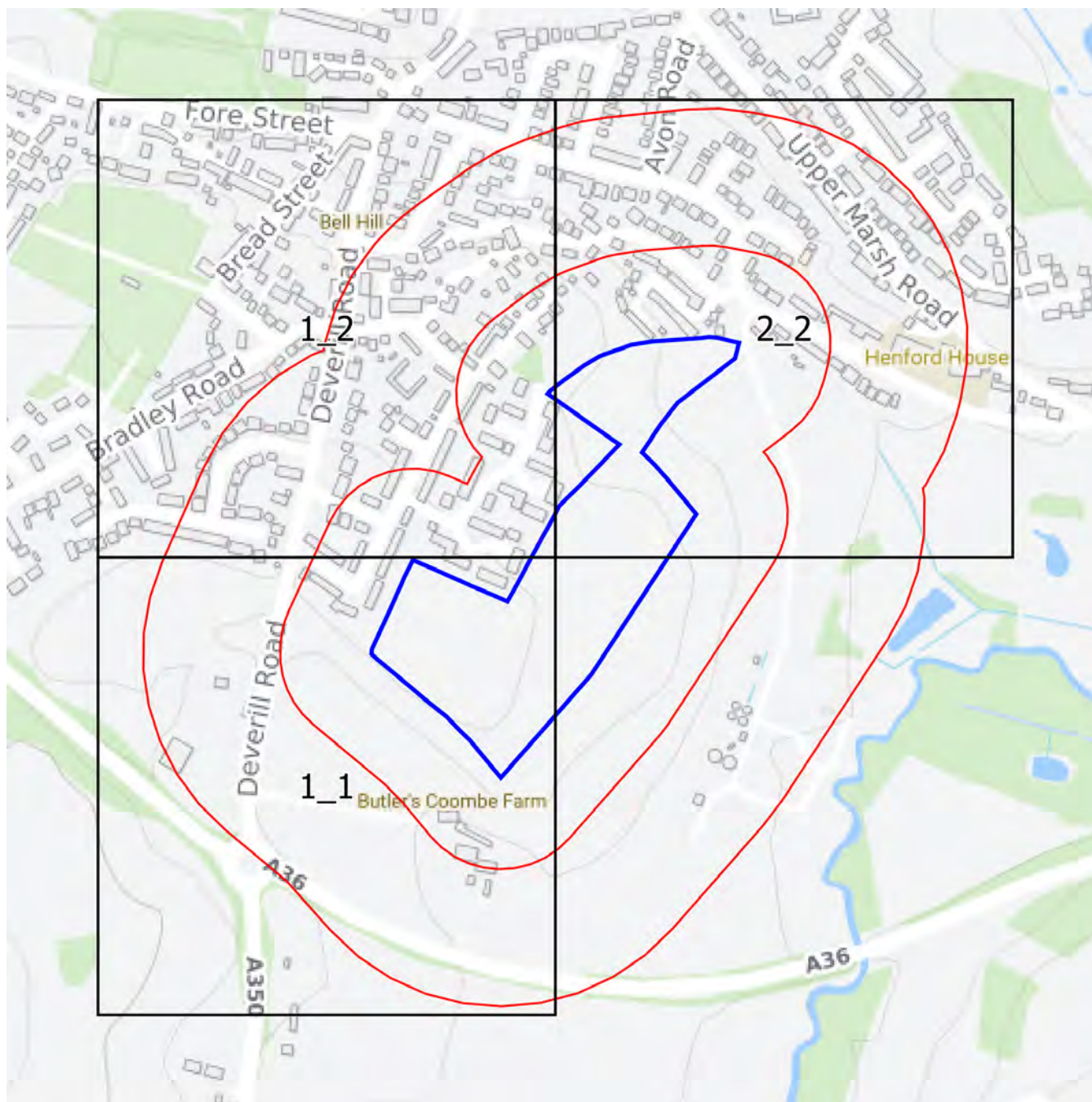
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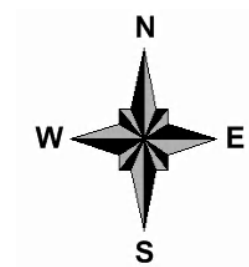
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INSIGHTS

1:1,250 Scale Grid Index



Site Details:

ASHLEY COOMBE,
WARMINSTER, WILTSHIRE

Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ_1250_1_1
Grid Ref: 386839, 143620

Map Name: National Grid

Map date: 1988

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1987
Revised 1987
Edition N/A
Copyright 1988
Levelled 1974

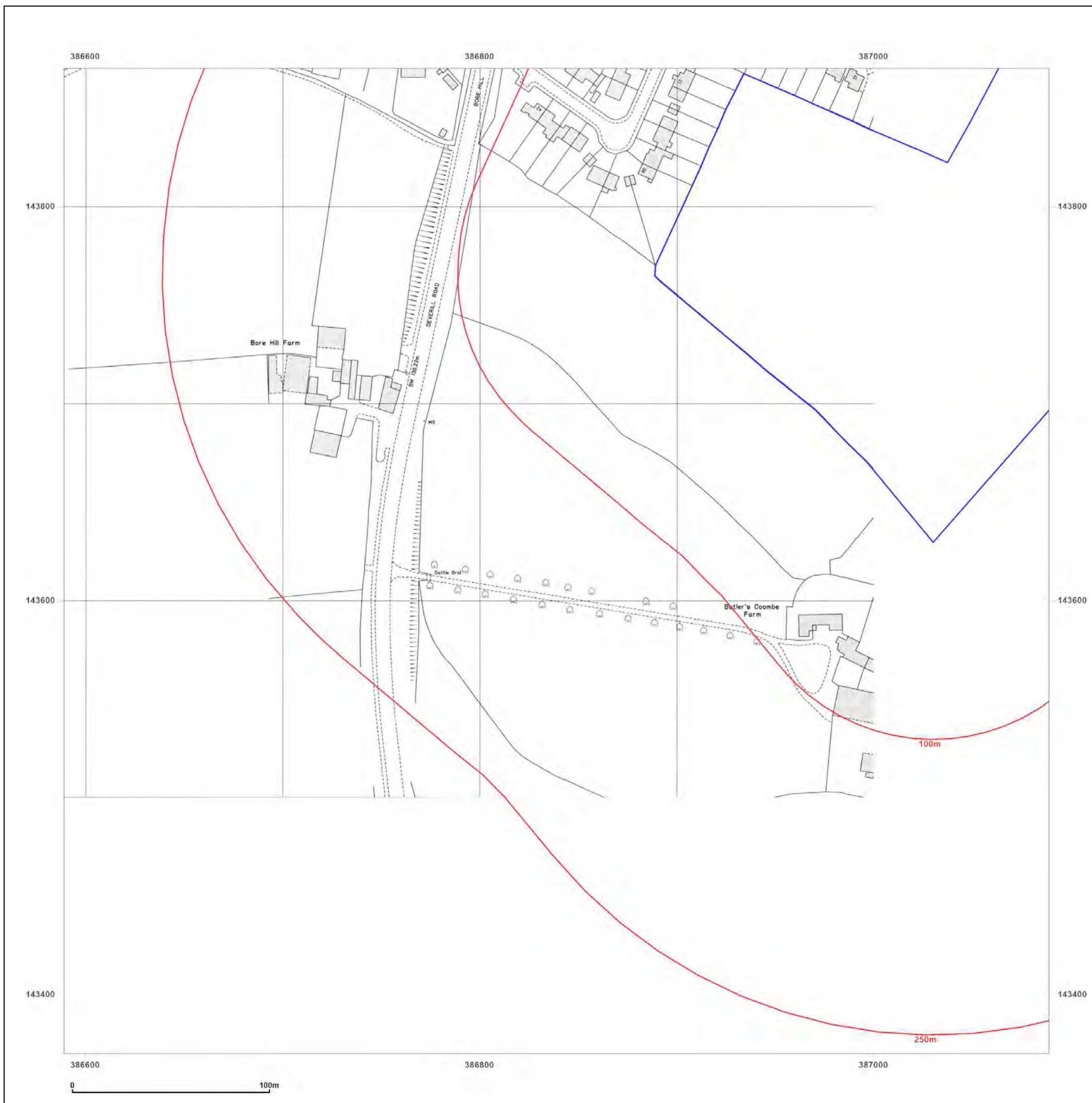


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Site Details:

ASHLEY COOMBE,
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Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ_1250_1_1
Grid Ref: 386839, 143620

Map Name: National Grid

Map date: 1994

Scale: 1:1,250

Printed at: 1:2,000



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

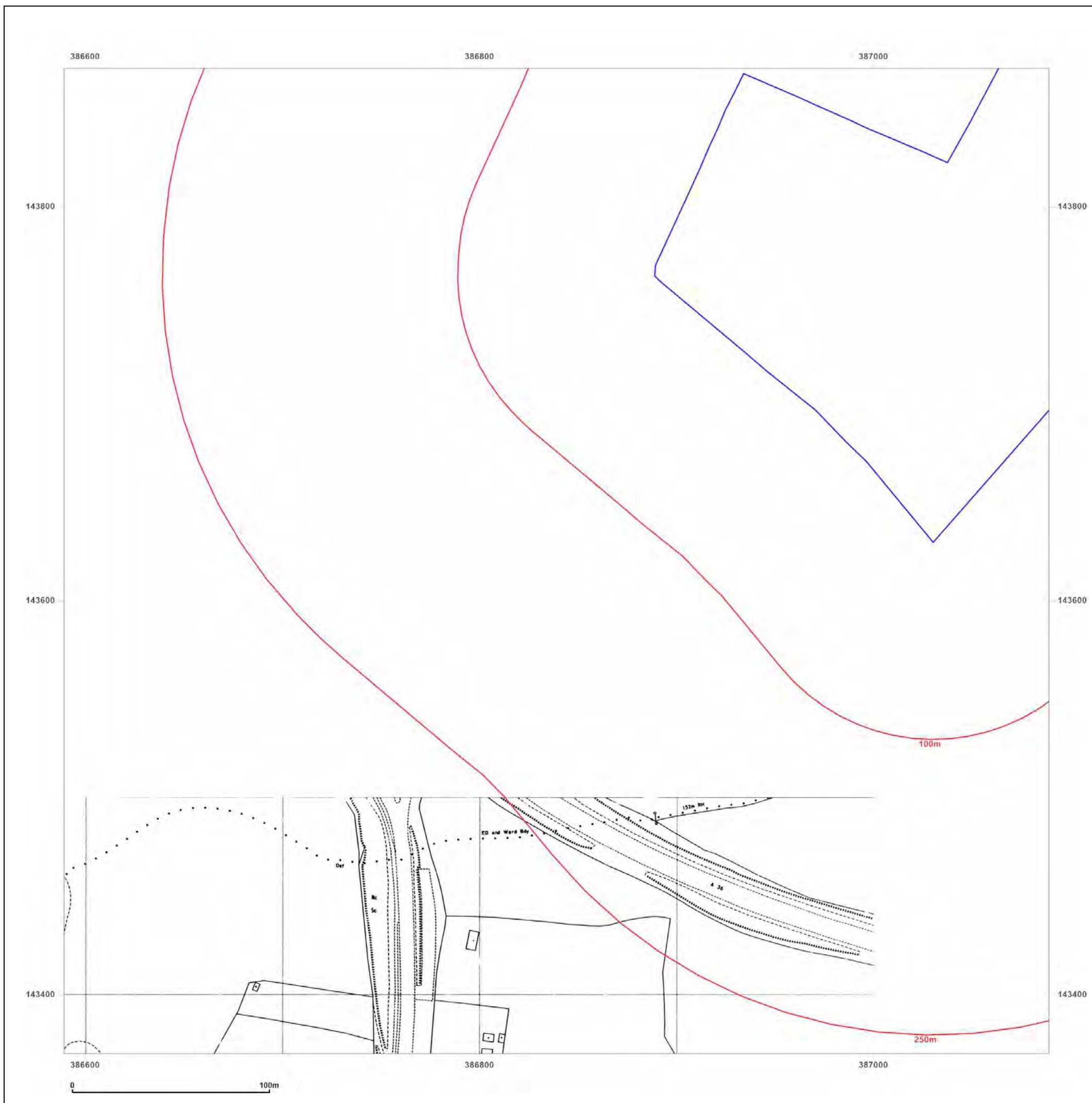


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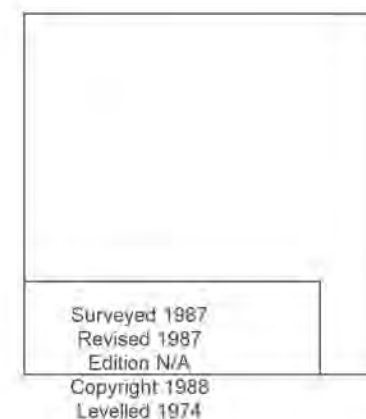
Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ_1250_1_2
Grid Ref: 386839, 144120

Map Name: National Grid

Map date: 1988

Scale: 1:1,250

Printed at: 1:2,000



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Site Details:

ASHLEY COOMBE,
WARMINSTER, WILTSHIRE

Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ_1250_1_2
Grid Ref: 386839, 144120

Map Name: National Grid

Map date: 1988-1989

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1987 Revised 1987 Edition N/A Copyright 1989 Levelled N/A	Surveyed 1987 Revised 1987 Edition N/A Copyright 1988 Levelled 1974
Surveyed 1974 Revised 1988 Edition N/A Copyright 1988 Levelled 1974	

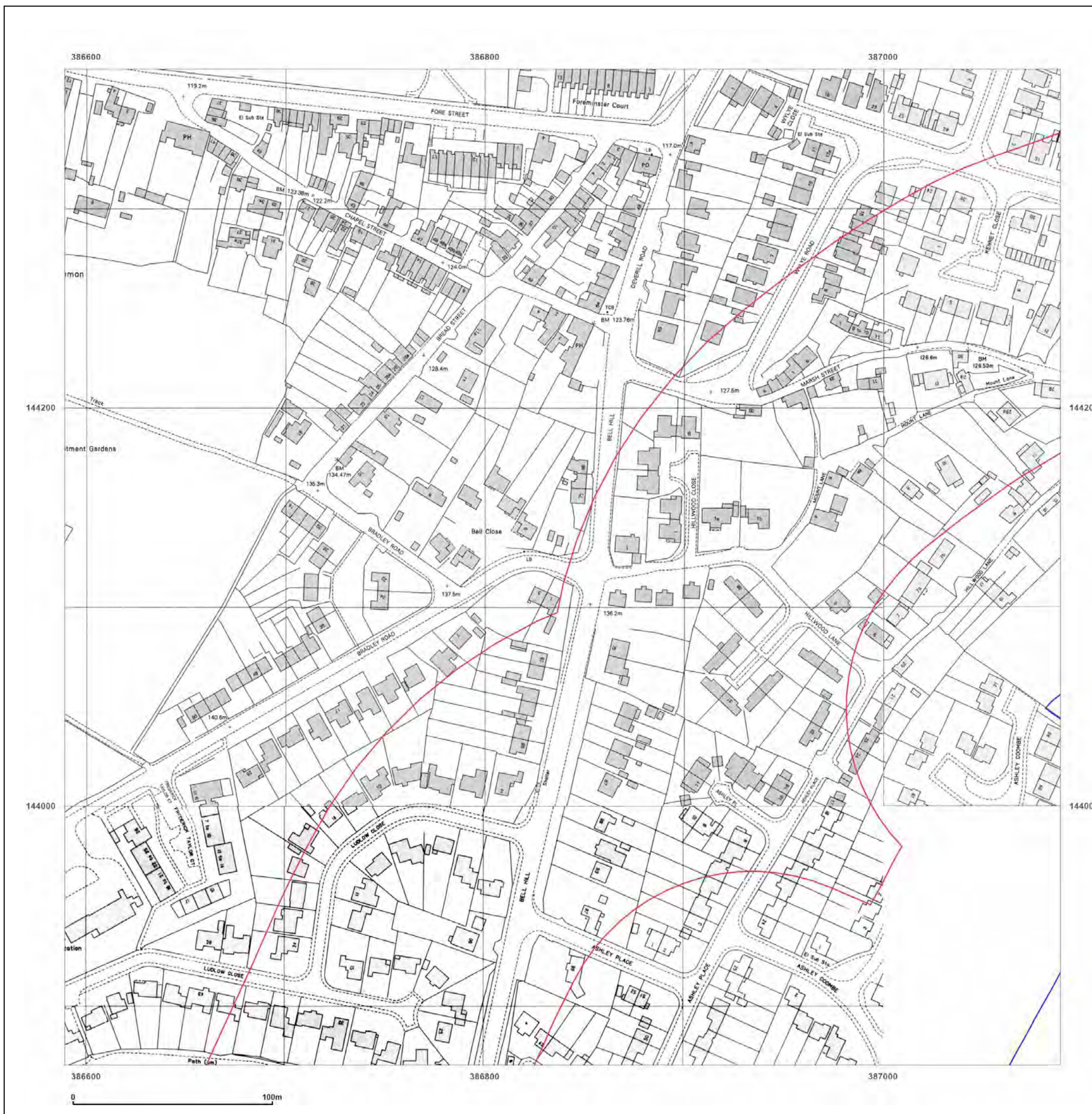


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Site Details:

ASHLEY COOMBE,
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Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ_1250_1_2
Grid Ref: 386839, 144120

Map Name: National Grid

Map date: 1994

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
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Site Details:

ASHLEY COOMBE,
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Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ_1250_2_2
Grid Ref: 387339, 144120

Map Name: National Grid

Map date: 1988

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1987
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Edition N/A
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Site Details:

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Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ_1250_2_2
Grid Ref: 387339, 144120

Map Name: National Grid

Map date: 1994

Scale: 1:1,250

Printed at: 1:2,000



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

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

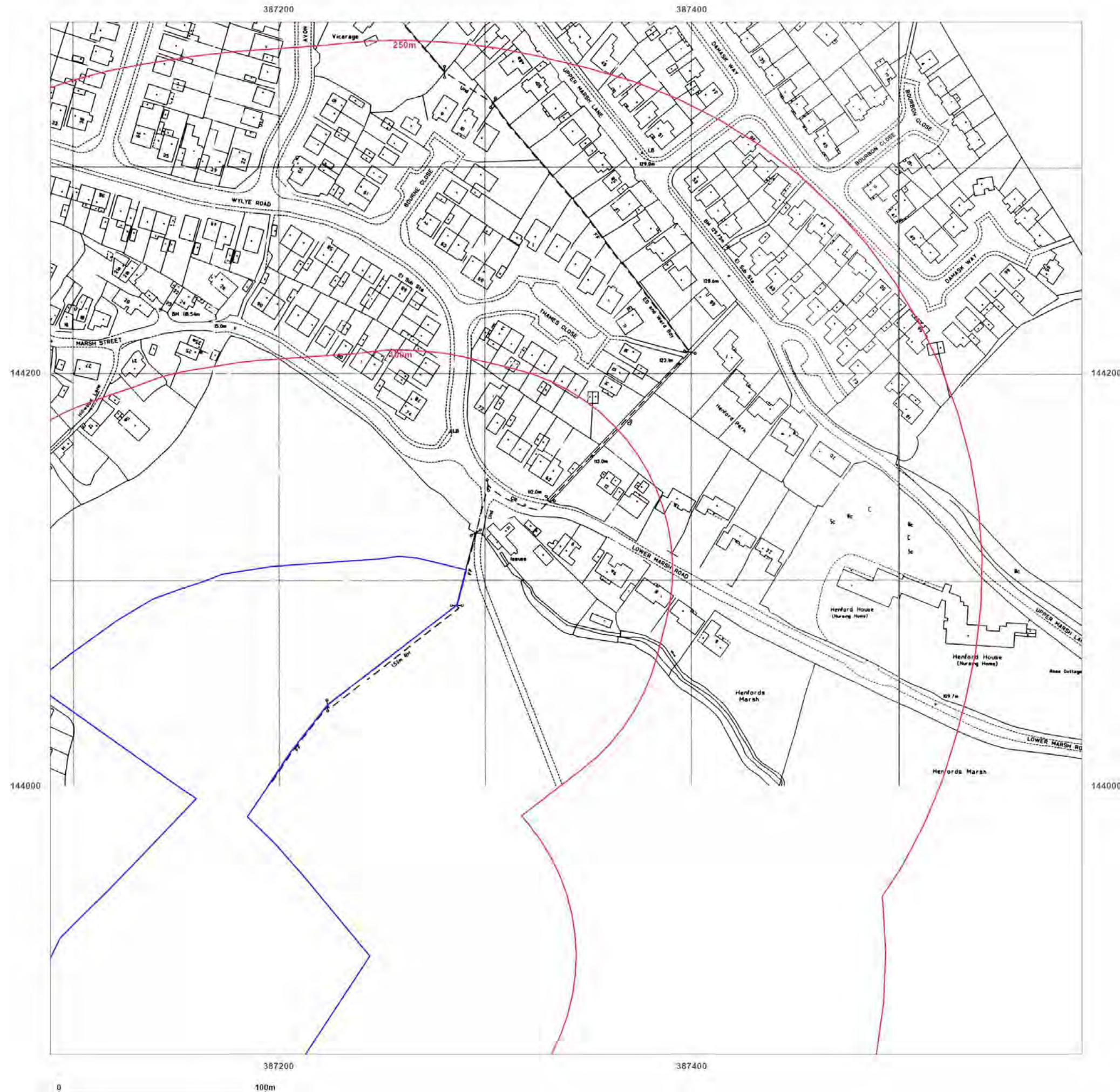


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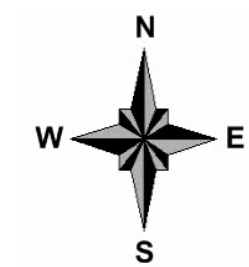
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INSIGHTS

1:2,500 Scale Grid Index



Site Details:

ASHLEY COOMBE,
WARMINSTER, WILTSHIRE

Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ_LS_1_1
Grid Ref: 387089, 143557

Map Name: County Series

Map date: 1887

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1887
Revised 1887
Edition N/A
Copyright N/A
Levelled N/A

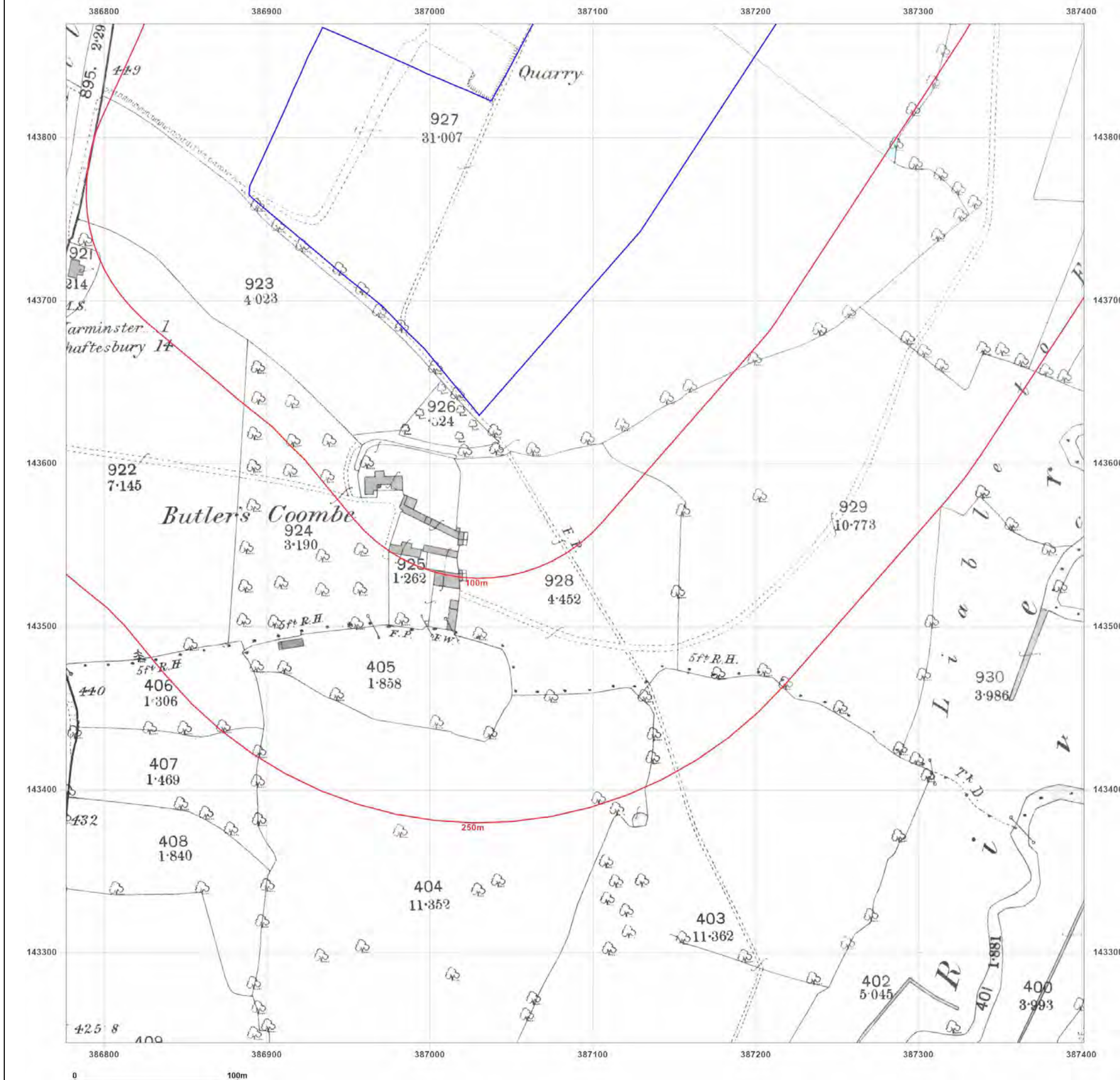


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Site Details:

ASHLEY COOMBE,
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Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ_LS_1_1
Grid Ref: 387089, 143557

Map Name: County Series

Map date: 1900

Scale: 1:2,500

Printed at: 1:2,500



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

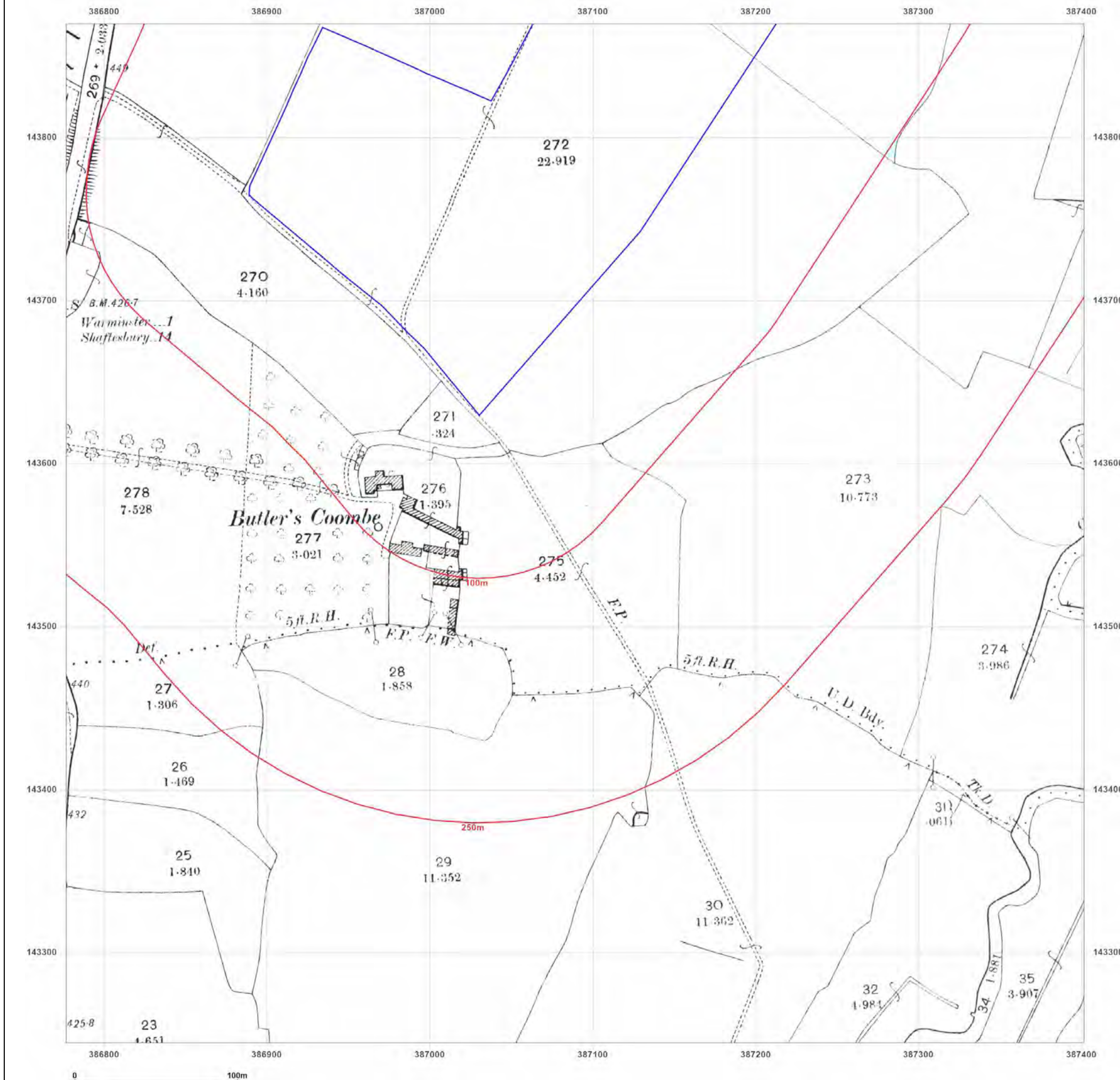


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Site Details:

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Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ_LS_1_1
Grid Ref: 387089, 143557

Map Name: County Series

Map date: 1924

Scale: 1:2,500

Printed at: 1:2,500



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

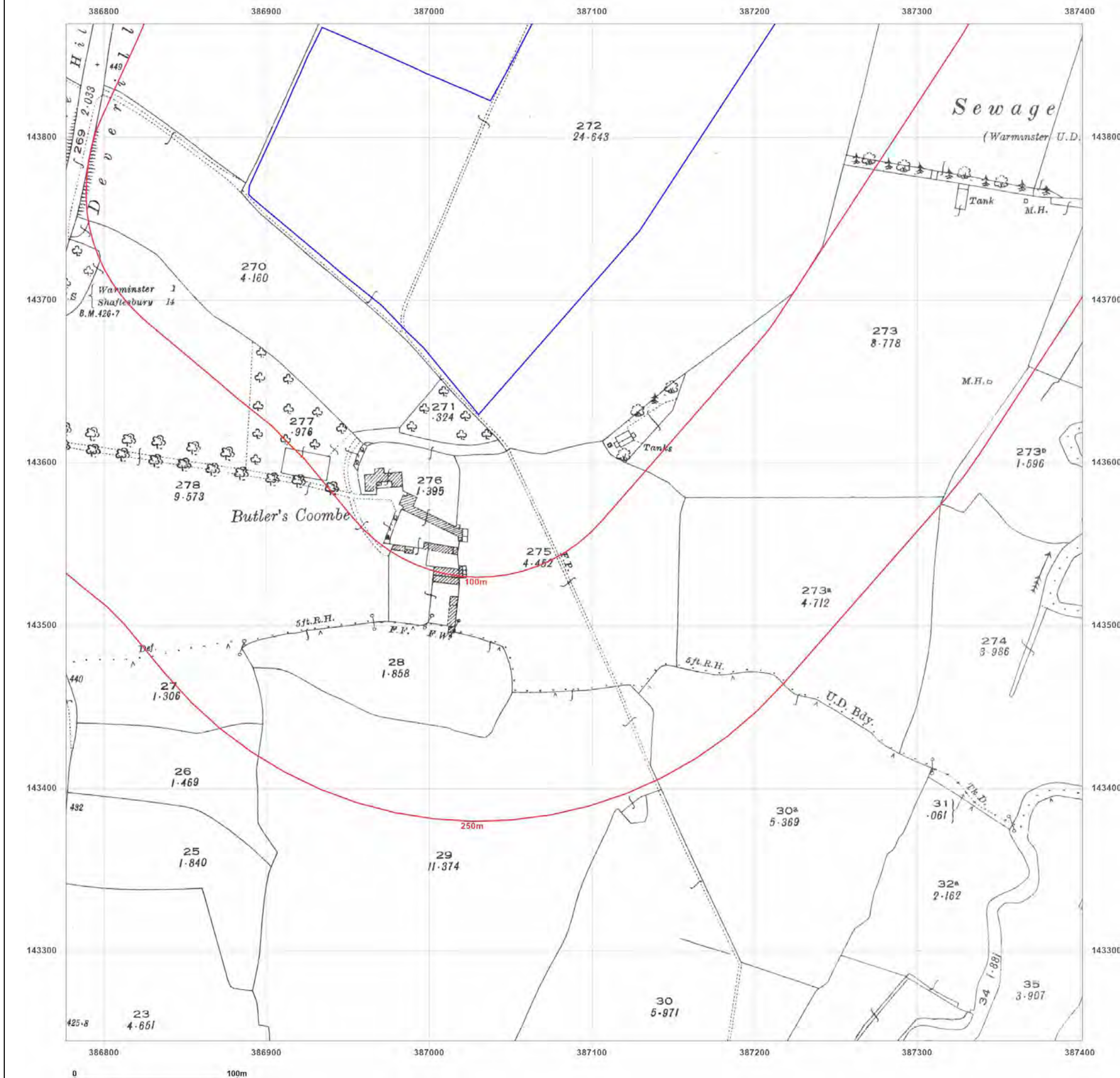


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Site Details:

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Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ_LS_1_1
Grid Ref: 387089, 143557

Map Name: National Grid

Map date: 1971

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1970
Revised 1970
Edition N/A
Copyright 1971
Levelled 1954

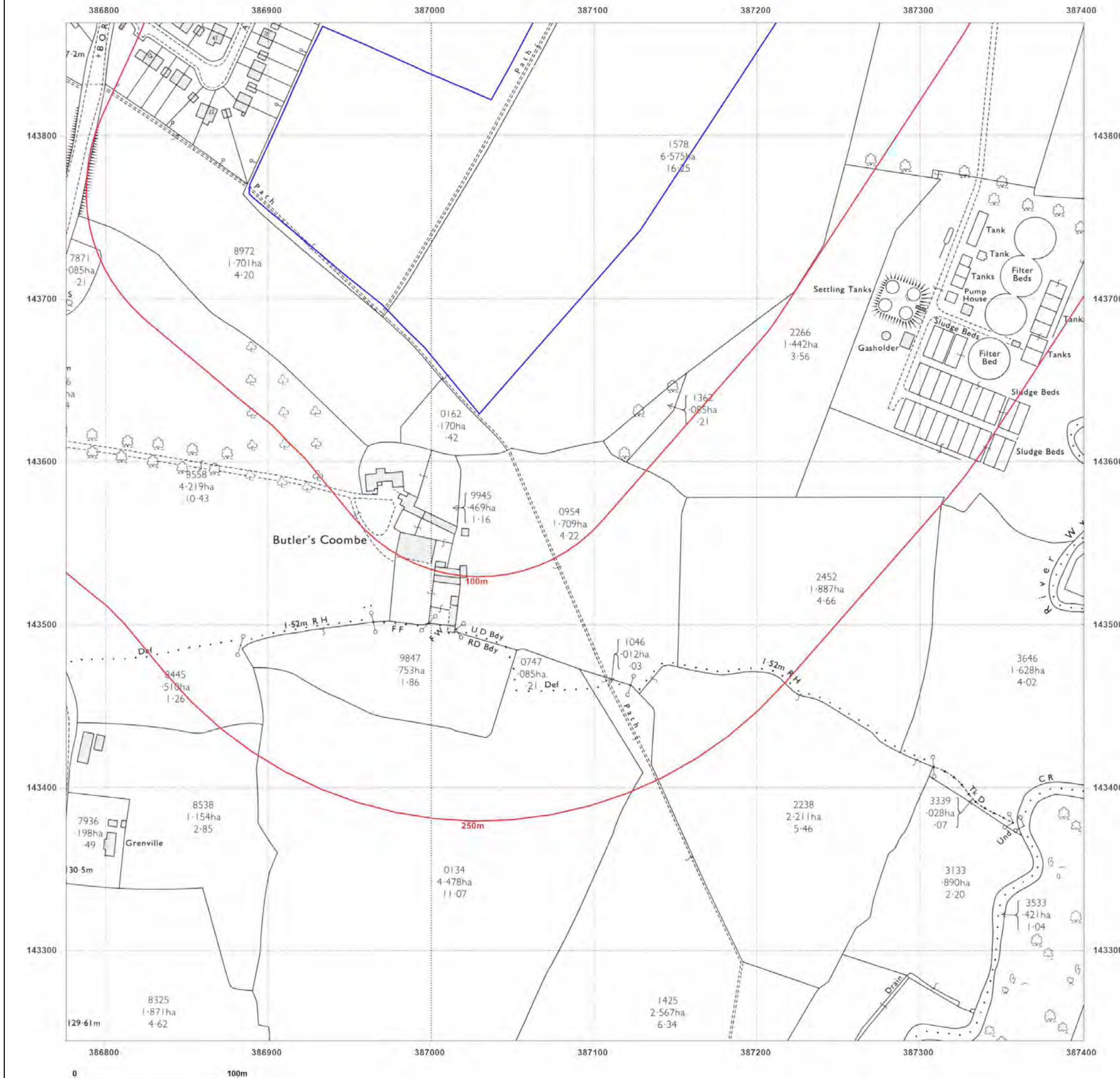


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Site Details:

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Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ_LS_1_1
Grid Ref: 387089, 143557

Map Name: National Grid

Map date: 1971-1974

Scale: 1:2,500

Printed at: 1:2,500



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

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

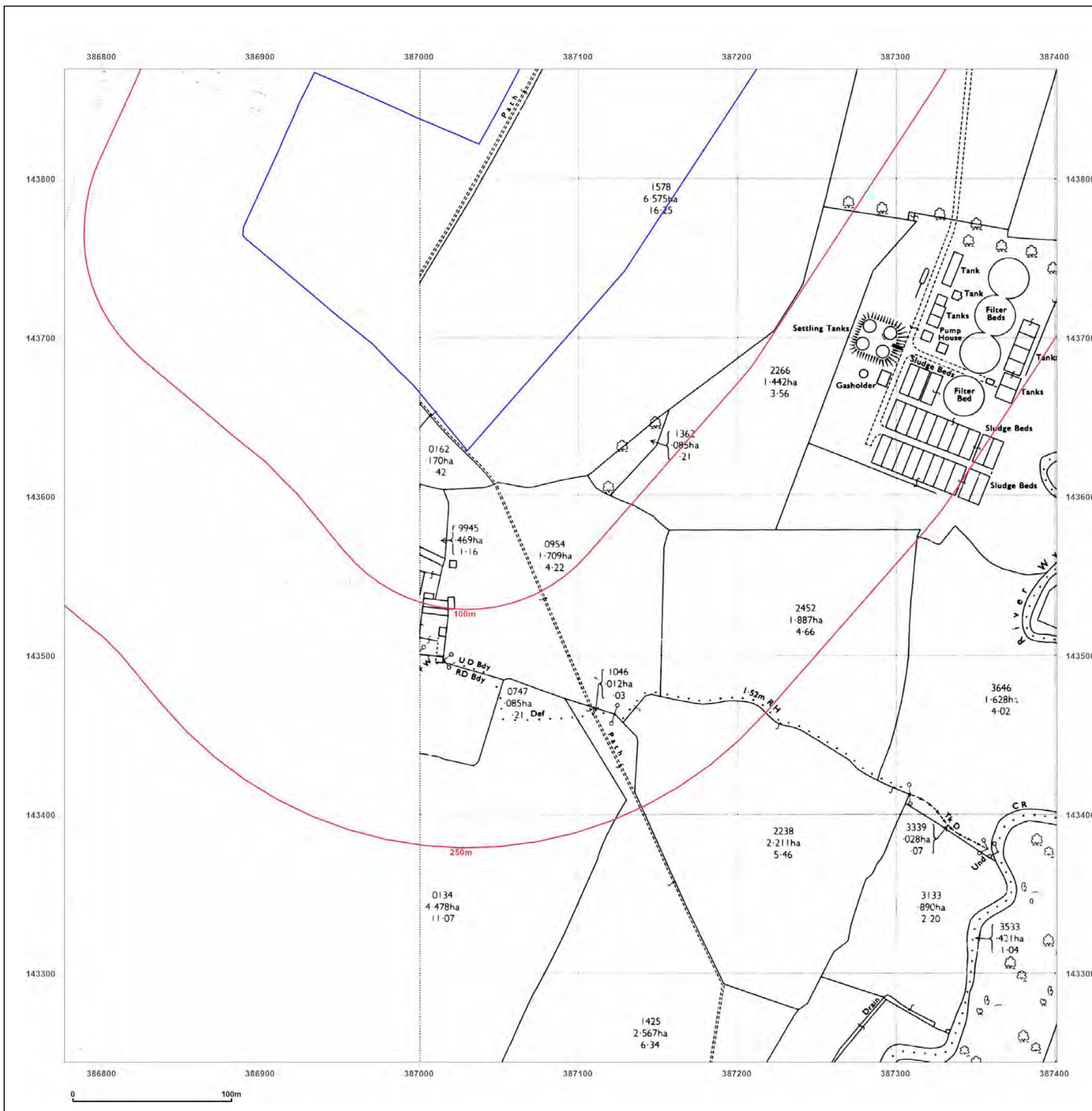


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Site Details:

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Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ_LS_1_1
Grid Ref: 387089, 143557

Map Name: National Grid

Map date: 1974

Scale: 1:2,500

Printed at: 1:2,500



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

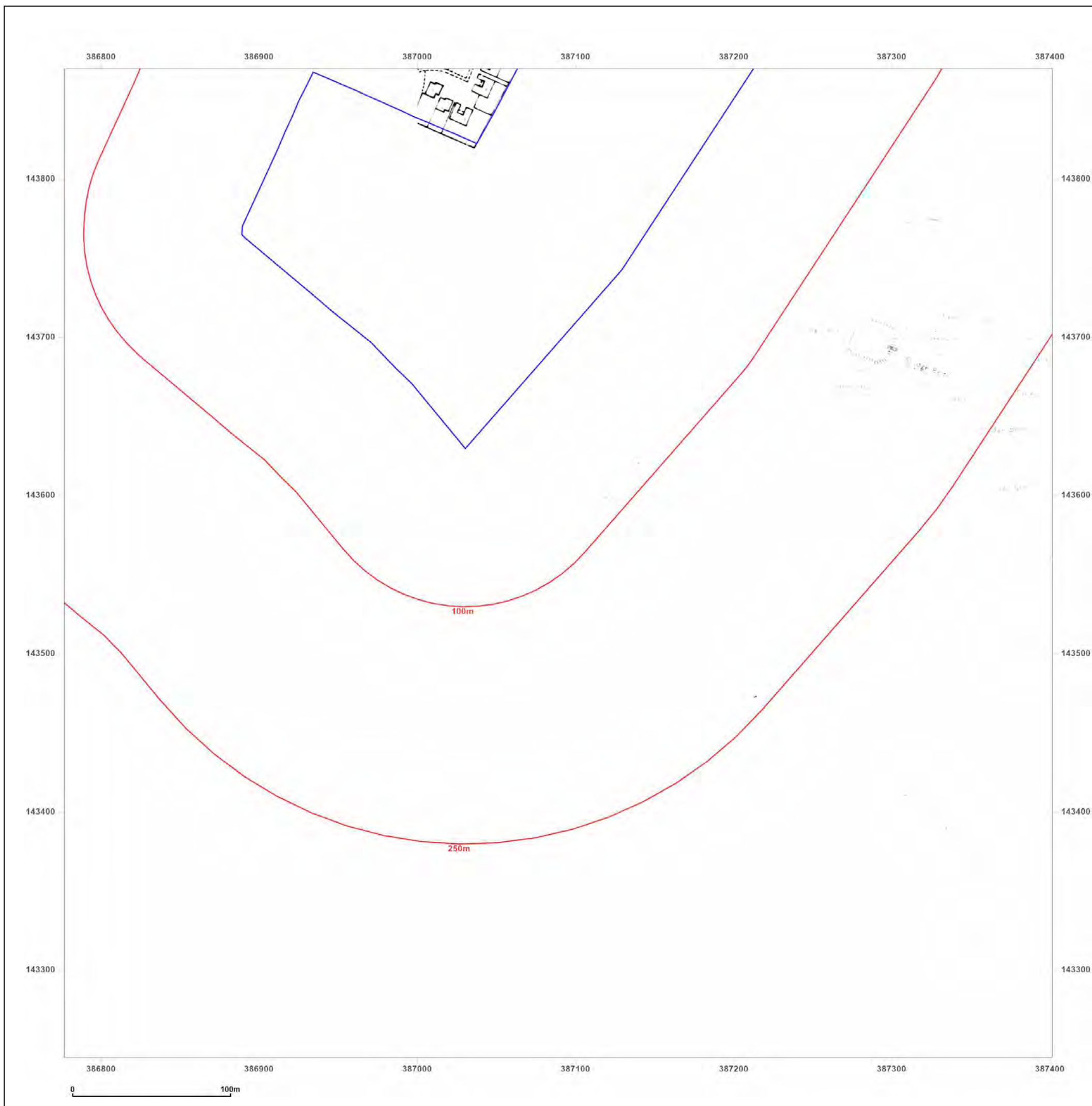


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Site Details:

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Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ_LS_1_1
Grid Ref: 387089, 143557

Map Name: National Grid

Map date: 1982

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1974
Revised 1982
Edition N/A
Copyright 1982
Levelled 1974

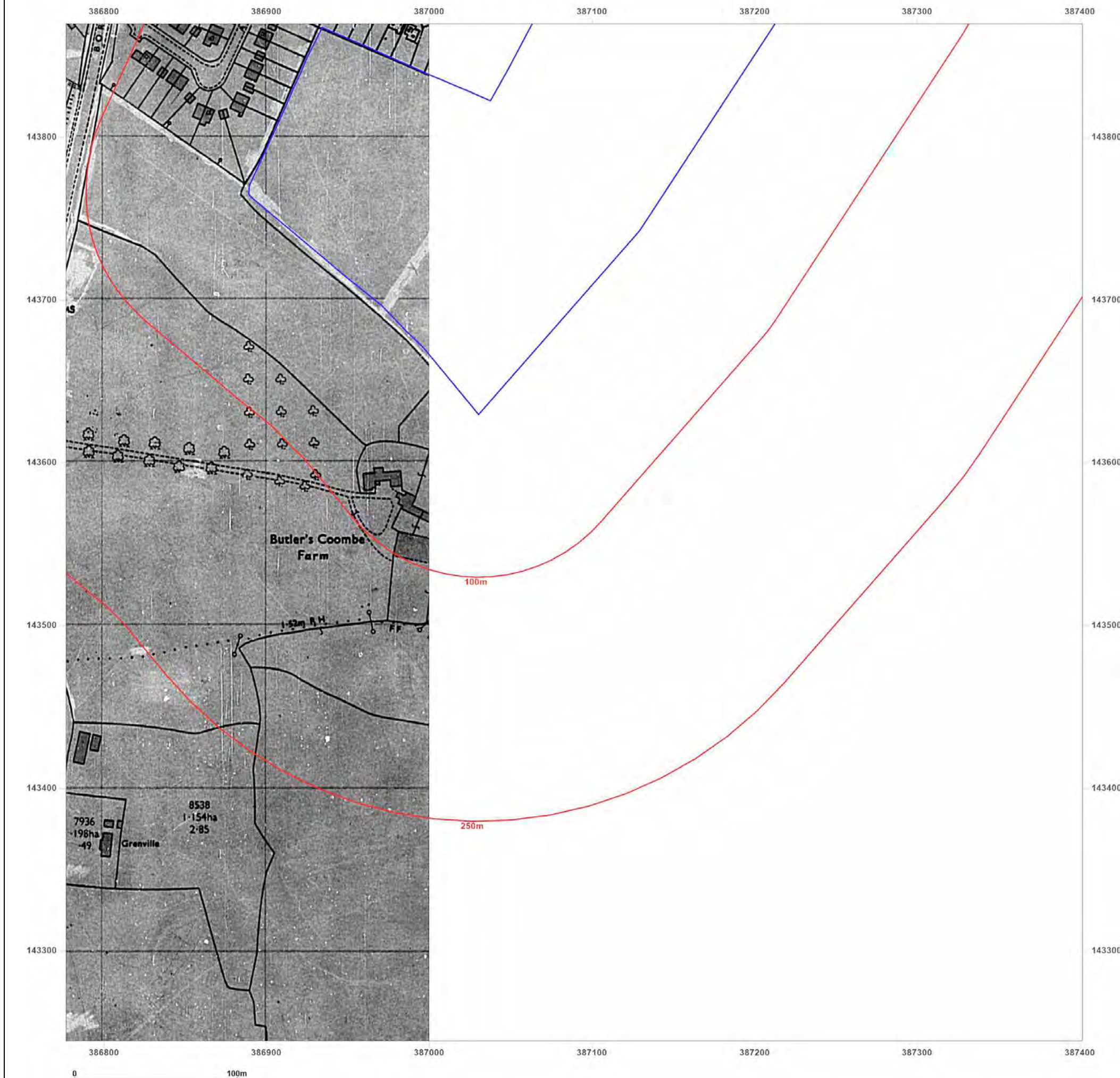


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Site Details:

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Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ_LS_1_1
Grid Ref: 387089, 143557

Map Name: National Grid

Map date: 1988-1989

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1974
Revised 1989
Edition N/A
Copyright 1989
Levelled 1974

Surveyed 1974
Revised 1988
Edition N/A
Copyright 1988
Levelled 1974

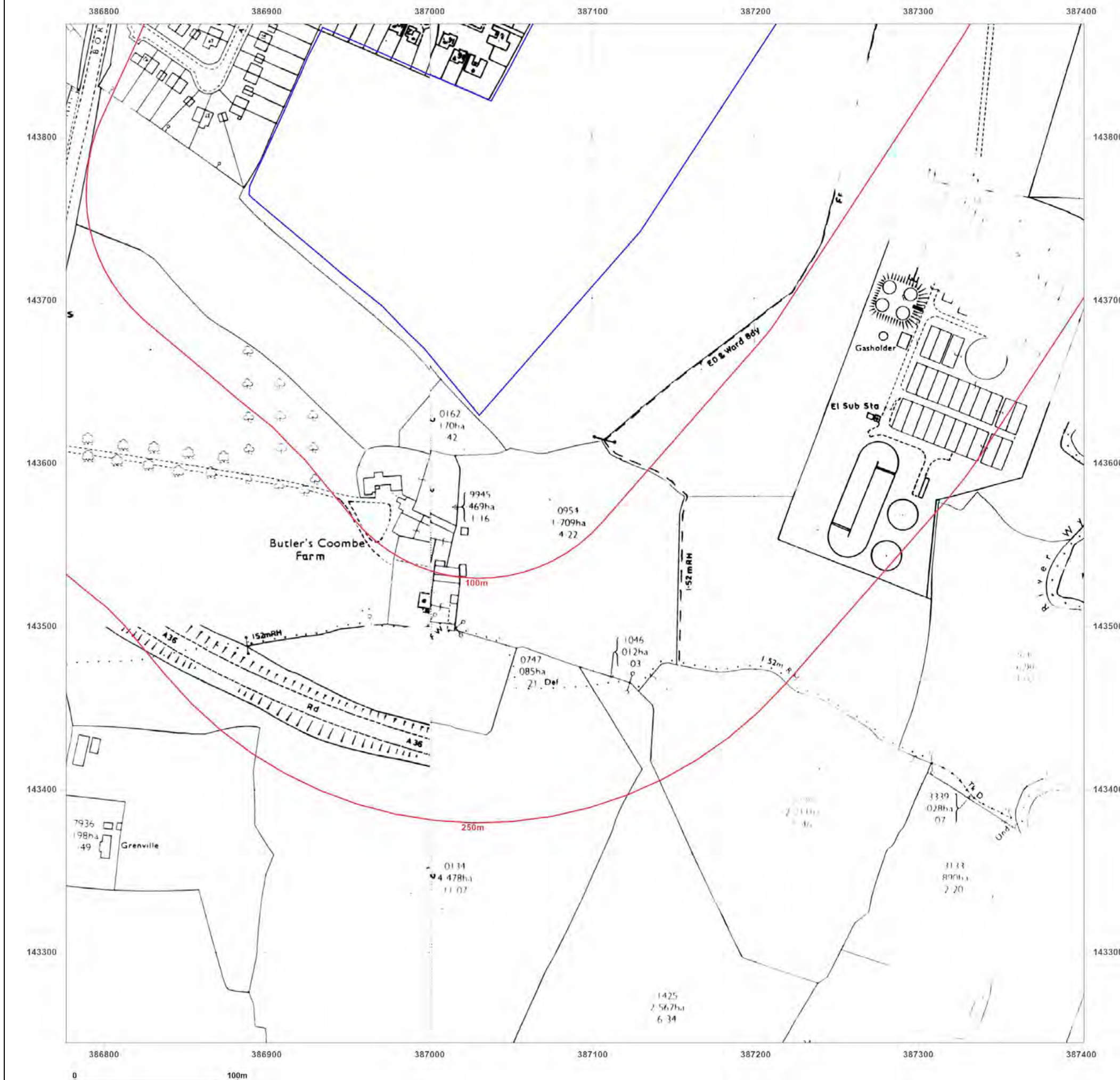


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Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ_LS_1_1
Grid Ref: 387089, 143557

Map Name: National Grid

Map date: 1988-1989

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1974
Revised 1989
Edition N/A
Copyright 1989
Levelled 1974

Surveyed 1974
Revised 1988
Edition N/A
Copyright 1988
Levelled 1974

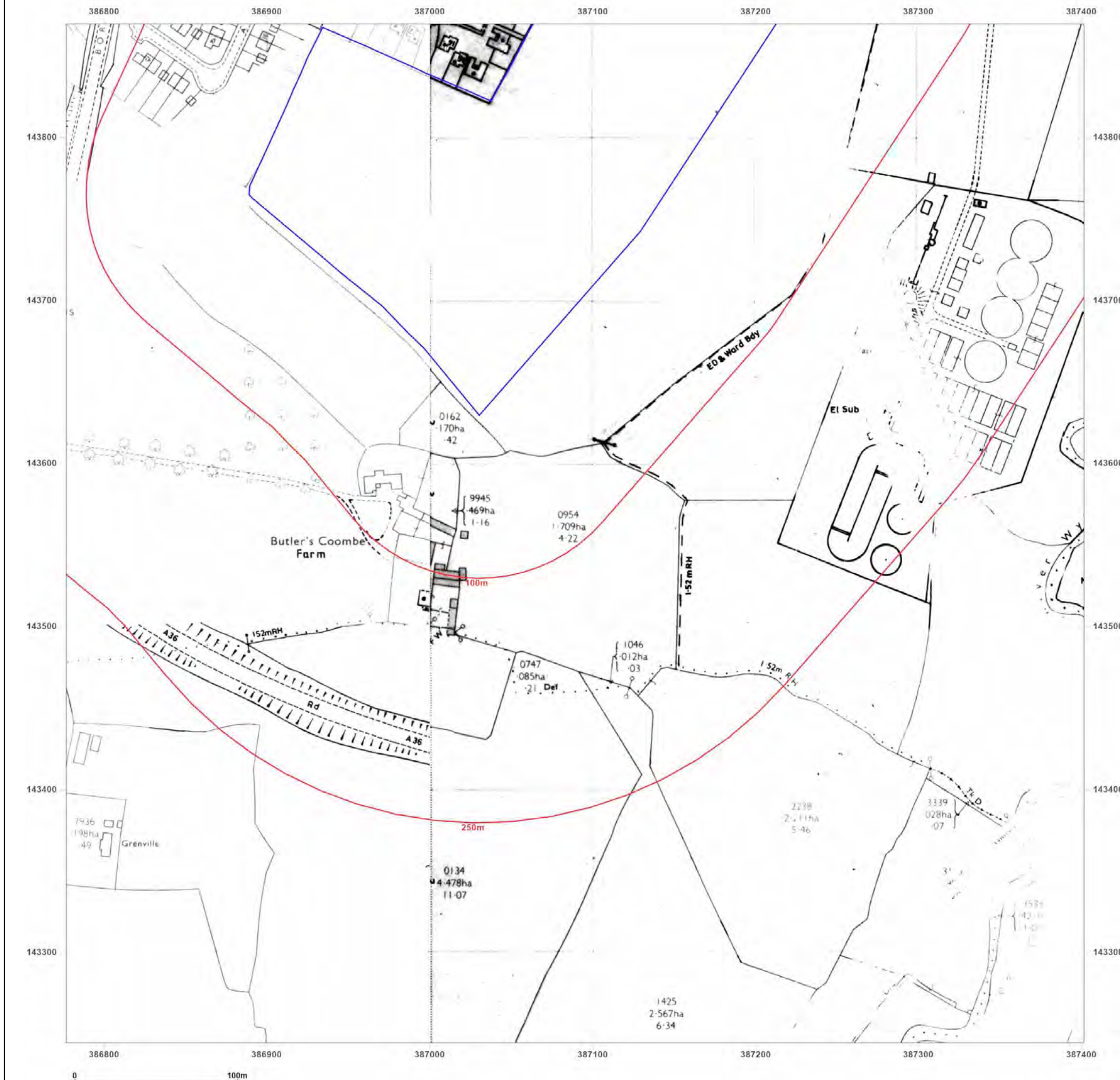


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Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ_LS_1_1
Grid Ref: 387089, 143557

Map Name: National Grid

Map date: 1989

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1974
Revised 1989
Edition N/A
Copyright 1989
Levelled 1974

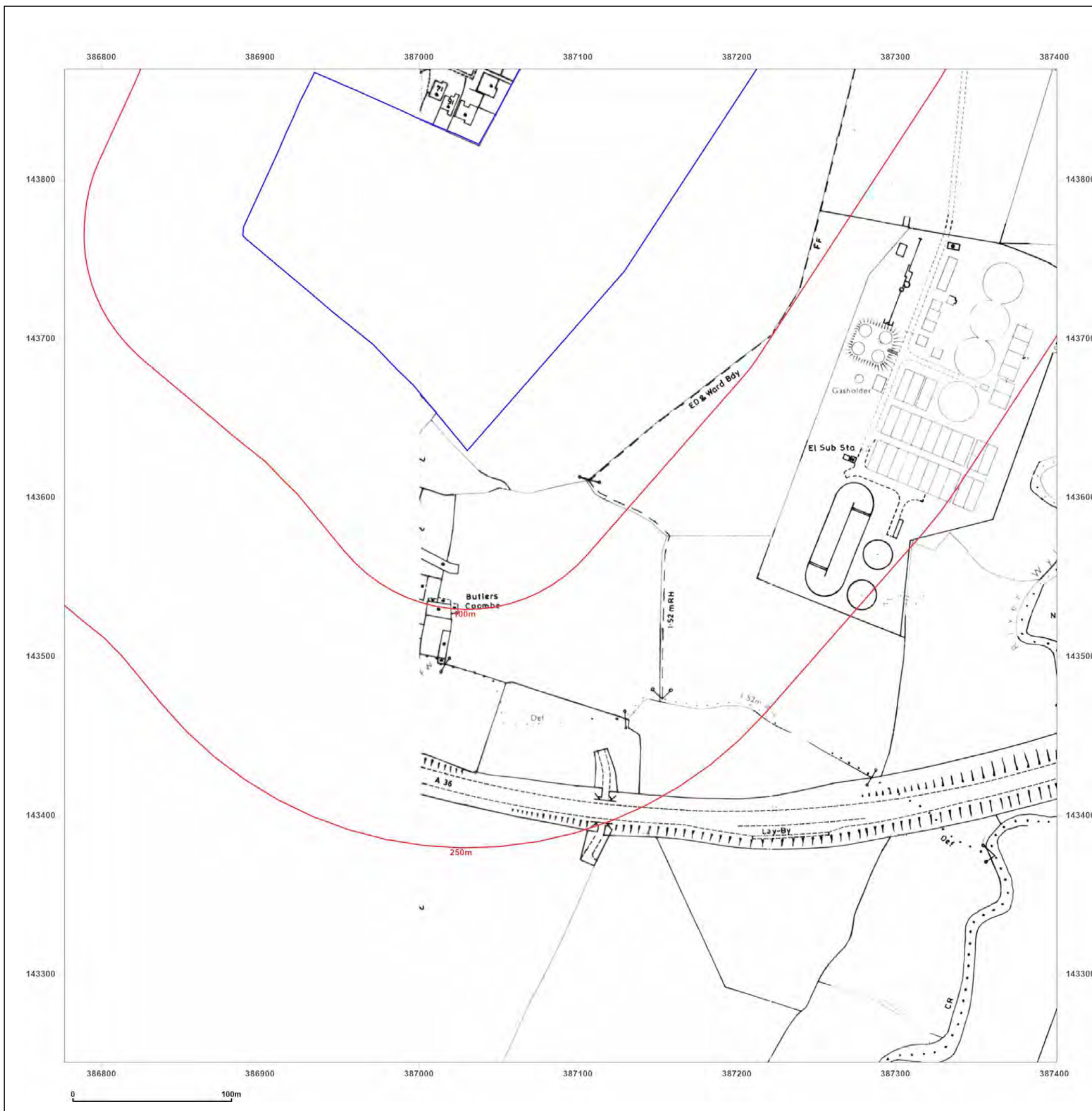


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Site Details:

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Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ_LS_1_1
Grid Ref: 387089, 143557

Map Name: National Grid

Map date: 1994

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
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Site Details:

ASHLEY COOMBE,
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Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ_LS_1_2
Grid Ref: 387089, 144183

Map Name: County Series

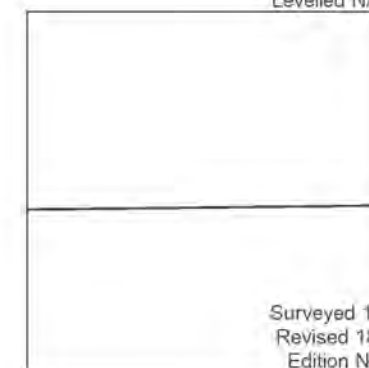
Map date: 1887

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1887
Revised 1887
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1887
Revised 1887
Edition N/A
Copyright N/A
Levelled N/A

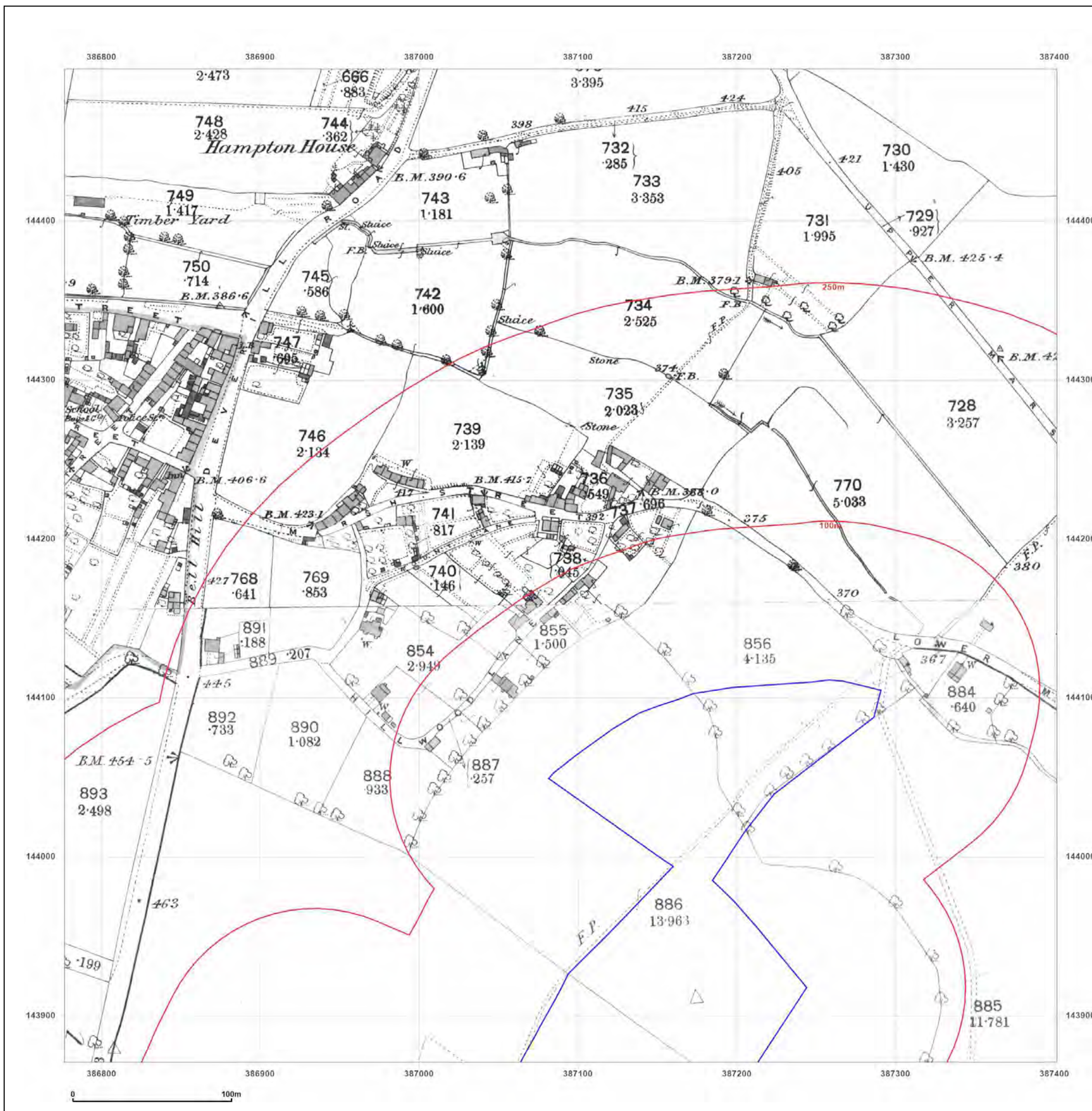


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Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ_LS_1_2
Grid Ref: 387089, 144183

Map Name: County Series Town Plan

Map date: 1887

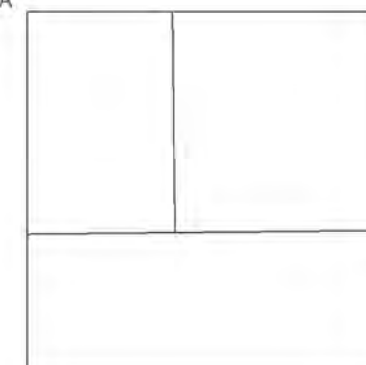
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Printed at: 1:1,000



Surveyed 1887
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Edition N/A
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Levelled N/A

Surveyed 1887
Revised N/A
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Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ_LS_1_2
Grid Ref: 387089, 144183

Map Name: County Series

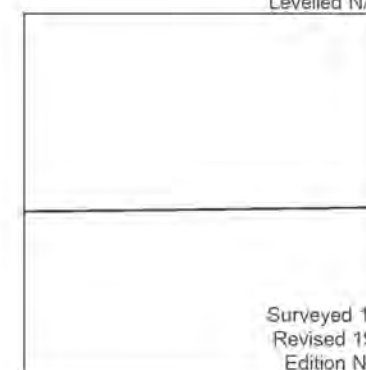
Map date: 1924

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1924
Revised 1924
Edition N/A
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Surveyed 1924
Revised 1924
Edition N/A
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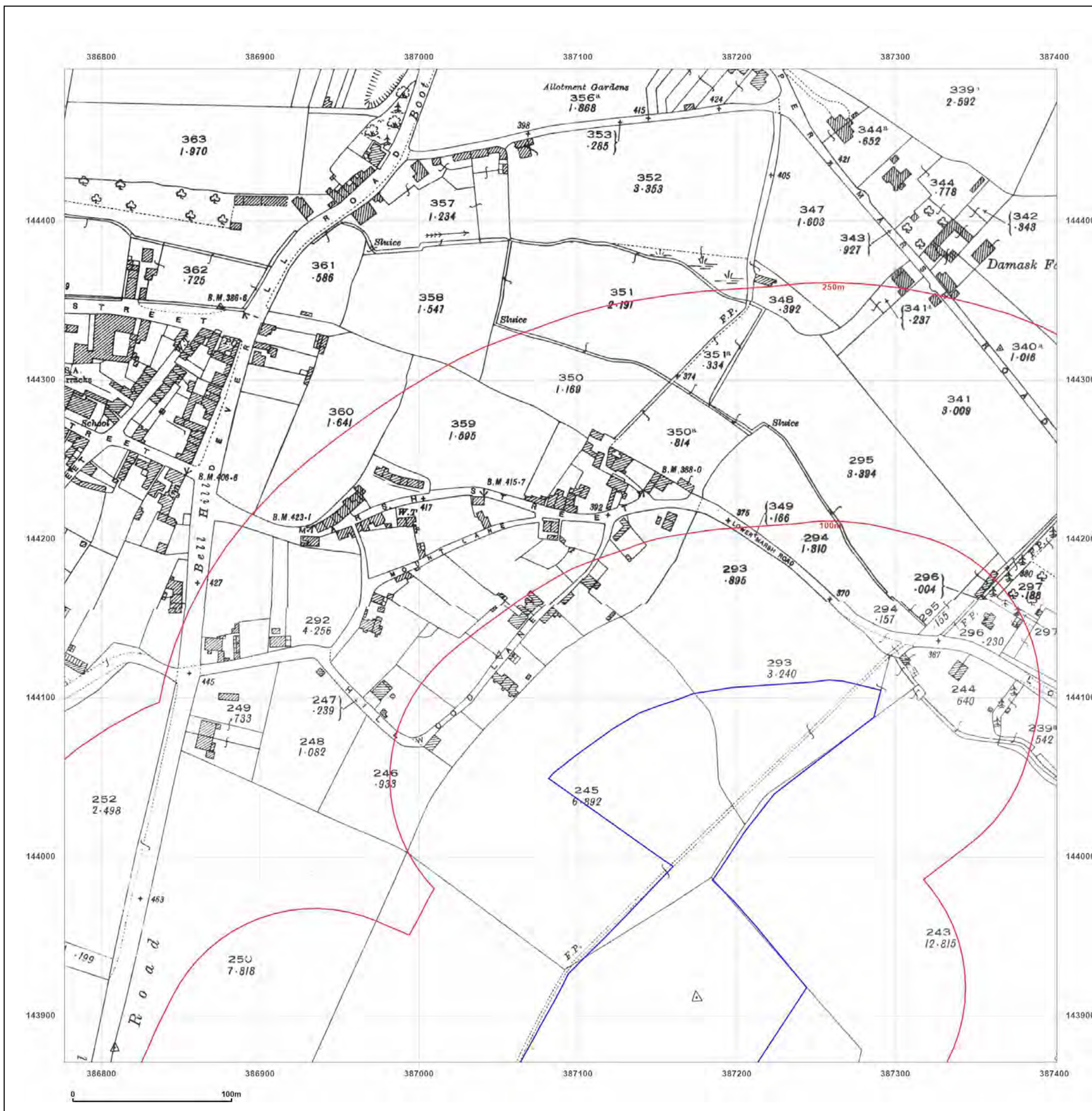


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Site Details:

ASHLEY COOMBE,
WARMINSTER, WILTSHIRE

Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ_LS_1_2
Grid Ref: 387089, 144183

Map Name: County Series

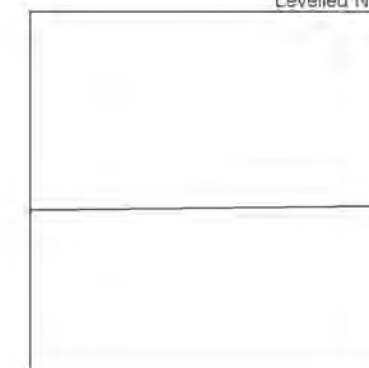
Map date: 1936

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Revised 1936
Edition N/A
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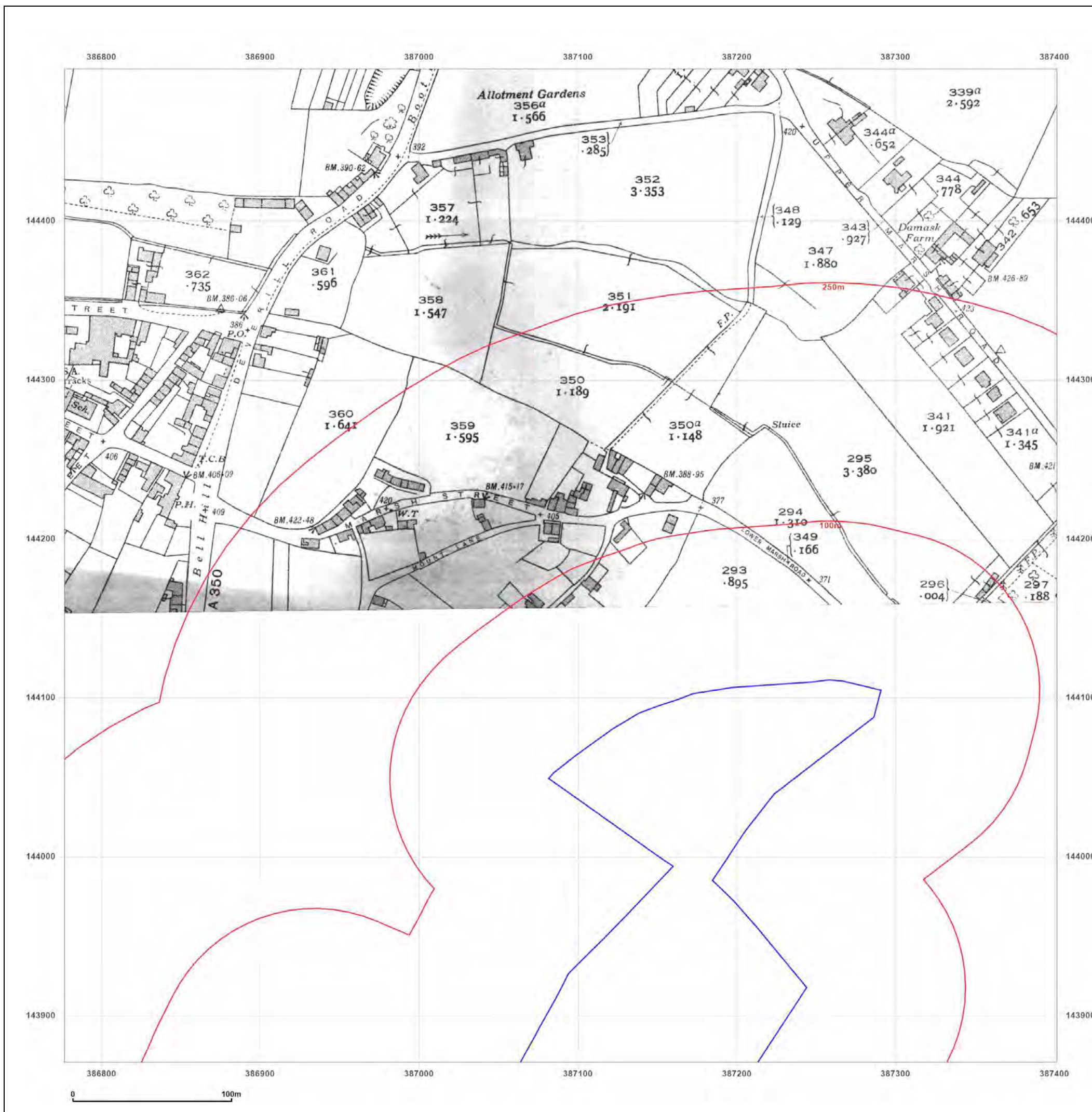


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Site Details:

ASHLEY COOMBE,
WARMINSTER, WILTSHIRE

Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ_LS_1_2
Grid Ref: 387089, 144183

Map Name: National Grid

Map date: 1968-1971

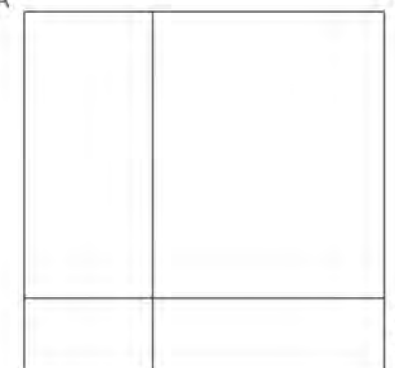
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Revised N/A
Edition N/A
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Revised N/A
Edition N/A
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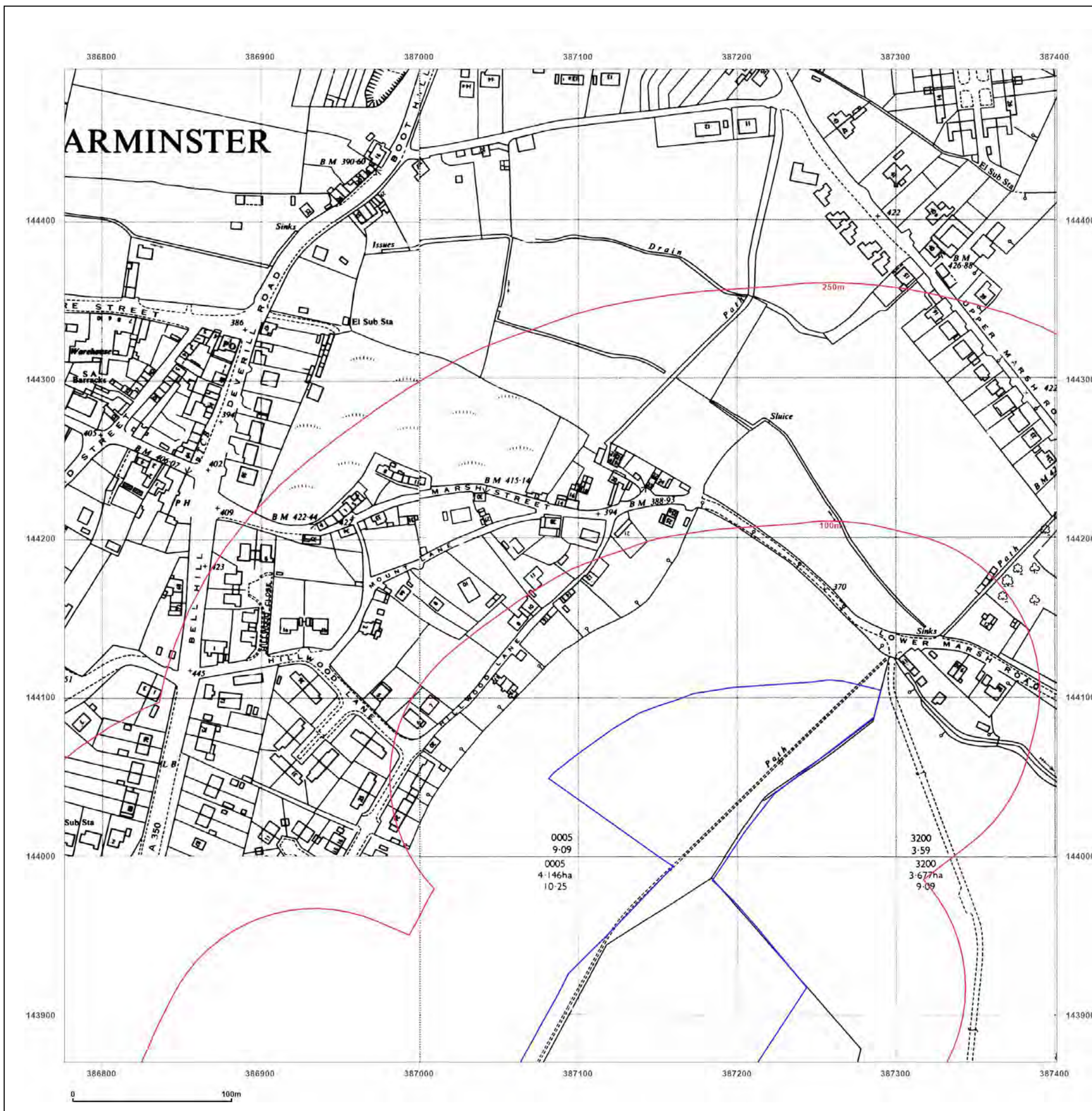


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Site Details:

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Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ_LS_1_2
Grid Ref: 387089, 144183

Map Name: National Grid

Map date: 1968-1971

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1966
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Revised 1970
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Site Details:

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Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ_LS_1_2
Grid Ref: 387089, 144183

Map Name: National Grid

Map date: 1974

Scale: 1:2,500

Printed at: 1:2,500



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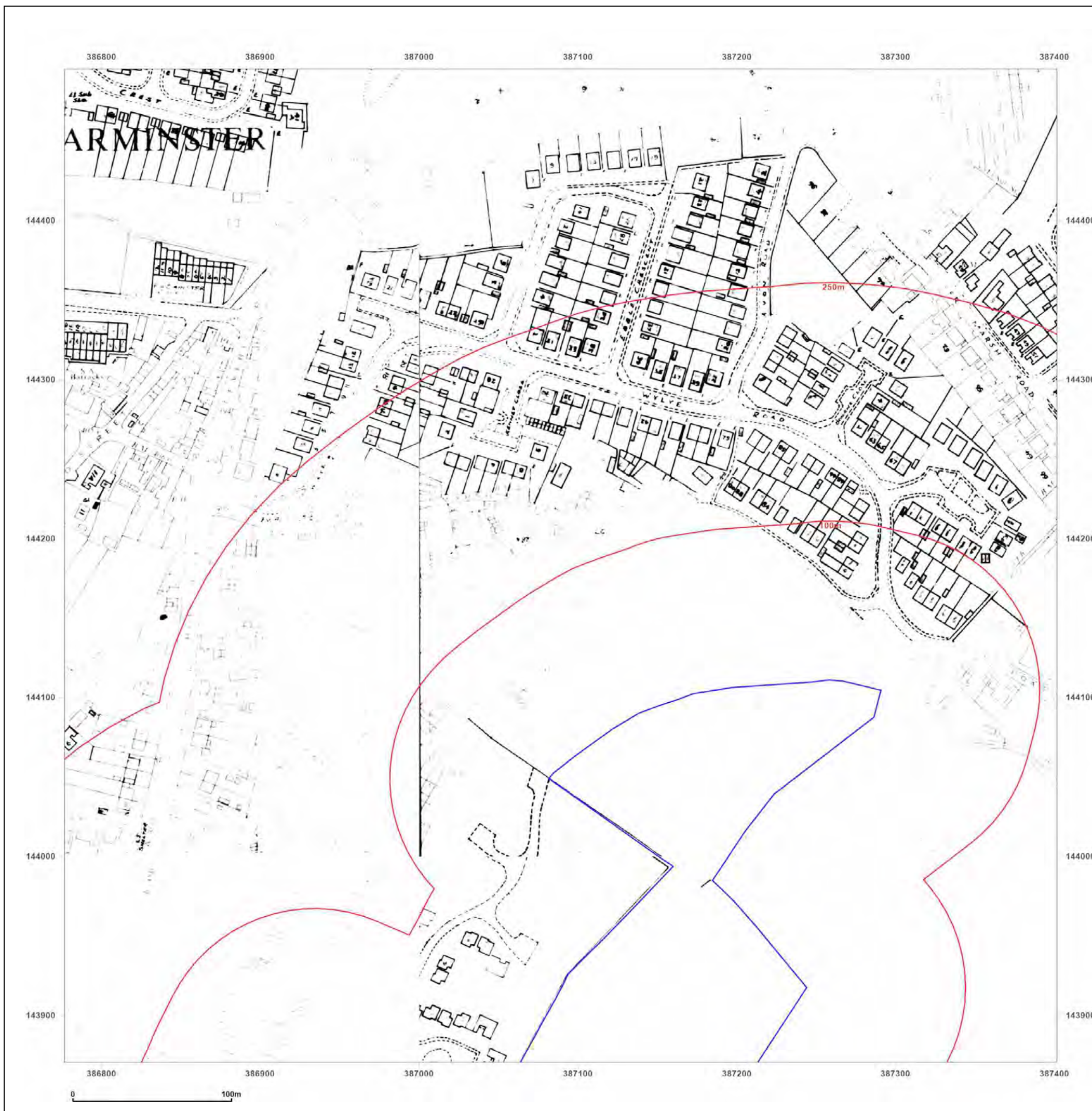


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Report Ref: GS-GHT-W53-JQ2-ZSQ_LS_1_2
Grid Ref: 387089, 144183

Map Name: National Grid

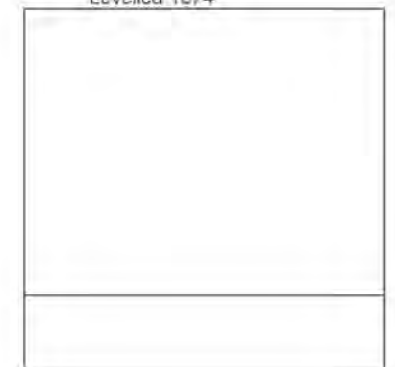
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Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1975
Revised 1975
Edition N/A
Copyright 1976
Levelled 1974

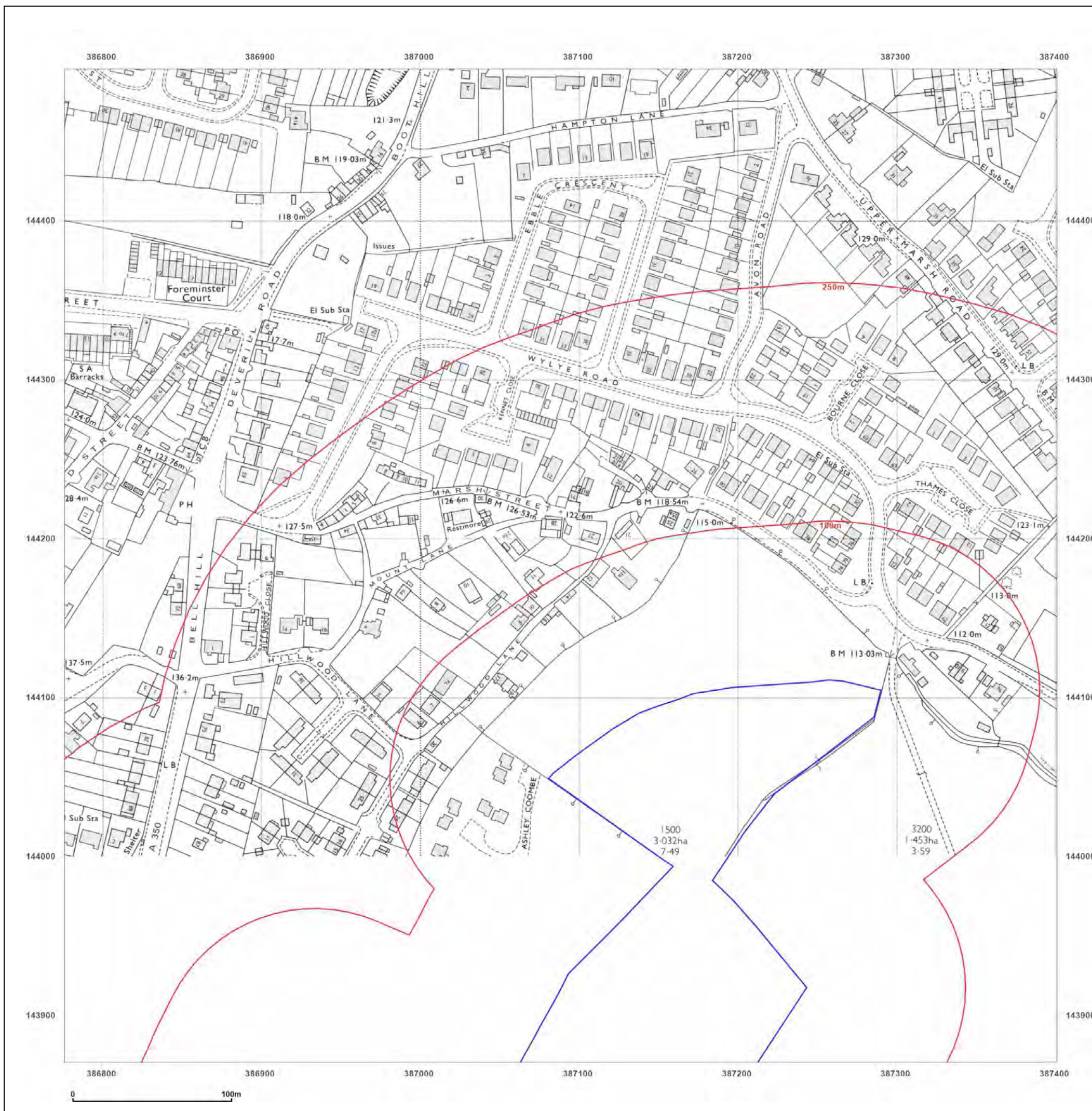


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Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ_LS_1_2
Grid Ref: 387089, 144183

Map Name: National Grid

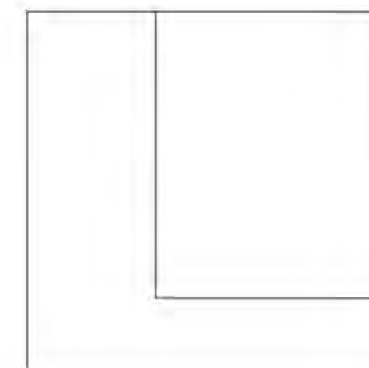
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Scale: 1:2,500

Printed at: 1:2,500



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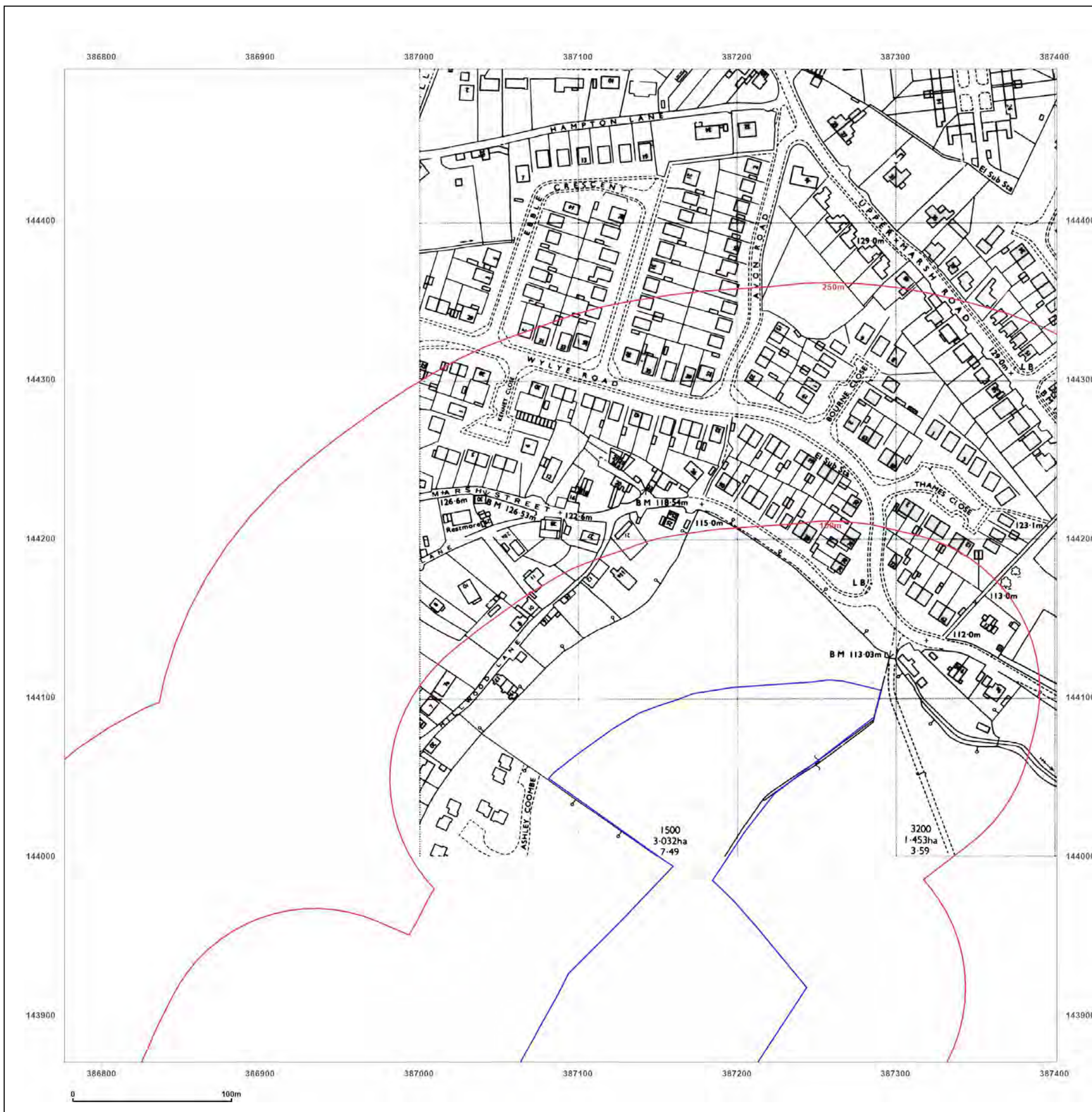


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Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ_LS_1_2
Grid Ref: 387089, 144183

Map Name: National Grid

Map date: 1982

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1982
Edition N/A
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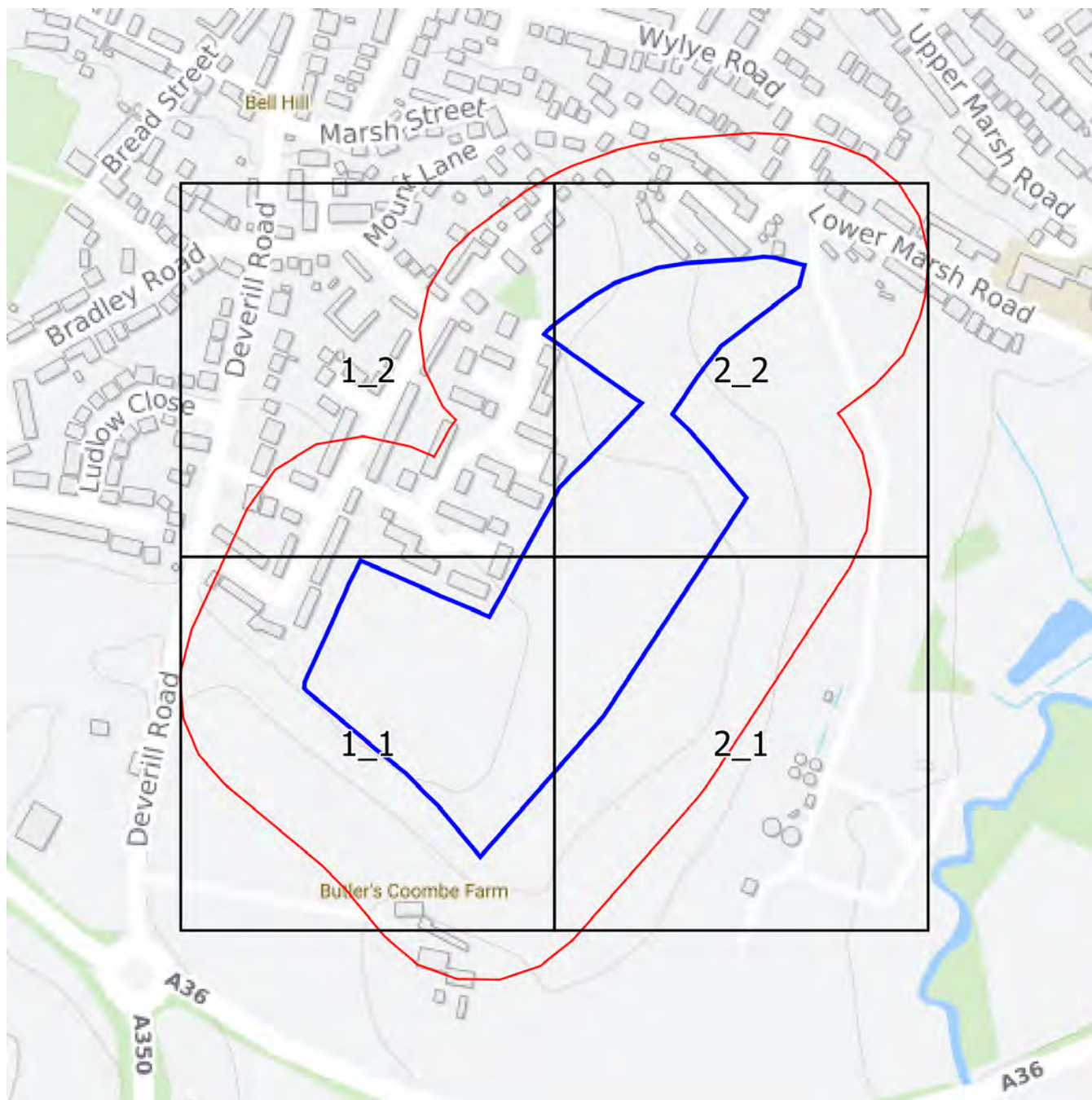
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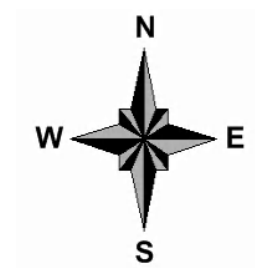
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Landline Scale Grid Index



Site Details:

ASHLEY COOMBE,
WARMINSTER, WILTSHIRE

Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ_Landline_1_1
Grid Ref: 386939, 143720

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Site Details:

ASHLEY COOMBE,
WARMINSTER, WILTSHIRE

Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ_Landline_1_2
Grid Ref: 386939, 144020

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Site Details:

ASHLEY COOMBE,
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Client Ref: 25215
Report Ref: GS-GHT-W53-JQ2-ZSQ_Landline_2_1
Grid Ref: 387239, 143720

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

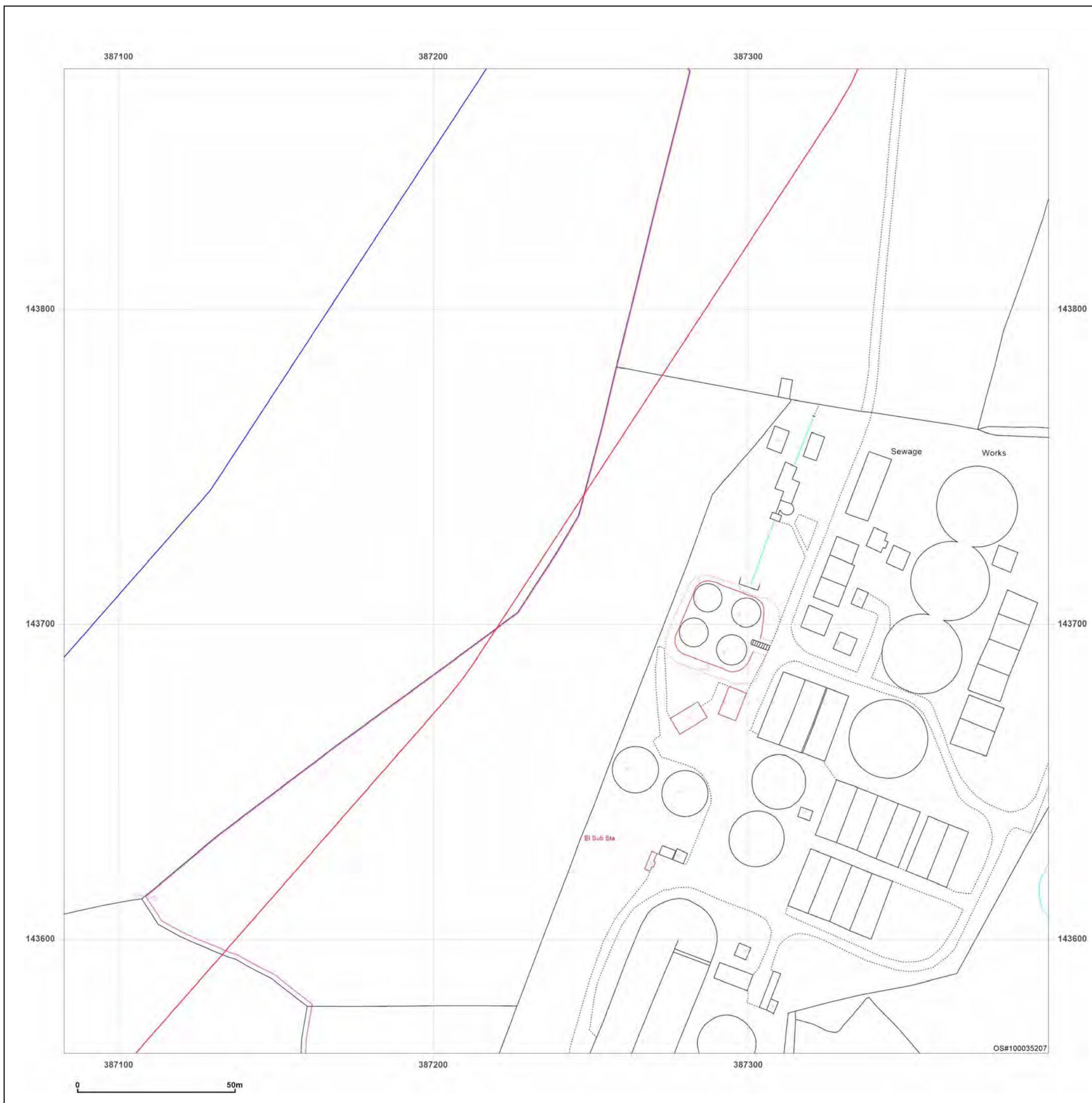


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ENVIRONMENTAL & GEOLOGICAL INFORMATION



ASHLEY COOMBE, WARMINSTER, WILTSHIRE

Order Details

Date: 14/05/2025
Your ref: 25215
Our Ref: GS-Z2B-SDH-X9N-PI7

Site Details

Location: 387092 143860
Area: 6.93 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	20	10	-
17 >	1.2 >	Historical tanks >	0	0	21	0	-
18 >	1.3 >	Historical energy features >	0	0	14	4	-
19	1.4	Historical petrol stations	0	0	0	0	-
19	1.5	Historical garages	0	0	0	0	-
19	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
20 >	2.1 >	Historical industrial land uses >	0	0	27	13	-
22 >	2.2 >	Historical tanks >	0	0	24	0	-
23 >	2.3 >	Historical energy features >	0	0	21	11	-
25	2.4	Historical petrol stations	0	0	0	0	-
25	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
26	3.1	Active or recent landfill	0	0	0	0	-
26	3.2	Historical landfill (BGS records)	0	0	0	0	-
27	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
27	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
27	3.5	Historical waste sites	0	0	0	0	-
27 >	3.6 >	Licensed waste sites >	0	0	2	0	-
28 >	3.7 >	Waste exemptions >	0	0	22	3	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
31 >	4.1 >	Recent industrial land uses >	0	0	8	-	-
32	4.2	Current or recent petrol stations	0	0	0	0	-
32	4.3	Electricity cables	0	0	0	0	-
32	4.4	Gas pipelines	0	0	0	0	-
33	4.5	Sites determined as Contaminated Land	0	0	0	0	-



33	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
33	4.7	Regulated explosive sites	0	0	0	0	-
33	4.8	Hazardous substance storage/usage	0	0	0	0	-
33	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
34 >	4.10 >	Licensed industrial activities (Part A(1)) >	0	0	1	0	-
34	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
34	4.12	Radioactive Substance Authorisations	0	0	0	0	-
34 >	4.13 >	Licensed Discharges to controlled waters >	0	0	0	28	-
39	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
39	4.15	Pollutant release to public sewer	0	0	0	0	-
39	4.16	List 1 Dangerous Substances	0	0	0	0	-
39 >	4.17 >	List 2 Dangerous Substances >	0	0	1	0	-
39 >	4.18 >	Pollution Incidents (EA/NRW) >	0	2	0	2	-
40	4.19	Pollution inventory substances	0	0	0	0	-
40	4.20	Pollution inventory waste transfers	0	0	0	0	-
41	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
42 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
44 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
45 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
46	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
46 >	5.5 >	Groundwater vulnerability- local information >	Identified (within 0m)				
48 >	5.6 >	Groundwater abstractions >	0	0	0	0	3
49 >	5.7 >	Surface water abstractions >	0	0	0	0	3
50	5.8	Potable abstractions	0	0	0	0	0
51	5.9	Source Protection Zones	0	0	0	0	-
51	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
52 >	6.1 >	Water Network (OS MasterMap) >	0	2	3	-	-



53 >	6.2 >	Surface water features >	0	0	3	-	-
53 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
54 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
54 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
55 >	7.1 >	Risk of flooding from rivers and the sea >	High (within 50m)				
56	7.2	Historical Flood Events	0	0	0	-	-
56	7.3	Flood Defences	0	0	0	-	-
56	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
56	7.5	Flood Storage Areas	0	0	0	-	-
57 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
58 >	7.7 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
59 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
61 >	9.1 >	Groundwater flooding >	Moderate-High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
62 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	1	1
63	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
63 >	10.3 >	Special Areas of Conservation (SAC) >	0	0	0	2	1
64	10.4	Special Protection Areas (SPA)	0	0	0	0	0
64	10.5	National Nature Reserves (NNR)	0	0	0	0	0
64 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	1	1
65 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	9
65	10.8	Biosphere Reserves	0	0	0	0	0
66	10.9	Forest Parks	0	0	0	0	0
66	10.10	Marine Conservation Zones	0	0	0	0	0
66	10.11	Green Belt	0	0	0	0	0
66	10.12	Proposed Ramsar sites	0	0	0	0	0



66	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
67	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
67	10.15	Nitrate Sensitive Areas	0	0	0	0	0
67 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	1
68 >	10.17 >	SSSI Impact Risk Zones >	3	-	-	-	-
71 >	10.18 >	SSSI Units >	0	0	0	1	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
73	11.1	World Heritage Sites	0	0	0	-	-
74	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
74	11.3	National Parks	0	0	0	-	-
74 >	11.4 >	Listed Buildings >	0	0	2	-	-
75	11.5	Conservation Areas	0	0	0	-	-
75	11.6	Scheduled Ancient Monuments	0	0	0	-	-
75	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
76 >	12.1 >	Agricultural Land Classification >	Grade 4 (within 250m)				
79	12.2	Open Access Land	0	0	0	-	-
79 >	12.3 >	Tree Felling Licences >	0	0	4	-	-
79	12.4	Environmental Stewardship Schemes	0	0	0	-	-
80	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
81	13.1	Priority Habitat Inventory	0	0	0	-	-
81 >	13.2 >	Habitat Networks >	0	0	2	-	-
82	13.3	Open Mosaic Habitat	0	0	0	-	-
82	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
83 >	14.1 >	10k Availability >	Identified (within 500m)				
84 >	14.2 >	Artificial and made ground (10k) >	0	0	1	1	-
85 >	14.3 >	Superficial geology (10k) >	0	2	0	1	-

86	14.4	Landslip (10k)	0	0	0	0	-
87 >	14.5 >	Bedrock geology (10k) >	3	0	2	0	-
88	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
89 >	15.1 >	50k Availability >	Identified (within 500m)				
90	15.2	Artificial and made ground (50k)	0	0	0	0	-
90	15.3	Artificial ground permeability (50k)	0	0	-	-	-
91 >	15.4 >	Superficial geology (50k) >	0	1	1	1	-
92 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
92	15.6	Landslip (50k)	0	0	0	0	-
92	15.7	Landslip permeability (50k)	None (within 50m)				
93 >	15.8 >	Bedrock geology (50k) >	3	0	1	0	-
94 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
94	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
95 >	16.1 >	BGS Boreholes >	0	0	7	-	-
Page	Section	Natural ground subsidence >					
97 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
98 >	17.2 >	Running sands >	Low (within 50m)				
100 >	17.3 >	Compressible deposits >	Moderate (within 50m)				
102 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
103 >	17.5 >	Landslides >	Very low (within 50m)				
104 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
106	18.1	BritPits	0	0	0	0	-
107 >	18.2 >	Surface ground workings >	0	0	14	-	-
107	18.3	Underground workings	0	0	0	0	0
108	18.4	Underground mining extents	0	0	0	0	-
108	18.5	Historical Mineral Planning Areas	0	0	0	0	-



108	18.6	Non-coal mining	0	0	0	0	0
108	18.7	JPB mining areas	None (within 0m)				
108	18.8	The Coal Authority non-coal mining	0	0	0	0	-
109	18.9	Researched mining	0	0	0	0	-
109	18.10	Mining record office plans	0	0	0	0	-
109	18.11	BGS mine plans	0	0	0	0	-
109	18.12	Coal mining	None (within 0m)				
110	18.13	Brine areas	None (within 0m)				
110	18.14	Gypsum areas	None (within 0m)				
110	18.15	Tin mining	None (within 0m)				
110	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes >	On site	0-50m	50-250m	250-500m	500-2000m
111 >	19.1 >	Natural cavities >	0	0	1	0	-
112	19.2	Mining cavities	0	0	0	0	0
112	19.3	Reported recent incidents	0	0	0	0	-
112	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
113 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
115 >	21.1 >	BGS Estimated Background Soil Chemistry >	6	6	-	-	-
115	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
116	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
117	22.1	Underground railways (London)	0	0	0	-	-
117	22.2	Underground railways (Non-London)	0	0	0	-	-
117	22.3	Railway tunnels	0	0	0	-	-
117	22.4	Historical railway and tunnel features	0	0	0	-	-
117	22.5	Royal Mail tunnels	0	0	0	-	-
118	22.6	Historical railways	0	0	0	-	-



118	22.7	Railways	0	0	0	-	-
118	22.8	Crossrail 2	0	0	0	0	-
118	22.9	HS2	0	0	0	0	-



Recent aerial photograph



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Capture Date: 27/05/2023

Site Area: 6.93ha



Recent site history - 2020 aerial photograph



Capture Date: 23/04/2020

Site Area: 6.93ha



Recent site history - 2014 aerial photograph



Capture Date: 18/05/2014

Site Area: 6.93ha



Recent site history - 2005 aerial photograph



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Capture Date: 27/10/2005

Site Area: 6.93ha



Recent site history - 1999 aerial photograph

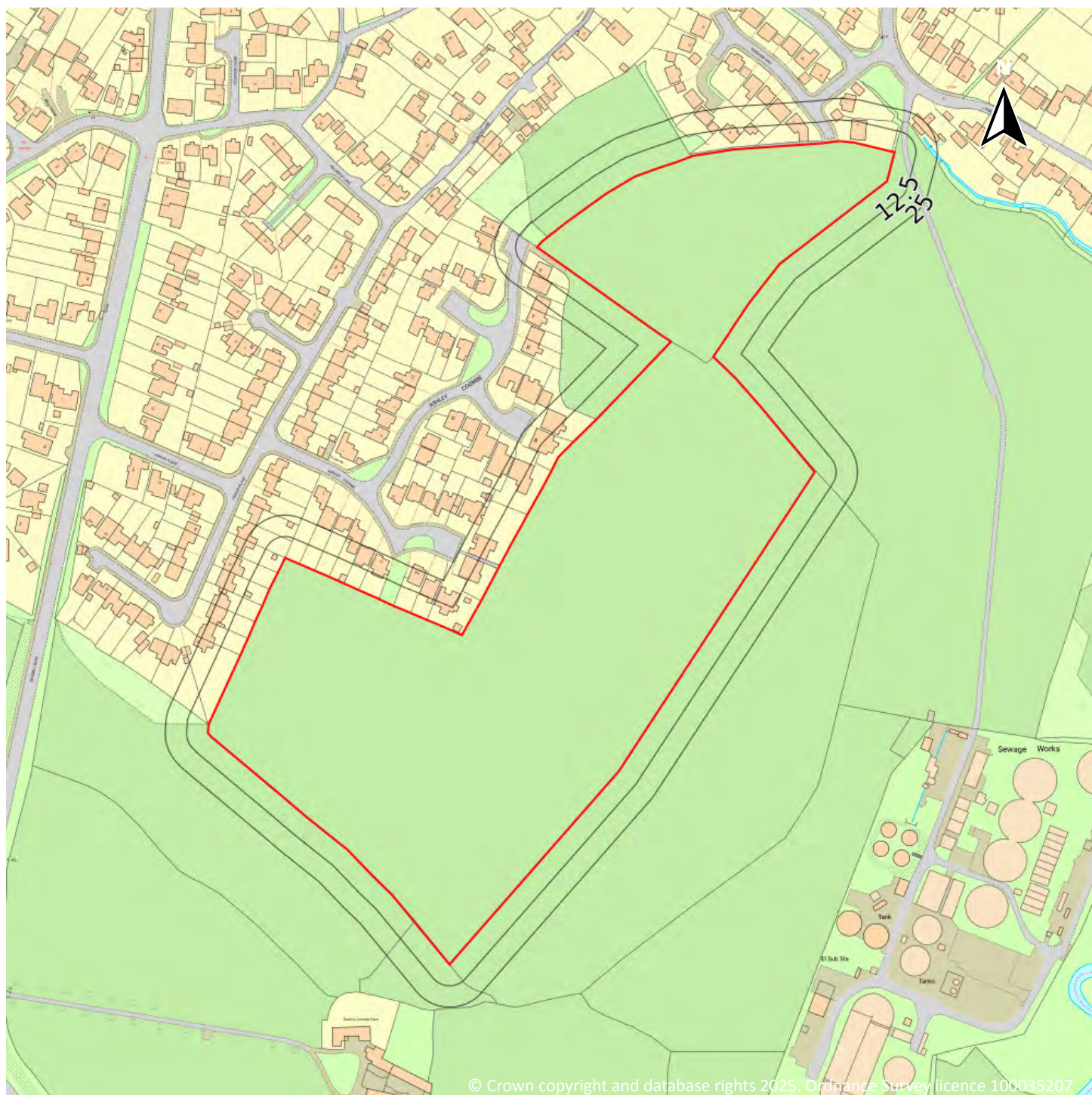


Capture Date: 04/09/1999

Site Area: 6.93ha



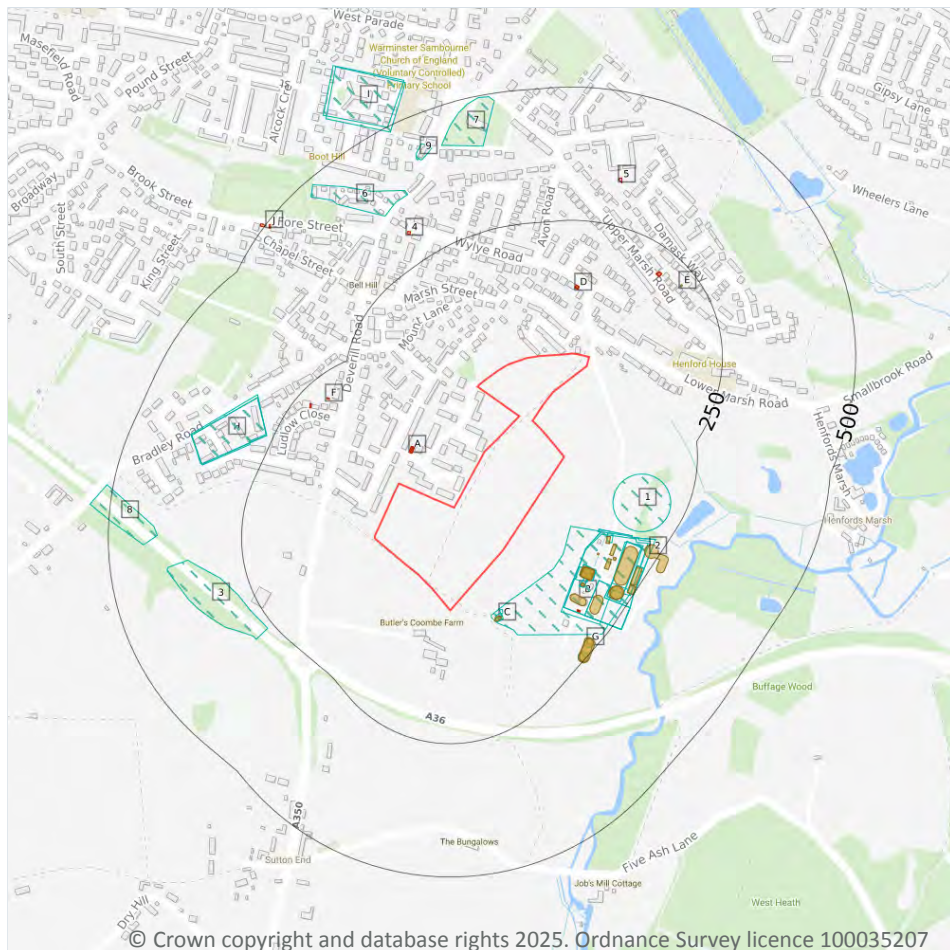
OS MasterMap site plan



Site Area: 6.93ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

30

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

Features are displayed on the Past land use map on [page 15](#) >

ID	Location	Land use	Dates present	Group ID
B	64m S	Sewage Farm	1926	1185563



ID	Location	Land use	Dates present	Group ID
C	69m S	Unspecified Tanks	1923	1249755
C	70m S	Unspecified Tanks	1926 - 1956	1214617
1	115m E	Sewage Farm	1923	1185564
B	128m SE	Sewage Works	1976	1238303
B	128m SE	Sewage Works	1984 - 1992	1241614
B	129m SE	Unspecified Commercial/Industrial	1956	1188441
B	138m SE	Unspecified Tanks	1956	1186975
B	141m SE	Settling Tanks	1984 - 1992	1255259
B	141m SE	Settling Tanks	1976	1258892
B	147m E	Unspecified Tank	1923 - 1926	1220976
B	182m SE	Sludge Beds	1976	1259009
B	182m SE	Sludge Beds	1984 - 1992	1275410
B	183m E	Unspecified Tanks	1956	1221256
B	186m E	Unspecified Tanks	1976	1231062
B	186m E	Unspecified Tanks	1984 - 1992	1291386
G	226m SE	Unspecified Tank	1992	1204010
B	227m SE	Filter Beds	1984 - 1992	1247378
B	227m SE	Filter Beds	1976	1291283
G	236m SE	Unspecified Tank	1992	1204011
3	262m SW	Cuttings	1992	1178468
H	262m W	Ambulance Station	1976	1218994
H	262m W	Ambulance Station	1984	1294384
H	264m W	Isolation Hospital	1923 - 1926	1255510
6	359m N	Timber Yard	1886	1209698
7	406m N	Grave Yard	1886	1185001
8	408m W	Cuttings	1992	1178467
9	417m N	Unspecified Pit	1941 - 1956	1213900
I	489m N	Unspecified Workhouse	1886	1249587



ID	Location	Land use	Dates present	Group ID
I	499m N	Unspecified Workhouse	1899 - 1923	1276252

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	21
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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
C	72m S	Tanks	1924	176858
B	142m SE	Tanks	1988	193273
B	144m SE	Settling Tanks	1971	185805
B	145m SE	Tanks	1996	194715
B	149m E	Unspecified Tank	1924	180750
B	151m SE	Unspecified Tank	1988	180749
B	152m SE	Tanks	1996	176856
B	157m SE	Gasholder	1971 - 1988	202008
B	167m SE	Unspecified Tank	1971	180751
B	174m SE	Tanks	1971	176861
B	181m SE	Unspecified Tank	1971	180752
B	191m SE	Tanks	1988	176857
B	191m SE	Tanks	1996	176855
B	208m SE	Unspecified Tank	1988	201816
B	210m SE	Unspecified Tank	1996	201670
E	217m NE	Unspecified Tank	1968	180757
2	221m E	Tanks	1996	176854



ID	Location	Land use	Dates present	Group ID
G	225m SE	Tanks	1988	194922
B	228m SE	Tanks	1971	176859
G	229m SE	Tanks	1996	186472
B	236m SE	Tanks	1971	176860

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	18
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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
A	62m NW	Electricity Substation	1982	114831
A	62m NW	Electricity Substation	1989	115426
A	62m NW	Electricity Substation	1988	109178
A	62m NW	Electricity Substation	1971	119958
D	120m NE	Electricity Substation	1982	114213
D	122m NE	Electricity Substation	1988 - 1994	109363
D	123m NE	Electricity Substation	1976	121318
B	157m SE	Gasholder	1971 - 1988	110465
B	179m SE	Electricity Substation	1988	114985
B	180m SE	Electricity Substation	1996	117868
E	199m NE	Electricity Substation	1976 - 1988	120271
E	201m NE	Electricity Substation	1994	118035
F	205m NW	Electricity Substation	1982	106529
F	218m NW	Electricity Substation	1968 - 1976	122257



ID	Location	Land use	Dates present	Group ID
4	304m N	Electricity Substation	1968 - 1989	121631
5	333m NE	Electricity Substation	1968 - 1994	121291
J	490m NW	Electricity Substation	1976	106519
J	499m NW	Electricity Substation	1982 - 1989	111541

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 **0**

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'.

This data is sourced from Ordnance Survey / Groundsure.

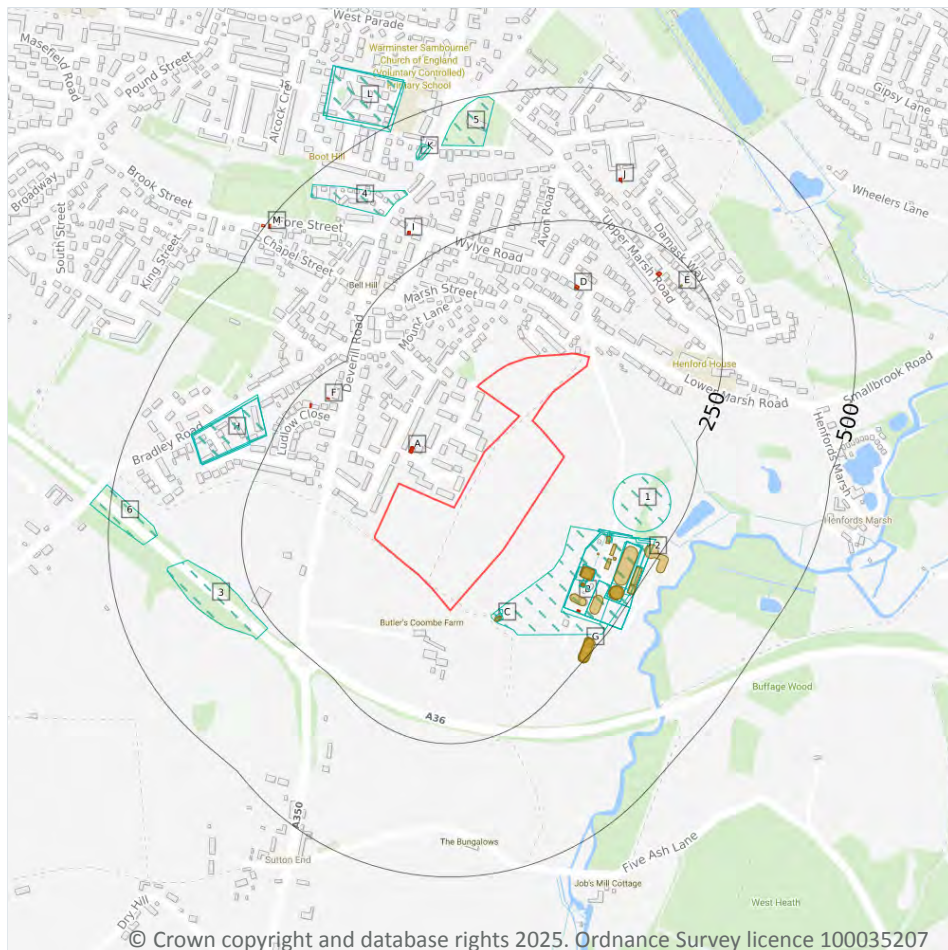
1.6 Historical military land

Records within 500m **0**

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

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

2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

40

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

Features are displayed on the Past land use - un-grouped map on [page 20](#) >

ID	Location	Land Use	Date	Group ID
B	64m S	Sewage Farm	1926	1185563
C	69m S	Unspecified Tanks	1923	1249755
C	70m S	Unspecified Tanks	1926	1214617



ID	Location	Land Use	Date	Group ID
C	75m S	Unspecified Tanks	1956	1214617
1	115m E	Sewage Farm	1923	1185564
B	128m SE	Sewage Works	1992	1241614
B	128m SE	Sewage Works	1984	1241614
B	128m SE	Sewage Works	1976	1238303
B	129m SE	Unspecified Commercial/Industrial	1956	1188441
B	138m SE	Unspecified Tanks	1956	1186975
B	141m SE	Settling Tanks	1992	1255259
B	141m SE	Settling Tanks	1984	1255259
B	141m SE	Settling Tanks	1976	1258892
B	147m E	Unspecified Tank	1926	1220976
B	150m E	Unspecified Tank	1923	1220976
B	182m SE	Sludge Beds	1992	1275410
B	182m SE	Sludge Beds	1984	1275410
B	182m SE	Sludge Beds	1976	1259009
B	183m E	Unspecified Tanks	1956	1221256
B	186m E	Unspecified Tanks	1992	1291386
B	186m E	Unspecified Tanks	1984	1291386
B	186m E	Unspecified Tanks	1976	1231062
G	226m SE	Unspecified Tank	1992	1204010
B	227m SE	Filter Beds	1992	1247378
B	227m SE	Filter Beds	1984	1247378
B	227m SE	Filter Beds	1976	1291283
G	236m SE	Unspecified Tank	1992	1204011
3	262m SW	Cuttings	1992	1178468
H	262m W	Ambulance Station	1984	1294384
H	262m W	Ambulance Station	1976	1218994
H	264m W	Isolation Hospital	1926	1255510



ID	Location	Land Use	Date	Group ID
H	284m W	Isolation Hospital	1923	1255510
4	359m N	Timber Yard	1886	1209698
5	406m N	Grave Yard	1886	1185001
6	408m W	Cuttings	1992	1178467
K	417m N	Unspecified Pit	1941	1213900
K	419m N	Unspecified Pit	1956	1213900
L	489m N	Unspecified Workhouse	1886	1249587
L	499m N	Unspecified Workhouse	1899	1276252
L	499m N	Unspecified Workhouse	1923	1276252

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

24

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 20 >](#)

ID	Location	Land Use	Date	Group ID
C	72m S	Tanks	1924	176858
B	142m SE	Tanks	1988	193273
B	144m SE	Settling Tanks	1971	185805
B	145m SE	Tanks	1996	194715
B	149m E	Unspecified Tank	1924	180750
B	151m SE	Unspecified Tank	1988	180749
B	152m SE	Tanks	1996	176856
B	157m SE	Gasholder	1988	202008
B	159m SE	Gasholder	1971	202008
B	167m SE	Unspecified Tank	1971	180751
B	174m SE	Tanks	1971	176861



ID	Location	Land Use	Date	Group ID
B	181m SE	Unspecified Tank	1971	180752
B	191m SE	Tanks	1988	176857
B	191m SE	Tanks	1996	176855
B	208m SE	Unspecified Tank	1988	201816
B	208m SE	Unspecified Tank	1988	201816
B	210m SE	Unspecified Tank	1996	201670
E	217m NE	Unspecified Tank	1968	180757
2	221m E	Tanks	1996	176854
G	225m SE	Tanks	1988	194922
G	225m SE	Tanks	1988	194922
B	228m SE	Tanks	1971	176859
G	229m SE	Tanks	1996	186472
B	236m SE	Tanks	1971	176860

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

32

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 20 >](#)

ID	Location	Land Use	Date	Group ID
A	62m NW	Electricity Substation	1982	114831
A	62m NW	Electricity Substation	1989	115426
A	62m NW	Electricity Substation	1989	115426
A	62m NW	Electricity Substation	1988	109178
A	62m NW	Electricity Substation	1971	119958
D	120m NE	Electricity Substation	1982	114213
D	122m NE	Electricity Substation	1994	109363



ID	Location	Land Use	Date	Group ID
D	122m NE	Electricity Substation	1988	109363
D	123m NE	Electricity Substation	1976	121318
B	157m SE	Gasholder	1988	110465
B	159m SE	Gasholder	1971	110465
B	179m SE	Electricity Substation	1988	114985
B	179m SE	Electricity Substation	1988	114985
B	180m SE	Electricity Substation	1996	117868
E	199m NE	Electricity Substation	1982	120271
E	201m NE	Electricity Substation	1994	118035
E	201m NE	Electricity Substation	1976	120271
E	201m NE	Electricity Substation	1988	120271
F	205m NW	Electricity Substation	1982	106529
F	218m NW	Electricity Substation	1968	122257
F	219m NW	Electricity Substation	1976	122257
I	304m N	Electricity Substation	1982	121631
I	305m N	Electricity Substation	1989	121631
I	305m N	Electricity Substation	1976	121631
I	305m N	Electricity Substation	1968	121631
J	333m NE	Electricity Substation	1982	121291
J	333m NE	Electricity Substation	1994	121291
J	333m NE	Electricity Substation	1988	121291
J	336m NE	Electricity Substation	1976	121291
J	336m NE	Electricity Substation	1968	121291
M	490m NW	Electricity Substation	1976	106519
M	499m NW	Electricity Substation	1989	111541

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**0**

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'.

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



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

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

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

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

3.5 Historical waste sites

Records within 500m

0

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

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

3.6 Licensed waste sites

Records within 500m

2

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

Features are displayed on the Waste and landfill map on [page 26 >](#)

ID	Location	Details		
2	183m W	Site Name: Bore Hill Farm Biodigester Site Address: Bore Hill Farm Biodigester, Deverill Road, Warminster, Wiltshire, BA12 8BD Correspondence Address: -	Type of Site: Biological Treatment Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MAL048 EPR reference: EA/EPR/AB3036RT/V004 Operator: Malaby Biogas Limited Waste Management licence No: 102953 Annual Tonnage: 27999	Issue Date: 21/02/2012 Effective Date: - Modified: 26/01/2017 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified



ID	Location	Details		
D	243m SW	Site Name: Bore Hill Farm Biodigester EPR/AB3036RT Site Address: Bore Hill Farm Biodigester, Deverill Road, Warminster, Wiltshire, BA12 8FB Correspondence Address: -	Type of Site: Biological Treatment Facility Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 657660 EPR reference: EA/EPR/AB3036RT Operator: Malaby Biogas Limited Waste Management licence No: 102953 Annual Tonnage: 27999	Issue Date: 21/02/2012 Effective Date: 21/02/2012 Modified: 27/04/2023 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

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

3.7 Waste exemptions

Records within 500m	25
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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 26 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
A	61m SW	Butlers Coombe Farm 123 Deverill Road Warminster Ba12 8ba	EPR/XE5482G H/A001	Disposing of waste exemption	Agricultural waste only	Deposit of waste from dredging of inland waters
A	61m SW	Butlers Coombe Farm 123 Deverill Road Warminster Ba12 8ba	EPR/XE5482G H/A001	Treating waste exemption	Agricultural waste only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	61m SW	Butlers Coombe Farm 123 Deverill Road Warminster Ba12 8ba	EPR/XE5482G H/A001	Disposing of waste exemption	Agricultural waste only	Burning waste in the open
A	69m SW	123, Deverill Road, Warminster, Ba12 8ba	WEX370376	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	69m SW	123, Deverill Road, Warminster, Ba12 8ba	WEX370376	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
A	69m SW	123, Deverill Road, Warminster, Ba12 8ba	WEX370376	Disposing of waste exemption	On a farm	Burning waste in the open



ID	Location	Site	Reference	Category	Sub-Category	Description
A	69m SW	123, Deverill Road, Warminster, Ba12 8ba	WEX243320	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	69m SW	123, Deverill Road, Warminster, Ba12 8ba	WEX243320	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
A	69m SW	123, Deverill Road, Warminster, Ba12 8ba	WEX066407	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
A	69m SW	123, Deverill Road, Warminster, Ba12 8ba	WEX066407	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	69m SW	123, Deverill Road, Warminster, Ba12 8ba	WEX066407	Disposing of waste exemption	On a farm	Burning waste in the open
A	69m SW	123, Deverill Road, Warminster, Ba12 8ba	WEX243320	Disposing of waste exemption	On a farm	Burning waste in the open
B	90m NE	-	WEX401953	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	90m NE	Warminster Wrc, Ashley Coombe, Warminster, Ba12 9pb	WEX162103	Treating waste exemption	Not on a farm	Recovery of waste at a waste water treatment works
1	124m NE	M&s Dc3 Prologis Park Stoke On Trent St4 4dg	EPR/EF0302KX /A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
C	214m SE	-	WEX302640	Treating waste exemption	Not on a farm	Recovery of waste at a waste water treatment works
C	214m SE	Warminster Stw Ashley Coombe Wiltshire Ba12 9pb	EPR/YE5355EH /A001	Treating waste exemption	Non-agricultural waste only	Recovery of waste at a waste water treatment works
C	214m SE	Warminster Stw Warminster Wiltshire Ba12 9pb	EPR/TF0708W U/A001	Treating waste exemption	Non-agricultural waste only	Recovery of waste at a waste water treatment works
D	240m SW	Bore Hill Farm Biodigester, Deverill Road, Warminster, Ba12 8fb	WEX375521	Using waste exemption	On a farm	Use of waste for a specified purpose



ID	Location	Site	Reference	Category	Sub-Category	Description
D	240m SW	Bore Hill Farm Biodigester, Deverill Road, Warminster, Ba12 8fb	WEX375521	Using waste exemption	On a farm	Use of waste to manufacture finished goods
D	240m SW	Bore Hill Farm Biodigester, Deverill Road, Warminster, Ba12 8fb	WEX375521	Storing waste exemption	On a farm	Storage of waste in secure containers
D	240m SW	Bore Hill Farm Biodigester, Deverill Road, Warminster, Ba12 8fb	WEX375521	Storing waste exemption	On a farm	Storage of waste in a secure place
3	323m NE	1 Damask Way Warminster Wiltshire Ba12 9px	EPR/PF0506G B/A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of mulch
E	327m W	Frederick Taylor Court Wiltshire Ba12 8bn	EPR/EE5181LC /A001	Treating waste exemption	Non-agricultural waste only	Aerobic composting and associated prior treatment
E	327m W	Frederick Taylor Court Wiltshire Ba12 8bn	EPR/EE5181LC /A001	Using waste exemption	Non-agricultural waste only	Spreading waste on non-agricultural land to confer benefit

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
- Part A(1) industrial activities
- Licensed Discharges to controlled waters
- List 2 Dangerous Substances
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

8

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 31](#) >

ID	Location	Company	Address	Activity	Category
1	67m NW	Electricity Sub Station	Wiltshire, BA12	Electrical Features	Infrastructure and Facilities
2	126m NE	Electricity Sub Station	Wiltshire, BA12	Electrical Features	Infrastructure and Facilities
B	180m SE	Sewage Works	Wiltshire, BA12	Waste Storage, Processing and Disposal	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
3	186m SE	Electricity Sub Station	Wiltshire, BA12	Electrical Features	Infrastructure and Facilities
4	205m NE	Electricity Sub Station	Wiltshire, BA12	Electrical Features	Infrastructure and Facilities
5	213m NW	Electricity Sub Station	Wiltshire, BA12	Electrical Features	Infrastructure and Facilities
6	215m NW	Vision Signs	75, Deverill Road, Warminster, Wiltshire, BA12 9QL	Signs	Industrial Products
C	219m SW	Electricity Sub Station	Wiltshire, BA12	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	0
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Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0
----------------------------	----------

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

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

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m**0**

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m**0**

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m**0**

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

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



4.10 Licensed industrial activities (Part A(1))

Records within 500m

1

Records of Part A(1) 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 31 >](#)

ID	Location	Details	
C	243m SW	Operator: MALABY BIOGAS LIMITED Installation Name: Bore Hill Farm Biodigester Process: RECOVERY OR A MIX OF RECOVERY AND DISPOSAL OF > 75 T/D NON-HAZARDOUS WASTE (> 100 T/D IF ONLY AD) INVOLVING BIOLOGICAL TREATMENT Permit Number: AB3036RT Original Permit Number: AB3036RT	EPR Reference: EPR/AB3036RT Issue Date: 21/02/2012 Effective Date: 21/02/2012 Last date noted as effective: 28/04/2025 Status: Effective

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

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

Records within 500m

0

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.

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m

0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m

28

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 31 >](#)



ID	Location	Address	Details	
D	269m SE	WARMINSTERSTW,LOWER MARSHROAD,WARMINSTER,WILTS	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 040099 Permit Version: 1 Receiving Water: -	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: - Effective Date: 03/09/1985 Revocation Date: 25/11/1997
D	275m SE	WARMINSTERSTW,LOWER MARSHROAD,WARMINSTER,WILTS	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 040099 Permit Version: 1 Receiving Water: -	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: - Effective Date: 03/09/1985 Revocation Date: 25/11/1997
D	275m SE	WARMINSTERWWTW,LOW ERMARSHROAD,WARMINSTER,WILTSHIRE,BA129PB	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 400433 Permit Version: 1 Receiving Water: RIVER WYLYE	Status: REVOKED - UNSPECIFIED Issue date: 25/11/1997 Effective Date: 25/11/1997 Revocation Date: 31/12/2000
D	283m SE	WARMINSTERWWTW,LOW ERMARSHROAD,WARMINSTER,WILTSHIRE,BA129PB	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 400921 Permit Version: 2 Receiving Water: RIVER WYLYE (S)	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 11/01/2001 Effective Date: 31/12/2005 Revocation Date: 31/03/2009
D	283m SE	WARMINSTERWWTW,LOW ERMARSHROAD,WARMINSTER,WILTSHIRE,BA129PB	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 400921 Permit Version: 1 Receiving Water: RIVER WYLYE (S)	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 11/01/2001 Effective Date: 01/01/2001 Revocation Date: 30/12/2005
D	283m SE	WARMINSTERWWTW,LOW ERMARSHROAD,WARMINSTER,WILTSHIRE,BA129PB	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 402466 Permit Version: 2 Receiving Water: RIVER WYLYE (S)	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 24/06/2009 Effective Date: 30/06/2009 Revocation Date: 15/12/2010
D	283m SE	WARMINSTERWWTW,LOW ERMARSHROAD,WARMINSTER,WILTSHIRE,BA129PB	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 400921 Permit Version: 2 Receiving Water: RIVER WYLYE (S)	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 11/01/2001 Effective Date: 31/12/2005 Revocation Date: 31/03/2009



ID	Location	Address	Details	
D	283m SE	WARMINSTERWWTW,LOW ERMARSHROAD,WARMINST ER,WILTSHIRE,BA129PB	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 402466 Permit Version: 8 Receiving Water: RIVER WYLYE	Status: VARIED UNDER EPR 2010 Issue date: 31/03/2022 Effective Date: 31/03/2026 Revocation Date: -
D	283m SE	WARMINSTERWWTW,LOW ERMARSHROAD,WARMINST ER,WILTSHIRE,BA129PB	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 402466 Permit Version: 6 Receiving Water: RIVER WYLYE	Status: VARIED UNDER EPR 2010 Issue date: 30/03/2022 Effective Date: 31/03/2022 Revocation Date: 31/12/2022
D	283m SE	WARMINSTERWWTW,LOW ERMARSHROAD,WARMINST ER,WILTSHIRE,BA129PB	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 402466 Permit Version: 5 Receiving Water: RIVER WYLYE	Status: VARIED UNDER EPR 2010 Issue date: 27/01/2022 Effective Date: 27/01/2022 Revocation Date: 30/03/2022
D	283m SE	WARMINSTERWWTW,LOW ERMARSHROAD,WARMINST ER,WILTSHIRE,BA129PB	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 402466 Permit Version: 6 Receiving Water: RIVER WYLYE	Status: VARIED UNDER EPR 2010 Issue date: 30/03/2022 Effective Date: 31/03/2022 Revocation Date: 31/12/2022
D	283m SE	WARMINSTERWWTW,LOW ERMARSHROAD,WARMINST ER,WILTSHIRE,BA129PB	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 402466 Permit Version: 1 Receiving Water: RIVER WYLYE (S)	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 17/10/2007 Effective Date: 30/06/2009 Revocation Date: 30/06/2009
D	283m SE	WARMINSTERWWTW,LOW ERMARSHROAD,WARMINST ER,WILTSHIRE,BA129PB	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 402466 Permit Version: 7 Receiving Water: RIVER WYLYE	Status: VARIED UNDER EPR 2010 Issue date: 30/03/2022 Effective Date: 01/01/2023 Revocation Date: 18/02/2025
D	283m SE	WARMINSTERWWTW,LOW ERMARSHROAD,WARMINST ER,WILTSHIRE,BA129PB	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 400921 Permit Version: 3 Receiving Water: RIVER WYLYE (S)	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 14/10/2008 Effective Date: 01/04/2009 Revocation Date: 29/06/2009



ID	Location	Address	Details	
D	283m SE	WARMINSTERWWTW,LOW ERMARSHROAD,WARMINST ER,WILTSHIRE,BA129PB	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 400921 Permit Version: 3 Receiving Water: RIVER WYLYE (S)	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 14/10/2008 Effective Date: 01/04/2009 Revocation Date: 29/06/2009
D	283m SE	WARMINSTERWWTW,LOW ERMARSHROAD,WARMINST ER,WILTSHIRE,BA129PB	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 402466 Permit Version: 3 Receiving Water: RIVER WYLYE (S)	Status: VARIED UNDER EPR 2010 Issue date: 16/12/2010 Effective Date: 16/12/2010 Revocation Date: 26/09/2018
D	283m SE	WARMINSTERWWTW,LOW ERMARSHROAD,WARMINST ER,WILTSHIRE,BA129PB	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 402466 Permit Version: 4 Receiving Water: RIVER WYLYE	Status: VARIED UNDER EPR 2010 Issue date: 27/09/2018 Effective Date: 27/09/2018 Revocation Date: 26/01/2022
D	283m SE	WARMINSTERWWTW,LOW ERMARSHROAD,WARMINST ER,WILTSHIRE,BA129PB	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 402466 Permit Version: 5 Receiving Water: RIVER WYLYE	Status: VARIED UNDER EPR 2010 Issue date: 27/01/2022 Effective Date: 27/01/2022 Revocation Date: 30/03/2022
D	283m SE	WARMINSTERWWTW,LOW ERMARSHROAD,WARMINST ER,WILTSHIRE,BA129PB	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 400921 Permit Version: 1 Receiving Water: RIVER WYLYE (S)	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 11/01/2001 Effective Date: 01/01/2001 Revocation Date: 30/12/2005
D	283m SE	WARMINSTERWWTW,LOW ERMARSHROAD,WARMINST ER,WILTSHIRE,BA129PB	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 402466 Permit Version: 1 Receiving Water: RIVER WYLYE (S)	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 17/10/2007 Effective Date: 30/06/2009 Revocation Date: 30/06/2009
D	283m SE	WARMINSTERWWTW,LOW ERMARSHROAD,WARMINST ER,WILTSHIRE,BA129PB	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 402466 Permit Version: 2 Receiving Water: RIVER WYLYE (S)	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 24/06/2009 Effective Date: 30/06/2009 Revocation Date: 15/12/2010



ID	Location	Address	Details	
D	283m SE	WARMINSTERWWTW,LOW ERMARSHROAD,WARMINST ER,WILTSHIRE,BA129PB	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 402466 Permit Version: 3 Receiving Water: RIVER WYLYE (S)	Status: VARIED UNDER EPR 2010 Issue date: 16/12/2010 Effective Date: 16/12/2010 Revocation Date: 26/09/2018
D	283m SE	WARMINSTERWWTW,LOW ERMARSHROAD,WARMINST ER,WILTSHIRE,BA129PB	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 402466 Permit Version: 4 Receiving Water: RIVER WYLYE	Status: VARIED UNDER EPR 2010 Issue date: 27/09/2018 Effective Date: 27/09/2018 Revocation Date: 26/01/2022
D	283m SE	WARMINSTERWWTW,LOW ERMARSHROAD,WARMINST ER,WILTSHIRE,BA129PB	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 402466 Permit Version: 7 Receiving Water: RIVER WYLYE	Status: VARIED UNDER EPR 2010 Issue date: 30/03/2022 Effective Date: 01/01/2023 Revocation Date: 18/02/2025
D	283m SE	WARMINSTERWWTW,LOW ERMARSHROAD,WARMINST ER,WILTSHIRE,BA129PB	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 402466 Permit Version: 8 Receiving Water: RIVER WYLYE	Status: VARIED UNDER EPR 2010 Issue date: 31/03/2022 Effective Date: 31/03/2026 Revocation Date: -
D	283m SE	WARMINSTERWWTW,LOW ERMARSHROAD,WARMINST ER,WILTSHIRE,BA129PB	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 402466 Permit Version: 9 Receiving Water: RIVER WYLYE	Status: VARIED UNDER EPR 2010 Issue date: 19/02/2025 Effective Date: 19/02/2025 Revocation Date: 30/03/2026
D	283m SE	WARMINSTERWWTW,LOW ERMARSHROAD,WARMINST ER,WILTSHIRE,BA129PB	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 402466 Permit Version: 9 Receiving Water: RIVER WYLYE	Status: VARIED UNDER EPR 2010 Issue date: 19/02/2025 Effective Date: 19/02/2025 Revocation Date: 30/03/2026
9	494m SW	ALBURY&PEDMORE,SUTTO NEND,CROCKERTON,WARM INSTER,WILTSHIRE	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 042342 Permit Version: 1 Receiving Water: SOAKAWAY	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 17/07/1992 Effective Date: 14/07/1992 Revocation Date: 01/10/1996

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



4.14 Pollutant release to surface waters (Red List)

Records within 500m

0

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

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

4.15 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m

0

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

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

4.17 List 2 Dangerous Substances

Records within 500m

1

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.

Features are displayed on the Current industrial land use map on [page 31 >](#)

ID	Location	Name	Status	Receiving Water	Authorised Substances
B	153m E	Warminster Stw	Active	River Wylfe	Iron, pH

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m

4

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 31 >](#)



ID	Location	Details	
A	18m NE	Incident Date: 05/08/2002 Incident Identification: 97439 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
A	18m NE	Incident Date: 05/08/2002 Incident Identification: 97439 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
7	277m SW	Incident Date: 19/08/2002 Incident Identification: 101420 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
8	447m E	Incident Date: 19/08/2002 Incident Identification: 101427 Pollutant: Organic Chemicals/Products Pollutant Description: Other Organic Chemical or Product	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

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

4.19 Pollution inventory substances

Records within 500m	0
----------------------------	----------

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

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

4.20 Pollution inventory waste transfers

Records within 500m	0
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The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

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



4.21 Pollution inventory radioactive waste

Records within 500m

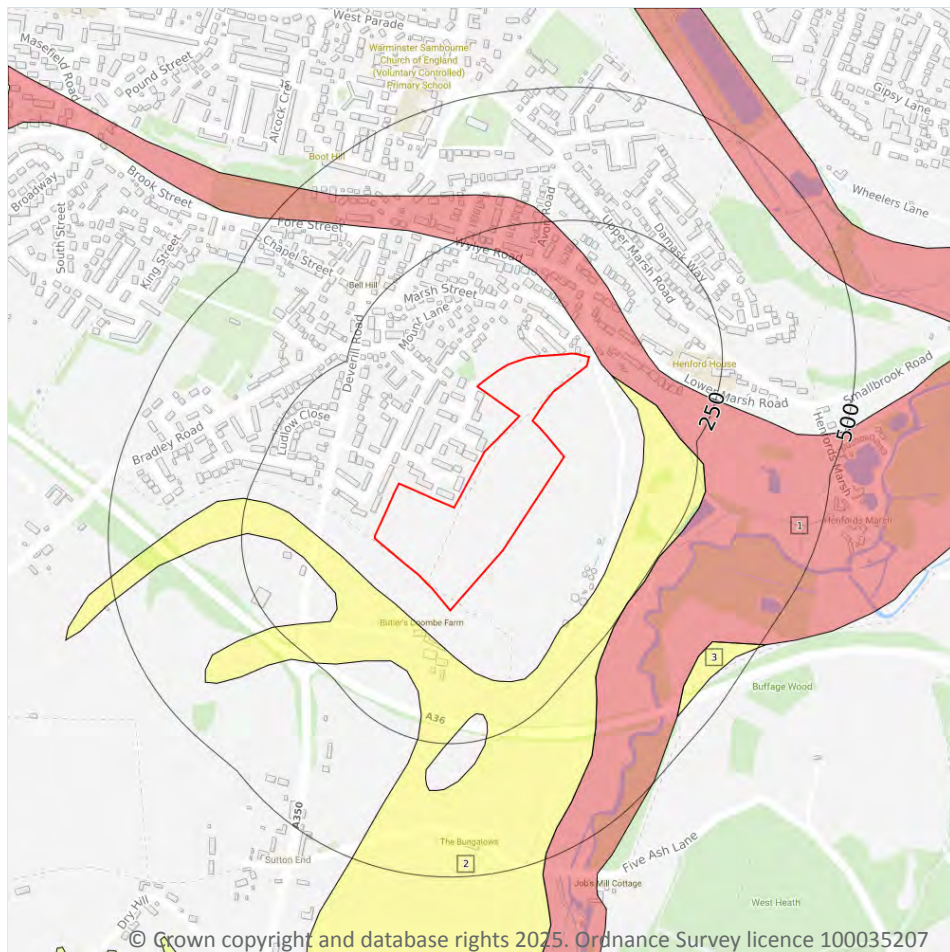
0

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

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



5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

3

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 42](#) >

ID	Location	Designation	Description
1	14m NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	50m NE	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

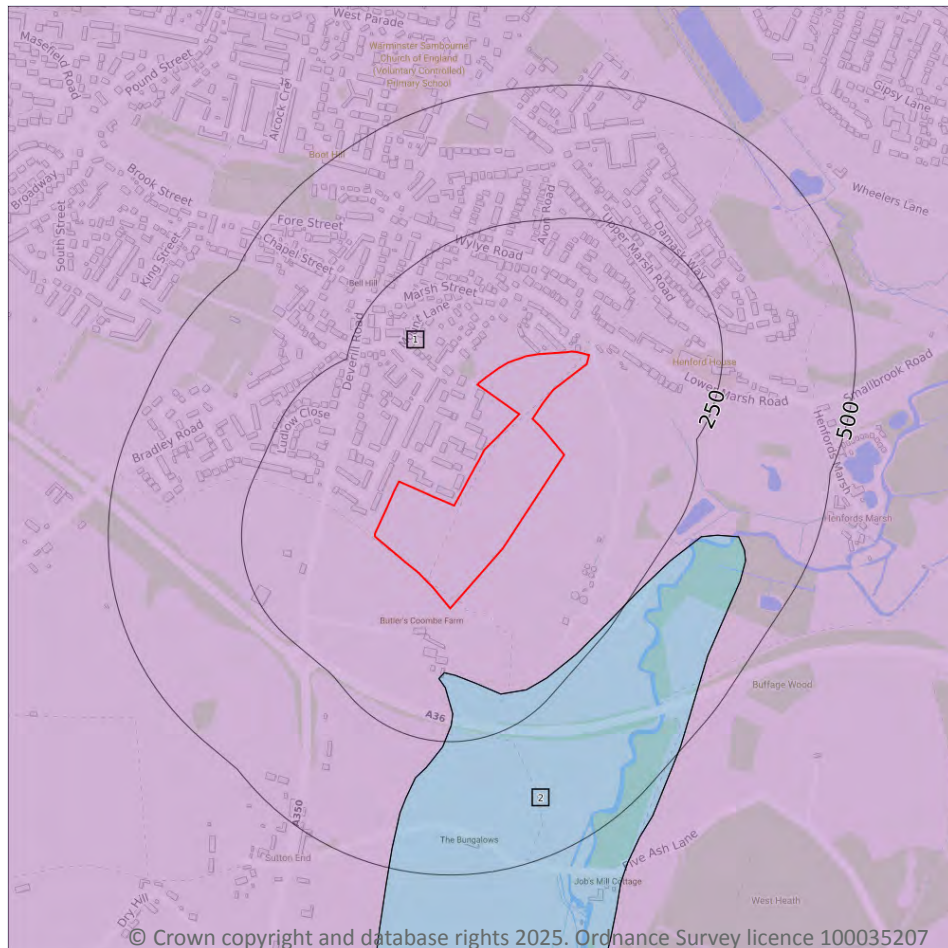


ID	Location	Designation	Description
3	416m SE	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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

2

Aquifer status of groundwater held within bedrock geology.

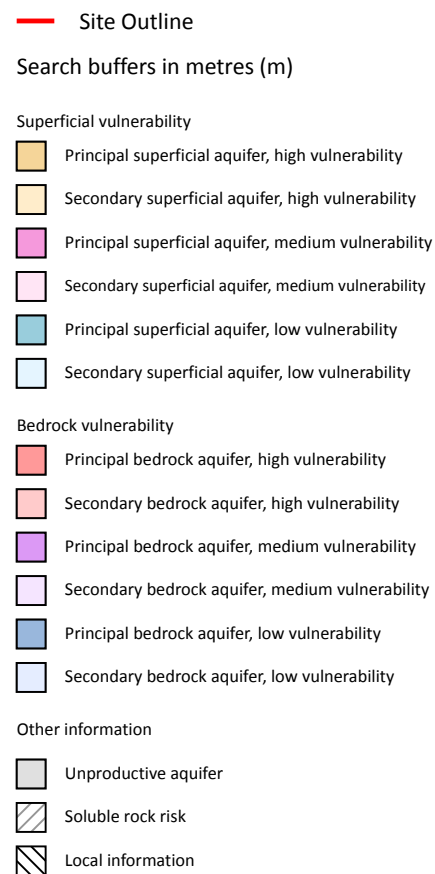
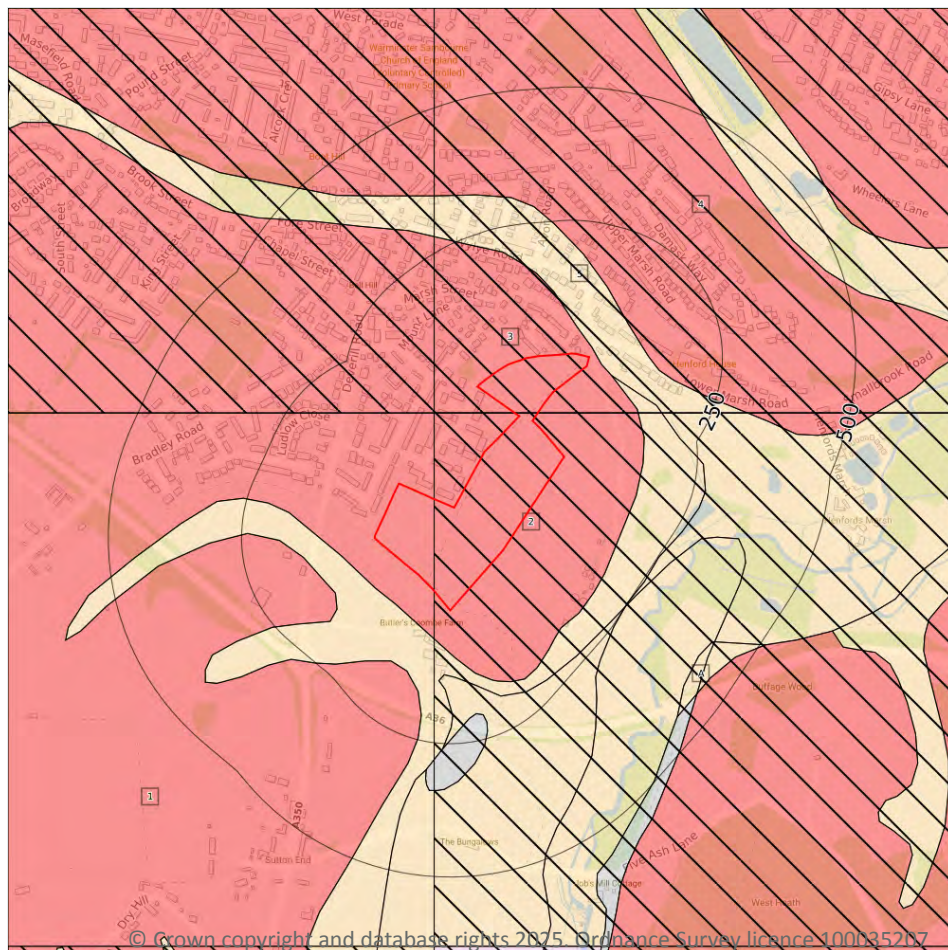
Features are displayed on the Bedrock aquifer map on [page 44](#) >

ID	Location	Designation	Description
1	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
2	121m S	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

4

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 45](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Principal 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: Principal Flow mechanism: Well connected fractures
2	On site	Summary Classification: Principal 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: Principal Flow mechanism: Well connected fractures
3	On site	Summary Classification: Principal 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: Principal Flow mechanism: Intergranular
5	14m NE	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: 300- 550mm/year	Vulnerability: High Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Intergranular

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

0

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

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

5.5 Groundwater vulnerability- local information

Records on site

2

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 ↗.



ID	Summary	Additional information
4	Increased vulnerability of superficial river deposits	Exposed areas of river terrace deposits
A	Increased vulnerability of superficial river deposits	Exposed areas of river terrace deposits

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



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ID	Location	Details	
-	889m NW	Status: Historical Licence No: 13/43/023/G/087 Details: Process water Direct Source: Ground Water - Fresh Point: WELL AT THE MALT HOUSE, POINT #1 Data Type: Point Name: Warminster Maltings Ltd Easting: 386600 Northing: 144800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 01/04/1999 Version End Date: -
-	935m N	Status: Active Licence No: 13/43/023/G/087 Details: Process Water Direct Source: Ground Water - Fresh Point: WELL AT THE MALT HOUSE, POINT #1 Data Type: Point Name: Warminster Maltings Ltd Easting: 386670 Northing: 144900	Annual Volume (m ³): 7700 Max Daily Volume (m ³): 30 Original Application No: - Original Start Date: 01/04/1999 Expiry Date: - Issue No: 101 Version Start Date: 30/06/2008 Version End Date: -
-	935m N	Status: Historical Licence No: 13/43/023/G/087 Details: Process water Direct Source: Ground Water - Fresh Point: "WELL AT THE MALT HOUSE, POINT #1" Data Type: Point Name: Warminster Maltings Ltd Easting: 386670 Northing: 144900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 01/04/1999 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

3

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 48 >](#)



ID	Location	Details	
A	608m S	Status: Active Licence No: SW/043/0023/002 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: Surface Water - Fresh Point: RIVER WYLYE AT JOBS MILL Data Type: Point Name: McQuiston Easting: 387291 Northing: 143080	Annual Volume (m ³): 946080 Max Daily Volume (m ³): 2592 Original Application No: NPS/WR/020245 Original Start Date: 19/11/2010 Expiry Date: 31/03/2025 Issue No: 2 Version Start Date: 20/11/2018 Version End Date: -
A	631m S	Status: Historical Licence No: SW/043/0023/003 Details: Hydroelectric Power Generation Direct Source: Surface Water - Fresh Point: RIVER WYLYE AT JOBS MILL Data Type: Point Name: McQuiston Easting: 387284 Northing: 143052	Annual Volume (m ³): 15244416 Max Daily Volume (m ³): 69292.80 Original Application No: NPS/WR/034500 Original Start Date: 19/11/2010 Expiry Date: 31/03/2025 Issue No: 4 Version Start Date: 19/01/2021 Version End Date: -
-	1370m S	Status: Historical Licence No: 13/43/023/S/230 Details: Spray Irrigation - Direct Direct Source: Surface Water - Fresh Point: LAKE AT CROCKERTON, LONGBRIDGE DEVERILL POINT #1 Data Type: Point Name: Fonthill Nurseries & Scott's Ltd Easting: 386700 Northing: 142300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 08/07/1982 Expiry Date: - Issue No: 100 Version Start Date: 01/08/1986 Version End Date: -

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**0**

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

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

5

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 52](#) >

ID	Location	Type of water feature	Ground level	Permanence	Name
3	18m NE	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
4	19m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
5	148m E	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
A	148m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	188m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	3
----------------------------	----------

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 52 >](#)

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 52 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Wylfe (Headwaters)	GB108043022520	Avon Hampshire	Avon Hampshire

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 52 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
9	295m SE	River	Wylfe (Headwaters)	GB108043022520 ↗	Poor	Fail	Poor	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.

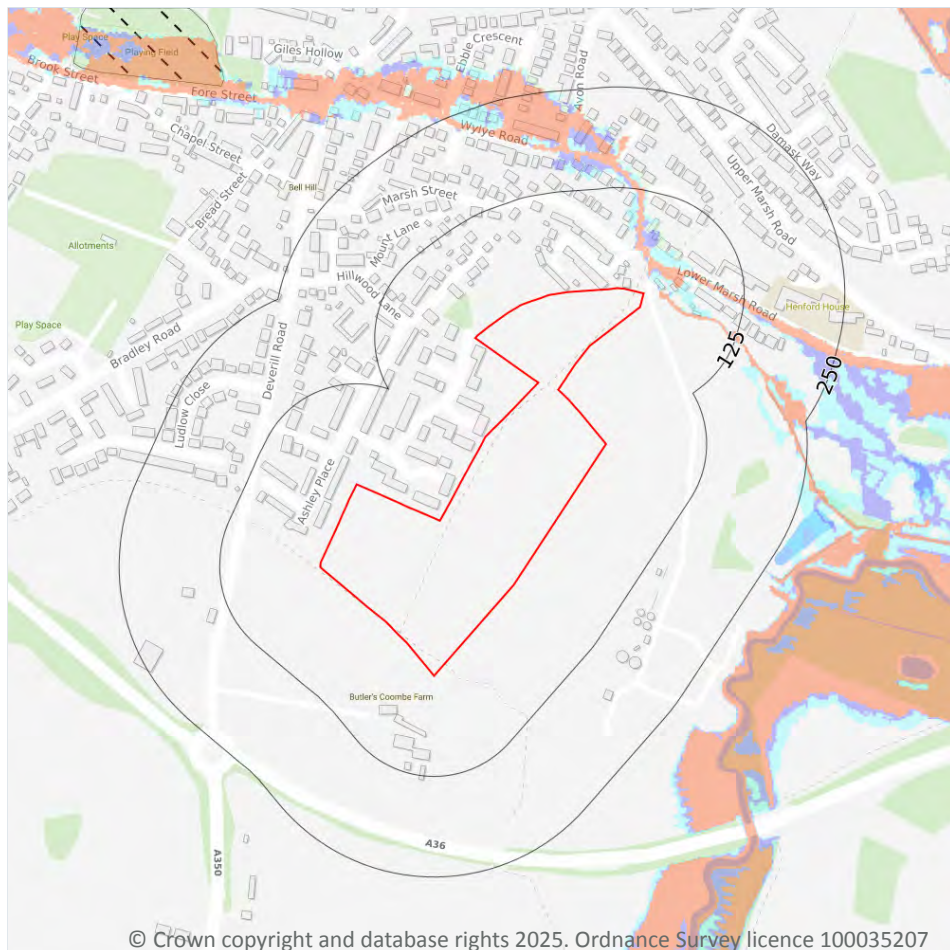
Features are displayed on the Hydrology map on [page 52 >](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	On site	Upper Hampshire Avon	GB40801G806900 ↗	Poor	Poor	Good	2019

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



7 River and coastal flooding



- Site Outline
- Search buffers in metres (m)
- River and coastal flooding:
- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m

11

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).

Features are displayed on the River and coastal flooding map on [page 55 >](#)



Distance	Flood risk category
On site	N/A
0 - 50m	High

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

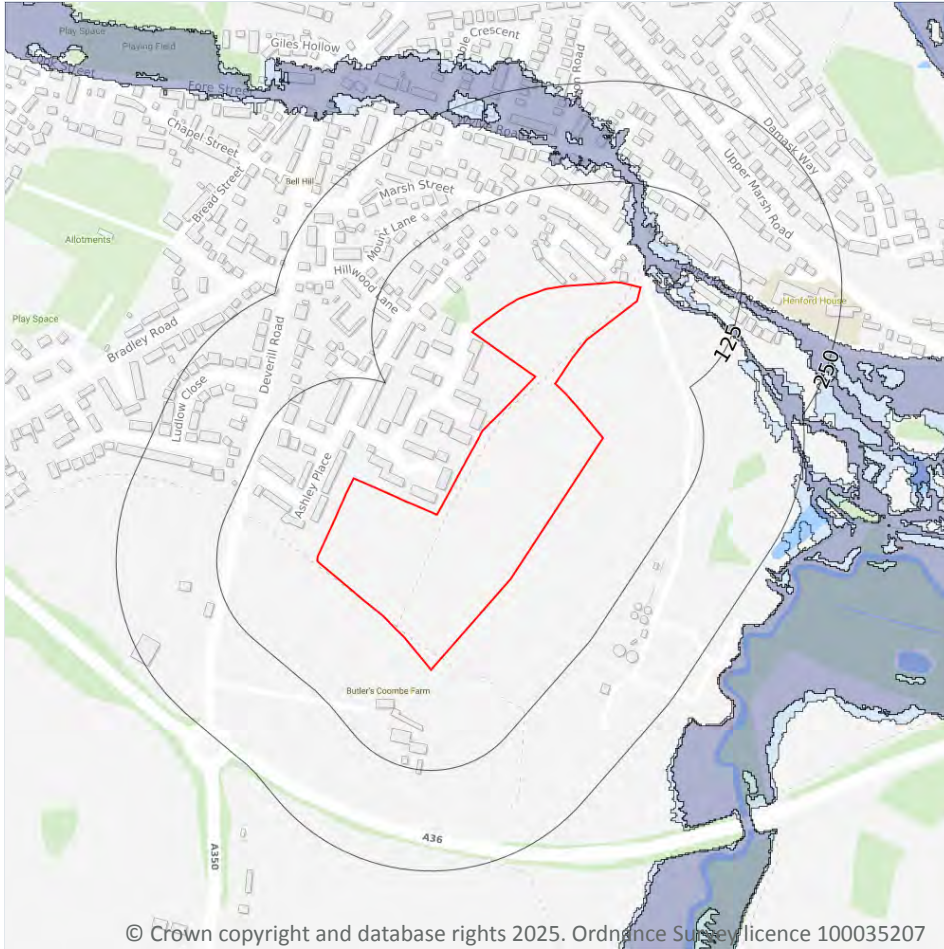
Records within 250m	0
----------------------------	----------

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



- Site Outline
- Search buffers in metres (m)
- Flood zone 2
- Flood zone 3

7.6 Flood Zone 2

Records within 50m

1

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.

Features are displayed on the River and coastal flooding map on [page 55 >](#)

Location	Type
16m NE	Zone 2 - (Fluvial /Tidal Models)

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



7.7 Flood Zone 3

Records within 50m

1

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.

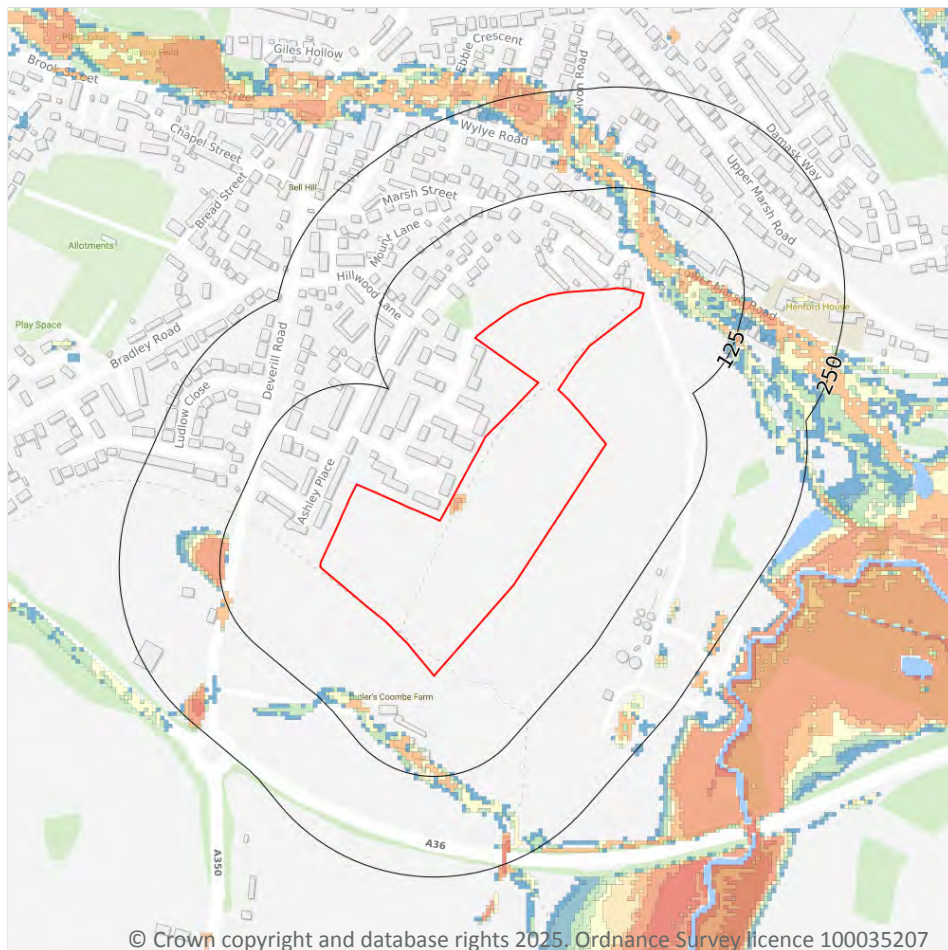
Features are displayed on the River and coastal flooding map on [page 55 >](#)

Location	Type
17m NE	Zone 3 - (Fluvial /Tidal Models)

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



8 Surface water flooding



— Site Outline

Search buffers in metres (m)

1 in 1000 return period

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

1 in 250 return period

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

1 in 100 return period

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

1 in 30 return period

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

8.1 Surface water flooding

Highest risk on site

1 in 30 year, 0.3m - 1.0m

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

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

Features are displayed on the Surface water flooding map on [page 59](#) >

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

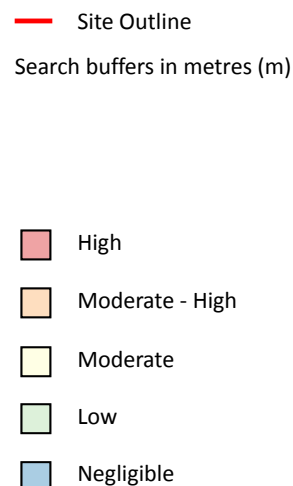
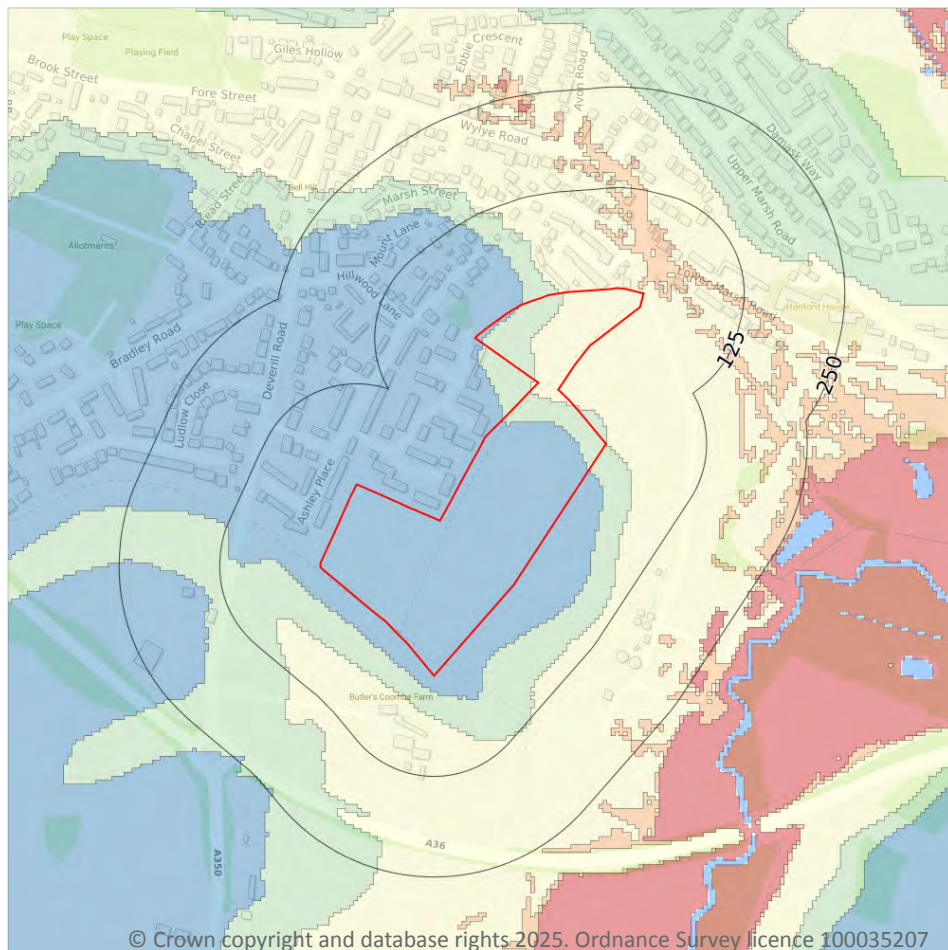
The table below shows the maximum flood depths for a range of return periods for the site.

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

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Moderate

Highest risk within 50m

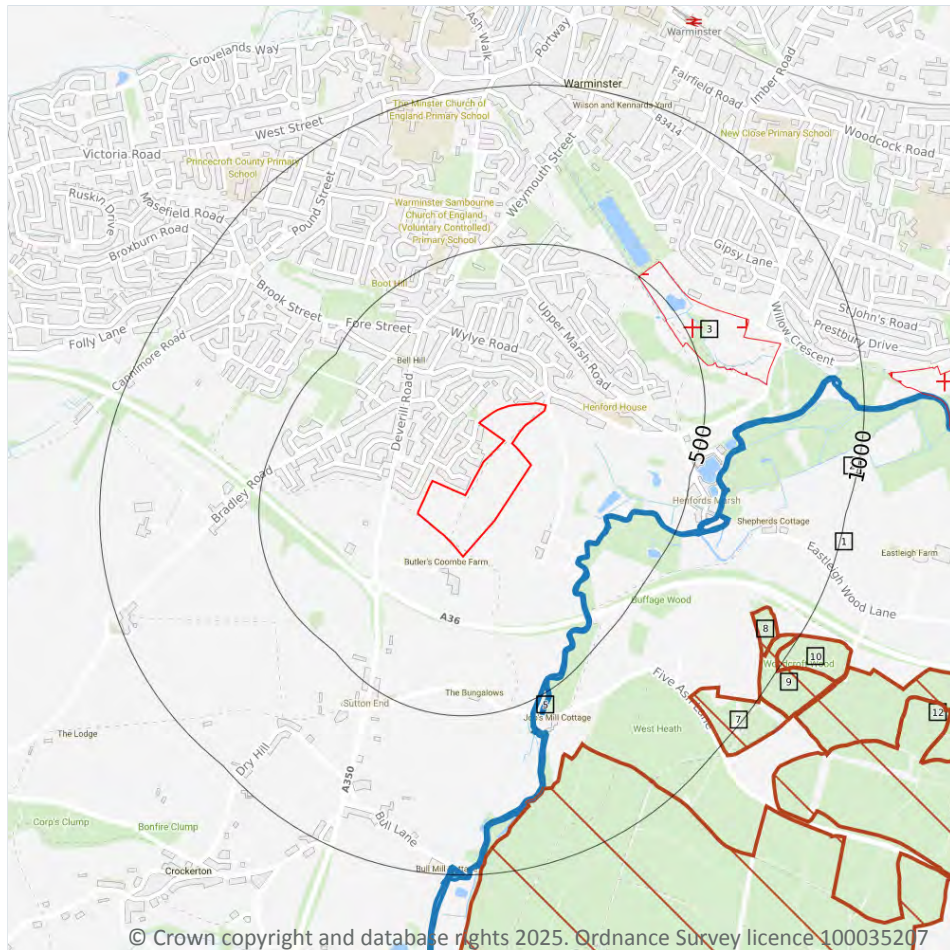
Moderate-High

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 61](#) >

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)
- + Special Areas of Conservation (SAC)
- + Local Nature Reserves (LNR)
- Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

2

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.

Features are displayed on the Environmental designations map on [page 62 >](#)

ID	Location	Name	Data source
1	281m SE	River Avon System SSSI	Natural England



ID	Location	Name	Data source
14	1231m S	River Avon System SSSI	Natural England

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	3
-----------------------------	----------

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.

Features are displayed on the Environmental designations map on [page 62 >](#)

ID	Location	Name	Features of interest	Habitat description	Data source
2	281m SE	River Avon	Rivers with floating vegetation often dominated by water-crowfoot; Calcium-rich springwater-fed fens; Alder woodland on floodplains; Sea lamprey; Brook lamprey; Atlantic salmon; Bullhead; Desmoulin's whorl snail; White-clawed (or Atlantic stream) crayfish; Otter	Bogs, Marshes, Water fringed vegetation, Fens; Heath, Scrub, Maquis and Garrigue, Phygrana; Inland water bodies (Standing water, Running water); Broad-leaved deciduous woodland	Natural England
4	499m S	River Avon	Rivers with floating vegetation often dominated by water-crowfoot; Calcium-rich springwater-fed fens; Alder woodland on floodplains; Sea lamprey; Brook lamprey; Atlantic salmon; Bullhead; Desmoulin's whorl snail; White-clawed (or Atlantic stream) crayfish; Otter	Bogs, Marshes, Water fringed vegetation, Fens; Heath, Scrub, Maquis and Garrigue, Phygrana; Inland water bodies (Standing water, Running water); Broad-leaved deciduous woodland	Natural England

ID	Location	Name	Features of interest	Habitat description	Data source
5	513m S	River Avon	Rivers with floating vegetation often dominated by water-crowfoot; Calcium-rich springwater-fed fens; Alder woodland on floodplains; Sea lamprey; Brook lamprey; Atlantic salmon; Bullhead; Desmoulin's whorl snail; White-clawed (or Atlantic stream) crayfish; Otter	Bogs, Marshes, Water fringed vegetation, Fens; Heath, Scrub, Maquis and Garrigue, Phygrana; Inland water bodies (Standing water, Running water); Broad-leaved deciduous woodland	Natural England

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	2
-----------------------------	----------

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

Features are displayed on the Environmental designations map on [page 62 >](#)

ID	Location	Name	Data source
3	461m NE	Smallbrook Meadows	Natural England
11	1082m E	River Wylfe	Natural England

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



10.7 Designated Ancient Woodland

Records within 2000m

9

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 62 >](#)

ID	Location	Name	Woodland Type
6	698m S	Eastleigh Wood	Ancient Replanted Woodland
7	827m SE	Eastleigh Wood	Ancient Replanted Woodland
8	836m SE	Eastleigh Wood	Ancient Replanted Woodland
9	932m SE	Eastleigh Wood	Ancient & Semi-Natural Woodland
10	972m SE	Eastleigh Wood	Ancient Replanted Woodland
12	1127m SE	Eastleigh Wood	Ancient & Semi-Natural Woodland
13	1182m SE	Eastleigh Wood	Ancient Replanted Woodland
-	1512m E	Eastleigh Wood	Ancient & Semi-Natural Woodland
-	1996m NW	Norridge 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

2

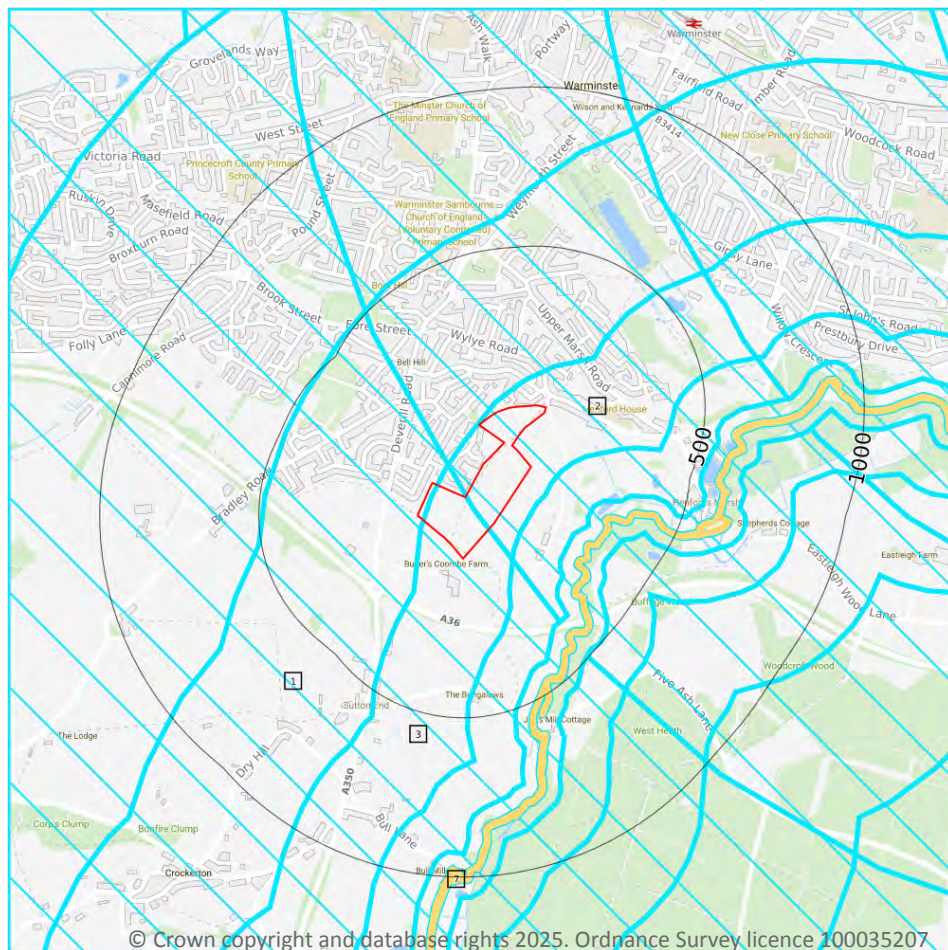
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	South Wessex	Groundwater	151	Existing
1871m N	South Wessex	Groundwater	151	Existing

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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

3

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 68](#) >

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Pipelines and underground cables, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. Rural non-residential - Large non residential developments outside existing settlements/urban areas where net additional gross internal floorspace is > 1,000m² or footprint exceeds 0.2ha. Residential - Residential development of 100 units or more. Rural residential - Any residential development of 50 or more houses outside existing settlements/urban areas. Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 200m², manure stores > 250t). Combustion - General combustion processes >20MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Waste - Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill. Composting - Any composting proposal with more than 500 tonnes maximum annual operational throughput. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management. Discharges - Any discharge of water or liquid waste of more than 2m³/day to ground (ie to seep away) or to surface water, such as a beck or stream. Water supply - Large infrastructure such as warehousing / industry where net additional gross internal floorspace is > 1,000m² or any development needing its own water supply . Notes: Strategic solutions for recreational impacts are in place. Please contact your Local Planning Authority as they have the information to advise on specific requirements. NUTRIENT IMPACT AREA. For new development with overnight accommodation Reg 63 of the Conservation of Habitats and Species Regulations 2017 must be applied and additional measures required. LPA to refer to Natural England's Nutrient Neutrality advice.



ID	Location	Type of developments requiring consultation
2	On site	Infrastructure - Pipelines and underground cables, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals. Wind and Solar - Wind turbines. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. Rural non-residential - Large non residential developments outside existing settlements/urban areas where net additional gross internal floorspace is > 1,000m² or footprint exceeds 0.2ha. Residential - Residential development of 100 units or more. Rural residential - Any residential development of 50 or more houses outside existing settlements/urban areas. Air pollution - Any development that could cause AIR POLLUTION (incl: industrial/commercial processes, livestock & poultry units, slurry lagoons & digestate stores, manure stores). Combustion - All general combustion processes. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Waste - Mechanical and biological waste treatment, inert landfill, non-hazardous landfill, hazardous landfill, household civic amenity recycling facilities construction, demolition and excavation waste, other waste management. Composting - Any composting proposal. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management. Discharges - Any discharge of water or liquid waste that is discharged to ground (ie to seep away) or to surface water, such as a beck or stream. Water supply - Large infrastructure such as warehousing / industry where net additional gross internal floorspace is > 1,000m² or any development needing its own water supply . Notes: Strategic solutions for recreational impacts are in place. Please contact your Local Planning Authority as they have the information to advise on specific requirements. NUTRIENT IMPACT AREA. For new development with overnight accommodation Reg 63 of the Conservation of Habitats and Species Regulations 2017 must be applied and additional measures required. LPA to refer to Natural England's Nutrient Neutrality advice.



ID	Location	Type of developments requiring consultation
3	On site	Infrastructure - Pipelines and underground cables, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. Rural non-residential - Large non residential developments outside existing settlements/urban areas where net additional gross internal floorspace is > 1,000m² or footprint exceeds 0.2ha. Residential - Residential development of 100 units or more. Rural residential - Any residential development of 50 or more houses outside existing settlements/urban areas. Air pollution - Any development that could cause AIR POLLUTION (incl: industrial/commercial processes, livestock & poultry units, slurry lagoons & digestate stores, manure stores). Combustion - All general combustion processes. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Waste - Mechanical and biological waste treatment, inert landfill, non-hazardous landfill, hazardous landfill, household civic amenity recycling facilities construction, demolition and excavation waste, other waste management. Composting - Any composting proposal. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management. Discharges - Any discharge of water or liquid waste that is discharged to ground (ie to seep away) or to surface water, such as a beck or stream. Water supply - Large infrastructure such as warehousing / industry where net additional gross internal floorspace is > 1,000m² or any development needing its own water supply . Notes: Strategic solutions for recreational impacts are in place. Please contact your Local Planning Authority as they have the information to advise on specific requirements. NUTRIENT IMPACT AREA. For new development with overnight accommodation Reg 63 of the Conservation of Habitats and Species Regulations 2017 must be applied and additional measures required. LPA to refer to Natural England's Nutrient Neutrality advice.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	1
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Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

Features are displayed on the SSSI Impact Zones and Units map on [page 68 >](#)

ID:	7
Location:	281m SE
SSSI name:	River Avon System
Unit name:	Wylfe Headwaters
Broad habitat:	
Condition:	Unfavourable - No change



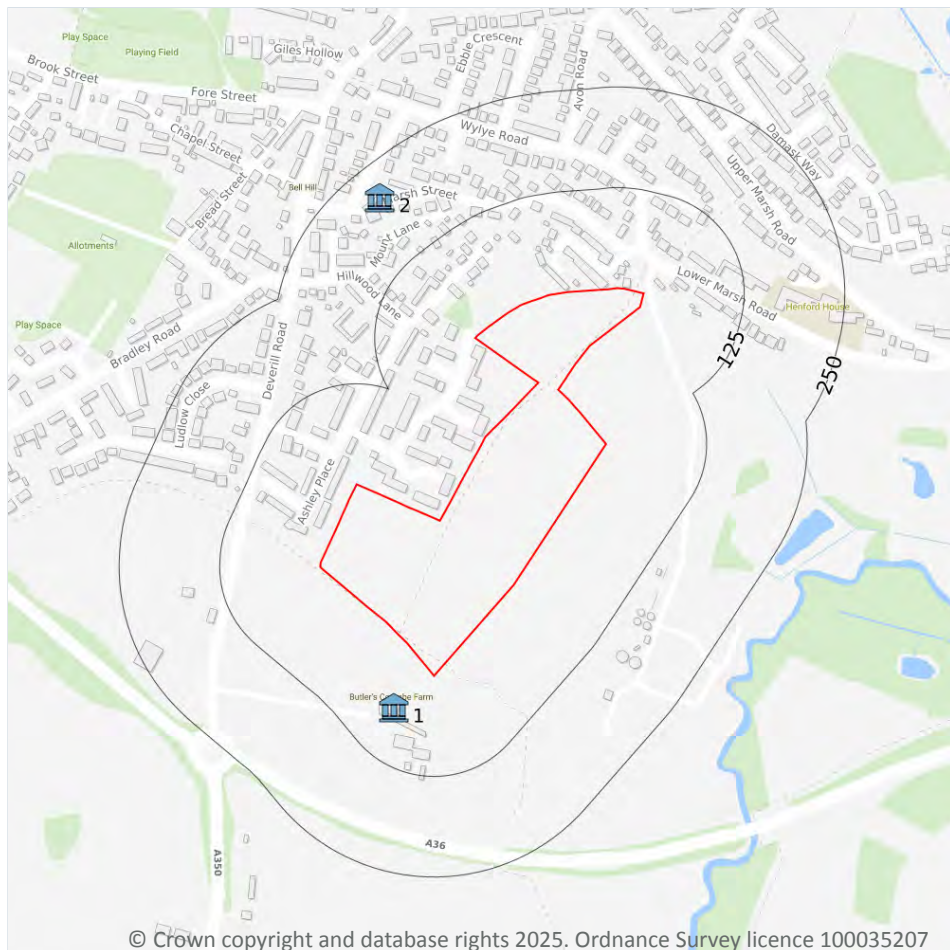
Reportable features:

Feature name	Feature condition	Date of assessment
Bullhead, <i>Cottus gobio</i>	-	-
H3260 Water courses of plain to montane levels with <i>R. fluitantis</i>	-	-
Lowland wetland including basin fen, valley fen, floodplain fen, waterfringe fen, spring/flush fen and raised bog lagg	-	-
Rivers and Streams	-	-
S1016 Desmoulin's whorl snail, <i>Vertigo moulinsiana</i>	-	-
S1096 Brook lamprey, <i>Lampetra planeri</i>	-	-
S1106 Atlantic salmon, <i>Salmo salar</i>	-	-

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



11 Visual and cultural designations



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

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m**0**

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

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

11.3 National Parks

Records within 250m**0**

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

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

11.4 Listed Buildings

Records within 250m**2**

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

Features are displayed on the Visual and cultural designations map on [page 73 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	64m S	Butler's Combe Farmhouse	II	1364463	31/03/1978
2	210m N	5 And 6, Marsh Street	II	1036231	31/03/1978

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

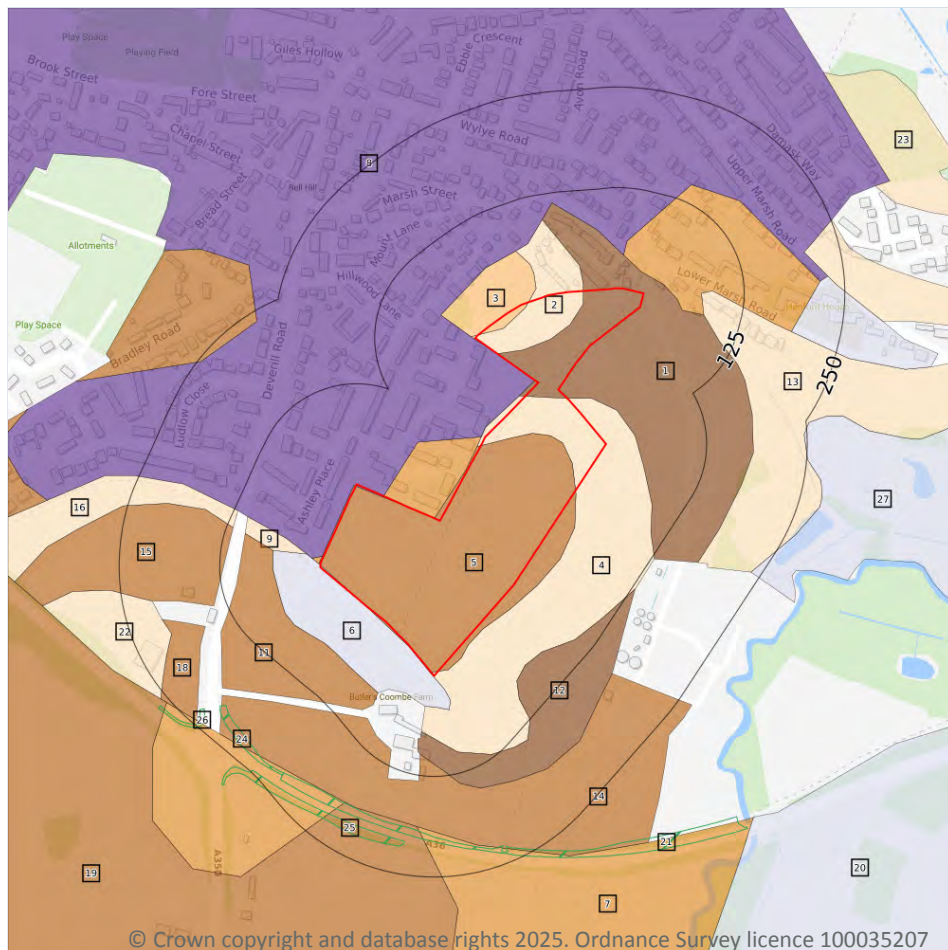
Records within 250m**0**

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

21

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 76](#) >

ID	Location	Classification	Description
1	On site	Grade 1	Excellent quality agricultural land. Land with no or very minor limitations to agricultural use. A very wide range of agricultural and horticultural crops can be grown and commonly includes top fruit, soft fruit, salad crops and winter harvested vegetables. Yields are high and less variable than on land of lower quality.



ID	Location	Classification	Description
2	On site	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.
3	On site	Grade 3a	Good quality agricultural land. Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.
4	On site	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.
5	On site	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.
6	On site	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.
7	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.
8	On site	Urban	Non-agricultural/no quality assigned
9	20m W	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.
11	58m SW	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.
12	71m S	Grade 1	Excellent quality agricultural land. Land with no or very minor limitations to agricultural use. A very wide range of agricultural and horticultural crops can be grown and commonly includes top fruit, soft fruit, salad crops and winter harvested vegetables. Yields are high and less variable than on land of lower quality.
13	72m NE	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.



ID	Location	Classification	Description
14	98m SW	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.
15	116m W	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.
16	117m W	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.
18	161m SW	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.
19	185m S	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.
20	190m NE	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.
22	203m SW	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.
23	206m NE	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.
27	238m E	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.

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**4**

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.

Features are displayed on the Agricultural designations map on [page 76 >](#)

ID	Location	Description	Reference	Application date
21	191m S	Selective Fell/Thin (Unconditional)	018/366/15-16	-
24	207m SW	Selective Fell/Thin (Unconditional)	018/366/15-16	-
25	207m S	Selective Fell/Thin (Unconditional)	018/366/15-16	-
26	227m SW	Selective Fell/Thin (Unconditional)	018/366/15-16	-

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m**0**

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

This data is sourced from Natural England.



12.5 Countryside Stewardship Schemes

Records within 250m

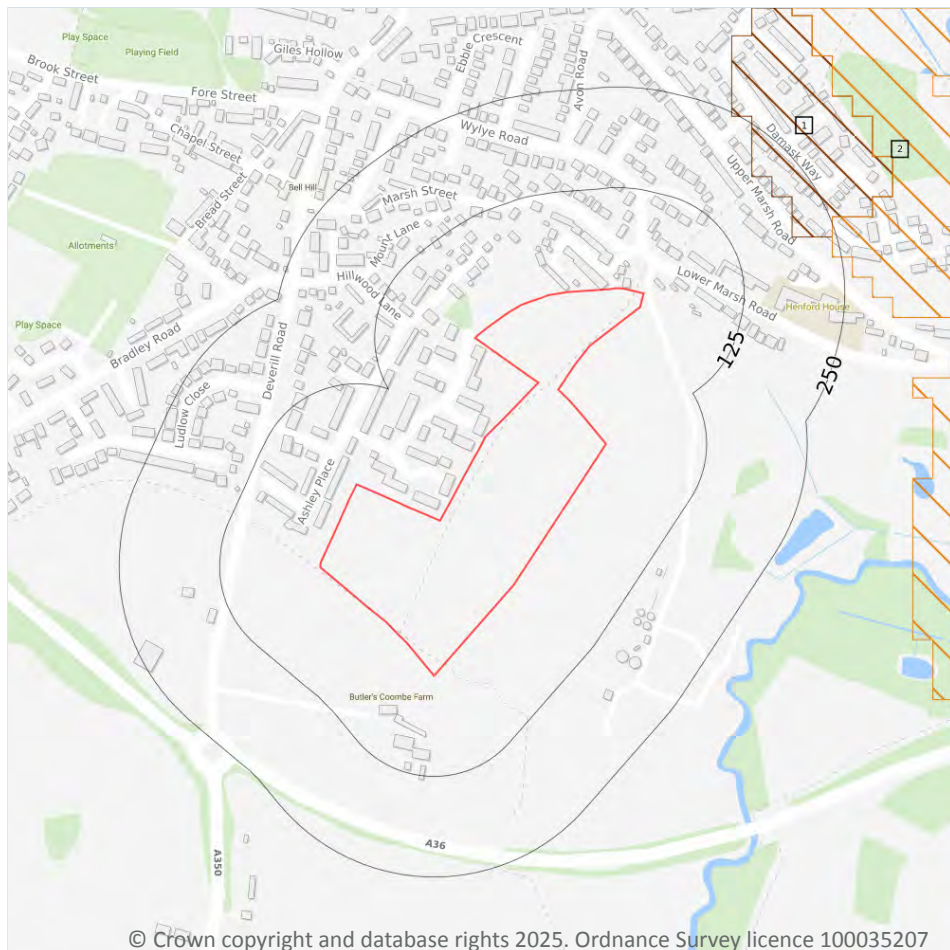
0

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

This data is sourced from Natural England.



13 Habitat designations



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

13.1 Priority Habitat Inventory

Records within 250m

0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

2

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.

Features are displayed on the Habitat designations map on [page 81](#) >



ID	Location	Type	Habitat
1	197m NE	Network Enhancement Zone 2	Not specified
2	239m NE	Network Enhancement Zone 1	Not specified

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

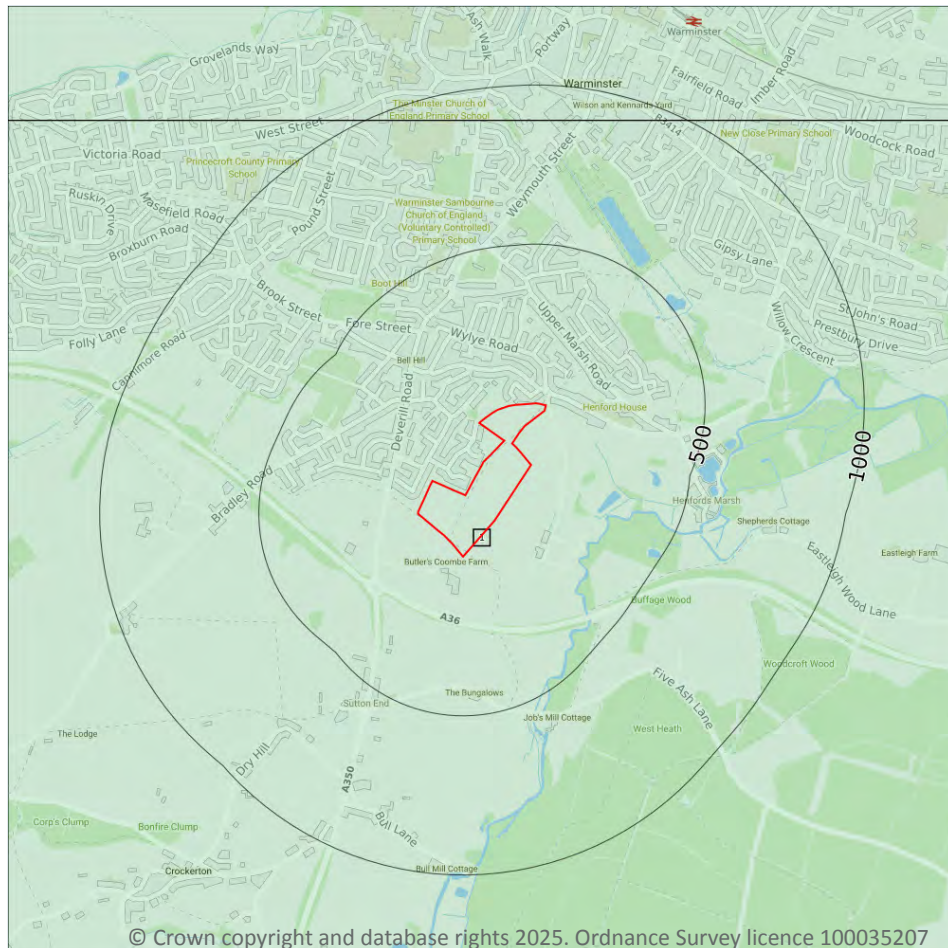
0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

1

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

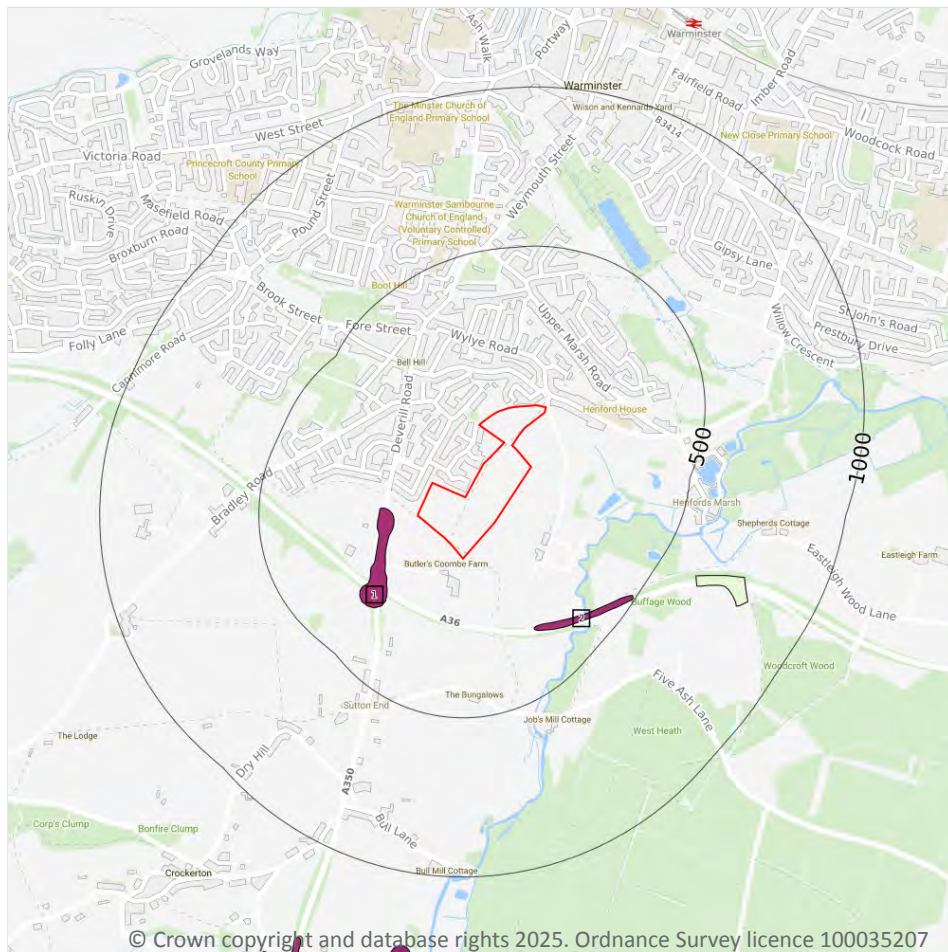
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 83](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	ST84SE

This data is sourced from the British Geological Survey.



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



- Site Outline**
- Search buffers in metres (m)**
- Reclaimed ground
 - Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

2

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.

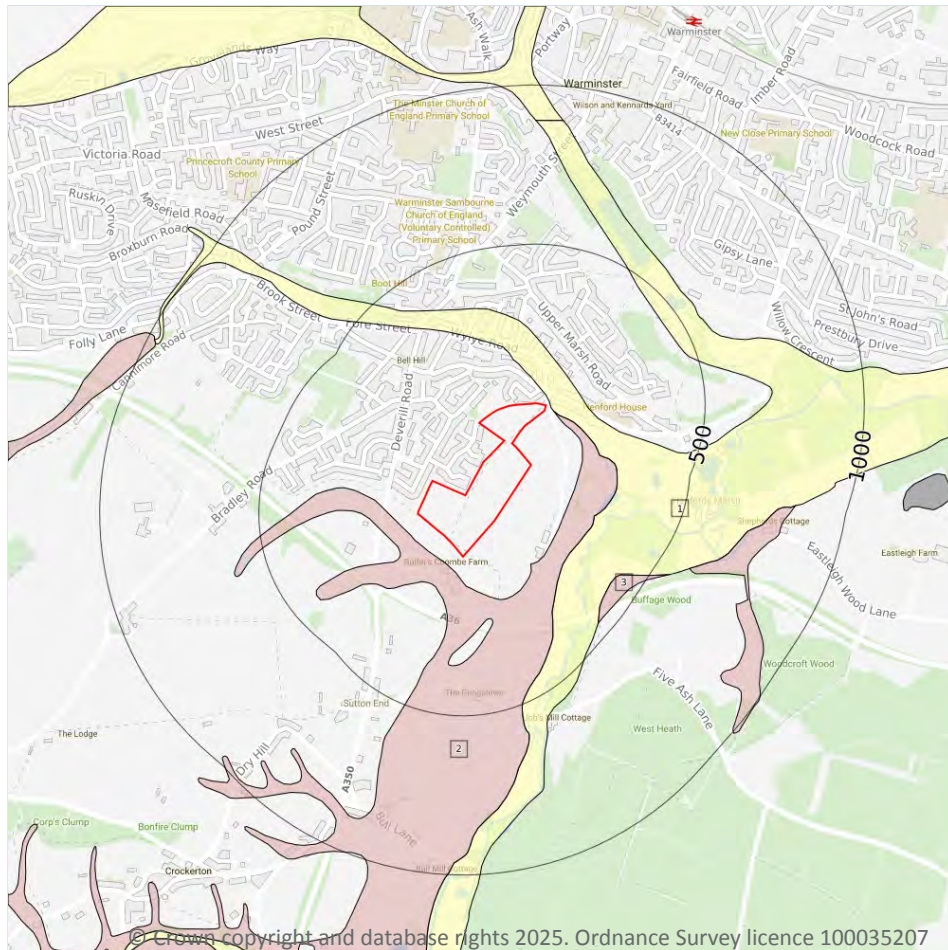
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 84](#) >

ID	Location	LEX Code	Description	Rock description
1	76m W	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	312m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

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

3

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 85](#) >

ID	Location	LEX Code	Description	Rock description
1	14m NE	ALV-XCSV	Alluvium - Clay, Sand And Gravel	Clay, Sand And Gravel
2	30m NE	HEAD-XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
3	413m SE	HEAD-XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel



This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

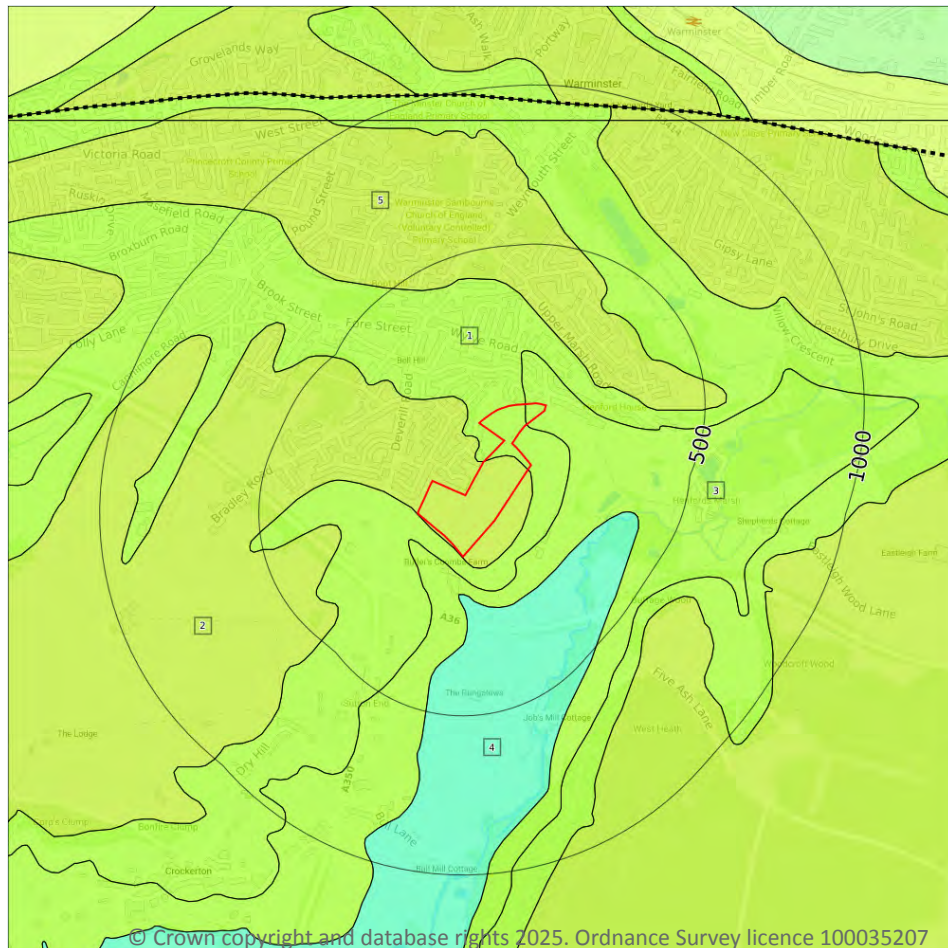
0

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

5

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 87](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	SHYS-SDST	Shaftesbury Sandstone Member - Sandstone	Albian Age
2	On site	BHC-CHRT	Boyne Hollow Chert Member - Chert	Albian Age
3	On site	CANS-SDST	Cann Sand Member - Sandstone	Albian Age
4	119m S	GLT-MDST	Gault Formation - Mudstone	Albian Age



ID	Location	LEX Code	Description	Rock age
5	167m NE	BHC-CHRT	Boyne Hollow Chert Member - Chert	Albian Age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

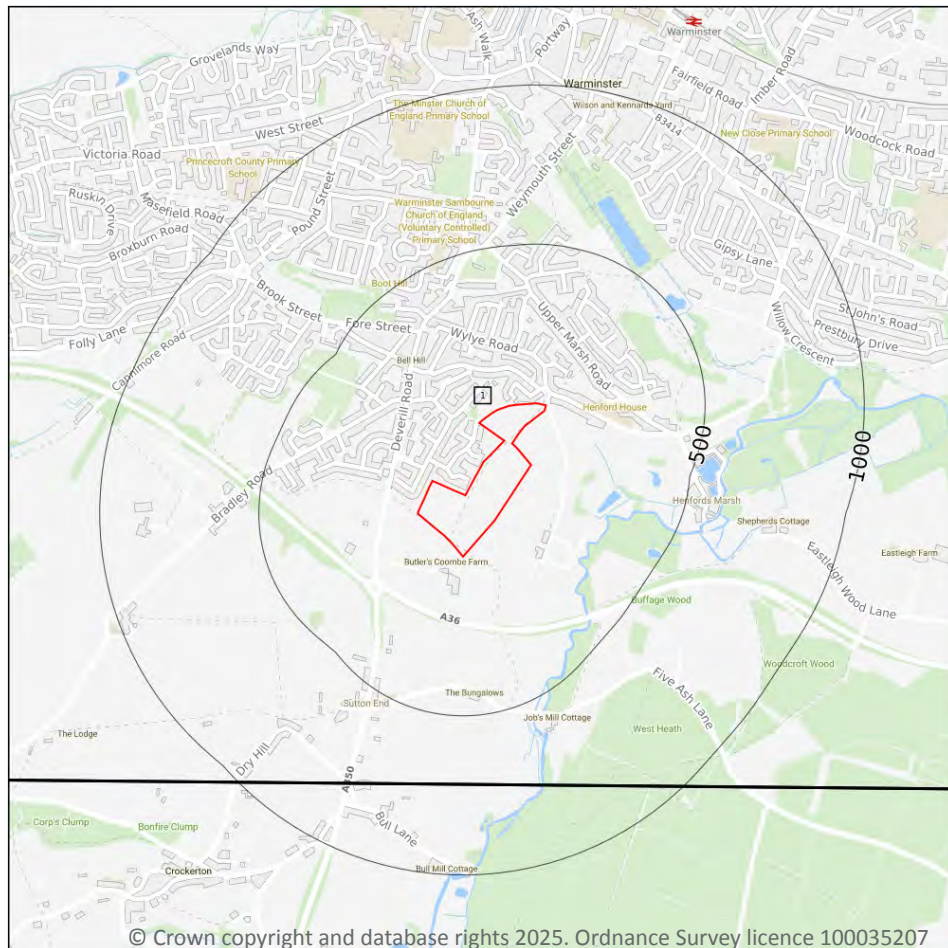
0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
Search buffers in metres (m)

☐ Geological map tile

15.1 50k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 89](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW281_from_e_v4

This data is sourced from the British Geological Survey.



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

15.2 Artificial and made ground (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

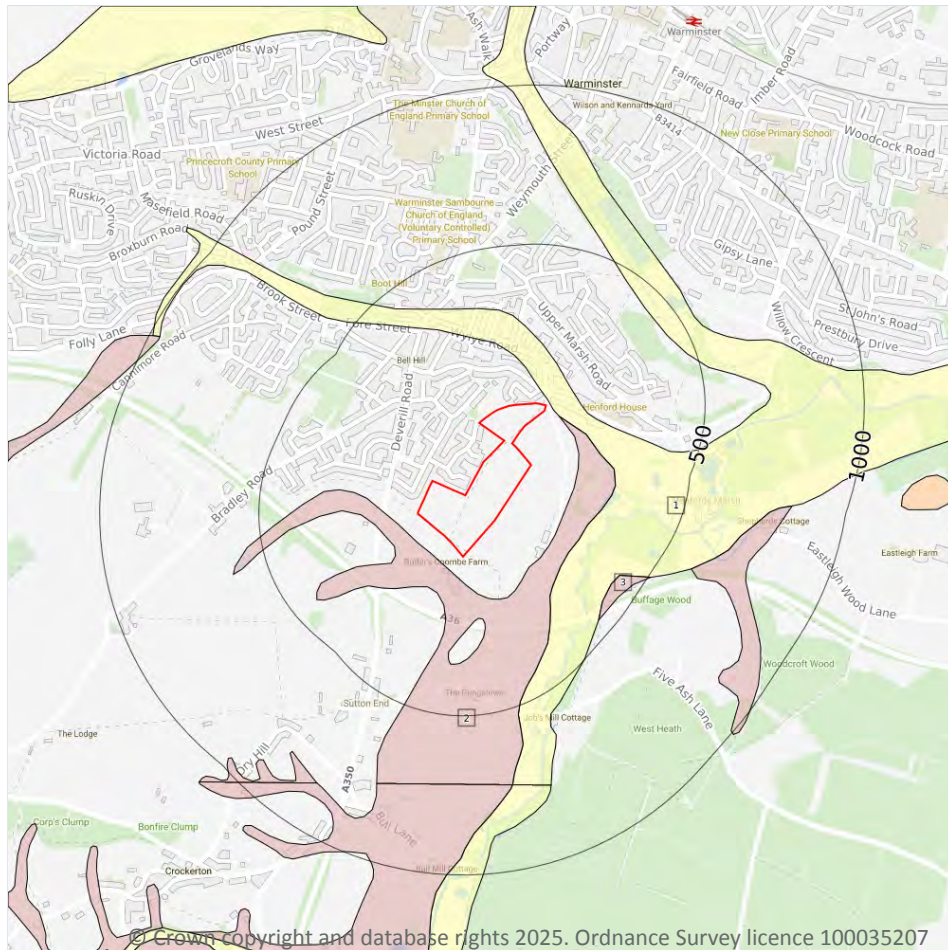
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

3

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 91](#) >

ID	Location	LEX Code	Description	Rock description
1	14m NE	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
2	50m NE	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
3	416m SE	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL



This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

1

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).

Location	Flow type	Maximum permeability	Minimum permeability
14m NE	Intergranular	High	Very Low

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

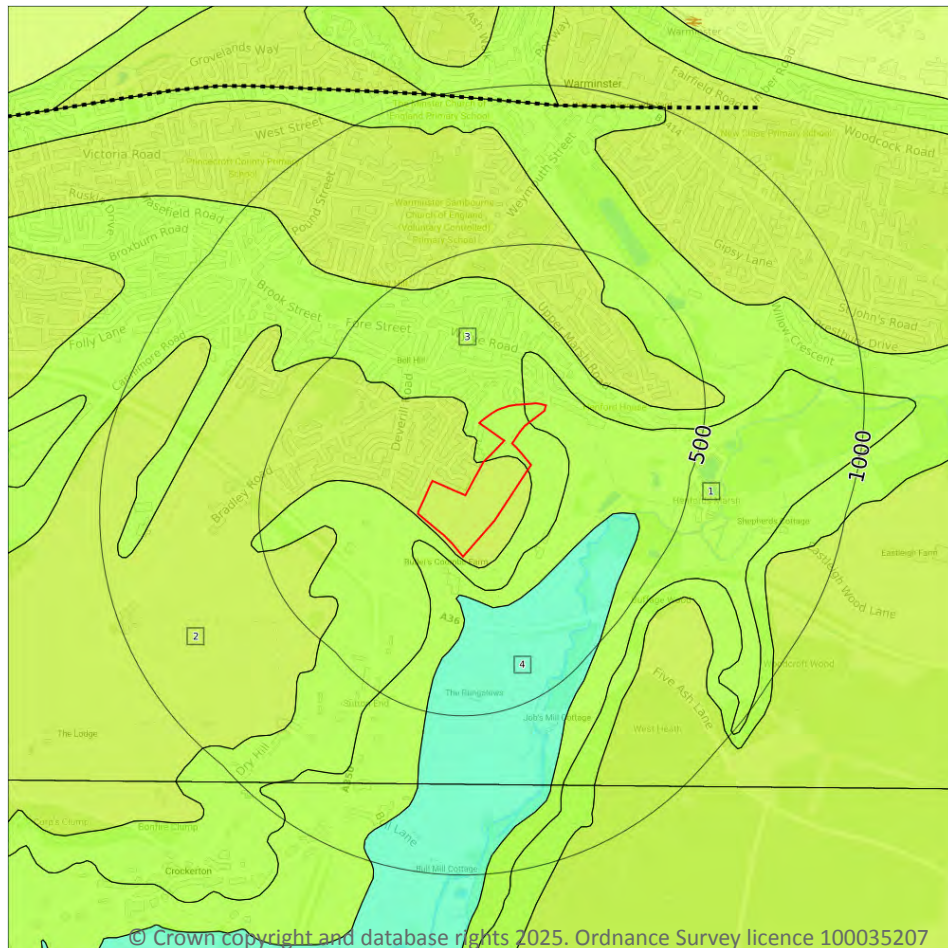
0

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

4

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 93](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	CANS-SDST	CANN SAND MEMBER - SANDSTONE	ALBIAN
2	On site	BHC-SDST	BOYNE HOLLOW CHERT MEMBER - SANDSTONE	ALBIAN
3	On site	SHYS-SDST	SHAFTESBURY SANDSTONE MEMBER - SANDSTONE	ALBIAN
4	121m S	GLT-MDST	GAULT FORMATION - MUDSTONE	ALBIAN



This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

2

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	Intergranular	High	High
On site	Intergranular	High	High

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

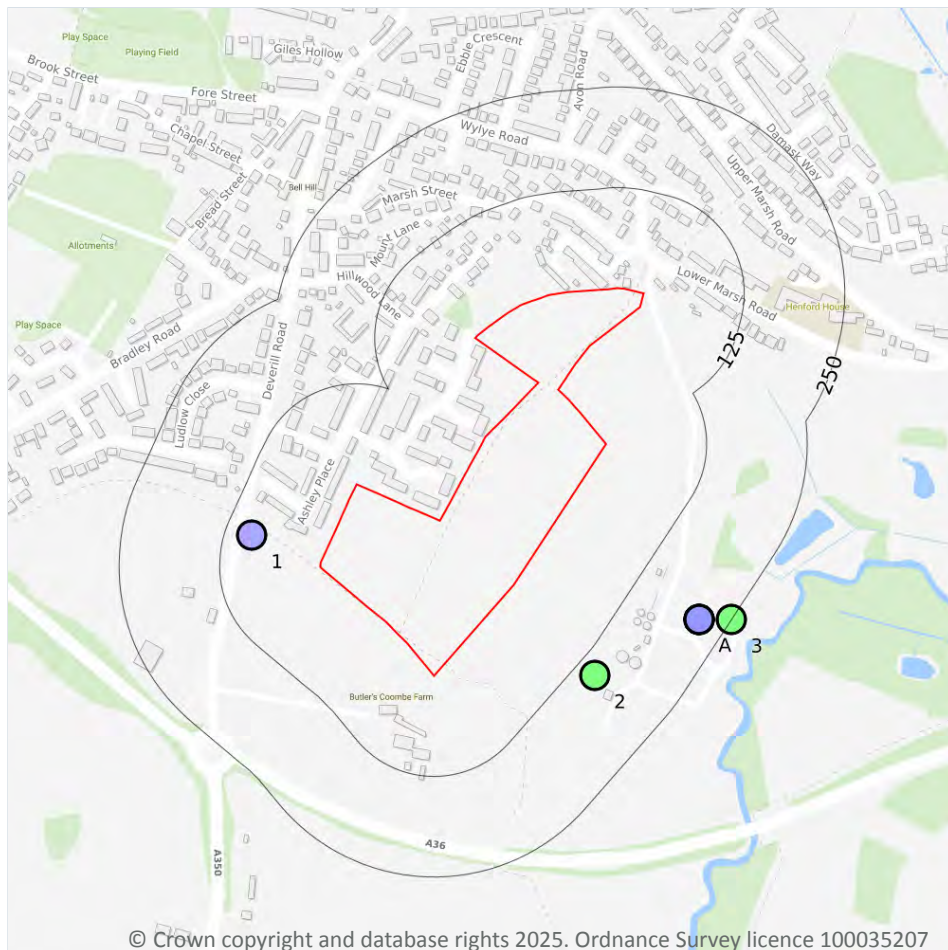
0

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.

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

7

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 95](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	92m W	386804 143804	A36 WARMINSTER BY-PASS 203	6.45	N	395372 ↗
2	150m SE	387230 143630	WARMINSTER STW 8	17.7	N	395442 ↗
A	217m SE	387360 143700	WARMINSTER 1	10.0	N	395451 ↗

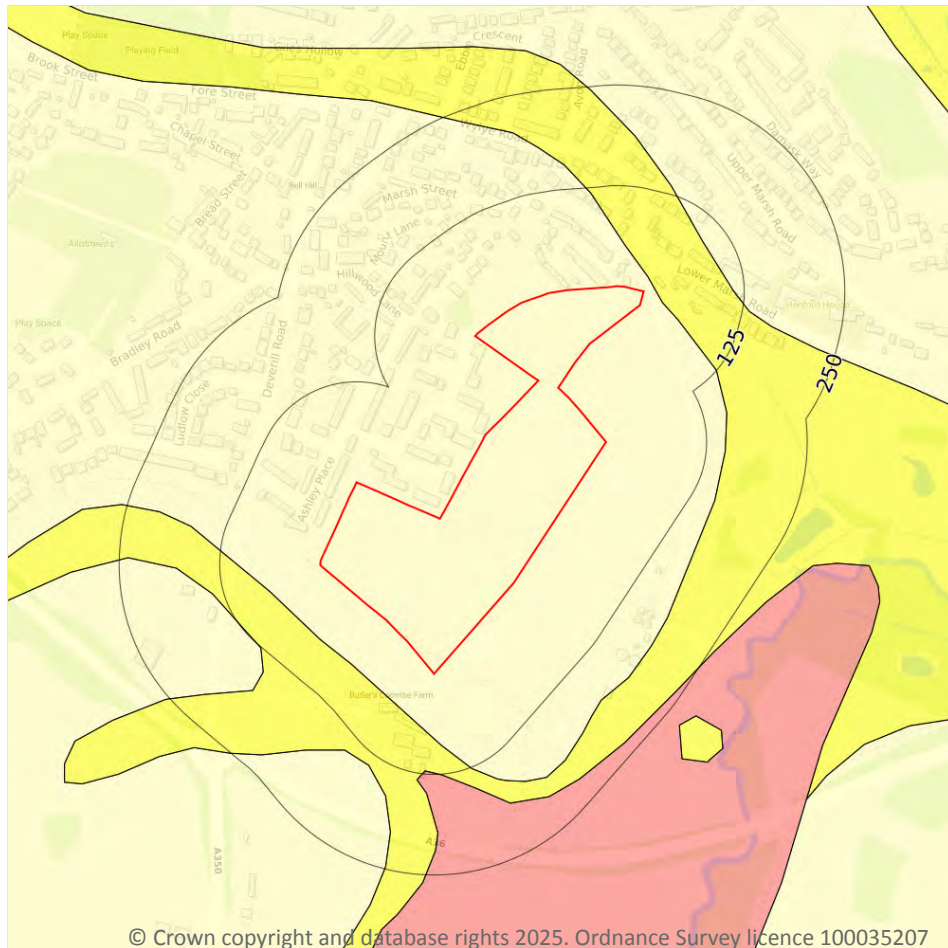


ID	Location	Grid reference	Name	Length	Confidential	Web link
A	217m SE	387360 143700	WARMINSTER 2	10.5	N	395452 ↗
A	217m SE	387360 143700	WARMINSTER 3	9.4	N	395453 ↗
A	217m SE	387360 143700	WARMINSTER 4	10.0	N	395454 ↗
3	250m SE	387400 143700	WARMINSTER STW 5	13.2	N	395439 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

17.1 Shrink swell clays

Records within 50m

2

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

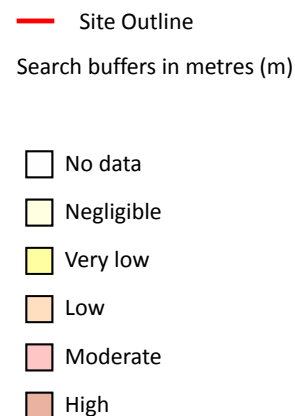
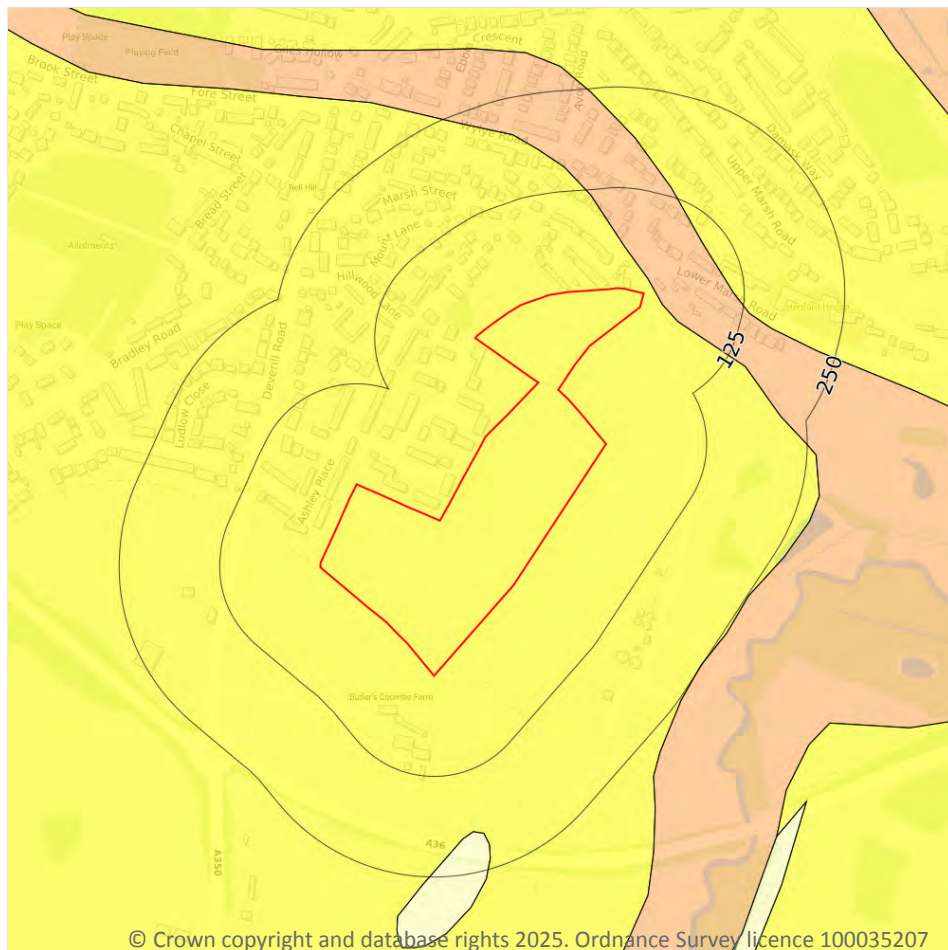
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 97 >](#)

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
14m NE	Very low	Ground conditions predominantly low plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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 98](#) >

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

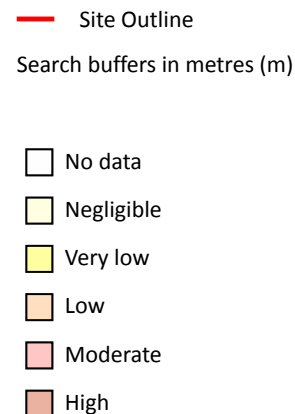
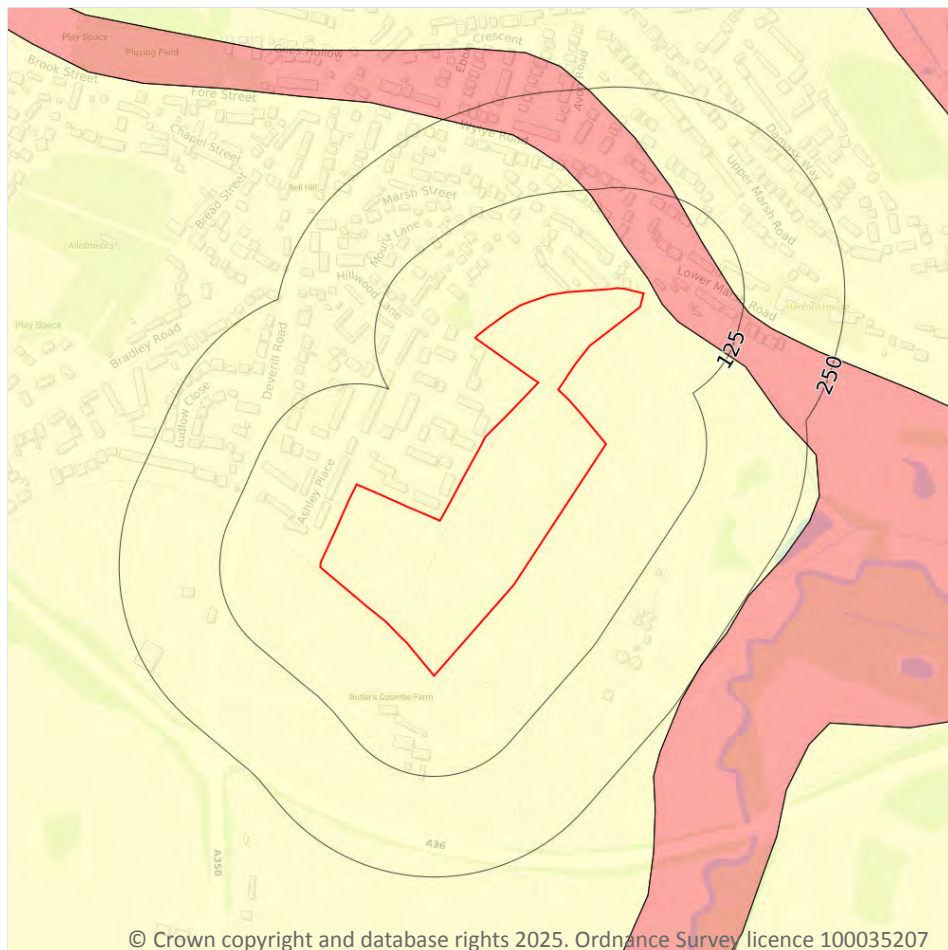


Location	Hazard rating	Details
14m NE	Low	Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

2

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 100](#) >

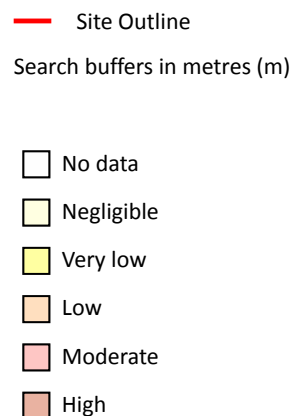
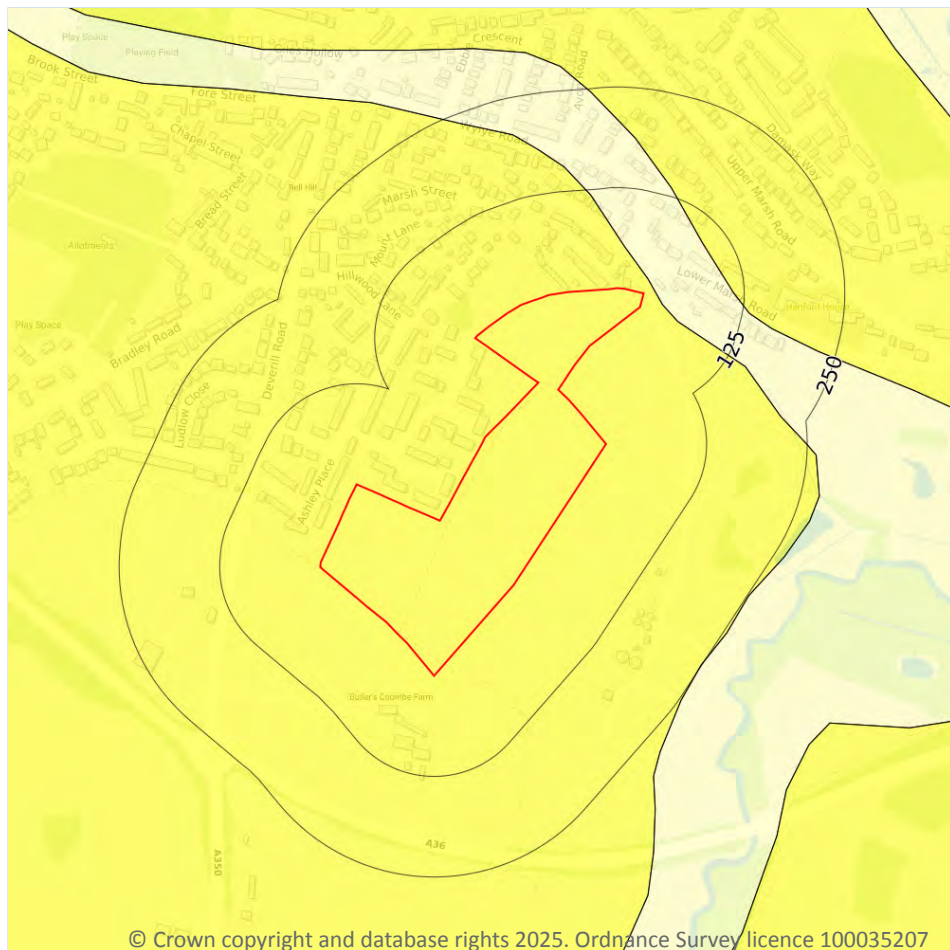
Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
14m NE	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.



This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



17.4 Collapsible deposits

Records within 50m

2

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.

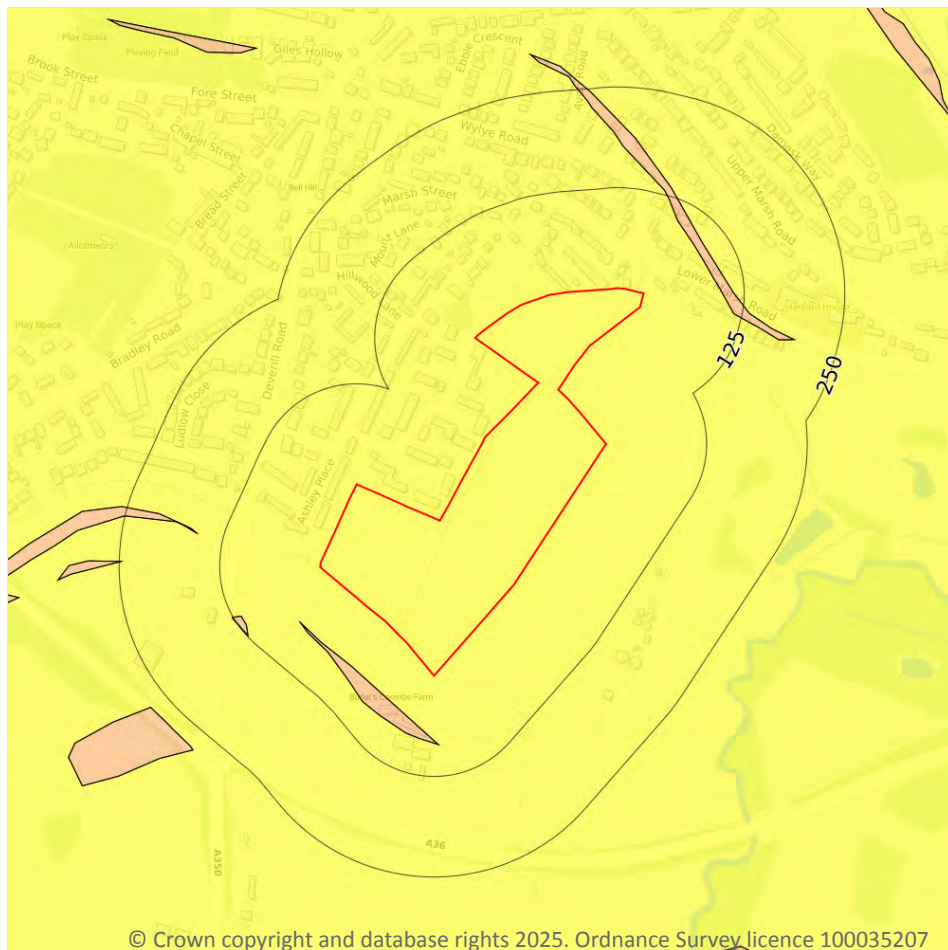
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 102 >](#)

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.
14m NE	Negligible	Deposits with potential to collapse when loaded and saturated are believed not 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.

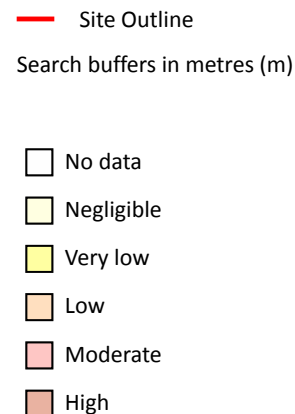
Features are displayed on the Natural ground subsidence - Landslides map on [page 103](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

1

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 104](#) >

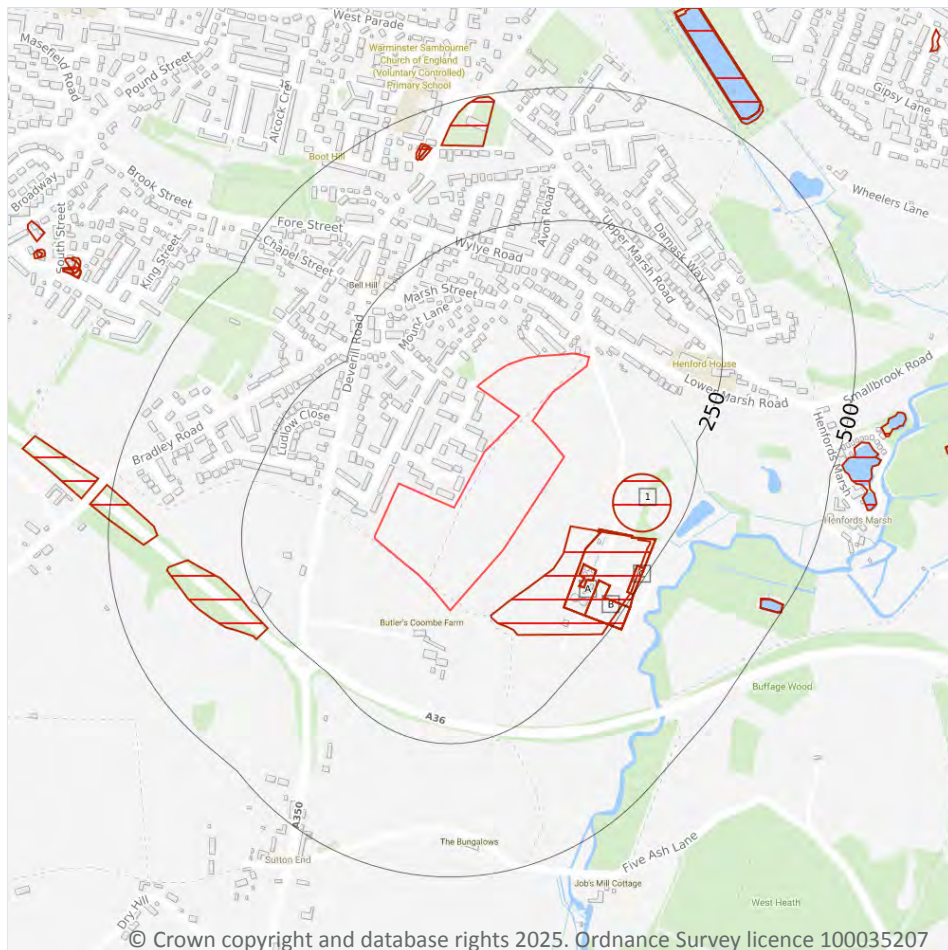
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- ▭ Surface ground workings
- ▭ Underground workings
- ▭ Underground mining extents
- ▭ Historical mineral planning areas
- ▭ TCA non-coal mining
- Non Coal Mining
- ▭ Sporadic underground mining of restricted extent possible
- ▭ Localised small scale underground mining possible
- ▭ Small scale mining possible
- ▭ Underground mining known or likely within or in close proximity
- ▭ Underground mining known within or in very close proximity

18.1 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

14

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

Features are displayed on the Mining and ground workings map on [page 106 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
A	64m S	Sewage Farm	1926	1:10560
1	115m E	Sewage Farm	1923	1:10560
A	128m SE	Sewage Works	1992	1:10000
A	128m SE	Sewage Works	1984	1:10000
A	128m SE	Sewage Works	1976	1:10000
A	141m SE	Settling Tanks	1992	1:10000
A	141m SE	Settling Tanks	1984	1:10000
A	141m SE	Settling Tanks	1976	1:10000
B	182m SE	Sludge Beds	1992	1:10000
B	182m SE	Sludge Beds	1984	1:10000
B	182m SE	Sludge Beds	1976	1:10000
C	227m SE	Filter Beds	1992	1:10000
C	227m SE	Filter Beds	1984	1:10000
C	227m SE	Filter Beds	1976	1:10000

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



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- Mining cavities
- Reported recent incidents
- Historical incidents

19.1 Natural cavities

Records within 500m

1

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.

Features are displayed on the Ground cavities and sinkholes map on [page 111](#) >

ID	Location	Details
1	142m N	Type: Sinkhole x 1 Superficial Geology: Alluvium Bedrock Geology: Gault Formation

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**

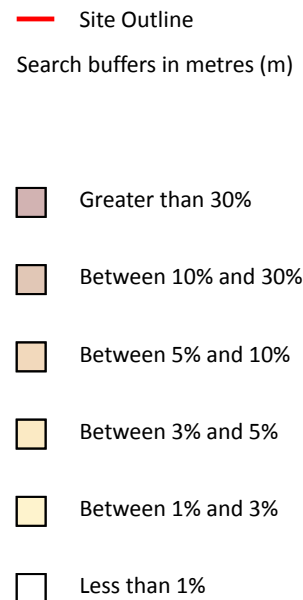
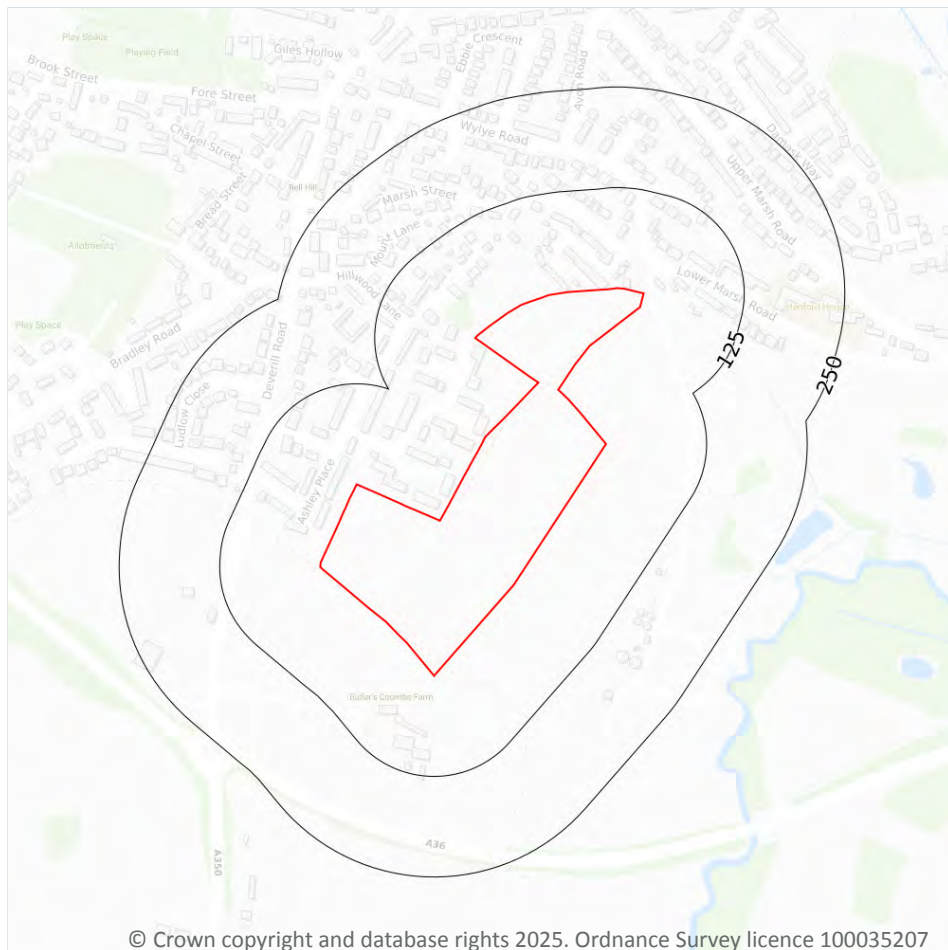
This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a 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



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 113 >](#)

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

12

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
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
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
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
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
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
8m SW	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
14m NE	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
39m SW	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
39m SW	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
44m W	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
47m SW	15 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> ↗.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗.



APPENDIX C

SITE PLANS



SITE LOCATION PLAN





AERIAL PHOTOGRAPH





Aerial Photograph

Sourced from Groundsure

Dwg. No.
25215/02



PROPOSED SITE LAYOUT





House Types										
Name	Rooms	Occupancy	Storey Height	No. Units	Internal Area	Total Internal Area	Parking			
					sqft	sqft	Residents	Garage	Visitors	Total
Red Line Area (Areas)				13.68						
Open Market										
Yew	2B	4P	2	18	856.38	15,415	2		0.2	40
Cherry	3B	5P	2	17	1001.00	17,017	2		0.2	37
Pine	3B	4P	2	4	910.60	3,642	2		0.2	9
Cedar	3B	6P	2	9	1116.20	10,046	2		0.2	20
Oak	4B	6P	2	4	1192.60	4,770	3	4	0.2	13
Spruce	4B	7P	2.5	2	1528.40	3,057	3	2	0.2	6
Total				54	53,947			6		125
Affordable (30%)										
Bramley	2B	4P	2	11	861.10	9,472	2		0.2	24
Williams	3B	5P	2	12	1016.11	12,193	2		0.2	26
Total				23	21,665		51			
Total										
77					75,613			175		

	Acres	Hectares
Coverage		
Gross Site Area	13.68	5.54
POS	7.93	3.21
Infrastructure	0.15	0.06
Net Site Developable Area	5.60	2.27
Dwellings Per Net Coverage	14	
	13,503	

Land Off Ashely Combe
Warminster

Illustrative Layout

Project Number

RL102

Location

Warminster

Client

Rubix Land

Drawing Number:

120

Revision:

C

Date:

10/25

Drawn By:

AW

Paper:

A1

N

Scale:

1:1000

0 10 20 30 50 70m

This plan is provided as an illustration only, without the benefit of full due diligence. No reliance should be placed on the accuracy of this plan.