



Ashflame Properties Ltd

Land East of Calne Road, Lyneham, Wiltshire

Phase 1 Ground Conditions Report

315976 R01(01)

RSK GENERAL NOTES

Project No.: 315976

Title: Phase 1 Desk Study: Land East of Calne Road, Lyneham, Wiltshire, SN11 9JB

Client: Ashflame Properties Ltd

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

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1 INTRODUCTION

1.1 Commissioning

RSK Environment Limited (RSK) were engaged by Ashflame Properties Ltd, (Gallagher House, Gallagher Way, Gallagher Business Park, Warwick, CV34 6AF. Company No. 00937417) herein referred to as the 'Client' to carry out Phase 1 desk study services at the Land East of Calne Road, Lyneham, Wiltshire, SN11 9JB.

The works were undertaken by means of fee proposal 315976 T01 (01) dated 4 August 2025, which forms the appointment between ourselves and the Client.

References in this report to 'we', 'us', or 'our' shall mean RSK Geosciences as a trading name of RSK Environment Limited (company no.SC115530) at registered address 65 Sussex Street, Glasgow, G41 1DX.

The site location is provided in **Figure 1**, the existing site layout is presented in **Figure 2**, and the proposed Parameter Plan is presented in **Figure 3**.

The report should be read and used in accordance with the limitations and constraints identified in the report text, and at **Appendix A – Service Constraints**.

1.2 Objectives

This report has been produced to support an outline planning application (with all matters reserved except for access) for residential development (Use Class C3), provision of public open space, and associated infrastructure on land east of the A3102, Lyneham.

The objective of the work is:

- to identify contamination and/or geotechnical constraints to the proposed development and, where relevant, to support discharge of planning conditions and building control requirements
- to identify based on risk assessment whether additional investigation or remediation works may be required to support safe development to make the site suitable for use.

1.3 Scope of works

The scope of works has been developed in accordance with relevant British Standards and authoritative technical guidance as referenced through the report. The assessment of the contamination status of the site is in line with the technical approach presented in Land Contamination Risk Management (LCRM) (Environment Agency, 2025) and in general accordance with BS 10175: 2011 + A2 2017 (BSI, 2017). It is also compliant with relevant planning policy and guidance, i.e. National Planning Policy Framework.

The scope of works for the assessment has included the following:

- a study of the local geology and hydrogeology, including the provision of historical BGS boreholes
- the identification of potential geological hazards, including Radon

- a study of the land-use, development history and environmental data on and around the site and its surroundings from local authority correspondence, a Groundsure report and archival Ordnance Survey mapping
- the identification of aquifer vulnerability rating beneath the site and local water abstraction points from Environment Agency records
- a site walk-over reconnaissance survey
- the identification of potential targets at risk from possible contamination
- production of a Preliminary Conceptual Site Model.

1.4 Existing reports

No existing reports relevant to the site assessment have been provided to RSK.

1.5 Limitations

This report is subject to the RSK service constraints given in **Appendix A** and limitations that may be described below and throughout this document.

This report was prepared in accordance with good practice guidance and available datasets at the time of issue. Consideration should be given to re-assessing the site in light of changes in legislation, statutory requirements, or industry practices after the date of issue.

The opinions expressed in this report, and the comments and recommendations given, are based on the information obtained from the desk assessment and the site reconnaissance survey. No intrusive investigations have been undertaken to confirm the actual ground conditions and hence the environmental status of the site.

The study aims to principally identify and assess the potential risks and liabilities associated with contamination of the ground, on and in the vicinity of the site. While this includes consideration of current operations and housekeeping on the site, the report does not constitute a comprehensive environmental audit of the site, as covered under ISO 14001.

Although asbestos may not have been encountered as part of these works, asbestos could be present in soil in discrete areas and may be encountered in future ground investigation.

A detailed survey of invasive plant species is outside the scope of this investigation therefore detailed comments with regards to such species have been omitted from this report.

The comments given in this report and the opinions expressed are primarily based on third party data and investigations, while RSK have undertaken a review of the information provided RSK cannot be held liable for the quality of the data provided. There may be conditions pertaining to the site that have not been disclosed by the investigations and therefore could not be taken into account.

2 SITE DETAILS

2.1 Site location

Site location details are presented in Table 1 and a site location plan is provided on **Figure 1**.

Table 1 Site location details

Site name	Land East of Calne Road, Lyneham, Wiltshire
Full site address and Post code	Land East of Calne Road, Lyneham, Wiltshire, SN11 9JB
National Grid reference (centre of site)	SU 02095 77650

2.2 Site description

The site boundary and current plan is shown on **Figure 2**. The site covers an area of c. 8.17 hectares.

The site is irregular in shape and comprises two agricultural fields west of Freegrove Farm. The farmhouse itself and ancillary buildings are located offsite, approximately 200 m to the east of the eastern boundary. The boundary between the two fields comprises a barbed wire fence with wooden posts, running roughly east west through the centre of the site.

The site is bound to the west by a timber rail fence and hedgerow containing mature trees, beyond which is the A3102, and to the north by a chain link fence forming the perimeter of a MoD base associated with the Royal Electrical and Mechanical Engineers. This chain link fence also extends around the northeastern site boundary. The southeastern boundary of the site is a wire fence with wooden posts whilst the southern boundary is not delineated but runs parallel to the southern field margin approximately 50 m away.

An unnamed track runs along the southern field margin and provides access to Freegrove Farm from the A3102. Following this track are overhead power lines supported by wooden posts. Access to the site is from this track through a gate into the southern field or through a gate into the northern field via Freegrove Farm and the field directly west of it.

The site is at an elevation ranging between approximately 126.00 m and 121.50 m above Ordnance Datum (AOD), reducing in elevation generally towards the east.

2.3 Surrounding land uses

The site is located on the southeastern outskirts of the village of Lyneham, within a mixed agricultural and residential setting. Much of the surroundings are taken up by MoD Lyneham (previously RAF Lyneham which closed in 2012) which consists of airfield runways with associated hangers. Immediate surrounding land uses are described in Table 2.

Table 2 Surrounding land uses

North	MoD hangers and buildings, beyond which are residential properties off Slessor Road. A sewage treatment works is also present to the northeast.
East	Freegrove Farm, beyond which are agricultural fields and a surface water course (The Strings).
South	Agricultural fields and Lyneham Farm with associated poultry houses.
West	The A3102, beyond which are residential properties off Calne Road and MoD land

2.4 Proposed development plans

The site is being considered for residential development of up to 200 dwellings.

No details of the proposed ground levels have been provided therefore for the purpose of this report it has been assumed that the current levels will remain unchanged.

3 DESK-BASED ASSESSMENT

The desk-based assessment was designed to generally meet the objectives of a preliminary or Phase 1 investigation, as defined by BS 10175:2011+A2:2017 (BSI, 2017) and BS 5930:2015, and is set in context of a Tier 1 preliminary risk assessment as defined in LCRM.

The "vicinity" of the site for the purposes of this report is defined as locations situated within an approximate 250 m radius of the site, although certain sources and/ or sensitive targets further than 250m from the site may also have been considered.

3.1 Site history

3.1.1 Historical development record

The development history of the site and surrounding area based upon assessment of historical plans and records is detailed in Table 3 and Table 4, respectively.

The historical maps reviewed are shown within the environmental database report in **Appendix C**.

Table 3 Summary of historical development on site

Date from	Date to	Historical Land Use (on-site)	Area of site
1885	2025	Agricultural fields	Entire site

Table 4 Summary of historical development in the vicinity of the site

Date from	Date to	Historical Land Use (off-site)	Distance (m) and orientation
1956	2025	Sewage works	500 northeast
1956	2025	Lyneham airfield (RAF)	100 west
1956	2025	Expansion of housing in Lyneham village	800 north
1981	2025	Housing development west of A3102	100 west
1981	2025	Lyneham Farm and poultry houses	250 south
1981	2025	MoD depot	100 northeast
1981	1991	Unspecified heap	Site boundary northeast

The key potential contaminative land uses identified from the available historical maps include:

- Agricultural use of the site may have resulted in small amounts of Made Ground being placed in gateways or other areas to improve access.
- RAF Lyneham airfield base and MoD depot where fuels and PFAS may have been stored.

A number of potential on-site and off-site contaminant sources have been considered but are unlikely to impact the proposed development:

- poultry houses associated with Lyneham Farm are present approximately 250 m south of the proposed development. It is considered unlikely that any operations associated with this farm will have impacted the proposed development site.
- the agricultural use of pesticides on site has been considered; whilst highly persistent pesticides are now relatively rare since EU reforms of 2009. The most widely used pesticide today is Chlorothalonil and is approved for use in the EU, has a low aqueous solubility, not expected to leach to groundwater, slightly mobile but tends not to be persistent in soils. Historical use of pesticides will not have been subject to the same regulatory controls. Organochlorine was considered the most dangerous pesticide due to the environmental persistence. It was banned in the UK in 1984. However, the half-life of this substance in soil is between 2 and 15 years and therefore risk to the environment will have severely reduced by now. Depending on the design layout of the proposed development, the low risk of exposure will only be relevant in areas of soft landscaping. Recent pesticide use is unlikely to remain within the soil long enough to migrate off site.
- A sewage treatment works has been identified northeast of the site in 1956 historical mapping to the present day. It is not considered a likely source of contamination as it is 500 m off-site and outflows to a river that does not run near the site. It is also anticipated to have been well maintained and that any contamination leaks would have been noted, corrected, and cleaned up.

3.1.2 Unexploded ordnance

A review of publicly available unexploded ordnance (UXO) risk maps indicates that the site is located in an area with low potential for aerially delivered wartime bombs to be present (Zetica, 2025). A copy of the Zetica plan is presented in **Appendix D**.

3.2 Information from environmental database report

Relevant environmental permits and incidents detailed within the environmental database report (see **Appendix C**) are summarised below in Table 5.

Table 5 Summary of environmental permits, landfills and incidents

Data type	Entries on-site	Entries <250m from site	Entries >250m from site of relevance	Details
Agency and hydrological				
Environmental permits – incorporating Environmental Permitting Regulations (EPR) and/or Pollution Prevention and Control (PPC) permits; former Integrated Pollution Controls (IPC), Local Authority Pollution Control (LAPC)	0	4	0	Off-site (113 m west): Faccenda Foods Ltd, Lyneham Farm, Intensive Farming > 40,000 Poultry. Original Permit No. XP3533UR, Issued 17/04/2009, 01/07/2010, 23/06/2014, 19/02/2018.
Enforcement and prohibition notices	0	0	0	None identified.

Data type	Entries on-site	Entries <250m from site	Entries >250m from site of relevance	Details
Pollution incidents to controlled waters, Prosecutions relating to controlled waters, Substantiated pollution incident register, Water Industry Act referrals	0	2	0	Off-site (175 m north): Incident date: 24/02/2002, Incident identification: 60230, Pollutant: Other. Water impact: Category 3 (Minor), Land impact: Category 4 (No impact), Air impact: Category 4. Off-site (217 m north): Incident date: 14/08/2003, Incident identification: 182027, Pollutant: General Biodegradable Materials and Wastes. Water impact: Category 3, Land impact: Category 4, Air impact: Category 4.
Discharge consents	0	2	0	Off-site (156 m north): Effluent type: Trade discharges – site drainage. Permit No. 013437. Receiving water: Strings watercourse. Issued 01/05/1996. Revoked: 10/12/2010. Off-site (249 m north): Effluent type: Trade discharges – site drainage. Permit No. 013437. Receiving water: Strings watercourse. Issued 01/05/1996. Revoked: 10/12/2010.
Registered radioactive substances	0	0	0	None identified.
Landfill and waste				
Active landfills	0	0	0	None identified.
Historic / closed landfills	0	0	0	None identified.

Data type	Entries on-site	Entries <250m from site	Entries >250m from site of relevance	Details
Other waste management licences	0	4	0	Off-site (148 m east): Freegrove Farm, Reference EPR/EE5381M/W/A001. Disposing of waste exemption and using waste exemption – agricultural waste only. Deposit of agricultural waste consisting of plant tissue under a Plant Health notice, burning waste in the open, deposit of waste from dredging of inland waters, and use of waste for a specified purpose.
Potentially in-filled land (pit, quarry, pond, marsh, river, stream, dock etc)	0	3	0	Off-site: Unspecified pits located in historic maps from 1925 (352 m south), 1956 (343 m south), and 1885 (428 m south).
Hazardous substances/ industrial land uses				
Control of Major Accident Hazards (COMAH) sites	0	0	0	None identified.
Explosives sites, Notification of Installations Handling Hazardous Substances (NIHHS), Planning hazardous substance consents/ enforcements	0	0	0	None identified.
Contaminated land Part 2A register entries and notices	0	0	0	None identified.
Fuel station entries	0	0	0	None identified.
<i>Note: Entries have only been included within the table where they are located within a 250m radius of the site or, where they fall outside of this radius but are considered to comprise a significant entry.</i>				

3.2.1 Contemporary trade directory entries

Active potentially contaminative land uses identified in the contemporary trade directory and with the potential to affect the site are identified as poultry houses and a silo (121 m southwest and 110 m south), two electricity sub stations (81 m west and 136 m northwest), two roofed storage tanks (96 m east and 136 m southwest), and the MoD depot (adjacent to northeastern site boundary).

Inactive potentially contaminative land uses identified in the contemporary trade directory includes the Lyneham RAF airfield (17 m west).

The historic airfield and current MoD base both have the potential to be sources of per-fluoroalkyl substances (PFAS) associated with military facilities and the storage of firefighting foams.

3.3 Information from regulatory authorities

3.3.1 Planning records

A search of planning records held by the Local Authority Planning Department pertaining to the site was undertaken and none were found to be relevant.

3.3.2 Local Authority environmental health department information

The Environmental Health Department of the local authority (Wiltshire Council) has been contacted to confirm whether they hold records of contamination in connection with the site. Confirmation was provided that there are no private water supplies registered within a 1 km radius of the site, a copy of the response is included in **Appendix D**.

3.3.3 Site services

Service plans obtained from utility companies sourced by RSK are contained in **Appendix E**. Services identified on-site during the walkover are detailed in Section 4.

Buried services indicated to be present on-site or located adjacent to the site boundary as mapped on available plans comprise:

- BT pole mounted cables run parallel to the southern site boundary
- HV above ground electrical cables on wooden poles runs adjacent to the site in the southwestern corner
- surface and foul water sewers run adjacent to the site boundary servicing the MoD base in the north and northeastern corners of the site
- water, MP gas, BT, and Gigaclear services run adjacent to the western site boundary following the A3102.

Buried utility services and their backfill can represent a constraint to development and act as preferential migration pathways for gas, vapour or groundwater towards a receptor.

3.4 Site geology

3.4.1 Anticipated geological sequence

Published records (BGS Geology Viewer (2025) https://geologyviewer.bgs.ac.uk/?_) for the area and available historical borehole logs indicate the geology of the site to be characterised by the succession recorded in Table 6.

There are 20 publicly available BGS historical boreholes located within 250 m of the site, a selection of which are presented in **Appendix D**. No boreholes are recorded as being within the site boundary.

Table 6 Site geology

Strata	Description	Estimated thickness	Permeability
Stanford Formation (Limestone) Covers the entire site.	Shell detrital limestones, ooidal limestone, coralline limestone, fossiliferous marls, and interbedded limestone, marl and mudstone.	Up to c. 15 m	High to very high
Relevant information sources: BGS Geoindex ☒ BGS borehole logs ☒ Previous SI reports ☐			

The following ground conditions were recorded within borehole SU07NW24 located 60 m northeast of the site:

- 0.30 m thickness of topsoil
- 1.40 m thickness of weathered bedrock comprising hard sub rounded fine gravel to cobble size calcareous sandstone (assumed limestone) in a stiff silty clay matrix.
- limestone bedrock encountered at 1.70 m depth where borehole terminated
- no groundwater strike recorded.

The presence of significant thicknesses of made ground is not anticipated at the site given its historical use as agricultural fields, however made ground may be present adjacent to the site along the north and eastern boundaries associated with the development of the MoD base. Made ground may also be present along farm tracks and field entrances around the site to improve access.

3.4.2 Radon

The environmental database report provides an assessment of site-specific radon risk. The report indicates that the estimated percentage of houses with radon above the Radon Action Level (200 Bq m⁻³) is <1%.

The environmental database report indicates that the site is not located within an 'Affected Area' and therefore no radon protective measures are required within new dwellings (or extensions) at the site.

In line with BRE 211 guidance, where basements are constructed radon ingress must be considered regardless of the sites geographical location. Radon resistance should be considered in the design of waterproofing measures by appropriate specialists with consideration to site conditions such as site geology and hydrogeology. In any basement, post-construction monitoring is recommended by BRE (2023) in all habitable basements.

3.5 Mining and quarrying

Evidence has been sought to identify any mining, quarrying, landfilling and land reclamation operations, past and present, which have taken place within 500 m of the site. An initial site appraisal has been carried out based on the information provided on the Mining Remediation Authority Interactive Viewer of the UK Coalfield areas and the commercial environmental databased report for information on non-coal mining.

Use of the Mining Remediation Authority interactive viewer indicates the site lies outside their Coal Mining Reporting Area and therefore no further assessment of coal mining issues is required within this report.

The site is not within an area of significant mining or quarrying, with the nearest (historical) quarry noted to be 458 m south of the site.

3.6 Hydrogeology

A summary of the hydrogeological setting of the site, with respect to the anticipated geological sequence set out in Section 3.4 is presented below in Table 7.

Table 7 Summary of hydrogeological setting

Condition	Description
Aquifer characteristics	The site is underlain by a secondary A aquifer relating to the Stanford Formation. The anticipated geology (gravel to cobble clasts within a low permeability clayey matrix) at relatively shallow depths beneath the site, while restricting downwards migration, may increase the potential for lateral migration of shallow groundwater (and therefore mobile contamination, if present).
Depth to groundwater and flow	The depth to the groundwater table is not known across the site however is anticipated to be at depth given the high to very high permeability of the bedrock. Shallow groundwater in the site area is anticipated to flow in an easterly direction, i.e. towards and in the direction of flow of The Strings surface water feature.
Groundwater flooding	The risk associated with groundwater flooding is unlikely. The environmental database report indicates the risk associated with groundwater flooding is negligible across the site, and there was no evidence from the site walkover that a high groundwater table was present.
Groundwater recharge/attenuation	Most of the site is currently unsurfaced and will therefore drain to ground.
Historical implications for hydrogeology	None noted.
Licensed groundwater abstractions	The environmental database report indicates that there are no groundwater abstractions within a 1 km radius of the site.
Source protection zones	Information available in the environmental database report indicates that the site lies within a Zone 2C (outer catchment – confined aquifer) groundwater Source Protection Zone (SPZ). Details of the SPZ designation are contained in Appendix C .
Ground source heat potential	As part of RSK's commitment to promote sustainability in all that we do, we have assessed the site to determine the potential for space heating and/or cooling and hot water to be supplied by sustainable ground source heat pumps (GSHP). According to the BGS and EA online open loop GSHP screening tool for England and Wales the aquifer beneath the site is not favourable for open loop systems. However, the geology beneath the site could have potential for providing space heating and hot water via closed loop ground source heat pumps.

3.7 Hydrology

A summary of the hydrology within the site area is summarised in Table 8.

Table 8 Summary of hydrology in site area

Condition	Description
Surface watercourses / features	The nearest identified surface watercourse to the site is The Strings, located approximately 500 m to the east of the site. A further unnamed surface watercourse is located approximately 125 m east of the site and flows to the east to connect with The Strings river. A heavily vegetated seasonally dry ditch runs adjacent to the western site boundary following the A3102.
Surface water abstractions	There are no surface water abstractions identified by the environmental database, within a 1km radius of the site.
Site drainage	There is no formal drainage for the site with rainfall currently draining direct to the ground.
Preliminary flood risk data	The site does not lie within flood zone 2 or 3 for river and coastal flooding according to the environmental database report. A flood risk assessment is outside the scope of this report. Long term flood risks are considered in section 3.9.

3.8 Sensitive land uses

Table 9 provides a summary of any environmentally sensitive areas identified within 250 m of the site based on the environmental database report.

Table 9 Environmentally sensitive areas

Feature	Present within 250m of site?	Details	Likely pathways from site?
International designations – Ramsar wetland, Special Area of Conservation (SAC), Special Protection Area (SPA)	No	N/A	N/A
National designations – Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR), ancient woodland	No	N/A	N/A
Local designations – Local Nature Reserve, Site of Importance for Nature Conservation (SINC)	No	N/A	N/A
Nearest high sensitivity development, e.g. residential	Yes – residential	Residential properties located directly adjacent to the west of the site.	No – properties are located anticipated up hydraulic gradient from the site.

3.9 Future climate change impacts

In accordance with planning policies and guidance (e.g. LCRM), there is a need to consider the effects of future climate change and associated extreme weather events (EWE) on the CSM and identified potential contaminant linkages, along with the implications for risk assessment and remediation. Further background details are provided in **Appendix B**.

Table 10 contains a preliminary assessment of future projected climate change impacts that may be relevant to the site. As all parts of the UK are projected to experience temperature rises, this is not included in the table. Cascading effects of temperature rise are considered via changes in precipitation, flood, heatwaves and drought. This assessment is based on Met Office UK Climate Projections (UKCP18) Representative Concentration Pathway (RCP) 8.5 data for the far future, i.e. 2080s (Met Office, 2018 and 2021) and other relevant datasets. This is based on a 'reasonable worse case' scenario. Where considered necessary, qualitative consideration of climate change is provided for specific linkages in the risk assessment and as an uncertainty in the CSM.

Extreme weather has historically occurred and will always occur in the UK. Extreme weather can include extremes of precipitation, heat, drought and cold. As a result of climate change extreme events are anticipated to become more intense and frequent across the UK.

RSK considers that sites that are likely to be more susceptible to climate change effects to be those located on or near to the coast and at risk of coastal flooding, or erosion and those located within the flood plain.

Table 10 Potentially relevant future projected climate change and EWE site impacts

Climate impact risk factors	Relevant to site?	Discussion
Projected significant changes in annual infiltration rates (+/- 5%)	Y	The annual infiltration rate is predicted to decline in its lowest median value by approximately 10% for the time period 2071-2100. This is likely to lead to drier soils and greater shrinkability where shrinkable soils are present. This may require mitigation incorporated into the design of foundations.
Future flood risk areas due to river and/or coastal flooding	N	The yearly chance of flooding from rivers based on current climate is assessed as very low for the site. The yearly chance of flooding projected between 2036 and 2069 as a result of climate change is also assessed to be very low for the site. The overall long term flood risk is anticipated to stay the same as a result of climate change.

Climate impact risk factors	Relevant to site?	Discussion
Future surface water flood risk (i.e. due to inundation of drainage systems)	N	The yearly chance of surface water flooding based on current climate is assessed as very low for the site. The yearly chance of flooding projected between 2040 and 2060 as a result of climate change is also assessed to be very low for the site. The overall long term flood risk is anticipated to stay the same as a result of climate change.

Further details on climate risk screening are provided in **Appendix G**.

4 SITE RECONNAISSANCE FINDINGS

A site reconnaissance survey was completed on 9 October 2025 by RSK.

The key findings from the site reconnaissance survey were as follows:

- the site is currently used for sheep grazing (both fields)
- overhead services (telecoms and/or electrical) supported by wooden poles run along the southern field margin parallel to the southern site boundary. They cross over the southern field access gate which may be a constraint if a ground investigation phase is undertaken
- a bund was noted off-site adjacent to the northern boundary in the MoD base of potential made ground
- a heavily vegetated seasonally dry ditch runs along the western site boundary. Litter was noted in the ditch as well as banks of potential made ground
- a hedgerow forms the western site boundary containing several mature trees. The southern field margin parallel to the southern site boundary is also a hedgerow with mature trees
- the gate into the northern field contains some incorporated granular material (made ground) to improve access.

A site boundary plan is provided in **Figure 2** and photographic records are included in **Appendix F**, along with notes recorded during the reconnaissance survey.

5 PRELIMINARY GEOTECHNICAL CONSTRAINTS

5.1 Design class

BS EN 1997-1 defines three different Geotechnical Categories that structures may fall into, which are summarised as follows:

- Category 1: Small and relatively simple structures for which it is possible to ensure that the fundamental requirements will be satisfied on the basis of experience and qualitative geotechnical investigations; with negligible risk
- Category 2: Conventional types of structure and foundation with no exceptional risk or difficult ground or loading conditions
- Category 3: Structures or part of structures, which fall outside limits of Geotechnical Categories 1 and 2. Examples include very large or unusual structures; structures involving abnormal risks, or unusual or exceptionally difficult ground or loading conditions; structures in highly seismic areas; structures in areas of probable site instability or persistent ground movements that require separate investigation or special measures.

Based on the information provided above on the proposed development and in view of the anticipated ground conditions, a Geotechnical Category of Category 2 has been assumed for the purposes of designing the geotechnical investigation. This should be reviewed at all stages of the investigation and revised where necessary.

5.2 Preliminary geotechnical hazards assessment

A summary of commonly occurring geotechnical hazards associated with the anticipated geology outlined in Section 3.4 above is given in Table 11 together with an assessment of whether the site may be affected by each of the stated hazards.

Table 11 Summary of preliminary geotechnical risks that may affect site

Hazard category	Hazard status based on desk study findings and proposed development		Engineering considerations if hazard affects site
	Could be present and/or affect site	Unlikely to be present and/or affect site	
Sudden lateral changes in ground conditions	☐	☒	BGS records indicate the site is principally underlain by the Stanford Formation limestones with no significant lateral changes.
Shrinkable clay soils ¹⁾	☐	☒	BGS records indicate the site is principally underlain by carbonate geology. The environmental database

Hazard category	Hazard status based on desk study findings and proposed development		Engineering considerations if hazard affects site
	Could be present and/or affect site	Unlikely to be present and/or affect site	
			report indicates a negligible risk from shrink-swell clays.
Highly compressible and low bearing capacity soils, (including peat and soft clay)	☐	☒	The environmental database report indicates negligible to very low hazards from the potential for compressible ground stability hazards.
Silt-rich soils susceptible to rapid loss of strength in wet conditions ¹⁾	☐	☒	The environmental database report indicates a very low hazard from the potential for collapsible ground stability hazards.
Running sand at and below water table	☐	☒	The environmental database report indicates negligible to very low hazards from the potential for running sand ground stability hazards.
Karstic dissolution features (including 'swallow holes' in Chalk terrain) ¹⁾	☐	☒	The site is underlain by carbonate geology susceptible to dissolution however the presence of any significant features is unlikely. The environmental database report indicates a very low risk from ground subsidence as a result of soluble strata.
Evaporite dissolution features and/or subsidence ¹⁾	☐	☒	Evaporite strata are not expected to be present within the carbonate geology.
Ground subject to or at risk from landslides ¹⁾	☐	☒	The environmental database report indicates a very low hazard from the potential for landslides.
Ground subject to peri-glacial valley cambering with gulls possibly present	☐	☒	The geological conditions and topographic location are unlikely to give rise to valley cambering.
Ground subject to or at risk from coastal or river erosion ¹⁾	☐	☒	The site is not located near a significant watercourse or coast.
High groundwater table (including waterlogged ground) ¹⁾	☐	☒	A high groundwater table is not anticipated given the local topography and underlying geology. The site walkover did not identify any areas of waterlogged ground.

Hazard category	Hazard status based on desk study findings and proposed development		Engineering considerations if hazard affects site
	Could be present and/or affect site	Unlikely to be present and/or affect site	
Rising groundwater table due to diminishing abstraction in urban areas ¹⁾	☐	☒	The site is not located in an urban area that has been subject to abstraction.
Geological faults, fissures and break lines	☐	☒	None shown in geological mapping.
Underground mining including shafts and adits (e.g. coal, mineral)	☐	☒	Historical mapping and the environmental database report do not indicate the likely presence of underground mining beneath the site.
Effects of extreme temperature (e.g. cold stores or brick kilns/furnaces)	☐	☒	The site has had no prior commercial or industrial uses.
Existing sub-structures (e.g. tunnels, foundations, basements, and adjacent sub-structures)	☐	☒	No structures noted from walkover or desk study.
Filled and made ground (including embankments, infilled ponds and quarries)	☐	☒	Site has not been previously developed. Potential for limited isolated pockets of made ground around field entrances however unlikely to be of significant size. No ponds or quarries identified in historical mapping.
Adverse ground chemistry (including expansive slags and weathering of sulphides to sulphates)	☐	☒	Carbonate geology is unlikely to be sulphate-bearing.
Site topography, including presence of steep slopes	☐	☒	Site topography is relatively flat.
Note: Seismicity is not included in the above table as this is not normally a design consideration in the UK. ¹⁾ The potential for these geohazards to impact the site may be exacerbated by climate change related fluctuations in temperature and precipitation.			

5.2.1 Clay shrink-swell

One of the likely geotechnical implications resulting from climate change impacts is that longer hotter summers will increase the zone of seasonal moisture variation in the upper soil horizon, leading to additional shrinkage. Furthermore, warmer wetter winters can cause rebound of soil moisture levels, leading to swelling. These changes will likely give rise to increases in subsidence and heave issues and hence insurance claims for existing buildings. The effects can also be

exacerbated where building near trees resulting in desiccation (NHBC Standards Chapter , 2024). This and other potential climate change-related impacts are considered in NHBC report NF93 – Foundation solutions: future proofing against climate change (NHBC, 2023a).

The BGS GeoClimate UKCP18 study (BGS, 2023) considers the potential influence of climate change on the probability of subsidence. These BGS GeoClimate shrink–swell national datasets were developed by combining long-term UKCP scenarios for rainfall and temperature changes with the geotechnical properties of the ground, so as to identify areas projected to experience the largest increases in susceptibility to shrink-swell subsidence. The GeoClimate UKCP18 Open data is provided for two time periods, the 2030s and the 2070s with one projection provided for each time period, based on the average outcome for the UKCP18 higher emissions scenario and the most susceptible value (i.e. worst case) within the GeoSure grid cell.

This data is available on BGS Geoindex and the 2070 layer has been consulted for the proposed development at this site. This indicates that it is possible that foundations will be affected by increased clay shrink-swell due to climate change' based on GeoClimateUKCP18.

The NHBC NF93 report (NHBC Foundation, 2023a) identified that foundations for new domestic structures should be designed to accommodate climate change resilience for the entire lifetime of a building.

6 INITIAL CONCEPTUAL SITE MODEL

In the UK land contamination is assessed using a risk-based approach taking account of the magnitude (severity of the hazard) and likelihood (probability) of occurrence. A 'receptor' is something that could be adversely affected by contamination (e.g. people, an ecological system, property or a water body). A 'pathway' is a route or means by which a receptor is or could be exposed to or affected by a contaminant. A 'contaminant source' is a hazard but it can only pose a risk to a receptor where a pathway is present.

The relationship between sources, pathways and receptors are referred to as a conceptual site model. A risk can only be realised where a contaminant source, pathway and receptor are all in place, referred to as a 'contaminant linkage'.

In line with LCRM (Environment Agency, 2025) and BS 10175: 2011 + A2 2017 (BSI, 2017), RSK has used information in the preceding sections to identify hazards (sources of contaminants), receptors that may be impacted and plausible linking pathways. Where all three are present this is termed a potentially complete contaminant linkage and a qualitative risk estimation is made.

The conceptual site model has been considered in context of the proposed development as understood at the time of writing this report. Should the site development proposals change, the CSM and the associated contaminant linkages identified may need to be revised.

6.1 Potential soil, soil vapour and groundwater linkages

6.1.1 Potential sources of contamination

Potential sources of soil and groundwater contamination identified from current activities and the history of the site and surrounding area are presented in Table 12.

Table 12 Potential sources of soil and groundwater contamination

Potential sources	Contaminants of concern
On-site	
Made ground (i.e. fill material) – around field gateways and tracks.	Unknown fill material but potentially including brick and concrete with the potential to contain toxic and phytotoxic metals, inorganics, polycyclic aromatic hydrocarbons (PAHs) and asbestos.

The following potential sources of contamination have been considered and subsequently discounted:

- (i) Pesticides – given the use of the fields as grazing grounds, the use of pesticides on site is considered unlikely.
- (ii) Small volumes of fuels and oils spilt during agricultural activities – these are unlikely to form a significant source of contamination.
- (iii) (Off-site) Intensive poultry farm (Lyneham Farm) – may have the potential to release contamination as wastewater and manure however is located down the anticipated hydraulic gradient from the site. The farm is regulated under EPR and as such it is

anticipated that any contamination would have been identified and remediated in accordance with the permit.

- (iv) (Off-site) MoD base and former RAF Lyneham airfield – likely storage and use of petroleum hydrocarbons, fuel additives, PAHs, chlorinated solvents, asbestos, and firefighting chemicals containing PFAS. No pollution incidents have been reported in the environmental database report although it may be possible that incidents on site have not been reported to regulators. However, given the likely absence of a shallow groundwater table, any contamination associated with the MoD facility is unlikely to impact on the development proposals via lateral migration pathways.

6.1.2 Sensitive receptors

Sensitive receptors identified at or in the vicinity of the site that could be affected by the potential sources identified above comprise:

- future site users (residential)
- adjacent site users (residential)
- future buildings and services (foundations and utilities)
- vegetation
- groundwater in secondary A aquifer and Zone 2C source protection zone
- unnamed surface water course 125 m east of the site that connects to The Strings river.

6.1.3 Potential contaminant pathways

Exposure pathways applicable to human health receptors include:

- direct ingestion, inhalation and dermal contact with soil and soil-derived dust and consumption of site-grown produce
- soil-derived dust and deposition off-site followed by direct ingestion, inhalation, and dermal contact.

Pathways applicable to environmental receptors include:

- direct contact of foundations/services with contamination in soil and/or groundwater
- root uptake of contaminants leading to phytotoxicity
- leaching from soil followed by migration in groundwater to wider groundwater environment (secondary A aquifer) and surface water course (The Strings)

Ecological receptors are only considered within the conceptual model in the context of statutory protected sites.

Please note that construction workers and future maintenance workers have not been identified in the conceptual model as receptors because risks are considered to be managed through health and safety procedures according to the Health & Safety at Work Act 1974 and associated regulations and guidance.

Where there are potential instances that construction methods may result in short term environmental impacts, these will need to be assessed at design stage, within a construction phase environmental management plan and mitigation measures put in place where required.

6.2 Potential ground gas linkages

6.2.1 Ground gas generation potential

Potential ground gas sources identified for the site and surrounding are shown in Table 13.

Table 13 Potential ground gas sources (excludes mine gas)

Potential sources	Indicative ground gas generation potential (CIEH, 2008)	Additional information
On-site		
Natural carbonate soil and strata	Very low	Carbonate strata present under the site as limestones of the Stanford Formation however unlikely to give rise to significant volumes of ground gas.
Made ground with low degradable organic content (e.g. up to 5% organic material and no easily degradable waste).	Very low	Made ground may be present around field entrances but is likely to be granular in nature; not in significant quantities; and given the site setting it is unlikely to contain material (putrescible) with the potential to generate ground gas.

No significant potential sources of ground gas generation have been identified therefore this potential contamination source has not been taken forward.

6.2.2 Radon

The site is in an area where the estimated percentage of homes exceeding the action level of 200 Bq m³ is <1% as indicated by the environmental database report.

In accordance with BRE 211 guidance (2023) and associated building regulations/standards no protection measures are considered to be required in new developments.

6.3 Preliminary risk assessment

The preliminary risk assessment findings and potentially complete contaminant linkages are shown in Table 14.

The risk classification is based on the combination of hazard consequence and probability using a risk matrix from CIRIA C552 (Rudland et al., 2001). The requirement for a preliminary qualitative risk assessment is in accordance with LCRM (Environment Agency, 2025). A summary of the risk assessment process is in **Appendix G**.

Table 14 Risk estimation for potentially complete contaminant linkages

Potential source	Potential receptor	Possible pathway	Likelihood	Severity	Risk Rating	Justification
On-site Made ground (i.e. material placed in gateways and on farm tracks to improve access). Unknown fill material but potentially including brick, concrete and other anthropogenic material containing toxic and phytotoxic metals, inorganics, PAHs, and asbestos.	Future site users (residential)	Direct oral ingestion, inhalation and dermal contact with soil and soil-derived dust and consumption of site-grown produce.	Unlikely	Medium	Low	The potential for chemical contamination in made ground is unknown. However, given the site history, made ground is likely to be of limited extent and thickness. It is unlikely to contain significant concentrations of contaminants. Exposure to chemical constituents over chronic timeframes is considered to be of medium severity with respect to human health.
	Adjacent site users (residential)	Soil-derived dust migration followed by off-site deposition and ingestion, inhalation, and dermal contact.	Unlikely	Medium	Low	Following development, the potential for dust containing contaminants to migrate off-site and result in significant exposure to adjacent residents is unlikely. Given the site history, made ground is likely to be of limited extent and thickness. It is unlikely to contain significant concentrations of contaminants.
	Groundwater (Secondary A aquifer)	Leaching to groundwater followed by vertical and lateral migration to the wider groundwater environment and surface waters.	Unlikely	Medium	Low	Given the site history, made ground if present is likely to be of limited extent and thickness; and unlikely to contain significant concentrations of contaminants with the potential to leach and migrate to either groundwater. The risk to the receptor is considered to be moderately sensitive owing to the Stanford Formation as a secondary A aquifer within a Zone 2C source protection zone. However, there are no groundwater abstractions within 1 km of the site.
	Future buildings (i.e. foundations)	Direct contact of foundations with contamination in soil and/or groundwater.	Unlikely	Mild	Very Low	Given the site history, made ground if present is likely to be of limited extent and thickness; and unlikely to contain significant concentrations of sulphides or sulphates owing to the carbonate geology. It is recommended that appropriate

Potential source	Potential receptor	Possible pathway	Likelihood	Severity	Risk Rating	Justification
						chemical testing of soils and groundwater is undertaken to allow determination of concrete class for the proposed development.
	Future services (i.e. potable water supply pipes)	Direct contact of potable water supply pipes with contamination in soil and/or groundwater.	Unlikely	Medium	Low	Given the site history, made ground if present is likely to be of limited extent and thickness; and unlikely to contain significant concentrations of contaminants (typically hydrocarbons and volatile organic compounds) with the potential to permeate potable water supply pipes.
	Vegetation (future planting)	Root uptake of contaminants leading to phytotoxicity.	Unlikely	Mild	Very Low	Given the site history, made ground if present is likely to be of limited extent and thickness; and unlikely to contain significant concentrations of contaminants with the potential to cause phytotoxic effects. No vegetation stress was noted during the walkover.

Risk matrix		Consequences			
		Severe	Medium	Mild	Minor
Probability	Highly likely	Very high	High	Moderate	Moderate/low
	Likely	High	Moderate	Moderate/low	Low
	Low likelihood	Moderate	Moderate/low	Low	Very low
	Unlikely	Moderate/low	Low	Very low	Very low
	Very Unlikely	Low	Very Low	Negligible	Negligible

No potentially complete contaminant linkages with a potential risk of moderate to low or higher have been identified.

In line with LCRM, any potentially complete contaminant linkages need to be assessed further through an appropriate scope of site investigation and/or mitigation incorporated into the development as may be appropriate. However, for this site it is recommended that a limited amount of investigation is undertaken to confirm the low risk rankings given above.

6.4 Data gaps and uncertainties

Key data gaps and uncertainties identified in the CSM at desk study stage include:

- gaps in available historical OS maps.
- there are no previous investigations available for the site, therefore no information on actual ground conditions and the contamination status of the site is known at this stage.
- groundwater depth and flow direction are conceptual at this stage.

7 CONCLUSIONS AND RECOMMENDATIONS

7.1 Geo-environmental assessment

The site is undeveloped and has been used as agricultural land for more than 100 years. Contamination, if any, is likely to be localised to the made ground laid down in field entrances to improve access however this was noted to be of very small extent during the site walkover.

No potentially complete contamination linkages with a potential risk of moderate/low or higher were identified in the initial CSM.

Services (overhead lines) are present adjacent to the site crossing over the southern field access point and will need to be considered during any subsequent ground investigation and development phases.

No radon protective measures are required for any new developments.

7.2 Geotechnical assessment

Based on published geological records, the site is underlain by limestones of the Stanford Formation which are likely to be present at shallow depth.

It is recommended that site investigation works are carried out to inspect the competency of the shallow bedrock deposits and to enable the estimation of the allowable bearing pressure for design purposes.

Standard Penetration Tests (SPTs) should be undertaken within boreholes to assess the in-situ strength/density of the materials encountered.

The shrinkage/swelling potential of clays of the weathered bedrock deposits near surface requires assessment to determine suitable foundation design. Where mature trees and hedgerows are present, there is a potential for these to influence the design and depth of foundations. Hedgerows containing mature trees are present along the western site boundary and adjacent to the southern boundary.

The Stanford Formation is not recorded as being potentially sulphate bearing however, appropriate concrete class design testing is recommended to confirm the class of concrete appropriate to the site conditions.

The weathered deposits of the Stanford Formation may be suitable for infiltration/soakaway testing to inform drainage design for the proposed development.

7.3 Recommendations

It is recommended that a site investigation is undertaken to confirm the ground conditions for geotechnical purposes; to investigate the potential for made ground to be present in discrete areas; and to confirm the low risk rating given to the potential pollutant linkages associated with the site and its proposed use. The investigation should consist of the following:

- a programme of shallow exploratory holes providing general coverage across the site to allow for sample collection and in-situ geotechnical testing

- infiltration tests at the discretion of the drainage engineer to confirm the suitability of the underlying geology for drainage design
- a programme of shallow exploratory holes in areas of made ground (field entrances) to allow for sample collection and characterisation
- installation of monitoring wells across the site to investigate the presence/absence of a shallow groundwater table that could impact construction activities.

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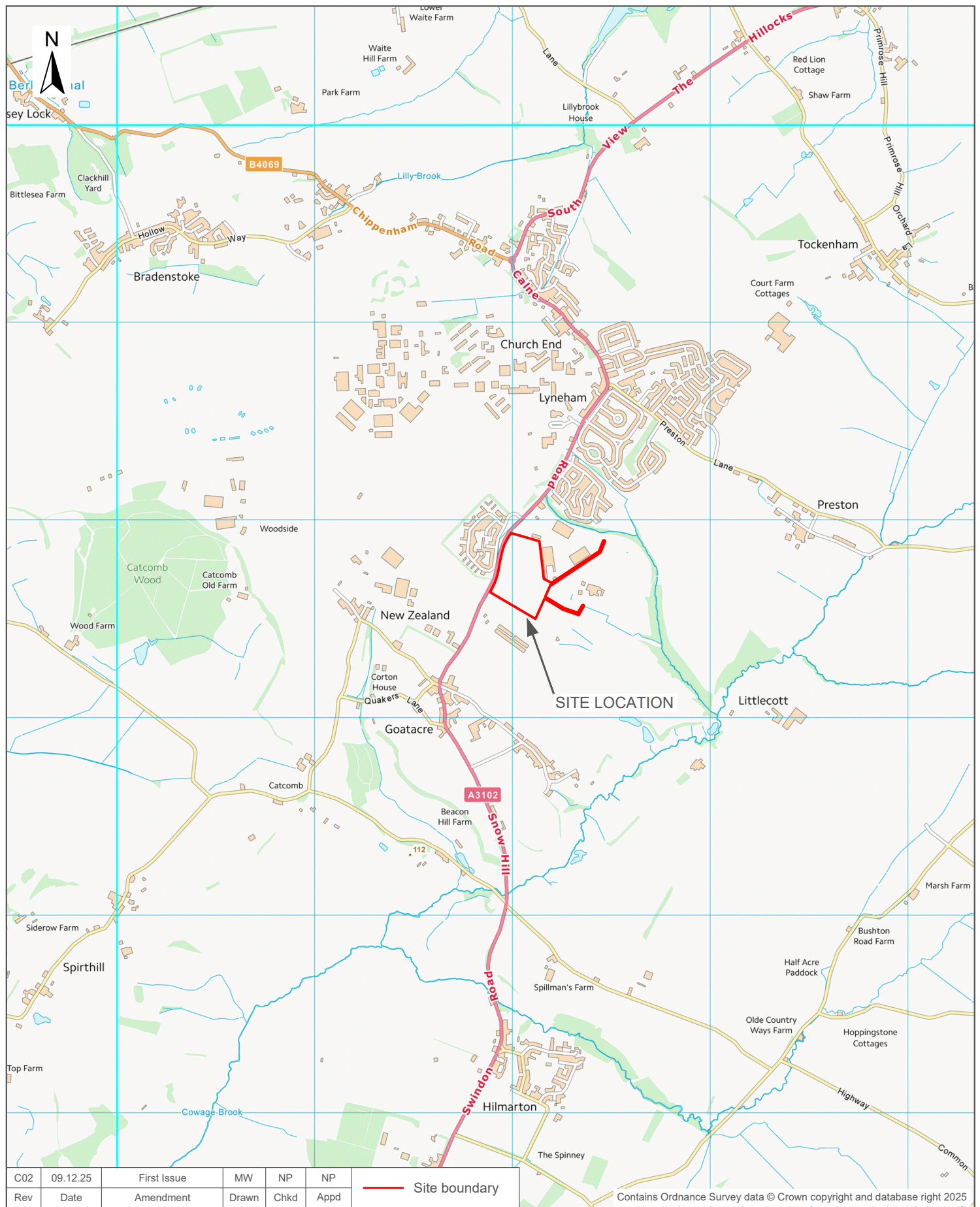
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FIGURES

Figure 1 SITE LOCATION PLAN



C02	09.12.25	First Issue	MW	NP	NP
Rev	Date	Amendment	Drawn	Chkd	Appd

— Site boundary

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Client

Ashflame Properties Ltd

Project Name

Land East of Calne Road, Lyneham, Wiltshire

Description

Site Location Plan

Dimension	Size	Scale	Geolocation	Project ID	Drawing no.	Rev	File name
m	A4	1:25,000	SU 02095 77650	315976	11102	C02	315976-BL-111-XX-D-G-11102-C02

Figure 2 SITE BOUNDARY PLAN



DO NOT SCALE FROM THIS DRAWING

LEGEND

— Site boundary

Notes:

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Client
Ashflame Properties Ltd

Project Name
Land East of Calne Road, Lyneham, Wiltshire

Description
Existing Site Plan

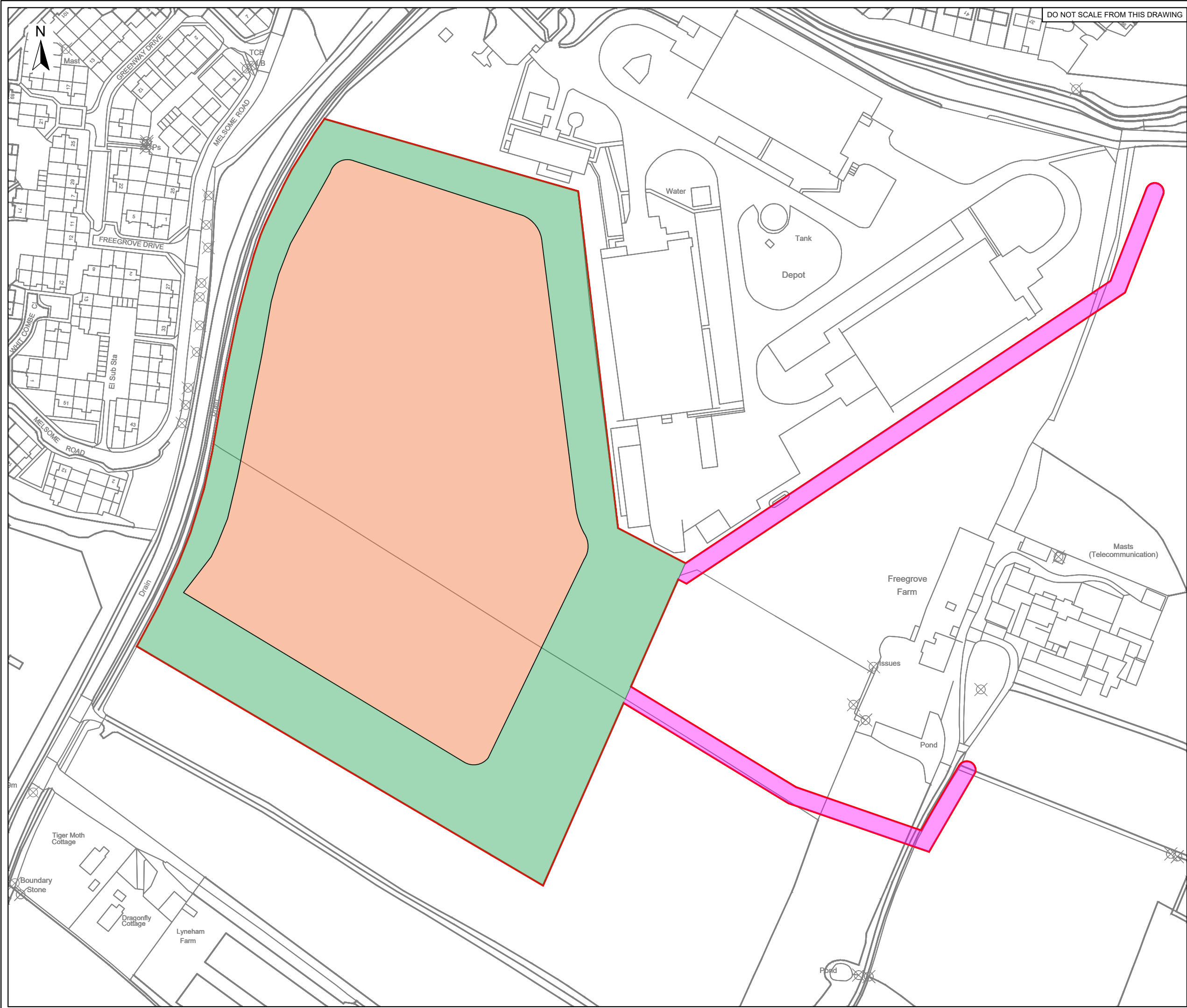
Project ID	Drawing no.	Revision
315976	11202	C02

File name
315976-BL-112-XX-D-G-11202-C02

Dimensions	Scale	Size
m	1:2000	A3



Figure 3 PARAMETERS PLAN



DO NOT SCALE FROM THIS DRAWING

LEGEND

- Site boundary
- Residential Development Max 2.5m storeys (ridge height up to 10.5m) including incidental Open Space and SUDs
- Area of Public Open Space including SUDs and Biodiversity
- Provision for below ground utilities

Notes:

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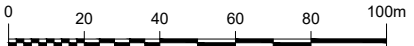
C02	09.12.25	First Issue	MW	NP	NP
Rev	Date	Amendment	Drawn	Chkd	Appd



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Client Ashflame Properties Ltd		
Project Name Land East of Calne Road, Lyneham, Wiltshire		
Description Parameters Plan		
Project ID 315976	Drawing no. 11601	Revision C02
File name 315976-BL-116-XX-D-G-11601-C02		
Dimensions m	Scale 1:2000	Size A3
		

APPENDICES

Appendix A

SERVICE CONSTRAINTS

APPENDIX A

SERVICE CONSTRAINTS

1. Service Constraints

1.1. This Report (the "Report") and any study, inspection, investigation, sampling, testing and or interpretation carried out in connection with the Report (together the "Services") were compiled and carried out by RSK Environment Limited (RSK) trading as Carbon Zero Consulting, Leap Environmental or RSK Geosciences, for the Client named in the first paragraph of the Report (the "Client") in accordance with the terms of an RSK Fee Proposal including RSK Environment Standard Terms and Conditions (the "Appointment") between RSK and the Client, unless otherwise stated in the first paragraph of the Report. The Services were performed by RSK with the reasonable skill and care ordinarily exercised by a geo-environmental consultant at the time the Services were performed. Nothing in this Report shall be construed as imposing any fitness for purpose obligation. Further, and in particular, the Services were performed by RSK taking into account the limits of the scope of works required by the Client, the time scale involved and the resources, including financial and manpower resources, agreed between RSK and the Client.

1.2 Other than that, expressly contained in paragraph 1 above, RSK provides no other representation or warranty whether express or implied, in relation to the Services. RSK shall not be liable in respect of any action or proceedings arising out of or in connection with this Report whether in contract, in tort, for breach of statutory duty or otherwise after the expiry of six (6) years from either (i) the date of the Report or (ii) such earlier date as prescribed by law, unless varied in the terms of the Appointment.

1.3 Unless otherwise agreed in writing, the Services were performed by RSK exclusively for the purposes of the Client. RSK is not aware of any interest of or reliance by any party other than the Client in or on the Services. Unless expressly provided in writing, RSK does not authorise, consent, or condone any party, other than the Client relying upon the Services. Should this Report or any part of this Report, or details of the Services or any part of the Services, be made known to any such party, and such party relies thereon, that party does so wholly at its own and sole risk, and RSK disclaims any liability to such parties. Any such party would be well advised to seek independent advice from a competent geo-environmental consultant and/or lawyer.

1.4 The Client shall not, without the prior written consent of RSK, assign, transfer, charge, mortgage, subcontract, or deal in any other manner with all or any of the benefits provided in this Report. Unless specified in the Appointment, RSK shall not be obliged to assign the benefit of the Report whether by collateral warranty, third party rights pursuant to the Contracts (Rights of Third Parties) Act 1999, letter of reliance or otherwise. If RSK agrees to any assignment of the benefit of this Report, in whatever form, benefits to third parties through collateral warranties, third party rights or letters of reliance shall not be provided unless a fee for each right, warranty or letter is agreed. The form of wording used in the warranty or letter shall be provided by RSK for agreement by the Client. Any reasonable changes to the form of wording will be implemented by mutual agreement, however the terms in the warranty or letter cannot offer the third party any greater benefit than the Appointment offered to the Client.

1.5 It is the understanding of RSK that this Report is to be used for the purpose described in the introduction to the Report. That purpose was a significant factor in determining the scope and level of the Services. Should the purpose for which the Report is used, or the proposed use of the site change, this Report may no longer be valid and any further use of or reliance upon the Report in those circumstances by the Client without the review and advice of RSK shall be at the Client's sole and own risk. RSK shall not be liable for any use of this Report for any purpose other than that for which it was provided.

1.6 The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the Report inaccurate or unreliable. The information and conclusions contained in this Report should not be relied upon in the future without the written advice of RSK. In the absence of such written advice of RSK, reliance on the Report in the future shall be at the Client's own and sole risk.

1.7 The observations and conclusions described in this Report are based solely upon the Services which were provided pursuant to the agreement between the Client and RSK. RSK has not performed any observations, investigations, studies or testing not specifically set out, or required by the Appointment between the Client and RSK. RSK is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the Services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this Report, RSK did not seek to evaluate the presence on or off site of asbestos, invasive plants, electromagnetic fields, lead paint, heavy metals, radon gas, fuel storage, persistent bio-accumulative or toxic chemicals (including PFAS and related compounds) or other radioactive or hazardous materials, unless specifically identified in the Services.

1.8 The Services are based upon RSK's observations of existing physical conditions at the Site gained from a visual inspection of the site together with RSK's interpretation of desk based publicly available information, including documentation, obtained from third parties and from the Client on the history and usage of the site, unless specifically identified in the Services and the limitations below:

- a. The Services were based on information and/or analysis provided by independent testing and information services or laboratories upon which RSK was reasonably entitled to rely.
- b. The Services were limited by the accuracy of the information, including documentation, reviewed by RSK and the observations possible at the time of the visual inspection.
- c. The Services did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the Client or third parties, including laboratories and information services, during the performance of the Services.
- d. The Client has identified in writing to RSK, the information, reports, findings, surveys and preliminary works RSK may not rely upon when providing the Services.

RSK is not liable for any inaccurate information or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to RSK, and including the doing of any independent investigation of the information provided to RSK, save as otherwise provided in the terms of the Appointment between the Client and RSK.

1.9 Any site drawing(s) provided in this Report is (are) not meant to be an accurate base plan for scale measurement but is (are) used to present the general relative locations of features on, and surrounding, the site. Features (intrusive and sample locations etc) annotated on site plans are not drawn to scale but are centred over the approximate location. Such features should not be used for accurate setting out and should be considered indicative only.

1.10 Should RSK be requested to review the Report after the date of issue of this Report, RSK shall be entitled to additional payment at the existing rates, or such other terms as agreed between RSK and the Client.

2. Service Constraints where the Report provides an intrusive assessment of ground conditions:

2.1 The intrusive environmental ground investigation aspects of the Services are a limited sampling of soil from the site, at pre-determined locations based on the known historic / operational configuration of the site. The conclusions given in this Report are based on information gathered at the specific test locations and can only be extrapolated to an undefined limited area around those locations. The extent

of the limited area depends on the properties of the materials adjacent and local conditions, together with the position of any current structures and underground utilities and facilities, and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters (as stipulated in the scope agreed between the Client and RSK, based on an understanding of the available operational and historical information) and it should not be inferred that other chemical species (not tested) are not present.

2.2 The comments given in this Report and the opinions expressed are based on the ground conditions encountered during the site work and on the results of tests made in the field and in the laboratory. The extent of the exploratory holes, laboratory testing and monitoring undertaken may have been restricted due to a number of factors including accessibility, the presence of buried or overhead services, current development, site usage, timescales or the Client's specification. The exploratory holes only assess a small proportion of the site area with respect to the site as a whole, and as such may only provide an indicative assessment of ground conditions on site. There may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account. In particular, it should be noted that there may be areas of made ground not detected due to the limited nature of the investigation or the thickness and quality of made ground across the site may be variable. In addition, groundwater levels and ground gas concentrations and flows, may vary from those reported due to seasonal, or other, effects and the limitations stated in the data should be recognised. The presence of hotspots of undisclosed contamination or exceptional and unforeseen ground conditions cannot be discounted.

2.3 Where the Services include Investigation of an exploratory nature or relating to physical ground works, any costings and prices provided in the Report are estimated and provided for guidance purposes only. The actual cost and time quantities shall be remeasured and shall be dependent upon the ground or other conditions, constraints present, and number and depth of the investigation locations, which shall influence the number of samples and tests required, and the quantities of soil being classified.

2.4 Asbestos is often observed to be present in soils in discrete areas. Whilst asbestos-containing materials may have been locally encountered during the fieldworks or supporting laboratory analysis, the history of brownfield and demolition sites indicates that asbestos fibres may be present more widely in soils and aggregates, which could be encountered during more extensive ground works. However, this Report does not constitute an asbestos survey. On this basis, the presence of asbestos on site cannot be discounted and a full asbestos survey should be undertaken.

2.5 Unless stated otherwise, only preliminary geotechnical recommendations are presented in this Report and these should be verified in a Geotechnical Design Report, once proposed construction and structural design proposals are confirmed. Eurocode 7 gives guidance on the type of sampling, sample quality, number and spacing of intrusive investigations, and number of laboratory tests required. It is intended that the Geotechnical Information section of this Report will fulfil the general requirements of the Ground Investigation Report as set out in section 6 of Eurocode7, although this is subject to the restrictions imposed on the investigation, as listed above. For geotechnical design, Eurocode 7 requires the Geotechnical Design Report to address both the geotechnical and structural aspects of the geotechnical design for both the limit and serviceability states. The Geotechnical Appraisal section of this Report will not meet the requirements of a Geotechnical Design Report (GDR) and should therefore be used for preliminary guidance only.

3. Service Constraints where the Report relates to Surface Water Management:

3.1 The Surface Water Management Inspection (SWMI) Report, documents provided, observations, actions, and recommendations, with respect to the management of potential pollution issues to surface waters, made during the site Inspection visit, are those present at the time of the visit, and may not represent those recorded by others on the same day.

3.2 The comments given in this Report and the opinions expressed are based on the weather, ground and ground water conditions encountered during the site work and on the results of tests made in the field and in the laboratory. However, there may be conditions pertaining to the site that have not been disclosed by the inspection and therefore could not be taken into account. In addition, groundwater levels and flows, may vary from those Reported due to seasonal, or other, effects and the limitations stated in the data should be recognised.

3.3 RSK places a degree of dependence upon oral information provided by site representatives, which is not readily verifiable through visual inspection, or supported by any available written documentation. RSK shall not be held responsible for conditions or consequences arising from relevant facts that were not fully disclosed by facility or site representatives at the time this Report was prepared.

3.4 This Report is a live document, to be continually reviewed and updated as the development progresses or other changes occur on site. RSK can only maintain the currency of this Report through the Client requesting support with supplementary site visits or attendance at meetings ahead of key stages of the development in relation to surface water management. Our risk rating assesses a number of risk factors in line with the source-pathway- receptor model and is therefore subject to constant change.

3.5 Standard design drawings are indicative. Material types, dimensions and construction details will need to be adjusted by the Client to suit the specific conditions / flows on Site.

3.6 The full responsibility for implementing the site-specific protection and maintenance measures to protect the surface water system as stated in this Report, remains with the Client and their site management team. Additional control measures may be required to achieve the objectives set out in the Surface Water Management Plan to be implemented and financed by the Client.

4. Service Constraints where the Report relates to Waste Management:

4.1 In accordance with the definition provided in the Waste Framework Directive (WFD), materials are only considered waste if 'they are discarded, intended to be discarded or required to be discarded, by the holder'. Naturally occurring soils are not considered waste if re-used on the site of origin for the purposes of development. Soils such as made ground that are not of clean and natural origin (irrespective of whether they are contaminated or not) and other materials such as recycled aggregate, do not necessarily become waste until the criteria above are met. Excavation arisings from the development may therefore be classified as waste if surplus to requirements and/or unsuitable for re-use.

4.2 It is the duty of the waste producer, to ensure that all waste is accurately classified prior to waste disposal. Technical Guidance WM3 (EA, 2018) sets out in its Appendix D requirements for waste sampling. It is a legal requirement to correctly assess and classify waste. The level of sampling should be proportionate to the volume of waste and its heterogeneity. Unless otherwise stated, the waste assessment presented in this Report should be considered as preliminary and further testing and assessment of the waste under the provisions of a Waste Sampling Plan may be required to obtain the necessary level of data required for basic characterisation of the waste in support of disposal.

4.3 Unless stated otherwise in the Report, information relating to historical operations at the site was not reviewed as part of the assessment by RSK. In addition, unless otherwise stated in the Services, RSK was not present during the collection of the samples nor had any input on the chemical testing suite. Therefore, the waste assessment and classification detailed in this Report are based solely on any information that were provided to RSK (e.g., laboratory chemical data, exploratory hole records) and were completed without prejudice for our Client.

4.4 RSK assumes that any ground investigation data, chemical testing results etc., that were provided by the Client to inform the waste assessment and supporting review were carried out in accordance with current best practice and relevant guidance/ standards, where applicable. Thus, the

comments given in this Report and the opinions expressed are based solely on the information provided by the Client. However, it is noted that there may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account as part of the RSK assessment.

5. Service Constraints for Construction Environmental Management Plan Reports:

5.1 This Report should be considered in the light of any changes in legislation, statutory requirement or industry practices that may have occurred subsequent to the date of issue.

5.2 The measures and comments outlined in this Report and any opinions expressed are based on the plans provided at the time and discussions with relevant parties. However, there may be conditions pertaining to the site that have not been disclosed by investigations and therefore could not be taken into account.

5.3 This CEMP is a live document and is subject to change throughout the project, as and when necessary, to ensure management of environmental aspects remains relevant, and to ensure continued compliance with legislation and commitments as they may change. RSK understands that this CEMP will be reviewed by the Client every six months and updated as and when necessary.

5.4 It is the full responsibility of the Principal Contractor/ Client to ensure that their works do not contravene legal requirements, and adherence to this CEMP alone cannot be a full defence regarding legal action against the Principal Contractor.

6. Service Constraints where the Report relates to Ground Gas Membrane Verification:

6.1 This Report is limited to the verification of the gas resistant membrane/vapour membrane/radon barrier after installation and no inspections were undertaken of the substrate (i.e. prepared ground). The Report therefore does not constitute as a full verification of ground gas protection system.

6.2 The comments given in this Report and the opinions expressed, are based on the condition of the ground gas membrane as encountered at the time of inspection by suitably qualified personnel. RSK cannot accept liability for any subsequent change to the status of the gas membrane by follow-on trades or other construction activity.

6.3 Where not designed by RSK, the verification of protection measures is carried out with reference to the gas protection design provided by the Client. RSK assume the scope of gas protection measures as determined by third parties to be correct and to have achieved any required approval from authorities.

6.4 The Ground Gas Design Report/Remediation Strategy and Verification Plan contains details of the procedures to be adopted for inspection and validation of the works. However, it should be noted that responsibility for the correct implementation of the strategy lies with the appointed contractor. RSK cannot be held responsible for any remedial works that are carried out without the agreed procedures involving either direct supervision by RSK, or inspection and validation of the works by a representative from RSK.

7. Service Constraints for Environmental Due Diligence (EDD) Reports:

7.1 The comments given in this Report and the opinions expressed are based on the information obtained and reviewed as part of the desk-based assessment. However, there may be conditions pertaining to the Site that have not been disclosed by the assessment and therefore could not be taken into account. Furthermore, no intrusive investigations, monitoring or sampling have been undertaken to confirm the environmental status of the site, therefore any comments relating to ground conditions and subsurface contamination are based solely on a review of desk-based information.

7.2 This Report describes the results of the EDD exercise. The scope of this EDD Report, where appropriate, covers legal or regulatory compliance with respect to UK or international regulations associated with environmental matters.

7.3 As with any EDD exercise, there is a certain degree of dependence upon information provided by the target company. The EDD does not include a site walkover / visit or liaison with site representatives unless identified in the Services. Therefore, the assessment is based on the available desk study information. Also, there is a certain degree of dependence upon oral information provided by site representatives, which is not readily verifiable through visual inspection, or supported by any available written documentation. RSK shall not be held responsible for conditions or consequences arising from relevant facts that were not fully disclosed by facility or site representatives at the time this EDD exercise was performed.

7.4 This Report, including all supporting data and notes (collectively referred to hereinafter as "information"), was prepared or collected by RSK for the benefit of its Client.

7.5 The comments given in this Report and the opinions expressed are based on the information obtained and reviewed as part of the desk-based assessment and the site inspection visit. However, there may be conditions pertaining to the Site that have not been disclosed by the assessment and therefore could not be taken into account. Furthermore, no intrusive investigations, monitoring or sampling have been undertaken to confirm the environmental status of the Site therefore any comments relating to ground conditions and subsurface contamination are based solely on a review of desk-based information and observations collected during the site inspection visit.

8. Service Constraints for Ground source heat energy Reports:

8.1 It is understood that this is a desktop survey only and that there are no requirements for a site walkover, service utility survey, or provision of service plans. These services can be provided upon request if required.

8.2 At a later stage, it is possible that a thermal response test (TRT) will need to be completed, for which a test borehole will have to be drilled, and these would be costed at the time. RSK can provide all aspects of subsequent site work for a GSHP system if required.

9. Service Constraints for Water Abstraction Borehole Reports:

9.1 The Report aims principally to only identify and assess the suitability of the site for a water abstraction borehole. This Report should be considered in the light of any changes in legislation, statutory requirements, and industry practices, that have occurred subsequent to the date of the Report.

9.2 Unless stated in the Report, the opinions expressed in this Report including all comments and recommendations provided are on the basis of the information obtained from a desk-based assessment.

Appendix B

PROJECT-RELATED SUSTAINABILITY CONSIDERATIONS

Sustainability considerations have been taken into account during the design, planning and implementation stages of the project. We manage and monitor this using the RSK Geosciences Sustainable Management Practices (SMP) tool. More detail is provided on this below.

Sustainability-related considerations relevant to the project

The following sustainability-related considerations have been identified to be relevant to this project. Relevant aspects have been included in the appropriate section of the report.

Effective site investigation

Undertaking effective site investigations in accordance with standards, technical standards and good practice informs a better understanding of below ground issues. Where applicable, RSK recommends the application of geophysical surveys to optimise and supplement data from intrusive investigations. These aspects contribute to the overall sustainability of the development and reductions in associated carbon emissions.

For geo-environmental assessments, effective site investigation informs more site-specific land contamination risk assessment. This means that where remediation is required, it is targeted to have the greatest benefit in mitigating identified risks to human health and the environment, and avoids emissions and other negative environmental impacts associated with unnecessary remediation. Effective site assessment undertaken in accordance with good practice supports the achievement of wider sustainability goals including:

- supporting the beneficial reuse of brownfield and other degraded land, or the development of nature-based solutions
- reducing risks from historical land contamination or on-going releases to groundwater, surface waters and ecological receptors
- supporting decarbonisation of the energy and other sectors through undertaking effective site assessment and providing advice on mitigation of ground-based risks.

For geotechnical assessments, effective site investigation informs lean, optimal design of foundations and structures ensuring efficient use of materials, long-term performance and stability including climate resilience, and a reduction in community disruption during construction. It also allows for early identification of geotechnical hazards to aid in the prevention of environmentally damaging issues during construction, for example, soil erosion and landslips. In earthworks, site investigations aid in confirming the material types and properties allowing for their reuse in construction. Furthermore, early identification of materials enables better planning and management of site resources, reducing waste and promoting retention and reuse of soils and other excavated materials.

Future climate change considerations

Future global climate change has been numerically modelled by the Intergovernmental Panel on Climate Change (IPCC) to the year 2100 based on potential anthropogenic greenhouse gas emissions scenarios. The modelling output results in projections, which the Met Office has used to determine the potential impacts of climatic change for the UK. 'UKCP18' is the most up to date set of climate projections for the UK and are based on Representative Concentration Pathways (RCP)

greenhouse gas emission scenarios. All scenarios project warming with RCP 8.5 being the most extreme scenario with global temperatures increasing by 4.3°C. Typically projections indicate changes will increase in magnitude with time. It is noted that RCPs have been superseded by Shared Socioeconomic Pathways (SSP) which were published by the IPCC in 2021, although the Met Office has yet to publish updated projections based on SSP data.

The Met Office defines climate change as the large-scale, long-term shift in average weather patterns and average temperatures and is assessed by averaging data over a 30-year period. The most recent reference period is 1991-2020. The UKCP18 data indicate that the UK climate is changing resulting in hotter drier summers and warmer wetter winters, with an increase in the frequency and intensity of extreme weather and significant weather events with a higher likelihood of heat waves, flash floods and droughts. Sea level is also rising.

The key pieces of legislation associated with climate change are the Climate Change Act (2008) and the Climate Change (Scotland) Act 2009. They established the Committee on Climate Change (CCC) and require a UK Climate Change Risk Assessment (CCRA) to be published every five years to assess 'the risks for the UK from the current and predicted impacts of climate change', combined with a National Adaptation Programme. The adaptation programmes place requirements on the planning regime to incorporate the effects of climate change within their decision making. This is implemented through national planning frameworks and planning policy.

The need to incorporate the predicted effects of future climate change and associated extreme weather events (EWE) into qualitative and quantitative land contamination risk assessments is set out within Land Contamination Risk Management (LCRM) LCRM Stage 1 risk assessment (Environment Agency, 2023). BS 21365:2020 'Soil Quality: Conceptual site models for potentially contaminated sites' (BSI, 2020) includes the requirement to identify possible foreseeable events that could affect contaminant impacts or create new exposure pathways including potential for flooding (rivers, sea, groundwater), rising groundwater or seawater levels, extreme weather conditions and change of use. While there is currently no statutory guidance detailing how the effects of future climate change should be considered within land contamination assessments, several industry-led publications have been produced which provide details on how this can be incorporated, including:

- CL:AIRE, March 2007. Climate Change, Pollutant Linkage and Brownfield Regeneration (CL:AIRE, 2007)
- CL:AIRE, October 2021. Good Practice for Risk Assessment for Coal Mine Gas Emissions (CL:AIRE, 2021a)
- SoBRA, August 2022. Guidance on Assessing Risk to Controlled Waters from UK Land Contamination Under Conditions of Future Climate Change" version 1.0, (SoBRA, 2022)
- NHBC, 2023. NF94: Hazardous ground gas – an essential guide for housebuilders (NHBC, 2023).

Climate change-related impacts on the CSM and land contamination risk assessment are considered at each stage of the site assessment as per LCRM.

Climate change and EWE also have substantial implications for future geotechnical ground conditions, influencing the stability and durability of geotechnical structures, such as foundations, retaining walls, slopes and pavements to mention but a few. Therefore climate change will significantly impact the design of land development projects going forward over their lifecycle and beyond. Furthermore, climate change will significantly impact the future performance of existing

land development projects that have not been designed taking into account these issues. Relevant standards and guidance are referred to in the relevant sections of the report.

Potential for ground source heating and cooling

Most locations in the UK are suitable for the installation of ground source heating or cooling (GSHC) systems. The most appropriate type of installation is determined by the available space, heating and cooling demands of the proposed development and a number of geological and hydrogeological factors, and drilling risks (amongst other factors). We have undertaken an initial assessment of the suitability of the site for this technology in Section 3.6.

Appendix C

ENVIRONMENTAL DATABASE REPORT

LYNEHAM, WILTSHIRE, SN11 9JB

Order Details

Date: 21/10/2025
Your ref: P02167676
Our Ref: GS-QBZ-NV5-MFW-W2S

Site Details

Location: 402047 177704
Area: 9.2 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 >	2	2	0	4	-
16 >	1.2 >	Historical tanks >	0	1	3	5	-
17 >	1.3 >	Historical energy features >	0	0	3	6	-
17	1.4	Historical petrol stations	0	0	0	0	-
18	1.5	Historical garages	0	0	0	0	-
18	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
19 >	2.1 >	Historical industrial land uses >	2	2	0	6	-
20 >	2.2 >	Historical tanks >	0	1	3	6	-
21 >	2.3 >	Historical energy features >	0	0	4	9	-
21	2.4	Historical petrol stations	0	0	0	0	-
22	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	1	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	0	-
25 >	3.7 >	Waste exemptions >	0	0	4	1	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
26 >	4.1 >	Recent industrial land uses >	0	0	6	-	-
27 >	4.2 >	National Geographic Database (NGD) - Current or recent tanks >	0	0	2	-	-
27	4.3	Current or recent petrol stations	0	0	0	0	-
27	4.4	Electricity cables	0	0	0	0	-
28	4.5	Gas pipelines	0	0	0	0	-



28	4.6	Sites determined as Contaminated Land	0	0	0	0	-
28	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
28	4.8	Regulated explosive sites	0	0	0	0	-
28	4.9	Hazardous substance storage/usage	0	0	0	0	-
29	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
29 >	4.11 >	Licensed industrial activities (Part A(1)) >	0	0	5	0	-
30 >	4.12 >	Licensed pollutant release (Part A(2)/B) >	0	0	0	1	-
30	4.13	Radioactive Substance Authorisations	0	0	0	0	-
30 >	4.14 >	Licensed Discharges to controlled waters >	0	0	3	1	-
31	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
31	4.16	Pollutant release to public sewer	0	0	0	0	-
31	4.17	List 1 Dangerous Substances	0	0	0	0	-
32	4.18	List 2 Dangerous Substances	0	0	0	0	-
32 >	4.19 >	Pollution Incidents (EA/NRW) >	0	0	2	3	-
33	4.20	Pollution inventory substances	0	0	0	0	-
33	4.21	Pollution inventory waste transfers	0	0	0	0	-
33	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
34	5.1	Superficial aquifer	None (within 500m)				
35 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
36 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
37 >	5.4 >	Groundwater vulnerability- soluble rock risk >	Identified (within 0m)				
37	5.5	Groundwater vulnerability- local information	None (within 0m)				
38 >	5.6 >	Groundwater abstractions >	0	0	0	0	2
39	5.7	Surface water abstractions	0	0	0	0	0
39	5.8	Potable abstractions	0	0	0	0	0
40	5.9	Source Protection Zones	0	0	0	0	-
40 >	5.10 >	Source Protection Zones (confined aquifer) >	1	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m

41 >	6.1 >	Water Network (OS MasterMap) >	0	2	18	-	-
43 >	6.2 >	Surface water features >	0	2	7	-	-
43 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
44 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
44 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
45	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
45	7.2	Historical Flood Events	0	0	0	-	-
45	7.3	Flood Defences	0	0	0	-	-
46	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
46	7.5	Flood Storage Areas	0	0	0	-	-
47	7.6	Flood Zone 2	None (within 50m)				
47	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
48 >	8.1 >	Surface water flooding >	1 in 250 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
50 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
51	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
52	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
52	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
52	10.4	Special Protection Areas (SPA)	0	0	0	0	0
52	10.5	National Nature Reserves (NNR)	0	0	0	0	0
53	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
53 >	10.7 >	Designated Ancient Woodland >	0	0	0	2	5
53	10.8	Biosphere Reserves	0	0	0	0	0
54	10.9	Forest Parks	0	0	0	0	0
54	10.10	Marine Conservation Zones	0	0	0	0	0
54	10.11	Green Belt	0	0	0	0	0



54	10.12	Proposed Ramsar sites	0	0	0	0	0
54	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
55	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
55	10.15	Nitrate Sensitive Areas	0	0	0	0	0
55 >	10.16 >	<u>Nitrate Vulnerable Zones ></u>	1	0	0	0	3
56	10.17	SSSI Impact Risk Zones	0	-	-	-	-
56	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
57	11.1	World Heritage Sites	0	0	0	-	-
57	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
57	11.3	National Parks	0	0	0	-	-
57	11.4	Listed Buildings	0	0	0	-	-
58	11.5	Conservation Areas	0	0	0	-	-
58	11.6	Scheduled Ancient Monuments	0	0	0	-	-
58	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	<u>Agricultural designations ></u>	On site	0-50m	50-250m	250-500m	500-2000m
59 >	12.1 >	<u>Agricultural Land Classification ></u>	Non Agricultural (within 250m)				
60	12.2	Open Access Land	0	0	0	-	-
60	12.3	Tree Felling Licences	0	0	0	-	-
60	12.4	Environmental Stewardship Schemes	0	0	0	-	-
60	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	<u>Habitat designations ></u>	On site	0-50m	50-250m	250-500m	500-2000m
61 >	13.1 >	<u>Priority Habitat Inventory ></u>	0	0	2	-	-
62	13.2	Habitat Networks	0	0	0	-	-
62	13.3	Open Mosaic Habitat	0	0	0	-	-
62	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	<u>Geology 1:10,000 scale ></u>	On site	0-50m	50-250m	250-500m	500-2000m
63 >	14.1 >	<u>10k Availability ></u>	Identified (within 500m)				
64	14.2	Artificial and made ground (10k)	0	0	0	0	-



65	14.3	Superficial geology (10k)	0	0	0	0	-
65	14.4	Landslip (10k)	0	0	0	0	-
66	14.5	Bedrock geology (10k)	0	0	0	0	-
66	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
67 >	15.1 >	50k Availability >	Identified (within 500m)				
68 >	15.2 >	Artificial and made ground (50k) >	1	0	3	3	-
69 >	15.3 >	Artificial ground permeability (50k) >	1	0	-	-	-
70 >	15.4 >	Superficial geology (50k) >	0	0	0	1	-
71	15.5	Superficial permeability (50k)	None (within 50m)				
71	15.6	Landslip (50k)	0	0	0	0	-
71	15.7	Landslip permeability (50k)	None (within 50m)				
72 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
73 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
73	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
74 >	16.1 >	BGS Boreholes >	0	0	20	-	-
Page	Section	Natural ground subsidence >					
76 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
77 >	17.2 >	Running sands >	Very low (within 50m)				
79 >	17.3 >	Compressible deposits >	Very low (within 50m)				
81 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
82 >	17.5 >	Landslides >	Very low (within 50m)				
83 >	17.6 >	Ground dissolution of soluble rocks >	Very low (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
85 >	18.1 >	BritPits >	0	0	0	1	-
86 >	18.2 >	Surface ground workings >	1	0	9	-	-
87	18.3	Underground workings	0	0	0	0	0
87	18.4	Underground mining extents	0	0	0	0	-



87	18.5	Historical Mineral Planning Areas	0	0	0	0	-
87	18.6	Non-coal mining	0	0	0	0	0
87	18.7	JPB mining areas	None (within 0m)				
88	18.8	The Coal Authority non-coal mining	0	0	0	0	-
88	18.9	Researched mining	0	0	0	0	-
88	18.10	Mining record office plans	0	0	0	0	-
88	18.11	BGS mine plans	0	0	0	0	-
89	18.12	Coal mining	None (within 0m)				
89	18.13	Brine areas	None (within 0m)				
89	18.14	Gypsum areas	None (within 0m)				
89	18.15	Tin mining	None (within 0m)				
89	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
90	19.1	Natural cavities	0	0	0	0	-
90	19.2	Mining cavities	0	0	0	0	0
90	19.3	Reported recent incidents	0	0	0	0	-
90	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
92 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
94 >	21.1 >	BGS Estimated Background Soil Chemistry >	3	1	-	-	-
94	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
95	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
96	22.1	Underground railways (London)	0	0	0	-	-
96	22.2	Underground railways (Non-London)	0	0	0	-	-
96	22.3	Railway tunnels	0	0	0	-	-
96	22.4	Historical railway and tunnel features	0	0	0	-	-
96	22.5	Royal Mail tunnels	0	0	0	-	-



97	22.6	Historical railways	0	0	0	-	-
97	22.7	Railways	0	0	0	-	-
97	22.8	Crossrail 2	0	0	0	0	-
97	22.9	HS2	0	0	0	0	-

Recent aerial photograph



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Capture Date: 28/05/2023

Site Area: 9.2ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 21 October 2025

Recent site history - 2020 aerial photograph



Capture Date: 12/05/2020

Site Area: 9.2ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 21 October 2025

Recent site history - 2016 aerial photograph



Capture Date: 19/07/2016

Site Area: 9.2ha



Contact us with any questions at:

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01273 257 755

Date: 21 October 2025

Recent site history - 2006 aerial photograph



Capture Date: 05/06/2006

Site Area: 9.2ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 21 October 2025

Recent site history - 1999 aerial photograph



Capture Date: 15/11/1999

Site Area: 9.2ha



Contact us with any questions at:

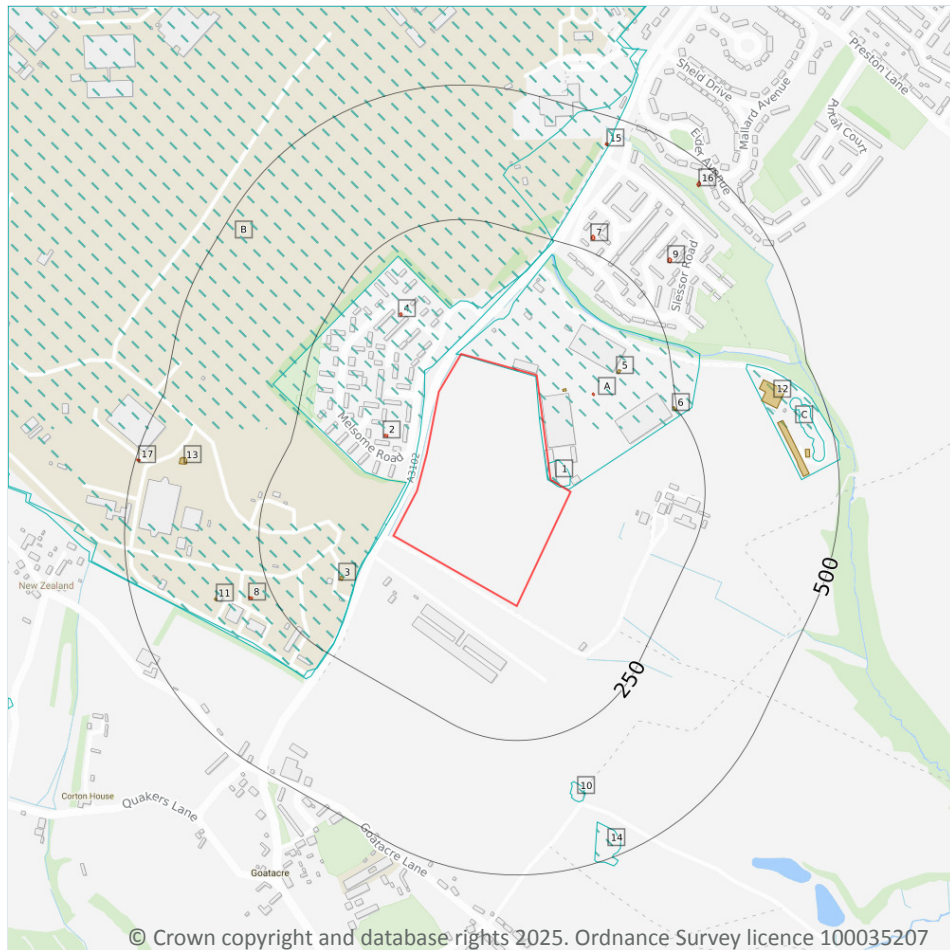
info@groundsure.com

01273 257 755

Date: 21 October 2025



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

8

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
1	On site	Unspecified Heap	1981	1895463



ID	Location	Land use	Dates present	Group ID
A	On site	Unspecified Depot	1981	1886906
B	17m W	Airfield	1956	1947171
B	23m W	Airfield	1956 - 1981	2403727
10	343m S	Unspecified Pit	1925 - 1956	1971794
C	388m E	Sewage Works	1981	1884166
14	428m S	Unspecified Pit	1885	1903991
C	438m E	Unspecified Tanks	1956 - 1981	1992247

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

9

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
A	44m E	Unspecified Tank	1976	323773
3	121m SW	Unspecified Tank	1976	323768
5	149m E	Unspecified Tank	1976	323774
6	243m E	Unspecified Tank	1976	323772
11	349m W	Unspecified Tank	1976	323767
12	393m NE	Sludge Tanks	1976	326873
C	406m E	Sludge Tanks	1976	326874
13	407m W	Unspecified Tank	1976 - 1985	336886
C	442m E	Sludge Tanks	1976	326875

This data is sourced from Ordnance Survey / Groundsure.



1.3 Historical energy features

Records within 500m

9

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

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

ID	Location	Land use	Dates present	Group ID
2	77m W	Electricity Substation	1976 - 1985	219543
A	98m E	Electricity Substation	1976	208886
4	132m NW	Electricity Substation	1976	208882
7	272m NE	Electricity Substation	1976 - 1997	212124
8	286m SW	Electricity Substation	1976	208876
9	323m NE	Electricity Substation	1976 - 1997	226138
15	446m N	Electricity Substation	1976	208887
16	462m NE	Electricity Substation	1976 - 1997	226780
17	491m W	Electricity Substation	1976	208875

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

10

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 19](#) >

ID	Location	Land Use	Date	Group ID
1	On site	Unspecified Heap	1981	1895463
A	On site	Unspecified Depot	1981	1886906
B	17m W	Airfield	1956	1947171



ID	Location	Land Use	Date	Group ID
B	23m W	Airfield	1981	2403727
F	343m S	Unspecified Pit	1956	1971794
F	352m S	Unspecified Pit	1925	1971794
G	388m E	Sewage Works	1981	1884166
9	428m S	Unspecified Pit	1885	1903991
G	438m E	Unspecified Tanks	1981	1992247
G	446m E	Unspecified Tanks	1956	1992247

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

10

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 19 >](#)

ID	Location	Land Use	Date	Group ID
A	44m E	Unspecified Tank	1976	323773
2	121m SW	Unspecified Tank	1976	323768
4	149m E	Unspecified Tank	1976	323774
5	243m E	Unspecified Tank	1976	323772
7	349m W	Unspecified Tank	1976	323767
8	393m NE	Sludge Tanks	1976	326873
G	406m E	Sludge Tanks	1976	326874
H	407m W	Unspecified Tank	1976	336886
H	410m W	Unspecified Tank	1985	336886
G	442m E	Sludge Tanks	1976	326875

This data is sourced from Ordnance Survey / Groundsure.



2.3 Historical energy features

Records within 500m

13

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 19](#) >

ID	Location	Land Use	Date	Group ID
C	77m W	Electricity Substation	1976	219543
C	78m W	Electricity Substation	1985	219543
A	98m E	Electricity Substation	1976	208886
3	132m NW	Electricity Substation	1976	208882
D	272m NE	Electricity Substation	1997	212124
D	275m NE	Electricity Substation	1976	212124
6	286m SW	Electricity Substation	1976	208876
E	323m NE	Electricity Substation	1997	226138
E	325m NE	Electricity Substation	1976	226138
10	446m N	Electricity Substation	1976	208887
I	462m NE	Electricity Substation	1997	226780
I	464m NE	Electricity Substation	1976	226780
11	491m W	Electricity Substation	1976	208875

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)
- Historical landfill (EA/NRW)
- 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

1

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.

Features are displayed on the Waste and landfill map on [page 23 >](#)

ID	Location	Details		
1	345m E	Site Address: MOD Sewage Works, RAF Lyneham, Lyneham, Chippenham, Wiltshire Licence Holder Address: -	Waste Licence: - Site Reference: - Waste Type: Household, Liquid sludge Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded: - Last Recorded: -

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

3.5 Historical waste sites

Records within 500m

0

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

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

3.6 Licensed waste sites

Records within 500m

0

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

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

3.7 Waste exemptions

Records within 500m

5

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

Features are displayed on the Waste and landfill map on [page 23 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
A	148m E	Freegrove Farm Calne Wiltshire Sn11 9jb	EPR/EE5381M W/A001	Disposing of waste exemption	Agricultural waste only	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
A	148m E	Freegrove Farm Calne Wiltshire Sn11 9jb	EPR/EE5381M W/A001	Disposing of waste exemption	Agricultural waste only	Burning waste in the open
A	148m E	Freegrove Farm Calne Wiltshire Sn11 9jb	EPR/EE5381M W/A001	Disposing of waste exemption	Agricultural waste only	Deposit of waste from dredging of inland waters
A	148m E	Freegrove Farm Calne Wiltshire Sn11 9jb	EPR/EE5381M W/A001	Using waste exemption	Agricultural waste only	Use of waste for a specified purpose
2	470m SW	Court Farm Goatacre Lane Wilts Sn11 9ja	EPR/LF0435UH /A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Burning waste in the open

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
- NGD current or recent tanks
- 📍 Part A(1) industrial activities
- ◆ Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

6

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 26 >](#)

ID	Location	Company	Address	Activity	Category
1	81m W	Electricity Sub Station	Wiltshire, SN15	Electrical Features	Infrastructure and Facilities
3	110m S	Silo	Wiltshire, SN11	Hoppers and Silos	Farming
4	121m SW	Poultry Houses	Wiltshire, SN11	Poultry Farming, Equipment and Supplies	Farming



ID	Location	Company	Address	Activity	Category
6	136m NW	Electricity Sub Station	Wiltshire, SN15	Electrical Features	Infrastructure and Facilities
7	145m NW	Mast	Wiltshire, SN15	Telecommunications Features	Infrastructure and Facilities
8	242m E	Masts (Telecommunication)	Wiltshire, SN11	Telecommunications Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

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

Records within 250m

2

Current or recent tanks identified from the Ordnance Survey NGD.

Features are displayed on the Current industrial land use map on [page 26 >](#)

ID	Location	Tank description	Activity	Date first identified
2	96m E	Roofed Storage Tank	Commercial Activity: Distribution Or Storage	14/04/2015
5	136m SW	Roofed Storage Tank	Commercial Activity: Distribution Or Storage	14/06/2017

This data is sourced from Ordnance Survey.

4.3 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.



4.5 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

Records within 500m

0

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

This data is sourced from Local Authority records.

4.7 Control of Major Accident Hazards (COMAH)

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.8 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.9 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.



4.10 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.11 Licensed industrial activities (Part A(1))

Records within 500m

5

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 26 >](#)

ID	Location	Details	
A	113m SW	Operator: FACCENDA FOODS LIMITED Installation Name: Lyneham Farm Process: INTENSIVE FARMING; > 40,000 POULTRY Permit Number: XP3533UR Original Permit Number: XP3533UR	EPR Reference: EPR/XP3533UR Issue Date: 19/02/2018 Effective Date: 19/02/2018 Last date noted as effective: 28/04/2025 Status: Surrendered
A	113m SW	Operator: Faccenda Foods Limited Installation Name: Lyneham Farm Process: INTENSIVE FARMING; > 40,000 POULTRY Permit Number: FP3836VN Original Permit Number: XP3533UR	EPR Reference: - Issue Date: 23/06/2014 Effective Date: 23/06/2014 Last date noted as effective: 21/03/2023 Status: Superseded
A	113m SW	Operator: Faccenda Foods Limited Installation Name: Lyneham Farm Process: INTENSIVE FARMING; > 40,000 POULTRY Permit Number: NP3239JM Original Permit Number: XP3533UR	EPR Reference: - Issue Date: - Effective Date: 19/02/2018 Last date noted as effective: 21/03/2023 Status: Surrender Effective
A	113m SW	Operator: Faccenda Group Limited Installation Name: Lyneham Farm Process: INTENSIVE FARMING; > 40,000 POULTRY Permit Number: WP3331TT Original Permit Number: XP3533UR	EPR Reference: - Issue Date: 01/07/2010 Effective Date: 01/07/2010 Last date noted as effective: 21/03/2023 Status: Superseded
A	113m SW	Operator: Faccenda Group Limited Installation Name: Lyneham Farm Process: INTENSIVE FARMING; > 40,000 POULTRY Permit Number: UP3833KC Original Permit Number: XP3533UR	EPR Reference: EA/EPR/XP3533UR/V002 Issue Date: 17/04/2009 Effective Date: 17/04/2009 Last date noted as effective: 21/03/2023 Status: Superseded

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



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

Records within 500m

1

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

Features are displayed on the Current industrial land use map on [page 26 >](#)

ID	Location	Address	Details	
10	487m W	Raf Lyneham	Process: Coating Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.13 Radioactive Substance Authorisations

Records within 500m

0

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

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

4.14 Licensed Discharges to controlled waters

Records within 500m

4

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

Features are displayed on the Current industrial land use map on [page 26 >](#)

ID	Location	Address	Details	
B	156m N	RAF LYNEHAM WWTW, SLESSOR ROAD, LYNEHAM, WILTSHIRE, SN11 9JB	Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: 013437 Permit Version: 1 Receiving Water: STRINGS WATERCOURSE	Status: SURRENDERED UNDER EPR 2010 Issue date: 01/05/1996 Effective Date: 25/03/1996 Revocation Date: 10/12/2010
B	156m N	RAF LYNEHAM WWTW, SLESSOR ROAD, LYNEHAM, WILTSHIRE, SN11 9JB	Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: 013437 Permit Version: 1 Receiving Water: STRINGS WATERCOURSE	Status: SURRENDERED UNDER EPR 2010 Issue date: 01/05/1996 Effective Date: 25/03/1996 Revocation Date: 10/12/2010



ID	Location	Address	Details	
C	249m N	RAF LYNEHAM WWTW, SLESSOR ROAD, LYNEHAM, WILTSHIRE, SN11 9JB	Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: 013437 Permit Version: 1 Receiving Water: STRINGS WATERCOURSE	Status: SURRENDERED UNDER EPR 2010 Issue date: 01/05/1996 Effective Date: 25/03/1996 Revocation Date: 10/12/2010
D	453m N	RAF LYNEHAM WWTW, SLESSOR ROAD, LYNEHAM, WILTSHIRE, SN11 9JB	Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: 013436 Permit Version: 1 Receiving Water: STRINGS WATERCOURSE	Status: SURRENDERED UNDER EPR 2010 Issue date: 01/05/1996 Effective Date: 25/03/1996 Revocation Date: 10/12/2010

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

4.15 Pollutant release to surface waters (Red List)

Records within 500m

0

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

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

4.16 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

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

4.17 List 1 Dangerous Substances

Records within 500m

0

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

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



4.18 List 2 Dangerous Substances

Records within 500m

0

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

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

4.19 Pollution Incidents (EA/NRW)

Records within 500m

5

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

Features are displayed on the Current industrial land use map on [page 26 >](#)

ID	Location	Details	
C	175m N	Incident Date: 24/02/2002 Incident Identification: 60230 Pollutant: Other Pollutant Pollutant Description: Other	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
C	217m N	Incident Date: 14/08/2003 Incident Identification: 182027 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Food and Drink	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
9	433m E	Incident Date: 12/06/2002 Incident Identification: 84530 Pollutant: Sewage Materials Pollutant Description: Final Effluent	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
D	464m N	Incident Date: 09/12/2002 Incident Identification: 125290 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
11	497m NE	Incident Date: 14/02/2003 Incident Identification: 136937 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)

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



4.20 Pollution inventory substances

Records within 500m**0**

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

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

4.21 Pollution inventory waste transfers

Records within 500m**0**

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

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

4.22 Pollution inventory radioactive waste

Records within 500m**0**

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

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

5 Hydrogeology - Superficial aquifer

5.1 Superficial aquifer

Records within 500m

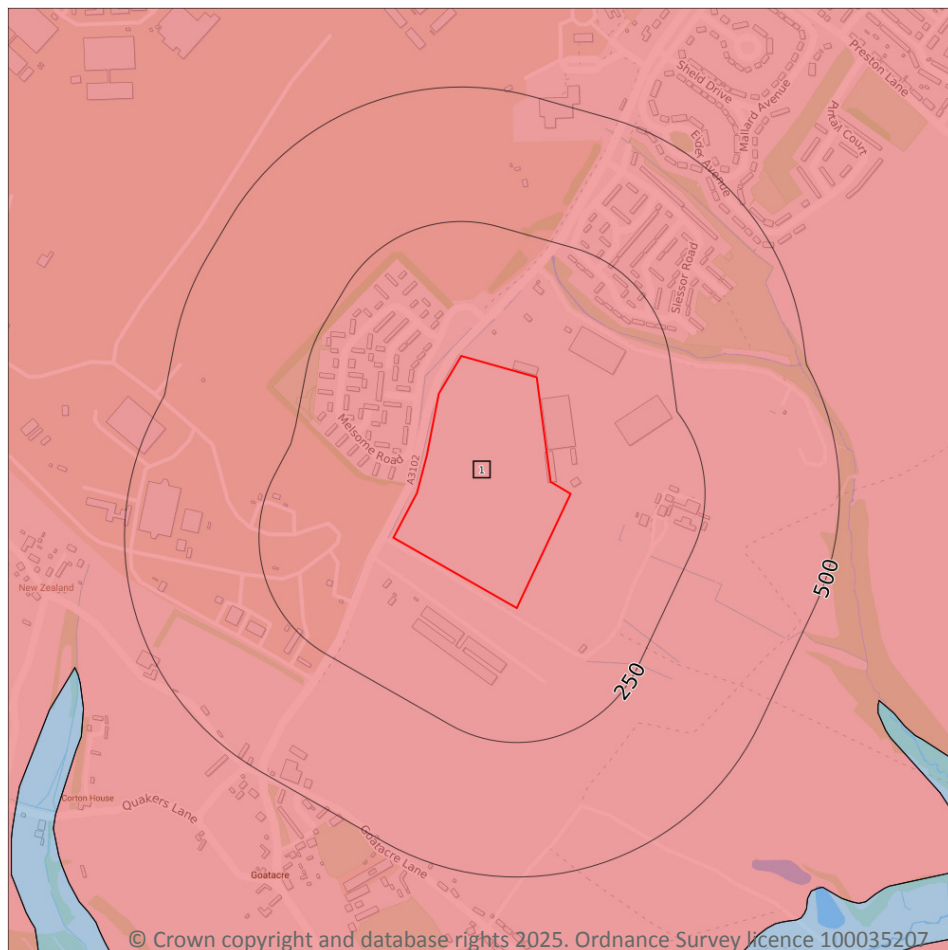
0

Aquifer status of groundwater held within superficial geology.

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

1

Aquifer status of groundwater held within bedrock geology.

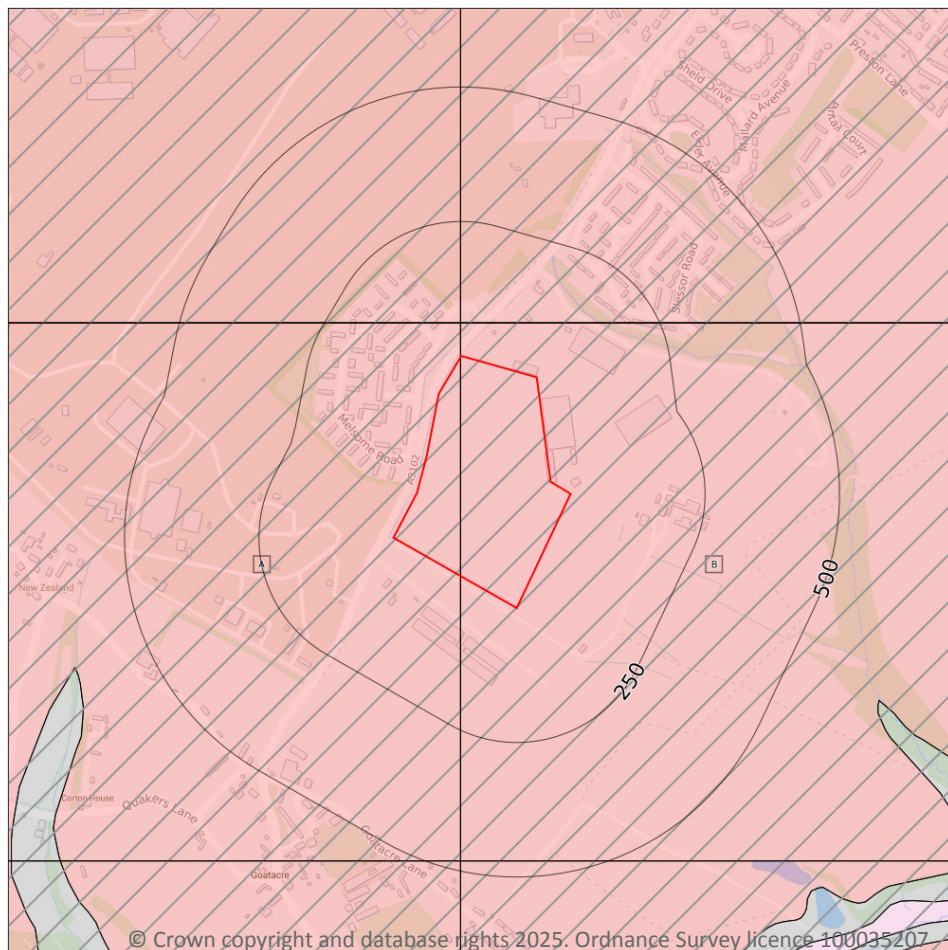
Features are displayed on the Bedrock aquifer map on [page 35](#) >

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

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



Groundwater vulnerability



— Site Outline

Search buffers in metres (m)

Superficial vulnerability

- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability

- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m

2

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

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

Features are displayed on the Groundwater vulnerability map on [page 36](#) >



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

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	2
-----------------	---

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

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
A	Significant soluble rocks are likely to be present. Problems unlikely except with considerable surface or subsurface water flow.	98.0%
B	Significant soluble rocks are likely to be present. Problems unlikely except with considerable surface or subsurface water flow.	98.0%

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

5.5 Groundwater vulnerability- local information

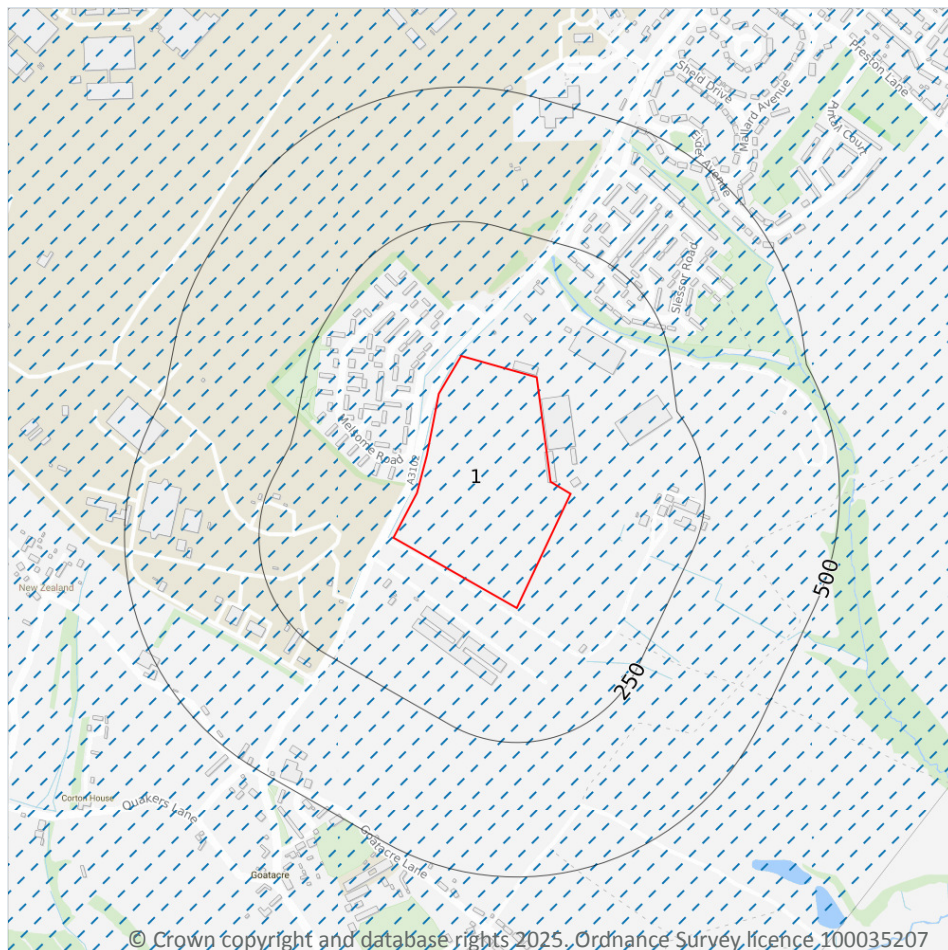
Records on site	0
-----------------	---

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

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



Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

2

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 38](#) >



ID	Location	Details	
-	1499m S	Status: Historical Licence No: 17/53/008/G/034 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: "WELL, HILMARTON, CALNE" Data Type: Point Name: Parrott Easting: 402400 Northing: 176000	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 10/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 10/03/1966 Version End Date: -
-	1499m S	Status: Historical Licence No: 17/53/008/G/034 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: WELL, HILMARTON, CALNE Data Type: Point Name: Parrott Easting: 402400 Northing: 176000	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 10/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 10/03/1966 Version End Date: -

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

5.7 Surface water abstractions

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

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

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

5.8 Potable abstractions

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

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

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



5.9 Source Protection Zones

Records within 500m**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**1**

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

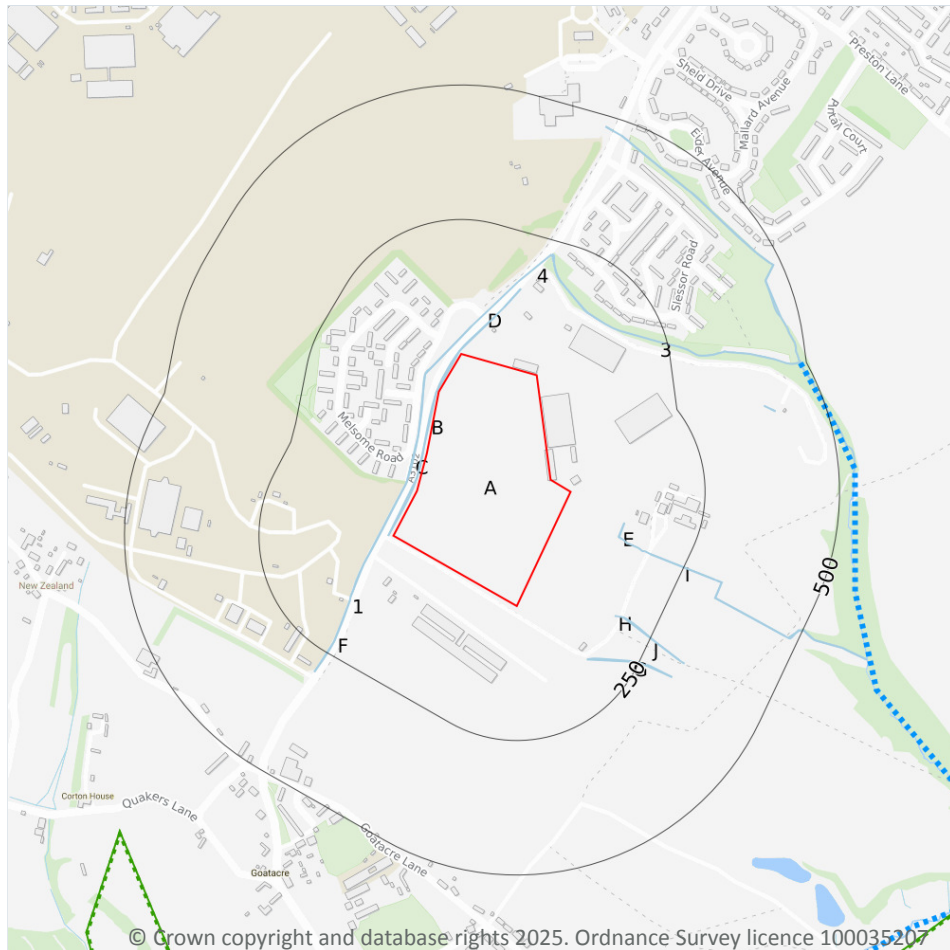
Features are displayed on the Abstractions and Source Protection Zones map on [page 38 >](#)

ID	Location	Type	Description
1	On site	2c	Outer catchment within confined aquifer

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

20

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

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

ID	Location	Type of water feature	Ground level	Permanence	Name
B	4m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
C	21m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	55m N	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
D	82m N	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
D	104m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	115m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	117m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	124m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
E	130m SE	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
1	139m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
F	145m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
3	150m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
4	158m N	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
G	164m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
E	172m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
H	172m SE	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
H	178m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
H	182m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
I	184m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
J	187m SE	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

9

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

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

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

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

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



ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River	Cowage Bk - source to conf unnamed trib	GB109053027640	Avon Bristol Rural	Avon Bristol and Somerset Nort

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

6.4 WFD Surface water bodies

Records identified	1
---------------------------	----------

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

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

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
10	489m E	River	Cowage Bk - source to conf unnamed trib	GB109053027640 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

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

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

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

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	On site	Corallian Limestone (Calne to Swindon)	GB40902G806100 ↗	Good	Good	Good	2019

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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

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

7.2 Historical Flood Events

Records within 250m

0

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

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

7.3 Flood Defences

Records within 250m

0

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

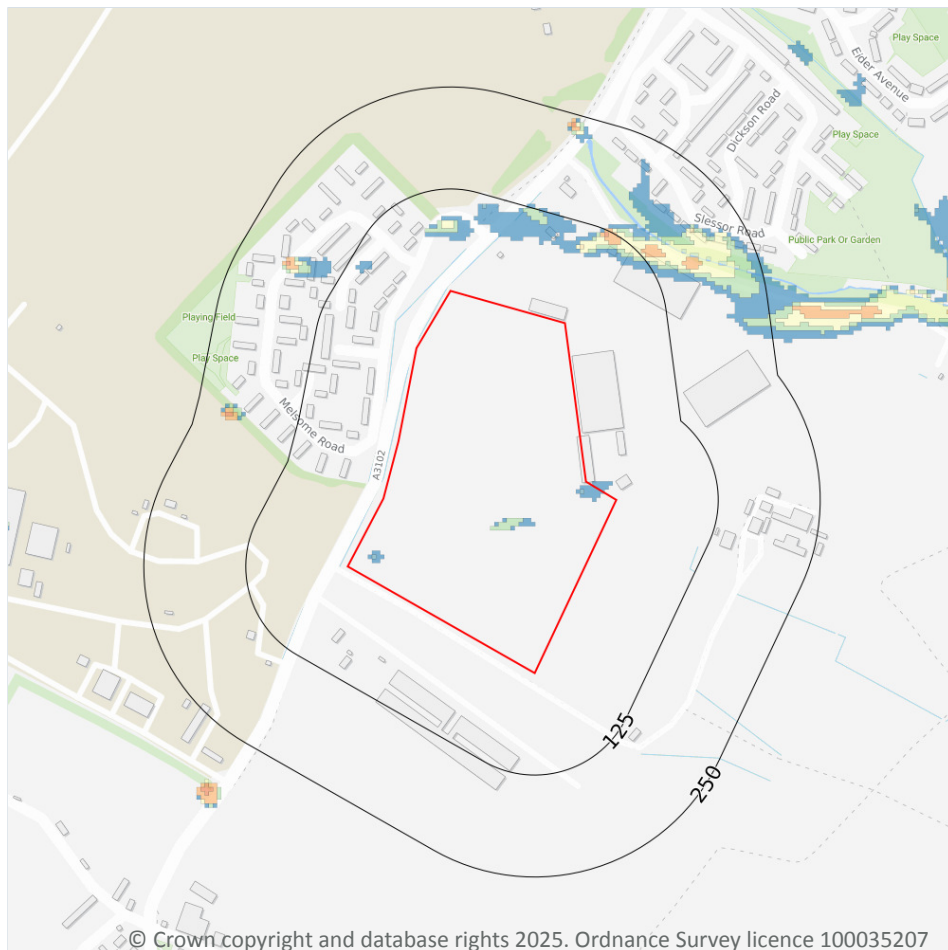
0

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

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



8 Surface water flooding



— 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 250 year, 0.1m - 0.3m

Highest risk within 50m

1 in 250 year, 0.1m - 0.3m

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

Features are displayed on the Surface water flooding map on [page 48](#) >

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

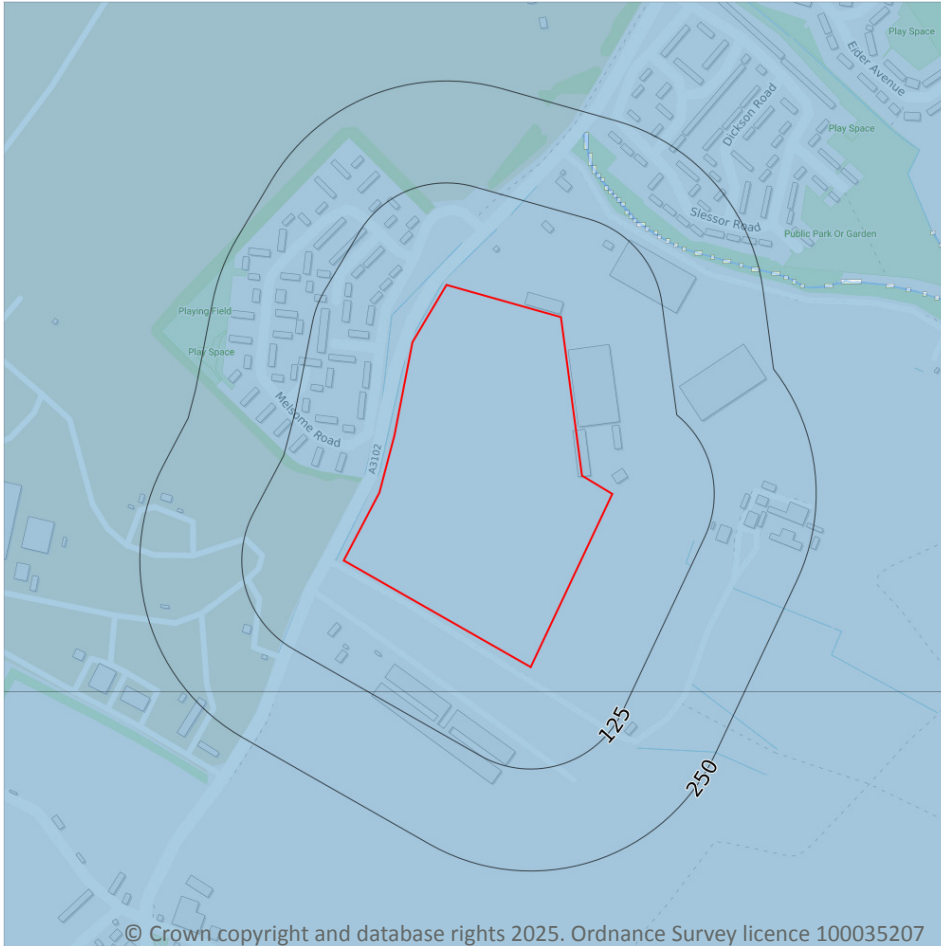
The table below shows the maximum flood depths for a range of return periods for the site.

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

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

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

9.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

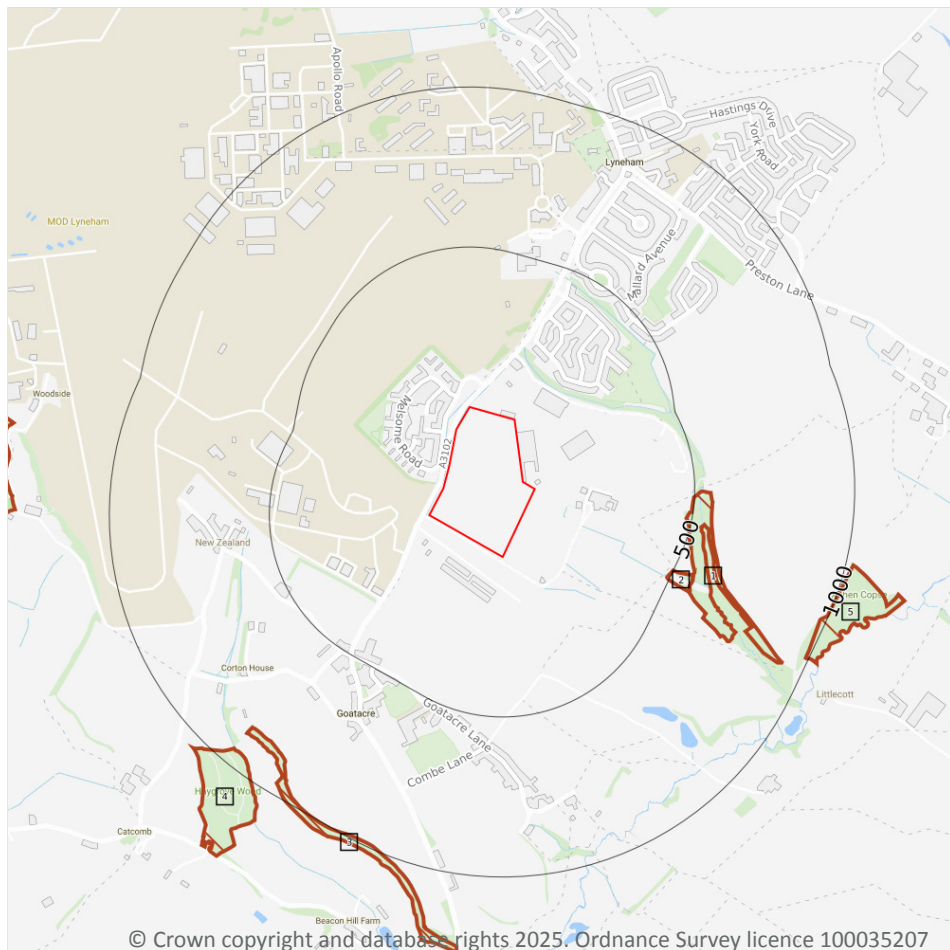
Negligible

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

Features are displayed on the Groundwater flooding map on [page 50](#) >

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

0

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

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

10.7 Designated Ancient Woodland

Records within 2000m

7

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

Features are displayed on the Environmental designations map on [page 51 >](#)

ID	Location	Name	Woodland Type
1	483m E	Unknown	Ancient & Semi-Natural Woodland
2	492m SE	Unknown	Ancient & Semi-Natural Woodland
3	861m SW	Beacon Hill Brow Wood	Ancient & Semi-Natural Woodland
4	949m SW	Haygrove Wood	Ancient & Semi-Natural Woodland
5	981m SE	Spring Wood	Ancient & Semi-Natural Woodland
6	1295m W	Catcomb Wood	Ancient & Semi-Natural Woodland
-	1470m W	Catcomb 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**4**

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

Location	Name	Type	NVZ ID	Status
On site	Cowage Bk - conf unnamed trib to conf R Marden NVZ	Surface Water	571	Existing
961m N	Brinkworth Bk- Hancocks Wtr to conf R Avon (Brist) NVZ	Surface Water	575	Existing
1488m S	Cowage Bk - conf unnamed trib to conf R Marden NVZ	Surface Water	571	Existing
1888m E	Cowage Bk - conf unnamed trib to conf R Marden NVZ	Surface Water	571	Existing

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



SSSI Impact Zones and Units

10.17 SSSI Impact Risk Zones

Records on site

0

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.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

0

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

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



11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

0

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



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

11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

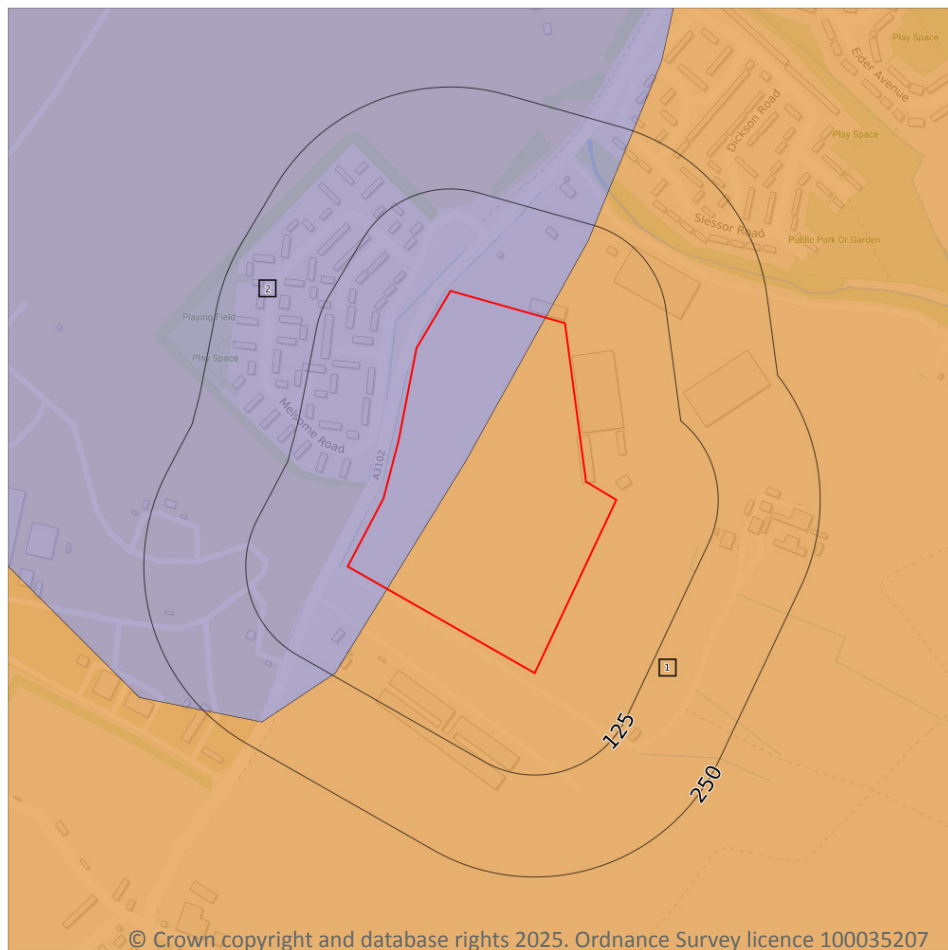
0

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

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



12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

2

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 59](#) >

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



ID	Location	Classification	Description
2	On site	Non Agricultural	Non-agricultural/no quality assigned

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

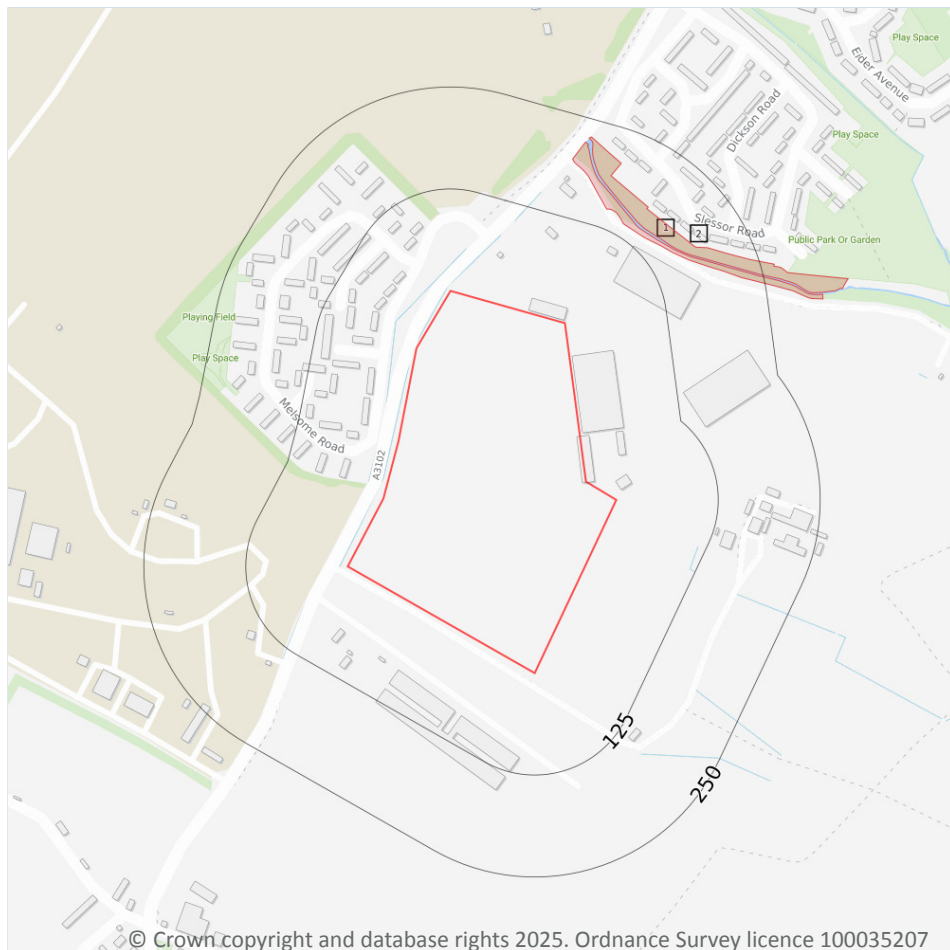
0

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

2

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

Features are displayed on the Habitat designations map on [page 61](#) >

ID	Location	Main Habitat	Other habitats
1	141m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	152m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.



13.2 Habitat Networks

Records within 250m**0**

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m**0**

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

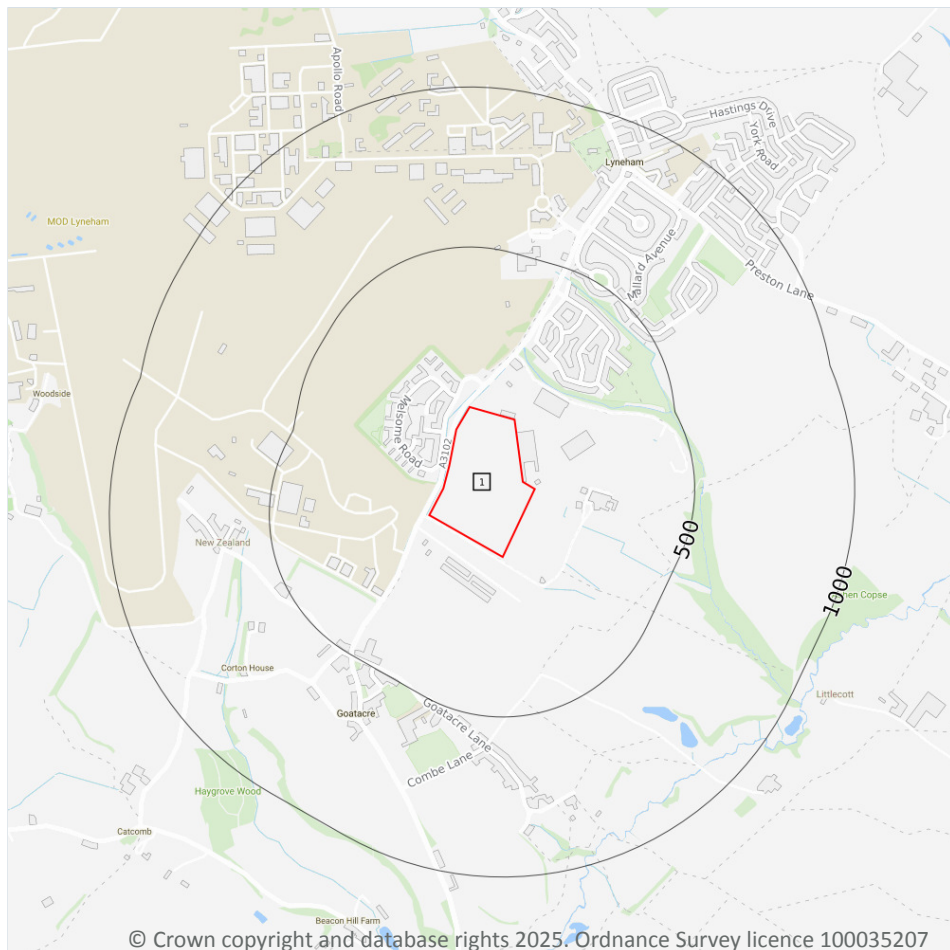
Records within 250m**0**

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

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 63](#) >

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

This data is sourced from the British Geological Survey.



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

14.2 Artificial and made ground (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock

14.5 Bedrock geology (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

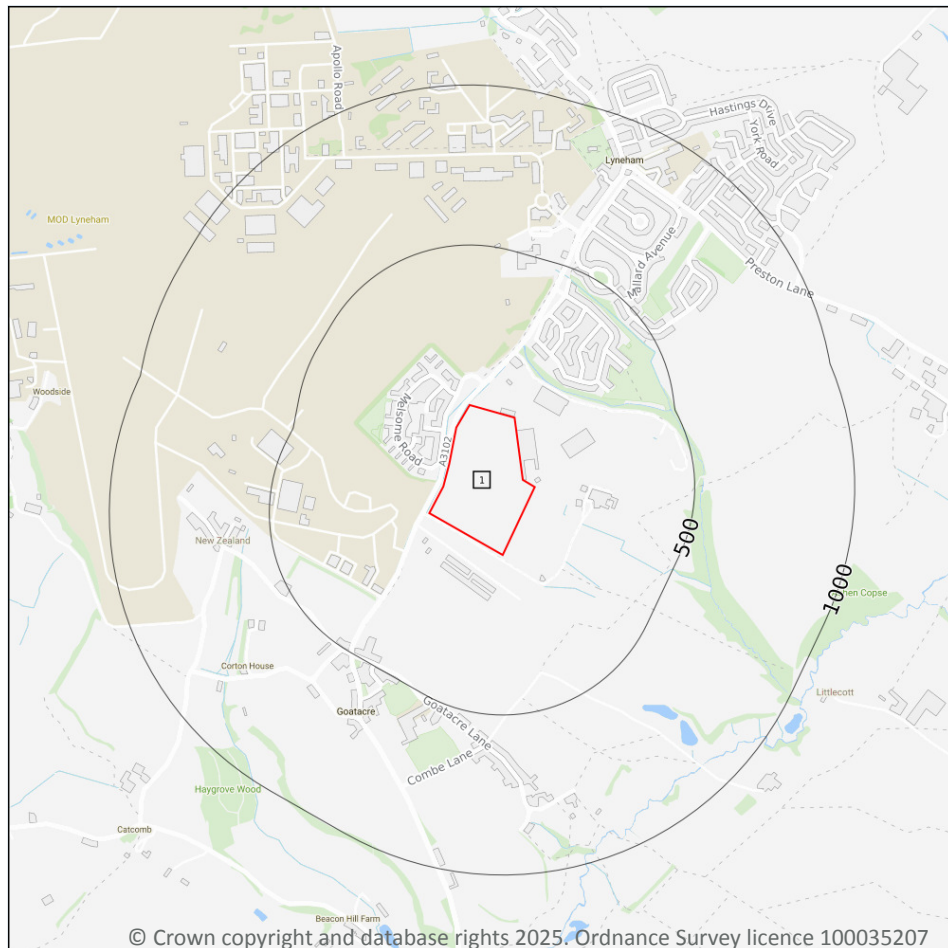
0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline

Search buffers in metres (m)

□ Geological map tile

15.1 50k Availability

Records within 500m

1

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

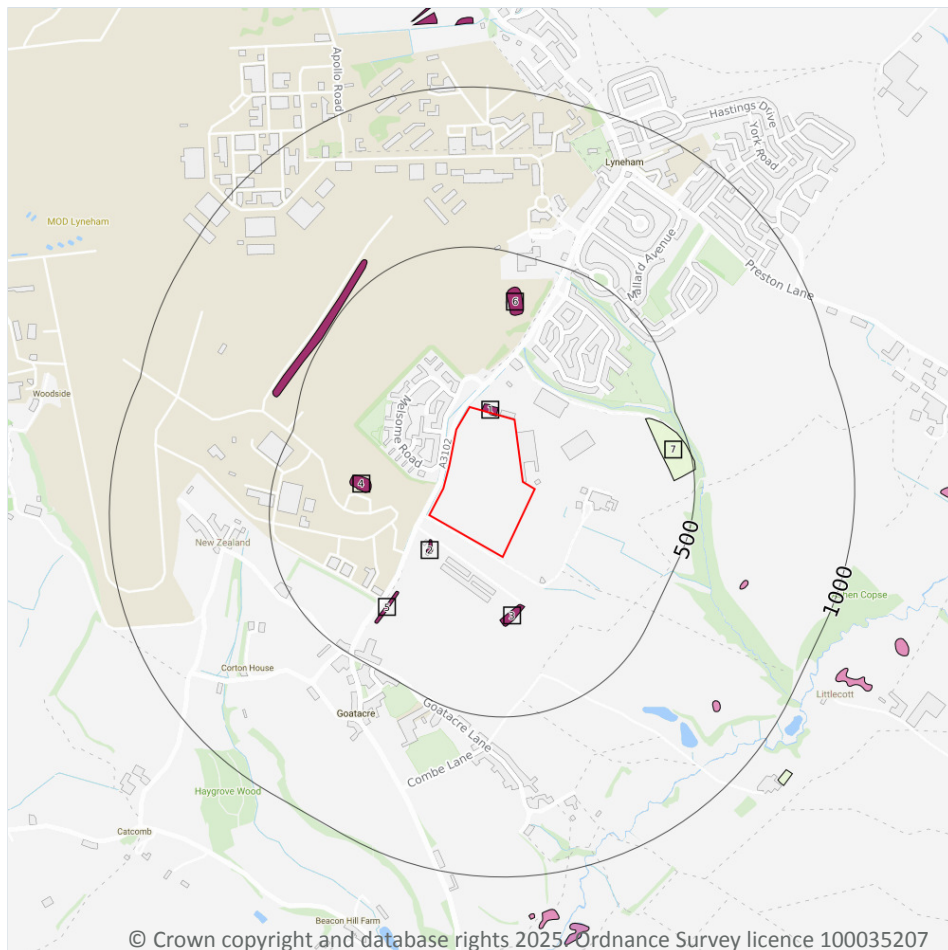
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 67](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	EW266_marlborough_v4

This data is sourced from the British Geological Survey.



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



— Site Outline
Search buffers in metres (m)

- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m

7

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.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 68](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
2	64m SW	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
3	158m S	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
4	200m NW	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT



ID	Location	LEX Code	Description	Rock description
5	256m SW	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
6	314m N	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
7	406m NE	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

1

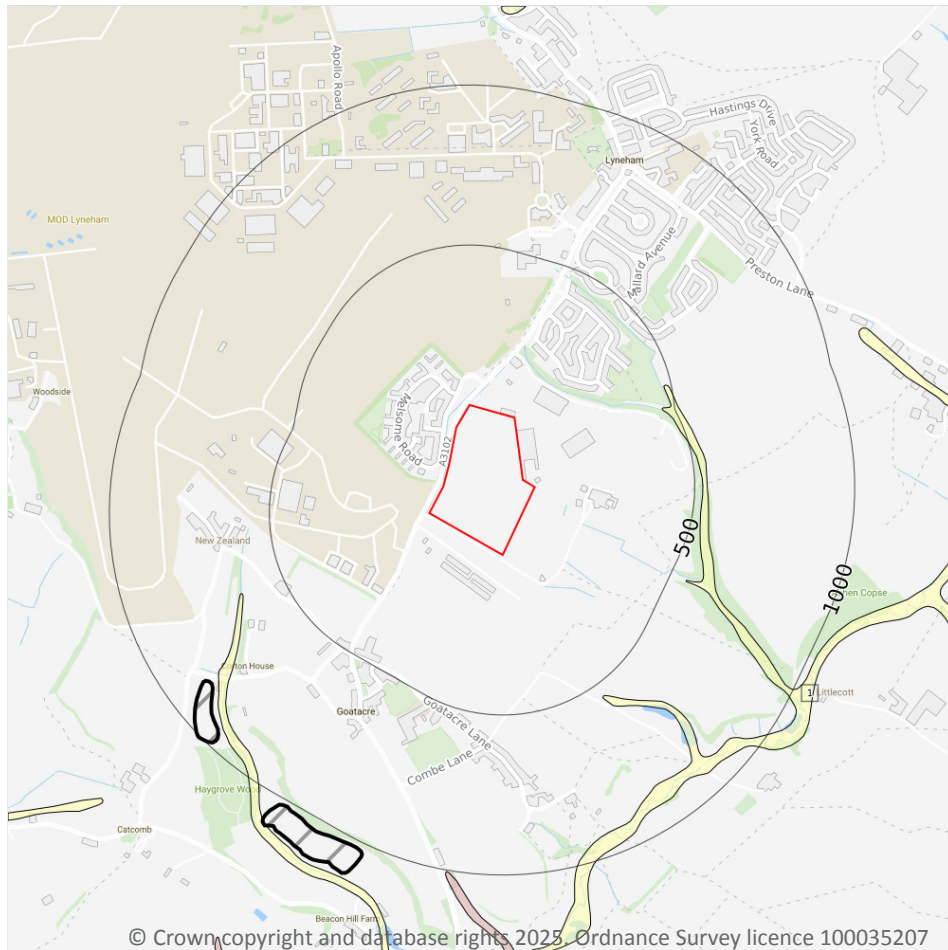
A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	Very High	Low

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 70](#) >

ID	Location	LEX Code	Description	Rock description
1	461m E	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

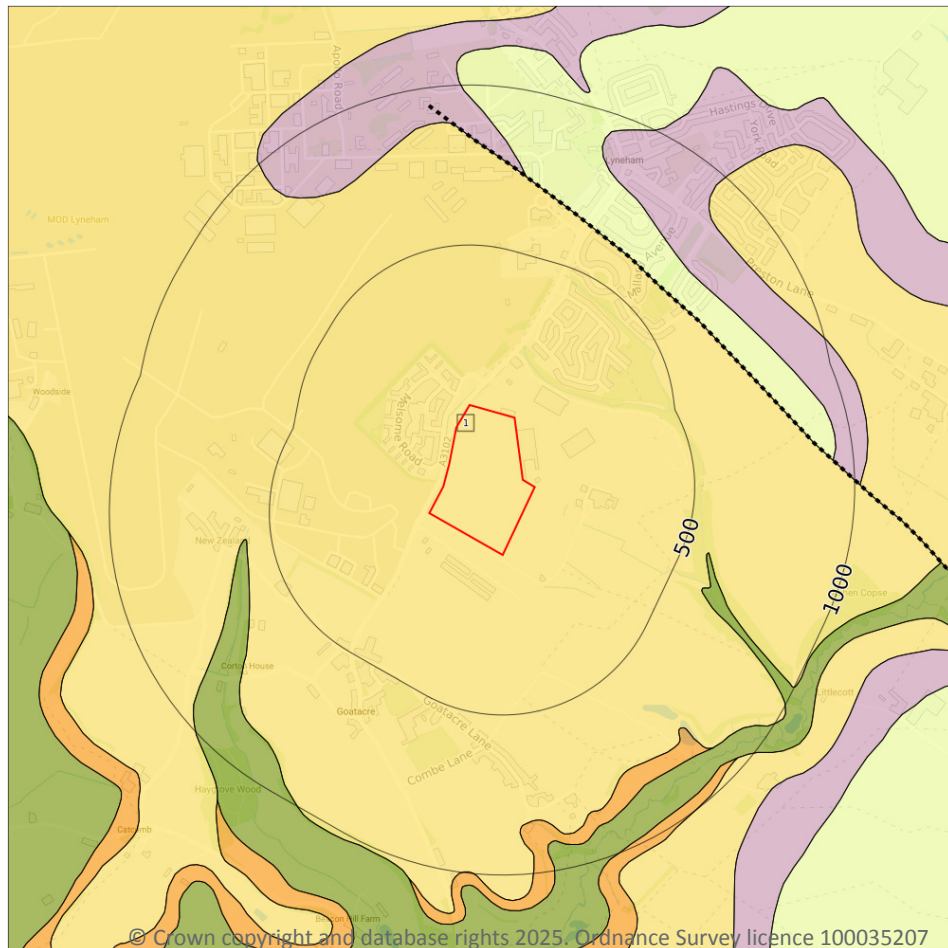
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

15.8 Bedrock geology (50k)

Records within 500m

1

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 72 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	STFD-LMST	STANFORD FORMATION - LIMESTONE	OXFORDIAN

This data is sourced from the British Geological Survey.



15.9 Bedrock 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 bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Very High	High

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

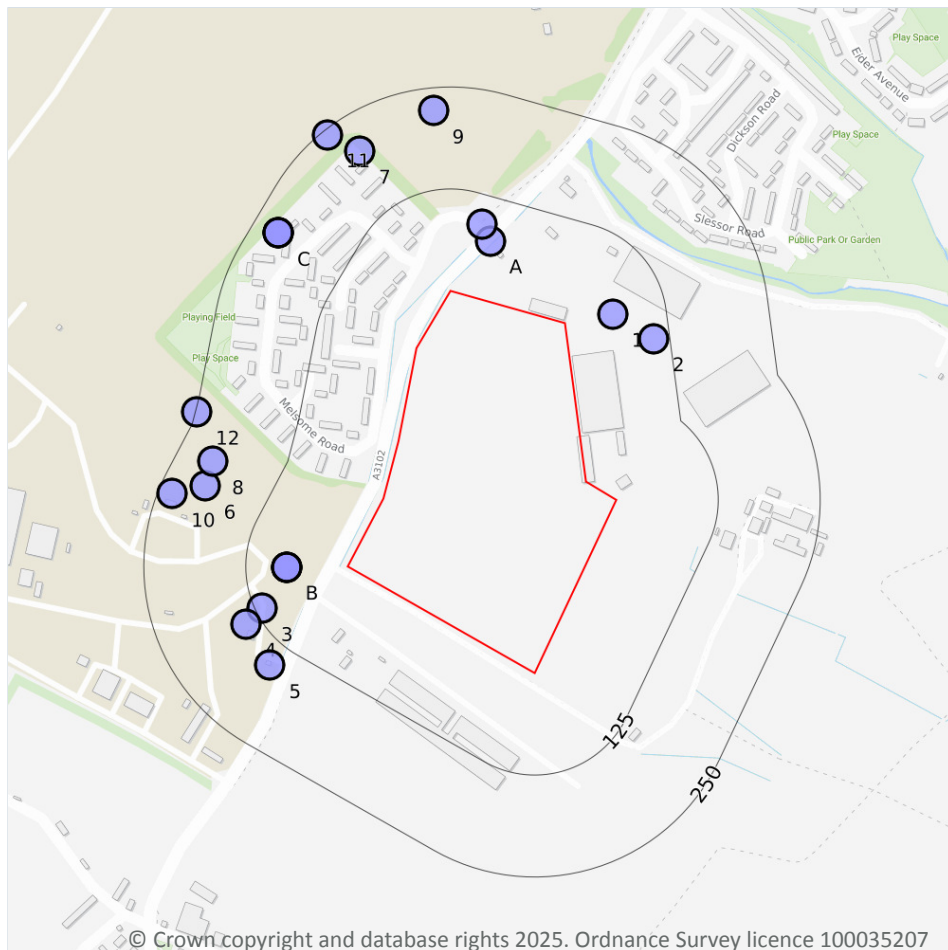
0

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

20

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 74](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	60m E	402200 177910	RAF LYNEHAM PROPOSED FIRE MAIN ROUTE 18	1.4	N	399480 ↗
A	72m N	402050 178000	RAF LYNEHAM PROPOSED FIRE MAIN ROUTE U	3.1	N	399505 ↗
B	75m W	401800 177600	RAF LYNEHAM COMMUNICATIONS FACILITY BH1	1.6	N	399507 ↗

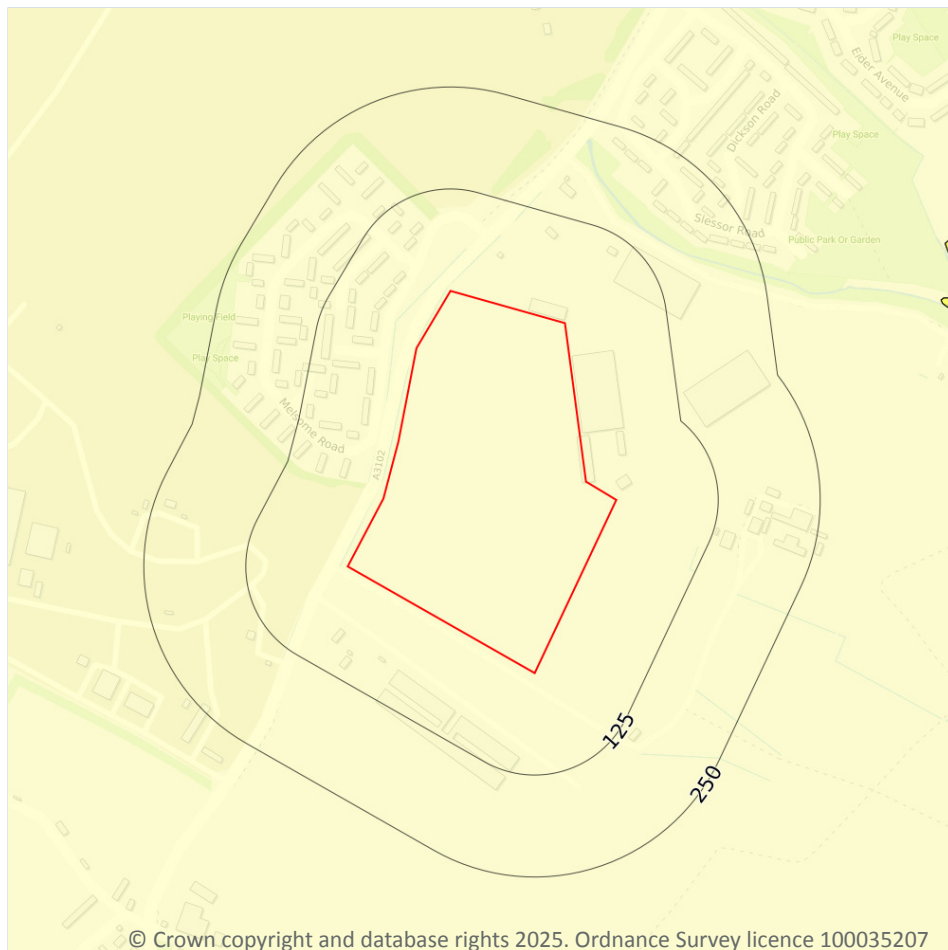


ID	Location	Grid reference	Name	Length	Confidential	Web link
B	75m W	401800 177600	RAF LYNEHAM COMMUNICATIONS FACILITY BH2	1.9	N	399508 ↗
B	75m W	401800 177600	RAF LYNEHAM COMMUNICATIONS FACILITY BH3	1.55	N	399509 ↗
A	89m N	402040 178020	RAF LYNEHAM PROPOSED FIRE MAIN ROUTE T	3.4	N	399504 ↗
2	105m E	402250 177880	RAF LYNEHAM PROPOSED FIRE MAIN ROUTE 19	1.4	N	399481 ↗
3	117m SW	401770 177550	RAF LYNEHAM REPLACEMENT BF1'S PA26	5.5	N	399537 ↗
4	144m SW	401750 177530	RAF LYNEHAM REPLACEMENT BF1'S TP7	2.1	N	399555 ↗
5	154m SW	401780 177480	RAF LYNEHAM REPLACEMENT BF1'S PA27	2.5	N	399538 ↗
6	201m NW	401700 177700	RAF LYNEHAM REPLACEMENT BF1'S PA25	4.7	N	399536 ↗
7	204m NW	401890 178110	RAF LYNEHAM REPLACEMENT BF1'S PA33	3.0	N	399544 ↗
8	206m NW	401710 177730	RAF LYNEHAM REPLACEMENT BF1'S TP10	2.4	N	399558 ↗
C	218m NW	401790 178010	RAF LYNEHAM REPLACEMENT BF1'S PA31	2.8	N	399542 ↗
C	218m NW	401790 178010	RAF LYNEHAM REPLACEMENT BF1'S PA32B	1.2	N	399543 ↗
C	218m NW	401790 178010	RAF LYNEHAM REPLACEMENT BF1'S TP11	1.9	N	399559 ↗
9	223m N	401980 178160	RAF LYNEHAM REPLACEMENT BF1'S PA34	2.5	N	399545 ↗
10	233m NW	401660 177690	RAF LYNEHAM REPLACEMENT BF1'S TP9	2.3	N	399557 ↗
11	244m NW	401850 178130	RAF LYNEHAM PROPOSED FIRE MAIN ROUTE 17	1.7	N	399479 ↗
12	248m W	401690 177790	RAF LYNEHAM REPLACEMENT BF1'S PA28	2.5	N	399539 ↗

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

1

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).

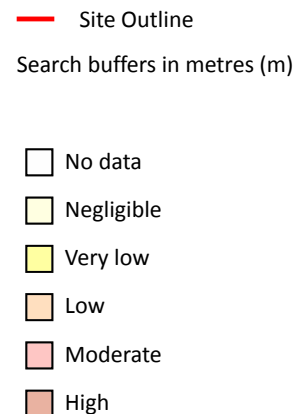
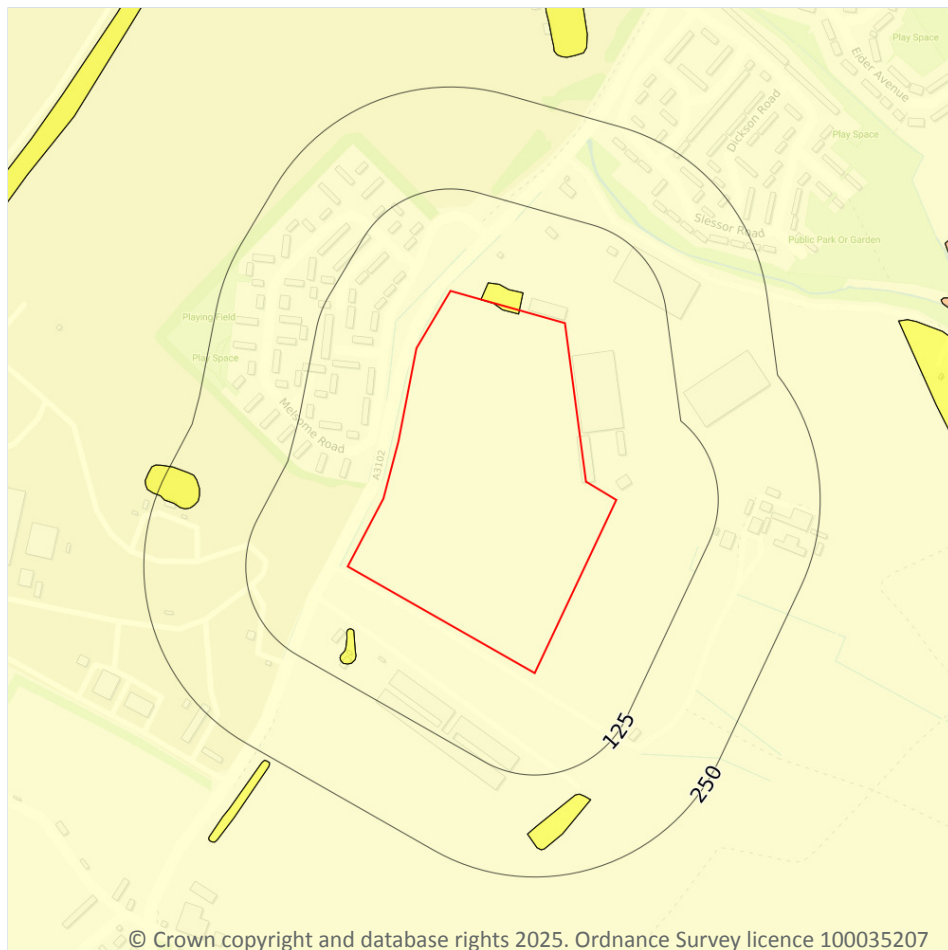
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 76 >](#)

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.

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 77 >](#)

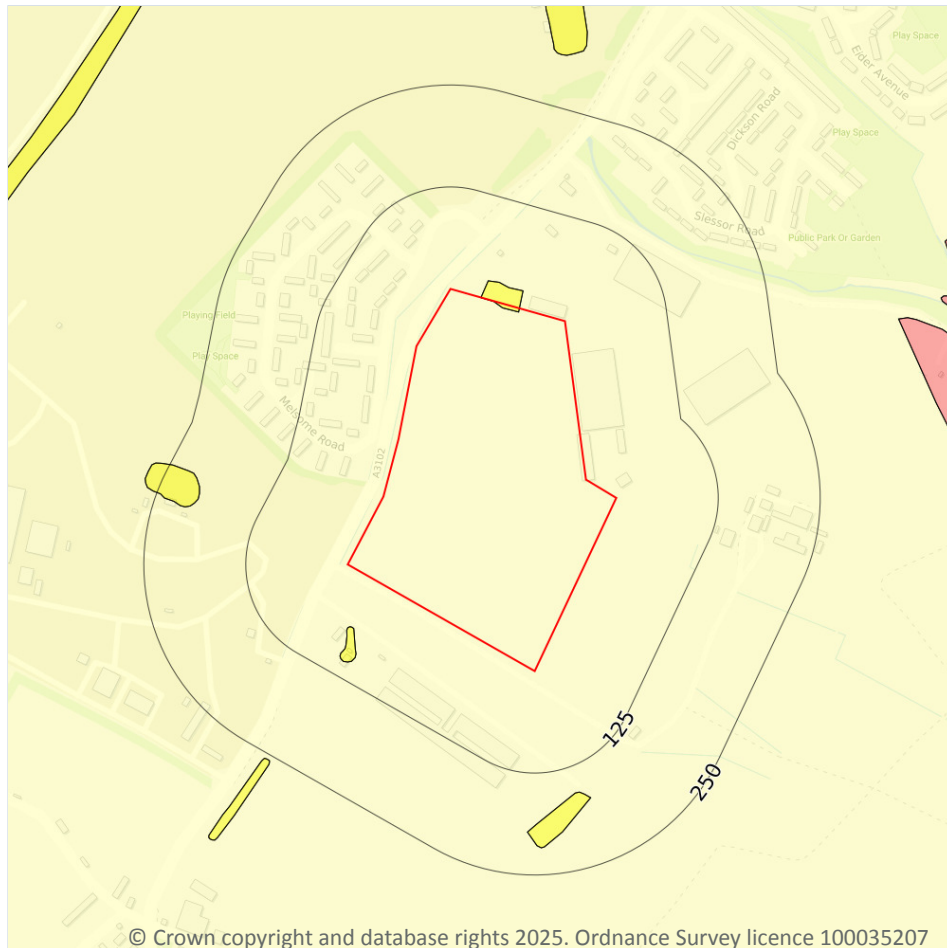
Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

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

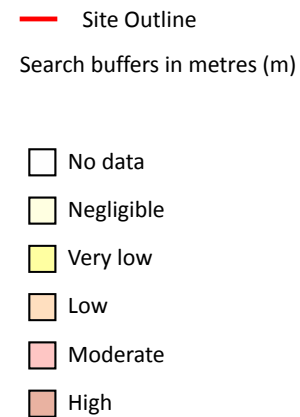
This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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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 79 >](#)

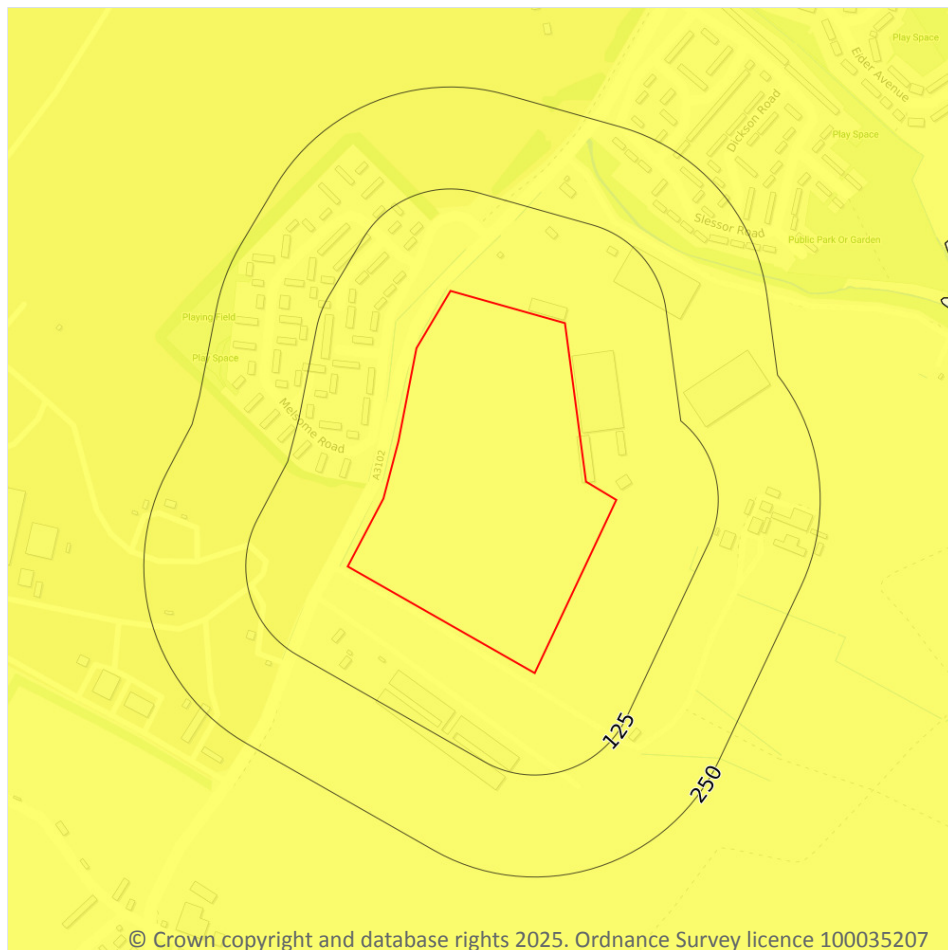
Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
On site	Very low	Compressibility and uneven settlement problems are not likely to be significant on the site for most land uses.



This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

1

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

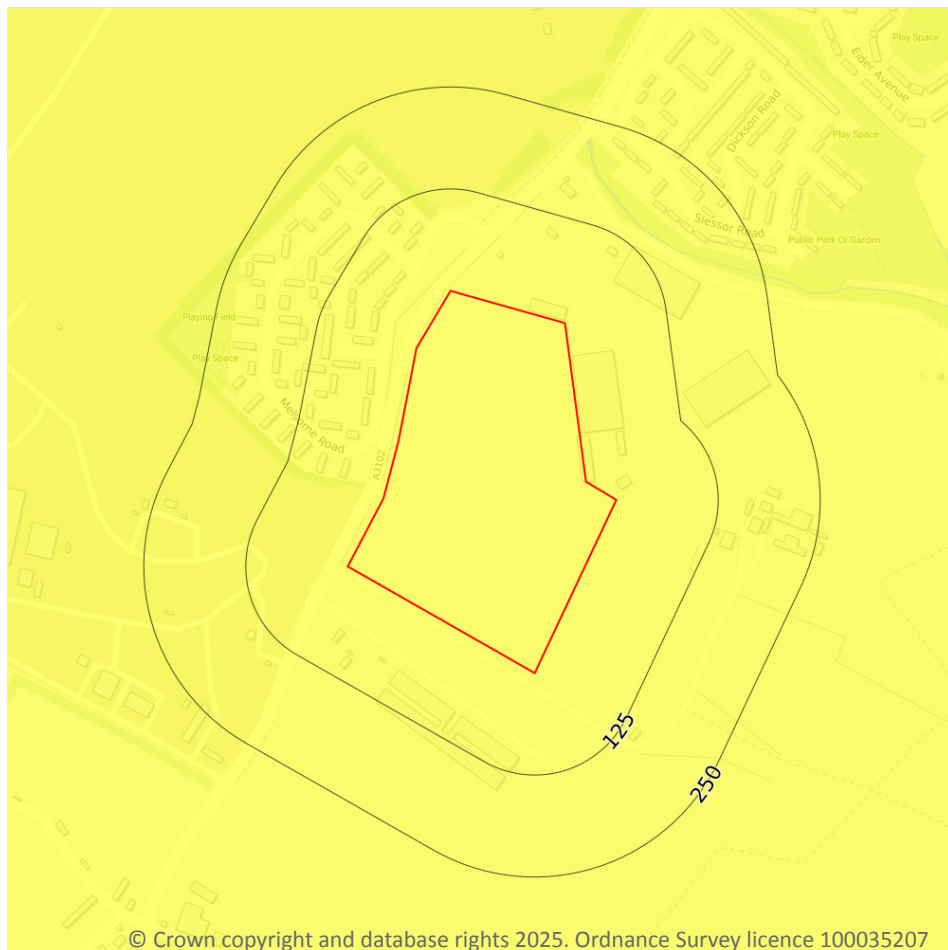
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 81](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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

17.5 Landslides

Records within 50m

1

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

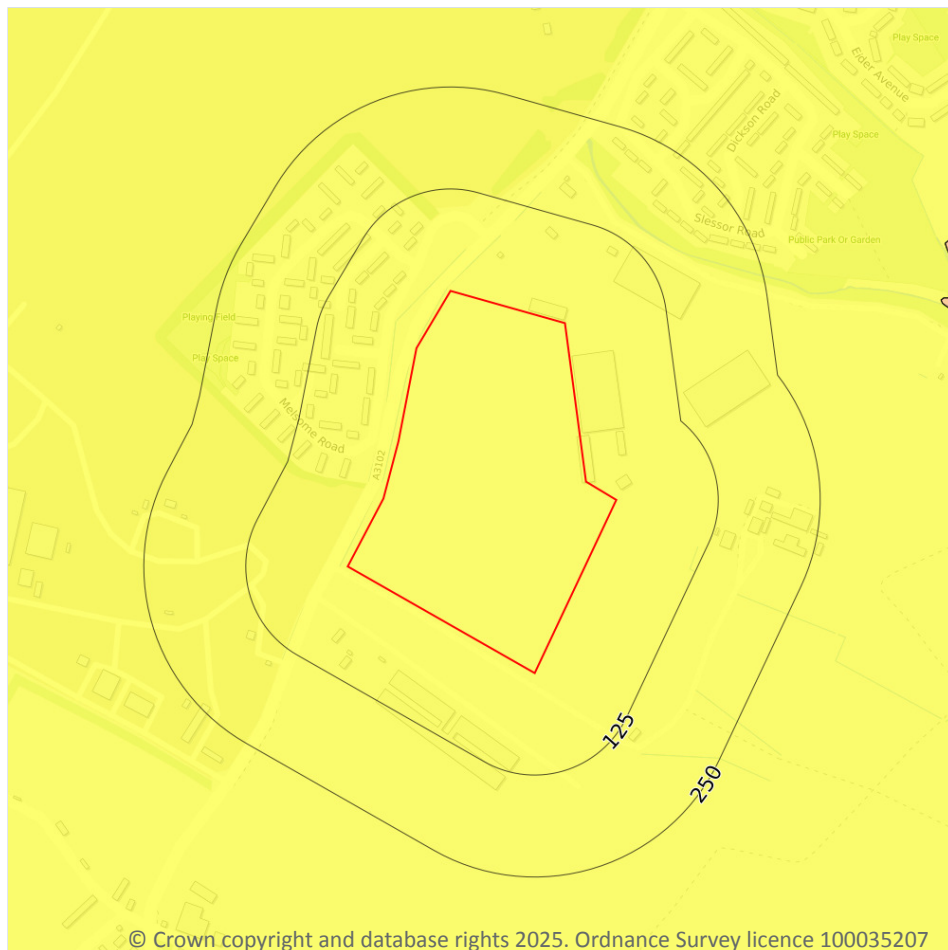
Features are displayed on the Natural ground subsidence - Landslides map on [page 82 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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

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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 83](#)

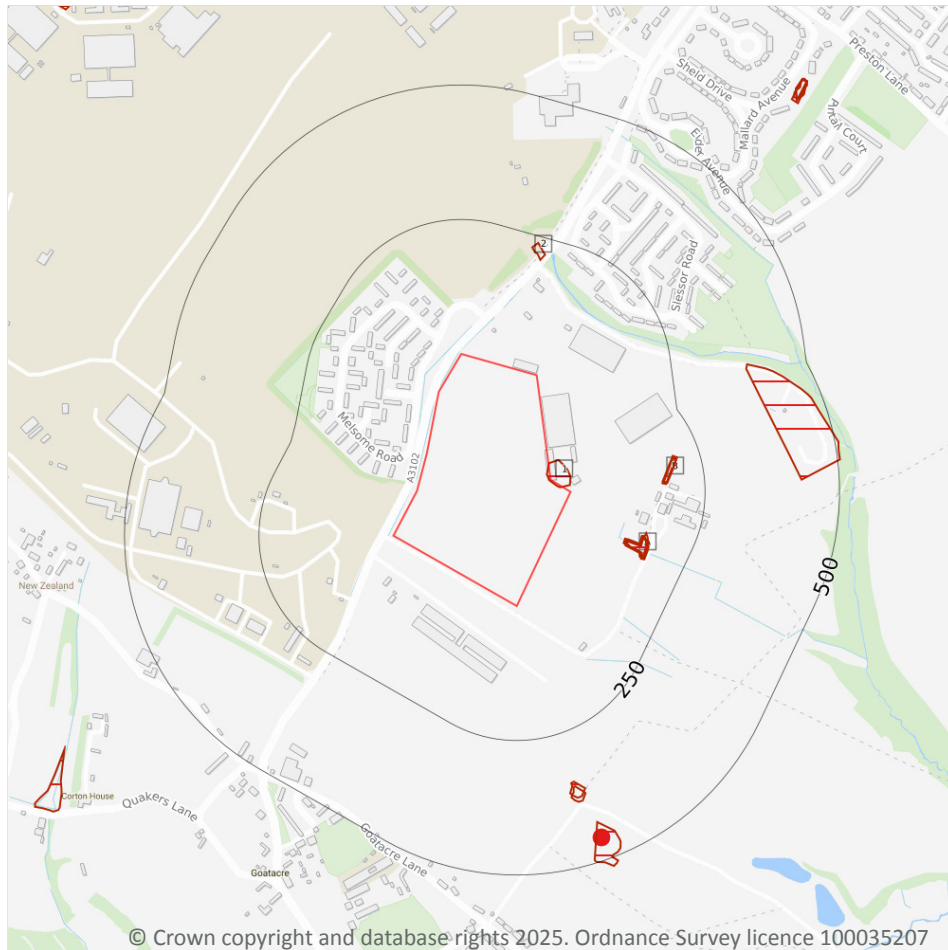
Location	Hazard rating	Details
On site	Very low	Soluble rocks are present within the ground. Few dissolution features are likely to be present. Potential for difficult ground conditions or localised subsidence are at a level where they need not be considered.



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

1

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

Features are displayed on the Mining and ground workings map on [page 85 >](#)



ID	Location	Details	Description
D	458m S	Name: Goatacre Address: Goatacre, CALNE, Wiltshire Commodity: Limestone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	10
----------------------------	-----------

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 85 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
1	On site	Unspecified Heap	1981	1:10000
A	129m SE	Pond	1956	1:10560
A	129m SE	Pond	1981	1:10000
A	131m SE	Pond	1899	1:10560
A	134m SE	Pond	1925	1:10560
A	134m SE	Pond	1885	1:10560
B	172m E	Pond	1899	1:10560
B	172m E	Pond	1885	1:10560
B	174m E	Pond	1925	1:10560
2	208m N	Pond	1899	1:10560

This data is sourced from Ordnance Survey/Groundsure.



18.3 Underground workings

Records within 1000m**0**

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

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m**0**

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m**0**

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m**0**

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site**0**

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

This data is sourced from Johnson Poole and Bloomer.



18.8 The Coal Authority non-coal mining

Records within 500m

0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

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

This data is sourced from Groundsure.



18.12 Coal mining

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

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

This data is sourced from the Coal Authority.

18.13 Brine areas

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

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

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

18.14 Gypsum areas

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

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

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

Generalised areas that may be affected by kaolin and ball clay extraction.

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

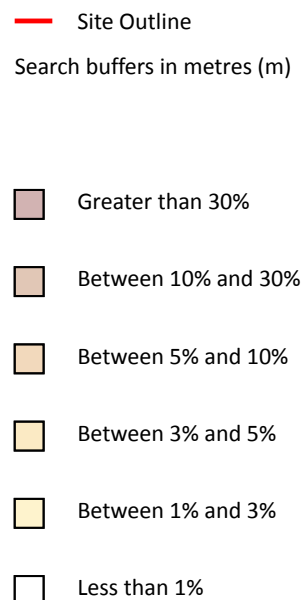
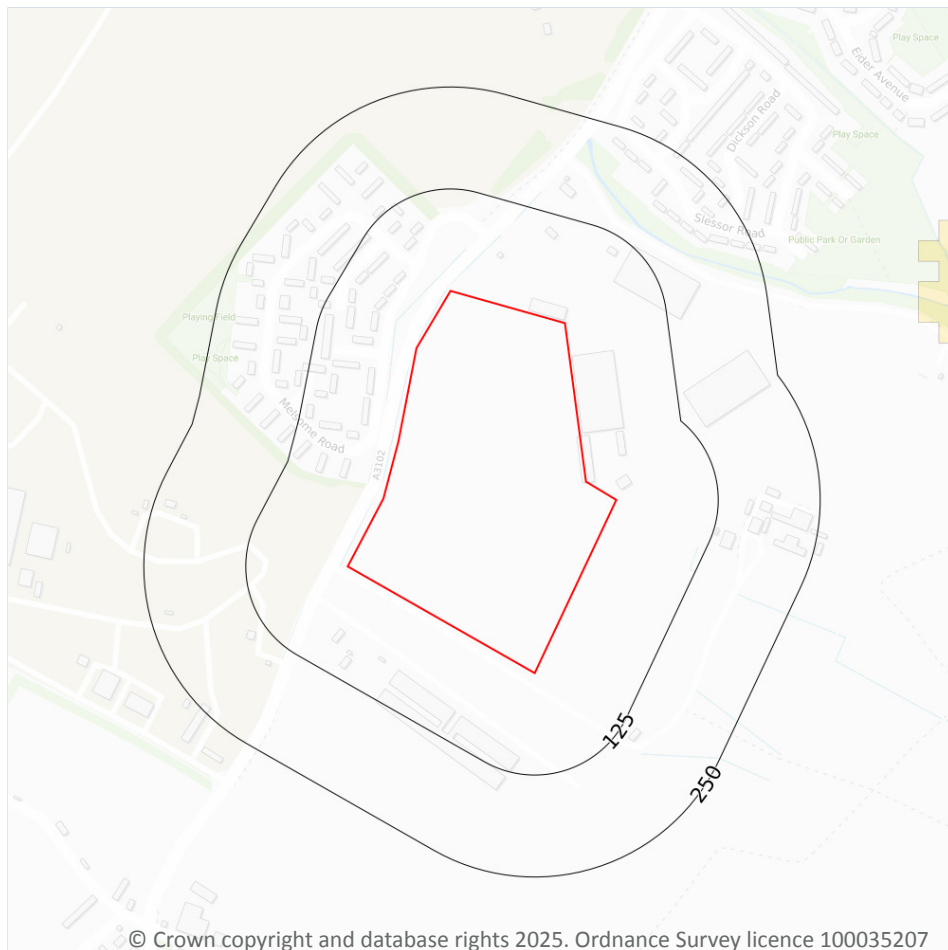
Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



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 92](#) >

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

4

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 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
26m SW	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m**0**

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m**0**

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m**0**

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



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

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Site Details:

LYNEHAM, WILTSHIRE, SN11 9JB

Client Ref:

P02167676

Report Ref:

GS-YVS-V45-897-2HH

Grid Ref:

402039, 177704

Map Name:

County Series

Map date:

1885

Scale:

1:10,560

Printed at:

1:10,560



Surveyed 1885

Revised 1885

Edition N/A

Copyright N/A

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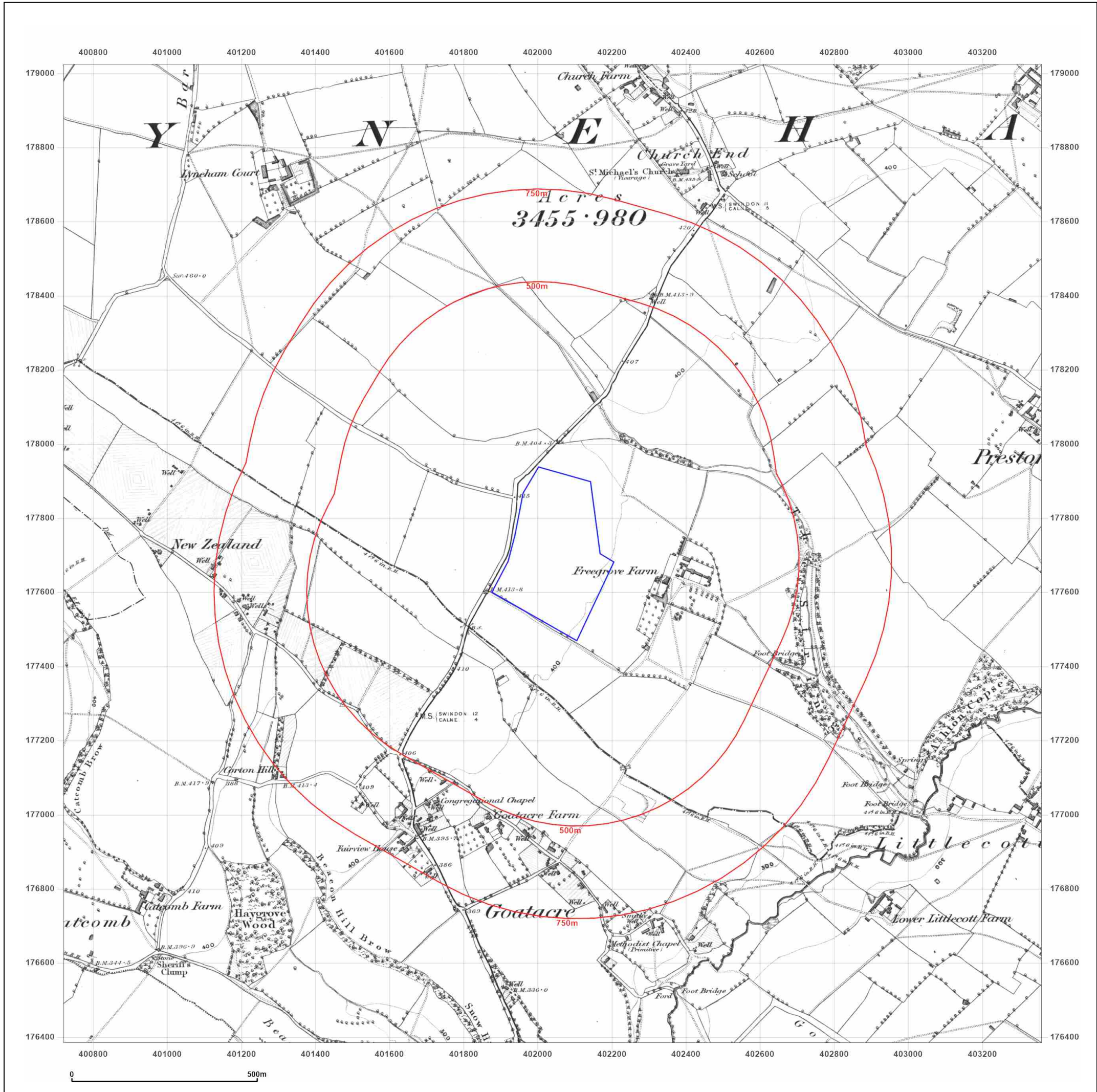
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21 October 2025

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Client Ref: P02167676
Report Ref: GS-YVS-V45-897-2HH
Grid Ref: 402039, 177704

Map Name: County Series

Map date: 1899

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1883
Revised 1899
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1884
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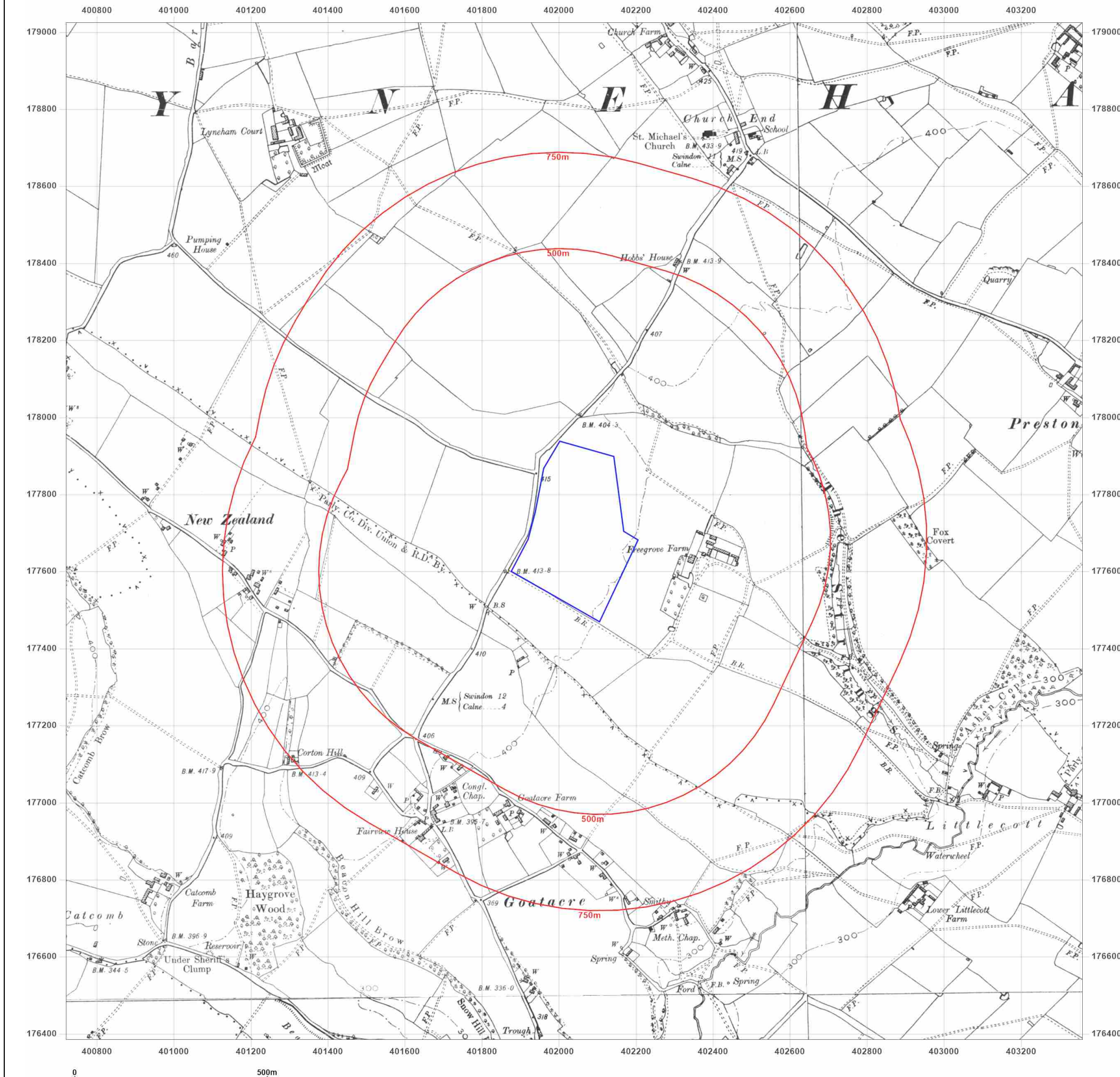


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Client Ref: P02167676
Report Ref: GS-YVS-V45-897-2HH
Grid Ref: 402039, 177704

Map Name: County Series

Map date: 1922-1925

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1883
Revised 1925
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1884
Revised 1925
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1884
Revised 1925
Edition N/A
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Surveyed 1885
Revised 1922
Edition N/A
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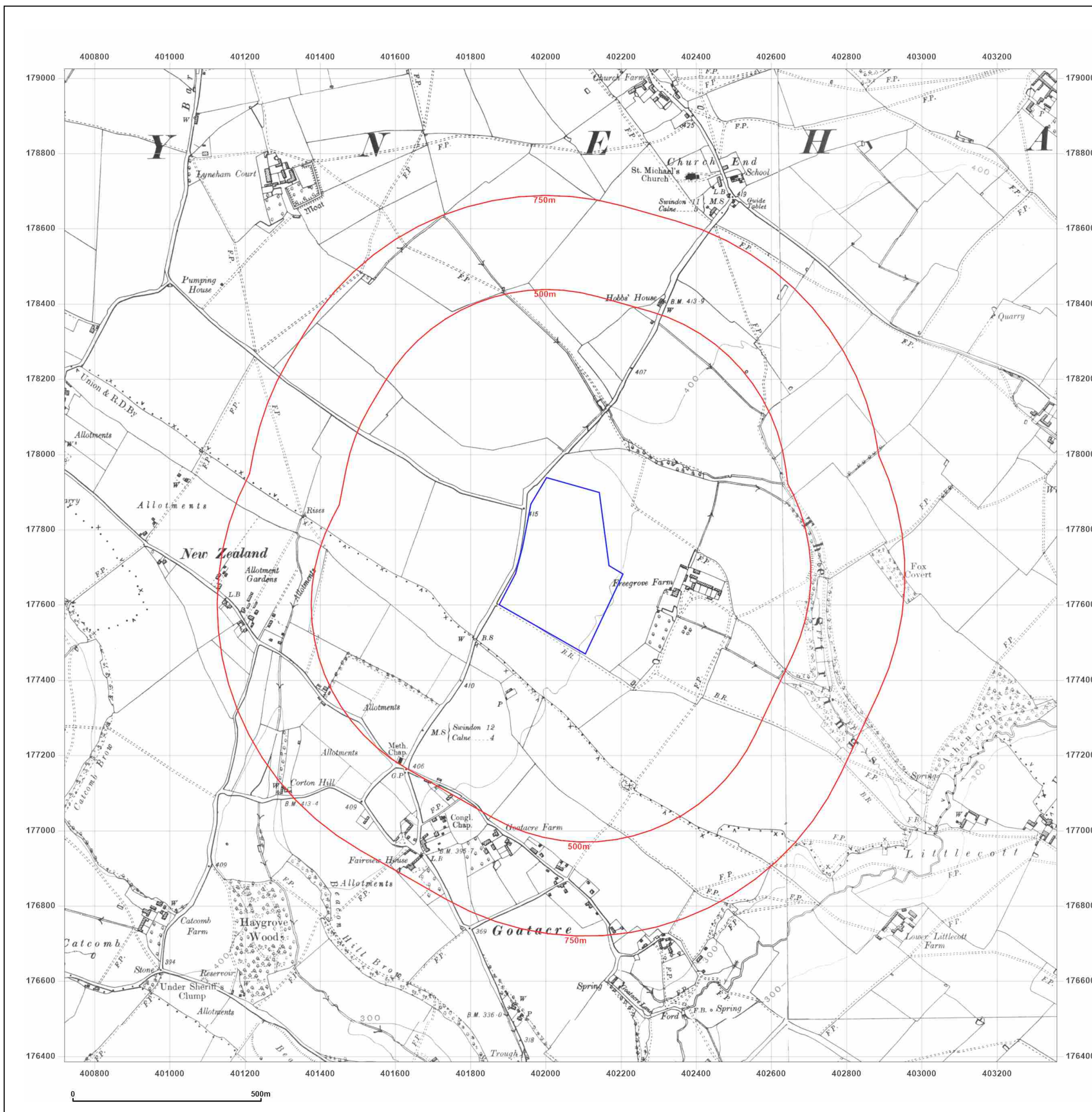


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Client Ref: P02167676
Report Ref: GS-YVS-V45-897-2HH
Grid Ref: 402039, 177704

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

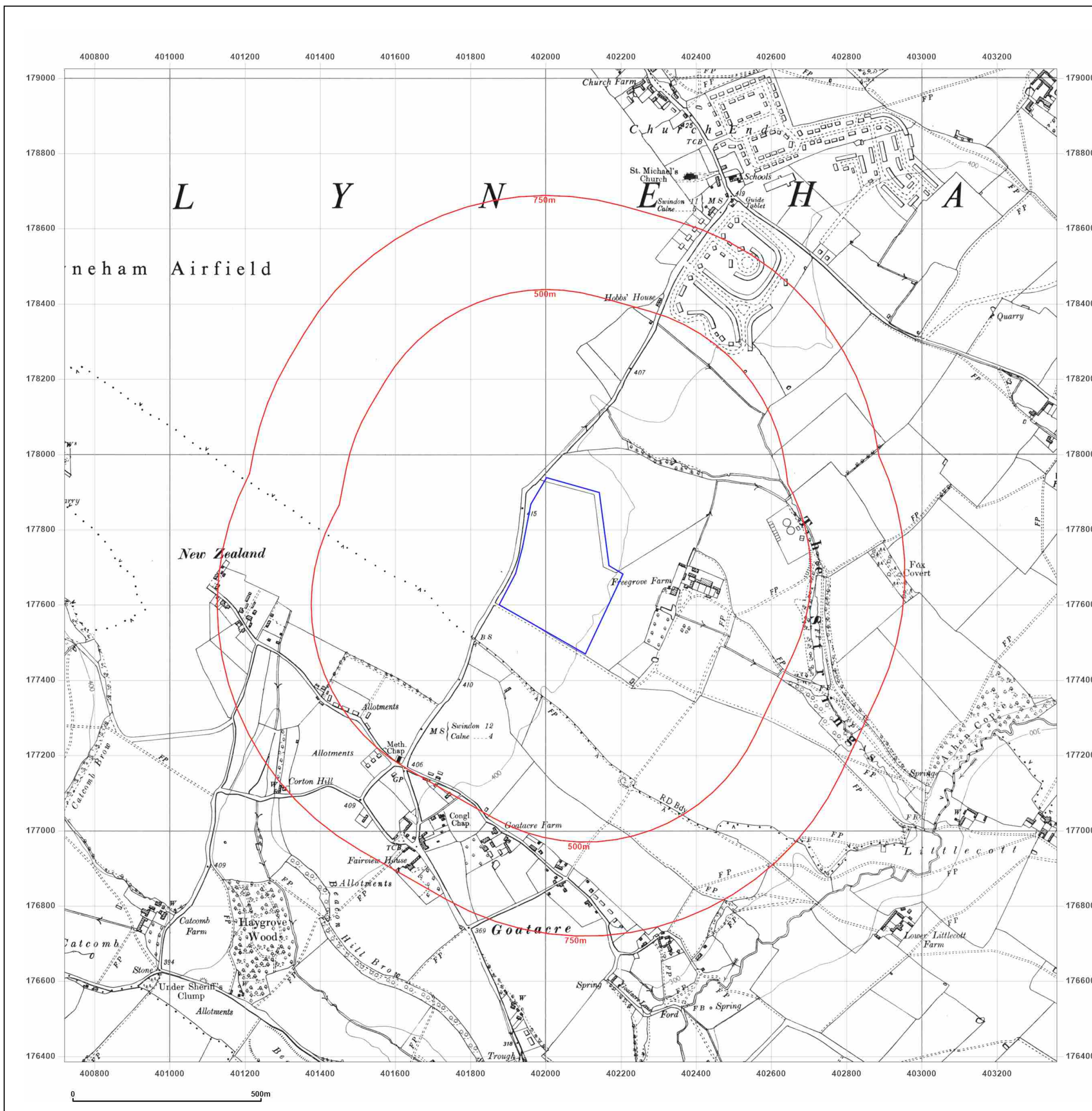


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9JB

Client Ref: P02167676
Report Ref: GS-YVS-V45-897-2HH
Grid Ref: 402039, 177704

Map Name: National Grid

Map date: 1981

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1975
Revised 1981
Edition N/A
Copyright N/A
Levelled N/A

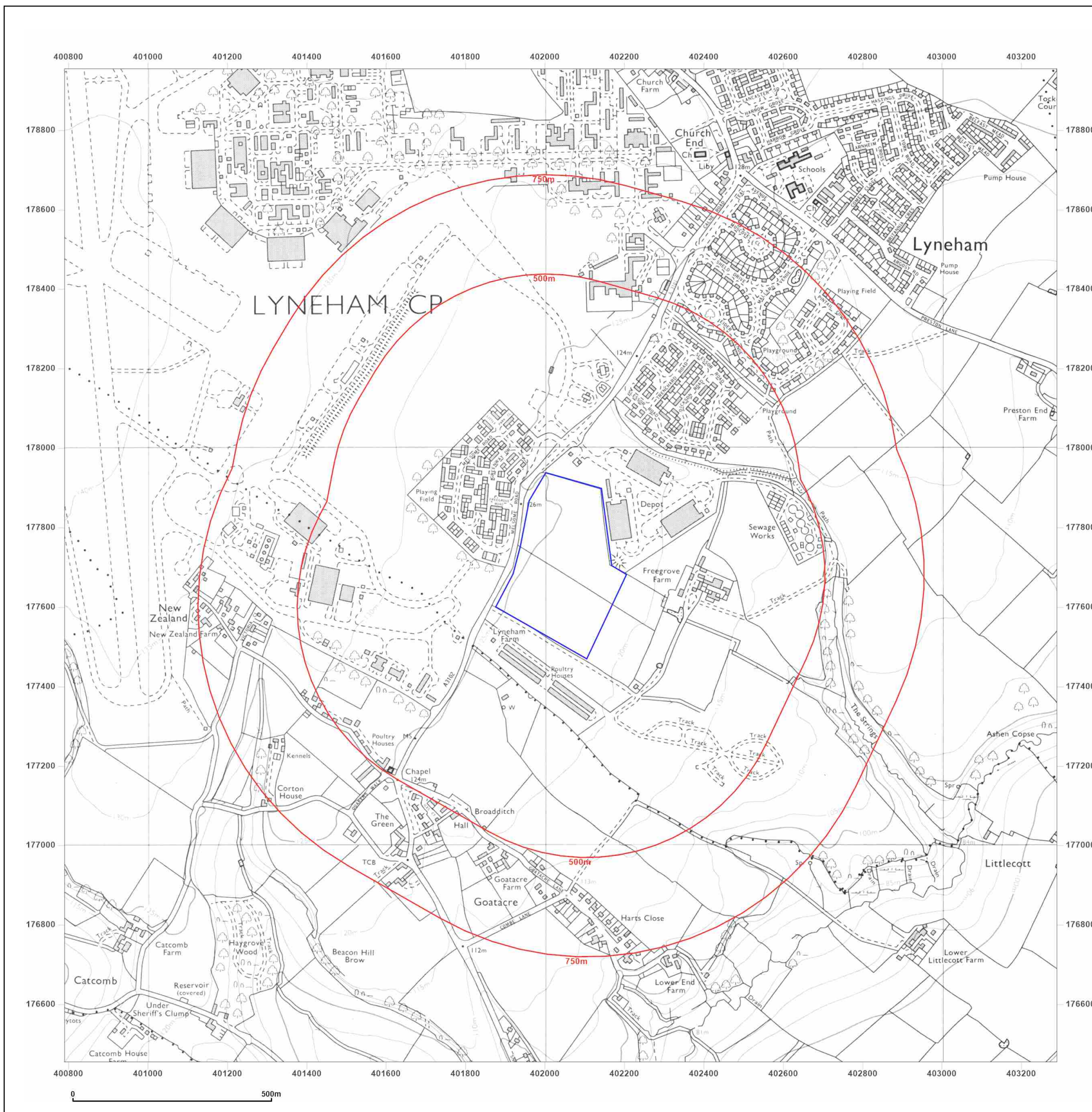


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9JB

Client Ref: P02167676
Report Ref: GS-YVS-V45-897-2HH
Grid Ref: 402039, 177704

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



2001

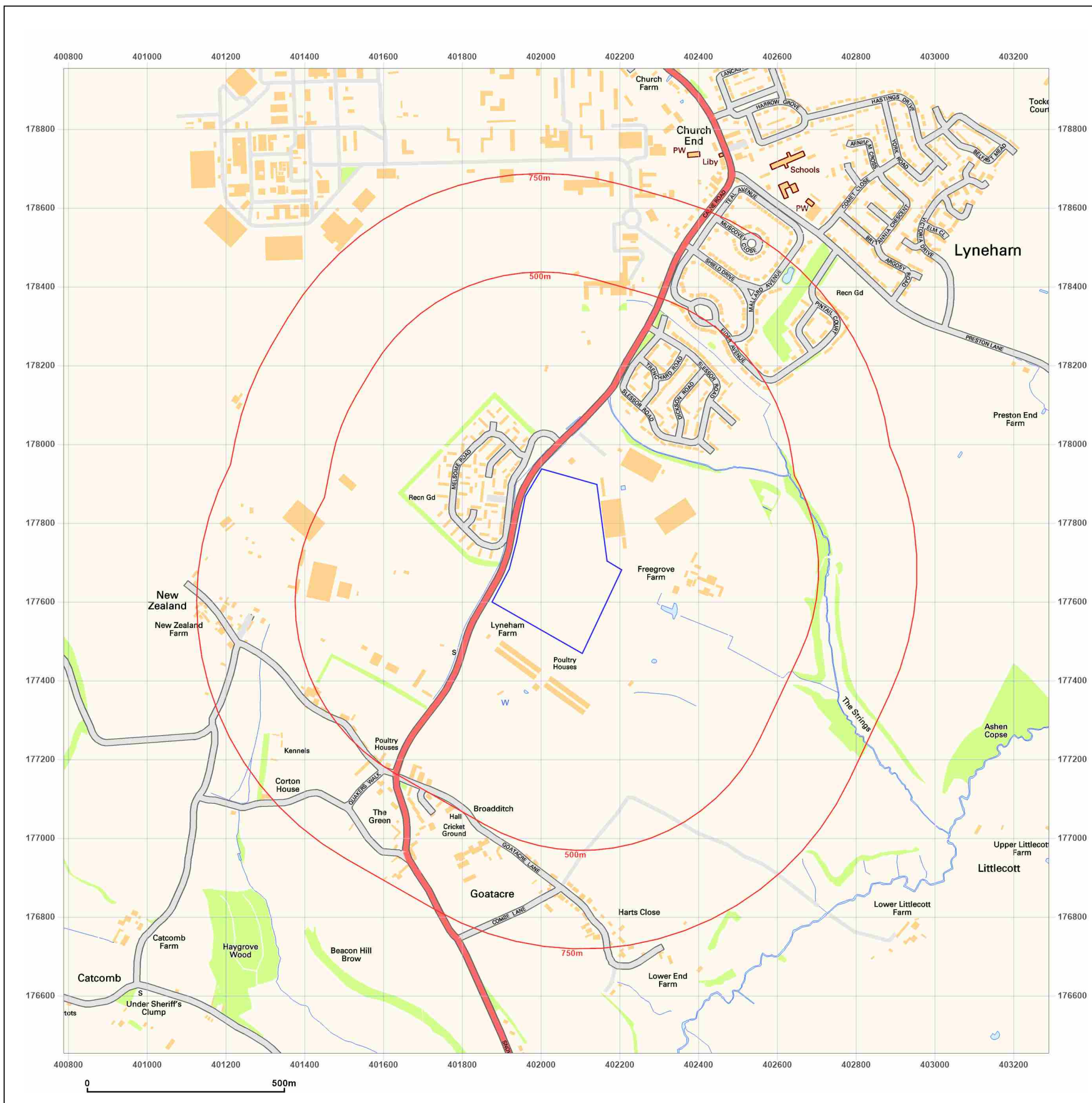


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9JB

Client Ref: P02167676
Report Ref: GS-YVS-V45-897-2HH
Grid Ref: 402039, 177704

Map Name: National Grid

Map date: 2025

Scale: 1:10,000

Printed at: 1:10,000



2025

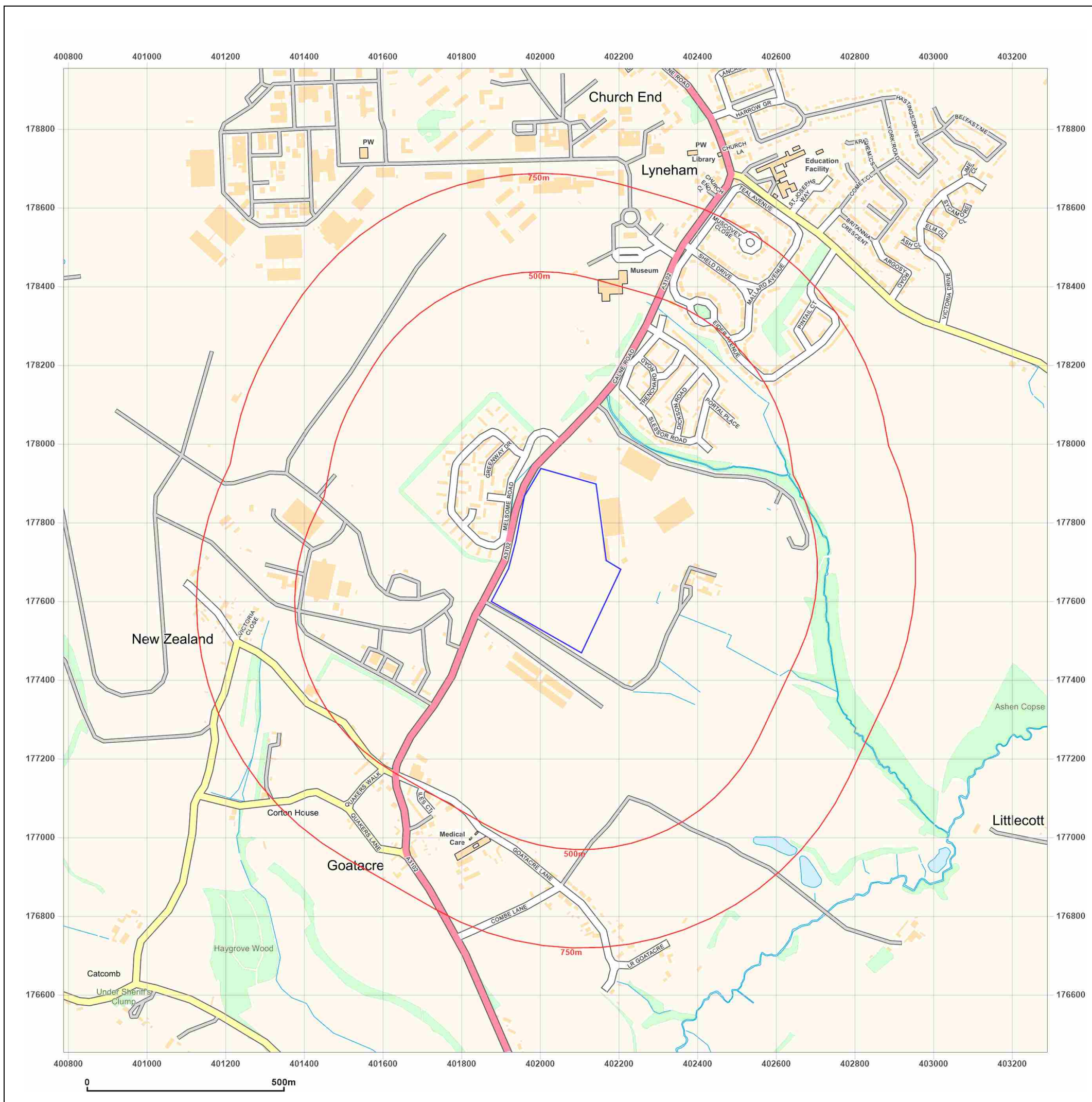


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Appendix D

THIRD PARTY DATA

Location R.A.F. LYNEHAM.	Project HIGH PRESSURE FIRE MAIN.	Appendix Sheet No. 5
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TRIAL HOLE LOG

Trial Hole No 17	Date Inspected 19 AUG '81	Ground level
-------------------------	----------------------------------	--------------

Description of Strata	Legend	Depth	Remarks
Stiff, friable brown calcareous TOPSOIL with rootlets.	GL	0.3	Trial Pit <u>SU 07 NW / 23</u> 0185 7813
Hard light buff sub rounded fine gravel to cobble size calcareous sandstone in a stiff light buff silty clay matrix. (weathered ragstone)	1	1.7	∇ S.W.L. 1.5 Excavator unable to penetrate beneath 1.7m
Hard rag bedrock	2		
	3		

Trial Hole No. 18	Date Inspected 18 AUG '81	Ground level
--------------------------	----------------------------------	--------------

Description of Strata	Legend	Depth	Remarks
Stiff, friable brown calcareous TOPSOIL with rootlets.	GL	0.3	Trial Pit. <u>SU 07 NW / 24</u> 0220 7791
Hard greyish white fine gravel to boulder angular fragments of calcareous sandstone in a stiff grey white silty clay matrix. (weathered ragstone)	1	1.4	∇ S.W.L. 1.3 Excavator unable to penetrate beneath 1.4m.
Hard rag bedrock.	2		
	3		

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PROPERTY SERVICES AGENCY
LUNAR HOUSE
40 WELLESLEY ROAD



SU07 NW 52
SU 018 776

Properties				Strata					
Core	Cu kPa	w%	SPT N	Description	Depth	Level	Legend		
				TOPSOIL	G.L.	126.85			
		26		Firm to stiff fissured friable grey brown calcareous silty CLAY with many limestone fragments.	0.45	126.40			
		50		Becoming predominantly rubbly limestone towards base. (Weathered Coral Rag)					
		*40/125		End of Borehole	1.90	124.95			
Groundwater									
To	Size	Fluid	Struck	Behaviour	Sealed	Date	Hole	Cased	Water
1.90	0.15	-	Dry	-		22.8.88 22.8.88	Nil 1.90	Nil 1.50	Nil Dry
Borehole grouted on completion. Chiselled 1.65m to 1.85m (1 1/2 hrs).									
Project Property Services Agency Lyneham RAF - Communications Facility Task No. G/0085					Contract E5800/66				
					Borehole 2 (1 of 1)				

23rd October 2025

Oscar Bowskill
Geosciences Graduate
RSK Geosciences
Stillhouse Lane
Bristol BS3 4EB

Public Protection Services
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Our Ref: PR202510-586264

Dear Sir,

Contaminated Land Enquiry – Land at Freegrove Farm, Lyneham SN11 9JB

Further to the emailed enquiry dated 21/10/25 relating to this site, I am pleased to be able to supply you with the following information.

I can confirm that I have consulted the following information in preparing this reply:

Landmark Historical Land Use Information
Wiltshire Council data relating to potentially contaminated sites / PWS register
Minerals and waste data on historical landfills
Environmental Agency Landfill Information
The Petroleum Licence Archive
The Wiltshire Council Register of contaminated land

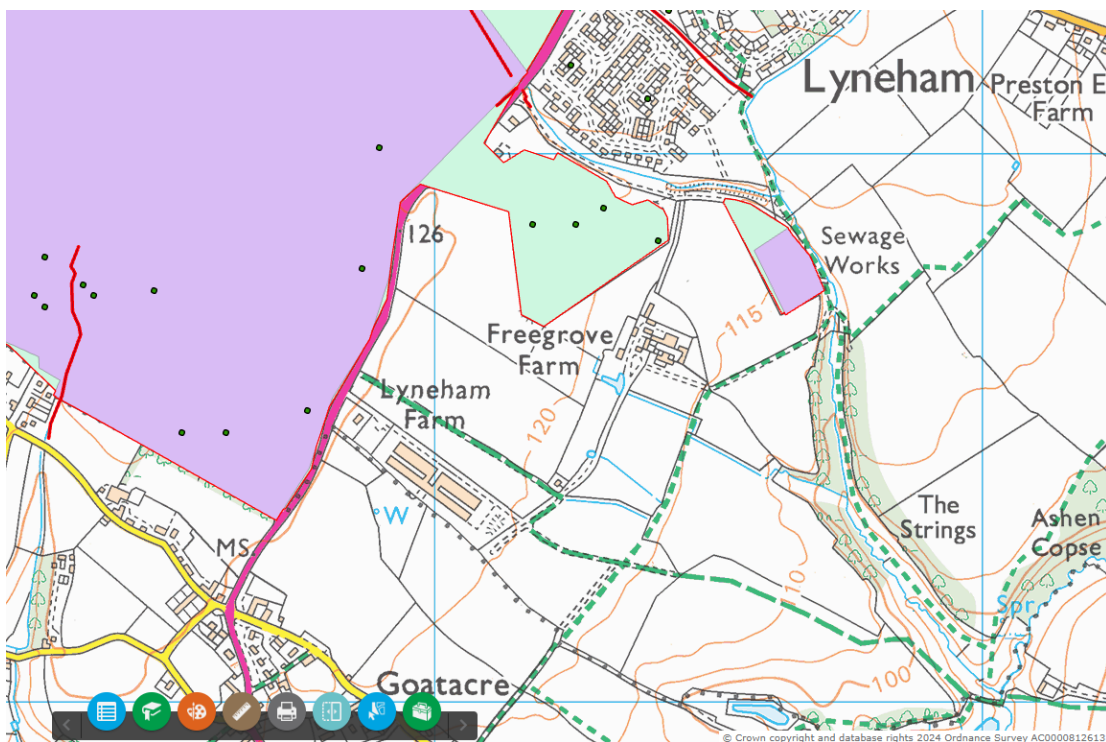
General Statement - The above site has not been identified as contaminated within the meaning of Part IIA of the Environmental Protection Act (EPA) 1990. The site does not appear on the Wiltshire Council register of contaminated land, and we have no intention of reviewing this status in the foreseeable future.

- 1) Our records indicate no known contamination issues associated with the main site (in terms of former or current contaminative site uses, leaks or spills of any oil/chemical substances). Land to the north and west of the site (coloured polygons on map below) is military land associated with the Lyneham airbase.
- 2) Our records do not identify any licensed current or former landfills within 250m of the search site.
- 3) I have checked our records and can find no current or former nuisance issues, prosecutions or enforcements associated with the site or adjoining properties, e.g. noise, odour, dust issues or complaints relating to pollution of any sort.

We do not hold any historical reports relating to previous desk studies or site investigations at this site.

- 4) Our records do not indicate that any fuel or chemical storage is present at the site, this includes any licensed or formerly licensed Petroleum Storage facilities.
- 5) There are no Private Water Supplies registered with this office within 2000m of the site.
- 6) There are no sites holding an Environmental Permit located on or adjacent to the site.

Land at Freegrove Farm, Lyneham, Calne.



This information is provided after appropriate enquiries and represents a summary of the information presently available to this department. It is provided on the distinct understanding that the council does not guarantee its accuracy. Neither the council or any officer or agent is legally responsible for any discrepancy, error or omissions whether arising from inaccuracy, negligence or any other cause whatsoever.

Yours sincerely

Peter Nobes
Senior Public Protection Officer
Direct line: 01380 826320
Email: peter.nobes@wiltshire.gov.uk

UNEXPLODED BOMB RISK MAP



SITE LOCATION

Location: SN11 9JB,
Map Centre: 402228,177396



This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- Low:** Areas indicated as having 15 bombs per 1000acre or less.

- Military**
- Industry**
- UXO find**
- Other**
- Transport**
- Docks**
- Luftwaffe targets**
- Utilities**
- Bombing decoy**
- Airfields**

How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density. Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then [additional detailed research](#) is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our [pre-desk study assessments \(PDSA\)](#) by emailing a site boundary and location to pdsa@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: [+44 \(0\) 1993 886682](tel:+441993886682) email: uxo@zetica.com web: www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the [accompanying notes on our website](#).

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgement. The copyright remains with Zetica Ltd.

Appendix E

UTILITY SERVICE PLANS



KEY			
ARELION	ARELION	GNET	G NETWORK
BT	BT	KCOM	KCOM
COLT	COLT	KPN	KPN
CITY FIBRE	CITY FIBRE	LAST MILE	LAST MILE ELEC
CSP FIBRE	CSP FIBRE	LAST MILE GAS	LAST MILE GAS
LV ELEC	LV ELEC	LUH UND	LU POWERLINK
HV ELEC	HV ELEC	NEOS NET	NEOS NETWORK
EHV ELEC	EHV ELEC	LUMEN	OCU LUMEN
ES PIPELINES	ES PIPELINES	SEWER	SEWER FW
EU NETWORKS	EU NETWORKS	SEWER	SEWER SW
EXA	EXA	SEWER	SEWER COM
FULCRUM	FULCRUM	SKY	SKY
GIGACLEAR	GIGACLEAR	TATA	TATA
LP GAS	GAS - LP	TFL	TFL
MP GAS	GAS - MP	VERIZON	VERIZON
IP GAS	GAS - IP	VIRGIN	VIRGIN
HP GAS	GAS - HP	VODAFONE	VODAFONE
GTC	GTC ELECTRIC	WATER	WATER
GTC	GTC GAS	ZAYO	ZAYO
GTT	GTT	SEARCH AREA	SEARCH AREA

LINES MAY INDICATE MULTIPLE CABLES

NOTES:

- THIS DRAWING IS A REPRESENTATIVE "FUSION PLAN" COMPILED FROM PLANS PROVIDED BY ASSET OWNING ORGANISATIONS WHOSE PLANT OR ASSETS COULD BE AFFECTED BY WORKS UNDERTAKEN ON THE SITE DETAILED HEREIN.
- DO NOT SCALE FROM THIS DRAWING
- THE INFORMATION PROVIDED ON THIS MAPPING PLAN IS BASED ON HISTORIC RECORDS PROVIDED BY THE STATUTORY UNDERTAKERS. THE ACTUAL POSITION AND STATUS OF ANY MAINS AND SERVICES MUST BE VERIFIED ON SITE. THIS PLAN IS FOR INFORMATION PURPOSES ONLY.
- THE INFORMATION ON THIS PLAN IS GIVEN WITHOUT OBLIGATION OR WARRANTY. NO LIABILITY OF ANY KIND WHATSOEVER IS ACCEPTED BY CENTARA LTD, OUR AGENTS OR PARTNERS FOR ANY ERRORS OR OMISSIONS.
- SERVICES TO BUILDINGS ARE NOT ALWAYS SHOWN BUT IT MUST BE ASSUMED THAT ANY EXISTING BUILDING IS SERVED WITH "LIVE" SUPPLIES UNTIL PROVEN OTHERWISE. YOU MUST OBTAIN WRITTEN CONFIRMATION FROM THE RELEVANT UTILITY THAT A SUPPLY IS "DEAD".
- CABLES TO STREET LIGHTING, ROAD SIGNS AND ILLUMINATED BOLLARDS ARE NOT ALWAYS SHOWN BUT MUST BE ASSUMED TO EXIST.
- THE LOCATION OF ANY MAINS AND SERVICES MUST BE LOCATED USING EML OR GPR SURVEYS FOLLOWED, IF REQUIRED BY HAND DUG TRIAL HOLES. BEFORE USING ANY MECHANICAL PLANT YOU MUST OBTAIN APPROVAL FROM THE APPROPRIATE UTILITY.
- UNDERGROUND SERVICES MUST BE LOCATED IN ACCORDANCE WITH HSE GUIDANCE NOTE HS (G) 47 AND BSI's PAS 128 2014.

REV	REVISION DETAILS	DATE



PROJECT		
Lyneham		
CLIENT		
RSK Utility Consulting		
DRAWING TITLE		
FUSION PLAN		
DRAWN BY: J.Reape	CHECKED BY: E.Gomersall	APPROVED BY: C.Cockerham
DATE: 05/09/2025	SCALE: 1:500 @ A0	REVISION: A
DRAWING NUMBER: CEN35339	SHEET 01 of 02	



KEY			
	ARELION		G-NET
	BT		G-NETWORK
	COLT		KCOM
	CITY FIBRE		KPN
	CSP FIBRE		LAST MILE ELEC
	LV ELEC		LAST MILE GAS
	HV ELEC		LU POWERLINK
	EHV ELEC		NEOS NETWORK
	ES PIPELINES		OCU LUMEN
	EU NETWORKS		SEWER FW
	EXA		SEWER SW
	FULCRUM		SEWER COM
	GIGACLEAR		SKY
	LP GAS		TATA
	MP GAS		TFL
	IP GAS		VERIZON
	HP GAS		VIRGIN
	GTC		VODAFONE
	GTC GAS		WATER
	GTT		ZAYO
			SEARCH AREA

LINES MAY INDICATE MULTIPLE CABLES

NOTES:

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REV	REVISION DETAILS	DATE



Centara
Bureau Services
1-2 Woodside Court, Normanton Business Park
Normanton, West Yorkshire, WF6 1SB
www.centara-td.com Tel: 01924 220726

PROJECT		
Lyneham		
CLIENT		
RSK Utility Consulting		
DRAWING TITLE		
FUSION PLAN		
DRAWN BY: J.Reape	CHECKED BY: E.Gomersall	APPROVED BY: C.Cockerham
DATE: 05/09/2025	SCALE: 1:500 @ A0	
DRAWING NUMBER: CEN35339	REVISION: A	
SHEET 02 of 02		

Appendix F

SITE RECONNAISSANCE SURVEY NOTES

Basic Details

Site Walkover Questionnaire.



Date	09/10/2025
Project Number search	315976
Project Name	Lyneham, Wiltshire
Project No.	315976
Site Name	Wiltshire
Client	Gallagher Developments Ltd
Office	Bristol
GPS Location	51° 29' 52.915" N 1° 58' 10.932" W
Site Engineer	Oscar Bowskill
Accompanied by	Hannah Bovenizer
Site Engineer Arrival Time	09/10/2025, 10:48
Site Engineer Departure Time	
Other RSK Staff On Site	
Weather Conditions	☐ Heavy Rain ☐ Rain ☐ Drizzle ☐ Overcast ☐ Cloudy ☒ Sunny Spells ☐ Sunny ☐ Fog ☐ Snow ☐ Thunder ☐ Hail

A. Current Site Use

Question	Combined Response
A1. What are the main land uses on site?	Arable (Agricultural) ;Pasture (Agricultural) :
A2. What are the current land uses NORTH of the site?	Other : Military MOD
A3. What are the current land uses EAST of the site?	Arable (Agricultural) ;Other;Pasture (Agricultural) : Farm buildings
A4. What are the current land uses SOUTH of the site?	Arable (Agricultural) ;Other;Pasture (Agricultural) : poultry farm
A5. What are the current land uses WEST of the site?	Houses with gardens;Other : Military MOD
A6. Current Site Activities	Sheep grazing
A7. Current Site Activities - Adjacent Sites	Agricultural, military, residential
A8. Site Boundaries	North - chain link barbed wire East - barbed wire a ditch wooden post South - hedges and fence West - hedges and wooden fence

B1. General Access Constraints?	() No (X) Yes
B2. Access constraints details	No access between fields, northern field accessed through adjacent farm

Question	Combined Response
B4. Are there any access constraints for the SI phase?	Gates / Fences : Same as above- access tight on southern gate and access to North through private land (farm and field)

C. Physical Characteristics

Question	Combined Response
C1. Is the Site level?	Yes :
C2. Is there any evidence of subsidence, landslip or slope erosion?	No :
C3. Are there any changes in level between the site and adjacent sites?	No :

Enter percentage of site coverage by buildings / roads / hardstanding etc. (Soft cover is automatically calculated)

C4. Percentage Hard Cover	0
C5. Percentage Soft Cover	100
C6. Cover Details	Generally level ground, slopes gently north Potential Made Ground forming ditch along western boundary

Question	Combined Response
D1. Is there any vegetation on site?	Grasses;Hedges;Trees : Hedges and trees on western boundary
D2. Evidence of Vegetation Stress	None

Question	Combined Response
D3. Is there any evidence of invasive species being present on site?	N/A : None observed, but out of season
D4. Is there any evidence of invasive species being present on adjacent sites (within 10m of site boundary?)	N/A : None observed, but out of season

D5. Site visit in dormancy period? (X) Yes
 () No

Question	Combined Response
D6. Are there any surface water features on site?	No :
D7. Are there any surface water features within 250m off site?	Yes : Drain on western boundary

Question	Combined Response
D8. Visual evidence of contamination of surface waters	N/A : Litter and overgrown

D9. Where does the site drain to?	To ground
D10. Site Drainage Information	None observed
D11. Site Outfall Information	None observed
D12. Site Waterlogging or Flooding	None observed

E. Structures and Services

Question	Combined Response
E1. Are there any buildings on site?	No :

Question	Combined Response
E2. Any evidence of gas protection measures in buildings?	No : None observed, buildings off site are warehouses

Question	Combined Response
E3. Are there any buried services present?	No : No evidence but haven't accessed information
E4. Are there any overhead services present on or adjacent to site?	No :

Question	Combined Response
E5. Are there any underground structures present on or adjacent to site?	No : None observed

E6. Phone Signal	Strong Signal, Over Entire Site
E7. Cellular Providers Tested	
E8. Data Connectivity	Good 4G or 5G

F. Geotechnical Considerations

Question	Combined Response
F2. Is there any evidence of damage to existing building structures on site?	No :
F3. Are there any remains of building structures present on or adjacent to site?	No :
F4. Are there any retaining walls present on or adjacent to site?	No :
F5. Are there any abrupt changes in ground level present on or adjacent to site?	No :
F6. Are there any potentially unstable slopes/ exposed ground present on or adjacent to site?	No :
F7. Are there any mature trees on site?	Yes : Western site boundary
F8. Is there any visual evidence of infilled basements on site?	No :

G. Potential Evidence for Contamination

Question	Combined Response
G1. Is there any potentially hazardous materials storage and use on site?	No :
G2. Is there any waste storage on site?	No :
G3. Is there any fly tipping / litter on site?	No :
G4. Are there any electricity sub stations/ transformers on or near site?	No :

Question	Combined Response
G5. Is there any evidence for ACM on site?	None Observed :

Question	Combined Response
G6. Is there any visual evidence of potential contamination on site?	None Observed :
G7. Is there any visual evidence of potential contamination on adjacent sites?	None Observed :

H. Pictures

Photos

16 records

PicNo	Select Feature	Description	Direction Taken	
1	1c. Adjacent land use (s)	bund off site	N	
2	1a. Main land use(s)	Looking S across site from N boundary	S	
3	1c. Adjacent land use (s)	Hanger in MOD site	E	

4	1d. Site boundaries.	Western boundary	W	
5	1a. Main land use(s)	View East of site from western boundary	E	
6	1d. Site boundaries.	Mature trees	W	

7	1b. Current site activities.	Barbed wire and electric fence between North and south fields	E	
8	1d. Site boundaries.	Northern site access	N	
9	1c. Adjacent land use (s)	Off site field looking towards access	NW	

10	2c. Access constraints - SI phase.	Southern entry point into southern field	N	
11	1a. Main land use(s)	Southern field	NE	
12	1a. Main land use(s)	Southern field , mature trees	NW	

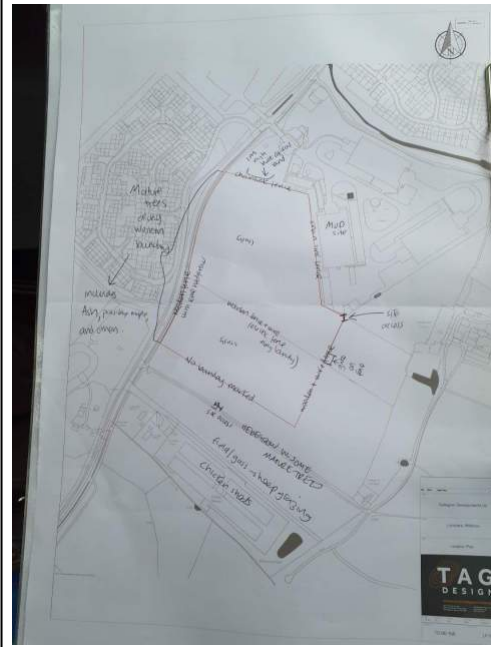
13	2c. Access constraints - SI phase.	Overhead cables over southern access point	S	 A photograph showing a rural landscape with a green field, a dark building in the background, and a sky filled with heavy, grey clouds. Several power lines stretch across the upper portion of the image.
14	1c. Adjacent land use (s)	Dry and overgrown drainage ditch along western boundary off site	S	 A photograph of a narrow, overgrown path or drainage ditch. The path is bordered by a wooden fence on the left and a line of trees with autumn foliage on the right. The ground is covered in grass and fallen leaves.
15	1d. Site boundaries.	Mature trees adjacent to ditch along western boundary off site	NE	 A close-up photograph of a mature tree with dense foliage. The leaves are a mix of green and yellow, indicating autumn. The tree is situated next to a wooden fence, and the ground is covered in fallen leaves.

16

OTHER

Field notes

N



I. Other Observations & Sketches

Include Sketches	[]
------------------	-----

1 record

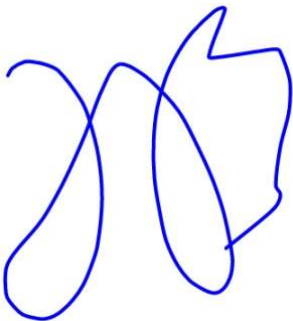
Notes / Observations

Sign-Off

RSK Representative

 Hannah Bovenizer

RSK Representative Signature



.....

Appendix G

TECHNICAL BACKGROUND

Desk Study

Aquifer designation and Source protection zones (England and Wales)

Principal aquifer: layers of rock or drift deposit that have high intergranular and/or fracture permeability (usually providing a high level of water storage). They may support water supply and/or river base flow on a strategic scale.

Secondary A aquifer: 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.

Secondary B aquifer: predominantly lower permeability layers that may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering.

Secondary undifferentiated aquifer: it has not been possible to attribute either a category A or B to a rock type. In most cases this means that it was previously designated as both a minor and non-aquifer in different locations owing to the variable characteristics.

Unproductive strata: low permeability with negligible significance for water supply or river base flow.

The EA generally adopts a three-fold classification of source protection zones (SPZ) surround abstractions for public water supply. The Site is situated in an area defined as follows:

- Zone 1 or the 'inner protection zone' is located immediately adjacent to the groundwater source and is based on a 50-day travel time from any point below the water table to the source. It is designed to protect against the effects of human activity and biological/chemical contaminants that may have an immediate effect on the source
- Zone 2 or the 'outer protection zone' is defined by a 400-day travel time from a point below the water table to the source. The travel time is designed to provide delay and attenuation of slowly degrading pollutants
- Zone 3 or the 'total catchment' is the area around the source within which all groundwater recharge is presumed to be discharged at the source.

Future climate change considerations

Several data sources, based on UKCP18 data, are available with which climate change projections can be viewed. These are detailed in the following table. In order to enable a consistent approach in our risk assessment we have based our initial assessment on data available for RCP8.5 data for the far future (2080s) for an initial conservative risk screen.

Climate change induced effect	Source	Notes	Comment
Temperature	https://uk-cri.org	RCP 8.5 average temperature maps for far future (2071-2100), UKCP18 Regional, median, 12 x 12 km spatial resolution	Anticipated to be conservative. It has been assumed that a change of +/- 5% is unlikely to have a significant impact

Climate change induced effect	Source	Notes	Comment
Rainfall/recharge	https://uk-cri.org	RCP 8.5 annual rainfall for far future (2017-2100), UKCP18 Regional, median, 12 x 12 km or Local Authority spatial resolution	Anticipated to be conservative. It is anticipated that a change of +/- 5% is unlikely to have a significant impact for all sites. If a site is located in an urban area away from sensitive dependent receptors then a change of +/- 10% is unlikely to have a significant impact.
Flood risk maps for England/ Wales/ Scotland	https://check-long-term-flood-risk.service.gov.uk/risk (England), https://flood-map-for-planning.naturalresources.wales (Wales), https://map.sepa.org.uk/floodmaps/FloodRisk/FutureFloodMaps (Scotland)	Future flood maps are only available for England and Scotland.	Identify areas likely to be affected or at an increased risk from future flooding
Coastal erosion	https://www.gov.uk/check-coastal-erosion-management-in-your-area (England), https://naturalresources.wales/flooding/check-your-coastal-erosion-risk-national-coastal-erosion-risk-management-map/?lang=en (Wales), https://www.dynamiccoast.com/webmaps (Scotland)		Predicted coastal erosion rates. Includes for potential future scenarios to show how erosion may increase with rising sea levels because of climate change based on UKCP18 projections for a high missions scenario.
Shrink and swell potential	BGS Geoindex layer for GeoClimate UKCP18	GeoClimate UKCP18 (2030 to 2070)	Impossible, possible or probable that foundations will be affected by increased clay-shrink-swell

Preliminary risk assessment methodology

LCRM outlines the framework to be followed for risk assessment in the UK. The framework is designed to be consistent with UK legislation and policies including planning. An outline conceptual model should be formed at the preliminary risk assessment stage that collates all the existing information pertaining to a site in text, tabular or diagrammatic form. The outline conceptual model identifies potentially complete (termed possible) contaminant linkages (contaminant–pathway–receptor) and is used as the basis for the design of the site investigation. The outline conceptual model is updated as further information becomes available, for example as a result of the site investigation.

Production of a conceptual model requires an assessment of risk to be made. Risk is a combination of the likelihood of an event occurring and the magnitude of its consequences. Therefore, both the likelihood and the consequences of an event must be taken into account when assessing risk. RSK has adopted guidance provided in CIRIA C552 for use in the production of conceptual models.

The likelihood of an event can be classified on a four-point system using the following terms and definitions based on CIRIA C552:

- highly likely: the event appears very likely in the short term and almost inevitable over the long term or there is evidence at the receptor of harm or pollution
- likely: it is probable that an event will occur or circumstances are such that the event is not inevitable, but possible in the short term and likely over the long term
- low likelihood: circumstances are possible under which an event could occur, but it is not certain even in the long term that an event would occur and it is less likely in the short term
- unlikely: circumstances are such that it is improbable the event would occur even in the long term.

RSK also adopt a 'very unlikely' probability to account for where there may be increased certainty over whether an event is probable in the long term.

The severity can be classified using a similar system also based on CIRIA C552. The terms and definitions relating to severity are:

- severe: short term (acute) risk to human health likely to result in 'significant harm' as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution of sensitive water resources. Catastrophic damage to buildings or property. Short-term risk to an ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Draft Circular on Contaminated Land', DETR 2000)
- medium: chronic damage to human health ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000), pollution of sensitive water resources, significant change in an ecosystem or organism forming part of that ecosystem
- mild: pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000). Damage to sensitive buildings, structures or the environment
- minor: harm, not necessarily significant, but that could result in financial loss or expenditure to resolve. Non-permanent human health effects easily prevented by use of personal protective clothing. Easily repairable damage to buildings, structures and services.

Once the probability of an event occurring and its consequences have been classified, a risk category can be assigned according to the following:

		Consequences			
		Severe	Medium	Mild	Minor
Probability	Highly likely	Very high	High	Moderate	Moderate/low
	Likely	High	Moderate	Moderate/low	Low
	Low likelihood	Moderate	Moderate/low	Low	Very low
	Unlikely	Moderate/low	Low	Very low	Very low
	Very Unlikely	Low	Very Low	Negligible	Negligible

Definitions of these risk categories are as follows together with an assessment of the further work that may be required:

- very high: there is a high probability that severe harm could occur or there is evidence that severe harm is currently happening. This risk, if realised, could result in substantial liability; urgent investigation and remediation are likely to be required
- high: harm is likely to occur. Realisation of the risk is likely to present a substantial liability. Urgent investigation is required. Remedial works may be necessary in the short term and are likely over the long term
- moderate: it is possible that harm could arise, but it is unlikely that the harm would be severe and it is more likely that the harm would be relatively mild. Investigation is normally required to clarify the risk and determine the liability. Some remedial works may be required in the longer term
- low: it is possible that harm could occur, but it is likely that if realised this harm would at worst normally be mild
- very low: there is a low possibility that harm could occur and if realised the harm is unlikely to be severe.