



**EARTH ENVIRONMENTAL
& GEOTECHNICAL**
A Technics Group Company

Phase I Geo-Environmental Desk Study Report

LAND ADJACENT TO
36 BATH ROAD,

BRADFORD-ON-AVON

BA15 1SR

Report Ref: B5570/26/DTS

January 2026



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**PHASE I GEO-ENVIRONMENTAL
DESK STUDY REPORT**

**LAND ADJACENT TO
36 BATH ROAD**

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REPORT REF: B5570/26/DTS

JANUARY 2026

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PHASE I GEO-ENVIRONMENTAL DESK STUDY REPORT

Land Adjacent To 36 Bath Road, Bradford-On-Avon, BA15 1SR

Report Reference: B5570/26/DTS

Version A.0

Date: 29th January 2026

Prepared for: Crossman Acquisitions Ltd

Prepared by: Earth Environmental & Geotechnical (Southern) Ltd
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Definition of Version Code:

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Approved by:

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1.0 INTRODUCTION

1.1 Background

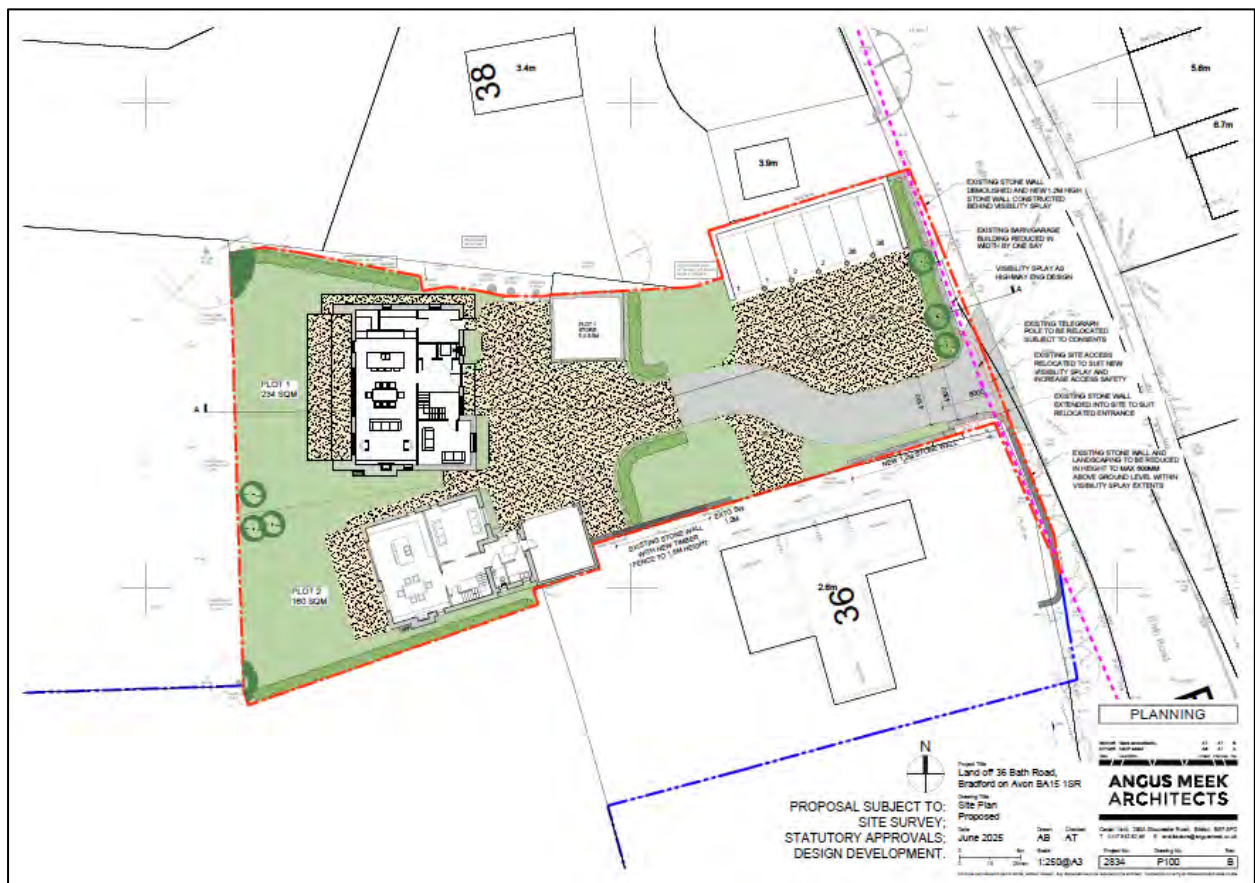
Earth Environmental & Geotechnical (Southern) Ltd (EEGSL) was commissioned by Crossman Planning Consultancy (the 'Client'), to undertake a Phase I Geo-Environmental Desk Study assessment of a site at land adjacent to 36 Bath Road, Bradford on Avon, BA15 1SR.

1.2 Proposed Development

The proposed development comprises the demolition of the existing commercial garages, storage structures and stable buildings and the construction of two bespoke, self-build dwellings.

The proposed development plan can be seen in Figure 1.

Figure 1 – Proposed Development Plan



1.3 Terms of Reference

EEGSL was commissioned by the Client to undertake a Phase I Geo-Environmental Desk Study for the site in accordance with a proposal reference B5570 dated 21st January 2025.

1.4 Objectives

The objectives of this assessment are as follows:

The purpose of the Desk Study is to collate available geological and environmental data for the site (and its environment) in order to provide a preliminary geotechnical and geo-environmental appraisal, together with a site-specific conceptual model. This enables a preliminary assessment of geo-environmental risks to be undertaken and, if necessary, provides information for the design of a Phase 2 Ground Investigation.

1.5 Sources of Information

The Phase 1 Desk Study comprises of a review of the following information sources:

- British Geological Survey online maps.
- Google Earth imagery.
- Historical USAAF Aerial Photographs.
- Environment Agency online data.
- Historical Ordnance Survey maps.
- Enviro+Geo Insight Report, January 2026, ref GS-JTK-5FN-CXB-J8N.

1.6 Limitations of the Study

The report is written in the context of an agreed scope of work and budget and should not be used in a different context. New information, improved practices or changes in legislation may require a reinterpretation of the report in whole or in part. EEGSL reserve the right to amend either conclusions or recommendations in light of any further information that may become available. The report is provided for the sole use by the client and is confidential to them.

Recommendations within this report are also based on records produced by others. It is assumed this information is accurate and no liability can be accepted for the accuracy of this information.

2.0 SITE LOCATION & DESCRIPTION

2.1 Site Location & Description

The site is a semi-rural area located directly west of Bath Road, Bradford on Avon, approximately 950m north of Bradford-on-Avon town centre. The nearest postcode is BA15 1SR. The approximate Grid Reference for the centre of site is 382454 161634. The site is approximately 0.16ha and is shown in Figure 2.

Figure 2 – Site Location Plan

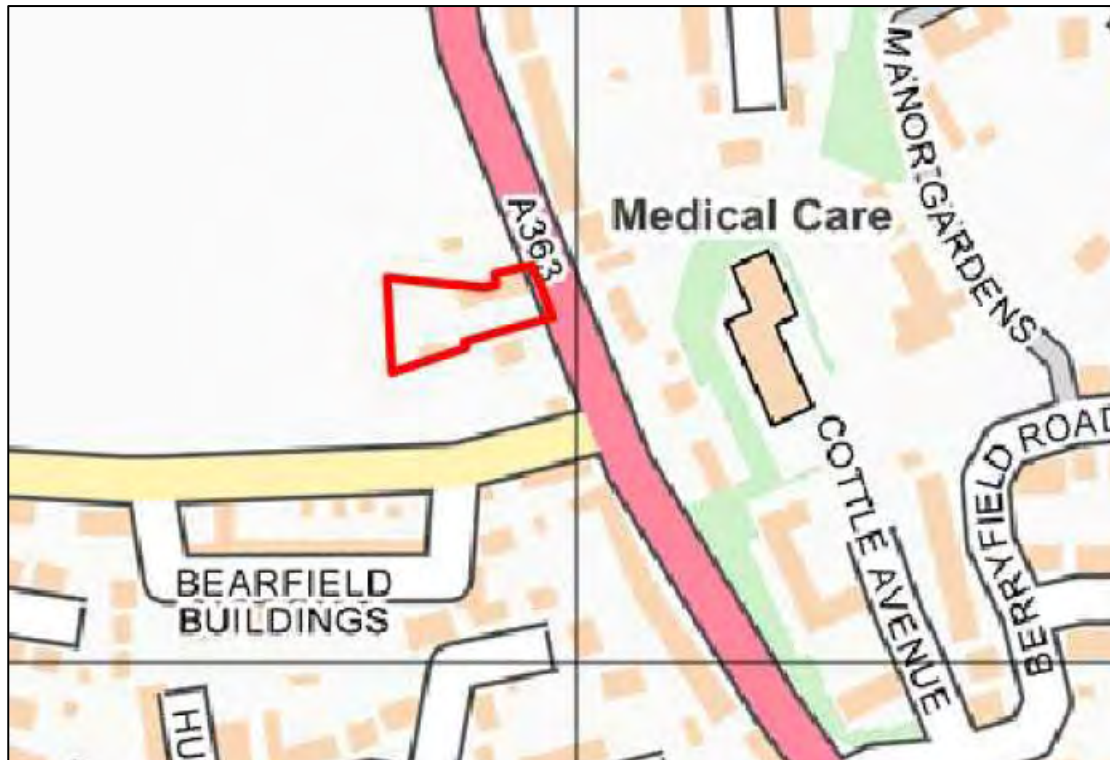


Figure 3 shows an aerial photograph of the site and surrounding area.

Figure 3 - Aerial Photograph of Site



The boundaries of the site can be described as follows:

Table 1 – Summary of Site Boundaries

Boundary	Security/Barrier	Adjacent Land Use
North	Treeline/ building	Commercial
East	Low stone wall/ building	Main Road
West	Fence	Open field/ Agricultural
South	Fence/ buildings	Residential/ Open field/ Agricultural

The site is accessed directly off Bath Road to the east.

At the time of writing this report, the site comprised several small sheds and barns currently purposed for storage and car parking at the centre and east of the site with a hardstanding surface. The west of site is comprised of a small field covered in grass.

2.2 Site Utilities

Site service plans have not been provided by the client. The status of all services should be checked with the statutory providers prior to any development (including site investigation) commencing.

3.0 GEOLOGICAL SETTING

The geology of the Site is covered by British Geological Survey (BGS) online data and the site-specific Groundsure Insight Report (Appendix 1).

The following sections are generally limited to locations within 250m of the site boundary unless it is considered that installation or activities beyond that range could potentially have an impact on the site or its redevelopment.

3.1 Geology

The Groundsure report indicates that the site is not underlain by artificial ground (Made Ground) or superficial deposits.

According to the British Geological Survey (BGS), the site is underlain by the Forest Marble Formation of Jurassic Age. The Forest Marble Formation is described as: Silicate-mudstone, greenish grey, variably calcareous and in the south notably sandy, with lenticular typically cross-bedded limestone units that form banks and channel-fills, especially in lower part.

There are no recorded geological faults within 250m of the site.

There are no publicly available records of historical BGS boreholes within 250m of the site.

3.2 Ground Stability

The hazard ratings for specific Geohazards in the surrounding area are presented in Table 2.

Table 2 - Geohazards Risk Ratings

Geohazards:	Risk Rating
Highly Compressible Ground	Negligible Risk
Collapsible soils	Very Low Risk
Shrink Swell Clays	Negligible Risk
Running Sands	Negligible Risk
Ground Dissolution	Very Low Risk
Landslides	Very Low Risk
Mining & Quarrying	There are 5 records of surface ground workings and 1 record of a BritPit within 250 m of the assessment site. The site is not located within a Coal Mining Reporting Area.

3.3 Radon Potential

The site is located in a Radon Affected Area in which between 1% and 3% of properties are expected to be above the Action Level. Radon protection measures are not required.

3.4 Mining, Ground Workings & Natural Cavities

There are 5 surface ground workings located within 250m of the site boundary. The closest of which relates to a pond 111m to the north-east of site.

There is 1 BritPit records located within 250m of the site boundary. The closest of which is Bearfield Workings (Limestone quarry) recorded 223m south-west of the assessment site. At date of entry, it has ceased to extract minerals.

There are no underground workings located within 250m of the site boundary.

The site is not located within a coal mining area as defined by the Coal Authority.

There is no record of non-coal mining onsite.

There are no records of cavities or sink holes within 250m of the site.

The assessment site is not located within gypsum, brine, tin, or clay mining areas.

4.0 ENVIRONMENTAL SETTING

Environmental conditions are covered by Environment Agency (EA) and British Geological Survey (BGS) online data, and the site-specific Groundsure Insight report (Appendix 1).

The following sections are generally limited to locations within 250m of the site boundary unless it is considered that installations or activities beyond that range could potentially have an impact on the site or its redevelopment.

4.1 Industrial Land Use Information

Historical and current industrial land usage on-site and within 250m of the site is summarised in Table 3:

Table 3 - Summary of Industrial Land Use

Description	On-Site	Records within 250m of site	Details of nearest Record
Historical Industrial Land Uses	0	6	Nearest record: Unspecified Tank (111m south)
Historical Tanks	0	7	Nearest record: Unspecified Tank (113m south)
Historical Energy Features	0	15	Nearest record: Electricity substation (56m south-east)
Historical Petrol Station	0	0	
Historical Garage	0	0	
Historical Military Land	0	0	
Historical Railway and Tunnel Features	0	0	
Historical Railways	0	0	
Recent Industrial Land Use	0	4	Nearest record: Electricity substation (103m south-east)
Current/Recent Petrol Stations	0	0	
Electricity Cables	0	0	
Gas Pipelines	0	0	
Current Railway Features	0	0	

4.2 Waste and Landfill Sites

According to Groundsure, there are no records of historical or licensed waste sites, active or historical landfills within 250m of the assessment site.

There are 4 waste exemptions located within 250m of site. The nearest 3 relate 16, Cottle Avenue, Bradford-On-Avon, recorded 88m east of site) for 'Sorting and de-naturing of controlled drugs for disposal'.

4.3 Environmental Permits, Incidents and Registers

There is one recorded pollution incident within 250m of the site. This relates to a 2001 incident 224m south of site in relation to Agricultural Materials and Waste. A minor impact was recorded to water and air. No impact was recorded to land. No other environmental permits or registers are recorded within 250m of the site.

4.4 Hydrogeology and Hydrology

The bedrock aquifer beneath the site is classified as a 'Secondary B' by the Environmental Agency. The EA definition of a Secondary B Aquifer is given below:

“Principal - Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers”

The bedrock aquifer has been classed as having high vulnerability rating on site and has a flow mechanism of well-connected fractures.

There are no groundwater, surface water, potable water abstractions, or Source Protection Zones (SPZ) within 250m of the assessment site.

There are no records of surface water features within 250m of the site.

4.5 Potential Flood Risks

A detailed flood risk assessment falls outside of this scope, however from a review of preliminary flood data, it is suggested that there is low risk on site. The highest risk of surface water flooding on site and within 50m is negligible.

The highest risk of groundwater flooding on site and within 50m is negligible. The risk of flooding from rivers and the sea on site is negligible. The site is not located within a flood zone 2 or 3. There is 1 record of historical flood events within 250m of the site. This represents flooding in the area in 2013 and is recorded 238m north of site.

There are no records of flood defences, no areas benefitting from flood defences and no flood storage areas within 250m of the site.

4.6 Environmentally Sensitive Sites

The site is on land designated as 'Bath and Bristol Green Belt'.

There are no records of sites of special scientific interest, conserved wetland sites, special areas of conservation, special protection areas, local or national nature reserves, or designated ancient woodlands within 250m of the assessment site. The site is not located in a nitrate sensitive area or in a nitrate vulnerable zone.

The site is located in a site of special scientific interest impact risk zone.

4.7 Archaeology

An archaeological assessment falls outside the brief of this report. Where considered necessary, advice should be sought from an archaeological specialist in this respect.

4.8 Visual/Cultural Designations

There are no world heritage sites, areas of outstanding natural beauty, national parks, scheduled ancient monuments or registered parks and gardens within 250m of the site.

There are 10 listed buildings within 250m of the site. The closest record relates to Bath Road Post Office 34m south of site (Grade II).

There is one conservation area within 250m of site, recorded as 'Bradford-on-Avon', date of designation 1969.

5.0 SITE HISTORY

The historical development of the site has been determined by reference to historical plans and Google Earth imagery. The reviewed historical plans comprise only readily available records and may be limited; however, the information available to date indicates that additional searches are unlikely to add to our understanding of the Site. The earliest available historical mapping covering the site is from 1876. The site history is summarised in Table 4.

Table 4 - Summary of Site History

Date	Site	Surrounding Land Use (Within 250m of Site)
1886	- Several buildings around the perimeter of site – mostly along northern boundary but also in the south and southeastern corner. Mapped as Lower Bearfield Farm - Site separated in two sections (east and west) The west of the site comprises an open field.	- Immediately adjacent (to the east) – Bath Road - Small building approximately 25m north of site - Road approximately 50m south of site, with a row of detached houses and associated gardens to the south (mapped as Bearfield Buildings – includes Providence Chapel) - Row of terrace houses mapped as 'Alma Villas' from approximately 75m southeast of site to 250m southeast of site - Collection of buildings from 100m to 250m southwest of site (includes Countess of Huntingdon's Chapel) - Bearfield House – several large buildings and large gardens approximately 150m east of site - Quarry approximately 250m southwest of site - Multiple agricultural fields in all directions
1901	Small building in southeastern section of site is no longer mapped	- Allotment gardens approximately 250m southwest of site - Bearfield House now mapped as Berryfield House – no significant changes
1924	No significant changes	Quarry to the southwest no longer mapped
1938	No significant changes	Large linear unspecified development (approximately 400m length) along eastern side of Bath Road – approximately 20m northeast of site
1969	2 rows of terraced buildings along southern boundary of site	- Large linear unspecified development approximately 20m northeast of site now row of detached houses with associated gardens - Previous Berryfield House now mapped as Bradford-on-Avon Maternity Hospital - Small tank mapped as part of Bradford-on-Avon Maternity Hospital approximately 150m east of site - Bearfield recreational ground – large field, approximately 100m west of site. 2 buildings mapped south of site (36 Bath Road, and Post Office) from approximately 10m south of site - Significant development of Bradford-on-Avon to southwest, south and southeast of site, comprising residential houses and associated gardens - Electricity substation approximately 125m east of site - Allotment gardens to southwest no longer mapped
1974	- Building to southwest of site now three small, terraced buildings - Very small building in centre of site	Significant development of Bradford-on-Avon to the south and northeast of site, comprising residential houses and associated gardens
1988	No significant changes	No significant changes
1993	No significant changes	- Bradford-on-Avon maternity hospital now Bradford-on-Avon Hospital - Large standalone building (extension of hospital) approximately 200m east of site
2003	No significant changes – (using google earth historical imagery)	No significant changes

2010 Aerial photography	- No significant changes – (using google earth historical imagery)	- Hospital to east no longer mapped
2015 Aerial photography	- No significant changes – (using google earth historical imagery)	- Significant development (Large buildings and gardens) approximately 100m southeast of stie (directly adjacent to Bath Road)
2025 Aerial photography	- No significant changes – (using google earth historical imagery)	- Significant development 100m southeast of stie (directly adjacent to Bath Road) now mapped as Medical Care facility - Recreation ground to west no longer mapped

Selected extracts from historical maps are presented in Figures 4, 5 and 6 overleaf.



Figure 4 – Historical Map Extracts

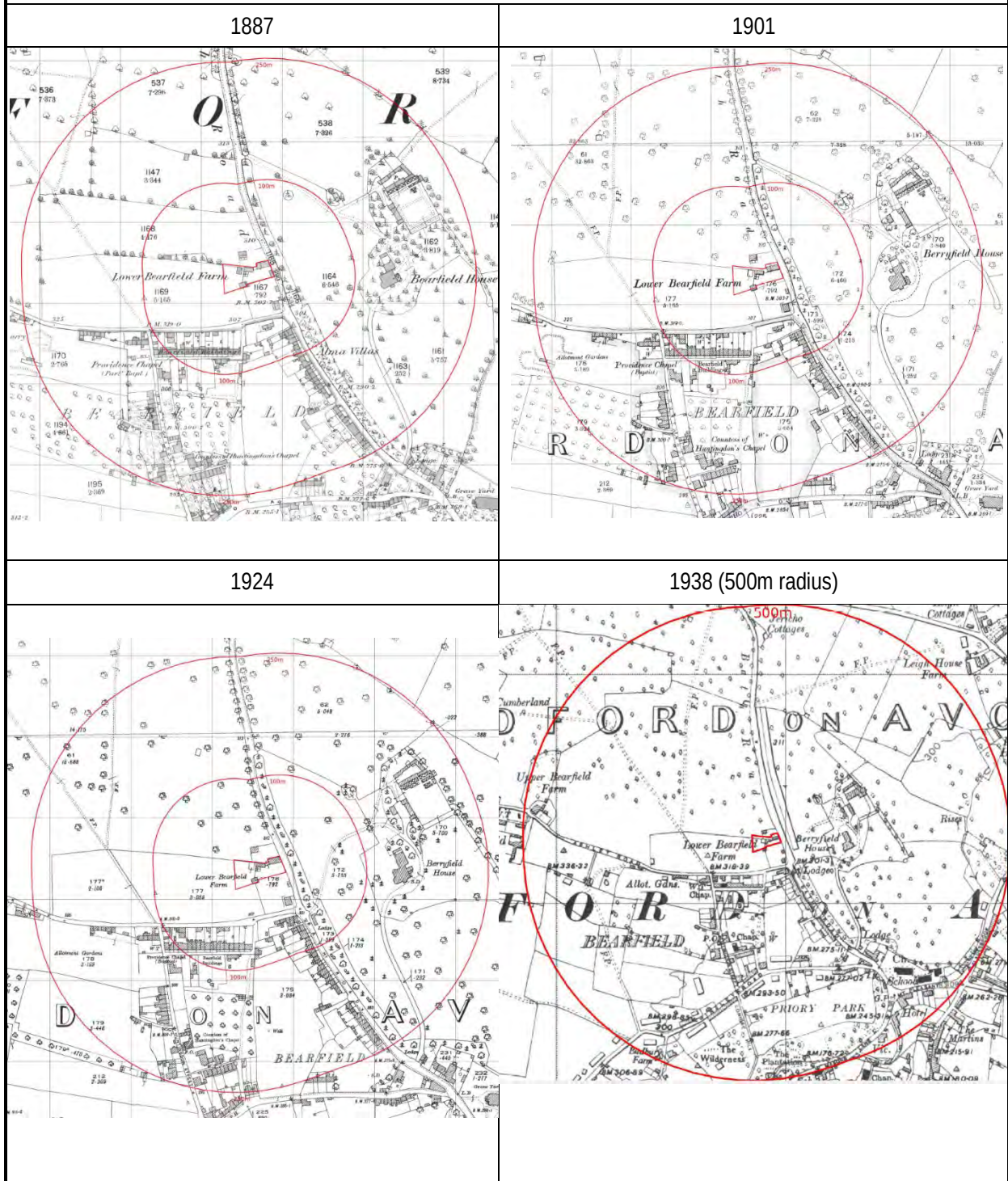




Figure 5 – Historical Map Extracts (cont.)

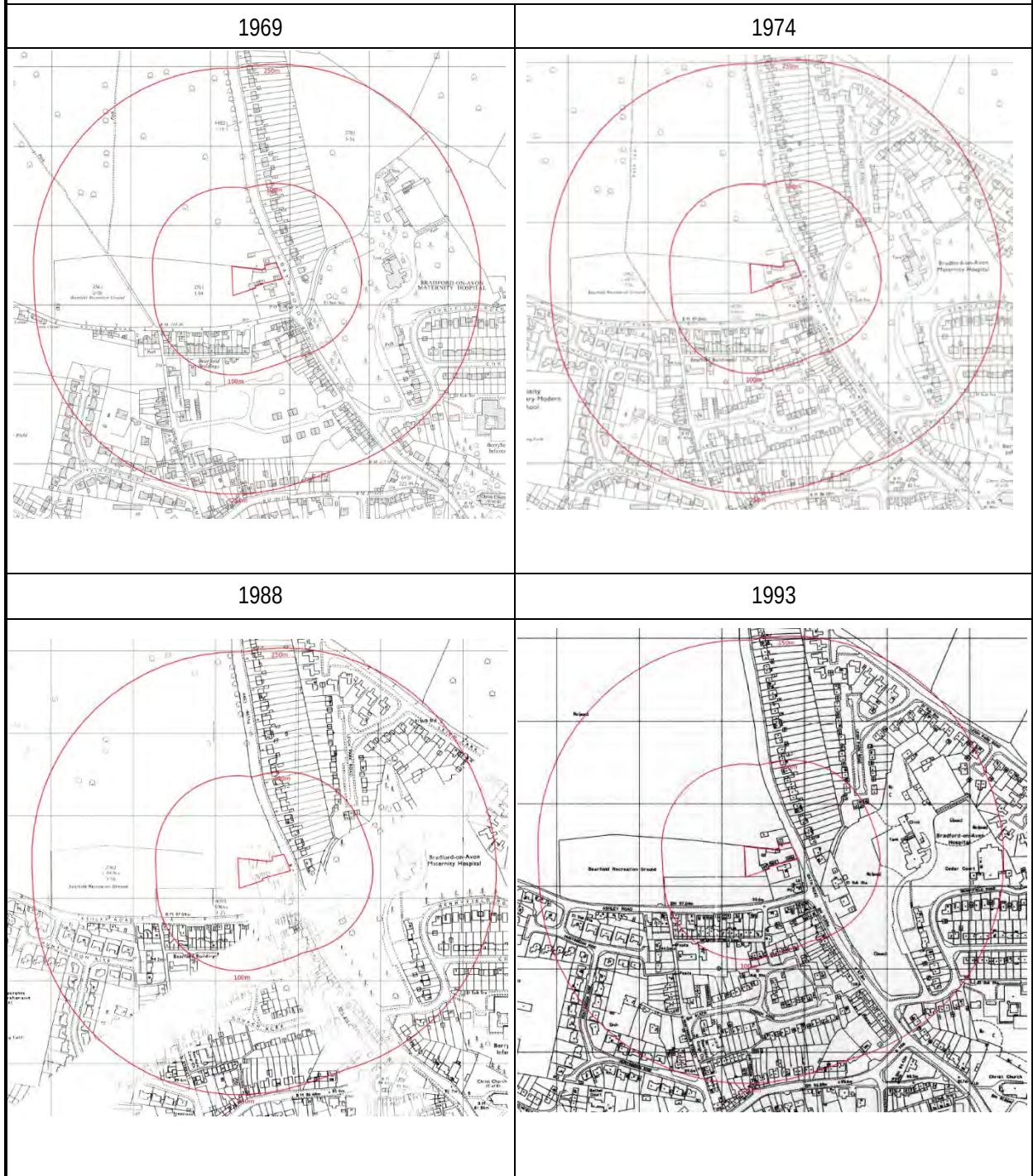
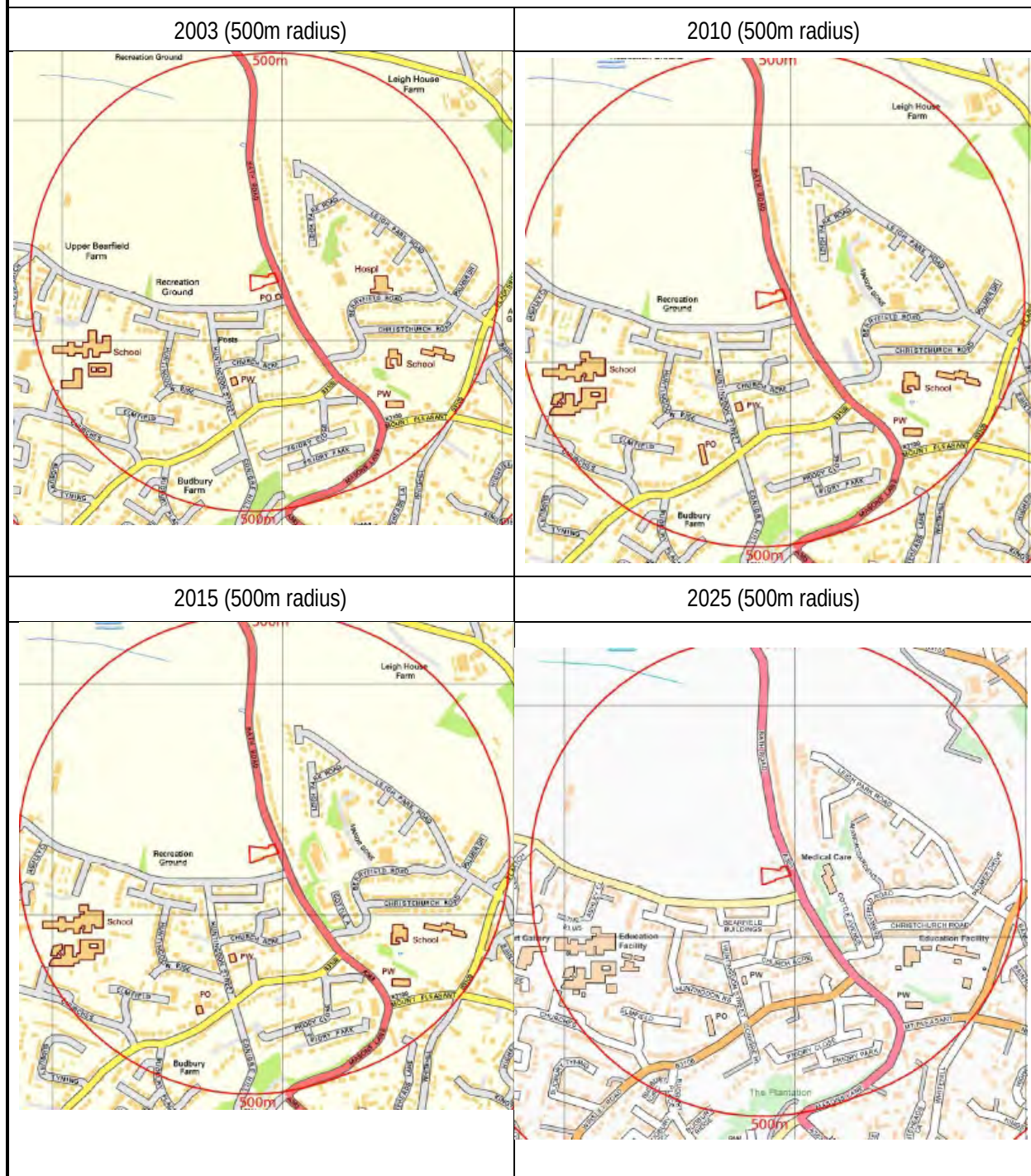


Figure 6 – Historical Map Extracts (cont.)



6.0 PRELIMINARY CONTAMINATION RISK ASSESSMENT

6.1 Introduction

The following paragraphs outline a Preliminary Risk Assessment (PRA) for the site based on the above desk study information as defined by DEFRA and the EA Model Procedures for the Management of Land Contamination, CLR11⁽²⁰⁰⁴⁾.

Table 7 provides a Preliminary Conceptual Model (PCM) which considers the source-pathway-receptor linkages present alongside the likelihood, severity and risk level as defined within Table 5 and Table 6 below. The assessment of probability, a modified risk table, and certain consequence definitions are based on CIRIA C552 and CLR11.

Table 8 considers whether a pollution linkage is potentially present and provides a preliminary qualitative assessment of risk based on the information currently available. Where a possible linkage is identified, it does not necessarily mean that a significant risk exists but indicates that further information is required through appropriate site investigation to substantiate the conceptual model.

The PCM/PRA is based on a residential end use.

Table 5 - Consequence, Probability and Risk

Probability	Consequence,	Risk
High Likelihood- There is a pollution linkage and an event either 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	Very High – acute risk to the human health likely to result in significant harm. Risk of severe or irreversible effect on ground/surface water quality. Catastrophic damage to buildings / property.	Very High – there is a high potential that the source-pathway-receptor scenarios may give rise to harm to human health or the environment and remedial action is likely to be required.
Likely – there is a pollution linkage and all the elements are present, which means that it is probable an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.	High – Severe or irreversible effect on human health. Temporary severe or irreversible effect on ground/surface water quality. Reduction of water quality rendering groundwater or surface water unfit to drink and/or substantial adverse impact on groundwater dependant environmental receptors.	High – it is likely that the source-pathway-receptor scenarios may give rise to an impact on human health or the environment, which may require remediation and/or control measures to mitigate risks
Low likelihood– there is a pollutant linkage and circumstances are possible for an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term	Moderate – Long term or short term moderate effect on human health. Moderate effect on ground/surface water quality, reversible with time. Reduced reliability of a supply at a groundwater or surface water abstraction source	Moderate – it is possible that the source-pathway-receptor scenarios may give rise to an impact on human health or the environment, however it is either relatively unlikely that such would be severe, or if any harm were to occur it is more likely that harm would be mild.
Unlikely – there is a pollution linkage, but circumstances are such that it is doubtful that an event would occur even in the very long term.	Low – Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc.) Slight effect on ground/surface water quality, reversible with time. Marginal reduced reliability of a supply at a groundwater or surface water abstraction source.	Low – it is possible that harm could arise at the source, however it is likely that they would at worst be mild.
		Very Low – it is unlikely that the source-pathway-receptor scenarios will give rise to an impact on human health or the environment.

Table 6 - Estimation of Level of Risk by Comparison of Consequence and Probability

		Consequence			
		High	Moderate	Low	Very low
Probability	High Likelihood	Very High	High risk	Moderate risk	Moderate to low risk
	Likely	High risk	Moderate risk	Moderate to low risk	Low risk
	Low Likelihood	Moderate risk	Moderate to low risk	Low risk	Very low risk
	Unlikely	Moderate to low risk	Low risk	Very low risk	Very low risk

6.2 Potential Sources

The following potential sources have been considered for the assessment site.

On-site

- Made Ground may be present due to historical development on site, however this is expected to be limited in extent.

Off-site

No potential off-site sources have been identified.

6.3 Potential Receptors

The following receptors have been considered as part of this assessment.

- Current land users.
- Adjacent land users
- Future land users.
- Construction workers during site development works.
- Controlled waters.

6.4 Potential Pathways

The following pathways have been considered as part of this assessment.

- Direct / dermal contact, ingestion, inhalation pathways of potentially contaminated soils.
- Vertical or lateral migration of contamination (including ground gas/vapours) on and off site.

Table 7 - Preliminary Conceptual Model

Source	Pathway	Receptor	Probability	Consequence	Risk	Comment
Contamination of the ground beneath site due to current and historical use	Dermal contact, ingestion and inhalation of soils dust	Current Site Users	Low likelihood	Low	Low	The site is currently occupied by storage buildings and hardstanding. There is the possibility of Made Ground on site due to historical development, however this is expected to be limited and is deemed not to represent a significant source of contamination in this instance. The risk associated with current site users via direct exposure is considered to be LOW.
		Future Site users	Low likelihood	Low	Low	Based on historical and current usage of the site and the immediate surrounding area, the risk associated with future site users via direct exposure is considered to be LOW.
		Construction Workers	Low likelihood	Low	Low	Due to the lack of onsite potential sources of contamination, a LOW risk to construction workers is anticipated.
	Vertical or lateral migration of ground gasses and vapours	Current Site Users	Low Likelihood	Low	Low	Due to the lack of onsite potential sources of contamination, a LOW risk to current site users from ground gas is anticipated.
		Future land users	Low Likelihood	Low	Low	Due to the lack of onsite potential sources of contamination, a LOW risk to future site users from ground gas is anticipated.
		Construction Workers	Low Likelihood	Low	Low	Given the lack of onsite sources of contamination, the risk to construction workers from ground gas is considered LOW.
	Vertical or horizontal migration of contamination via leaching into the underlying shallow groundwater	Controlled Waters	Unlikely	Moderate	Low	Given the bedrock below the site is a principal aquifer, the consequence is considered to be moderate. However, due to the lack of onsite potential sources of contamination, the overall risk to controlled waters is considered to be LOW.

6.5 Preliminary Risk Assessment

The site was first shown as being developed in the 1880s with buildings present at the northern boundary which are assumed to be sheds or storage buildings. In the 1970s terraced buildings are noted along the southern boundary, these are noted to be present on modern day satellite mapping and are recorded as storage garages.

In terms of contamination, it is considered possible that some Made Ground could be present onsite due to historical development activities, however its extent is likely limited and to a point where it is unlikely to represent a significant risk to current and future site users.

A review of historical maps and environmental data has also shown a lack of offsite sources present.

Based on the above information, it is considered that there is a low risk to current and future site users, and that the site is likely to be fit for its proposed residential end use.

7.0 GEOTECHNICAL HAZARDS ASSOCIATED WITH THE PROPOSED DEVELOPMENT

In addition to the environmental hazards there are also geotechnical hazards associated with the stability of the ground including load bearing capacity, slope stability and effects of ground mining activities. Local Authorities follow NPPF (2012) which requires that a site be suitable for its new use taking into account of ground conditions and land instability, including from natural hazards to former activities such as mining. A summary of the geotechnical considerations is provided below in Table 8.

Table 8 - Summary of Geotechnical Hazards

Geohazards:	
Compressible Deposits	Negligible
Collapsible Soils	Very Low
Swelling Clay	Negligible
Running Sand	Negligible
Ground Dissolution	Very Low
Landslides	Very Low
Geotechnical Design Considerations:	
Site Clearance	The proposed development comprises the demolition of existing structures on site. Clearance of the site will be required post-demolition.
Trees	Existing trees are unlikely to cause obstruction to the proposed development, and the risk from shrink swell clays is negligible therefore shallow foundations should not be negatively impacted should trees have to be removed as part of the proposed development.
Existing Buildings/Obstructions	Existing structures to be demolished.
Foundations	The nature of the underlying shallow soils is currently unknown. Ground investigation works would be required to confirm appropriate foundation design.
Groundwater	The depth to groundwater is currently unknown. If accurate depths are required, ground investigation works should be completed.
Earthworks	Significant earthworks are not expected to be required.
Slopes	Site is generally flat.
Retaining Walls	There are no existing retaining walls on site.
Chemically aggressive ground conditions	The nature of the underlying shallow soils is currently unknown. Ground investigation works should be undertaken to determine the aggressivity of underlying soils.

8.0 CONCLUSIONS & RECOMMENDATIONS

8.1 Conclusions

The site has been partially occupied by building(s) since the 1880s. From the 1970s, historical maps and satellite imagery suggests that the site has also been occupied by storage garages.

It is understood that the proposed development comprises the demolition of the existing commercial garages, storage structures and stable buildings and the construction of two bespoke, self-build dwellings.

A review of historical maps and environmental data would suggest that significant contamination is unlikely to be present.

The site is recorded to be underlain by the Forest Marble Formation.

The risk from contamination in soils near surface is generally **LOW**.

The overall risk to controlled waters is concluded to be **LOW**.

The risk to construction workers and end users is **LOW**.

8.2 Recommendations

Given the lack of onsite and offsite potential sources of contamination, further site investigation is not considered necessary. However, it would be prudent to undertake a watching brief whilst construction works are taking place on site. Should unexpected contamination be encountered during construction works, the extent and significance should be investigated by an independent consultant. The outcome of any investigation onsite should be used to update the conceptual site model and the sites preliminary risk assessment.



APPENDIX 1

GROUNDSURE REPORT



LAND ADJACENT TO 36, BATH ROAD, BRADFORD ON AVON, WILTSHIRE, BA15 1SR

Order Details

Date: 21/01/2026
Your ref: B5570/JS/21012026
Our Ref: GS-JTK-5FN-CXB-J8N

Site Details

Location: 382454 161634
Area: 0.16 ha
Authority: [Wiltshire Council](#) ↗



Summary of findings

[p. 2 >](#) **Aerial image**

[p. 9 >](#)

OS MasterMap site plan

[p.14 >](#) [Insight User Guide](#) ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	6	4	-
16 >	1.2 >	Historical tanks >	0	0	4	1	-
17 >	1.3 >	Historical energy features >	0	0	7	14	-
18	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 >	0	0	6	4	-
20 >	2.2 >	Historical tanks >	0	0	7	1	-
21 >	2.3 >	Historical energy features >	0	0	15	42	-
23	2.4	Historical petrol stations	0	0	0	0	-
23	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
24	3.1	Active or recent landfill	0	0	0	0	-
24	3.2	Historical landfill (BGS records)	0	0	0	0	-
25	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
25	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
25	3.5	Historical waste sites	0	0	0	0	-
25	3.6	Licensed waste sites	0	0	0	0	-
25 >	3.7 >	Waste exemptions >	0	0	4	0	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
27 >	4.1 >	Recent industrial land uses >	0	0	4	-	-
28	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
28	4.3	Current or recent petrol stations	0	0	0	0	-
28	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	-
29	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
29	4.8	Regulated explosive sites	0	0	0	0	-
29	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	0	0	-
30	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
30	4.13	Radioactive Substance Authorisations	0	0	0	0	-
30	4.14	Licensed Discharges to controlled waters	0	0	0	0	-
30	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
30	4.16	Pollutant release to public sewer	0	0	0	0	-
31	4.17	List 1 Dangerous Substances	0	0	0	0	-
31	4.18	List 2 Dangerous Substances	0	0	0	0	-
31 >	4.19 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	1	0	-
31	4.20	Pollution inventory substances	0	0	0	0	-
32	4.21	Pollution inventory waste transfers	0	0	0	0	-
32	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
33	5.1	Superficial aquifer	None (within 500m)				
34 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
36 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
37 >	5.4 >	<u>Groundwater vulnerability- soluble rock risk ></u>	Identified (within 0m)				
37	5.5	Groundwater vulnerability- local information	None (within 0m)				
38 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	8
40 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	2
41	5.8	Potable abstractions	0	0	0	0	0
41 >	5.9 >	<u>Source Protection Zones ></u>	0	0	0	1	-
42	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m

43	6.1	Water Network (OS MasterMap)	0	0	0	-	-
43	6.2	Surface water features	0	0	0	-	-
44 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
44 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
45 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
46	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
47 >	7.2 >	Historical Flood Events >	0	0	1	-	-
47	7.3	Flood Defences	0	0	0	-	-
47	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
47	7.5	Flood Storage Areas	0	0	0	-	-
48	7.6	Flood Zone 2	None (within 50m)				
48	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
49	8.1	Surface water flooding	Negligible (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	1
52	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
52	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
52	10.4	Special Protection Areas (SPA)	0	0	0	0	0
52	10.5	National Nature Reserves (NNR)	0	0	0	0	0
53	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
53 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	3
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 >	1	0	0	0	0



54	10.12	Proposed Ramsar sites	0	0	0	0	0
55	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
55	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
55	10.15	Nitrate Sensitive Areas	0	0	0	0	0
55	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
56 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
57 >	10.18 >	SSSI Units >	0	0	0	0	2
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
58	11.1	World Heritage Sites	0	0	0	-	-
59	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
59	11.3	National Parks	0	0	0	-	-
59 >	11.4 >	Listed Buildings >	0	1	9	-	-
60 >	11.5 >	Conservation Areas >	0	1	0	-	-
60	11.6	Scheduled Ancient Monuments	0	0	0	-	-
61	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
62 >	12.1 >	Agricultural Land Classification >	Grade 3b (within 250m)				
63	12.2	Open Access Land	0	0	0	-	-
63	12.3	Tree Felling Licences	0	0	0	-	-
63	12.4	Environmental Stewardship Schemes	0	0	0	-	-
64	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
65	13.1	Priority Habitat Inventory	0	0	0	-	-
65	13.2	Habitat Networks	0	0	0	-	-
65	13.3	Open Mosaic Habitat	0	0	0	-	-
65	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
66 >	14.1 >	10k Availability >	Identified (within 500m)				
67 >	14.2 >	Artificial and made ground (10k) >	0	0	1	0	-

68	14.3	Superficial geology (10k)	0	0	0	0	-
68 >	14.4 >	Landslip (10k) >	0	0	0	1	-
70 >	14.5 >	Bedrock geology (10k) >	1	0	2	3	-
71	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
72 >	15.1 >	50k Availability >	Identified (within 500m)				
73	15.2	Artificial and made ground (50k)	0	0	0	0	-
73	15.3	Artificial ground permeability (50k)	0	0	-	-	-
74	15.4	Superficial geology (50k)	0	0	0	0	-
74	15.5	Superficial permeability (50k)	None (within 50m)				
74	15.6	Landslip (50k)	0	0	0	0	-
74	15.7	Landslip permeability (50k)	None (within 50m)				
75 >	15.8 >	Bedrock geology (50k) >	1	0	2	2	-
76 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
76	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
77 >	16.1 >	BGS Boreholes >	0	0	4	-	-
Page	Section	Natural ground subsidence >					
79 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
80 >	17.2 >	Running sands >	Negligible (within 50m)				
81 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
82 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
83 >	17.5 >	Landslides >	Very low (within 50m)				
84 >	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
86 >	18.1 >	BritPits >	0	0	1	4	-
88 >	18.2 >	Surface ground workings >	0	0	5	-	-
88 >	18.3 >	Underground workings >	0	0	0	0	8
89	18.4	Underground mining extents	0	0	0	0	-



89	18.5	Historical Mineral Planning Areas	0	0	0	0	-
89 >	18.6 >	Non-coal mining >	0	0	0	0	9
91	18.7	JPB mining areas	None (within 0m)				
91	18.8	The Coal Authority non-coal mining	0	0	0	0	-
91 >	18.9 >	Researched mining >	0	0	1	5	-
92	18.10	Mining record office plans	0	0	0	0	-
92 >	18.11 >	BGS mine plans >	0	0	0	2	-
92	18.12	Coal mining	None (within 0m)				
92	18.13	Brine areas	None (within 0m)				
93	18.14	Gypsum areas	None (within 0m)				
93	18.15	Tin mining	None (within 0m)				
93	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes >	On site	0-50m	50-250m	250-500m	500-2000m
94	19.1	Natural cavities	0	0	0	0	-
95 >	19.2 >	Mining cavities >	0	0	0	1	2
95	19.3	Reported recent incidents	0	0	0	0	-
95	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
97 >	20.1 >	Radon >	Between 1% and 3% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
99 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	1	-	-	-
99	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
99	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
100	22.1	Underground railways (London)	0	0	0	-	-
100	22.2	Underground railways (Non-London)	0	0	0	-	-
100	22.3	Railway tunnels	0	0	0	-	-
100	22.4	Historical railway and tunnel features	0	0	0	-	-
100	22.5	Royal Mail tunnels	0	0	0	-	-



101	22.6	Historical railways	0	0	0	-	-
101	22.7	Railways	0	0	0	-	-
101	22.8	Crossrail 2	0	0	0	0	-
101	22.9	HS2	0	0	0	0	-



Recent aerial photograph

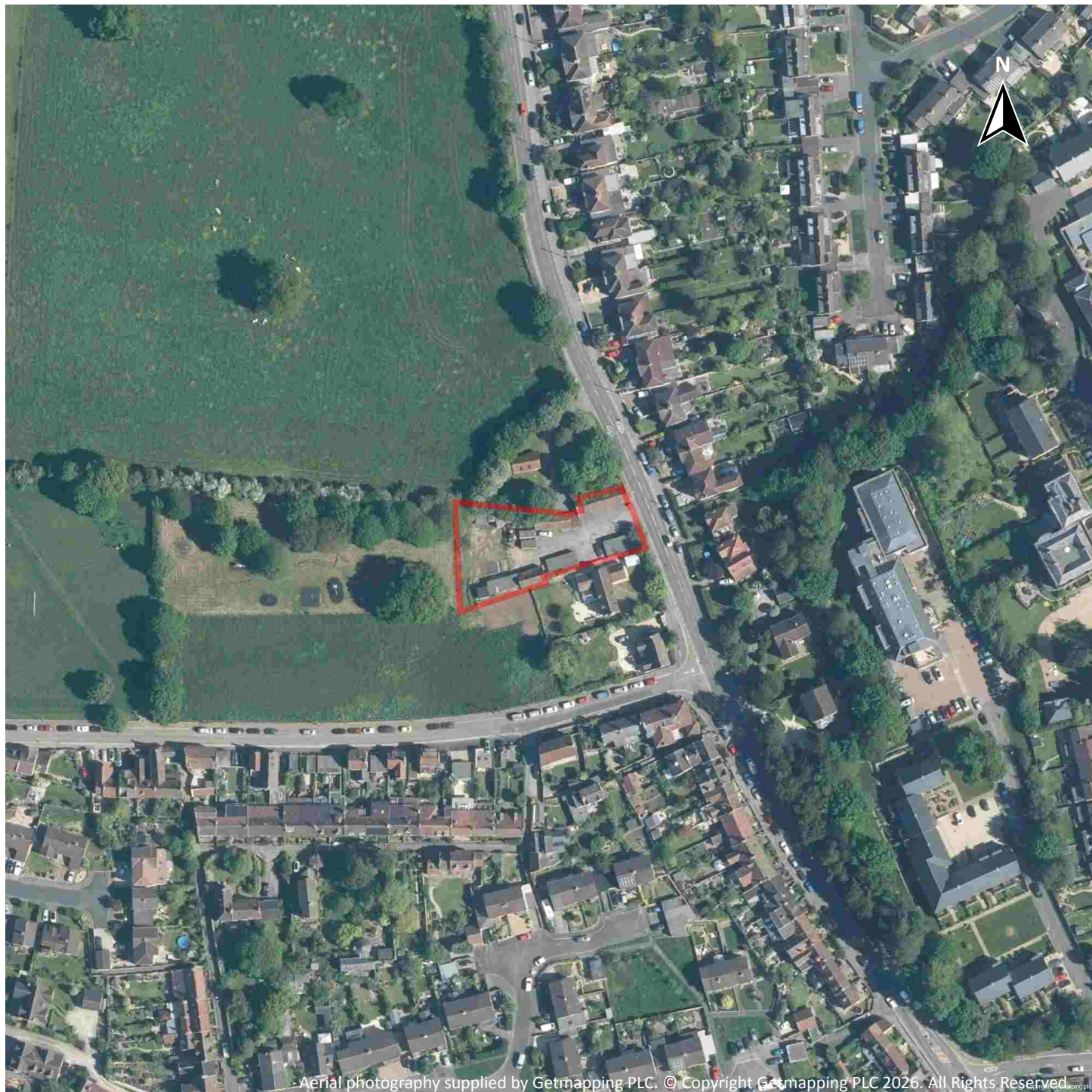


Capture Date: 28/05/2023

Site Area: 0.16ha



Recent site history - 2020 aerial photograph



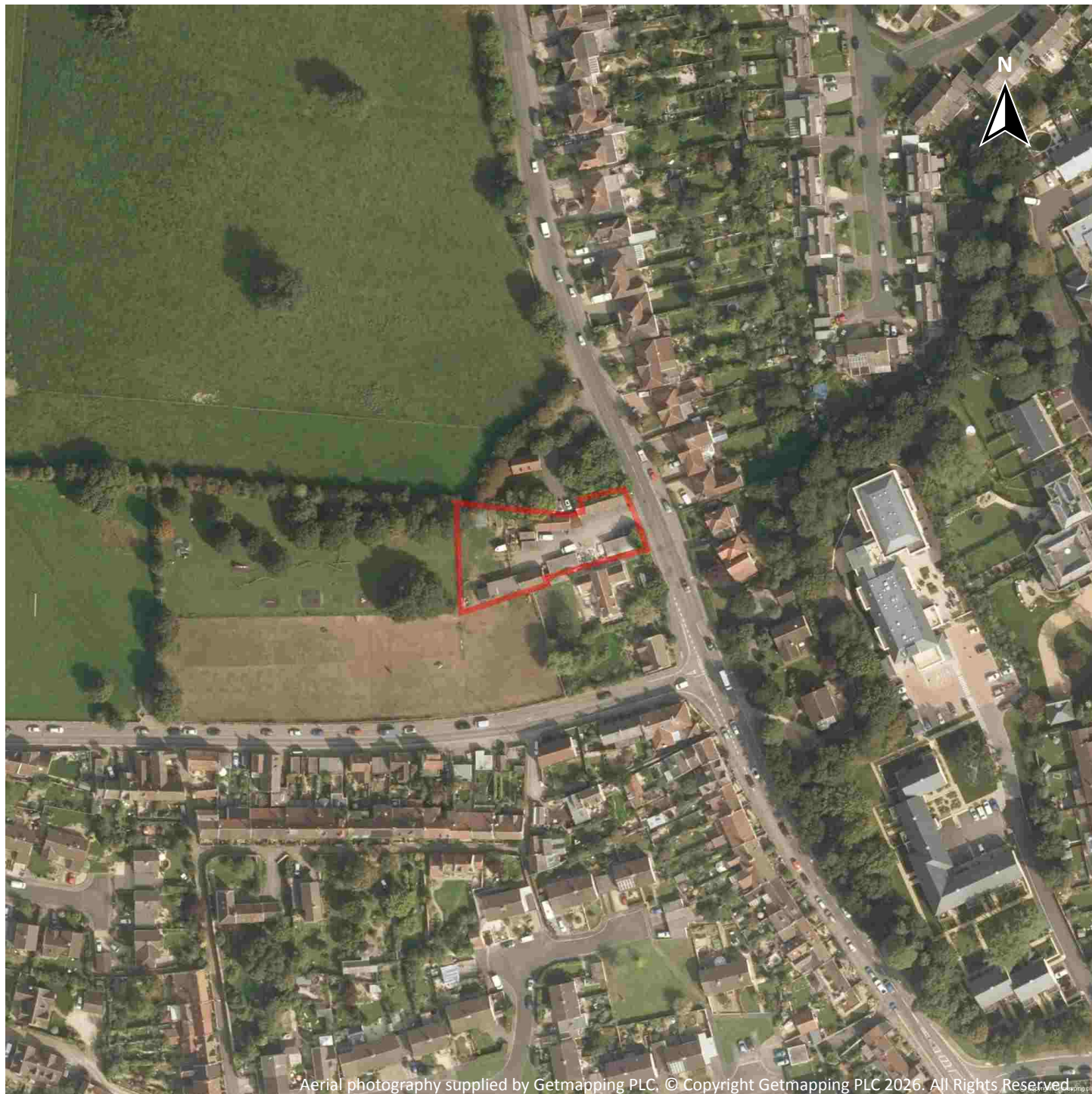
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Capture Date: 12/05/2020

Site Area: 0.16ha



Recent site history - 2014 aerial photograph



Capture Date: 09/09/2014

Site Area: 0.16ha



Recent site history - 2006 aerial photograph



Capture Date: 08/06/2006

Site Area: 0.16ha



Recent site history - 1999 aerial photograph



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Capture Date: 29/08/1999

Site Area: 0.16ha



OS MasterMap site plan



Site Area: 0.16ha



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

10

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

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

ID	Location	Land use	Dates present	Group ID
B	111m S	Unspecified Tank	1886	1203682



ID	Location	Land use	Dates present	Group ID
C	131m E	Hospital	1977	1205688
1	146m NE	Hospital	1956	1205689
D	207m W	Unspecified Quarry	1886	1198312
D	217m W	Unspecified Pit	1902	1290908
D	219m W	Unspecified Pits	1899	1207627
D	251m W	Unspecified Pit	1886	1224806
2	330m SE	Gravel Yard	1886	1199755
5	477m S	Brewery	1886	1179106
6	481m E	Nursery	1886	1193233

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m

5

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

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

ID	Location	Land use	Dates present	Group ID
B	113m S	Unspecified Tank	1969 - 1988	198382
B	116m S	Unspecified Tank	1901	200497
C	126m E	Unspecified Tank	1988	190221
C	129m E	Unspecified Tank	1969 - 1974	189339
G	327m SE	Unspecified Tank	1924	182921

This data is sourced from Ordnance Survey® / Groundsure.



1.3 Historical energy features

Records within 500m

21

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

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

ID	Location	Land use	Dates present	Group ID
A	56m SE	Electricity Substation	1988	105985
A	57m E	Electricity Substation	1969 - 1988	119870
B	115m S	Electricity Substation	1974 - 1988	113781
D	191m W	Electricity Substation	1974	115884
D	194m W	Electricity Substation	1988 - 1990	110043
E	220m NE	Electricity Substation	1988 - 1990	111399
E	223m NE	Electricity Transformer	1974	108427
F	252m SE	Electricity Substation	1988 - 1990	112889
F	256m SE	Electricity Substation	1969 - 1974	114171
G	337m SE	Electricity Substation	1988 - 1990	111154
H	339m S	Electricity Substation	1988 - 1990	122183
G	341m SE	Electricity Substation	1969 - 1974	120892
H	342m S	Electricity Substation	1969 - 1974	121075
3	384m W	Electricity Substation	1969 - 1990	124196
I	398m W	Electricity Substation	1974	105977
I	414m W	Electricity Substation	1988 - 1990	122438
J	415m SW	Electricity Substation	1969 - 1974	114871
4	417m E	Electricity Substation	1969 - 1990	109330
J	431m SW	Electricity Substation	1988 - 1990	120474
K	493m SE	Electricity Substation	1988 - 1990	119281
K	497m SE	Electricity Substation	1969 - 1974	116707



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
B	111m S	Unspecified Tank	1886	1203682
C	131m E	Hospital	1977	1205688
1	146m NE	Hospital	1956	1205689



ID	Location	Land Use	Date	Group ID
D	207m W	Unspecified Quarry	1886	1198312
D	217m W	Unspecified Pit	1902	1290908
D	219m W	Unspecified Pits	1899	1207627
D	251m W	Unspecified Pit	1886	1224806
2	330m SE	Gravel Yard	1886	1199755
3	477m S	Brewery	1886	1179106
4	481m E	Nursery	1886	1193233

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m

8

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
B	113m S	Unspecified Tank	1974	198382
B	113m S	Unspecified Tank	1969	198382
B	114m S	Unspecified Tank	1988	198382
B	116m S	Unspecified Tank	1901	200497
C	126m E	Unspecified Tank	1988	190221
C	129m E	Unspecified Tank	1974	189339
C	129m E	Unspecified Tank	1969	189339
G	327m SE	Unspecified Tank	1924	182921

This data is sourced from Ordnance Survey® / Groundsure.



2.3 Historical energy features

Records within 500m

57

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
A	56m SE	Electricity Substation	1988	105985
A	57m E	Electricity Substation	1988	119870
A	59m E	Electricity Substation	1974	119870
A	59m E	Electricity Substation	1969	119870
B	115m S	Electricity Substation	1974	113781
B	116m S	Electricity Substation	1988	113781
D	191m W	Electricity Substation	1974	115884
D	194m W	Electricity Substation	1988	110043
D	194m W	Electricity Substation	1990	110043
D	194m W	Electricity Substation	1988	110043
E	220m NE	Electricity Substation	1988	111399
E	220m NE	Electricity Substation	1990	111399
E	220m NE	Electricity Substation	1990	111399
E	220m NE	Electricity Substation	1988	111399
E	223m NE	Electricity Transformer	1974	108427
F	252m SE	Electricity Substation	1988	112889
F	252m SE	Electricity Substation	1990	112889
F	252m SE	Electricity Substation	1990	112889
F	252m SE	Electricity Substation	1988	112889
F	256m SE	Electricity Substation	1974	114171
F	256m SE	Electricity Substation	1969	114171
G	337m SE	Electricity Substation	1988	111154
G	337m SE	Electricity Substation	1990	111154



ID	Location	Land Use	Date	Group ID
G	337m SE	Electricity Substation	1990	111154
G	337m SE	Electricity Substation	1988	111154
H	339m S	Electricity Substation	1988	122183
H	339m S	Electricity Substation	1990	122183
H	339m S	Electricity Substation	1988	122183
G	341m SE	Electricity Substation	1974	120892
G	341m SE	Electricity Substation	1969	120892
H	342m S	Electricity Substation	1974	121075
H	342m S	Electricity Substation	1969	121075
I	384m W	Electricity Substation	1974	124196
I	384m W	Electricity Substation	1969	124196
I	386m W	Electricity Substation	1988	124196
I	386m W	Electricity Substation	1990	124196
I	386m W	Electricity Substation	1988	124196
J	398m W	Electricity Substation	1974	105977
J	414m W	Electricity Substation	1988	122438
J	414m W	Electricity Substation	1990	122438
J	414m W	Electricity Substation	1988	122438
K	415m SW	Electricity Substation	1974	114871
K	415m SW	Electricity Substation	1969	114871
L	417m E	Electricity Substation	1988	109330
L	417m E	Electricity Substation	1990	109330
L	417m E	Electricity Substation	1990	109330
L	417m E	Electricity Substation	1988	109330
L	420m E	Electricity Substation	1974	109330
L	420m E	Electricity Substation	1969	109330
K	431m SW	Electricity Substation	1990	120474
K	431m SW	Electricity Substation	1988	120474



ID	Location	Land Use	Date	Group ID
M	493m SE	Electricity Substation	1988	119281
M	493m SE	Electricity Substation	1990	119281
M	493m SE	Electricity Substation	1990	119281
M	493m SE	Electricity Substation	1988	119281
M	497m SE	Electricity Substation	1974	116707
M	497m SE	Electricity Substation	1969	116707

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)
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m**0**

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m**0**

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

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

3.5 Historical waste sites

Records within 500m**0**

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

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

3.6 Licensed waste sites

Records within 500m**0**

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

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

3.7 Waste exemptions

Records within 500m**4**

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 24](#) >

ID	Location	Site	Reference	Category	Sub-Category	Description
A	88m E	16, Cottle Avenue, Bradford-On-Avon, Ba15 1fd	WEX117848	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	88m E	16, Cottle Avenue, Bradford-On-Avon, Ba15 1fd	WEX259695	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	88m E	16, Cottle Avenue, Bradford-On-Avon, Ba15 1fd	WEX270955	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
1	198m N	-	WEX415687	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

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
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

4

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 27](#) >

ID	Location	Company	Address	Activity	Category
1	103m SE	Electricity Sub Station	Wiltshire, BA15	Electrical Features	Infrastructure and Facilities
2	114m S	Electricity Sub Station	Wiltshire, BA15	Electrical Features	Infrastructure and Facilities
3	195m W	Electricity Sub Station	Wiltshire, BA15	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
5	224m NE	Electricity Sub Station	Wiltshire, BA15	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey®.

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

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

Current or recent tanks identified from the Ordnance Survey® NGD.

This data is sourced from Ordnance Survey®.

4.3 Current or recent petrol stations

Records within 500m	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**0**

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

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



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

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.13 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**0**

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

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

1

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

Features are displayed on the Current industrial land use map on [page 27 >](#)

ID	Location	Details	
4	224m S	Incident Date: 09/04/2001 Incident Identification: 1965 Pollutant: Agricultural Materials and Wastes Pollutant Description: Other Agricultural Material or Waste	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) 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

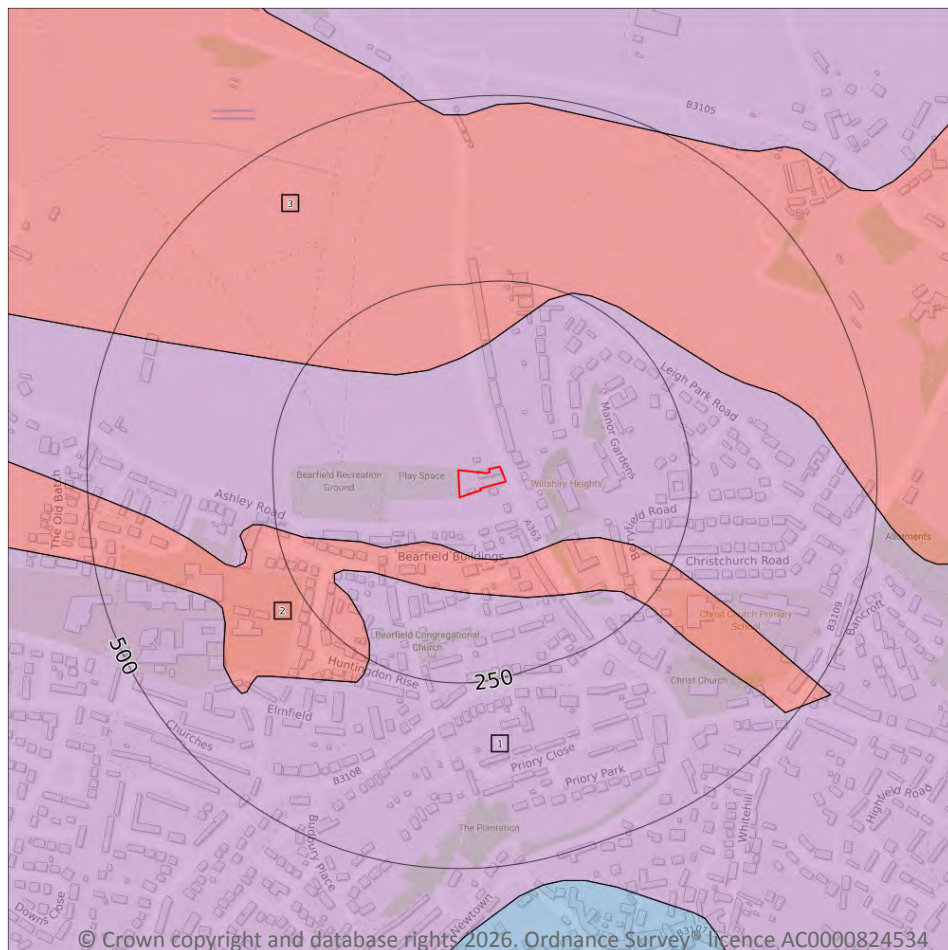
0

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

3

Aquifer status of groundwater held within bedrock geology.

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

ID	Location	Designation	Description
1	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
2	69m S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

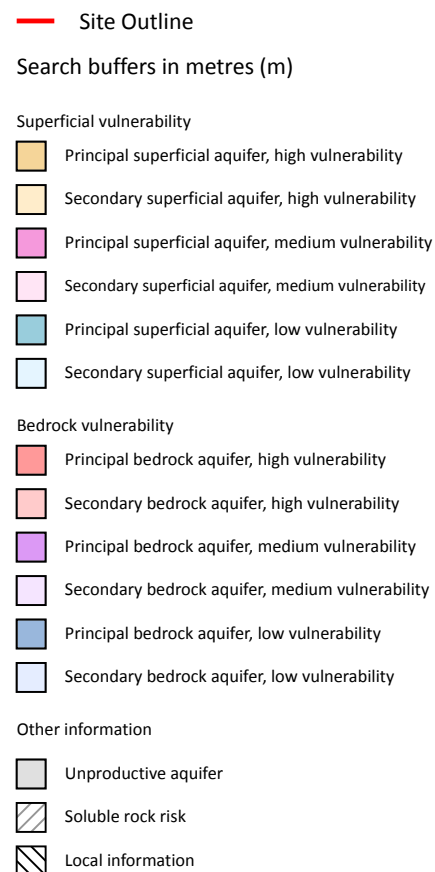
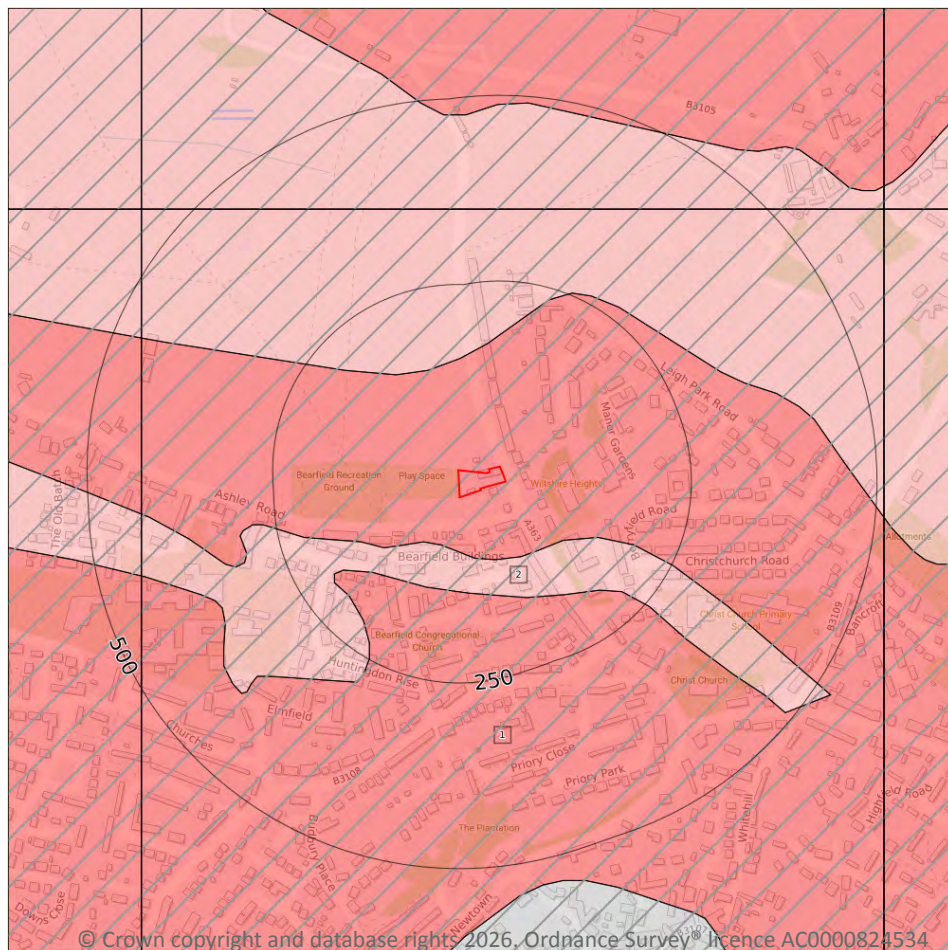


ID	Location	Designation	Description
3	140m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

1

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
1	On site	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40- 70% Dilution value: 300- 550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

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

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

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
2	Significant soluble rocks are likely to be present. Problems unlikely except with considerable surface or subsurface water flow.	69.0%

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

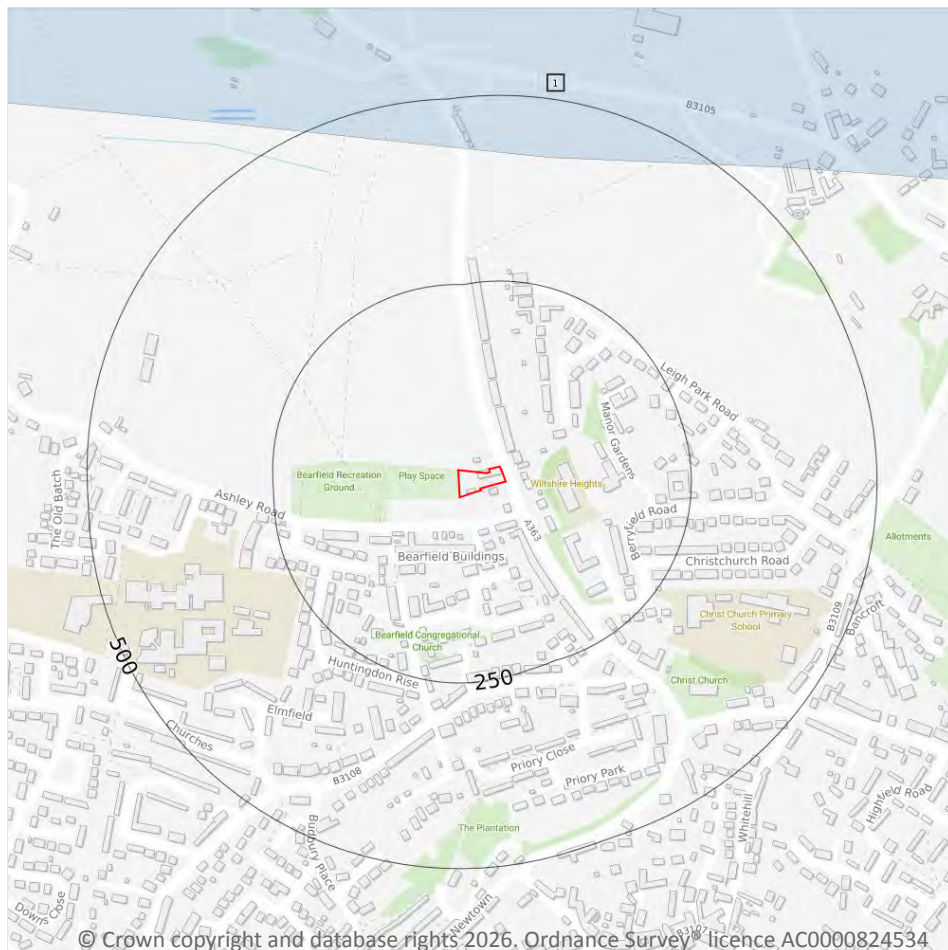
5.5 Groundwater vulnerability- local information

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

8

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	
-	1068m NE	Status: Historical Licence No: 17/53/001/G/136 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: BRADFORD-LEIGH Data Type: Point Name: Tucker Easting: 383400 Northing: 162200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 24/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 24/03/1966 Version End Date: -
-	1311m E	Status: Historical Licence No: 17/53/001/G/279 Details: Horticultural Watering Direct Source: Ground Water - Fresh Point: WELL Data Type: Point Name: Sheppard & Barrow Ltd Easting: 383800 Northing: 161700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 24/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 24/03/1966 Version End Date: -
-	1324m NE	Status: Active Licence No: 17/53/001/G/343 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: WELLS X 3 Data Type: Point Name: Compton & Sons Easting: 383500 Northing: 162500	Annual Volume (m ³): 8296 Max Daily Volume (m ³): 22.73 Original Application No: 17/53/001/G/343 Original Start Date: 25/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	1324m NE	Status: Historical Licence No: 17/53/001/G/344 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: 4 WELLS @ HILL CORNER FARM Data Type: Point Name: Compton & Sons Easting: 383500 Northing: 162500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 25/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 25/03/1966 Version End Date: -
-	1512m S	Status: Historical Licence No: 17/53/001/G/014 Details: Horticultural Watering Direct Source: Ground Water - Fresh Point: DARLINGTON Data Type: Point Name: Darlington Mushrooms Easting: 382400 Northing: 160100	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: -



ID	Location	Details	
-	1615m E	Status: Historical Licence No: 17/53/001/G/031 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: POPLAR FARM - WELL A Data Type: Point Name: Prentice Easting: 384100 Northing: 161500	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: -
-	1856m N	Status: Active Licence No: 17/53/001/G/267 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - Fresh Point: BOREHOLE Data Type: Point Name: James & Son Easting: 382300 Northing: 163500	Annual Volume (m ³): 7955 Max Daily Volume (m ³): 22 Original Application No: 17/53/001/G/267 Original Start Date: 24/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	1856m N	Status: Active Licence No: 17/53/001/G/267 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: BOREHOLE Data Type: Point Name: James & Son Easting: 382300 Northing: 163500	Annual Volume (m ³): 7955 Max Daily Volume (m ³): 22 Original Application No: 17/53/001/G/267 Original Start Date: 24/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

2

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

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



ID	Location	Details	
-	1034m SE	Status: Historical Licence No: SW/053/0001/003 Details: Hydroelectric Power Generation Direct Source: Surface Water - Fresh Point: KINGSTON MILL, BRADFORD UPON AVON Data Type: Point Name: A and R Limited Easting: 382993 Northing: 160729	Annual Volume (m ³): 151745487 Max Daily Volume (m ³): 518400 Original Application No: NPS/WR/023136 Original Start Date: 19/08/2010 Expiry Date: 31/03/2025 Issue No: 3 Version Start Date: 12/03/2019 Version End Date: -
-	1952m N	Status: Active Licence No: 17/53/001/S/448 Details: Spray Irrigation - Storage Direct Source: Surface Water - Fresh Point: UNNAMED TRIB / CHALFIELD BROOK Data Type: Point Name: James & Son Easting: 382340 Northing: 163600	Annual Volume (m ³): 28600 Max Daily Volume (m ³): 286 Original Application No: - Original Start Date: 17/05/1993 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2005 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0
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Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

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

5.9 Source Protection Zones

Records within 500m	1
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Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination. Features are displayed on the Abstractions and Source Protection Zones map on [page 38 >](#)

ID	Location	Type	Description
1	421m N	2	Outer catchment

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



5.10 Source Protection Zones (confined aquifer)

Records within 500m

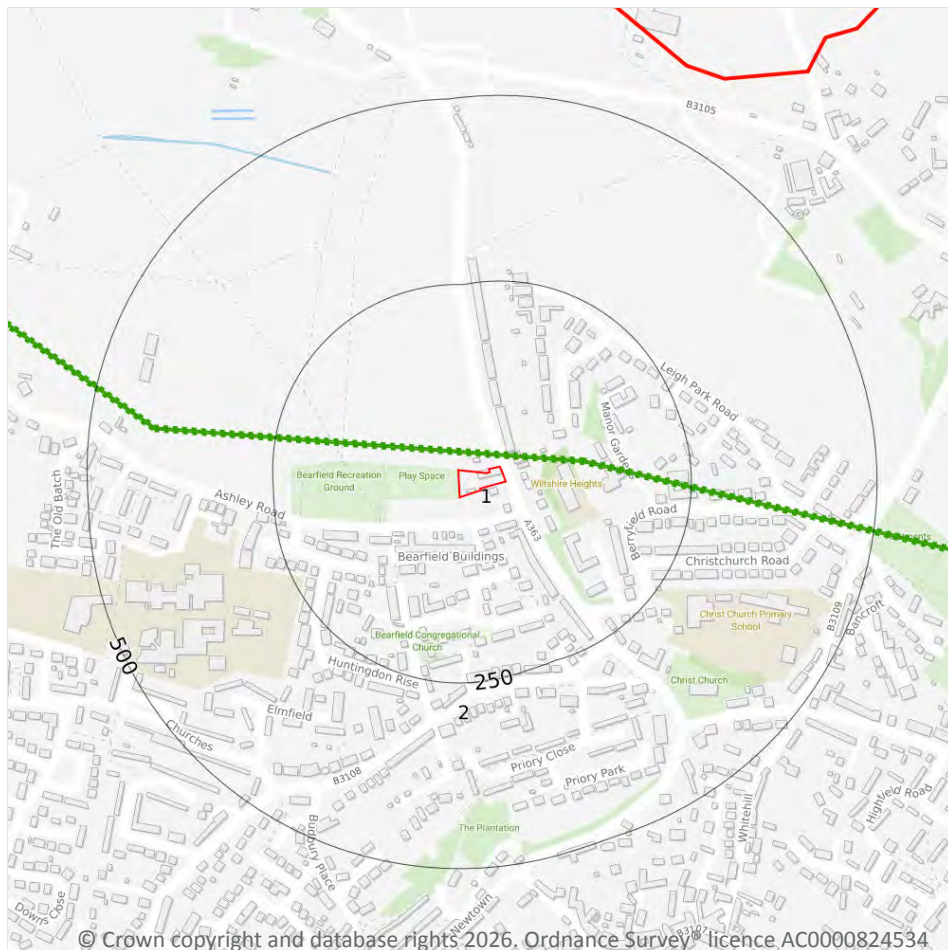
0

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

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

0

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

This data is sourced from the Ordnance Survey®.

6.2 Surface water features

Records within 250m

0

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.



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 43](#) >

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Bristol Avon (Semington Bk to By Bk)	GB109053027372	Avon Bristol Urban	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 43](#) >

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	695m S	River	Bristol Avon (Semington Bk to By Bk)	GB109053027372 ↗	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.

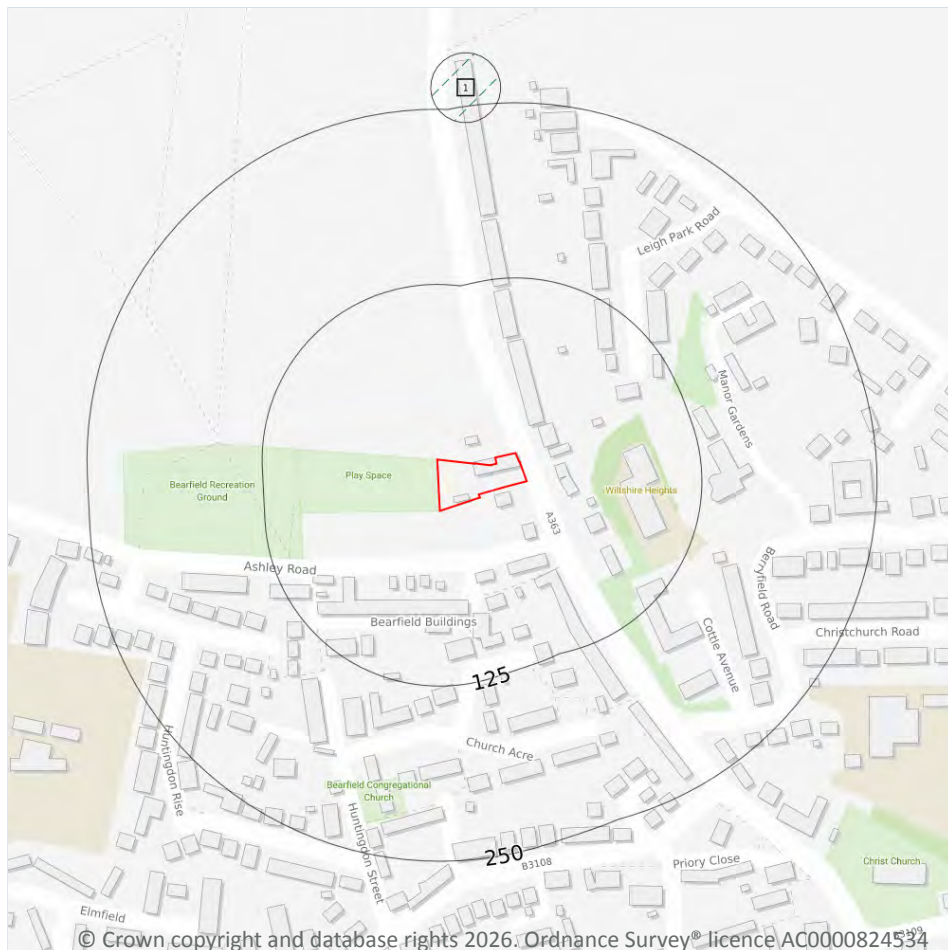
Features are displayed on the Hydrology map on [page 43](#) >

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	On site	Bath Oolite	GB40901G805500 ↗	Poor	Poor	Poor	2019

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



7 River and coastal flooding



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

7.1 Risk of flooding from rivers and the sea

Records within 50m

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

1

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.

Features are displayed on the River and coastal flooding map on [page 46](#) >

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
1	238m N	This Represents Flooding In The Area In 2013	2013-12-23 2013-12-23	Unknown	Unknown	No data

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

7.3 Flood Defences

Records within 250m

0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

0

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

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



8 Surface water flooding

8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

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.

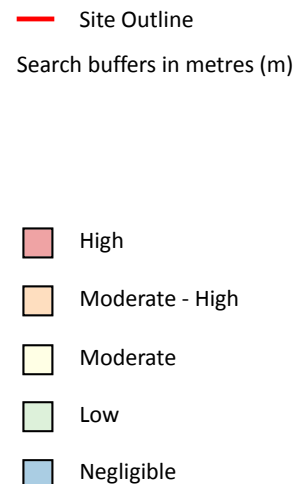
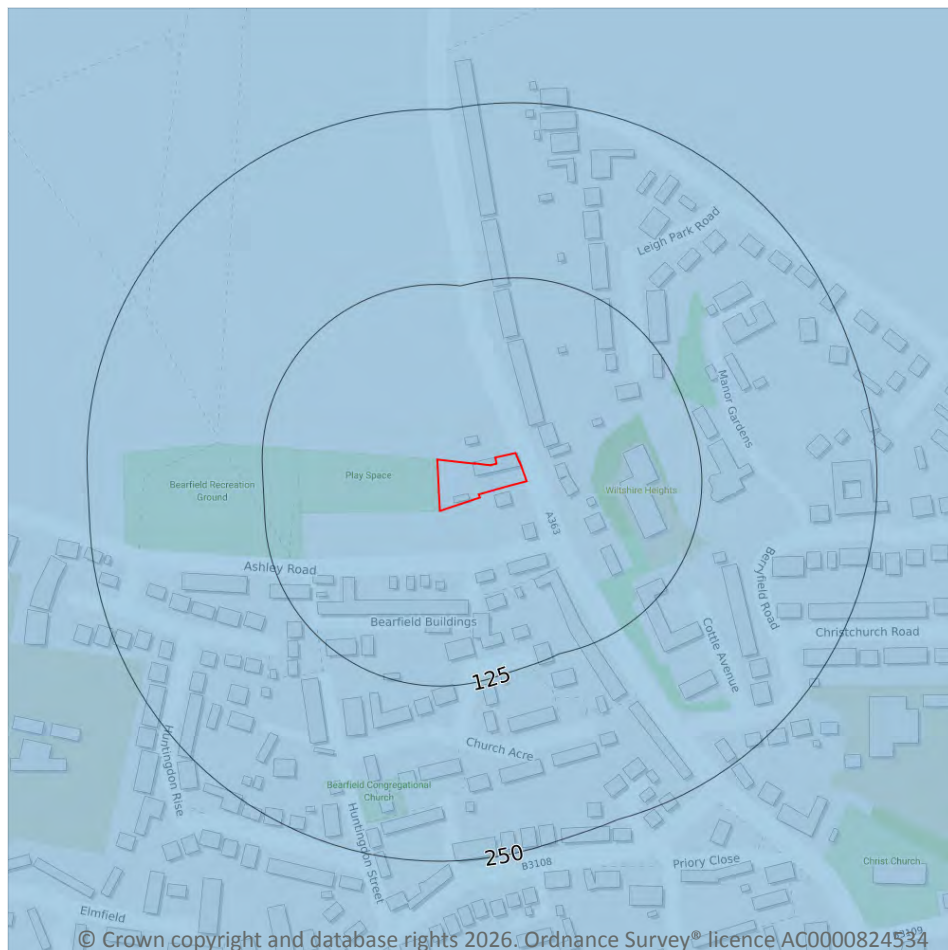
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the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

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

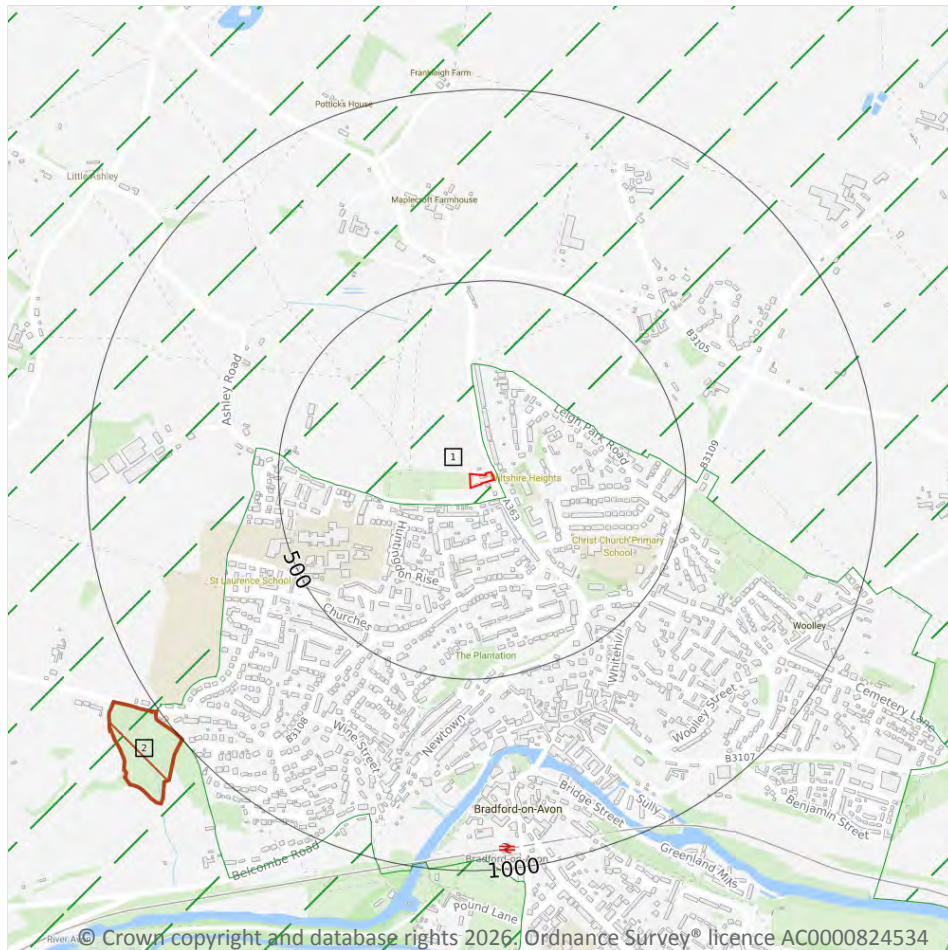
Negligible

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

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

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)
- Designated Ancient Woodland
- Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

1

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

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

ID	Location	Name	Data source
-	1269m S	Gripwood Quarry SSSI	Natural England



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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m

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**3**

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
2	999m SW	Belcombe Court Wood	Ancient & Semi-Natural Woodland
-	1915m SW	Becky Addy Wood	Ancient & Semi-Natural Woodland
-	1987m N	Cumberwell Wood	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m**0**

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

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

10.9 Forest Parks

Records within 2000m**0**

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m**0**

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

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

10.11 Green Belt

Records within 2000m**1**

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

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

ID	Location	Name	Local Authority name
1	On site	Bath and Bristol Green Belt	Wiltshire

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

10.12 Proposed Ramsar sites

Records within 2000m**0**

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m**0**

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m**0**

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m**0**

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

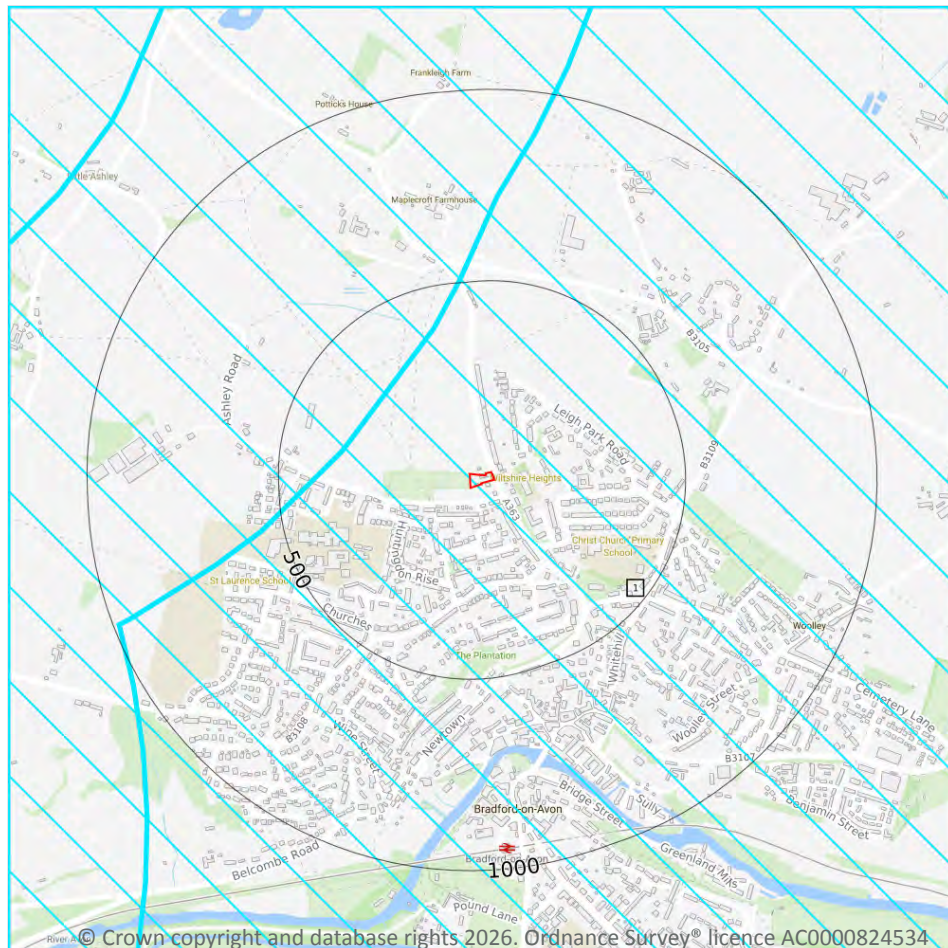
Records within 2000m**0**

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

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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 56 >](#)

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=4303000430000&notes=&location=383503,163575%20(IRZ%20polygon%20centre)

This data is sourced from Natural England.



10.18 SSSI Units

Records within 2000m

2

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

Features are displayed on the SSSI Impact Zones and Units map on [page 56 >](#)

ID: -
Location: 1269m S
SSSI name: Gripwood Quarry
Unit name: Disused Quarry
Broad habitat: Earth Heritage
Condition: Unfavourable - Recovering
Reportable features:

Feature name	Feature condition	Date of assessment
ED - Bathonian	Unfavourable - Recovering	09/01/2014

ID: -
Location: 1293m S
SSSI name: Gripwood Quarry
Unit name: Gripwood Farm
Broad habitat: Earth Heritage
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
ED - Bathonian	Favourable	22/09/2011

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



11 Visual and cultural designations



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

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

10

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

Features are displayed on the Visual and cultural designations map on [page 58 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
2	34m S	Bath Road Post Office	II	1300968	23/08/1974
3	78m S	Two Gables	II	1036014	23/08/1974
4	95m SW	Providence Baptist Chapel, Bearfield Buildings	II	1200552	23/08/1974
5	117m S	The Round House At Bearfield Buildings	II	1255548	10/11/1981
6	121m SW	16-20, Huntingdon Street	II	1036056	23/08/1974
7	140m E	Berryfield House (Maternity Hospital)	II	1036016	23/08/1974



ID	Location	Name	Grade	Reference Number	Listed date
8	171m SW	12, Huntingdon Street	II	1200549	23/08/1974
9	207m S	Bearfield Congregational Chapel	II	1364516	23/08/1974
A	211m S	6, Huntingdon Street	II	1364515	23/08/1974
A	233m S	2-5, Huntingdon Street	II	1036055	23/08/1974

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

11.5 Conservation Areas

Records within 250m

1

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.

Features are displayed on the Visual and cultural designations map on [page 58 >](#)

ID	Location	Name	District	Date of designation
1	19m S	Bradford-on-Avon	Wiltshire	1969

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

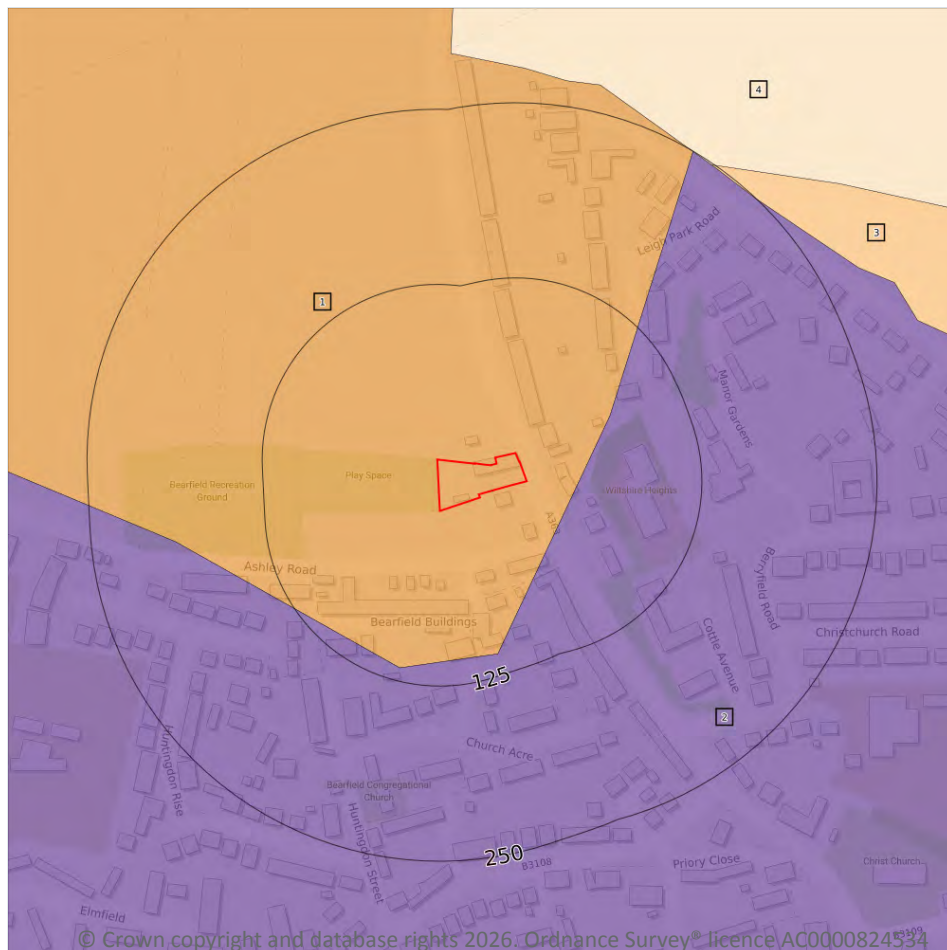
0

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

4

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

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

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.
2	34m SE	Urban	Non-agricultural/no quality assigned



ID	Location	Classification	Description
3	249m NE	Grade 3a	Good quality agricultural land. Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.
4	249m NE	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.

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
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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

13.1 Priority Habitat Inventory

Records within 250m

0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

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

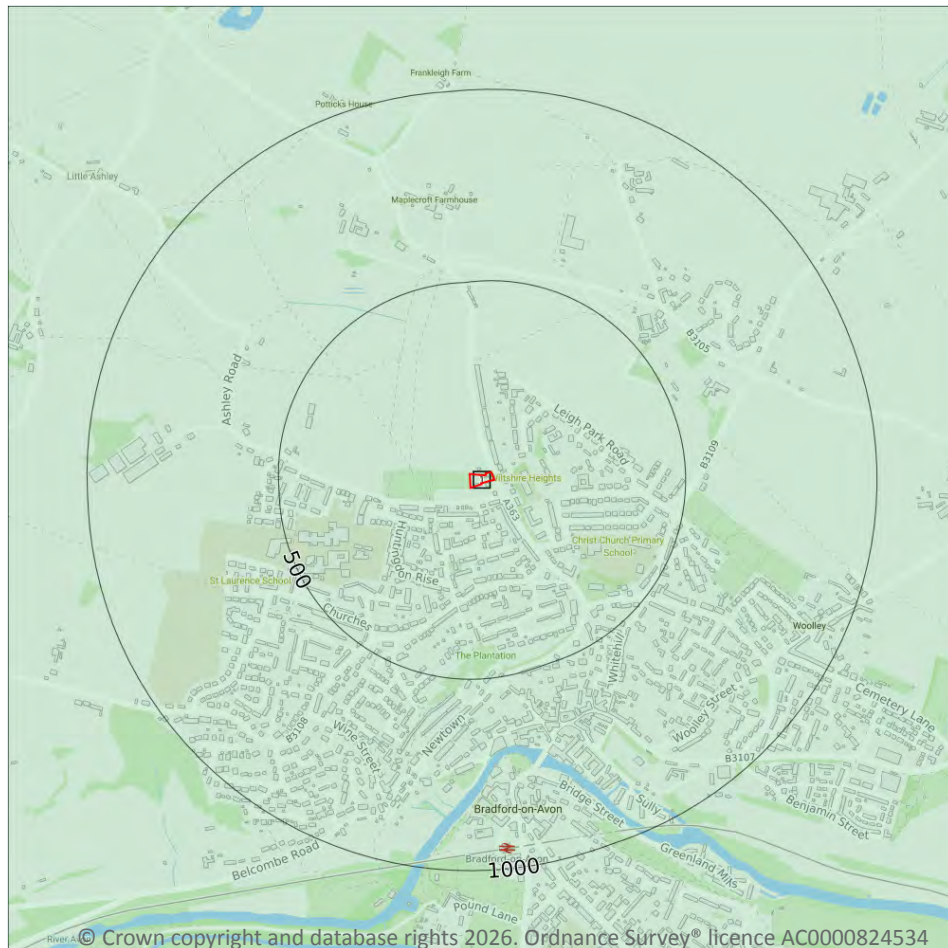
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Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable 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.

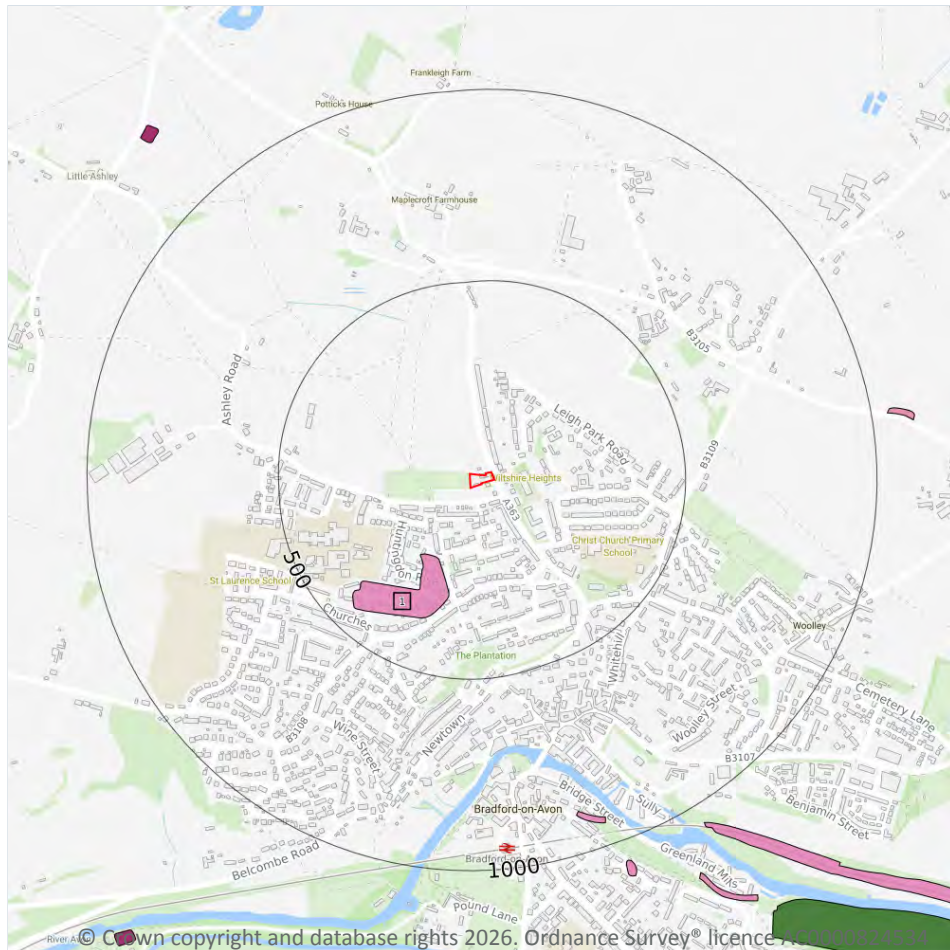
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 66](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	ST86SW

This data is sourced from the British Geological Survey.



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



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

14.2 Artificial and made ground (10k)

Records within 500m

1

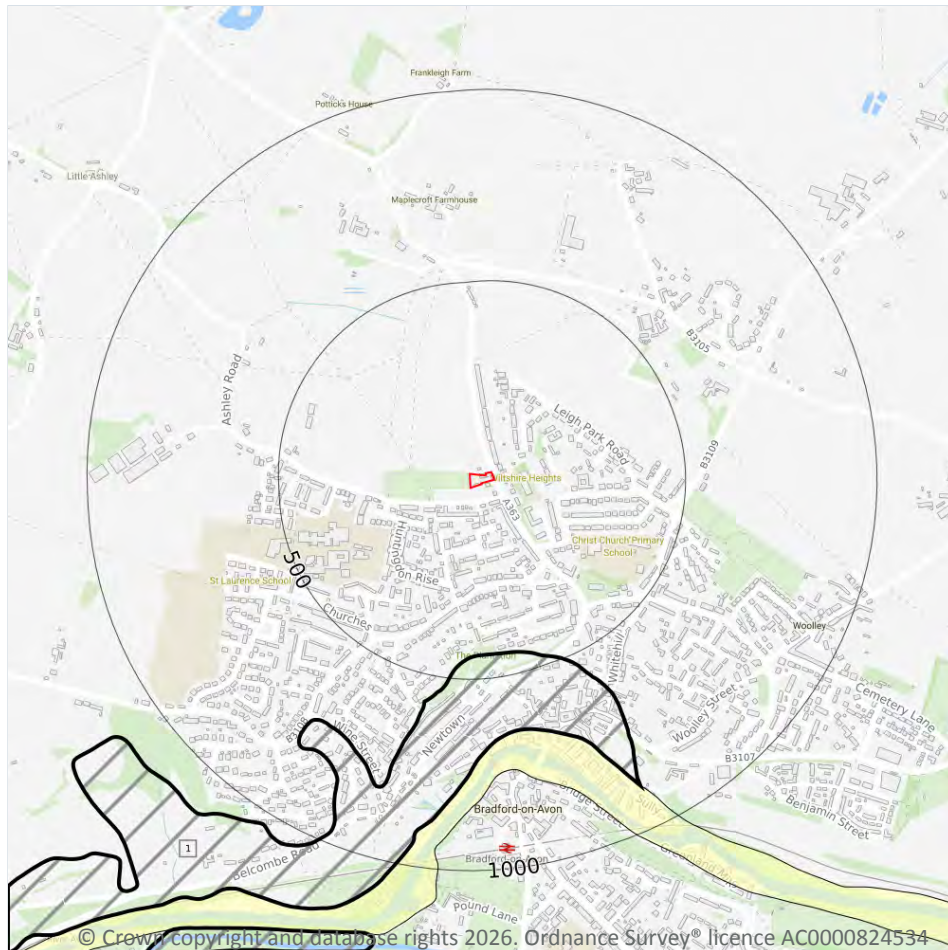
Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

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

ID	Location	LEX Code	Description	Rock description
1	201m SW	WGR-VOID	Worked Ground (Undivided)	Void

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



— Site Outline

Search buffers in metres (m)

▨ Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

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

1

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.

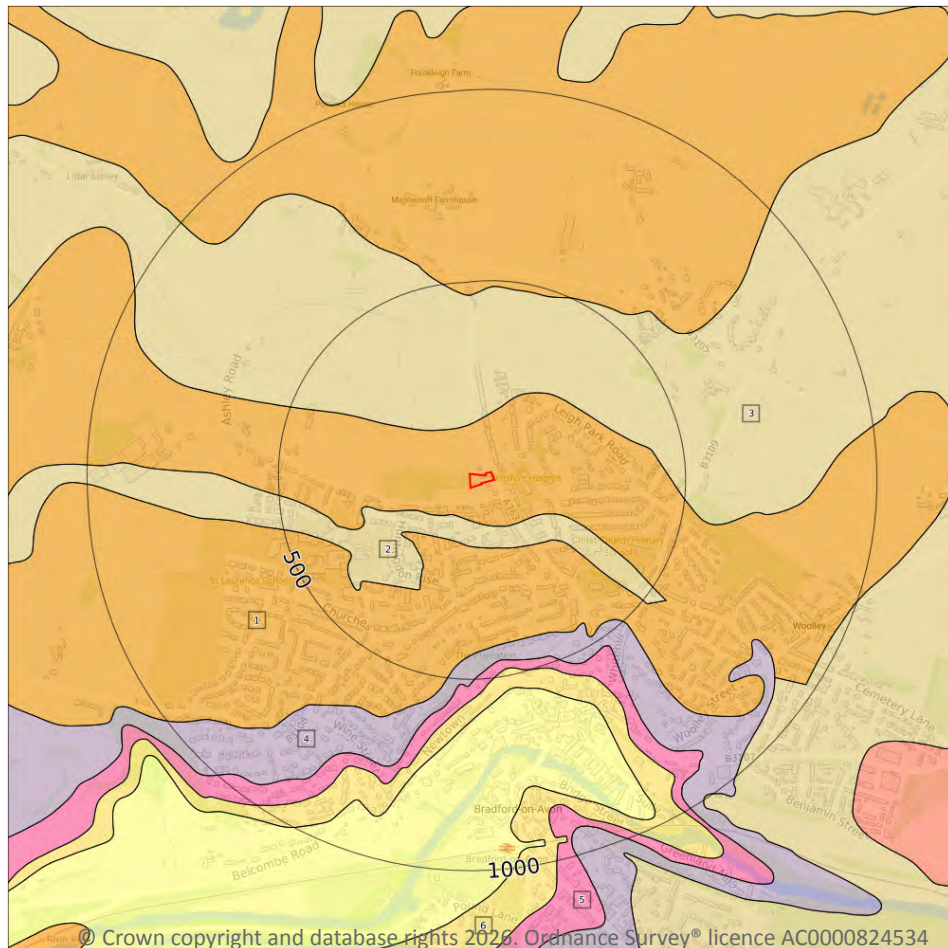
Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 68](#) >

ID	Location	LEX Code	Description	Rock description
1	438m S	SLIP-UNKNOWN	Landslide deposits	Unknown/unclassified entry

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

14.5 Bedrock geology (10k)

Records within 500m

6

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 70 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	FMB-LMST	Forest Marble Formation-Limestone	Bathonian
2	81m S	FMB-MDST	Forest Marble Formation-Mudstone	Bathonian
3	124m N	FMB-MDST	Forest Marble Formation-Mudstone	Bathonian
4	416m S	CSHF-LMST	Corsham Limestone Formation-Limestone	Bathonian



ID	Location	LEX Code	Description	Rock age
5	457m S	TW-LMST	Twinhoe Member-Limestone	Bathonian
6	481m S	CFDO- LMOOL	Chalfield Oolite Formation-Ooid-Limestone	Bathonian

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

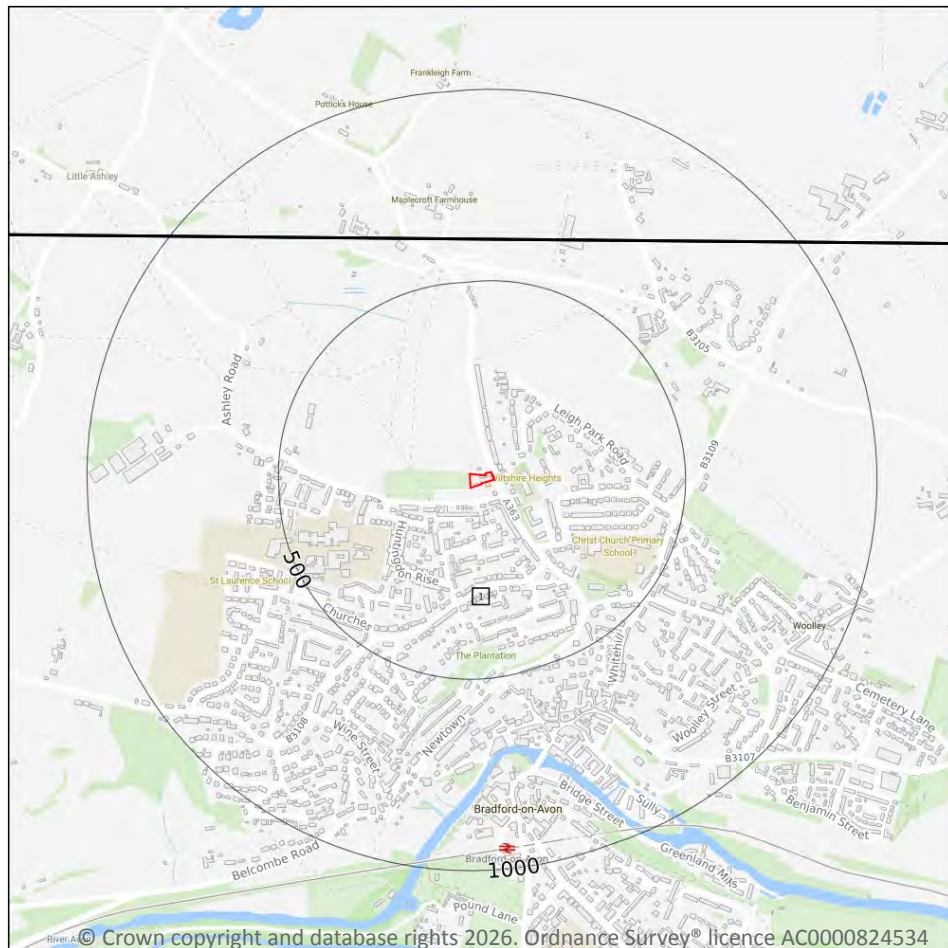
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Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

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 72](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW281_from_v4

This data is sourced from the British Geological Survey.



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

15.2 Artificial and made ground (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial

15.4 Superficial geology (50k)

Records within 500m

0

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.

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.

Bradford-on-Avon

Wiltshire

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15.8 Bedrock geology (50k)

5

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

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

ID	Location	LEX Code	Description	Rock age
1	On site	FMB-LMST	Forest Marble Formation-Limestone	Bathonian
2	69m S	FMB-MDST	Forest Marble Formation-Mudstone	Bathonian
3	140m N	FMB-MDST	Forest Marble Formation-Mudstone	Bathonian
4	402m S	CSHF-LMST	Corsham Limestone Formation-Limestone	Bathonian

ID	Location	LEX Code	Description	Rock age
5	467m N	FMB-LMST	Forest Marble Formation-Limestone	Bathonian

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

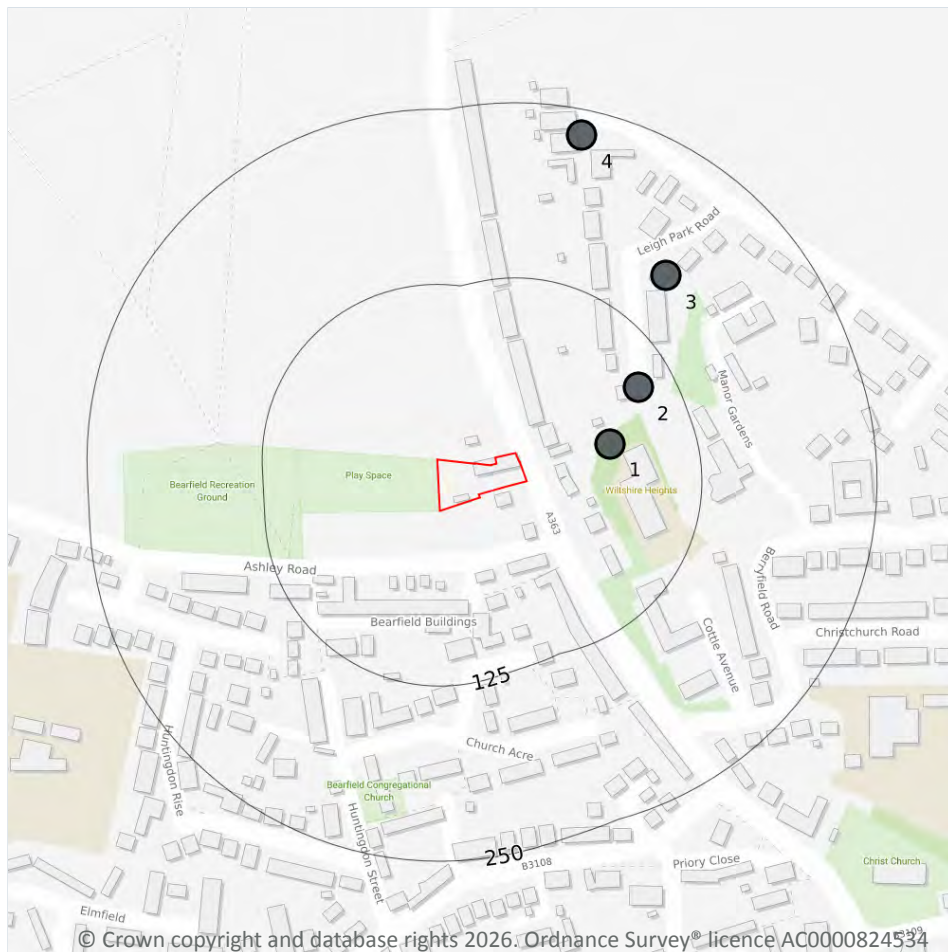
0

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

4

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

Features are displayed on the Boreholes map on [page 77 >](#)

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	65m E	382550 161660	BERRYFIELD PARK TP6 BRADFORD ON AVON	-	Y	N/A
2	99m NE	382570 161700	BERRYFIELD PARK TP4 BRADFORD ON AVON	-	Y	N/A
3	166m NE	382590 161780	BERRYFIELD PARK TP5 BRADFORD ON AVON	-	Y	N/A

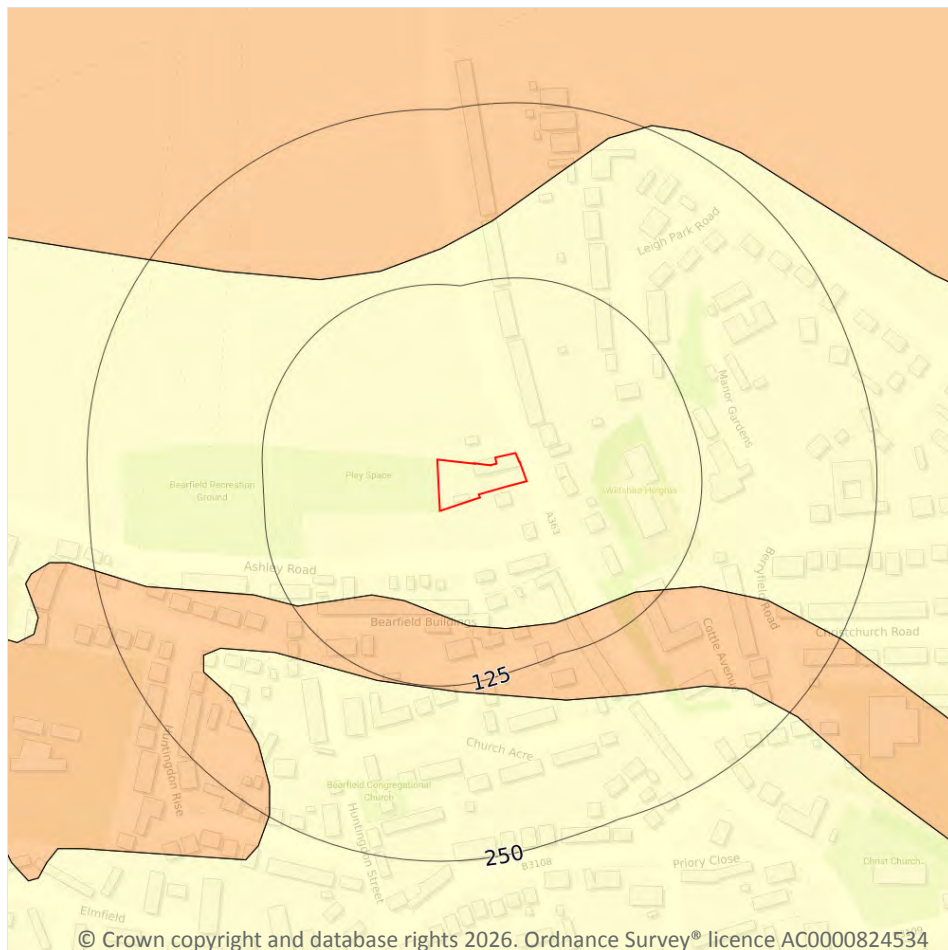


ID	Location	Grid reference	Name	Length	Confidential	Web link
4	232m N	382530 161880	BERRYFIELD PARK TP3 BRADFORD ON AVON	-	Y	N/A

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).

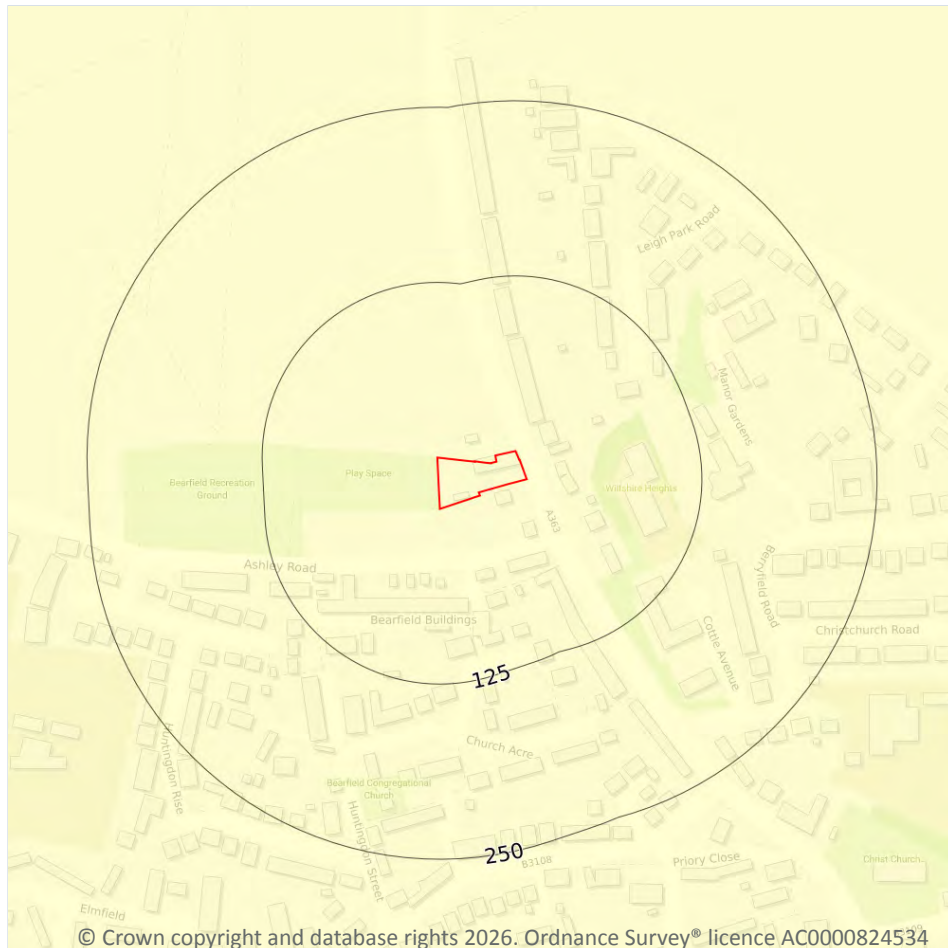
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 79 >](#)

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



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

17.2 Running sands

Records within 50m

1

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.

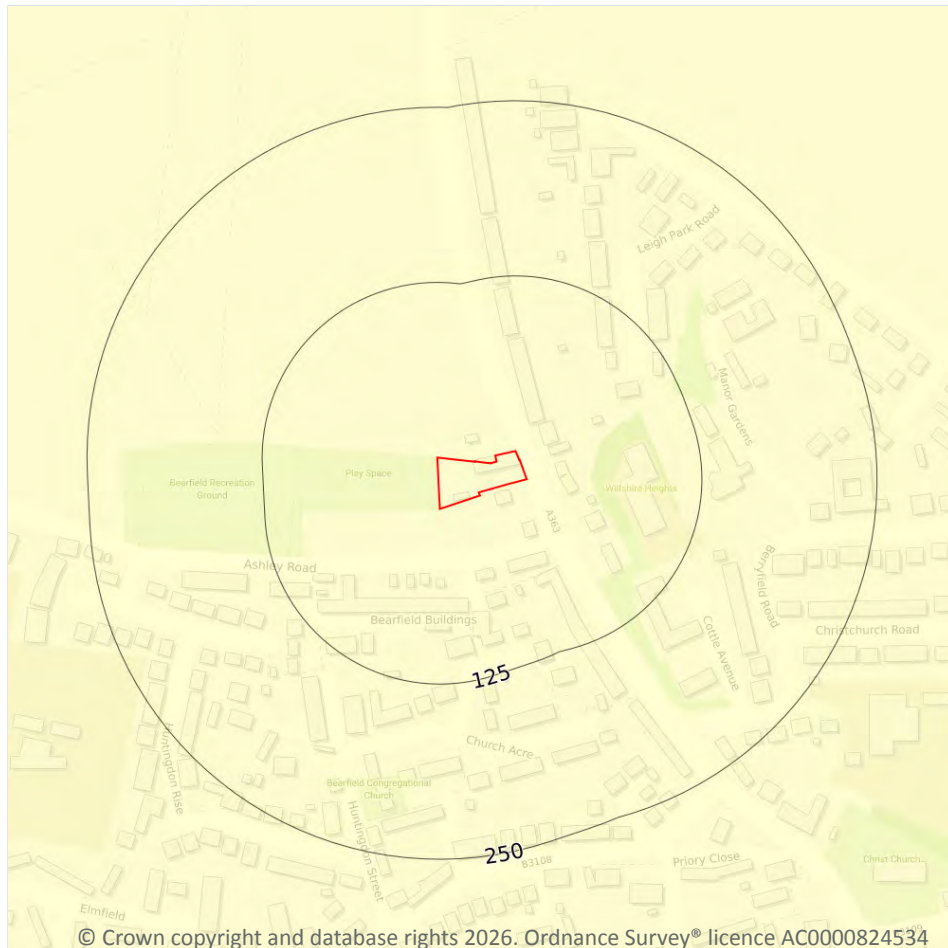
Features are displayed on the Natural ground subsidence - Running sands map on [page 80 >](#)

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.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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

17.3 Compressible deposits

Records within 50m

1

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

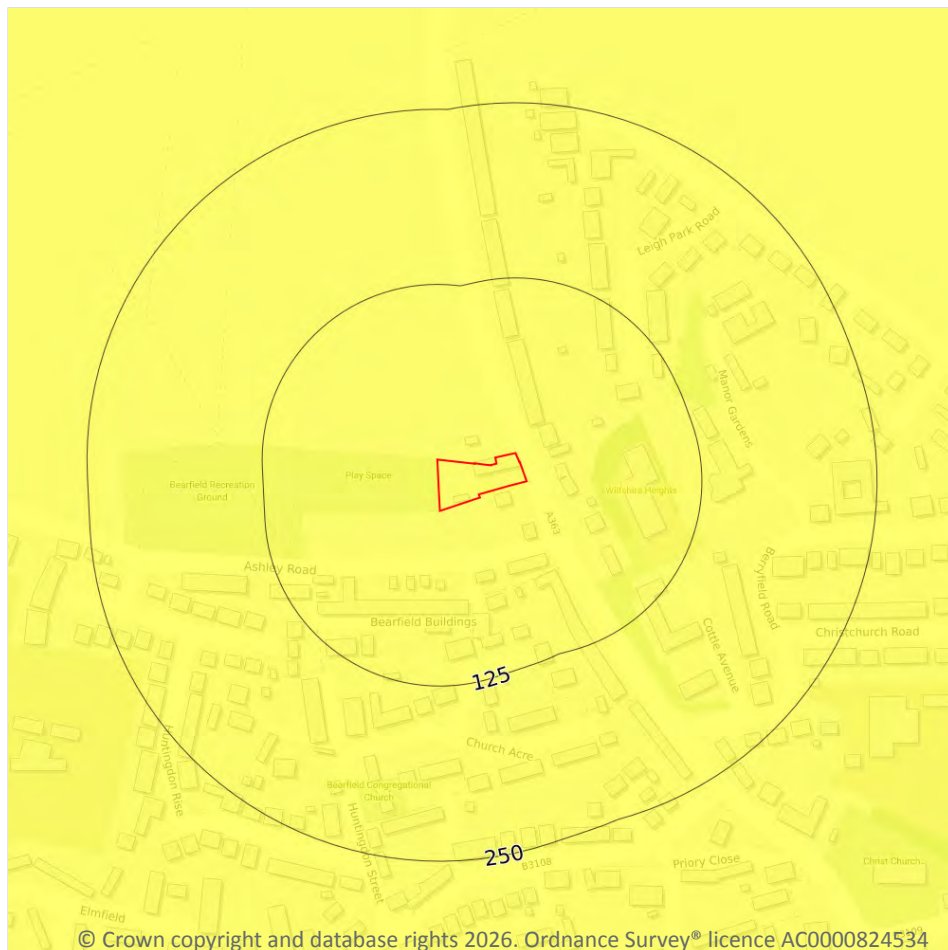
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 81](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

1

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

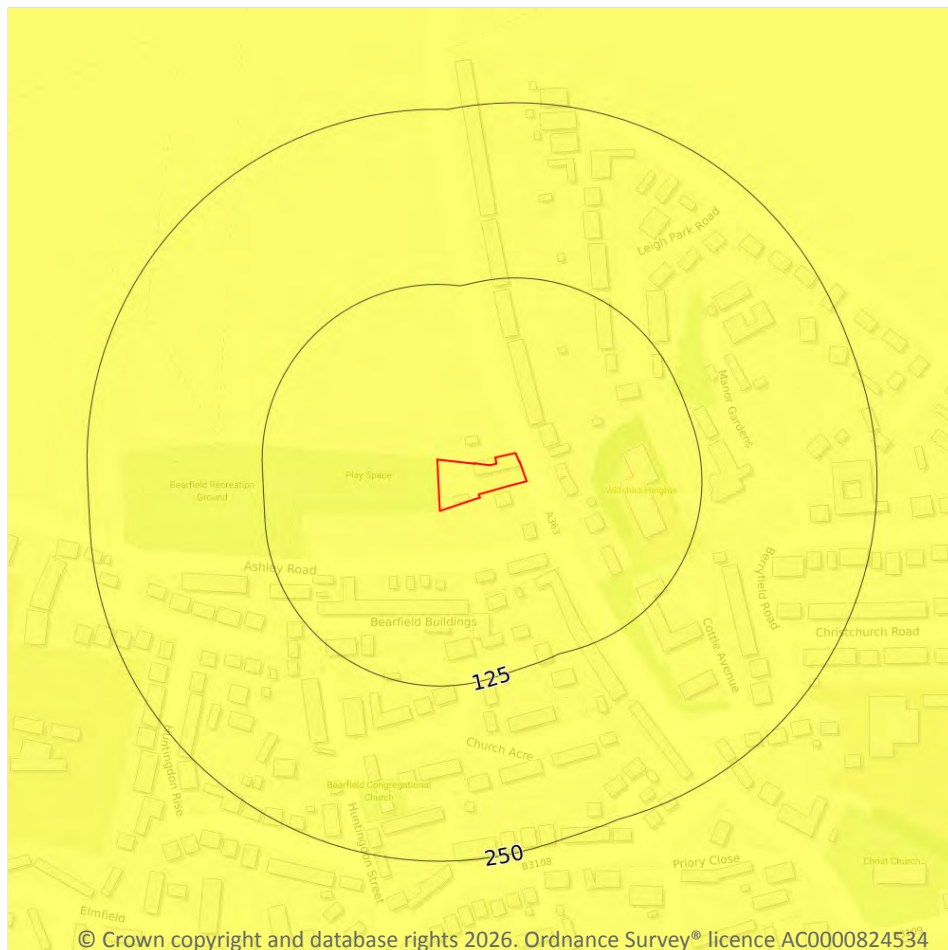
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 82 >](#)

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.

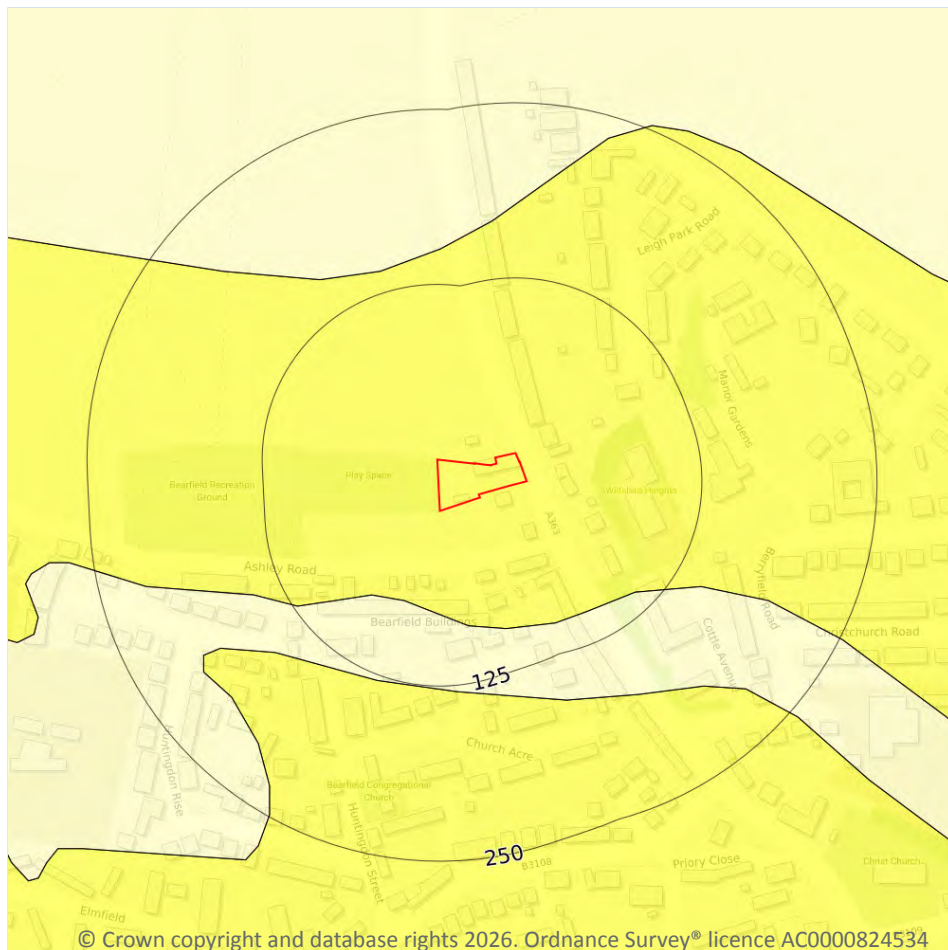
Features are displayed on the Natural ground subsidence - Landslides map on [page 83](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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

17.6 Ground dissolution of soluble rocks

Records within 50m

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 84](#)

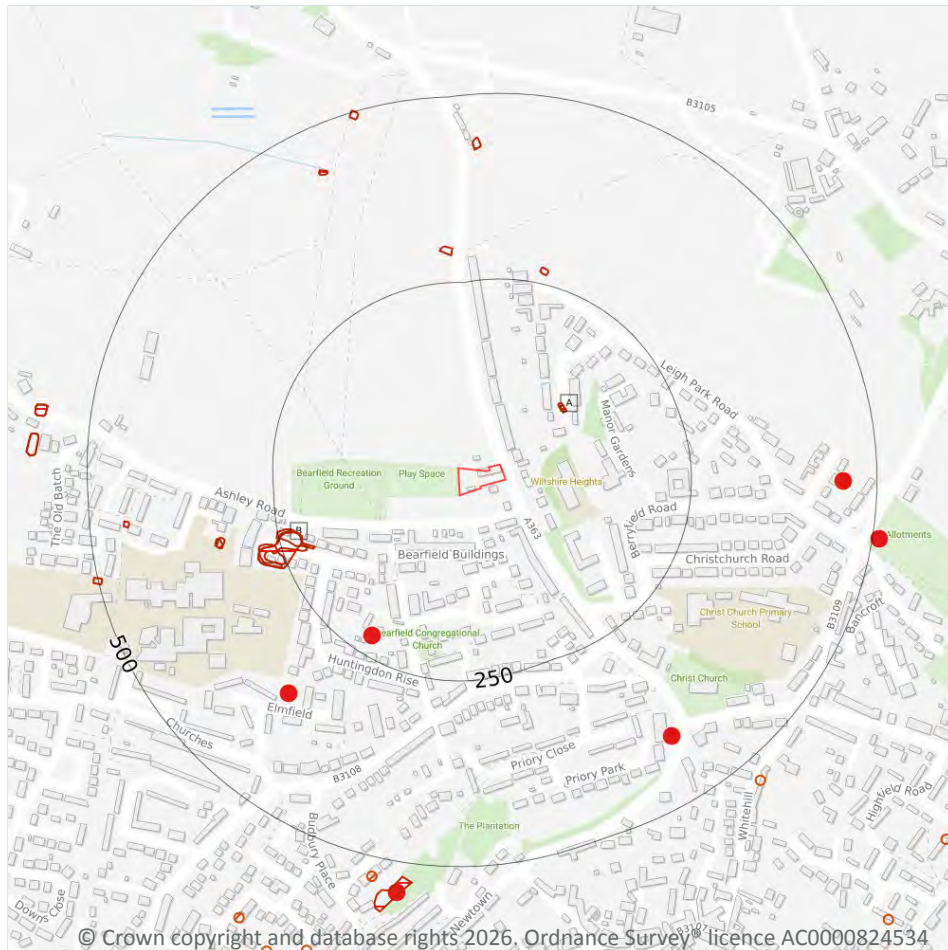
Location	Hazard rating	Details
On site	Very low	Soluble rocks are present within the ground. Few dissolution features are likely to be present. Potential for difficult ground conditions or localised subsidence are at a level where they need not be considered.



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

5

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 86 >](#)



ID	Location	Details	Description
1	223m SW	Name: Bearfield Workings Address: Bearfield, BRADFORD-ON-AVON, 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.
4	352m SW	Name: Bearfield Workings Address: Bearfield, BRADFORD-ON-AVON, 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.
5	411m SE	Name: Mason's Lane Quarry Address: Mason's Lane, BRADFORD-ON-AVON, 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.
D	454m E	Name: Wooley Grange Cottages Address: Wooley Grange Cottages, Woolley, BRADFORD-ON-AVON, 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.



ID	Location	Details	Description
D	476m E	Name: Wooley Grange Cottages Address: Wooley Grange Cottages, Woolley, BRADFORD-ON-AVON, 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

5

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 86 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
A	111m NE	Pond	1902	1:10560
A	111m NE	Pond	1929	1:10560
B	207m W	Unspecified Quarry	1886	1:10560
B	217m W	Unspecified Pit	1902	1:10560
B	219m W	Unspecified Pits	1899	1:10560

This is data is sourced from Ordnance Survey®/Groundsure.

18.3 Underground workings

Records within 1000m

8

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

Features are displayed on the Mining and ground workings map on [page 86 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
-	945m S	Tunnel	1886	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
-	945m S	Tunnel	1886	1:10560
-	946m S	Tunnel	1956	1:10560
-	948m S	Tunnel	1929	1:10560
-	948m S	Tunnel	1902	1:10560
-	949m S	Tunnel	1926	1:10560
-	949m S	Tunnel	1938	1:10560
-	949m S	Tunnel	1899	1:10560

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

9

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).

Features are displayed on the Mining and ground workings map on [page 86 >](#)



ID	Location	Name	Commodity	Class	Likelihood
E	520m S	Not available	Limestone - Bath Stone	D	Underground mining is considered likely to have occurred within or close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
12	524m SE	Bradford on Avon	Limestone - Bath Stone	D	Underground mining is considered likely to have occurred within or close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
13	635m SW	Not available	Limestone - Bath Stone	D	Underground mining is considered likely to have occurred within or close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
14	640m S	Not available	Limestone - Bath Stone	D	Underground mining is considered likely to have occurred within or close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
15	660m SW	Not available	Limestone - Bath Stone	D	Underground mining is considered likely to have occurred within or close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
16	759m SE	Not available	Limestone - Bath Stone	D	Underground mining is considered likely to have occurred within or close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
17	779m SE	Not available	Limestone - Bath Stone	D	Underground mining is considered likely to have occurred within or close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
-	870m SW	Not available	Limestone - Bath Stone	D	Underground mining is considered likely to have occurred within or close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
-	987m SE	Not available	Limestone - Bath Stone	D	Underground mining is considered likely to have occurred within or close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.

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

6

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.

Location	Mineral type
201m SW	Stone
288m S	Unspecified
331m SE	Stone
340m SE	Stone
421m SE	Unspecified
442m E	Stone

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**2**

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.

Location	Mineral
489m S	Limestone
490m SE	Limestone

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
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Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

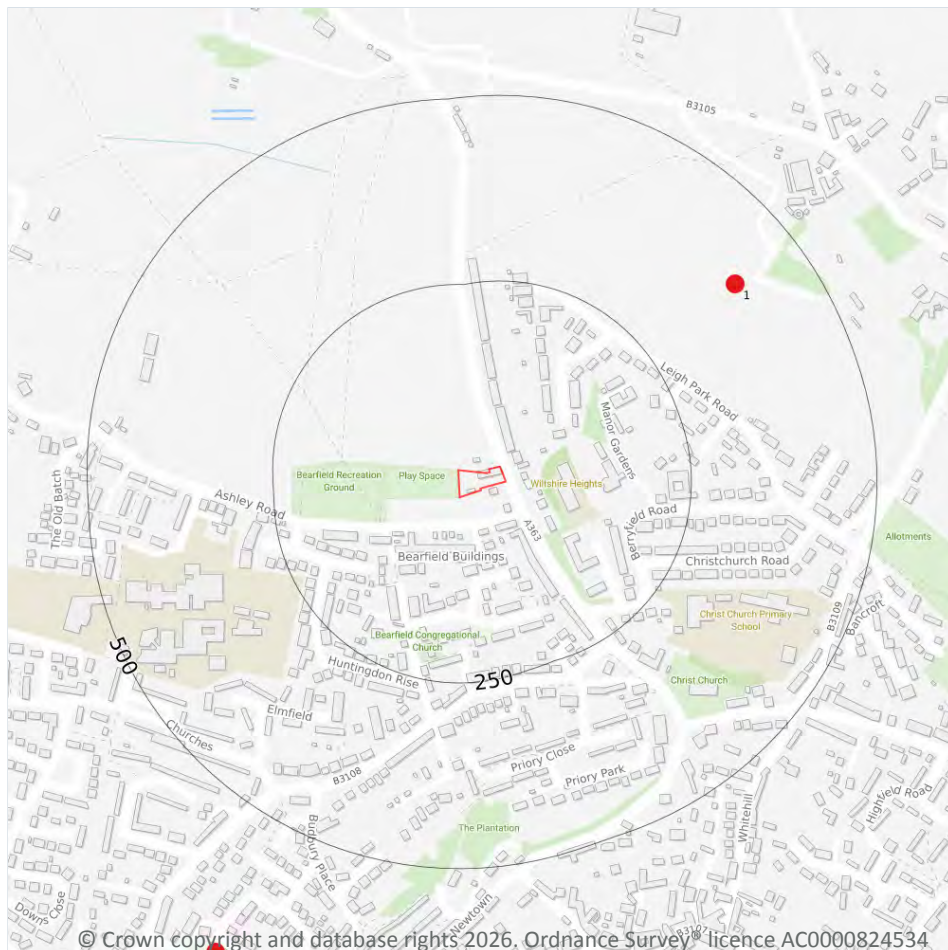
18.16 Clay mining

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

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

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

19 Ground cavities and sinkholes



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

19.1 Natural cavities

Records within 500m

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

3

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.

Features are displayed on the Ground cavities and sinkholes map on [page 94](#) >

ID	Location	Mine Address	Mineral
1	402m NE	Combe Mine, Bradford-On-Avon, Wiltshire	Bath Stone, Cornstone, Limestone
2	695m SW	Wine St Quarry Cave, Bradford-On-Avon, Wiltshire	Bath Stone, Cornstone, Limestone
-	810m SE	Kingsfield Mine, Bradford-On-Avon, Wiltshire	Bath Stone, Cornstone, Limestone

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.

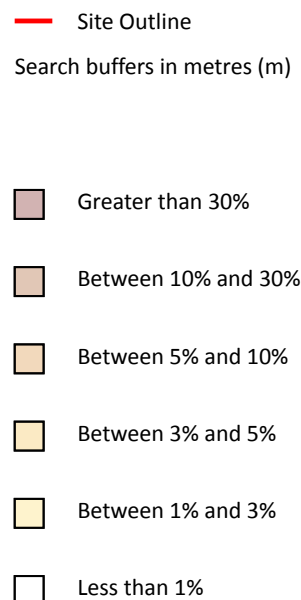
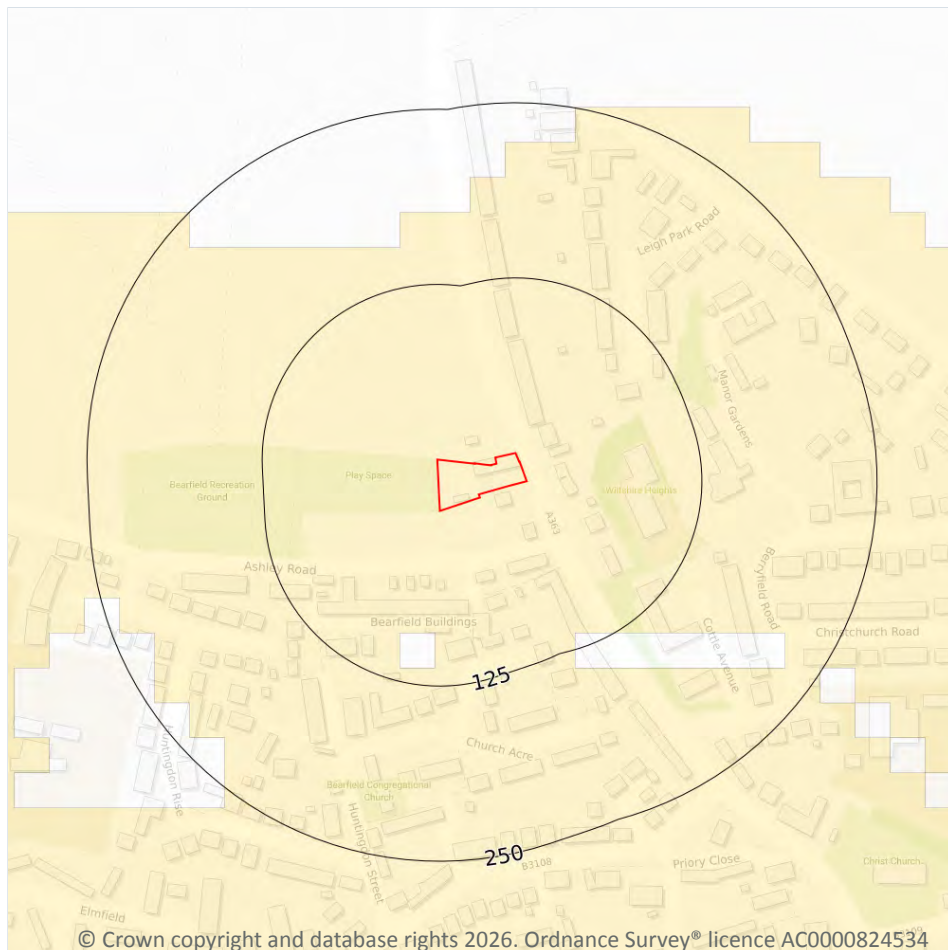
Not all 'holes' noted on Ordnance Survey® mapping will necessarily be present within this dataset.



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 97](#) >

Location	Estimated properties affected	Radon Protection Measures required
On site	Between 1% and 3%	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

2

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	60 - 90 mg/kg	15 - 30 mg/kg
9m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m**0**

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

22.4 Historical railway and tunnel features

Records within 250m**0**

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

This data is sourced from Ordnance Survey®/Groundsure.

22.5 Royal Mail tunnels

Records within 250m**0**

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



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey® and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

Terms and conditions

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



Site details:

LAND ADJACENT TO 36,
BATH ROAD, BRADFORD ON
AVON, WILTSHIRE, BA15 1SR

Client ref:

B5570/JS/21012026

Report ref:

GS-AKX-ISP-4S7-Y23

Grid ref:

382454.21, 161634.61

Production date:

21 January 2026

Map name:

County Series

Map date:

1887

Scale:

1:2,500

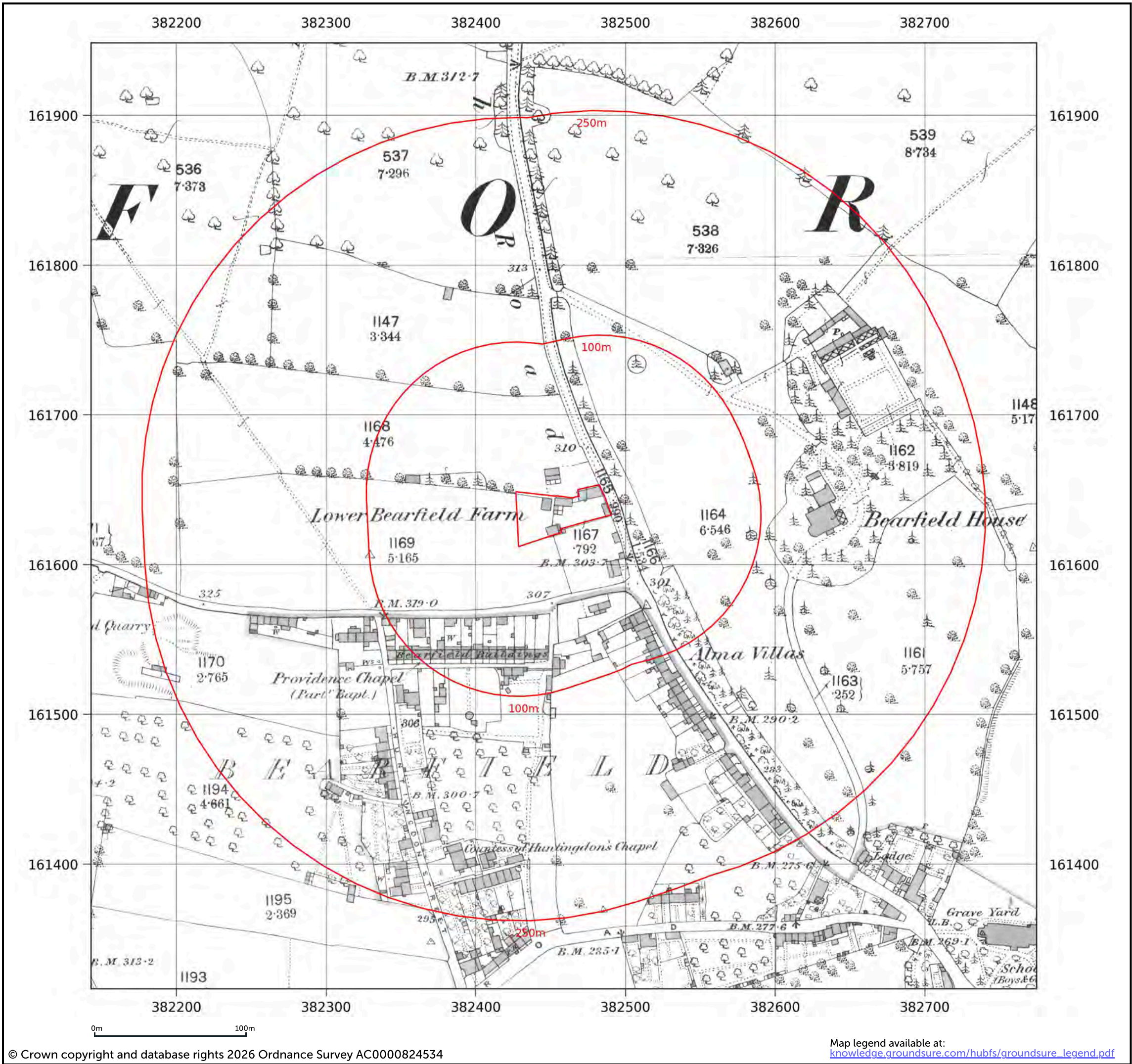
Printed at:

1:2,500

Date: 1887
Surveyed: 1887
Revised: 1887

Date: 1887
Surveyed: 1887
Revised: 1887

Contact us with any questions at:
info@groundsure.com
01273 257 755



Site details: LAND ADJACENT TO 36, BATH ROAD, BRADFORD ON AVON, WILTSHIRE, BA15 1SR

Client ref: B5570/JS/21012026

Report ref: GS-AKX-ISP-4S7-Y23

Grid ref: 382454.21, 161634.61

Production date: 21 January 2026

Map name: County Series

Map date: 1901

Scale: 1:2,500

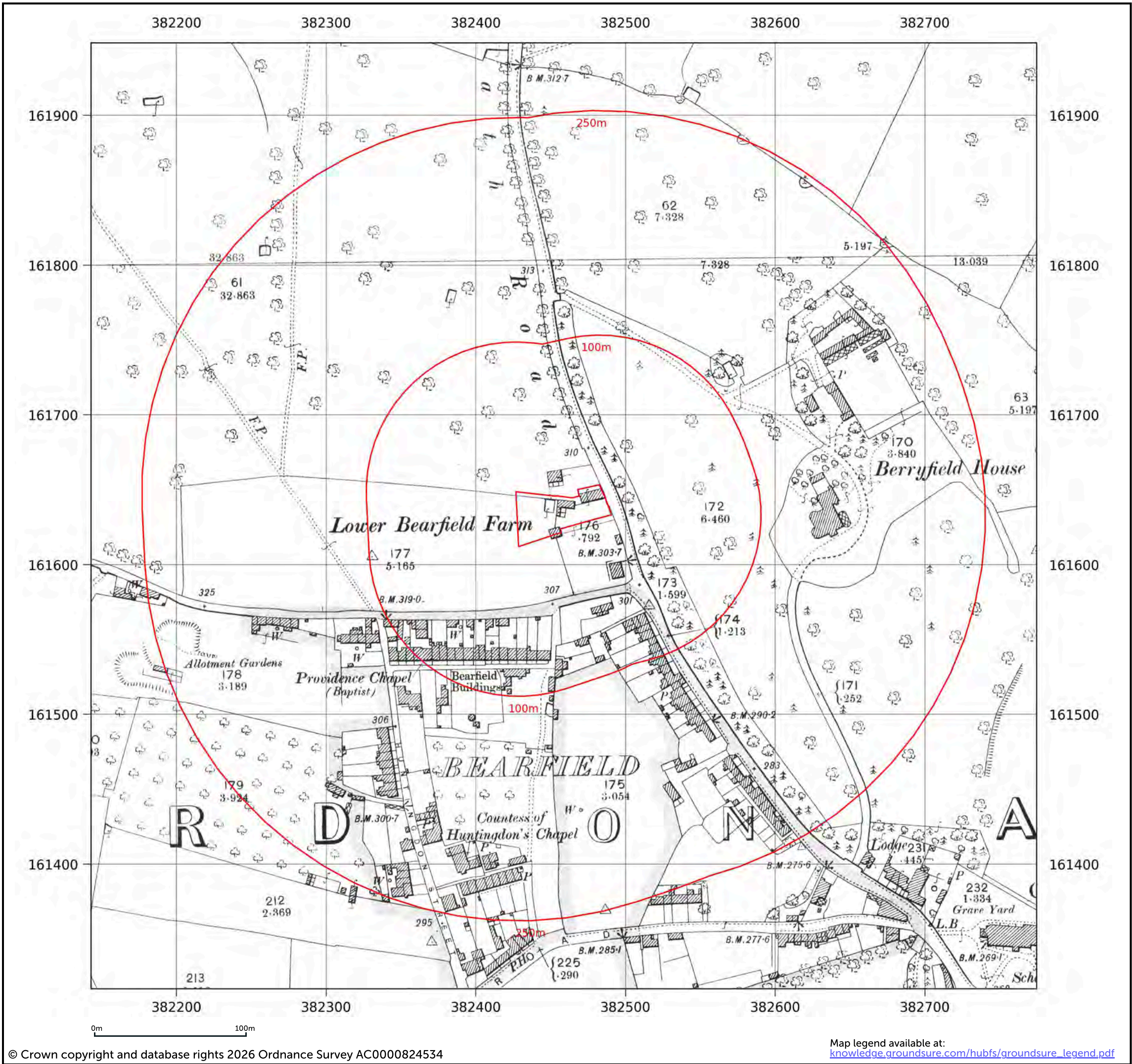
Printed at: 1:2,500



Date: 1901
Surveyed: 1901
Revised: 1901

Date: 1901
Surveyed: 1901
Revised: 1901

Contact us with any questions at:
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Site details: LAND ADJACENT TO 36, BATH ROAD, BRADFORD ON AVON, WILTSHIRE, BA15 1SR

Client ref: B5570/JS/21012026

Report ref: GS-AKX-ISP-4S7-Y23

Grid ref: 382454.21, 161634.61

Production date: 21 January 2026

Map name: County Series

Map date: 1924

Scale: 1:2,500

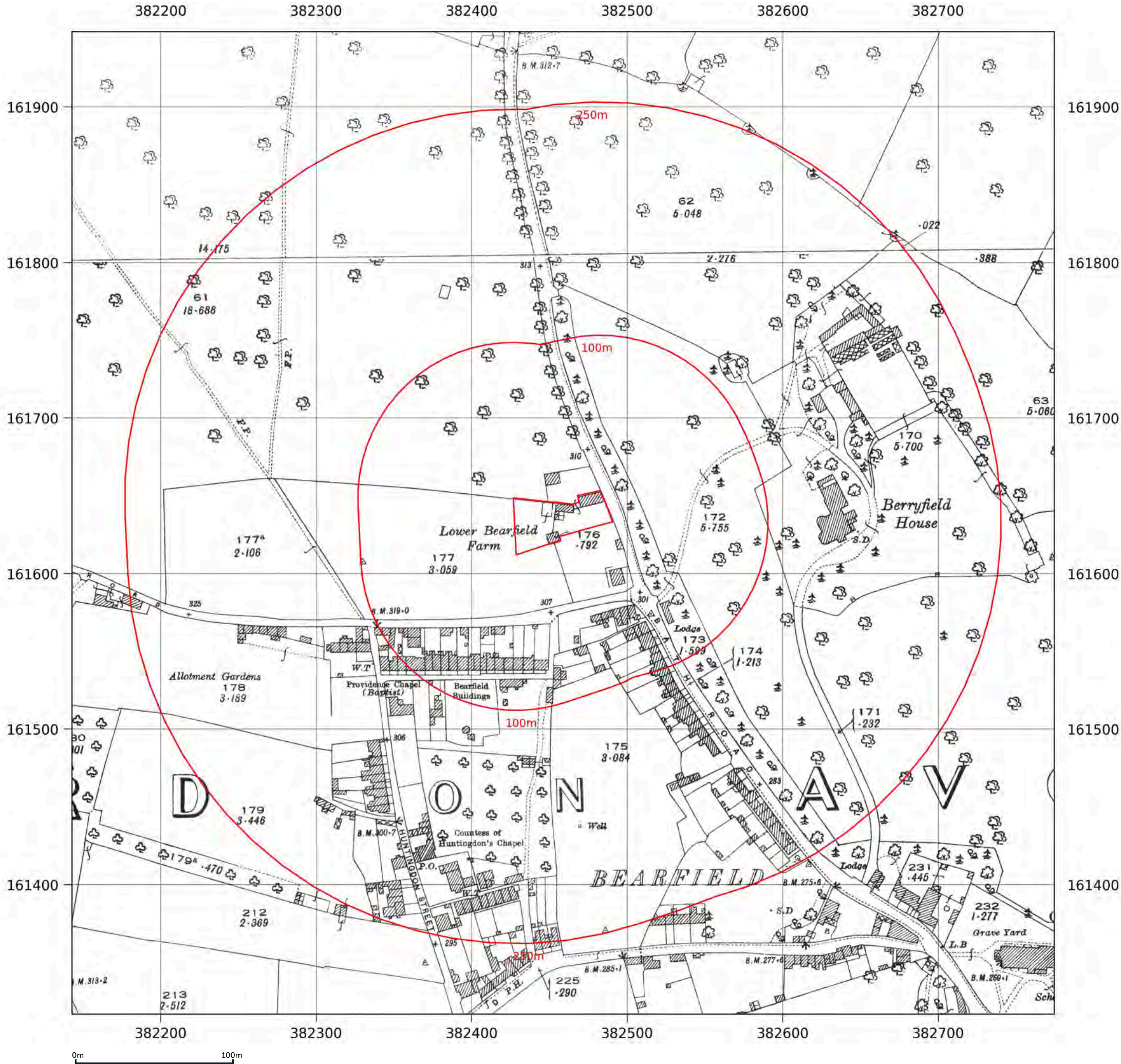
Printed at: 1:2,500



Date: 1924
Surveyed: 1924
Revised: 1924

Date: 1924
Surveyed: 1924
Revised: 1924

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Site details: LAND ADJACENT TO 36, BATH ROAD, BRADFORD ON AVON, WILTSHIRE, BA15 1SR

Client ref: B5570/JS/21012026

Report ref: GS-AKX-ISP-4S7-Y23

Grid ref: 382454.21, 161634.61

Production date: 21 January 2026

Map name: National Grid

Map date: 1969

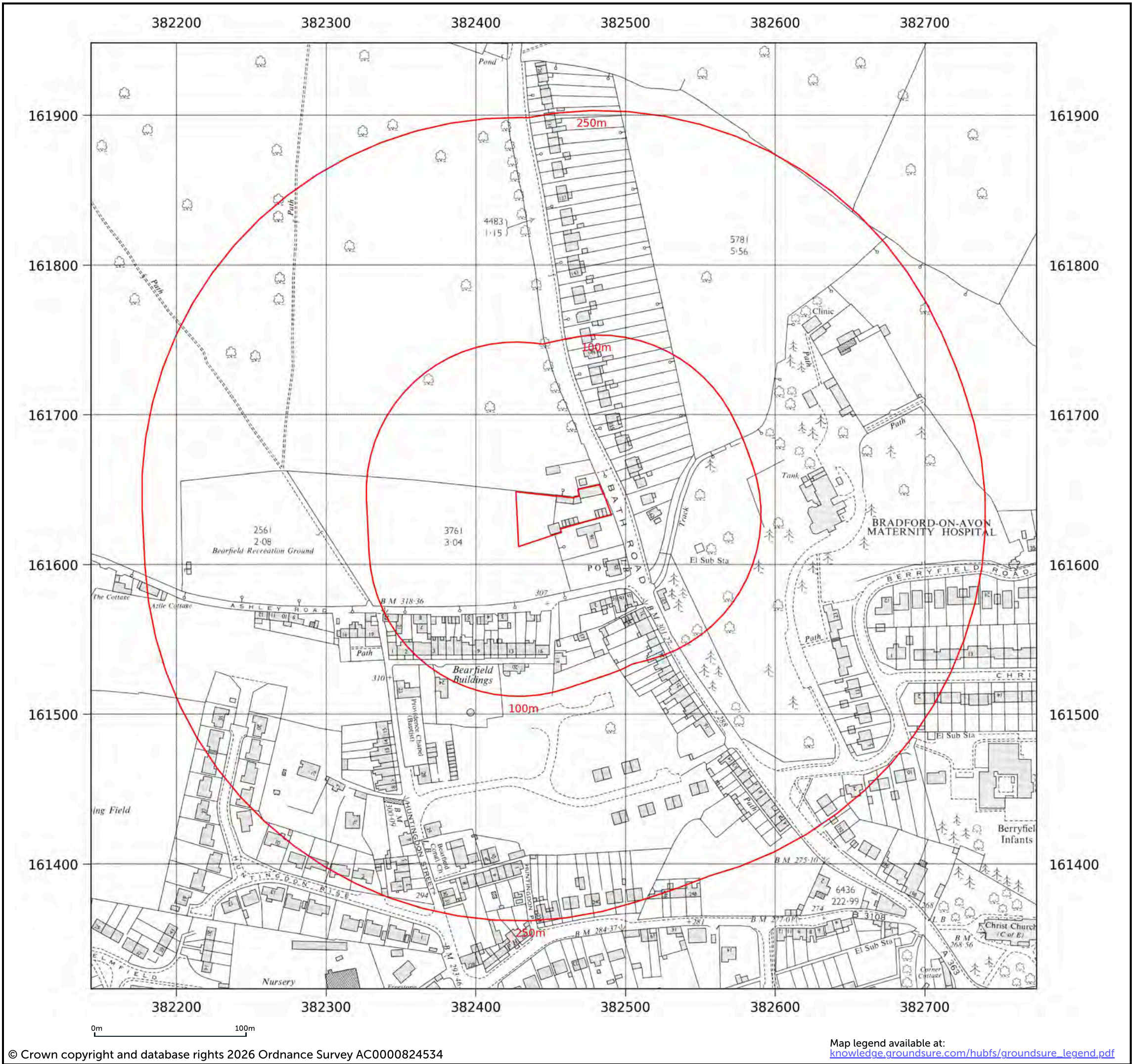
Scale: 1:2,500

Printed at: 1:2,500



Date: 1969
Surveyed: 1968
Revised: 1968
Copyright: 1969
Levelled: 1957

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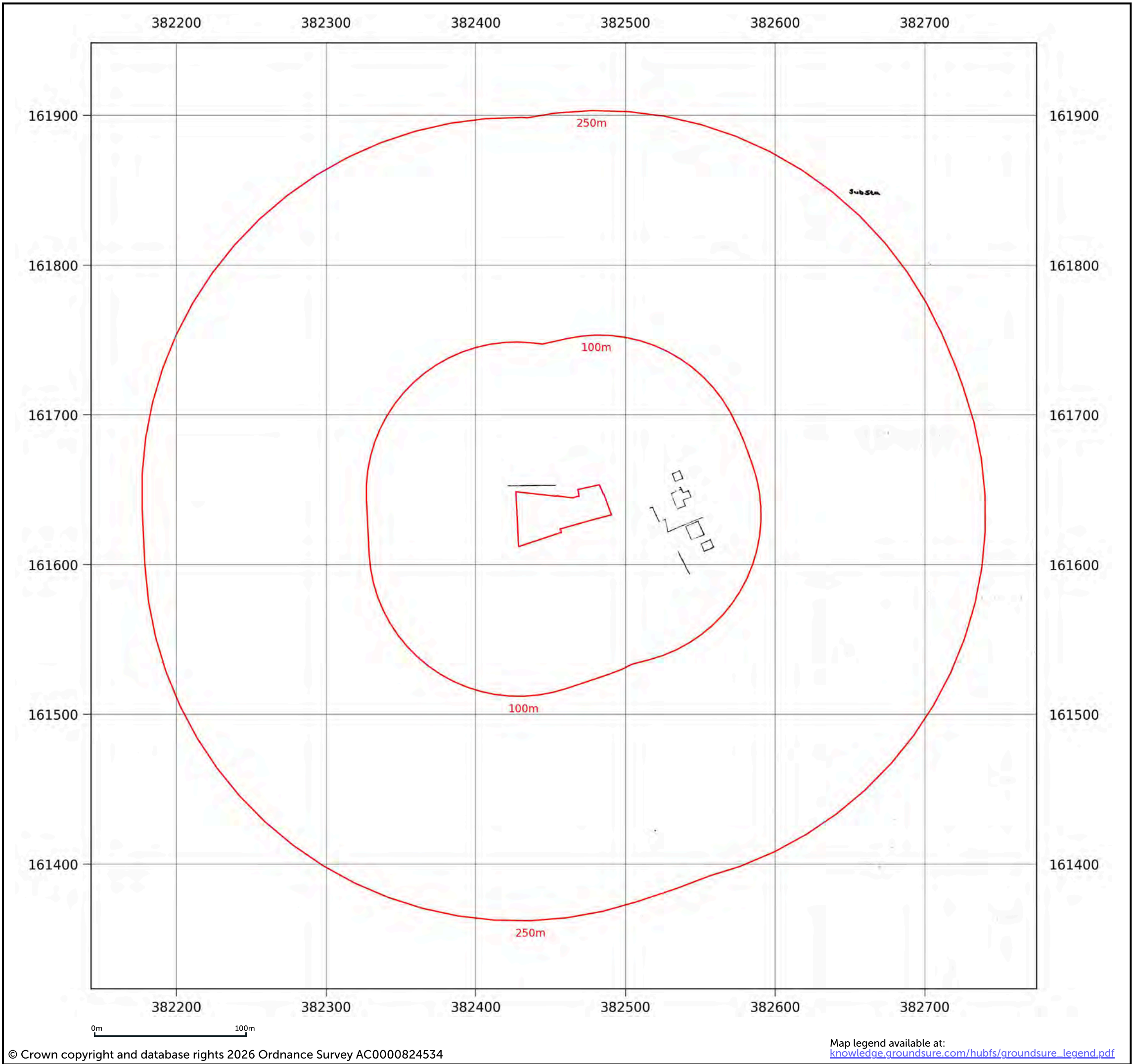
Site details:	LAND ADJACENT TO 36, BATH ROAD, BRADFORD ON AVON, WILTSHIRE, BA15 1SR
Client ref:	B5570/JS/21012026
Report ref:	GS-AKX-ISP-4S7-Y23
Grid ref:	382454.21, 161634.61
Production date:	21 January 2026

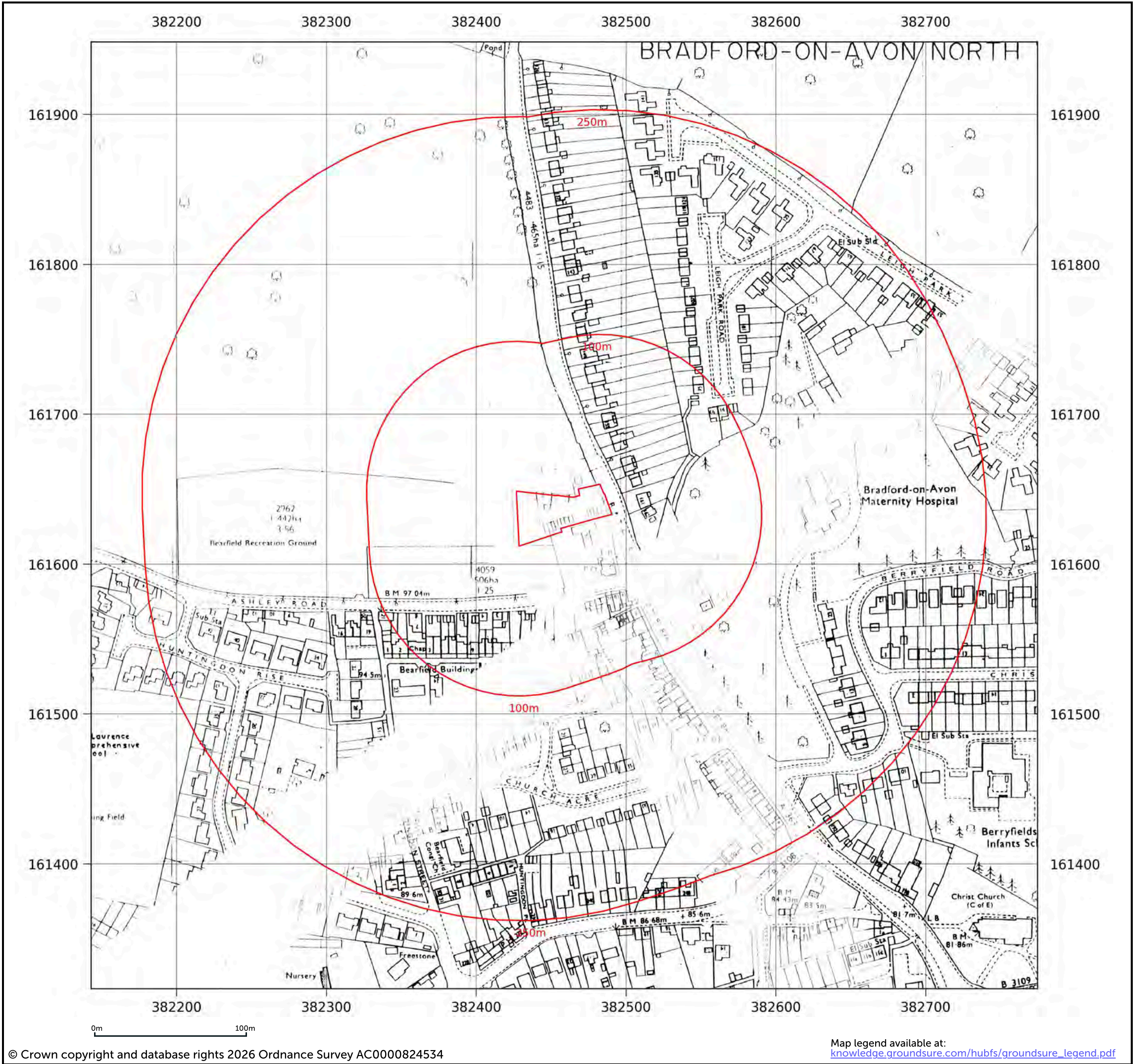
Map name:	National Grid
Map date:	1975
Scale:	1:2,500
Printed at:	1:2,500

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Site details:	LAND ADJACENT TO 36, BATH ROAD, BRADFORD ON AVON, WILTSHIRE, BA15 1SR
Client ref:	B5570/JS/21012026
Report ref:	GS-AKX-ISP-4S7-Y23
Grid ref:	382454.21, 161634.61
Production date:	21 January 2026

Map name:	National Grid
Map date:	1988
Scale:	1:2,500
Printed at:	1:2,500

Date: 1988
Surveyed: 1957
Revised: 1988
Copyright: 1988
Levelled: 1957



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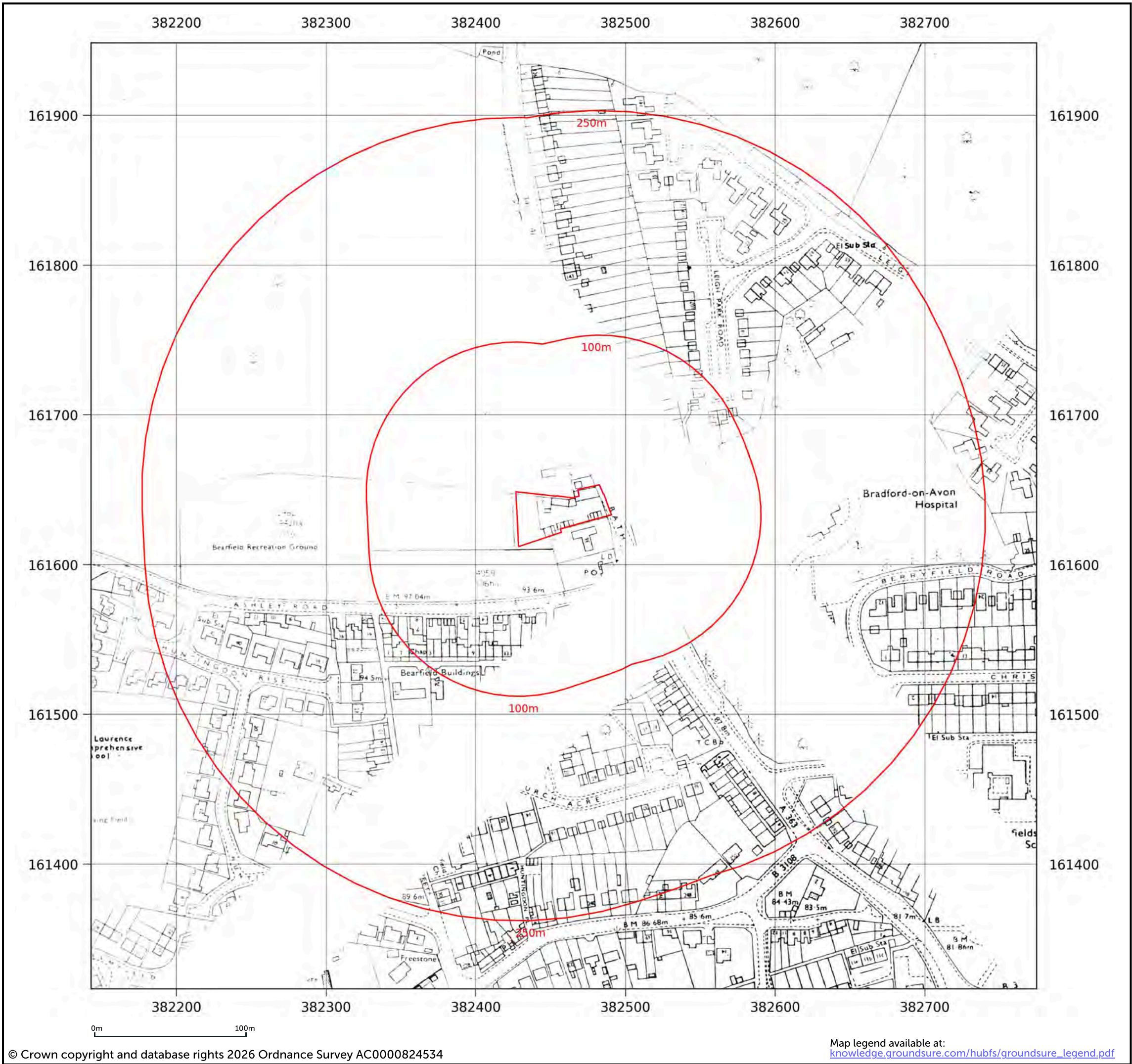
Site details: LAND ADJACENT TO 36, BATH ROAD, BRADFORD ON AVON, WILTSHIRE, BA15 1SR
Client ref: B5570/JS/21012026
Report ref: GS-AKX-ISP-4S7-Y23
Grid ref: 382454.21, 161634.61
Production date: 21 January 2026

Map name: National Grid
Map date: 1990
Scale: 1:2,500
Printed at: 1:2,500



Date: 1990
Surveyed: 1957
Revised: 1990
Copyright: 1990
Levelled: 1957

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Site details: LAND ADJACENT TO 36, BATH ROAD, BRADFORD ON AVON, WILTSHIRE, BA15 1SR
Client ref: B5570/JS/21012026
Report ref: GS-AKX-ISP-4S7-Y23
Grid ref: 382454.21, 161634.61
Production date: 21 January 2026

Map name: National Grid
Map date: 1993
Scale: 1:2,500
Printed at: 1:2,500



Date: 1993
Copyright: 1993

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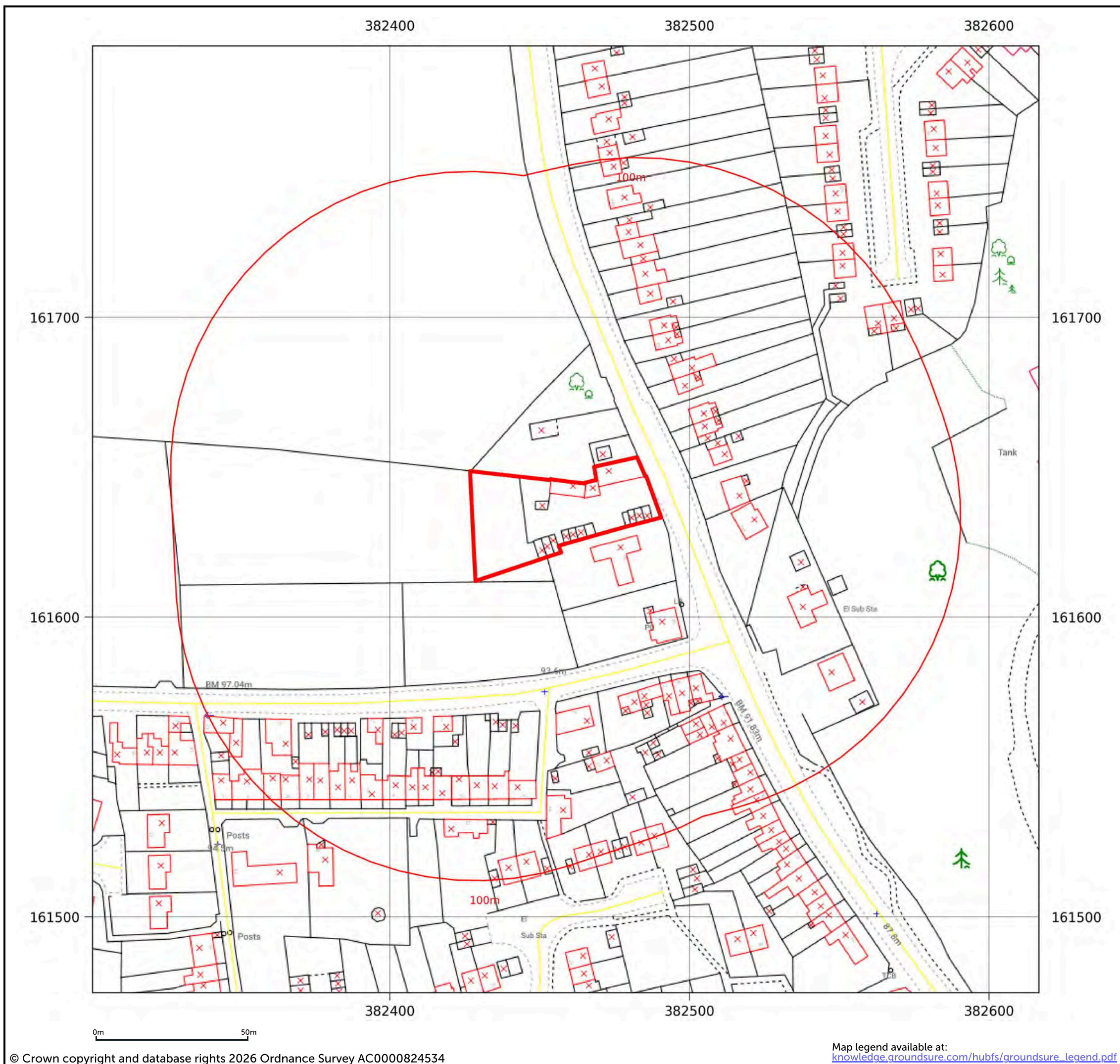
Site details: LAND ADJACENT TO 36, BATH ROAD, BRADFORD ON AVON, WILTSHIRE, BA15 1SR
Client ref: B5570/JS/21012026
Report ref: GS-AKX-ISP-4S7-Y23
Grid ref: 382454.21, 161634.61
Production date: 21 January 2026

Map name: LandLine
Map date: 2003
Scale: 1:1,250
Printed at: 1:1,250



Date: 2003

Contact us with any questions at:
info@groundsure.com
 01273 257 755



Site details: LAND ADJACENT TO 36, BATH ROAD, BRADFORD ON AVON, WILTSHIRE, BA15 1SR

Client ref: B5570/JS/21012026

Report ref: GS-AKX-ISP-4S7-Y23

Grid ref: 382454.21, 161634.61

Production date: 21 January 2026

Map name: County Series

Map date: 1886

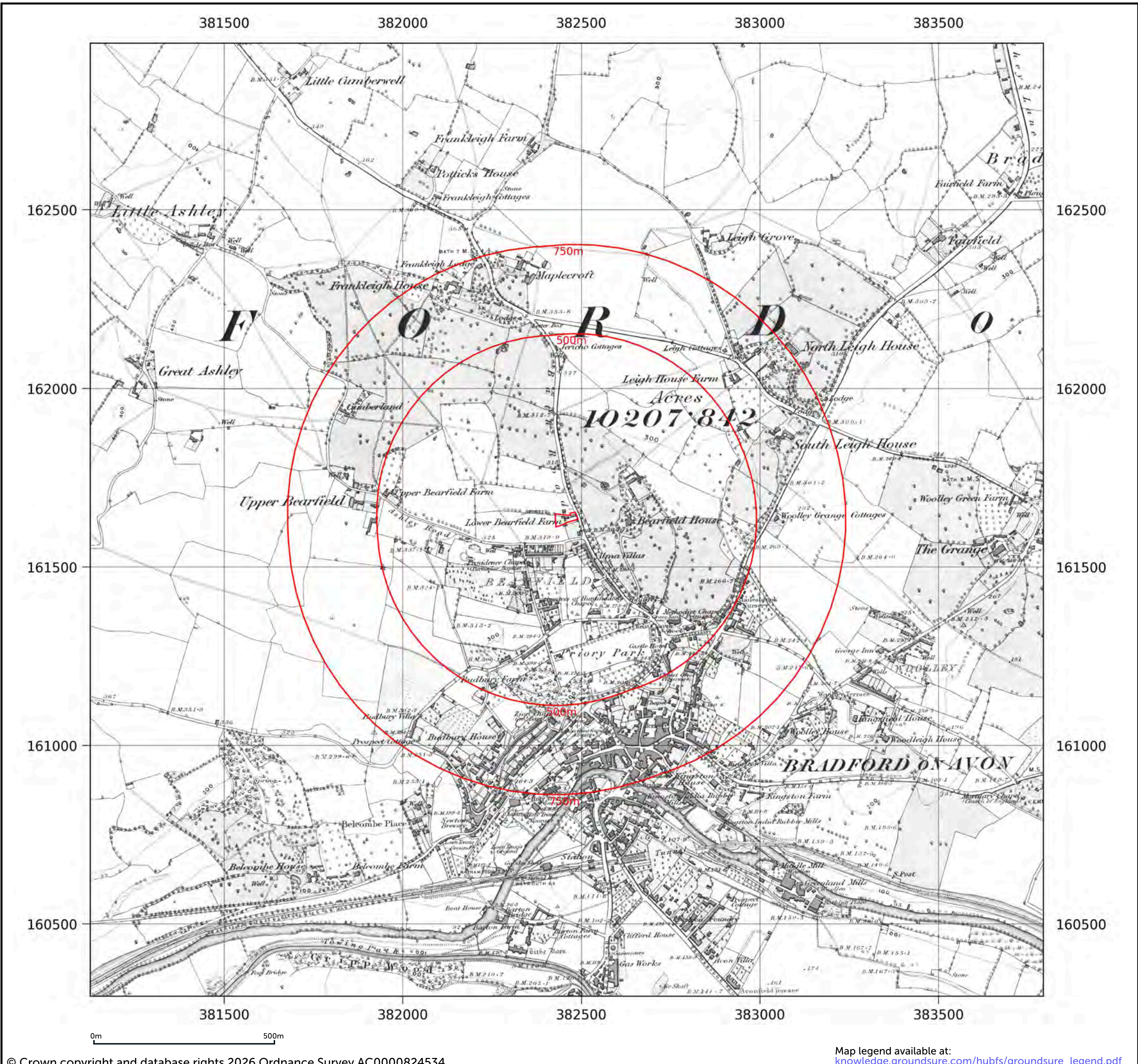
Scale: 1:10,560

Printed at: 1:10,560



Date: 1886
Surveyed: 1886
Revised: 1886

Contact us with any questions at:
info@groundsure.com
01273 257 755



Site details:

Client ref:

Report ref:

Grid ref:

Production date:

LAND ADJACENT TO 36,
BATH ROAD, BRADFORD ON
AVON, WILTSHIRE, BA15 1SR

B5570/JS/21012026

GS-AKX-ISP-4S7-Y23

382454.21, 161634.61

21 January 2026

Map name:

Map date:

Scale:

Printed at:

County Series

1899

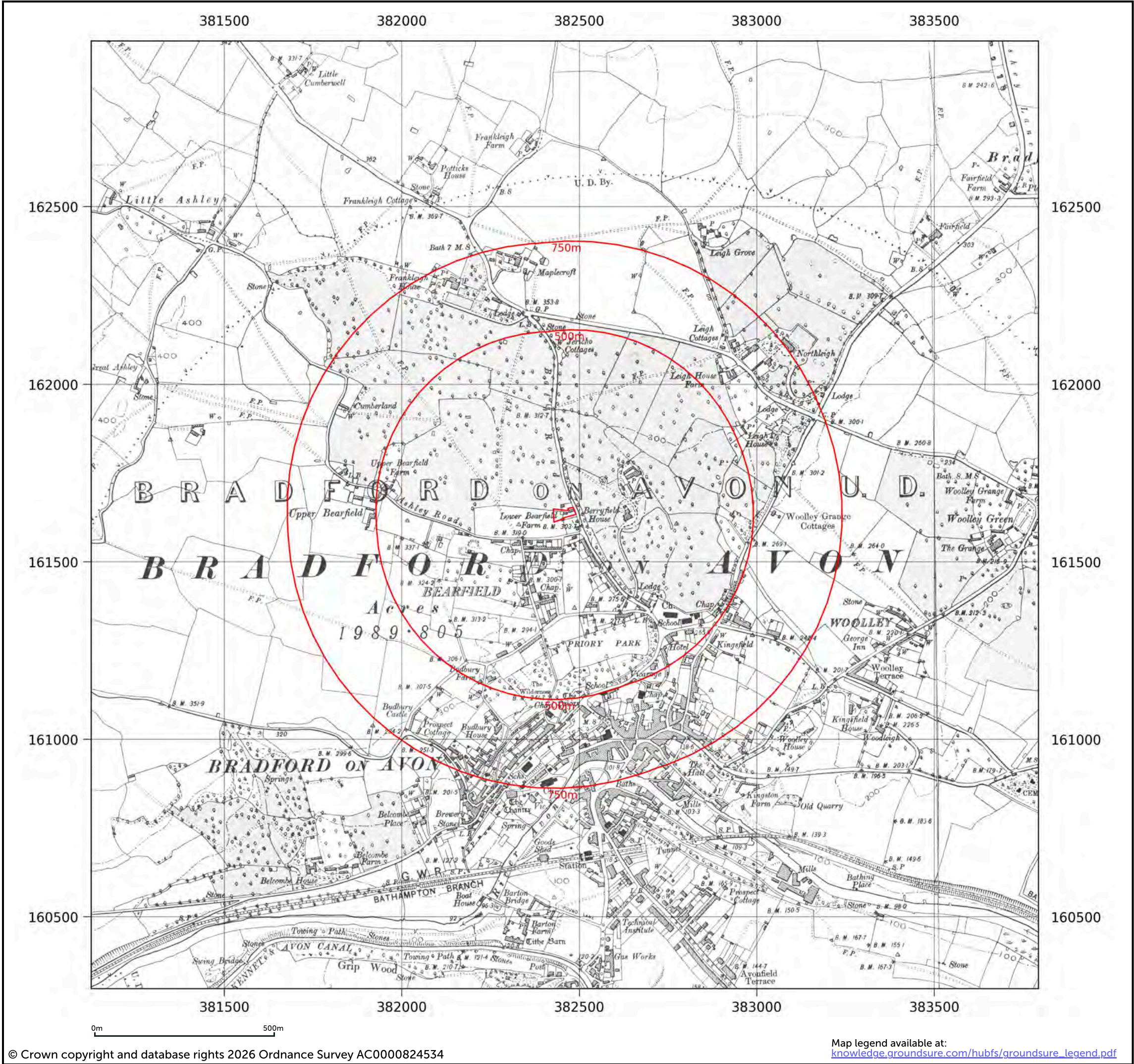
1:10,560

1:10,560

Date: 1899
Surveyed: 1884
Revised: 1899

Date: 1899
Surveyed: 1884
Revised: 1899

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Site details: LAND ADJACENT TO 36, BATH ROAD, BRADFORD ON AVON, WILTSHIRE, BA15 1SR

Client ref: B5570/JS/21012026

Report ref: GS-AKX-ISP-4S7-Y23

Grid ref: 382454.21, 161634.61

Production date: 21 January 2026

Map name: County Series

Map date: 1902-1904

Scale: 1:10,560

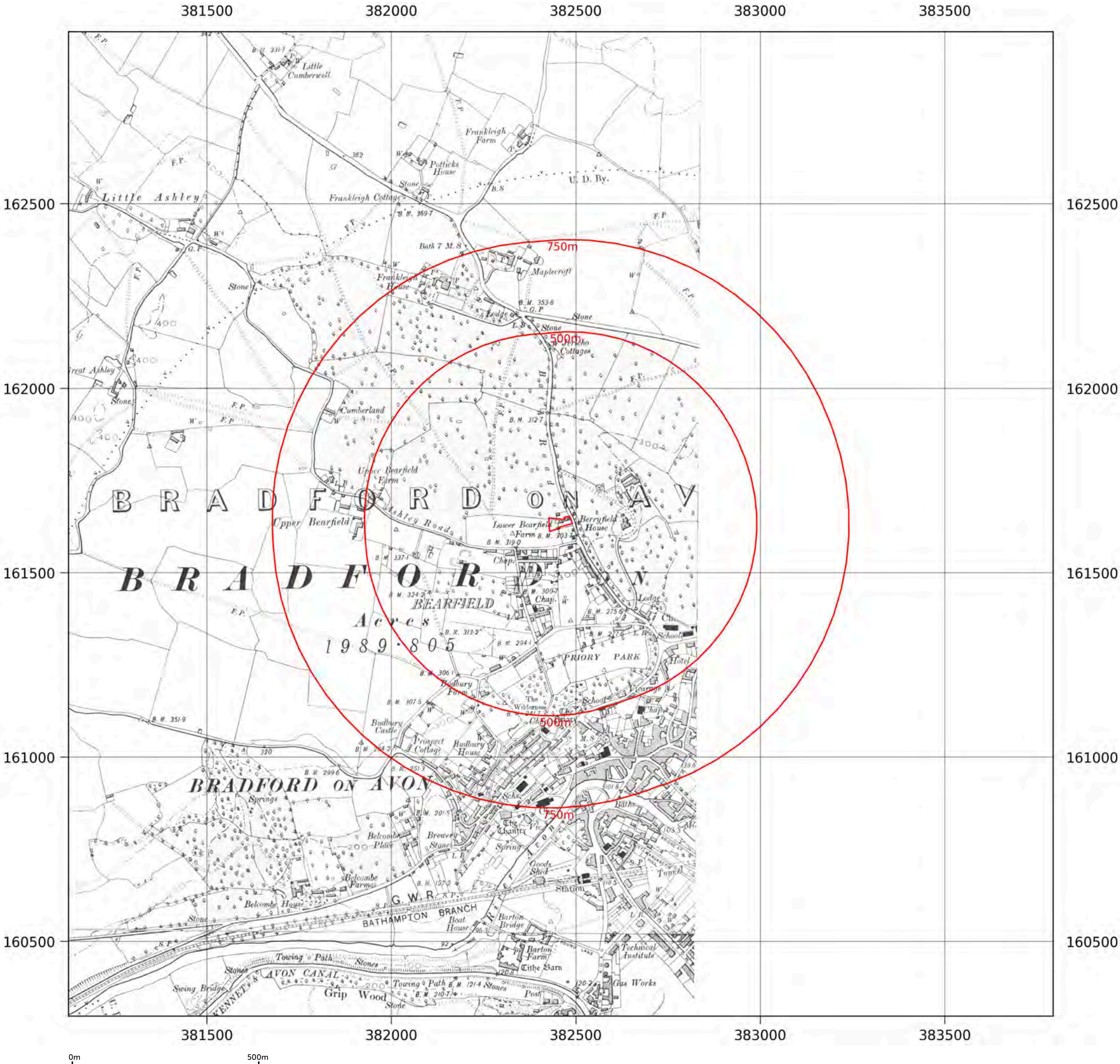
Printed at: 1:10,560



Date: 1902
Surveyed: 1883
Revised: 1902

Date: 1904
Surveyed: 1883
Revised: 1904

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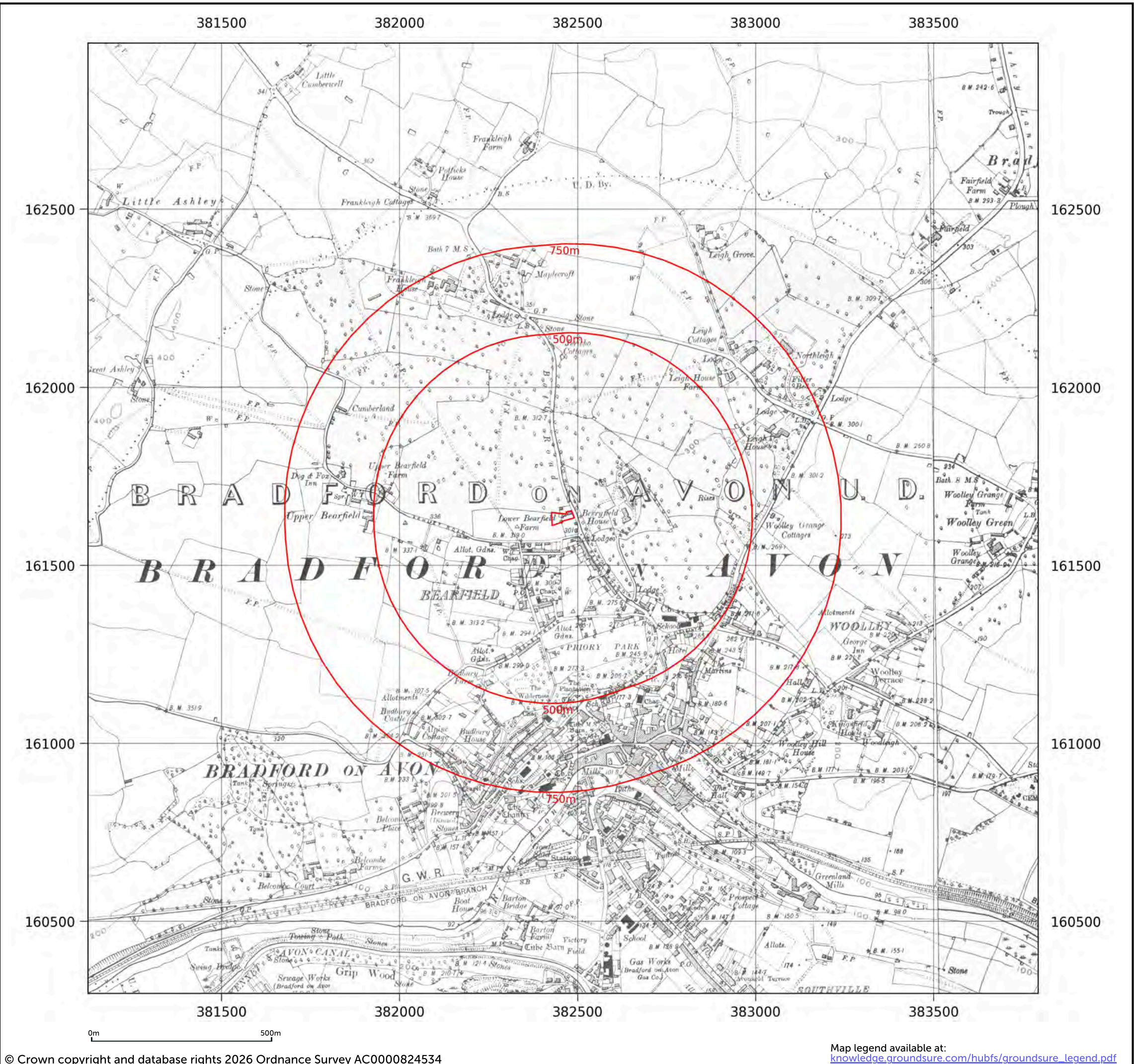
Site details:	LAND ADJACENT TO 36, BATH ROAD, BRADFORD ON AVON, WILTSHIRE, BA15 1SR
Client ref:	B5570/JS/21012026
Report ref:	GS-AKX-ISP-4S7-Y23
Grid ref:	382454.21, 161634.61
Production date:	21 January 2026

Map name:	County Series
Map date:	1922-1926
Scale:	1:10,560
Printed at:	1:10,560



Date: 1926 Surveyed: 1884 Revised: 1926	Date: 1922 Surveyed: 1884 Revised: 1922
---	---

Contact us with any questions at:
info@groundsure.com
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Map name:	County Series
Map date:	1929
Scale:	1:10,560
Printed at:	1:10,560

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info@groundsurre.com
 01273 257 755

Site details: LAND ADJACENT TO 36, BATH ROAD, BRADFORD ON AVON, WILTSHIRE, BA15 1SR

Client ref: B5570/JS/21012026

Report ref: GS-AKX-ISP-4S7-Y23

Grid ref: 382454.21, 161634.61

Production date: 21 January 2026

Map name: County Series

Map date: 1938

Scale: 1:10,560

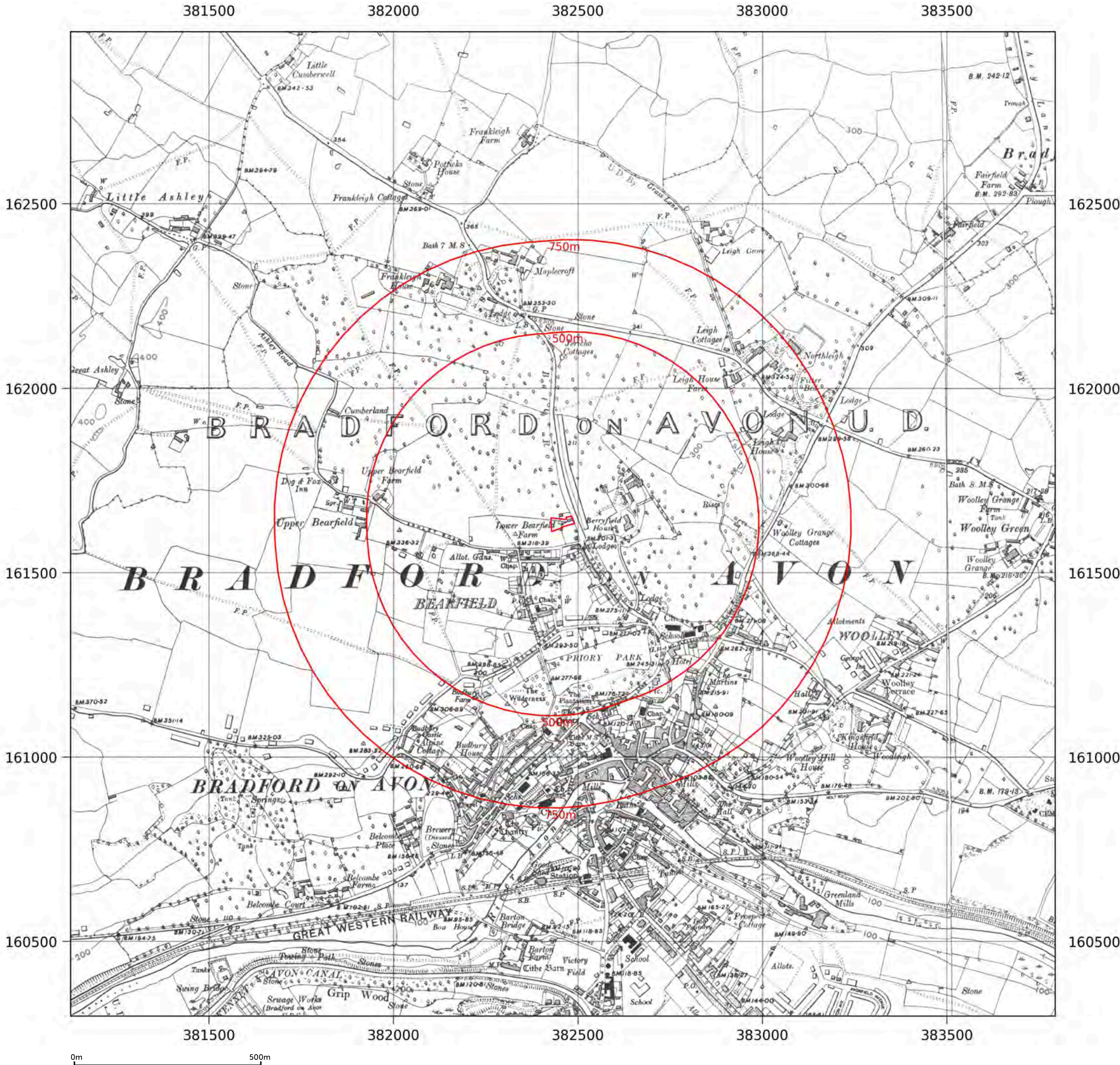
Printed at: 1:10,560



Date: 1938
Surveyed: 1886
Revised: 1938

Date: 1938
Surveyed: 1884
Revised: 1938

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Site details:	LAND ADJACENT TO 36, BATH ROAD, BRADFORD ON AVON, WILTSHIRE, BA15 1SR
Client ref:	B5570/JS/21012026
Report ref:	GS-AKX-ISP-4S7-Y23
Grid ref:	382454.21, 161634.61
Production date:	21 January 2026

Map name:	Provisional
Map date:	1956
Scale:	1:10,560
Printed at:	1:10,560



Date: 1956
Surveyed: 1956
Revised: 1956

Contact us with any questions at:
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Site details: LAND ADJACENT TO 36, BATH ROAD, BRADFORD ON AVON, WILTSHIRE, BA15 1SR

Client ref: B5570/JS/21012026

Report ref: GS-AKX-ISP-4S7-Y23

Grid ref: 382454.21, 161634.61

Production date: 21 January 2026

Map name: National Grid

Map date: 1977

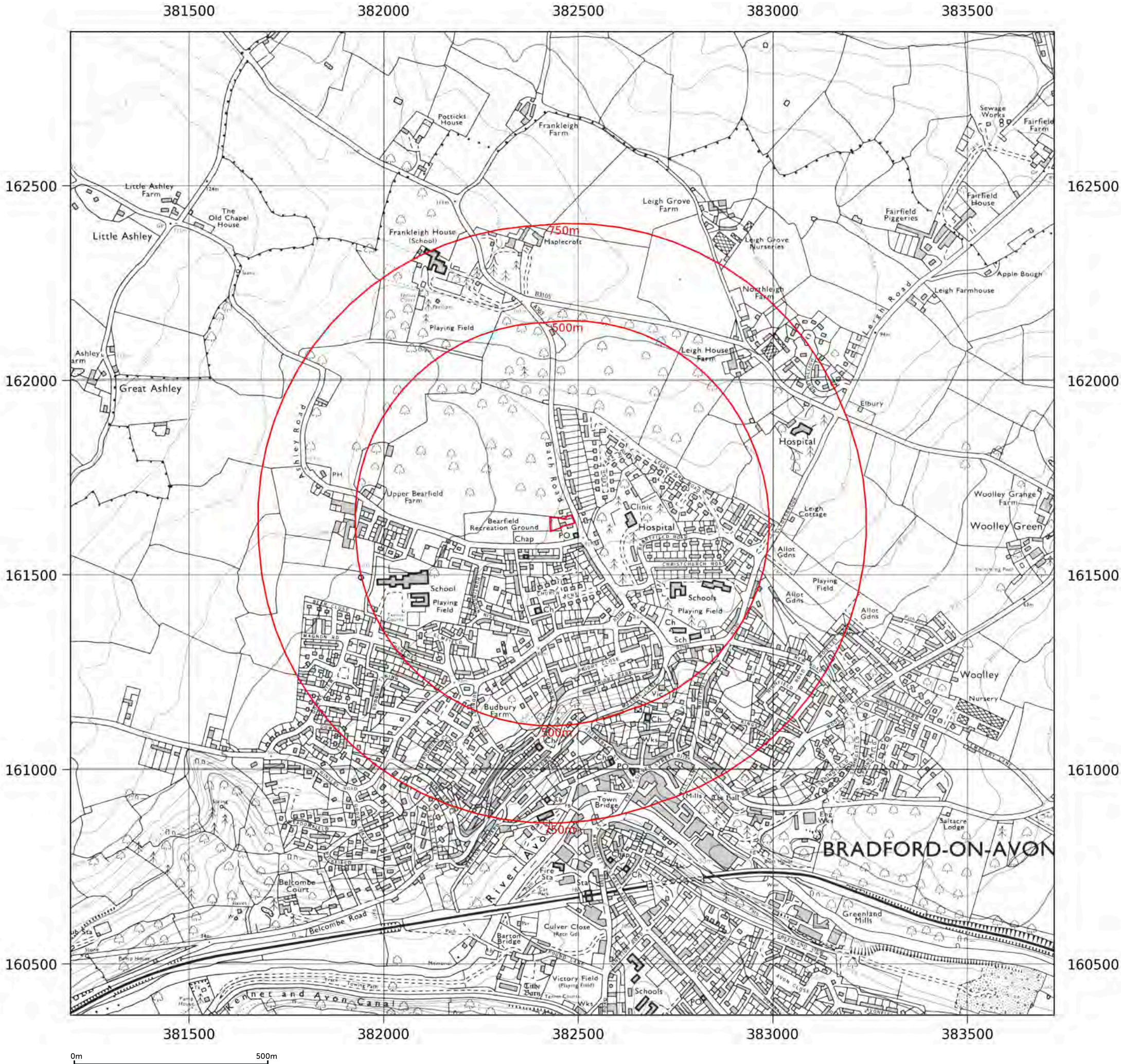
Scale: 1:10,000

Printed at: 1:10,000



Date: 1977
Surveyed: 1973
Revised: 1976
Copyright: 1977

Contact us with any questions at:
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Site details: LAND ADJACENT TO 36, BATH ROAD, BRADFORD ON AVON, WILTSHIRE, BA15 1SR

Client ref: B5570/JS/21012026

Report ref: GS-AKX-ISP-4S7-Y23

Grid ref: 382454.21, 161634.61

Production date: 21 January 2026

Map name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



Date: 2001

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Site details: LAND ADJACENT TO 36, BATH ROAD, BRADFORD ON AVON, WILTSHIRE, BA15 1SR

Client ref: B5570/JS/21012026

Report ref: GS-AKX-ISP-4S7-Y23

Grid ref: 382454.21, 161634.61

Production date: 21 January 2026

Map name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



Date: 2010

Contact us with any questions at:
info@groundsure.com
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Site details: LAND ADJACENT TO 36, BATH ROAD, BRADFORD ON AVON, WILTSHIRE, BA15 1SR

Client ref: B5570/JS/21012026

Report ref: GS-AKX-ISP-4S7-Y23

Grid ref: 382454.21, 161634.61

Production date: 21 January 2026

Map name: National Grid

Map date: 2015

Scale: 1:10,000

Printed at: 1:10,000



Date: 2015

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Site details: LAND ADJACENT TO 36, BATH ROAD, BRADFORD ON AVON, WILTSHIRE, BA15 1SR

Client ref: B5570/JS/21012026

Report ref: GS-AKX-ISP-4S7-Y23

Grid ref: 382454.21, 161634.61

Production date: 21 January 2026

Map name: National Grid

Map date: 2025

Scale: 1:10,000

Printed at: 1:10,000



Date: 2025

Contact us with any questions at:
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01273 257 755





APPENDIX 2

REPORT LIMITATIONS

REPORT LIMITATIONS

This contract was completed by Earth Environmental & Geotechnical Ltd on the basis of a defined programme and scope of works and terms and conditions agreed with the client. This report was compiled with all reasonable skill, and care, bearing in mind the project objectives, the agreed scope of works, the prevailing site conditions, the budget and staff resources allocated to the project.

Other than that expressly contained in the above paragraph, Earth Environmental & Geotechnical Ltd provides no other representation or warranty whether express or implied, is made in relation to the services. Unless otherwise agreed this report has been prepared exclusively for the use and reliance of the client in accordance with generally accepted consulting practices and for the intended purposes as stated in the agreement under which this work was completed. This report may not be relied upon, or transferred to, by any other party without the written agreement of a Director of Earth Environmental & Geotechnical Ltd.

If a third party relies on this report, it does so wholly at its own and sole risk and Earth Environmental & Geotechnical Ltd disclaims any liability to such parties.

It is Earth Environmental & Geotechnical Ltd understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was an important 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 will no longer be valid and any further use of, or reliance upon the report in those circumstances by the client without Earth Environmental & Geotechnical Ltd review and advice shall be at the client's sole and own risk.

The report was written in 2026 and should be read in light of any subsequent changes in legislation, statutory requirements and industry best practices. Ground conditions can also change over time and further investigations or assessment should be made if there is any significant delay in acting on the findings of this report. 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 Earth Environmental & Geotechnical Ltd. In the absence of such written advice of Earth Environmental & Geotechnical Ltd, reliance on the report in the future shall be at the client's own and sole risk. Should Earth Environmental & Geotechnical Ltd be requested to review the report in the future, Earth Environmental & Geotechnical Ltd shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between Earth Environmental & Geotechnical Ltd and the client.

The observations and conclusions described in this report are based solely upon the services that were provided pursuant to the agreement between the client and Earth Environmental & Geotechnical Ltd. Earth Environmental & Geotechnical Ltd has not performed any observations, investigations, studies or testing not specifically set out or mentioned within this report.

Earth Environmental & Geotechnical Ltd 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, Earth Environmental & Geotechnical Ltd did not seek to evaluate the presence on or off the site of electromagnetic fields, lead paint, radon gas or other radioactive materials.

The services are based upon Earth Environmental & Geotechnical Ltd observations of existing physical conditions at the site gained from a walkover survey of the site together with Earth

Environmental & Geotechnical Ltd interpretation of information including documentation, obtained from third parties and from the client on the history and usage of the site. The findings and recommendations contained in this report are based in part upon information provided by third parties, and whilst Earth Environmental & Geotechnical Ltd have no reason to doubt the accuracy and that it has been provided in full from those it was requested from, the items relied on have not been verified.

No responsibility can be accepted for errors within third party items presented in this report. Further Earth Environmental & Geotechnical Ltd was not authorised and 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. Earth Environmental & Geotechnical Ltd is not liable for any inaccurate information, misrepresentation of data 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 Earth Environmental & Geotechnical Ltd and including the doing of any independent investigation of the information provided to Earth Environmental & Geotechnical Ltd save as otherwise provided in the terms of the contract between the client and Earth Environmental & Geotechnical Ltd.

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. Ground conditions can also be variable and as investigation excavations only allow examination of the ground at discrete locations. The potential exists for ground conditions to be encountered which are different to those considered in this report. The extent of the limited area depends on the soil and groundwater conditions, together with the position of any current structures and underground 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 contract between the client and Earth Environmental & Geotechnical Ltd] based on an understanding of the available operational and historical information, and it should not be inferred that other chemical species are not present.

The groundwater conditions entered on the exploratory hole records are those observed at the time of investigation. The normal speed of investigation usually does not permit the recording of an equilibrium water level for any one water strike. Moreover, groundwater levels are subject to seasonal variation or changes in local drainage conditions and higher groundwater levels may occur at other times of the year than were recorded during this investigation.

Any site drawing(s) provided in this report is (are) not meant to be an accurate base plan but is (are) used to present the general relative locations of features on, and surrounding, the site.