

**Land at Mill Lane,
Corston,
Malmesbury,
Wiltshire,
SN16 0HH**



Desk Study Report

Client

Ms L. Dolman

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Land at Mill Lane, Corston, Malmesbury

Desk Study Report

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Prepared by :

Richard Blaney

WAMITABB, BEng(hons), MSc, CEng, CE



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Land at Mill Lane, Corston, Malmesbury

Desk Study Report

EXECUTIVE SUMMARY

Area of interest	Summary of main text
Introduction	This Desk Study has been produced to determine the potential presence of contamination at the proposed residential development site on Mill Lane as required by Condition 5 of planning permission PL/2025/02383. It also makes recommendations for any further investigations or works considered necessary to manage any potential sources of contamination identified so the site is suitable for the proposed residential use.
Site Location & Description	The site occupies approximately 0.22ha within a former quarry that at the time of the walkover was general overgrown with two dilapidated metal sheds and stockpiles of stone and roofing materials.
Proposed Development	The proposed development is for the construction of a new residential property with associated works.
Previous Planning Applications	Wiltshire Council hold records for 5No planning applications that relate to the whole or parts of the site with the current being approved for the construction of a dwelling.
Previous Environmental Reports	FEML has not been provided with any previous Desk Study or Site Investigation reports for the site although the Council's Environmental Health Officer has outlined the potential presence of contamination as the site is within a former quarry.
Geology	The site is not underlain by any superficial deposits with the shallow bedrock being the Cornbrash Formation (Limestone) although this may have been quarried to expose the underlying Kellaways Clay Member (Mudstone).
Hydrogeology	The underlying bedrock is designated as a Secondary A aquifer with a potable water supply abstraction 1,266m to the east although this is from the deeper limestone, which although an SPZ it is deemed to be confined by the overlying clay. Based upon the geology the site has a negligible risk of groundwater flooding.
Hydrology	Gauze Brook, which has a moderate overall rating, flows along the opposite side of Mill Lane. The site is not at risk of flooding from rivers.
Radon	No radon protection measures are deemed necessary in the construction of the new dwelling.
Environmentally Sensitive Land Uses	There are no environmentally sensitive features (SSSI or Ramsar sites) within 1km of the site and it is not within a nitrate vulnerable zone. National England will only require consultation if the surface water discharge to soakaways or water courses is >20m ³ /day.
Landfill and Waste Operations	There are no licensed landfills within 500m and the nearest exemption was a U1 278m to the south. Therefore, onsite migration of gases is not considered to pose a risk.
Unexploded Ordnance	The Zetica Ltd online map indicates the site is within a low risk area for unexploded ordnance.
Site History	The earliest map (1885) showed the majority of the site was undeveloped apart from the access track, which crossed a quarry. This quarry was extended until it occupied the site and the area to the north and west. Once the quarrying ceased the site was shown with track leading to number of small buildings and the eastern half was used as a garden.

Area of interest	Summary of main text
Preliminary Conceptual Site Model	The potential contaminant sources identified from the Desk Study searches are: 1. Made ground of unknown provenance from use as a quarry and builders' yard; 2. Asbestos within the existing buildings. These potential contamination sources have been qualitatively assessed to pose a low risk to moderate/low risk to future occupiers or the environment.
Remedial Proposals	1. It is not proposed to undertake an intrusive Phase II site investigation but there will be a watching brief and if any suspected contamination or significant quantities of made ground are revealed it will be investigated and any appropriate remedial measures agreed with the Council. 2. Upon completion of the earthworks 3No 600mm deep trial pits will be dug in the garden area with samples of the topsoil and sub-soil from each being testing to confirm it does not pose a risk to future occupiers or planting. 3. Prior to the commencement of any works the existing buildings are to have an appropriate survey undertaken to determine if any asbestos is present. 4. The Local Water Authority will be consulted regarding the specification for the pipework to be used for buried water mains. 5. Liaise with Building Control regarding the design mix for sub-surface concrete.
Recommendations	• This report should be forwarded to Wiltshire Council for their review and approval to ensure they agree with the findings and recommendations to discharge of Condition 5 of planning permission PL/2025/02383.

Land at Mill Lane, Corston, Malmesbury

Desk Study Report

1.0 INTRODUCTION

1.1 Contract Details

Forge Environmental Management Limited (FEML) were instructed to produce a Desk Study report in accordance with Condition 5 of the planning application PL/2025/02383 for the construction of a residential property within the former quarry site on Mill Lane in Corston. A copy of the proposed layout plan approved by Wiltshire Council is presented in Appendix A and their decision notice in Appendix E.

1.2 Scope of Works

The scope of works undertaken by FEML were to:

- Conduct a site walkover visit;
- Obtain and review a GroundSure Data report for the site to provide historical and environmental background information;
- Preparation of a desk study report presenting the findings of the review and a conceptual model for the site based upon the proposed change of use refurbishment.
- Propose further investigations and/or works to ensure the site is suitable for the proposed residential end use.

1.3 Previous Planning Applications

From a review of the Wiltshire Council's planning portal they hold records for 5No planning submissions relating to the whole or parts of the site as shown in the table below:

Table 1.3.1 Previous Planning Applications for the Site

Planning Ref	Proposed Development	Decision
20/06608/FUL Only covers eastern section of the site.	Extensions to Existing Dwelling This application related to the private house and the area of site was within the properties garden)	Approved with Conditions Decision 20/11/2020
PL/2023/10682	Certificate of lawfulness for land used as storage	Refused Decision 05/03/2024
PL/2023/10684	Erection of a dwelling and associated works	Refused Decision 04/07/2024
PL/2024/04080 Only covers western section of the site	Certification of lawfulness for land used as open storage in relation to dry stone walling business. (Resubmission of PL/2023/10682)	Refused Decision 04/07/2024
PL/2025/02383 current application	Erection of dwelling and associated works (revised proposal)	Closed, Decision 18/09/2025

As part of the planning process Wiltshire's Environmental Health Department were consulted and a copy of their consultee response is contained in Appendix E but the key point they raised is summarised below:

"The proposed development site is located within a former quarry. As such there is the possibility of infill material containing hazardous material and which may pose a contaminated land risk for future occupiers."

The Council has not been further consulted regarding the history or past usages of the site as their web site recommends:

“The council is able to undertake searches of specific locations and supply information currently held by the council that is specific to your enquiry. The council does not guarantee the accuracy or sufficiency of the information for your purposes in relation to the site you have identified. Nor does the council guarantee that the information is relevant for any specific purposes that you may have in mind in relation to the site. You are advised to undertake your own site searches and other investigations and to analyse the results of those investigations using competent specialist advisors. Within the context of the report no recommendations will be made with respect to the suitability of the land for a specific purpose. The service will only be used to provide environmental information”.

1.4 Previous Environmental Reports

FEML have not been provided with copies of any existing reports relating to the environmental condition of the site and none were identified from the search of the Council's planning portal

1.5 Report Limitations

The recommendations, interpretations and conclusions of this report are based on the historical and third-party information relating to the site condition and observations made during FEML's site walkover on the 29th January 2026. No responsibility can be accepted for the accuracy of any third-party information or reference data used including that contained within the GroundSure report.

2.0 CURRENT SITE DESCRIPTION AND LOCATION

2.1 Site Location

The proposed development site is irregularly shaped and occupies an area of approximately 0.22ha, although this includes the c.60m long access track from Mill Lane. The proposed development area, which is intended for a single residential property, measures approximately c.55m north/south and 50m east/west. Appendix A contains a site location plan but the address is Mill Lane, Corston, Malmesbury, Wiltshire, SN16 0HH and it is centred around National Grid Reference 392376 184219 (from planning application).

2.2 Site Description

2.2.1 General Setting

The site is accessed via a compacted gravel track off Mill Lane, which is shared with a property known as Stonelea. The track ends at a 5-bar wooden gate that opens into the south-western area of the site beyond which it continues along the western boundary before turning through 90° right along the northern boundary to terminate in the north-eastern corner although due to lack of use it was covered with short grass/moss.

Approximately 20m along the track from the gate there was a dilapidated rectangular shed with corrugated metal cladding and wooden doors, which the owners advise has been used for storage of building materials. Around the shed and along the access track there were small stockpiles of stone and roofing slates, which were mostly overgrown with brambles.

At the end of the track there was another dilapidated rectangular metal and wood shed south of which was an area that included a number of wooden edged raised planters. The current owners advised that was formerly part of the rear garden to Mount Pleasant, the residential property to the south fronting Mill Lane.

Bounding the site to the north beyond a metal fence was a c.3m high embankment on top of which is the Corston Nature Reserve. The eastern boundary was the former quarry face that was approximately 3m high at the northern end but reduced to ground level at the southern end beyond which were the rear gardens to the residential properties fronting Sunnybank/Main Road (A429). The southern boundary comprised 1.8m high close boarded wooden fencing or a line of fire trees separating the site from the gardens to Stonelea and Mount Pleasant respectively. The western boundary was formed by a c.1.2m high post and rail road fence beyond which was level overgrown rough ground.

2.3 Potential Sources or Signs of Contamination

2.3.1 On Site

Anecdotal evidence from the owners is that the site is within part of a former quarry, which included the area of the property known as Stonelea that appears to date from the 1990's and the nature reserve to the north. However, there is no evidence that the site or surrounding area have been filled due to the presence of the former quarry face and that the older properties fronting Mill Lane. However, the quarrying operations may have introduced made ground or contamination, so it has to be considered a potential source of contamination.

Similarly, as the area has been used as a builders yard, although only stone and roofing tiles were noted this also has to be considered as a possible contaminative past use.

From an external inspection of the existing sheds no obvious asbestos containing materials were noted but this will need to be confirmed by an appropriate inspection prior to demolition.

2.3.2 Surrounding Area

The site has residential properties to the east and south with a nature reserve to the north and undeveloped open ground to the west. Therefore, although parts of these areas were within the former quarry none of the current uses are considered a potential sources of contamination that has not already been identified within the site and therefore will be assessed.

2.3.3 Summary of Potential Sources of Contamination Noted from the Walkover

Resulting from the evaluation of the site visit and surrounding area Table 2.3.1, lists the potential sources of contamination (PSC's) identified.

Table 2.3.1: Potential Sources of Contamination on and off site from the Current Usage.

PSC N°	Details	Metals, semi-metals, non-metals, inorganic chemicals and others	Organic chemicals	Landfill gases/fibres
1	<u>On site</u> Made ground of unknown provenance as a result of the use of the site as a quarry and builders yard.	Possible	Possible	Unlikely
2	<u>On site</u> Asbestos within the existing sheds	n/a	n/a	Release of fibres

3.0 ENVIRONMENTAL SETTING

3.1 Published Geology

The BGS Geological Maps, as reported in the GroundSure Data, indicate that there is no made or artificial ground within 500m of the site and is not underlain by any superficial deposits with the shallow bedrock being the Cornbrash Formation.

A full copy of the GroundSure Data report is contained in Appendix B but a summary is detailed in Table 3.1.1 with further information provided in the following sub-sections.

Table 3.1.1: Summary Geology

Shallow depth soils anticipated	<i>Made Ground – possibly present due to the use of the site as a quarry.</i>
Superficial deposits within 50m	<i>None anticipated</i>
Solid Geology within 50m	<i>Cornbrash Formation (limestone)</i>

3.1.1 Artificial and Made Ground

The BGS artificial and made ground maps do not show any manmade ground within 500m of the site but the operations to quarry the limestone may have resulted in some made ground (e.g. quarry waste) being present from the processing of the stone.

3.1.2 Superficial and Drift Ground

The site is not underlain any superficial/drift deposits (i.e. younger deposits from Quaternary Age), although c.20m south of Mill Lane there is a narrow outcrop of Alluvium (sand with clay and gravel) along the route of the Gauze Brook. This is a sedimentary deposit for which the BGS Lexicon generic description is:

“Alluvium is a general term for clay, silt, sand and gravel. It is the unconsolidated detrital material deposited by a river, stream or other body of running water as a sorted or semi-sorted sediment in the bed of the stream or on its floodplain or delta, or as a cone or fan at the base of a mountain slope. Synonym: alluvial deposits. Normally soft to firm consolidated, compressible silty clay, but can contain layers of silt, sand, peat and basal gravel. A stronger, desiccated surface zone may be present.”

3.1.3 Bedrock and Solid Geology

The underlying bedrock is the Cornbrash Formation, which is sedimentary rock consisting of beds of limestone from the Jurassic Age that has the lithological description:

“Limestone, medium- to fine-grained, predominantly bioclastic wackestone and packstone with sporadic peloids; generally and characteristically intensely bioturbated and consequently poorly bedded, although better bedded, commonly somewhat arenaceous units occur in places, particularly in the upper part. Generally bluish grey when fresh, but weathers to olive or yellowish brown. Thin argillaceous partings or interbeds of calcareous mudstone may occur.”

However, the site has been quarried and the limestone may have been removed to expose the underlying Kellaways Clay Member, which is a mudstone also from the Jurassic Age with the Lexicon description:

“Silicate mudstone, grey, commonly smooth in basal part (see Previous Names), but more generally silici-silty or silici-sandy, locally with thin beds of siltstone and sandstone, and nodules of argillaceous limestone.”

There is a fault, observed, although the displacement is unknown, running roughly north-east/south-west along the boundary between the Cornbrash Formation and the Kellaway Clay Member outcrops approximately 208m to the west of the site.

Information supplied by the British Geological Survey relating natural hazards within an area of 50m around site is included within the GroundSure report. Again, full details are contained in Appendix B but the most pertinent points relating to the site are highlighted in Table 3.1.2 below.

Table 3.1.2: Summary of the BGS Searches

Potential Hazard	Hazard Rating	Details
Shrink-Swell clays	Negligible	Ground conditions predominantly non-plastic.
Landslide	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.
Ground Dissolution of Soluble Rocks	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.
Compressible Deposits	Negligible	Compressible strata are not thought to occur.
Collapsible Deposits	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.
Running Sand	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.

There are no identified natural ground subsidence issues in the vicinity of the site likely to require special consideration when determining the foundation solution for the proposed new property.

The BGS hold a database detailing the estimated background concentrations in the topsoil for areas in the UK for a range of determinants. These estimated values for the site area are presented below in Table 3.1.3, which when compared against the published human health assessment criteria for a residential development confirm the natural soils will not pose a risk to future occupiers.

Table 3.1.3: Estimated Urban Area Soils Concentrations

Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
15-25mg/kg	No data	100mg/kg	60mg/kg	1.8mg/kg	60-90mg/kg	15-30mg/kg

3.2 Hydrogeology

The groundwater body below the site is known as the South of Malmesbury, which was given a good overall status rating in 2019.

The underlying shallow bedrock below the site is designated as a Secondary A aquifer, for which the description is

“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 stratum has been determined as having a high to very high permeability due to a fracture flow mechanism.

There are 3No licensed groundwater abstractions within 2km, although the nearest is 1,266m east at Rodbourne operated by Wessex Water Services Ltd for drinking water. Although, it is from the deeper strata that has been identified as a 1c (inner catchment) Source Protection Zone. Therefore, the water quality is protected from the downward migration of contamination

by the overlying clay strata and therefore not at risk from any contamination present on the site.

There are no licensed discharge consents to groundwater within a 500m radius of the site.

The British Geology Society has determined that the site is at a negligible risk of groundwater flooding.

3.3 Hydrology

The nearest surface water course is the Gauze Brook, which flows approximately from the north-east to the south-west passing the site on the opposite side of Mill Lane, to discharge into the River Avon and has a moderate overall rating.

There are no licensed surface water abstractions within 2km of the site.

Although the Gauze Brook has been known to breach its banks the site is not at risk of flooding from rivers .

In the event of an extreme rainfall event (1 in 1000 year storm) the site is not at risk of flooding from surface water.

There were 9No licensed discharge consents the nearest four of which (52m SE -124m SW) are into the Gauze Brook as it flows south of the site for “*sewer storm overflow*”.

3.4 Radon

Based upon the radon potential dataset from the Health Protection Agency (HPA) the majority of the site is in an area where <1% of properties are above the Action Level although at the southern end of the access track on Mill Lane this increases to 1-3%. However, protection measures are necessary in the construction of the new property.

3.5 Designated Environmentally Sensitive Sites

The GroundSure Data contains data from various sources to identify environmentally sensitive areas in the vicinity of the site with Table 3.5.1 summarising the key points.

Table 3.5.1: Summary of the GroundSure Environmentally Sensitive Sites Searches

Data Type	On Site	0m to 250m	251m to 2,000m	Discussion/Comments
<i>Sites of Special Scientific Interest (SSI)</i>	0	0	1	<i>This is Harries Ground 1,775m S.</i>
<i>Conserved wetland sites (Ramsar sites)</i>	0	0	0	-
<i>Special Areas of Conversation (SAC)</i>	0	0	0	-
<i>Special Protection Areas (SPA)</i>	0	0	0	-
<i>National Nature Reserves (NNR)</i>	0	0	0	-
<i>Local Nature Reserves (LNR)</i>	0	1	0	<i>This is the Corston Quarry and pond 38m NE.</i>
<i>Designated Ancient Woodlands</i>	0	0	4	<i>These are all “Ancient & Semi-natural woodland” with the nearest being West Park Wood 414m W the remainder are >1km distant.</i>
<i>Biosphere Reserves</i>	0	0	0	-
<i>Forest Parks</i>	0	0	0	-
<i>Marine Conservation Zones</i>	0	0	0	-
<i>Green Belt</i>	0	0	0	-
<i>Proposed Ramsar sites</i>	0	0	0	-
<i>Possible Special Areas of Conservation (pSAC)</i>	0	0	0	-
<i>Potential Special Protection Areas (pSPA)</i>	0	0	0	-

Data Type	0n Site	0m to 250m	251m to 2,000m	Discussion/Comments
Nitrate Sensitive Zone	0	0	1	-
Nitrate Vulnerable Zone	0	0	0	-
SSSI Impact Risk Zones	1	-	-	Although the site is within an impact risk zone for SSSI the proposed residential development will not require Natural England to be consulted unless the proposed water discharge to ground or surface water courses is >20m ³ /day.

3.6 Waste and landfill Activities

As can be seen from Table 3.6.1 below there are no landfills within 500m and the nearest exemptions is over 250m from the site.

Table 3.6.1: Summary of the Waste and Landfill Searches Results within 500m

Data Type	0n Site	0m to 250m	251m to 500m	Discussion/Comments
Active or recent landfill	0	0	0	-
Historical landfill (BGS records)	0	0	0	-
Historical landfill (LA/mapping records)	0	0	0	-
Historical landfill (EA/NRW records)	0	2	3	-
Historic waste sites	0	0	0	-
Licensed waste sites	0	0	0	-
Waste exemptions	0	0	52	The nearest was a U1 (use of waste in construction) 278m S on the Hills Home development at Southside Farm. All the others were for farm activities on Burnt Heath Farm 285m NW, Lower West Farm 285-287m NW and the furthest at West Park House 306m west along Mill Lane.

No landfills were identified within 250m of the site, which is the distance referenced in the Town and Country Planning (General Development Procedure) Order 1995 (GDPO) (as amended)) or the 400m worst case listed in the “Local Authority Guide to Ground Gas” published by the Chartered Institute of Environmental Health September 2008.

There were no waste exemptions within 250m and those within 400m are not considered to pose a risk to the proposed development as by their nature the volumes and operations are limited and therefore will be crease significant sources of landfill gases.

3.7 Current Industrial Land Uses Searched

The GroundSure database search, presented in Appendix B, provides details of information collated from various regulatory bodies, local authorities and other organisations. In addition to the items discussed above Table 3.7.1 below summaries other salient points identified.

Table 3.7.1: Summary of the GroundSure Current Industrial Land Uses Searches

Data Type	0n Site	0m to 250m	251m to 500m	Discussion/Comments
Recent Industrial land uses	0	2	-	67m S there is a Pump House. A Pumping Station is located 139m S
Current or recent tanks	0	0	0	-
Current or recent petrol stations	0	0	1	An obsolete filling station was located on the A249 426m E, although no evidence is remaining to determine its location.
Electricity cables	0	0	0	-
Gas pipelines	0	0	0	-
Sites determined as Contaminated Land	0	0	0	-

Data Type	0n Site	0m to 250m	251m to 500m	Discussion/Comments
Control of Major Accident Hazards (COMAH)	0	0	0	-
Regulated explosive sites	0	0	0	-
Hazardous substances storage/usage	0	0	0	-
Historical licensed industrial activities (IPC)	0	0	0	-
Licensed industrial activities (Part A(1))	0	0	0	-
Licensed pollution release (Part A(2)/B)	0	0	0	-
Radioactive Substance Authorisation	0	0	0	-
List 1 Dangerous Substances	0	0	0	-
List 2 Dangerous Substances	0	0	0	-
Pollution Incidents	0	2	1	The nearest was 91m S when on the 17 th November 2001 "crude sewage" was released, which had a minor (category 3) impact on water. The other two were "crude sewage" 155m SE on 21 st March 2001 and "lubricating oils" 475m S on the 28 th February 2003. Both of these were classified as having had a minor impact on water.
Pollution inventory substances	0	0	0	-
Pollution inventory waste transfers	0	0	0	-
Pollution inventory radioactive waste	0	0	0	-

From the review of the current identified land usages or licensed operations none are considered to have the potential to pose a risk to the site either due to distance or nature of the operation.

All three of the recorded pollution incidents were located south of site and therefore due to the general ground profile falling from north to south there is not a mechanism for any spillages into the water having the mechanism to impact upon the site.

The GroundSure report also contains information relating to mining, ground workings and natural cavities in the area which is summarised in Table 3.7.2 below.

Table 3.7.2: Summary of the Mining Searches

Potential Hazard	Comments
BritPits	The 3No closest of these are all within the former quarry the site is located in, which were for the abstraction of limestone but have ceased. Another 3No (128m SE, 129m S & 264m NE) were also for limestone abstraction that have now ceased.
Surface ground workings	These include the Quarry the site is located within that appears to have been operation prior 1885 to 1956. A Mill Pond was 53m S in 1885. All the other entries the nearest of which were 77m NE 115m SE, 188m S & 134m W, were for quarries also dating from 1885 to 1956
Underground workings	The Ordnance Survey maps do not indicate any shafts (etc.) within 1km.
Historical Mineral Planning Areas	The BGS records for mineral planning permissions within 500m between the 1930's and 1980's has not identified "permission within 500m.
Non-coal mining	Based upon the geology no historical non-coal mining operations are considered to be likely within 1km of the site.
Mining cavities	The Stantec UK Ltd database does not indicate any mining cavities within 1km.

Potential Hazard	Comments
JPB mining areas	Johnson Poole and Bloomer hold no records for coal or other mining on the site.
Coal mining	Based upon the information provided by the Coal Authority the site has not been affected by past, current or future coal mining.
Brine areas	This is only applicable in Cheshire Brine Compensation District.
Gypsum areas	The site is not within an area affected by gypsum extraction
Tin mining	No historic tin mining was undertaken on the site
Clay mining	The site is not within an area affected by kaolin or clay extraction

From the above table it has been shown that there have been quarrying operations within 250m of the site although as discussed in the landfilling searches section there is no evidence these have been backfilled.

3.8 Unexploded Ordnance

Although a detailed UXO risk assessment in line with CIRIA C681 is beyond the scope of this report a copy of the on-line unexploded ordnance UXO risk map obtained from the Zetica Ltd (<https://zeticauxo.com>) is in Appendix A.

This map indicates there were no Luftwaffe targets in the area and no records of bomb strikes so the site it is deemed to be in an area at a low risk from unexploded ordnance.

3.9 Summary Sources On and Off Site Determined From Environmental Setting

There are low natural concentrations of radon in the area and no potential sources of landfill gases that could be the sources for the on site migration of methane or carbon dioxide. Therefore, the risk from gases is considered to be low.

The nearest petrol filling station, which is no longer operation is considered to be too distant from the site for any leachate to reach it.

The BGS background urban soil background concentrations would indicate that the natural soils do not pose a risk to human health.

The study area is indicated as being in an area at low risk from unexploded WW2 German bombs.

Therefore, no new potential sources of contamination have been identified following the environmental searches.

4.0 SITE HISTORY

4.1 Historical Maps Review

The available historic maps detailing the site and its surround area have been reviewed, copies of which are contained in Appendix C, and these show the majority of the site was within a large undeveloped field in the 1885 although the access track crossed a quarry. This quarry was extended until it occupied the whole site by the 1950's. Following the end of the quarrying operations there were a number of sheds located within the site and the eastern section was used as a garden, which is predominantly how the layout has remained to the current day.

The surrounding area to the north and west has also been quarried while to the south it has remained mainly as residential.

Table 4.1.1 below details the salient points noted on the available historic maps relating to the site and immediate surrounding area.

Table 4.1.1: Key points noted from the Historic Maps

Map edition & scale	Date	On Site	Surrounding area
Country Series 1:10,560 1:2,500	1885 1886	The proposed development area of the site was in the south-eastern corner of a large field although the access track from Mill Lane, which was already present, crossed a "Quarry".	To the south of the site there was a row of buildings and a "Zion Chapel" fronting Mill Lane, although it was not labelled. Further buildings were on the southern side along with a "Corn Mill" and "Mill Pond" on the river. Properties were also present along the western side of the A429 (not labelled) including the "Bell Inn" and a "Post Office", which formed the northern extent of the village of Corston. The surrounding area was predominantly used for farming although there were a number of small quarries identified.
Country Series 1:1,056 1:2,500	1899 1900	The quarry had been extended and encroached into the southern extent of the site.	The Zion Chappel, Corn Mill and Bell Inn were not identified. Another small quarry was present c.90m to the north of the site.
Country Series 1:10,056 1:2,500	1925 1923-24	The quarry had extended further and occupied all but the north-eastern corner of the site	Many of the small quarries in the area were labelled as "old"
Provisional 1:10,056	1956	The quarry occupied the whole site.	The quarry the site was within had extended northwards and the quarry to the north had expanded south and westwards so they were separated by a strip c.20m wide.

Map edition & scale	Date	On Site	Surrounding area
National Grid 1:10,000 1:1,250	1981-82 1981	The site was shown to have a track running along the western and northern boundaries that terminated at two adjoining small rectangular buildings with a further two on the eastern boundary. Two other small rectangular buildings were also shown in the area. The site appeared to be divided into two north/south with the eastern half being within the grounds to the properties to the south.	The remainder of the quarry was labelled as "disused" with a large pond c. 75m north of the site. The area to the west of the site was shown to have trees with a "Builder's Yard" at the southern end. Mill Lane was labelled and there had been a number of new properties built along it. The original buildings to the south of the site were labelled as "Chapel House", "Sunnybank Cottage" and "Mount Pleasant". The mill pond was not indicated and there were two "Pump Houses" one of which was noted as "disused".
National Grid 1:1,250	1994	The layout of the site, track and buildings did not appear to have been altered on the 1994 edition, but the 1995 map did not include the two buildings at the end of the track.	There were no obvious changes in the immediate vicinity of the site indicated on the 1994 but by 1995 a property was present adjacent to the south-eastern corner.
National Grid 1:10,000 Landline 1:1,250	2001 2003	No changes were noted in the footprint of the buildings on the site.	No significant changes in land use or developments were noted in the general area.
National Grid 1:10,000	2010	Due to the lack of detail and scale no changes could be identified within the building footprints	
National Grid 1:10,000	2025		

4.2 GroundSure Historical Industrial Sites Search

The GroundSure report also contains a summary of identified locations on the BGS maps for potential contaminative past uses and historical tanks in the vicinity of the site. The full report is contained in Appendix B but Table 4.1.2 contains details of the search results.

Table 4.1.2: Key historical features noted from the GroundSure database search

Description	Location	Date	Discussion
Historical Industries within 100m	On site	1885-1956	Unspecified Quarry
	16m N	1981	Unspecified Disused Quarry
	36m SE	1885	Corn Mill
	53m S	1885	Mill Pond
	77m NE	1899-1925	Unspecified Quarry
	80m S	1981	Pump House
Historical Tank within 100m of the site boundary	225m SE	1886	Unspecified tank
Historical Energy Features within 100m of the site boundary.	-	-	-
Historical Petrol stations within 500m of the site boundary.	-	-	None on the maps or noted during the site visit but information provided by Experian indicate records for an obsolete filling station was 426m E on the A429.
Historical Garage and Motor Vehicle Repair Database within 100m of the site boundary.	484m S	1981-1995	Garage
Historical Military land within 250m of the site boundary			None identified within 500m although any sensitive sites would not be shown for security reasons.

4.3 Potential Historical Contaminative Sources

The historic maps indicate that the proposed development area of the site was undeveloped within a field in the 1885 although the access track crossed a quarry. This quarry was extended until it occupied the whole site by the 1950's. Following this there were a number of sheds located within it and the eastern section was used as a garden, which is predominantly how the layout has remained to the current day.

There is no evidence to show that the former quarry has been backfilled as quarry faces are still present and the northern area is used as a local nature reserve with a large pond. Therefore, the site is not considered to be at risk from landfill gases.

The site has been part of a quarry and therefore it is possible that there will made ground present although due to the general absence of levels having been reinstated this may only take the form of quarry waste (sands and gravels) from processing the stone. However, it is a potential source of contamination.

It has been shown that there have been a number of small rectangular building/structures on the site after it was a quarry and it is possible these may have used asbestos within their construction (e.g. cement bonded asbestos cladding sheets).

Therefore, as summarised in Table 4.3.1 the historical searches have reidentified the potential presence of made ground and/or asbestos within the buildings as possible sources of contamination.

Table 4.3.1: Potential Sources of Contamination on and off site identified from the Site History

PSC N°	Details	Metals, semi-metals, non-metals, inorganic chemicals and others	Organic chemicals	Landfill gases/vapours
1	<u>On site</u> Made ground of unknown provenance as a result of the use of the site as a quarry and builders' yard.	Possible	Possible	Unlikely
2	<u>On site</u> Asbestos within the existing sheds	n/a	n/a	Release of fibres

5.0 PRELIMINARY CONCEPTUAL SITE MODEL: POTENTIAL SOURCE-PATHWAY-RECEPTOR RELATIONSHIPS

5.1 General

As identified in the Land Contamination Risk Management (ww.gov.uk) issued 12th June 2025 the Stage 1 risk assessment is intended to:

- define the overall site objectives
- do a desk study and site walkover
- develop an initial conceptual site model
- identify potential contaminant linkages
- decide whether to do an optional exploratory investigation
- assess the risks qualitatively and update the conceptual site model
- decide what further action is needed
- produce a preliminary risk assessment report

As part of this process it is necessary to identify potential contaminative linkages using a source, pathway and receptor approach, which requires there to be a relationship between all three for a linkage and therefore a risk, even if contamination is present, to exist.

- source – a contaminant or pollutant that is in, on or under the land and that has the potential to cause harm or pollution
- pathway – a route by which a receptor is or could be affected by a contaminant
- receptor – something that could be adversely affected by a contaminant, for example a person, controlled waters, an organism, an ecosystem, or Part 2A receptors such as buildings, crops or animals

The potential contaminant linkages on the land at Mill Lane are being assessed on behalf of the owners to meet planning conditions and to ensure the site is suitable for redevelopment. As can be seen from proposed development plan included in Appendix A this will be for a residential property therefore the “residential with the consumption of homegrown vegetables” end use criteria should be adopted for the subsequent Teir 2 (generic quantitative) human health assessments.

For this current Tier 1 preliminary risk assessment to assess risks qualitatively the risk classification matrix in Table 5.1.1 below has been adopted, which although based upon the *R&D66: 2008* that was archived (28th March 2014) it is still referenced as an example for a risk classification matrix in the current gov.uk on-line LCRM dated 12th June 2025.

Table 5.5.1: Risk Classification Matrix

Probability & likelihood		Consequence			
		Severe	Medium	Mild	Minor
	High likelihood	Very high risk	High risk	Moderate risk	Low risk
	Likely	High risk	Moderate risk	Moderate/low risk	Low risk
	Low likelihood	Moderate risk	Moderate/low risk	Low risk	Very low risk
	Unlikely	Moderate/low risk	Low risk	Very low risk	Very low risk

For the above classification matrix the following parameters have been adopted:

Consequences:

- Severe – high elevated concentrations likely to result in significant harm to human health or persistent/extensive effect on water quality.
- Medium – elevated concentrations could result in significant harm to human health or significant effect on water quality.
- Mild – unlikely to lead to significant harm to human health or minimal/short lived effect on water quality.
- Minor – no measurable effect on human health or water quality.

Probabilities:

- High likelihood – There is a potential contaminative linkage that will result in harm to the receptor.
- Likely – it is probable a receptor will be harmed.
- Low likelihood – it is possible an event could occur that will harm the receptor.
- Unlikely – There is a potential contaminative linkage but bit improbable it would occur.

5.2 Contaminant Sources

5.2.1 Site Sourced Contamination

From a review of the available information from various sources the potential on-site source of contamination (PSC) was:

1. Made ground of unknown provenance as a result of the use of the site as a quarry and builders yard.
2. Asbestos within the existing buildings

5.2.2 Cross Boundary Contaminant Migration

No off site sources of contamination have been identified that are likely to result in any forms of contamination that have not been identified on the site.

5.3 Potential Receptors

The likely viable receptors based upon a residential development are:

5.3.1 Human Health

- 0-6 year old child living in the new property – **critical receptor**.
- Adult resident living in the property;
- Site operatives during the redevelopment work – however the risk to them are not considered in this assessment as their welfare will be assessed as part of the site H&S plan with the implementation of appropriate working methods and correct PPE.
- Neighbours and the general public.

5.3.2 Controlled Waters

- Surface water, - nearest water course is Gauze Brook on the opposite of Mill Lane, which had a Moderate rating. Therefore, the sensitivity is considered to be Moderately High (M1).
- Groundwater – the shallow bedrock is designated as a Secondary A aquifer and although the site is over a SPZ this is confined with no potable abstractions in 1km.

Due to absence of any identified usages for the groundwater in the vicinity and the presence of the cohesive strata protecting the confined SPZ the groundwater's sensitivity is considered Low (L1).

5.3.3 Other Environmental Receptors

- The development layout plans indicate some the property will have a garden, which will introduce future planting as a potential receptor;
- The development will require services, such as water, so the geochemistry of the soils could be detrimental to the water quality;
- The new building will require foundations and other sub-surface structures (e.g. drains/manholes) therefore the concrete used in these could be attacked by sulphates within the soils.

5.4 **Potential Pathways**

5.4.1 Human Health

The new property will have a garden so the potential pathways for future occupiers to come onto contact with any contamination are:

- Soil ingestion.
- Dermal contact.
- Inhalation of contaminant dust.
- Ingestion of contaminated soils on homegrown vegetables.

5.4.2 Buildings and services

- Direct contact with underlying contaminants.

5.4.3 Groundwater

- The bedrock is designated as a Secondary A aquifer so it could be impacted by downward migration of leachate. However, the underlying clay/mudstone stratum will protect the deeper Source Protection Zone for the potable water abstraction.

5.4.4 Surface water

- Direct runoff of rainwater into the Gauze Brook on the opposite side of Mill Lane is unlikely although the site could be connected via drain.
- Infiltration of rainwater into the underlying aquifer and then lateral movement via groundwater into the Gauze Brook.

5.5 **Risk Evaluation**

The following section outlines the source-pathway-receptor relationship assessments that are considered viable across the site based upon the results of the Desk Study searches based upon the risk classification matrix outline above, which have also been summarised in Table 5.5.1.

The evaluations discussed below consider the identified viable pollutant linkages based upon the current development proposal for a residential property with a private garden.

5.5.1 Risk to Human Health: Soils/Gases

The site has been shown to have been part of a quarry before being used as a builders' yard although there is no evidence there has been any filling it is possible there could be made ground. However, this is unlikely to be grossly contaminated due to the nature of the works and materials stored on site. In addition, half of the site has been used as a private garden for around 50 years therefore the soils have been deemed to pose a **Moderate/Low Risk** to human health.

Radon gas is at levels in the area that will not require protection measures therefore natural radon gases are considered to pose a **Low Risk** to future occupiers.

As noted above although the site and the areas to the north and west have been quarried there is no evidence to indicate they have been backfilled, as there are still quarry faces exposed on the site. Therefore, it is unlikely there will be any sources capable of generating significant quantities of methane or carbon dioxide that could impact the site, especially as the decomposition process would have been completed after 50 years. As a result it has been deemed that there is a **Low Risk** of methane or carbon dioxide affecting future occupiers or properties.

There are a number of existing sheds on the site in which it is possible there could asbestos containing materials (e.g. cladding) that, although outside the scope of this investigation, could pose a risk. Therefore, prior to the demolition of these buildings they should be subjected to a survey by a suitably trained and experienced surveyor whose recommendations should be actioned. The potential presence of asbestos in the buildings is deemed to pose a **Moderate/Low Risk**.

5.5.2 Risk to Building Materials and Services

Buried concrete could be a risk of attack from sulphate within the soils, however Building Control will advise upon the required concrete mix. Therefore, the risk of sulphate attack is considered to pose a **Moderate/Low Risk** to below ground structures.

The geochemistry of the soils, especially hydrocarbons could degrade certain types of pipework used for water mains and therefore be detrimental to the quality of the water they carry. However, for all new supply pipes the Local Water Authority must be consulted to confirm the pipework specification they require so the site is deemed to pose **Moderate/Low Risk** of buried pipes.

5.5.3 Risk to Flora/Fauna

Elevated concentrations phototoxic metals within the soils could be detrimental to future plant growth. However, from the site walkover there was no evidence of dieback or distress in the vegetation or trees on the site and part of it has been used as a garden in the past. Therefore, in garden area the soils are deemed to pose a **Low Risk** to future planting.

5.5.4 Risk to Surface and Groundwater

As discussed above the Secondary A aquifer within the bedrock has no identified uses and any downward migration of contamination into the confined SPZ will be prevented by the underlying cohesive strata. Based upon this the groundwater in the area is deemed to be at a **Low Risk** from the development.

The Gauze Brook due to its proximity is considered to be at a **Moderate/Low Risk** from contamination on the site mainly due to the risk from surface water discharge.

The above assessments of the source-pathway-receptor relationships considered above as being viable across the site have been summarised in Table 5.5.1, overleaf,

Table 5.5.1: Potential Source – Pathway – Receptor Relationship

PSC No.	Source	Pathway (s)	Receptor	Classification of Consequence	Classification of Probability	Classification of Risk
1	<u>On site</u> Made ground of unknown provenance as a result of the use of the site as a quarry and builders yard.	Oral ingestion	Future Occupiers	Medium	Low likelihood	Moderate/Low Risk
		Dust inhalation	Future Occupiers	Medium	Low likelihood	Moderate/Low Risk
		Dermal contact	Future Occupiers	Medium	Low likelihood	Moderate/Low Risk
		Ingestion	Future Occupiers (only if gardens included)	Medium	Low likelihood	Moderate/Low Risk
		Landfill gas	Future Occupiers/Buildings	Medium	Unlikely	Low Risk
		Downward migration	Groundwater	Medium	Unlikely	Low Risk
		Surface via groundwater	Surface Water	Medium	Low likelihood	Moderate/Low Risk
		Direct contact	Buildings	Medium	Low likelihood	Moderate/Low Risk
			Underground Services (only if new water supplies installed)	Medium	Low likelihood	Moderate/Low Risk
		Uptake via root system	On-site flora	Mild	Low likelihood	Low Risk
2	<u>On site</u> Asbestos within existing buildings	Inhalation of fibres	Future site occupiers	Medium	Low likelihood	Moderate/Low Risk

5.6 Uncertainties and Assumptions

The results of the desk study searches have indicated that future occupiers, building materials and the environment may possibly be at risk from the potential presence of:

- made ground or contamination from the past usages of the site; and
- Asbestos within the existing buildings

From a qualitative assessment of these potential sources of contamination based upon the site setting and possible pathways they have been deemed to pose a low to moderate/low risk. Therefore, it is proposed that in lieu of undertaking a Phase 2 site investigation there is a watching brief during the works and if any suspected contamination is uncovered or significant quantities of made ground are revealed then further investigations will be undertaken. The results of any investigations will be reported to Wiltshire Council's Environmental Health Officer and any appropriate remedial measures will be agreed.

However, once the earthworks have been completed to ensure there are no elevated levels of contamination within the proposed garden that could pose a risk to the future occupiers 3No trial pits will be hand dug to 0.6m below finished level. A sample of the topsoil and underlying sub-soil will be collected from each trial pit and tested for the standard suite, as listed in Table 6.2.1. Should any elevated levels be revealed the impacted soils will be removed and replaced with chemically suitable material and the validation process repeated.

To address the potential risks posed by asbestos within the buildings in accordance with the Control of Asbestos Regulations 2012 a suitably qualified and experienced contractor should undertake a survey.

The Local Water Authority will also be consulted regarding the pipework specification required for any new water supplies to the new property.

Building Control should advise on the design mix required for sub-surface concrete.

5.7 Proposed Remedial Strategy

Based upon the assessments and uncertainties discussed above in lieu of undertaking a full Phase II intrusive investigation but to ensure the site is suitable for the proposed residential development the following scope of works are considered appropriate:

- During the earthworks there will be a watching brief and if any suspected contamination or significant quantities of made ground are revealed then further investigations will be undertaken and any remedial measures agreed with the Council.
- Upon completion of the earthworks 3No trial pits will be dug in the proposed garden area and a sample of topsoil and sub-soil will be collected from each to be tested to confirm the soils are suitable. Any unsuitable soils will be removed and replaced.
- A specialist asbestos surveyor should undertake a survey of the existing buildings on the site with their findings and recommendations being incorporated into the demolition method statements and the H&S Plan to minimise the risk of the release of any asbestos fibres.
- The Local Water Authority will be consulted regarding the type of pipework to be used for buried water mains.
- Liaison with Building Control regarding sub-surface concrete design mix.

Following the completion of the above remedial measures, as summarised in Table 5.7.1 overleaf, the site will be suitable for the proposed residential development.

Table 5.7.1 Revised Risk Evaluation Post Remedial Works

PSC No.	Source	Pathway(s)	Receptor	Current Risk Rating	Proposed Remedial Works	Revised Risk Rating
1	Unexpected contamination in the ground	Ingestion & dermal contact	Future occupiers	Moderate/Low	Watching brief during the earthworks with any suspected contamination being investigated. Upon completion of the earthworks samples will be collected from the upper 600mm in the garden area and tested to confirm suitability.	Low
		Direct concrete	New buried water mains	Moderate/Low	Specification for buried pipework is to be agreed with the Local Water Authority	Low
			Sub-surface concrete	Moderate/Low	Liaise with Building Control regarding the appropriate concrete design mix.	Low
2	Asbestos in buildings	Inhalation of fibres	Workmen	Moderate/Low	Undertake an asbestos surveyor with any ACM identified being removed prior to the demolition of the building.	Low

5.8 Unexpected Contamination Strategy

As noted above during the earthworks the excavations will be overseen by an experienced foreman and if in the event unexpected contamination (e.g. visually stained/coloured soils or odours noted) or significant quantities of made ground are revealed then the following discovery strategy will be followed:

1. Works in the area will immediately cease and the excavation made safe;
2. A suitably experienced environmental engineer will attend site, inspect the works and collect samples as deemed necessary;
3. Based upon the results of the testing and any subsequent assessment where necessary appropriate remedial measures will be proposed;
4. The Wiltshire Council's EHO will be forwarded the results of any investigation along with details of the proposed remedial measures for their review and approval;
5. Once the remedial measures have been approved the works in the area will recommence;
6. All details of any unexpected contamination identified and the remedial works undertaken, if necessary, will be included in the Validation Report that will be produced upon completion of garden validation testing exercise.

6.0 REMEDIATION VALIDATION METHODOLOGY

6.1 Introduction

In addition to the watching brief it will be necessary to validate the suitability of the soils within the upper 600mm of the garden area for the protection of the future occupiers and planting. This will require the excavation shallow trial pits for the collection of topsoil and sub-soil samples for chemical testing.

6.2 Garden Soil Validation

Upon completion of the earthworks 3No hand dug 600mm deep trial pit will be located within the proposed garden area and a sample of topsoil and sub-soil collected from each.

The table below lists the determinants to be analysed and their respective acceptance threshold levels, which have been adopted to ensure the protection of human health i.e. the more stringent (Residential with consumption of home grown produce). Although to ensure the protection of future planting where the phytotoxic SGV is lower these have been adopted.

Table 6.2.1 – Imported Soils Acceptable Concentration

Determinant	Compliance Criteria (mg/kg)	Comments
Arsenic	37	LQM S4UL, 2015
Boron	3	Phytotoxic SGV
Cadmium	8	Phytotoxic SGV
Chromium VI	6	LQM S4UL, 2015
Chromium III	154	Phytotoxic SGV
Copper	130	Phytotoxic SGV
Lead	200	C4SL, 2014
Mercury	28	Phytotoxic SGV
Nickel	70	Phytotoxic SGV
Selenium	10	Phytotoxic SGV
Zinc	300	Phytotoxic SGV
Benzene	0.087	LQM S4UL, 2015
Toluene	130	LQM S4UL, 2015
Ethylbenzene	47	LQM S4UL, 2015
Xylenes	56	LQM S4UL, 2015 (based on lowest of individual xylene value)
Naphthalene	2.3	LQM S4UL, 2015
Acenaphthylene	170	LQM S4UL, 2015
Acenaphthene	210	LQM S4UL, 2015
Fluorene	170	LQM S4UL, 2015
Phenanthrene	95	LQM S4UL, 2015
Anthracene	2400	LQM S4UL, 2015
Fluoranthene	280	LQM S4UL, 2015
Pyrene	620	LQM S4UL, 2015
Benzo(a)anthracene	7.2	LQM S4UL, 2015
Chrysene	15	LQM S4UL, 2015
Benzo(b)fluoranthene	2.6	LQM S4UL, 2015
Benzo(k)fluoranthene	77	LQM S4UL, 2015
Benzo(a)pyrene	2.2	LQM S4UL, 2015
Benzo(a)pyrene	2.2	LQM S4UL, 2015
Dibenzo(ah)anthracene	0.24	LQM S4UL, 2015
Benzo(ghi)perylene	320	LQM S4UL, 2015
TPH >EC5-6Aliphatic	42	LQM S4UL, 2015
TPH >EC6-8 Aliphatic	100	LQM S4UL, 2015
TPH >EC8-10 Aliphatic	27	LQM S4UL, 2015
TPH >EC10-12 Aliphatic	130	LQM S4UL, 2015
TPH >EC12-16 Aliphatic	1100	LQM S4UL, 2015
TPH >EC16-35 Aliphatic	5000	**

Determinant	Compliance Criteria (mg/kg)	Comments
TPH >EC35-44 Aliphatic	5000	**
TPH >EC5-7 Aromatic	70	LQM S4UL, 2015
TPH >EC7-8 Aromatic	130	LQM S4UL, 2015
TPH >EC8-10 Aromatic	5	LQM S4UL, 2015
TPH >EC10-12 Aromatic	74	LQM S4UL, 2015
TPH >EC12-16 Aromatic	140	LQM S4UL, 2015
TPH >EC16-21 Aromatic	260	LQM S4UL, 2015
TPH >EC21-35 Aromatic	1100	LQM S4UL, 2015
TPH >EC35-44 Aromatic	1100	LQM S4UL, 2015
Phenol	120	LQM S4UL, 2015
Asbestos	None detected	Professional Judgement

Notes

Compliance criteria based on assessment criteria for the protection of human health in a residential setting assuming that home-grown vegetables are consumed.

Compliance criteria are derived using CLEA V.106 using published toxicological data and generic land use parameters.

LQM, 2015 values sourced from the LQM/CIEH Suitable 4 Use Levels (S4UL) 2015,

C4SL, 2014 values sourced from DEFRA Research Project. Development of Category 4 Screening Levels for Assessment of Land Affected by Contamination. FINAL. SP1010. December 2013.

** S4UL value is >10,000mg/kg, representing 1% contamination, therefore a pragmatic threshold has been applied based on visual, odour and aesthetic requirements.

6.3 Validation and Reporting

Based upon the current scope of the remedial works following the completion of testing in the garden area a verification report will be produced that details the works that were undertaken, confirming no unexpected contamination was revealed. Along with an assessment of the sampling results to demonstrate the garden does not pose a risk to future occupiers or planting. This will be submitted to the regulators for approval and will include:

- Records of the earthworks and if necessary details of any further testing;
- Photographic records;
- site records that include details of any unusual material identified during the remediation works;
- Details of the validation trial pits, copies of the laboratory test reports and assessment of the results to confirm the soils are suitable;
- Waste disposal and Duty of Care records, if any unsuitable material is removed;
- Copies of the haulage tickets for the import of topsoil and sub-soil, if necessary
- Records of any consents, permits authorisation and/or licences held or obtained by the Contractor (and sub-contractors) relevant to the Works;

The report will be issued to the Wiltshire Council as part of the planning process but further copies can be provided for other regulators or warranty suppliers (e.g. Environment Agency and NHBC) if required.

7.0 CONCLUDING DISCUSSION

7.1 Conclusions

The desk study has revealed the following:

- The published geological maps indicate that the site is not underlain by any superficial deposits with the shallow bedrock being limestone of the Cornbrash Formation, although this may have been removed to expose the underlying Kellaway Clay Member.
- The shallow bedrock is designated as a Secondary A aquifer although there is a Confined SPZ in the deeper strata from which there is a potable abstraction approximately 1,250m from the site. However, this is protected by an overlying layer of impermeable clay and therefore as there are no abstractions from the shallow Secondary A aquifer within 1km the groundwater has been deemed to have a low sensitivity.
- The nearest water course is Gauze Brook on the opposite site of Mill Lane, which has a Moderate Overall rating and therefore surface water has been deemed to have a Moderately High sensitivity.
- The area of the site that the new property will be located is within an area where >1% of homes are above the action level for radon therefore no radon protections measures are necessary within the new buildings.
- The site is within a former gravel pit although there is no evidence it has been backfilled and the area to the north is now used as the Corston Nature Reserve. Therefore, landfill gases are not considered to be a potential risk to the site.
- The site has been shown to be in an area at low risk from UXO.
- The site was in a large field in 1885 although the quarry located to the west gradually increased until by the 1950's it included the site. The quarrying had ceased by the 1980's and anecdotal evidence indicates the site was used as a builder's storage yard and a private garden.
- From the results of the Desk Study the viable potential contaminant sources identified are listed below:
 - (i) Made ground of unknown provenance as a result of the use of the site as a quarry and builders' yard.
 - (ii) Asbestos within the existing buildings
- A qualitative risk assessment based upon the proposed development of a residential property using the information from the desk study searches the identified sources of potential contamination are considered to pose between a low to moderate/low risk to human health or other receptors. However, in lieu of a Phase II intrusive site investigation a series of remedial measures are proposed, which are:
 - a) A watching brief during the earthworks and if any suspected contamination or significant amounts of made ground are revealed they will be investigated and, if necessary, a remedial strategy agreed with the Council;
 - b) Upon completion of the earthworks 3 No 600mm deep trial pits will be dug in the garden area with samples of the topsoil and sub-soil being tested to confirm it is suitable. With a Validation Report being produced and issued to the Council;
 - c) A suitably qualified and experienced contractor is to undertake an Asbestos Refurbishment and Demolition Survey of the buildings with any findings and recommendations being actions as part of the works;

- d) The Local Water Authority will be consulted regarding the specification of pipework to be used; and
- e) Liaise with Building Control regarding the design mix for sub-surface concrete.

8.0 RECOMMENDATIONS

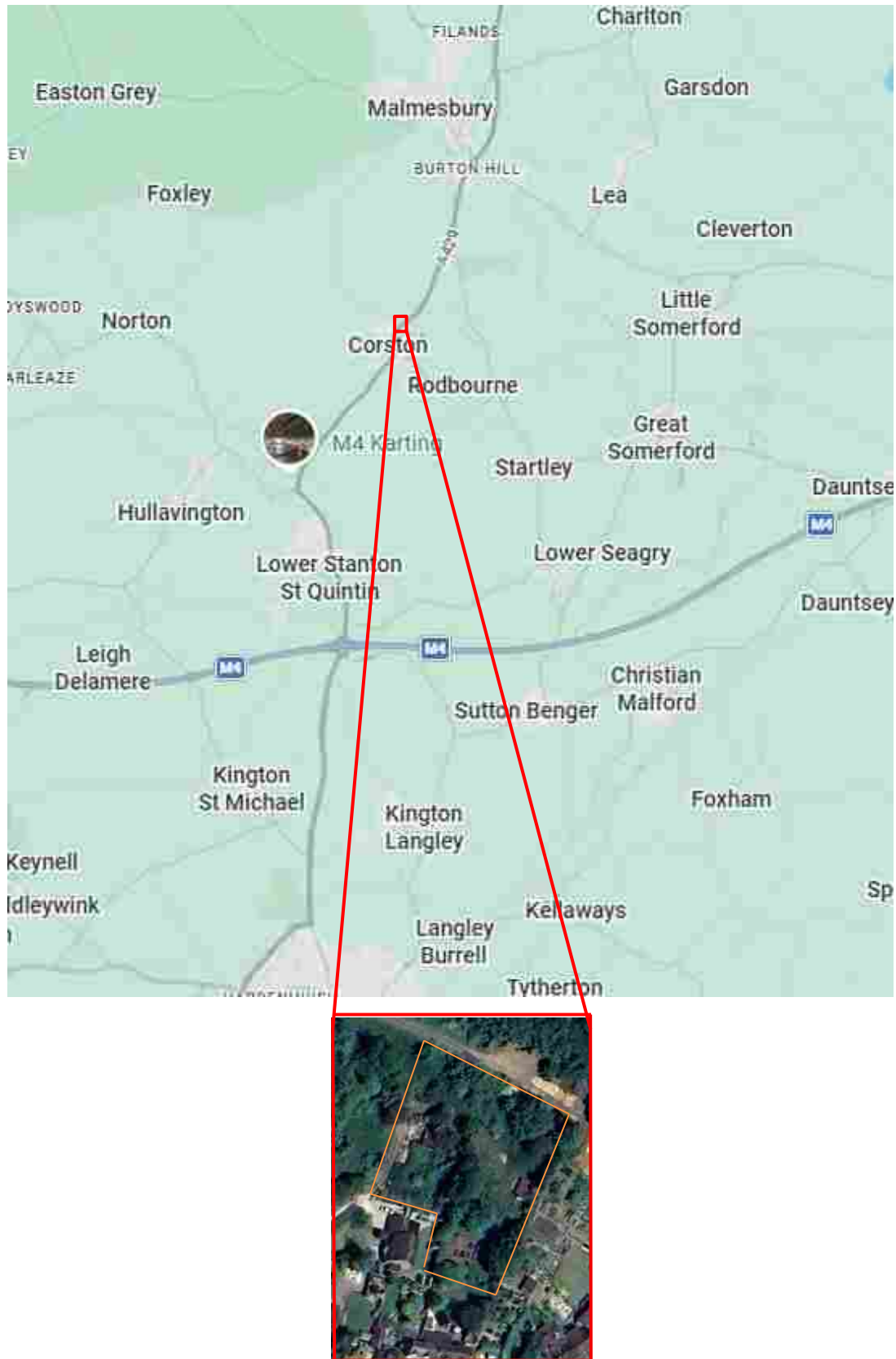
Based upon the findings of the desk study the following actions are recommended:

- This report should be forwarded to Wiltshire Council for their review and consideration for the discharge of Condition 5 of planning permission PL/2025/02383.

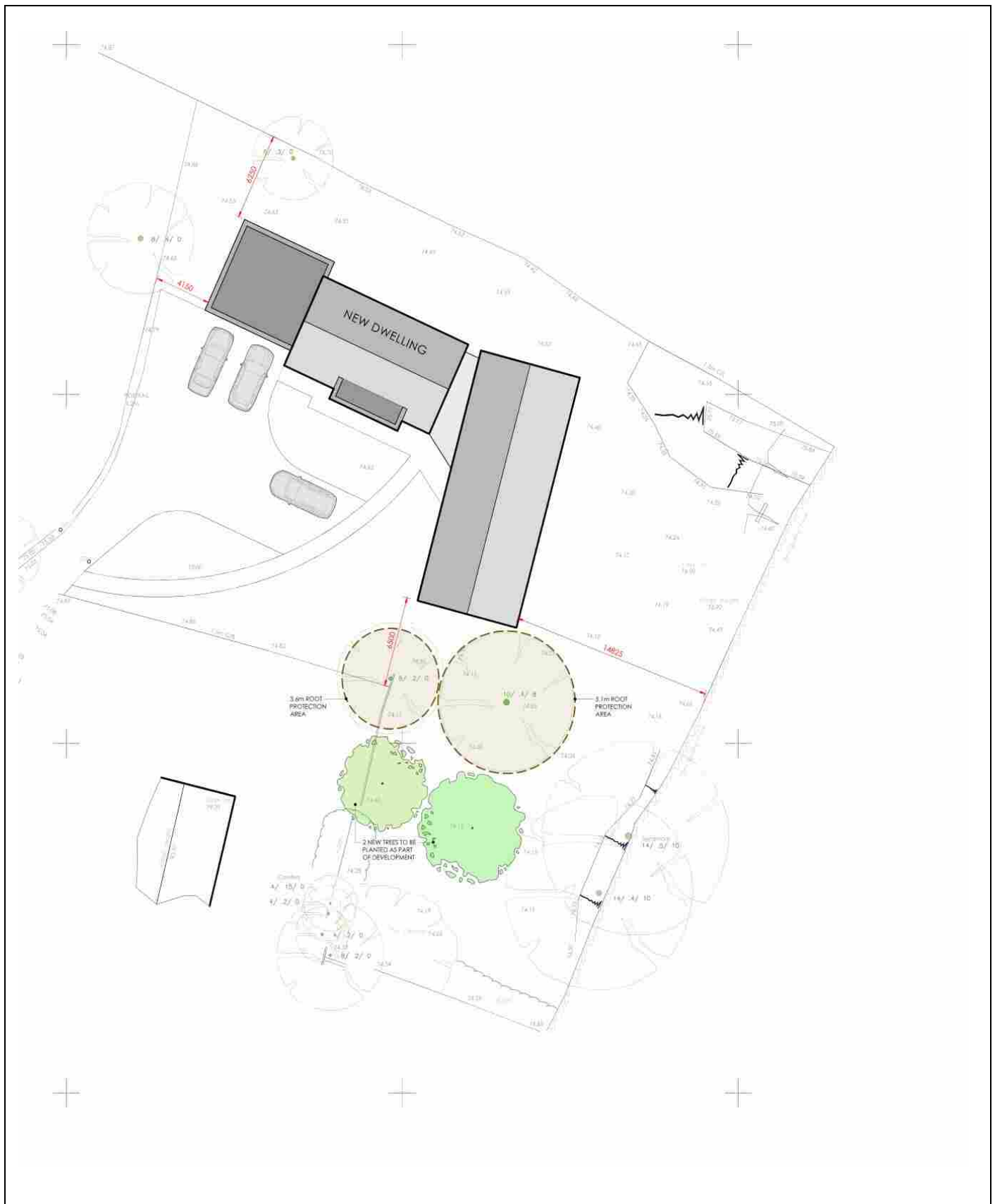
APPENDICES

- A DRAWINGS**
- B GROUNDSURE ENVIRONMENTAL SETTING DATA**
- C HISTORICAL MAPS**
- D SITE WALKOVER PHOTOGRAPHS**
- E CORRESPONDENCE WITH WILTSHIRE COUNCIL**

APPENDIX A DRAWINGS



PROJECT Land at Mill Lane, Corston, Malmesbury	CLIENT Mr. C. Mann	Date : 2 nd February 2026	 The Forge Lower Vagg Chilthorne Damer Yeovil Somerset BA21 3PY Tel : 01935 840 346
		Scale : Not To Scale	
DRAWING TITLE Site Location Plan		DRAWING No. MIL570.D/sk01	



PROJECT Land at Mill Lane, Corston, Malmesbury	CLIENT Mr. C. Mann	Date : 2 nd February 2026	 The Forge Lower Vagg Chilthorne Domer Yeovil Somerset BA21 3PY Tel : 01935 840 346
DRAWING TITLE Proposed development layout		Scale : Not To Scale	
		DRAWING No. MIL570.D/sk02	

UNEXPLODED BOMB RISK MAP



SITE LOCATION

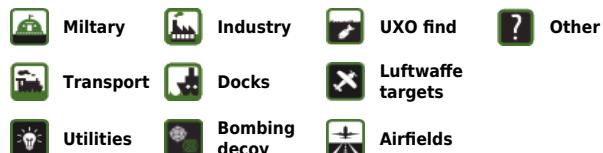
Map Centre: 392310,184346



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

LEGEND

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



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

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

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

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

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

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

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

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

If I have any questions, who do I contact?

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

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

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

APPENDIX B GROUNDSURE ENVIRONMENTAL SETTING DATA

LAND AT MILL LANE, CORSTON, WILTSHIRE, SN16 0HH

Order Details

Date: 13/01/2026
Your ref: MIL570.D
Our Ref: GS-STD-CP9-A9F-N2K

Site Details

Location: 392371 184211
Area: 0.22 ha
Authority: [Wiltshire Council](#) ↗



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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 >	4	2	11	4	-
16 >	1.2 >	Historical tanks >	0	0	1	0	-
17	1.3	Historical energy features	0	0	0	0	-
17	1.4	Historical petrol stations	0	0	0	0	-
17 >	1.5 >	Historical garages >	0	0	0	1	-
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 >	4	2	15	6	-
21 >	2.2 >	Historical tanks >	0	0	1	0	-
21	2.3	Historical energy features	0	0	0	0	-
21	2.4	Historical petrol stations	0	0	0	0	-
21 >	2.5 >	Historical garages >	0	0	0	1	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	0	-
24 >	3.7 >	Waste exemptions >	0	0	0	52	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
30 >	4.1 >	Recent industrial land uses >	0	0	2	-	-
31	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
31 >	4.3 >	Current or recent petrol stations >	0	0	0	1	-
31	4.4	Electricity cables	0	0	0	0	-
31	4.5	Gas pipelines	0	0	0	0	-



31	4.6	Sites determined as Contaminated Land	0	0	0	0	-
32	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
32	4.8	Regulated explosive sites	0	0	0	0	-
32	4.9	Hazardous substance storage/usage	0	0	0	0	-
32	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
32	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
33	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
33	4.13	Radioactive Substance Authorisations	0	0	0	0	-
33 >	4.14 >	<u>Licensed Discharges to controlled waters</u> >	0	0	5	4	-
35	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
35	4.16	Pollutant release to public sewer	0	0	0	0	-
35	4.17	List 1 Dangerous Substances	0	0	0	0	-
35	4.18	List 2 Dangerous Substances	0	0	0	0	-
35 >	4.19 >	<u>Pollution Incidents (EA/NRW)</u> >	0	0	2	1	-
36	4.20	Pollution inventory substances	0	0	0	0	-
36	4.21	Pollution inventory waste transfers	0	0	0	0	-
36	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology</u> >	On site	0-50m	50-250m	250-500m	500-2000m
37 >	5.1 >	<u>Superficial aquifer</u> >	Identified (within 500m)				
38 >	5.2 >	<u>Bedrock aquifer</u> >	Identified (within 500m)				
40 >	5.3 >	<u>Groundwater vulnerability</u> >	Identified (within 50m)				
41 >	5.4 >	<u>Groundwater vulnerability- soluble rock risk</u> >	Identified (within 0m)				
41	5.5	Groundwater vulnerability- local information	None (within 0m)				
42 >	5.6 >	<u>Groundwater abstractions</u> >	0	0	0	0	3
43	5.7	Surface water abstractions	0	0	0	0	0
44 >	5.8 >	<u>Potable abstractions</u> >	0	0	0	0	2
44	5.9	Source Protection Zones	0	0	0	0	-
44 >	5.10 >	<u>Source Protection Zones (confined aquifer)</u> >	1	0	0	0	-
Page	Section	<u>Hydrology</u> >	On site	0-50m	50-250m	250-500m	500-2000m



46 >	6.1 >	Water Network (OS MasterMap) >	0	1	7	-	-
47 >	6.2 >	Surface water features >	0	1	3	-	-
47 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
48 >	6.4 >	WFD Surface water bodies >	0	1	0	-	-
48 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
49 >	7.1 >	Risk of flooding from rivers and the sea >	High (within 50m)				
50 >	7.2 >	Historical Flood Events >	0	2	6	-	-
51	7.3	Flood Defences	0	0	0	-	-
51	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
51	7.5	Flood Storage Areas	0	0	0	-	-
52 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
53 >	7.7 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
54 >	8.1 >	Surface water flooding >	1 in 30 year, Greater than 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
56 >	9.1 >	Groundwater flooding >	High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
57 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	1
58	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
58	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
58	10.4	Special Protection Areas (SPA)	0	0	0	0	0
58	10.5	National Nature Reserves (NNR)	0	0	0	0	0
59 >	10.6 >	Local Nature Reserves (LNR) >	0	1	0	0	0
59 >	10.7 >	Designated Ancient Woodland >	0	0	0	1	3
59	10.8	Biosphere Reserves	0	0	0	0	0
60	10.9	Forest Parks	0	0	0	0	0
60	10.10	Marine Conservation Zones	0	0	0	0	0
60	10.11	Green Belt	0	0	0	0	0



60	10.12	Proposed Ramsar sites	0	0	0	0	0
60	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
61	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
61	10.15	Nitrate Sensitive Areas	0	0	0	0	0
61	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
62 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
63 >	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
64	11.1	World Heritage Sites	0	0	0	-	-
65	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
65	11.3	National Parks	0	0	0	-	-
65 >	11.4 >	Listed Buildings >	0	0	4	-	-
66	11.5	Conservation Areas	0	0	0	-	-
66	11.6	Scheduled Ancient Monuments	0	0	0	-	-
66	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
67 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
68	12.2	Open Access Land	0	0	0	-	-
68	12.3	Tree Felling Licences	0	0	0	-	-
68	12.4	Environmental Stewardship Schemes	0	0	0	-	-
68 >	12.5 >	Countryside Stewardship Schemes >	0	0	4	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
70 >	13.1 >	Priority Habitat Inventory >	0	1	2	-	-
71 >	13.2 >	Habitat Networks >	1	0	1	-	-
71	13.3	Open Mosaic Habitat	0	0	0	-	-
71	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
72 >	14.1 >	10k Availability >	Identified (within 500m)				
73	14.2	Artificial and made ground (10k)	0	0	0	0	-



74 >	14.3 >	Superficial geology (10k) >	0	1	0	0	-
75	14.4	Landslip (10k)	0	0	0	0	-
76 >	14.5 >	Bedrock geology (10k) >	1	0	4	0	-
77 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	1	2	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
78 >	15.1 >	50k Availability >	Identified (within 500m)				
79	15.2	Artificial and made ground (50k)	0	0	0	0	-
79	15.3	Artificial ground permeability (50k)	0	0	-	-	-
80 >	15.4 >	Superficial geology (50k) >	0	1	0	0	-
81 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
81	15.6	Landslip (50k)	0	0	0	0	-
81	15.7	Landslip permeability (50k)	None (within 50m)				
82 >	15.8 >	Bedrock geology (50k) >	1	0	4	0	-
83 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
83 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	1	1	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
84 >	16.1 >	BGS Boreholes >	0	0	2	-	-
Page	Section	Natural ground subsidence >					
85 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
86 >	17.2 >	Running sands >	Low (within 50m)				
88 >	17.3 >	Compressible deposits >	Moderate (within 50m)				
90 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
91 >	17.5 >	Landslides >	Very low (within 50m)				
92 >	17.6 >	Ground dissolution of soluble rocks >	Low (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
94 >	18.1 >	BritPits >	0	1	5	1	-
96 >	18.2 >	Surface ground workings >	4	1	14	-	-
97	18.3	Underground workings	0	0	0	0	0
97	18.4	Underground mining extents	0	0	0	0	-



97	18.5	Historical Mineral Planning Areas	0	0	0	0	-
98	18.6	Non-coal mining	0	0	0	0	0
98	18.7	JPB mining areas	None (within 0m)				
98	18.8	The Coal Authority non-coal mining	0	0	0	0	-
98	18.9	Researched mining	0	0	0	0	-
99	18.10	Mining record office plans	0	0	0	0	-
99	18.11	BGS mine plans	0	0	0	0	-
99	18.12	Coal mining	None (within 0m)				
99	18.13	Brine areas	None (within 0m)				
99	18.14	Gypsum areas	None (within 0m)				
100	18.15	Tin mining	None (within 0m)				
100	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
101	19.1	Natural cavities	0	0	0	0	-
101	19.2	Mining cavities	0	0	0	0	0
101	19.3	Reported recent incidents	0	0	0	0	-
101	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
103 >	20.1 >	Radon >	Between 1% and 3% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
105 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	1	-	-	-
105	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
105	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
106	22.1	Underground railways (London)	0	0	0	-	-
106	22.2	Underground railways (Non-London)	0	0	0	-	-
106	22.3	Railway tunnels	0	0	0	-	-
106	22.4	Historical railway and tunnel features	0	0	0	-	-
106	22.5	Royal Mail tunnels	0	0	0	-	-



107	22.6	Historical railways	0	0	0	-	-
107	22.7	Railways	0	0	0	-	-
107	22.8	Crossrail 2	0	0	0	0	-
107	22.9	HS2	0	0	0	0	-



Recent aerial photograph



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Capture Date: 28/05/2023

Site Area: 0.22ha



Recent site history - 2020 aerial photograph



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Capture Date: 22/04/2020

Site Area: 0.22ha



Recent site history - 2014 aerial photograph



Capture Date: 29/07/2014

Site Area: 0.22ha



Recent site history - 2006 aerial photograph



Capture Date: 05/06/2006

Site Area: 0.22ha



Recent site history - 1999 aerial photograph

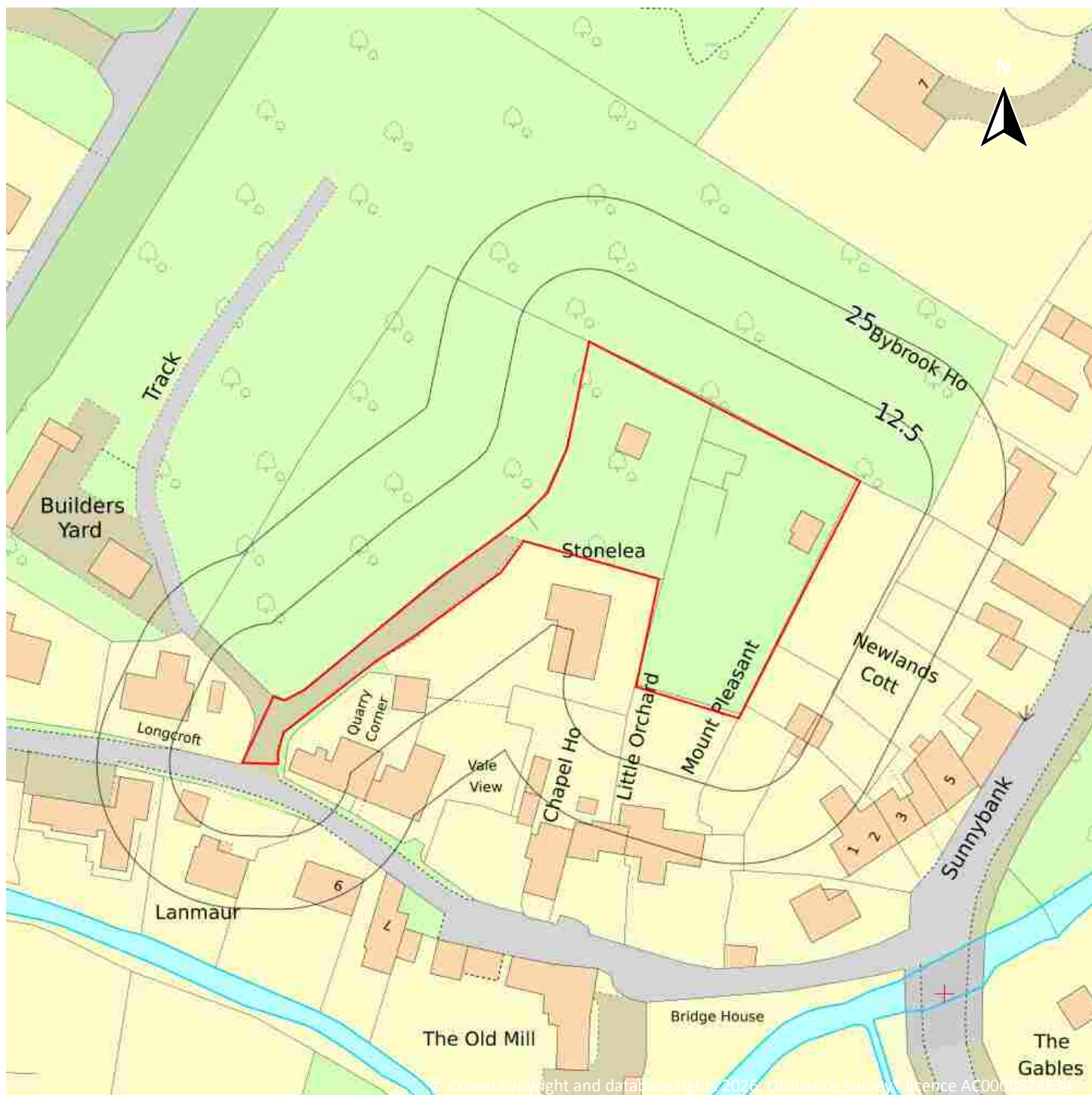


Capture Date: 04/09/1999

Site Area: 0.22ha



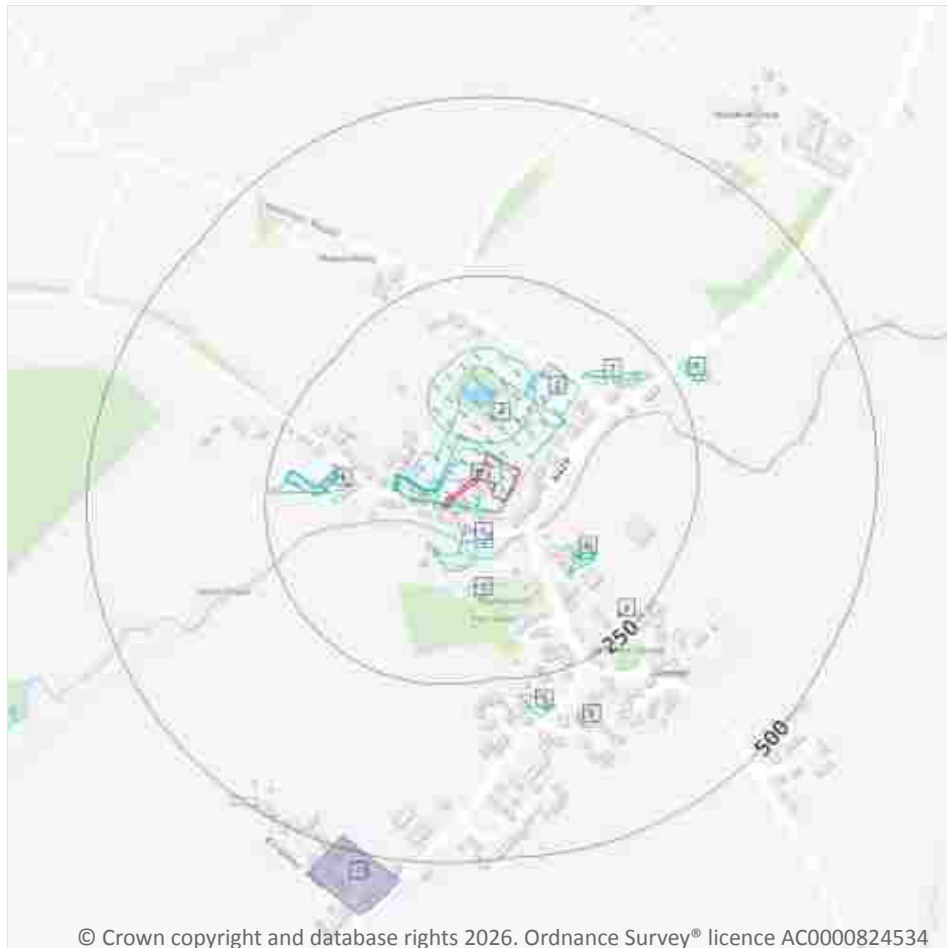
OS MasterMap site plan



Site Area: 0.22ha



1 Past land use



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

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1.1 Historical industrial land uses

Records within 500m

21

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
A	On site	Unspecified Quarries	1956	1202596



ID	Location	Land use	Dates present	Group ID
B	On site	Unspecified Quarry	1925	1213936
B	On site	Unspecified Quarry	1885	1246674
B	On site	Unspecified Quarry	1899	1267951
A	16m N	Unspecified Disused Quarry	1981	1196485
C	36m SE	Corn Mill	1885	1180691
C	53m S	Mill Pond	1885	1180608
1	77m NE	Unspecified Quarry	1899 - 1925	1287059
C	80m S	Pump House	1981	1208296
D	115m SE	Unspecified Old Quarry	1925	1236252
2	118m S	Unspecified Old Quarry	1925 - 1956	1260191
D	122m SE	Unspecified Old Quarry	1956	1249050
D	129m SE	Unspecified Old Quarry	1899	1291879
E	134m W	Unspecified Old Quarry	1956	1243438
E	150m W	Unspecified Old Quarry	1899 - 1925	1215404
3	158m NE	Unspecified Quarry	1899 - 1925	1251084
E	160m W	Unspecified Quarry	1885	1198288
F	266m NE	Unspecified Old Quarry	1899 - 1925	1238489
5	273m S	Smithy	1885 - 1899	1216869
F	274m NE	Unspecified Old Quarry	1956	1248416
6	315m S	Smithy	1925	1194167

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m

1

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

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



ID	Location	Land use	Dates present	Group ID
4	225m SE	Unspecified Tank	1886	182221

This data is sourced from Ordnance Survey® / Groundsure.

1.3 Historical energy features

Records within 500m

0

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'.

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

1

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

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

ID	Location	Land use	Dates present	Group ID
7	484m S	Garage	1981 - 1995	37192

This data is sourced from Ordnance Survey® / Groundsure.



1.6 Historical military land

Records within 500m

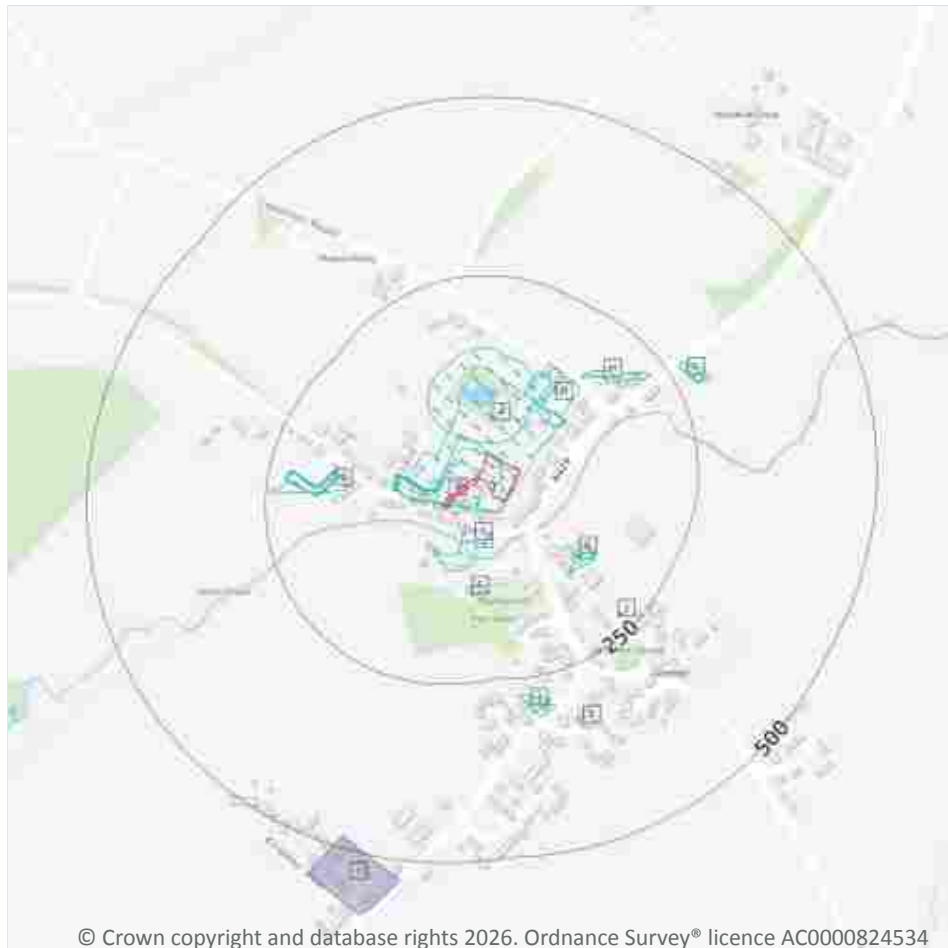
0

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 garages

2.1 Historical industrial land uses

Records within 500m

27

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
A	On site	Unspecified Quarries	1956	1202596
B	On site	Unspecified Quarry	1885	1246674
B	On site	Unspecified Quarry	1925	1213936



ID	Location	Land Use	Date	Group ID
B	On site	Unspecified Quarry	1899	1267951
A	16m N	Unspecified Disused Quarry	1981	1196485
C	36m SE	Corn Mill	1885	1180691
C	53m S	Mill Pond	1885	1180608
D	77m NE	Unspecified Quarry	1899	1287059
D	79m NE	Unspecified Quarry	1925	1287059
C	80m S	Pump House	1981	1208296
E	115m SE	Unspecified Old Quarry	1925	1236252
F	118m S	Unspecified Old Quarry	1925	1260191
F	120m S	Unspecified Old Quarry	1956	1260191
E	122m SE	Unspecified Old Quarry	1956	1249050
E	129m SE	Unspecified Old Quarry	1899	1291879
G	134m W	Unspecified Old Quarry	1956	1243438
G	150m W	Unspecified Old Quarry	1925	1215404
G	150m W	Unspecified Old Quarry	1899	1215404
H	158m NE	Unspecified Quarry	1925	1251084
H	158m NE	Unspecified Quarry	1899	1251084
G	160m W	Unspecified Quarry	1885	1198288
I	266m NE	Unspecified Old Quarry	1925	1238489
I	266m NE	Unspecified Old Quarry	1899	1238489
J	273m S	Smithy	1899	1216869
I	274m NE	Unspecified Old Quarry	1956	1248416
J	282m S	Smithy	1885	1216869
2	315m S	Smithy	1925	1194167

This data is sourced from Ordnance Survey® / Groundsure.



2.2 Historical tanks

Records within 500m

1

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

Features are displayed on the Past land use - un-grouped map on [page 19 >](#)

ID	Location	Land Use	Date	Group ID
1	225m SE	Unspecified Tank	1886	182221

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m

0

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'.

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

1

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

Features are displayed on the Past land use - un-grouped map on [page 19 >](#)

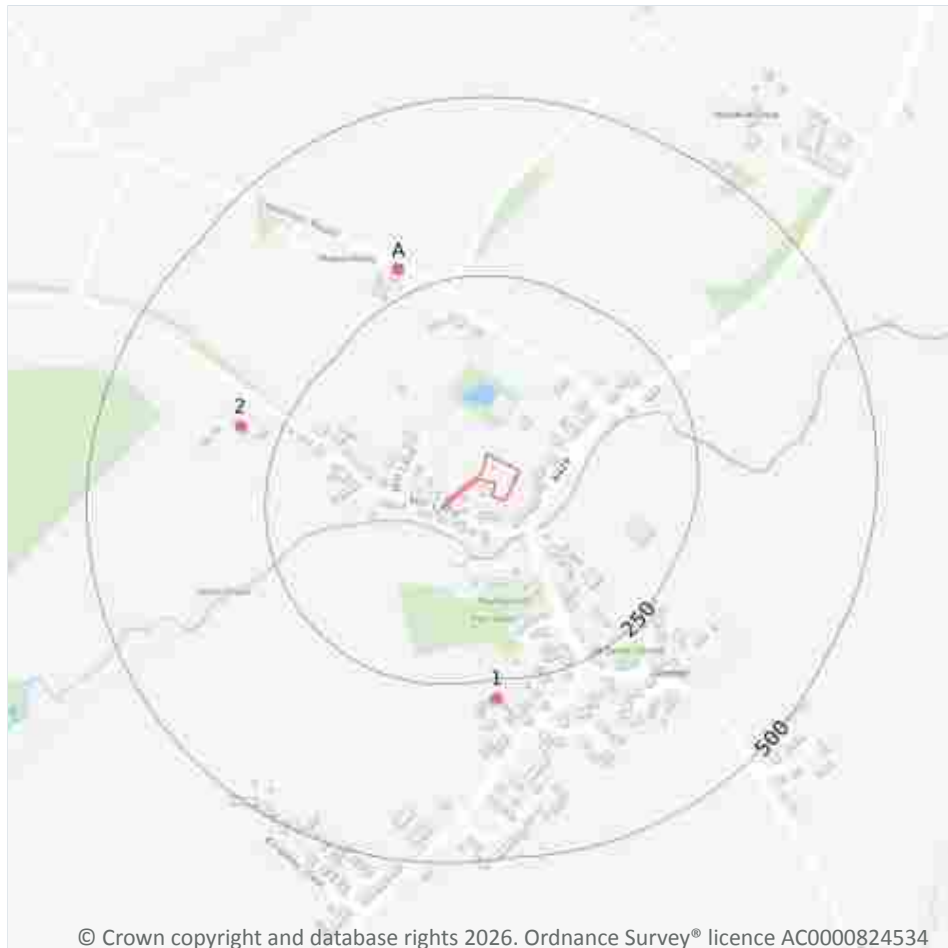


ID	Location	Land Use	Date	Group ID
3	484m S	Garage	1981	37192

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**52**

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

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

ID	Location	Site	Reference	Category	Sub-Category	Description
1	278m S	Hills Homes, Southside Farm, Corston, Malmesbury, Sn16 0hf	WEX225288	Using waste exemption	Not on a farm	Use of waste in construction



ID	Location	Site	Reference	Category	Sub-Category	Description
A	285m NW	Burnt Heath Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX454523	Storing waste exemption	On a farm	Storage of waste in a secure place
A	285m NW	Burnt Heath Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX454523	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
A	285m NW	Burnt Heath Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX454523	Using waste exemption	On a farm	Use of waste derived biodiesel as fuel
A	285m NW	Burnt Heath Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX454523	Disposing of waste exemption	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
A	285m NW	Burnt Heath Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX454523	Treating waste exemption	On a farm	Cleaning, washing, spraying or coating relevant waste
A	285m NW	Burnt Heath Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX454523	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
A	285m NW	Burnt Heath Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX454523	Using waste exemption	On a farm	Use of waste in construction
A	285m NW	Burnt Heath Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX454523	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
A	285m NW	Burnt Heath Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX454523	Using waste exemption	On a farm	Use of waste for a specified purpose
A	285m NW	Burnt Heath Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX454523	Disposing of waste exemption	On a farm	Burning waste in the open
A	285m NW	Burnt Heath Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX454523	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	285m NW	Lower West Park Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX459153	Using waste exemption	On a farm	Pig and poultry ash
A	285m NW	Lower West Park Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX459153	Storing waste exemption	On a farm	Storage of sludge



ID	Location	Site	Reference	Category	Sub-Category	Description
A	285m NW	Lower West Park Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX459153	Using waste exemption	On a farm	Use of waste derived biodiesel as fuel
A	285m NW	Lower West Park Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX459153	Treating waste exemption	On a farm	Cleaning, washing, spraying or coating relevant waste
A	285m NW	Lower West Park Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX459153	Storing waste exemption	On a farm	Storage of waste in secure containers
A	285m NW	Lower West Park Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX459153	Using waste exemption	On a farm	Use of waste in construction
A	285m NW	Lower West Park Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX459153	Treating waste exemption	On a farm	Sorting mixed waste
A	285m NW	Lower West Park Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX459153	Treating waste exemption	On a farm	Anaerobic digestion at premises used for agriculture and burning of resultant biogas
A	285m NW	Lower West Park Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX459153	Treating waste exemption	On a farm	Manual treatment of waste
A	285m NW	Lower West Park Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX459153	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
A	285m NW	Lower West Park Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX459153	Using waste exemption	On a farm	Use of waste for a specified purpose
A	285m NW	Lower West Park Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX459153	Treating waste exemption	On a farm	Mechanical treatment of end-of-life tyres
A	285m NW	Lower West Park Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX459153	Using waste exemption	On a farm	Use of sludge for the purposes of re-seeding a waste water treatment plant
A	285m NW	Lower West Park Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX459153	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	285m NW	Lower West Park Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX459153	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance



ID	Location	Site	Reference	Category	Sub-Category	Description
A	285m NW	Lower West Park Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX459153	Storing waste exemption	On a farm	Storage of waste in a secure place
A	285m NW	Lower West Park Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX459153	Using waste exemption	On a farm	Use of baled end-of-life tyres in construction
A	285m NW	Lower West Park Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX459153	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
A	285m NW	Lower West Park Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX459153	Treating waste exemption	On a farm	Recovery of waste at a waste water treatment works
A	285m NW	Lower West Park Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX459153	Disposing of waste exemption	On a farm	Burning waste in the open
A	285m NW	Lower West Park Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX459153	Treating waste exemption	On a farm	Aerobic composting and associated prior treatment
A	285m NW	Lower West Park Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX459153	Using waste exemption	On a farm	Incorporation of ash into soil
A	285m NW	Lower West Park Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX459153	Treating waste exemption	On a farm	Anaerobic digestion at premises not used for agriculture and burning of resultant biogas
A	285m NW	Lower West Park Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX459153	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
A	285m NW	Lower West Park Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX459153	Treating waste exemption	On a farm	Recovery of scrap metal
A	285m NW	Lower West Park Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX459153	Using waste exemption	On a farm	Use of waste to manufacture finished goods
A	285m NW	Lower West Park Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX459153	Treating waste exemption	On a farm	Screening and blending of waste
A	285m NW	Lower West Park Farm, Common Road, Corston, Malmesbury, Sn16 0hl	WEX459153	Using waste exemption	On a farm	Use of mulch



ID	Location	Site	Reference	Category	Sub-Category	Description
A	287m NW	Lower West Park Farm Common Road Malmesbury Wiltshire Sn16 0hl	EPR/ZF0833SS /A001	Storing waste exemption	Both agricultural and non- agricultural waste	Storage of waste in a secure place
A	287m NW	Lower West Park Farm Common Road Malmesbury Wiltshire Sn16 0hl	EPR/ZF0833SS /A001	Using waste exemption	Both agricultural and non- agricultural waste	Use of waste in construction
A	287m NW	Lower West Park Farm Common Road Malmesbury Wiltshire Sn16 0hl	EPR/ZF0833SS /A001	Using waste exemption	Both agricultural and non- agricultural waste	Spreading waste on non- agricultural land to confer benefit
A	287m NW	Lower West Park Farm Common Road Malmesbury Wiltshire Sn16 0hl	EPR/ZF0833SS /A001	Using waste exemption	Both agricultural and non- agricultural waste	Spreading of plant matter to confer benefit
A	287m NW	Lower West Park Farm Common Road Malmesbury Wiltshire Sn16 0hl	EPR/ZF0833SS /A001	Using waste exemption	Both agricultural and non- agricultural waste	Use of baled end-of-life tyres in construction
A	287m NW	Lower West Park Farm Common Road Malmesbury Wiltshire Sn16 0hl	EPR/ZF0833SS /A001	Using waste exemption	Both agricultural and non- agricultural waste	Use of waste for a specified purpose
A	287m NW	Lower West Park Farm Common Road Malmesbury Wiltshire Sn16 0hl	EPR/ZF0833SS /A001	Using waste exemption	Both agricultural and non- agricultural waste	Spreading waste on agricultural land to confer benefit
A	287m NW	Lower West Park Farm Common Road Malmesbury Wiltshire Sn16 0hl	EPR/ZF0833SS /A001	Disposing of waste exemption	Both agricultural and non- agricultural waste	Burning waste in the open
A	287m NW	Lower West Park Farm Common Road Malmesbury Wiltshire Sn16 0hl	EPR/ZF0833SS /A001	Treating waste exemption	Both agricultural and non- agricultural waste	Treatment of non-hazardous pesticide washings by carbon filtration for disposal

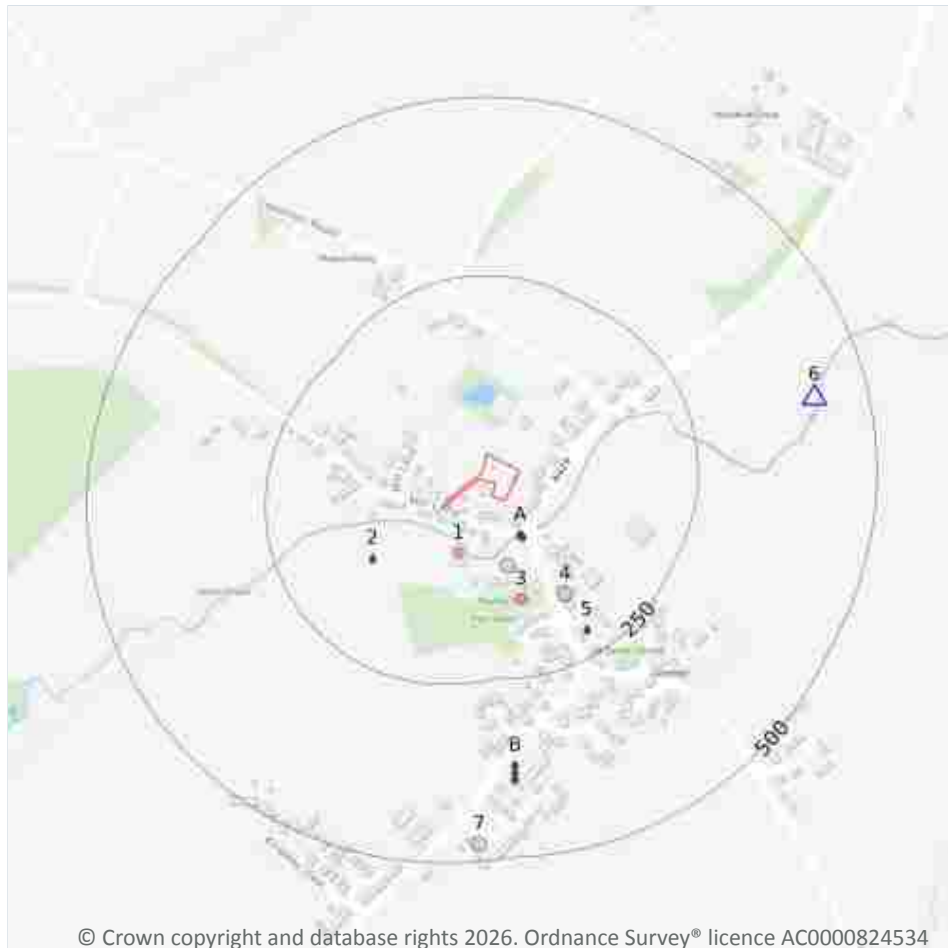


ID	Location	Site	Reference	Category	Sub-Category	Description
A	287m NW	Lower West Park Farm Common Road Malmesbury Wiltshire Sn16 0hl	EPR/ZF0833SS /A001	Treating waste exemption	Both agricultural and non- agricultural waste	Recovery of scrap metal
A	287m NW	Lower West Park Farm Common Road Malmesbury Wiltshire Sn16 0hl	EPR/ZF0833SS /A001	Using waste exemption	Both agricultural and non- agricultural waste	Use of mulch
2	306m W	West Park House Mill Lane Malmesbury Wiltshire Sn16 0hh	EPR/RF0100HK /A001	Using waste exemption	Both agricultural and non- agricultural waste	Use of waste in construction

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



4 Current industrial land use



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

4.1 Recent industrial land uses

Records within 250m

2

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 30](#) >

ID	Location	Company	Address	Activity	Category
1	67m S	Pump House	Wiltshire, SN16	Water Pumping Stations	Industrial Features
3	139m S	Pumping Station	Wiltshire, SN16	Water Pumping Stations	Industrial Features

This data is sourced from Ordnance Survey®.



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

Records within 250m**0**

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

This data is sourced from Ordnance Survey®.

4.3 Current or recent petrol stations

Records within 500m**1**

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 30](#) >

ID	Location	Company	Address	LPG	Status
6	426m E	OBSOLETE	A429, Corston, Malmesbury, Wiltshire, SN16 0HF	Not Applicable	Obsolete

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

9

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

Features are displayed on the Current industrial land use map on [page 30 >](#)

ID	Location	Address	Details	
A	52m SE	MILL LANE COMBINED SEWER OVERFLOW, MILL LANE, CORSTON, MALMESBURY, WILTSHIRE, SN16 0HD	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 102555 Permit Version: 2 Receiving Water: GAUZE BROOK	Status: VARIED UNDER EPR 2010 Issue date: 19/02/2018 Effective Date: 19/02/2018 Revocation Date: 30/03/2018
A	52m SE	MILL LANE COMBINED SEWER OVERFLOW, MILL LANE, CORSTON, MALMESBURY, WILTSHIRE, SN16 0HD	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 102555 Permit Version: 3 Receiving Water: GAUZE BROOK	Status: VARIED UNDER EPR 2010 Issue date: 19/02/2018 Effective Date: 31/03/2018 Revocation Date: -
A	56m SE	MILL LANE COMBINED SEWER OVERFLOW, MILL LANE, CORSTON, MALMESBURY, WILTSHIRE, SN16 0HD	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 102555 Permit Version: 1 Receiving Water: GAUZE BROOK (S)	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 16/07/2004 Effective Date: 16/07/2004 Revocation Date: 18/02/2018



ID	Location	Address	Details	
2	124m SW	CORSTON, CHIPPENHAM ROAD, CORSTON, MALMESBURY	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: 011479 Permit Version: 1 Receiving Water: GANZE BROOK	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: - Effective Date: 31/10/1989 Revocation Date: 23/12/2008
5	214m SE	NEWLANDS FARM, CORSTON, MALMESBURY	Effluent Type: AGRICULTURE - ARABLE FARMING Permit Number: 020191 Permit Version: 1 Receiving Water: TRIB OF RIVER BRISTOL AVON	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: - Effective Date: 30/06/1965 Revocation Date: 04/11/1998
B	371m S	SOUTHSIDE FARM, CORSTON, WILTS	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 020699 Permit Version: 1 Receiving Water: TRIB OF RIVER BRISTOL AVON	Status: TRANSFERRED FROM R(PP)A 1951-1961 Issue date: - Effective Date: 31/05/1966 Revocation Date: -
B	371m S	SOUTHSIDE FARM, CORSTON, WILTS	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 020815 Permit Version: 1 Receiving Water: TRIB OF RIVER AVON	Status: TRANSFERRED FROM R(PP)A 1951-1961 Issue date: - Effective Date: 31/12/1963 Revocation Date: -
B	381m S	SOUTHSIDE FARM, CORSTON, WILTS	Effluent Type: TRADE DISCHARGES - PROCESS EFFLUENT - WATER COMPANY (WTW) Permit Number: 011968 Permit Version: 1 Receiving Water: TRIB OF RIVER BRISTOL AVON	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: - Effective Date: 27/03/1992 Revocation Date: 10/05/2006
B	391m S	SOUTHSIDE FARM, CORSTON, WILTS	Effluent Type: AGRICULTURE - ARABLE FARMING Permit Number: 020817 Permit Version: 1 Receiving Water: TRIB OF RIVER AVON	Status: CONSENT REVOKED - DISCHARGE CEASED (WRA 91, SCHED 10 & 6) Issue date: - Effective Date: 31/12/1963 Revocation Date: 19/11/1997

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**3**

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 30 >](#)

ID	Location	Details	
A	91m S	Incident Date: 17/11/2001 Incident Identification: 43437 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
4	155m SE	Incident Date: 21/03/2001 Incident Identification: 685 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
7	475m S	Incident Date: 28/02/2003 Incident Identification: 140146 Pollutant: Oils and Fuel Pollutant Description: Lubricating Oils	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.20 Pollution inventory substances

Records within 500m

0

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

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

4.21 Pollution inventory waste transfers

Records within 500m

0

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

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

4.22 Pollution inventory radioactive waste

Records within 500m

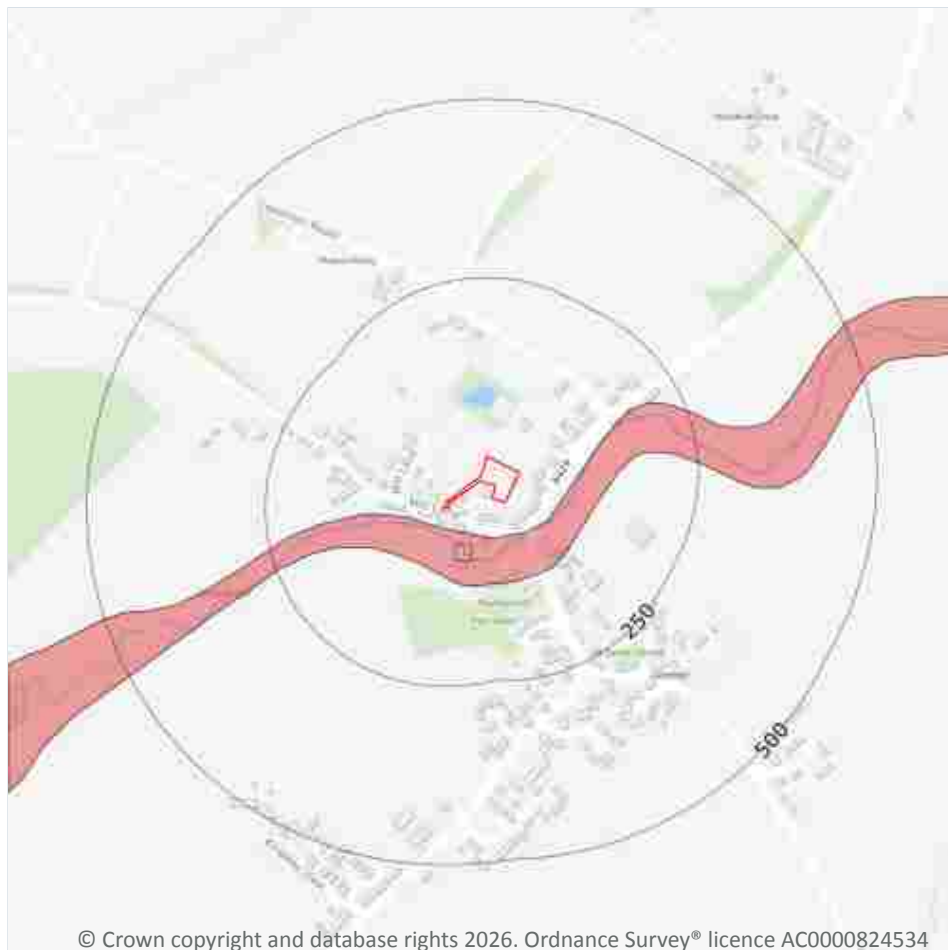
0

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

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



5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

1

Aquifer status of groundwater held within superficial geology.

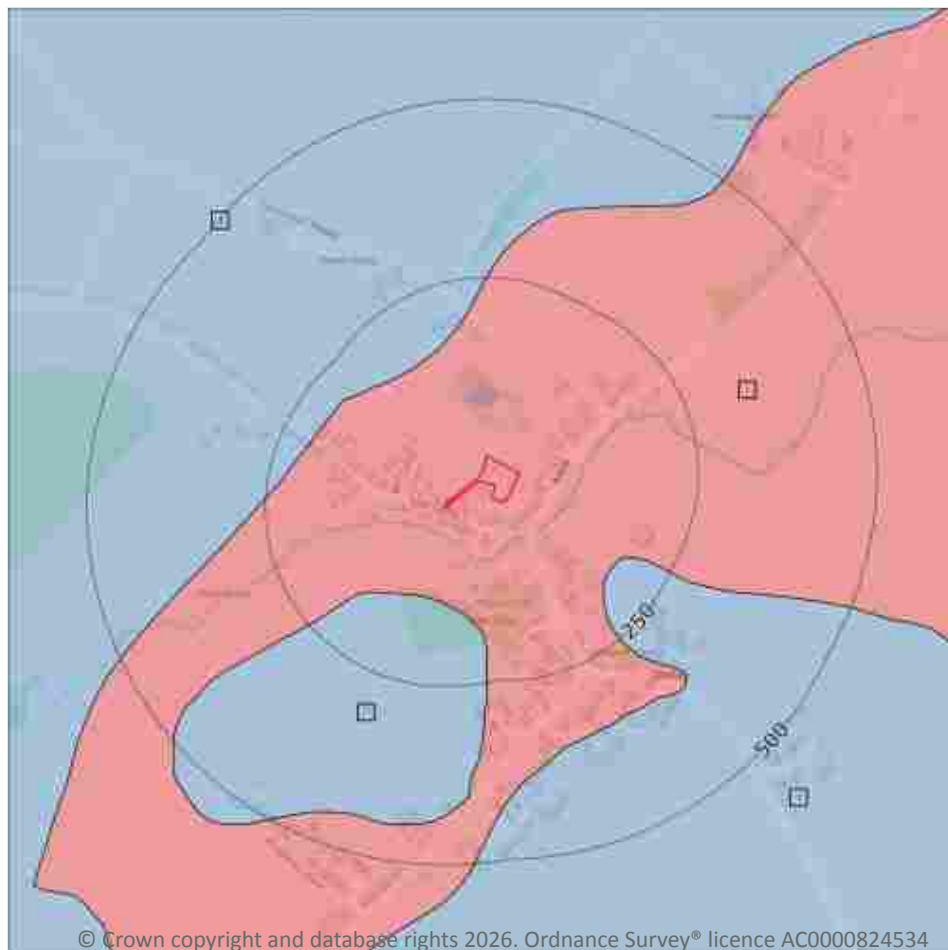
Features are displayed on the Hydrogeology map on [page 37 >](#)

ID	Location	Designation	Description
1	27m 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

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



Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

4

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 38](#) >

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	128m S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

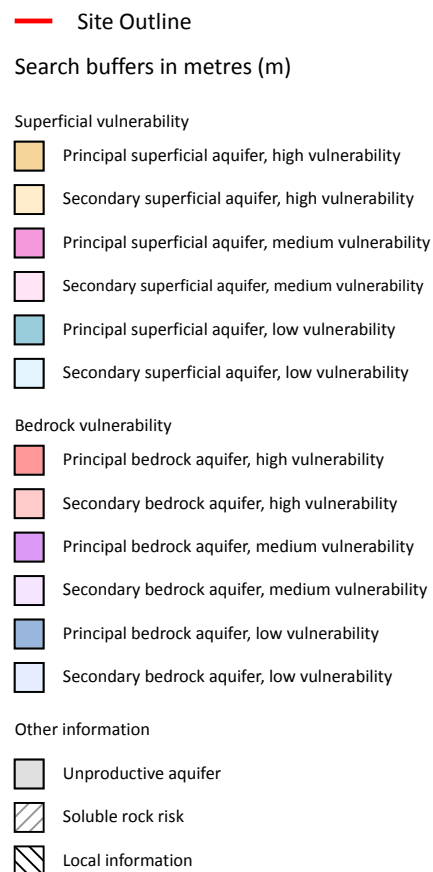
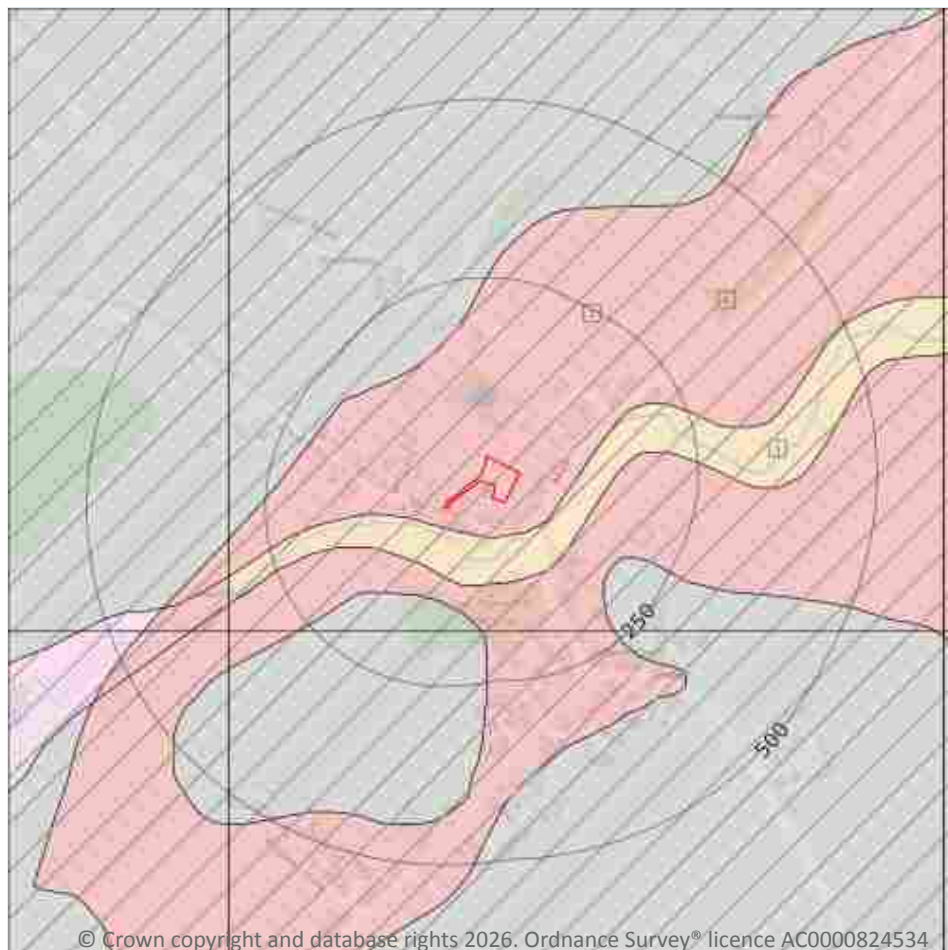


ID	Location	Designation	Description
3	159m NW	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
4	175m SE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

2

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

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

Features are displayed on the Groundwater vulnerability map on [page 40](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
3	27m S	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: High Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site

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. Low possibility of localised subsidence or dissolution-related degradation of bedrock occurring naturally, but may be possible in adverse conditions such as high surface or subsurface water flow.	7.000000000000001%

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

5.5 Groundwater vulnerability- local information

Records on site

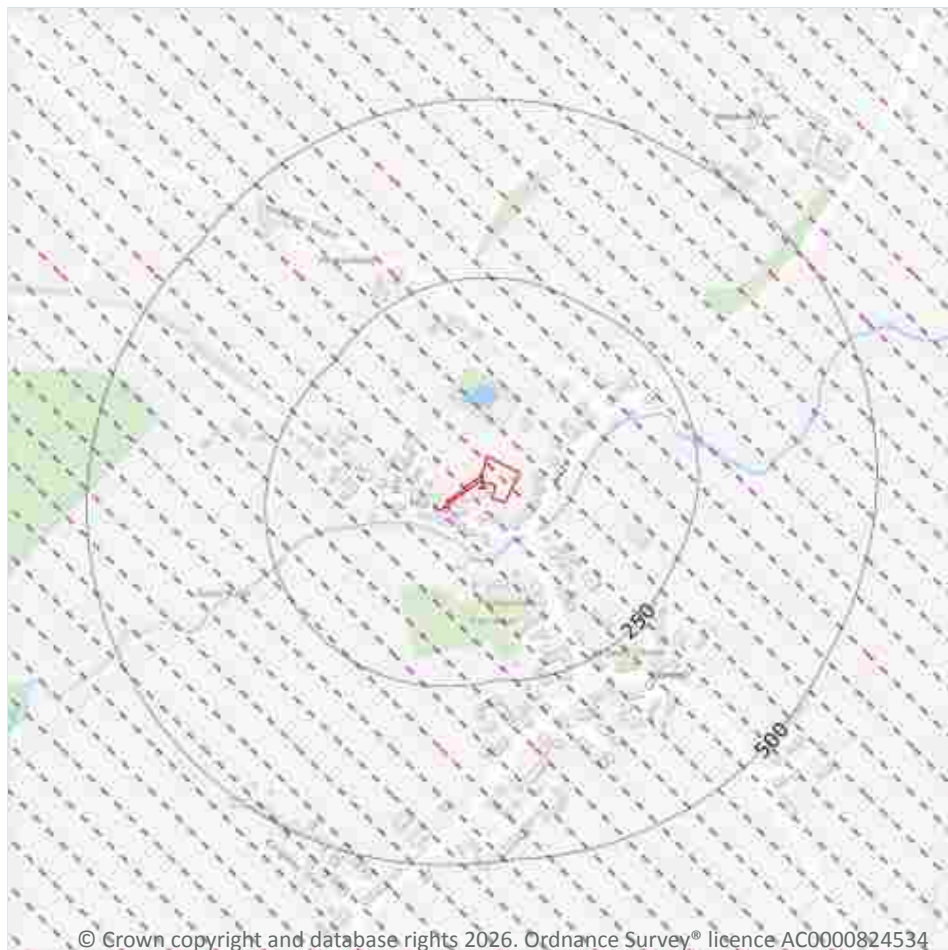
0

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

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



Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

3

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 42](#) >



ID	Location	Details	
-	1266m E	Status: Active Licence No: 17/53/001/G/203 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: RODBOURNE Data Type: Poly4 Name: Wessex Water Services Ltd Easting: 393682 Northing: 183994	Annual Volume (m ³): 14575000 Max Daily Volume (m ³): 44100 Original Application No: NPS/WR/028090 Original Start Date: 15/12/1966 Expiry Date: - Issue No: 102 Version Start Date: 31/01/2019 Version End Date: -
-	1299m E	Status: Historical Licence No: 17/53/001/G/410 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: RODBOURNE Data Type: Point Name: Wessex Water Services Ltd Easting: 393700 Northing: 184100	Annual Volume (m ³): 21650000 Max Daily Volume (m ³): 59400 Original Application No: - Original Start Date: 23/10/1989 Expiry Date: - Issue No: 100 Version Start Date: 23/10/1989 Version End Date: -
-	1642m SW	Status: Historical Licence No: 17/53/001/G/381 Details: Horticultural Watering Direct Source: Ground Water - Fresh Point: CORSTON Data Type: Point Name: Rochford & Sons Ltd Easting: 391400 Northing: 182800	Annual Volume (m ³): 18184 Max Daily Volume (m ³): 159.1 Original Application No: 17/53/001/G/381 Original Start Date: 12/01/1971 Expiry Date: - Issue No: 100 Version Start Date: 12/01/1971 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

0

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

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



5.8 Potable abstractions

Records within 2000m

2

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 42 >](#)

ID	Location	Details	
-	1266m E	Status: Active Licence No: 17/53/001/G/203 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: RODBOURNE Data Type: Poly4 Name: Wessex Water Services Ltd Easting: 393682 Northing: 183994	Annual Volume (m ³): 14575000 Max Daily Volume (m ³): 44100 Original Application No: NPS/WR/028090 Original Start Date: 15/12/1966 Expiry Date: - Issue No: 102 Version Start Date: 31/01/2019 Version End Date: -
-	1299m E	Status: Historical Licence No: 17/53/001/G/410 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: RODBOURNE Data Type: Point Name: Wessex Water Services Ltd Easting: 393700 Northing: 184100	Annual Volume (m ³): 21650000 Max Daily Volume (m ³): 59400 Original Application No: - Original Start Date: 23/10/1989 Expiry Date: - Issue No: 100 Version Start Date: 23/10/1989 Version End Date: -

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

5.9 Source Protection Zones

Records within 500m

0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

1

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 42 >](#)

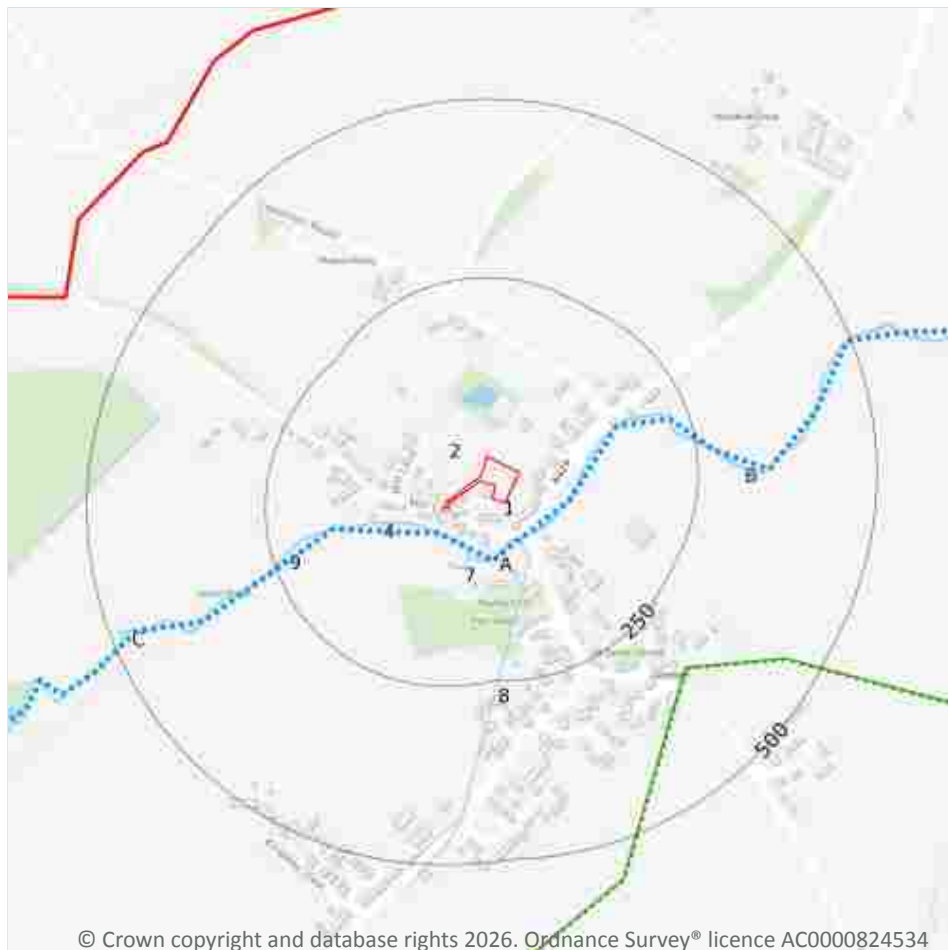


ID	Location	Type	Description
1	On site	1c	Inner catchment within confined aquifer

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

8

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

Features are displayed on the Hydrology map on [page 46 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
4	36m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Gauze Brook

ID	Location	Type of water feature	Ground level	Permanence	Name
A	54m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Gauze Brook
A	55m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	55m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Gauze Brook
7	75m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
8	85m SE	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
9	227m W	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Gauze Brook
C	231m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Gauze Brook

This data is sourced from the Ordnance Survey®.

6.2 Surface water features

Records within 250m

4

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

Features are displayed on the Hydrology map on [page 46](#) >

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 46 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Gauze Bk - source to conf R Avon (Brist)	GB109053027730	Avon Bristol Rural	Avon Bristol and Somerset Nort

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

6.4 WFD Surface water bodies

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

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

Features are displayed on the Hydrology map on [page 46 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
5	37m S	River	Gauze Bk - source to conf R Avon (Brist)	GB109053027730 ↗	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.

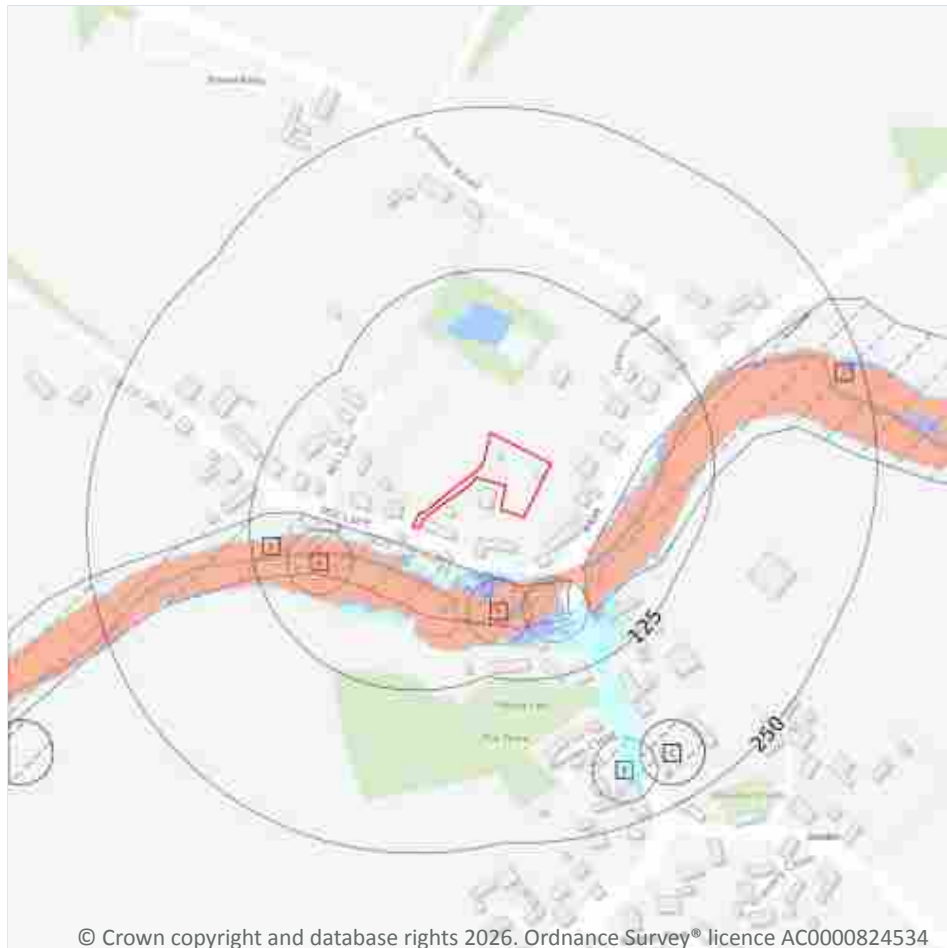
Features are displayed on the Hydrology map on [page 46 >](#)

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

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



7 River and coastal flooding



- 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

4

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

Features are displayed on the River and coastal flooding map on [page 49 >](#)

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

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

7.2 Historical Flood Events

Records within 250m	8
----------------------------	----------

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 49 >](#)

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
1	16m S	Ea112_Gauzebrk_Sherstonavon_C orston_Dauntsey	1932-05-01 1932-05-01	Main river	Channel capacity exceeded (no raised defences)	Fluvial
A	50m S	This Represents Flooding In This Area In 1960	1960-12-04 1960-12-04	Main river	Obstruction/blockage - culvert	Fluvial
5	50m S	This Represents Flooding In This Area In 1968	1968-07-10 1968-07-10	Main river	Other	Fluvial
6	52m W	This Represents Flooding In This Area In 1925	1925-01-01 1925-01-01	Main river	Other	Fluvial
7	58m SE	Ea112_Gauzebrk_Sherstonavon_C orston_Dauntsey	1932-05-01 1932-05-01	Main river	Channel capacity exceeded (no raised defences)	Fluvial
B	184m S	This Represents Flooding In The Area In 2012	2012-11-21 2012-11-21	Unknown	Unknown	No data
C	189m SE	This Represents Flooding In This Area In 1996	1996-03-18 1996-03-18	Drainage	Local drainage/surface water	No data
C	189m SE	This Represents Flooding In This Area In 1978	1978-03-06 1978-03-06	Drainage	Local drainage/surface water	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.

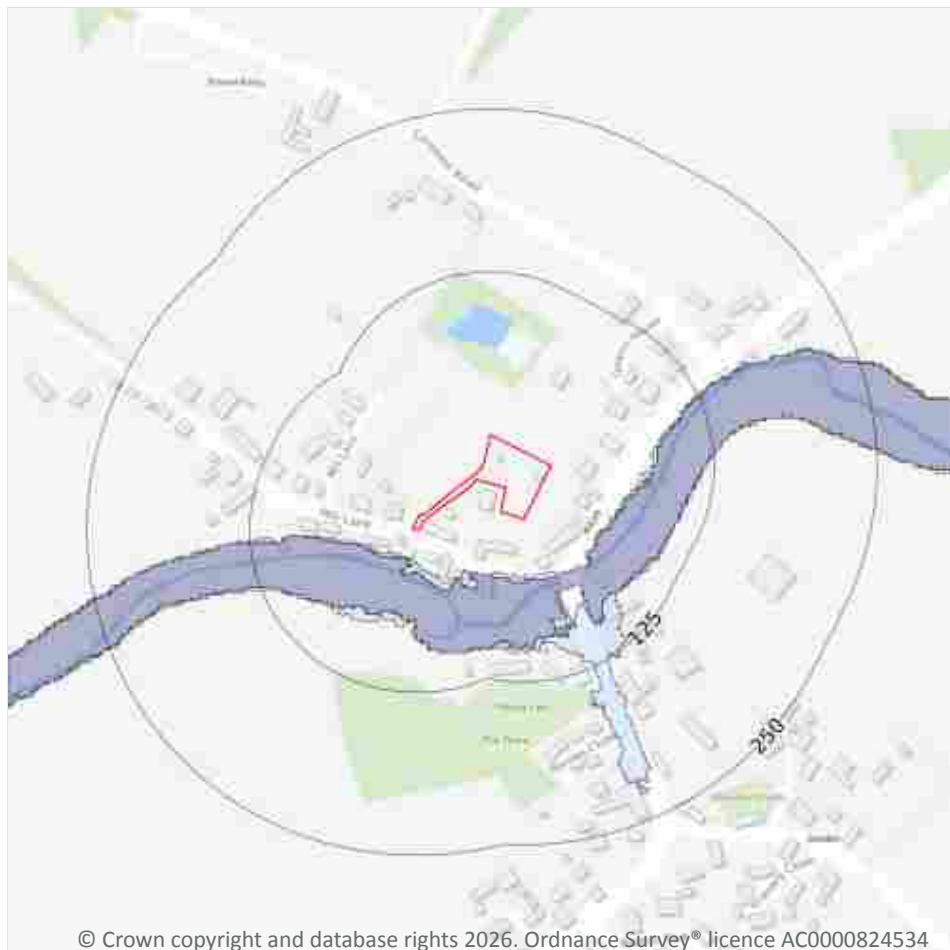
7.5 Flood Storage Areas

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



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

7.6 Flood Zone 2

Records within 50m

1

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

Features are displayed on the River and coastal flooding map on [page 49 >](#)

Location	Type
22m S	Zone 2 - (Fluvial /Tidal Models)

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

7.7 Flood Zone 3

Records within 50m

1

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

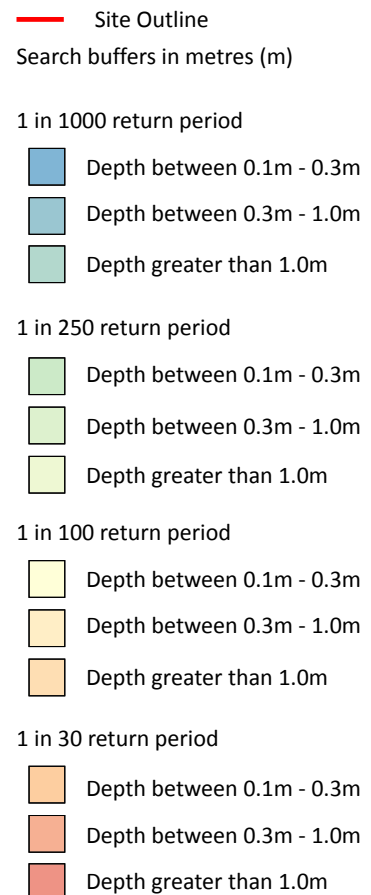
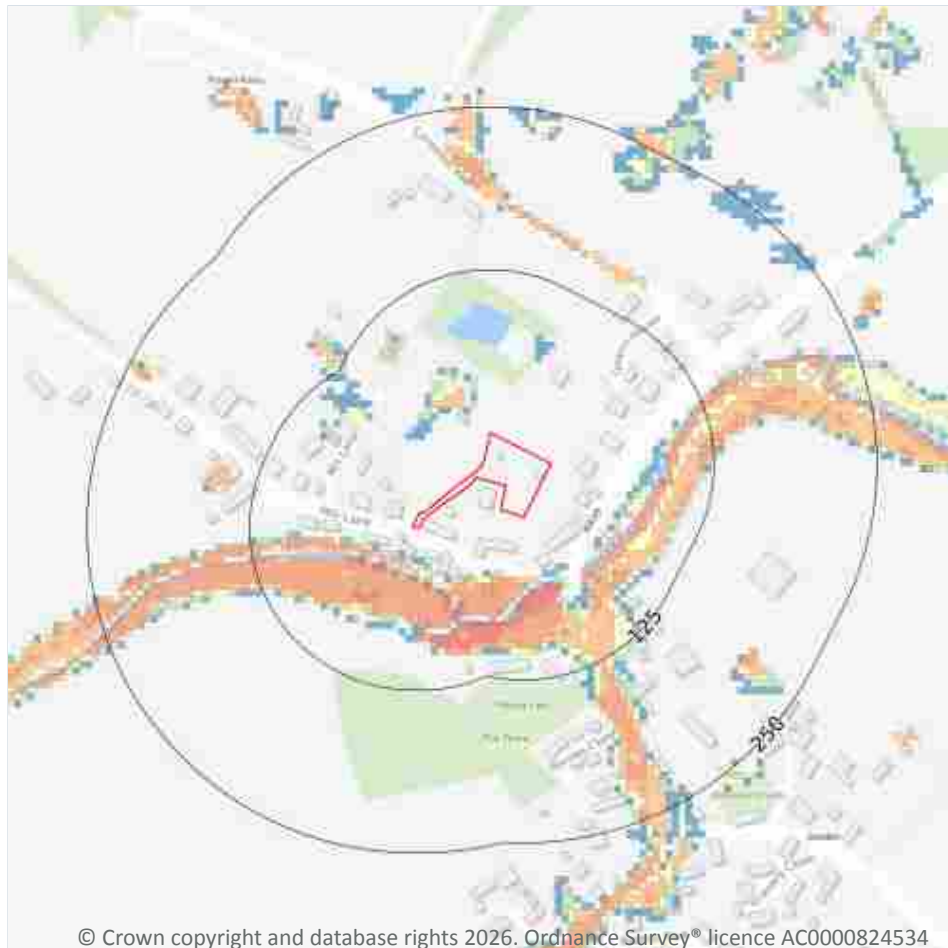
Features are displayed on the River and coastal flooding map on [page 49](#) >

Location	Type
23m S	Zone 3 - (Fluvial /Tidal Models)

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

1 in 30 year, Greater than 1.0m

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

Features are displayed on the Surface water flooding map on [page 54 >](#)

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.

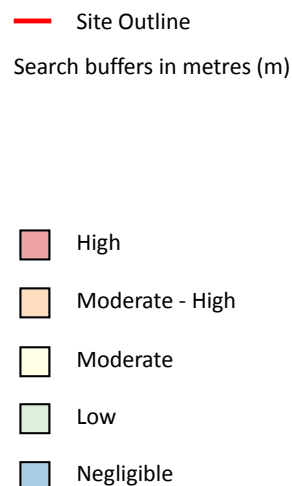
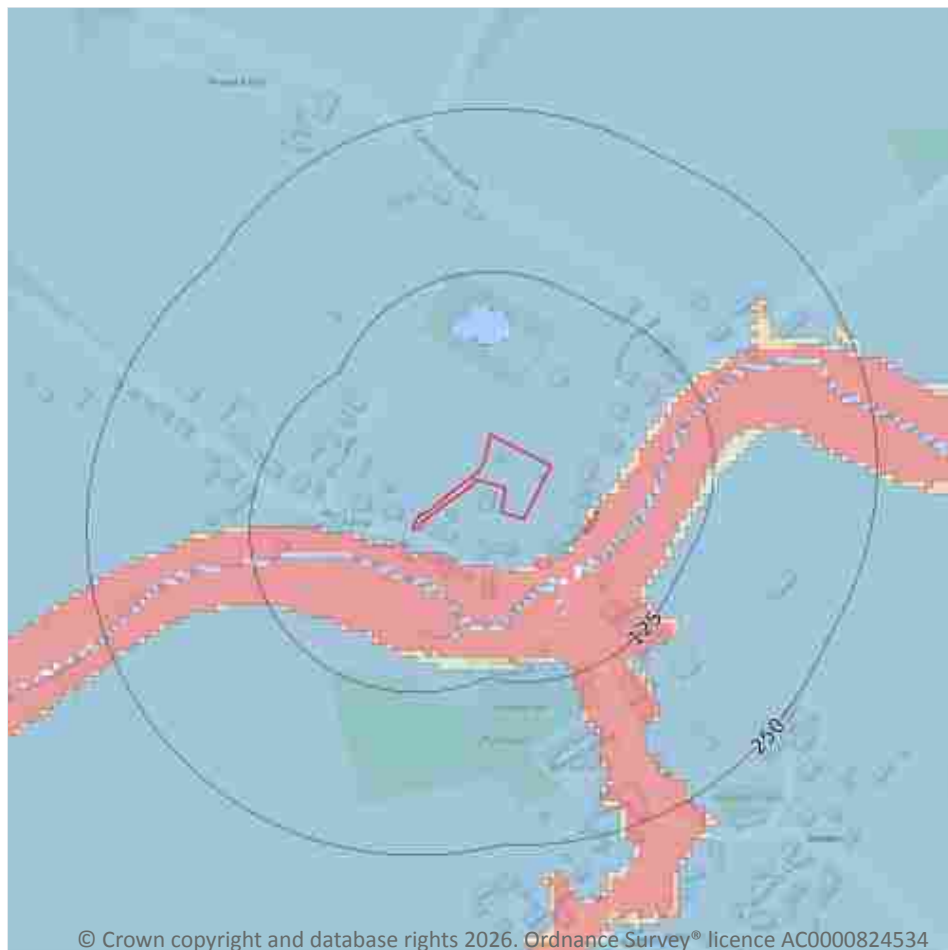
The table below shows the maximum flood depths for a range of return periods for the site.

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 Ambiantal Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

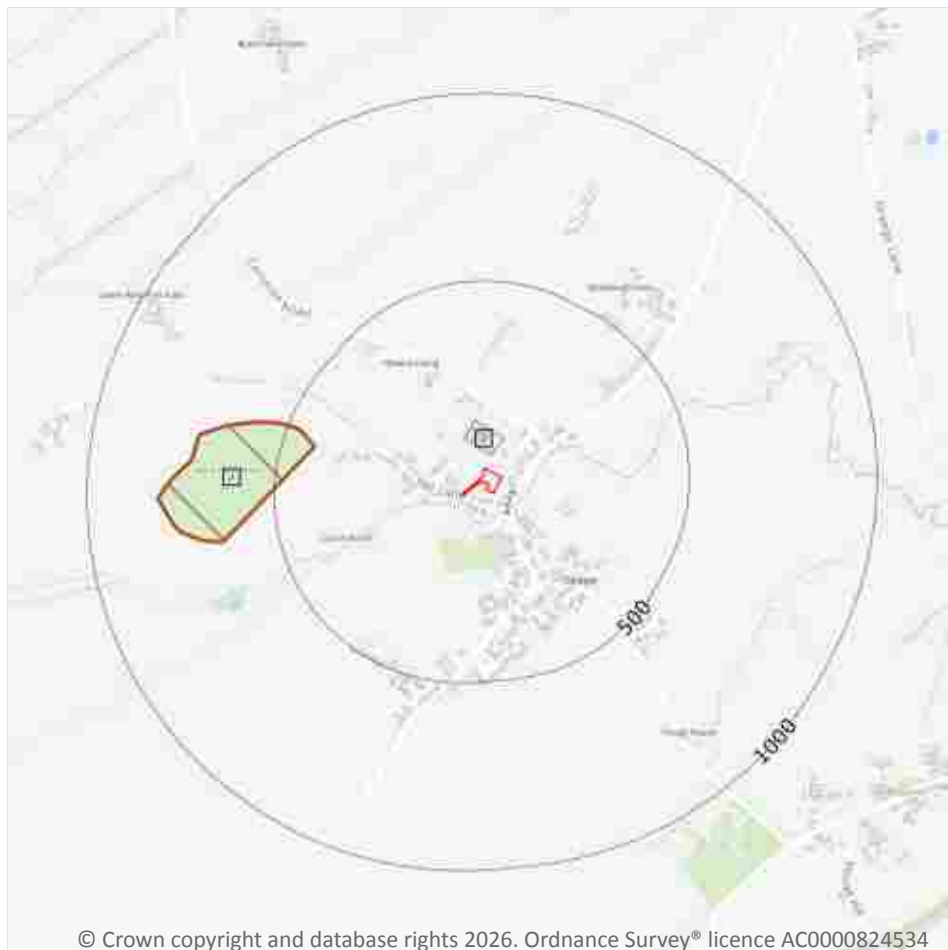
High

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

Features are displayed on the Groundwater flooding map on [page 56 >](#)

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



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

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 57](#) >

ID	Location	Name	Data source
-	1775m S	Harries Ground, Rodbourne 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

1

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

Features are displayed on the Environmental designations map on [page 57 >](#)

ID	Location	Name	Data source
1	38m NE	Corston Quarry And Pond	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

4

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

Features are displayed on the Environmental designations map on [page 57 >](#)

ID	Location	Name	Woodland Type
2	414m W	West Park Wood	Ancient & Semi-Natural Woodland
-	1353m S	North Bincombe Wood	Ancient & Semi-Natural Woodland
-	1583m S	Bincombe Wood	Ancient & Semi-Natural Woodland
-	1975m W	Unknown	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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



10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

0

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

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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



10.14 Potential Special Protection Areas (pSPA)

Records within 2000m**0**

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m**0**

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

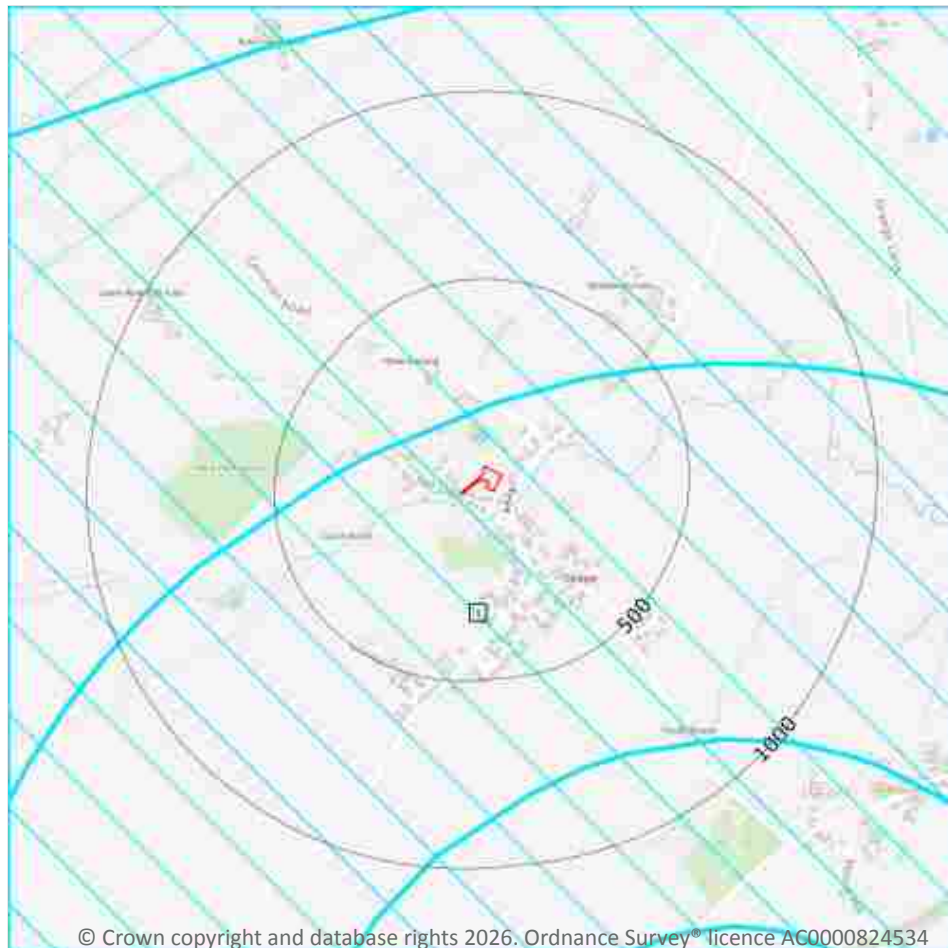
Records within 2000m**0**

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 62](#) >

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000322350&notes=&location=394759,182360%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 62 >](#)

ID: -
 Location: 1775m S
 SSSI name: Harries Ground, Rodbourne
 Unit name: Hay Meadow
 Broad habitat: Neutral Grassland - Lowland
 Condition: Unfavourable - Recovering
 Reportable features:

Feature name	Feature condition	Date of assessment
Lowland neutral grassland (MG5)	Favourable	01/10/2010
Population of nationally scarce butterfly species - Eurodryas aurinia, Marsh Fritillary	Favourable	27/03/2014

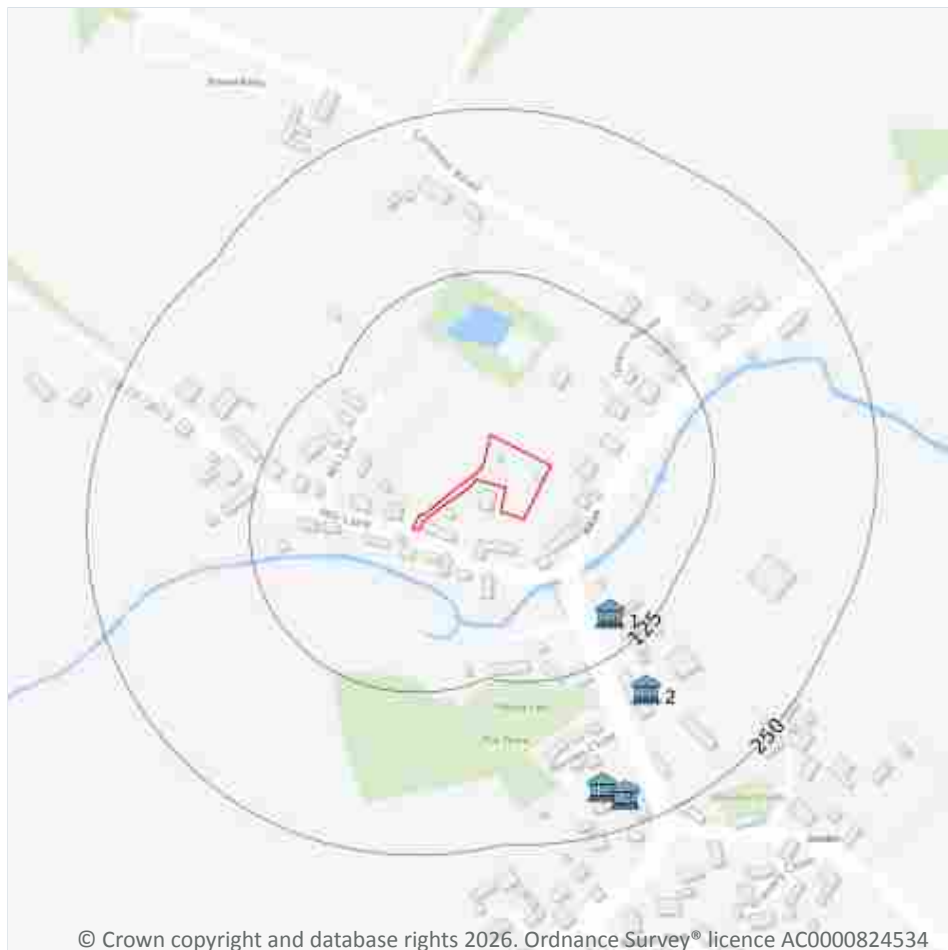
ID: -
 Location: 1906m S
 SSSI name: Harries Ground, Rodbourne
 Unit name: Plantation
 Broad habitat: Neutral Grassland - Lowland
 Condition: Unfavourable - Recovering
 Reportable features:

Feature name	Feature condition	Date of assessment
Lowland neutral grassland (MG5)	Unfavourable - Recovering	25/03/2021
Population of nationally scarce butterfly species - Eurodryas aurinia, Marsh Fritillary	Unfavourable - Recovering	01/10/2010

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**4**

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 64 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	98m SE	Cottage 40 Yards South Of Bridge, On East Side Of Road The Gables	II	1363870	28/10/1959
2	160m SE	Lynian	II	1182157	16/07/1987
A	215m S	Radnor Cottage	II	1284648	16/07/1987
A	226m S	The Radnor Arms	II	1022275	16/07/1987

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



11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

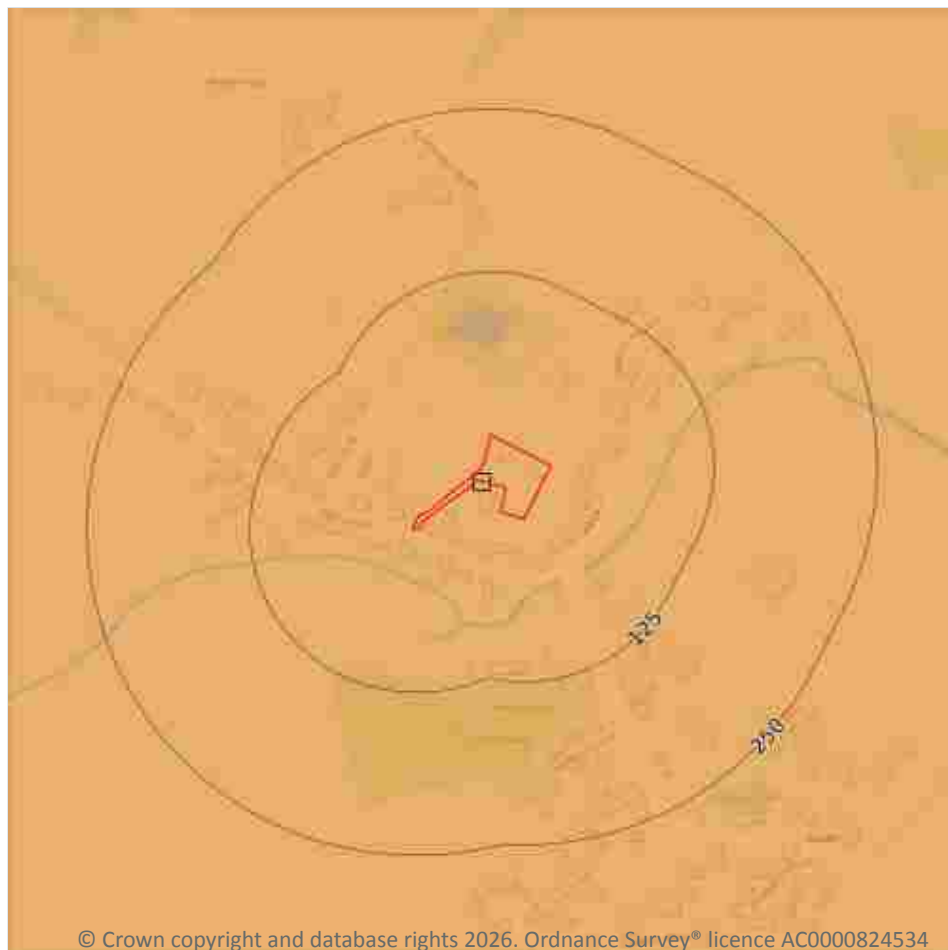
Records within 250m

0

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

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

12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

1

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

Features are displayed on the Agricultural designations map on [page 67](#) >

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

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

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

4

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

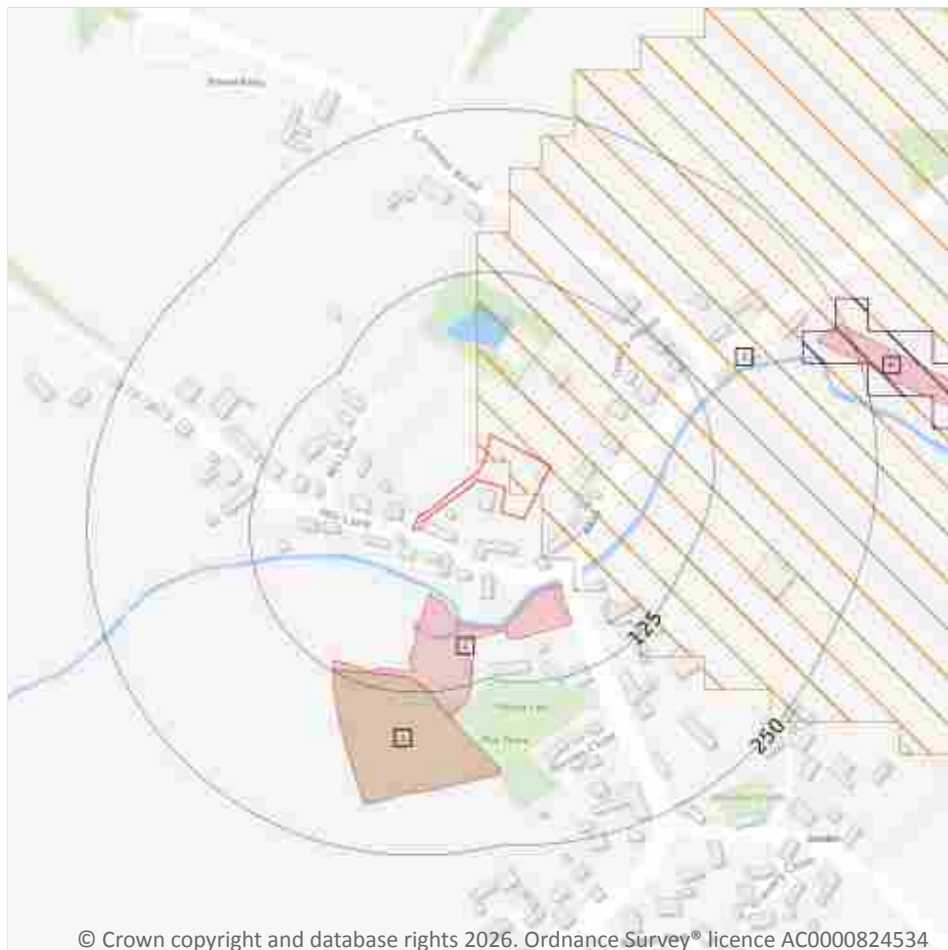
Location	Reference	Scheme	Start Date	End Date
52m SW	1278113	Countryside Stewardship (Middle Tier)	01/01/2023	31/12/2027
54m SE	1266179	Countryside Stewardship (Middle Tier)	01/01/2022	31/12/2026
160m NE	1270497	Countryside Stewardship (Middle Tier)	01/01/2022	31/12/2026
197m S	1278113	Countryside Stewardship (Middle Tier)	01/01/2023	31/12/2027



This data is sourced from Natural England.



13 Habitat designations



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

13.1 Priority Habitat Inventory

Records within 250m

3

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

Features are displayed on the Habitat designations map on [page 70 >](#)

ID	Location	Main Habitat	Other habitats
2	50m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	113m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	225m NE	Lowland meadows	Main habitat: LMEAD (INV > 50%)

This data is sourced from Natural England.



13.2 Habitat Networks

Records within 250m

2

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

Features are displayed on the Habitat designations map on [page 70 >](#)

ID	Location	Type	Habitat
1	On site	Network Enhancement Zone 1	Not specified
A	208m E	Primary Habitat	Lowland meadows

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

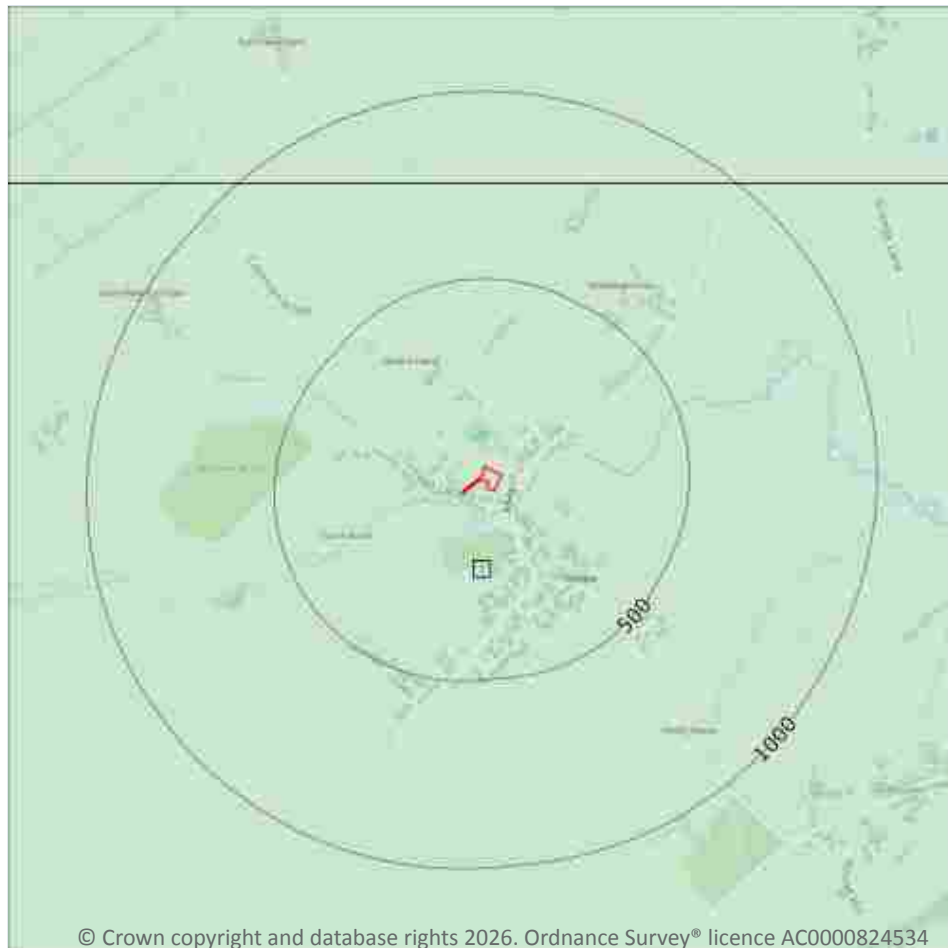
Records within 250m

0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- Full coverage
 - Partial coverage
 - No coverage

14.1 10k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 72](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	No coverage	ST98SW

This data is sourced from the British Geological Survey.



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

14.2 Artificial and made ground (10k)

Records within 500m

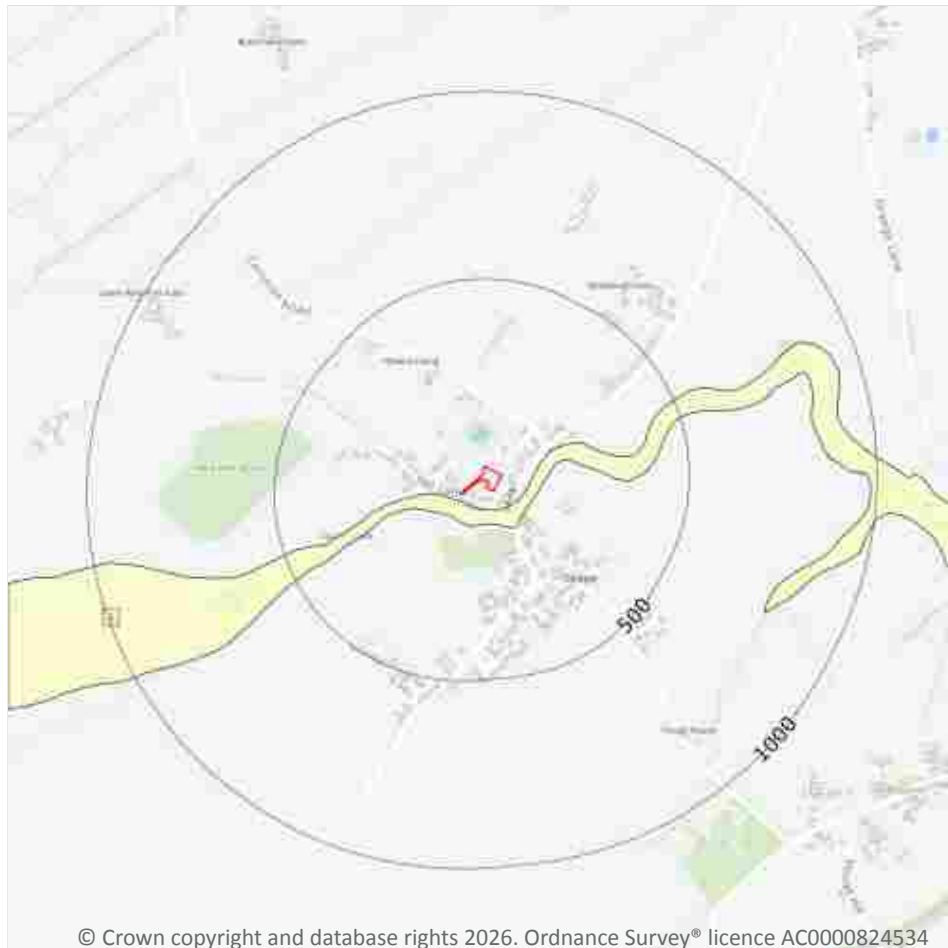
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



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14.3 Superficial geology (10k)

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 74 >](#)

ID	Location	LEX Code	Description	Rock description
1	22m S	ALV-XSWCV	Alluvium-Sand With Clay And Gravel	Sand with clay and gravel

This data is sourced from the British Geological Survey.



14.4 Landslip (10k)

Records within 500m

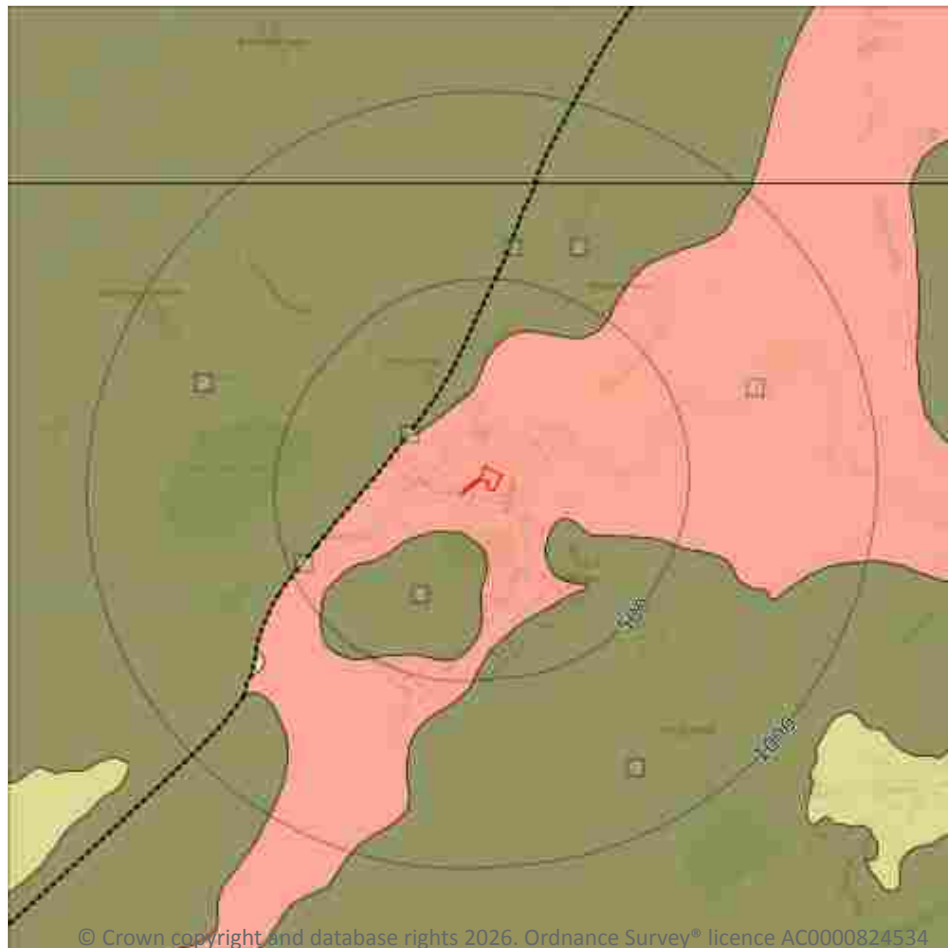
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

14.5 Bedrock geology (10k)

Records within 500m

5

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 76 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	CB-LMST	Cornbrash Formation-Limestone	Bathonian
2	104m S	KLC-MDST	Kellaways Clay Member-Mudstone	Callovian
3	177m NW	KLC-MDST	Kellaways Clay Member-Mudstone	Callovian
4	183m SE	KLC-MDST	Kellaways Clay Member-Mudstone	Callovian



ID	Location	LEX Code	Description	Rock age
5	208m NW	KLC-MDST	Kellaways Clay Member-Mudstone	Callovian

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

3

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

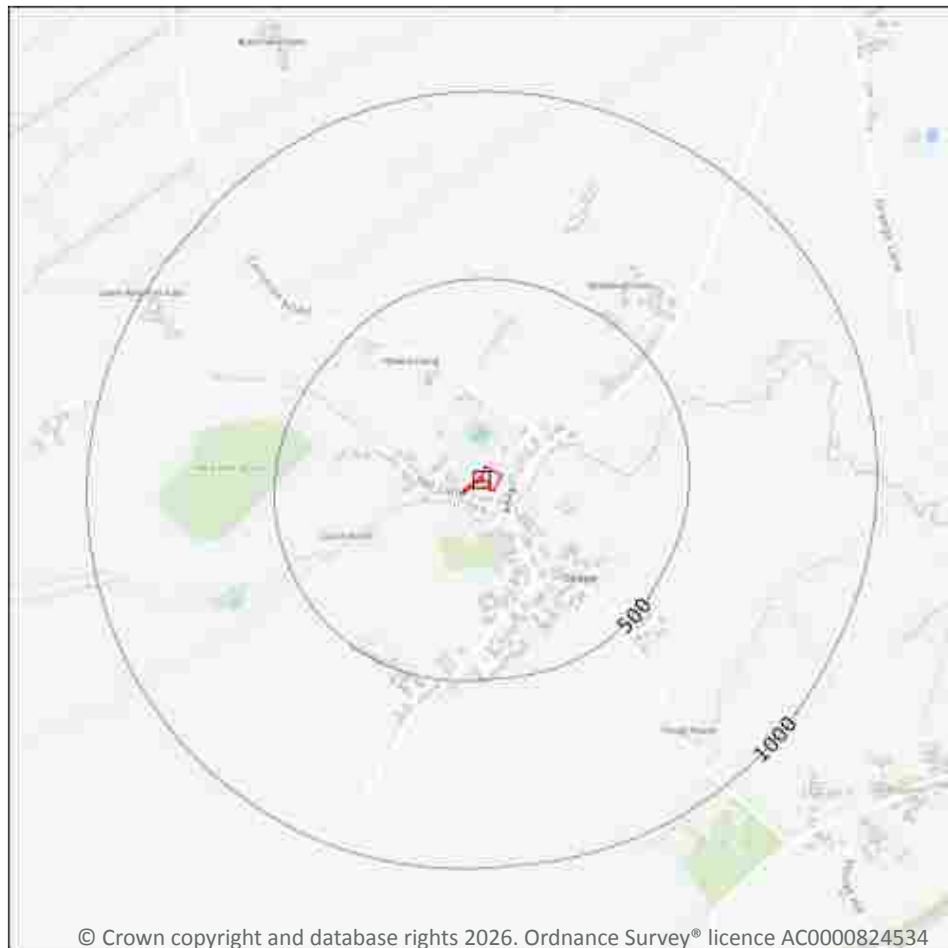
Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 76 >](#)

ID	Location	Category	Description
6	208m NW	FAULT	Fault, observed, displacement unknown
7	382m N	FAULT	Fault, inferred, displacement unknown
8	413m W	FAULT	Fault, inferred, displacement unknown

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

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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 78](#) >

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

This data is sourced from the British Geological Survey.



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

15.2 Artificial and made ground (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

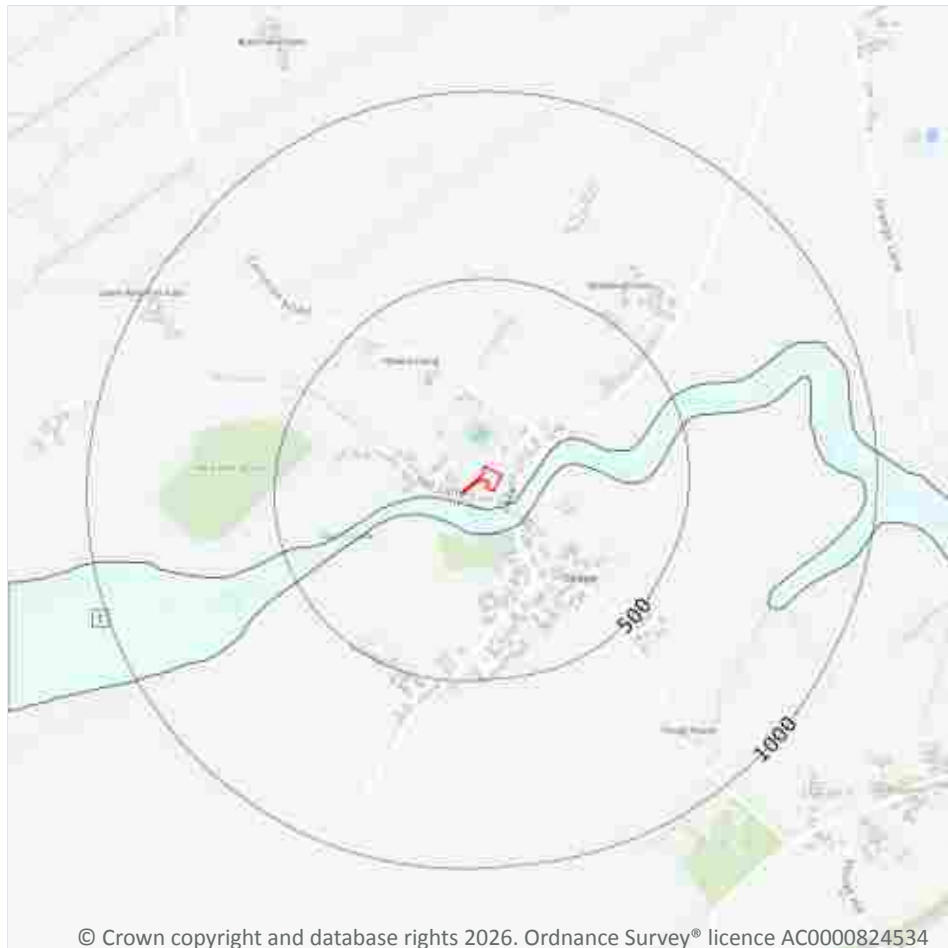
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 80](#) >

ID	Location	LEX Code	Description	Rock description
1	27m S	ALV-XCZSV	Alluvium	Clay, silt, sand and gravel

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

1

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

Location	Flow type	Maximum permeability	Minimum permeability
27m S	Intergranular	High	Very Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

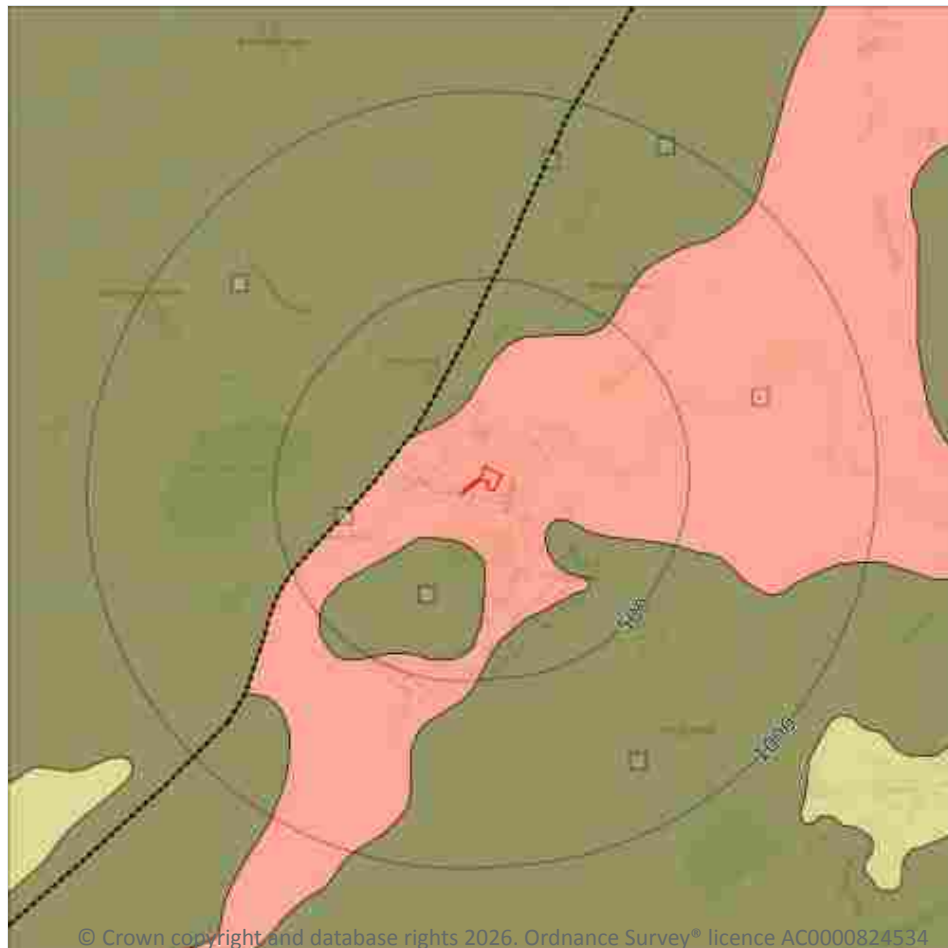
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

15.8 Bedrock geology (50k)

Records within 500m

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 82 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	CB-LMST	Cornbrash Formation-Limestone	Bathonian
2	128m S	KLC-MDST	Kellaways Clay Member-Mudstone	Callovian
3	159m NW	KLC-MDST	Kellaways Clay Member-Mudstone	Callovian
4	175m SE	KLC-MDST	Kellaways Clay Member-Mudstone	Callovian

ID	Location	LEX Code	Description	Rock age
5	201m NW	KLC-MDST	Kellaways Clay Member-Mudstone	Callovian

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

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

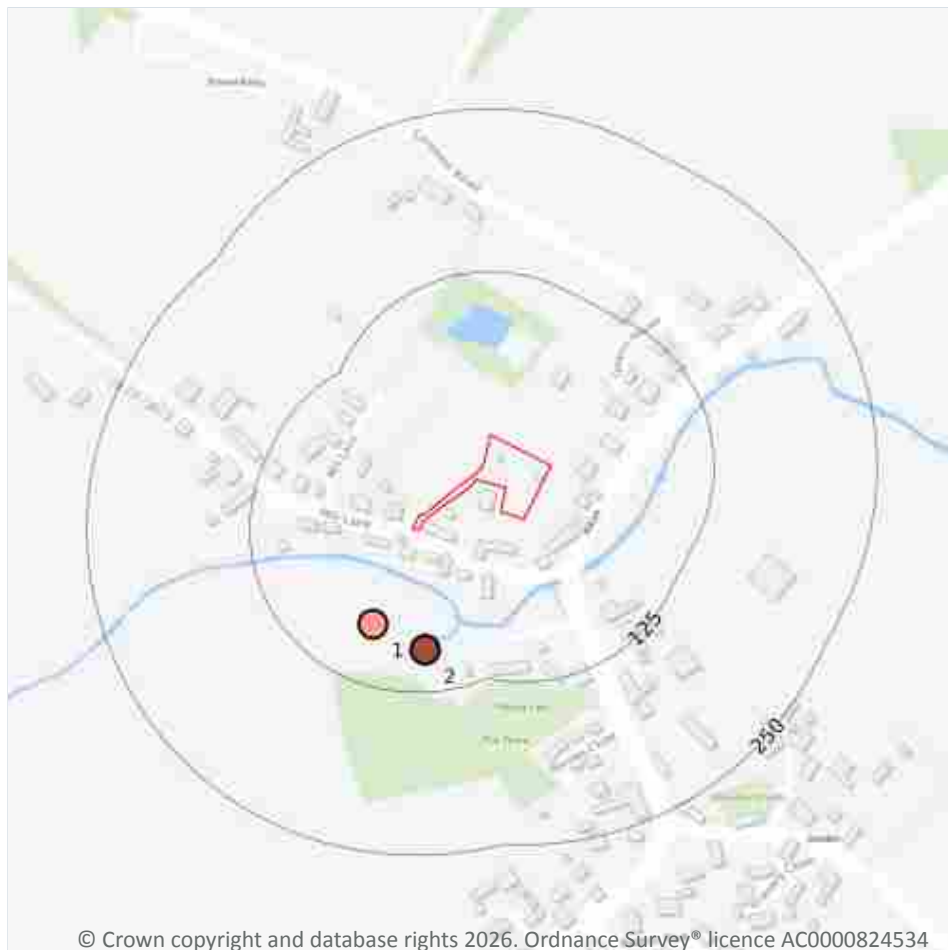
Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 82 >](#)

ID	Location	Category	Description
6	201m NW	FAULT	Fault, observed, crossmark on downthrow side, throw in metres
7	357m N	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres

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

2

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.

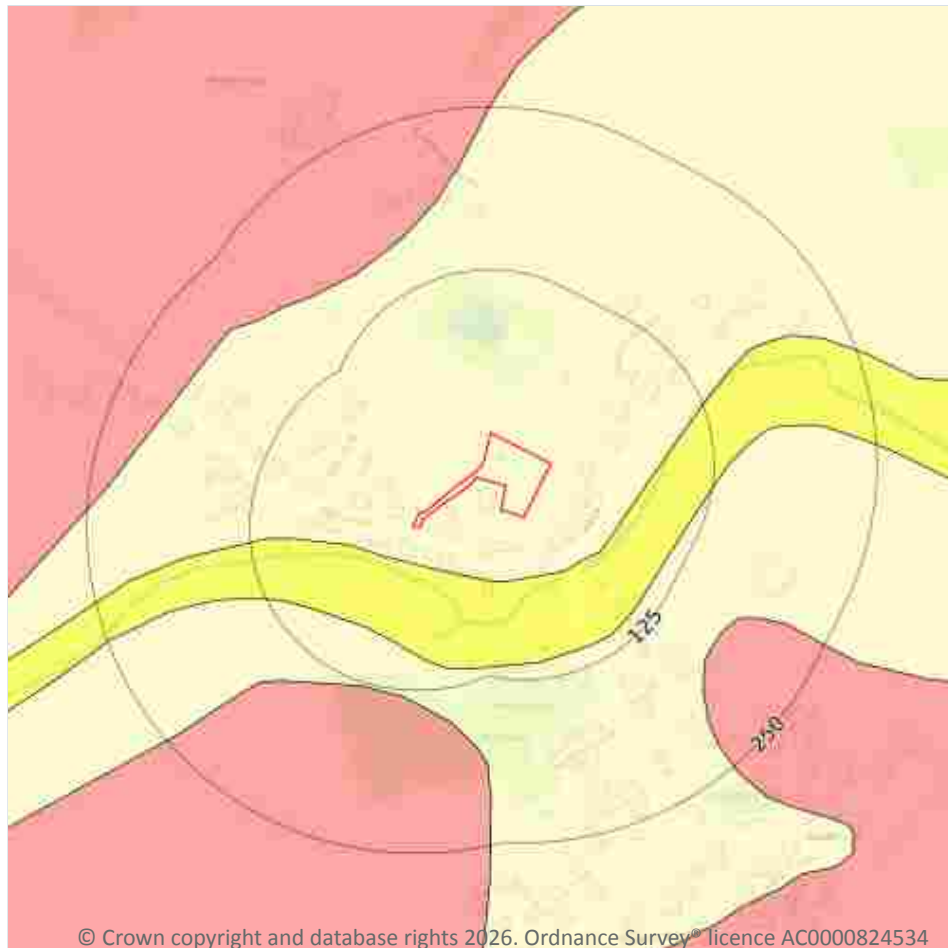
Features are displayed on the Boreholes map on [page 84](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	79m SW	392270 184100	NW WILTS WATER BOARD NO.7051 CORSTON	30.48	N	398067 ↗
2	93m S	392310 184080	CORSTON	-1.0	N	398081 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

17.1 Shrink swell clays

Records within 50m

2

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

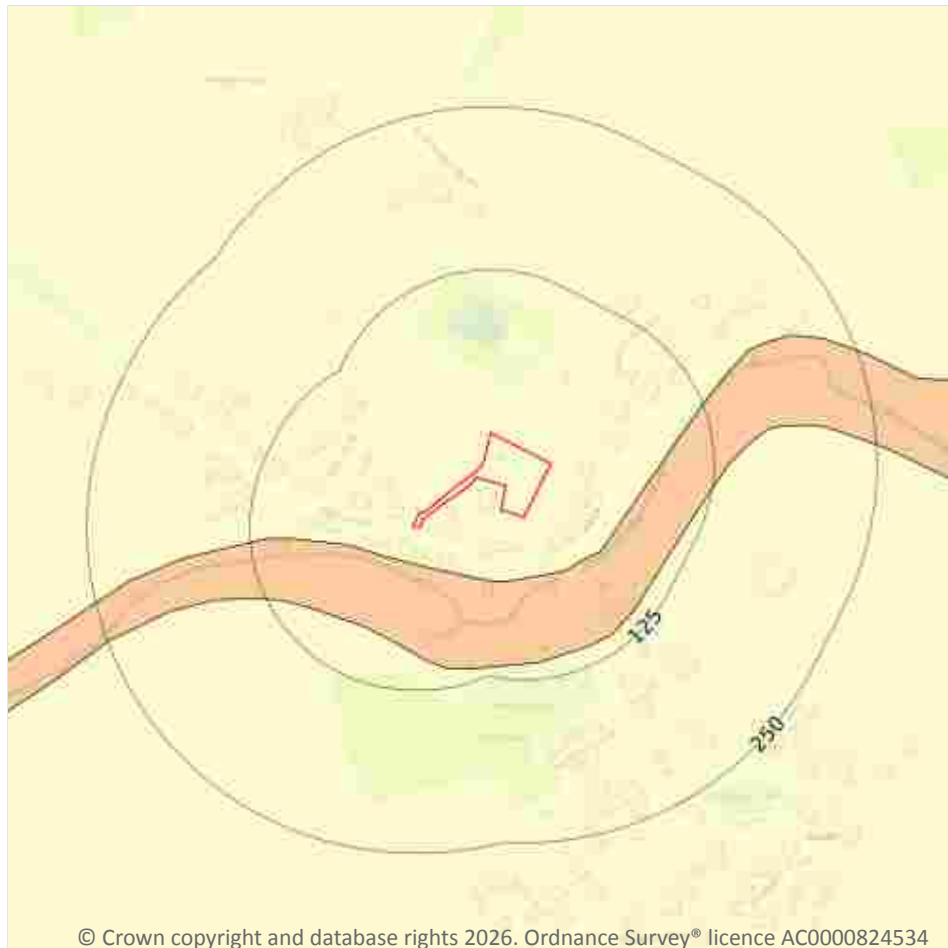
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 85 >](#)

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
27m S	Very low	Ground conditions predominantly low plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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

17.2 Running sands

Records within 50m

2

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

Features are displayed on the Natural ground subsidence - Running sands map on [page 86 >](#)

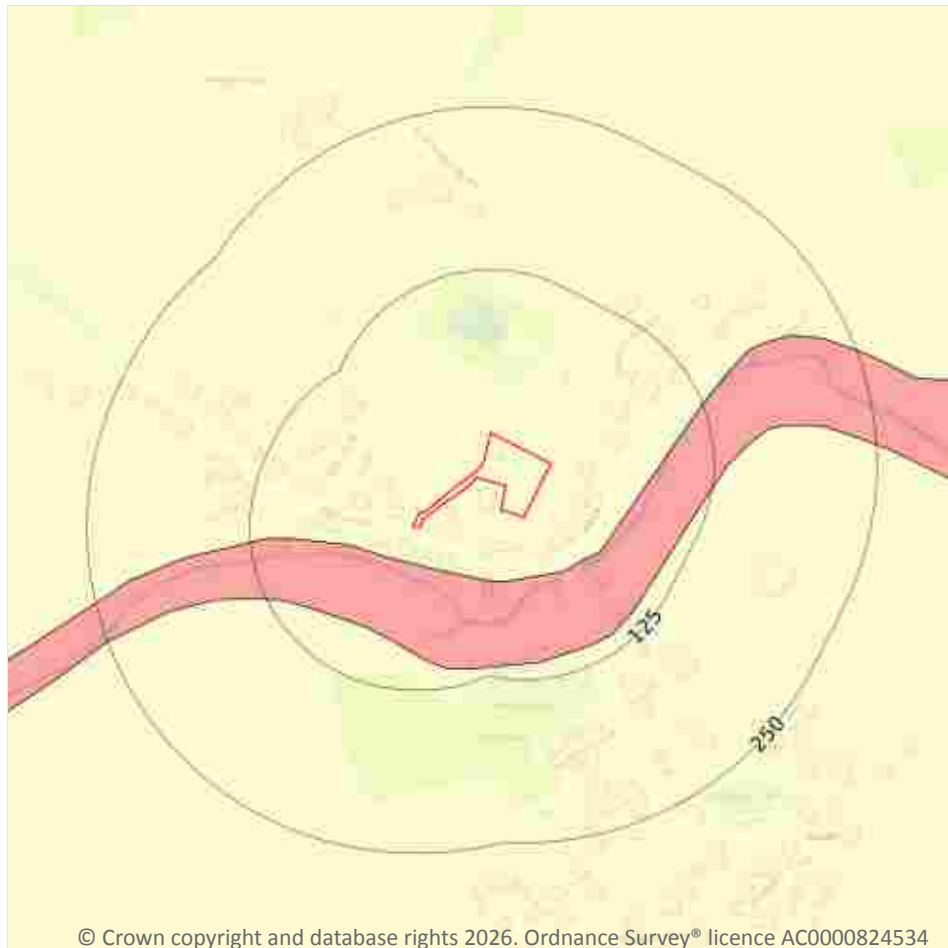
Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

Location	Hazard rating	Details
27m S	Low	Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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

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17.3 Compressible deposits

Records within 50m

2

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

Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 88](#) >

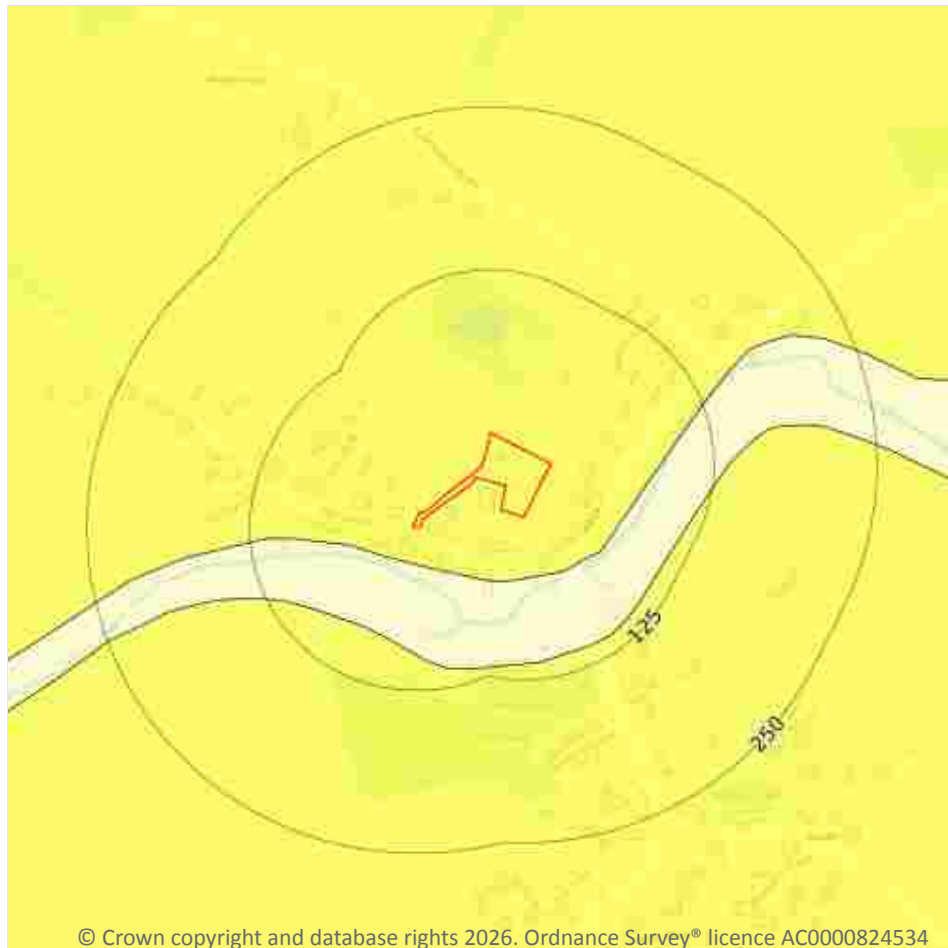
Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
27m S	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.



This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

2

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

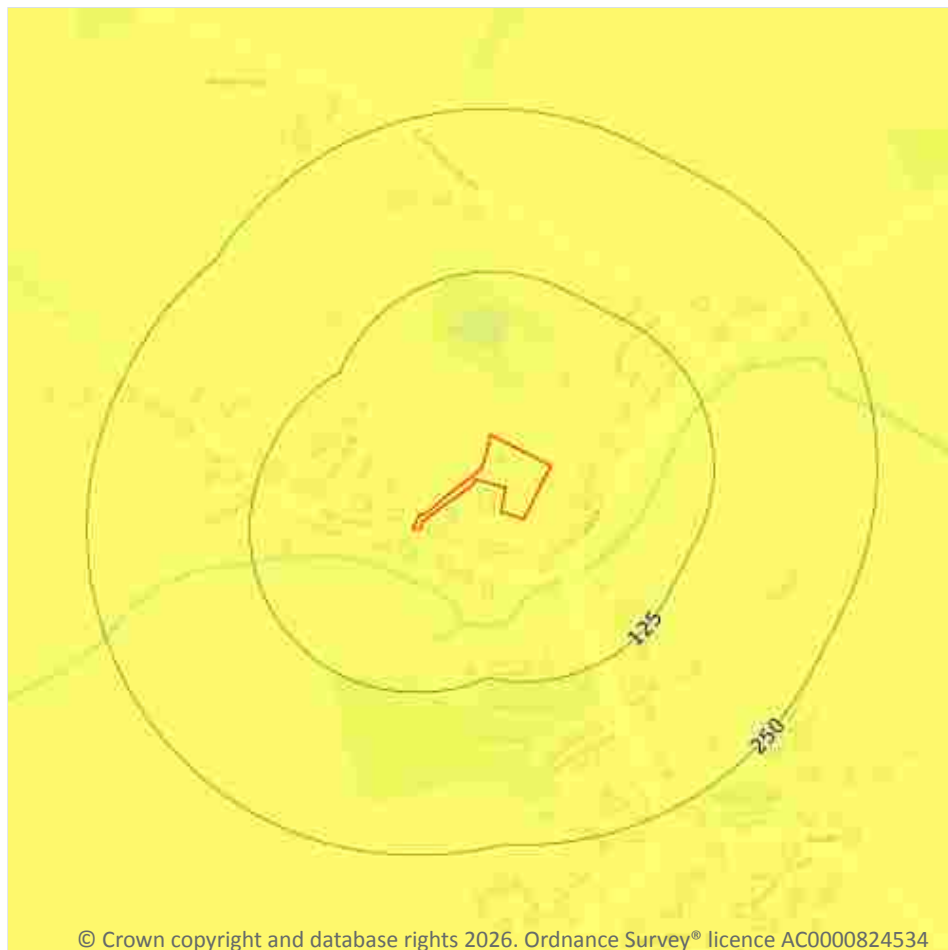
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 90 >](#)

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.
27m S	Negligible	Deposits with potential to collapse when loaded and saturated are believed not to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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

17.5 Landslides

Records within 50m

1

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

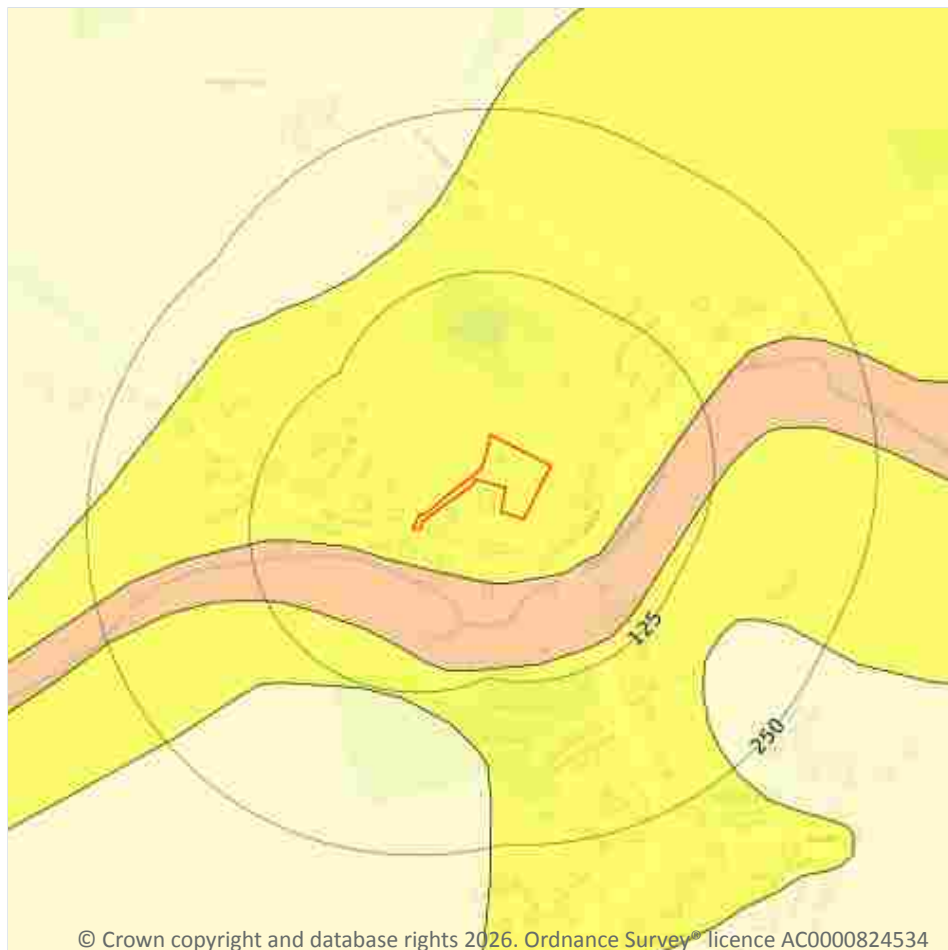
Features are displayed on the Natural ground subsidence - Landslides map on [page 91](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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

17.6 Ground dissolution of soluble rocks

Records within 50m

2

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 92](#) >

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

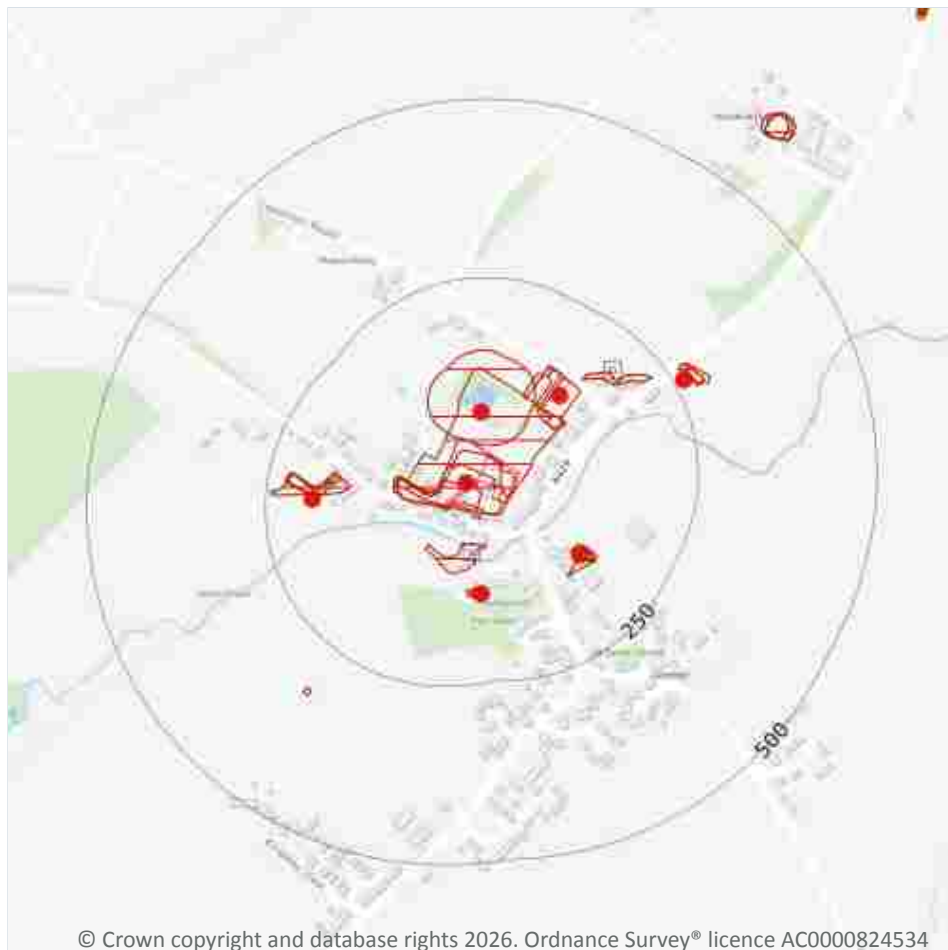


Location	Hazard rating	Details
27m S	Low	Soluble rocks are present within the ground. Some dissolution features may be present. Potential for difficult ground conditions are at a level where they may be considered, localised subsidence need not be considered except in exceptional circumstances.

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

7

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 94 >](#)

ID	Location	Details	Description
A	4m NW	Name: Corston Address: Corston, MALMESBURY, 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.
B	63m N	Name: Corston Address: Corston, MALMESBURY, 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.
C	122m NE	Name: Corston Address: Corston, MALMESBURY, 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	128m SE	Name: Corston Address: Corston, MALMESBURY, 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.
E	129m S	Name: Corston Address: Corston, MALMESBURY, 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
F	185m W	Name: Corston Address: Corston, MALMESBURY, 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.
H	264m NE	Name: Corston Address: Corston, MALMESBURY, 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	19
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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 94 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
A	On site	Unspecified Quarry	1885	1:10560
A	On site	Unspecified Quarry	1925	1:10560
A	On site	Unspecified Quarry	1899	1:10560
B	On site	Unspecified Quarries	1956	1:10560
B	16m N	Unspecified Disused Quarry	1981	1:10000
1	53m S	Mill Pond	1885	1:10560
C	77m NE	Unspecified Quarry	1899	1:10560
C	79m NE	Unspecified Quarry	1925	1:10560
D	115m SE	Unspecified Old Quarry	1925	1:10560
E	118m S	Unspecified Old Quarry	1925	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
E	120m S	Unspecified Old Quarry	1956	1:10560
D	122m SE	Unspecified Old Quarry	1956	1:10560
D	129m SE	Unspecified Old Quarry	1899	1:10560
F	134m W	Unspecified Old Quarry	1956	1:10560
F	150m W	Unspecified Old Quarry	1925	1:10560
F	150m W	Unspecified Old Quarry	1899	1:10560
G	158m NE	Unspecified Quarry	1925	1:10560
G	158m NE	Unspecified Quarry	1899	1:10560
F	160m W	Unspecified Quarry	1885	1:10560

This data is sourced from Ordnance Survey®/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This data is sourced from Ordnance Survey®/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.



18.6 Non-coal mining

Records within 1000m

0

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

0

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

This data is sourced from Groundsure.



18.10 Mining record office plans

Records within 500m**0**

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m**0**

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site**0**

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site**0**

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

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

18.14 Gypsum areas

Records on site**0**

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

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

This data is sourced from Groundsure.

18.16 Clay mining

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

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



19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m**0**

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m**0**

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m**0**

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m**0**

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

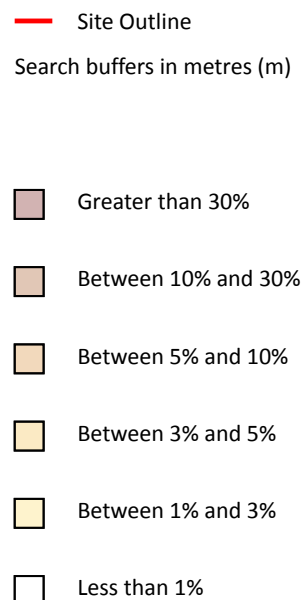
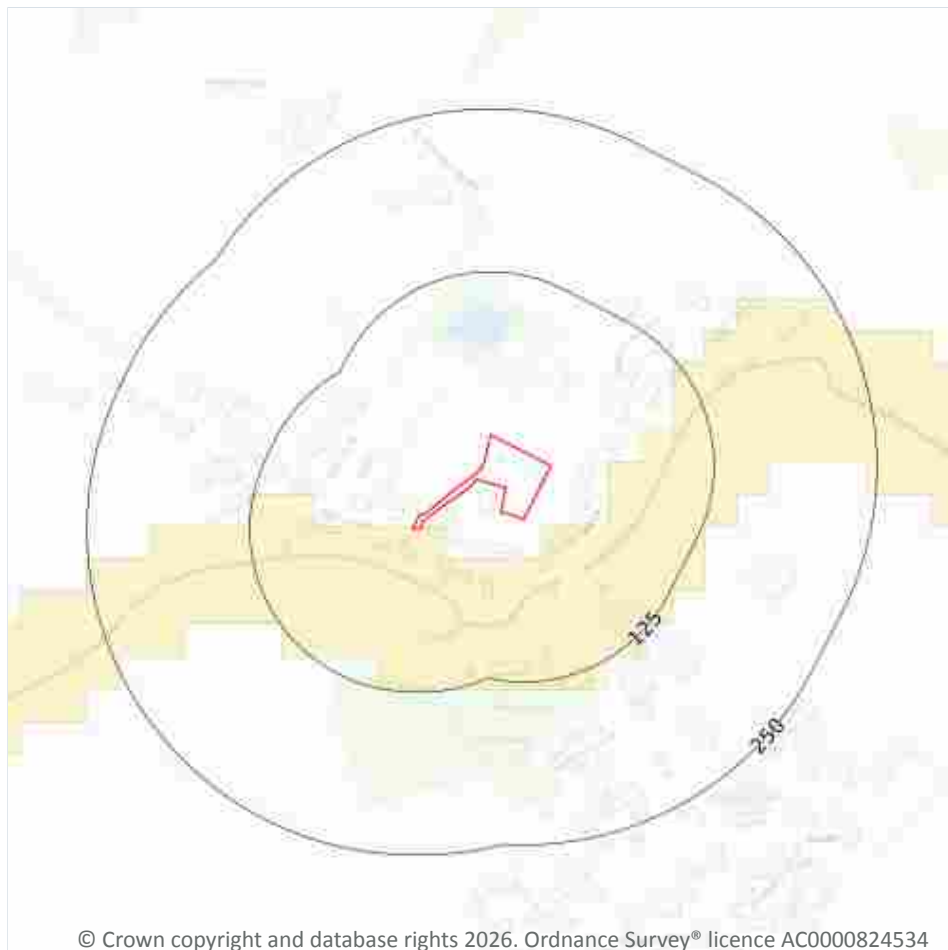
Not all 'holes' noted on Ordnance Survey® mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



20.1 Radon

Records on site

2

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 103](#) >

Location	Estimated properties affected	Radon Protection Measures required
On site	Between 1% and 3%	None



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

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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

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
27m S	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

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

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

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

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

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

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

22.4 Historical railway and tunnel features

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

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

This data is sourced from Ordnance Survey®/Groundsure.

22.5 Royal Mail tunnels

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

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



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey® and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

Terms and conditions

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



APPENDIX C HISTORICAL MAPS

Site details: LAND AT MILL LANE, CORSTON, WILTSHIRE, SN16 0HH
Client ref: MIL570.D
Report ref: GS-14E-D1X-9BQ-ENC
Grid ref: 392371.13, 184211.3
Production date: 13 January 2026

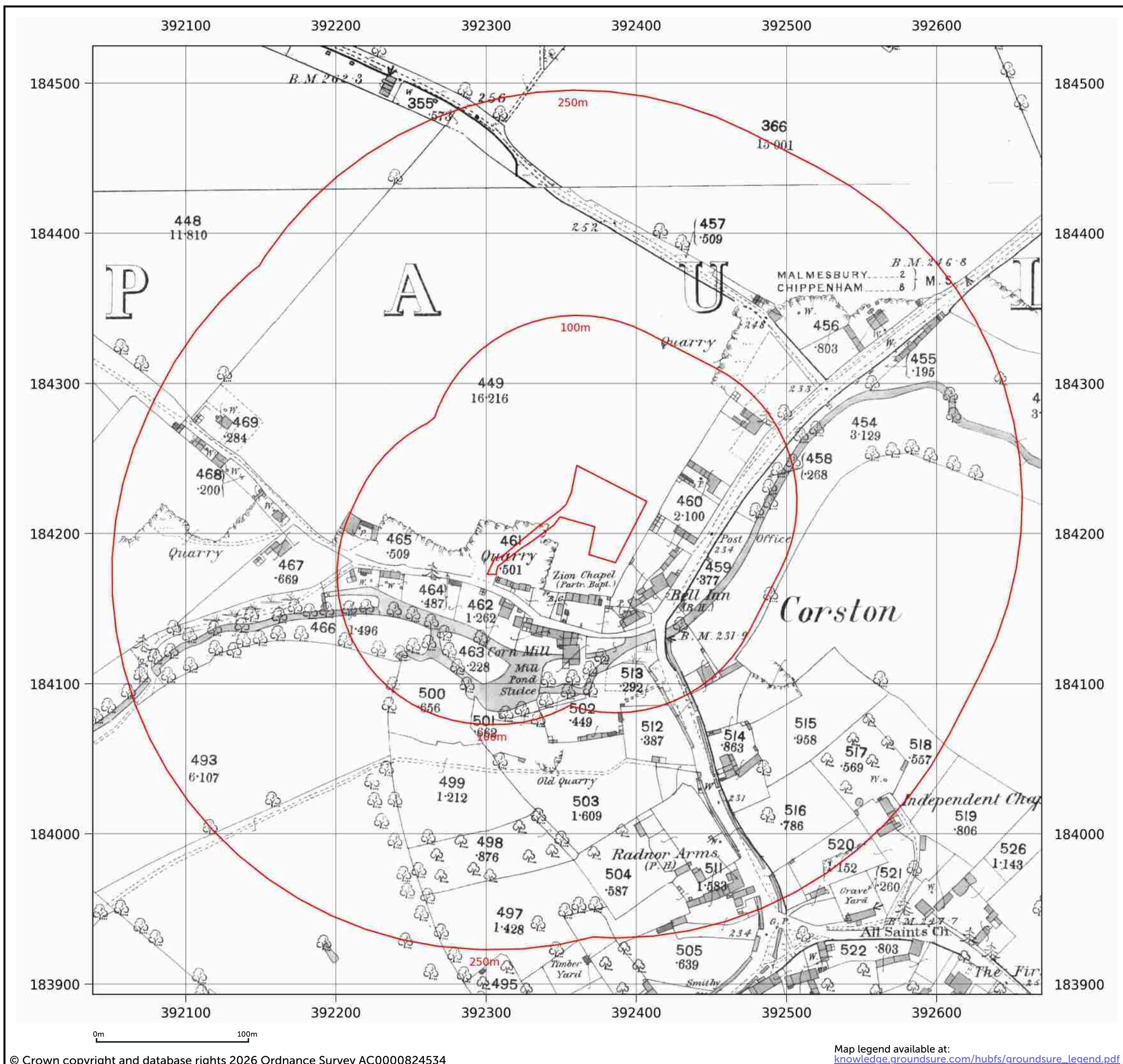
Map name: County Series
Map date: 1886
Scale: 1:2,500
Printed at: 1:2,500



Date: 1886
 Surveyed: 1886
 Revised: 1886

Date: 1886
 Surveyed: 1886
 Revised: 1886

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



Site details: LAND AT MILL LANE, CORSTON, WILTSHIRE, SN16 0HH
Client ref: MIL570.D
Report ref: GS-14E-D1X-9BQ-ENC
Grid ref: 392371.13, 184211.3
Production date: 13 January 2026

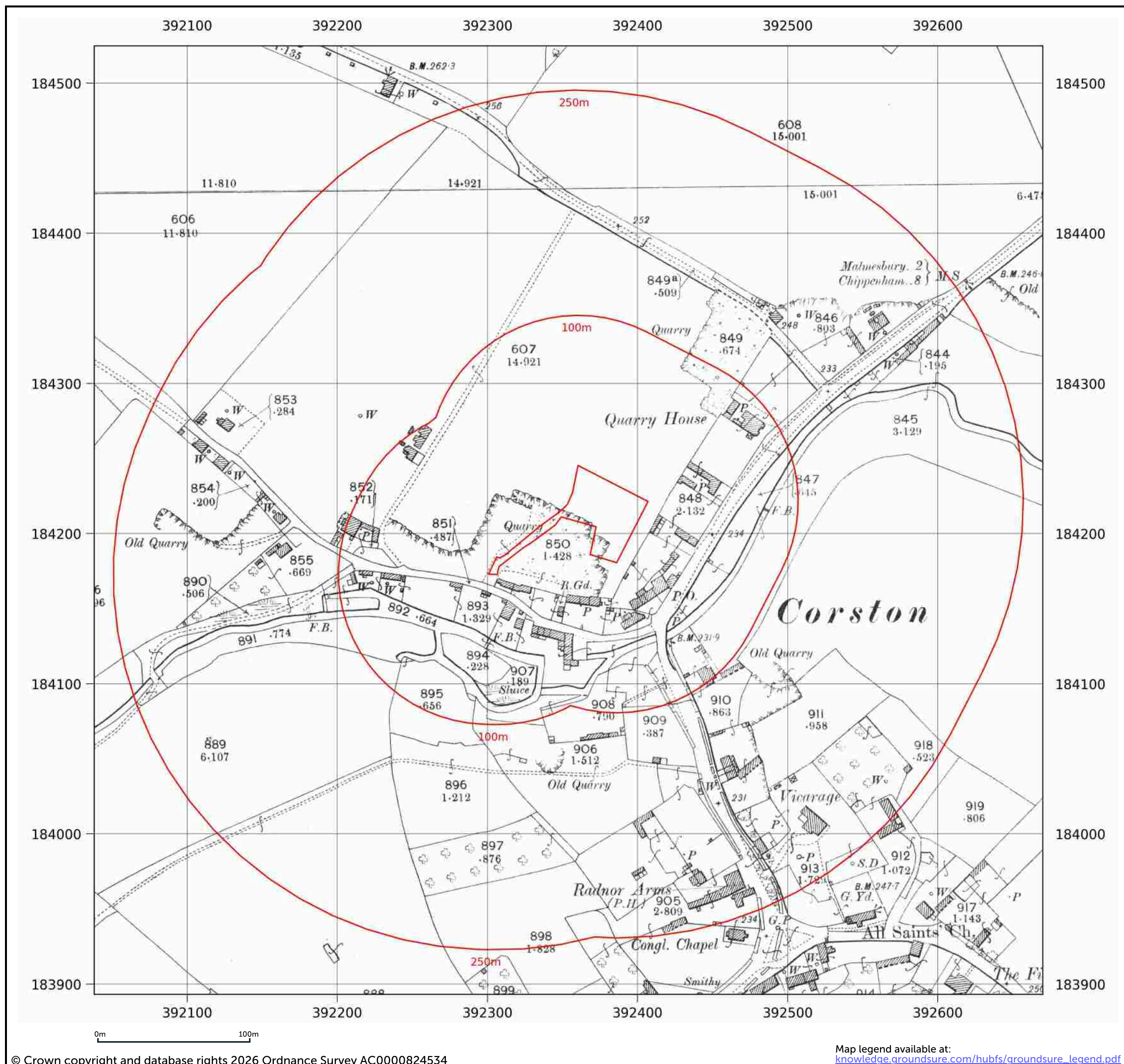
Map name: County Series
Map date: 1900
Scale: 1:2,500
Printed at: 1:2,500



Date: 1900
 Surveyed: 1900
 Revised: 1900

Date: 1900
 Surveyed: 1900
 Revised: 1900

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Site details: LAND AT MILL LANE,
CORSTON, WILTSHIRE, SN16
0HH

Client ref: MIL570.D

Report ref: GS-14E-D1X-9BQ-ENC

Grid ref: 392371.13, 184211.3

Production date: 13 January 2026

Map name: County Series

Map date: 1923-1924

Scale: 1:2,500

Printed at: 1:2,500



Date: 1923
Surveyed: 1923
Revised: 1923

Date: 1924
Surveyed: 1924
Revised: 1924

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01273 257 755



Site details: LAND AT MILL LANE, CORSTON, WILTSHIRE, SN16 0HH
Client ref: MIL570.D
Report ref: GS-14E-D1X-9BQ-ENC
Grid ref: 392371.13, 184211.3
Production date: 13 January 2026

Map name: National Grid
Map date: 1981
Scale: 1:2,500
Printed at: 1:2,500



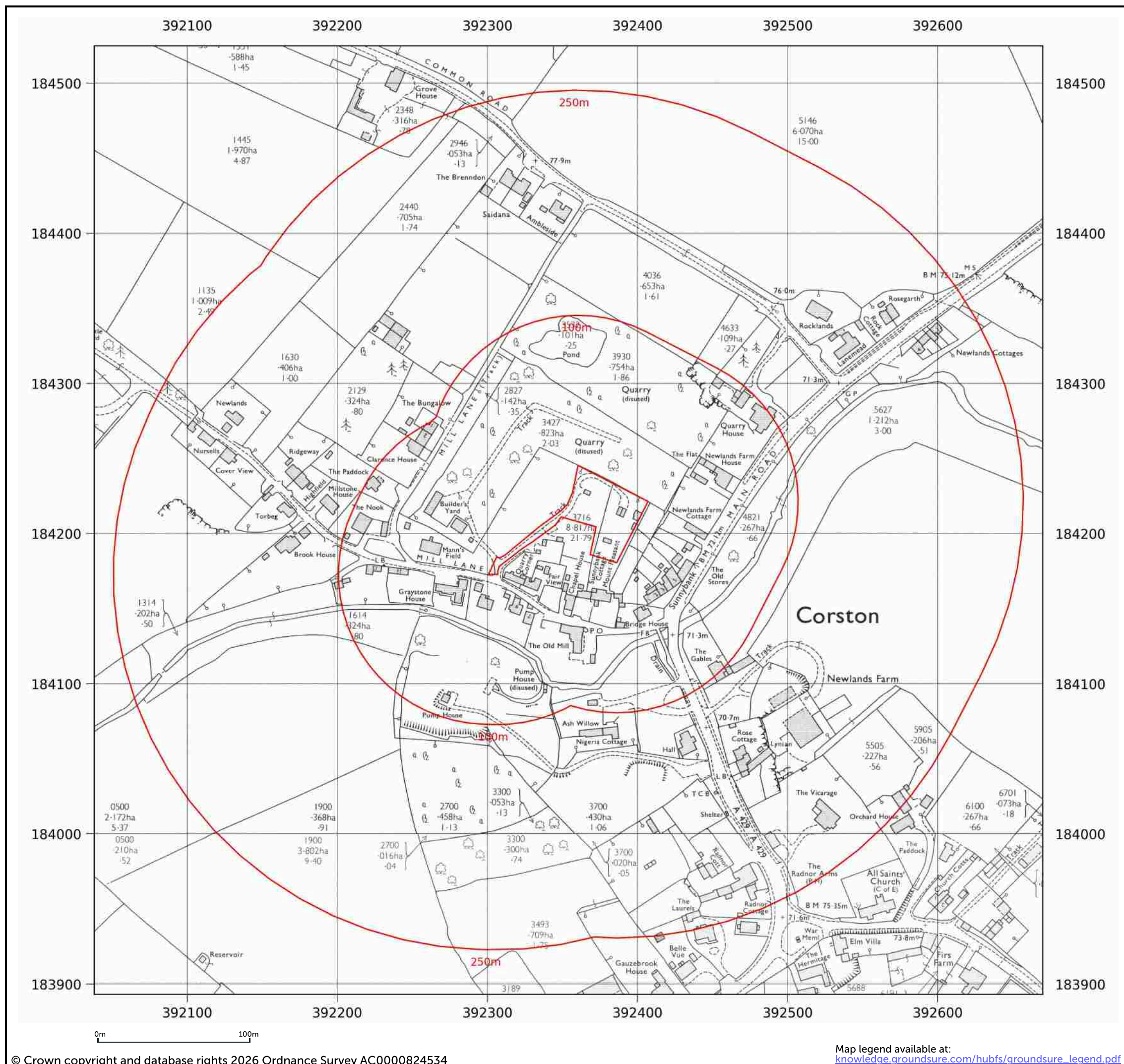
Date: 1981
 Surveyed: 1980
 Revised: 1980
 Copyright: 1981
 Levelled: 1970

Date: 1981
 Surveyed: 1980
 Revised: 1980
 Copyright: 1981
 Levelled: 1967

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Site details: LAND AT MILL LANE, CORSTON, WILTSHIRE, SN16 0HH
Client ref: MIL570.D
Report ref: GS-14E-D1X-9BQ-ENC
Grid ref: 392371.13, 184211.3
Production date: 13 January 2026

Map name: National Grid
Map date: 1994
Scale: 1:2,500
Printed at: 1:2,500



Date: 1994
Copyright: 1994

Date: 1994
Copyright: 1994

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01273 257 755



Site details: LAND AT MILL LANE, CORSTON, WILTSHIRE, SN16 0HH
Client ref: MIL570.D
Report ref: GS-14E-D1X-9BQ-ENC
Grid ref: 392371.13, 184211.3
Production date: 13 January 2026

Map name: National Grid
Map date: 1995
Scale: 1:2,500
Printed at: 1:2,500



Date: 1995
Surveyed: 1995
Revised: 1995
Copyright: 1995

Date: 1995
Copyright: 1995

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Site details: LAND AT MILL LANE, CORSTON, WILTSHIRE, SN16 0HH
Client ref: MIL570.D
Report ref: GS-14E-D1X-9BQ-ENC
Grid ref: 392371.13, 184211.3
Production date: 13 January 2026

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



Date: 2003

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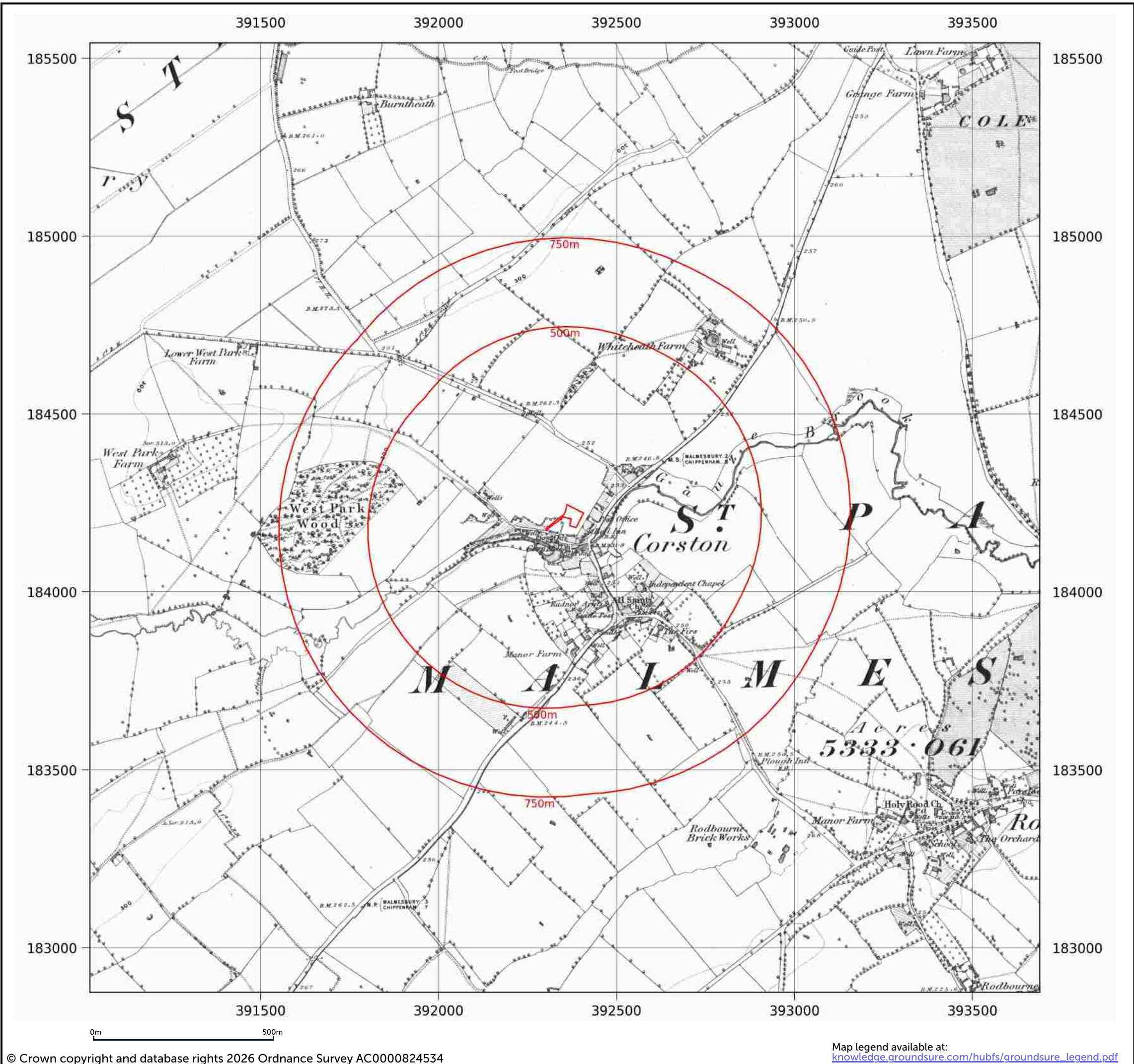
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CORSTON, WILTSHIRE, SN16
0HH
Client ref: MIL570.D
Report ref: GS-14E-D1X-9BQ-ENC
Grid ref: 392371.13, 184211.3
Production date: 13 January 2026

Map name: County Series
Map date: 1885
Scale: 1:10,560
Printed at: 1:10,560



Date: 1885
Surveyed: 1885
Revised: 1885

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Site details: LAND AT MILL LANE,
CORSTON, WILTSHIRE, SN16
0HH
Client ref: MIL570.D
Report ref: GS-14E-D1X-9BQ-ENC
Grid ref: 392371.13, 184211.3
Production date: 13 January 2026

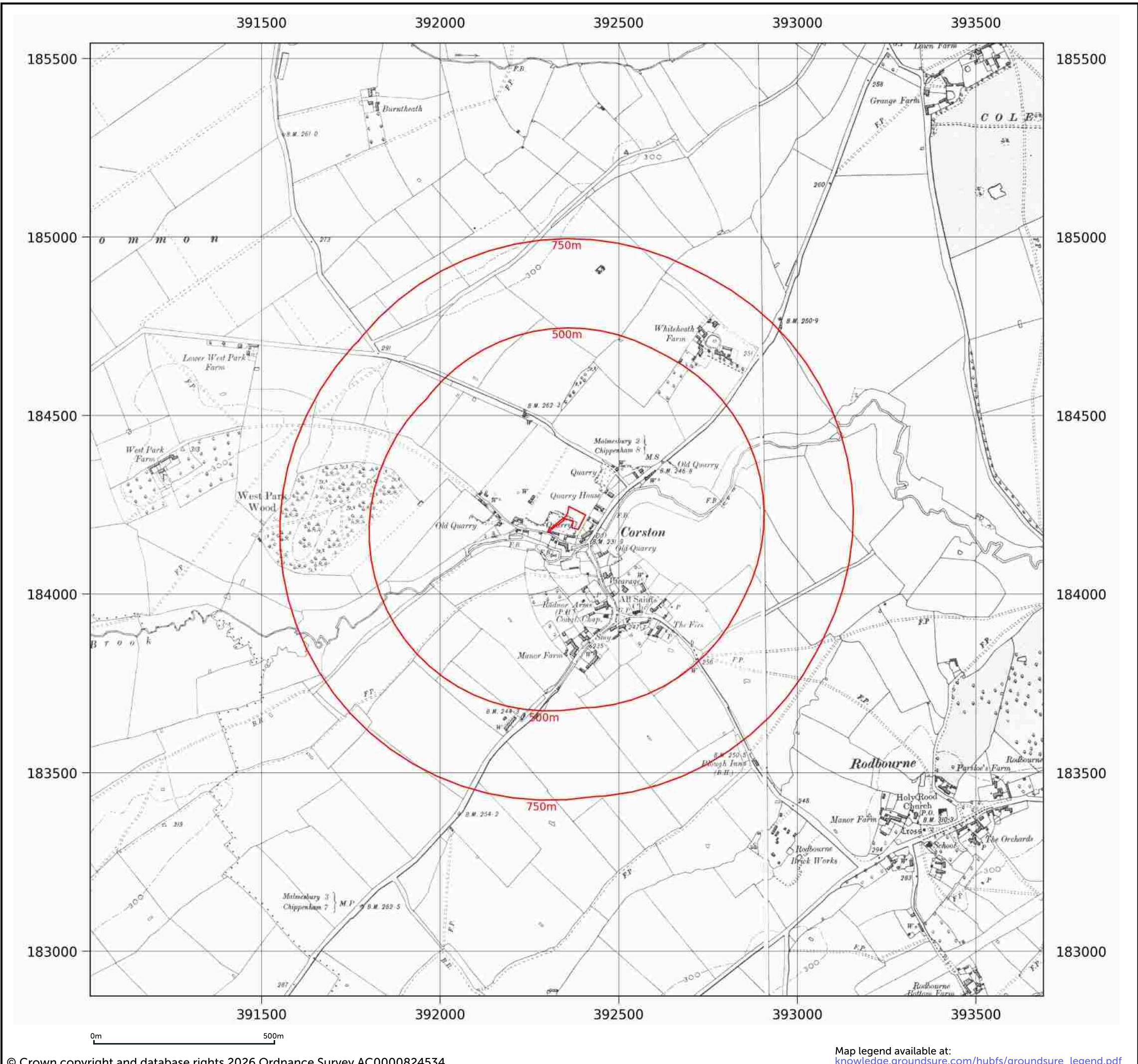
Map name: County Series
Map date: 1899
Scale: 1:10,560
Printed at: 1:10,560



Date: 1899
Surveyed: 1883
Revised: 1899

Date: 1899
Surveyed: 1883
Revised: 1899

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01273 257 755



Site details: LAND AT MILL LANE, CORSTON, WILTSHIRE, SN16 0HH
Client ref: MIL570.D
Report ref: GS-14E-D1X-9BQ-ENC
Grid ref: 392371.13, 184211.3
Production date: 13 January 2026

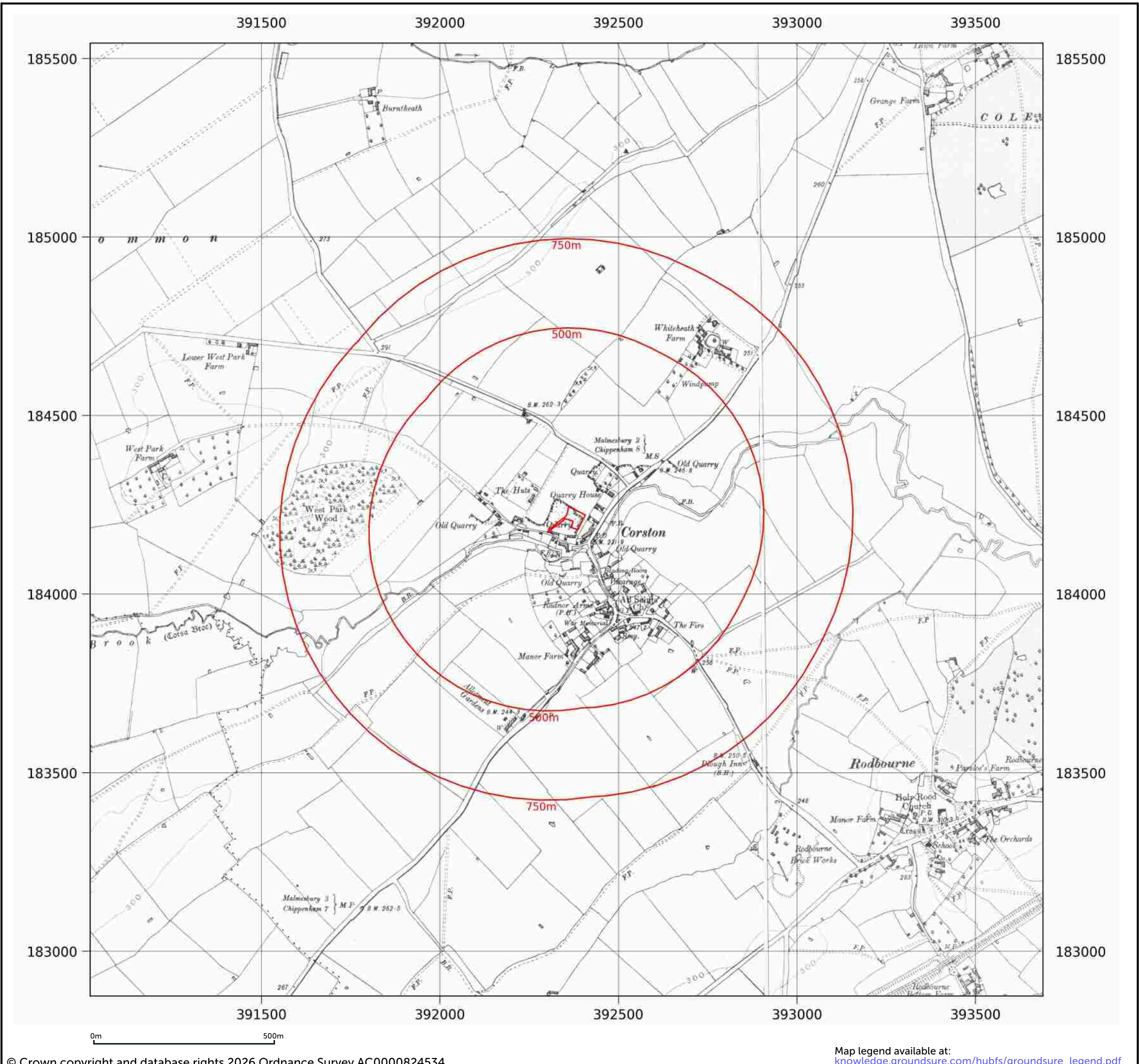
Map name: County Series
Map date: 1925
Scale: 1:10,560
Printed at: 1:10,560



Date: 1925
Surveyed: 1883
Revised: 1925

Date: 1925
Surveyed: 1883
Revised: 1925

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



Site details:

LAND AT MILL LANE,
CORSTON, WILTSHIRE, SN16
0HH

Client ref:

MIL570.D

Report ref:

GS-14E-D1X-9BQ-ENC

Grid ref:

392371.13, 184211.3

Production date:

13 January 2026

Map name:

Provisional

Map date:

1956

Scale:

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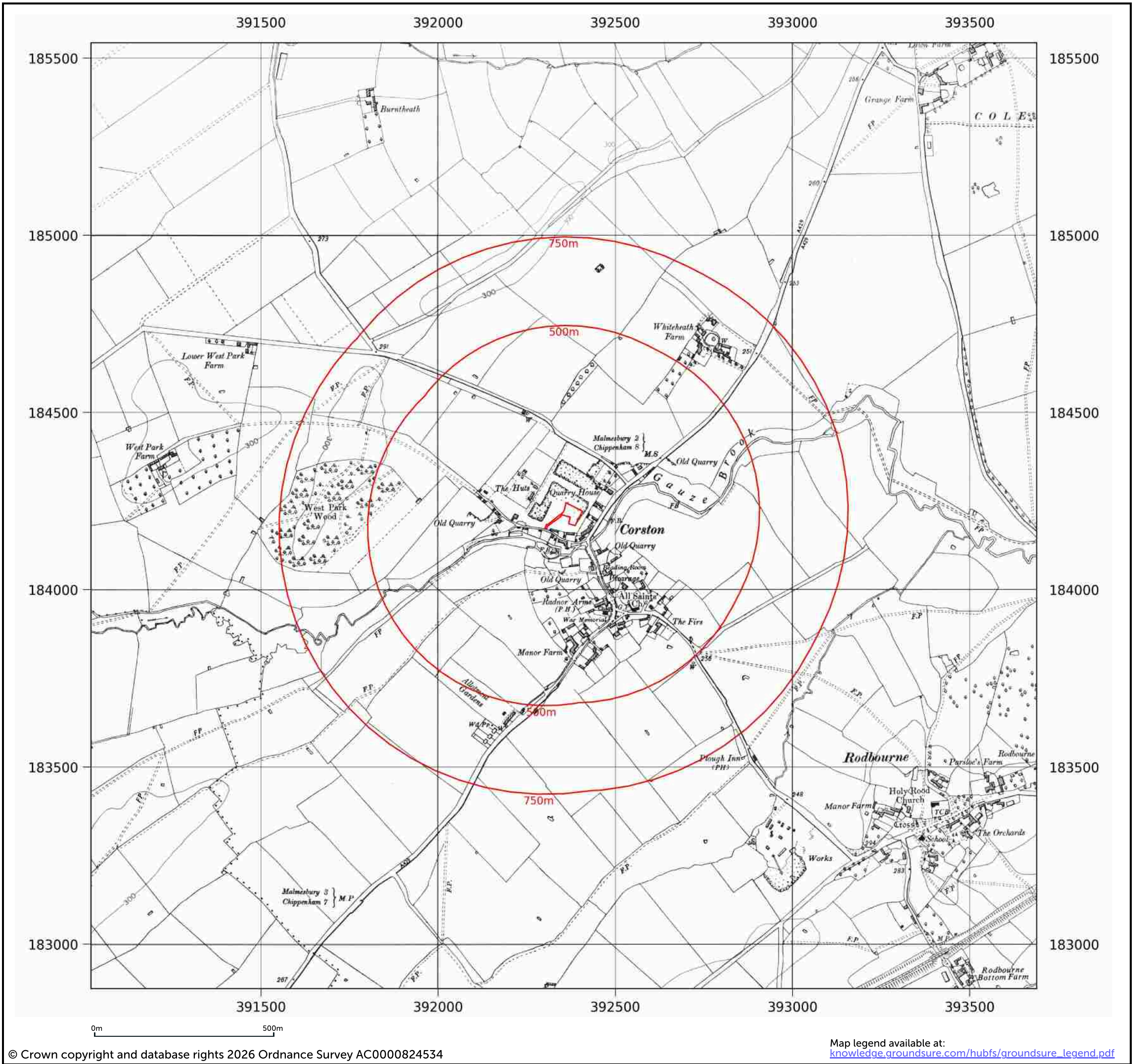
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Surveyed: 1956
Revised: 1956

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Surveyed: 1956
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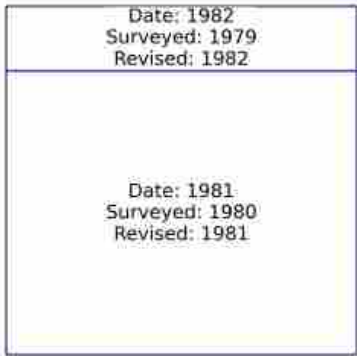


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info@groundsure.com
01273 257 755

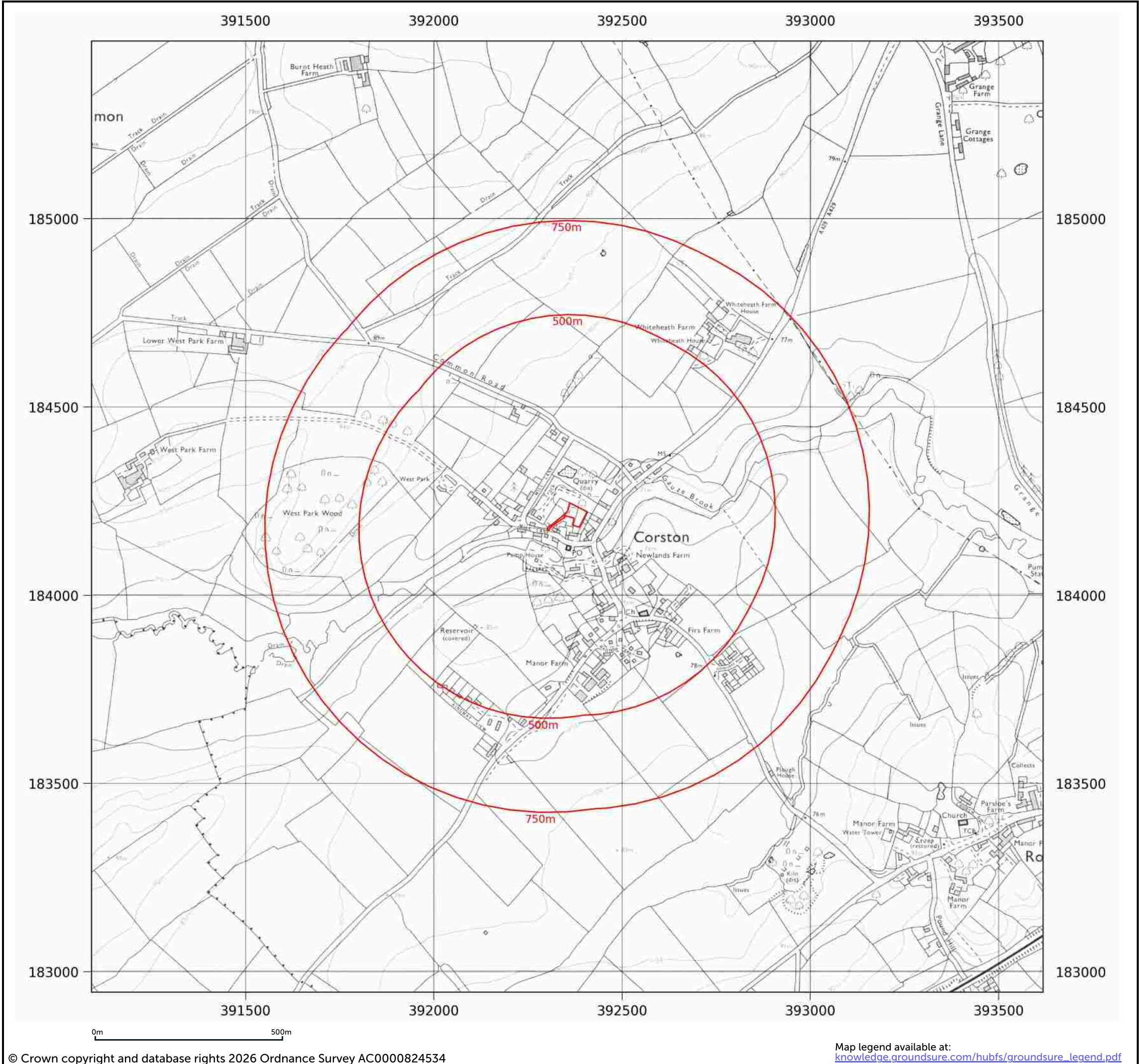


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CORSTON, WILTSHIRE, SN16
0HH
Client ref: MIL570.D
Report ref: GS-14E-D1X-9BQ-ENC
Grid ref: 392371.13, 184211.3
Production date: 13 January 2026

Map name: National Grid
Map date: 1981-1982
Scale: 1:10,000
Printed at: 1:10,000



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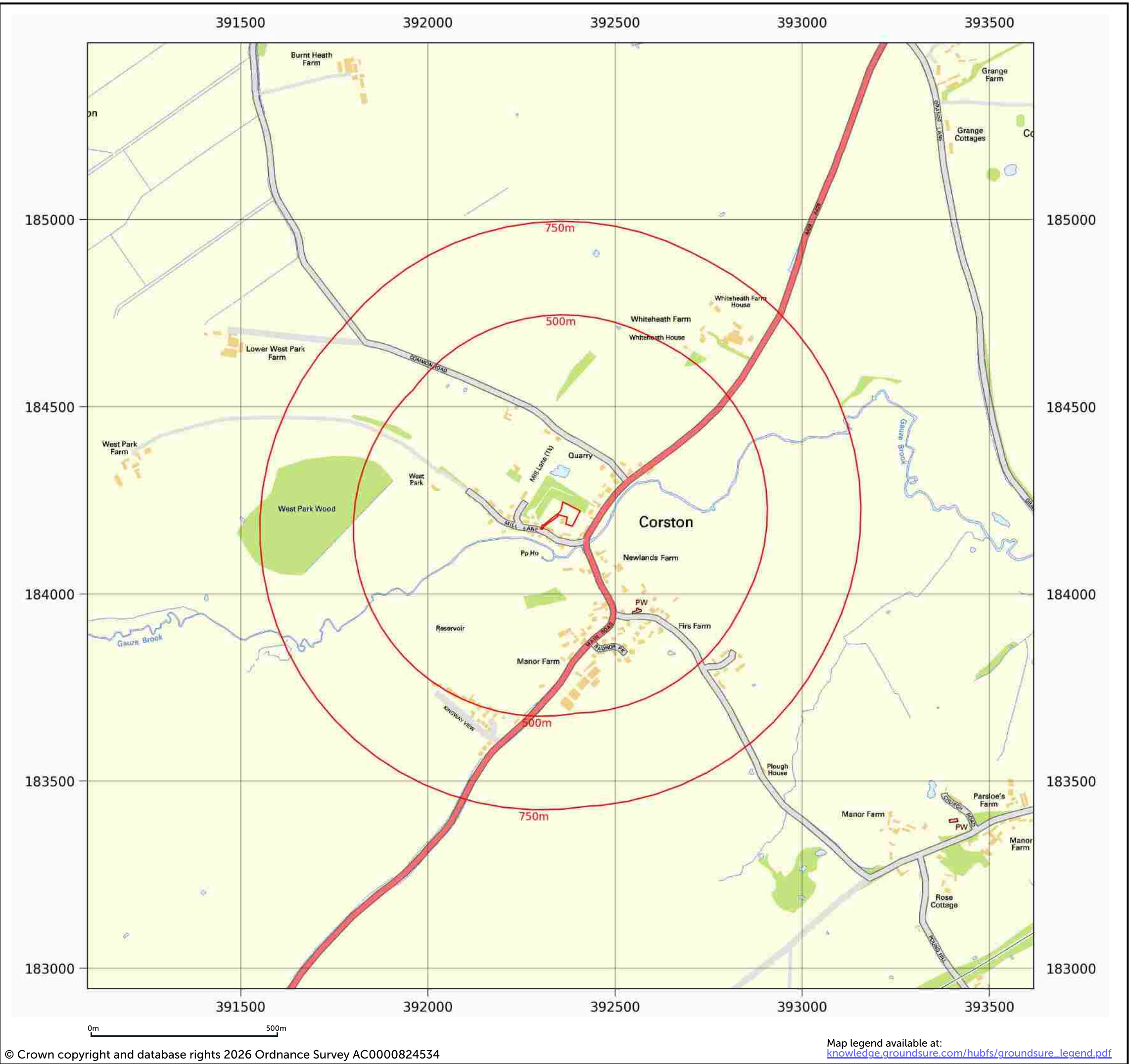
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Report ref:	GS-14E-D1X-9BQ-ENC
Grid ref:	392371.13, 184211.3
Production date:	13 January 2026

Map name:	National Grid
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Scale:	1:10,000
Printed at:	1:10,000



Date: 2001
Date: 2001

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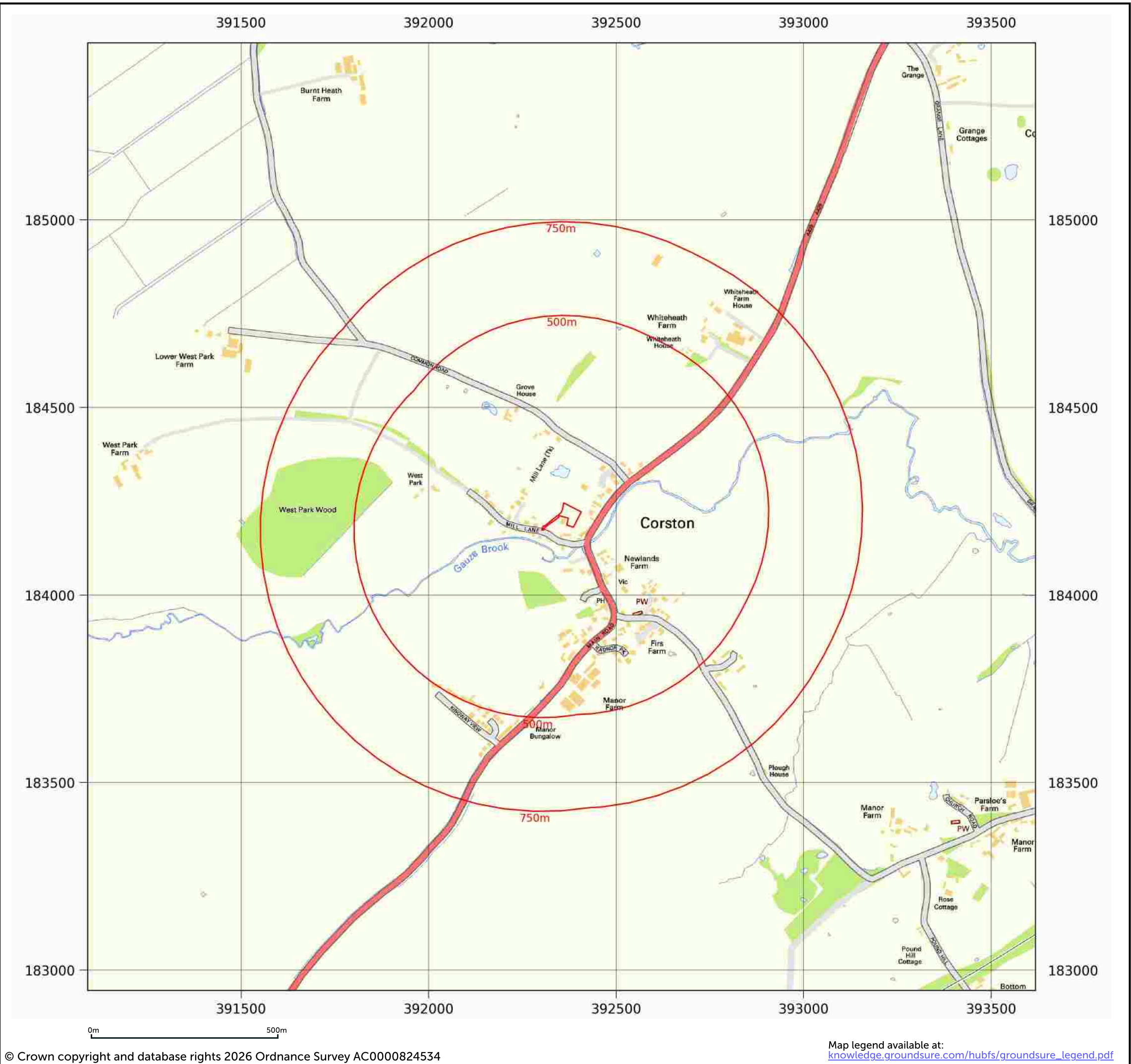
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Report ref:	GS-14E-D1X-9BQ-ENC
Grid ref:	392371.13, 184211.3
Production date:	13 January 2026

Map name:	National Grid
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Printed at:	1:10,000



Date: 2010
Date: 2010

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01273 257 755



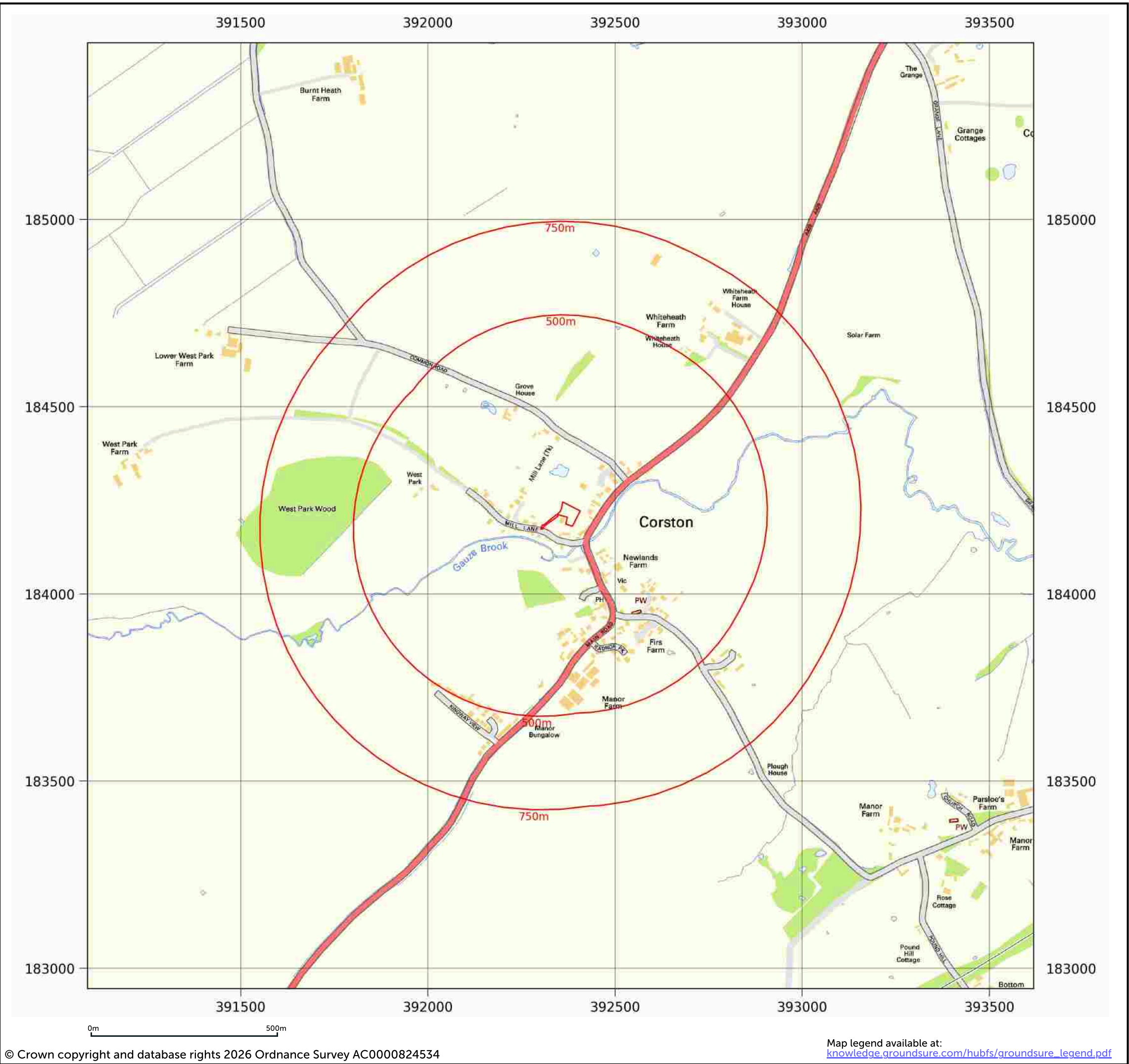
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Grid ref:	392371.13, 184211.3
Production date:	13 January 2026

Map name:	National Grid
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Date: 2015
Date: 2015

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info@groundsure.com
01273 257 755



Site details:

LAND AT MILL LANE,
CORSTON, WILTSHIRE, SN16
0HH

Client ref:

MIL570.D

Report ref:

GS-14E-D1X-9BQ-ENC

Grid ref:

392371.13, 184211.3

Production date:

13 January 2026

Map name:

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Scale:

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Date: 2025

Date: 2025

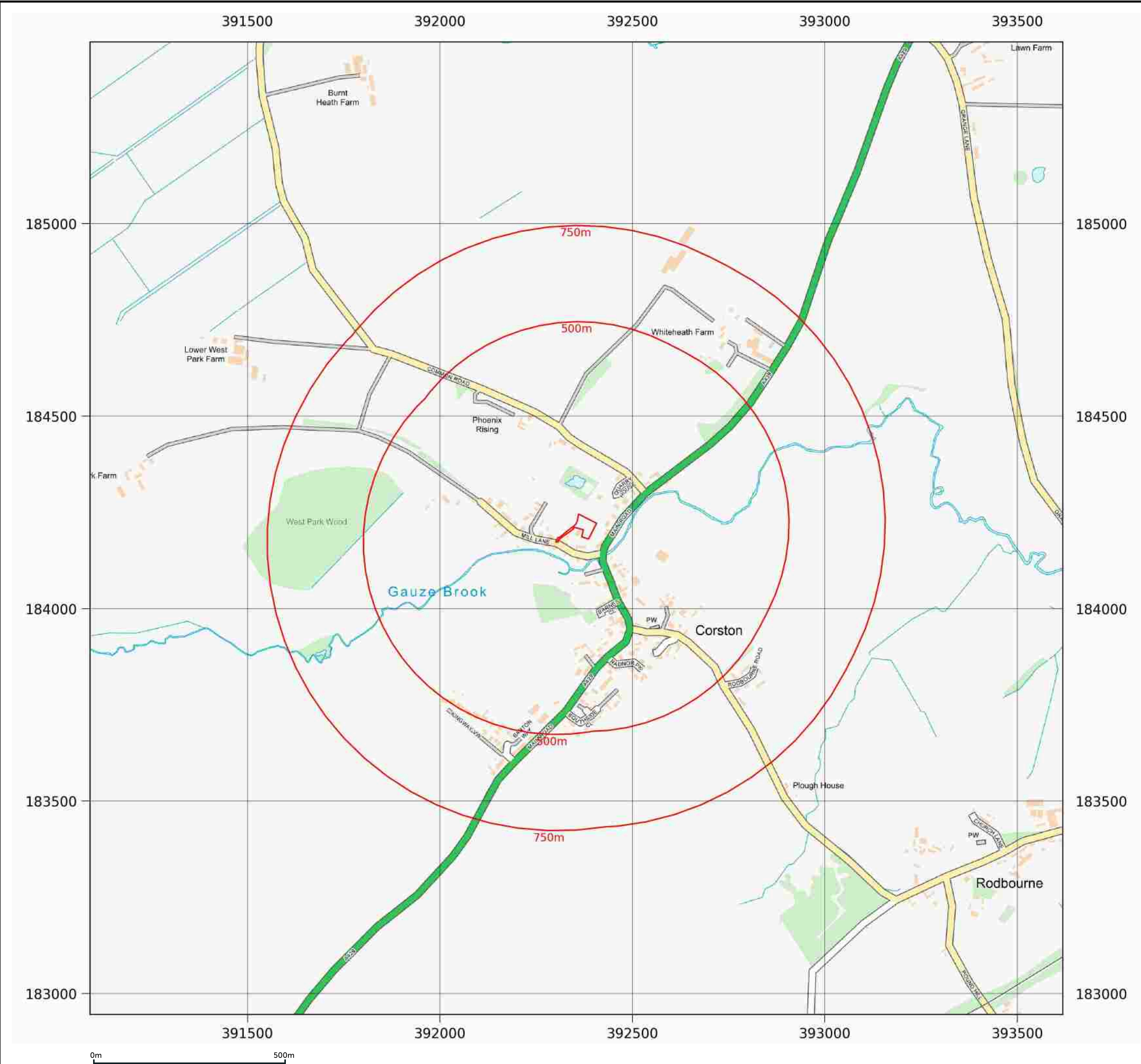
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01273 257 755



APPENDIX D SITE PHOTOGRAPHS



PLATE 1 – Site entrance at end of track off Mill Lane



PLATE 2 – Dilapidated shed on western side of site by the access track with old building materials.



PLATE 3 – Looking back towards the site entrance



PLATE 4 – Looking westwards along the northern boundary



PLATE 5 – Looking into the north-eastern corner of the site old stockpiles of stone



PLATE 6 – Another dilapidated shed on the eastern boundary



PLATE 7 – Quarry face along the eastern boundary



PLATE 8 – South-eastern corner of the site formerly the garden to Mount Pleasant (house in background)

APPENDIX E CORRESPONDENCE WITH WILTSHIRE COUNCIL



Comment

Public Protection's Comment

Planting Application

[PL/2025/02383](#)

Stance

Comment

Details

Files

Information

Comment Name

Public Protection's Comment

Comment Number



WC-25-04-330363

Text



I have reviewed this application from an environmental health point of view, and have no comment with regards to the additional information provided. However, application remains subject to comments/condition recommended By Brett Warren on the 14/03/2024.

Date Created

07/04/2025

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 Comment

Public Protection's comment

Planning Application

[PL/2023/10684](#)

Stance

No Objection - Subject to Condition

[Details](#) [Files](#)

Information

Comment Name

Public Protection's comment

Comment Number

1

WC-24-03-296562

Text

1

The proposed development site is located within a former quarry. As such there is the possibility of infill material containing hazardous material and which may pose a contaminated land risk for future occupiers. It is necessary to require the following condition in order to mitigate these potential risks:

No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses (including asbestos) has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:

Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site and any adjacent sites for at least the last 100 years and a description of the current condition of the sites with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site and the potential impact of any adjacent sites.

Step (ii) If the above report indicates that contamination may be present on, under or potentially affecting the proposed development site from adjacent land, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details must be submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

Reason: Core policy 56, To reduce the risks associated with land contamination

Brett Warren

Principal Environmental Health Officer

Date Created

14/03/2024





The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/02383
Decision Date: 18/09/2025

Applicant:	Linda Dolman Elm Villa, Corston, Malmesbury, SN16 0HB
Particulars of Development:	Erection of dwelling and associated works (revised proposal)
At:	Land at Mill Lane, Corston, Malmesbury, SN16 0HH

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 39 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Drawing No. 5465/50 Rev B: Site Plan, dated 17/03/25 and received 08 August 2025;

Drawing No. 5465/51 Rev D: Proposed Floor Plans, dated 06/08/25 and received 08 August 2025;

Drawing No. 5465/52 Rev D: Proposed Elevations, dated 06/08/25 and received 08 August 2025;

Preliminary Ecological Appraisal, received 06 March 2025; and

Application Form, dated 06/03/2025 and received 06 March 2025.

REASON: For the avoidance of doubt and in the interests of proper planning.

- 2** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 3** Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosts and nesting opportunities for birds (e.g. bat and bird boxes) shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

- 4** 4. No external light fixture or fitting will be installed within the application site unless details of lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Any external lighting shall then only be installed in accordance with the approved details.

REASON: To avoid illumination of habitat used by bats.

- 5** No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses (including asbestos) has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:

Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site and any adjacent

sites for at least the last 100 years and a description of the current condition of the sites with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site and the potential impact of any adjacent sites.

Step (ii) If the above report indicates that contamination may be present on, under or potentially affecting the proposed development site from adjacent land, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details must be submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

REASON: Core policy 56, To reduce the risks associated with land contamination

- 6** No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:
- a) the parking of vehicles of site operatives and visitors;
 - b) loading and unloading of plant and materials;
 - c) storage of plant and materials used in constructing the development;
 - d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - e) wheel washing facilities;
 - f) measures to control the emission of dust and dirt during construction;
 - g) a scheme for recycling/disposing of waste resulting from demolition and

construction works; and

h) measures for the protection of the natural environment.

i) hours of construction, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority.

The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

- 7 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;
- means of enclosure;
- all hard and soft surfacing materials;
- retained historic landscape features and proposed restoration, where relevant.

REASON: the matter is required to be agreed with the Local Planning Authority

before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features, as well as to make

adequate provision for the planting of trees and in the interests of residential amenity.

- 8** All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 9** No development above slab level shall commence on site until details of all eaves, verges, windows (including head, sill and window reveal details), doors, rainwater goods, chimneys, and materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 10** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-H shall take place on the dwellinghouse hereby permitted or within their curtilage.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

Informative

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

Informative

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the

purpose of compensating for any impact which do not include the use of biodiversity credits.

Informative

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website <https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>.

Informative

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Informative

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

Informative

The scheme will be operating under a District Level Licence (DLL) for Great Crested Newts.

Great Crested Newts are protected under Conservation of Habitats and Species Regulations

2017 (as amended) which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Planning permission for development does not provide a defence against prosecution under this legislation.

Informative

The habitat within the proposed development site and the surrounding area is suitable for

roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats

which could result in roost abandonment and/or the severance of key foraging areas.

This will likely result in a significant negative impact upon the health of bat populations

across the region. Artificial light at night can have a substantial adverse effect on

biodiversity. Any new lighting should be for the purposes for safe access and security

and be in accordance with the appropriate Environmental Zone standards set out by the

Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the

Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Informative

The adults, young, eggs and nests of all species of birds are protected by the Wildlife

and Countryside Act 1981 (as amended) while they are breeding. Please be advised that works should not take place that will harm nesting birds from

March to August inclusive. All British birds, their nests and eggs are protected under

Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside

and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs.

The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)