

## **Oxleaze Business Park, Greenhill, Royal Wootton Bassett, SN4 8EH**

### **Preliminary Contamination Risk Assessment**



**Skyline Aero Ltd**

**December 2025**

**P25-399pra**

---

**Milton Keynes:** The Log Cabin, Manor Farm, Whaddon Road, Newton Longville, Milton Keynes, MK17 0AU  
**Swindon/Oxford:** 21 Tyrell Close, Stanford in the Vale, Oxon, SN7 8EY

**T:** 44 (0) 1908 764032

**M:** 44 (0) 7377 422528

**E:** [matt@paddockgeoengineering.co.uk](mailto:matt@paddockgeoengineering.co.uk)

**W:** [www.paddockgeoengineering.co.uk](http://www.paddockgeoengineering.co.uk)

## **CONTENTS**

|       |                                                             |    |
|-------|-------------------------------------------------------------|----|
| 1.0   | INTRODUCTION .....                                          | 1  |
| 1.1   | Terms of Reference .....                                    | 1  |
| 2.0   | THE SITE AND SURROUNDING AREA .....                         | 1  |
| 2.1   | Site Description.....                                       | 1  |
| 2.2   | Proposed Development.....                                   | 1  |
| 2.3   | Walkover Survey.....                                        | 2  |
| 2.3.1 | Site Area .....                                             | 2  |
| 2.3.2 | Surrounding Area .....                                      | 2  |
| 2.4   | Previous Investigations.....                                | 2  |
| 3.0   | GEO-ENVIRONMENTAL SETTING .....                             | 3  |
| 3.1   | Geology.....                                                | 3  |
| 3.1.1 | Borehole Records .....                                      | 3  |
| 3.2   | Radon.....                                                  | 3  |
| 3.3   | Hydrogeology, Hydrology and Site Sensitivity.....           | 3  |
| 3.3.1 | Hydrogeology .....                                          | 3  |
| 3.3.2 | Hydrology .....                                             | 4  |
| 3.3.3 | Ecological Receptors .....                                  | 4  |
| 3.4   | Flood Risk.....                                             | 4  |
| 4.0   | UNEXPLODED ORDNANCE .....                                   | 4  |
| 5.0   | ENVIRONMENTAL DATABASE INFORMATION .....                    | 4  |
| 6.0   | GEOTECHNICAL RISKS .....                                    | 6  |
| 6.1   | Ground Instability .....                                    | 6  |
| 6.2   | Mineral Extraction .....                                    | 6  |
| 7.0   | HISTORIC LAND USE MAPPING SUMMARY .....                     | 6  |
| 7.1   | Historical Mapping Summary .....                            | 7  |
| 7.2   | Planning Search .....                                       | 8  |
| 7.3   | Summary of Environmental Search Data .....                  | 9  |
| 8.0   | Preliminary Conceptual Site Model and Risk Assessment ..... | 10 |
| 8.1   | Risk Assessment Guidance .....                              | 10 |
| 8.2   | Potential Contaminant Sources.....                          | 11 |
| 8.3   | Conceptual Source-Pathway-Receptor Model .....              | 12 |
| 9.0   | POTENTIAL CONTAMINATION RISK SUMMARY.....                   | 14 |
| 9.1   | Potential Geotechnical Risk Summary.....                    | 15 |

|                            |                                          |           |
|----------------------------|------------------------------------------|-----------|
| 9.2                        | Recommended Intrusive Investigation..... | 15        |
| <b>CERTIFICATION .....</b> |                                          | <b>16</b> |
| <b>REFERENCES.....</b>     |                                          | <b>17</b> |

## TABLES

|                                                                         |           |
|-------------------------------------------------------------------------|-----------|
| <b>Table 1: Summary of Environmental Database Information .....</b>     | <b>5</b>  |
| <b>Table 2: Summary of Geotechnical Risk .....</b>                      | <b>6</b>  |
| <b>Table 3: Historical Map Review .....</b>                             | <b>7</b>  |
| <b>Table 4: Onsite Planning Applications .....</b>                      | <b>8</b>  |
| <b>Table 5: Offsite Planning Applications.....</b>                      | <b>8</b>  |
| <b>Table 5: Potential Contamination Sources .....</b>                   | <b>11</b> |
| <b>Table 7: Source-Pathway-Receptor Model for onsite sources .....</b>  | <b>12</b> |
| <b>Table 8: Source-Pathway-Receptor Model for off-site sources.....</b> | <b>13</b> |

## APPENDICES

|          |                                                                                             |
|----------|---------------------------------------------------------------------------------------------|
| <b>A</b> | <b>Site Location Plan<br/>Site Plan<br/>Aerial Photograph<br/>Proposed Development Plan</b> |
| <b>B</b> | <b>Site Walkover Survey Plan<br/>Site Photographs</b>                                       |
| <b>C</b> | <b>Geology Report</b>                                                                       |
| <b>D</b> | <b>Historical Mapping</b>                                                                   |
| <b>E</b> | <b>Environmental Disclosure Report</b>                                                      |
| <b>F</b> | <b>Conceptual Model Cross Section</b>                                                       |

| ISSUE                                                | DATE       | Written By                  | Comments |
|------------------------------------------------------|------------|-----------------------------|----------|
| 1                                                    | 11/12/2025 | Ben Durant BSc MSc          | -        |
|                                                      |            | Checked by                  |          |
|                                                      |            | Matthew Paddock BSc MSc FGS |          |
| For and on behalf of Paddock Geo Engineering Limited |            |                             |          |

## 1.0 INTRODUCTION

Paddock Geo Engineering Limited (PGE) were instructed by Skyline Aero Ltd; the Client, to undertake a Preliminary Contamination Risk Assessment (Stage 1 Tier 1 of a Site Contamination Assessment) of the subject site, referred to as Oxleaze Business Park, Greenhill, Royal Wootton Bassett, SN4 8EH.

The overall objective of the Preliminary Contamination Risk Assessment (PRA) was to assess any potential risks to the proposed development of the site from contamination or any other potential geo-environmental or geotechnical hazards. The Risk Assessment undertaken relates to the proposed residential re-development of the site.

### 1.1 Terms of Reference

- British Standard BS10175:2011+A2:2017 Investigation of Potentially Contaminated Sites - Code of Practice;
- CLR7 Assessment of Risks to Human Health from Land Contamination 2002, DEFRA / Environment Agency (withdrawn);
- CLR8 Potential Contaminants for the assessment of Land 2002, DEFRA / Environment Agency (withdrawn);
- PPG23 (PPS23) Planning and pollution control (contaminated land aspects) 2002;
- GPLC1 Guiding Principles for Land Contamination 2010, Environment Agency;
- Environmental Protection Act: 1990 – Contaminated Land Statutory Guidance, April 2012, DEFRA;
- CIRIA C665 Assessing risks posed by hazardous ground gases to buildings, CIRIA 2007; and
- BS 8576:2013 Guidance on investigations for ground gas - Permanent Gases and Volatile Organic Compounds (VOCs).
- Land Contamination Risk Management (LCRM), 2023, Environment Agency

## 2.0 THE SITE AND SURROUNDING AREA

### 2.1 Site Description

The site is irregular in shape, occupies an area of approximately 1.37 hectares and is centred around National Grid Reference (NGR) 407550, 186160.

Site Location Plans and an Aerial Photograph are presented in Appendix A.

### 2.2 Proposed Development

The proposed development is understood to comprise the construction of three additional commercial/industrial units within an existing commercial industrial yard area.

The proposal includes the construction of asphalt hardstanding for car parks and access roads along with some areas of soft landscaping for decorative planting.

As the proposal is for the construction of additional commercial units within an existing commercial yard, the soil contamination exposure characteristics for the proposed development will be analogous to a commercial/industrial site end-use.

A proposed site layout plan is included within Appendix A.

## **2.3 Walkover Survey**

### **2.3.1 Site Area**

A site walkover survey was conducted on 5<sup>th</sup> December 2025 by a representative of Paddock Geo Engineering Limited. A series of photographs taken during the walkover survey are presented in Appendix B along with a Site Walkover Survey Plan.

Access to the site is through a gated entrance and across a small asphalt covered car park from the south off Greenhill. The access road leads into a second carpark area which lies to the west of a single large commercial unit which at the time of the site visit was used for office space and warehousing.

From the car park area the access road led northwards to a circular shed of timber and corrugated iron construction which formed a pump house and general storage area.

The areas to the north and northeast of the main commercial unit were in use for general laydown and were noted to contain stockpiles of various materials including demolition rubble, timber, dismantled miscellaneous equipment and old disused plant (excavators). The northeastern extent of the yard area was noted to contain an aircraft hangar which was also in use for general storage. Surface cover across the site was noted to comprise a mixture of concrete and asphalt hardstanding.

The site area was noted to be generally level and appeared to be cut into the surrounding land to the west and raised above the area surrounding the site to the east.

A stream was present extending from south to north approximately 50m from the sites eastern and northern boundaries at an elevation of approximately 10m below that of the subject site.

The site was bounded to the north by a densely wooded area with the areas to then east south and west comprising open agricultural fields.

### **2.3.2 Surrounding Area**

The area surrounding the site is largely formed of undeveloped agricultural land comprising agricultural fields and wooded areas with some scattered small towns and villages.

## **2.4 Previous Investigations**

PGE are not aware of any previous intrusive investigations or environmental walkovers for the subject site.

However, the site occupiers indicated anecdotally that the adjacent stream is sampled and analysed for contamination routinely in connection to abstraction for livestock water and none was indicated. No evidence of this testing had been reviewed at the time of issue of this report.

### **3.0 GEO-ENVIRONMENTAL SETTING**

#### **3.1 Geology**

Information on the underlying geology at the site has been obtained from the British Geological Survey (BGS) online Geoindex Map Viewer and Geological Mapping information provided by Landmark within the Envirocheck Report (a copy of which is provided in Appendix C).

The geological maps indicate that the majority of the site is directly underlain by bedrock of the Ringsbury Spiculite Member (sandstone).

Bedrock deposits of the Hazelbury Bryan Formation and Kingston Formation (sandstone, siltstone and mudstone) are shown to encroach onto the northern tip of the site. Deposits of the Oxford Clay Formation are shown to extend adjacent to the northern site boundary.

Further to the above an area listed as landslide deposits (sandstone and mudstone) is shown approximately 100m north of the site.

No superficial deposits or artificial deposits or Made Ground are indicated by the available BGS mapping geoindex to be present on the site.

##### **3.1.1 Borehole Records**

A search of the online BGS database for published borehole records within the area identified no borehole records with relevant information on the encountered geology within 1 km of the site.

#### **3.2 Radon**

The subject site is indicated within the Envirocheck Report and the BGS Radon Indicative Atlas (2022) to be in a low probability radon area, where less than 1% of dwellings are estimated to be above the radon action level. As such, no radon protective measures are considered necessary in the construction of buildings.

#### **3.3 Hydrogeology, Hydrology and Site Sensitivity**

Site specific sensitivity maps provided by Landmark Information Group are included within Appendix D and were referenced for the following sub-sections.

##### **3.3.1 Hydrogeology**

The bedrock at the site classified as a Secondary A aquifer.

The site does lie within a Zone IIc Groundwater Source Protection Zone (SPZ) which are described as an area where groundwater takes up to 400 days to travel to the abstraction source often under confined conditions.

No active groundwater abstractions are reported to be present within 1km of the site.

Based on the foregoing, the groundwater vulnerability across the site is considered by Envirocheck to be 'Medium' on the basis of the underlying Secondary A aquifer.

### **3.3.2 Hydrology**

The Envirocheck Report indicates that there are 78no. permanent surface water features within 1km of the site boundary. The nearest recorded surface water feature is an unnamed inland river at 28m west.

The Envirocheck report records no active surface water abstractions within 1km of the site.

### **3.3.3 Ecological Receptors**

No major ecological receptors are indicated to be present within 1km of the site.

### **3.4 Flood Risk**

The flood map included in Appendix D indicates the site is located within flood zone 1 (< 1 in 1000 (0.1%) annual probability of flooding in any given year). Flood Zone 1 is the lowest risk classification with regards to flooding from rivers or the sea. Further to the above, the site is also shown to be at Low risk of flooding from surface water.

The BGS groundwater flood susceptibility mapping indicates the site is situated within an area with limited potential for groundwater flooding to occur.

The above information does not constitute a flood risk assessment to be undertaken for the site.

## **4.0 UNEXPLODED ORDNANCE**

Available online information and historic records indicate that the site is at a low risk of unexploded ordnance.

## **5.0 ENVIRONMENTAL DATABASE INFORMATION**

A detailed database of environmental information is included within the Envirocheck report as included within Appendix D. The database includes Agency & Environmental, Waste management, Landfills, Hazardous Substances and industrial land uses. The main points of note within this database are presented in Table 1 below. All distances stated are approximate and positional accuracy may be to within 100m in some cases.

**Table 1: Summary of Environmental Database Information**

| Hazard                                   | No. of entries |          |            | Details of notable database entries         |                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------|----------------|----------|------------|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                          | 0-250m         | 251-500m | 501-1,000m | Distance (m) & Direction from Site          | Additional Information                                                                                                                                                                                                                                                                                                                                                                            |
| Discharge Consents                       | 1              | 3        | 10         | 63 SE                                       | Domestic property, sewage discharges - final/treated effluent to freshwater stream/river                                                                                                                                                                                                                                                                                                          |
| Pollution Incidents to controlled waters | 0              | 0        | 5          | -                                           | None identified within 250m of the site                                                                                                                                                                                                                                                                                                                                                           |
| BGS Recorded Landfill Sites              | 0              | 0        | 0          | -                                           | None identified within 1km of the site                                                                                                                                                                                                                                                                                                                                                            |
| Historical Landfill Sites                | 1              | 0        | 1          | Onsite<br>638 W                             | Blackfords Landscaping Services, Inert, Industrial, Commercial and Household Waste – 1981<br>Blackfords Land, Inert, Industrial, Commercial and Household Waste - 1981                                                                                                                                                                                                                            |
| Local Authority Recorded Landfill Sites  | 1              | 0        | 0          | 50 W                                        | Blackfords, Greenhill Farm, Lydiard Millicent, Purton, Construction waste                                                                                                                                                                                                                                                                                                                         |
| Potentially Infilled Land                | 0              | 0        | 5          | 595 W<br>728 SW<br>857 SE<br>911 E<br>966 E | Potentially Infilled Land (Non-Water), 1992<br>Potentially Infilled Land (Non-Water), 1992<br>Potentially Infilled Land (Water), 1901<br>Potentially Infilled Land (Water), 1960<br>Potentially Infilled Land (Water), 1960                                                                                                                                                                       |
| Contemporary trade directories,          | 3              | 7        | 10         | 219 to 977 in all directions                | Various active and inactive including Wrought ironwork, bus and coach operators, car dealers, Lawnmowers & Garden Machinery - Sales & Service, garage services, animal feeds, waste disposal services, cleaning services, engineering and builders merchants.<br><br>The nearest active contemporary trade directory to the site is Lawnmowers & Garden Machinery - Sales & Service at 552m south |
| Fuel stations                            | 0              | 0        | 0          | -                                           | None within 1km of the site                                                                                                                                                                                                                                                                                                                                                                       |

A review of the available information has identified limited potentially contaminative land uses within 1km of the site. Those identified are considered further in the initial Conceptual Site Model (CSM) presented in Section 9.0.

## 6.0 GEOTECHNICAL RISKS

The geotechnical risks that could impact the site and any shallow foundations present are listed below.

### 6.1 Ground Instability

A summary of potential ground stability risks associated with the underlying geology at the site, as detailed within the Envirocheck report is included within Table 2.

**Table 2: Summary of Geotechnical Risk**

| Hazard                                      | Assessed On-Site Risk (and area within 10m of the site)                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------|-----------|
|                                             | Present                                                                             | Level     |
| Potential for Collapsible Ground Stability  |    | Very Low  |
| Potential for Compressible Ground Stability |    | No Hazard |
| Potential for Ground Dissolution Stability  |    | No Hazard |
| Potential for Landslide Ground Stability    |    | Very Low  |
| Potential for Running Sand Ground Stability |   | No Hazard |
| Potential for Shrinking or Swelling Clay    |  | No Hazard |

Table 2 indicates that the site is generally at worst case very low risk of being affected by ground instability arising from the geological conditions at the site. The information gained from the Landmark database, as detailed in Table 2, is information relating to natural bedrock strata, as such does not represent likely hazards from the potential Made Ground/Fill underlying the site.

### 6.2 Mineral Extraction

The mining history of the site and surrounding area has been deduced primarily from information supplied within the Envirocheck Report along with a review of online Coal Authority mapping database.

The available information indicates that the site is not located within a Coal Mining Reporting Area. The consulted environmental database (Appendix D) indicates a single BGS recorded mineral site is present within 1km of the site as detailed below.

#### **BGS Recorded Mineral Sites**

671m west - Greenhill Farm Brick Works, opencast Clay and Shale quarry - Ceased

## 7.0 HISTORIC LAND USE MAPPING SUMMARY

A review of the available historical maps, as included in the Envirocheck Report, has been carried out and is summarised in Table 3. The reviewed maps comprise County Series, Ordnance Survey Plans and Other Survey Information (at various scales). Maps covering the site were published between 1881 and 2025. The mapping data set is presented in Appendix C.

Any identified uses of the site and the surrounding area that are considered potentially contaminative are shown in ***bold italics***. The distances and directions from the site stated in Table 3 below are approximate.

**Table 3: Historical Map Review**

| Date of mapping                                      | Site History                                                                                                                                                                                                                           | History of the area surrounding the site                                                                                                                                                                                                                                   |
|------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1886 (1:2,500)<br>1887-1889 (1:10,560)               | The site is shown as an undeveloped parcel of land with a small area of non-coniferous woodland contained within the northeastern corner.                                                                                              | The area surrounding the site is shown to comprise undeveloped open agricultural fields in all directions. A small area of woodland (Mathews Copse) is shown adjacent to the northern site boundary.<br><br>An Iron age hillfort, 'Ringsbury Camp' is shown at 500m north. |
| 1900 (1:2,500)<br>1900-1901 (1:10,560)               | The small, wooded area is no longer shown                                                                                                                                                                                              | A kiln, brickworks and clay pit is shown at 750m west.<br><br>A sawpit is shown at 750m southwest                                                                                                                                                                          |
| 1923-1924 (1:2,500)<br>1925 (1:10,560)               | No significant change                                                                                                                                                                                                                  | The kiln, brickworks, clay pit or sawpit are no longer shown                                                                                                                                                                                                               |
| 1960 (1:10,000)<br>1970 (1:2,500)<br>1973 (1:10,000) | No significant change                                                                                                                                                                                                                  | No significant change<br><br>By 1973 Greenhill Farm is shown at 200m west                                                                                                                                                                                                  |
| 1990 (1:2,500)<br>1992 (1:10,000)<br>1993 (1:2,500)  | The site is now shown to have been developed into a commercial/industrial yard which includes a large commercial/industrial unit and a tank within its central portion along with an additional water tank in its northwestern extent. | A nursery is shown adjacent to the west of the site                                                                                                                                                                                                                        |
| 1999 aerial (1:2,500)<br>1999 (1:10,000)             | No significant change                                                                                                                                                                                                                  | No significant change                                                                                                                                                                                                                                                      |
| 2006 (1:10,000)                                      | No significant change                                                                                                                                                                                                                  | No significant change                                                                                                                                                                                                                                                      |
| 2025 (1:10,000)                                      | No significant change                                                                                                                                                                                                                  | No significant change                                                                                                                                                                                                                                                      |

## 7.1 Historical Mapping Summary

The earliest available map shows that by 1886 the site comprised an undeveloped parcel of land with a small area of non-coniferous woodland contained within the northeastern corner. By 1990 the site was developed to include a commercial/industrial yard containing a large commercial/industrial unit and a tank within its central portion along with an additional water tank in its northwestern extent. No further development upon the site is shown.

By 1886, the area surrounding the site comprised undeveloped open agricultural fields in all directions with a small area of woodland (Mathews Copse) present adjacent to the northern site boundary and an Iron age hillfort, 'Ringsbury Camp' at 500m north. From 1900 to 1960 a kiln, brickworks and clay pit was operating at 750m west and a sawpit at 750m southwest. No further significant developments are shown within the vicinity of the site.

## 7.2 Planning Search

A search of the Wiltshire Councils planning portal was undertaken for the site and the immediate surrounding area on the 8<sup>th</sup> December 2025. The aim of the search was to gather details of relevant planning applications. The relevant findings of the planning search are summarised below.

A total of seven onsite current and historical planning applications were identified and are detailed in Table 4.

**Table 4: Onsite Planning Applications**

| Planning ref   | Location                                                                                      | Application Proposal                                                                                                 | Date |
|----------------|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|------|
| PL/2025/07551  | oxleaze business park, greenhill, royal wootton bassett, sn4 8eh                              | development of employment land and buildings                                                                         | 2025 |
| N/81/00609/F   | greenhill farm, lydiard millicent, purton                                                     | erection of building for use in connection with turf production, extension of access road and other ancillary works. | 1981 |
| N/88/01239/FUL | blackfords services greenhill greatfield lydiard millicent                                    | construct new compost/storage building. use of existing building in connection with landscape business               | 1988 |
| 14/05506/FUL   | 2 blackfords industrial estate, greenhill, royal wootton bassett, swindon, wiltshire, sn4 8eh | change of use to part of yard to bus/coach yard (retrospective)                                                      | 2015 |
| N/82/00230/F   | field adjoining greenhill farm, lydiard millicent.                                            | erection of canopy to building to provide covered bay area                                                           | 1982 |
| N/91/00643/FUL | blackfords depot greenhill purton lydiard millicent                                           | use of land to site temporary mobile home for night security                                                         | 1991 |
| N/93/01390/S73 | blackfords depot greenhill purton lydiard millicent                                           | retention of temporary security caravan siting of security caravan                                                   | 1993 |

A total of six planning applications were identified in the area immediately surrounding the site. The identified planning application are summarised in Table 5.

**Table 5: Offsite Planning Applications**

| Planning ref | Location                                                        | Application Proposal                                                                                                                                                                                                                                                                                | Date |
|--------------|-----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 18/04611/FUL | Land at Blackfords, Greenhill, Royal Wootton Bassett, Wiltshire | Use of site as a commercial livery yard to include private hire and tuition, breeding of horses and public competitions. Demolition of existing stables and construction of new stables, a riding arena and a Dutch barn. Erect a temporary mobile home, provide new accesses and associated works. | 2018 |

|                |                                                                     |                                                                                                                                                    |      |
|----------------|---------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|------|
| N/07/02603/FUL | Blackfords, greenhill, wootton bassett, swindon, sn4 8eh            | Erection of barn, two field shelters within three pens and a riding arena with new access and change of use of land from agriculture to equestrian | 2007 |
| PL/2025/07551  | Oxleaze business park, greenhill, royal wootton bassett, sn4 8eh    | Development of employment land and buildings                                                                                                       | 2025 |
| PL/2021/10797  | Blackfords services greenhill royal wootton bassett Swindon sn4 8eh | Erection of single storey timber drying and seasoning store, provision of vehicular access and associated works                                    | 2022 |
| 20/04818/FUL   | Greenacres, greenhill, royal wootton bassett, sn4 8eh               | Conversion of garage, enlarged porch to side, new detached double garage with store.                                                               | 2020 |
| N/91/00109/FUL | Blackford depot greenhill purton lydiard millicent                  | Use of land to site temporary mobile home for night security                                                                                       | 1991 |

### 7.3 Summary of Environmental Search Data

The review of the available environmental data obtained from the Envirocheck Report, local planning authority and the site walkover survey, as detailed in the preceding sections of this report, have indicated the following potential risks from contamination within 500m of the site (or further if considered significant).

#### Current or Recent Land Uses

- Unknown Made Ground/fill associated with historical landfill on the site: **Moderate Risk**
- Unknown Made Ground/fill associated with historical landfill on the near vicinity of the site: **Moderate Risk**
- Unknown Made Ground associated with existing structures on the site: **Low to Moderate Risk**
- Contamination associated with ongoing industrial use of the site including plant and machinery storage/use: **Low to Moderate**

#### Historical Land Uses

- Contamination associated with historical tank onsite: **Low to Moderate**
- Contamination associated with historical industrial use of the site including plant and machinery storage/use: **Low to Moderate**

#### Site Environmental Features

- The underlying Bedrock strata is listed as a Secondary A aquifer

- The site is located within a Zone IIc groundwater source protection zone
- The closest surface water feature is an unnamed inland river at 28m west.

## 8.0 Preliminary Conceptual Site Model and Risk Assessment

### 8.1 Risk Assessment Guidance

Guidance has been published by the Department of the Environment, Transport and the Regions (DEFRA) 'Environmental Protection Act 1990: Part 2A - Contaminated Land Statutory Guidance' (DEFRA April 2012) which promotes the 'risk-based approach' for defining contaminated land. The statutory guidance states:

*"Part 2A takes a risk-based approach to defining contaminated land. For the purposes of this Guidance, "risk" means the combination of: (a) the likelihood that harm, or pollution of water, will occur as a result of contaminants in, on or under the land; and (b) the scale and seriousness of such harm or pollution if it did occur."*

A means to assess the risk posed by potential contamination on or under a site is to carry out a preliminary contaminated land risk assessment. The risk assessment process is defined within the statutory guidance:

*"For a relevant risk to exist there needs to be one or more contaminant- pathway-receptor linkages - "contaminant linkage" - by which a relevant receptor might be affected by the contaminants in question. In other words, for a risk to exist there must be contaminants present in, on or under the land in a form and quantity that poses a hazard, and one or more pathways by which they might significantly harm people, the environment, or property; or significantly pollute controlled waters. For the purposes of this Guidance:*

*(a) A "contaminant" is a substance which is in, on or under the land and which has the potential to cause significant harm to a relevant receptor, or to cause significant pollution of controlled waters.*

*(b) A "receptor" is something that could be adversely affected by a contaminant, for example a person, an organism, an ecosystem, property, or controlled waters. The various types of receptors that are relevant under the Part 2A regime are explained in later sections.*

*(c) A "pathway" is a route by which a receptor is or might be affected by a contaminant."*

The contaminant linkage is described within the statutory guidance as:

*"The term "contaminant linkage" means the relationship between a contaminant, a pathway and a receptor. All three elements of a contaminant linkage must exist in relation to particular land before the land can be considered potentially to be contaminated land under Part 2A, including evidence of the actual presence of contaminants.*

*The term "significant contaminant linkage", as used in this Guidance, means a contaminant linkage which gives rise to a level of risk sufficient to justify a piece of land being determined as contaminated land. The term "significant contaminant" means the contaminant which forms part of a significant contaminant linkage".*

The following sections relate to a qualitative risk assessment of the site and surrounding environs.

The data within this assessment will be employed to produce a Conceptual Site Model which will be tested to assess if a 'significant possibility of significant harm' to human health, non-human health or significant pollution to controlled waters is likely to occur and the risk level posed by any such linkages.

The risk level classification system employed in the risk assessment is generally based upon those described in CIRIA C552<sup>1</sup>.

## 8.2 Potential Contaminant Sources

The potential contamination sources identified as part of this Preliminary Contamination Risk Assessment are summarised in table 5. The potential contaminants are based on the data within CL8, Department of the Environment (DoE) Industry Profiles, the current and historic site uses.

**Table 6: Potential Contamination Sources**

| <b>Current Potential On-Site Contaminant Sources</b>                                                          | <b>Potential Contaminants</b>                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Unknown Made Ground/fill associated with historical landfill on the site                                      | Inorganics (heavy metals and metaloids), Organics, hydrocarbons (PAH and TPH), leachable contaminants (free and aqueous phased), asbestos and ground gas and soil vapour.           |
| Unknown Made Ground associated with existing structures on the site                                           | Inorganics (heavy metals and metaloids), Organics, hydrocarbons (PAH and TPH), leachable contaminants (free and aqueous phased), asbestos and ground gas and soil vapour.           |
| Contamination associated with ongoing industrial use of the site including plant and machinery storage/use    | Inorganics (heavy metals and metaloids), Organics, hydrocarbons (PAH and TPH), leachable contaminants (free and aqueous phased), asbestos and ground gas and soil vapour.           |
| <b>Historical Potential On-Site Contaminant Sources</b>                                                       | <b>Potential Contaminants</b>                                                                                                                                                       |
| Contamination associated with historical tank onsite                                                          | Inorganics (heavy metals and metaloids), Organics, volatile, hydrocarbons (PAH and TPH), leachable contaminants (free and aqueous phased), asbestos and ground gas and soil vapour. |
| Contamination associated with historical industrial use of the site including plant and machinery storage/use | Inorganics (heavy metals and metaloids), Organics, hydrocarbons (PAH and TPH), leachable contaminants (free and aqueous phased), asbestos and ground gas and soil vapour.           |
| <b>Current Potential Off-Site Contaminant Sources</b>                                                         | <b>Potential Contaminants</b>                                                                                                                                                       |
| Unknown Made Ground/fill associated with historical landfill on the near vicinity of the site                 | Inorganics (heavy metals and metaloids), Organics, volatile, hydrocarbons (PAH and TPH), leachable contaminants (free and aqueous phased), ground gas and soil vapour.              |

<sup>1</sup> Rudland, D., Lancefield, R.M., Mayal, P.N. (2001) Contaminated Land Risk Assessment: A Guide to Good Practice. CIRIA C552. UK.

| Historical Potential Off-Site Contaminant Sources                                        | Potential Contaminants                                                                                                                                                 |
|------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Contamination associated with historical industrial land use in the vicinity of the site | Inorganics (heavy metals and metaloids), Organics, volatile, hydrocarbons (PAH and TPH), leachable contaminants (free and aqueous phased), ground gas and soil vapour. |

### 8.3 Conceptual Source-Pathway-Receptor Model

The information gathered in this Preliminary Contamination Risk Assessment has been compiled to produce a Source-Pathway-Receptor (S-P-R) model for potential onsite and off-site contamination sources, these are summarised in the Tables 7 and 8 below. A Contamination Conceptual Site Model Cross Section is presented in Appendix F.

The risk posed to site construction workers has not been assessed as any risks will be mitigated through good site practices such as dust suppression and the use of Personal Protective Equipment (PPE).

**Table 7: Source-Pathway-Receptor Model for onsite sources**

| Potential Site Contaminant Sources                                                                                                                                                                                                                                                          | Potential Pathways                                    | Potential Receptors                       | Pathway Complete | Risk Level Classification |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-------------------------------------------|------------------|---------------------------|
| <b>Current</b><br><br>Unknown Made Ground/fill associated with historical landfill on the site<br><br>Unknown Made Ground associated with existing structures on the site<br><br>Contamination associated with ongoing industrial use of the site including plant and machinery storage/use | Dermal / direct contact                               | Current commercial/ industrial site users | No               |                           |
|                                                                                                                                                                                                                                                                                             | Direct ingestion                                      |                                           | No               |                           |
|                                                                                                                                                                                                                                                                                             | Direct inhalation                                     |                                           | No               |                           |
|                                                                                                                                                                                                                                                                                             | Inhalation of Radon                                   |                                           | No               |                           |
|                                                                                                                                                                                                                                                                                             | Inhalation of wind-blown dust                         |                                           | No               |                           |
|                                                                                                                                                                                                                                                                                             | Vapour migration                                      |                                           | No               |                           |
|                                                                                                                                                                                                                                                                                             | Ground gas migration                                  |                                           | No               |                           |
|                                                                                                                                                                                                                                                                                             | Dermal / direct contact                               | Future site users (commercial/industrial) | Yes              | Low to Moderate           |
|                                                                                                                                                                                                                                                                                             | Direct ingestion                                      |                                           | Yes              | Low to Moderate           |
|                                                                                                                                                                                                                                                                                             | Direct inhalation                                     |                                           | Yes              | Low to Moderate           |
|                                                                                                                                                                                                                                                                                             | Inhalation of Radon gas                               |                                           | Yes              | Low                       |
|                                                                                                                                                                                                                                                                                             | Inhalation of wind-blown dust                         |                                           | Yes              | Low to Moderate           |
|                                                                                                                                                                                                                                                                                             | Vapour Migration onto the site                        |                                           | Yes              | Moderate                  |
|                                                                                                                                                                                                                                                                                             | Ground gas migration                                  |                                           | Yes              | Moderate                  |
| <b>Historical</b><br><br>Contamination associated with historical tank onsite<br><br>Contamination associated with historical industrial use of the site including plant and                                                                                                                | Direct contact                                        | Services (following redevelopment)        | Yes              | Low                       |
|                                                                                                                                                                                                                                                                                             | Migration of contaminants: non-aqueous phase          |                                           | Yes              | Low                       |
|                                                                                                                                                                                                                                                                                             | Migration of contaminants: aqueous phase              |                                           | Yes              | Low                       |
|                                                                                                                                                                                                                                                                                             | Migration of contaminants off-site: non-aqueous phase | Adjacent Properties                       | Yes              | Low                       |
|                                                                                                                                                                                                                                                                                             | Migration of contaminants off site: aqueous phase     |                                           | Yes              | Low                       |

| Potential Site Contaminant Sources | Potential Pathways                                     | Potential Receptors    | Pathway Complete | Risk Level Classification |
|------------------------------------|--------------------------------------------------------|------------------------|------------------|---------------------------|
| machinery storage/use              | Vapour migration                                       |                        | Yes              | Low                       |
|                                    | Inhalation of wind-blown dust                          | Ecological Impacts     | Yes              | Low                       |
|                                    | Migration of contaminants: non-aqueous phase           |                        | Yes              | Low                       |
|                                    | Migration of contaminants: aqueous phase               |                        | Yes              | Low                       |
|                                    | Migration of contaminants from site: non-aqueous phase | Controlled groundwater | Yes              | Low to Moderate           |
|                                    | Migration of contaminants from site: aqueous phase     |                        | Yes              | Low to Moderate           |
|                                    | Migration of Contaminants: non-aqueous phase           | Surface Waters         | Yes              | Low                       |
|                                    | Migration of contaminants: aqueous phase               |                        | Yes              | Low                       |

**Table 8: Source-Pathway-Receptor Model for off-site sources**

| Potential Site Contaminant Sources                                                                                                                                                                                                                                                           | Potential Pathways                             | Potential Receptors                         | Pathway Complete | Risk Level Classification |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|---------------------------------------------|------------------|---------------------------|
| <p><b>Current</b></p> <p>Potential unknown Made Ground/fill associated with historical development in the immediate vicinity of the site</p> <p><b>Historical</b></p> <p>Potential unknown Made Ground/fill associated with historical development in the immediate vicinity of the site</p> | Dermal / direct contact                        | Current site users                          | No               |                           |
|                                                                                                                                                                                                                                                                                              | Direct ingestion                               |                                             | No               |                           |
|                                                                                                                                                                                                                                                                                              | Direct inhalation                              |                                             | No               |                           |
|                                                                                                                                                                                                                                                                                              | Inhalation of Radon                            |                                             | No               |                           |
|                                                                                                                                                                                                                                                                                              | Inhalation of wind-blown dust                  |                                             | No               |                           |
|                                                                                                                                                                                                                                                                                              | Vapour migration                               |                                             | No               |                           |
|                                                                                                                                                                                                                                                                                              | Ground gas migration                           |                                             | No               |                           |
|                                                                                                                                                                                                                                                                                              | Dermal / direct contact                        | Future site users ((commercial/industrial)) | Yes              | Low                       |
|                                                                                                                                                                                                                                                                                              | Direct ingestion                               |                                             | Yes              | Low                       |
|                                                                                                                                                                                                                                                                                              | Direct inhalation                              |                                             | Yes              | Low                       |
|                                                                                                                                                                                                                                                                                              | Inhalation of Radon gas                        |                                             | Yes              | Low                       |
|                                                                                                                                                                                                                                                                                              | Inhalation of wind-blown dust                  |                                             | Yes              | Low                       |
|                                                                                                                                                                                                                                                                                              | Vapour Migration onto the site                 |                                             | Yes              | Low to Moderate           |
|                                                                                                                                                                                                                                                                                              | Ground gas migration                           |                                             | Yes              | Low to Moderate           |
|                                                                                                                                                                                                                                                                                              | Direct contact                                 | Services (following redevelopment)          | Yes              | Low                       |
|                                                                                                                                                                                                                                                                                              | Migration of contaminants: non-aqueous phase   |                                             | Yes              | Low                       |
|                                                                                                                                                                                                                                                                                              | Migration of contaminants: aqueous phase       |                                             | Yes              | Low                       |
|                                                                                                                                                                                                                                                                                              | Inhalation of wind-blown dust & Direct Contact | Ecological Impacts (Plants)                 | Yes              | Low                       |

| Potential Site Contaminant Sources | Potential Pathways                                     | Potential Receptors    | Pathway Complete | Risk Level Classification |
|------------------------------------|--------------------------------------------------------|------------------------|------------------|---------------------------|
|                                    | Migration of contaminants: non-aqueous phase           | Controlled groundwater | Yes              | Low                       |
|                                    | Migration of contaminants: aqueous phase               |                        | Yes              | Low                       |
|                                    | Migration of contaminants from site: non-aqueous phase |                        | Yes              | Low                       |
|                                    | Migration of contaminants from site: aqueous phase     |                        | Yes              | Low                       |
|                                    | Migration of Contaminants: non-aqueous phase           | Surface Waters         | Yes              | Low                       |
|                                    | Migration of contaminants: aqueous phase               |                        | Yes              | Low                       |

## 9.0 POTENTIAL CONTAMINATION RISK SUMMARY

The preliminary contamination risk assessment has identified complete Source-Pathway-Receptor (SPR) linkages with a worst-case **Moderate** risk level from the potential contamination sources and risk drivers identified on the site and surrounding area.

There is the potential risk from inorganics, organics, hydrocarbons (PAH and TPH) and asbestos as a result of both the potential presence of unknown Made Ground/fill material associated with an historical landfill beneath the site and the current and historical industrial use of the site. The potential fill soil beneath the site also pose a risk of leachable contaminants (free and aqueous phased) which could impact the controlled aquifer beneath the site and the adjacent stream, albeit less likely to be occurring in the stream given the anecdotal testing evidence.

Given the unknown nature of any Made Ground /fill material, there is additional risk posed to the future development of the site resultant from the generation of ground gasses and/or soil vapours.

As such, there is considered to be potentially and actual complete S-P-R linkages between priority contaminant impacted soils on the site through direct contact, ingestion and inhalation pathways with the proposed highly sensitive end site user and moderately sensitive construction workers and services. These potential contamination features are also deemed to pose a potential hazard to ecology and controlled waters, albeit with a low to moderate risk level given the fill age (<1981) and time since to disperse and the anecdotal evidence of the lack of contamination leaching and impacting the adjacent stream.

Given the discussion above, to assess if a 'Moderate Possibility of Significant Harm' is present from potential contamination sources to the proposed future site users and environmental receptors, it is recommended that an intrusive soil investigation be undertaken focusing on the highlighted potential contaminative features.

Further to this, should any unexpected contamination be identified during the future development groundworks, then a suitably qualified and experienced Geo-Environmental Engineer should be consulted and if necessary further assessment should be undertaken.

### 9.1 Potential Geotechnical Risk Summary

A maximum “Very Low” geotechnical risk was identified on-site within the Envirocheck Report associated with the anticipated underlying natural geology in relation to the shrink and collapsible and landslide stability of the bedrock strata.

While the identified geotechnical risk is very low, a geotechnical appraisal of the geology and groundwater beneath the site is advised to derive foundation design criteria for any proposed structures on the site.

### 9.2 Recommended Intrusive Investigation

It is recommended that an intrusive soil investigation be undertaken at the site focusing on the identification and characterisation of any Made Ground across the site.

It is recommended that sampling and chemical testing of shallow soils is undertaken to quantify the risk present beneath the subject site, especially in soft landscaped areas of the proposed development. Testing of soils should include hydrocarbons (TPH and PAH), heavy metals and asbestos as a minimum.

Further to the soil sampling and analysis, it is recommended that monitoring wells be installed, and initial ground water (if reachable) and gas monitoring be carried out to allow a Tier 1 groundwater risk assessment and ground gas risk assessment.

Should significant mobile contamination of the shallow soils be identified then it is recommended that ground investigation works are undertaken to identify the depth to groundwater (if present) and facilitate groundwater sampling and chemical testing to quantify the risks posed to the controlled waters environment.

This report is produced for the sole use of the Client, and no responsibility of any kind, whether for negligence or otherwise, can be accepted for any third party who may rely upon it.

The site walkover survey was carried out within reasonably accessible areas of the site. No responsibility of any kind can be accepted for any conditions or features not identified due to inaccessibility of areas such as locked, unstable or unsafe buildings and heavily overgrown areas.

The conclusions and recommendations given in this report are based on our understanding of the future plans for the site and based on a scope of works agreed by the Client and afforded by the agreed budget. No responsibility is accepted for conditions not encountered, which are outside of the agreed scope of work.

If the future plans for the site are changed, such as the site is developed for a more or less sensitive use, then a different interpretation might be appropriate.

The report has been prepared following the guidelines and principles established in the British Standards, BS 10175:2011, entitled 'Investigation of Potentially Contaminated Sites – Code of Practice' and the DEFRA / EA Contaminated Land Reports CLR7 and CLR8. It necessarily relies on the co-operation of other organisations and the free availability of information and total access. No responsibility can, therefore, be accepted for conditions arising from information that was not available to the investigating team as a result of information being withheld or access being denied.

This report may suggest an opinion on a possible configuration of strata or conditions between exploratory points and below the maximum depth of investigation. However, this is for guidance only and no liability can be accepted for its accuracy.

- 1) Land Contamination Risk Management (LCRM), Environment Agency, 2023.
- 2) Investigation of Potentially Contaminated Sites – Code of Practice, British Standards Establishment BS10175:2011+A2:2017.
- 3) Code of Practice for Site Investigations, British Standards Establishment BS5930: 2015.
- 4) Environmental Protection Act: 1990 – Contaminated Land Statutory Guidance, April 2012, DEFRA;
- 5) GPLC1 - Guiding Principles for Land Contamination Environment Agency, 2010.
- 6) Secondary Model Procedure for the Development of Appropriate Soil Sampling Strategies for Land Contamination, R&D Technical Report P5-066/TR, 2000, Environment Agency.
- 7) Health and Safety Executive, Protection of workers and the general public during the development of contaminated land, HMSO, London 1991.
- 8) BRE Special Digest 1 'Concrete in Aggressive Ground', 2001.
- 9) Contaminated Land Exposure (CLEA) Model version 1.03 developed by the Environment Agency, Department for Environment, Food and Rural Affairs and the Scottish Environment Protection Agency. 2008 (withdrawn).
- 10) CLR7 Assessment of Risks to Human Health from Land Contamination, 2002, DEFRA/Environment Agency. (withdrawn).
- 11) CLR8 Potential Contaminants for the assessment of Land, 2002, DEFRA/Environment Agency. (withdrawn).
- 12) CLR11 Model Procedures for the Management of Land Contamination, 2004, DEFRA/Environment Agency. (withdrawn).
- 13) Rudland, D., Lancefield, R.M., Mayal, P.N. (2001) Contaminated Land Risk Assessment: A Guide to Good Practice. CIRIA C552. UK.
- 14) Method for Deriving Site-Specific Human Health Criteria for Contaminants in Soil, SNIFFER, 2003.
- 15) Technical evaluation of the Intervention Values for Soil/Sediment and Groundwater, RIVM Report 711701 023, National Institute of Public Health and the Environment, 2001.
- 16) Code of Practice for Investigation and Mitigation of Possible Petroleum –Based Land Contamination, 1993, Institute of Petroleum, London.
- 17) Contaminated Land Management – Ready Reference, J Nathanail, P Bardos and P Nathanail, Land Quality Press, 2002.
- 18) Hydrogeological Risk Assessment for Land Contamination Remedial Targets Worksheet, release 3.1 – October 2006.

- 19) Assessing risks posed by hazardous ground gases to buildings – CIRIA C665, 2007 – Wilson, Oliver, Mallet, Hutchings and Card.
- 20) BS 8576:2013 Guidance on investigations for ground gas - Permanent Gases and Volatile Organic Compounds (VOCs).
- 21) NHBC & RSK Group publication 'Guidance on evaluation of development proposals on sites where methane and carbon dioxide are present' (March 2007).
- 22) Mobilising Natures Army: Monitored Natural Attenuation – dealing with pollution using natural processes, Environment Agency. 2004.
- 23) Remediation Targets Methodology: Hydrogeological Risk Assessment for Land Contamination, Environment Agency. 2006.
- 24) BRE Report BR211 - Radon: Protective measures for new dwellings, November 2007.
- 25) Perimeter soil gas emissions criteria and associated management. Industry Guidance v1.01. BIFFA et al. January 2011.
- 26) Environment Agency, Briefing Note – Monitoring Frequencies and Non-Compliance Recording.
- 27) Environment Agency, Final R&D Technical Report P1-471 Techniques for the Interpretation of Landfill Monitoring Data – Guidance Notes.
- 28) World Health Organization, Guidelines for drinking-water quality: Fourth edition incorporating the first and second addenda, 2022.
- 29) DEFRA, List of chemicals for Water Framework Directive, 2022.
- 30) DEFRA, Freshwaters specific pollutants and operational environmental quality standards (EQS), 2022.
- 31) Drinking Water Inspectorate, Drinking Water 2022.
- 32) PPG23 (PPS23) Planning and pollution control (contaminated land aspects) 2002;
- 33) CIRIA C665 Assessing risks posed by hazardous ground gases to buildings, CIRIA 2007; and
- 34) BS 8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings
- 35) BRE414: 2001 Protective measures for housing on gas-contaminated land. Building Research Establishment: 2001

## **APPENDIX A**

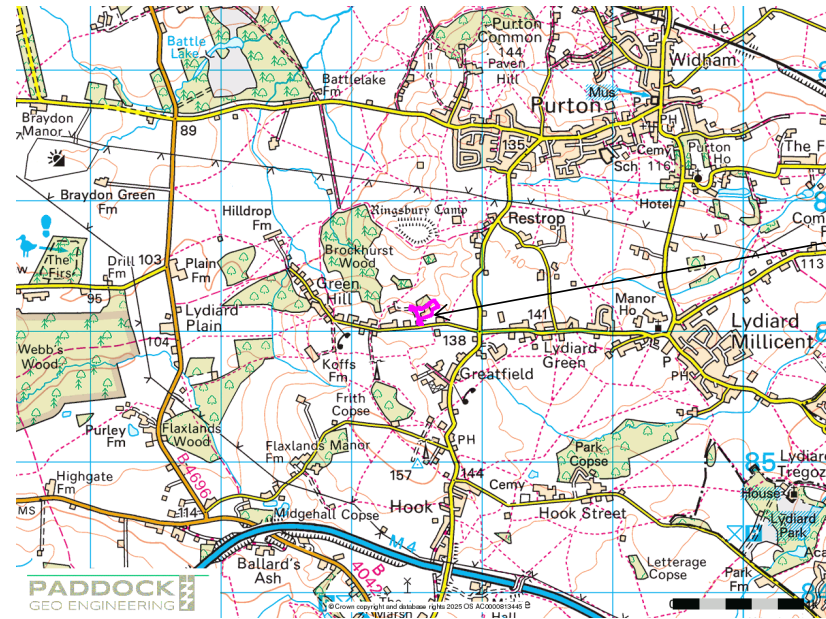
Site Location Plan

Site Plan

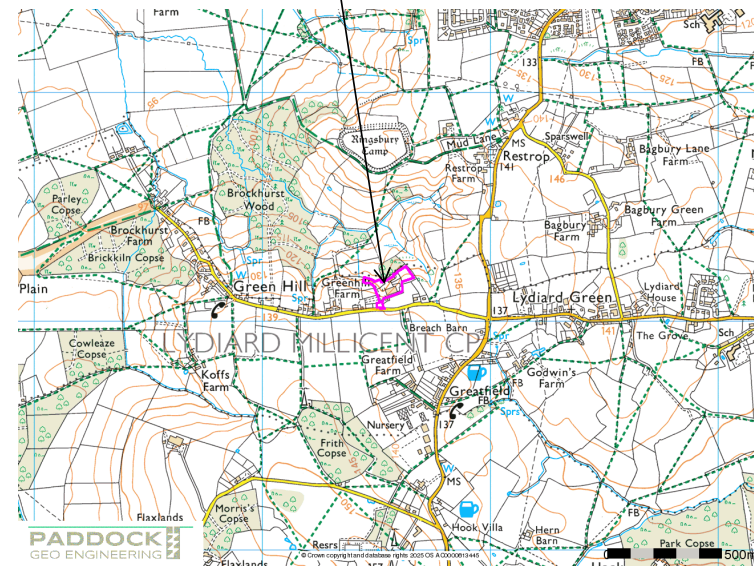
Aerial Photograph

Proposed Development Plan

## SITE LOCATION PLAN



Site Location

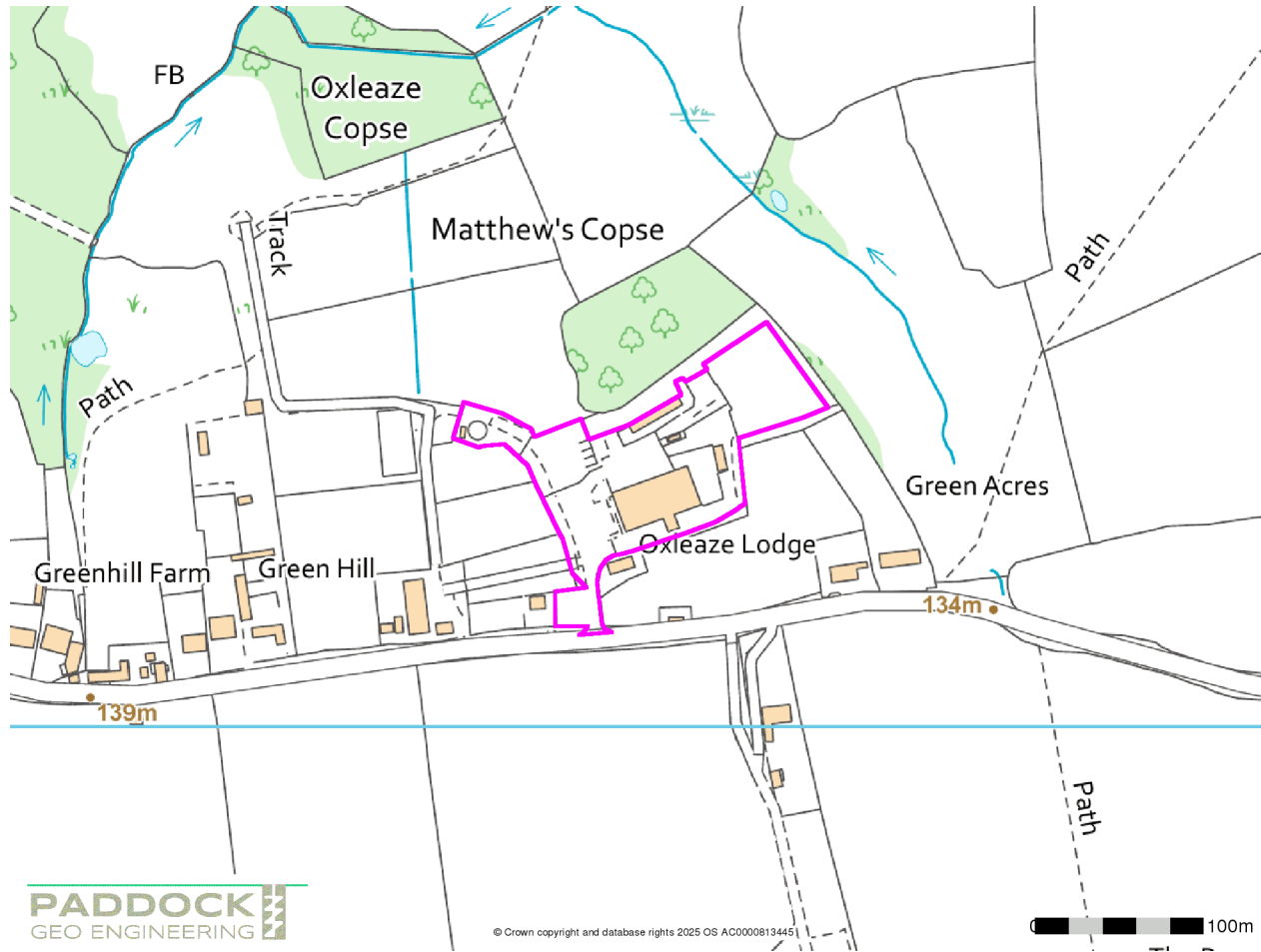


**PADDOCK**  
GEO ENGINEERING

**CLIENT:**  
**PROJECT No:**  
**PROJECT TITLE:**

Skyline Aero Ltd  
P25-399  
Oxleaze Business Park, Greenhill, Royal Wootton Bassett, SN4 8EH

# SITE PLAN



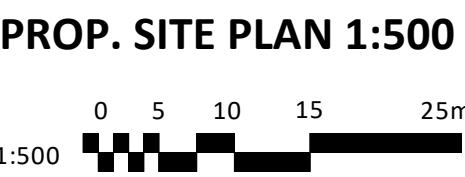
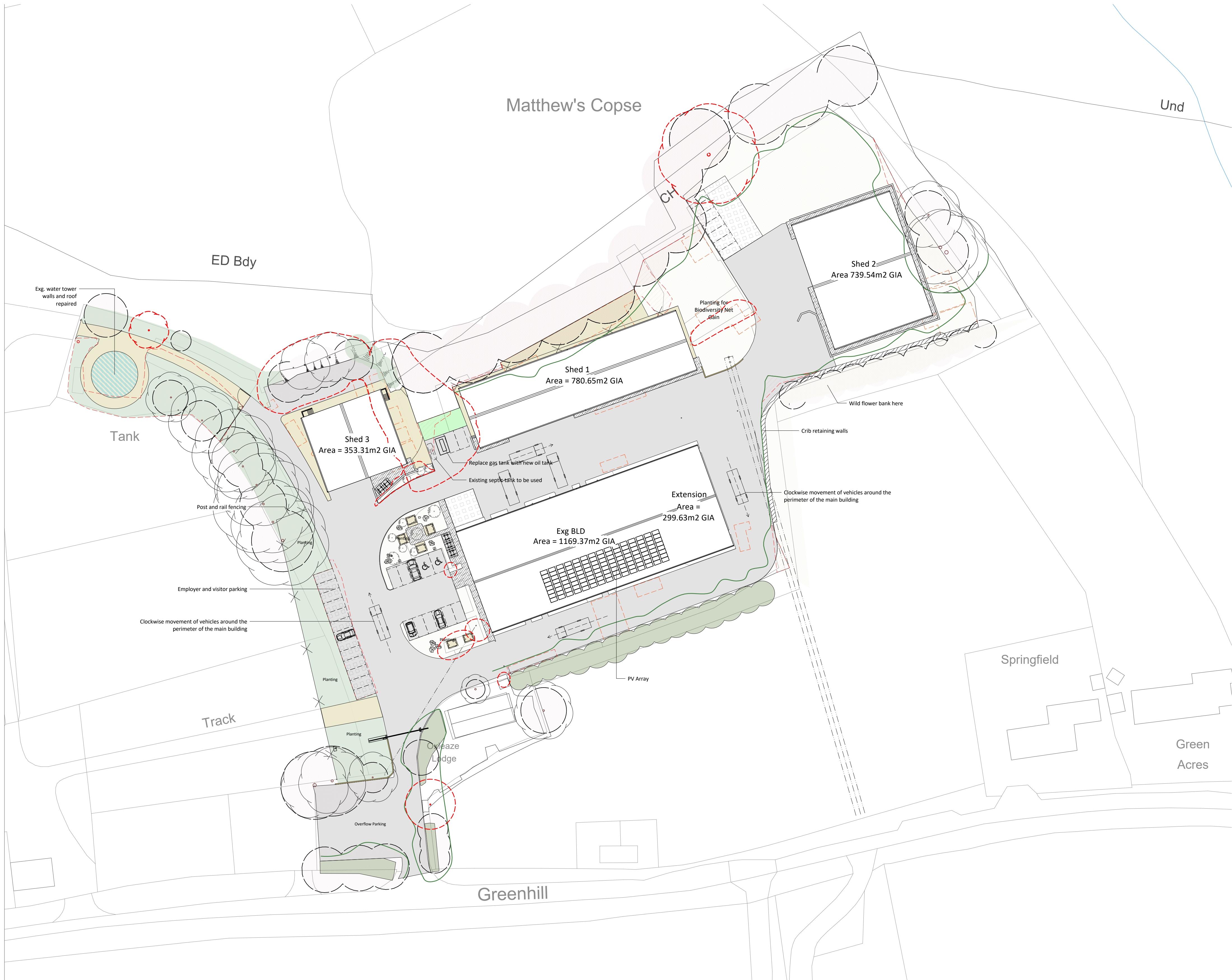
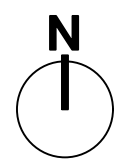
**PADDOCK**  
GEO ENGINEERING

**CLIENT:**  
**PROJECT No:**  
**PROJECT TITLE:**

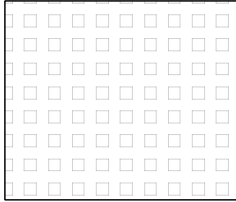
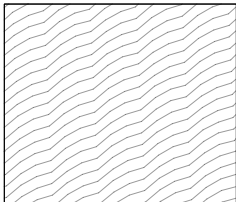
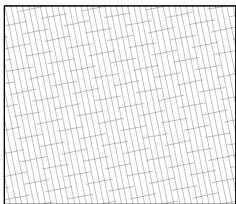
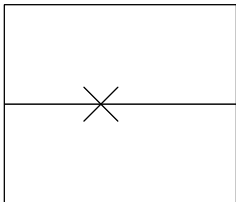
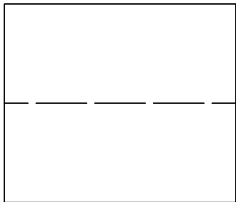
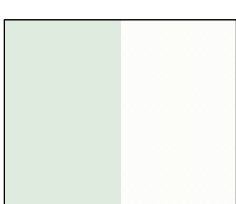
Skyline Aero Ltd  
P25-399  
Oxleaze Business Park, Greenhill, Royal Wootton Bassett, SN4 8EH

## AERIAL PHOTOGRAPH





Hard Landscaping Key:

-  = Hex Paving
-  = Tarmac
-  = Bound Gravel
-  = Crib Walls
-  = Cotswold Gravel
-  = Sandstone Paving
-  = Post & Rail Fencing
-  = Low profile kerbs
-  = Soft landscaping; varies
-  = Root protection zones
-  = Tree Canopy
-  = Tree Removal

|   |            |                |
|---|------------|----------------|
| C | 25/11/2025 | General Update |
| B | 19/11/2024 | General Update |
| A | 14/06/2024 | General Update |

| No. | Date | Revision Notes |
|-----|------|----------------|
|-----|------|----------------|

**OFFGRID**  
ARCHITECTURE

info@offgridarchitecture.co.uk | www.offgridarchitecture.co.uk  
+44 (0)7759 482619

These details are subject to all relevant statutory approvals. If in doubt, check. All dimensions are to be checked on site. Areas where quoted are approximate. Figure dimensions only are to be taken from this drawing. Any discrepancies with other related information is to be reported to OFFGRID Architecture prior to order/construction/installation. This document should not be relied on or used in circumstances other than those for which it was originally prepared and for which OFFGRID Architecture was commissioned. OFFGRID Architecture accepts no responsibility for this document to any party other than the person by whom it was commissioned.

Status

PLANNING

Project Title

EXTENSIONS & ALTERATIONS

Project Address

Oxleaze Business Park, Greenhill, Royal Wootton Bassett, SN4 8EH

Sheet Title

PROP SITE PLAN

|            |            |          |            |
|------------|------------|----------|------------|
| Scale      | Date       | Drawn By | Project ID |
| 1:500 @ A1 | 21/03/2024 | SJT      | 2315 040C  |

Hard Landscaping Materials:



## **APPENDIX B**

Site Walkover Survey Plan

Site Photographs