

Land East of Showell Farm, Chippenham

PRELIMINARY RISK ASSESSMENT

13143 PRA 01 Rv1

Date 30.03.2026

Hallam Land

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1 Introduction

- 1.1.1.1** Brookbanks is appointed by Hallam Land to complete a Preliminary Risk Assessment for the development at Land East of Showell Farm, Chippenham.
- 1.1.1.2** This Preliminary Environmental Risk Assessment has been undertaken in general accordance with the Land Contamination: Risk Management Guidance (LCRM: Environment Agency (EA), October 2020, last updated on 12 June 2025). The objective of the study is to research the likely geo-environmental and geotechnical characteristics of the soil and groundwater environment and includes the following:
- Collation of available current and historical information about the Site and the potential contaminants expected to be present;
 - Formulation of an Initial Conceptual Site Model; and
 - Record of findings and recommendations for further action.
- 1.1.1.3** No previous geo-environmental or geotechnical investigations are known to have occurred at the Site.
- 1.1.1.4** A Site Visit was undertaken on March 19th 2026 , with representative photographs found in **Appendix A**.

2 Background Information

2.1 Location and Details

2.1.1.1 The proposed development is to the south-west of Chippenham.

2.1.1.2 The Site is shown to be bound by the B4258 to the west and the River Avon to the east. The north of the Site is bound by residential development which is currently under construction and in public open space associated with the development. The south of the Site are bound by agricultural field boundaries, with a nursery and residential house to the north-west of the Site.

2.1.1.3 The Site location and boundary is shown indicatively on **Figure 2-1**.



Figure 2-1: Site Location Plan

2.2 Location and Details

2.2.1.1 Outline Planning Application for up to 400 dwellings (Class C3 use), land for a local centre accommodating commercial business and service uses (Class E use), drinking establishment and hot food takeaway (Sui Generis); and local community uses (Class F2); open space and landscaping to include natural green space, amenity green space, area of formal play, allotments and community orchard, sustainable drainage infrastructure including attenuation basins; cycle and pedestrian routes; parking; utilities infrastructure and ground remodelling. All matters reserved except for the formation of a new vehicular access and cycle and pedestrian access including emergency access, onto B4528.

2.3 Sources of Information

2.3.1.1 The following information has been gathered during the study:

- | | | |
|-------------------------|---|--|
| • Environmental Search | - | Landmark Envirocheck Reports, March 2026 |
| • Published Geology | - | British Geological Survey |
| • Published Information | - | Environment Agency |
| • UXO Risk Map | - | Zetica UXO, March 2026 |

2.4 Site Reconnaissance

2.4.1.1 A Site visit was undertaken on the 19th March 2026. The purpose of this visit was to confirm there are no contaminative ground risks on Site. A contaminative ground risk, for example, can be considered as infilled land, large quantities of pollutants (for example rubbish as a result of fly tipping), but also for example odd discolouration of ground foliage which could identify a deeper ground contaminative factor. Photographs from the Site visit can be found in **Appendix A**.

2.4.1.2 On the day of the Site visit, it was dry for the majority of the visit.

2.4.1.3 The Site has largely been historically in agricultural use as seen in **Appendix A**. During the Site walkover, no peculiarities were observed within the Site.

3 National Policy

3.1 Revised National Planning Policy Framework (NPPF, December 2024, February 2025 Update)

3.1.1.1 A revised National Planning Policy Framework ('NPPF') was published in December 2024, and updated in February 2025, and outlines the Government's environmental, economic, and social policies for England. The NPPF sets out a presumption in favour of sustainable development, which should be delivered with three main dimensions: economic; social; and environmental. The NPPF aims to enable local people and their councils to produce their own distinctive local and neighbourhood plans, which should be interpreted and applied in order to meet the needs and priorities of their communities.

3.1.1.2 Policies and objectives which are of particular relevance to ground conditions and contamination include:

3.1.1.3 Paragraph 196 which states *"Planning policies and decisions should ensure that:*

"a) a Site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);

b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990.

c) adequate Site investigation information, prepared by a competent person, is available to inform those assessments."

3.1.1.4 Paragraph 197 states *"Where a Site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner".*

3.2 Planning Practice Guidance: Land Affected By Contamination (July 2019)

3.2.1.1 Planning Practice Guidance published in June 2014 and updated in July 2019, by the Department for Communities and Local Government, identifies that contamination is most likely to arise in former industrial locations, however it may also occur in other locations as a result of the contamination being moved from its original source. Therefore, as part of any planning application, a geo-environmental appraisal should be carried out to ascertain the level of risk posed by the Proposed Development and surrounding land uses past and present.

3.3 Environmental Protection Act 1990: Part 2A

3.3.1 Part 2A of the Environmental Protection Act 1990 is a separate regime to planning that deals with land contamination, but it interacts with the planning regime in relation to ensuring land is safe for its intended use.

3.3.2 The Statutory Guidance (DEFRA, 2012) establishes a legal framework for dealing with contaminated land (excluding radioactivity, which is dealt with by similar Statutory Guidance (DBEIS, 2018) in England. The aim of this guidance is to remove unacceptable risk to human health and the environment.

- 3.3.3** The guidance emphasises a risk-based scientific assessment to promote a precautionary approach in which authorities are expected to use professional judgment and local knowledge to influence decision making.

4 Historical Site Uses

- 4.1.1.1** In appraising the Site history, published Ordnance Survey maps have been reviewed dating from 1889 up to the present day. A selection of large-scale maps used in this report are contained within **Appendix B**. Inspection of the Ordnance Survey maps has revealed that the Site was previously in agricultural use.
- 4.1.1.2** On review of the Site and surrounding area, the area has remained largely unchanged. In relation to the Site, the historical map search suggests that the land has previously been set agricultural land, with an old shelter shed shown onsite within the west.
- 4.1.1.3** The historical uses on Site are described, in distance order, in **Table 4-1**, along with uses in the surrounding area within 1,000m.

Site Use / Activity	Date First Shown	Date Last Shown	Approximate Distance (m)	Direction
Old Shelter Shed	1889	Still Present	Onsite	West
B4528	1889	Still Present	Bounds	West
Showell Farm	1889	Still Present	10	West
Showell Nursery	1982	Still Present	10	West
Sewage Treatment Works	1925	Still Present	25	North East
Roundabout	2000	Still Present	25	South West
Roundabout	2025	Still Present	300	North West
Gravel Pit	1925	1960	475	North West
Railway Line	1889	Still Present	550	West
Quarry	1901	1960	750	South West
Dismantled Railway Line	1889	Still Present	800	South West
Sewage Works	1926	1982	975	North

Table 4-1: Onsite and Offsite Historical Uses for the Site

- 4.1.1.1** The following potentially significant contaminative land uses are on or within close proximity of the Site and will be further assessed within **Section 10: Agricultural, Roads (B4528), Gravel Pit/Quarry, Sewage Works and a Railway Line**.

5 Ground Conditions

5.1 Geology

- 5.1.1.1** With reference to the British Geological Survey (BGS) map, the majority of the Site is shown to be underlain by sandstone, siltstone and mudstone of the Kellaways Formation, with the south-west of the Site forming limestone of the Cornbrash Formation.
- 5.1.1.2** With regards to the superficial deposits, the centre of the Site identifies sand and gravel River Terrace Deposits, with the east of the Site identifying clay, silt, sand and gravel Alluvium deposits.
- 5.1.1.3** The geology for the Site are illustrated in **Figure 5-1** and **Figure 5-2**.

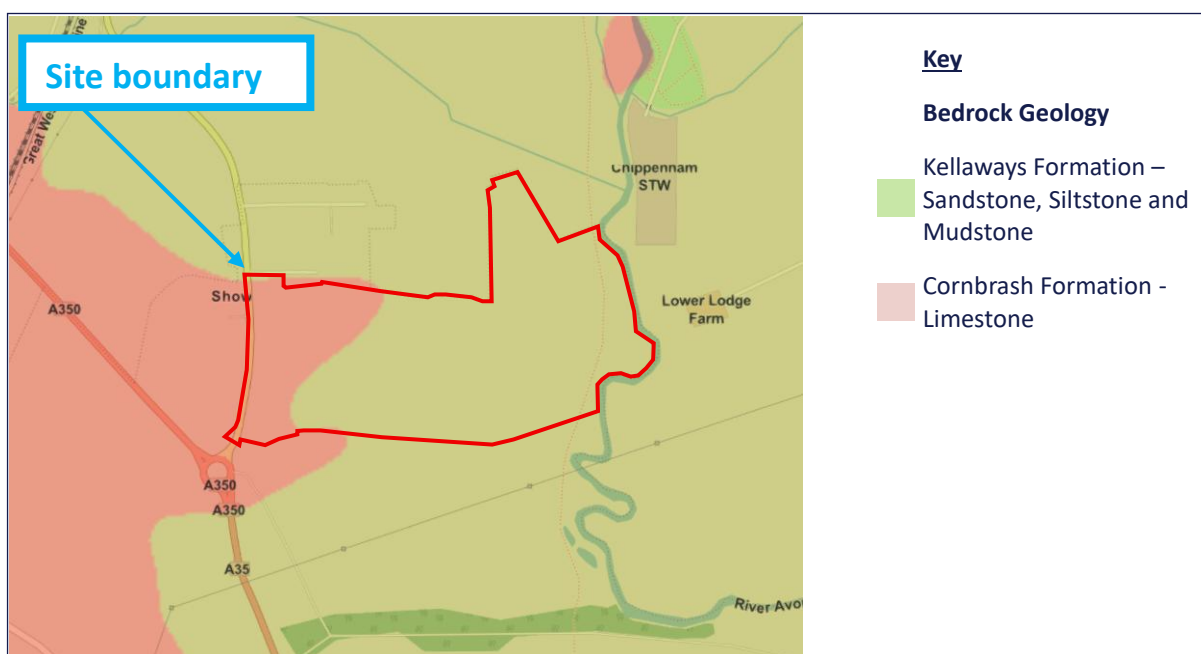


Figure 5-1: BGS Published Bedrock Geology

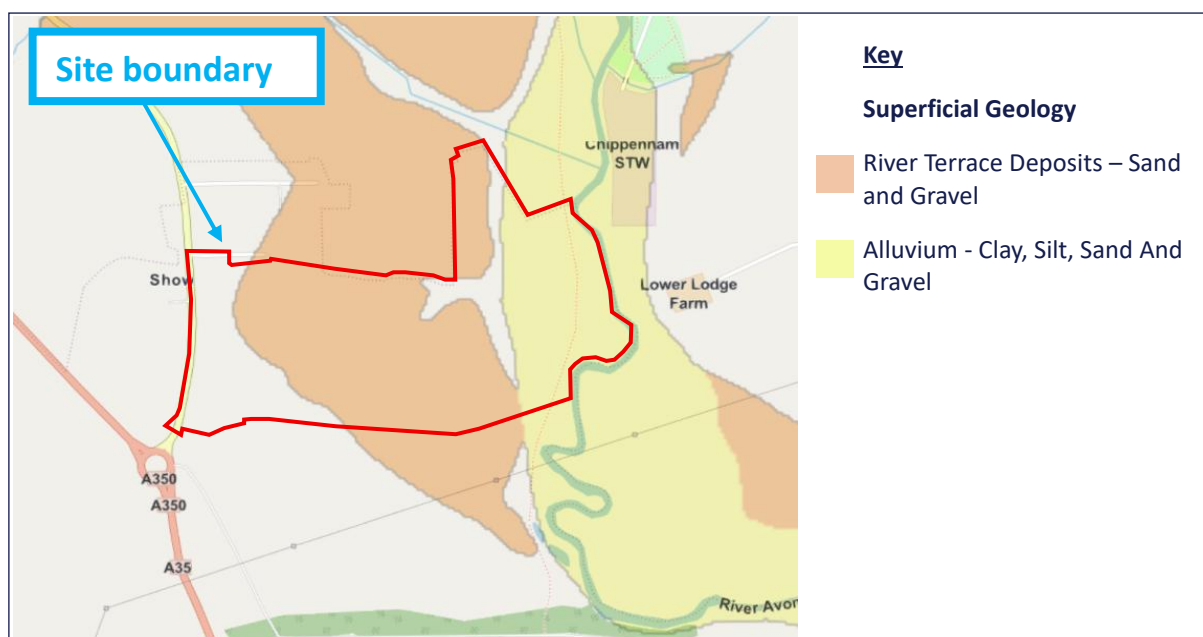


Figure 5-2: BGS Published Superficial Geology

5.2 Natural Faults and Hazards

5.2.1.1 BGS mapping for the area does highlight geological faults running through the Site.

5.2.1.2 BGS records include the following ratings (as shown in **Table 5-1**) for a number of potential ground stability hazards onsite (in **bold**) or within 250m of the Site (not shown in bold).

Ground Stability Hazard	Hazard Potential
Collapsible Ground Stability	No Hazard / Very Low
Compressible Ground	No Hazard / Moderate
Ground Dissolution	No Hazard/ Very Low / Low
Landslide	Very Low / Low
Running Sand	No Hazard / Very Low / Low
Shrinking and Swelling Clay	No Hazard / Very Low

Table 5-1: Estimated ground stability for the Site

5.3 Mining

5.3.1.1 The Site is not reported to be in an area affected by **Coal Mining**.

5.3.1.2 There are no areas of **Mining Instability** within the Site boundary.

5.3.1.3 There are no **Man-Made Mining Cavities** reported within 1,000m of the Site boundary.

5.3.1.4 There are no **Natural Cavities** identified within 1,000m of the Site boundary.

5.3.1.5 The Site is reported not to be situated within areas of **Non Coal Mining Areas of Great Britain**.

5.3.1.6 There are two **BGS Recorded Mineral Sites** recorded within 1,000m of the Site boundary, which is further detailed in **Table 5-2**:

Site Name – Location	Status	Commodity	Distance (m) from Site	Direction from Site
Holywell Farm Gravel Pit - Patterdown, Chippenham	Ceased	Sand and Gravel	490	North
Thingley Farm Quarry – Easton, Chippenham	Ceased	Limestone	770	South West

Table 5-2: BGS Recorded Mineral Sites within 1,000m of the Site

5.4 Radon

5.4.1.1 According to UK Health Security Agency, the Site is shown to reside in Intermediate probability **Radon Areas** (where 1 to 3% of homes estimated to at or above the Action Level), with further areas shown to be in an area of Intermediate provability radon area (where 3 to 5% of homes are estimated to be at or above the action level), Areas of Lower probability radon are also identified (where less than 1% of homes are to be at or above the Action Level).

5.4.1.2 It is reported that in areas of Intermediate probability radon areas, basic radon protective measures are necessary in the construction of new dwellings/extensions. Where the Lower probability radon areas are situated, no radon protection measures are necessary for the construction of new developments within the Site.

5.5 Estimated Soil Chemistry

5.5.1.1 The Envirocheck report provides the following estimated soil chemistry* on the Site, whereby the soil is described as ‘Rural’ as shown in **Table 5-3**.

Potentially Harmful Elements	BGS Estimated Soil Chemistry Concentration (mg/kg)
Arsenic	<15 - 25
Cadmium	< 1.8
Chromium	60 - 180
Lead	<100
Nickel	15 – 45

Table 5-3: Estimated Soil Chemistry for the Site

* The British Geological Survey (BGS) Estimated Soil Chemistry dataset provides modelled estimates of ambient background concentrations of Potentially Harmful Elements (PHE) in topsoil: Arsenic (As), Cadmium (Cd), Chromium (Cr), Nickel (Ni) and Lead (Pb). The data has been created by combining high resolution geochemical data (from the BGS G-BASE and Imperial College Wolfson geochemical survey database) and the soil parent material maps derived from the BGS DiGMapGB geological data and covers the whole of Great Britain (excluding London).

6 Hydrology

6.1 Flood Risk

Fluvial

- 6.1.1.1** The EA mapping illustrated on **Figure 6-1** shows that the west of the Site lies within Flood Zone 1; being an area of Low Probability of flooding and outside both the 1 in 100 (1% AEP) and 1 in 1,000 (0.1% AEP) year flood events.
- 6.1.1.2** The east of the Site, along with the onsite drainage channel is located within Flood Zones 2 (being an area which lies within High Probability of flooding, inside the 1 in 1000 (0.1% AEP) flood event) and 3 (being an area which lies within High Probability of flooding, inside the 1 in 100 (1% AEP) flood event.).



Figure 6-1: EA Flood Map for Planning – Fluvial Flooding (2026)

Overland Flow (Pluvial)

- 6.1.1.3** Overland flow mechanisms result from the inability of unpaved ground to infiltrate rainfall or due to inadequacies of drainage systems in paved areas to accommodate flow directed to gullies, drainage downpipes or similar. In minor cases, local ponding may occur. In more extreme events, flows accumulate and may be conveyed across land following the topography.
- 6.1.1.4** The mapping on **Figure 6-2** illustrates areas of very low to high risk of surface water flooding. Initial investigations suggest that the risk of overland flow relates primarily to the topography of the Site; low areas of the Site naturally store water limiting the surface runoff in concentrated areas and the drainage channel.

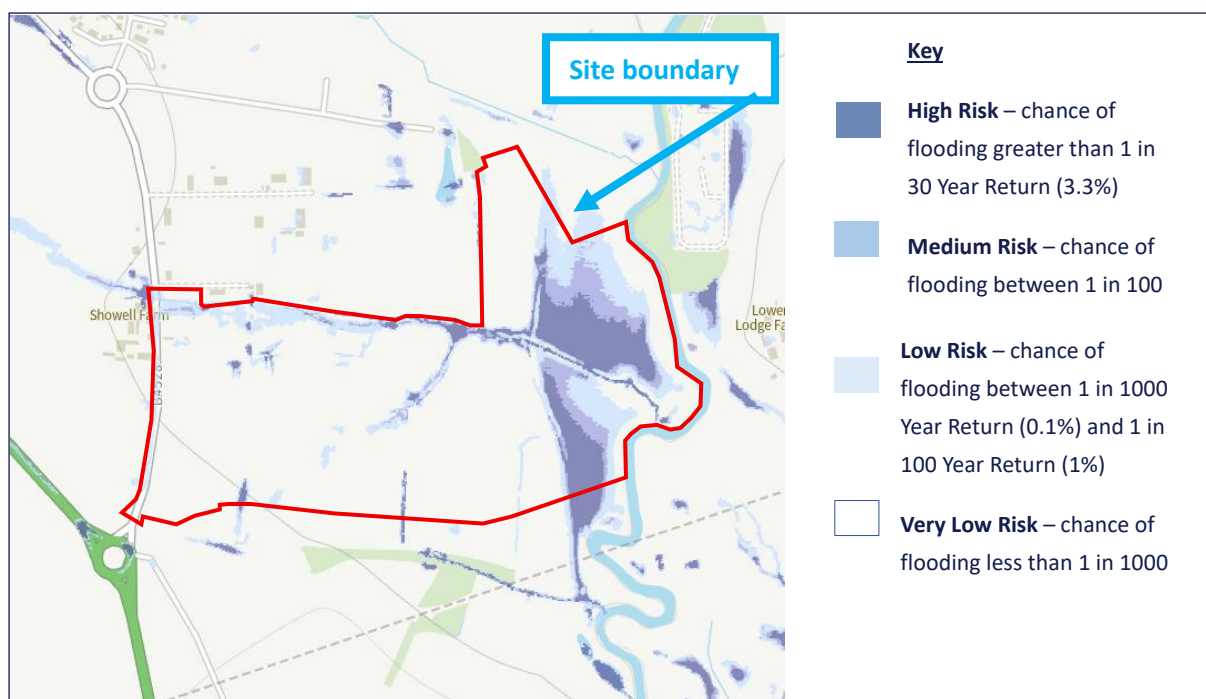


Figure 6-2: EA Long Term Flood Risk Maps – Surface Water Flooding 2040 and 2060 (2026)

6.1.1.5 The pluvial flood modelling that forms the basis of the EA's surface water flood mapping does not include high capacity drainage features such as culverts or the details of any local/existing drainage systems and therefore the areas shown at risk are conservative. Notwithstanding this, the potential of surface water/pluvial flooding should be considered when designing the finished floor level and the external levels for the proposed scheme.

6.2 Discharge Consents

6.2.1.1 Fifty-nine **Discharge Consents** are reported within 1,000m of the proposed boundary. Thirty-eight of these are reported within 250m of the Site boundary. **Table 6-1** records the Discharge Consents within 250m of the Site.

Operator – Location	Status	Effective Date	Receiving Water	Discharge Type	Distance (m)	Direction
Wessex Water Services Limited – Chippenham Water Recycling Centre, Pewsham Way, Lower Lodge, Chippenham	Varied under EPR 2010	25/03/22	River Avon	Sewage Discharges – Final/Treated Effluent – Water Company	10	North East
Wessex Water Services Limited – Chippenham Water Recycling Centre, Pewsham Way, Lower Lodge, Chippenham	Varied under EPR 2010	25/03/2022	River Avon	Sewage Discharges – Final/Treated Effluent – Water Company	10	North East
Wessex Water Services Limited – Chippenham Water Recycling Centre, Pewsham Way, Lower Lodge, Chippenham	Varied under EPR 2010	15/12/20	River Avon	Sewage Discharges – Final/Treated Effluent – Water Company	10	North East

Operator – Location	Status	Effective Date	Receiving Water	Discharge Type	Distance (m)	Direction
Wessex Water Services Limited – Chippenham Water Recycling Centre, Pewsham Way, Lower Lodge, Chippenham	Varied under EPR 2010	01/01/17	River Avon	Sewage Discharges – Final/Treated Effluent – Water Company	10	North East
Wessex Water Services Limited – Chippenham Water Recycling Centre, Pewsham Way, Lower Lodge, Chippenham	Modified*	31/03/10	River Avon	Sewage Discharges – Final/Treated Effluent – Water Company	10	North East
Wessex Water Services Limited – Chippenham Water Recycling Centre, Pewsham Way, Lower Lodge, Chippenham	Modified*	22/02/10	River Avon	Sewage Discharges – Final/Treated Effluent – Water Company	10	North East
Wessex Water Services Limited – Chippenham Water Recycling Centre, Pewsham Way, Lower Lodge, Chippenham	New Consent**	01/04/09	River Avon	Sewage Discharges – Final/Treated Effluent – Water Company	10	North East
Wessex Water Services Limited – Chippenham Water Recycling Centre, Pewsham Way, Lower Lodge, Chippenham	New Consent**	31/03/02	River Avon	Sewage Discharges – Final/Treated Effluent – Water Company	10	North East
Wessex Water Services Limited – Chippenham Water Recycling Centre, Pewsham Way, Lower Lodge, Chippenham	New Consent**	07/04/05	River Avon	Sewage Discharges – Final/Treated Effluent – Water Company	10	North East
Wessex Water Services Limited – Chippenham Water Recycling Centre, Pewsham Way, Lower Lodge, Chippenham	Revoked	20/12/00	River Avon	Sewage Discharges – Final/Treated Effluent – Water Company	10	North East
Wessex Water Services Limited – Chippenham Water Recycling Centre, Pewsham Way, Lower Lodge, Chippenham	New Consent**	07/01/98	River Avon	Sewage Discharges – Final/Treated Effluent – Water Company	10	North East
Mr Jonathan Thomas Wells Hough – The Dove House Showell Farm, Showell, Chippenham	New Consent**	05/09/05	Soakaway	Sewage Discharges – Final/Treated Effluent – Not Water Company	28	North

Operator – Location	Status	Effective Date	Receiving Water	Discharge Type	Distance (m)	Direction
R Telling Esq – Showell Farm, Showell, Chippenham	Varied under EPR 2010	17/12/12	Soakaway	Sewage Discharges – Final/Treated Effluent – Not Water Company	58	North West
R Telling Esq – Showell Farm, Showell, Chippenham	Transferred from Rivers (Prevention of Pollution) Act 1951-1961	01/10/69	Soakaway	Sewage Discharges – Final/Treated Effluent – Not Water Company	58	North West
Wessex Water Services Ltd – Chippenham Sewage Treatment Works	Revoked	Not Supplied	Not Supplied	Sewage Effluent Discharge – Treated Effluent	67	North East
Wessex Water Services Ltd – Chippenham Sewage Treatment Works	Revoked	03/09/85	Tributary of River Bristol Avon	Sewage Discharges – Final/Treated Effluent – Water Company	67	North East
R M J & A L Robinson – Lower Lodge Farm, Pewsham, Nr Chippenham	Revoked	30/11/65	Tributary of River Bristol Avon	Trade Discharge – Agricultural and Surface	132	North East
Wessex Water Services Limited – Chippenham Water Recycling Centre, Pewsham Way, Lower Lodge, Chippenham	Modified*	31/03/10	River Avon	Sewage Discharges – Stw Storm Overflow/Storm Tank – Water Company	156	North East
Wessex Water Services Limited – Chippenham Water Recycling Centre, Pewsham Way, Lower Lodge, Chippenham	Modified*	22/02/10	River Avon	Sewage Discharges – Stw Storm Overflow/Storm Tank – Water Company	156	North East
Wessex Water Services Limited – Chippenham Water Recycling Centre, Pewsham Way, Lower Lodge, Chippenham	New Consent**	01/04/09	River Avon	Sewage Discharges – Stw Storm Overflow/Storm Tank – Water Company	156	North East
Wessex Water Services Limited – Chippenham Water Recycling Centre, Pewsham Way, Lower Lodge, Chippenham	New Consent**	31/03/02	River Avon	Sewage Discharges – Stw Storm Overflow/Storm Tank – Water Company	156	North East
Wessex Water Services Limited – Chippenham Water Recycling Centre, Pewsham Way, Lower Lodge, Chippenham	New Consent**	07/04/05	River Avon	Sewage Discharges – Stw Storm Overflow/Storm Tank – Water Company	156	North East

Operator – Location	Status	Effective Date	Receiving Water	Discharge Type	Distance (m)	Direction
Wessex Water Services Limited – Chippenham Water Recycling Centre, Pewsham Way, Lower Lodge, Chippenham	Varied under EPR 2010	31/03/26	River Avon	Sewage Discharges – Stw Storm Overflow/Storm Tank – Water Company	161	North East
Wessex Water Services Limited – Chippenham Water Recycling Centre, Pewsham Way, Lower Lodge, Chippenham	Varied under EPR 2010	25/03/22	River Avon	Sewage Discharges – Stw Storm Overflow/Storm Tank – Water Company	161	North East
Wessex Water Services Limited – Chippenham Water Recycling Centre, Pewsham Way, Lower Lodge, Chippenham	Varied under EPR 2010	15/12/20	River Avon	Sewage Discharges – Stw Storm Overflow/Storm Tank – Water Company	161	North East
Wessex Water Services Limited – Chippenham Water Recycling Centre, Pewsham Way, Lower Lodge, Chippenham	Varied under EPR 2010	01/01/17	River Avon	Sewage Discharges – Stw Storm Overflow/Storm Tank – Water Company	161	North East
Wessex Water Services Limited – Chippenham Water Recycling Centre, Pewsham Way, Lower Lodge, Chippenham	Revoked	20/12/00	River Avon	Sewage Discharges – Stw Storm Overflow/Storm Tank – Water Company	169	North East
Wessex Water Services Limited – Chippenham Water Recycling Centre, Pewsham Way, Lower Lodge, Chippenham	New Consent**	07/01/98	River Avon	Sewage Discharges – Stw Storm Overflow/Storm Tank – Water Company	169	North East
Wessex Water Services Limited – Chippenham Water Recycling Centre, Rowden Lane, Chippenham	Revoked	20/12/00	River Avon	Sewage Discharges – Stw Storm Overflow/Storm Tank – Water Company	178	North East
Wessex Water Services Limited – Chippenham Water Recycling Centre, Rowden Lane, Chippenham	New Consent**	07/01/98	River Avon	Sewage Discharges – Stw Storm Overflow/Storm Tank – Water Company	178	North East
Wessex Water Services Limited – Chippenham Water Recycling Centre, Rowden Lane, Chippenham	Modified*	31/03/10	River Avon	Sewage Discharges – Stw Storm Overflow/Storm Tank – Water Company	204	North East

Operator – Location	Status	Effective Date	Receiving Water	Discharge Type	Distance (m)	Direction
Wessex Water Services Limited – Chippenham Water Recycling Centre, Rowden Lane, Chippenham	Modified*	22/02/10	River Avon	Sewage Discharges – Stw Storm Overflow/Storm Tank – Water Company	204	North East
Wessex Water Services Limited – Chippenham Water Recycling Centre, Rowden Lane, Chippenham	New Consent**	01/04/09	River Avon	Sewage Discharges – Stw Storm Overflow/Storm Tank – Water Company	204	North East
Wessex Water Services Limited – Chippenham Water Recycling Centre, Rowden Lane, Chippenham	New Consent**	31/03/02	River Avon	Sewage Discharges – Stw Storm Overflow/Storm Tank – Water Company	204	North East
Wessex Water Services Limited – Chippenham Water Recycling Centre, Rowden Lane, Chippenham	New Consent**	07/04/05	River Avon	Sewage Discharges – Stw Storm Overflow/Storm Tank – Water Company	204	North East
Mr B J Baker – Lower Lodge Farm, Pewsham	Revoked	02/09/91	Soakaway	Storm Sewage Effluent	212	North East
Wessex Water Services Ltd - Chippenham Sewage Treatment Works	Not Given	Not Supplied	Not Provided	Unknown	219	North East
Wessex Water Services Ltd – Chippenham Sewage Treatment Works	Revoked	03/09/85	Tributary of River Bristol Avon	Sewage Discharges – Stw Storm Overflow/Storm Tank – Water Company	219	North East

*(Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995)

** (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)

Table 6-1: Discharge Consents within 250m of the Site boundary

6.2.1.2 A further twenty-one Discharge Consents are reported between 251m and 1,000m of the Site boundary.

6.3 Surface Water Abstractions

6.3.1.1 There are four **Surface Water Abstractions** recorded within 1,000m of the Site boundary and these are further detailed in **Table 6-2**.

Operator – Location	Abstraction	Permit Start Date	Permit End Date	Distance (m)	Direction
Lackham College – River Avon	General Agriculture: Spray Irrigation – Direct	24/03/66	Not Supplied	231	South East
Lackham College – River Avon	General Agriculture: Spray Irrigation – Direct	24/03/66	Not Supplied	412	South West
Lackham College – River Avon	General Agriculture: Spray Irrigation – Direct	24/03/66	Not Supplied	829	South East
Lackham College – Not Supplied	Spray Irrigation and Agriculture	Not Supplied	Not Supplied	834	South East

Table 6-2: Surface Water Abstractions within 500m of the Site

7 Hydrogeology

7.1 Bedrock and Superficial Aquifer Designations

7.1.1.1 The underlying Kellaways Formation is shown to be unproductive strata across the Site, with the Cornbrash Formation forming a Secondary A Aquifer. The Superficial Deposits onsite are shown to form a Secondary A Aquifer. This is further illustrated respectively below in **Figure 7-1** and **Figure 7-2**.

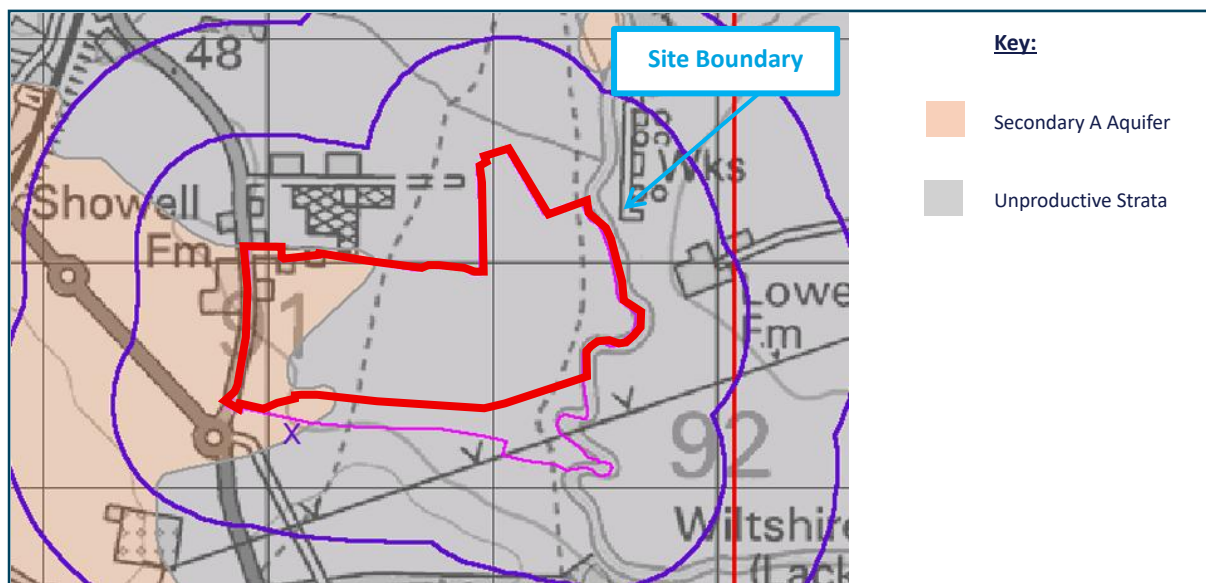


Figure 7-1: BGS Bedrock Geology Aquifer Designation

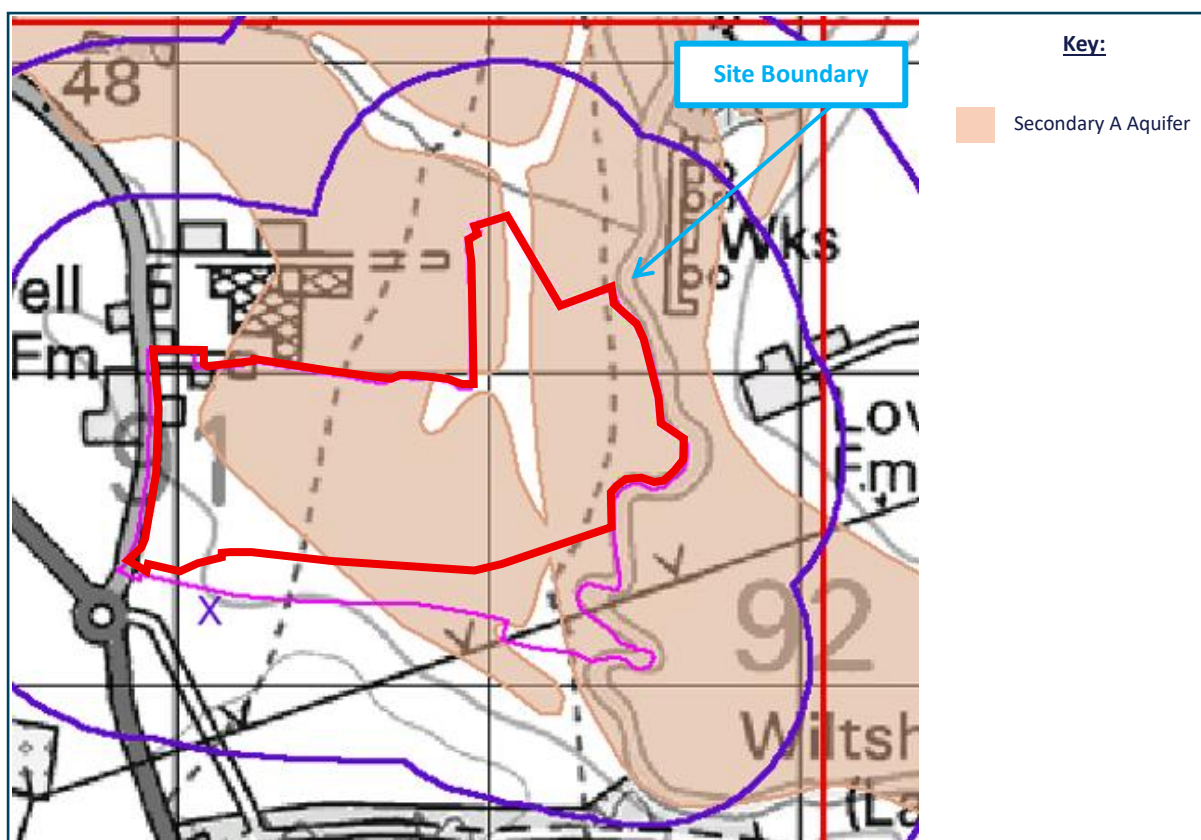


Figure 7-2: BGS Superficial Geology Aquifer Designation

7.1.1.2 The EA provides the following definitions:

Secondary Aquifers - These include a wide range of rock layers or drift deposits with an equally wide range of water permeability and storage. Secondary aquifers are subdivided into two types:

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.

Unproductive Strata - These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

7.2 Groundwater Vulnerability

7.2.1.1 The EA Groundwater Vulnerability Zones (GVZ) Mapping summarises the overall risk to groundwater, taking into account groundwater vulnerability, the types of aquifer present (superficial and/or bedrock) and their designation status, as discussed previously. **Figure 7-3** highlights that the Site lies mainly in a Low and Unproductive Vulnerability, with areas of Medium-Low reported within the north-east and Medium, Medium-High and High Vulnerability within the west of the Site.

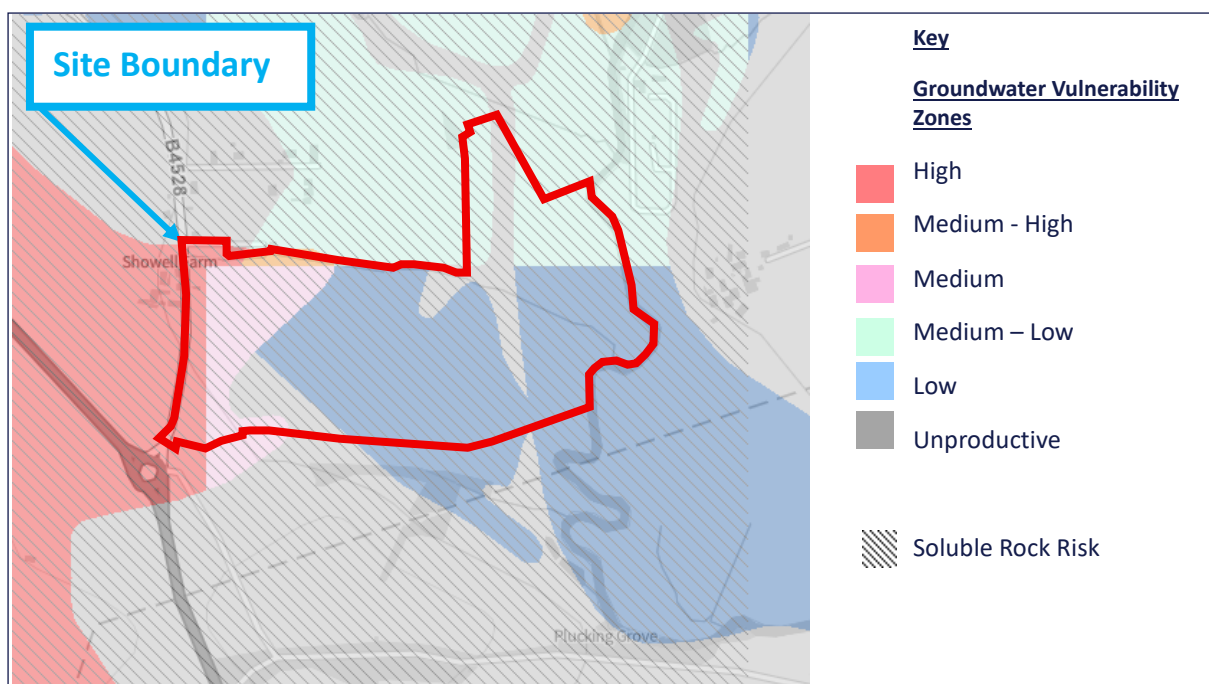


Figure 7-3: Groundwater Vulnerability Map (Magic Maps, 2026)

7.2.1.2 The BGS provides the following definition for the underlying GVZ:

High - “These are high priority groundwater resources that have very limited natural protection. This results in a high overall pollution risk to groundwater from surface activities. Operations or activities in these areas are likely to require additional measures over and above good practice pollution prevention requirements to ensure that groundwater isn’t impacted.

Medium - these are medium priority groundwater resources that have some natural protection resulting in a moderate overall groundwater risk. Activities in these areas should as a minimum follow good practice to ensure they do not cause groundwater pollution.

Medium-low - these are lower priority groundwater resources that have some natural protection resulting in a moderate to low overall groundwater pollution risk. Activities in these areas should follow good practice to ensure they do not cause groundwater pollution.

Low - these are low priority groundwater resources that have a high degree of natural protection. This reduces their overall risk of pollution from surface activities. However, activities in these areas may be a risk to surface water due to increased run-off from lower permeability soils and near-surface deposits. Activities in these areas should be adequately managed.

7.3 Groundwater Abstractions

7.3.1.1 There are four **Groundwater Abstractions** recorded within 1,000m of the Site and are further detailed in **Table 7-1** below.

Operator – Location	Abstraction	Permit Start Date	Permit End Date	Distance (m)	Direction
Messrs M & P Glen – Showell Irrigation Well	Horticulture and Nurseries: Spray Irrigation – Direct	30/01/03	Not Supplied	23	North
Wjg Glen & Sons Ltd – Well	Horticulture and Nurseries: Spray Irrigation – Direct	24/03/66	Not Supplied	88	North
Mr Pb Glen – New Borehole at Showell Nurseries	Horticulture and Nurseries: Spray Irrigation – Direct	30/01/03	Not Supplied	208	North

Table 7-1: Groundwater Abstractions recorded within 1000m of the Site boundary

7.4 Source Protection Zones

7.4.1.1 The west of the Site is shown to be situated within a Zone II (Outer Protection Zone) **Source Protection Zone** being either 25% of the source area or a 400 day travel time, whichever is greater. In addition the west of the Site is also shown to be situated within a Zone III (Total Catchment), being the total area needed to support the discharge from the protected groundwater source. This is further illustrated within **Figure 7-4**.

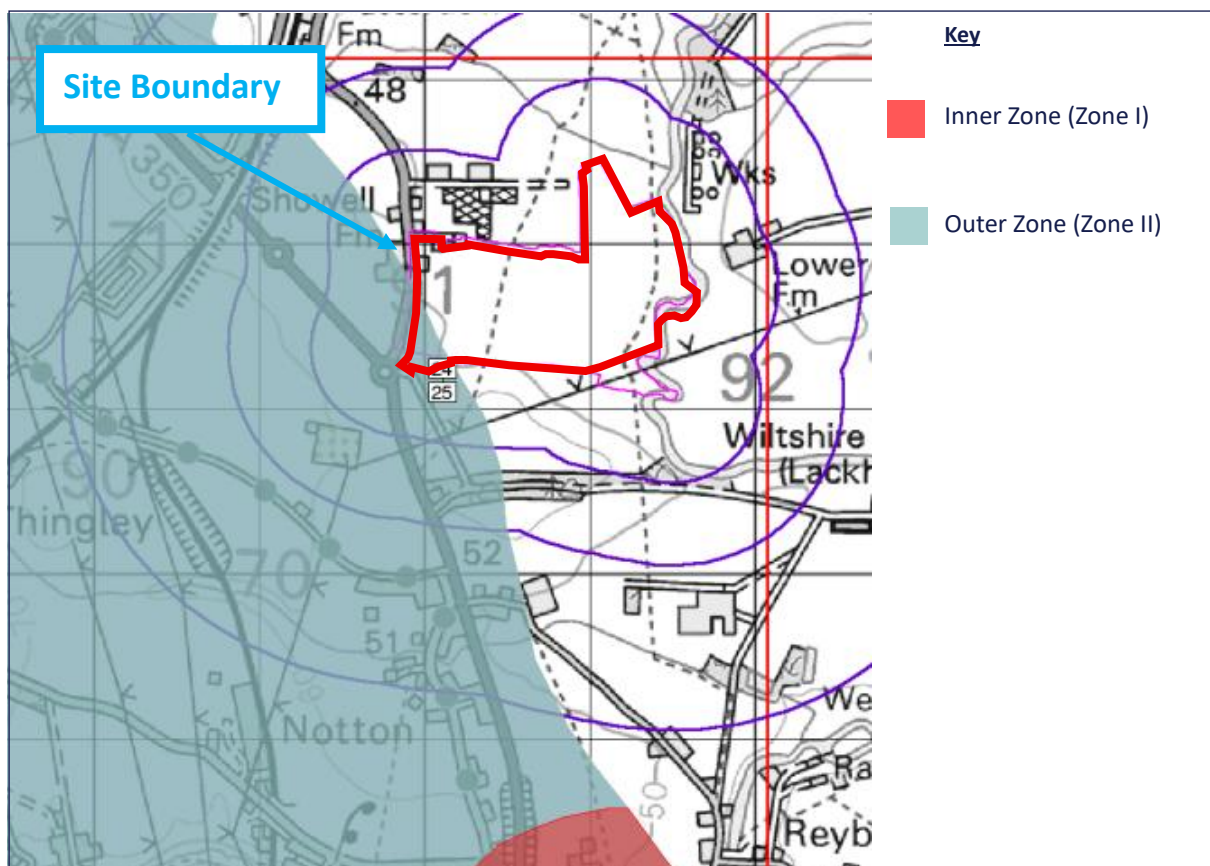


Figure 7-4: Source Protection Zone Map

8 Potential Contaminative Uses & Statutory Registers

- 8.1.1.1** An Envirocheck has been purchased for the Site, and is contained within **Appendix C**. This can be consulted for more specific information, but the following presents a summary of the more significant issues.
- 8.1.1.2** One **Prosecution** is recorded within 1,000m of the Site boundary. This is situated at 7 Reybridge Wiltshire, on the 28th July 2000, approximately 900m south-east of the Site. No information on the Verdict, Fine or Cost is provided.
- 8.1.1.3** One **Substantiated Pollution Incident Register** is recorded within 1,000m of the Site boundary, approximately 819m north-west of the Site. This is dated 14th September 2023, for the pollutant of Atmospheric Pollutants and Effects (Smoke). This was provided a Category 4 (No Impact) for Water and a Category 2 (Significant Impact) for Air and Land.
- 8.1.1.4** None of the following have been recorded within 1,000m of the Site boundary:
- Contaminated Land Register Entries and Notices
 - Enforcement and Prohibition Notices
 - Local Authority Integrated Pollution Prevention and Control
 - Local Authority Pollution Prevention and Controls
 - Local Authority Pollution Prevention and Control Enforcement
 - Historical Prosecutions
 - Integrated Pollution Controls
 - Integrated Pollution Prevention and Control
 - Local Authority Integrated Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control Enforcement
 - Pollution Incidents to Controlled Water
 - Prosecutions
 - Registered Radioactive Substances
 - Substantiated Pollution Incident Registers
 - Water Industry Act Referrals

8.2 Hazardous Substances

- 8.2.1.1** There are no records of the following on or within a 1,000m radius of the Site:
- Control of Major Accident Hazards Sites (COMAH)
 - Explosive Sites
 - Notification of Installations Handling Hazardous Substances (NIHHS)
 - Planning Hazardous Substance Consents
 - Planning Hazardous Substance Enforcements

8.2.1.2 There are no **Contemporary Trade Directory Entries** recorded within 1,000m of the Site Boundary.

8.2.1.3 There are no **Fuel Station Entry** recorded within 1,000m of the Site Boundary.

8.3 Waste

8.3.1.1 The Site is located within the **Local Authority Landfill Coverage** of Wiltshire Council, who have supplied Landfill data for the area.

8.3.1.2 There is one **BGS Recorded Landfill Site** recorded approximately 654m north-west of the proposed development. This is the Westmead Refuse Tip, with the Envirocheck not providing any information on the groundwater or surface water.

8.3.1.3 There are six **Historical Landfill Sites** recorded within 1,000m of the Site boundary, which is further detailed in **Table 8-1**.

Name – Location	First Input Date	Last Input Date	Specified Waste	Distance (m)	Direction
Showell Nurseries – Showell, near Chippenham	07/07/87	05/05/93	Deposited Waste, including inert, industrial, commercial and household waste	67	North
Lower Lodge Farm – Pewsham, Chippenham	Not Supplied	Not Supplied	Deposited Waste including Liquid Sludge	228	East
Westmead Refuse Tip – Chippenham	01/06/47	01/06/90	Deposited Waste, including inert, industrial, commercial and household waste and liquid sludge	654	East
Thingley Junction – Thingley Junction Landfill Site, Thingley Junction, Thingley	01/06/85	Not Supplied	Deposited Waste including inert waste	738	West
Disused Railway Cutting – Thingley	Not Supplied	Not Supplied	Deposited Waste including inert waste	806	West
Chippenham Rifle and Pistol Club Shooting Range – 9 Bruges Place, Monkton Park, Patterdown	01/01/79	01/01/82	Deposited Waste including inert waste	824	North West

Table 8-1: Historical Landfill Sites

8.3.1.4 There are three **Licensed Waste Management Facilities (Locations)** within 1,000m of the Site, and these are further detailed below:

- Two are to Churngold Excavation Ltd, situated at Thingley Junction, Thingley (approximately 879m west of the Site) which is categorised for Landfills taking Other Wastes (Construction, Demolition and Dredgings). The licence is shown to have *Expired*.
- One is to Ferns Aggregates Limited, situated at Thingley Junction, Thingley (approximately 966m west of the Site) with no supplied Site Category. The license is shown to be *Issued*.

8.3.1.5 There are five **Local Authority Recorded Landfill Sites** situated within 1,000m of the Site boundary. These are further provided in **Table 8-2**.

Location	Last Reported Status	Types of Waste	Distance (m)	Direction
Showell Nurseries, North Wiltshire	Closed	Construction	68	North
Thingley Junction North, North Wiltshire	Closed	Construction, Soil/Subsoil	738	West
B.R.D. Westmead Sewage Works Tip, Westmead, Chippenham	Open	Household, Sewage Sludge, Construction, Soil / Subsoil	874	North West
Shooting Range, Patterdown	Unknown	Builders Waste and Soil / Subsoil	938	North West
Thingley Junction South, North Wiltshire	Closed	Not Supplied	949	West

Table 8-2: Local Authority Recorded Landfill Sites

8.3.1.6 There are three **Potentially Infilled Land (Non-Water)** and seven **Potentially Infilled Land (Water)** locations located within 1,000m of the Site boundary. These are detailed in **Table 8-3**.

Use	Date of Map- ping	Distance (m)	Direction
Unknown Filled Ground (Pond, marsh, river, stream, dock etc) – Water	1889	67	East
Unknown Filled Ground (Pond, marsh, river, stream, dock etc) – Water	1960	122	East
Unknown Filled Ground (Pond, marsh, river, stream, dock etc) – Water	1960	159	East
Unknown Filled Ground (Pit, quarry etc) – Non Water	1991	470	North
Unknown Filled Ground (Pond, marsh, river, stream, dock etc) – Water	1961	620	South East
Unknown Filled Ground (Pit, quarry etc) – Non Water	1991	726	South West
Unknown Filled Ground (Pond, marsh, river, stream, dock etc) – Water	1938	833	East
Unknown Filled Ground (Pond, marsh, river, stream, dock etc) – Water	1938	833	North West
Unknown Filled Ground (Pit, quarry etc) – Non Water	1991	997	North West
Unknown Filled Ground (Pond, marsh, river, stream, dock etc) – Water	1938	997	North

Table 8-3: Potentially Infilled Land (Non-Water) and (Water) within 1,000m of the Site boundary

8.3.1.7 There are two **Registered Landfill Sites** situated within 1,000m of the Site boundary, and these are further detailed below:

- V J Edwards & Son, located at Showell Nurseries Showell approximately 168m north of the Site, with a cancelled licence for the authorised waste including, empty containers, glass, plastic, rubble, etc.
- Churngold Excavation Ltd, located at Thingley Junction, Thingley, approximately 875m west of the Site, with a surrendered licence for the authorised waste including, ceramics, glass, plastic, rubble, etc.

8.3.1.8 One **Registered Waste Treatment or Disposal Site** is situated within 1,000m of the Site boundary. This is to B J Baker, at 10 Lower Lodge Farm, Pewsham approximately 280m north-west of the Site. The licence status is shown to be *Cancelled* for a very small (less than 10,000 tonnes per year) maximum input rate.

8.3.1.9 There are no provided reports of the following within 1,000m of the Site boundary.

- Integrated Pollution Control Registered Waste Sites
- Licensed Waste Management Facilities (Landfill Boundaries)
- Registered Waste Transfer Sites

8.4 Unexploded Ordnance

8.4.1.1 The Zetica Regional Unexploded Bomb Risk Map for the Site has outlined the proposed development is potentially located within a Low Bomb Risk area affected by UXO activity, as illustrated in **Figure 8-1**.

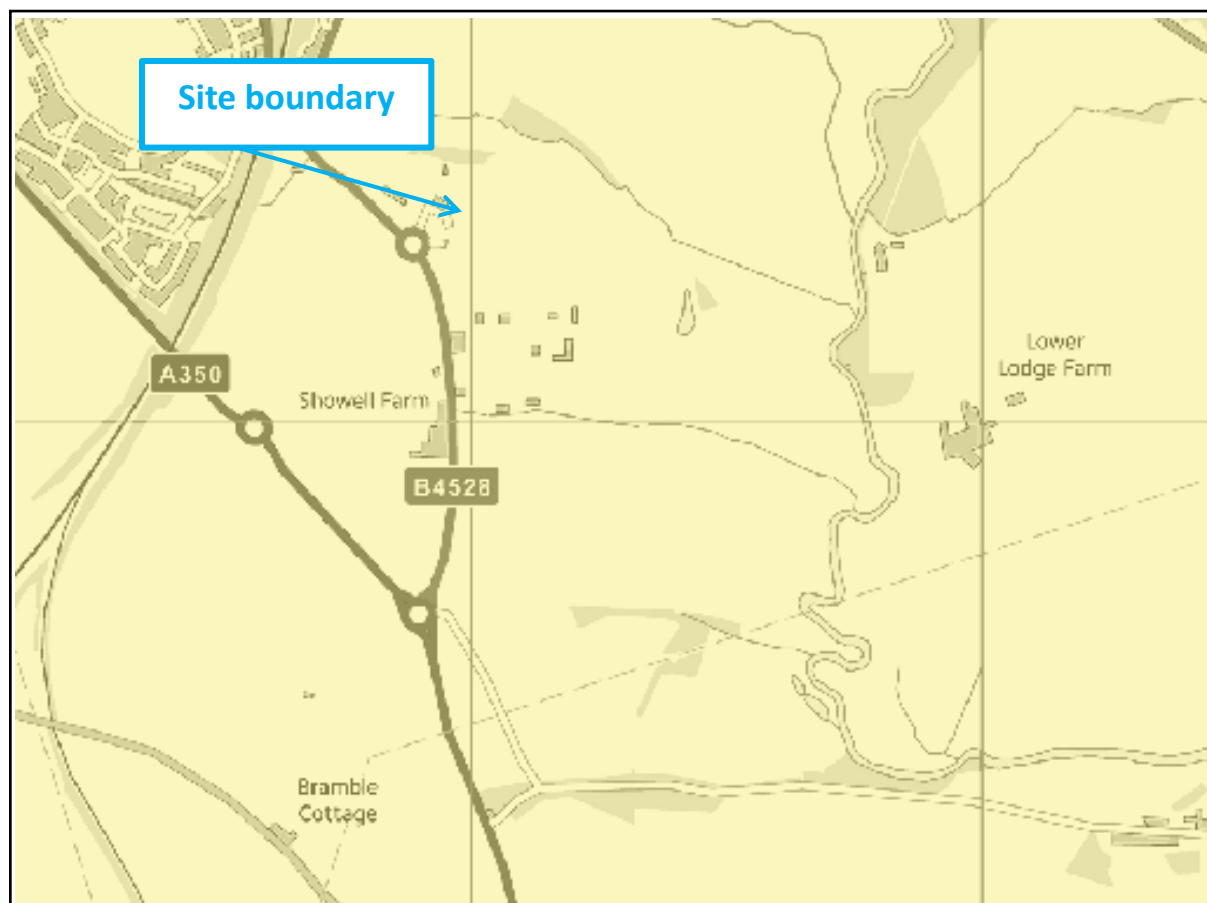


Figure 8-1: Zetica UXO's Regional Unexploded Bomb Risk Assessment Map for the Site boundary

8.4.1.2 A 'Pre-Desk Study Assessment' (PDSA) Bomb Search has been provided by ZeticaUXO for the Site, and this is summarised within **Table 8-4**.

Summary of Findings	
Military Activity	No significant military activity affecting the Site has been identified. During WWII, Lackham Park, approximately 0.3km south of the Site, was requisitioned by the British Army for use as a military headquarters. By the end of 1944, the house and its lands were de-requisitioned.
WWI Bombing	Potential targets within approximately 5km of the Site: - Transport infrastructure and public utilities. - Munitions factories No readily available records have been found indicating that the Site was bombed.
WWII Bombing	The Site was located in Calne & Chippenham Rural District (RD), which officially recorded 197No. High Explosive (HE) bombs, with a density of 2.3 bombs per 405 hectares (ha). Potential targets within approximately 5km of the Site: - Transport infrastructure and public utilities. - Munitions factories - Military establishments and training areas No readily available records have been found indicating that the Site was bombed.
Bombing Decoys	1No. located approximately 3.3km south of the Site.

Table 8-4: ZeticaUXO Pre-Desk Study Assessment

8.4.1.3 ZeticaUXO note that whilst always prudent, a detailed desk study is not considered essential for the Site.

9 Environmental Setting

9.1.1.1 There is one **Ancient Woodland** recorded within 1,000m of the Site boundary. This is Lackham Wood, approximately 908m south-east of the Site for a Plantation on Ancient Woodland, covering an area of approximately 21,397m².

9.1.1.2 One **Local Nature Reserve** is recorded within 1,000m of the Site boundary. This is Mortimores Wood, situated approximately 461m north-east of the Site, with the designation date of the 4th January 2007, covering an area of approximately 14,545m².

9.1.1.3 None of the following are reported within 1,000m of the Site boundary:

- Areas of Adopted Green Belt
- Areas of Unadopted Green Belt
- Areas of Outstanding Natural Beauty
- Environmentally Sensitive Areas
- Forest Parks
- Marine Nature Reserves
- National Nature Reserves
- National Parks
- Nitrate Sensitive Areas
- Nitrate Vulnerable Zones
- Ramsar Sites
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area
- World Heritage Sites

10 Initial Conceptual Site Model

10.1.1.1 Guidance has been published by the Department of the Environment, Transport and the Regions (DETR Circular 02/2000) 'Environmental Protection Act 1990: Part 11A – Contaminated Land (20th March 2000) which promotes the 'suitable for use approach'. This has since been replaced by the DEFRA: Contaminated Land Statutory Guidance (April 2012). The DEFRA note 'The "suitable for use" approach focuses on the risks caused by land contamination. The approach recognises that the risks presented by any given level of contamination will vary greatly according to the use of the land and a wide range of other factors, such as the underlying geology of the Site. Risks therefore need to be assessed on a Site-by-Site basis.

10.1.1.2 The "suitable for use" approach consists of three elements:

- Ensuring that land is suitable for its current use - in other words, identifying land where contamination is causing unacceptable risks to human health and the environment, assessed on the basis of the current use and circumstances of the land, and returning such land to a condition where such risks no longer arise ("remediating" the land): the new contaminated land regime provides general machinery to achieve same.
- Ensuring that land is made suitable for any new use, as planning permission is given for that new use - in other words, assessing the potential risks from contamination, on the basis of the proposed future use and circumstances, before official permission is given) for the development and, where necessary to avoid unacceptable risk to human health and the environment, remediating the land before the new use commences; this is the role of the town and country planning and building control regimes.
- Limiting requirements for remediation to the work necessary to prevent unacceptable risks to human health or the environment in relation to the current use or future use of the land for which planning permission is being sought - in other words, recognising that the risks from contaminated land can be satisfactorily assessed only in the context of specific uses of the land (whether current or proposed), and that any attempt to guess what might be needed at some time in the future for other uses is likely to result either in premature work (thereby risking distorting social, economic and environmental priorities) or in unnecessary work (thereby wasting resources).

10.1.1.3 Also addressed within the DEFRA guidance is the issue of 'contaminated land'. 'Before the Local Authority can make the judgement that any land appears to be Contaminated Land on the basis that Significant Harm is being caused, or that there is a Significant Possibility of such harm being caused, the authority must therefore identify a Significant Pollutant Linkage.

10.1.1.4 This means that each of the following has been identified:

- A Contaminant Source
- A Pathway
- A Receptor

and that:

- The Contaminant is causing Significant Harm to that Receptor.

Or

- There is a Significant Possibility of such harm being caused by the Contaminant to the Receptor.

10.1.1.5 Where any of the three elements of the Source-Pathway-Receptor (SPR) are not present, there is no risk and therefore land cannot be classified as statutory 'contaminated land'.

10.1.1.6 In terms of controlled waters, DEFRA: Contaminated Land Statutory Guidance (April 2012) notes the following:

- "A.35 Section 78A (9) defines the pollution of controlled waters as: 'The entry into controlled waters of any poisonous, noxious or polluting matter or any solid waste matter'.*
- A.36 Before determining that pollution of controlled waters is being, or is likely to be, caused, the local authority should be satisfied that a substance is continuing to enter controlled waters or is likely to enter controlled waters. For this purpose, the local authority should regard something as being "likely" when they judge it more likely than not to occur.*
- A.37 Land should not be designated as contaminated land where:*
 - (a) A substance is already present in controlled waters;*
 - (b) Entry into controlled waters of that substance from land has ceased; and*
 - (c) It is not likely that further entry will take place.*
- A.38 Substances should be regarded as having entered controlled waters where:*
 - (a) They are dissolved or suspended in those waters; or*
 - (b) If they are immiscible with water they have direct contact with those waters on or beneath the surface of the water.*
- A.39 The term "continuing to enter" should be taken to mean any entry additional to any which has already occurred."*

10.1.1.7 As per the guidance in the Development of Land Affected by Contamination: A Guide for Developers (2023), this reflects the updated foundation guidance from the Environment Agency from CLR11 to LCRM and has been adopted by NRW and therefore should form the basis of any approach taken by developers to the risk posed by potentially contaminated land.

10.1.1.8 To enable the practical application of good practice, aligned with the LCRM, other guidance is helpful, including R&D Publication 66 'Guidance for the Safe Development of Housing on Land Affected by Contamination' was published by the National House Builders Council (NHBC), the EA and the Chartered Institute of Environmental Health. Whilst written to be relevant to housing development it is also applicable to other forms of development where Sites are land affected by contamination. The guidance describes in detail the process and activities involved for the identification and assessment of hazards for a Phase 1 assessment.

10.1.1.9 At this stage, it is necessary to develop an initial conceptual Site model to understand the possible relationships between contaminants, pathways and receptors. If a hazardous source, via an exposure pathway to a potential receptor can be established then there is a 'pollutant linkage', which is preliminarily risk assessed using parameters summarised in **Table 10-1**. At this stage, the Conceptual Model is prepared without specific soils, groundwater, or gas testing and as such, the findings should be treated only as first and general indications of possible SPR linkages.

10.1.1.10 The primary potential sources of contamination are indicated:

- | | | |
|---------------------|---|------------------------------|
| • Agricultural Use | - | Soil and Water Contamination |
| • Existing Roads | - | Soil and Water Contamination |
| • Gravel Pit/Quarry | - | Soil and Water Contamination |
| • Sewage Works | - | Soil and Water Contamination |
| • Railway Line | - | Soil and Water Contamination |

10.1.1.11 The potential receptors at the Site are:

- End users / Site workers
- Adjacent users / occupiers
- Controlled waters
- Flora and fauna
- Buildings & construction materials
- Construction workers

10.1.1.12 The pathways at the Site are primarily:

- Direct ingestion of soil / water / fruit or vegetable
- Inhalation of dust / vapours
- Direct skin contact with the ground / water
- Regression of plant growth due to phytotoxic contamination
- Vertical and lateral migration of contamination

10.1.1.13 While limited information is available at this stage the methodology has been developed to help identify the potential contamination risk and linkages. The severity of damaging effects and the likelihood of any linkage have been considered.

10.1.1.14 Given the potential consequence and likelihood, a risk rating is given, based on the following matrix shown in **Table 10-1**:

		Consequence			
		Severe	Moderate	Mild	Minor
Probability (Likelihood)	Highly Likely	Very High	High	Medium	Low
	Likely	High	Medium	Medium/Low	Low
	Possible	Medium	Medium/Low	Low	Very Low
	Unlikely	Medium/Low	Low	Very Low	Very Low

Table 10-1: Risk Ratings

10.1.1.15 The risk ratings are described as:

- **Very High:** There is a high probability that severe harm could arise to a designated receptor from an identified hazard at the Site without appropriate remediation action.
- **High:** Harm is likely to arise to a designated receptor from an identified hazard at the Site without appropriate remediation action.
- **Medium:** It is possible that without appropriate remediation action harm could arise to a designated receptor. It is relatively unlikely that any such harm would be severe, and if any harm were to occur it is more likely that such harm would be relatively mild.
- **Low:** It is possible that harm could arise to a designated receptor from an identified hazard. It is likely that, at worst if any harm was realised any effects would be mild.
- **Very Low:** The presence of an identified hazard does not give rise to the potential to cause harm to a designated receptor.

Source	Pathway	Receptor	Risk Rating	Potential Mitigation
<u>Contaminated soils</u> On-Site: Agricultural Off-Site: Agricultural Existing Roads Gravel Pit/Quarry Sewage Works Railway Line	Direct Ingestion & contact ⁽¹⁾	End users / Site workers Adjacent users / occupiers	Low	-
	Inhalation of dust ⁽²⁾		Low	-
	Direct skin contact ⁽³⁾		Low	-
	Vertical & lateral migration ⁽⁴⁾	Controlled waters	Low	-
	Direct uptake ⁽⁵⁾	Flora	Low	-
	Direct contact ⁽⁶⁾	Building materials	Low	-
<u>Contaminated groundwater</u> On-Site: Agricultural Off-Site: Agricultural Existing Roads Gravel Pit/Quarry Sewage Works Railway Line	Direct Ingestion & contact ⁽⁷⁾	End users / Site workers Adjacent users / occupiers	Low	-
	Direct skin contact ⁽⁸⁾		Low	-
	Vertical & lateral migration ⁽⁹⁾	Controlled waters	Low	-
	Direct uptake ⁽¹⁰⁾	Flora	Low	-
	Direct contact ⁽¹¹⁾	Building materials	Low	-
<u>Elevated gas</u> On-Site: N/A Off-Site: Landfills Infilled Ponds	Vertical & Lateral Mitigation ⁽¹²⁾	Site workers & occupiers	Low-Medium	-
		Adjacent occupiers	Low - Medium	-

Table 10-2: Site SPR Summary
10.1.1.16 A summary of the potential SPR linkages on the Site and within close proximity of the Parcels are detailed in **Table 10-2**. The numbers next to the Pathway are commented on further from Paragraph 10.1.1.17.

10.1.1.17 The following paragraphs outline the comments from the pathways identified in **Table 10-2**.

- **(1) Direct Ingestion & Contact** – Historically undeveloped Site, which is currently in agricultural use. Agricultural use may have included the use of pesticides and fertilizers which may pose minor potential contamination. An assessment of the soils may be required at the detailed design stage.
- **(2) Inhalation of Dust** - Historically undeveloped Site, which is currently in agricultural use. Agricultural use may have included the use of pesticides and fertilizers which may pose minor potential contamination. An assessment of the soils may be required at the detailed design stage.
- **(3) Direct Skin Contact** - Historically undeveloped Site, which is currently in agricultural use. Agricultural use may have included the use of pesticides and fertilizers which may pose minor potential contamination. An assessment of the soils may be required at the detailed design stage.
- **(4) Vertical and Lateral Migration** – The Bedrock Geology of the Site is shown to form an Unproductive strata and Secondary A Aquifers. The Superficial Deposits of the Site is shown to form Secondary A Aquifers. Therefore, groundwater flow into the Site is considered to be a minor possibility. However, none of the surrounding off-Site sources is considered to have the potential to detrimentally impact the proposed Site. An assessment of the soils may be required at the detailed design stage.
- **(5) Direct Uptake** - Historically undeveloped Site, which is currently in agricultural use. Agricultural use may have included the use of pesticides and fertilizers which may pose minor potential contamination. An assessment of the soils may be required at the detailed design stage.
- **(6) Direct Contact** - Historically undeveloped Site, which is currently in agricultural use. Agricultural use may have included the use of pesticides and fertilizers which may pose minor potential contamination. An assessment of the soils may be required at the detailed design stage.
- **(7) Direct Ingestion & Contact** - The Bedrock Geology of the Site is shown to form an Unproductive strata and Secondary A Aquifers. The Superficial Deposits of the Site is shown to form Secondary A Aquifers. Therefore, groundwater flow into the Site is considered to be a minor possibility. However, none of the surrounding off-Site sources is considered to have the potential to detrimentally impact the proposed Site. An assessment of the soils may be required at the detailed design stage.
- **(8) Direct Skin Contact** - The Bedrock Geology of the Site is shown to form an Unproductive strata and Secondary A Aquifers. The Superficial Deposits of the Site is shown to form Secondary A Aquifers. Therefore, groundwater flow into the Site is considered to be a minor possibility. However, none of the surrounding off-Site sources is considered to have the potential to detrimentally impact the proposed Site. An assessment of the soils may be required at the detailed design stage.
- **(9) Vertical & Lateral Migration** - The Bedrock Geology of the Site is shown to form an Unproductive strata and Secondary A Aquifers. The Superficial Deposits of the Site is shown to form Secondary A Aquifers. Therefore, groundwater flow into the Site is considered to be a minor possibility. However, none of the surrounding off-Site sources is considered to have the potential to detrimentally impact the proposed Site. An assessment of the soils may be required at the detailed design stage.
- **(10) Vertical and Lateral Migration - Site Workers & Occupiers** - Historically undeveloped Site, which is currently in agricultural use. The Bedrock Geology of the Site is shown to form an Unproductive strata and Secondary A Aquifers. The Superficial Deposits of the Site is shown to form Secondary A Aquifers. Therefore, groundwater flow into the Site is considered to be a minor possibility. However, none of the surrounding off-Site sources is considered to have the potential to detrimentally impact the proposed Site. An assessment of the soils may be required at the detailed design stage. No potential sources for gassing have been identified within an influencing distance of the Site.

11 Discussion & Summary

11.1 Discussion

11.1.1.1 A review of readily available environmental data, including historical mapping and statutory registers and consultation with appropriate authorities has identified the following:

On Site and Offsite

11.1.1.2 The Site is shown to comprise of **Agricultural Land** which may include the following typical contaminants: Nitrogen, potassium and phosphorous contained within fertilisers; chemicals from pesticides and herbicides; coliform and non-coliform bacteria from livestock waste and manure application; and hydrocarbons from oil and fuel leakages from machinery. Taking into consideration the existing underlying geology and groundwater vulnerability, this feature generally provides a **Low** rating for risk. However, this may vary depending on persistence of the chemicals used and further assessment of the Site's soils may be required at the detailed design stage to establish baseline ground conditions.

Off Site

11.1.1.3 Potential contaminants from leakages and spillages from vehicles on the **Existing Roads** may include heavy metals, oils, fuels and Polycyclic Aromatic Hydrocarbons. The risk rating is considered to be **Low** given the road has associated highway ditches which would intercept any potential contaminated runoff. Further assessment of the Site soils may be required at the detailed design stage to establish baseline conditions.

11.1.1.4 The historical mapping has identified a **Gravel Pit** and a **Quarry** approximately 475m north-west of the Site and 750m south-west of the Site respectively, until 1960's. Potential contaminants may have included: metals, acids, highly corrosive mineralised waters, metal sulphides and hazardous / non-hazardous chemicals. On review, this is no longer identified post 1960's and therefore the source of gas/vapours is considered to be low. Due to the long period of time of inactivity, the distance from the Site and topography, it has been assessed that the Gravel Pit and Quarry do not provide a real plausible pathway and therefore provides a **Low** risk rating.

11.1.1.5 An **Existing Railway Line** is shown, approximately 550m west of the Site. Potential contaminants may include: degreasing solvents, PCBs from engines and electrical equipment, heavy metals, oils, fuels, waste ash and clinker. The Railway line is shown to be a considerable distance from the Site and is therefore considered to be a **Low** rating for risk, in advance of further testing.

11.1.1.6 The historical mapping has identified two **Sewage Works** approximately 25m north-east of the Site and 975m north of the Site respectively approximately 475m north-west of the Site and 975m north of the Site respectively, until 1960's. Potential contaminants may have included: metals, inorganic/organic compounds, acids/alkalis, asbestos, pathogenic micro-organisms, methane, carbon dioxide and hydrogen sulphide. The sewage works 975m north of the Site is shown to no longer be present since 1982, where the works 25m north-east of the Site is still shown as active. It is anticipated that the Works is a modern construction so it is unlikely that releases would occur. The Sewage Works are therefore considered to be a **Low** risk rating

11.1.1.7 There are two recorded **Landfills** situated within 250m of the Site Boundary, along with one **Registered Landfill Site** approximately 169m north of the Site. The landfills may have given rise to methane, carbon dioxide and hydrogen sulphide. However, there are no details provided within the control of any closures and there were unlikely to be closely monitored. There is therefore some potential risk of gas leakages to the groundwater, and therefore the contaminative risk onsite should be considered as **Low-Medium** risk rating, in advance of any Site Investigations/Ground Gas Monitoring.

11.1.1.8 There are three records of Unknown Filled Ground within 250m of the Site boundary. Potential contaminants may have included: metals, acids, highly corrosive mineralised waters, metal sulphides and hazardous / non-hazardous chemicals. There is the potential risk for the rise of ground gases and ground instability from the filled source. It is considered to be a Low-Medium risk rating.

11.2 Summary

11.2.1.1 After reviewing the historical mapping, geological data, hydrological data, sensitive land uses, industrial land uses, waste and hazardous substances, which may need a Site Investigation for confirmatory checks. It is recommended that an intrusive Site investigation should be undertaken, prior to development commencing, to ascertain geo environmental and geotechnical properties and relevant assessments.

11.2.1.2 The underlying ground conditions are potentially considered to be sensitive, with the Sites Superficial Deposits situated on a Secondary A Aquifer.

11.2.1.3 The overall contaminative risk at the Site is considered to be Low-Medium, due to the limited potential contamination risks identified in proximity of the Site, but the requirement for further testing to confirm these baseline conditions. In order to confirm the baseline ground conditions, it is recommended that a Phase II ground investigation is carried out across the Site, along with ground gas monitoring, which would look to delineate any contaminative risks onsite (including the former landfills and infilled ground found offsite). Based on the information available, there does not appear to be any major risks identified to bring the residential development on the Site, but this would be subject to the necessary Phase II Site Investigation and any required remediation and/or design mitigation.

12 Disclaimer

12.1.1.1 The conclusions and recommendations contained herein are limited to those given the general availability of background information and the planned usage of the Site.

12.1.1.2 Third party information has been used in the preparation of this report, which Brookbanks, by necessity assumes is correct at the time of writing. While all reasonable checks have been made on data sources and the accuracy of data, Brookbanks accepts no liability for same.

12.1.1.3 The benefits of this report are provided solely to Hallam Land East of Showell Farm, Chippenham.

12.1.1.4 Brookbanks excludes third party rights for the information contained in the report.

Appendix A - Site Visit Walkover

13143 – Land East of Showell Farm, Chippenham

Site Walkover

24 March 2026

Date: 19.03.2026

Walkover Undertaken By: Tom Quaife-Jones - Director of Acoustics

Weather: Sunny



Figure 1: Overview of Site (Google Maps, 2026)

General Site Description / Current Site Use(s)

The Site is shown to be bound by the B4258 to the west and the River Avon to the east. The north of the Site is bound by residential development which is currently under construction and in public open space associated with the development. The south of the Site are bound by agricultural field boundaries, with a nursery and residential house to the north-west of the Site.

The Site has been shown to be comprised of agricultural land, with an old shelter shed situated within the west of the Site.



Figure 2: Site Overview (1 of 7)



Figure 3: Site Overview (2 of 7)



Figure 4: Site Overview (3 of 7)



Figure 5: Site Overview (4 of 7)



Figure 6: Site Overview (5 of 7)



Figure 7: Site Overview (6 of 7)



Figure 8: Site Overview (7 of 7)

Surface Cover and Topography

The topography of the Site was considered to be relatively flat, which sloped east away from the existing road.

Visible Evidence of Contamination

No visible evidence of contamination or contamination risk was identified during the Site walkover.

Presence of Asbestos

No visible asbestos was identified during the Site walkover.

Presence of PCBs

No substations were identified during the Site walkover.

Services / Utilities Identified

*Within the Site, overhead lines are identified as per **Figure 9**.*



Figure 9: Overhead Line Crossing the Site (1 of 2)



Figure 10: Overhead Line Crossing the Site (2 of 2)

Drainage and Flooding Identified

The ground was relatively dry, with one of the fields being slightly soft underfoot where it has been ploughed. There is a watercourse running through the Site.

| Appendix B - Historical Map Index- Ordnance Survey

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

	Gravel Pit		Sand Pit		Other Pits
	Quarry		Shingle		Orchard
	Osiers		Reeds		Marsh
	Mixed Wood		Deciduous		Brushwood
	Fir		Furze		Rough Pasture
	Arrow denotes flow of water		Trigonometrical Station		
	Site of Antiquities		Bench Mark		
	Pump, Guide Post, Signal Post		Well, Spring, Boundary Post		
	285 Surface Level				
	Sketched Contour		Instrumental Contour		
	Main Roads		Minor Roads		
	Sunken Road		Raised Road		
	Road over Railway		Railway over River		
	Railway over Road		Level Crossing		
	Road over River or Canal		Road over Stream		
	Road over Stream				
	County Boundary (Geographical)				
	County & Civil Parish Boundary				
	Administrative County & Civil Parish Boundary				
	County Borough Boundary (England)				
	County Burgh Boundary (Scotland)				
	Rural District Boundary				
	Civil Parish Boundary				

Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Bracken		Heath
	Marsh		Reeds
	Building		Glasshouse
	Sloping Masonry		Pylon
	Cutting		Embankment
	Road Under		Road Over
	Level Crossing		Foot Bridge
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		Administrative County, County Borough or County of City
	Municipal Borough, Urban or Rural District, Burgh or District Council		Borough, Burgh or County Constituency
	Civil Parish		
	Boundary Post or Stone		Police Station
	Church		Post Office
	Club House		Public Convenience
	Fire Engine Station		Public House
	Foot Bridge		Signal Box
	Fountain		Spring
	Guide Post		Telephone Call Box
	Mile Post		Telephone Call Post
	Mile Stone		Well

1:10,000 Raster Mapping

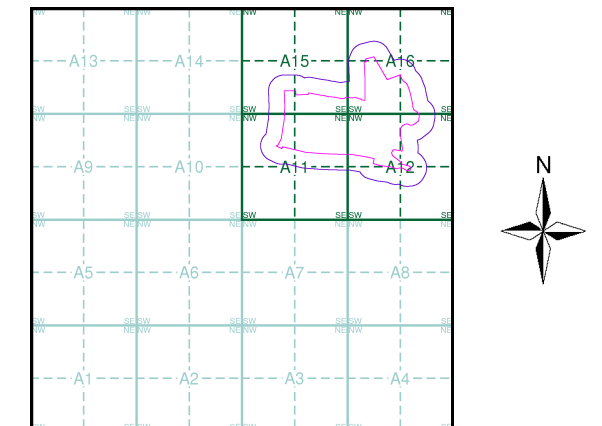
	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil, parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
	Area of wooded vegetation		Non-coniferous trees
	Non-coniferous trees (scattered)		Coniferous trees
	Coniferous trees (scattered)		Positioned tree
	Orchard		Coppice or Osiers
	Rough Grassland		Heath
	Scrub		Marsh, Salt Marsh or Reeds
	Water feature		Flow arrows
	Mean high water (springs)		Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)
	Bench mark (where shown)		Triangulation station
	Point feature (e.g. Guide Post or Mile Stone)		Pylon, flare stack or lighting tower
	Site of (antiquity)		Glasshouse
	General Building		Important Building

Brookbanks Consulting

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Wiltshire	1:10,560	1889	2
Wiltshire	1:10,560	1901	3
Wiltshire	1:10,560	1925 - 1926	4
Wiltshire	1:10,560	1938	5
Historical Aerial Photography	1:10,560	1947 - 1950	6
Ordnance Survey Plan	1:10,000	1955	7
Ordnance Survey Plan	1:10,000	1960 - 1961	8
Ordnance Survey Plan	1:10,000	1975 - 1976	9
Ordnance Survey Plan	1:10,000	1982 - 1985	10
Ordnance Survey Plan	1:10,000	1991 - 1992	11
10K Raster Mapping	1:10,000	2000	12
10K Raster Mapping	1:10,000	2006	13
VectorMap Local	1:10,000	2025	14

Historical Map - Slice A



Order Details

Order Number: 397710881_1_1
 Customer Ref: PO 02108
 National Grid Reference: 391050, 170620
 Slice: A
 Site Area (Ha): 35.18
 Search Buffer (m): 1000

Site Details

Land at Chippenham, Chippenham, SN15 2NU

Landmark
 INFORMATION GROUP

Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps are based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

02600
1889
1:10,560

Order Number: 397710881_1_1
Customer Ref: PO 02108
National Grid Reference: 391050, 170620
Police: A
Site Area (Ha): 35.18
Search Buffer (m): 1000

and at Chippenham, Chippenham, SN15 2NU

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

Wiltshire

Published 1901

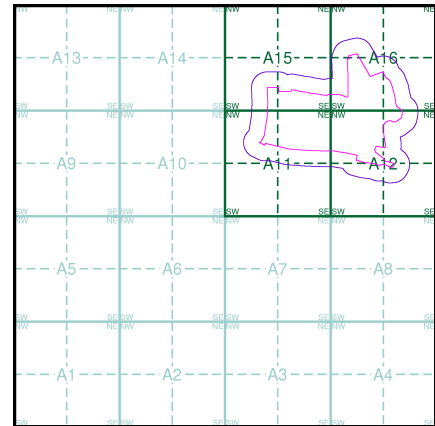
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

026NW
1901
1:10,560
026SW
1901
1:10,560

Historical Map - Slice A

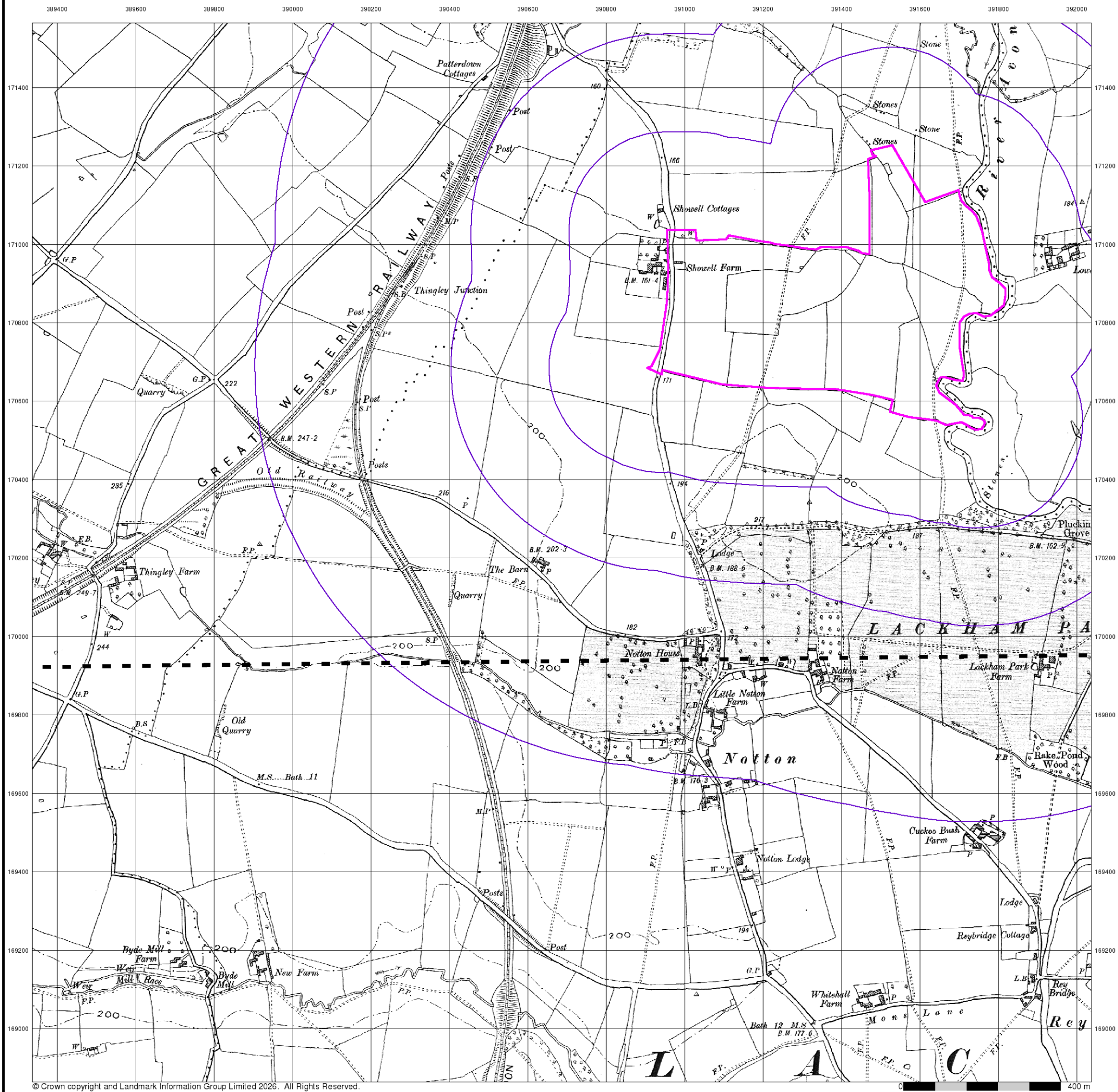


Order Details

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Customer Ref: PO 02108
National Grid Reference: 391050, 170620
Slice: A
Site Area (Ha): 35.18
Search Buffer (m): 1000

Site Details

Land at Chippenham, Chippenham, SN15 2NU



Wiltshire

Published 1925 - 1926

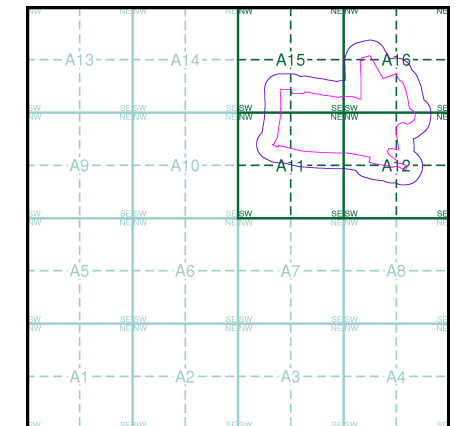
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

026NW
1926
1:10,560
026SW
1925
1:10,560

Historical Map - Slice A

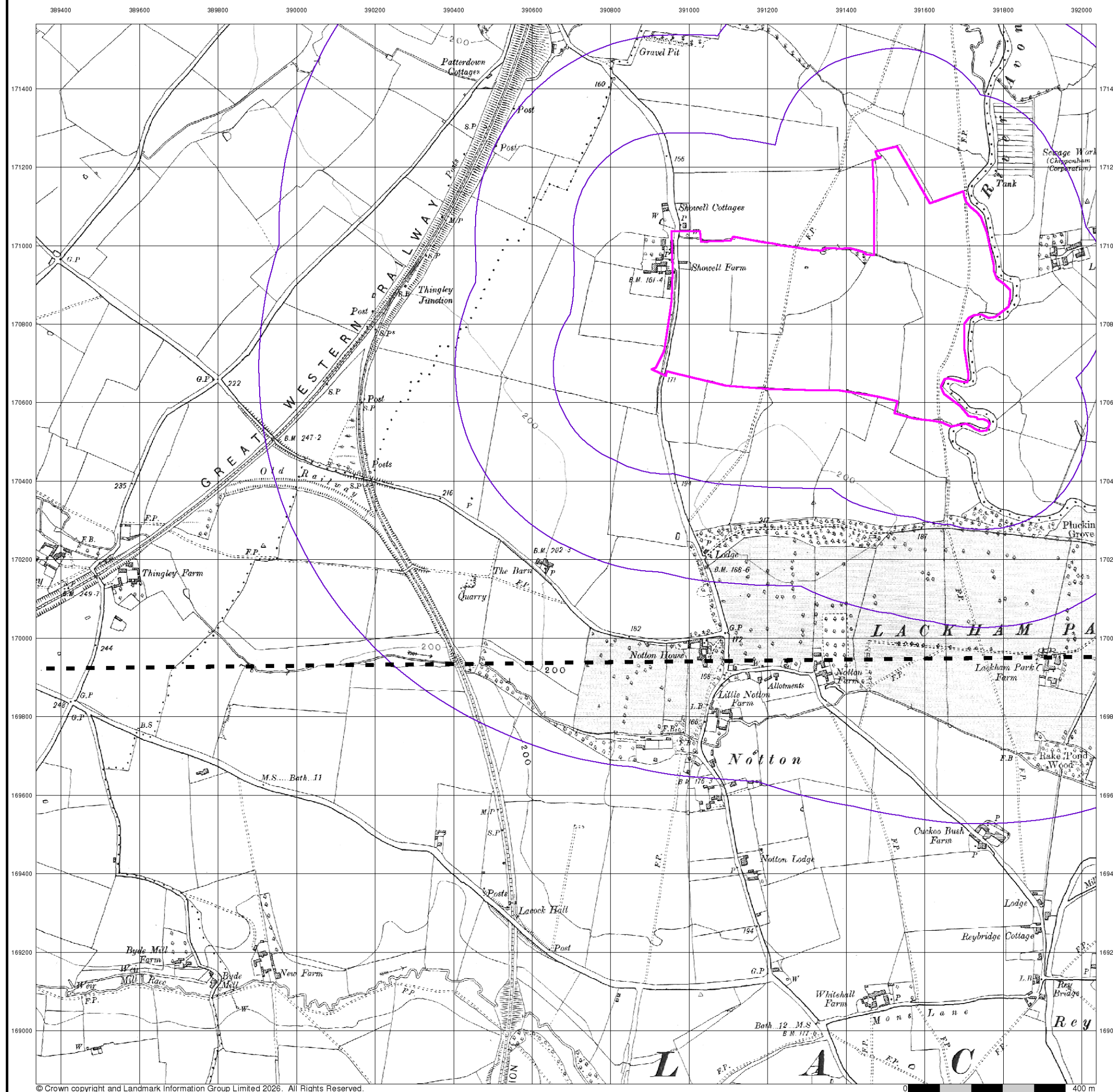


Order Details

Order Number: 397710881_1_1
Customer Ref: PO 02108
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Slice: A
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Search Buffer (m): 1000

Site Details

Land at Chippenham, Chippenham, SN15 2NU



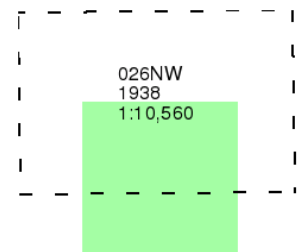
Wiltshire

Published 1938

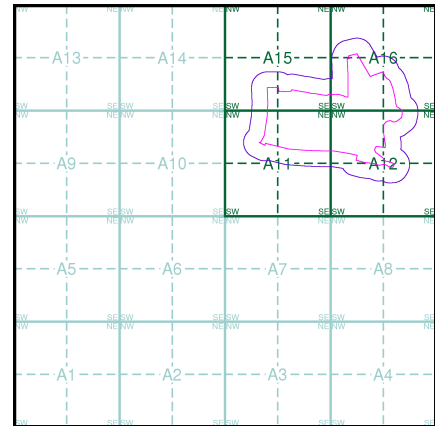
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A

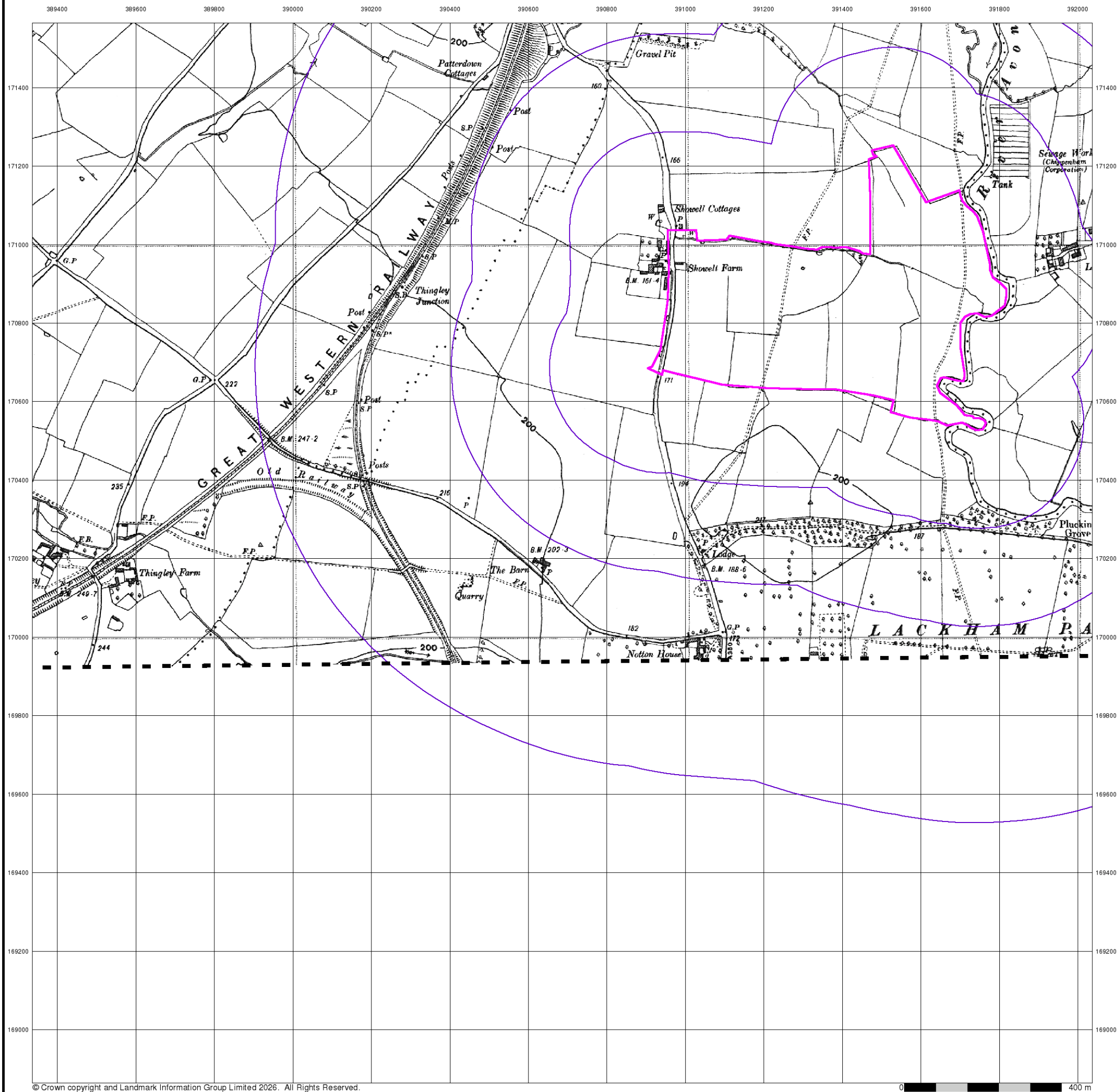


Order Details

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Customer Ref: PO 02108
National Grid Reference: 391050, 170620
Slice: A
Site Area (Ha): 35.18
Search Buffer (m): 1000

Site Details

Land at Chippenham, Chippenham, SN15 2NU



Historical Aerial Photography

Published 1947 - 1950

Source map scale - 1:10,560

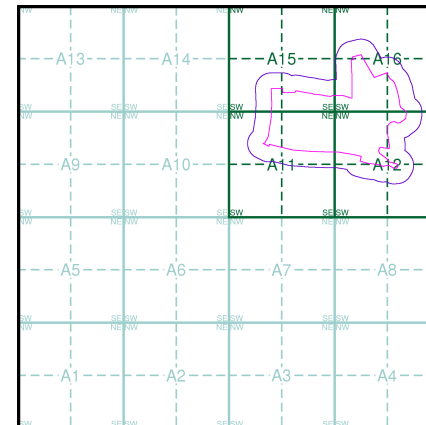
The Historical Aerial Photos were produced by the Ordnance Survey at a scale of 1:1,250 and 1:10,560 from Air Force photography. They were produced between 1944 and 1951 as an interim measure, pending preparation of conventional mapping, due to post war resource shortages. New security measures in the 1950's meant that every photograph was re-checked for potentially unsafe information with security sites replaced by fake fields or clouds. The original editions were withdrawn and only later made available after a period of fifty years although due to the accuracy of the editing, without viewing both revisions it is not easy to spot the edits. Where available Landmark have included both revisions.

© Landmark Information Group and/or Data Suppliers 2010.

Map Name(s) and Date(s)

ST87SE	ST97SW
1947	1950
1:10,560	1:10,560
ST86NE	ST96NW
1947	1947
1:10,560	1:10,560

Historical Aerial Photography - Slice A



Order Details

Order Number: 397710881_1_1
Customer Ref: PO 02108
National Grid Reference: 391050, 170620
Slice: A
Site Area (Ha): 35.18
Search Buffer (m): 1000

Site Details

Land at Chippenham, Chippenham, SN15 2NU

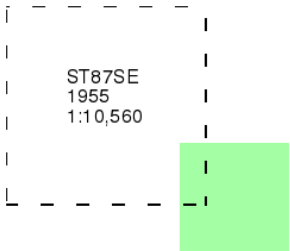
Ordnance Survey Plan

Published 1955

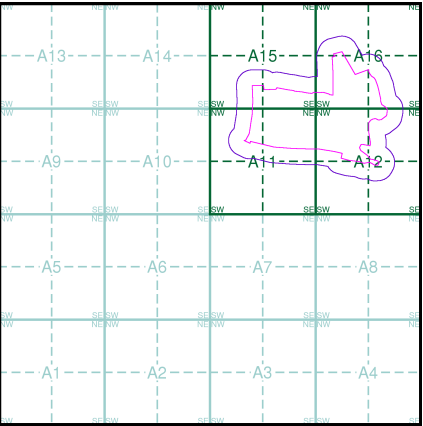
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 397710881_1_1
Customer Ref: PO 02108
National Grid Reference: 391050, 170620
Slice: A
Site Area (Ha): 35.18
Search Buffer (m): 1000

Site Details

Land at Chippenham, Chippenham, SN15 2NU

Ordnance Survey Plan

Published 1975 - 1976

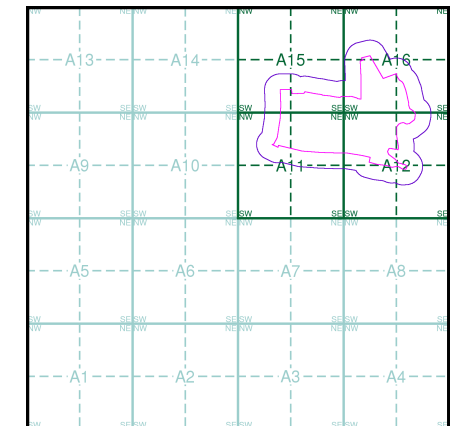
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

ST87SE	ST97SW
1975	1976
1:10,560	1:10,560
ST86NE	ST96NW
1976	1975
1:10,000	1:10,000

Historical Map - Slice A



Order Details

Order Number: 397710881_1_1
Customer Ref: PO 02108
National Grid Reference: 391050, 170620
Slice: A
Site Area (Ha): 35.18
Search Buffer (m): 1000

Site Details

Land at Chippenham, Chippenham, SN15 2NU

Ordnance Survey Plan

Published 1982 - 1985

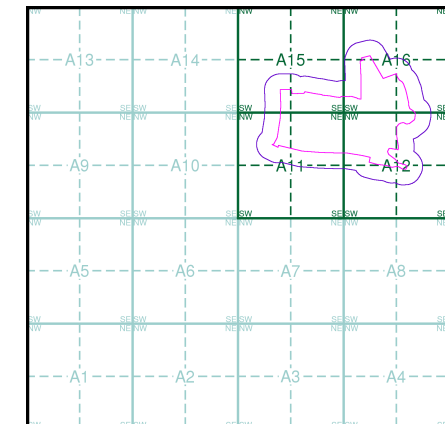
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

ST87SE 1982 1:10,000	ST97SW 1985 1:10,000
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Historical Map - Slice A

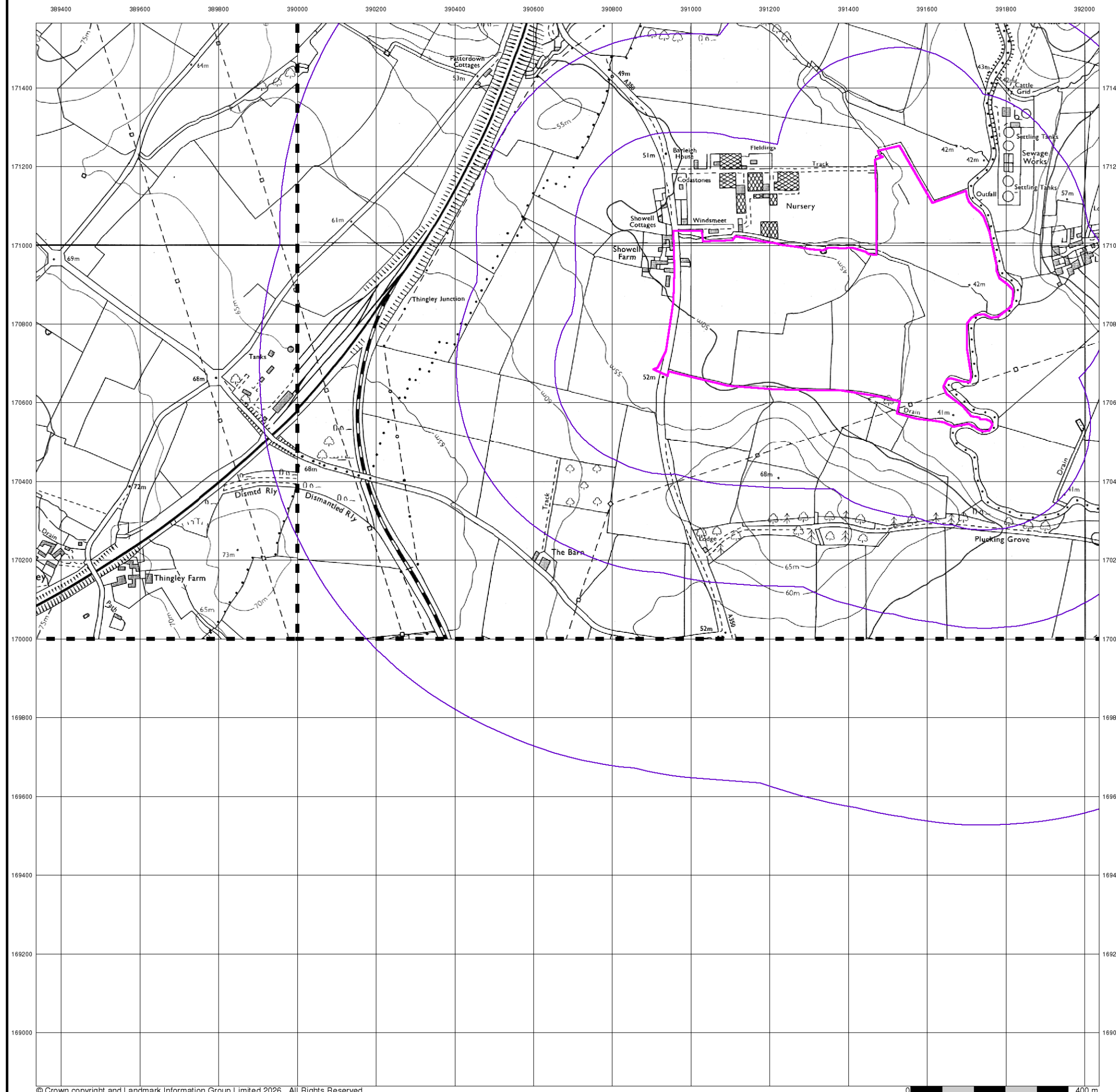


Order Details

Order Number: 397710881_1_1
 Customer Ref: PO 02108
 National Grid Reference: 391050, 170620
 Slice: A
 Site Area (Ha): 35.18
 Search Buffer (m): 1000

Site Details

Land at Chippenham, Chippenham, SN15 2NU



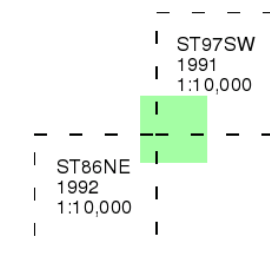
Ordnance Survey Plan

Published 1991 - 1992

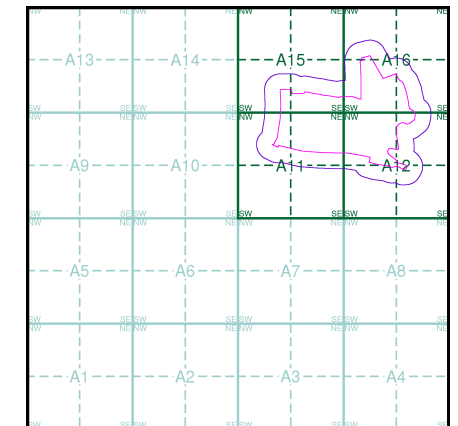
Source map scale - 1:10,000

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Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 397710881_1_1
Customer Ref: PO 02108
National Grid Reference: 391050, 170620
Slice: A
Site Area (Ha): 35.18
Search Buffer (m): 1000

Site Details

Land at Chippenham, Chippenham, SN15 2NU

Brookbanks Consulting

10k Raster Mapping

Published 2000

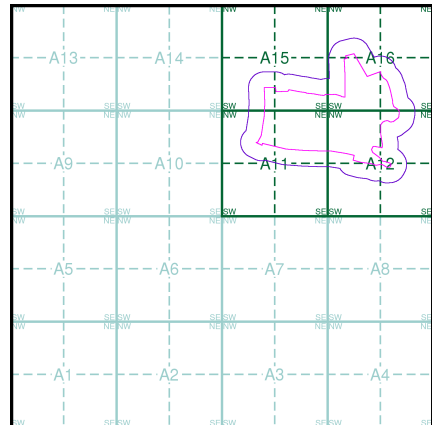
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

ST87SE	ST97SW
2000	2000
1:10,000	1:10,000
ST86NE	ST96NW
2000	2000
1:10,000	1:10,000

Historical Map - Slice A



Order Details

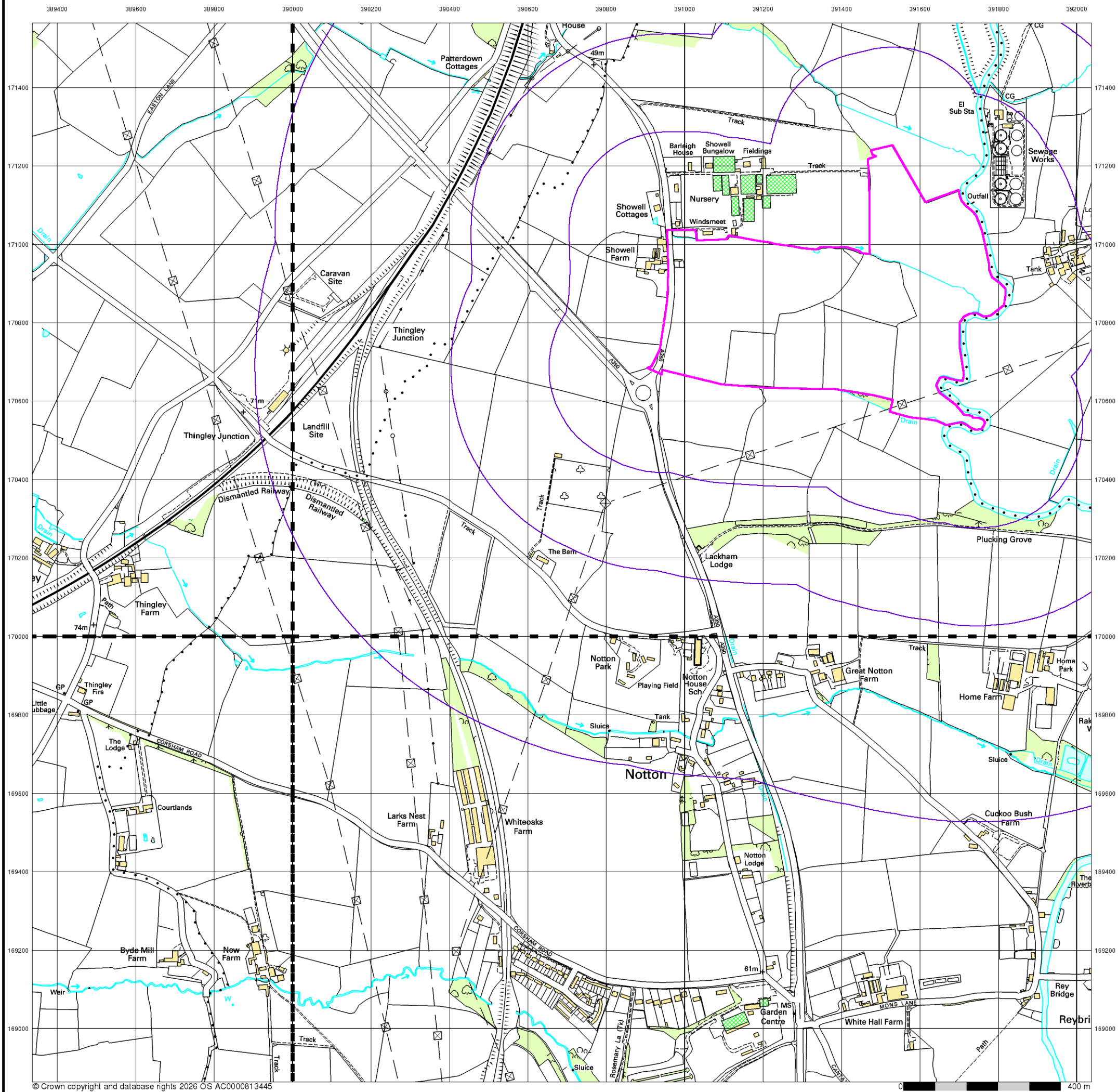
Order Number: 397710881_1_1
Customer Ref: PO 02108
National Grid Reference: 391050, 170620
Slice: A
Site Area (Ha): 35.18
Search Buffer (m): 1000

Site Details

Land at Chippenham, Chippenham, SN15 2NU

Landmark
INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



10k Raster Mapping

Published 2006

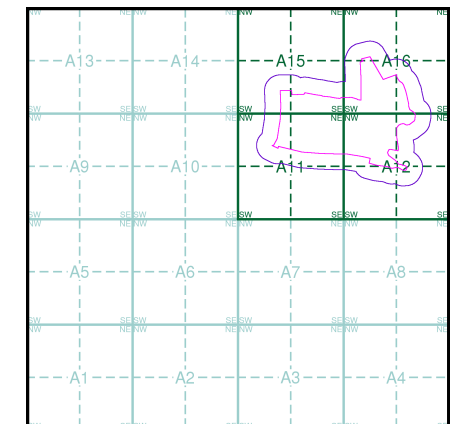
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

ST87SE	ST97SW
2006	2006
1:10,000	1:10,000
ST86NE	ST96NW
2006	2006
1:10,000	1:10,000

Historical Map - Slice A

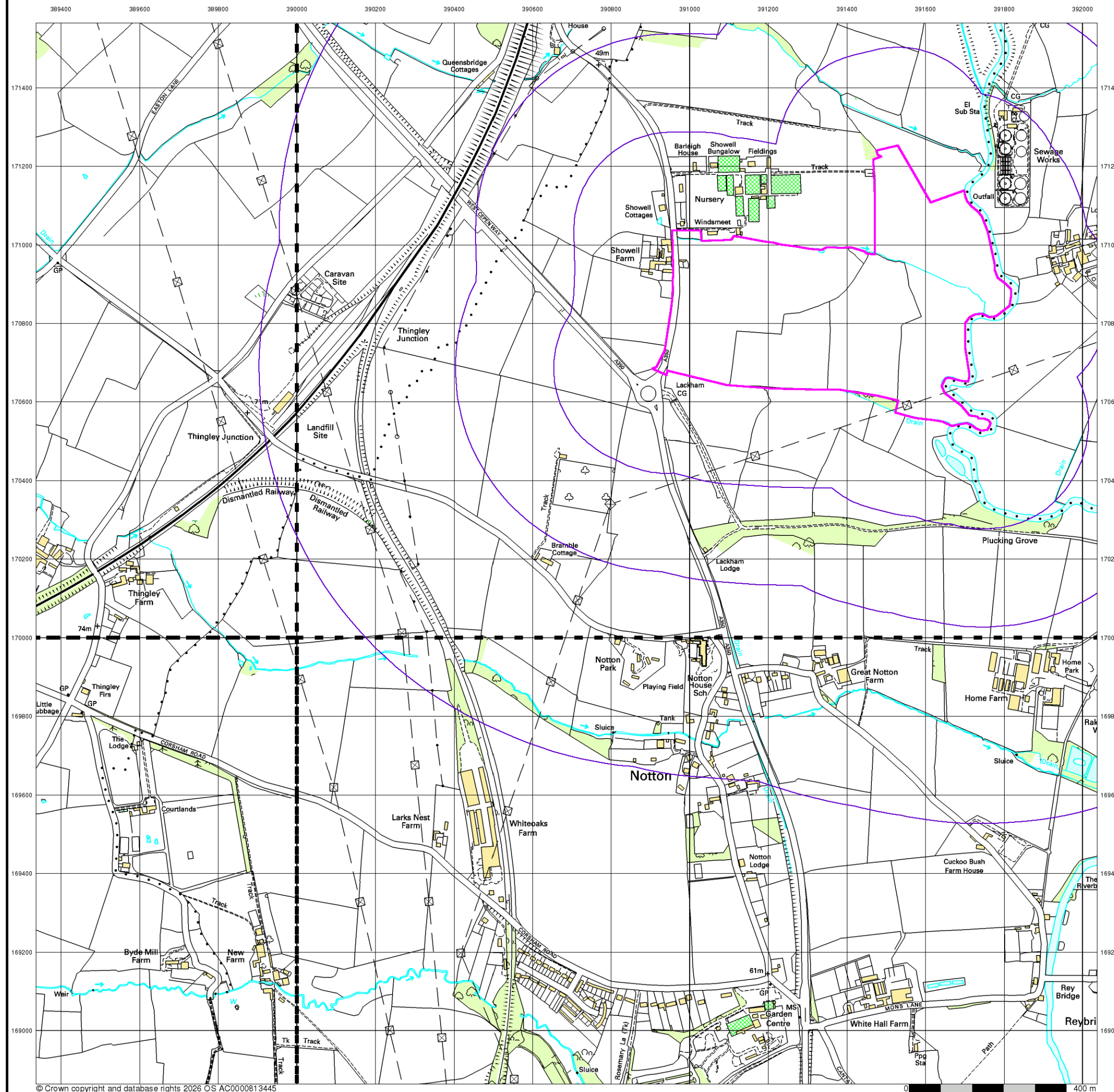


Order Details

Order Number: 397710881_1_1
 Customer Ref: PO 02108
 National Grid Reference: 391050, 170620
 Slice: A
 Site Area (Ha): 35.18
 Search Buffer (m): 1000

Site Details

Land at Chippenham, Chippenham, SN15 2NU



VectorMap Local

Published 2025

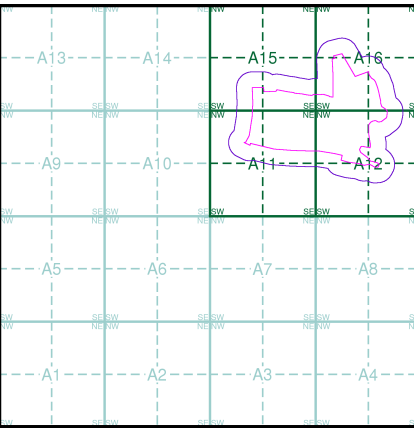
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)

ST87SE	ST97SW
2025	2025
Variable	Variable
ST86NE	ST96NW
2025	2025
Variable	Variable

Historical Map - Slice A



Order Details

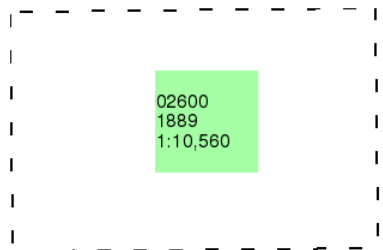
Order Number: 397710881_1_1
Customer Ref: PO 02108
National Grid Reference: 391050, 170620
Slice: A
Site Area (Ha): 35.18
Search Buffer (m): 1000

Site Details

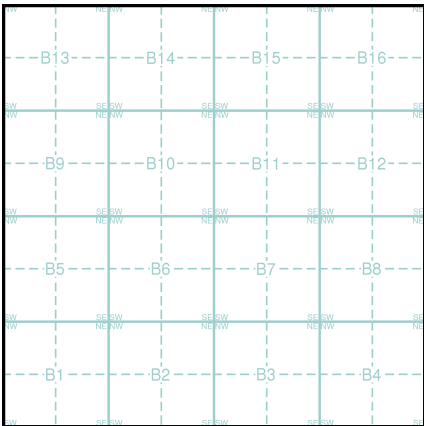
Land at Chippenham, Chippenham, SN15 2NU

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice B



Order Details

Order Number: 397710881_1_1
Customer Ref: PO 02108
National Grid Reference: 392380, 170670
Slice: B
Site Area (Ha): 35.18
Search Buffer (m): 1000

Site Details

Land at Chippenham, Chippenham, SN15 2NU

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026NW 1901 1:10,560	026NE 1901 1:10,560
026SW 1901 1:10,560	026SE 1901 1:10,560

Figure 1 displays a 4x4 grid of 16 plots, labeled B1 through B16. Each plot shows a grid of points, with some points highlighted in red and others in blue. The plots are arranged in a 4x4 grid, with rows and columns labeled B1 through B4. The plots are labeled B1 through B16, with B1 in the top-left and B16 in the bottom-right.

Order Number: 397710881_1_1
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Police: B
Site Area (Ha): 35.18
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and at Chippenham, Chippenham, SN15 2NU

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

Wiltshire

Published 1925 - 1926

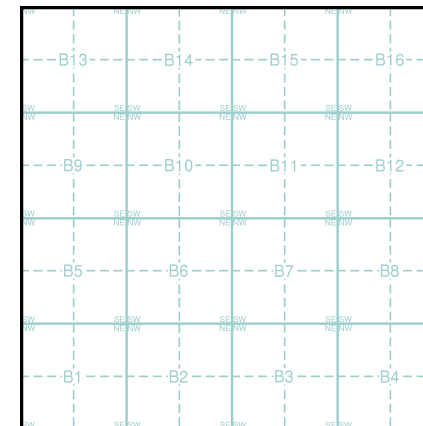
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

026NW 1926 1:10,560	026NE 1925 1:10,560
026SW 1925 1:10,560	026SE 1925 1:10,560

Historical Map - Slice B



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National Grid Reference: 392380, 170670
Slice: B
Site Area (Ha): 35.18
Search Buffer (m): 1000

Site Details

Land at Chippenham, Chippenham, SN15 2NU

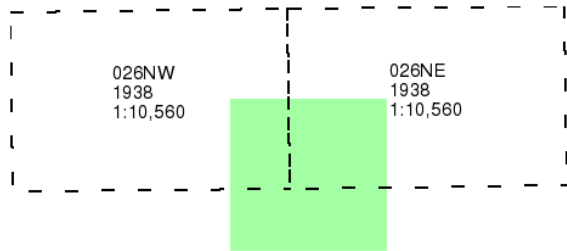
Wiltshire

Published 1938

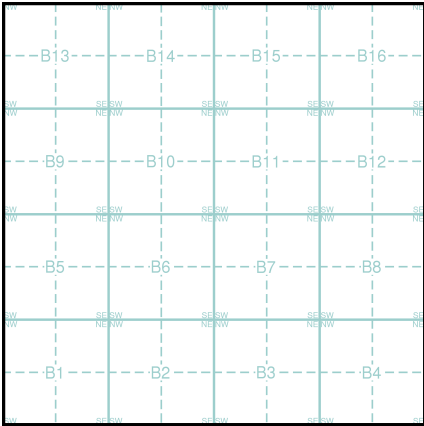
Source map scale - 1:10,560

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Map Name(s) and Date(s)



Historical Map - Slice B



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Site Details

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Historical Aerial Photography

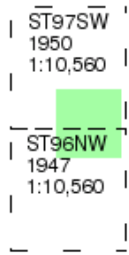
Published 1947 - 1950

Source map scale - 1:10,560

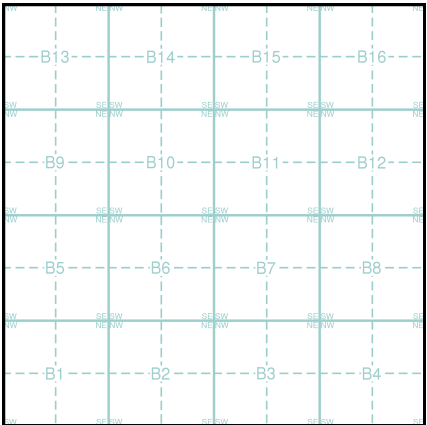
The Historical Aerial Photos were produced by the Ordnance Survey at a scale of 1:1,250 and 1:10,560 from Air Force photography. They were produced between 1944 and 1951 as an interim measure, pending preparation of conventional mapping, due to post war resource shortages. New security measures in the 1950's meant that every photograph was re-checked for potentially unsafe information with security sites replaced by fake fields or clouds. The original editions were withdrawn and only later made available after a period of fifty years although due to the accuracy of the editing, without viewing both revisions it is not easy to spot the edits. Where available Landmark have included both revisions.

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Map Name(s) and Date(s)



Historical Aerial Photography - Slice B

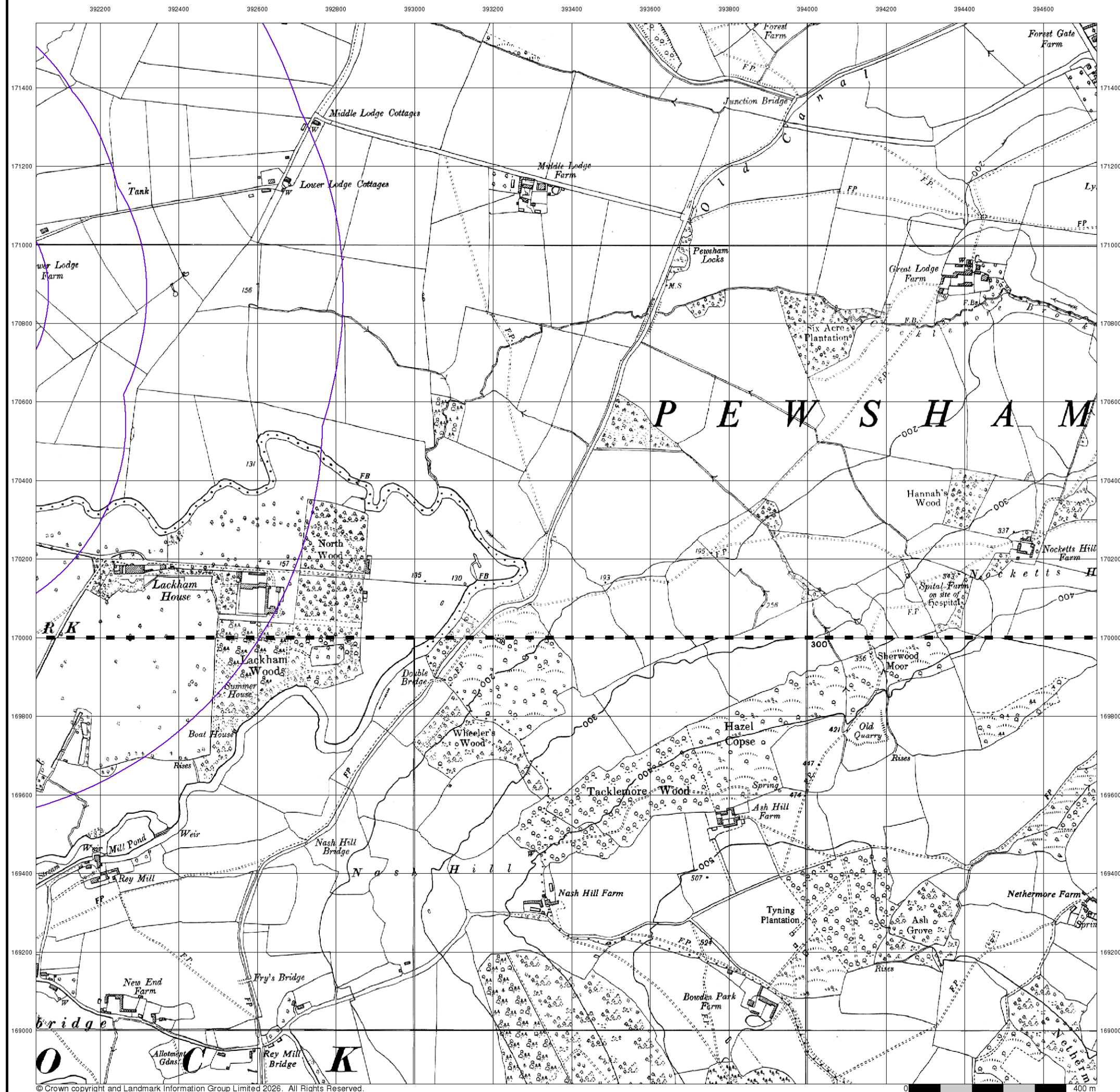


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Land at Chippenham, Chippenham, SN15 2NU



Ordnance Survey Plan

Published 1975 - 1976

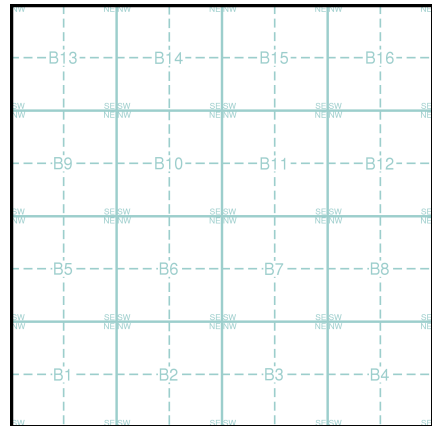
Source map scale - 1:10,000

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Map Name(s) and Date(s)

ST97SW	1976
1:10,560	
ST96NW	1975
1:10,000	

Historical Map - Slice B



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Order Number: 397710881_1_1
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Site Details

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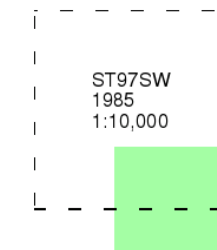
Ordnance Survey Plan

Published 1985

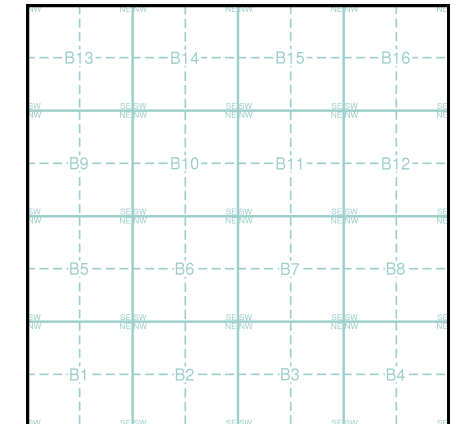
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice B

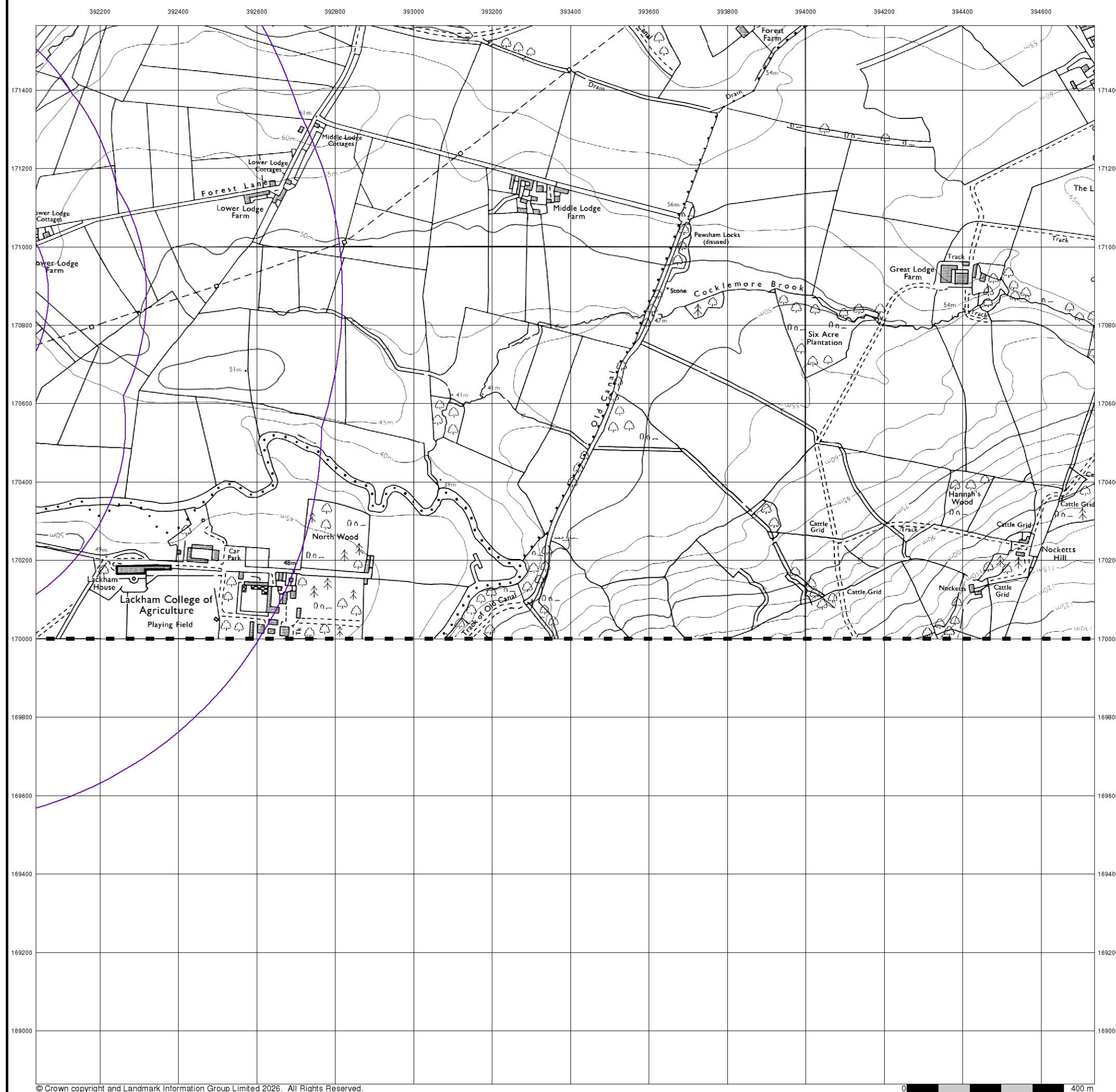


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Land at Chippenham, Chippenham, SN15 2NU



Brookbanks Consulting

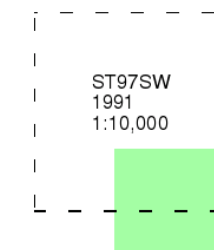
Ordnance Survey Plan

Published 1991

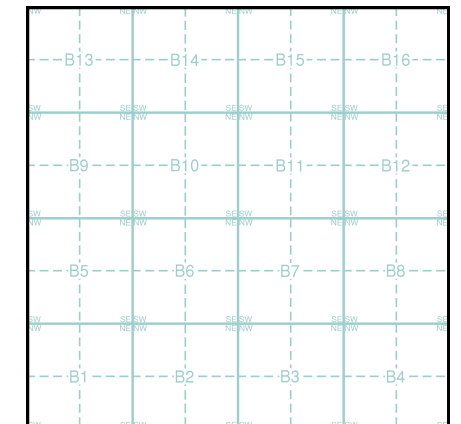
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

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Historical Map - Slice B



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Site Details

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Landmark®
INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
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10k Raster Mapping

Published 2000

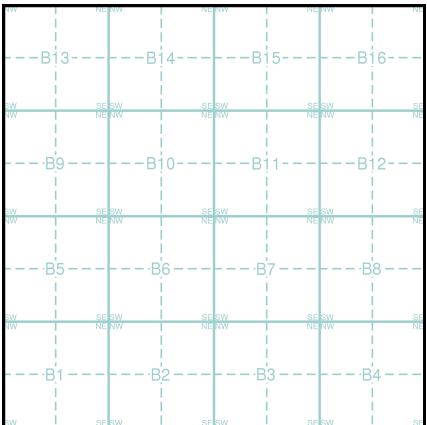
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

ST97SW
2000
1:10,000
ST96NW
2000
1:10,000

Historical Map - Slice B

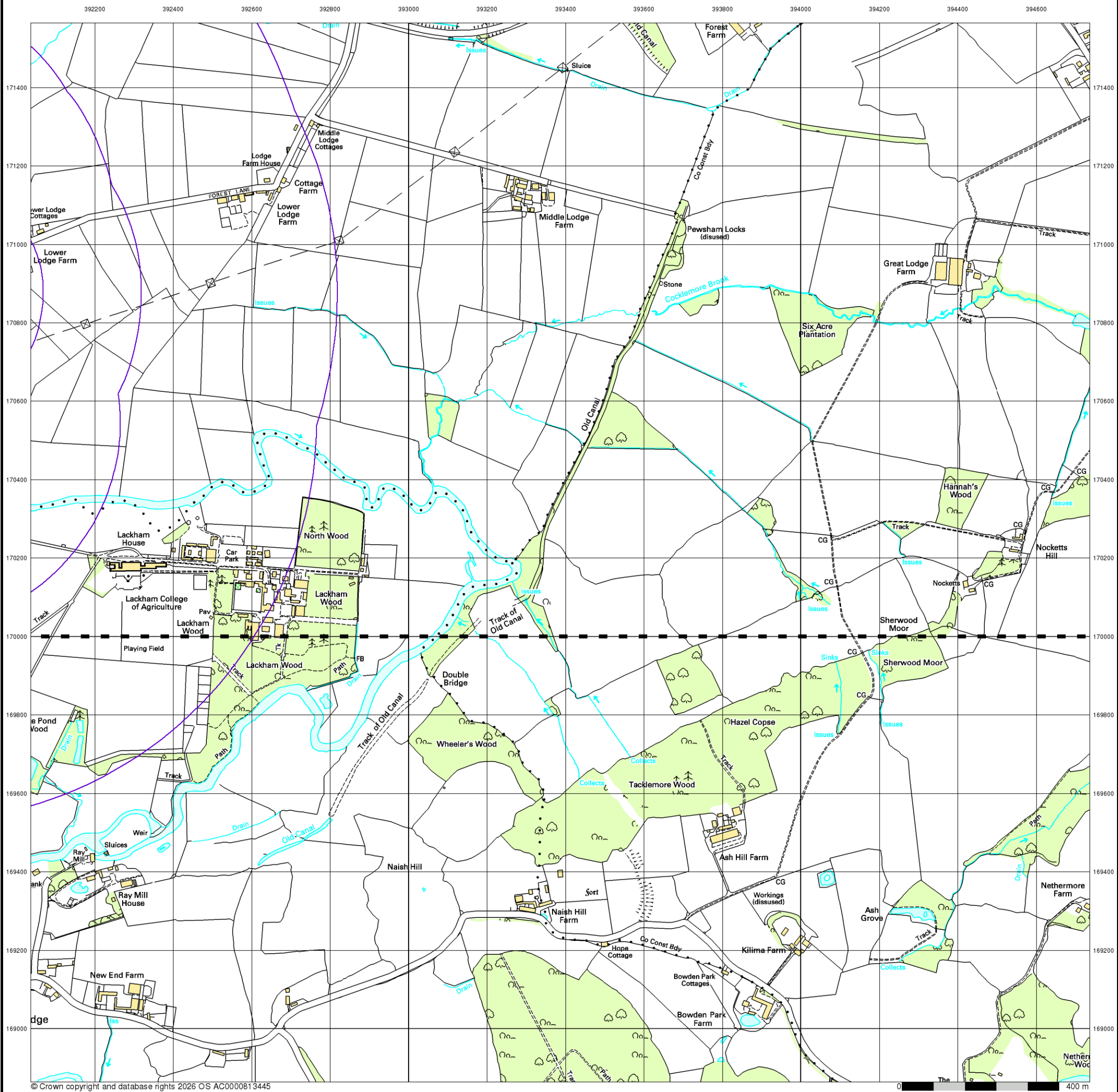


Order Details

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Slice: B
Site Area (Ha): 35.18
Search Buffer (m): 1000

Site Details

Land at Chippenham, Chippenham, SN15 2NU



10k Raster Mapping

Published 2006

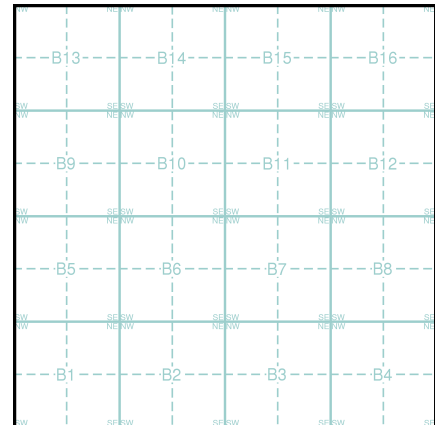
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

ST97SW
2006
1:10,000
ST96NW
2006
1:10,000

Historical Map - Slice B



Order Details

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