LISTERS GEO
Geotechnical and Geoenvironmental Consultants

Glanville Consultants Ltd

Phase 1 Geoenvironmental Desk Study

Horton Road
Devizes
Wiltshire
SN10 2GL

Report Reference: 25.08.007-f01
September 2025

MAIN OFFICE & LABORATORIES
Slapton Hill Barn, Blakesley Road, Slapton, Towcester, Northamptonshire. NN12 8QD
Telephone: (01327) 860060 Email: info@listersgeotechnics.co.uk

LISTERS GEO
Geotechnical and Geoenvironmental Consultants

DOCUMENT RECORD

Report Title	Phase 1 Geoenvironmental Desk Study Report
Development	Restaurant with associated drive through and car park
Project Address	Horton Road, Devizes, Wiltshire, SN10 2GL
Project Reference	25.08.007
Client	Glanville Consultants Ltd

	Signature	**Name and Qualifications**
Prepared By:	[redacted]	**Benjamin Lee** **Senior Geotechnical Engineer** BSc (Hons), FGS
Checked and Approved By:		**Ian Evetts** **Managing Director** HNC, MSc, FGS, CGeol, RoGEP

For and on behalf of ListersGeo, trading name of Listers Geotechnical Consultants Ltd

Issue No	Date	Status
dr01	22nd September 2025	Draft Report
f01	30th March 2026	Final Report

© This Report is the copyright of ListersGeo, trading name of Listers Geotechnical Consultants Ltd. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

LISTERS GEO
Geotechnical and Geoenvironmental Consultants

EXECUTIVE SUMMARY

Project Reference	25.08.007
Site Location	Horton Road, Devizes, Wiltshire, SN10 2GL
OS Grid Reference	402336, 163038
Development Proposals	Demolish existing buildings to accommodate a new restaurant with associated drive through and car park.
Current Site Usage	Petrol station, vehicle repair centre, car sales forecourt and hand car wash.
Topography	The site slopes gently down to the south from around 134.9m above ordinance datum (AOD) in the north to around 134.0mAOD in the south.
Vegetation	Strip of soft landscaping extends along the eastern site boundary, which is overgrown with a variety of trees, bushes and weeds.
Published Geology	Artificial Ground: None mapped on site, but thicknesses anticipated associated with historical construction and demolition activities. Superficial geology: None recorded on or within 250m of the site Bedrock geology: Upper Greensand Formation.
Hydrology	The nearest surface water feature in the anticipated direction of hydraulic flow (south) is an unnamed drainage channel approximately 325m from the site.
Hydrogeology	Upper Greensands Formation: Principle Bedrock Aquifer of High Vulnerability.
Site History	The site comprised allotment gardens from around 1899 until circa 1976 when the existing vehicle repair and testing centre was developed, and a residential property was constructed in the east of the site. By 1995 the existing fuel filling station and car sales forecourt were constructed in the west of the site; and by 2005 the existing hand car wash was operational and the property in the east was demolished.
Unexploded Ordnance	Preliminary Unexploded Ordnance (UXO) Risk Review considered the risk to be Medium within the site boundary.
Potential Contamination Sources	Made Ground; asbestos containing building materials; vehicle repair centre, petrol station, car sales forecourt and hand car wash land uses; underground fuel storage tanks; UXO; exploded bombs; and a historical landfill.
Expected Ground Conditions	Surface covering of Topsoil or Fill (pavement constructions and floor slabs) over variable thicknesses of Made Ground above naturally deposited bedrock geology of the Upper Greensand Formation.
Potential Risks to Human Health	With regards to potential near surface soil contamination, the preliminary risk assessment identified up to a high risk for ground workers and up to moderate/low risk to the future staff, nearby residents and the general public. Intrusive investigations are considered necessary to verify the risks.
Potential Ground Gas Risks	Potential degrading hydrocarbon plume beneath the site (gases and vapours); and migrating gases from an off-site historical landfill. Ground gas monitoring considered necessary to verify the risks.
Potential Risks to Controlled Waters	The preliminary risk assessment identified a moderate risk to the underling Principal Aquifer and moderate/low risk to surface waters. Intrusive investigations are considered necessary to verify the risks.
Further Work & Recommendations	Intrusive investigation to further assess the risk and to assist with geotechnical design, ideally including: - Spread of shallow excavations to assess extent of any near surface contamination. - Machine excavated trial pits to assess trench stability, groundwater ingress and for infiltration testing. - Deeper boreholes with in-situ testing and mounting well installations. - Laboratory testing of soil and groundwater samples. - Ground gas monitoring. - Removal of underground fuel storage tanks with verification assessments. Specialist permissions may need to be obtained if intrusive investigations are undertaken with the petrol station still operational.

This executive summary should be read in conjunction with the main report.

LISTERS GEO
Geotechnical and Geoenvironmental Consultants

CONTENTS

INTRODUCTION 2
PROPOSALS 2
SITE INFORMATION AND RECONNAISSANCE 2
DESK STUDY AND BACKGROUND INFORMATION 4
PUBLISHED GEOLOGY 5
Artificial Ground 5
Superficial Deposits 5
Bedrock 5
Historical Boreholes 5
Background Soil Chemistry 5
HYDROLOGY 6
HYDROGEOLOGY 6
POTENTIALLY SENSITIVE LAND USES 6
HISTORY OF THE SITE 7
UNEXPLODED ORDNANCE AND BOMB SITES 8
LANDFILL AND WASTE TREATMENT SITES 8
RADON GAS 9
ENVIRONMENTAL PERMITS, INCIDENTS AND REGISTERS 9
INDUSTRIAL USAGE SITES 9
GEOTECHNICAL HAZARDS 10
Natural Cavities 11
Man-Made Cavities 11
INITIAL CONTAMINATION CONCEPTUAL SITE MODEL 12
POTENTIAL CONTAMINATION SOURCES 12
RECEPTORS 13
PATHWAYS 13
PRELIMINARY RISK ASSESSMENT 15
INITIAL GEOTECHNICAL GROUND MODEL 18
CONCLUSIONS AND RECOMMENDATIONS FOR FURTHER WORK 19
REFERENCES 21

APPENDICES

APPENDIX A – PLANS AND PHOTOGRAPHS
- Site Location Plan
- Plan Showing Existing Site Layout
- Plan Showing Development Proposals
- Site Photographs

APPENDIX B – CONTAMINATION RISK ASSESSMENT
- Contaminated Land Risk Assessment Methodology

APPENDIX C – DESK STUDY INFORMATION
- Groundsure Enviro and Geo Insight
- Historical Ordnance Survey and National Grid Maps
- Preliminary Unexploded Ordnance Risk Assessment

PHASE 1 GEOENVIRONMENTAL DESK STUDY REPORT

INTRODUCTION

A Phase 1 Geoenvironmental desk study has been undertaken for a new restaurant at Horton Road, Devizes, Wiltshire, SN10 2GL. A Site Location Plan is provided in Appendix A. The Ordnance Survey National Grid reference for the approximate centre of the site is 402336, 163038.

Instructions to undertake the investigation were received from the client, Glanville Consultants Ltd, in their letter email dated 8th August 2025.

This report describes the desk study and walkover survey carried out by ListersGeo in order to provide an evaluation of the potential ground conditions and potential for any soil, gas or groundwater contamination at the site. The report presents a preliminary human health and groundwater risk assessment based on the findings of the desk study information, and information on the potential geotechnical conditions that may be encountered.

This report has been prepared for the sole use of the client and their professional advisors. This report shall not be relied upon by third parties without the express written authority of ListersGeo. If an unauthorised third party comes into possession of this report they must not rely on it and the authors owe them no duty of care and skill.

PROPOSALS

Following the demolition of the existing buildings, it is proposed to redevelop the site to accommodate a new restaurant with an associated drive through and car park. A proposed site layout plan is provided in Appendix A.

The report is based upon the above development proposals. Should these alter significantly following issue of this report, then the contents will require re-evaluation.

SITE INFORMATION AND RECONNAISSANCE

A reconnaissance of the site and its immediate surrounds was undertaken on the 29th August 2025. A selection of site photographs is presented in Appendix A along with a plan showing the existing site layout annotated with the salient features identified.

The site consists of a triangular shaped parcel of land broadly bound by the A361 to the north, Horton Road to the south and a motorcycle learning centre to the east. With maximum dimensions of approximately 75m east-west by 50m north-south the site extends to some 0.36ha in area.

The site is currently occupied by:

- Car sales office and petrol station shop in the west.
- Car sales forecourt that extends along the northern site boundary (vehicles parked on grass and gravel surfaced verges).
- Petrol station forecourt that extends across the western section of the site (asphalt surfacing).

- Vehicle repair and testing centre in the centre of the site (concrete floor slabs).
- Hand car wash facility to the east of the vehicle repair centre (surfaced with a variety of asphalt, concrete, paving slabs and gravel).
- Strip of soft landscaping extends along the eastern site boundary, which is overgrown with a variety of trees, bushes and weeds.

With reference to the client provided Underground Utility Mapping Plan (produced by Glanville Consulting Ltd, drawing number 4240491/4201, dated May 2025), several buried services extend beneath the site, including electricity cables, communication cables, water pipes, fuel pipes, underground fuel tanks and drains (including interceptor drains). Underground fuel tanks are recorded beneath the forecourt with associated infrastructure (delivery filling points and vent pipes) extending along the northern site boundary.

The general topography of the area slopes gently down to the south towards the Kennet and Avon Canal, which is located approximately 550m away in that direction. With reference to the client provided topographical survey (produced by Glanville Consulting Ltd, drawing number 4240491/4101, dated March 2025) the site itself generally follows this trend, sloping gently down to the south from around 134.9m above ordinance datum (AOD) in the north to around 134.0mAOD in the south.

The site is currently bordered by:

Direction	**Feature**
North	A361 with a metal manufacturing company and residential housing beyond.
East	Motorcycle learning centre with overgrown grassed field beyond.
South	Horton Road with residential housing estate beyond.
West	A361 with industrial estate and residential housing beyond.

The following potential sources of contamination were identified during the reconnaissance:

- Underground fuel storage tanks and infrastructure (potential underground leaks of fuel).
- Fuel filling station land usage (potential above ground spillages of fuel).
- Vehicle repair centre land usage (use of fuel, oil and degreasing agents).
- Hand car wash land usage (cleaning agents entering the ground).
- Vehicles stored on and visiting the site (potential spills and leaks of fuel/oil).

Further assessments on the potential impact of these features on the ground beneath the site are provided in the following *Industrial Land Uses* section.

DESK STUDY AND BACKGROUND INFORMATION

A desk study review of the site and its history has been undertaken to determine the former land usage and the potential for any historically derived sources of chemical contamination, as well as provide information to aid our geotechnical assessment.

The information provided in the desk study is obtained from independent third-party sources. We have relied on this information, but no guarantee can be given for the accuracy or completeness of the third-party data used. It should be appreciated that such data is not exhaustive and is constantly being updated and reviewed in light of new information and procedures. Therefore, improved practices, technology and new information may affect our conclusions and hence this report should be referred back to us for reassessment if new data comes to light, or changes in legislation/best practise is identified prior to development. Similarly, should the development commence more than one year from publication of this report, then we recommend this report is referred back to us for reassessment.

A copy of the desk study information obtained from Groundsure is presented in Appendix C of this report. The desk study comprises a review of data compiled from multiple organisations and information sources, including:

- Ordnance Survey
- Environment Agency (EA)
- Local Authority (LA)
- Natural England
- UK Health Security Agency (UKHSA)
- Centre for Ecology & Hydrology
- Contemporary Trade Directories
- The Coal Authority
- British Geological Survey (BGS), National Geoscience Information Service
- Arup and Stantec
- Aerial Imagery
- Unexploded Ordnance (UXO) maps
- Preliminary Unexploded Ordnance Risk Review

Information from the above referenced sources has been utilised to develop a conceptual model of the site for use in the source-pathway-receptor risk assessment and geotechnical appraisal.

PUBLISHED GEOLOGY

Reference to the BGS 1:50,000 scale map, Sheet 266 (for Marlborough, dated 1974), and other published geological information on the area indicates that the site is directly underlain by Bedrock geology of the Upper Greensands Formation.

Artificial Ground

None mapped on site, but thicknesses anticipated associated with the construction of the existing buildings and infrastructure.

Areas of Landscaped Ground are mapped at surface approximately 21m north-west and 99m east of the site. The BGS maps Landscaped Ground in areas where the land surface (natural or artificial) has been extensively remodelled, but where it is impracticable or impossible to delineate separate zones of Made Ground, Worked Ground, or Disturbed Ground.

The extent of the Landscaped Ground are fairly consistent with former barracks, which is discussed further in the following *History of the Site* section.

Superficial Deposits

None recorded on or within 250m of the site.

Bedrock

The Upper Greensand Formation is generally represented by glauconitic fine-grained sandstone, weathering to sand near surface. The formation is recorded to be up to 25m thick in the area and underlain by the Gault Formation (clay and mudstone).

Historical Boreholes

The British Geological Survey holds records of exploratory holes historically put down during previous investigations.

Background Soil Chemistry

Information from the BGS is provided in the table below listing the background soil chemistry of some commonly occurring heavy metals in the Topsoil in the area:

Heavy Metal	Level in Natural Soils (mg/kg)
Arsenic	15
Cadmium	1.8
Chromium	60 to 90
Lead	100
Nickel	15 to 30

HYDROLOGY

The general topography of the site slopes down to the south towards the Kennet and Avon Canal. The anticipated direction of hydraulic flow is therefore to the south and the nearest surface water feature in this direction is an unnamed drainage channel (within a residential housing estate) located approximately 325m from the site.

The Environment Agency's Catchment Data Explorer situates the site in the Etchilhampton Water catchment. The catchment is recorded to be 'not designated artificial or heavily modified' and of generally Moderate ecological quality for the latest reported period in 2022.

There are no current surface water abstraction licenses recorded within 1000m of the site.

The desk study data indicates that the following flood risks are recorded for the site:

- River or coastal waters: no records, indicating negligible risk.
- Surface water: the highest recorded on-site risk is 0.1m to 0.3m in a 1-in-100 year return period.
- Groundwater: moderate.

These data do not constitute a site-specific Flood Risk Assessment and we recommend further enquiries to determine if such an assessment would be required to support a development application for the site.

HYDROGEOLOGY

The groundwater vulnerability and aquifer designation data are based on geological mapping provided by the BGS. Groundwater vulnerability is divided, by the EA, into High, Medium and Low ranks (as further detailed in the appended Desk Study Report). Aquifer designations are initially divided, by the EA, into Superficial and Bedrock designations. For each type there are Principal, Secondary A, Secondary B and Unproductive Strata, each with a decreasing rank of importance.

The EA records the Upper Greensands Formation as a Principle Bedrock Aquifer of High Vulnerability.

There are no current groundwater abstraction licenses recorded within 1000m of the site; and according to information provided by the EA, the site is outside of any Source Protection Zones (SPZ) for a public potable water supply.

POTENTIALLY SENSITIVE LAND USES

The site is not located in close proximity to any environmentally sensitive land uses.

HISTORY OF THE SITE

The history of the site has been assessed by reviewing historical Ordnance Survey and National Grid maps and aerial imagery of the area. This has established the following:

Time Period	Historical Site Usage	Historical Usage of the Surrounding Area
1885 to 1886	The site is undeveloped situated within a larger area of undeveloped land (possible agricultural field).	Un-named roads run parallel to the northern and southern boundaries, fairly consistent with the modern arrangement of the A361and Horton Road. Six residential properties are located some 30m west of the site; and what appears to comprise a barn is located approximately 85m south-west of the site. Beyond the above, the surrounding land generally comprises (what appear to comprise) agricultural fields.
1899 to 1938	A field boundary is recorded along the eastern site boundary and the site area as a whole is labelled as allotment gardens.	The barn to the south-west is no longer mapped.
1940 to 1960	No mapping or information available.	Research indicates that Hopton Barracks were developed on the land to the north, west and south of the site (approximately 50m away) during World War II, which were used as army barracks and a prisoner of war camp.
1961	No significant changs (mapping shows the site in use as allotment gardens).	Mapping shows the land to the north, west and south of the site as Barracks; and the land to the east of the site as a Sports Field.
1976 to 1990	A garage is mapped fairly centrally on site, fairly consistent with location of the existing vehicle repair centre. What appears to be a residential property, labelled as The Bungalow, is located in the east of the site.	A tennis court is mapped around 90m east of the site within the sports ground. A residential housing estate, depot and a scouts hall are developed on the land to the south of the site (in the location of former barracks). Tanks are recorded on land associated with a rectangular building approximately 117m and 179m south of the site.
1995	Buildings mapped in the west of the site fairly consistent with the existing car sales office and petrol station shop. Rectangular feature recorded in the west of the site fairly consistent with the existing petrol station forecourt.	Barracks to the north partially removed/demolished (roads still recorded but no buildings mapped). Area of barracks to the west redeveloped as an industrial estate, comprising a variety of depots. Residential estate to the south of the site enlarged.

Time Period	Historical Site Usage	Historical Usage of the Surrounding Area
2002	Aerial imagery from this time period shows the western and central sections of the site fairly consistent with the modern arrangement, comprising a petrol station forecourt, car sales forecourt, vehicle repair centre and hand car wash. A residential property with associated garden and driveway is located in the eastern extreme of the site.	Motorcycle training centre located on land to the east of the site. Further depots/warehouses developed on the land to the north of the site.
2005 to 2025	Residential property in the east of the site demolished; and land shown overgrown with vegetation. The site as a whole is shown consistent with the modern arrangement.	No significant changes.

UNEXPLODED ORDNANCE AND BOMB SITES

A Preliminary Unexploded Ordnance (UXO) Risk Review has been undertaken for the site by MACC International Ltd. A copy of the report is provided in Appendix C.

The report notes that *'whilst the general area suffered a low level of enemy bombing during WWII with Devizes surviving the war largely unscathed, the immediate vicinity of the site footprint underwent extensive military activity at the former Devizes Barracks'*.

The report concludes that the UXO risk is a considered to be Medium within the site footprint and recommends that a Detailed UXO Risk Assessment is conducted to more accurately define the risk levels within the site footprint.

From a contamination point the main concerns arising from UXOs are:

- Heavy metal contamination derived from the bomb's casing and detonator charge.
- Organic contamination derived from the degradation of the explosive charge.

In addition, sites where bombs originally exploded may also be of concern. From a geotechnical and safety concern UXOs create a significant danger to building works and would create delays to construction if found. Exploded bombs would have created a large crater of disturbed ground beneath the site which might necessitate the use of deep foundations.

LANDFILL AND WASTE TREATMENT SITES

Reference to records indicates that there are no current landfills and one historical landfill within 500m of the site. The historical landfill is recorded to extend within 352m east of the site, however, no details on the accepted waste type and operational dates, are provided. Given the distance and local geology in the area,

which comprises the Upper Greensand Formation (that is anticipated to be relatively permeable); it is considered possible that a viable ground gas pathway exists between the historical landfill and the site.

Reference to records indicate that are two historical and two current waste management facilities within 250m of the site, which are summarised in the table below:

Distance (m)	Direction	Name	Details/ Comments
95	NE	Wiltshire Concrete	Historical recycling centre
119	NW	Hopton Park	Historical household waste recycling centre (likely associated with the below entry)
132	NW	Devizes Household Recycling Centre	Current household, commercial and industrial waste transfer and management site.
223	W	Hopton Depot	Current special waste transfer station

Given the distances involved and nature of the facilities (recycling, management and transfer), it is considered unlikely that any of these facilities would significantly affect the site area.

RADON GAS

Desk study information indicates that the site lies within an area where less than 1% of homes exceed the action level of 200Bq/m^3 for radon gas. Therefore, in accordance with BR 211, 'Radon: guidance on protective measures for new dwellings', no radon protection measures are necessary in the construction of new buildings (without underground rooms) on this site.

ENVIRONMENTAL PERMITS, INCIDENTS AND REGISTERS

There are no records of pollution incidents, licensed discharge consents, (historical or existing) licensed industrial activities, storage of dangerous, hazardous or radioactive substances or contaminated land within 250m of the site.

A current licenced pollutant release permit (Part B) is recorded on site for the 'unloading of petrol into storage at service stations'. No further licenced pollutant release permits are recorded within 250m of the site.

INDUSTRIAL USAGE SITES

The following table summarises the historical and current industrial land uses that have been identified within 150m from the site:

Distance (m)	Direction	Feature/Activity
On site	-	Garage: vehicle repair, testing and service centre
On site	-	Car sales: second hand vehicles
On site	-	Fuel filling station
On site	-	Hand car wash
11	NW	Barracks

Distance (m)	Direction	Feature/Activity
88	NE	Concrete products
116	E	Unspecified Depot
117	S	Unspecified Tank
127	N	Business park and industrial estate
134	N	Electricity substation

The Department of the Environment (DoE) Industry Profile for 'Road vehicle fuelling, service and repair (garage and filling stations)' was consulted, which indicates that the on-site vehicle repair centre and fuel filling station, potentially use:

- Metals and their compounds, including lead, chromium, zinc, copper and vanadium.
- Acids and alkalis.
- Asbestos.
- Organic compounds, including solvents, polycyclic aromatic hydrocarbons (PAHs), fuels, hydrocarbons, anti-freeze products and detergents.

With reference to, Written evidence submitted by the Car Wash Advisory Services Limited and the Sandu Foundation (HCW0013), chemicals commonly used in vehicle washing areas include:

- Traffic film removers - made from strong alkalis such as sodium hydroxide.
- Acid wheel cleaners - made from strong acids such as phosphoric acid, hydrofluoric acid and hydrochloric acid (sometimes referred to as 'brick acid').
- Wax - complex formulations of many ingredients including cationic surfactants and a blend of oils, sometimes including silicon.
- Shampoos and foams - made from a mixture of surfactants, with a small addition of sequestrants and acid or alkali.

GEOTECHNICAL HAZARDS

The risk of naturally occurring geotechnical hazards associated with the Upper Greensands Formation mapped beneath the is recorded in the Groundsure report to be as follows:

Ground Stability Hazard	Hazard Potential Rating
Collapsible deposits	Very Low
Landslides	Very Low
Running sand	Very Low
Compressible deposits	Negligible
Ground dissolution of soluble rocks	Negligible
Shrinking and swelling clays	Negligible

Made Ground is not included in the table above. The geotechnical risks associated with such deposit should be assessed following an intrusive investigations.

Natural Cavities

Information held by Stantec UK has not identified any naturally formed dissolution features within 1km of the site.

Man-Made Cavities

The desk study resources do not provide any evidence the site and immediate surrounds have been subject to any surface (quarrying) or underground (mining) mineral extraction activities.

INITIAL CONTAMINATION CONCEPTUAL SITE MODEL

A qualitative Preliminary Risk Assessment (PRA) has been undertaken in line with the EA's online guidance Land Contamination: Risk Management (LCRM).

We understand that following the demolition of the existing buildings it is proposed to redevelop the site to accommodate a new restaurant with associated drive through and car park.

Potential sources of contamination and potential receptors have been assessed using the source-pathway-receptor principle to create a Conceptual Site Model (CSM). This takes into account the fact that a complete pathway must exist between a potential source of contamination and a potential receptor for there to be considered a risk.

POTENTIAL CONTAMINATION SOURCES

Potential Solid-, Liquid- and Vapour-phase Contamination Sources

Research indicates that the site comprised allotment gardens from around 1899 until circa 1976 when the existing vehicle repair and testing centre was developed, and a residential property was constructed in the east of the site. By 1995 the existing fuel filling station and car sales forecourt were constructed in the west of the site; and by 2005 the existing hand car wash was operational and the property in the east was demolished.

It is considered possible that the sites former and current land uses have impacted the ground beneath the site; and the following potential sources of soil or groundwater contamination have been identified:

- Made Ground associated with historical construction and demolition activities.
- Asbestos containing materials (ACMs) may have been used in the construction of the former/existing buildings (given their age).
- Contaminants associated with the on-site vehicle repair centre and fuel filling station, including metals and their compounds, solvents, PAHs, hydrocarbons (fuels, oils, lubricants), anti-freeze products and detergents.
- Leaks from underground fuel storage tanks and associated infrastructure.
- Contaminants associated with the on-site hand car wash, including alkalis, acids, oils, fuel and metals.
- Localised spillages and/or leaks of hydrocarbons (oils, fuel, lubricants) from vehicles parked and visiting the site, although likely to be minor and localised.
- Unexploded Ordnance (UXO) and/or exploded bombs.

Nearby industrial land uses include army barracks (circa 1940 to 1990), which were subsequently redeveloped as an industrial estate (depots and recycling centres). Given the distances involved and nature of the land uses, it is considered unlikely that they would have significantly impacted the ground beneath the site (in comparison the on-site potential sources of contamination).

Potential Ground Gas Contamination Sources

Two main groups of gaseous-phase contamination have been considered: the gases (including methane and carbon-dioxide) that result from organic decomposition of constituents in the ground; and Radon gas that results from the radioactive decay of thorium and uranium (found, in varying quantities, in most soils and rocks).

A degrading hydrocarbon plume may exist beneath the site (associated with the underground fuel tanks), which would have the potential to produce volatile vapours and carbon dioxide and methane gases.

The desk study resources identified a historical landfill approximately 352m east of the site. No details on the landfills accepted waste type and operational dates were available; and therefore, at this stage, be considered a potential off-site source of carbon dioxide and methane gases.

RECEPTORS

The following most sensitive receptors have been identified at the site:

Human Health – Long Term Exposure

- End users of the site - the future staff.
- Nearby residents.

Human Health – Short Term Exposure

- Construction workers (during redevelopment).
- General Public (during redevelopment).
- Maintenance Workers.

Controlled Waters and the Environment

- The Principle Bedrock Aquifer of the Upper Greensand Formation beneath the site.
- Nearest surface water feature in the anticipated direction of hydraulic flow – Unnamed drainage channel approximately 325m south of the site.

Infrastructure

- Substructures.
- Water supply pipes.

PATHWAYS

It is considered that a number of potential pathways exist between these potential sources and the above identified receptors. The viability of these pathways is discussed in the preliminary risk assessment.

Human Health

- Direct soil ingestion in areas of exposed soil.
- Inhalation of indoor and outdoor vapours, dust and fibres.
- Dermal contact with contaminated soil.

- Inhalation of soil gases or vapours migrating through permeable strata into the building.

Controlled Waters and Environmental

- Migration/leaching of contaminants through the unsaturated zone.
- Migration of contaminants through the groundwater.
- Movement of contaminants through drains or services runs.

Infrastructure

- Leachable or corrosive contaminants within the soil.
- Corrosive contaminants within the groundwater.

PRELIMINARY RISK ASSESSMENT

Based on the desk study research, the following potentially-complete pollutant linkages have been assessed and in accordance with CIRIA C552, a consequence and probability rating has been applied to each potential contamination source to create an overall risk rating. The definitions and methodology are presented in Appendix B and the results are presented in the following table:

Potential			Probability	Consequence	Risk Classification
Source	**Pathway**	**Receptor**			
Made Ground associated with historical demolition and construction activities, and possible infilled bomb craters, which may have been impacted by: - metals, solvents, hydrocarbons, PAHs, detergents, acids, alkalis and anti-freeze products associated with fuel filling station*, vehicle repair and hand car wash land uses - ACMs possibly used in the construction of former/existing buildings (*underground fuel tanks assessed as separate source)	Ingestion Dermal Contact Inhalation	Construction workers	Highly likely	Medium	High
		Future staff	Low		Moderate/Low
		Nearby residents Maintenance workers General public	Unlikely		Low
	Explanation: It is considered likely that Made Ground will be present near surface beneath the site, which may have been impacted with contaminants that pose a risk to human health. The vast majority of the site will be covered with hardstanding (floor slabs and car park surfacing) that will significantly limit the exposure routes between any impacted soils and identified receptors on completion of the development. Whilst a high-risk classification has been established for construction workers (due to the pathway potential during groundworks), exposure to this receptor can be mitigated by use of appropriate PPE, work practices and maintaining good hygiene levels.				
	Migration through unsaturated zone, groundwater, drains and/or service runs	Principal Aquifer of the Upper Greensand Formation	Likely	Medium	Moderate
		Unnamed drainage channel some 325m south of the site	Unlikely	Medium	Low
	Explanation: It is considered likely that Made Ground will be present near surface beneath the site, which may have been impacted with contaminants that pose a risk to Controlled Waters. The vast majority of the site will be surfaced with hardstanding which will significantly reduce infiltration and any leaching potential. Nevertheless, as a Principle Aquifer, the Upper Greensands Formation mapped beneath the site is a particularly sensitive receptor; and leaching / downwards migration of contamination from any impacted Made Ground soils is likely to occur in the long-term. Given the distance involved, at this stage, it is considered 'unlikely' that any near surface contamination of the Made Ground has the potential to significantly impact surface water features.				
	Direct contact	Water supply pipes	Low	Medium	Moderate/Low
	Explanation: Organic contaminants, such as polycyclic aromatic hydrocarbons, may attack plastic pipes. Utility companies often have their own local guidelines and standards that should be referenced prior to installation.				

Potential			Probability	Consequence	Risk Classification
Source	**Pathway**	**Receptor**			
Leaks from **underground fuel storage tanks** and associated infrastructure (inhalation of vapour and gases pathway assessed separately below)	Ingestion Dermal Contact Inhalation	Construction workers	Low	Medium	Moderate/Low
	Explanation: Risk phase based on underground fuel storage tanks having leaked and hydrocarbon plume extending beneath the site within the depth range of proposed groundworks. The tanks will require removal from the site as part of the proposed development (discussed further in the following section); and assessments to determine if they have leaked/impacted the ground. Should they have leaked, then, for construction workers in contact with the ground, exposure can be mitigated by use of appropriate PPE, work practices and maintaining good hygiene levels.				
	Ingestion Dermal Contact Inhalation	Future staff Maintenance workers Nearby residents	Low	Medium	Moderate/Low
	Explanation: Similar rationale to above regarding the need for the tanks to be removed and for subsequent assessments on their impact.				
	Migration through unsaturated zone, groundwater, drains and/or service runs	Principal Aquifer of the Upper Greensand Formation	Low	Severe	Moderate
		Unnamed drainage channel some 325m south of the site		Medium	Moderate/Low
	Explanation: Should the tanks have leaked, then there is the potential for a severe consequence to the underlying Principal Aquifer. Similar rationale to above regarding the need for the tanks to be removed and for subsequent assessments.				
	Direct contact	Water supply pipes	Low	Medium	Moderate/Low
	Explanation: Similar rationale to above.				
UXO and **exploded bombs**	Ingestion Dermal Contact Inhalation	Construction workers General pubic	Low	Severe	Moderate
		Future staff	Low	Medium	Moderate/Low
		Nearby residents Maintenance workers	Unlikely	Medium	Low
	Explanation: Risk phase for construction workers and general public based on short-term exposure risk due to historical UXO detonation. Risk phase for residents, maintenance workers and general public based on long-term exposure risk should UXO/ exploded bombs have leached contaminants into the soils at the site.				
	Migration through unsaturated zone, groundwater, drains and/or service runs	Principal Aquifer of the Upper Greensand Formation	Low	Medium	Moderate/Low
	Explanation: Similar risk rationale to Made Ground, based on UXO/ exploded bombs having leached contaminants into the soils at the site.				
	Direct contact	Water supply pipes	Low	Medium	Moderate/Low
	Explanation: Similar risk rationale to Made Ground, based on UXO/ exploded bombs having leached contaminants into the soils at the site.				

Potential			Probability	Consequence	Risk Classification
Source	**Pathway**	**Receptor**			
Carbon Dioxide and Methane gases - generated from potential degrading hydrocarbon plume beneath the site - migrating beneath the site form nearby historical landfill	Inhalation	Future staff Construction workers	Low	Medium	Moderate / Low
	Accumulation of gases	On-site buildings, residents and staff	Low	Severe	Moderate*
	Explanation: Intrusive investigations are considered necessary to further assess this risk from hazardous gases and vapours beneath the site; which should include ground gas monitoring, removal of the underground fuel tanks (discussed further in the following section); and assessments to determine if the tanks have leaked/impacted the ground. *Risk classification based on no mitigating design measures being implemented; potentially, in turn, resulting in the accumulation of gases in on-site building and the explosive potential associated with methane gases.				

INITIAL GEOTECHNICAL GROUND MODEL

The site is anticipated to be underlain by a surface covering of Topsoil or Fill (pavement constructions and floor slabs) over Made Ground (associated with historical developments and possible bomb strikes) above naturally deposited bedrock geology of the Upper Greensand Formation.

The Upper Greensand Formation is typically a competent founding stratum for lightly loaded traditional spread foundations; and given its typical sand- and sandstone-dominated matrix, it may offer favour infiltration rates for on-site drainage systems. However, should shallow groundwater be present beneath the site, it may be difficult to maintain dry, stable, foundation excavations (should traditional spread foundations be adopted) and reduce the efficiency and/or preclude the use of on-site drainage measures.

At this stage, therefore, the main potential geotechnical hazards for the site are considered to be,

- Variable thicknesses of Made Ground
- Shallow groundwater

Intrusive investigations are recommended to address these issues and establish any potential problems for foundations and the general development of the site, which are discussed further in the following section.

CONCLUSIONS AND RECOMMENDATIONS FOR FURTHER WORK

The site is in use as a petrol station, vehicle repair centre, car sales forecourt and hand car wash, which are considered likely to have impacted ground beneath the site to some degree, with a variety of potential contaminants.

Several of the sources, pathways and receptors listed in the CSM are considered to have the potential to be present as complete pollutant linkages. These have the potential to cause harm to the identified human health, controlled waters and infrastructure receptors.

An intrusive investigation (Phase II Ground Investigation) is therefore considered necessary to verify any impact the sites usage has had on the underlying ground and to further assess the risks posed to the identified receptors. The intrusive investigation would ideally include:

- A spread of shallow excavations across the site to assist in assessing the extent of any impacted soils. The depth of the excavations would ideally extend through any Made Ground, or any impacted soils, into clean natural soils.
- Deeper boreholes for the installations of monitoring wells, which would ideally extend in to the groundwater table, and be used for subsequent groundwater sampling and ground gas monitoring.
- Laboratory chemical testing of soil and groundwater samples for potential contaminates identified in the CSM.

Given the sites current usage and the extent of buried services beneath the site, the investigation could be undertaken in two phases:

- Pre-demolition phase, with the exploratory locations being positioned ‘where possible’, in areas absent from buried services and maintaining access to the existing business at the site.
- Post-demolition phase, utilising the data from the initial phase to target any areas of concern/ contamination, and to target previously inaccessible areas, such as beneath the buildings, fuel pumps and in areas with high buried service density (should they be removed).

Should any pre-demolition works be undertaken, and the fuel filling station remains active, a Petrol Safety Passport (accredited by the Safety Pass Alliance) will likely be required. In addition, it may be necessary for specialist non-ignition based equipment/plant to be used.

As part of the demolition works, the underground fuel storage tanks and their associated infrastructure should be decommissioned and removed from the site by specialists. During their removal, a geo-environmental engineer should attend site to assess any impact they have had on the ground. This could involve soil sampling and testing of the soils beneath and adjacent to the tank. Should the tanks have leaked, it may be necessary for the impacted soils to be removed from the site, or for some form of in-situ remediation to be undertaken.

From a geotechnical perspective, the intrusive investigation should include provision of machine excavated trial pits to assess trench stability and the intensity of any groundwater entries. The machine excavated trial pits could also be used for infiltration testing to determine the suitability and assist in the design of any on-

site drainage measures. Density testing of the Upper Green Sands Formation, such as standard penetration tests (SPTs) should be undertaken in the boreholes to assist with foundation design and Californian Bearing Ration tests (CBRs) to assist with pavement design.

The conclusions of this report should be approved by the Local Authority as soon as possible to avoid delays to the development.

REFERENCES

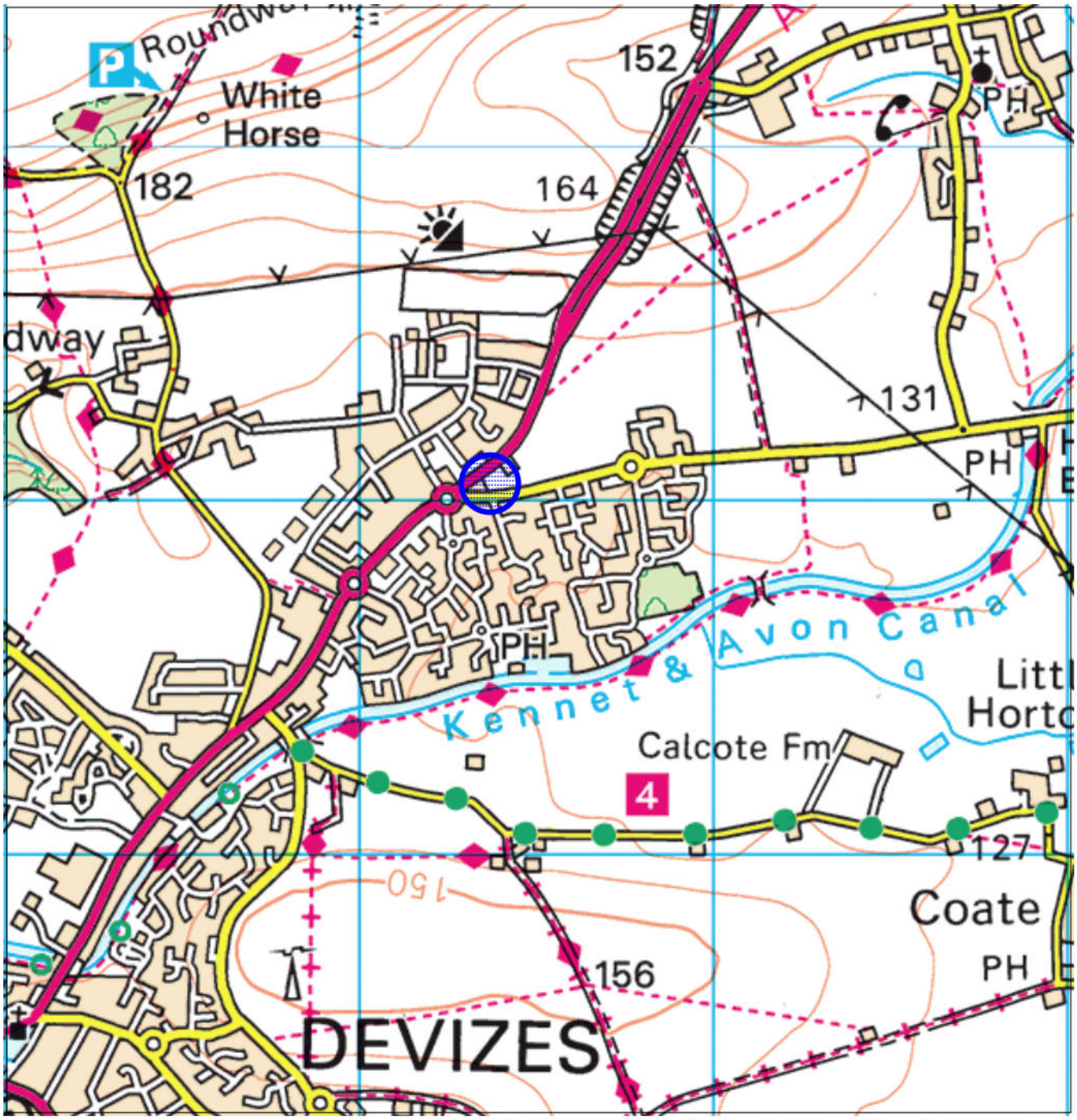
- BSI, Site Investigations: Code of Practice, BS 5930:2015+A1:2020, 2020
- BSI, Investigation of Potentially Contaminated Sites: Code of Practice, BS 10175:2011+A2:2017, 2017
- AGS, Site Investigation Asbestos Risk Assessment, AGS Interim Guidance, 2013
- CIRIA, Asbestos in soil and made ground: good practice site guide, C765, 2017
- CIRIA, Unexploded Ordnance (UXO), A Guide for the Construction Industry, C681, 2009
- BRE, Radon: Guidance on Protective Measures for New Buildings, BR 211, 2023
- BRE, Reducing Radon: Underground Rooms – Cellars and Basements, Quick Guide 7, 2015
- NHBC, NHBC Standards, Chapter 4.1 Land Quality – Managing Ground Conditions, 2024
- Environment Agency, Land contamination: risk management, 2023 *https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm*
- CIRIA, Contamination Land Risk Assessment – A Guide to Good Practice, C552, 2001
- BSI, Soil quality – Conceptual site models for potentially contaminated sites, BS EN ISO 21365:2020
- Environment Agency, Remedial Target Methodology, Hydrogeological Risk Assessment for Contaminated Land, 2006
- The Water Framework Directive (Standards and Classification) Directions (England and Wales) 2015
- Card G, Wilson S, Mortimer S, A Pragmatic Approach to Ground Gas Risk Assessment, CL:AIRE Research Bulletin RB17, 2012
- CIRIA, Assessing Risks Posed by Hazardous Ground Gases to Buildings, C665, 2007
- BSI, Guidance on investigations for ground gases – Permanent gases and Volatile Organic Compounds (VOCs), BS 8576:2013, 2013
- BSI, Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings, BS 8485:2015+A1:2019, 2019
- NHBC, Guidance on Evaluation of Development Proposals on Sites Where Methane and Carbon Dioxide are Present, Report 04, 2007
- CIRIA, The SuDS Manual, C753, 2015

BRE=Building Research Establishment. BSI=British Standards Institution. AGS=Association of Geotechnical and Geoenvironmental Specialists CIRIA=Construction Industry Research and Information Association. EA=Environment Agency. NHBC=National House Building Council. BGS=British Geological Survey.

LISTERS GEO
Geotechnical and Geoenvironmental Consultants

APPENDIX A
PLANS & PHOTOGRAPHS

Extract of 1:5,000 Ordnance Survey Explorer Map



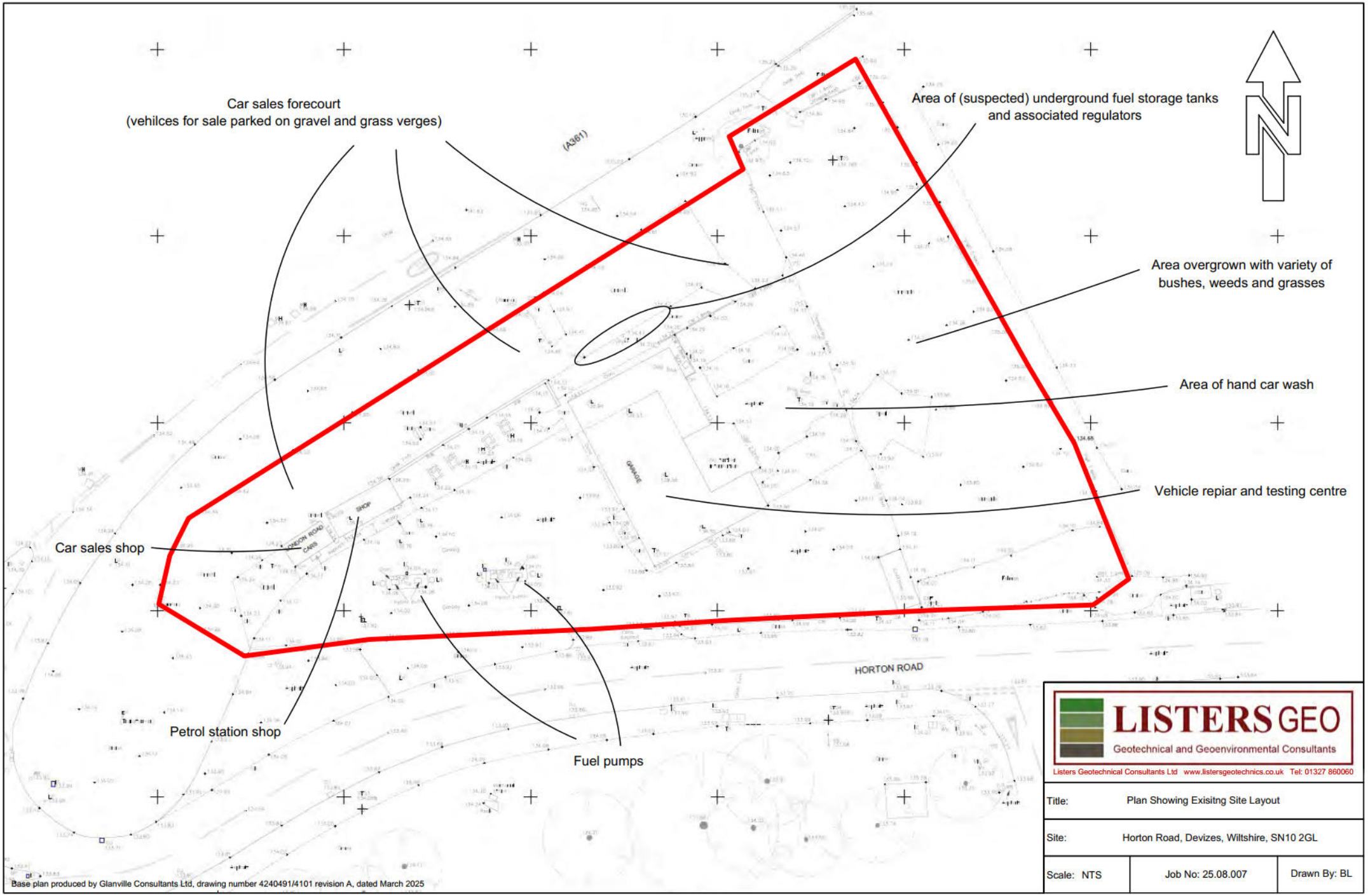
Reproduced from Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationery Office. Crown Copyright reserved (Licence No: 100006010)

Approximate Site Location

LISTERS GEO
Geotechnical and Geoenvironmental Consultants
Listers Geotechnical Consultants Ltd www.listersgeotechnics.co.uk Tel: 01327 860060

Title:	Site Location Plan	
Site:	Horton Road, Devizes, Wiltshire, SN10 2GL	
Scale: NTS	Job No: 25.08.007	Drawn By: BL

N

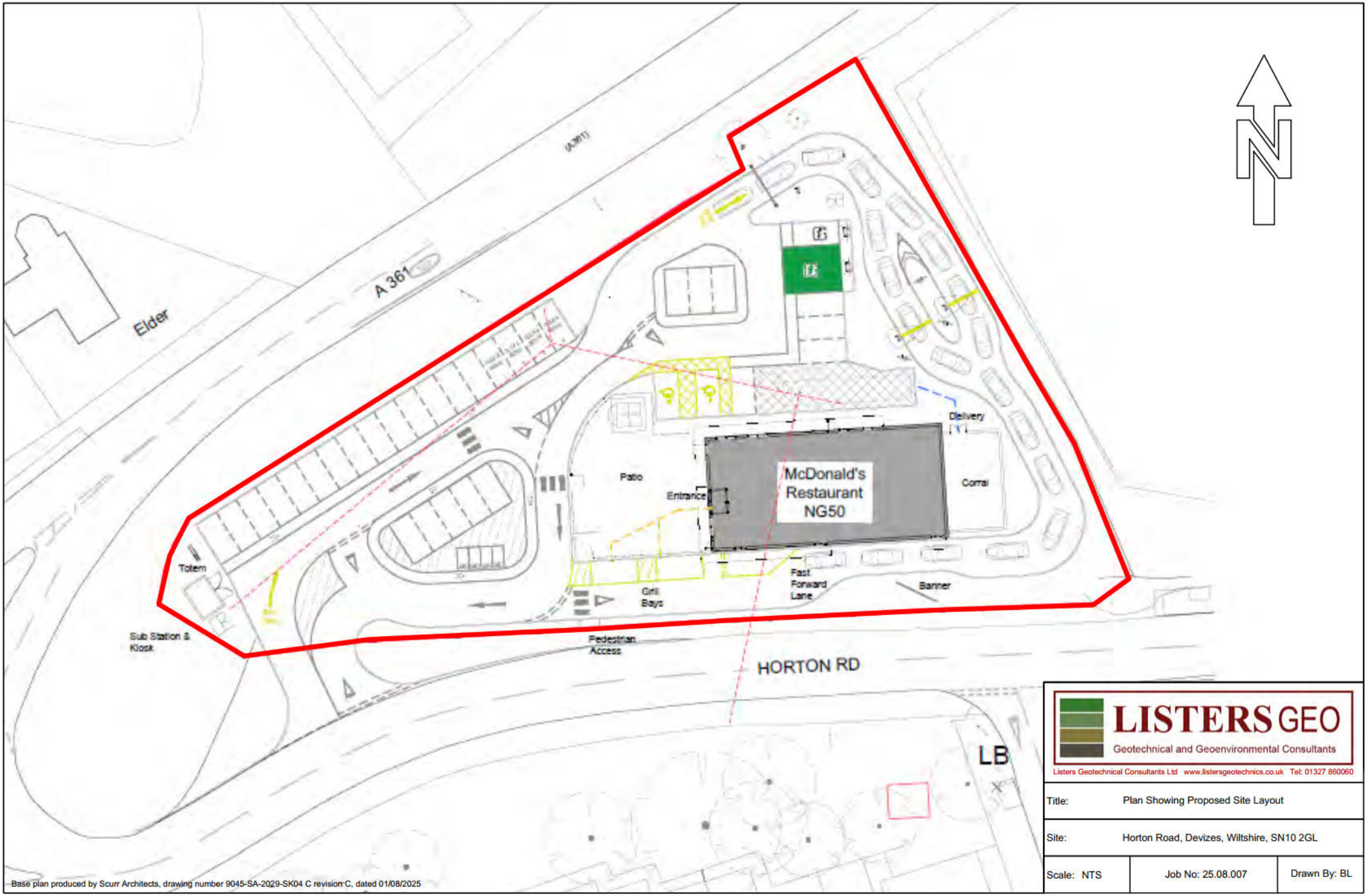


Base plan produced by Glanville Consultants Ltd, drawing number 4240491/4101 revision A, dated March 2025

LISTERS GEO
Geotechnical and Geoenvironmental Consultants

Listers Geotechnical Consultants Ltd www.listersgeotechnics.co.uk Tel: 01327 860060

Title:	Plan Showing Exisitng Site Layout	
Site:	Horton Road, Devizes, Wiltshire, SN10 2GL	
Scale: NTS	Job No: 25.08.007	Drawn By: BL



Base plan produced by Scurr Architects, drawing number 9045-SA-2029-SK04 C revision C, dated 01/08/2025

LISTERS GEO
Geotechnical and Geoenvironmental Consultants

Listers Geotechnical Consultants Ltd www.listersgeotechnics.co.uk Tel: 01327 860060

Title:	Plan Showing Proposed Site Layout
Site:	Horton Road, Devizes, Wiltshire, SN10 2GL

Scale: NTS	Job No: 25.08.007	Drawn By: BL





Views along southern site boundary





View along northern site boundary





View of eastern section of the site

Site Photographs

Report:
25.08.007





Views across petrol station forecourt





Views of vehicle repair centre





Views of vehicle sales forecourt

Site Photographs

Report:
25.08.007





View of hand car wash area



Panoramic site overview from the south



Panoramic site overview from the north

Site Photographs

Report:
25.08.007

LISTERS GEO
Geotechnical and Geoenvironmental Consultants

APPENDIX B
CONTAMINATION RISK ASSESSMENT

Contaminated Land Risk Assessment – Definition of Methodology

The Contaminated Land Risk Assessment methodology followed in this report is based on Environment Agency's (EA) online guidance, Land Contamination: Risk Management (LCRM), published in June 2019. The new guidance is based upon the principles of the EA's CLR11 guidance, Model procedures for the management of land contamination, published in 2004.

The preliminary Conceptual Site Model (CSM) has been assessed using the methodology set out in CIRIA C552, Contaminated Land Risk Assessment - A Guide to Good Practice, published in 2001, as detailed below.

Risk evaluation determines the magnitude of risks present by assessing the likelihood of a particular risk being present alongside the severity of the consequence, should that event occur. The overall risk classification is a combination of the two and provides a qualitative assessment upon which to base any further work or remedial measures, where deemed necessary.

Where complete pollutant linkages are present, the probability of a contamination risk occurring at the site has been classified in accordance with the terms listed and defined in the table below.

Classification	Definition of Probability
High Likelihood	An event appears very likely in the short term and almost inevitable in the long term; or there is evidence at the receptor that harm or pollution is occurring.
Likely	It is probable that an event will occur, however, the event is not inevitable. It is possible in the short term and is likely over the long term.
Low Likelihood	Circumstances are possible under which an event could occur. However, it is uncertain that the event would occur even over a longer period and even less likely in the short term.
Unlikely	Circumstances are such that it is improbable that an event would occur even in the very long term.

The magnitude of the consequence of a contamination event occurring at this site is classified in accordance with the definitions listed in the following table. The classification of the consequence does not take into account the probability of the consequences being realised.

Classification	Definition of Consequence	Examples
Severe	Short term (acute) risk to human health likely to result in "significant harm" as defined by the Environment protection Act (1990), Part IIA. Short term risk of pollution of controlled waters. Catastrophic damage to buildings/property. A short-term risk to a particular ecosystem, or organism forming part of such ecosystem	High concentrations of cyanide on the surface of an informal recreation area. Major spillage of contaminants from site into controlled water. Explosion causing building collapse (can also equate to a short-term human health risk if buildings are occupied.).
Medium	Chronic damage to Human Health ("significant harm"). Pollution of controlled waters. A significant change in a particular ecosystem, or organism forming part of such ecosystem.	Concentrations of contaminants from site exceeding generic or site-specific screening criteria. Leaching of contaminants into a major or minor aquifer. Death of species within a designated nature reserve.
Mild	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services. Damage to sensitive buildings/structures/services or the environment	Pollution of non-classified groundwater. Damage to building rendering it unsafe to occupy. (e.g. foundation damage resulting in instability).
Minor	Harm, although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve. Non-permanent health effects to human health (easily prevented by measures such as protective clothing etc). Easily reparable effects of damage to buildings, structures and services	The presence of contaminants at such concentration that protective equipment is required during site works. The loss of plants in a landscaping scheme. Discolouration of concrete.

Once the probability and consequence of each pathway has been classified, the potential overall risk classification can be evaluated using the following matrix.

		Consequence			
		Severe	**Medium**	**Mild**	**Minor**
Probability	**High Likelihood**	Very High Risk	High Risk	Moderate Risk	Moderate/Low Risk
	Likely	High Risk	Moderate Risk	Moderate/Low Risk	Low Risk
	Low Likelihood	Moderate Risk	Moderate/Low Risk	Low Risk	Very Low Risk
	Unlikely	Moderate/Low Risk	Low Risk	Very Low Risk	Very Low Risk

The definitions of the risk categories provided in CIRIA C552, together with actions that are likely to be necessary, are presented below.

Classification	Definition of Risk and Likely Actions Required
Very high Risk	• High probability that severe harm could arise or that severe harm is already occurring • This risk, if realised, is likely to result in a substantial liability • Urgent investigation and remediation are likely to be required
High Risk	• Harm is likely to arise • The risk, if realised, is likely to present a substantial liability • Urgent investigation is required and remediation may be necessary in the short term and likely over the longer term
Moderate Risk	• It is possible that harm could arise, however, it is unlikely that any harm would be severe and more likely it would be relatively mild • Investigation is likely to be required to clarify the risk and determine potential liability • Some remediation may be required in the longer term
Low Risk	• It is possible that harm could arise, but is likely that this harm, if realised, would be mild at worst
Very low Risk	• There is a low possibility that harm could arise • If realised, such harm is not likely to be severe

Reference:

Rudland, D J, Lancefield, R M, Mayell, P N, Contaminated land Risk Assessment. A guide to Good Practice, CIRIA Report C552, 2001.

LISTERS GEO
Geotechnical and Geoenvironmental Consultants

APPENDIX C
DESK STUDY INFORMATION

MACC International Ltd, Camilla Court, Nacton, Ipswich, Suffolk, IP10 0EU, UK

Greg Heath
Contracts Manager
Listers Geotechnics Consultants Ltd

Greg@listersgeotechnics.co.uk

Your Reference:

Our Reference: HL/9487/03

Date: 13/08/2025

Unexploded Ordnance Preliminary Risk Review
Horton Road, Devizes, Wiltshire, SN10 2GJ

MACC International Ltd (MACC) has conducted a preliminary risk review for the site footprint. The review has drawn on open source and in-house information, references have been provided where available (See Annex A).

The review has been conducted to provide Listers Geotechnics Consultants Ltd with a review of the risk which may be posed by UXO while conducting investigations on the site.

This document has been produced in the United Kingdom by MACC International Limited and has been provided solely as an aid in decision making. It is not intended to be used by any person for any purpose other than that specified. Any liability arising out of use by a third party of this document for purposes not wholly connected with the above shall be the responsibility of that party, who shall indemnify MACC International Limited against all claims, costs, damages and losses arising out of such use.

Whilst the general area suffered a low level of enemy bombing during WWII with Devizes surviving the war largely unscathed, the immediate vicinity of the site footprint underwent extensive military activity at the former Devizes Barracks. Whilst considering the history of the site and the level of post-war development, the following conclusions have been reached:

It is considered that there is a credible likelihood of encountering UXO on the plot. Consequently, the UXO risk is considered to be Medium within the site boundary.

It is recommended that a Detailed UXO Risk Assessment is conducted to more accurately define the risk levels within the site footprint. Alternatively, the stated preliminary risk level is accepted, and the following mitigation procedures are implemented:

1. All site personnel are provided with a UXO Safety Awareness Talk before intrusive works are commenced.

2. All intrusive investigations into post war un-worked ground should be supported by specialist EOD services.

I trust this document has provided you with sufficient information to meet your immediate needs, should you require anything further, please do not hesitate to contact me.

Yours Sincerely

[redacted]

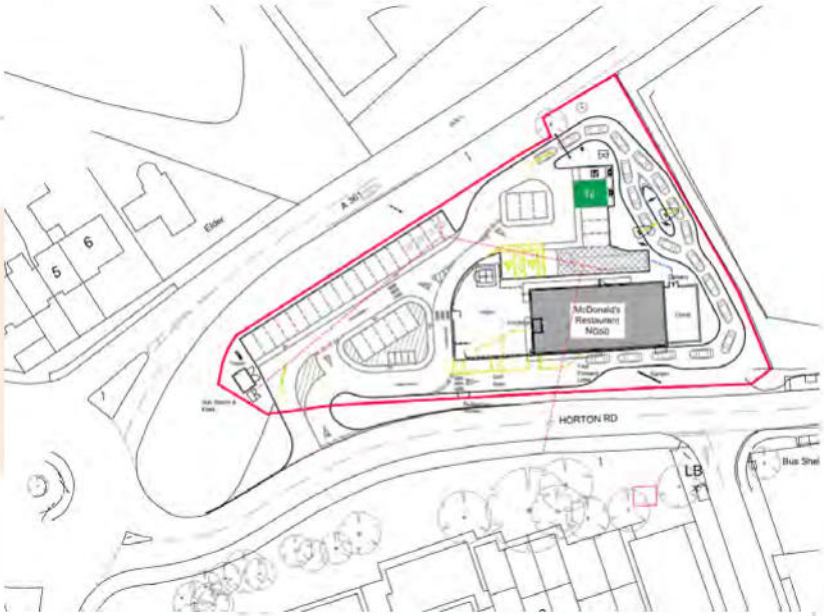
Hannah Lees
Research Manager

Tel: +44 (0)1473 655127
E-mail: macc@macc-eod.com Web: www.macc-eod.com
Registered in England: No. 3014471

CHAS Accredited Contractor CHAS.co.uk
SGS ISO 9001 SGS ISO 14001

Annex 'A' to
Document HL/9487/03
Dated 13/08/2025

Unexploded Ordnance Preliminary Risk Review

Site Location	**Site Address:** Horton Road, Devizes, Wiltshire, SN10 2GJ **Grid Reference:** 402325,163036 
Scope of Intended works	Preliminary review of the risk that may be posed by UXO to geotechnical investigations.
History	**Wartime Use:** The site footprint was undeveloped land during WWII. **Post War Development:** Areas of the site footprint have undergone post-war development through construction of the existing commercial premises.
Wartime History	**Enemy Bombing:** The general area suffered a low level of enemy bombing during WWII with Devizes surviving the war largely unscathed. No records were found to confirm a bomb strike within the site footprint or immediate surrounding area. The nearest recorded bombing incident occurred approximately 4.9km south-west of the site at Silver Street, Potterne in April 1942. **Anti-Aircraft Guns:** No guns were recorded to have been positioned on site. A Heavy Anti-Aircraft Battery was positioned approximately 3.8km to the south-east. **Military Use:** There was an extensive wartime military presence within the immediate vicinity of the site footprint. Le Marchant Barracks was established approximately 500m south-west of the site in 1878 and stationed thousands of British and American troops during WWII. Large military structures were located adjacent to the northeast of the site during this period. Part of the Barracks were repurposed as a Prisoner of War Camp, approximately 130m southeast of the site footprint, in September 1944.
Unexploded Ordnance (UXO) Finds	No reports were found to confirm a UXO find within the site footprint.

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

HORTON ROAD, DEVIZES, WILTSHIRE, SN10 2GJ

Order Details

Date: 22/08/2025

Your ref: 25.08.007

Our Ref: GS-7KO-HDA-CLZ-C6O

Site Details

Location: 402336 163038

Area: 0.36 ha

Authority: Wiltshire Council ↗



Summary of findings p. 2 >

Aerial image p. 9 >

OS MasterMap site plan p.14 >

Insight User Guide ↗

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

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	1	4	11	-
16 >	1.2 >	Historical tanks >	0	0	5	11	-
17 >	1.3 >	Historical energy features >	0	0	5	9	-
18	1.4	Historical petrol stations	0	0	0	0	-
18 >	1.5 >	Historical garages >	3	0	0	0	-
19	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
20 >	2.1 >	Historical industrial land uses >	0	3	8	22	-
22 >	2.2 >	Historical tanks >	0	0	7	21	-
23 >	2.3 >	Historical energy features >	0	0	13	20	-
25	2.4	Historical petrol stations	0	0	0	0	-
25 >	2.5 >	Historical garages >	6	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
26	3.1	Active or recent landfill	0	0	0	0	-
26	3.2	Historical landfill (BGS records)	0	0	0	0	-
27	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
27 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	1	-
27 >	3.5 >	Historical waste sites >	0	0	2	2	-
29 >	3.6 >	Licensed waste sites >	0	0	9	6	-
33 >	3.7 >	Waste exemptions >	0	0	13	26	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
37 >	4.1 >	Recent industrial land uses >	3	0	28	-	-
40	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
40 >	4.3 >	Current or recent petrol stations >	0	1	0	0	-
40	4.4	Electricity cables	0	0	0	0	-
40	4.5	Gas pipelines	0	0	0	0	-

40	4.6	Sites determined as Contaminated Land	0	0	0	0	-
41 >	4.7 >	Control of Major Accident Hazards (COMAH) >	0	1	0	0	-
41	4.8	Regulated explosive sites	0	0	0	0	-
41	4.9	Hazardous substance storage/usage	0	0	0	0	-
41	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
42	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
42 >	4.12 >	Licensed pollutant release (Part A(2)/B) >	1	0	0	5	-
43	4.13	Radioactive Substance Authorisations	0	0	0	0	-
43	4.14	Licensed Discharges to controlled waters	0	0	0	0	-
43	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
43	4.16	Pollutant release to public sewer	0	0	0	0	-
43	4.17	List 1 Dangerous Substances	0	0	0	0	-
44	4.18	List 2 Dangerous Substances	0	0	0	0	-
44	4.19	Pollution Incidents (EA/NRW)	0	0	0	0	-
44	4.20	Pollution inventory substances	0	0	0	0	-
44	4.21	Pollution inventory waste transfers	0	0	0	0	-
44	4.22	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
45	5.1	Superficial aquifer	None (within 500m)				
46 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
47 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
48	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
48	5.5	Groundwater vulnerability- local information	None (within 0m)				
49 >	5.6 >	Groundwater abstractions >	0	0	0	0	6
51 >	5.7 >	Surface water abstractions >	0	0	0	0	1
51 >	5.8 >	Potable abstractions >	0	0	0	0	2
52	5.9	Source Protection Zones	0	0	0	0	-
52	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m

53	6.1	Water Network (OS MasterMap)	0	0	0	-	-
53	6.2	Surface water features	0	0	0	-	-
54 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
54 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
55 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
56	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
56	7.2	Historical Flood Events	0	0	0	-	-
56	7.3	Flood Defences	0	0	0	-	-
57	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
57	7.5	Flood Storage Areas	0	0	0	-	-
58	7.6	Flood Zone 2	None (within 50m)				
58	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
59 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
61 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
62 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	1
63	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
63	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
63	10.4	Special Protection Areas (SPA)	0	0	0	0	0
63	10.5	National Nature Reserves (NNR)	0	0	0	0	0
64	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
64	10.7	Designated Ancient Woodland	0	0	0	0	0
64	10.8	Biosphere Reserves	0	0	0	0	0
64	10.9	Forest Parks	0	0	0	0	0
65	10.10	Marine Conservation Zones	0	0	0	0	0
65	10.11	Green Belt	0	0	0	0	0

65	10.12	Proposed Ramsar sites	0	0	0	0	0
65	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
65	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
66	10.15	Nitrate Sensitive Areas	0	0	0	0	0
66 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	4
67 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
68 >	10.18 >	SSSI Units >	0	0	0	0	1
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
69	11.1	World Heritage Sites	0	0	0	-	-
69	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
69	11.3	National Parks	0	0	0	-	-
69	11.4	Listed Buildings	0	0	0	-	-
70	11.5	Conservation Areas	0	0	0	-	-
70	11.6	Scheduled Ancient Monuments	0	0	0	-	-
70	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
71 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
72	12.2	Open Access Land	0	0	0	-	-
72	12.3	Tree Felling Licences	0	0	0	-	-
72	12.4	Environmental Stewardship Schemes	0	0	0	-	-
72	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
73	13.1	Priority Habitat Inventory	0	0	0	-	-
73	13.2	Habitat Networks	0	0	0	-	-
74 >	13.3 >	Open Mosaic Habitat >	0	0	1	-	-
74	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
75 >	14.1 >	10k Availability >	Identified (within 500m)				
76 >	14.2 >	Artificial and made ground (10k) >	0	0	0	1	-

77 >	14.3 >	Superficial geology (10k) >	0	0	0	1	-
78	14.4	Landslip (10k)	0	0	0	0	-
79	14.5	Bedrock geology (10k)	0	0	0	0	-
79	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
80 >	15.1 >	50k Availability >	Identified (within 500m)				
81 >	15.2 >	Artificial and made ground (50k) >	0	1	1	1	-
82 >	15.3 >	Artificial ground permeability (50k) >	0	1	-	-	-
83 >	15.4 >	Superficial geology (50k) >	0	0	0	3	-
84	15.5	Superficial permeability (50k)	None (within 50m)				
84	15.6	Landslip (50k)	0	0	0	0	-
84	15.7	Landslip permeability (50k)	None (within 50m)				
85 >	15.8 >	Bedrock geology (50k) >	1	0	0	1	-
86 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
86	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
87	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
88 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
89 >	17.2 >	Running sands >	Very low (within 50m)				
91 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
92 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
93 >	17.5 >	Landslides >	Very low (within 50m)				
94 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
96	18.1	BritPits	0	0	0	0	-
97	18.2	Surface ground workings	0	0	0	-	-
97	18.3	Underground workings	0	0	0	0	0
97	18.4	Underground mining extents	0	0	0	0	-

97	18.5	Historical Mineral Planning Areas	0	0	0	0	-
97 >	**18.6 >**	**Non-coal mining >**	0	0	0	1	1
98	18.7	JPB mining areas	None (within 0m)				
98	18.8	The Coal Authority non-coal mining	0	0	0	0	-
98	18.9	Researched mining	0	0	0	0	-
99	18.10	Mining record office plans	0	0	0	0	-
99	18.11	BGS mine plans	0	0	0	0	-
99	18.12	Coal mining	None (within 0m)				
99	18.13	Brine areas	None (within 0m)				
99	18.14	Gypsum areas	None (within 0m)				
100	18.15	Tin mining	None (within 0m)				
100	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
101	19.1	Natural cavities	0	0	0	0	-
101	19.2	Mining cavities	0	0	0	0	0
101	19.3	Reported recent incidents	0	0	0	0	-
101	19.4	Historical incidents	0	0	0	0	-
Page	Section	**Radon >**					
103 >	**20.1 >**	**Radon >**	Less than 1% (within 0m)				
Page	Section	**Soil chemistry >**	On site	0-50m	50-250m	250-500m	500-2000m
105 >	**21.1 >**	**BGS Estimated Background Soil Chemistry >**	1	1	-	-	-
105	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
105	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
106	22.1	Underground railways (London)	0	0	0	-	-
106	22.2	Underground railways (Non-London)	0	0	0	-	-
106	22.3	Railway tunnels	0	0	0	-	-
106	22.4	Historical railway and tunnel features	0	0	0	-	-
106	22.5	Royal Mail tunnels	0	0	0	-	-

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

Recent aerial photograph



Capture Date: 28/05/2023

Site Area: 0.36ha

Recent site history - 2020 aerial photograph



Capture Date: 12/05/2020

Site Area: 0.36ha

Recent site history - 2014 aerial photograph



Capture Date: 09/09/2014

Site Area: 0.36ha

Recent site history - 2006 aerial photograph



Capture Date: 08/06/2006

Site Area: 0.36ha

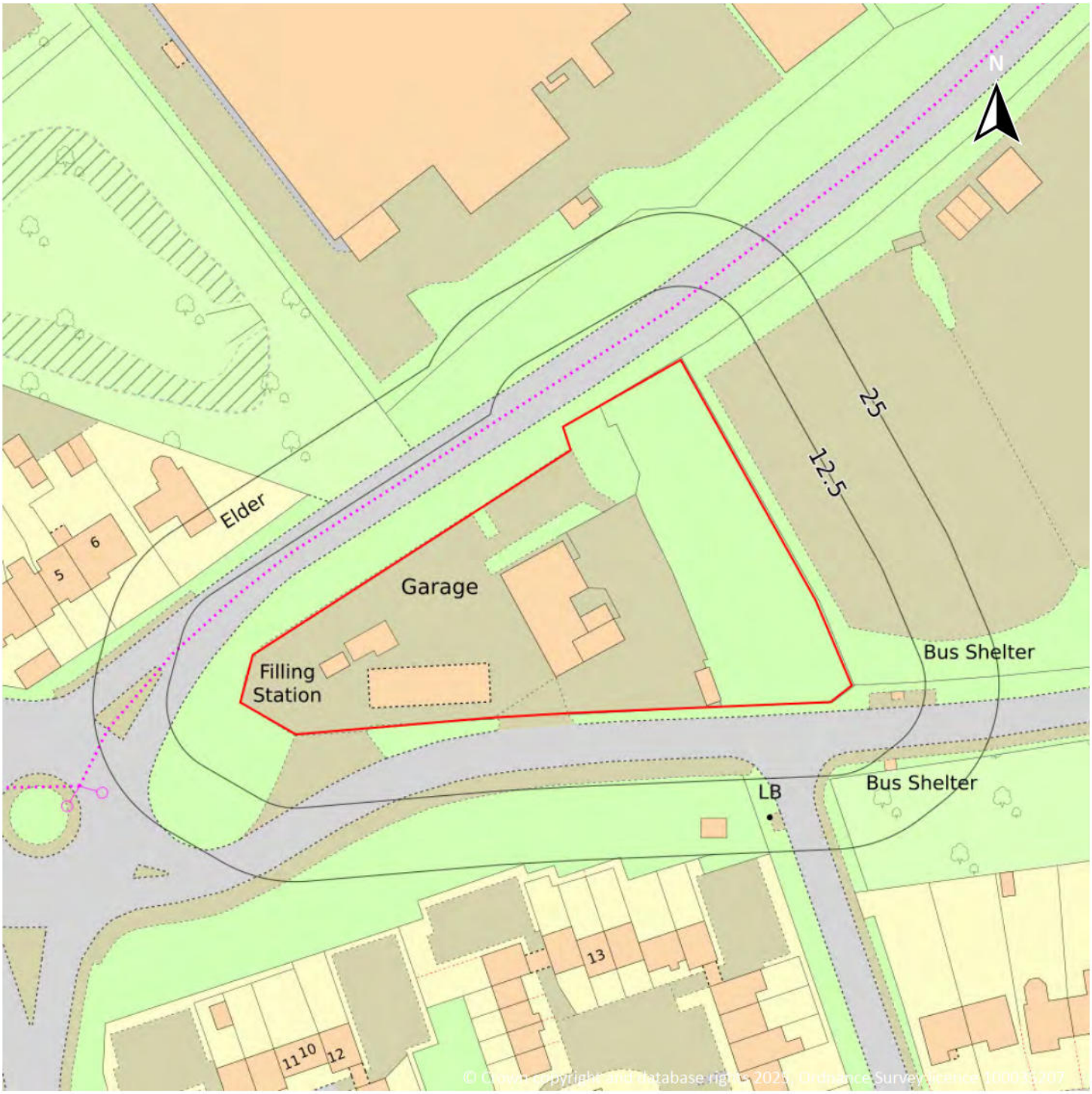
Recent site history - 1999 aerial photograph



Capture Date: 15/11/1999

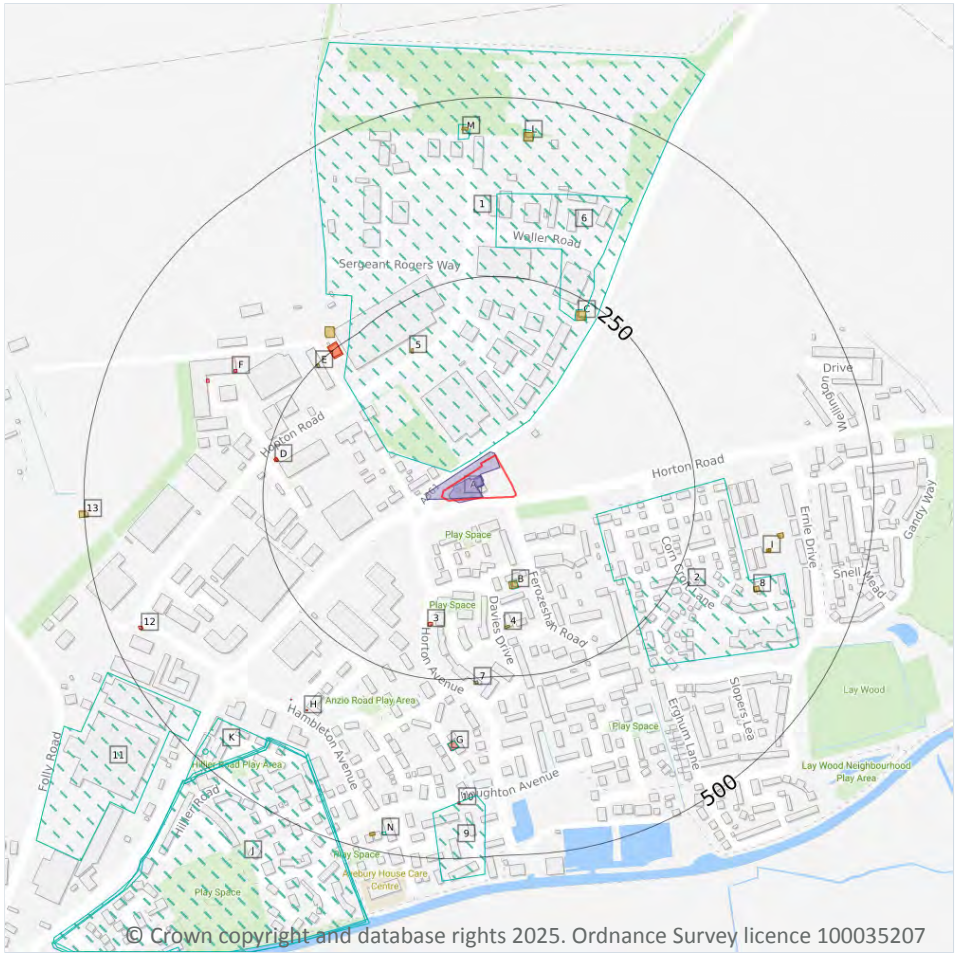
Site Area: 0.36ha

OS MasterMap site plan



Site Area: 0.36ha

1 Past land use



1.1 Historical industrial land uses

Records within 500m	16

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
1	11m NW	Barracks	1961 - 1990	1999171

ID	Location	Land use	Dates present	Group ID
2	116m E	Unspecified Depot	1981 - 1990	1946144
B	117m S	Unspecified Tank	1981 - 1990	1924562
6	219m NE	Barracks	1981 - 1990	1933242
C	219m NE	Unspecified Tank	1981 - 1990	1930124
G	336m S	Electric Substation	1981 - 1990	1964515
J	405m SW	Barracks	1885	1945759
J	405m SW	Barracks	1899 - 1938	1959905
J	410m SW	Barracks	1961 - 1990	1915293
9	414m S	Rifle Range	1981 - 1990	1958077
K	417m SW	Hospital	1885	1890082
L	442m N	Unspecified Tank	1981 - 1990	1968098
M	444m N	Unspecified Tanks	1981 - 1990	1921710
11	452m SW	Unspecified Depot	1981 - 1990	1960753
N	471m S	Septic Tank	1922 - 1938	1990619
K	482m SW	Chimney	1981 - 1990	1940058

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**16**

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
B	117m S	Unspecified Tank	1976 - 1990	334495
4	179m S	Unspecified Tank	1976 - 1990	329656
5	181m NW	Unspecified Tank	1976	323671

ID	Location	Land use	Dates present	Group ID
C	220m NE	Unspecified Tank	1976	325434
E	245m NW	Unspecified Tank	1976	325436
7	254m S	Unspecified Tank	1976	325433
E	263m NW	Unspecified Tank	1976 - 1990	328991
8	356m E	Unspecified Tank	1976	324952
I	358m E	Unspecified Tank	1990 - 1992	344169
I	360m E	Unspecified Tank	1995 - 1996	334410
I	360m E	Unspecified Tank	1976	340253
I	369m E	Unspecified Tank	1976 - 1996	337882
L	441m N	Unspecified Tank	1976	325435
M	456m N	Tanks	1976	318249
N	474m S	Septic Tank	1924	320081
13	495m W	Unspecified Tank	1970	320162

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	**14**

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
3	172m S	Electricity Substation	1990 - 1996	216927
D	234m W	Electricity Substation	1999	224005
D	235m W	Electricity Substation	1988 - 1990	223328
E	237m NW	Electricity Substation	1976	229209
E	239m NW	Electricity Substation	1988 - 1990	224224

ID	Location	Land use	Dates present	Group ID
F	333m NW	Electricity Substation	1995	208785
G	336m S	Electricity Substation	1976 - 1996	227119
H	352m SW	Electricity Substation	1995	216214
H	352m SW	Electricity Substation	1996	221235
H	352m SW	Electricity Substation	1996	224414
H	352m SW	Gas Governor	1995 - 1996	234463
F	361m NW	Electricity Substation	1995	208784
10	421m S	Electricity Substation	1995 - 1996	228907
12	456m SW	Electricity Substation	1989 - 1995	221885

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	3

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Garage**	**1999**	**68193**
A	**On site**	**Garage**	**1976**	**71193**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Garage**	**1988 - 1990**	**72340**

This data is sourced from Ordnance Survey / Groundsure.

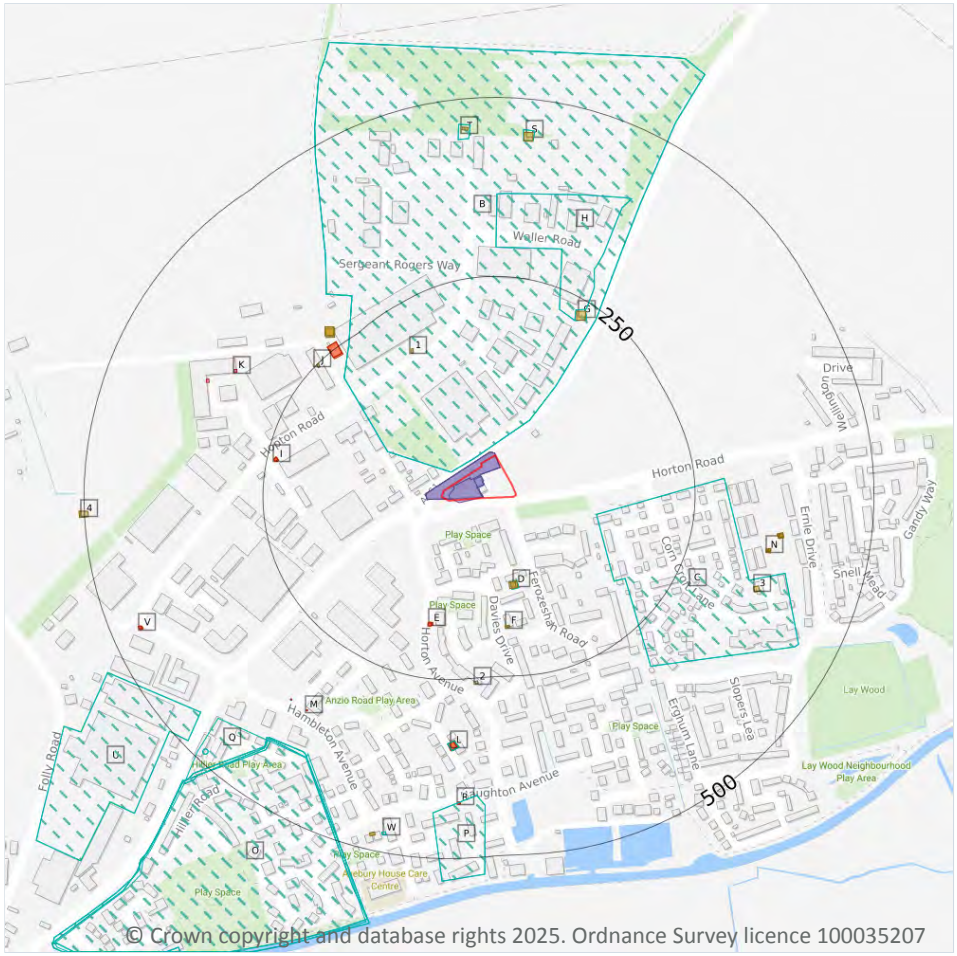
1.6 Historical military land

Records within 500m	**0**

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.

2 Past land use - un-grouped



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

2.1 Historical industrial land uses

Records within 500m	33

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 20 >**

ID	Location	Land Use	Date	Group ID
B	11m NW	Barracks	1990	1999171
B	11m NW	Barracks	1961	1999171
B	11m NW	Barracks	1981	1999171

ID	Location	Land Use	Date	Group ID
C	116m E	Unspecified Depot	1990	1946144
C	116m E	Unspecified Depot	1981	1946144
D	117m S	Unspecified Tank	1990	1924562
D	117m S	Unspecified Tank	1981	1924562
G	219m NE	Unspecified Tank	1990	1930124
G	219m NE	Unspecified Tank	1981	1930124
H	219m NE	Barracks	1990	1933242
H	219m NE	Barracks	1981	1933242
L	336m S	Electric Substation	1990	1964515
L	336m S	Electric Substation	1981	1964515
O	405m SW	Barracks	1885	1945759
O	405m SW	Barracks	1938	1959905
O	405m SW	Barracks	1922	1959905
O	405m SW	Barracks	1899	1959905
O	410m SW	Barracks	1990	1915293
O	410m SW	Barracks	1961	1915293
O	410m SW	Barracks	1981	1915293
P	414m S	Rifle Range	1990	1958077
P	414m S	Rifle Range	1981	1958077
Q	417m SW	Hospital	1885	1890082
S	442m N	Unspecified Tank	1990	1968098
S	442m N	Unspecified Tank	1981	1968098
T	444m N	Unspecified Tanks	1990	1921710
T	444m N	Unspecified Tanks	1981	1921710
U	452m SW	Unspecified Depot	1990	1960753
U	452m SW	Unspecified Depot	1981	1960753
W	471m S	Septic Tank	1938	1990619
W	471m S	Septic Tank	1922	1990619

ID	Location	Land Use	Date	Group ID
Q	482m SW	Chimney	1990	1940058
Q	482m SW	Chimney	1981	1940058

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**28**

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

Features are displayed on the Past land use - un-grouped map on **page 20 >**

ID	Location	Land Use	Date	Group ID
D	117m S	Unspecified Tank	1976	334495
D	118m S	Unspecified Tank	1990	334495
F	179m S	Unspecified Tank	1976	329656
F	179m S	Unspecified Tank	1990	329656
1	181m NW	Unspecified Tank	1976	323671
G	220m NE	Unspecified Tank	1976	325434
J	245m NW	Unspecified Tank	1976	325436
2	254m S	Unspecified Tank	1976	325433
J	263m NW	Unspecified Tank	1976	328991
J	266m NW	Unspecified Tank	1988	328991
J	266m NW	Unspecified Tank	1990	328991
3	356m E	Unspecified Tank	1976	324952
N	358m E	Unspecified Tank	1990	344169
N	358m E	Unspecified Tank	1992	344169
N	360m E	Unspecified Tank	1996	334410
N	360m E	Unspecified Tank	1996	334410
N	360m E	Unspecified Tank	1995	334410
N	360m E	Unspecified Tank	1976	340253

ID	Location	Land Use	Date	Group ID
N	369m E	Unspecified Tank	1990	337882
N	369m E	Unspecified Tank	1992	337882
N	371m E	Unspecified Tank	1996	337882
N	371m E	Unspecified Tank	1996	337882
N	371m E	Unspecified Tank	1995	337882
N	371m E	Unspecified Tank	1976	337882
S	441m N	Unspecified Tank	1976	325435
T	456m N	Tanks	1976	318249
W	474m S	Septic Tank	1924	320081
4	495m W	Unspecified Tank	1970	320162

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**33**

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

Features are displayed on the Past land use - un-grouped map on **page 20 >**

ID	Location	Land Use	Date	Group ID
E	172m S	Electricity Substation	1996	216927
E	172m S	Electricity Substation	1996	216927
E	172m S	Electricity Substation	1995	216927
E	173m S	Electricity Substation	1990	216927
E	173m S	Electricity Substation	1992	216927
I	234m W	Electricity Substation	1999	224005
I	235m W	Electricity Substation	1988	223328
I	235m W	Electricity Substation	1988	223328
I	235m W	Electricity Substation	1990	223328
I	235m W	Electricity Substation	1990	223328

ID	Location	Land Use	Date	Group ID
J	237m NW	Electricity Substation	1976	229209
J	239m NW	Electricity Substation	1988	224224
J	239m NW	Electricity Substation	1990	224224
K	333m NW	Electricity Substation	1995	208785
L	336m S	Electricity Substation	1996	227119
L	336m S	Electricity Substation	1996	227119
L	336m S	Electricity Substation	1995	227119
L	336m S	Electricity Substation	1976	227119
L	336m S	Electricity Substation	1990	227119
L	336m S	Electricity Substation	1992	227119
M	352m SW	Electricity Substation	1996	224414
M	352m SW	Electricity Substation	1996	221235
M	352m SW	Electricity Substation	1995	216214
M	352m SW	Gas Governor	1996	234463
M	352m SW	Gas Governor	1996	234463
M	352m SW	Gas Governor	1995	234463
K	361m NW	Electricity Substation	1995	208784
R	421m S	Electricity Substation	1996	228907
R	421m S	Electricity Substation	1996	228907
R	421m S	Electricity Substation	1995	228907
V	456m SW	Electricity Substation	1995	221885
V	457m SW	Electricity Substation	1989	221885
V	457m SW	Electricity Substation	1990	221885

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	6

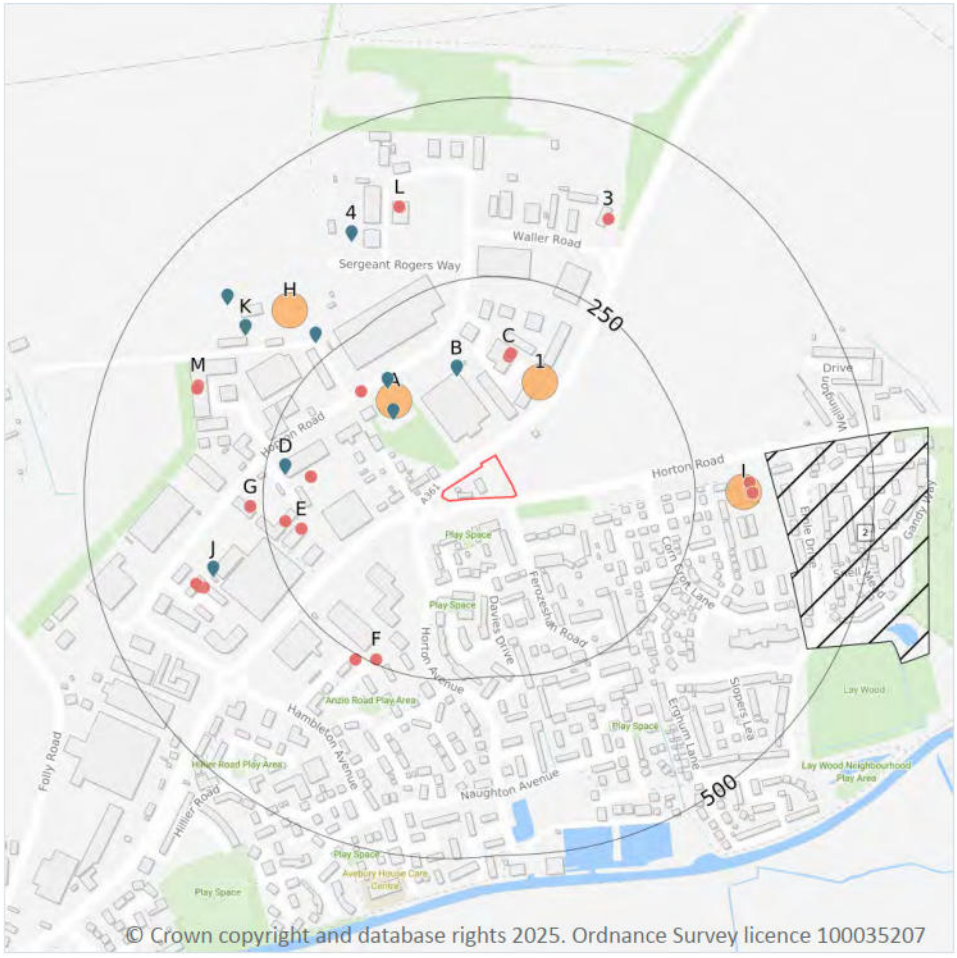
Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 20 >**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Garage**	**1988**	**72340**
A	**On site**	**Garage**	**1988**	**72340**
A	**On site**	**Garage**	**1990**	**72340**
A	**On site**	**Garage**	**1990**	**72340**
A	**On site**	**Garage**	**1999**	**68193**
A	**On site**	**Garage**	**1976**	**71193**

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	1

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

Features are displayed on the Waste and landfill map on **page 26 >**

ID	Location	Details		
2	352m E	Site Address: Sand Ground, Horton Road, Devizes Licence Holder Address: Northgate Street, Devizes	Waste Licence: - Site Reference: - Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: Gaiger Brothers First Recorded - Last Recorded: -

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

3.5 Historical waste sites

Records within 500m	4

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

Features are displayed on the Waste and landfill map on **page 26 >**

ID	Location	Address	Further Details	Date
1	95m NE	Site Address: Wiltshire Concrete, Hopton Road, Hopton Park Industrial Estate, Devizes, Wiltshire, SN10 2EY	Type of Site: Recycling Capability Planning application reference: 19/04446/FUL Description: Scheme comprises consolidation of planning permissions ref k/59904 and 15/08324/ful to include provision of additional recycling capability. Data source: Historic Planning Application Data Type: Point	08/05/2019

ID	Location	Address	Further Details	Date
A	119m NW	Site Address: Hopton Park Industrial Estate, Hopton Park Industrial Estate, London Road, DEVIZES, Wiltshire, SN10 2HB	Type of Site: Household Waste Recycling Centre Planning application reference: K/043765 Description: Scheme comprises provision of a household waste recycling centre consisting of a fenced compound of 3,600 sqm with a small site office, 2 compactors and skips. Construction - brick walls; concrete paving, fencing site works. An application (ref: K/0435) for Detailed Planning permission was granted by Kennet D.C. Detailed plans have been granted. We have been informed that this contract is currently on hold, due to planning issues over the access road. Data source: Historic Planning Application Data Type: Point	15/03/2004
I	293m E	Site Address: County Council Depot, Horton Road, DEVIZES, Wiltshire, SN10 2J	Type of Site: Household Recycling Centre Planning application reference: 37116 Description: Scheme comprises provision of a household waste recycling centre consisting of a fenced compound with a small site office, 2 compactors and skips. Construction - brick walls; concrete paving, fencing site works. An application (ref: 37116) for Detailedlanning permission was granted by Kennet D.C. Please note the addition of Fencing contractors J V strong. Work has commenced on site. Data source: Historic Planning Application Data Type: Point	15/03/2004
H	307m NW	Site Address: Wiltshire Concrete, Hopton Park Industrial Estate, Hopton Road, DEVIZES, Wiltshire, SN10 2EY	Type of Site: Recycling Facility Planning application reference: K/59904/WCC Description: Scheme comprises change of use of a vehicle parking and storage area and adjoining farm storage for development and operation of a recycling facility within an established industrial yard on the edge of hopton park industrial estate. An application (ref: K/59904/WCC) for detailed planning permission was submitted to Kennet D.C. Data source: Historic Planning Application Data Type: Point	01/09/2009

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

3.6 Licensed waste sites

Records within 500m	**15**

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

Features are displayed on the Waste and landfill map on **page 26 >**

ID	Location	Details		
A	132m NW	Site Name: Devizes Household Recycling Centre Site Address: Hopton Industrial Estate, London Road, Devizes, Wiltshire, SN10 2EU Correspondence Address: -	Type of Site: Household Waste Amenity Site Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 660064 EPR reference: EA/EPR/FB3505MN Operator: Fcc Waste Services (Uk) Limited Waste Management licence No: 23709 Annual Tonnage: 24995	Issue Date: 13/02/2004 Effective Date: 13/02/2004 Modified: 13/02/2004 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
B	133m NW	Site Name: Devizes Household Recycling Centre Site Address: Hopton Park, Devizes, Wiltshire Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: HIL010 EPR reference: GP3193FT/A001 Operator: Hills Minerals & Waste Ltd Waste Management licence No: 23709 Annual Tonnage: 24995	Issue Date: 13/02/2004 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
B	133m NW	Site Name: Devizes Household Recycling Centre Site Address: Hopton Park, Devizes, Wiltshire Correspondence Address: Land And Minerals Management Ltd, Roundhouse Cottages, Bridge Street, Frome, Somerset, BA11 1BE	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: HIL010 EPR reference: - Operator: Hill Minerals & Waste Ltd Waste Management licence No: 23709 Annual Tonnage: 24995	Issue Date: 13/02/2004 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

ID	Location	Details		
B	133m NW	Site Name: Devizes Household Recycling Centre Site Address: Hopton Park, Devizes, Wiltshire Correspondence Address: Hills Minerals And Waste Limited, Ailesbury Court, High Street, Marlborough, Wiltshire, SN8 1AA	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: HIL010 EPR reference: - Operator: Hills Minerals And Waste Limited Waste Management licence No: 23709 Annual Tonnage: 24995	Issue Date: 13/02/2004 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
B	133m NW	Site Name: Devizes Household Recycling Centre Site Address: Hopton Park, Devizes, Wiltshire, SN10 2EU Correspondence Address: -	Type of Site: Household Waste Amenity Site Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: HIL010 EPR reference: EA/EPR/GP3193FT/A001 Operator: Hills Minerals & Waste Ltd Waste Management licence No: 23709 Annual Tonnage: 24995	Issue Date: 13/02/2004 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
A	173m NW	Site Name: Devizes Household Recycling Centre Site Address: Hopton Ind Est, Hopton Road, Devizes, Wiltshire, SN10 2EU Correspondence Address: -	Type of Site: Household Waste Amenity Site Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: HIL010 EPR reference: EA/EPR/GP3193FT/V003 Operator: Hills Waste Solutions Ltd Waste Management licence No: 23709 Annual Tonnage: 24995	Issue Date: 13/02/2004 Effective Date: - Modified: 16/07/2014 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified

ID	Location	Details		
A	173m NW	Site Name: Devizes Household Recycling Centre Site Address: Hopton Industrial Estate, London Road, Devizes, Wiltshire, SN10 2EU Correspondence Address: -	Type of Site: Household Waste Amenity Site Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: FCC002 EPR reference: EA/EPR/FB3505MN/T001 Operator: F C C Waste Services (U K) Limited Waste Management licence No: 23709 Annual Tonnage: 24995	Issue Date: 13/02/2004 Effective Date: 05/10/2017 Modified: 16/07/2014 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred
D	223m W	Site Name: Hopton Depot Site Address: London Road, Hopton Ind Est, Devizes, Wiltshire, SN10 2EH Correspondence Address: -	Type of Site: Special Waste Transfer Station Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: KEN004 EPR reference: EA/EPR/SP3393FB/S002 Operator: Kennet District Council Waste Management licence No: 23633 Annual Tonnage: 50000	Issue Date: 19/09/1994 Effective Date: - Modified: - Surrendered Date: Jun 15 2004 12:00AM Expiry Date: - Cancelled Date: - Status: Surrendered
D	223m W	Site Name: Hopton Depot Site Address: London Road, Hopton Ind Est, Devizes, Wiltshire, SN10 2EH Correspondence Address: -	Type of Site: Special Waste Transfer Station Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 656868 EPR reference: EA/EPR/SP3393FB Operator: Kennet District Council Waste Management licence No: 23633 Annual Tonnage: 50000	Issue Date: 19/09/1994 Effective Date: 19/09/1994 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Surrendered
H	283m NW	Site Name: Wiltshire Concrete Site Address: Land/premises At, Hopton Road, Hopton Park Ind Est, Devizes, Wiltshire, SN10 2EY Correspondence Address: -	Type of Site: Transfer Station taking Non-Biodegradable Wastes Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 646307 EPR reference: EA/EPR/LP3597EU Operator: Wiltshire Heavy Building Materials Limited Waste Management licence No: 100457 Annual Tonnage: 0	Issue Date: 24/12/2009 Effective Date: 24/12/2009 Modified: - Surrendered Date: 24/12/2009 Expiry Date: - Cancelled Date: - Status: Surrendered

ID	Location	Details		
J	336m W	Site Name: Kennet District Council W T S Site Address: Kennet House, Sergeant Rogers Way, Hopton In Park, Devizes, Wiltshire, SN10 2ET Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: KEN005 EPR reference: EA/EPR/KP3593FY/A001 Operator: Kennet District Council Waste Management licence No: 23714 Annual Tonnage: 5000	Issue Date: 22/09/2003 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
K	360m NW	Site Name: Wiltshire Concrete Site Address: Hopton Park Industrial Estate, Hopton Road, Devizes, Wiltshire, SN10 2EY Correspondence Address: -	Type of Site: 75kte HCI Waste TS + treatment Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: WIL422 EPR reference: EA/EPR/EB3200MY/A001 Operator: Wiltshire Heavy Building Materials Limited Waste Management licence No: 403314 Annual Tonnage: 74999	Issue Date: 09/09/2016 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
K	360m NW	Site Name: Wiltshire Concrete Site Address: Hopton Park Industrial Estate, Hopton Road, Hopton Park Industrial Es, Devizes, Wiltshire, SN10 2EY Correspondence Address: -	Type of Site: - Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 627341 EPR reference: EA/EPR/EB3200MY Operator: Wiltshire Heavy Building Materials Limited Waste Management licence No: 403314 Annual Tonnage: 74999	Issue Date: 09/09/2016 Effective Date: 09/09/2016 Modified: 12/06/2024 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
4	370m NW	Site Name: Kennet House Depot Site Address: Kennet House, Sergeant Rogers Way, Hopton Industrial Estate, Devizes, Wiltshire, SN10 2ET Correspondence Address: -	Type of Site: Special Waste Transfer Station Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 649943 EPR reference: EA/EPR/KP3593FY Operator: Wiltshire Council Waste Management licence No: 23714 Annual Tonnage: 4999	Issue Date: 22/09/2003 Effective Date: 22/09/2003 Modified: 22/09/2003 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

ID	Location	Details		
K	406m NW	Site Name: Wiltshire Concrete Site Address: Wiltshire Concrete, Hopton Road, Hopton Park Ind Est, Devizes, Wiltshire, SN10 2EY Correspondence Address: -	Type of Site: Physical Treatment Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 647091 EPR reference: EA/EPR/HB3501XR Operator: Wiltshire Heavy Building Materials Limited Waste Management licence No: 406302 Annual Tonnage: 0	Issue Date: 10/10/2019 Effective Date: 10/10/2019 Modified: 12/06/2024 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

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

3.7 Waste exemptions

Records within 500m **39**

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

Features are displayed on the Waste and landfill map on **page 26 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
C	140m N	Prolight Design Unit B4 Beacon Business Centre Devizes Wiltshire Sn10 2ey	EPR/CF0709BW/A001	Treating waste exemption	Non-agricultural waste only	Crushing waste fluorescent tubes
C	143m N	Prolight Design Ltd Beacon Buisness Centre Devizes Sn102ey	EPR/UE5182JM/A001	Treating waste exemption	Non-agricultural waste only	Crushing waste fluorescent tubes
A	181m NW	Unit 6b (5) Hopton Industrial Estate London Road Devizes Wiltshire Sn10 2eu	EA/EPR/VP3686FE/A001	Treating waste exemption	Non-agricultural waste only	Repair or refurbishment of WEEE
D	186m W	Hopton Depot Hopton Park Industrial Estate Devizes Wiltshire Sn10 2eu	EPR/YF0704MV/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
D	186m W	Hopton Depot Hopton Park Industrial Estate Devizes Wiltshire Sn10 2eu	EPR/YF0704MV/A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction
D	186m W	Hopton Depot Hopton Park Industrial Estate Devizes Wiltshire Sn10 2eu	EPR/YF0704MV/A001	Treating waste exemption	Non-agricultural waste only	Sorting mixed waste

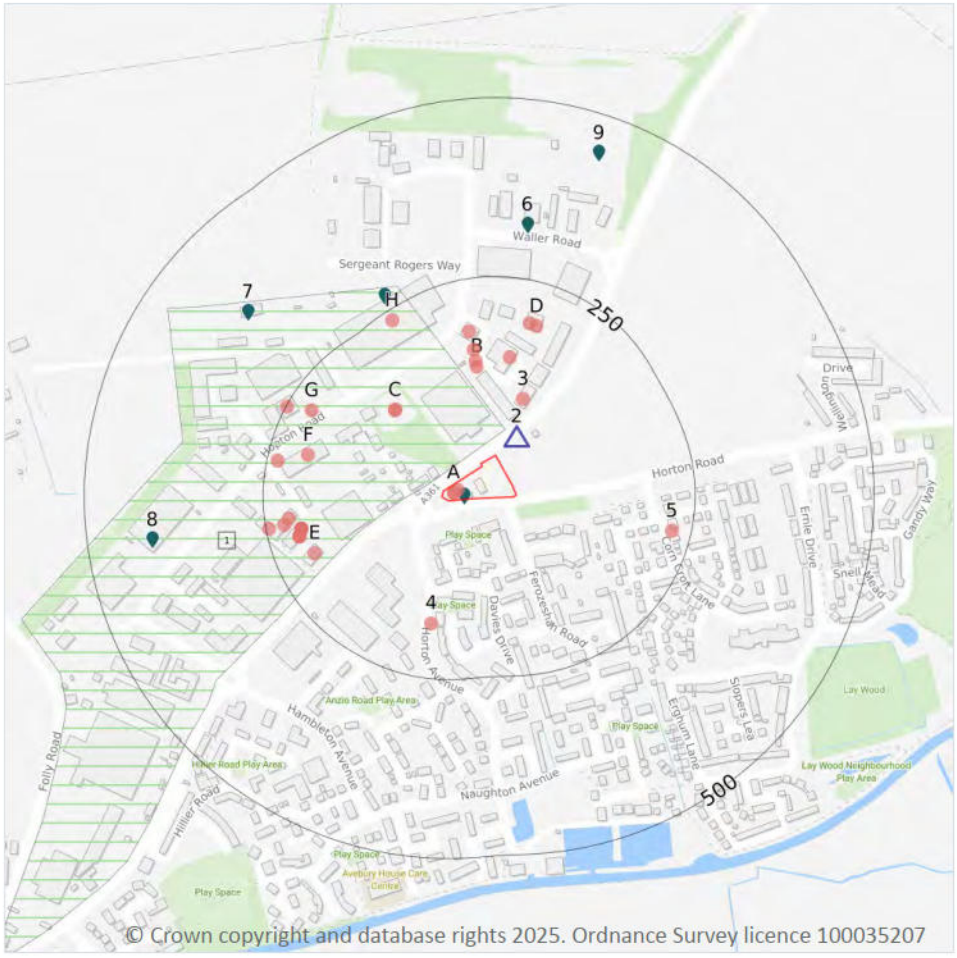
ID	Location	Site	Reference	Category	Sub-Category	Description
D	186m W	Hopton Depot Hopton Park Industrial Estate Devizes Wiltshire Sn10 2eu	EPR/YF0704MV/A001	Treating waste exemption	Non-agricultural waste only	Manual treatment of waste
D	186m W	Hopton Depot Hopton Park Industrial Estate Devizes Wiltshire Sn10 2eu	EPR/YF0704MV/A001	Treating waste exemption	Non-agricultural waste only	Screening and blending of waste
E	202m W	Kew Electrical Unit 6b2, Hopton Industrial Estate, Devizes, Wiltshire, Sn10 2eu	WEX254068	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	202m W	Household Recycling Centre, Hopton Industrial Estate, London Road, Devizes, Sn10 2eu	WEX273221	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	202m W	Kew Electrical Unit 6b2, Hopton Industrial Estate, Devizes, Wiltshire, Sn10 2eu	WEX382121	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	223m W	Unit 6b (5) Hopton Industrial Estate, London Road, Devizes, Wiltshire, Sn10 2eu	EA/EPR/VP3844NR/A001	Treating waste exemption	Non-agricultural waste only	Repair or refurbishment of WEEE
F	244m SW	-	WEX104207	Using waste exemption	Not on a farm	Use of waste in construction
F	258m SW	-	WEX115923	Using waste exemption	Not on a farm	Use of waste in construction
G	268m W	Kew Electrical Unit 6b2, Hopton Industrial Estate, Devizes, Wiltshire, Sn10 2eu	WEX113194	Storing waste exemption	Not on a farm	Storage of waste in a secure place
G	268m W	Household Recycling Centre, Hopton Industrial Estate, London Road, Devizes, Sn10 2eu	WEX132364	Storing waste exemption	Not on a farm	Storage of waste in a secure place
G	269m W	6 Hopton Road Devizes Wiltshire Sn10 2eu	EPR/ZF0007SE/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
I	326m E	Ringway Highways Depot Horton Road Wiltshire Sn10 2jj	EPR/NH0917DF/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in secure containers

ID	Location	Site	Reference	Category	Sub-Category	Description
I	326m E	Ringway Highways Depot Horton Road Wiltshire Sn10 2jj	EPR/NH0917DF/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
I	326m E	Ringway Highways Depot Horton Road Wiltshire Sn10 2jj	EPR/NH0917DF/A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction
I	326m E	Ringway Highways Depot Horton Road Wiltshire Sn10 2jj	EPR/NH0917DF/A001	Using waste exemption	Non-agricultural waste only	Use of waste for a specified purpose
I	330m E	Horton Road, Devizes, Sn10 2jj	WEX257187	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
I	330m E	C/o Tonic Construction, Laywood, Horton Road, Devizes, Sn10 2jj	WEX298385	Using waste exemption	Not on a farm	Use of waste in construction
I	330m E	Horton Road, Devizes, Sn10 2jj	WEX384874	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
J	357m W	J&l Perry Transport Ltd, White Horse Business Centre, Hopton Road, Devizes, Sn10 2hj	WEX165117	Using waste exemption	Not on a farm	Use of waste in construction
J	357m W	J&l Perry Transport Ltd, White Horse Business Centre, Hopton Road, Devizes, Sn10 2hj	WEX165117	Storing waste exemption	Not on a farm	Storage of waste in a secure place
J	363m W	Headlights (Lighting) Ltd Unit 6 Hopton Industrial Estate Wiltshire Sn10 2hj	EPR/WE5657DW/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in secure containers
J	365m W	White Horse Business Centre, Unit 6, Hopton Road, Devizes, Sn10 2hj	WEX044538	Storing waste exemption	Not on a farm	Storage of waste in secure containers
3	366m NE	-	WEX254010	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
L	372m N	Kennet House Sergeant Rogers Way Devizes Wiltshire Sn10 2et	EPR/SF0406WA/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
L	372m N	Kennet House Sergeant Rogers Way Devizes Wiltshire Sn10 2et	EPR/SF0406WA/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in secure containers
L	372m N	Kennet House Sergeant Rogers Way Devizes Wiltshire Sn10 2et	EPR/SF0406WA/A001	Using waste exemption	Non-agricultural waste only	Use of waste for a specified purpose

ID	Location	Site	Reference	Category	Sub-Category	Description
L	372m N	Kennet House Sergeant Rogers Way Devizes Wiltshire Sn10 2et	EPR/SF0406WA/A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction
L	373m N	Devizes Highways Depot Seargent Rogers Way Devizes Wiltshire Sn10 2et	EPR/FH0717DQ/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in secure containers
L	373m N	Devizes Highways Depot Seargent Rogers Way Devizes Wiltshire Sn10 2et	EPR/FH0717DQ/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
L	373m N	Devizes Highways Depot Seargent Rogers Way Devizes Wiltshire Sn10 2et	EPR/FH0717DQ/A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction
L	373m N	Devizes Highways Depot Seargent Rogers Way Devizes Wiltshire Sn10 2et	EPR/FH0717DQ/A001	Using waste exemption	Non-agricultural waste only	Use of waste for a specified purpose
M	374m NW	Unit 6b (5) Hopton Industrial Estate, London Road, Devizes, Sn10 2eu	EA/EPR/VP3947ZE/A001	Treating waste exemption	Not on a farm	Repair or refurbishment of WEEE
M	374m NW	Kennet Furniture Refurbiz Ltd Unit 6, Hopton Road, Devizes, Sn10 2eu	EXP/TP3646YM	Treating waste exemption	Not on a farm	Repair or refurbishment of WEEE

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

4 Current industrial land use



© Crown copyright and database rights 2025. Ordnance Survey licence 100035207

4.1 Recent industrial land uses

Records within 250m	31

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on page 37 >

ID	Location	Company	Address	Activity	Category
A	On site	London Road Car Sales	Cannings Hill Garage, Horton Road, Devizes, Wiltshire, SN10 2JG	Secondhand Vehicles	Motoring
A	On site	Cannings Hill Garage	Cannings Hill Garage, Horton Road, Devizes, Wiltshire, SN10 2JG	Vehicle Repair, Testing and Servicing	Repair and Servicing

ID	Location	Company	Address	Activity	Category
A	**On site**	**Cannings Hill Garage**	**Horton Road, Devizes, Wiltshire, SN10 2JG**	**Petrol and Fuel Stations**	**Road and Rail**
3	88m NE	Wiltshire Concrete	Unit C4 to C5 Unit D Beacon Business Centre, Hopton Road, Devizes, Wiltshire, SN10 2EY	Concrete Products	Industrial Products
B	127m N	Beacon Business Centre	Wiltshire, SN10	Business Parks and Industrial Estates	Industrial Features
C	132m NW	FCC Environmen t	Hopton Road, Devizes, Wiltshire, SN10 2EU	Recycling, Reclamation and Disposal	Recycling Services
C	133m NW	Recycling Centre	Wiltshire, SN10	Recycling Centres	Infrastructure and Facilities
B	134m N	Electricity Sub Station	Wiltshire, SN10	Electrical Features	Infrastructure and Facilities
B	139m N	Prolight Design	Unit B/4 Beacon Business Centre, Hopton Road, Devizes, Wiltshire, SN10 2EY	Lampshades and Lighting	Consumer Products
B	151m N	Electricity Sub Station	Wiltshire, SN10	Electrical Features	Infrastructure and Facilities
4	173m S	Electricity Sub Station	Wiltshire, SN10	Electrical Features	Infrastructure and Facilities
B	176m N	T Y M Seals & Gaskets Ltd	Unit A Beacon Business Centre, Hopton Road, Devizes, Wiltshire, SN10 2EY	Seals, Tapes, Taps and Valves	Industrial Products
D	189m N	The Glass Radiator Company	7 Devizes Trade Centre, Hopton Road, Devizes, Wiltshire, SN10 2EH	Industrial Repairs and Servicing	Repair and Servicing
D	191m N	Eyedot	5 Devizes Trade Centre, Hopton Road, Devizes, Wiltshire, SN10 2EH	Electrical and Electronic Engineers	Engineering Services
E	195m SW	Kennet Print	8, Hopton Road, Devizes, Wiltshire, SN10 2EU	Published Goods	Industrial Products
F	196m W	Grist Environmen tal	Gaiger Bros Limited, Hopton Road, Devizes, Wiltshire, SN10 2EU	Vehicle Breakdown and Recovery Services	Personal, Consumer and Other Services
E	202m W	Hayden's Bakeries Ltd	1, Hopton Road, Devizes, Wiltshire, SN10 2EU	Catering and Non Specific Food Products	Foodstuffs
E	202m W	South West Forklifts Ltd	1, Hopton Road, Devizes, Wiltshire, SN10 2EU	Lifting and Handling Equipment	Industrial Products
E	202m W	N C A B Group Ltd	1, Hopton Road, Devizes, Wiltshire, SN10 2EU	Electrical Components	Industrial Products

ID	Location	Company	Address	Activity	Category
E	202m W	Devizes Christmas Trees	1, Hopton Road, Devizes, Wiltshire, SN10 2EU	Medals, Trophies, Ceremonial and Religious Goods	Consumer Products
E	207m W	etyres	2-3, Hopton Road, Devizes, Wiltshire, SN10 2EU	Vehicle Parts and Accessories	Motoring
E	207m W	Protyre Devizes	2-3, Hopton Road, Devizes, Wiltshire, SN10 2EU	Vehicle Repair, Testing and Servicing	Repair and Servicing
E	207m W	Bathwick Mots Car Servicing & Tyres in Devizes	2-3, Hopton Road, Devizes, Wiltshire, SN10 2EU	Vehicle Repair, Testing and Servicing	Repair and Servicing
E	216m W	Kennet Sign & Display	Unit 7 Hopton Court, Hopton Road, Devizes, Wiltshire, SN10 2EU	Signs	Industrial Products
G	216m NW	Hams Transport Ltd	Hopton Road, Devizes, Wiltshire, SN10 2EU	Distribution and Haulage	Transport, Storage and Delivery
5	223m E	Electricity Sub Station	Wiltshire, SN10	Electrical Features	Infrastructure and Facilities
E	224m W	Easterton Joinery Ltd	Unit 6 Hopton Court, Hopton Road, Devizes, Wiltshire, SN10 2EU	General Construction Supplies	Industrial Products
F	236m W	Electricity Sub Station	Wiltshire, SN10	Electrical Features	Infrastructure and Facilities
H	236m NW	Cross Manufacturing	Hopton Road, Devizes, Wiltshire, SN10 2EU	Precision Engineers	Engineering Services
E	245m W	Kinch Fuels	Unit 5b Hopton Court, Hopton Road, Devizes, Wiltshire, SN10 2EU	Fuel Distributors and Suppliers	Household, Office, Leisure and Garden
G	249m NW	R M S Refrigeration Maintenance & Sales Ltd	Hopton Road, Devizes, Wiltshire, SN10 2EU	Electrical Equipment Repair and Servicing	Repair and Servicing

This data is sourced from Ordnance Survey.

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

Records within 250m	0

Current or recent tanks identified from the Ordnance Survey NGD.

This data is sourced from Ordnance Survey.

4.3 Current or recent petrol stations

Records within 500m	1

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 37 >**

ID	Location	Company	Address	LPG	Status
2	39m NE	MURCO	Horton Road, London Road, Devizes, Wiltshire, SN10 2JG	No	Open

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

Records within 500m	0

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

This data is sourced from Local Authority records.

4.7 Control of Major Accident Hazards (COMAH)

Records within 500m	1

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

Features are displayed on the Current industrial land use map on **page 37 >**

ID	Location	Company	Address	Operational status	Tier
1	19m NW	Wiltshire Transport Training Ltd	Wiltshire Transport Training Ltd, Hopton Industrial Estate, London Road, Devizes, SN10 2EX	Historical NIHHS Site	-

This data is sourced from the Health and Safety Executive.

4.8 Regulated explosive sites

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.9 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.10 Historical licensed industrial activities (IPC)

Records within 500m	0

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

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

4.11 Licensed industrial activities (Part A(1))

Records within 500m	0

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

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

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

Records within 500m	6

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

Features are displayed on the Current industrial land use map on **page 37 >**

ID	Location	Address	Details	
A	**On site**	**Cannings Hill Garage, London Road, Devizes, SN10 2JG**	**Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B**	**Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified**
H	270m NW	Taarup-kidd Farm Machinery	Process: Coating Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
6	325m N	Cebal Printal	Process: Coating Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
7	371m NW	Wiltshire Concrete, Hopton Industrial Estate, Devizes, SN10 2EY	Process: Use of Bulk Cement Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
8	410m W	Smallbone and Co Ltd, Hopton Industrial Estate, Devizes, SN10 2EU	Process: Coating Processes; Timber Manufacture Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
9	446m N	Tamura Hinchley	Process: Coating Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.13 Radioactive Substance Authorisations

Records within 500m	0

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

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

4.14 Licensed Discharges to controlled waters

Records within 500m	0

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

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

4.15 Pollutant release to surface waters (Red List)

Records within 500m	0

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

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

4.16 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

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

4.17 List 1 Dangerous Substances

Records within 500m	0

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

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

4.18 List 2 Dangerous Substances

Records within 500m	0

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

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

4.19 Pollution Incidents (EA/NRW)

Records within 500m	0

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

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

4.20 Pollution inventory substances

Records within 500m	0

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

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

4.21 Pollution inventory waste transfers

Records within 500m	0

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

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

4.22 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer

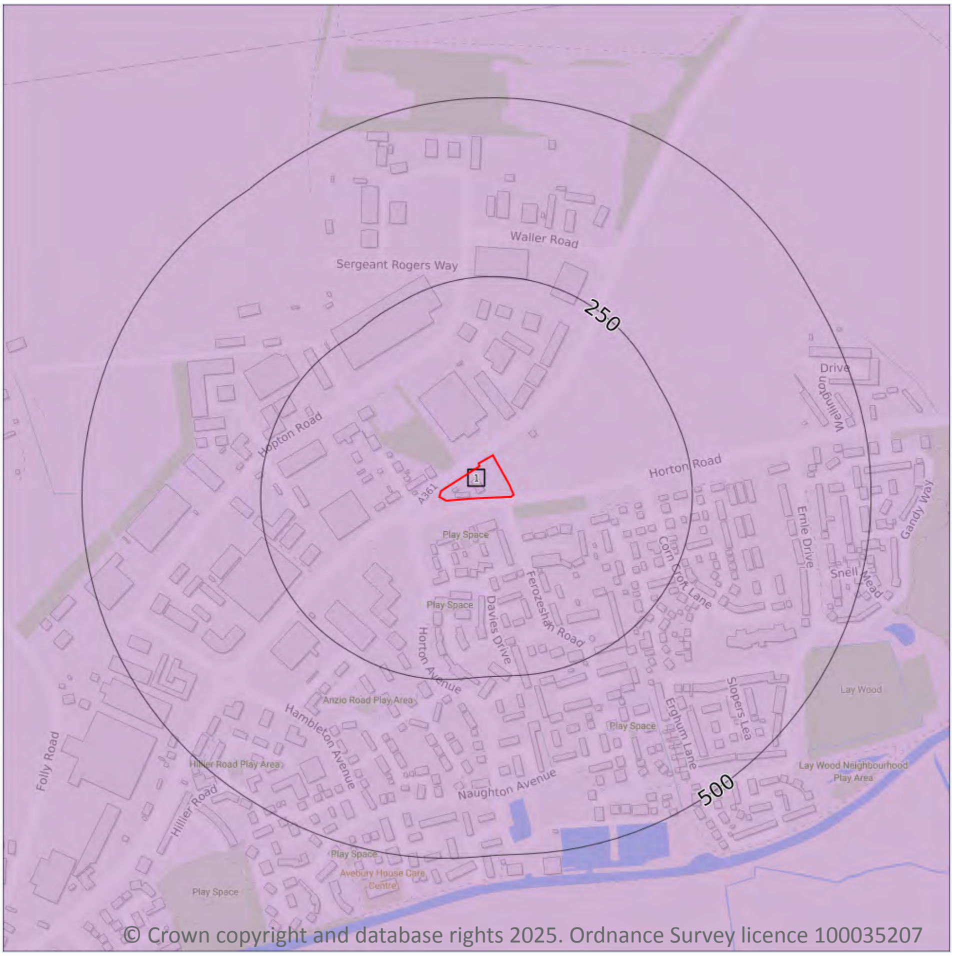
5.1 Superficial aquifer

Records within 500m	0

Aquifer status of groundwater held within superficial geology.

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

Bedrock aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive

5.2 Bedrock aquifer

Records within 500m	1

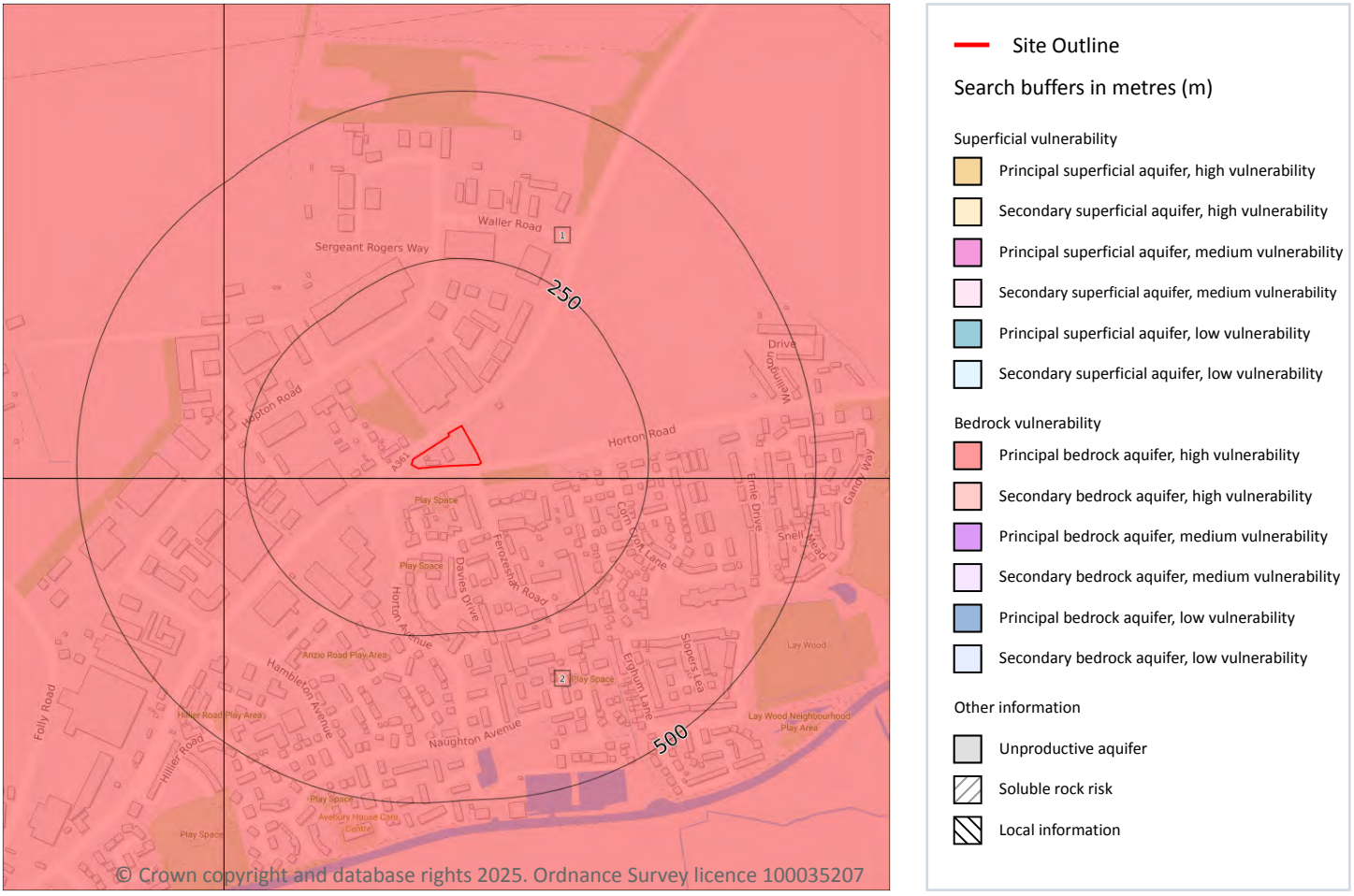
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on page 46 >

ID	Location	Designation	Description
1	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

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

Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m	2

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

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

Features are displayed on the Groundwater vulnerability map on **page 47 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	**On site**	**Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer**	**Leaching class: High Infiltration value: >70% Dilution value: 300-550mm/year**	**Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data**	**Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures**
2	15m S	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	**0**

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

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

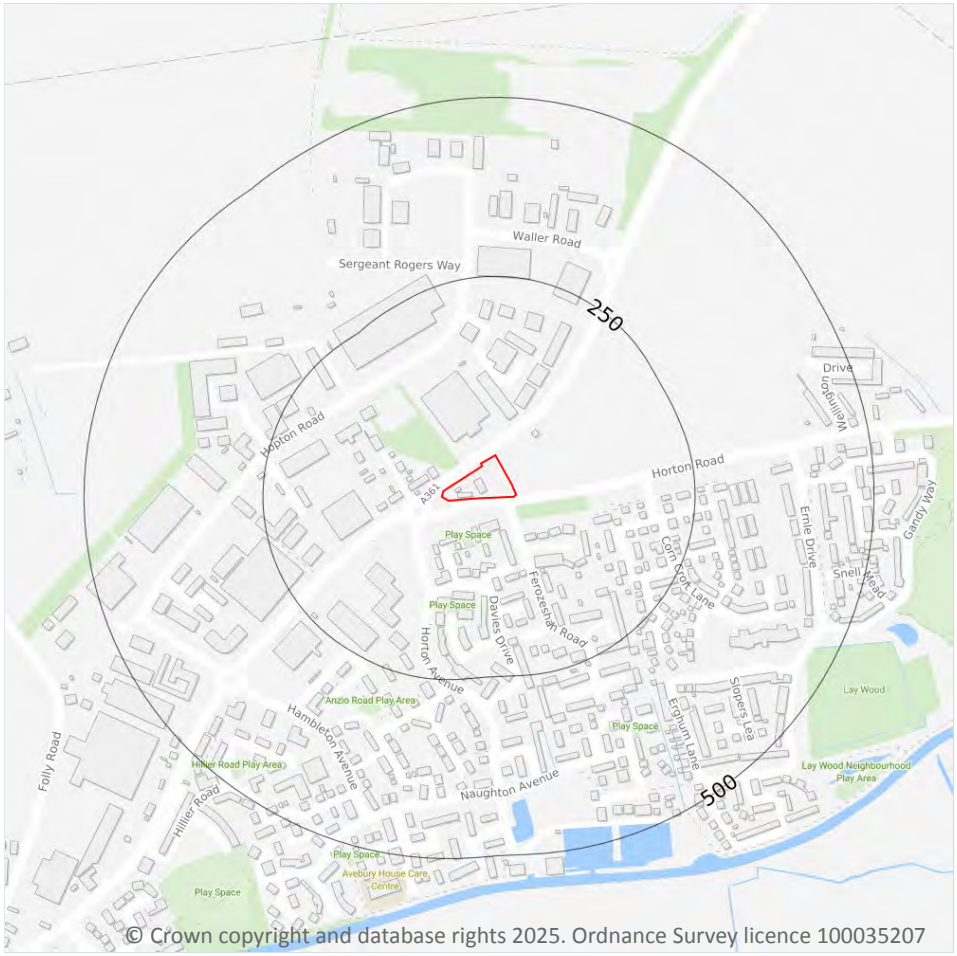
5.5 Groundwater vulnerability- local information

Records on site	**0**

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

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

Abstractions and Source Protection Zones



Site Outline

Search buffers in metres (m)

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

5.6 Groundwater abstractions

Records within 2000m	6

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 49 >**

ID	Location	Details	
-	685m W	Status: Historical Licence No: 13/43/021/G/113 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: "ROUNDWAY HILL FARM, ROUNDWAY BOREHOLE" Data Type: Point Name: Combe Easting: 401600 Northing: 163100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 28/03/1991 Version End Date: -
-	685m W	Status: Historical Licence No: 13/43/021/G/113 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: ROUNDWAY HILL FARM, ROUNDWAY BOREHOLE Data Type: Point Name: Combe Easting: 401600 Northing: 163100	Annual Volume (m^3): 730 Max Daily Volume (m^3): 20 Original Application No: - Original Start Date: 01/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 28/03/1991 Version End Date: -
-	1400m E	Status: Active Licence No: 13/43/021/G/204 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: BISHOP'S CANNING BOREHOLE NO 1 Data Type: Point Name: Wessex Water Services Ltd Easting: 403700 Northing: 163500	Annual Volume (m^3): 419750 Max Daily Volume (m^3): 1150 Original Application No: NPS/WR/018841 Original Start Date: 25/02/1971 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2015 Version End Date: -
-	1400m E	Status: Active Licence No: 13/43/021/G/204 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: BISHOP'S CANNING BOREHOLE NO 2 Data Type: Point Name: Wessex Water Services Ltd Easting: 403700 Northing: 163500	Annual Volume (m^3): 419750 Max Daily Volume (m^3): 1150 Original Application No: NPS/WR/018841 Original Start Date: 25/02/1971 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2015 Version End Date: -
-	1725m SE	Status: Historical Licence No: 13/43/021/G/214 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: "MANOR FARM, BISHOPS CANNING WELL B" Data Type: Point Name: Stokes Easting: 403900 Northing: 162200	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 02/05/1977 Expiry Date: - Issue No: 100 Version Start Date: 02/05/1977 Version End Date: -

ID	Location	Details	
-	1725m SE	Status: Historical Licence No: 13/43/021/G/214 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: MANOR FARM, BISHOPS CANNING WELL B Data Type: Point Name: Stokes Easting: 403900 Northing: 162200	Annual Volume (m^3): 10342 Max Daily Volume (m^3): 22.73 Original Application No: - Original Start Date: 02/05/1977 Expiry Date: - Issue No: 100 Version Start Date: 02/05/1977 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m **1**

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 49 >**

ID	Location	Details	
-	1780m W	Status: Active Licence No: 17/53/009/S/128 Details: General Farming & Domestic Direct Source: Surface Water - Fresh Point: TRIB SUMMERHAM BROOK Data Type: Point Name: Society of Merchant Venturers of Bristol Easting: 400500 Northing: 163000	Annual Volume (m^3): 20000 Max Daily Volume (m^3): 54.8 Original Application No: 17/53/009/S/128 Original Start Date: 28/03/1991 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m **2**

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 49 >**

ID	Location	Details	
-	1400m E	Status: Active Licence No: 13/43/021/G/204 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: BISHOP'S CANNING BOREHOLE NO 1 Data Type: Point Name: Wessex Water Services Ltd Easting: 403700 Northing: 163500	Annual Volume (m^3): 419750 Max Daily Volume (m^3): 1150 Original Application No: NPS/WR/018841 Original Start Date: 25/02/1971 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2015 Version End Date: -
-	1400m E	Status: Active Licence No: 13/43/021/G/204 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: BISHOP'S CANNING BOREHOLE NO 2 Data Type: Point Name: Wessex Water Services Ltd Easting: 403700 Northing: 163500	Annual Volume (m^3): 419750 Max Daily Volume (m^3): 1150 Original Application No: NPS/WR/018841 Original Start Date: 25/02/1971 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2015 Version End Date: -

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

5.9 Source Protection Zones

Records within 500m	0

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

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

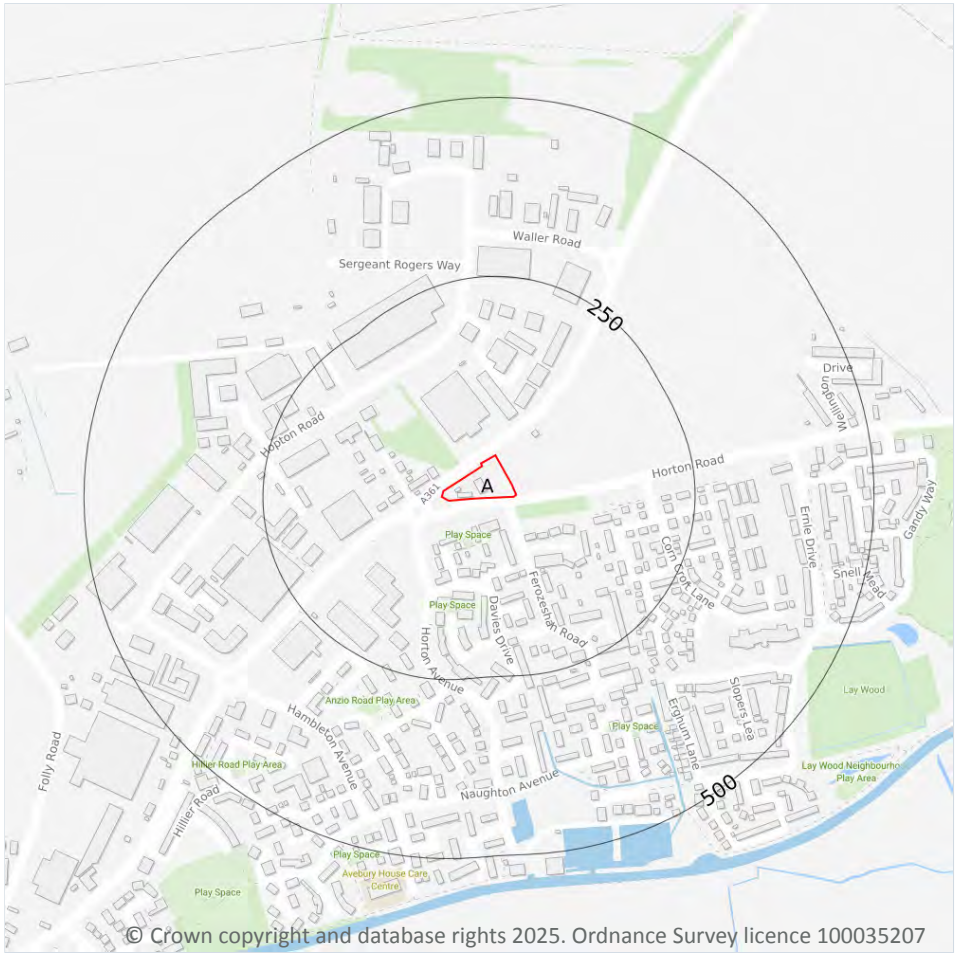
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology



Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	0

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	0

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

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1

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

Features are displayed on the Hydrology map on **page 53 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	**On site**	**River**	**Etchilhampton Water**	**GB108043022430**	**Avon Hampshire**	**Avon Hampshire**

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

6.4 WFD Surface water bodies

Records identified	1

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

Features are displayed on the Hydrology map on **page 53 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	659m SE	River	Etchilhampton Water	GB108043022430 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	1

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

Features are displayed on the Hydrology map on **page 53 >**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	**On site**	**Upper Hampshire Avon**	**GB40801G806900** ↗	**Poor**	**Poor**	**Good**	**2019**

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	0

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

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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

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

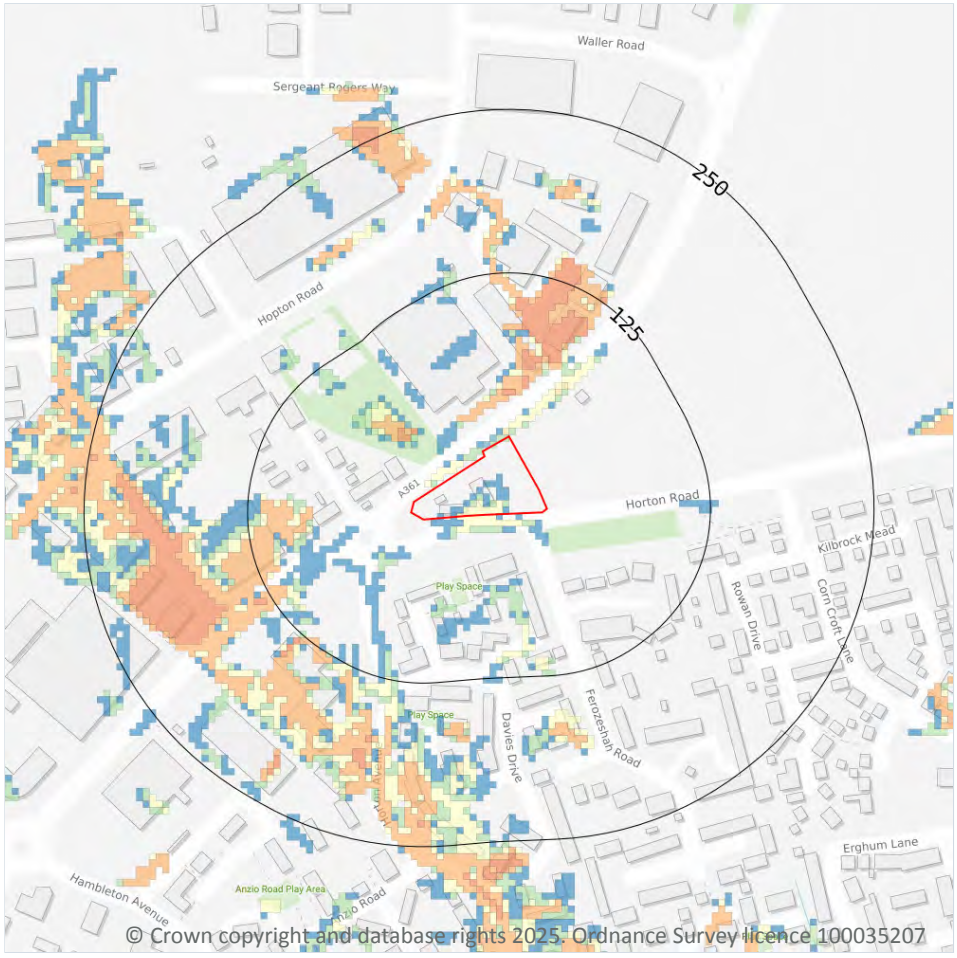
7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding



Site Outline

Search buffers in metres (m)

1 in 1000 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site	**1 in 100 year, 0.1m - 0.3m**
Highest risk within 50m	**1 in 30 year, 0.3m - 1.0m**

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

Features are displayed on the Surface water flooding map on **page 59 >**

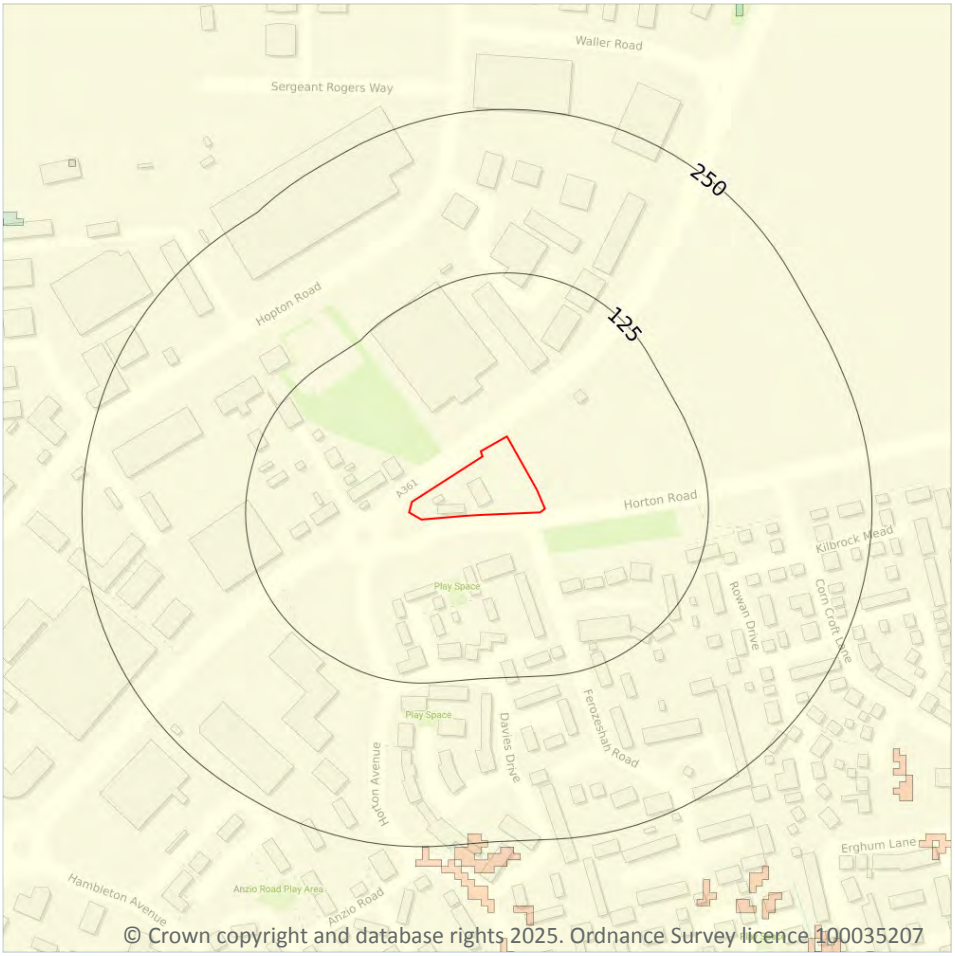
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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

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

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

Low

Negligible

9.1 Groundwater flooding

Highest risk on site	**Moderate**
Highest risk within 50m	**Moderate**

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

Features are displayed on the Groundwater flooding map on **page 61 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



Site Outline

Search buffers in metres (m)

Sites of Special Scientific Interest (SSSI)

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	1

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

Features are displayed on the Environmental designations map on **page 62 >**

ID	Location	Name	Data source
-	1558m W	Roundway Down and Covert SSSI	Natural England

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

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

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

10.7 Designated Ancient Woodland

Records within 2000m	0

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

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	0

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

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

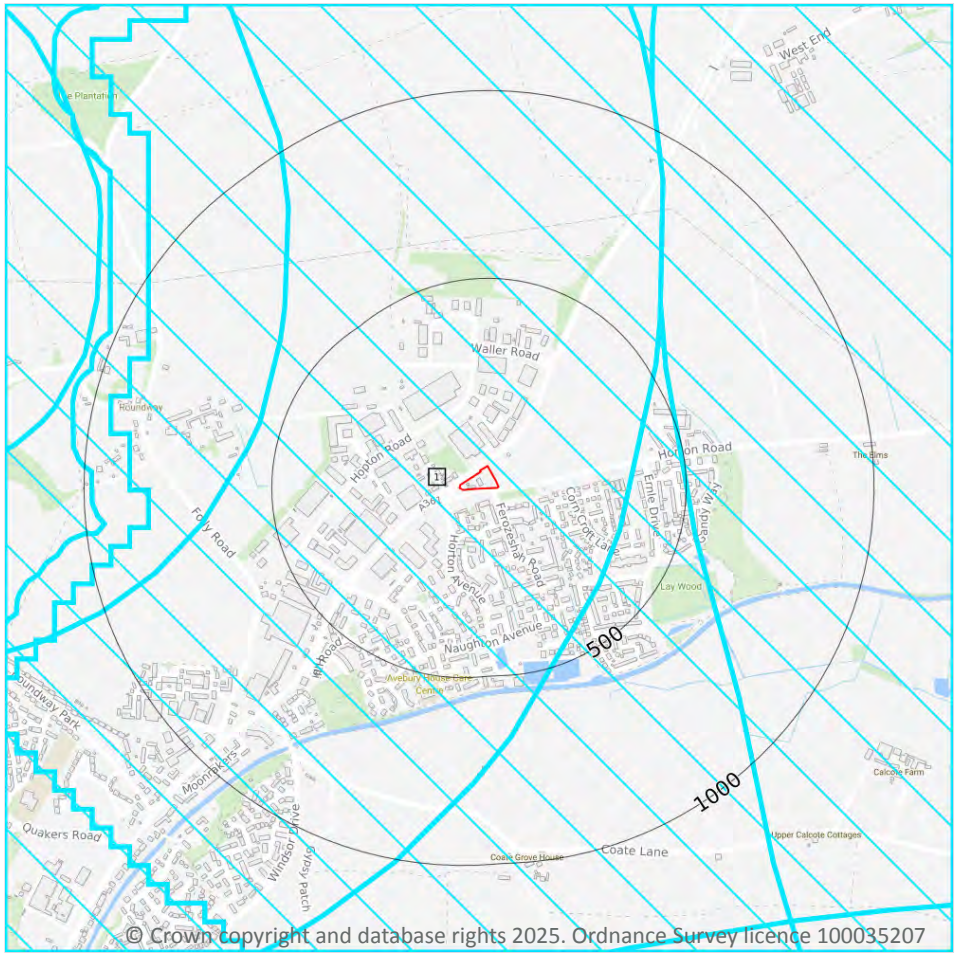
Records within 2000m	5

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

Location	Name	Type	NVZ ID	Status
On site	**South Wessex**	**Groundwater**	**151**	**Existing**
610m SW	Summerham Bk - Poulshot Str to conf Semington Bk NVZ	Surface Water	565	Existing
1145m S	Worton Str - source to conf Semington Bk NVZ	Surface Water	699	Existing
1262m NW	Berkshire Downs	Groundwater	87	Existing
1708m E	South Wessex	Groundwater	151	Existing

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

SSSI Impact Zones and Units



10.17 SSSI Impact Risk Zones

Records on site	1

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

Features are displayed on the SSSI Impact Zones and Units map on **page 67 >**

ID	Location	Type of developments requiring consultation
1	**On site**	**https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000322350&notes=11103&location=401862,163131%20(IRZ%20polygon%20centre)**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	1

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

Features are displayed on the SSSI Impact Zones and Units map on **page 67 >**

ID: -
Location: 1558m W
SSSI name: Roundway Down and Covert
Unit name: Roundway Hill Covert
Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
Condition: Unfavourable - Declining
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland calcareous grassland (CG3-5)	Unfavourable - Recovering	08/07/2010
Population of nationally scarce butterfly species - Hamearis lucina, Duke of Burgundy	Unfavourable - Declining	28/02/2025
Population of nationally scarce butterfly species - Polyommatus bellargus, Adonis Blue	Unfavourable - No change	28/02/2025
Population of nationally scarce butterfly species - Satyrium w-album, White-letter Hairstreak	Favourable	28/02/2025
Scrub	-	-

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

11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	0

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

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

11.5 Conservation Areas

Records within 250m	0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

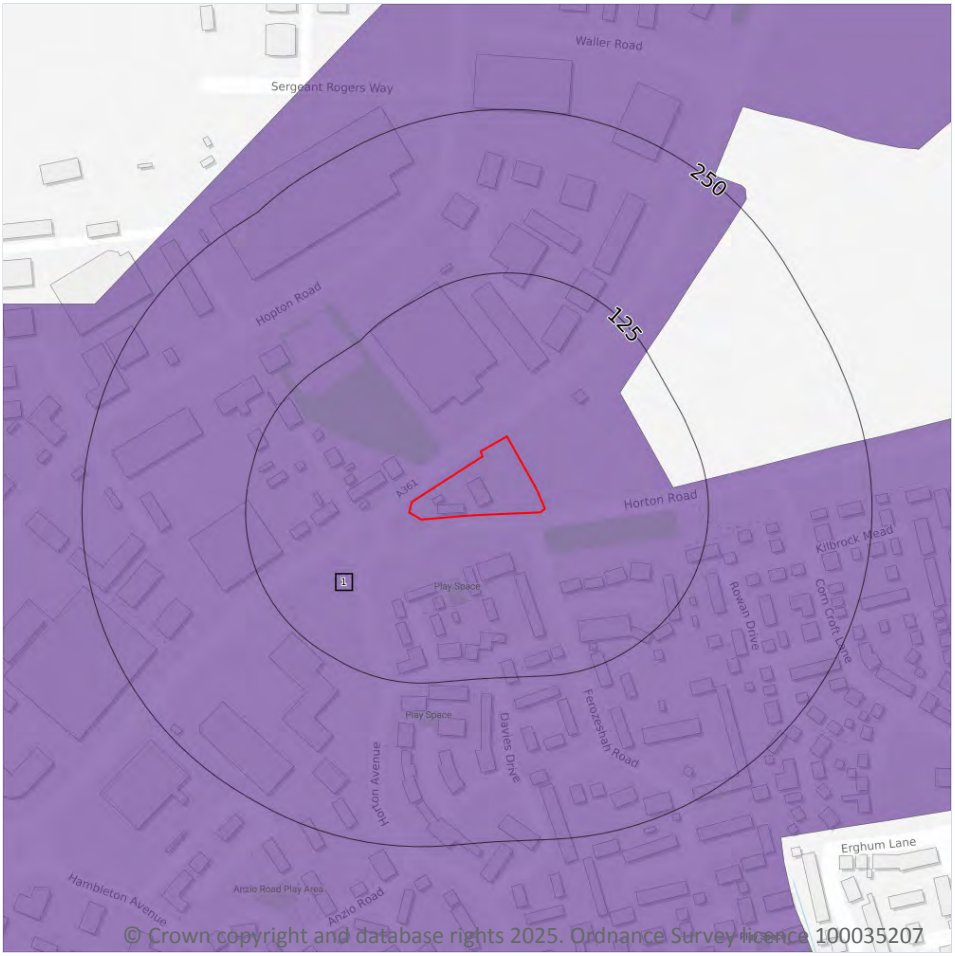
11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m	1

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

Features are displayed on the Agricultural designations map on **page 71 >**

ID	Location	Classification	Description
1	**On site**	**Urban**	**Non-agricultural/no quality assigned**

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations



Site Outline

Search buffers in metres (m)

- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders

Habitat Networks

- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m	0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	1

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

Features are displayed on the Habitat designations map on **page 73 >**

ID	Location	Site reference	Identification confidence	Primary source	Secondary source	Tertiary source
1	202m S	NLUD Ref: 390500027	Low	National Land Use Database - Previously Developed Land	UK Perspectives Aerial Photography	-

This data is sourced from Natural England.

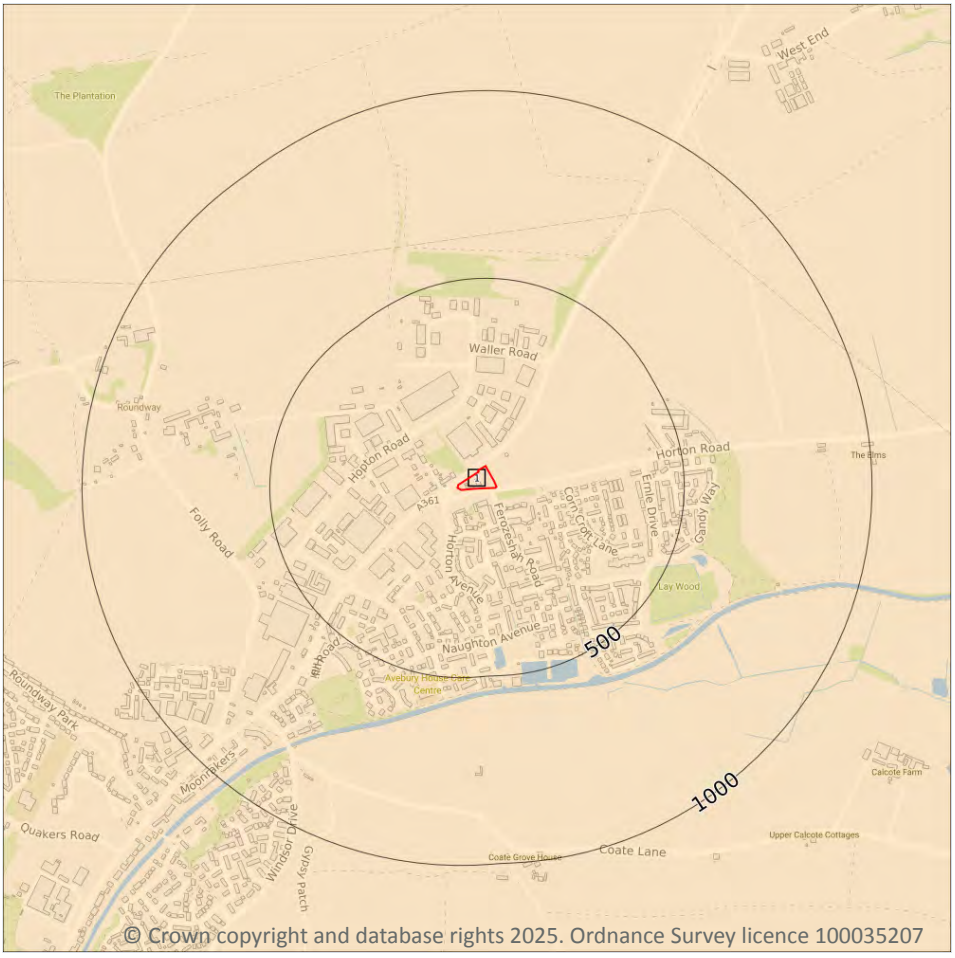
13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



14.1 10k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 75 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Partial**	**Partial**	**Full**	**SU06SW**

This data is sourced from the British Geological Survey.

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



Site Outline

Search buffers in metres (m)

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

14.2 Artificial and made ground (10k)

Records within 500m	1

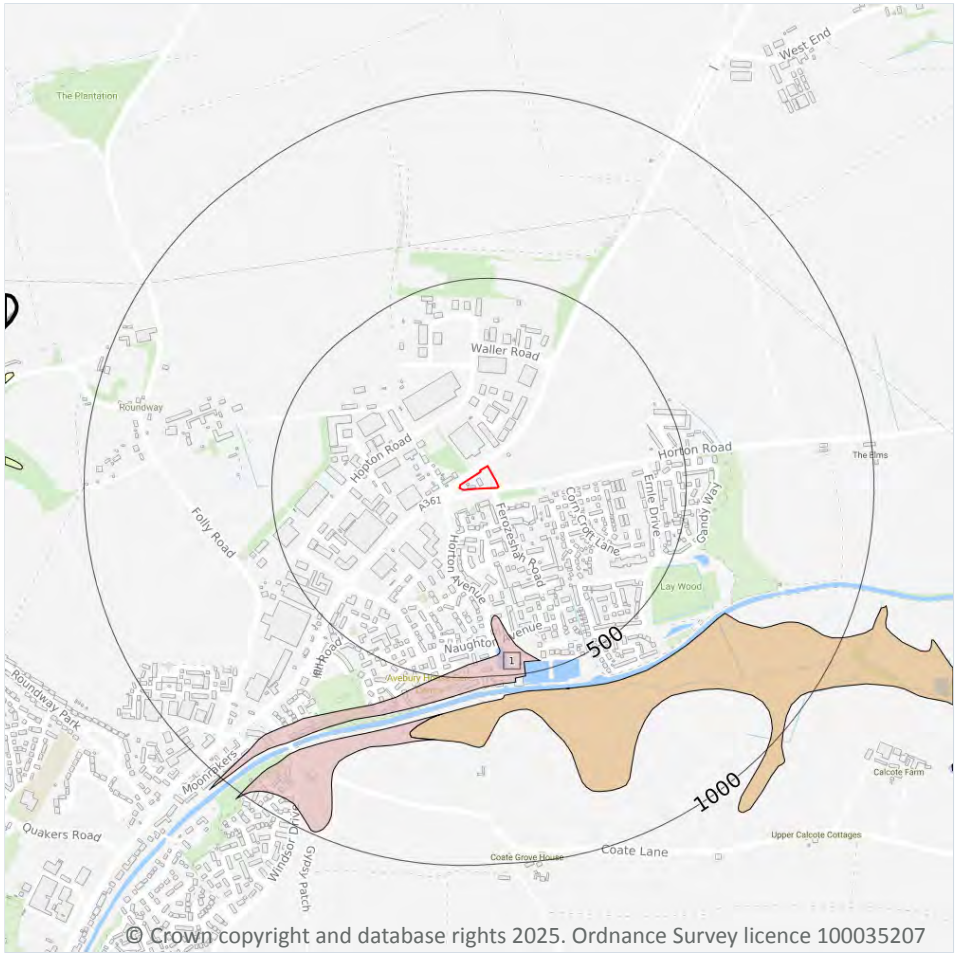
Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 76 >**

ID	Location	LEX Code	Description	Rock description
1	468m S	WGR-VOID	Worked Ground (Undivided)	Void

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m	1

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 77 >**

ID	Location	LEX Code	Description	Rock description
1	339m S	HEAD-XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock

14.5 Bedrock geology (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

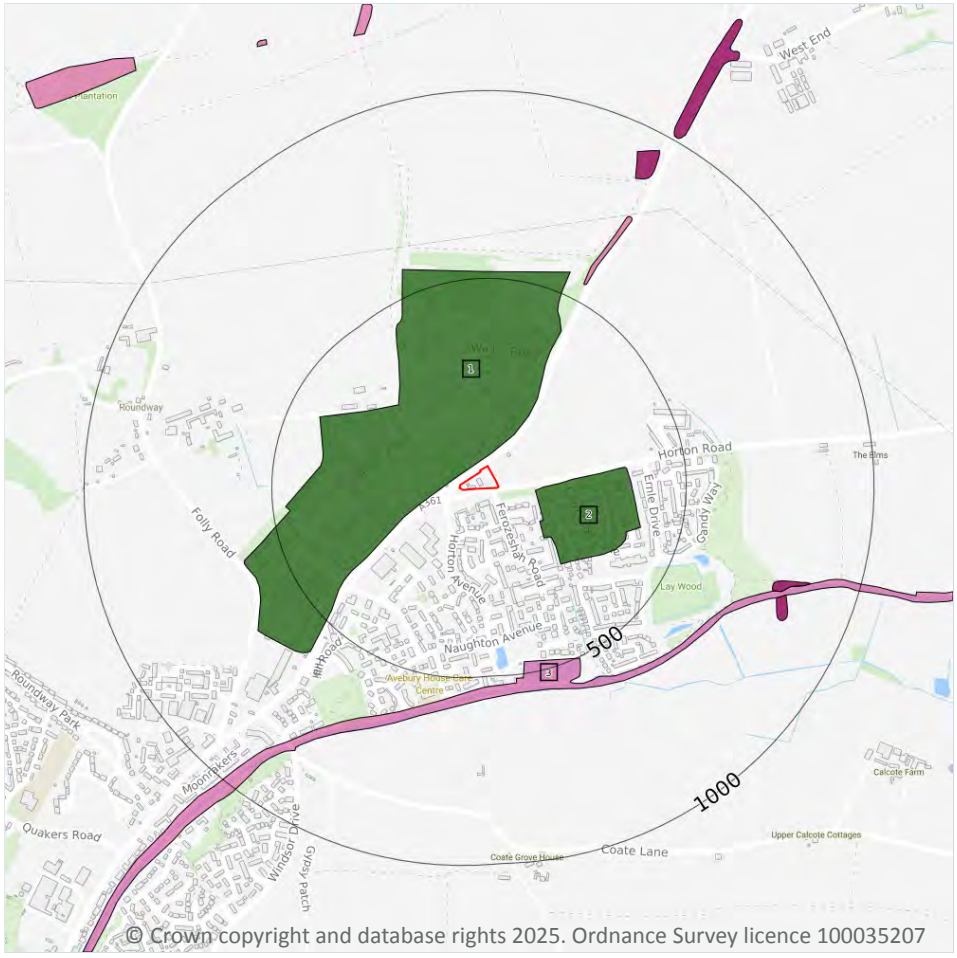
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 80 >**

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

This data is sourced from the British Geological Survey.

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



Site Outline

Search buffers in metres (m)

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

15.2 Artificial and made ground (50k)

Records within 500m	3

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

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on **page 81 >**

ID	Location	LEX Code	Description	Rock description
1	21m NW	LSGR-ARTGR	LANDSCAPED GROUND (UNDIVIDED)	ARTIFICIALLY MODIFIED GROUND
2	99m E	LSGR-ARTGR	LANDSCAPED GROUND (UNDIVIDED)	ARTIFICIALLY MODIFIED GROUND
3	468m S	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m	**1**

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

Location	Flow type	Maximum permeability	Minimum permeability
20m NW	Mixed	Very High	Low

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m **3**

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 83 >**

ID	Location	LEX Code	Description	Rock description
1	340m S	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
2	379m E	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
3	475m SE	PEAT-P	PEAT	PEAT

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

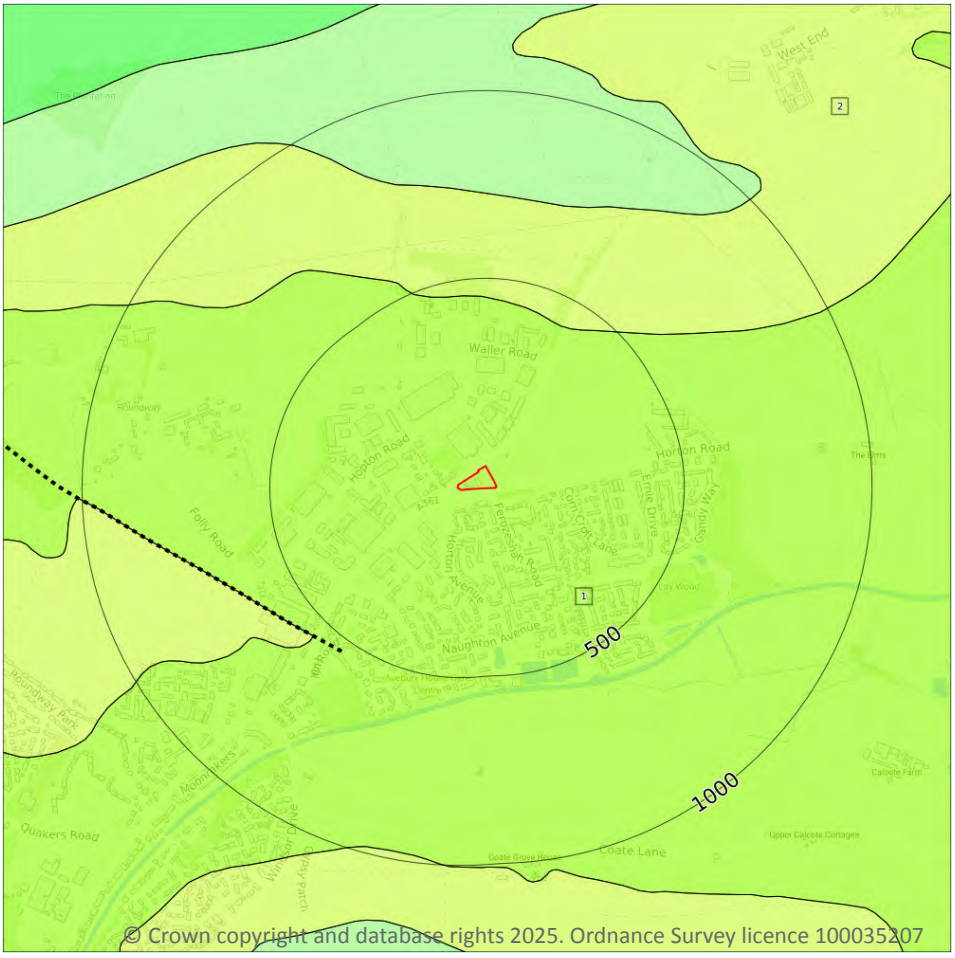
15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m	2

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 85 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**UGS-GLSST**	**UPPER GREENSAND FORMATION - SANDSTONE, GLAUCONITIC**	**ALBIAN**
2	424m NE	WMCH-CHLK	WEST MELBURY MARLY CHALK FORMATION - CHALK	CENOMANIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Mixed**	**High**	**High**

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

16 Boreholes

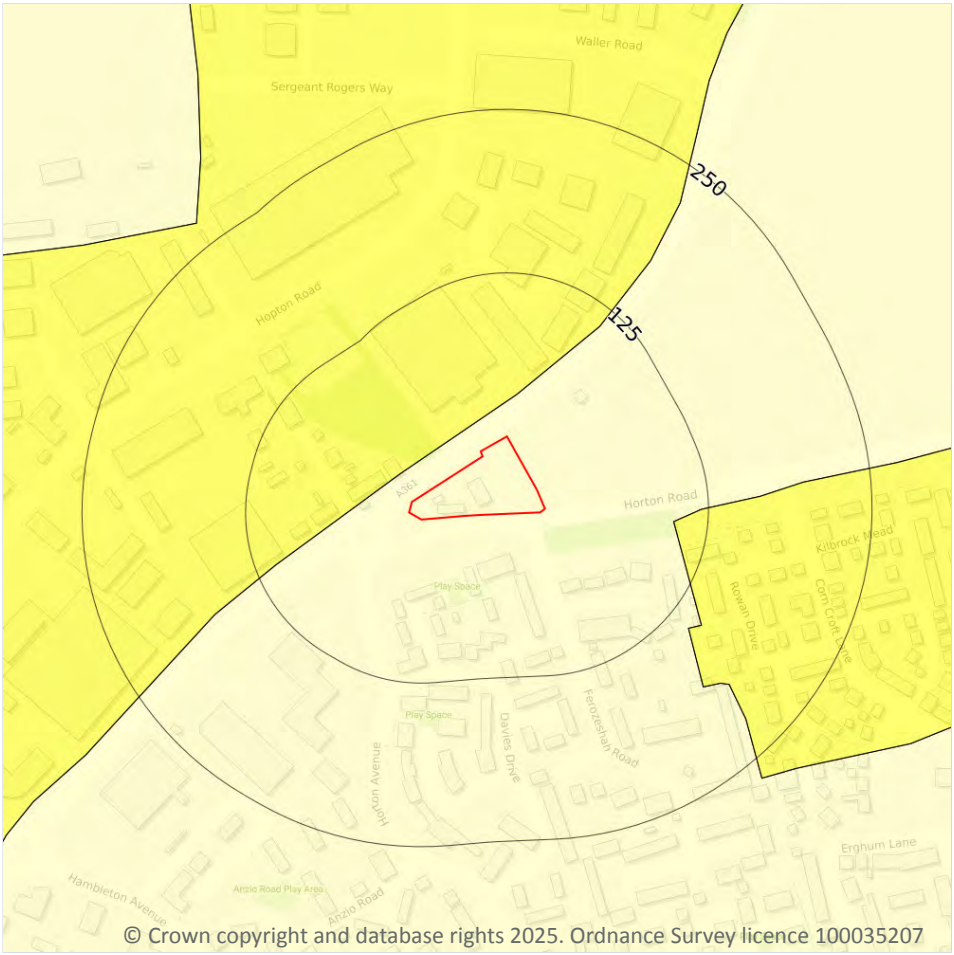
16.1 BGS Boreholes

Records within 250m	**0**

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

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.1 Shrink swell clays

Records within 50m	2

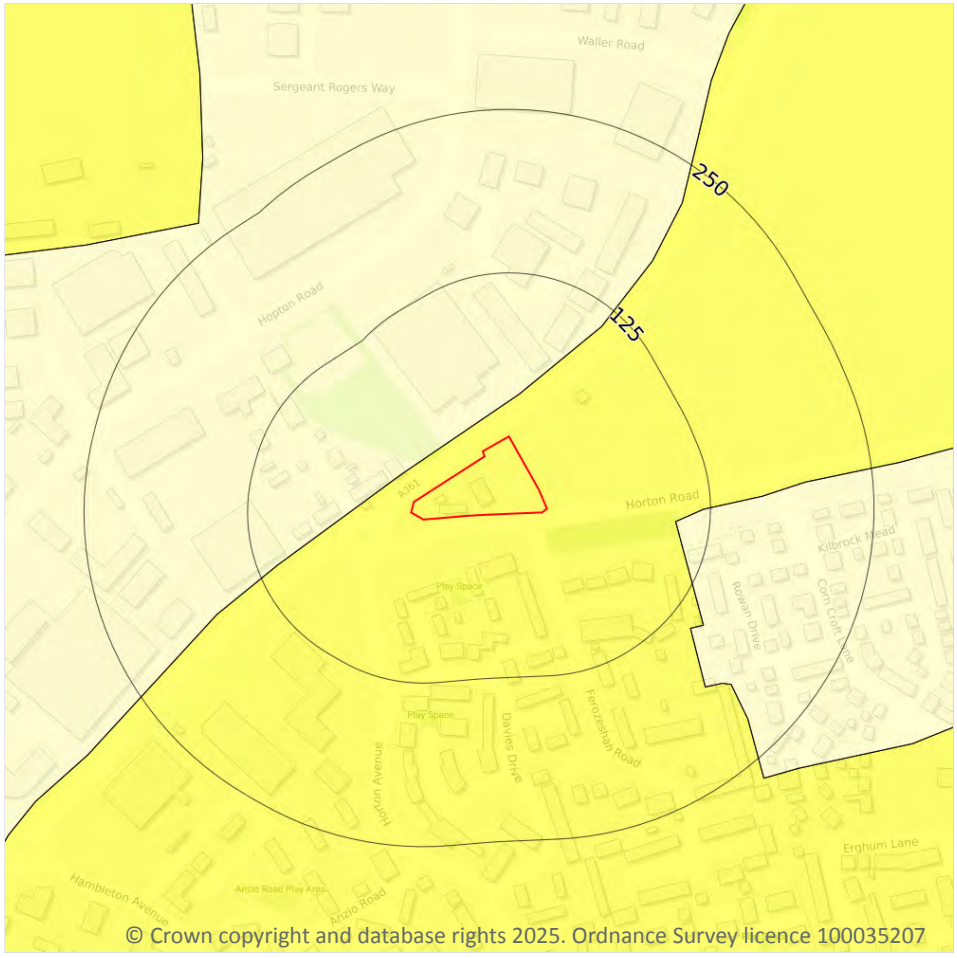
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 88 >**

Location	Hazard rating	Details
On site	**Negligible**	**Ground conditions predominantly non-plastic.**
21m NW	Very low	Ground conditions predominantly low plasticity.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.2 Running sands

Records within 50m	2

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

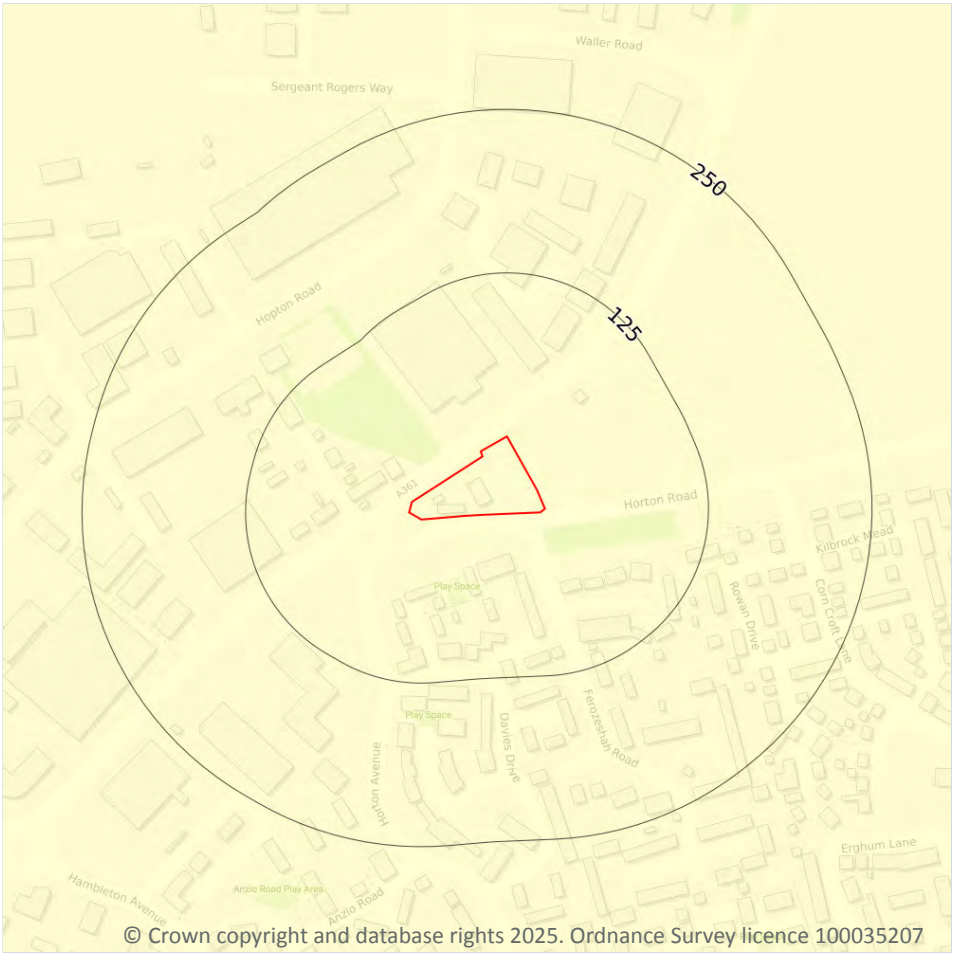
Features are displayed on the Natural ground subsidence - Running sands map on **page 89 >**

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

Location	Hazard rating	Details
21m NW	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.3 Compressible deposits

Records within 50m	1

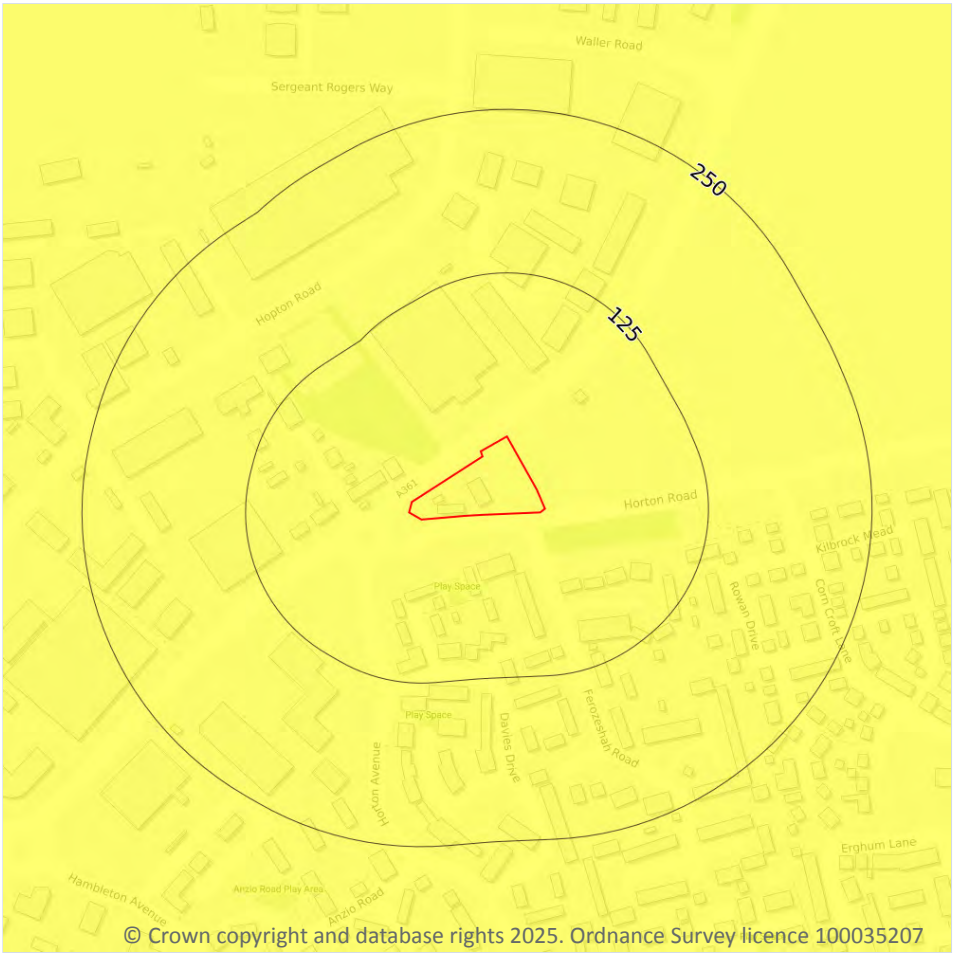
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 91 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.4 Collapsible deposits

Records within 50m	1

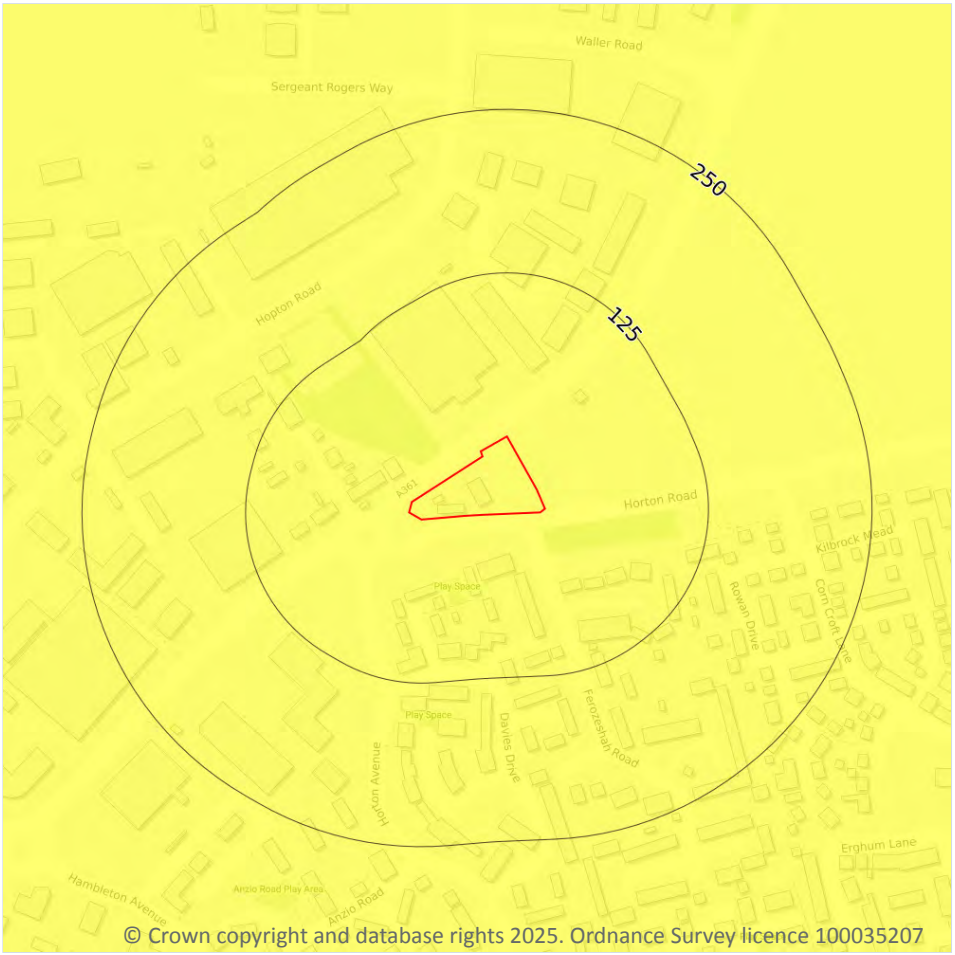
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 92 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.5 Landslides

Records within 50m	1

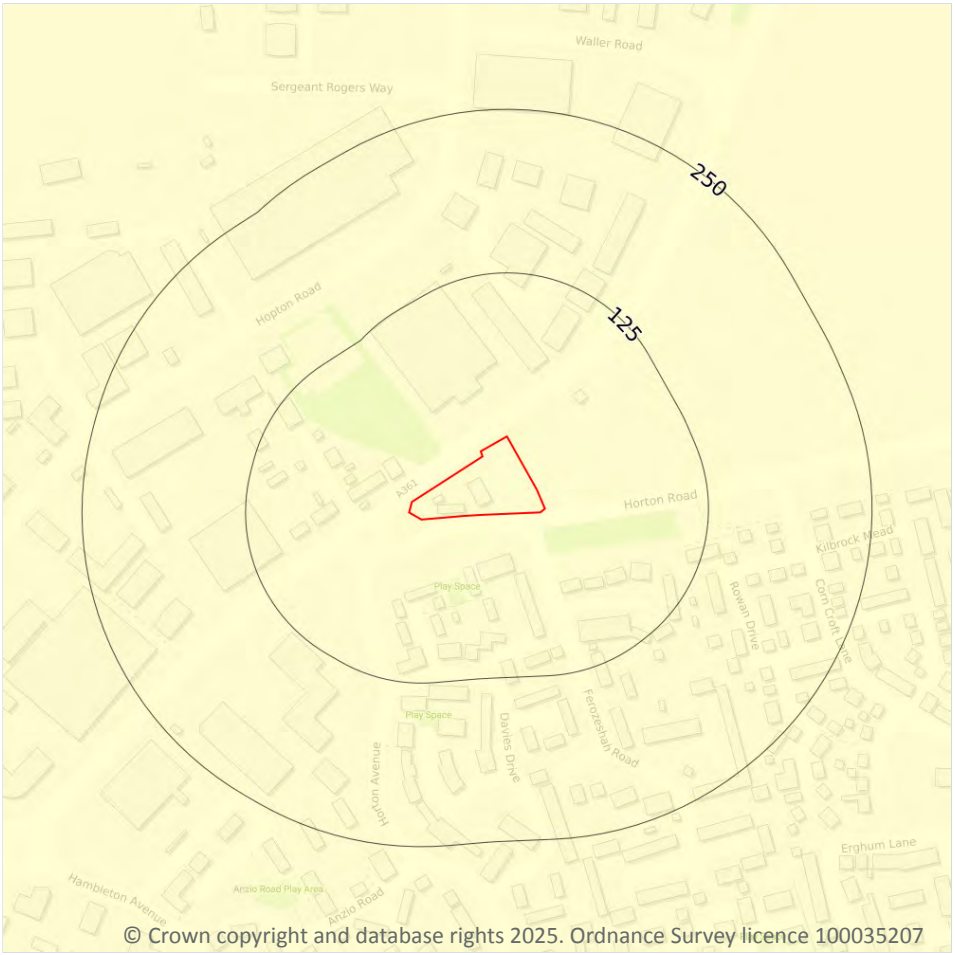
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 93 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.6 Ground dissolution of soluble rocks

Records within 50m	1

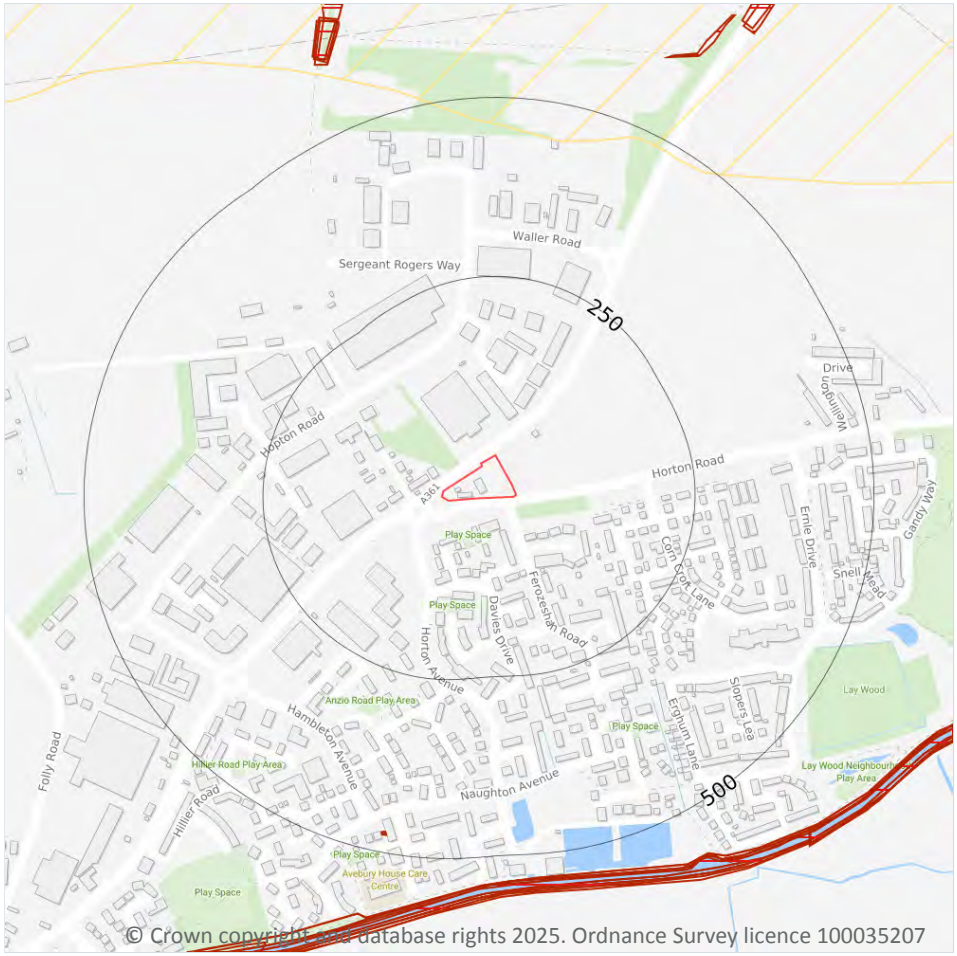
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 94 >**

Location	Hazard rating	Details
On site	**Negligible**	**Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.**

This data is sourced from the British Geological Survey.

18 Mining and ground workings



Site Outline

Search buffers in metres (m)

- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining

Non Coal Mining

- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	0

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	2

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

Features are displayed on the Mining and ground workings map on **page 96 >**

ID	Location	Name	Commodity	Class	Likelihood
1	448m N	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	975m S	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	**0**

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	**0**

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	**0**

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

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

This data is sourced from Groundsure.

19.4 Historical incidents

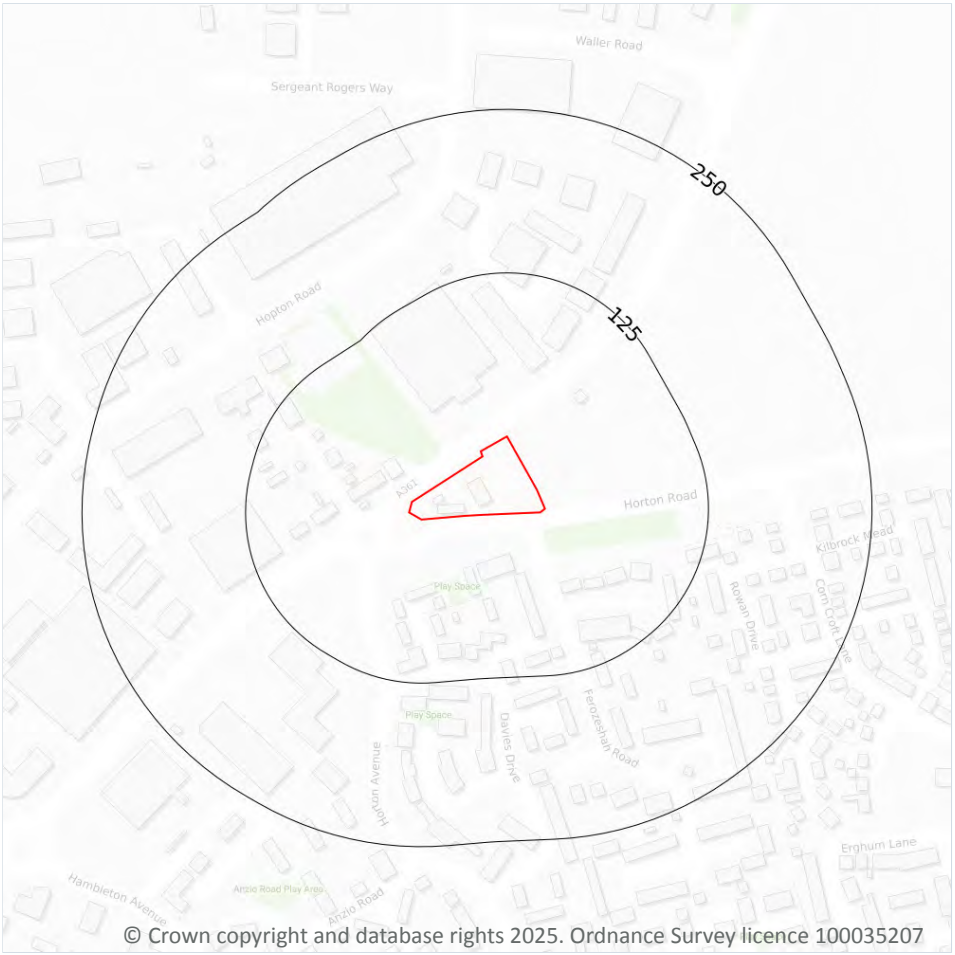
Records within 500m	0

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

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

This data is sourced from Groundsure.

20 Radon



Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

20.1 Radon

Records on site	1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on **page 103 >**

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

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

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	2

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km^2. In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km^2; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
15m S	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km^2).

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km^2.

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	0

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m	0

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

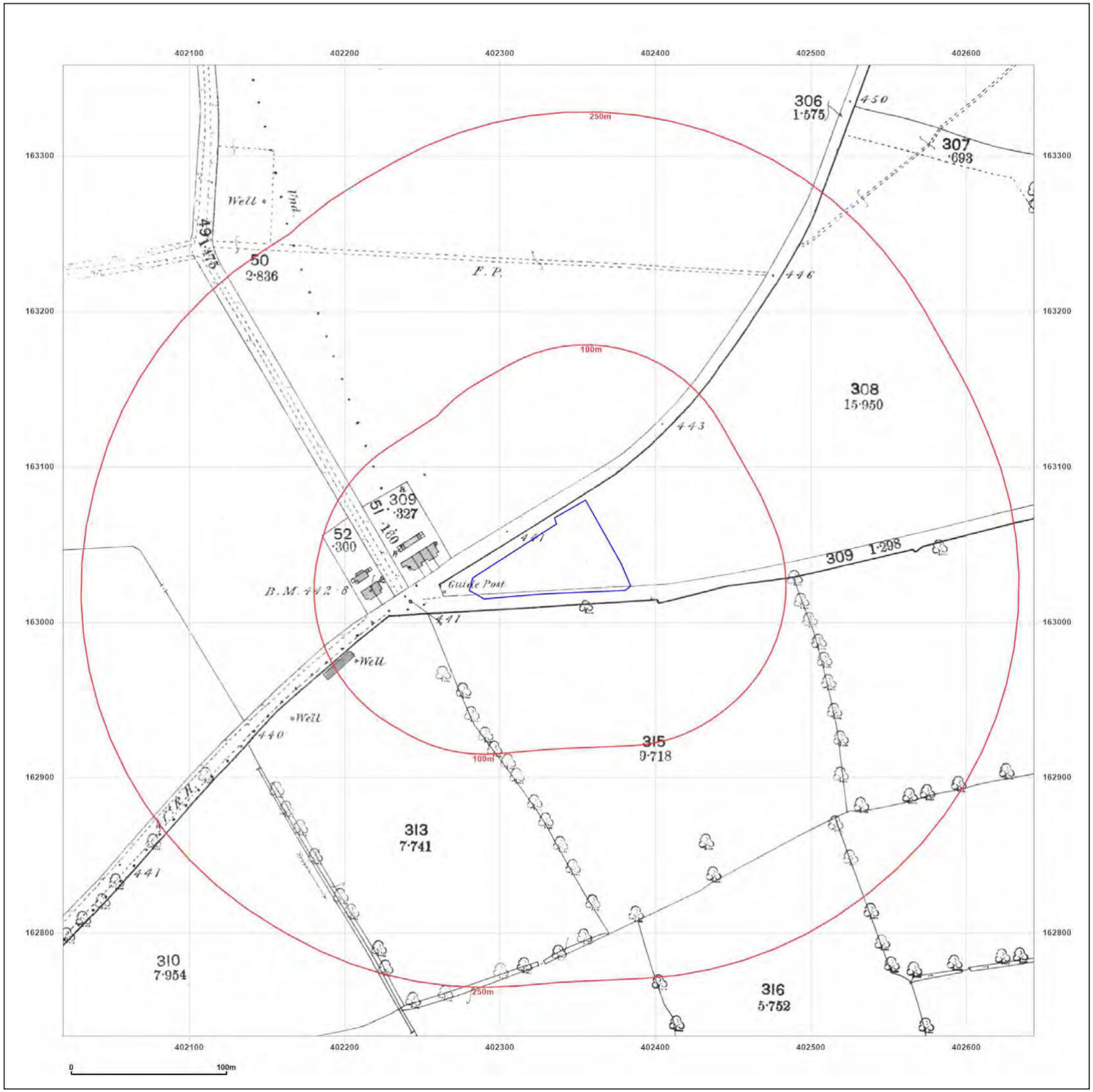
This data is sourced from HS2 ltd.

Data providers

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

Terms and conditions

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



Groundsure INSIGHTS

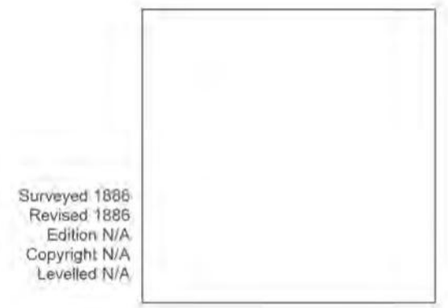
Site Details:

HORTON ROAD, DEVIZES,
WILTSHIRE, SN10 2GJ

Client Ref: 25.08.007
Report Ref: GS-TWW-7CW-V7M-RV6
Grid Ref: 402331, 163046

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

N
W E
S



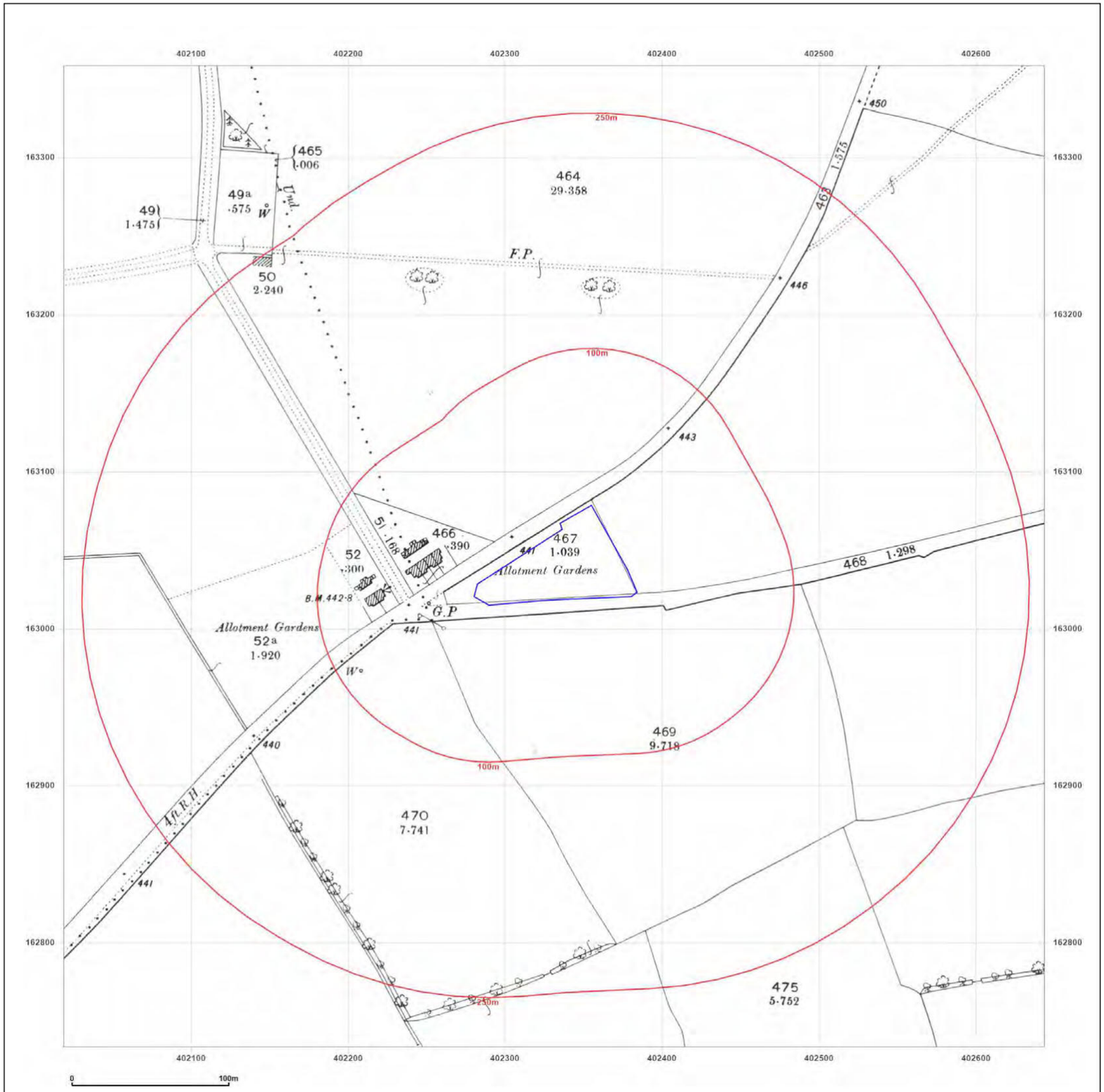
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 22 August 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

Site Details:

HORTON ROAD, DEVIZES,
WILTSHIRE, SN10 2GJ

Client Ref: 25.08.007
Report Ref: GS-TWW-7CW-V7M-RV6
Grid Ref: 402331, 163046

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

N
W E
S

Surveyed 1900
Revised 1900
Edition N/A
Copyright N/A
Levelled N/A

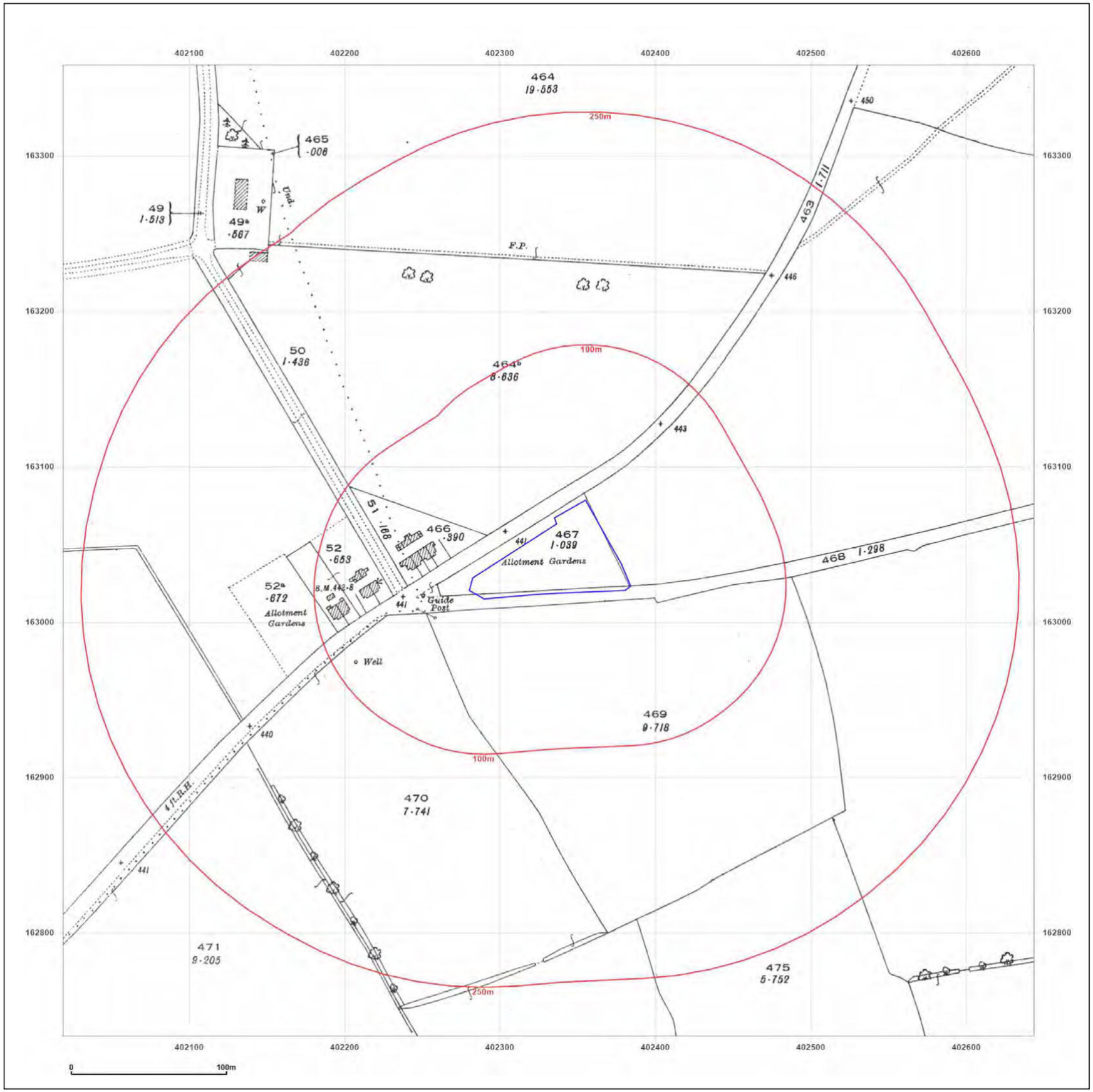
Powered by

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 22 August 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

Site Details:

HORTON ROAD, DEVIZES,
WILTSHIRE, SN10 2GJ

Client Ref: 25.08.007
Report Ref: GS-TWW-7CW-V7M-RV6
Grid Ref: 402331, 163046

Map Name: County Series
Map date: **1924**
Scale: 1:2,500
Printed at: 1:2,500

N
W E
S

Surveyed 1924
Revised 1924
Edition N/A
Copyright N/A
Levelled N/A

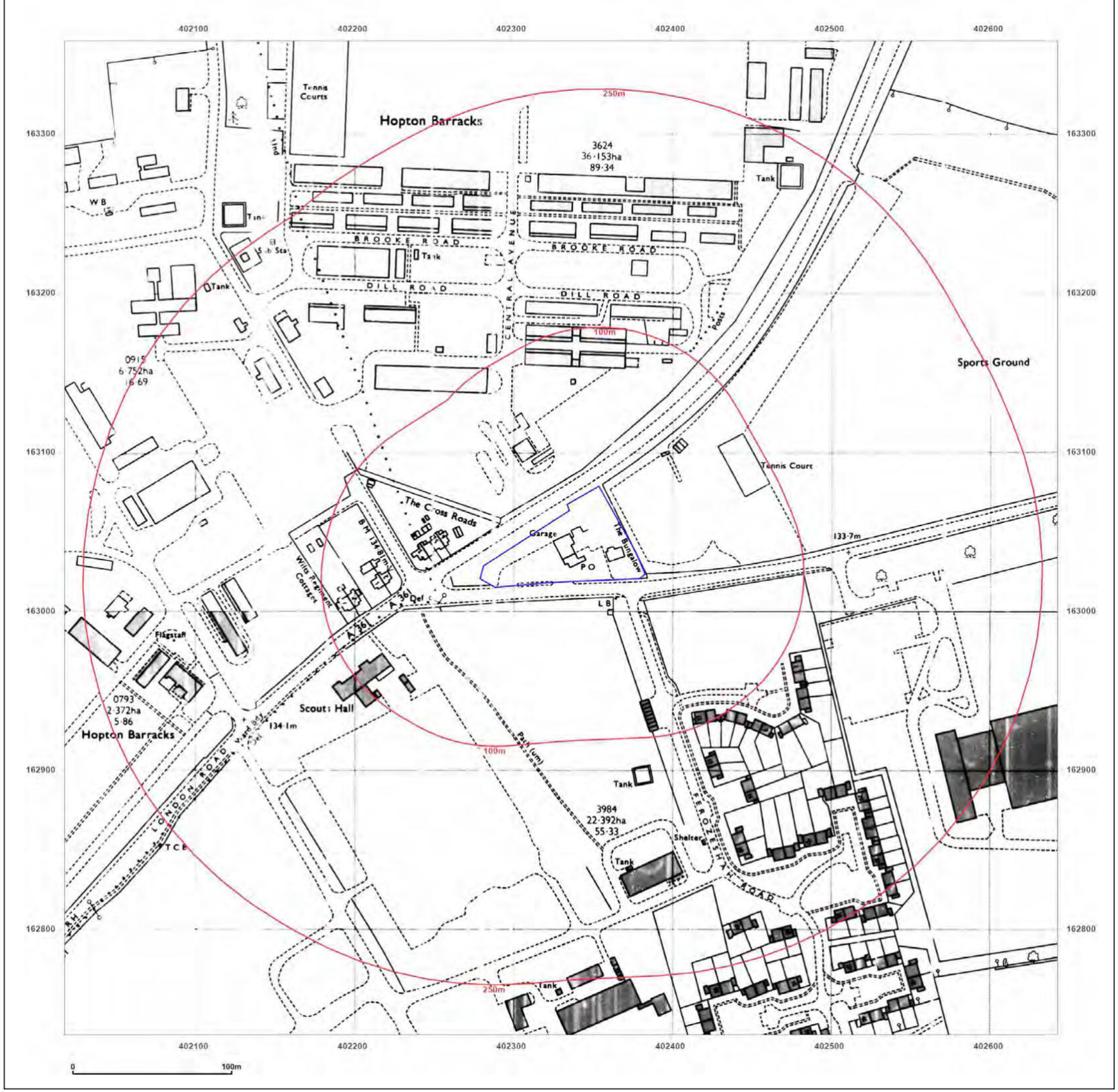
Powered by

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 22 August 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

Site Details:

HORTON ROAD, DEVIZES,
WILTSHIRE, SN10 2GJ

Client Ref: 25.08.007
Report Ref: GS-TWW-7CW-V7M-RV6
Grid Ref: 402331, 163046

Map Name: National Grid
Map date: **1976**
Scale: 1:2,500
Printed at: 1:2,500

N
W E
S

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

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

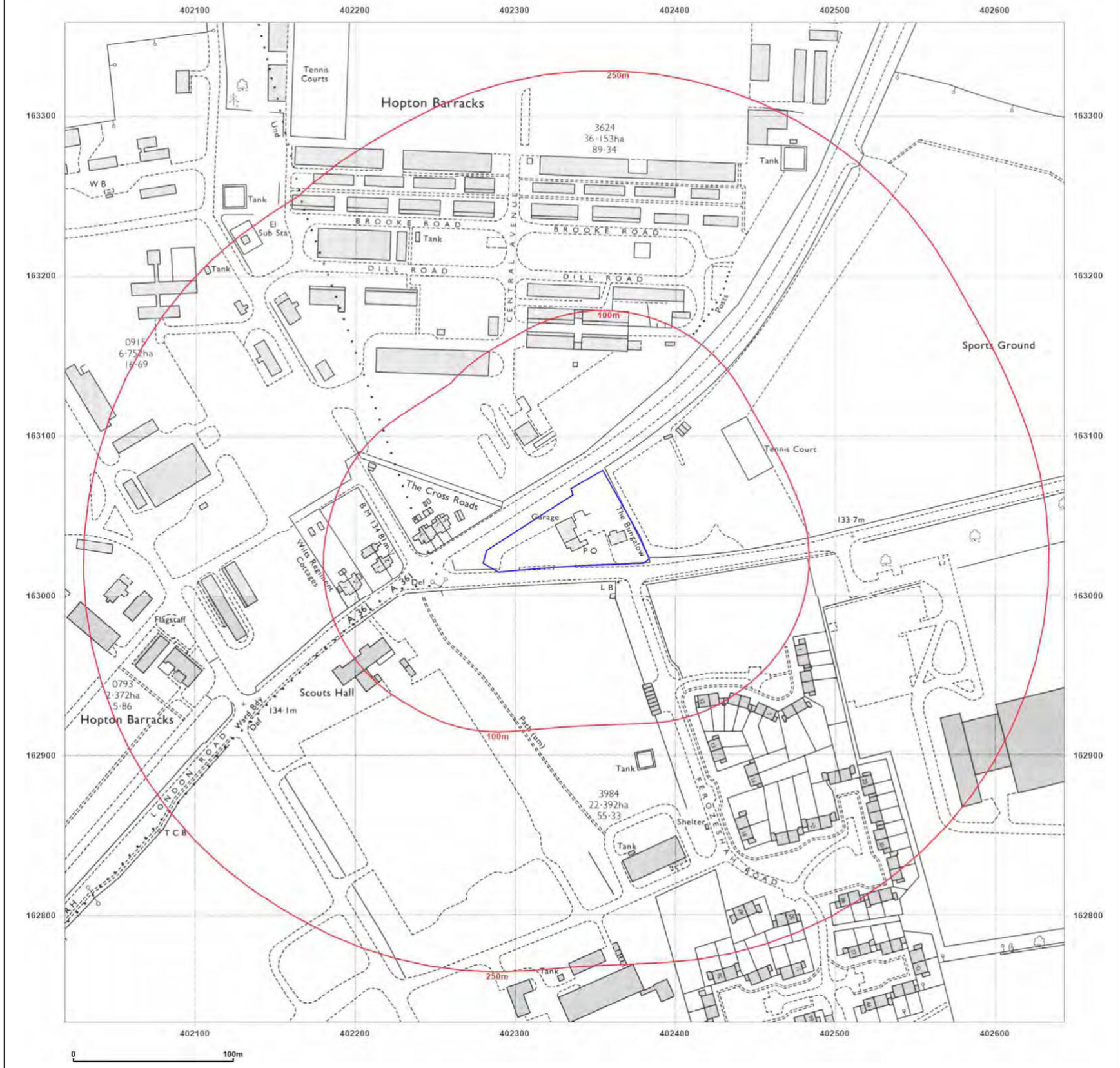
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 22 August 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

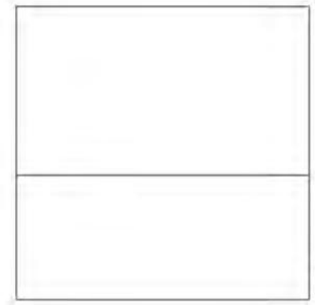
Site Details:

HORTON ROAD, DEVIZES,
WILTSHIRE, SN10 2GJ

Client Ref: 25.08.007
Report Ref: GS-TWW-7CW-V7M-RV6
Grid Ref: 402331, 163046

Map Name: National Grid
Map date: **1976**
Scale: 1:2,500
Printed at: 1:2,500

N
W E
S



Powered by

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 22 August 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

Site Details:

HORTON ROAD, DEVIZES,
WILTSHIRE, SN10 2GJ

Client Ref: 25.08.007
Report Ref: GS-TWW-7CW-V7M-RV6
Grid Ref: 402331, 163046

Map Name: National Grid
Map date: **1988-1990**
Scale: 1:2,500
Printed at: 1:2,500

N
W E
S

Surveyed 1957
Revised 1988
Edition N/A
Copyright 1988
Levelled 1957

Surveyed 1957
Revised 1990
Edition N/A
Copyright 1990
Levelled 1957

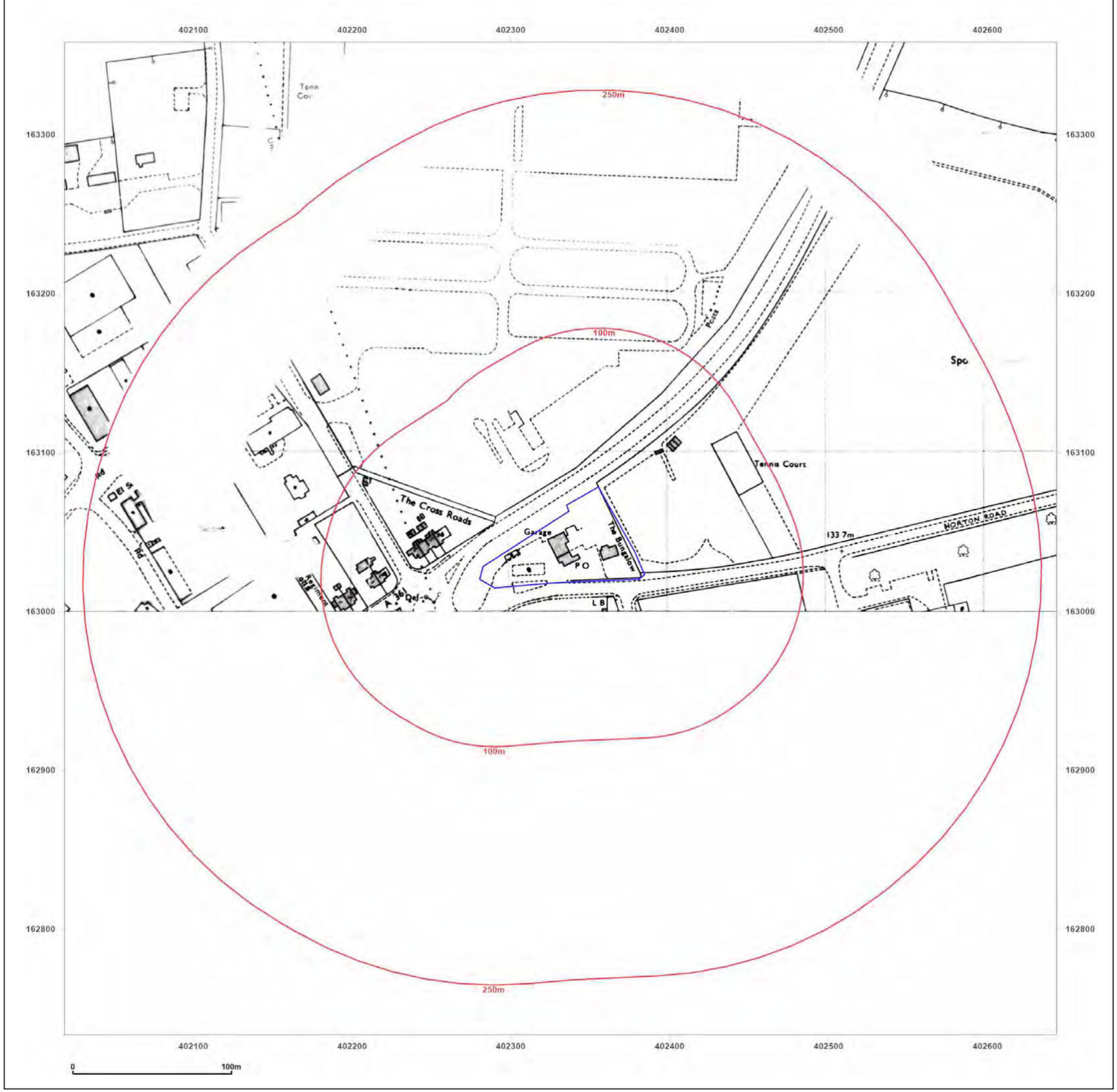
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 22 August 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

HORTON ROAD, DEVIZES,
WILTSHIRE, SN10 2GJ

Client Ref: 25.08.007
Report Ref: GS-TWW-7CW-V7M-RV6
Grid Ref: 402331, 163046

Map Name: National Grid

Map date: **1990**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

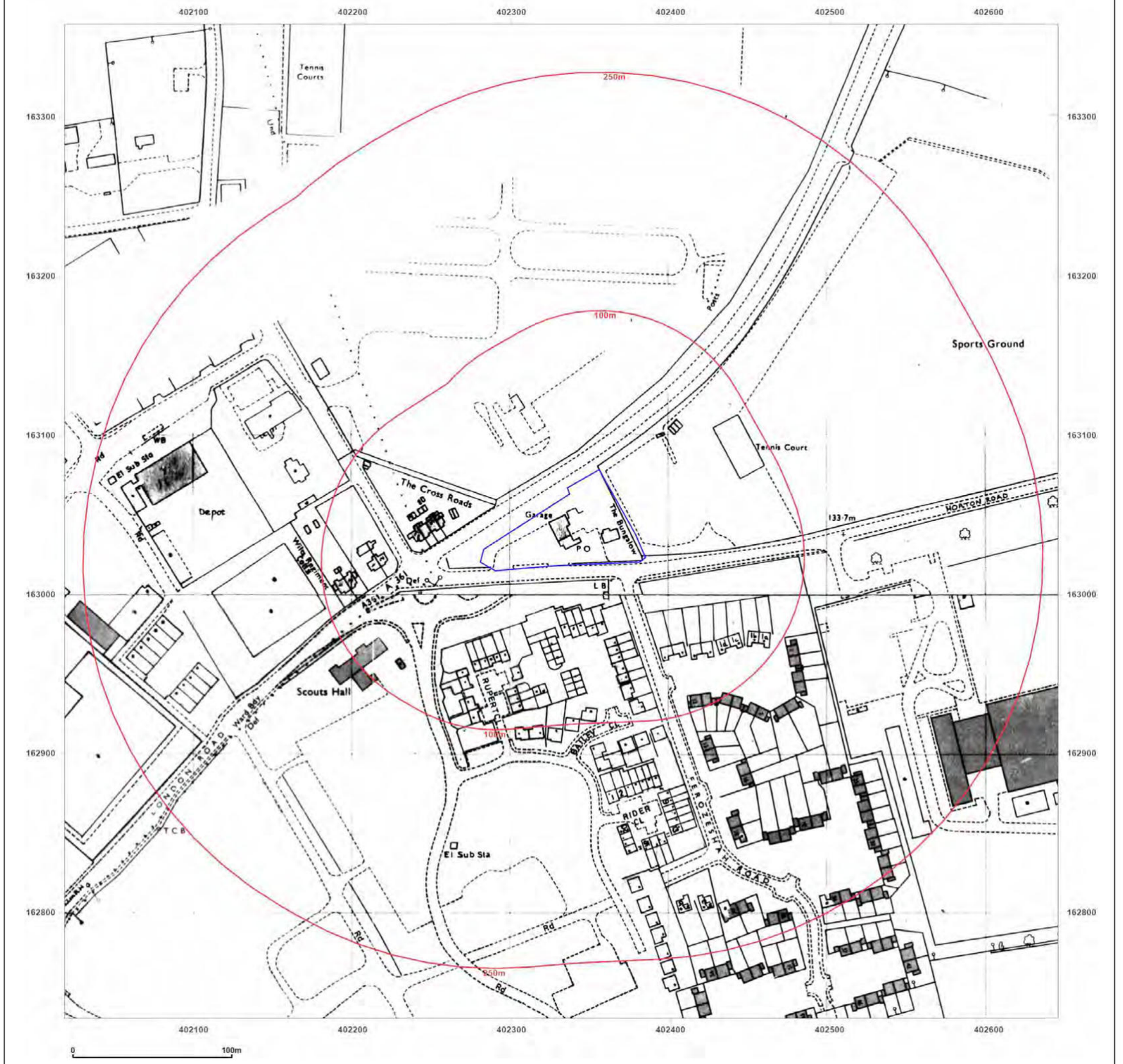
Surveyed 1957
Revised 1990
Edition N/A
Copyright 1990
Levelled 1957

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 22 August 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

Site Details:

HORTON ROAD, DEVIZES,
WILTSHIRE, SN10 2GJ

Client Ref: 25.08.007
Report Ref: GS-TWW-7CW-V7M-RV6
Grid Ref: 402331, 163046

Map Name: National Grid
Map date: **1988-1992**
Scale: 1:2,500
Printed at: 1:2,500

N
W E
S

Surveyed 1957
Revised 1988
Edition N/A
Copyright 1988
Levelled 1957

Surveyed 1957
Revised 1992
Edition N/A
Copyright 1992
Levelled 1957

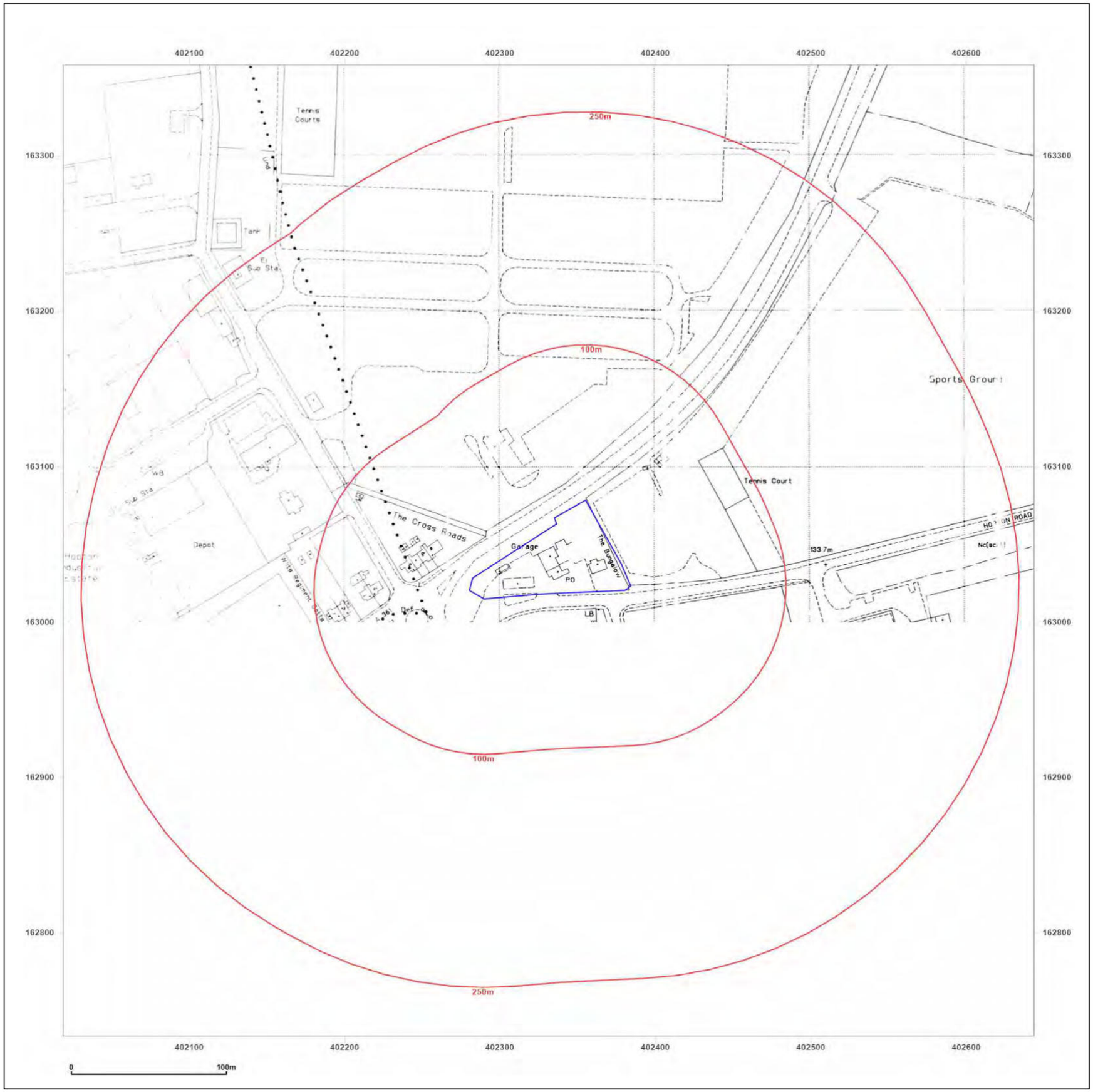
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 22 August 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

Site Details:

HORTON ROAD, DEVIZES,
WILTSHIRE, SN10 2GJ

Client Ref: 25.08.007
Report Ref: GS-TWW-7CW-V7M-RV6
Grid Ref: 402331, 163046

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

N
W E
S

Surveyed 1995
Revised N/A
Edition N/A
Copyright 1995
Levelled N/A



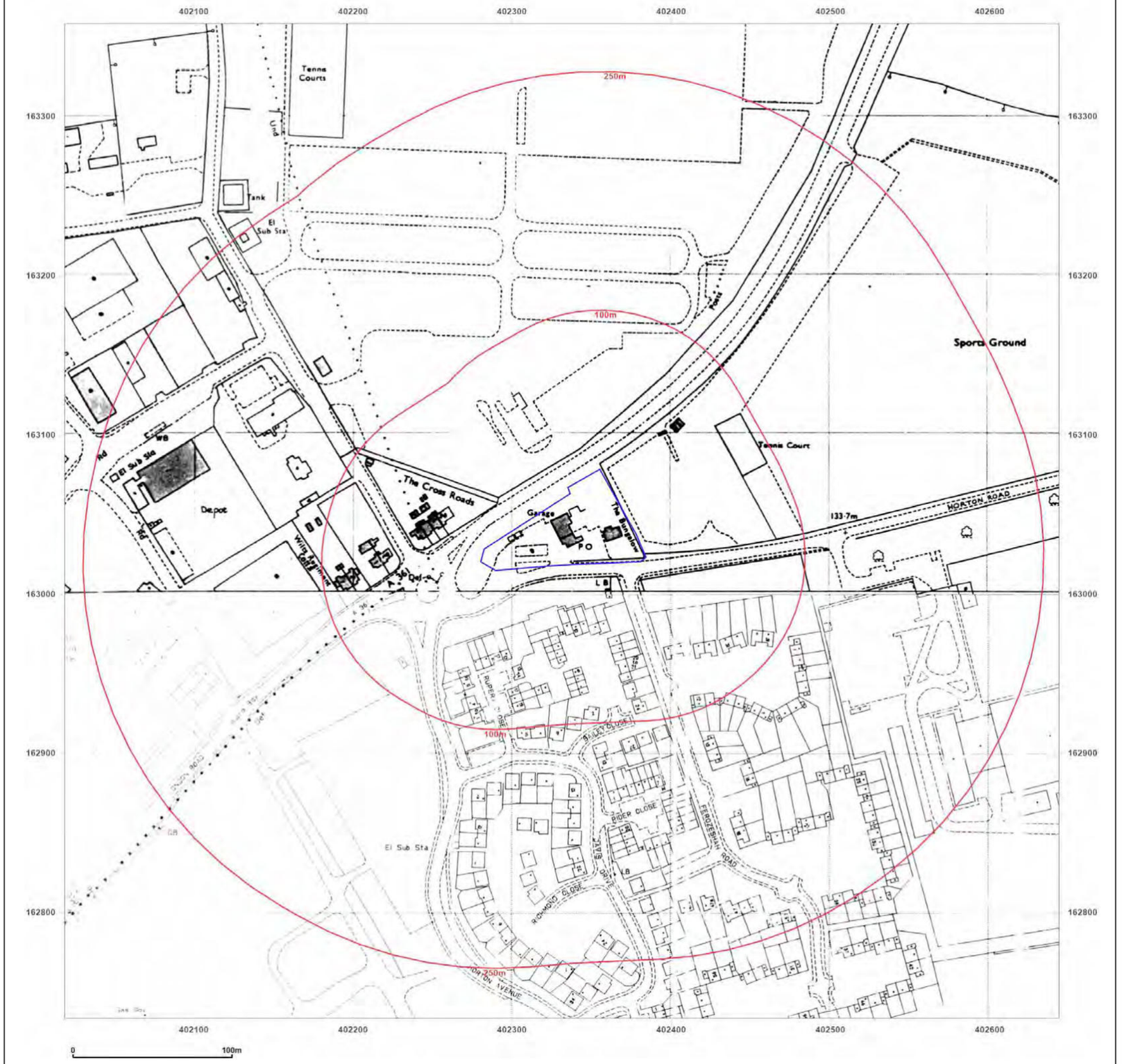
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 22 August 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

Site Details:

HORTON ROAD, DEVIZES,
WILTSHIRE, SN10 2GJ

Client Ref: 25.08.007
Report Ref: GS-TWW-7CW-V7M-RV6
Grid Ref: 402331, 163046

Map Name: National Grid
Map date: **1990-1995**
Scale: 1:2,500
Printed at: 1:2,500

N
W E
S

Surveyed 1957
Revised 1990
Edition N/A
Copyright 1990
Levelled 1957

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1995
Levelled N/A

Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 22 August 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

Site Details:

HORTON ROAD, DEVIZES,
WILTSHIRE, SN10 2GJ

Client Ref: 25.08.007
Report Ref: GS-TWW-7CW-V7M-RV6
Grid Ref: 402331, 163046

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

N
W E
S



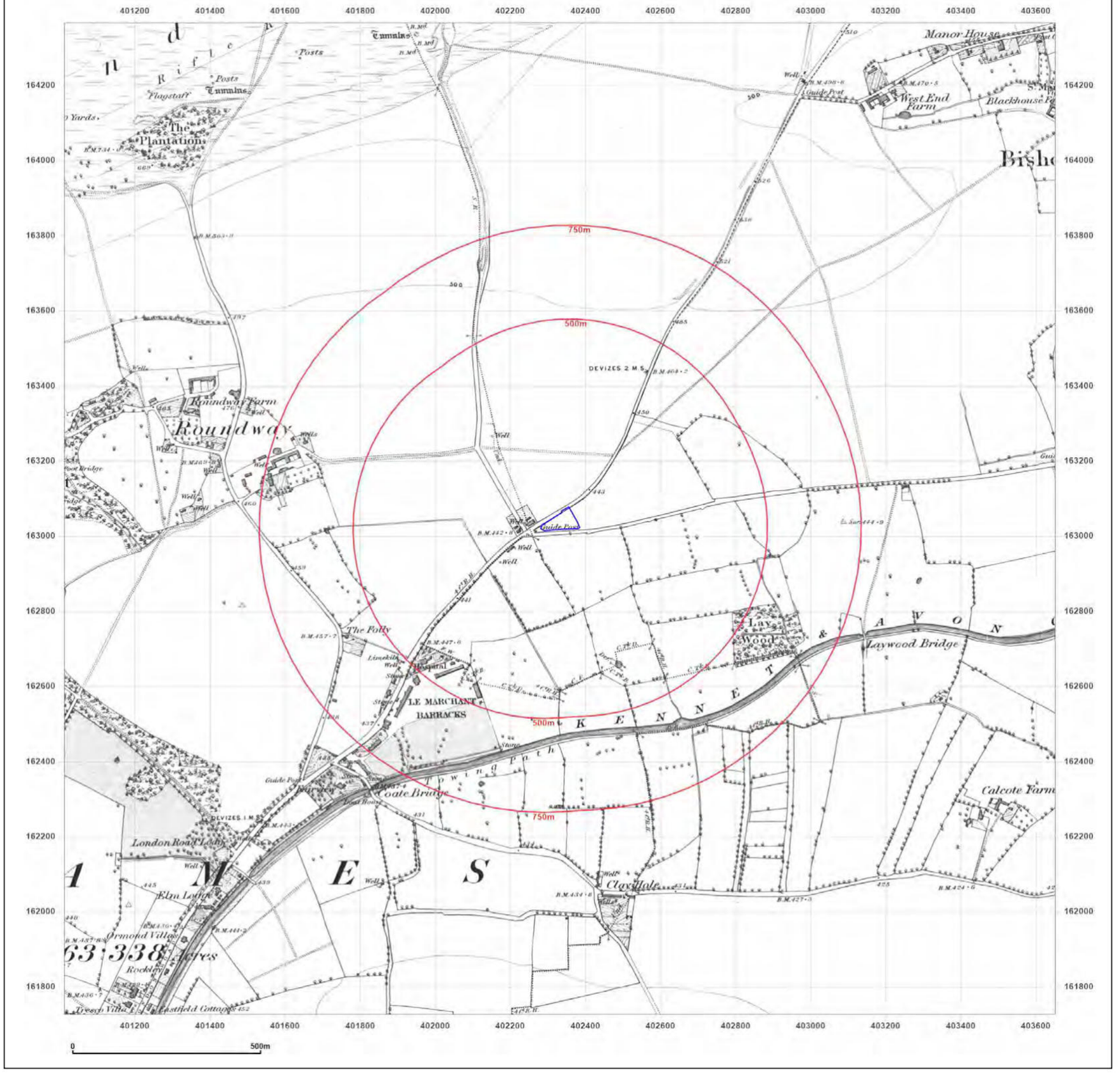
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 22 August 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

Site Details:

HORTON ROAD, DEVIZES,
WILTSHIRE, SN10 2GJ

Client Ref: 25.08.007
Report Ref: GS-TWW-7CW-V7M-RV6
Grid Ref: 402331, 163046

Map Name: County Series

Map date: **1885**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1885
Revised 1885
Edition N/A
Copyright N/A
Levelled N/A

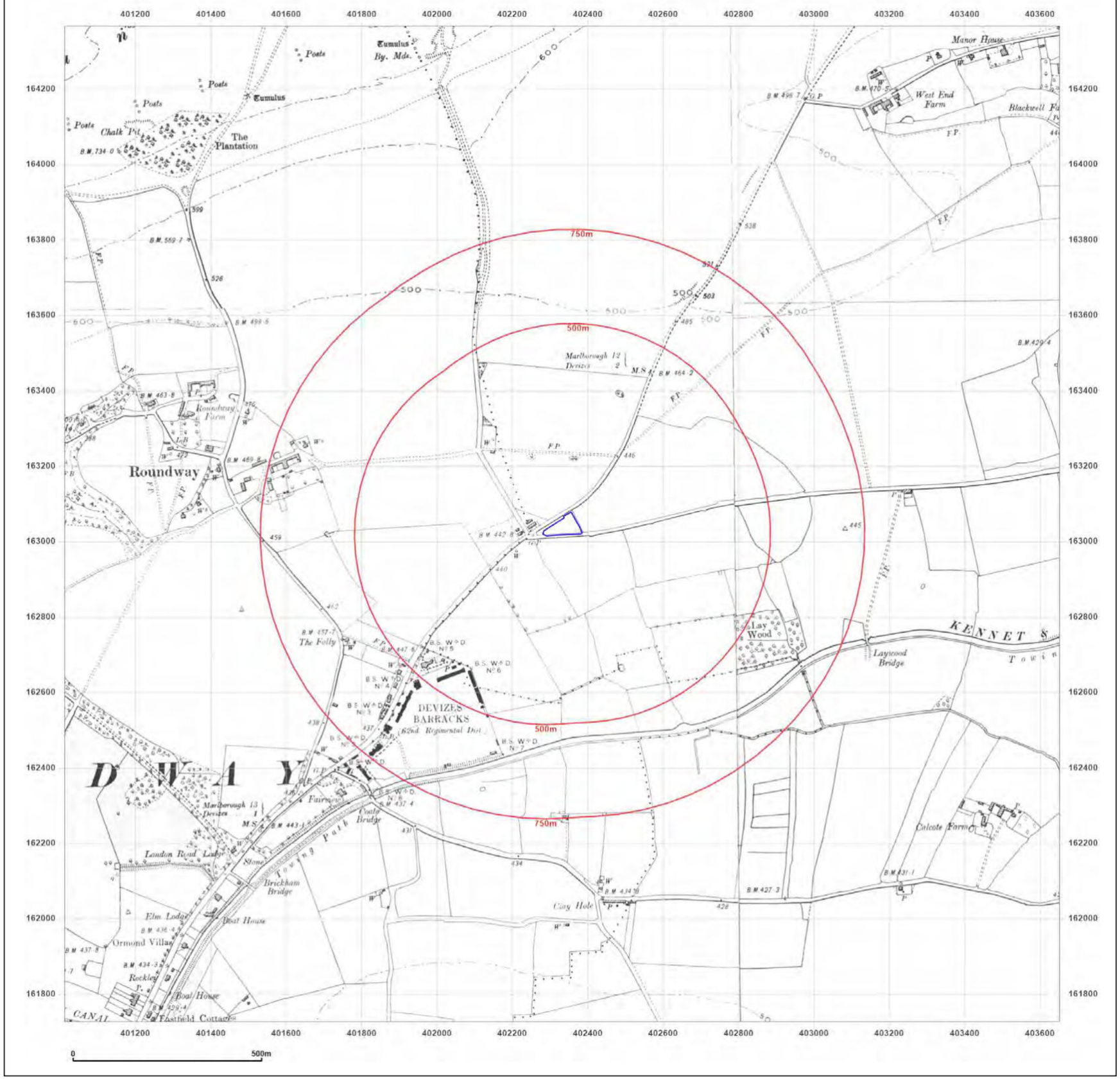
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 22 August 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

Site Details:

HORTON ROAD, DEVIZES,
WILTSHIRE, SN10 2GJ

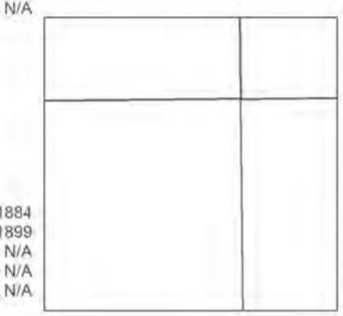
Client Ref: 25.08.007
Report Ref: GS-TWW-7CW-V7M-RV6
Grid Ref: 402331, 163046

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

N
W E
S

Surveyed 1884
Revised 1899
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1884
Revised 1899
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1884
Revised 1899
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1884
Revised 1899
Edition N/A
Copyright N/A
Levelled N/A

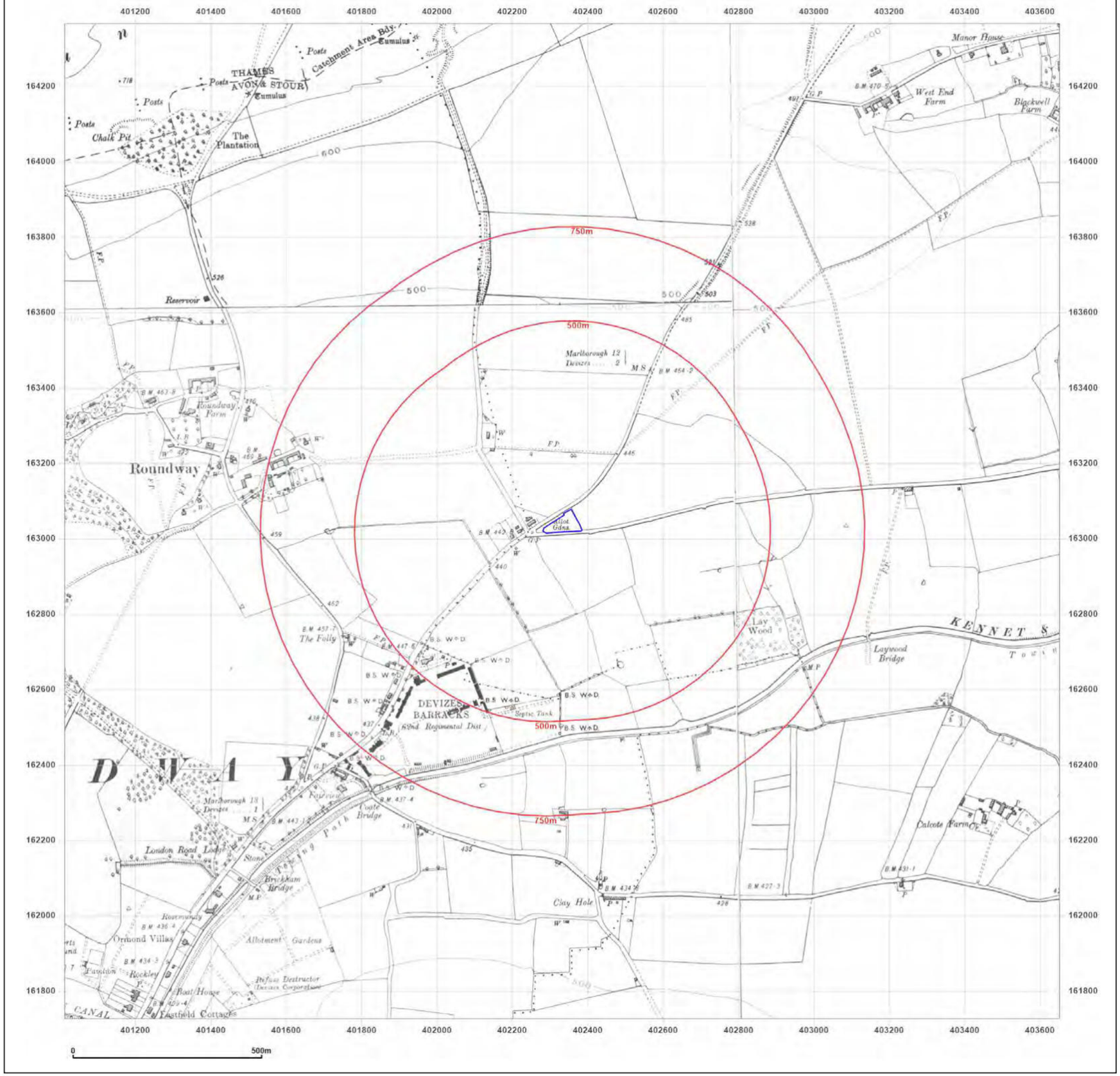
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 22 August 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

Site Details:

HORTON ROAD, DEVIZES,
WILTSHIRE, SN10 2GJ

Client Ref: 25.08.007
Report Ref: GS-TWW-7CW-V7M-RV6
Grid Ref: 402331, 163046

Map Name: County Series

Map date: **1922-1926**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1884
Revised 1926
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1884
Revised 1926
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1884
Revised 1922
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1884
Revised 1926
Edition N/A
Copyright N/A
Levelled N/A

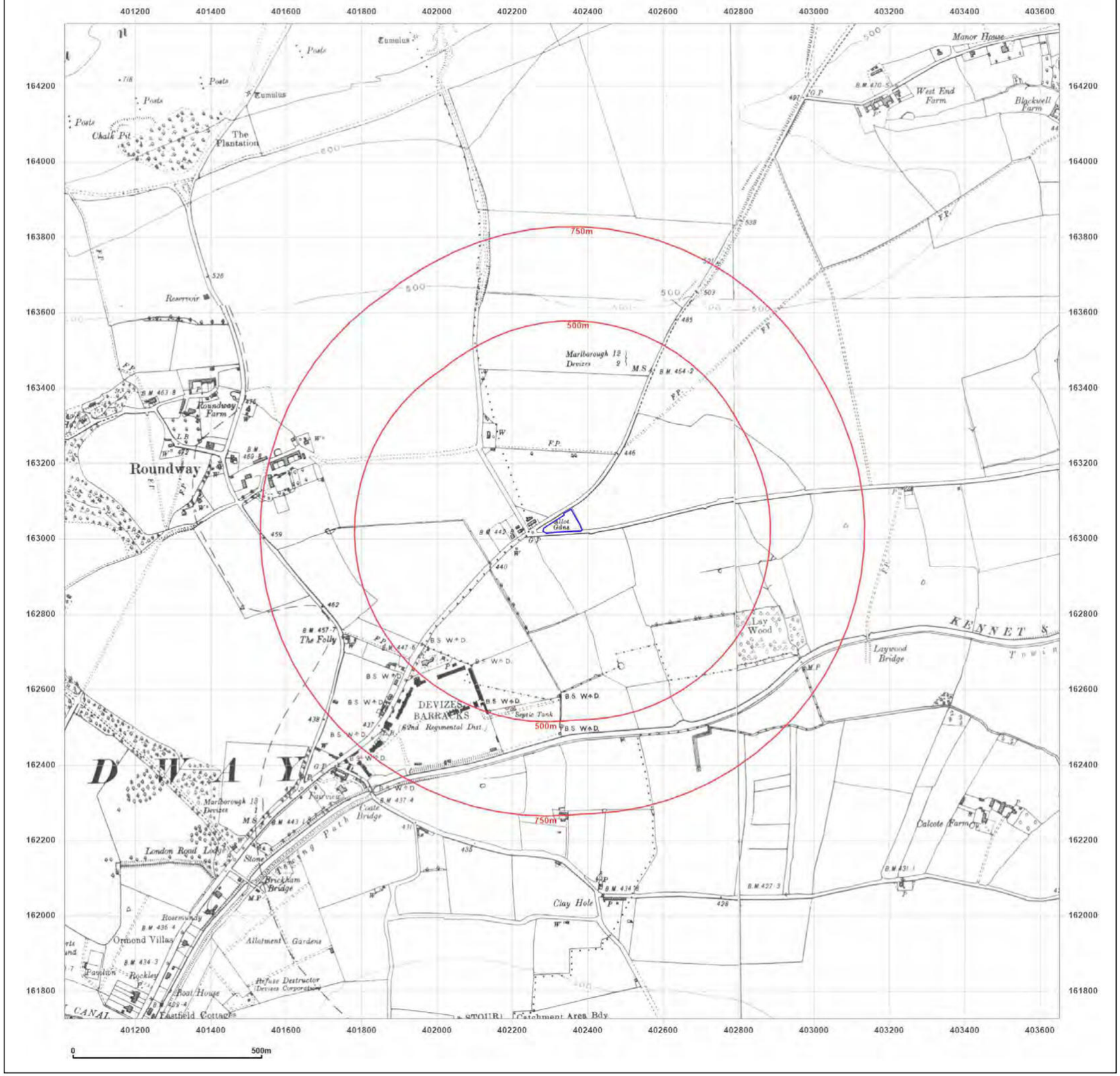
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 22 August 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure
INSIGHTS

Site Details:

HORTON ROAD, DEVIZES,
WILTSHIRE, SN10 2GJ

Client Ref: 25.08.007
Report Ref: GS-TWW-7CW-V7M-RV6
Grid Ref: 402331, 163046

Map Name: County Series

Map date: **1922-1926**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1884
Revised 1926
Edition 1926
Copyright N/A
Levelled N/A

Surveyed 1884
Revised 1926
Edition 1926
Copyright N/A
Levelled N/A

Surveyed 1884
Revised 1922
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1884
Revised 1926
Edition 1926
Copyright N/A
Levelled N/A

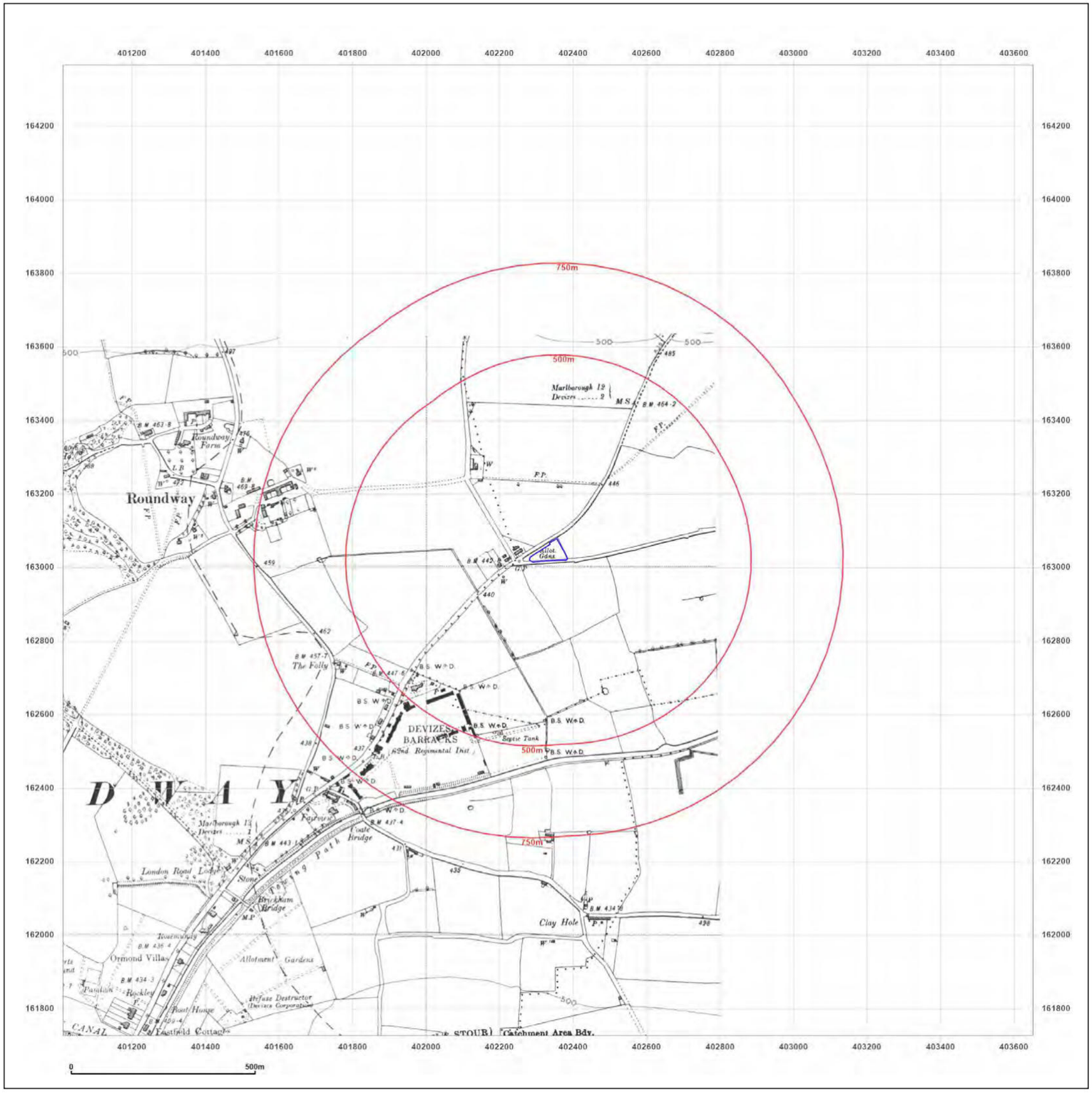
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 22 August 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

Site Details:

HORTON ROAD, DEVIZES,
WILTSHIRE, SN10 2GJ

Client Ref: 25.08.007
Report Ref: GS-TWW-7CW-V7M-RV6
Grid Ref: 402331, 163046

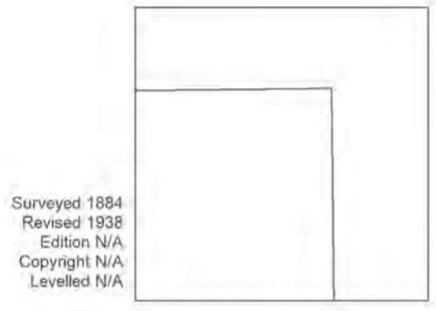
Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S



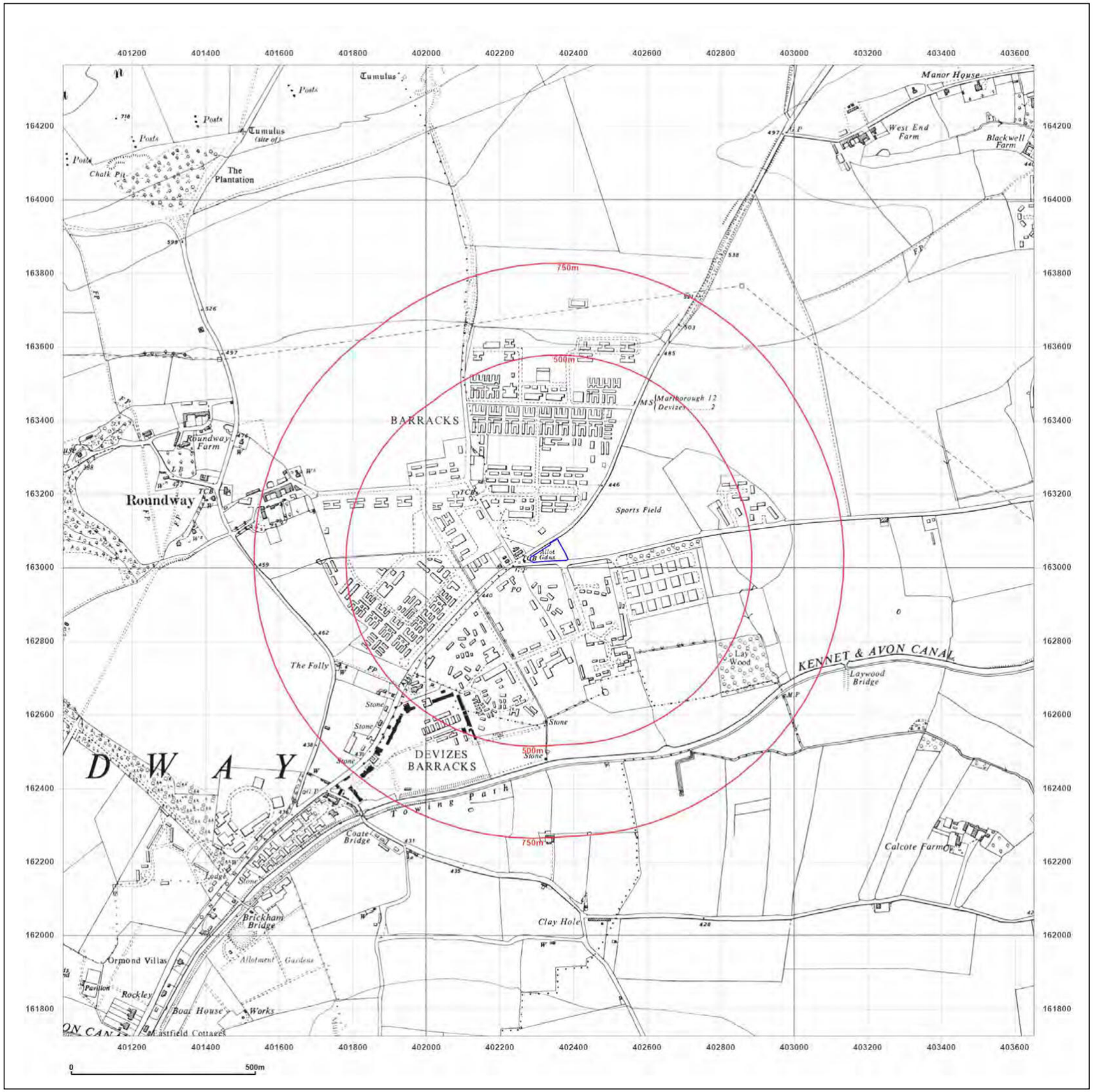
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 22 August 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

Site Details:

HORTON ROAD, DEVIZES,
WILTSHIRE, SN10 2GJ

Client Ref: 25.08.007
Report Ref: GS-TWW-7CW-V7M-RV6
Grid Ref: 402331, 163046

Map Name: Provisional
Map date: **1961**
Scale: 1:10,560
Printed at: 1:10,560

N
W E
S

Surveyed 1956
Revised 1956
Edition N/A
Copyright 1961
Levelled N/A

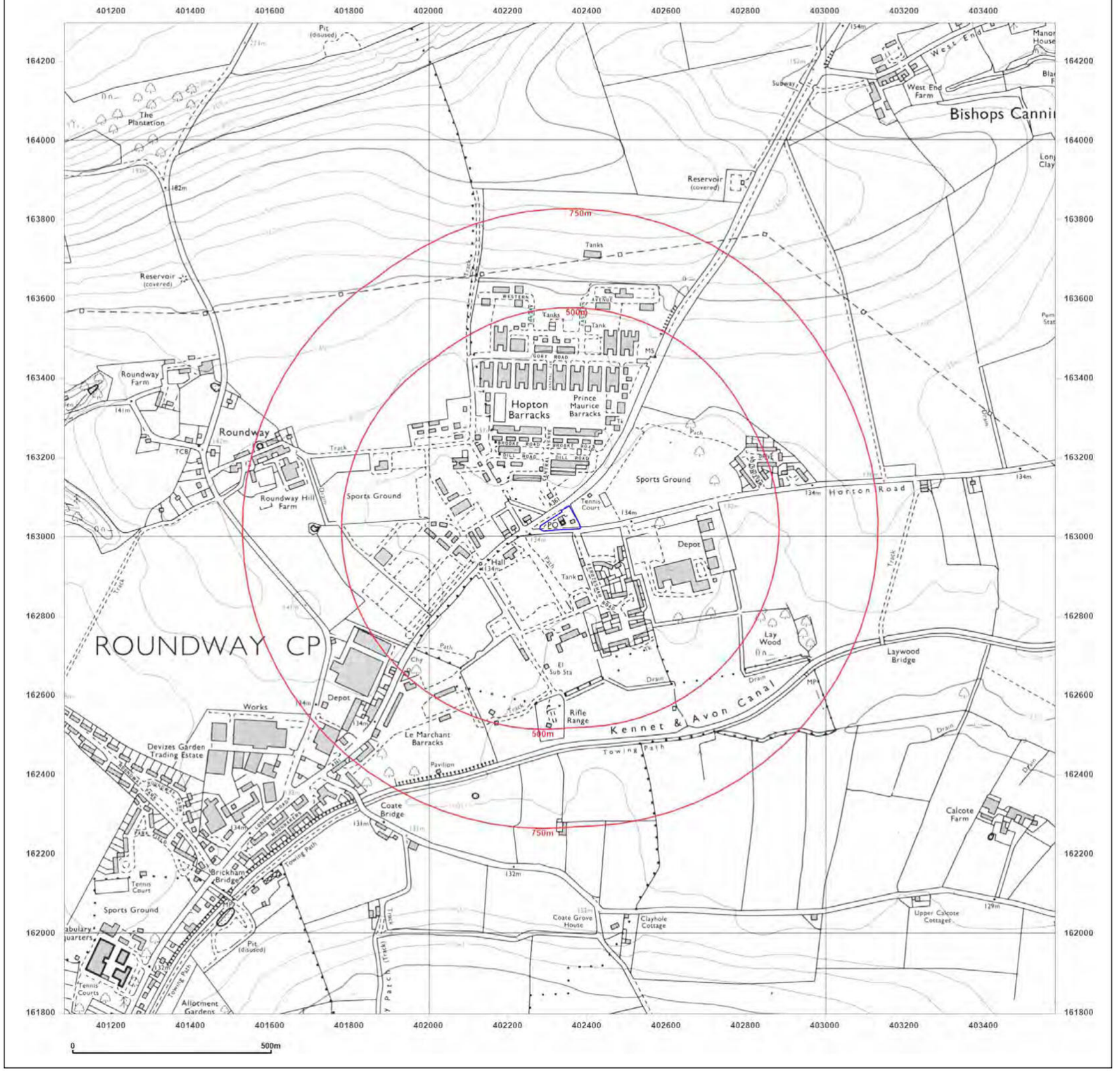
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 22 August 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

Site Details:

HORTON ROAD, DEVIZES,
WILTSHIRE, SN10 2GJ

Client Ref: 25.08.007
Report Ref: GS-TWW-7CW-V7M-RV6
Grid Ref: 402331, 163046

Map Name: National Grid

Map date: **1981**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

Surveyed 1974
Revised 1981
Edition N/A
Copyright N/A
Levelled N/A

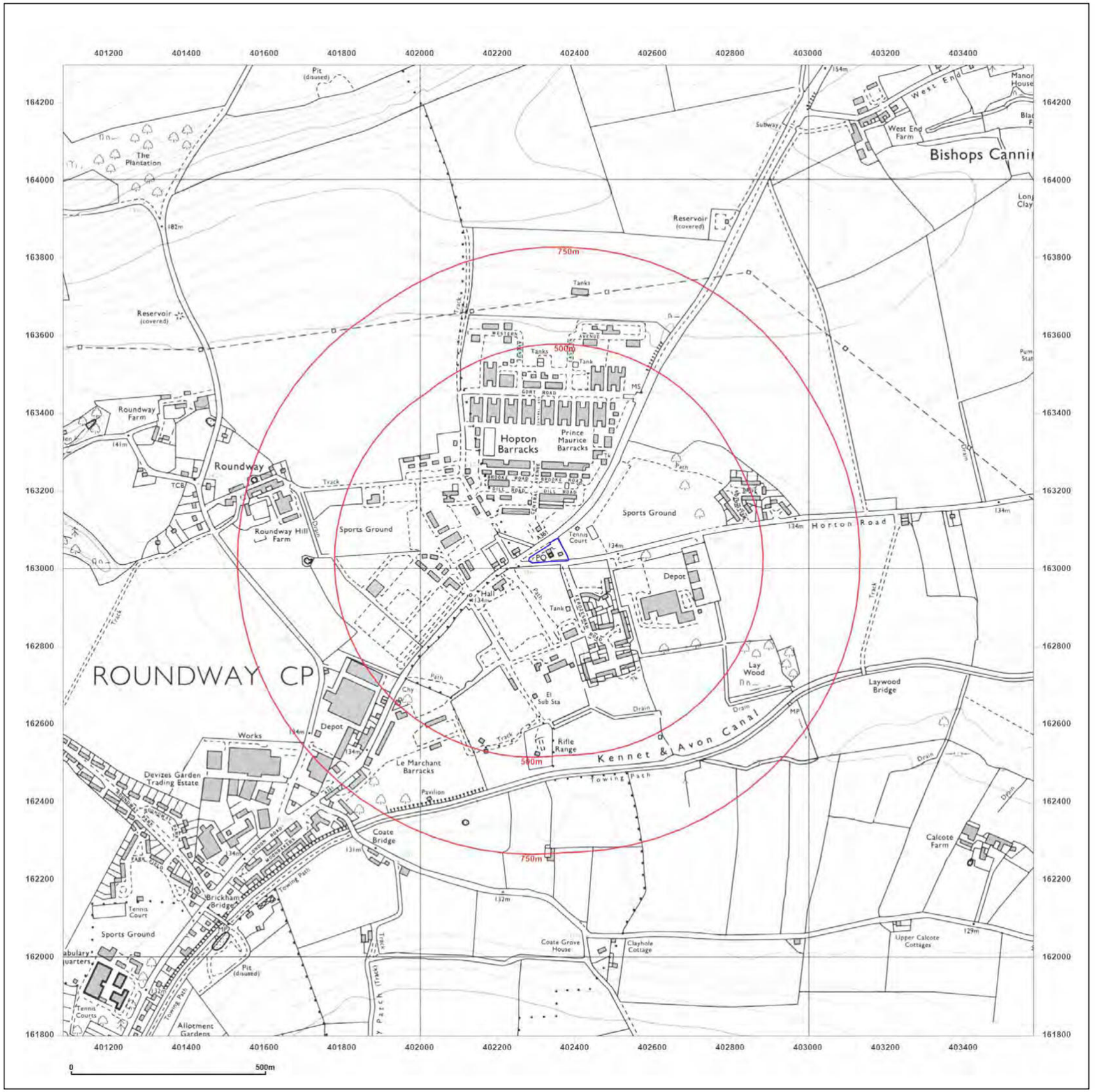
Powered by

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 22 August 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

Site Details:

HORTON ROAD, DEVIZES,
WILTSHIRE, SN10 2GJ

Client Ref: 25.08.007
Report Ref: GS-TWW-7CW-V7M-RV6
Grid Ref: 402331, 163046

Map Name: National Grid

Map date: **1990**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

Surveyed 1974
Revised 1990
Edition N/A
Copyright N/A
Levelled N/A

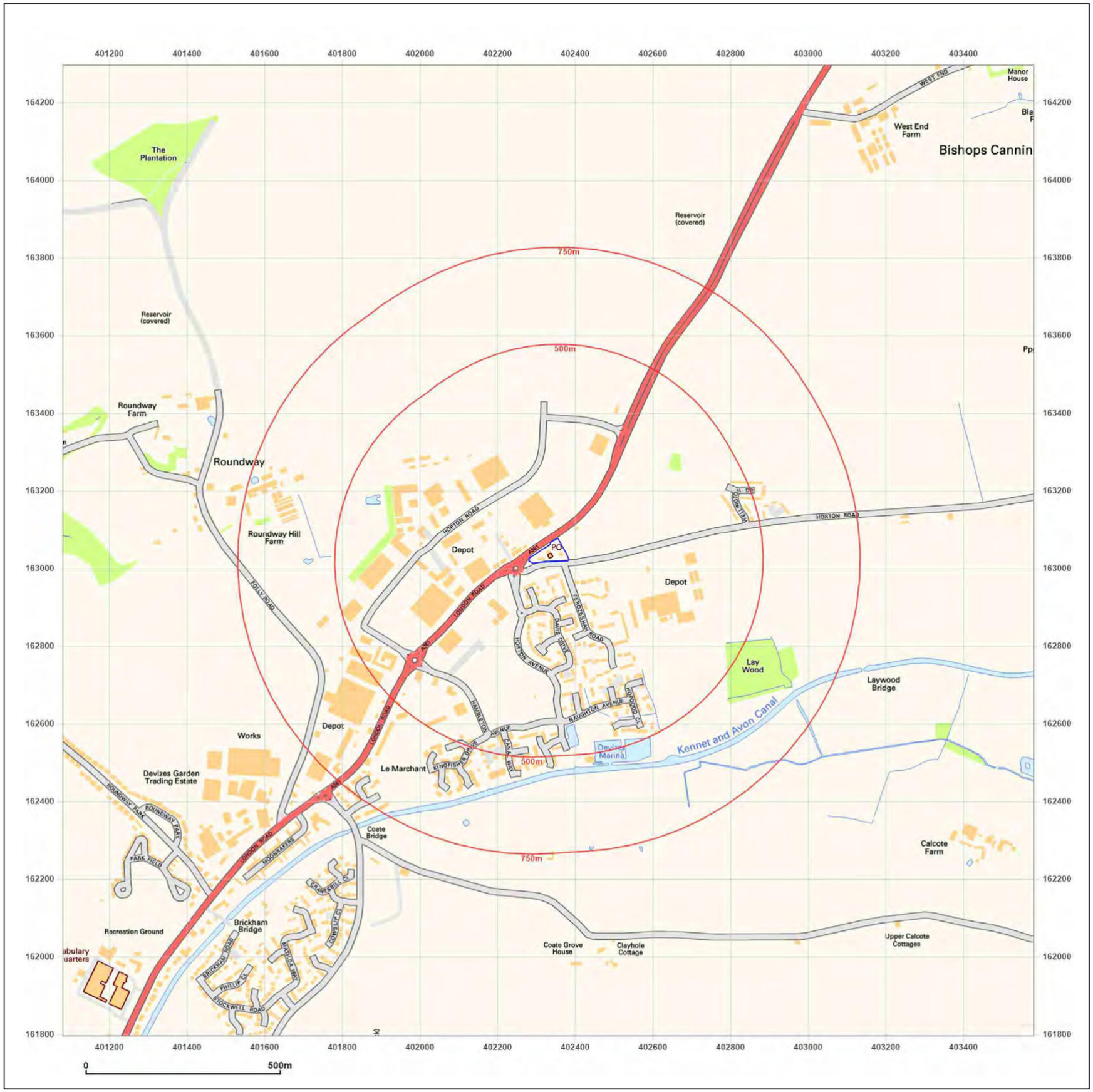
Powered by

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 22 August 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

Site Details:

HORTON ROAD, DEVIZES,
WILTSHIRE, SN10 2GJ

Client Ref: 25.08.007
Report Ref: GS-TWW-7CW-V7M-RV6
Grid Ref: 402331, 163046

Map Name: National Grid
Map date: **2001**
Scale: 1:10,000
Printed at: 1:10,000

N
W E
S



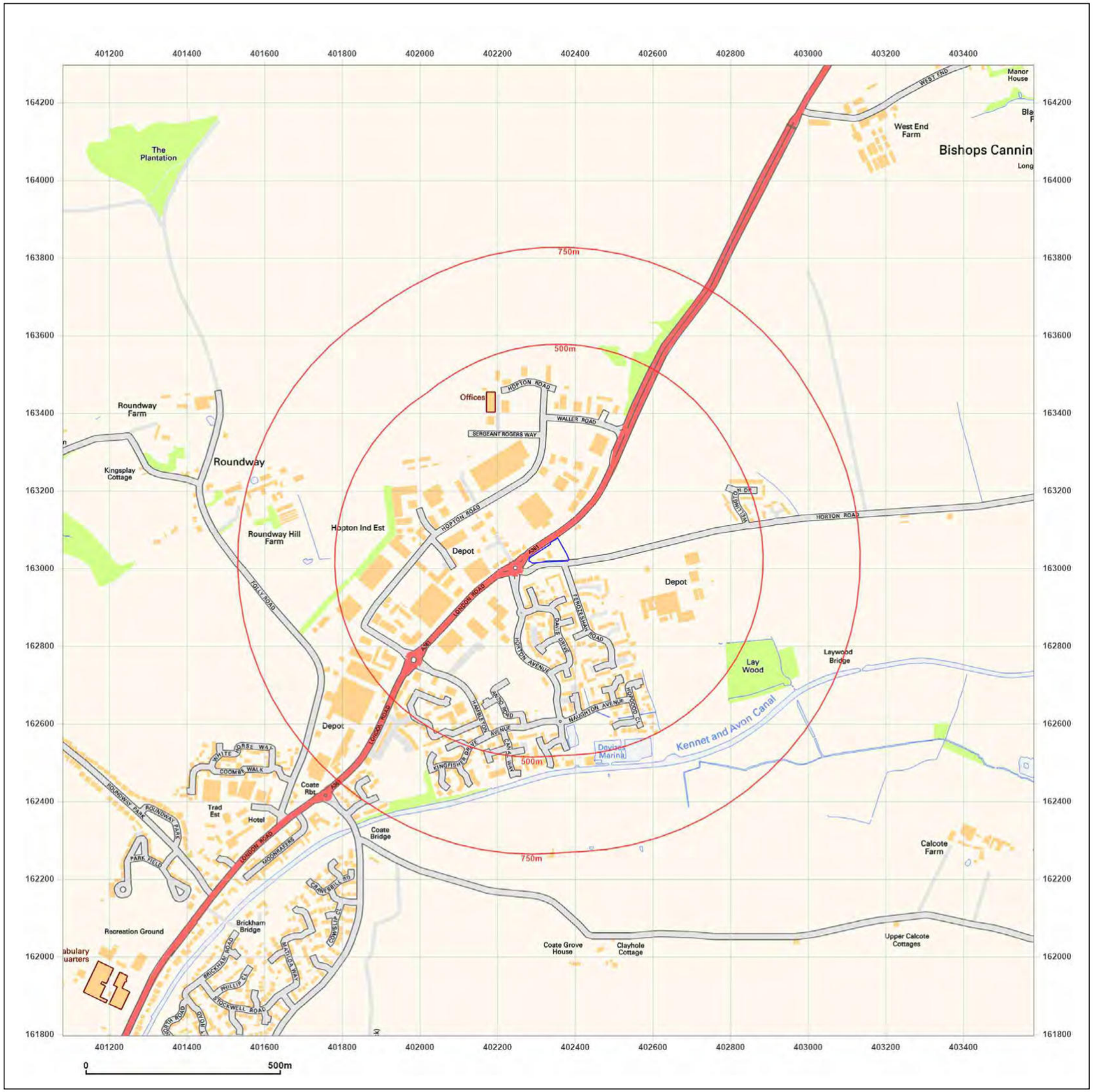
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 22 August 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

Site Details:

HORTON ROAD, DEVIZES,
WILTSHIRE, SN10 2GJ

Client Ref: 25.08.007
Report Ref: GS-TWW-7CW-V7M-RV6
Grid Ref: 402331, 163046

Map Name: National Grid
Map date: **2010**
Scale: 1:10,000
Printed at: 1:10,000

N
W E
S



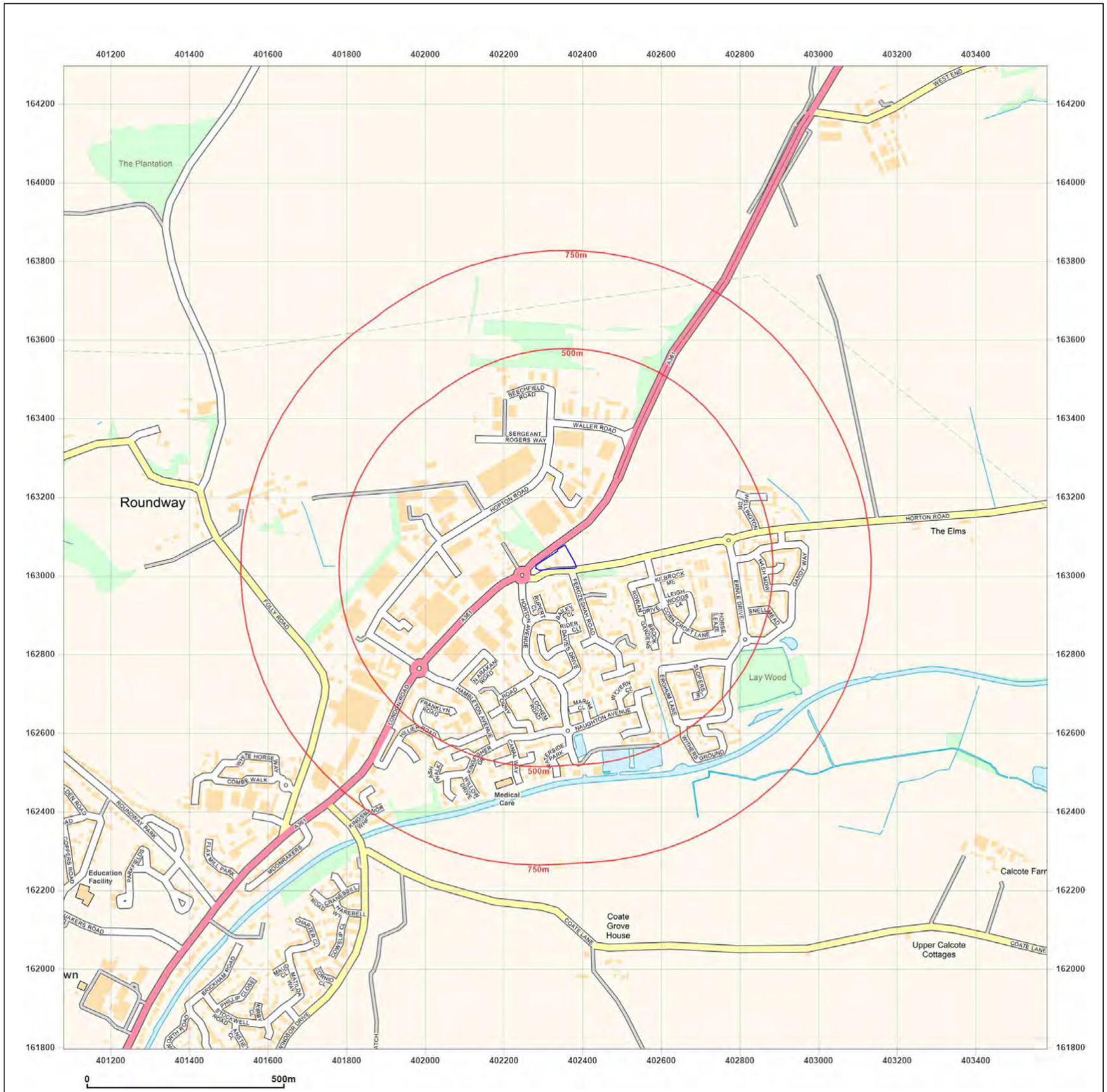
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 22 August 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

Site Details:

HORTON ROAD, DEVIZES,
WILTSHIRE, SN10 2GJ

Client Ref: 25.08.007
Report Ref: GS-TWW-7CW-V7M-RV6
Grid Ref: 402331, 163046

Map Name: National Grid
Map date: **2025**
Scale: 1:10,000
Printed at: 1:10,000

N
W E
S



Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 22 August 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf