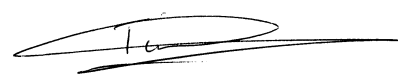


PHASE 1 GEO-ENVIRONMENTAL DESK STUDY REPORT



FOR LAND ADJACENT HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY, WILTSHIRE BA13 4LD

Report No. 5636

Report Production Record		
Report No	5636	
Site Name	Land Adjacent Hawke Ridge Business Park, Mill Lane, Westbury, Wiltshire BA13 4LD	
Client	Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	
Report on	Phase 1 Geo-Environmental Desk Study	
Prepared by	Kelly Spear BSc (Hons) MSc FGS Senior Engineering Geologist	
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Approved by	David J Wilson BSc(Geol) CGeol FGS Director	
Report Issue / Revision Record		
Issue No.	Date	Revision Details
1	30 June 2026	Initial Issue to Client
2	16 July 2026	Amendment and re-issue

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APPENDICES

1	SITE PHOTOGRAPHS
2	ENVIROCHECK REPORT AND HISTORICAL MAPPING
3	CONTAMINATION STATUTORY FRAMEWORK/METHODOLOGY

PHASE 1 GEO-ENVIRONMENTAL DESK STUDY REPORT FOR
LAND ADJACENT HAWKE RIDGE BUSINESS PARK,
MILL LANE, WESTBURY, WILTSHIRE BA13 4LD
PREPARED FOR BELLWAY HOMES LIMITED (WESSEX) AND
HAWKE RIDGE BUSINESS PARK LIMITED

1 INTRODUCTION

- 1.1** The above site is being considered for a new, residential-led, mixed use development comprising approximately 249 residential dwellings, a 64 bed care home, a convenience store and retail facilities plus public open space. A Phase 1 geo-environmental desk study has been requested to assess the current contamination status of the site in order to determine any potential risks to both human health and controlled waters.
- 1.2** The geo-environmental assessment comprising Phase 1 desk study has been carried out in accordance with BS10175:2011 “Code of Practice for the Investigation of Potentially Contaminated Sites” and Environment Agency (EA) document LCRM “Land Contamination Risk Management” (2020).
- 1.3** This report has been prepared in line with the agreed scope of works as set out within our proposal Q25334/Rev2 dated 5th January 2026, with written instruction confirmed by Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited to whom reliance on this report is presently restricted.

2 SITE LOCATION AND DESCRIPTION

- 2.1** Centred on National Grid Reference 386500, 153290 the broadly rectangular-shaped 14.21Ha site is located c2.2km north-west of Westbury town centre in Wiltshire, as shown on drawing 5636/1.
- 2.2** A walkover survey was undertaken by this Practice on 6th January 2026 and a selection of representative photos are presented in Appendix 1, with their positions and

orientations shown on existing site layout drawing 5636/2. The walkover identified the site to constitute two large parcels of agricultural land (which for the purposes of this report will be herein referred to as Northern Half and Southern Half), which are internally dissected in a roughly east-west direction through the centre by Mill Lane and Hawke Ridge Business Park.

2.3 The Northern Half comprises two open, undeveloped arable fields separated by an east-west trending, open water-filled ditch and hedgerow. At the time of the walkover a new crop/grass had recently come through and although shoots were still relatively short it all appeared healthy with no evidence of yellowing or die-back that could be suggestive of possible significant contamination. Hedgerows are present along all but the eastern boundary and appeared to typically comprise hawthorn/blackthorn. The eastern boundary is marked by what at first was thought to be a tributary of the northwesterly flowing Bitham Brook, however site history review indicates that this is more likely a left over tail race from a former mill. Beyond the Northern Half boundaries are fields, paddocks and woodland to the east, north and west, whilst to the southwest beyond the immediately adjacent Hawke Ridge Road (B3097) is the West Wilts Trading Estate (closest commercial trader is a security training and operational event safety and security company). To the southeast is Mill Lane from which vehicular access is currently made near the southern corner and beyond which is the Hawke Ridge Business Park and an open grass covered field. Traders in the small business park include a vehicle repair shop, a second hand book shop and an IT support company. Kennels and Cattery are present to the southeast.

2.4 The Southern Half comprises a single, open, undeveloped arable field dissected through its centre by an open partially water-filled ditch. At the time of the walkover a new crop/grass had recently come through (on the southwestern side of the ditch only) and although shoots were still relatively short it all appeared healthy with no evidence of yellowing or die-back that could be suggestive of possible significant contamination. On the northeastern side of the ditch it appeared as though this part of the field may have been used to grow sunflowers and had since been left fallow. In the northeastern corner, a small area appeared to become progressively more marshy (rushes evident etc) with increasing proximity to the boundary. Immediately beyond the Southern Half is the aforementioned Hawke Ridge Business Park, Mill Lane and an open grass covered field to the northwest, Kennels and Cattery to the north and beyond Hawke Ridge Road to the west, the West Wilts Trading Estate. To the east is railway land with two running lines on top of a tree lined embankment, and the south is a strip of tree and shrub covered land partially developed with a substation.

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- 2.3** Topographic mapping data provided by the client indicates the Northern Half to have an elevation of 47-55m above Ordnance Datum (AOD) with a general fall from northwest to southeast. The Southern Half has an elevation of 47-57m AOD with a general fall from south to north-northeast.

3 DESK STUDY RESEARCHES

Recorded Geology

- 3.1** The geology of the site is shown on the British Geological Survey (BGS) map ST 85 SE (2011) and online. This mapping indicates the site to be underlain by bedrock of the Oxford Clay Formation (OXC), which typically comprises grey, sometimes slightly silty mudstone that weathers near surface to firm plastic clay. Overlying superficial deposits is shown to partially cover OxC bedrock, and although the extent of the deposit is shown as conjectured it is mostly present as a lense that penetrates across much of the Southern Half plus the eastern quarter of the Northern Half. There are no areas of geological faulting shown inside or within potential influencing distance of the site, however it is noted that a fault (downthrown to the south) is recorded approximately 180m southeast of the Southern Half.
- 3.2** This Practice has undertaken an intrusive investigation comprising trial pits and windowless sample boreholes on 19th to 20th January, 3rd February and 14th to 15th May 2026, however these findings will be reported separately following completion of the desk study. The BGS holds records from an archive borehole c700m northeast which recorded gravels and firm sandy gravelly silty clay above stiff to very stiff silty clay with calcareous nodules and extremely weak mudstone lithorelicts (OXC).

Hydrogeology

- 3.3** The OXC is classified by the EA as an 'Unproductive' aquifer. The superficial Alluvium has been designated as a "Secondary B" aquifer, characterised as predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. There are no nearby EA authorised groundwater abstractors within likely influencing distance and the site does not lie within a groundwater Source Protection Zone (SPZ).

- 3.4** Based upon the above information, the site is considered to be within an area of low sensitivity in terms of groundwater resources.

Hydrology

- 3.5** A former mill tail race, now a tributary connected to the northwesterly flowing Bitham Brook forms the eastern boundary of the Northern Half. According to the EA, whilst the main body of the site is not considered to be at risk of flooding, a very localised area along the eastern boundary of the Northern Half as well as the northeastern corner of the Southern Half are defined as being within a Flood Zone 2 area (which is land with a medium probability of river flooding). As previously discussed in Section 2.4, the northern corner of Southern Half did appear marshy during the walkover. The site surface comprises entirely of open fields so rainwater infiltration can be expected to be high, subject to natural permeability of the sub-surface material and the prevailing weather conditions. There are no surface water abstractions or recorded water pollution incidents within potential influencing distance.

- 3.6** Based upon the above information, in light of the proximity to a watercourse the site is considered to lie within an area of medium sensitivity in terms of controlled surface waters.

Site History

- 3.7** The history of the site has been deduced by inspection of historical Ordnance Survey maps dating back to 1887 together with historical aerial imagery provided as part of the online Google Earth mapping service. A selection of relevant large-scale extracts is presented as drawing 5636/3 and land at greater distance from the site is shown on the smaller scale plans included in Appendix 2. Any on and/or off-site points of interest that may affect or be affected by the proposed development have been summarised within Table 1 below.

TABLE 1: SUMMARY OF SITE HISTORY

Date (Source map scale)	On-Site	Off-Site	Potential Contaminants	Risk
1887, 1889- 1890 (1:10,560 and 1:2,500, 1 st Edition OS Map)	Site predominantly covered by (circa nine) open fields with intervening hedgerows, plus footpaths. Small sand pit mapped near western boundary	Northern Half N - Farmland E – Bitham Brook and fields further S – Mill Lane & Hawkrigde Farm W – Hawkeridge Road	None	Negligible
		Southern Half N – Hawkrigde Mill (Corn) with buildings and associated head race and tail race E – Railway line W – Fields and Hawkeridge Road S - Farmland 300m SE – Quarry	None	Negligible
1901-1904 (1:2,500, 1:10,560)	No significant change	Northern Half No significant change	As above	Negligible
		Southern Half N – Hawkrigde Corn Mill now disused		
1924-1926 (1:2,500, 1:10,560)	No significant change	Northern Half No significant change	As above	Negligible
		Southern Half N – Hawkrigde Mill now noted as an operational 'Leather' mill		
1937-1941 (1:2,500, 1:10,560)	No significant change	Northern Half No significant change	As above	Negligible
		Southern Half N – Hawkrigde Mill now noted as 'Umbrella factory' and increased number of buildings		
1947 (Aerial Photography 1:10,560)	No significant change	Northern Half No significant change Southern Half N – Hawkrigde Mill head race now a mill pond S – Evidence of railway spur curving round southern boundary within a cutting to an army storage depot	Toxic and phytotoxic metals, pesticides, PAH, TPH	Low
1961 (1:2,500, 1:10,560)	Northern Half No significant change	Northern Half S – Development of additional Hawkrigde Farm buildings	As above	Low
	Southern Half Overhead electricity transmission line with poles noted running north west to south east	Southern Half N – Hawkrigde Mill noted to have an increased number of buildings and access roads		

Date (Source map scale)	On-Site	Off-Site	Potential Contaminants	Risk
1970-1989 (1:2,500, 1:10,000)	Northern Half Some footpaths no longer shown	Northern Half No significant change	As above plus landfill gas	Low
	Southern Half No significant change	Southern Half S – Railway spur dismantled and infilled (last input 1985) 475m W - Beginnings of army storage depot conversion to West Wilts Trading Estate. N – Mill Pond associated with Hawkeridge Mill no longer shown (infilled or dried up). N – Hawkeridge Mill possibly now in operation as a kennel and cattery		
1990-2000 (1:10,000, Aerial photography 1:2.500)	Northern Half No significant change	Northern Half W – West Wilts Trading Estate expanding towards site	As above	Low
	Southern Half Overhead electricity transmission line crossing north west to south east Internal field boundaries removed	Southern Half No significant change		
2006 (1:10,000)	No significant change	Northern Half No significant change	As above	Low
		Southern Half 35m SW – Electricity substation		
2016-2017 (Google Earth Aerial Imagery)	Northern Half No significant change	Northern Half No significant change	As above	Low
	Southern Half Overhead electricity transmission line rerouted through site and buried	Southern Half No significant change		
2025 to present day (1:10,000 and Google Earth)	Northern Half SE – Below ground sewage pumping station constructed in south east corner	Northern Half S – Hawkeridge Farm no longer named. Dwelling is still present but farm yard appears to have been redeveloped with Hawkeridge Business Park. Includes upgrade to Mill Lane/ Hawkeridge Road/Link Road junction with a roundabout	As above	Low
		Southern Half No significant change		

- 3.8** Please note that Ordnance Survey plans only represent periodic snapshots in time, and do not provide a continuous record of previous site usage, there is therefore a risk that the site may contain buried remnant foundations of former buildings or waste products associated with unrecorded previous site usage, which may not be evident from the site walkover inspection and desk study researches.

Landfill Gas and Radon Gas

- 3.9** Consistent with the site history researches, the EA landfill register has record of the old railway spur directly abutting the southern boundary of the Southern Half as a historical landfill site. Following the dismantling of the railway, waste including household, commercial and industrial, non-hazardous, non-biodegradable, construction and demolition waste and inert natural materials was input between 17th November 1976 and 17th October 1985. Given the anticipated relatively shallow depth of the cutting and the age since the landfill closed (>40 years) the EA would consider that a sufficient length of time has passed that such infill would by now no longer present a significant gassing risk. Despite this, given its proximity to the site it was considered prudent to undertake landfill gas monitoring as a precaution.
- 3.10** Site history researches also indicated a former mill pond just to the east-northeast. It is unclear whether this feature was infilled or simply silted up following closure of the mill, however given its age and that its location beyond an active watercourse, there is considered to be a negligible risk that gases could migrate laterally into the site.
- 3.11** Consultation of the UK Health Security Agency/BGS “UK maps of radon” online resource indicates a (worst-case) 1-3% probability for radon to be above the actionable level, suggesting that no radon protection measures are required in new development at this site. This should as usual be confirmed with the relevant Building Control Officer.

Unexploded Ordnance Risk

- 3.12** An online review of regional unexploded bomb data on the Zetica website indicates this area of Wiltshire to constitute a low risk (less than fifteen bombs per thousand acres). Despite the presence of an army storage depot to the west it does not appear to have been designated as a historical Luftwaffe target. Should the client have any major concerns regarding the possible presence of unexploded ordnance (UXO), this Practice would be happy to arrange for a more detailed UXO assessment to be undertaken.

Surrounding Land Use

3.13 The Envirocheck report (presented as Appendix 2) includes a full search of EA and Local Authority records relating to historical, existing and future proposals for land use, groundwater records in terms of extraction and discharge consents and pollution incidents, listings of premises registered for the use of hazardous substances, industrial land uses and those regarded as sensitive areas. A considerable volume of information is therefore contained within that report and whilst reference should be made to it, for ease of reference the salient features are summarised as follows, and unless stated otherwise are all applicable within a 250m 'influence' radius of the site.

- There are no authority-listed IPPC/IPC sites
- There are no 'contaminated land register' entries/notices
- There have been no historical pollution incidents recorded
- There are no discharge consents within the site, however the Hawkeridge Farm private residence and the businesses within the Hawke Ridge Business Park have consent for final/treated effluent to be discharged to the tributary of Bitham Brook
- There are no hazardous, 'explosive sites' or premises registered for the use/storage of radioactive substances
- There are 22 trade directory entries, the closest is 13m from site – this is a car garage for repair, testing and servicing within the Hawke Ridge Business Park
- There is one entry for public infrastructure - sewage works on site within the south eastern corner of the Northern Half. Waste is stored, processed and disposed of at this site.
- There are no operational fuel stations
- There are no areas of sensitive land use (SSSI or SAC's etc)

4 PROPOSED DEVELOPMENT

- 4.1** The site is proposed for development with a new, residential-led, mixed use development comprising approximately 275 residential dwellings, a 64 bed care home, a convenience store and retail facilities plus attenuation ponds and public open space. The proposed development layout is recreated as drawing 5636/3 (based on the Pegasus Group drawing ref: P25-2563_DE_01_H_2 dated 9th June 2026). The proposed final ground levels are currently not definitively known but are not believed to be substantially changing from existing.

5 PRELIMINARY RISK ASSESSMENT AND CONCEPTUAL SITE MODEL

- 5.1** The site and its immediate surroundings have been assessed in terms of current and historical land use and the environmental, geological and hydrogeological setting; the methodology of which is described in Appendix 2. For risk assessment purposes, since the site is to be a residential-led development, the **critical receptor** would be a female child (age class 1-6) and our assessment has been progressed on this basis.
- 5.2** Review of historical mapping suggests that since the earliest available mapping of 1887 the site has remained as agricultural land up to the present day, with the only development appearing to be the recent construction of a sewage pumping station in the south-eastern corner of the Northern Half.
- 5.3** The Electricity Substation and the West Wilts Trading Estate are considered to be located at sufficient distance from the site for their not to be a potential pollutant linkage.
- 5.3** In view of the foregoing the potential sources and the **principal contaminants of concern** are presented in Table 2 below.

TABLE 2: POTENTIAL SOURCES AND PRINCIPAL CONTAMINANTS OF CONCERN

Potential Sources		Principal Contaminants of Concern
ON-SITE	Agricultural Fields	Pesticides
OFF-SITE	Vehicle Repair / Servicing Garage	Toxic and Phytotoxic Metals Acids/alkalis Organic/inorganic compounds
	Historic Landfill	Methane gas Carbon dioxide gas

5.4 The above information is converted into the preliminary Conceptual Site Model shown in Figure 1 below, and the **potential pollutant linkages** involving future residents, proposed services and local environmental receptors are discussed in Table 3, with appropriate risk levels.

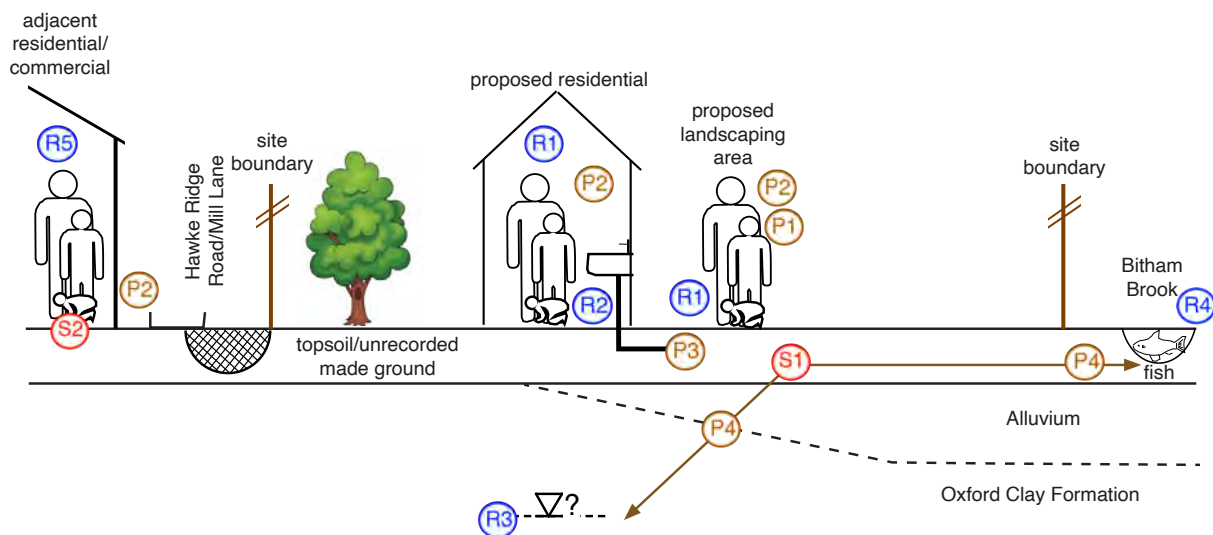
FIGURE 1: PRELIMINARY CONCEPTUAL SITE MODEL (NTS)


TABLE 3: SUMMARY OF PRELIMINARY POTENTIAL POLLUTANT LINKAGES

Potential Sources	Pathways	Receptors					Comments	Preliminary Risk Assessment
		R1	R2	R3	R4	R5		
ON-SITE								
S1	P1	X					Topsoil and unrecorded shallow made ground potentially affected by historical pesticide use across agricultural farmland	Low
	P2	X				X		
	P3		X					
	P4			X				
	P5							
	P6							
OFF-SITE								
S2	P1						Vehicle Repair/Servicing garage located immediately adjacent to site. No obvious evidence of poor working practices but possible risk of leachable toxic and phytotoxic metals, PAH and TPH	Low/moderate
	P2	X						
	P3		X					
	P4			X				
	P5							
	P6							
S3	P1						Historical Landfill site should by now be no longer gassing but it's recognised that its location is immediately adjacent to site	Low
	P2							
	P3							
	P4							
	P5	X						
	P6							
SOURCES	S1	Topsoil/unrecorded made ground						
	S2	Car Repairs / Servicing						
	S3	EA Registered historical landfill – infilled railway cutting						
PATHWAYS	P1	Direct dermal contact or ingestion of soil attached to vegetables grown for consumption						
	P2	Inhalation of dust and vapours						
	P3	Permeation into new water supply pipework						
	P4	Vertical leaching of leachable contaminants in unsaturated zone and lateral migration in saturated zone						
	P5	Landfill gas migration through unsaturated zone and accumulation within confined spaces						
	P6	Radon gas migration through unsaturated zone and accumulation within confined spaces						
RECEPTORS	R1	Future site users (critical residential receptor is female child of age class 1-6)						
	R2	Potable water supply						
	R3	Groundwater (OxC classified as 'Unproductive' aquifer and superficial Alluvium classified as "Secondary B" aquifer)						
	R4	Surface waters – Tributary of Bitham Brook immediately adjacent eastern boundary						
	R5	Adjacent site users (residential and commercial)						

- 5.5** The above findings suggest a generally low risk that the site itself may be affected by contaminants at elevations sufficient to pose a significant risk to human health or environmental receptors, however it is recognised that a nearby source potentially poses a moderate risk (if not managed through good working practices). A routine 'due diligence' ground investigation is recommended, particularly given a high sensitivity residential development is proposed. During this exercise, soil and water samples should be taken and subject to testing covering the identified potential contaminants of concern. All laboratory test results should be incorporated into an appropriate risk assessment to determine risk levels to the obvious receptors in the form of future site users and controlled water/groundwater quality, as well as those less obvious such as buildings and infrastructure, such that any necessary remedial/mitigation measures can be identified and recommended to ensure that the redeveloped site will be "fit for purpose".

6 CONCLUSIONS AND RECOMMENDATIONS

- 6.1** The foregoing discussions and recommendations are based upon the results of a Phase 1 geo-environmental desk study. As always however the ground profile can vary from that envisaged from the desk study research, thus a careful watch should be maintained during site clearance and/or development for any abnormalities that might require referral back to this Practice.
- 6.2** Based upon historic Ordnance Survey mapping the site appears to have remained as undeveloped agricultural land since the first available mapping of 1887 up until the present day.
- 6.3** The site is considered to have a generally low, but locally moderate risk of potential pollutant linkages to future site users and controlled waters. A routine intrusive (phase 2) ground investigation with soil testing, contamination risk assessment and gas monitoring has been undertaken and this will be reported separately.
- 6.4** The above recommendations must not be used in respect of any development differing in any way from the proposals described in this report, without reference back to this Practice or to another geotechnical/geo-environmental specialist. This report is subject to our standard terms and conditions.

7 REFERENCES

Geotechnical

BS EN 1997-1:2004 'Geotechnical Design - General Rules'

BS EN 1997-2:2007 'Geotechnical Design - Ground Investigation and Testing'

British Standards Institute, BS5930:2015 'Code of Practice for Ground Investigations'

National House Building Council (NHBC) Standards: Chapter 4.2 'Building Near Trees' (2026)

BS EN 14688: 'Geotechnical Investigation and Testing - Identification and Classification of Soil Part 1 Identification and Description' (2002)

BS EN 14688: 'Geotechnical Investigation and Testing - Identification and Classification of Soil Part 2 Principles for a Classification' (2004)

BS EN 14689: 'Geotechnical Investigation and Testing - Identification and Classification of Rock Part 1 Identification and Description' (2003)

British Standards Institute, BS 1377: 'British Standard Methods of Test for Soils for Civil Engineering Purposes', Parts 1 - 9, (1990)

Highways Agency *Interim Advice Note 73/06 Rev.1 (2009) Design Guidance for Road Pavement Foundations*

Building Research Establishment (BRE) Special Digest 1 'Concrete in Aggressive Ground' (2005)

British Geological Survey 1:10,000 scale mapping sheet SU 06 SW and online

Building Research Establishment (BRE) Digest 365 "Soakaway Design" (2016)

Department of Transport Series 600: 'Specification for Earthworks' (1991)

Environmental

British Standards Institute, BS 10175: 'Code of Practice for the Investigation of Potentially Contaminated Sites' (2011)

Environment Agency LCRM: Land Contamination Risk Management (2020)

Environment Agency/National House Building Council (NHBC) R&D 66 'Guidance for the Safe Development of Housing on Land Affected by Contamination' (2000)

Chartered Institute of Environmental Health (CIEH)/Land Quality Management Limited (LQM). The LQM/CIEH 'Generic Assessment Criteria for Human Health Risk Assessment' (2nd Edition). Land Quality Press

DEFRA: SP1010: *Development of Category 4 Screening Levels for Assessment of Land Affected by Contamination - Policy Companion Document* (2014)

CIEH/LQM. 'S4ULs for Human Health Risk Assessment' (2015); Land Quality Press"

Department of the Environment, Transport & the Regions: 'The Environmental Protection Act 1990: Part IIA' (2000)

Construction Industry Research & Information Association (CIRIA) 665: 'Assessing Risks Posed by Hazardous Ground Gases to Buildings' (2007)

CIRIA C735:2014 'Good Practice on the Testing and Verification of Protection Systems for Buildings Against Hazardous Ground Gases'

British Standards Institute, BS8485: 'Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings' (2015)

Building Research Establishment (BRE BR211): Radon – 'Guidance on protective measures for new buildings' (2015)

Environment Agency. 'River Basins Typology, Standards and Groundwater (Water Framework Directive) (England and Wales) Directions' (2010)

Environment Agency. 'The Water Framework Directive (Standards and Classification) Directions (England and Wales)' (2015)

The Water Supply (Water Quality) Regulations 2000 (Amendment) Regulations (2007)

UK Water Industry Research Limited (UKWIR). 'Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites' (2010)

Building Research Establishment (BRE)- 'Cover Systems for Land Regeneration' (2004)

Landmark Envirocheck Report Ref: 393176755_1_1 dated 12th January 2026

Environment Agency (www.environment-agency.gov.uk)

Zetica (www.zetica.com)

Google Earth (current and historical aerial mapping plus street view)

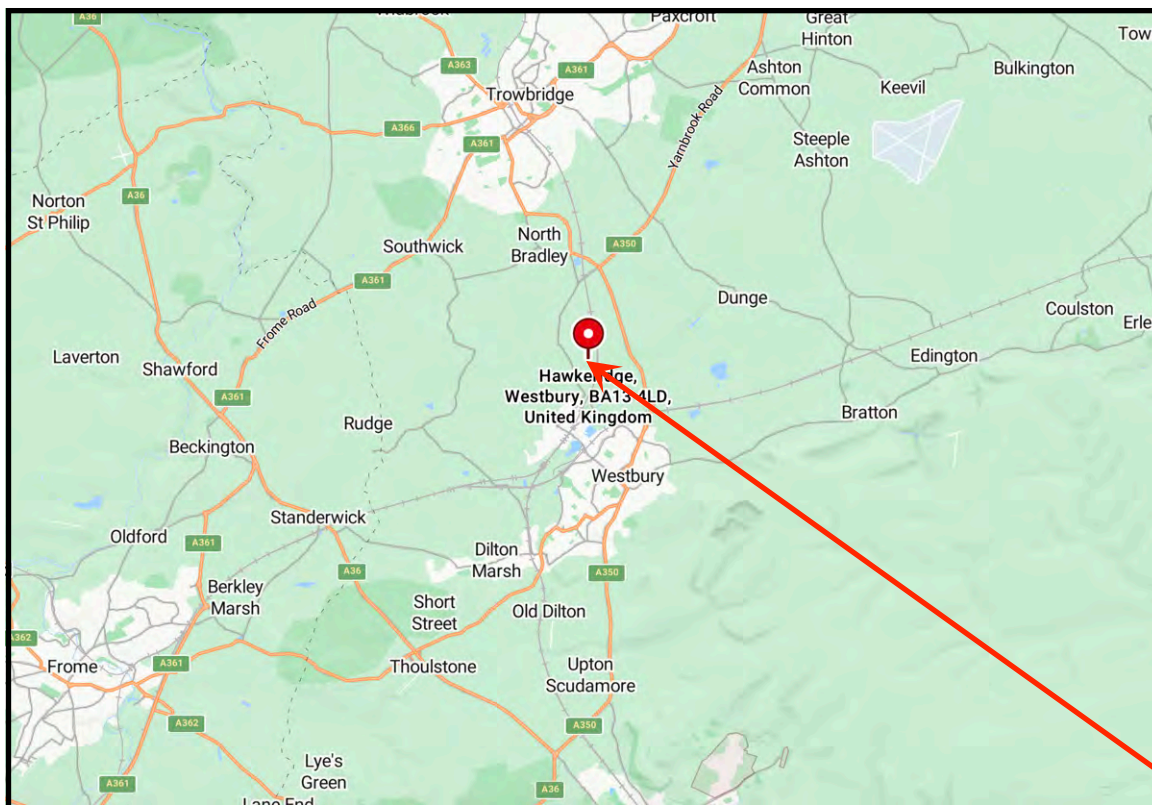
UK Grid Reference Finder (www.gridreferencefinder.com)

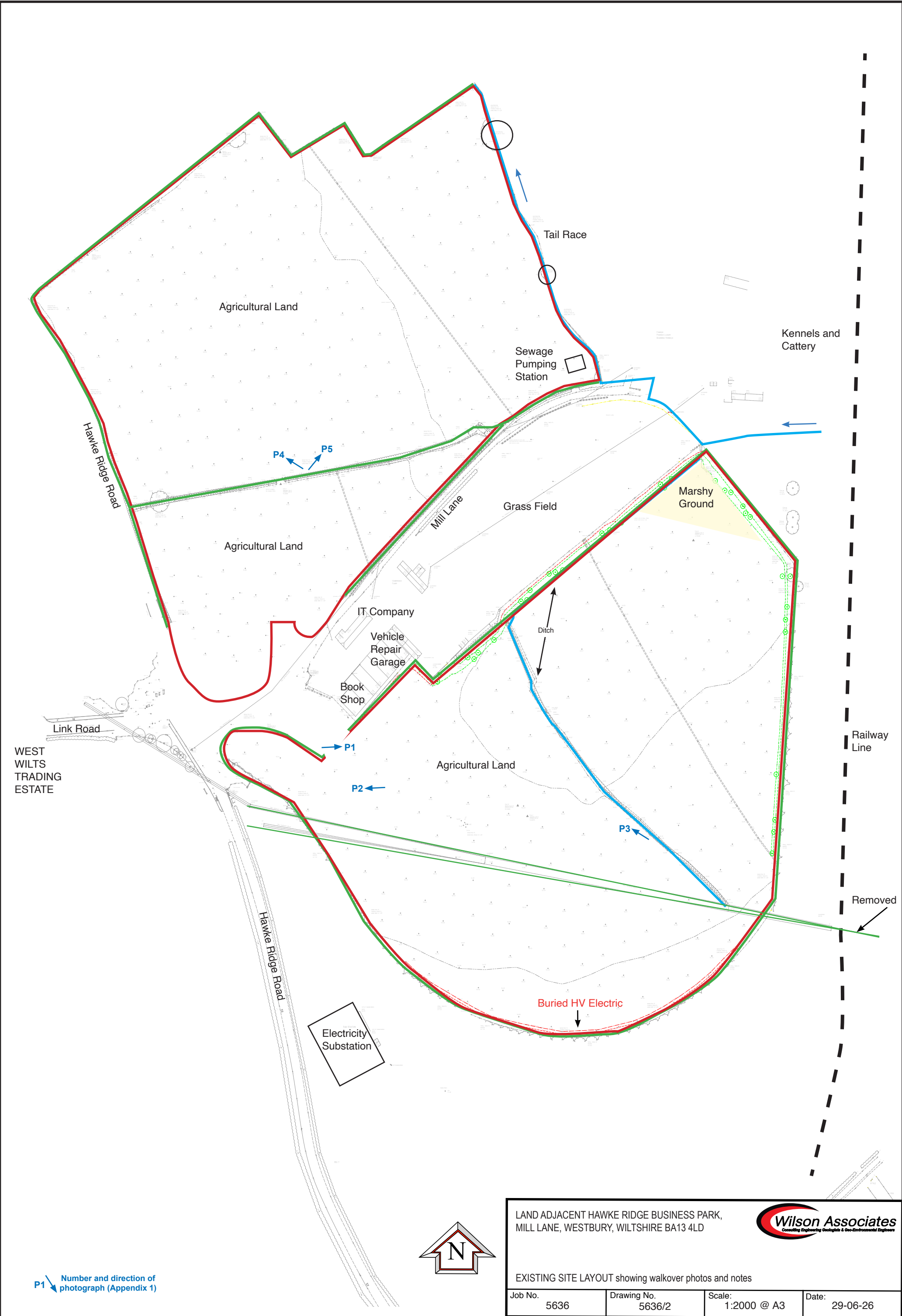
MAGIC (www.magic-defra.gov.uk)

One Touch Data (www.HazWasteOnLine.com)

SITE LOCATION (based on Microsoft Bing Mapping)

Job No.	Drawing No.	Scale:	Date:
5636	5636/1	NTS	08-01-26





P1 Number and direction of photograph (Appendix 1)

LAND ADJACENT HAWKE RIDGE BUSINESS PARK,
MILL LANE, WESTBURY, WILTSHIRE BA13 4LD



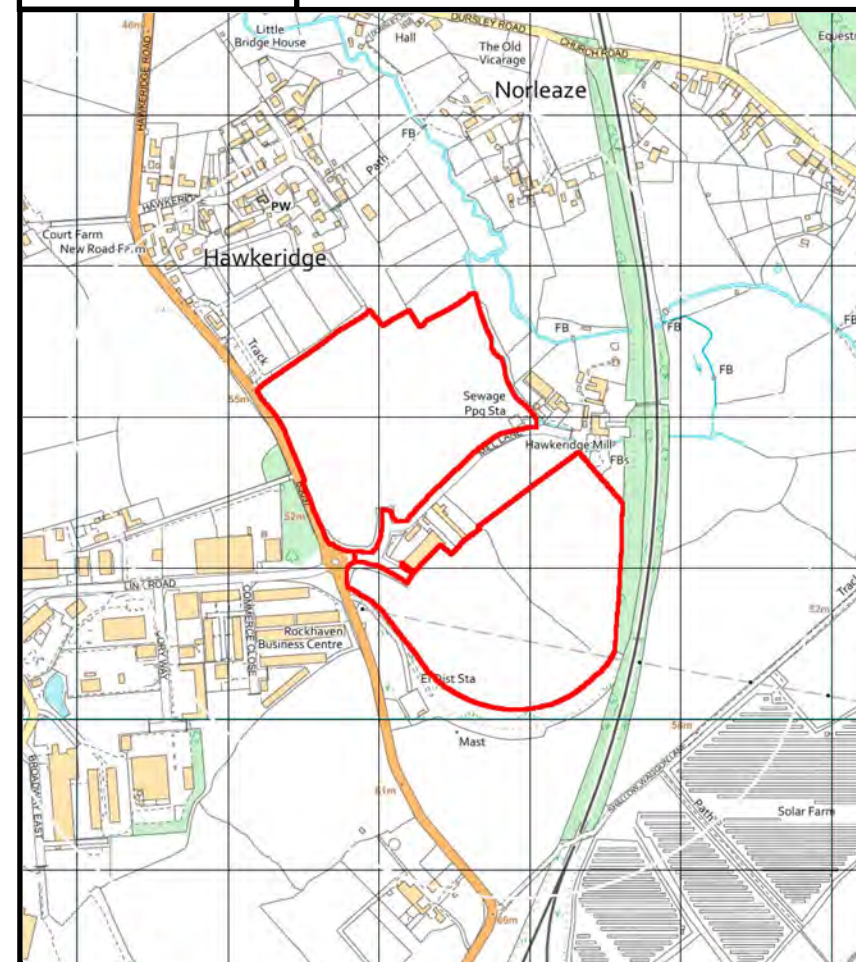
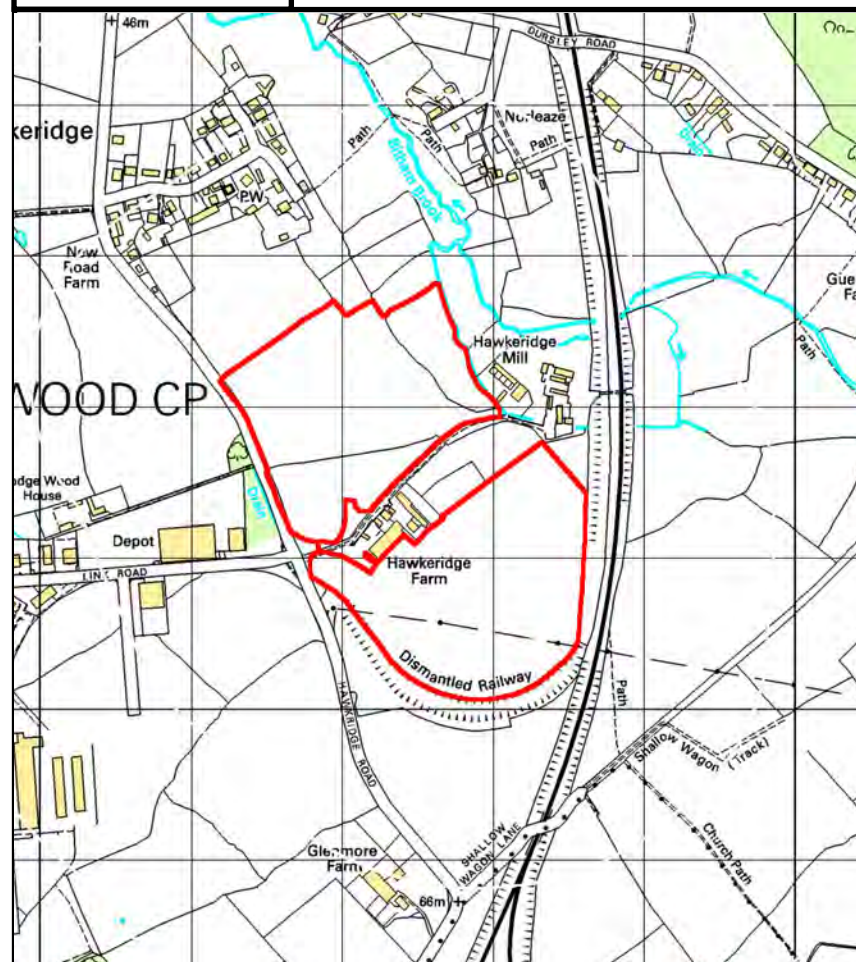
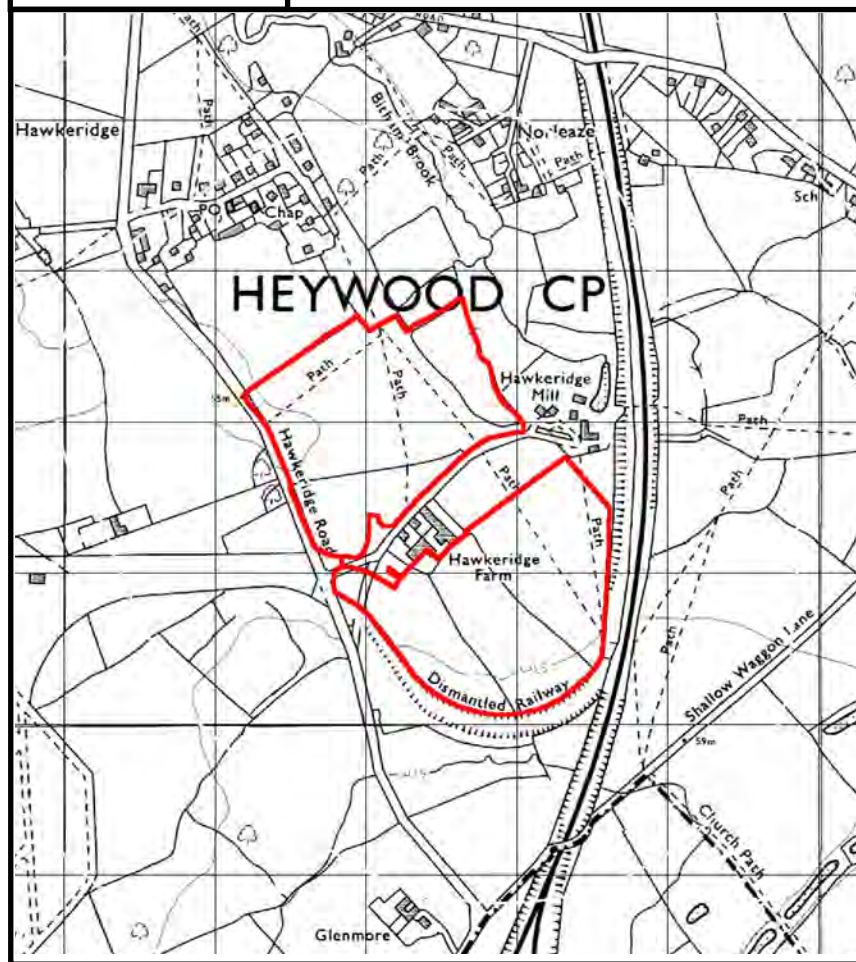
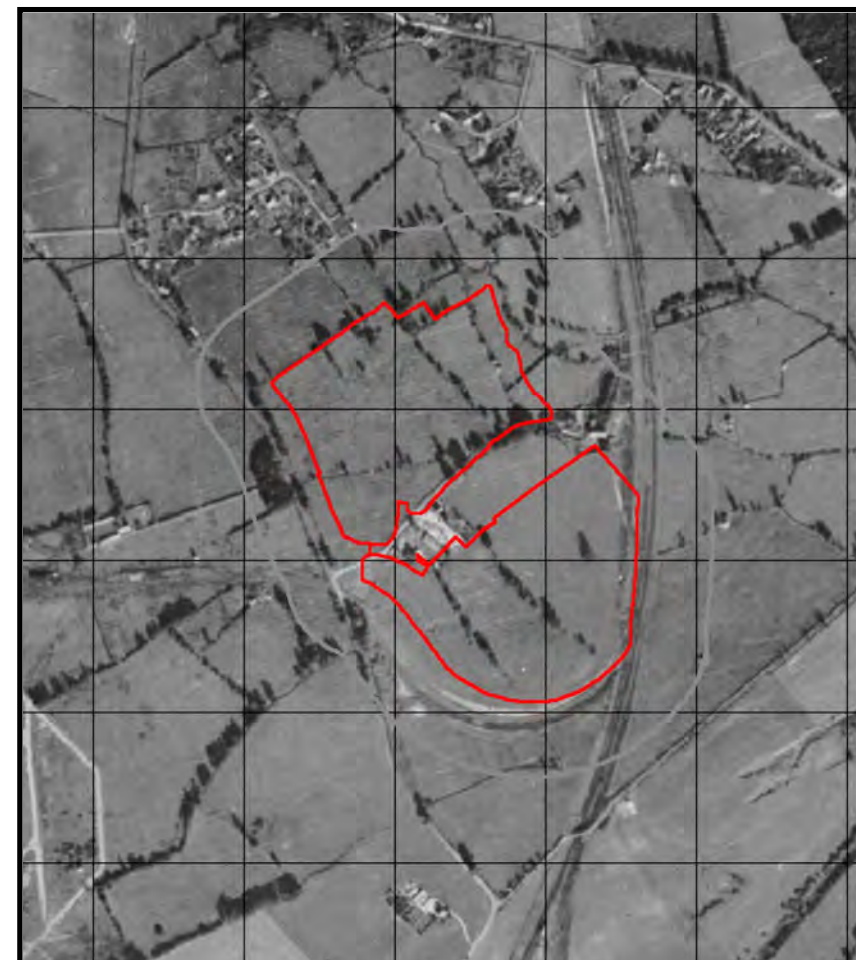
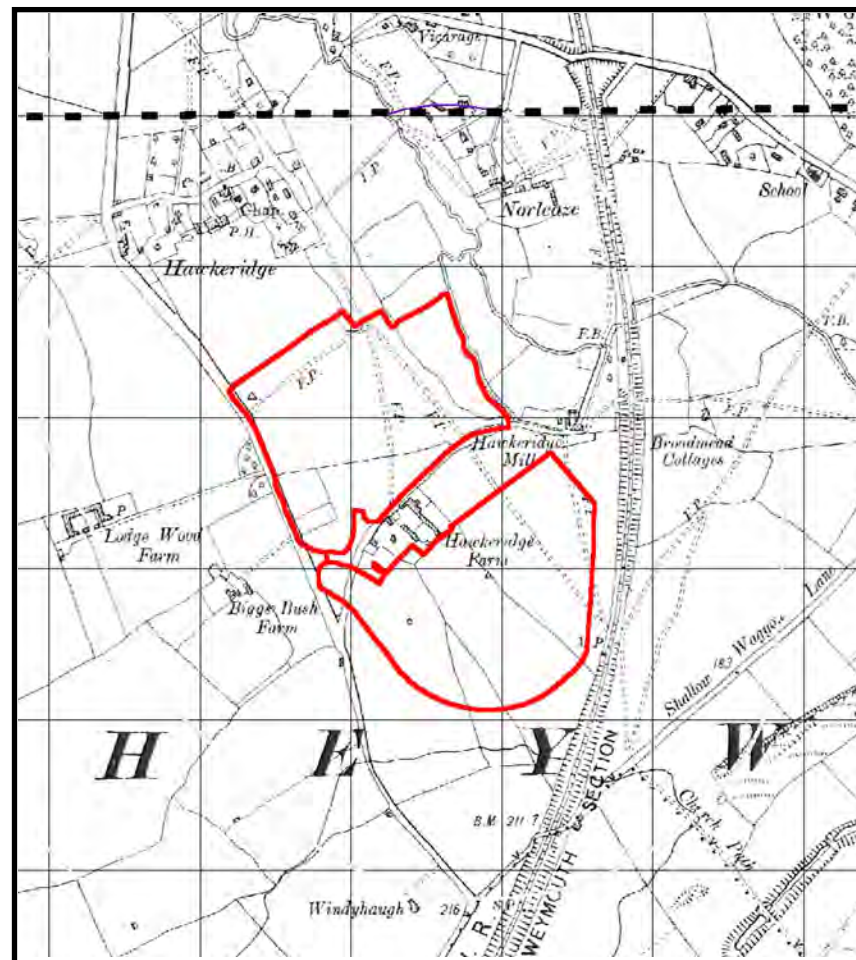
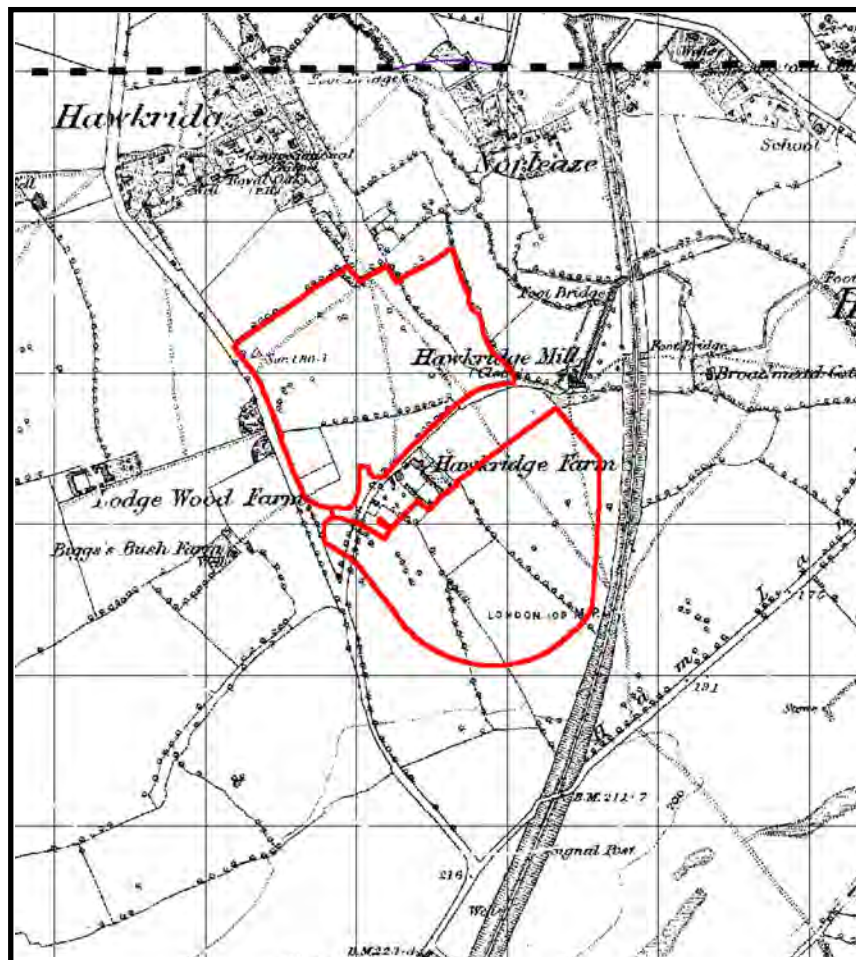
EXISTING SITE LAYOUT showing walkover photos and notes

Job No. 5636	Drawing No. 5636/2	Scale: 1:2000 @ A3	Date: 29-06-26
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Land at Hawkeridge, Westbury										
Schedule of Accommodation										
Name		Sq.ft	Sqm	St.	Beds	No's	Total Sqft	Total Sqm		
OPEN MARKET HOUSING										
PRIVATE HOUSING										
2B	POTTER	836	77.7	2	2	21	17,566	1,631		
	TURNER	912	84.7	2	3	5	4,560	424		
3B	COPPERSMITH	1,010	93.8	2	3	16	16,160	1,501		
	HARPER	1,015	94.3	2	3	21	21,315	1,980		
	BLEMMERE	1,015	94.3	2	3	23	23,345	2,169		
	MASON	112	103.3	2	3	13	14,454	1,343		
	SAWYER	1,031	95.8	2	3	6	6,186	575		
4B	MERCER	1,163	108.0	2	4	6	6,978	648		
	SCRIVENER	1,221	113.4	2	4	9	10,989	1,021		
	BOWYER	1,334	123.9	2	4	16	21,344	1,983		
	PHILOSOPHER	1,487	136.1	2	4	4	5,948	553		
	GOLDSMITH	1,493	138.7	2	4	9	13,437	1,248		
Sub Total (Open Market)							149	162,274	15,076	
AFFORDABLE HOUSING										
AFFORDABLE RENTED										
1B MAIS	HORNER (B2P)	549	51.0	2	1	3	1,647	153		
	HICKS (B2P)	549	51.0	2	1	3	1,647	153		
1B MAIS	NAIL SMITH (B2P)	631	58.6	2	1	4	2,524	234		
	DYER (B2P)	641	59.6	2	1	4	2,564	238		
2B MAIS	WHITE (2B3P)	816	75.8	2	2	3	2,448	227		
2B	GRESHAM (BUN)	769	71.4	1	2	4	3,076	286		
2B	BAKER (B2P)	861	80.0	2	2	16	13,776	1,280		
3B	TILLMAN (B2P)	1,015	94.3	2	3	17	17,255	1,603		
4B	PUBLICAN (4B7P)	1,246	115.8	2	4	6	7,476	695		
AFFORDABLE RENTED TOTAL							60	52,413	4,869	
SHARED OWNERSHIP										
2B	BAKER (2B4P)	861	80.0	2	2	9	7,749	720		
3B	TILLMAN (3B5P)	1,015	94.3	2	3	6	6,090	566		
SHARED OWNERSHIP TOTAL							15	13,839	1,286	
FIRST HOMES										
1B MAIS	HORNER (B2P)	549	51.0	2	1	2	1,098	102		
	HICKS (B2P)	549	51.0	2	1	2	1,098	102		
1B MAIS	NAIL SMITH (B2P)	631	58.6	2	1	1	631	59		
	DYER (B2P)	641	59.6	2	1	1	641	60		
2B MAIS	WHITE (2B3P)	816	75.8	2	2	2	1,632	152		
3B	BAKER (2B4P)	861	80.0	2	2	12	10,332	960		
	TILLMAN (3B5P)	1,015	94.3	2	3	5	5,075	471		
FIRST HOMES TOTAL							25	20,507	1,905	
Sub Total (Affordable)							100	86,759	8,060	
TOTAL							249	249,033	23,136	
GROSS SITE AREA (APPROX)							35.25	ac	14.67	ha
NET DEV AREA							15,758	ac	6.38	ha
COVERAGE (net area)							15,804	sqft/ac	39,052	sqft/ha
DENSITY (net area)							16	no/ac	39	no/ha







APPENDIX 1

SITE PHOTOGRAPHS



Photograph **P1**



Photograph **P2**



Photograph **P3**



Photograph **P4**



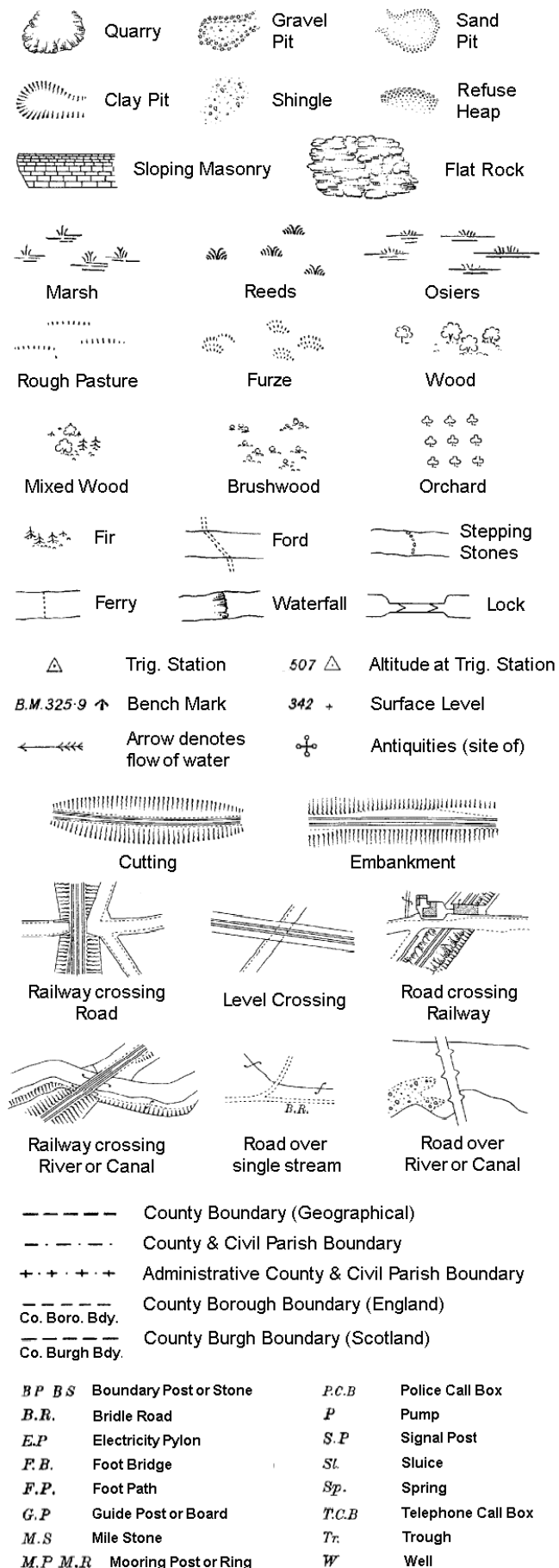
Photograph **P5**

APPENDIX 2

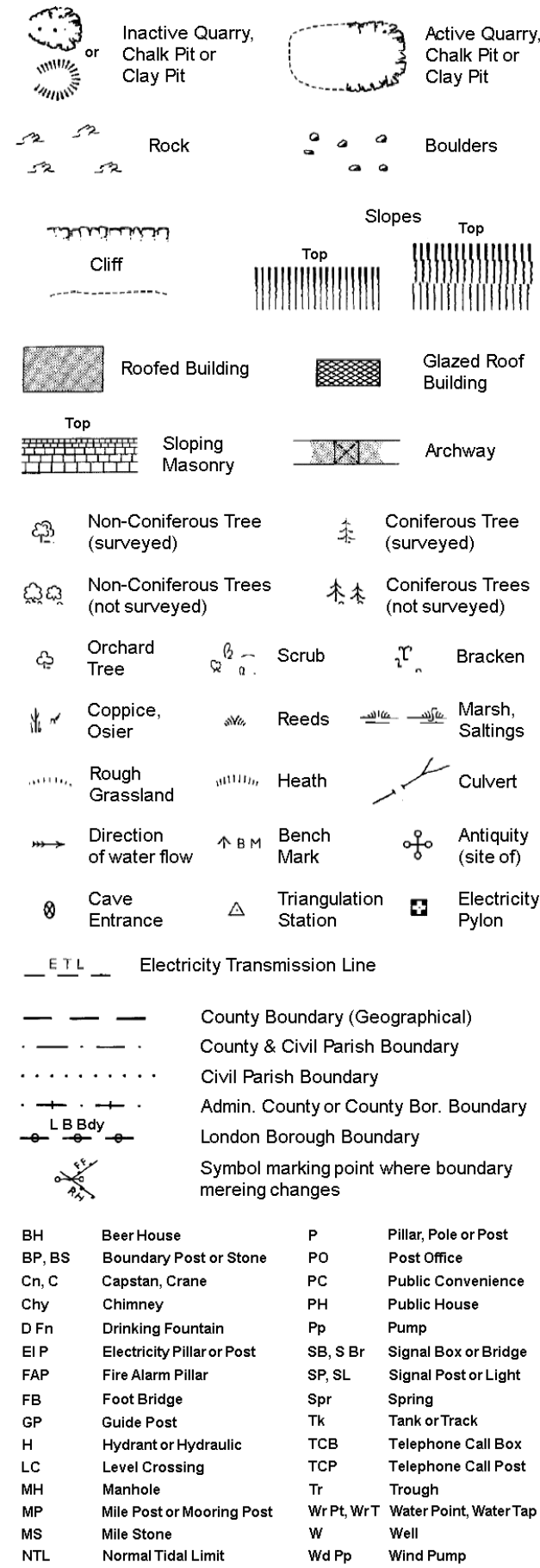
ENVIROCHECK REPORT AND HISTORICAL MAPPING

Historical Mapping Legends

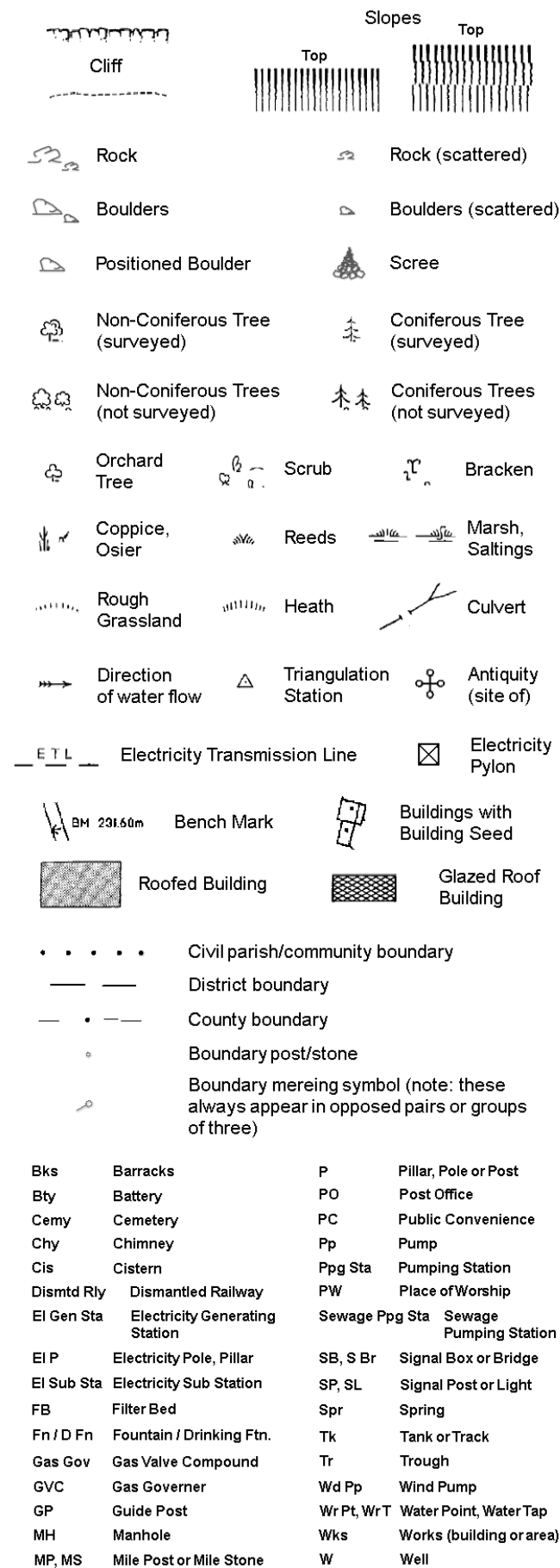
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



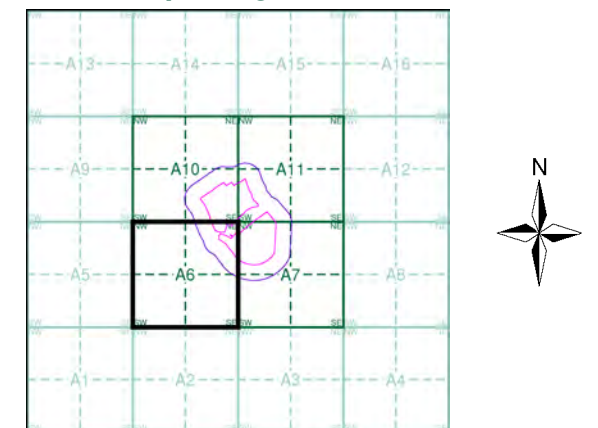
Large-Scale National Grid Data 1:2,500 and 1:1,250



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Wiltshire	1:2,500	1887	2
Wiltshire	1:2,500	1901	3
Wiltshire	1:2,500	1924	4
Wiltshire	1:2,500	1941	5
Ordnance Survey Plan	1:2,500	1970 - 1971	6
Additional SIMs	1:2,500	1977 - 1988	7
Additional SIMs	1:2,500	1983 - 1990	8
Ordnance Survey Plan	1:2,500	1987	9
Additional SIMs	1:2,500	1987	10
Large-Scale National Grid Data	1:2,500	1995	11
Large-Scale National Grid Data	1:2,500	1996	12
Historical Aerial Photography	1:2,500	1999	13

Historical Map - Segment A6



Order Details

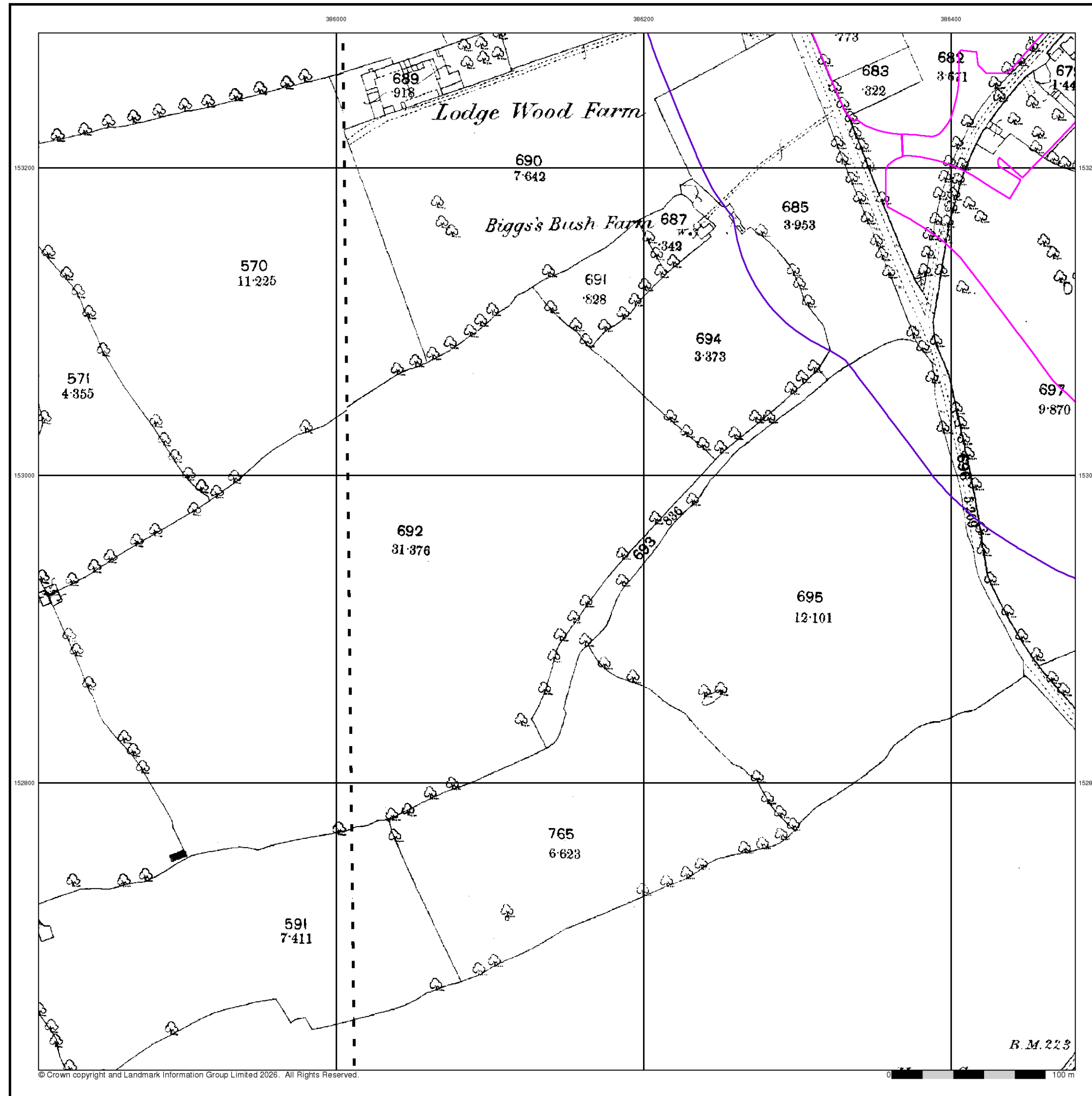
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Customer Ref: 5636
National Grid Reference: 386500, 153290
Slice: A
Site Area (Ha): 14.21
Search Buffer (m): 100

Site Details

Hawke Ridge Business Park, Mill Lane, Westbury, BA13 4LD



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



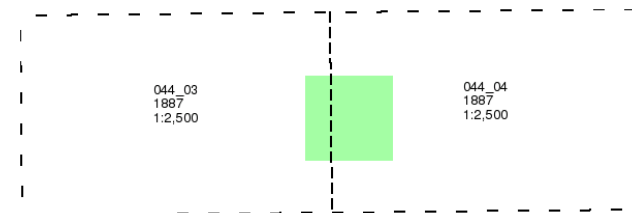
Wiltshire

Published 1887

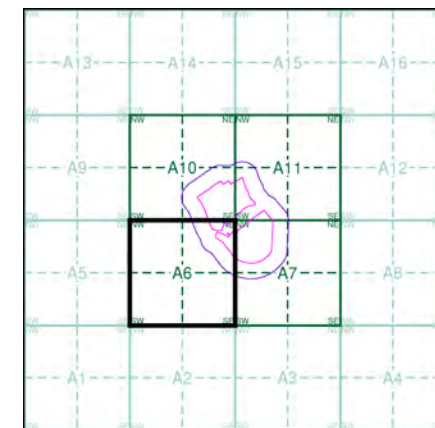
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A6



Order Details

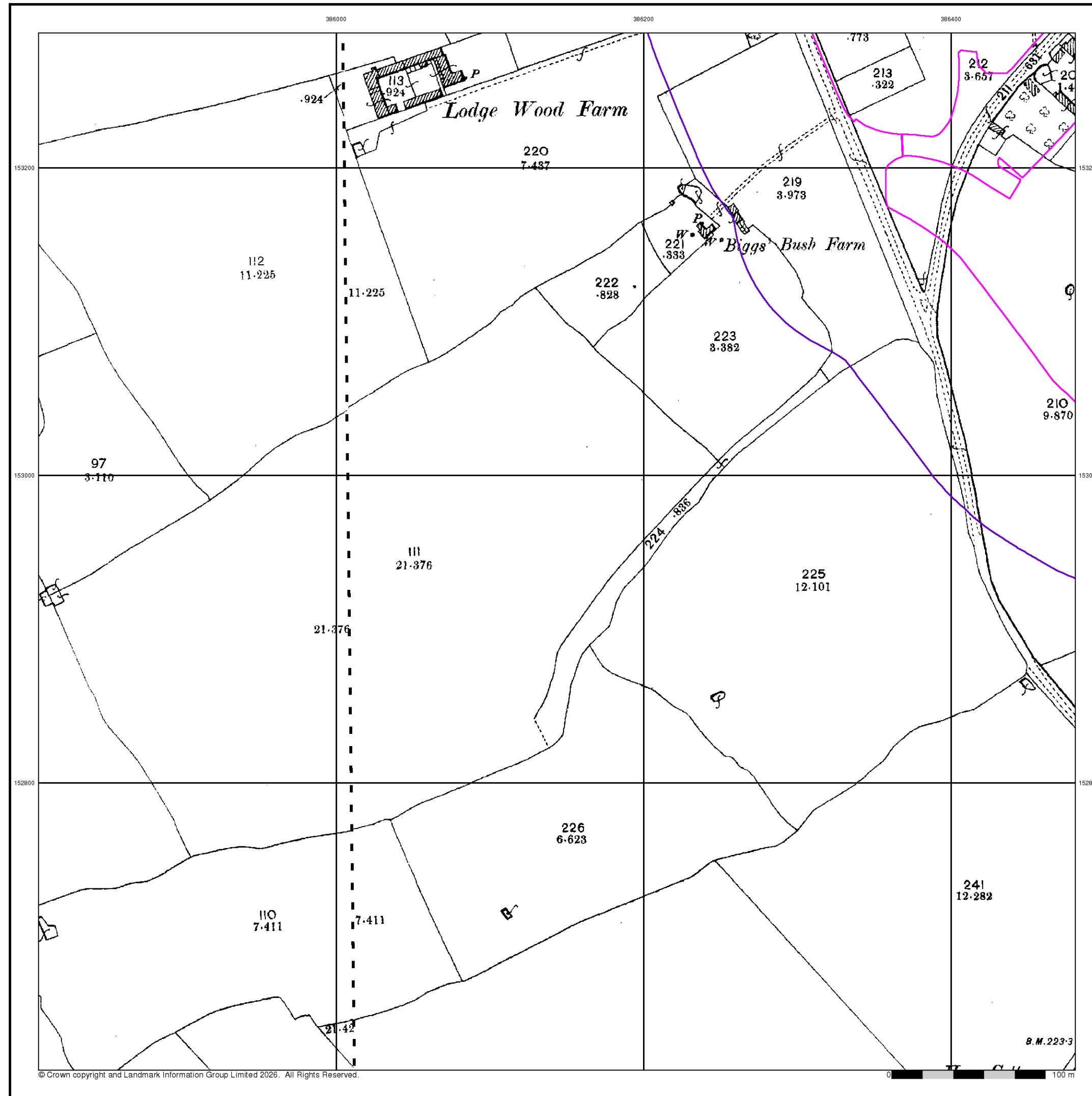
Order Number: 393176755_1_1
Customer Ref: 5636
National Grid Reference: 386500, 153290
Slice: A
Site Area (Ha): 14.21
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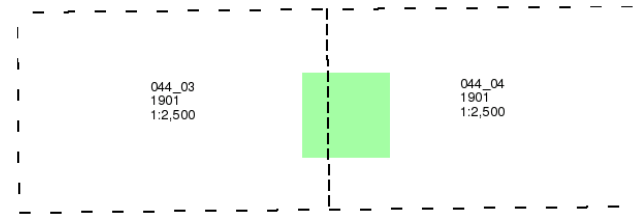
Wiltshire

Published 1901

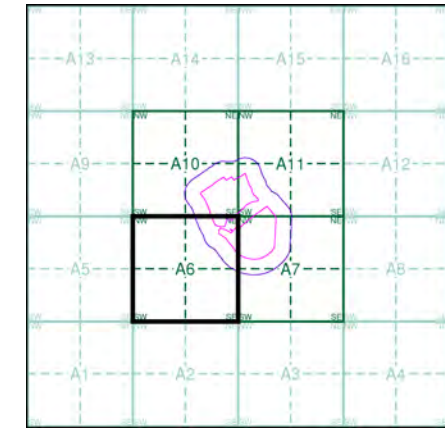
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A6



Order Details

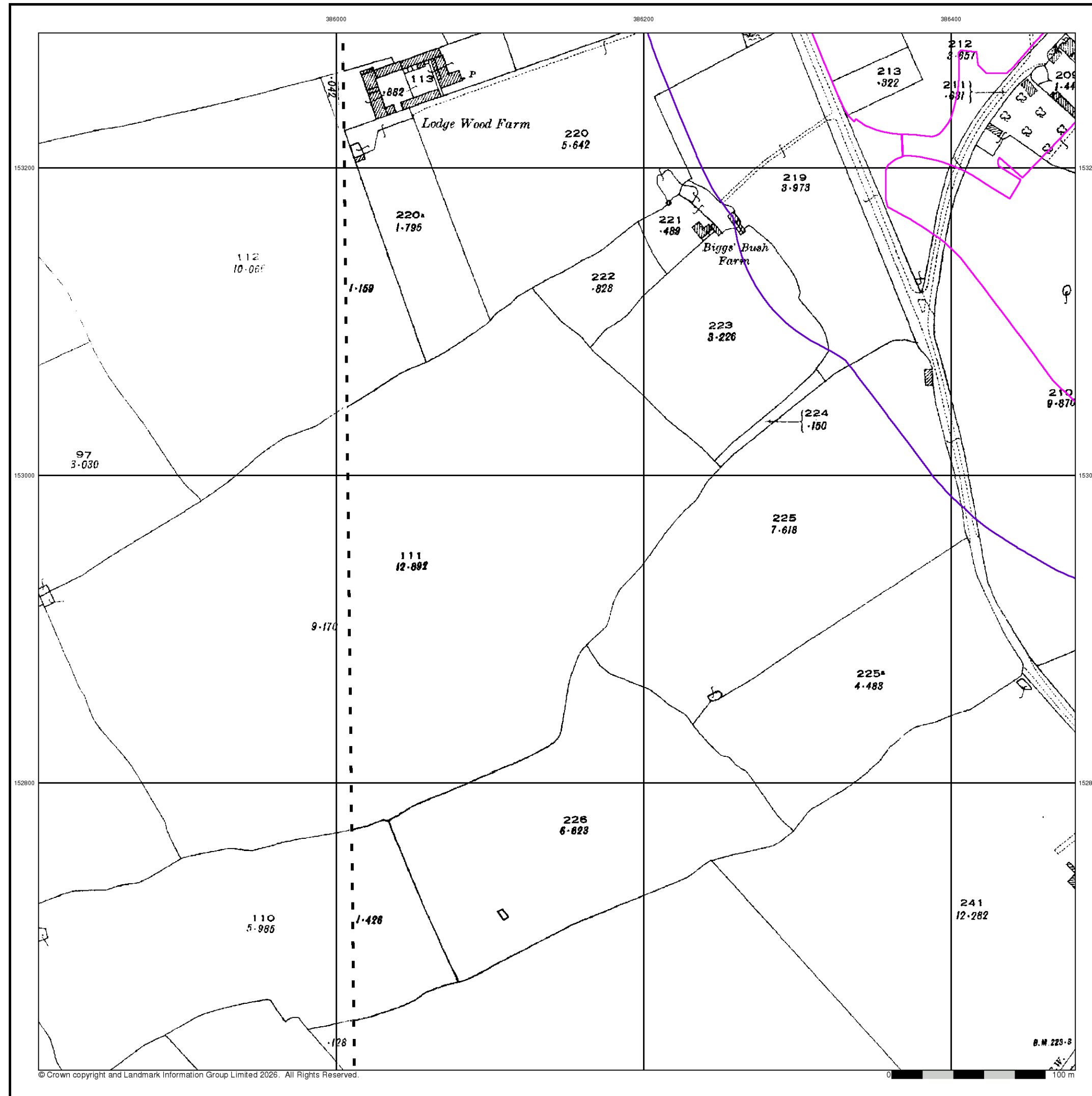
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Slice: A
Site Area (Ha): 14.21
Search Buffer (m): 100

Site Details

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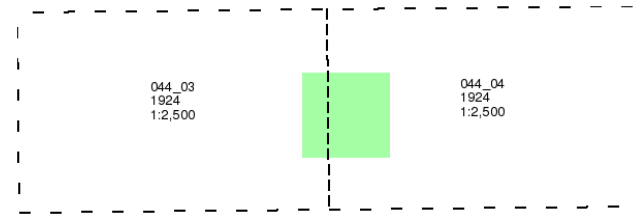
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



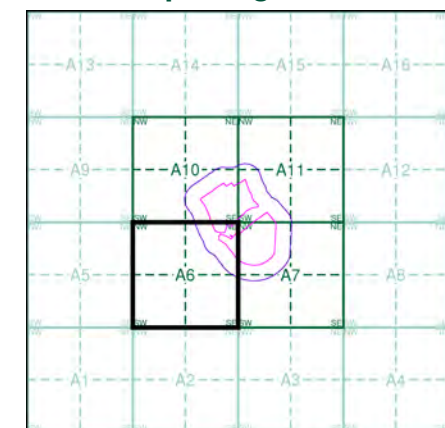
Wiltshire
Published 1924
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

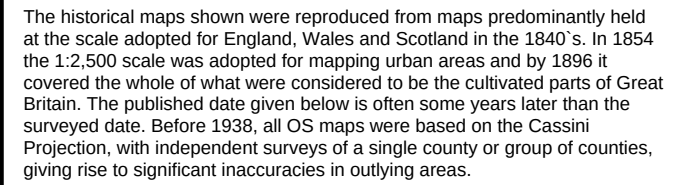


Historical Map - Segment A6



Order Details
Order Number: 393176755_1_1
Customer Ref: 5636
National Grid Reference: 386500, 153290
Slice: A
Site Area (Ha): 14.21
Search Buffer (m): 100

Site Details
Hawke Ridge Business Park, Mill Lane, Westbury, BA13 4LD

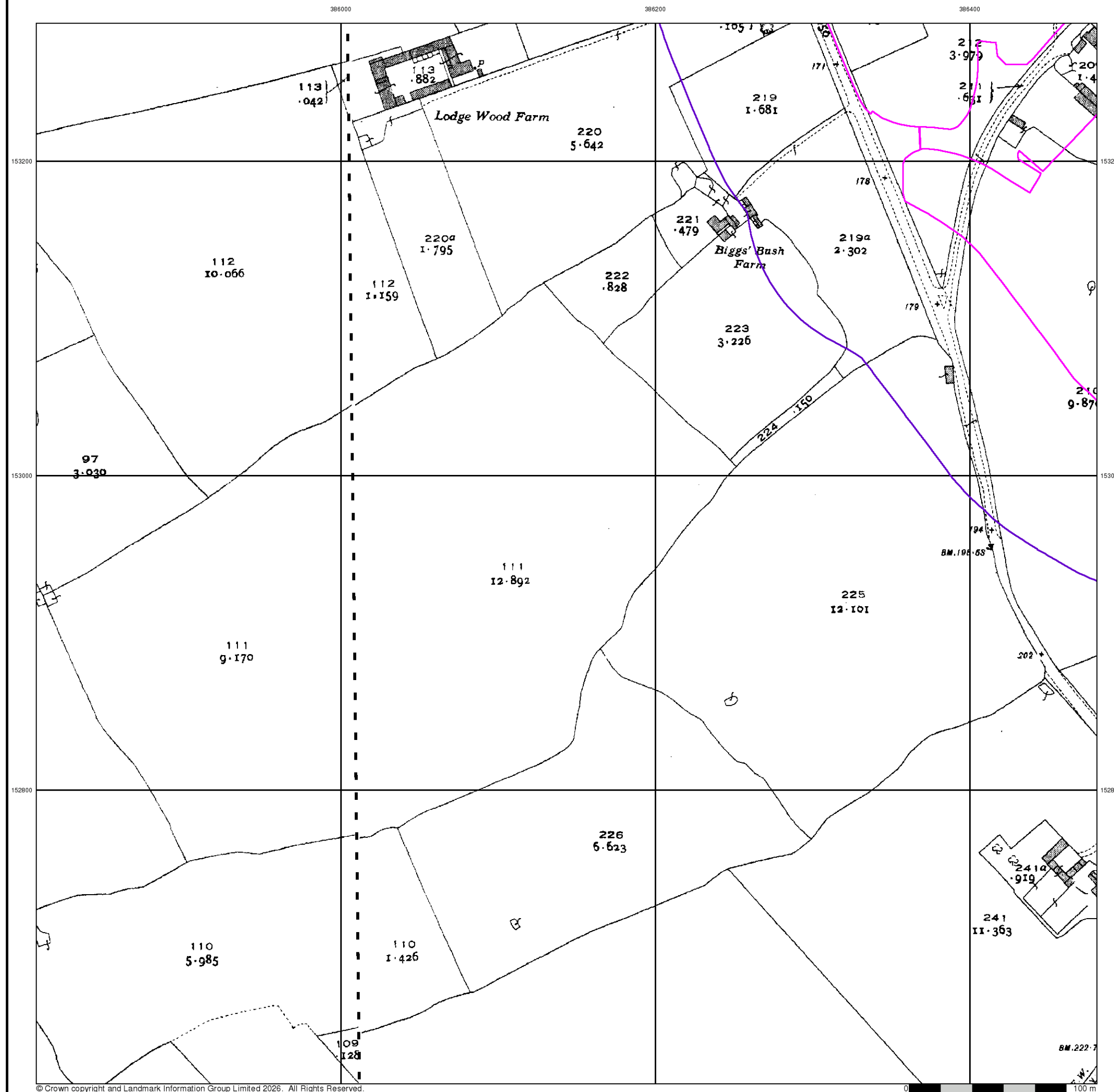


044_03
1941
1:2,500

044_04
1941
1:2,500

Hawke Ridge Business Park, Mill Lane, Westbury, BA13 4LD

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Ordnance Survey Plan

Published 1970 - 1971

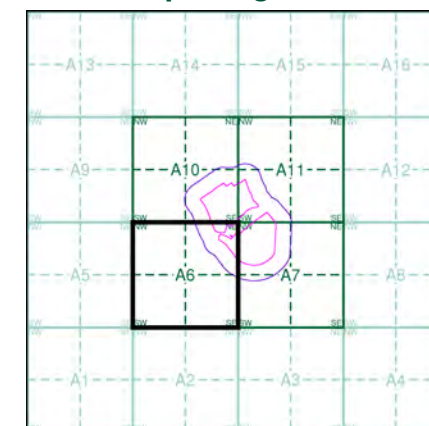
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

ST8553 1971 12,500	ST8653 1971 12,500
ST8552 1971 12,500	ST8652 1970 12,500

Historical Map - Segment A6



Order Details

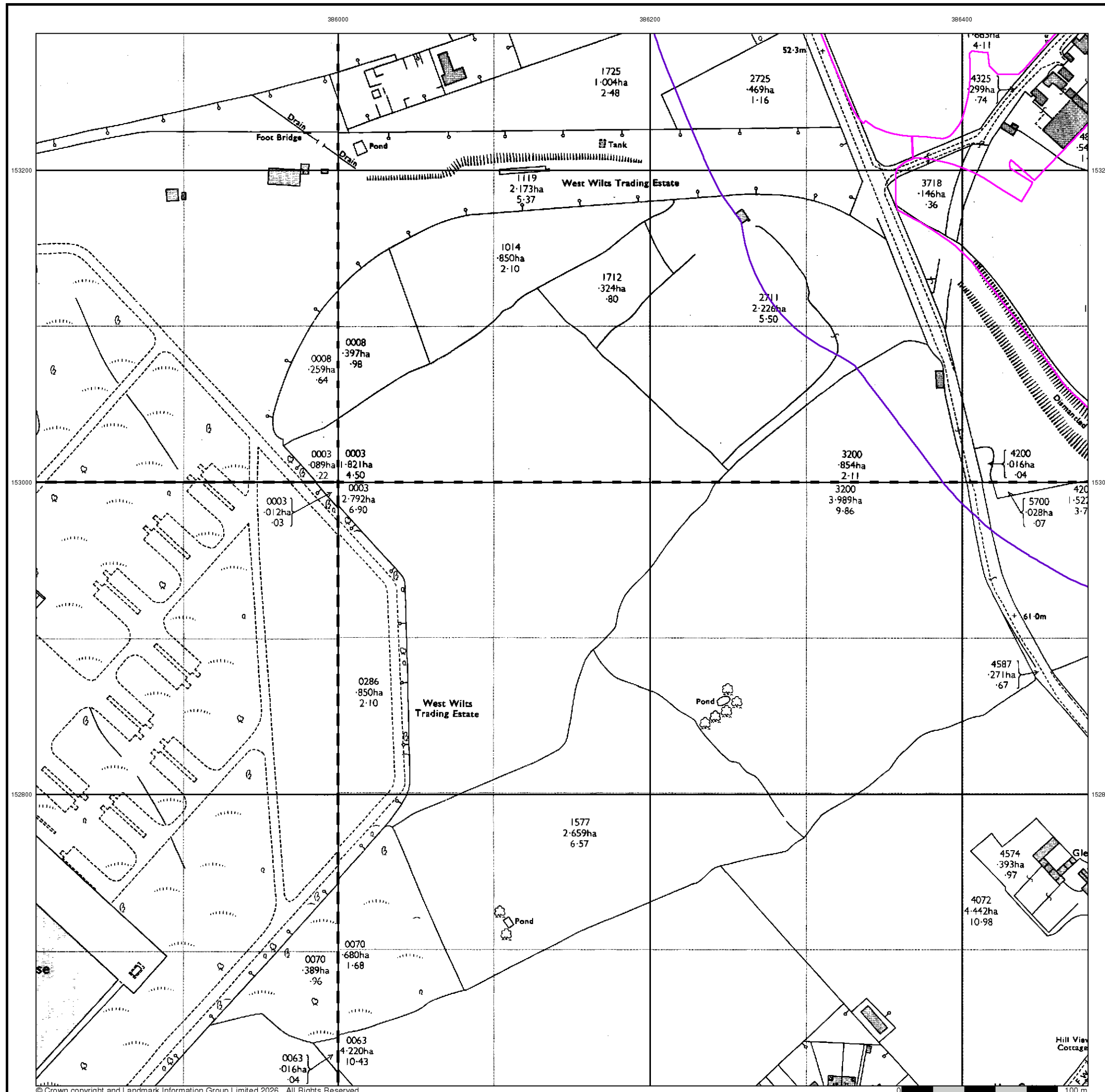
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Customer Ref: 5636
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Site Area (Ha): 14.21
Search Buffer (m): 100

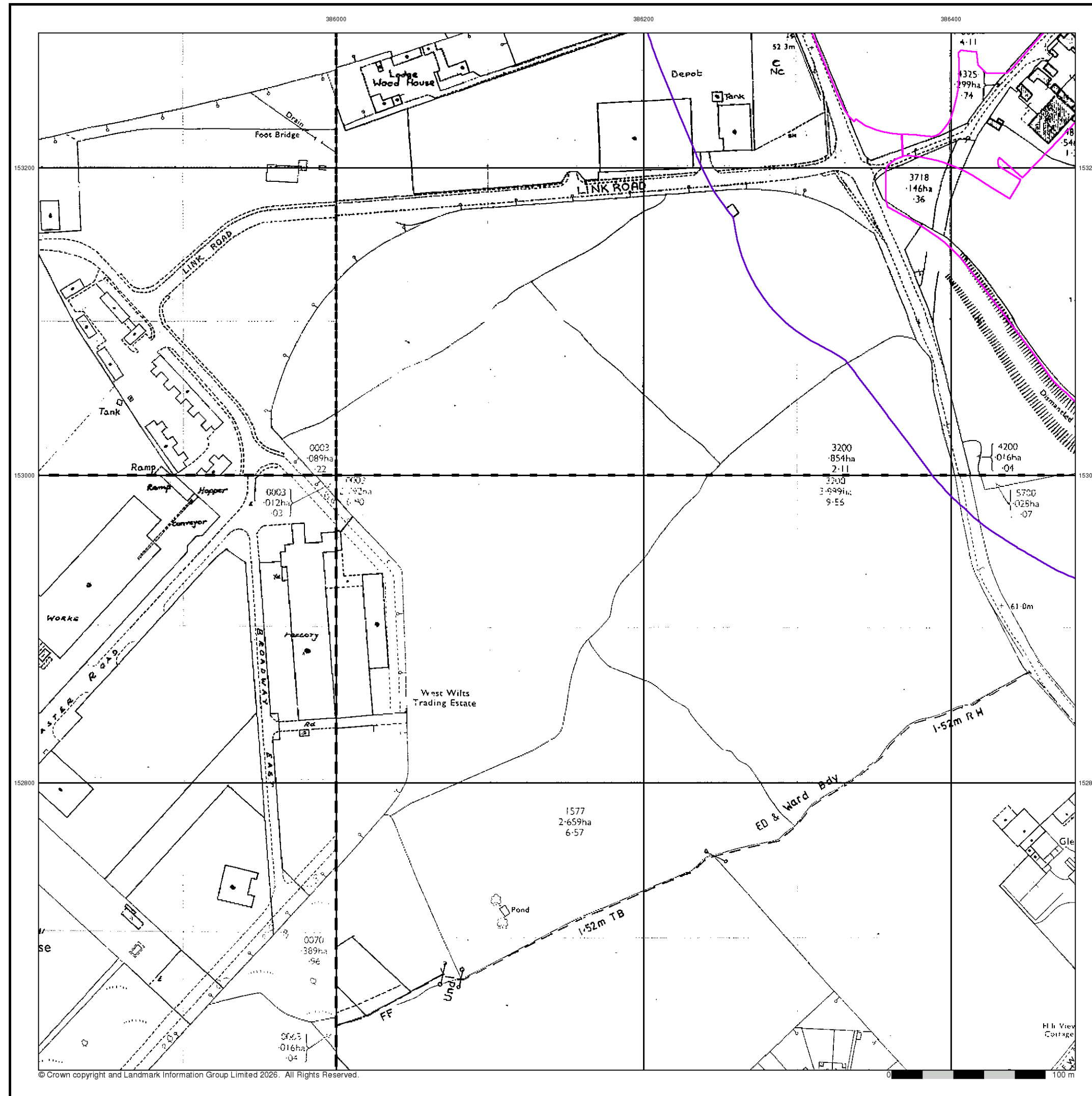
Site Details

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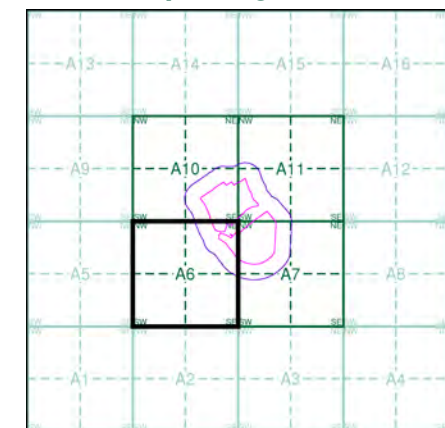
Additional SIMs
Published 1977 - 1988
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

ST8553 1983 12,500	ST8653 1988 12,500
ST8552 1977 12,500	ST8652 1987 12,500

Historical Map - Segment A6



Order Details
Order Number: 393176755_1_1
Customer Ref: 5636
National Grid Reference: 386500, 153290
Slice: A
Site Area (Ha): 14.21
Search Buffer (m): 100

Site Details
Hawke Ridge Business Park, Mill Lane, Westbury, BA13 4LD



Additional SIMs

Published 1983 - 1990

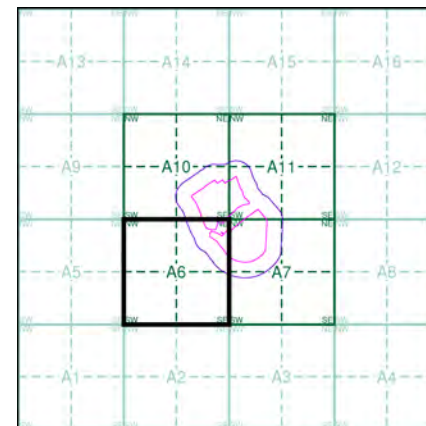
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

ST8553	1990	1:2,500
ST8552	1983	1:2,500

Historical Map - Segment A6



Order Details

Order Number: 393176755_1_1
Customer Ref: 5636
National Grid Reference: 386500, 153290
Slice: A
Site Area (Ha): 14.21
Search Buffer (m): 100

Site Details

Hawke Ridge Business Park, Mill Lane, Westbury, BA13 4LD



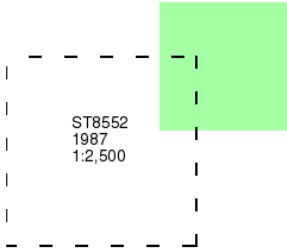
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



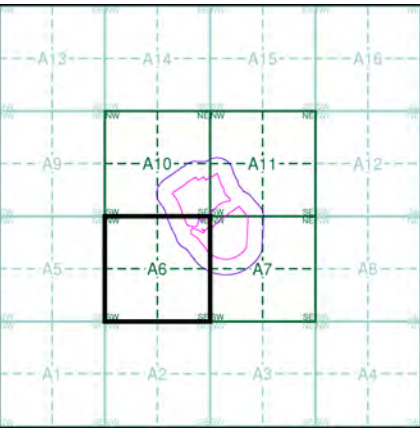
Ordnance Survey Plan
Published 1987
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A6

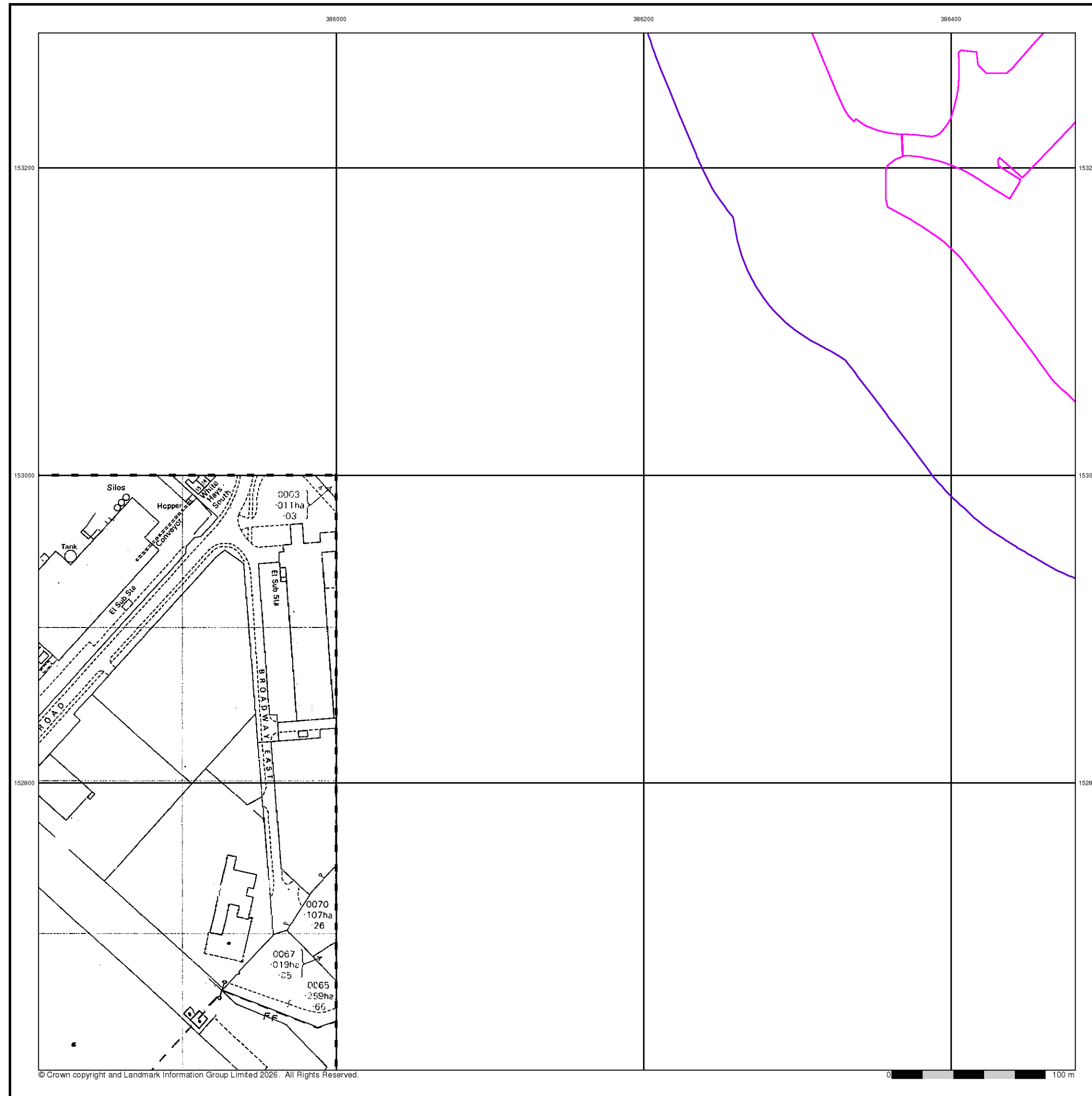


Order Details
Order Number: 393176755_1_1
Customer Ref: 5636
National Grid Reference: 386500, 153290
Slice: A
Site Area (Ha): 14.21
Search Buffer (m): 100

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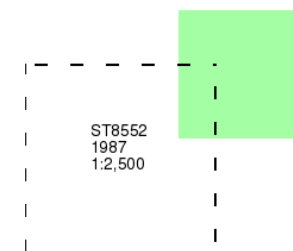
Additional SIMs

Published 1987

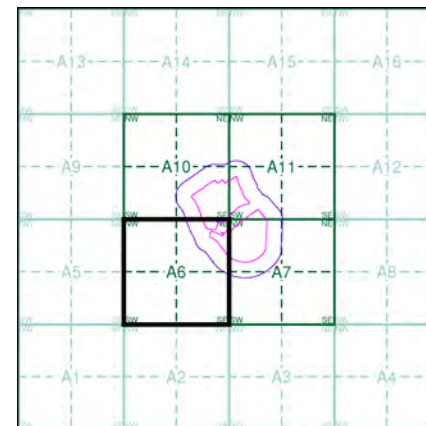
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A6



Order Details

Order Number: 393176755_1_1
Customer Ref: 5636
National Grid Reference: 386500, 153290
Slice: A
Site Area (Ha): 14.21
Search Buffer (m): 100

Site Details

Hawke Ridge Business Park, Mill Lane, Westbury, BA13 4LD



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Web: www.envirocheck.co.uk



Large-Scale National Grid Data

Published 1995

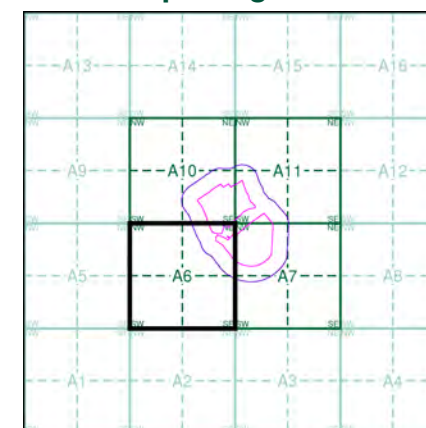
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

ST8553	1995	12,500	ST8653	1995	12,500
ST8552	1995	12,500	ST8652	1995	12,500

Historical Map - Segment A6



Order Details

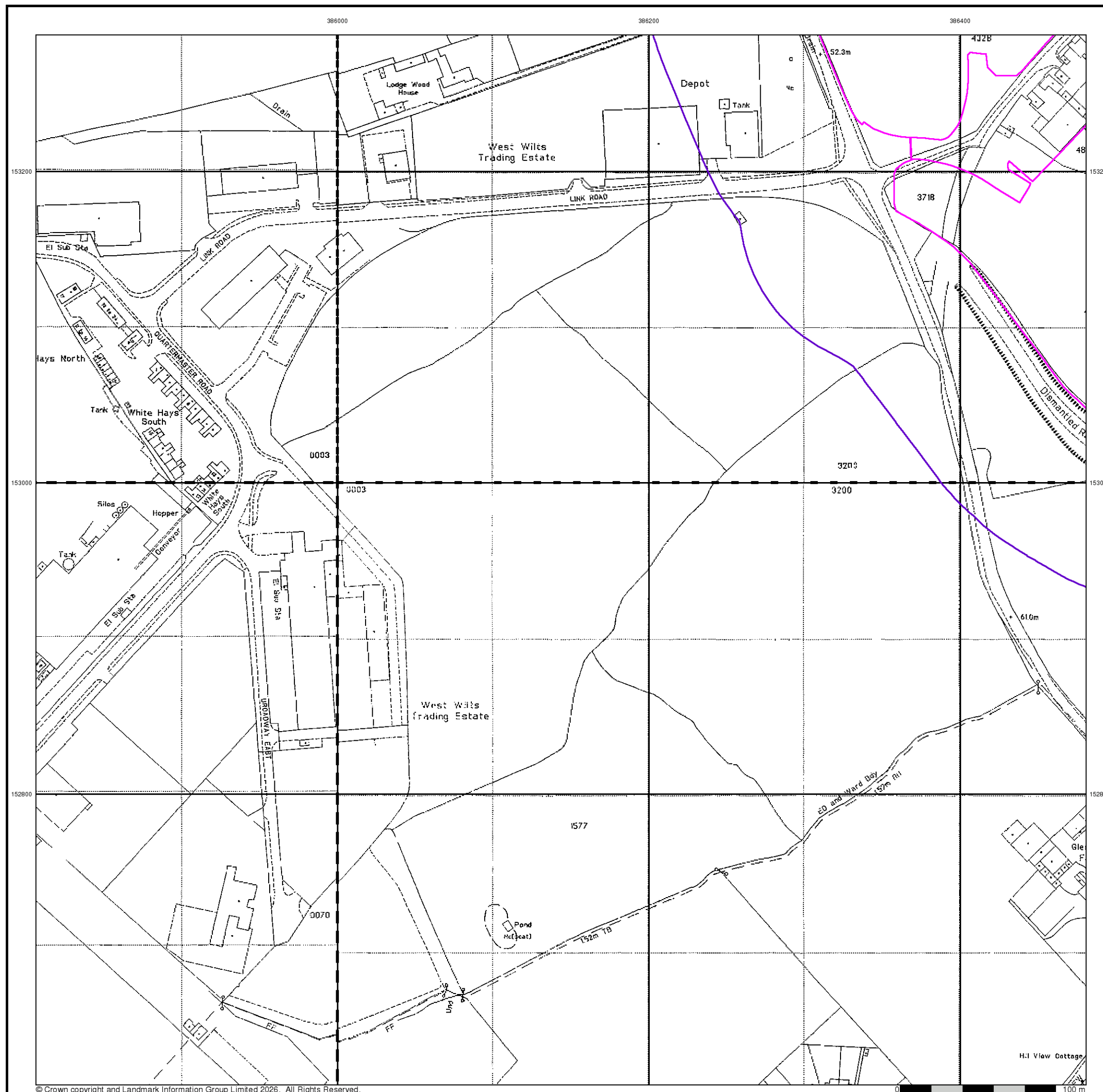
Order Number: 393176755_1_1
Customer Ref: 5636
National Grid Reference: 386500, 153290
Slice: A
Site Area (Ha): 14.21
Search Buffer (m): 100

Site Details

Hawke Ridge Business Park, Mill Lane, Westbury, BA13 4LD



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





Large-Scale National Grid Data

Published 1996

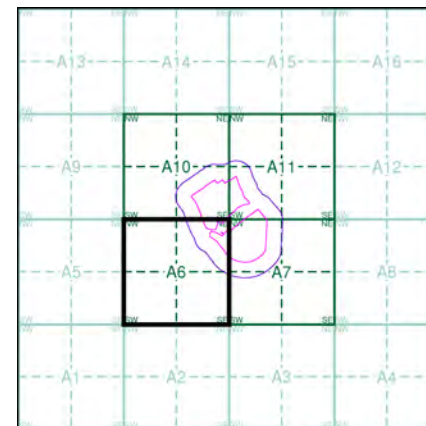
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

ST8553	1996	1:2,500
ST8552	1996	1:2,500

Historical Map - Segment A6



Order Details

Order Number: 393176755_1_1
Customer Ref: 5636
National Grid Reference: 386500, 153290
Slice: A
Site Area (Ha): 14.21
Search Buffer (m): 100

Site Details

Hawke Ridge Business Park, Mill Lane, Westbury, BA13 4LD



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

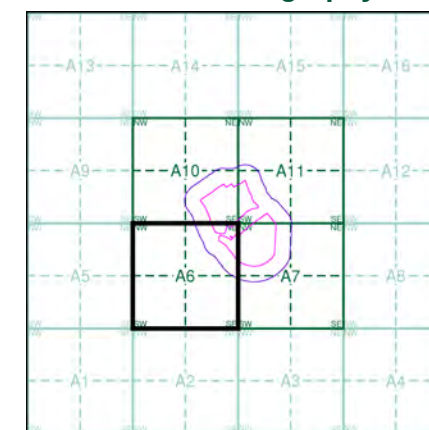


Historical Aerial Photography

Published 1999

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A6



Order Details

Order Number: 393176755_1_1
Customer Ref: 5636
National Grid Reference: 386500, 153290
Slice: A
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Historical Mapping Legends

Ordnance Survey County Series 1:10,560

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

Ordnance Survey Plan 1:10,000

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

1:10,000 Raster Mapping

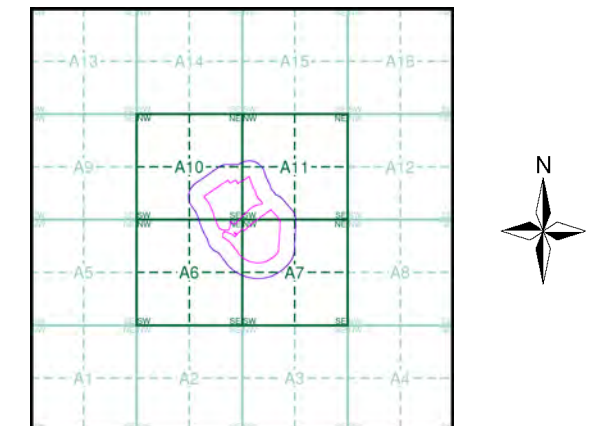
	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil,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



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Somerset	1:10,560	1884	2
Wiltshire	1:10,560	1890	3
Wiltshire	1:10,560	1901	4
Somerset	1:10,560	1904	5
Wiltshire	1:10,560	1926	6
Wiltshire	1:10,560	1938 - 1941	7
Historical Aerial Photography	1:10,560	1947	8
Ordnance Survey Plan	1:10,000	1961	9
Ordnance Survey Plan	1:10,000	1972	10
Ordnance Survey Plan	1:10,000	1989	11
10K Raster Mapping	1:10,000	2000	12
10K Raster Mapping	1:10,000	2006	13
VectorMap Local	1:10,000	2025	14

Historical Map - Slice A



Order Details

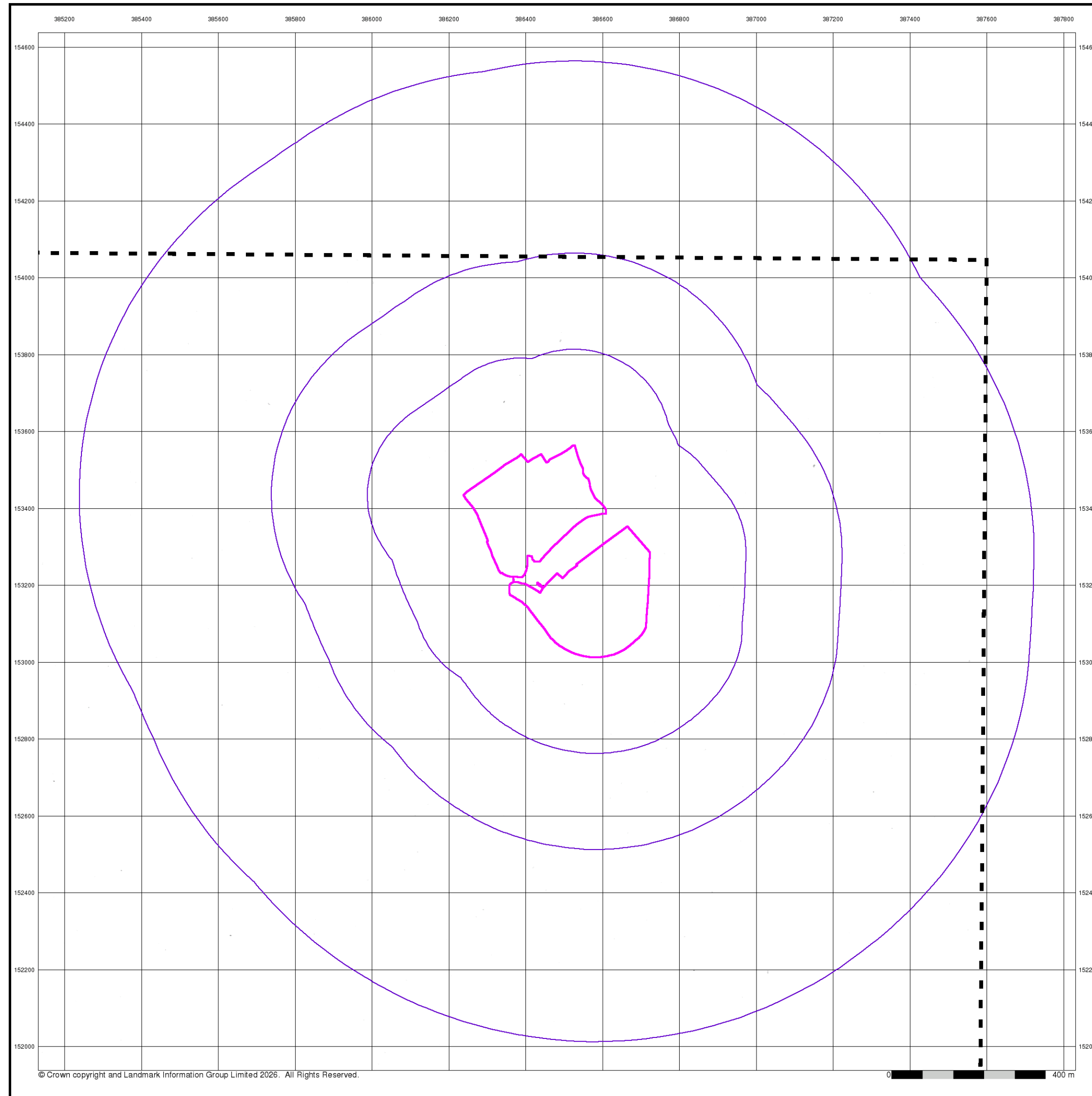
Order Number: 393176755_1_1
Customer Ref: 5636
National Grid Reference: 386500, 153290
Slice: A
Site Area (Ha): 14.21
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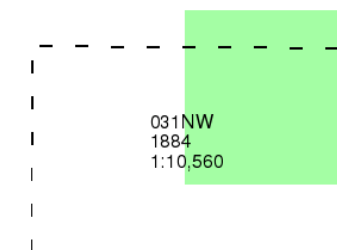
Somerset

Published 1884

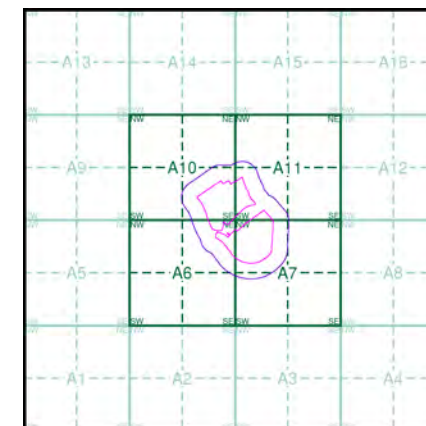
Source map scale - 1:10,560

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

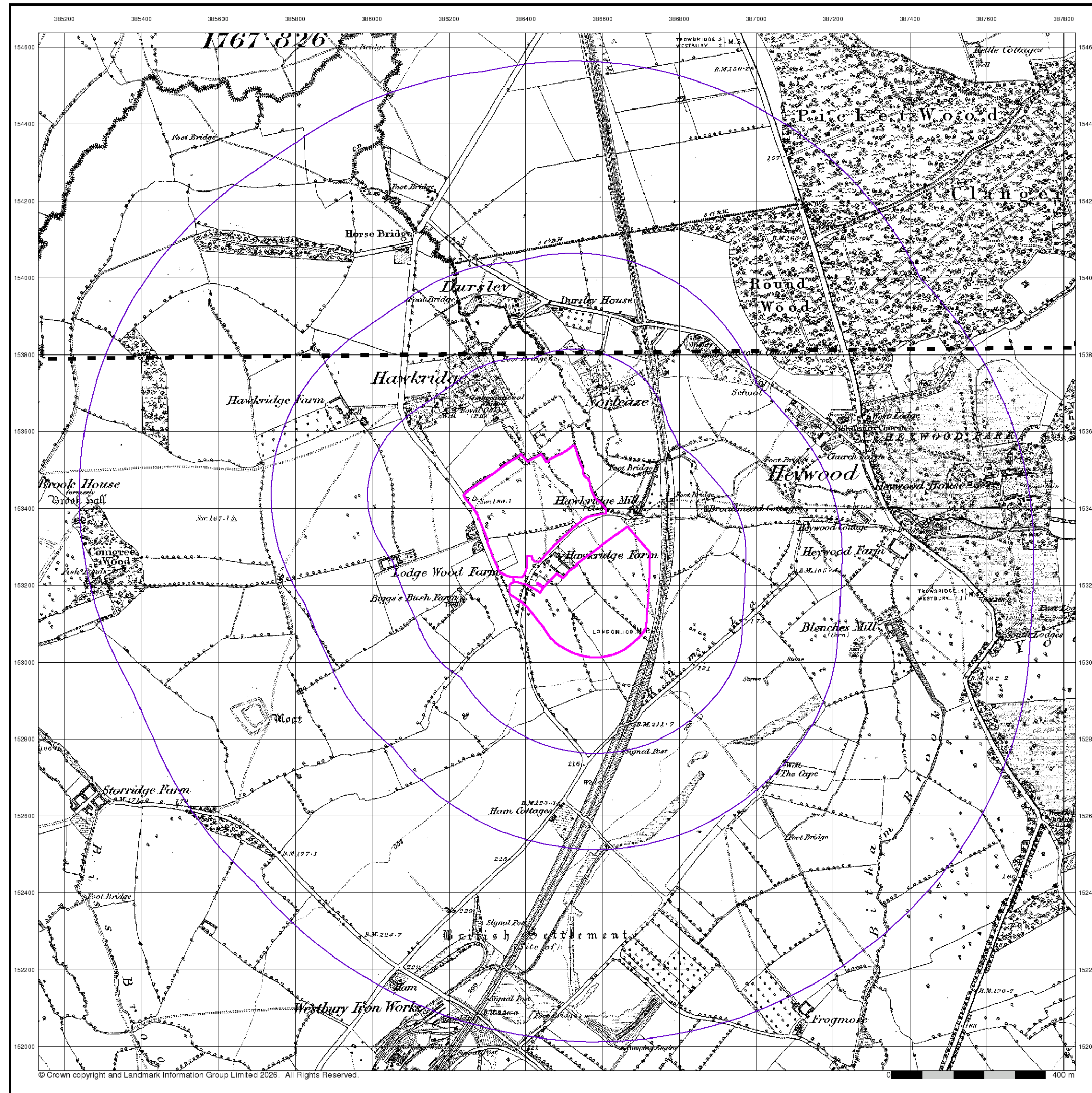
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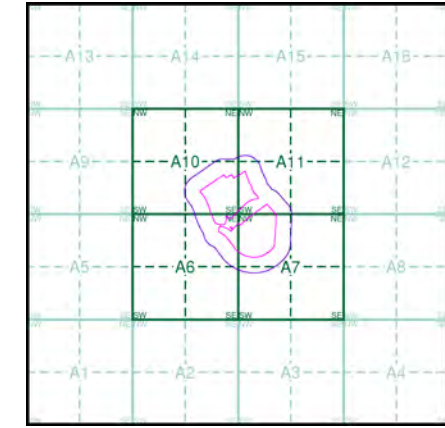
Wiltshire
Published 1890
Source map scale - 1:10,560

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

Map Name(s) and Date(s)

03800	1890	1:10,560
04400	1890	1:10,560

Historical Map - Slice A



Order Details

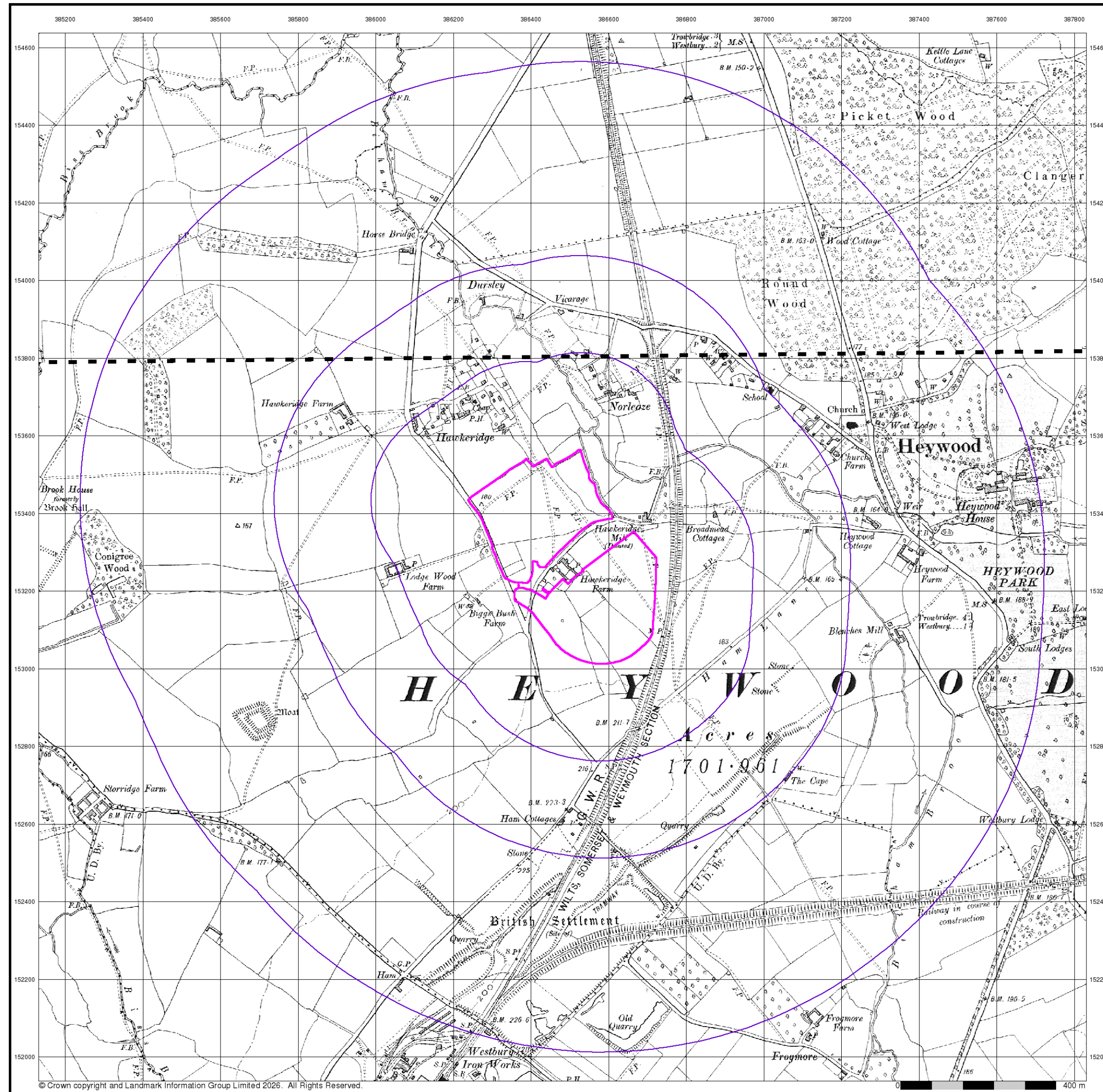
Order Number: 393176755_1_1
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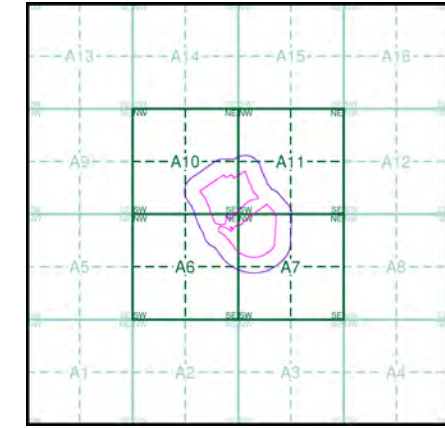
Wiltshire
Published 1901
Source map scale - 1:10,560

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

Map Name(s) and Date(s)

038SE
1901
1:10,560
044NE
1901
1:10,560

Historical Map - Slice A



Order Details

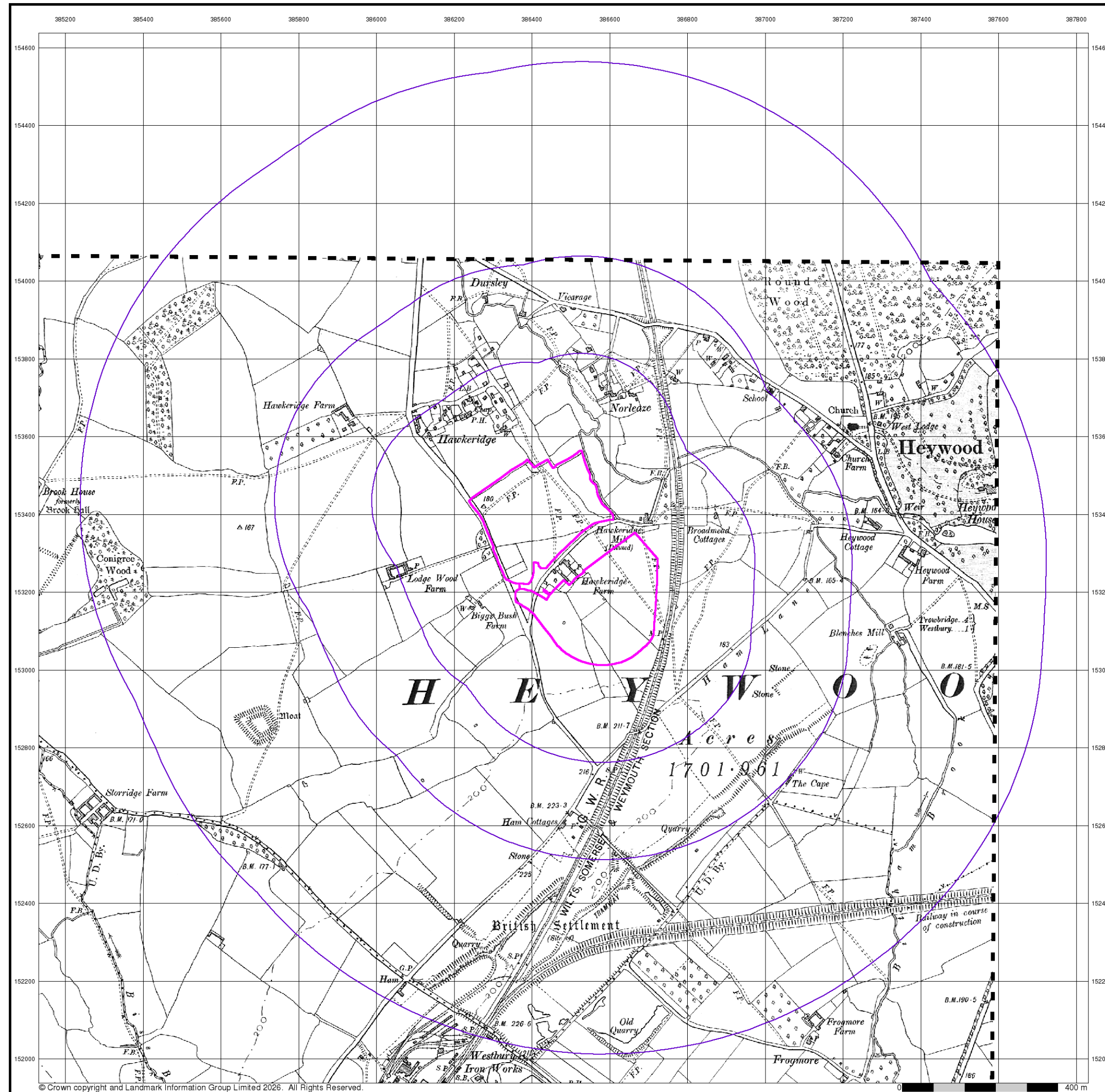
Order Number:	393176755_1_1
Customer Ref:	5636
National Grid Reference:	386500, 153290
Slice:	A
Site Area (Ha):	14.21
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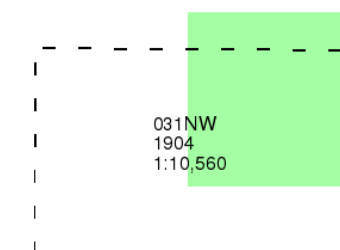
Somerset

Published 1904

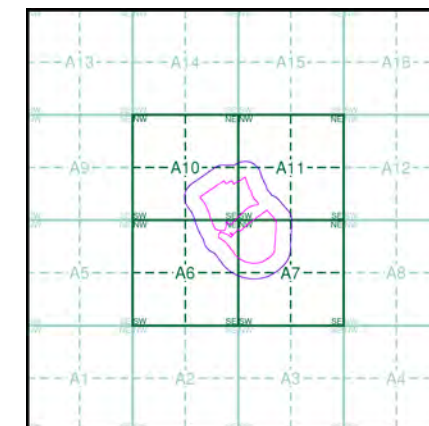
Source map scale - 1:10,560

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

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