



Townsend Farm, Melksham

Phase 1 Ground Conditions Assessment

Prepared for:
Bellway Strategic Land

Prepared by:
Stantec UK Limited
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Contents

1	Introduction	1
1.1	Preamble	1
1.2	Objective	1
1.3	Methodology and Report Format	1
1.4	Sources of Information	2
2	Site Setting	4
2.1	Site Location	4
2.2	Site Description	4
2.3	Historical Land Use	4
2.4	Consultation with Regulators	5
2.5	Review of Database Searches	5
2.6	Review of Unexploded Bomb Risk	6
3	Environmental Setting	7
3.1	Introduction	7
3.2	Geological Setting	7
3.3	Previous Reports	7
3.4	Geodiversity	8
3.5	Hydrogeological Setting	8
3.6	Hydrological Setting	9
3.7	Ecological Setting and Property – Animal or Crop Effect	9
3.8	Ground Gases	9
4	Land Contamination – Tier 1 Preliminary Risk Assessment	11
4.1	Introduction	11
4.2	Conceptual Model	11
4.3	Hazard Identification	11
4.4	Hazard Assessment	12
4.5	Risk Estimation	13
5	Preliminary Land Stability Assessment	15
5.1	Introduction	15
5.2	Coal Mining and Mineral Safeguarding	15
5.3	Potential Ground Stability Hazards	15
5.4	Geotechnical Considerations	16
5.5	Geotechnical Investigation	16
6	Conclusions	17
6.1	General	17
6.2	Geoenvironmental	17
6.3	Geotechnical	17
6.4	Unexploded Ordnance (UXO)	18
7	Essential Guidance for Report Readers	19
	References	20

Tables

Table 2.1	Summary of Historical Land Use On-Site and Off-Site	4
Table 2.2	Summary of Database Searches	5
Table 3.1	Summary of Geological Setting	7
Table 3.2	BGS Borehole Record Summary	7
Table 3.3	Summary of Hydrogeology and Groundwater Vulnerability	8
Table 3.4	Summary of Hydrological Site Data	9
Table 4.1	Hazard Classification of On-Site Potential Sources of Contamination	11
Table 4.3	Potential Sources of Contamination and Associated Potential Contaminants	12
Table 4.4	Identification of Potential Receptors	12

Table 4.5	Estimated Risks	13
Table 5.1	Summary of Potential Ground Stability Hazards	15

Figures

Figure 1	Site Location Plan
Figure 2	Site Layout Plan

Appendices

Appendix A	Stantec Methodology
Appendix B	Groundsure Reports
Appendix C	UXO Report
Appendix D	BGS Borehole Records
Appendix E	Wiltshire Council Response
Appendix F	Risk Estimation Tables

1 Introduction

1.1 Preamble

- 1.1.1 Stantec UK Limited has been instructed by Bellway Strategic Land (the Client), to prepare a Phase 1 Ground Conditions Assessment to support an outline planning application for a residential development of up to 225 homes at Townsend Farm, Melksham. The Site location is shown on the attached **Figure 1**.
- 1.1.2 The proposed development comprises a series of residential parcels with associated access routes landscaping and public open space.
- 1.1.3 This report presents the findings of desk study research carried out. A preliminary Conceptual Site Model (CSM) has been developed, and a qualitative Tier 1 land contamination Preliminary Risk Assessment (PRA) has been conducted. In addition, a preliminary land stability assessment has been undertaken, including an assessment of the potential occurrence of natural and artificial subsurface cavities.
- 1.1.4 It should be noted that this report is a ground condition assessment only and as such, additional surveys may be required to support a planning application. Guidance for readers of this report is presented in **Section 7**.

1.2 Objective

- 1.2.1 The objective of this report is to identify the likely ground conditions and environmental setting using published and publicly available information (see **Section 1.4** below for sources of information) that might have associated environmental liabilities or land stability hazards that may require management (remediation or mitigation).
- 1.2.2 The primary aim of this assessment is to meet the requirements of the National Planning Policy Framework (NPPF) (MHCLG, 2024) that planning policies and decisions should ensure that “a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination”.
- 1.2.3 To support planning applications an appropriate risk assessment of contamination, ground and slope stability is required. A PRA forms the first stage of this risk assessment process and is generally considered to be the minimum requirement to support any planning application.

1.3 Methodology and Report Format

Assessment of Ground Conditions – Contamination

- 1.3.1 The Stantec methodology for ground condition assessment (contamination) is presented in **Appendix A**.
- 1.3.2 In order to meet the requirements of the NPPF, the assessment has been carried out in accordance with ‘established procedures’ using current UK good practice and guidance as given in:
- British Standard 10175:2011 +A2:2017
 - Land Contamination: Risk Management (EA, 2025) and
 - National House Building Council (NHBC) Standards (NHBC, 2026).

- 1.3.3 The principal components of this assessment are generally as described in the Environment Agency's Land Contamination: Risk Management (LCRM) guidance, published on 8 October 2020 (updated 12 June 2025). LCRM sets out a risk management process based on a tiered risk assessment with an increasing level of detail required to progress through the tiers.
- Tier 1 – “Preliminary Risk Assessment (PRA)” – a qualitative assessment forming part of a Phase 1 report,
 - Tier 2 – “Generic Quantitative Risk Assessment” - a quantitative assessment using published criteria to screen site specific ground condition data forming part of a Phase 2 report and
 - Tier 3 – “Detailed Quantitative Risk Assessment” – a quantitative assessment involving the generation of site-specific assessment criteria (SSAC).
- 1.3.4 The underlying principle is the evaluation of pollutant linkages in order to assess whether the presence of a source of contamination could potentially lead to harmful consequences. A pollutant linkage consists of the following three elements:
- A source of contamination or hazard that has the potential to cause harm or pollution,
 - A pathway for the hazard to move along / generate exposure, and
 - A receptor which is affected by the hazard.
- 1.3.5 For each potential pollutant linkage identified, the risk is estimated through consideration of the magnitude of the potential consequences and the likelihood or probability of an event occurring.
- 1.3.6 This report is divided into sections identifying potential sources (hazard identification), potential pathway and receptor identification and risk estimation and assessment.

Assessment of Ground Conditions – Land Instability

- 1.3.7 Planning Authorities are required in the NPPF to consider if land instability poses a potentially unacceptable risk to development. The requirement to take account of potential hazards arising from natural hazards (such as natural cavities) or former activities such as mining is also outlined.
- 1.3.8 The preliminary land instability appraisal methodology adopted by Stantec follows the guidance given in the Planning Practice Guidance for Land Stability (MHCLG, 2019). The guidance states that “Preparation of a slope stability risk assessment report will vary according to location but is likely to involve at least a comprehensive desk study examination and a site visit.”
- 1.3.9 The preliminary land instability appraisal includes for example, where relevant, a review of geological hazards for the Site such as natural and man-made (mining) cavities, landslide, collapsible and compressible soils, running sand, and subsidence and heave due to volumetric change in the ground.

1.4 Sources of Information

- 1.4.1 The following sources of information were used in the preparation of this report:
- Groundsure was commissioned to provide an Enviro and Geo Insight report (ref HYD-TLW-8XP-FJO-ECT & HYD-G3N-886-JZO-WUJ) including historical maps and environmental data searches. This information is presented in its entirety in **Appendix B**.

- An Unexploded Ordnance Pre-Desk Study Assessment prepared by Zetica (reference PA027942), presented in **Appendix C**.
- Geological maps held by the British Geological Survey (BGS) accessed via their website and Geological Survey of England and Wales 1:63,360/1:50,000 geological map series.
- Historical borehole records held in the BGS database accessed via their website. Relevant records are reproduced in **Appendix D**.
- Defra's MAGIC website and the UK Government's data website for information on surface and groundwater quality, significant environmental features and historic structures (accessed July 2025).
- Communication with the Local Authority Contaminated Land Officers (CLO) and an environmental enquiry on groundwater and contaminated land information. Their response is enclosed in **Appendix E**.
- Google Earth Pro, historical imagery dated from 1945 – 2021 (accessed July 2026).

2 Site Setting

2.1 Site Location

- 2.1.1 The Site is located on the southern outskirts of Melksham, Wiltshire. The Site covers c. 11 hectares and is approximately centred at Grid Reference ST 89944 62618 with the approximate postcode SN12 6ED. A Site Location Plan is presented as **Figure 1**.

2.2 Site Description

- 2.2.1 A site walkover was not within the scope of this report. Salient features as observed from aerial imagery (Google Earth, 2026) are discussed below and shown on **Figure 2**.

On Site

- 2.2.2 The Site appears to comprise a series of four open fields with two clusters of agricultural buildings in the centre of the Site. Access to the buildings is via tracks from the western boundary. The northern cluster of buildings comprises approximately 12 sheds and barns and associated yard areas. Two circular structures (possible tanks or silos) are present in the centre of the cluster of buildings. The southern cluster of buildings comprises two linear sheds (understood to be former WW2 buildings to the north and chicken sheds to the south) divided by an access road/track. The northern shed appears to be in a state of dilapidation.

Off Site

- 2.2.3 The Site boundaries and surrounding land uses are as follows:
- North – bounded by a hedgerow with agricultural fields beyond. It is understood these fields are to be developed for a residential land use (referred to as 'Land West of Semington Road', planning reference 20/07334/OUT & PL/2023/00808 & PL/2024/11665).
 - East – bounded by Semington Road, with residential land use beyond.
 - South – bounded by a hedgerow with agricultural fields beyond. It is understood these fields are to be developed for a residential land use (known as 'North of Berryfield Lane', planning reference PL/2025/00626).
 - West – bounded by Berryfield Lane, with agricultural land use beyond (including Boundary Farm).

2.3 Historical Land Use

- 2.3.1 This section presents a summary of historical land uses on the Site and in the immediate surrounding area, as identified from historical Ordnance Survey maps provided by Groundsure as presented in **Appendix B**, supplemented by a review of Google Earth historical aerial photographs and internet searches for relevant historical information.

Table 2.1 Summary of Historical Land Use On-Site and Off-Site

Historical Data Source	On Site	Off Site
1885 – 1938 1:10,560 and 1:2,500	The Site is a series of open fields crossed by a footpath. Two small ponds are present, one on the	The surrounding area is predominantly open agricultural land, with Melksham market town located approximately 750m to the north. Scattered development is present along

scale OS mapping	western boundary and one on the southern boundary.	Semington Road to the east of the Site. Townsend Farm is located to the immediate northeast of the Site. The Wiltshire & Berkshire Canal is present approximately 130m east of the Site. The canal is labelled as 'Disused' from 1920 and appears to be backfilled from 1924 onwards. Allotment Gardens are shown 150m southwest of the Site from 1922 onwards. Two wells are shown 30m and 80m southwest of the Site on the 1886 and 1900 mapping.
1956 – 1960 1:10,560 scale OS mapping	4no. rectangular structures / enclosures are shown in the centre of the Site, in addition to an access track.	The surrounding area remains largely unchanged. There is some additional residential development shown off Berryfields Lane to the south of the Site. An industrial estate is also shown approximately 750m to the southeast of the Site.
1973 – 1976 1:10,000 and 1:2,500 scale OS mapping	The buildings in the centre of the Site are labelled as a Piggery. Two additional large rectangular structures are now shown in the south of the Site, labelled as Poultry Houses. The previously identified ponds are no longer shown.	Extensive residential development has occurred to the north of the Site (on the southern outskirts of Melksham). Boundary Farm is shown to the immediate west of the Site. A Pumping Station is shown 180m southeast of the Site.
1986 – 2015 1:10,000; 1:2,500 and 1:1,250 scale OS mapping	Additional structures are shown in the centre of the Site associated with the Piggery.	The surrounding area remains largely unchanged.
2025	The Site remains largely open fields with two clusters of agricultural buildings in the centre and south of the Site.	The surrounding area is predominantly residential development to the north, east and south, with open agricultural land to the west.

2.4 Consultation with Regulators

2.4.1 A request for environmental information was submitted to Wiltshire Council and their response is enclosed in **Appendix E**. The response notes that “there is nothing within the site boundary to indicate any potential ground contamination that would impact future development”. There are two data points at the boundary of the Site that are recorded as ‘Unknown filled ground’. These correspond to the infilled ponds identified on the review of historical mapping above.

2.4.2 The search identified no known animal burial sites within 250m of the Site.

2.4.3 The search disclosed that there are no private water supplies within 500m of the Site (the nearest private water supply is at Holbrook Farmhouse approximately 750m southwest of the Site).

2.5 Review of Database Searches

2.5.1 The results of the database searches relating to potentially contaminating land-use are summarised in **Table 2.2** and discussed in the following sections.

Table 2.2 Summary of Database Searches

Data Type	Number on Site ⁽¹⁾	Number within 250m of Site ⁽¹⁾
Waste Regulation		
Landfill Sites	0 (0)	0 (0)

Historical Waste Sites	0 (0)	1 (0)
Licensed Waste Management Facilities	0 (0)	0 (0)
Statutory Permits/Authorisations		
Pollution Prevention and Control ⁽²⁾	0 (0)	0 (0)
Radioactive Substance Authorisations	0 (0)	0 (0)
Planning Hazardous Substances	0 (0)	0 (0)
COMAH Sites ⁽³⁾	0 (0)	0 (0)
NIHHS Sites ⁽⁴⁾	0 (0)	0 (0)
Recorded Pollution / Potential Pollution		
Substantiated Pollution Incidents	0 (0)	1 (0)
Contaminated Land ⁽⁵⁾	0 (0)	0 (0)
Potential Contaminative Uses		
Recent industrial land uses	1 (0)	7 (0)
Notes:		
⁽¹⁾ Number in brackets denotes number of authorisations, licenses or permits that are lapsed, revoked, cancelled, superseded, defunct, surrendered, not applicable, inactive, withdrawn or not yet started.		
⁽²⁾ Includes Integrated Pollution Controls, Integrated Pollution Prevention and Control, Local Authority Integrated Pollution Prevention and Control and Local Authority Pollution Prevention and Control permits.		
⁽³⁾ Denotes Control of Major Accident Hazards.		
⁽⁴⁾ Denotes Notification of Installations Handling Hazardous Substances.		
⁽⁵⁾ Sites determined as Contaminated Land under Part 2A of the Environmental Protection Act.		

- 2.5.2 A pollution incident was recorded 25m northwest of the Site on 17th July 2024. The pollutant was construction and demolition materials and waste and was recorded to have a significant impact on land, with no impact on water or air.
- 2.5.3 The historical waste site referred to is Boundary Farm to the northwest of the Site, where there was a change of land use from agricultural to commercial for temporary storage of a tank for stone waste in March 2025 and is therefore not of interest to the Site.
- 2.5.4 The recent industrial land use recorded on Site relates to the Poultry Houses. Other recorded industrial land uses within 250m of the Site include a silo, 2no. electricity substations and 2no. pumping stations.

2.6 Review of Unexploded Bomb Risk

- 2.6.1 An Unexploded Ordnance (UXO) pre-desk study assessment has been prepared for the Site by Zetica (2026), enclosed in **Appendix C**.
- 2.6.2 This identifies military activity on Site and in the vicinity of the Site during World War 2 with RAF Melksham located approximately 500m east of the Site and associated military camps established on and in close proximity to the Site. It records that RAF Melksham closed in 1965 and was subsequently redeveloped.

A review of Historic England's aerial photography archive has been undertaken, alongside a review of available Google Earth imagery. Aerial images from c. 1945 show a number of rectangular structures in the centre of the Site consistent with a military camp. Most of these structures are no longer present on the 1956 1:10,560 OS map, indicating a temporary use. A detailed UXO desk study is recommended to assess the UXO hazard level at the Site.

3 Environmental Setting

3.1 Introduction

- 3.1.1 The information from published and publicly available information sources is summarised below and is used to provide context for the ground stability appraisal in **Section 5** and identify potential receptors in the Tier 1 PRA presented in **Section 4**.

3.2 Geological Setting

- 3.2.1 The 1:50,000 series geological map (BGS, 2011) and its associated memoir (BGS, 2011) and the BGS GeoIndex (onshore) (BGS, 2026) indicate the following geological sequence underlying the Site.

Table 3.1 Summary of Geological Setting

Geology	Description
Artificial and Made Ground	None identified. Localised Made Ground is likely around the agricultural buildings and access tracks on Site, as well as the identified infilled ponds and historical WW2-era buildings.
Superficial Deposits	River Terrace Deposits are mapped beneath the Site. These are typically sand and gravel deposits, locally with lenses of silt, clay or peat.
Bedrock	The bedrock geology is mapped as Oxford Clay Formation , a grey slightly silty silicate-mudstone with sporadic beds of limestone nodules.

Historical BGS Boreholes

- 3.2.2 The BGS borehole record viewer (BGS, undated) shows one borehole record within 250m of the Site with accessible details. The location of this borehole is indicated on a plan in **Appendix C**.
- 3.2.3 The ground conditions recorded by the available historical boreholes are summarised in **Table 3.2** below, and the records are included in **Appendix D**.

Table 3.2 BGS Borehole Record Summary

Recorded Geology	Base Depth (m bgl) Elevation [m OD]	Interpretation
ST96SW19 (100m north of site) – Surface level 38.35m OD		
Topsoil	0.15 [38.20]	Topsoil
Brown silty sandy CLAY	0.90 [37.45]	River Terrace Deposits
GRAVEL and SAND	1.20 [37.15]	
Firm to stiff blue fissured CLAY, some hair roots near surface	>3.05 [>35.30]	Oxford Clay Formation
Groundwater recorded standing at 2.4mbgl [35.95mAOD] the day after drilling.		

3.3 Previous Reports

PBA Ltd, Land at Semington Road, Melksham Ground Investigation Report (2016)

- 3.3.1 Peter Brett Associates (PBA) have previously prepared a Ground Investigation Report (reference 30523/5507) for a neighbouring site, known as Land at Semington Road, Melksham (location shown on **Figure 2**).

- 3.3.2 The investigation (undertaken in July 2016) comprised 12no. trial pits to a maximum depth of 3.1m below ground level (bgl) and 10no. dynamic cone penetrometers (DCP).
- 3.3.3 Ground conditions were found to comprise Topsoil/Made Ground over River Terrace Deposits (typically to a depth of 0.5 to 1.7m bgl) over the Oxford Clay Formation (base not proven).
- 3.3.4 Locally, Made Ground was recorded to a depth in excess of 1.9m bgl on the alignment of the infilled canal which crosses this site. Groundwater seepages were noted in two trial pits during excavation at 1.2m bgl (in the Made Ground) and 1.4m bgl (in the River Terrace Deposits). Geoenvironmental testing undertaken on soils as part of the investigation did not identify significantly elevated concentrations of contaminants.

3.4 Geodiversity

- 3.4.1 Geodiversity can be defined as the natural range (diversity) of geological (rocks, minerals, fossils), geomorphological (landforms, topography, physical processes), soil and hydrological features. It includes their assemblages, structures, systems and contributions to landscapes. These protected sites include geological Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs) and Local Geology Sites (formerly known as RIGS - Regionally Important Geological and Geomorphological Sites).
- 3.4.2 No such features have been identified on-Site or within 100m, which is generally considered the likely extent of influence.

3.5 Hydrogeological Setting

- 3.5.1 The following table summarises information regarding hydrogeology and groundwater vulnerability based on available information.

Table 3.3 Summary of Hydrogeology and Groundwater Vulnerability

Item and Source	Details
Aquifer Classification (<i>Groundsure</i>)	Superficial River Terrace Deposits – Secondary A Bedrock Oxford Clay Formation – Unproductive
Depth to Groundwater (<i>BGS, Topography</i>)	Likely within River Terrace Deposits – between 1.0 and 3.0m bgl.
Groundwater Flow Direction	Superficial Groundwater within the River Terrace Deposits is likely to be in continuity with local watercourses (Berryfield Brook to the south and River Avon to the west). Bedrock The Oxford Clay Formation generally comprises an impermeable clay with no significant groundwater resource. Any groundwater is limited to localized fissures or thin permeable horizons and is unlikely to have a significant flow direction.
Groundwater Abstraction (<i>Groundsure</i>)	None on Site or within 250m. An environmental search undertaken by Wiltshire Council identified the nearest private water supply to be located at Holbrook Farmhouse approximately 750m southwest of the Site.
Groundwater Vulnerability (<i>Groundsure</i>)	Secondary superficial aquifer – high vulnerability Secondary bedrock aquifer – N/A
Groundwater Flood Risk* (<i>Groundsure</i>)	Highest risk on Site is Moderate, covering a small area in the west of the site. The majority of the site is mapped as Low risk.
Source Protection Zone (SPZ) (<i>Groundsure</i>)	None on-Site nor within 500m

* The scope of this report does not include a flood risk assessment.

3.6 Hydrological Setting

3.6.1 The following table summarises information regarding hydrology at the Site.

Table 3.4 Summary of Hydrological Site Data

Item and Source	Description
Surface Water Feature (<i>Groundsure</i>)	None on Site. Berryfield Brook is located ~250m to the south of the Site, flowing east into the River Avon located 600m to the west.
Catchment and WFD (<i>EA Catchment viewer</i>)	River Basin District – Severn Management Catchment – Avon Bristol and Somerset North Streams Operational Catchment – Avon Bristol Rural Water Body – Avon (Brist) conf R Marden to conf Semington Bk. This has an Ecological classification of 'Moderate' as of 2022, and in 2019 had a 'Fail' for Chemical classification (for the chemicals mercury, perfluorooctane sulphonate (PFOS) and polybrominated diphenyl ethers (PBDE)).
Surface Water Abstractions (<i>Groundsure Report</i>)	None within 500m.
Licensed Discharge Consents (<i>Groundsure</i>)	None on-Site, 6no. within 500m: 1no. at a location ~150m south. Sewage discharges into Berryfield Brook. Revoked 1999. 1no. at a location ~200m northeast. Sewage discharges into River Avon. Revoked 1999. 3no. at a location ~210m south. Sewage discharges into Berryfield Brook. Active. 1no. at a location ~240m south. Sewage discharges into Berryfield Brook. Revoked 1999.
Pollution Incidents and Substantiated Pollution Incidents to Controlled Waters (<i>Groundsure</i>)	None within 500m.

3.7 Ecological Setting and Property – Animal or Crop Effect

3.7.1 The Groundsure reports and MAGIC website have been reviewed for ecological receptors within 1km of the Site. There are no Sites of Special Scientific Interest (SSSI), Ancient Woodlands, National or Local Nature Reserves, Special Conservation Areas, Ramsar sites or Special Protection Areas located within a 1km radius of the Site.

3.8 Ground Gases

Natural Soil Gases – Radon & Carbon Dioxide

- 3.8.1 The Groundsure report and Buildings Research Establishment (BRE) guidance on Radon (BRE, 2023) indicates that the Site is located within a low probability radon area, as less than 1% of homes are above the action level.
- 3.8.2 Radon protection measures are not considered to be required for the construction of new dwellings across the Site.
- 3.8.3 Based on the mapped geology present, significantly elevated concentrations of naturally occurring carbon dioxide are not anticipated across the majority of the Site.

Made Ground and Landfills

- 3.8.4 The review of historical mapping identified two ponds on Site that appear to have been infilled (locations indicated on **Figure 2**), and a canal to the east of the Site that has also been infilled. If the materials used to infill these features are putrescible then they should be considered to present a potential source of ground gas to the Site.
- 3.8.5 There is potential for Made Ground in areas of the site around the agricultural buildings and former WW2-era military buildings. If this Made Ground contains organic materials it may be a potential source of ground gas. There is also the potential for slurry pits to be present, associated with the site's use as a Piggery.
- 3.8.6 No landfills (current or historical) have been identified within 500m of the Site.

4 Land Contamination – Tier 1 Preliminary Risk Assessment

4.1 Introduction

- 4.1.1 A Tier 1 qualitative contamination risk assessment has been undertaken for the Site. The methodology and criteria adopted by Stantec for the preliminary geo-environmental risk assessment is presented in **Appendix A**.
- 4.1.2 When there is a pollutant linkage (and therefore some measure of risk) it is necessary to determine whether the risk matters and therefore whether further action is required. Stantec provide an estimation of the level of risk but do not comment on whether or not it is an unacceptable risk because the significance or acceptability of a risk depends on the individual stakeholder. Risk estimation involves predicting the likely consequence (what degree of harm might result) and the probability that the consequences will arise (how likely is the outcome).

4.2 Conceptual Model

- 4.2.1 The Tier 1 Preliminary Risk Assessment includes the development of a Conceptual Site Model (CSM). The CSM describes the types and locations of potential contamination sources, the identification of potential receptors and the identification of potential transport/migration pathways.

4.3 Hazard Identification

On Site

- 4.3.1 The Site generally has a history of agricultural land use including poultry farming, piggery and more generally arable land use, which may have included periodic application of agricultural chemicals such as herbicides, pesticides and fertilisers to improve crop growth. In the modern era, these chemicals are applied in prescribed doses to avoid wastage, and that in the main any surplus chemical not taken up by plants rapidly breaks down once exposed in the environment (as required by agrochemical standards) it is considered that these do not present a hazard. There is potential for Made Ground around farm buildings, storage of bulk fuels or chemicals, and/or slurry pits associated with the keeping of livestock.
- 4.3.2 During World War 2, a military camp associated with the nearby RAF Melksham training school was established on the Site. The buildings are likely to have been of a temporary construction and were no longer present on the 1956 OS map. There is potential for Made Ground associated with this land use and the subsequent demolition/removal of the camp buildings to remain present on Site.
- 4.3.3 Two ponds were historically shown on the Site and have been infilled, potentially with material of variable composition.
- 4.3.4 The current and historical on-Site uses have been assigned a hazard classification as defined in Table 1 of the Stantec Assessment Methodology (see **Appendix A**). These are indicated in **Table 4.1** below.

Table 4.1 Hazard Classification of On-Site Potential Sources of Contamination

Potential Sources of Contamination	Hazard Classification / Score
Agricultural Buildings/Yard Areas	Low / 2
Former military camp	Low / 2
Infilled Ponds	Low / 2

Off Site

- 4.3.5 Land use in the surrounding area is predominantly agricultural and residential.
- 4.3.6 The now-infilled route of the Wiltshire & Berkshire Canal is located approximately 130m east of the Site which presents a potential source of ground gas albeit it was infilled more than 100 years ago. It is considered unlikely that any ground gas could migrate through a saturated granular River Terrace Deposits and has therefore been discounted as a source / pathway.
- 4.3.7 There is a history of military activity in the area surrounding the Site, associated with the former RAF Melksham School of Technical Training located approximately 750m east of the Site. Ancillary development associated with the training school is understood to have generally been accommodation and amenity facilities. The main RAF Melksham site is now an industrial estate, while the former camps generally appear to have been redeveloped to a residential land use. It is considered that any potential contamination from the main training site is unlikely to affect the subject site, and the ancillary land use is likely of low contamination potential, especially due to the temporary nature of the camps and length of time since the sites were active.

Summary of Potential Sources of Contamination

- 4.3.8 Based upon the identified potential sources of contamination (PSC) on the Site or within the vicinity of the Site, specific potential contaminants have been identified as described in **Table 4.3**.

Table 4.2 Potential Sources of Contamination and Associated Potential Contaminants

PSC Reference	Description	Potential Contaminants
1	On Site (localised) – Agricultural buildings and yard areas, WW2 military buildings, Infilled Ponds	Hydrocarbons (including PAHs), metals, asbestos, ground gas

4.4 Hazard Assessment

- 4.4.1 In order to determine whether the identified hazards pose a risk it is necessary to identify the presence of potential receptors and pathways by which they can be exposed to the hazard.

Identification of Potential Receptors

- 4.4.2 Details of the potential receptors considered, whether or not the receptor is plausible and the receptor sensitivity, are presented in the following table:

Table 4.3 Identification of Potential Receptors

Receptor Type	Plausible Receptor?	Sensitivity/Value
Humans [Current users]	Yes – Footpath users, agricultural workers	High – 4
Humans [Future occupiers]	Yes – Future residents	Very High - 5
Humans [Construction and maintenance workers]	Yes – During development	High – 4
Humans [Neighbouring residents]	Yes – Residential properties	Very High - 5
Controlled Waters [Surface water]	Yes – Berryfield Brook and River Avon	Low - 2
Controlled Waters [Groundwater - Superficial Deposits]	Yes – Superficial deposits are Secondary A aquifer	Low – 2
Controlled Waters	No – Bedrock is an Unproductive Aquifer	-

[Groundwater - Bedrock]		
Buildings / Materials	Yes – Berryfields Cottages Grade II Listed building approx. 60m south of the Site	Low - 2
Property (including buildings)	Yes – local value	Very Low – 1
Ecological Systems	No – None Identified	-
Designated archaeological sites (other than listed buildings) and other ancient monuments	No – None identified	-
Notes		
¹ Based on Table 2 of Stantec Guide: Methodology for Assessment of Land Contamination (Appendix A).		

Identification of Potential Pathways and Pollutant Linkages

- 4.4.3 Table 3 in the Stantec methodology describes possible pathways for each receptor type. Each of these possible pathways is then considered when assessing the possible pollutant linkage. The assessment of the potential pollutant linkages identified using information on potential sources, receptors and exposure pathways are presented as tables within **Appendix F**.
- 4.4.4 Possible pollutant linkages have been identified for human health, groundwater, surface water, buildings/ materials, and property.

4.5 Risk Estimation

- 4.5.1 When there is a pollutant linkage (and therefore some measure of risk) it is necessary to determine whether the risk matters and therefore whether further action is required. Risk estimation involves predicting the likely consequence (what degree of harm might result) and the probability that the consequence will arise (how likely the outcome is).
- 4.5.2 **Appendix F** presents assessments of consequence and probability for each potential pollutant linkage identified for the Site in summary table format. Table 1 in provide a summary of estimated risks from on-Site PSC and Table 2 presents a summary of estimated risks from off-Site PSC. Based on the information available, and assuming a worst-case scenario, the estimated risks have been designated as follows as shown in the table below:

Table 4.4 Estimated Risks

Receptors	Localised PSC 1- On Site (App D – Table 1)
Human Health Current Users (Public, Agricultural Workers)	Low
Human Health Future Users (Residential Properties)	Low
Human Health Off Site (Residential Properties)	Low
Human Health (Construction Workers)	Low
Groundwater	Very Low
Surface Waters	Very Low
Buildings	Moderate
Property	Very Low

- 4.5.3 The risks to current Site users are assessed as Low.
- 4.5.4 The risks to construction workers are assessed as Low.

- 4.5.5 Post construction in the medium and long term, there are theoretical risks to future occupiers of the Site that are assessed as Low.
- 4.5.6 The risk to Buildings is assessed as Moderate.
- 4.5.7 A moderate risk is defined as '*It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild.*'.
- 4.5.8 A low risk is defined as '*It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.*'.
- 4.5.9 A very low risk is defined as '*There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is likely that this harm, if realised, would at worst normally be mild.*'.

5 Preliminary Land Stability Assessment

5.1 Introduction

- 5.1.1 It is understood that the study Site will be developed for residential end use and associated infrastructure. The risk assessment requires consideration of the potential risk of:
- i) Ground instability due to existing unstable slopes;
 - ii) Future ground instability induced by development;
 - iii) Ground movements (subsidence) due to artificial or natural cavities, the presence of clay-soils or potential adverse foundation conditions.
 - iv) Ground subsidence due to poorly consolidated fill present within infilled water features.

5.2 Coal Mining and Mineral Safeguarding

- 5.2.1 The Site is not within a Coal Mining Reporting Area (BGS, 2026). The Site is on the periphery of a Mineral Safeguarding Area as defined by Wiltshire Council's Minerals and Waste Policy map (2013).

5.3 Potential Ground Stability Hazards

- 5.3.1 An assessment of potential geological hazards that may give rise to adverse foundation conditions, as supplied by the BGS from their National Geoscience Information Service, is included within the Enviro+Geo Insight report. The assessment is generated automatically based on digital geological maps and the scope and accuracy is therefore limited by the methodology used to create the dataset and is therefore considered indicative only.
- 5.3.2 The information contained within the Enviro+Geo Insight report has been reviewed and assessed by Stantec considering the specific information available for the Site with the potential hazards being rated as very low, low, moderate, high, or very high in general accordance with the criteria given by the BGS property hazard rating system. Assessment of the potential for geological hazards to be present within soils on the Site is summarised in the table below.

Table 5.1 Summary of Potential Ground Stability Hazards

Stability Hazard	Hazard Potential	Comment
Shrinking or Swelling Clay	Moderate	The Oxford Clay Formation is likely to be of moderate to high plasticity. Guidance is provided in Building Research Establishment (BRE) Digest 240 (1993) and in the NHBC Technical Standards (2026) that should enable detailed design to mitigate the potential associated risks.
Slope Stability	Negligible	The Site is relatively level and no landslides or landslips are recorded on BGS mapping within 500m of the Site.
Ground Dissolution	Negligible	Soluble rocks are not identified as present within the ground at the Site and as such dissolution features are unlikely to be present on-Site. The Stantec cavities database has been reviewed and there are no recorded cavities within 3km of the Site.
Compressible Ground	Negligible-Moderate	The majority of the Site is considered to have negligible hazard potential with respect to compressible ground. Potential Made Ground in the area of former ponds and buildings is considered to present a moderate hazard potential relating to compressible deposits.
Collapsible Ground	Negligible - Low	The majority of the Site is considered to have a negligible hazard potential for collapsible ground.

Stability Hazard	Hazard Potential	Comment
		Potential Made Ground in the area of former ponds and buildings is considered to present a low hazard potential relating to collapse, given the age of infilling and any potential settlement of the infilled materials to have already occurred.
Running Sand	Moderate	River Terrace Deposits may be groundwater-bearing. These present a risk of running sand hazards.

5.4 Geotechnical Considerations

- 5.4.1 There is potential for shallow groundwater in the River Terrace Deposits which may require pumping from excavations.
- 5.4.2 To mitigate the risk associated with shrinking/swelling clays, due allowance will need to be made for the presence of trees and shrubs in the design of foundations, floor slabs and infrastructure in accordance with the guidelines given in NHBC (2026).
- 5.4.3 Limited areas of potential Made Ground have been identified (infilled ponds and areas of current and historical buildings). These are considered to present a risk of compressible/collapsible ground which will need to be taken into consideration for any foundation design in these areas.

5.5 Geotechnical Investigation

- 5.5.1 A geotechnical ground investigation will be required in due course to provide site specific information to assist in the temporary and permanent works design of earthworks, foundations and infrastructure. Specifically, the investigation work should:
- Check for the presence of Made Ground and record its composition, thickness and geotechnical properties;
 - Record the lateral and vertical extents of the River Terrace Deposits;
 - Determine the geotechnical properties of the geological formations present;
 - Record groundwater levels.
- 5.5.2 The geotechnical investigations should be carried out in accordance with current best practice and the requirements of BS5930:2015 *Code of practice for ground investigations*. BS5930 gives best practice recommendations on information gathering on ground related features that might affect the design and construction of development works.

6 Conclusions

6.1 General

- 6.1.1 The Site currently comprises fields with two clusters of agricultural buildings (a piggery to the north and poultry sheds to the south). Surrounding land use is residential to the north, east and south, with agricultural land to the west.
- 6.1.2 The Site has had a generally agricultural land use since the start of the examined period. The central field was used as a camp during World War 2, associated with the RAF Melksham School of Technical Training located approximately 600m west.
- 6.1.3 Superficial geology at the Site comprises River Terrace Deposits over bedrock geology of the Oxford Clay Formation.
- 6.1.4 Groundwater is anticipated to be present in the shallow, superficial River Terrace Deposits and will likely vary seasonally.

6.2 Geoenvironmental

- 6.2.1 Potential sources of contamination identified include the on-Site agricultural land use and buildings, the Site's historical use as a WW2 camp, and Made Ground associated with infilled ponds on-Site.
- 6.2.2 Potential pollutant linkages have been identified using the information on potential sources (contaminant types), receptors and exposure pathways. The estimated risks for the identified pollutant linkages that exist locally on Site are Very Low to Moderate.
- 6.2.3 It is considered that the risks to receptors can be managed and reduced to very low levels as follows:
 - Ground investigation in accordance with BS10175:2011+A2:2017 to identify any contamination (including ground gas) and further risk assessment to determine if remediation ahead of development is required, followed, if necessary, by remediation to remove the source of contamination or design and application of mitigation measures.
 - During construction through adoption of good working practices and hygiene for workers coming into contact with the soil or groundwater during construction works and the employment of dust suppression during construction.
- 6.2.4 There is no reason, based on the evidence available, that the Site would be designated as Contaminated Land under Part 2A of the Environmental Protection Act 1990.

6.3 Geotechnical

- 6.3.1 Potential sources of ground instability have been identified at the Site, including:
 - Limited areas of Made Ground associated with infilled features and buildings;
 - Shrinkable clays;
 - Shallow groundwater; and
 - Compressible/Collapsible ground associated with localised areas of Made Ground.

- 6.3.2 These have the potential to result in development abnormal costs associated with the need for deepened or special foundations locally and or the requirement for capping layers in road pavements.
- 6.3.3 To understand the ground stability risks and potential development abnormal costs associated with them it is recommended that geotechnical ground investigation work is undertaken at an early stage.

6.4 Unexploded Ordnance (UXO)

- 6.4.1 An Unexploded Ordnance (UXO) pre-desk study assessment has been prepared for the Site by Zetica. It is recommended that a full desk study is completed for the Site due to the area's history of activity associated with RAF Melksham.

7 Essential Guidance for Report Readers

- 7.1.1 This report has been prepared within an agreed timeframe and to an agreed budget that will necessarily apply some constraints on its content and usage. The remarks below are presented to assist the reader in understanding the context of this report and any general limitations or constraints. If there are any specific limitations and constraints, they are described in the report text.
- 7.1.2 The opinions and recommendations expressed in this report are based on statute, guidance, and best practice current at the time of its publication. Stantec UK does not accept any liability whatsoever for the consequences of any future legislative changes or the release of subsequent guidance documentation, etc. Such changes may render some of the opinions and advice in this report inappropriate or incorrect and the report should be returned to us and reassessed if required for re-use after one year from date of publication. Following delivery of the report, Stantec has no obligation to advise the Client or any other party of such changes or their repercussions.
- 7.1.3 Some of the conclusions in this report may be based on third party data. No guarantee can be given for the accuracy or completeness of any of the third-party data used. Historical maps and aerial photographs provide a “snapshot” in time about conditions or activities at the Site and cannot be relied upon as indicators of any events or activities that may have taken place at other times.
- 7.1.4 The conclusions and recommendations made in this report and the opinions expressed are based on the information reviewed and/or the ground conditions encountered in exploratory holes and the results of any field or laboratory testing undertaken. There may be ground conditions at the Site that have not been disclosed by the information reviewed or by the investigative work undertaken. Such undisclosed conditions cannot be taken into account in any analysis and reporting.
- 7.1.5 It should be noted that this report is a land condition assessment and does not purport to be an ecological, flood risk or archaeological survey and additional specific surveys may be required.
- 7.1.6 This report has been written for the sole use of the Client stated at the front of the report in relation to a specific development or scheme. The conclusions and recommendations presented herein are only relevant to the scheme or the phase of project under consideration. This report shall not be relied upon or transferred to any other party without the expressed written authorisation of Stantec. Any such party relies upon the report at its own risk.
- 7.1.7 The interpretation carried out in this report is based on scientific and engineering appraisal carried out by suitably experienced and qualified technical consultants based on the scope of our engagement. We have not taken into account the perceptions of, for example, banks, insurers, other funders, lay people, etc., unless the report has been prepared specifically for that purpose. Advice from other specialists may be required such as the legal, planning and architecture professions, whether specifically recommended in our report or not.
- 7.1.8 Public or legal consultations or enquiries, or consultation with any Regulatory Bodies (such as the Environmental Agency or Local Planning Authorities) have taken place only as part of this work where specifically stated.

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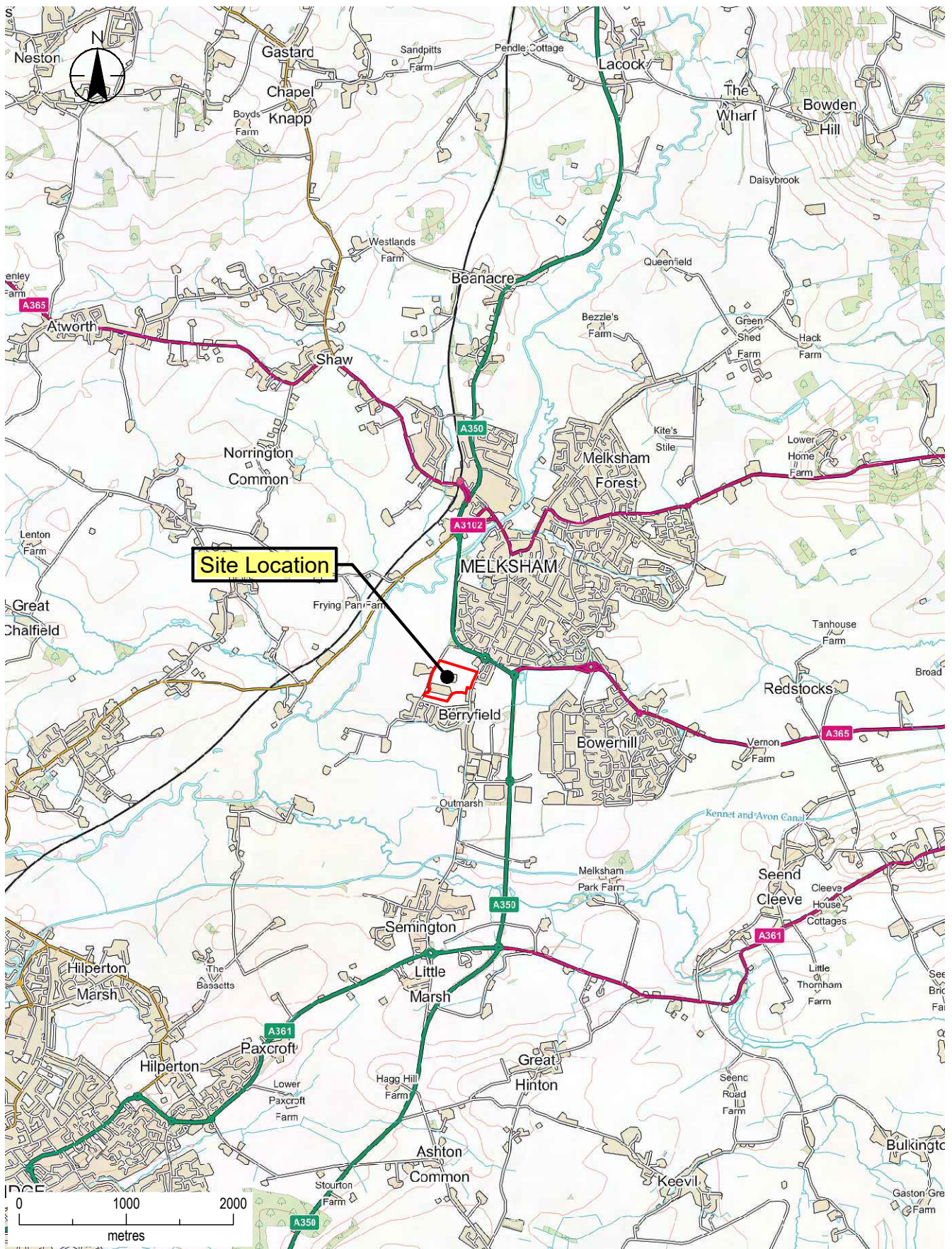
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Figures



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**Townsend Farm,
Melksham**

Prepared:
davco

Checked:
KB

Date:
2026.07.03

Title
Site Location Plan

Revision:

01 Figure



Key

-  Site Boundary
-  Land at Semington Road site investigated by PBA in 2016.
-  Approximate extent of WW2 military camp buildings.
-  Approximate extent of infilled canal.

Client/Project:
Bellway Homes Ltd.

**Townsend Farm,
Melksham**

Prepared:	Checked:	Date:
davco	KB	2026.07.17

Title
Site Layout Plan

Revision:	Figure	
01		2

0 40 80 120 160 200m
SCALE 1:2000

Appendix A Stantec Methodology

Stantec Guide: Methodology for Assessment of Land Contamination (England)

1 INTRODUCTION

This document defines the approach adopted by Stantec in relation to the assessment of land contamination in England. The aim is for the approach to (i) be systematic and objective, (ii) provide for the assessment of uncertainty and (iii) provide a rational, consistent, transparent framework.

When preparing our methodology, we have made reference to various technical guidance documents and legislation referenced in Section 7 of which the principal documents are (i) Contaminated Land Statutory Guidance (Defra 2012), (ii) online guidance Land Contamination Risk Management (LCRM) accessed from GOV.UK which has replaced Contaminated Land Research (CLR) Report 11: Model Procedures for the Management of Contamination (EA 2004). LCRM has been revised (June 2025) and CLR 11 is archived, (iii) Contaminated land risk assessment: A guide to good practice (C552) (CIRIA 2001) (iv) National Planning Policy Framework (NPPF, 2024) (v) BS 10175 Investigation of potentially contaminated sites - Code of Practice (BSI 2017) and (vi) The series of British Standards on Soil Quality BS 18400.

2 DEALING WITH LAND CONTAMINATION

Government policy on land contamination aims to prevent new contaminated land from being created and promotes a risk-based approach to addressing historical contamination. For historical contamination, regulatory intervention is held in reserve for land that meets the legal definition and cannot be dealt with through any other means, including through planning. Land is only considered to be “contaminated land” in the legal sense if it poses an unacceptable risk.

UK legislation on contaminated land is principally contained in Part 2A of the Environmental Protection Act, 1990 (which was inserted into the 1990 Act by section 57 of the Environment Act 1995). Part 2A was introduced in England on 1 April 2000 and provides a risk-based approach to the identification and remediation of land where contamination poses an unacceptable risk to human health or the environment.

The EA’s Land Contamination Risk Management guidance (LCRM) (EA, 2025) was developed to provide the technical framework for applying a risk management process when dealing with land affected by contamination. The process involves identifying, making decisions on, and taking appropriate action to deal with land contamination in a way that is consistent with government policies and legislation within the UK. The approach, concepts and principles for land contamination management promoted by LCRM (and its predecessor “The Model Procedures for the Management of Land Contamination CLR 11”) are applied to the determination of planning applications.

Other legislative regimes may also provide a means of dealing with land contamination issues, such as the regimes for waste, water, environmental permitting, and environmental damage. Further, the law of statutory nuisance may result in contaminants being unacceptable to third parties whilst not attracting action under Part 2A or other environmental legislation.

2.1 Part 2A

The Regulations and Statutory Guidance that accompanied the Act, including the Contaminated Land (England) Regulations 2006, has been revised with the issue of The Contaminated Land (England) (Amendment) Regulations 2012 (SI 2012/263) and the Contaminated Land Statutory Guidance for England 2012.

Part 2A defines contaminated land as “*land which appears to the Local Authority in whose area it is situated to be in such a condition that, by reason of substances in, on or under the land that significant harm is being caused, or there is a significant possibility that such significant harm (SPOSH) could be caused, or significant pollution of controlled waters is being caused, or there is a significant possibility of such pollution (SPOSP) being caused*”.

Harm is defined as “*harm to the health of living organisms or other interference with the ecological systems of which they form part, and in the case of man, includes harm to his property*”.

Part 2A provides a means of dealing with unacceptable risks posed by land contamination to human health and the environment, and under the guidance enforcing authorities should seek to find and deal with such land. It states that “*under Part 2A the starting point should be that land is not contaminated land unless there is reason to consider otherwise. Only land where unacceptable risks are clearly identified, after a risk assessment has been undertaken in accordance with the Guidance, should be considered as meeting the Part 2A definition of contaminated land*”. Further, the guidance makes it clear that “*regulatory decisions should be based on what is reasonably likely, not what is hypothetically possible*”.

The overarching objectives of the Government’s policy on contaminated land and the Part 2A regime are:

- (a) “*To identify and remove unacceptable risks to human health and the environment.*”
- (b) “*To seek to ensure that contaminated land is made suitable for its current use.*”
- (c) “*To ensure that the burdens faced by individuals, companies and society as a whole are proportionate, manageable and compatible with the principles of sustainable development*”.

Stantec Guide: Methodology for Assessment of Land Contamination (England)

The enforcing authority may need to decide whether and how to act in situations where decisions are not straight forward, and where there is uncertainty. *“In so doing, the authority should use its judgement to strike a reasonable balance between: (a) dealing with risks raised by contaminants in land and the benefits of remediating land to remove or reduce those risks; and (b) the potential impacts of regulatory intervention including financial costs to whoever will pay for remediation, health and environmental impacts of taking action, property blight, and burdens on affected people”.*

The authority is required to *“take a precautionary approach to the risks raised by contamination, whilst avoiding a disproportionate approach given the circumstances of each case”.* The aim is *“that the regime produces net benefits, taking account of local circumstances”.*

The guidance recognises that *“normal levels of contaminants in soils should not be considered to cause land to qualify as contaminated land, unless there is a particular reason to consider otherwise”.* Normal levels are quoted as:

- “a) natural presence of contaminants’ such as from underlying geology ‘that have not been shown to pose an unacceptable risk to health and the environment*
- b) ...low level diffuse pollution, and common human activity...”*

Similarly, the guidance states that significant pollution or significant possibility of significant pollution of controlled waters is required for land to be considered contaminated and the *“fact that substances are merely entering water”* or *“where discharge from land is not discernible at a location immediately downstream”* does not constitute contaminated land.

To help achieve a more targeted approach to identifying and managing contaminated land in relation to the risk (or possibility) of harm to human health, the revised Statutory Guidance presented a new four category system for considering land under Part 2A, ranging from Category 4, where there is no risk that land poses a significant possibility of significant harm (SPOSH), or the level of risk is low, to Category 1, where the risk that land poses a significant possibility of significant harm (SPOSH) is unacceptably high.

For land that cannot be readily placed into Categories 1 or 4 further assessment is required. If there is sufficient concern that the risks could cause significant harm or have the significant possibility of significant harm the land is to be placed in Category 2. If the concern is not met, land is considered Category 3.

The technical guidance clearly states that the currently published Soil Guidance Values (SGVs) and Generic Assessment Criteria (GAC) represent

“cautious estimates of level of contaminants in soils” which should be considered *“no risk to health or, at most, a minimal risk”.* These values do not represent the boundary between categories 3 and 4 and *“should be considered to be comfortably within Category 4”.*

At the end of 2013 technical guidance in support of DEFRA’s revised Statutory Guidance was published and then revised in 2014 (CL:AIRE 2014) with further publications in 2021, 2023 and 2024 which provided:

- A methodology for deriving C4SLs for four generic land-uses comprising residential, commercial, allotments and public open space; and
- A demonstration of the methodology, via the derivation of C4SLs for twelve substances – arsenic, benzene, benzo(a)pyrene, cadmium, chromium (VI), lead, vinyl chloride, trichloroethene, tetrachloroethene, trans-1,2-dichloroethene, cis-1,2-dichloroethene, 1,2-dichloroethane, naphthalene.

For controlled waters, the revised Statutory Guidance states that the following types of pollution should be considered to constitute significant pollution of controlled waters:

- “(a) Pollution equivalent to “environmental damage” to surface water or groundwater as defined by The Environmental Damage (Prevention and Remediation) Regulations 2009, but which cannot be dealt with under those Regulations.*
- (b) Inputs resulting in deterioration of the quality of water abstracted, or intended to be used in the future, for human consumption such that additional treatment would be required to enable that use.*
- (c) A breach of a statutory surface water Environment Quality Standard, either directly or via a groundwater pathway.*
- (d) Input of a substance into groundwater resulting in a significant and sustained upward trend in concentration of contaminants (as defined in Article 2(3) of the Groundwater Daughter Directive (2006/118/EC)).”*

The guidance also states that, in some circumstances, significant concentrations at a compliance point (in groundwater or surface water) may constitute pollution of controlled waters.

As with SPOSH for human health, the revised Statutory Guidance presents a four-category system for Significant Pollution of controlled waters. Category 1 covers land where there is a strong and compelling case for SPOSP, for example where significant pollution would almost certainly occur if no action was taken to avoid it. Category 4 covers

Stantec Guide: Methodology for Assessment of Land Contamination (England)

land where there is no risk or the risk is low, for example, where the land contamination is having no discernible impact on groundwater or surface water quality. Category 2 is for land where the risks posed to controlled waters are not high enough to consider the land as Category 1 but nonetheless are of sufficient concern to constitute SPOSP, Category 3 is for land where the risks posed to controlled waters are higher than low but not of sufficient concern to constitute SPOSP.

2.2 Planning

The Local Planning Authority (LPA) is responsible for the control of development, and in doing so it has a duty to take account of all material considerations, including contamination.

The principal planning objective is to ensure that any unacceptable risks to human health, buildings and other property and the natural and historical environment from the contaminated condition of the land are identified so that appropriate action can be considered and taken to address those risks.

The National Planning Policy Framework (NPPF, 2024) includes the following.

Paragraph 125 states that planning policies and decisions should “(c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.”

Paragraph 197 states “Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner”.

Paragraph 187 states “planning policies and decisions should contribute to and enhance the natural and local environment by:

- (e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- (f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”

Paragraph 196 describes the policy considerations the Government expects LPAs to have in regard to land affected by contamination when preparing policies for development plans and in taking decisions on applications.

Paragraph 196 states “planning policies and decisions should ensure that:

- (a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
- (b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- (c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.”

Paragraph 201 states “The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.”

The Glossary in Annex 2 provides the following:

Brownfield land registers: Registers of previously developed land that local planning authorities consider to be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers) Regulations 2017. Local planning authorities will be able to trigger a grant of permission in principle for residential development on suitable sites in their registers where they follow the required procedures.

Competent person (to prepare site investigation information): A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the

Stantec Guide: Methodology for Assessment of Land Contamination (England)

remains of the permanent structure or fixed surface structure have blended into the landscape.

Site investigation information: Includes a risk assessment of land potentially affected by contamination, or ground stability and slope stability reports, as appropriate. All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 Investigation of Potentially Contaminated Sites – Code of Practice).

Stantec adopt the principle that a Phase 1 Ground Conditions Assessment (Desk Study and Site Reconnaissance) and Preliminary Risk Assessment (see below) is the minimum assessment requirement to support a planning application.

The level at which contamination is deemed to be unacceptable or gives rise to adverse effects under a planning context has not been identified but is envisaged to be more precautionary than the level required to determine land as contaminated under Part 2A.

2.3 Building Control

The building control department of the local authority or private sector approved inspectors are responsible for the operation and enforcement of the Building Regulations (MHCLG, 2024) to protect the health, safety and welfare of people in and around buildings. Approved Document C requires the protection of buildings and associated land from the effects of contamination, to be applied (non-exclusively) in all changes of use from commercial or industrial premises to residential property.

3 APPROACH

LCRM presents three stages of land contamination management: -

- (a) Stage 1 - Risk Assessment;
- (b) Stage 2 - Options Appraisal; and
- (c) Stage 3 - Remediation.

Each stage has three tiers. The three tiers of Stage 1 Risk Assessment are: -

- Tier 1 - Preliminary Risk Assessment (PRA) - first tier of RA that develops the outline conceptual model (CM) and establishes whether there are any potentially unacceptable risks.
- Tier 2 - Generic Quantitative Risk Assessment (GQRA) - carried out using generic assessment criteria and assumptions to estimate risk.
- Tier 3 - Detailed Quantitative Risk Assessment (DQRA) - carried out using detailed site-specific information to generate Site Specific

Assessment Criteria (SSAC) as risk evaluation criteria.

For each tier of a Stage 1 - Risk Assessment you must:

1. Identify the hazard - establish contaminant sources.
2. Assess the hazard - use a source-pathway-receptor (S-P-R) pollutant linkage approach to find out if there is the potential for unacceptable risk.
3. Estimate the risk - predict what degree of harm or pollution might result and how likely it is to occur.
4. Evaluate the risk - decide whether a risk is unacceptable.

A Stantec Phase 1 Ground Conditions Assessment report normally comprises a desk study, walkover site reconnaissance and PRA. The project-specific proposal defines the actual scope of work which might include review of ground investigation data in which case the report includes a GQRA.

Risk estimation involves identifying the magnitude of the potential consequence (taking into account both the potential severity of the hazard and the sensitivity of the receptor) and the magnitude of the likelihood i.e. the probability (taking into account the presence of the hazard and the receptor and the integrity of the pathway). This approach is promoted in current guidance such as R&D 66 (NHBC 2008).

For a PRA, Stantec's approach is that if a pollution linkage is identified then it represents a potentially unacceptable risk which either (1) remediation / direct risk management or (2) progression to further tiers of risk assessment (GQRA and DQRA) requiring additional data collection and enabling refinement of the CM using the site-specific data.

4 IDENTIFICATION OF POLLUTANT LINKAGES AND DEVELOPMENT OF A CONCEPTUAL MODEL (CM)

For all Tiers of a Stage 1 Risk Assessment, the underlying principle to ground condition assessment is the identification of *contaminant linkages* in order to evaluate whether the presence of a source of contamination could potentially lead to harmful consequences. A pollutant linkage consists of the following three elements: -

- A source/hazard – a substance or situation which has the potential to cause harm or pollution;
- A pathway – a means by which the hazard moves along / generates exposure; and
- A receptor/target – an entity which is vulnerable to the potential adverse effects of the hazard.

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The *Conceptual Site Model* identifies the types and locations of potential contaminant sources/hazards and potential receptors and potential migration/transportation pathway(s). The CSM is refined through progression to further tiers of risk assessment (GQRA and GQRA) requiring additional data collection.

4.1 Hazard Identification

A hazard is a substance or situation that has the potential to cause harm. Hazards may be chemical, biological or physical.

In a PRA the potential for hazards to be present is determined from consideration of the previous or ongoing activities on or near to the site in accordance with the criteria presented in the **Table 1**.

Based on the land use information Contaminants of Potential Concern (COPC) are identified. The COPC direct the scope of the collection of site-specific data and the analytical testing selected for subsequent Tiers.

At Tier 2 the site-specific data is evaluated using appropriate published assessment criteria (refer to Stantec document entitled *Rationale for the Selection of Evaluation Criteria for a Generic Quantitative Risk Assessment (GQRA)*). In general, published criteria have been developed using highly conservative assumptions and therefore if the screening criterion is not exceeded (and if enough samples from appropriate locations have been analysed) then the COPC is eliminated as a potential Hazard. It should be noted that exceedance does not necessarily indicate that a site is contaminated and/or unsuitable for use only that the COPC is retained as a potential Hazard. Published criteria are generated using models based on numerous and complex assumptions. Whether or not these assumptions are appropriate or sufficiently protective requires confirmation on a project-by-project basis. Manipulation of the default assumptions would normally form part of a Tier 3 Detailed Quantitative Risk Assessment (DQRA).

When reviewing or assessing site specific data Stantec utilise published guidance on comparing contamination data with a critical concentration (CL:AIRE/CIEH 2008) which presents a structured

process for employing statistical techniques for data assessment purposes.

4.2 Receptor and Pathway Identification

For all Tiers the potential receptors (for both on site and adjoining land) that will be considered are:

- Human Health – including current and future occupiers, construction and future maintenance workers, and neighbouring properties/third parties;
- Ecological Systems;¹
- Controlled Waters² – Under section 78A(9) of Part 2A the term “pollution of controlled waters” means the entry into controlled waters of any poisonous, noxious or polluting matter or any solid waste matter. The term “controlled waters” in relation to England has the same meaning as in Part 3 of the Water Resources Act 1991, except that “ground waters” does not include waters contained in underground strata but above the saturation zone.
- Property - Animal or Crop (including timber; produce grown domestically, or on allotments, for consumption; livestock; other owned or domesticated animals; wild animals which are the subject of shooting or fishing rights); and
- Property - Buildings (any structure or erection, and any part of a building including any part below ground level but does not include plant or machinery comprised in a building, or buried services such as sewers, water pipes or electricity cables including archaeological sites and ancient monuments).

If a receptor is taken forward for further assessment it will be classified in terms of its sensitivity, the criteria for which are presented in **Table 2**. Table 2 has been generated using descriptions of environmental receptor importance/value given in various guidance documents including R&D 66 (NHBC 2008), EA 2017 and Transport Analysis Guidance (based on DETR 2000). Human health and buildings classifications have been generated by Stantec using the attribute description for each class. Surface water sensitivity is classified using the Water Framework Directive (WFD) status for the River Basin obtained from: <https://environment.data.gov.uk/catchment-planning/>

without such a survey a Land Contamination risk assessment may conclude that the identification of potential ecological receptors is inconclusive (refer to Stantec Specification for a Phase 1 Ground Conditions Assessment (Desk Study and Site Reconnaissance)).

² The definition of “pollution of controlled water” was amended by the introduction of Section 86 of the Water Act 2003. For the purposes of Part 2A groundwater does not include waters above the saturated zone and our assessment does not therefore address perched water other than where development causes a pathway to develop.

¹ International or nationally designated sites (as defined in the statutory guidance (Defra Circular 04/12)) “in the local area” will be identified as potential ecological receptors. A search radius of 1, 2 or 5km will be utilised depending on the site-specific circumstances (see also pathway identification). The Environment Agency has published an ecological risk assessment framework (EA 2008) which promotes (as opposed to statutorily enforces) consideration of additional receptors to include locally protected sites and protected or notable species. These additional potential receptors will only be considered if a Phase 1 habitat survey, undertaken in accordance with guidance (JNCC 1993), is commissioned and the data provided to Stantec. It should be noted that

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The exposure pathway and modes of transport that will be considered are presented in **Table 3**.

4.3 Note regarding Ecological Systems

The Environment Agency (EA) has developed an ecological risk assessment framework which aims to provide a structured approach for assessing the risks to ecology from chemical contaminants in soils (EA 2008). In circumstances where contaminants in water represent a potential risk to aquatic ecosystems then risk assessors will need to consider this separately.

The framework consists of a three-tiered process: -

- Tier 1 is a screening step where the site soils chemical data is compared to a soil screening value (SSV).
- Tier 2 uses various tools (including surveys and biological testing) to gather evidence for any harm to the ecological receptors.
- Tier 3 seeks to attribute the harm to the chemical contamination.

Tier 1 is preceded by a desk study to collate information about the site and the nature of the contamination to assess whether pollutant linkages are feasible. The framework presents ten steps for ecological desk studies and development of a conceptual model as follows.

1. Establish Regulatory Context
2. Collate and Assess Documentary Information
3. Summarise Documentary Information
4. Identify Contaminants of Potential Concern
5. Identify Likely Fate Transport of Contaminants
6. Identify Potential Receptors of Concern
7. Identify Potential Pathways of Concern
8. Create a Conceptual Model
9. Identify Assessment and Measurement Endpoints
10. Identify Gaps and Uncertainties

The information in a standard PRA report covers Steps 1 to 4 inclusive. Step 5 considers fate and transport of contaminants and it should be noted that our standard report adopts a simplified approach considering only transport mechanisms. A simplified approach has also been adopted in respect of Steps 6 and 7 receptors (a detailed review of the ecological attributes has not been undertaken) and pathways (a food chain assessment has not been undertaken). Step 9 is outside the scope of our standard PRA report.

It should be noted that the PRA report will present an assessment for ecological systems (where identified as a receptor for a land contamination assessment) considering the viability of the mode of transport given the site-specific circumstances and not specific pathways. The PRA may conclude that the risk to potential ecological receptors is inconclusive.

4.4 Note regarding controlled waters

Controlled waters are rivers, estuaries, coastal waters, lakes and groundwaters, but not perched waters.

The EU Water Framework Directive (WFD) 2000/60/EC provides for the protection of sub-surface, surface, coastal and territorial waters through a framework of river basin management. The EU Updated Water Framework Standards Directive 2014/101/EU amended the EU WFD to update the international standards therein; it entered into force on 20 November 2014 with the requirements for its provisions to be transposed in Member State law by 20 May 2016. Other EU Directives in the European water management framework include:

- the EU Priority Substances Directive 2013/39/EU;
- EU Groundwater Pollutants Threshold Values Directive 2014/80/EU amending the EU Groundwater Directive 2006/118/EC; and
- EU Biological Monitoring Directive 2014/101/EU.

The Ground Water Daughter Directive (GWDD) was enacted by the Groundwater Regulations (2009), which were subsumed by the Environmental Permitting Regulations (2010) which provide essential clarification including on the four objectives specifically for groundwater quality in the WFD: -

- Achieve 'Good' groundwater chemical status by 2015, commonly referred to as 'status objective';
- Achieve Drinking Water Protected Area Objectives;
- Implement measures to reverse any significant and sustained upward trend in groundwater quality, referred to as 'trend objective'; and
- Prevent or limit the inputs of pollutants into groundwater, commonly referred to as 'prevent or limit' objectives

The Water Act 2003 (Commencement No.11) Order 2012 amends the test for 'contaminated land' which relates to water pollution so that pollution of controlled waters must now be "significant" to meet the definition of contaminated land.

The Water Framework Directive (WFD) requires the preparation, implementation and review of River Basin Management Plans (RBMP) on a six-year cycle. River basins are made up of lakes, rivers, groundwaters, estuaries and coastal waters, together with the land they drain. River Basin Districts (RBD) and the WFD Waterbodies that they comprise are important spatial management units, regularly used in catchment management studies. River Basin Management Plans (RBMP) have been developed for the 11 River Basin Districts in England and Wales. These were first released by

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DEFRA in 2009 (DEFRA 2009) and updated in 2022 (DEFRA, 2022).

These RBMPs establish the current status of waters within the catchments of the respective Districts and the current status of adjoining waters identified. As part of a Tier 2 risk assessment water quality data is screened against the WFD assessment criteria. Comparison with the RBMP's current status of waters for the catchment under consideration would form part of a Tier 3 assessment.

5 RISK ESTIMATION

Risk estimation classifies what degree of harm might result to a receptor (defined as consequence) and how likely it is that such harm might arise (probability).

At Tier 1 the consequence classification is generated by multiplying the hazard classification score and the receptor sensitivity score. This approach follows that presented in the republished R&D 66 (NHBC 2008).

The criteria for classifying probability are set out in **Table 4** and have been taken directly from Table 6.4 CIRIA C552 (CIRIA 2001). Probability considers the integrity of the exposure pathway.

The consequence classifications detailed in **Table 5** have been adapted from Table 6.3 presented in C552 and R&D 66 (Annex 4 Table A4.3).

The Tier 1 risk classification is estimated for each pollutant linkage using the matrix given in **Table 6** which is taken directly from C552 (Table 6.5).

Subsequent Tiers refine the CM through retention or elimination of potential hazards and pollutant linkages.

6 RISK EVALUATION

Evaluation criteria are the parameters used to judge whether harm or pollution needs further assessment or is unacceptable. The evaluation criteria used will depend on:

- the reasons for doing the RA and the regulatory context such as Part 2A or planning;
- the CM and pollutant linkages present;
- any criteria set by regulators;
- any advisory requirements such as from Public Health England;
- the degree of confidence and precaution required;
- the level of confidence required to judge whether a risk is unacceptable;
- how you've used or developed more detailed assessment criteria in the later tiers of RA;
- the availability of robust scientific data;
- how much is known - for example, about the pathway mechanism and how the contaminants affect receptors; and

- any practical reasons such as being able to measure or predict against the criteria.

In order to put the Tier 1 risk classification into context the likely actions are described in **Table 7** which is taken directly from Table 6.6 of C552 (CIRIA 2001).

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Stantec Methodology for Assessment of Land Contamination (England)

Table 1: Criteria for Classifying Hazards / Potential for Generating Contamination

Classification/Score	Potential for generating contamination/gas based on land use
Very Low 1	Land Use: Residential, retail or office use, agriculture Contamination: Limited. Gas generation potential: Soils with low organic content
Low 2	Land Use: Recent small scale industrial and light industry Contamination: locally slightly elevated concentrations. Gas generation potential: Soils with high organic content (limited thickness)
Moderate 3	Land Use: Railway yards, collieries, scrap yards, engineering works. Contamination: Possible widespread slightly elevated concentrations and locally elevated concentrations. Gas generation potential: Dock silt and substantial thickness of organic alluvium/peat
High 4	Land Use: Heavy industry, non-hazardous landfills. Contamination: Possible widespread elevated concentrations. Gas generation potential: Shallow mine workings Pre 1960s landfill
Very High 5	Land Use: Hazardous waste landfills, gas works, chemical works, Contamination: Likely widespread elevated concentrations. Gas generation potential: Landfill post 1960

"Greenfield" is land which has not been developed and there has been no use of agrochemicals

Table 2: Criteria for Classifying Receptor Sensitivity/Value

Classification	Definition
Very Low 1	Receptor of limited importance - Groundwater: Unproductive strata (Strata with negligible significance for water supply or river baseflow) (previously Non-aquifer), Secondary B (water-bearing parts of non-aquifers), Secondary undifferentiated (previously minor or non-aquifer, but information insufficient to classify as secondary A or B) - Surface water: WFD Surface Water status Bad - Ecology: No local designation - Buildings: Replaceable - Human health: Unoccupied/limited access
Low 2	Receptor of local or county importance with potential for replacement - Groundwater: Secondary A aquifer - Surface water: WFD Surface Water status Poor - Ecology: local habitat resources - Buildings: Local value - Human health: Minimum score 4 where human health identified as potential receptor
Moderate 3	Receptor of local or county importance with potential for replacement - Groundwater: Principal aquifer - Surface water: WFD Surface Water status Moderate - Ecology: County wildlife sites, Areas of Outstanding Natural Beauty (AONB) - Buildings: Area of Historic Character - Human health: Minimum score 4 where human health identified as potential receptor
High 4	Receptor of county or regional importance with limited potential for replacement - Groundwater: Source Protection Zone 2 or 3 - Surface water: WFD Surface Water status Good - Ecology: SSSI, National or Marine Nature Reserve (NNR or MNR) - Buildings: Conservation Area - Human health: Minimum score 4 where human health identified as potential receptor
Very High 5	Receptor of national or international importance - Groundwater: Source Protection Zone (SPZ) 1 - Surface water: WFD Surface Water status High - Ecology: Special Areas of Conservation (SAC and candidates), Special Protection Areas (SPA and potentials) or wetlands of international importance (RAMSAR) - Buildings: World Heritage site - Human health: Residential, open spaces and uses where children are present

Stantec Methodology for Assessment of Land Contamination (England)

Table 3: Exposure Pathway and Modes of Transport

Receptor	Pathway	Mode of transport
Human health	Ingestion	Fruit or vegetable leaf or roots
		Contaminated water
		Soil/dust indoors
		Soil/dust outdoors
	Inhalation	Particles (dust / soil) – outdoor
		Particles (dust / soil) - indoor
		Vapours – outdoor - migration via natural or anthropogenic pathways
		Vapours - indoor - migration via natural or anthropogenic pathways
	Dermal absorption	Direct contact with soil
		Direct contact with waters (swimming / showering)
		Irradiation
Groundwater	Leaching	Gravity / permeation
	Migration	Natural – groundwater as pathway Anthropogenic (e.g. boreholes, culverts, pipelines etc.)
Surface Water	Direct	Runoff or discharges from pipes
	Indirect	Recharge from groundwater
	Indirect	Deposition of windblown dust
Buildings	Direct contact	Sulphate attack on concrete, hydrocarbon corrosion of plastics
	Gas ingress	Migration via natural or anthropogenic paths
Ecological systems	See Notes	Runoff/discharge to surface water body
	See Notes	Windblown dust
	See Notes	Groundwater migration
	See Notes	At point of contaminant source
Animal and crop	Direct	Windblown or flood deposited particles / dust / sediments
	Indirect	Plants via root up take or irrigation. Animals through watering
	Inhalation	By livestock / fish - gas / vapour / particulates / dust
	Ingestion	Consumption of vegetation / water / soil by animals

Table 4: Classification of Probability

Classification	Definition
High likelihood	There is a pollution linkage and an event either appears very likely in the short-term and almost inevitable over the long-term, or there is already evidence at the receptor of harm / pollution.
Likely	There is a pollution linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short-term and likely over the long-term.
Low likelihood	There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter-term.
Unlikely	There is a pollution linkage, but circumstances are such that it is improbable that an event would occur even in the very long-term.

Stantec Methodology for Assessment of Land Contamination (England)

Table 5: Classification of Consequence (score = magnitude of hazard and sensitivity of receptor)

Classification Score	Examples
Severe 17-25 (3 out of 25 outcomes)	Human health effect - exposure likely to result in “significant harm” as defined in the Defra (2012) Part 2A Statutory Guidance ¹. Controlled water effect - short-term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource. Equivalent to EA Category 1 incident (persistent and/or extensive effects on water quality leading to closure of potable abstraction point or loss of amenity, agriculture or commercial value. Major fish kill. Ecological effect - short-term exposure likely to result in a substantial adverse effect. Catastrophic damage to crops, buildings or property
Medium 10-16 (7 out of 25 outcomes)	Human health effect - exposure could result in “significant harm” ¹. Controlled water effect - equivalent to EA Category 2 incident requiring notification of abstractor Ecological effect - short-term exposure may result in a substantial adverse effect. Damage to crops, buildings or property
Mild 5-9 (7 out of 25 outcomes)	Human health effect - exposure may result in “significant harm” ¹. Controlled water effect - equivalent to EA Category 3 incident (short lived and/or minimal effects on water quality). Ecological effect - unlikely to result in a substantial adverse effect. Minor damage to crops, buildings or property. Damage to building rendering it unsafe to occupy (for example foundation damage resulting in instability).
Minor 1-4 (8 out of 25 outcomes)	No measurable effect on humans. Protective equipment is not required during site works. Equivalent to insubstantial pollution incident with no observed effect on water quality or ecosystems. Repairable effects to crops, buildings or property. The loss of plants in a landscaping scheme. Discolouration of concrete.

¹ Significant harm includes death, disease, serious injury, genetic mutation, birth defects or impairment of reproductive function. The local authority may also consider other health effects to constitute significant harm such as physical injury; gastrointestinal disturbances; respiratory tract effects; cardio-vascular effects; central nervous system effects; skin ailments; effects on organs such as the liver or kidneys; or a wide range of other health impacts. Whether or not these would constitute significant harm would depend on the seriousness of harm including impact on health, quality of life and scale of impact.

Table 6: Classification of Risk (Combination of Consequence Table 5 and Probability Table 4)

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

Stantec Methodology for Assessment of Land Contamination (England)

Table 7: Description of Risks and Likely Action Required

Risk Classification	Description
<i>Very high risk</i>	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation is likely to be required in the short term.
<i>High risk</i>	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short-term and are likely over the longer-term.
<i>Moderate risk</i>	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer-term.
<i>Low risk</i>	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
<i>Very low risk</i>	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.

Appendix B Groundsure Reports

Townsend Farm, Melksham

Order Details

Date: 26/06/2026
Your ref: EPL062083
Our Ref: HYD-TLW-8XP-FJO-ECT

Site Details

Location: 389923 162661
Area: 11.34 ha
Authority: [Wiltshire Council](#) ↗

Site plan



Quick Links

Summary of findings [p. 2 >](#)
OS MasterMap site plan N/A: >10ha
Aerial image [p. 9 >](#)

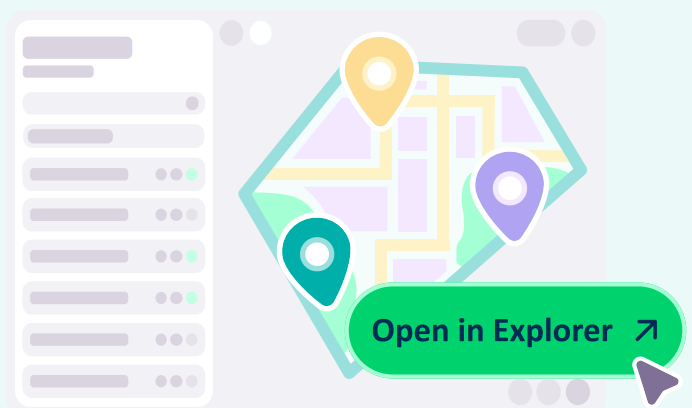
[Insight User Guide](#) ↗

Open this site in Explorer!

Access the data now in our interactive workspace.

- Map and interpret 130+ datasets across 170 years
- Generate insights and visuals quickly
- Revisit and collaborate with your team

Access to Groundsure Explorer requires an Insights account.
12 months access begins at purchase.



Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
14 >	1.1 >	Historical industrial land uses >	0	0	3	10	-
15 >	1.2 >	Historical tanks >	0	0	1	14	-
16 >	1.3 >	Historical energy features >	0	0	5	13	-
17	1.4	Historical petrol stations	0	0	0	0	-
17 >	1.5 >	Historical garages >	0	0	0	4	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
19 >	2.1 >	Historical industrial land uses >	0	0	3	11	-
20 >	2.2 >	Historical tanks >	0	0	1	18	-
21 >	2.3 >	Historical energy features >	0	0	8	20	-
22	2.4	Historical petrol stations	0	0	0	0	-
23 >	2.5 >	Historical garages >	0	0	0	5	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
24	3.1	Active or recent landfill	0	0	0	0	-
24	3.2	Historical landfill (BGS records)	0	0	0	0	-
25	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
25	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
25 >	3.5 >	Historical waste sites >	0	0	1	0	-
25	3.6	Licensed waste sites	0	0	0	0	-
26 >	3.7 >	Waste exemptions >	1	29	3	2	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
29 >	4.1 >	Recent industrial land uses >	1	0	7	-	-
30 >	4.2 >	National Geographic Database (NGD) - Current or recent tanks >	2	0	0	-	-
30 >	4.3 >	Current or recent petrol stations >	0	0	0	1	-
31	4.4	Electricity cables	0	0	0	0	-
31	4.5	Gas pipelines	0	0	0	0	-



31	4.6	Sites determined as Contaminated Land	0	0	0	0	-
31	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
31	4.8	Regulated explosive sites	0	0	0	0	-
32	4.9	Hazardous substance storage/usage	0	0	0	0	-
32	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
32	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
32 >	4.12 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	0	1	-
33	4.13	Radioactive Substance Authorisations	0	0	0	0	-
33 >	4.14 >	<u>Licensed Discharges to controlled waters ></u>	0	0	6	42	-
41	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
41	4.16	Pollutant release to public sewer	0	0	0	0	-
41	4.17	List 1 Dangerous Substances	0	0	0	0	-
42 >	4.18 >	<u>List 2 Dangerous Substances ></u>	0	0	0	3	-
42 >	4.19 >	<u>Pollution Incidents (EA/NRW) ></u>	0	1	0	2	-
43	4.20	Pollution inventory substances	0	0	0	0	-
43	4.21	Pollution inventory waste transfers	0	0	0	0	-
43	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
44 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
46 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
47 >	5.3 >	<u>Groundwater vulnerability ></u>	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 >	<u>Groundwater abstractions ></u>	0	0	0	0	6
51 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	7
53	5.8	Potable abstractions	0	0	0	0	0
53	5.9	Source Protection Zones	0	0	0	0	-
53	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m

54 >	6.1 >	Water Network (OS NGD) >	0	0	5	-	-
55 >	6.2 >	Surface water features >	0	0	6	-	-
55 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
56 >	6.4 >	WFD Surface water bodies >	0	0	1	-	-
56	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
57	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
57	7.2	Historical Flood Events	0	0	0	-	-
57	7.3	Flood Defences	0	0	0	-	-
58	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
58	7.5	Flood Storage Areas	0	0	0	-	-
59	7.6	Flood Zone 2	None (within 50m)				
59	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
60 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
62 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
63	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
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
64	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
65	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
66	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 >	0	0	0	0	1
67 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
68	10.18	SSSI Units	0	0	0	0	0
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	-	-
70	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
70	11.3	National Parks	0	0	0	-	-
70 >	11.4 >	Listed Buildings >	0	0	1	-	-
71	11.5	Conservation Areas	0	0	0	-	-
71	11.6	Scheduled Ancient Monuments	0	0	0	-	-
71	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
72 >	12.1 >	Agricultural Land Classification >	Grade 3b (within 250m)				
73	12.2	Open Access Land	0	0	0	-	-
74	12.3	Tree Felling Licences	0	0	0	-	-
74 >	12.4 >	Environmental Stewardship Schemes >	2	1	0	-	-
74 >	12.5 >	Countryside Stewardship Schemes >	0	1	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
75 >	13.1 >	Priority Habitat Inventory >	0	0	2	-	-
76	13.2	Habitat Networks	0	0	0	-	-
76	13.3	Open Mosaic Habitat	0	0	0	-	-
76	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
77 >	14.1 >	10k Availability >	Identified (within 500m)				
78	14.2	Artificial and made ground (10k)	0	0	0	0	-

79 >	14.3 >	Superficial geology (10k) >	2	0	1	4	-
80	14.4	Landslip (10k)	0	0	0	0	-
81 >	14.5 >	Bedrock geology (10k) >	2	0	0	0	-
82	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
83 >	15.1 >	50k Availability >	Identified (within 500m)				
84	15.2	Artificial and made ground (50k)	0	0	0	0	-
84	15.3	Artificial ground permeability (50k)	0	0	-	-	-
85 >	15.4 >	Superficial geology (50k) >	1	0	1	5	-
86 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
86	15.6	Landslip (50k)	0	0	0	0	-
86	15.7	Landslip permeability (50k)	None (within 50m)				
87 >	15.8 >	Bedrock geology (50k) >	1	0	0	1	-
88 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
88	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
89 >	16.1 >	BGS Boreholes >	0	0	2	-	-
Page	Section	Natural ground subsidence >					
90 >	17.1 >	Shrink swell clays >	Moderate (within 50m)				
91 >	17.2 >	Running sands >	Very low (within 50m)				
92 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
93 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
94 >	17.5 >	Landslides >	Very low (within 50m)				
95 >	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
97	18.1	BritPits	0	0	0	0	-
98 >	18.2 >	Surface ground workings >	0	0	4	-	-
98	18.3	Underground workings	0	0	0	0	0
98	18.4	Underground mining extents	0	0	0	0	-



98	18.5	Historical Mineral Planning Areas	0	0	0	0	-
99	18.6	Non-coal mining	0	0	0	0	0
99	18.7	JPB mining areas	None (within 0m)				
99	18.8	The Coal Authority non-coal mining	0	0	0	0	-
99	18.9	Researched mining	0	0	0	0	-
100	18.10	Mining record office plans	0	0	0	0	-
100	18.11	BGS mine plans	0	0	0	0	-
100	18.12	Coal mining	None (within 0m)				
100	18.13	Brine areas	None (within 0m)				
100	18.14	Gypsum areas	None (within 0m)				
101	18.15	Tin mining	None (within 0m)				
101	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
102	19.1	Natural cavities	0	0	0	0	-
102	19.2	Mining cavities	0	0	0	0	0
102	19.3	Reported recent incidents	0	0	0	0	-
102	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
104 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
106 >	21.1 >	BGS Estimated Background Soil Chemistry >	3	1	-	-	-
106	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
107	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
108	22.1	Underground railways (London)	0	0	0	-	-
108	22.2	Underground railways (Non-London)	0	0	0	-	-
108	22.3	Railway tunnels	0	0	0	-	-
108	22.4	Historical railway and tunnel features	0	0	0	-	-
108	22.5	Royal Mail tunnels	0	0	0	-	-



109	22.6	Historical railways	0	0	0	-	-
109	22.7	Railways	0	0	0	-	-
109	22.8	Crossrail 2	0	0	0	0	-
109	22.9	HS2	0	0	0	0	-



Recent aerial photograph



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Capture Date: 28/05/2023

Site Area: 11.34ha



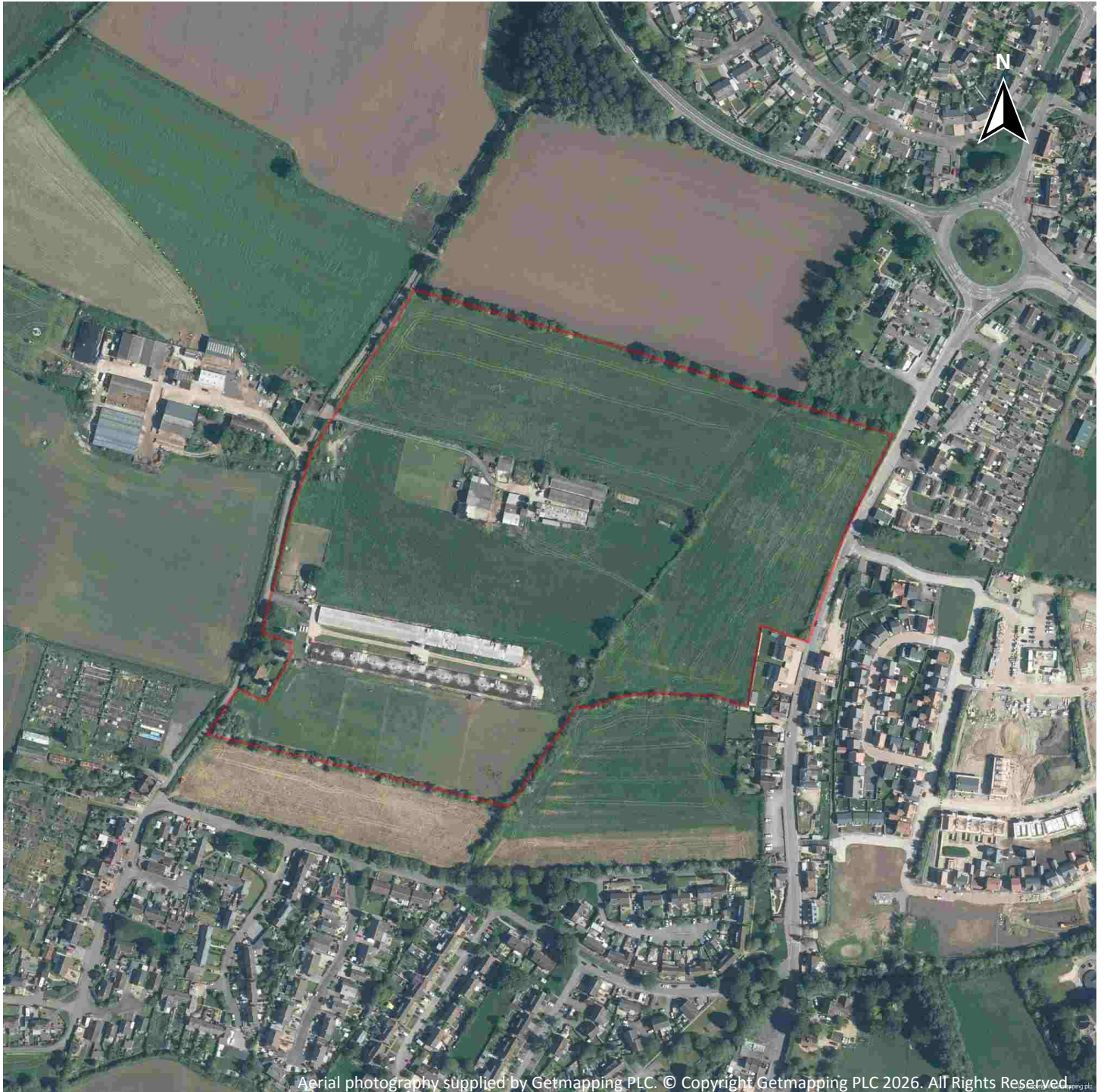
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01273 257 755

Date: 26 June 2026

Recent site history - 2020 aerial photograph



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Capture Date: 12/05/2020

Site Area: 11.34ha



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Recent site history - 2014 aerial photograph



Capture Date: 09/09/2014

Site Area: 11.34ha



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Date: 26 June 2026

Recent site history - 2006 aerial photograph



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Capture Date: 08/06/2006

Site Area: 11.34ha



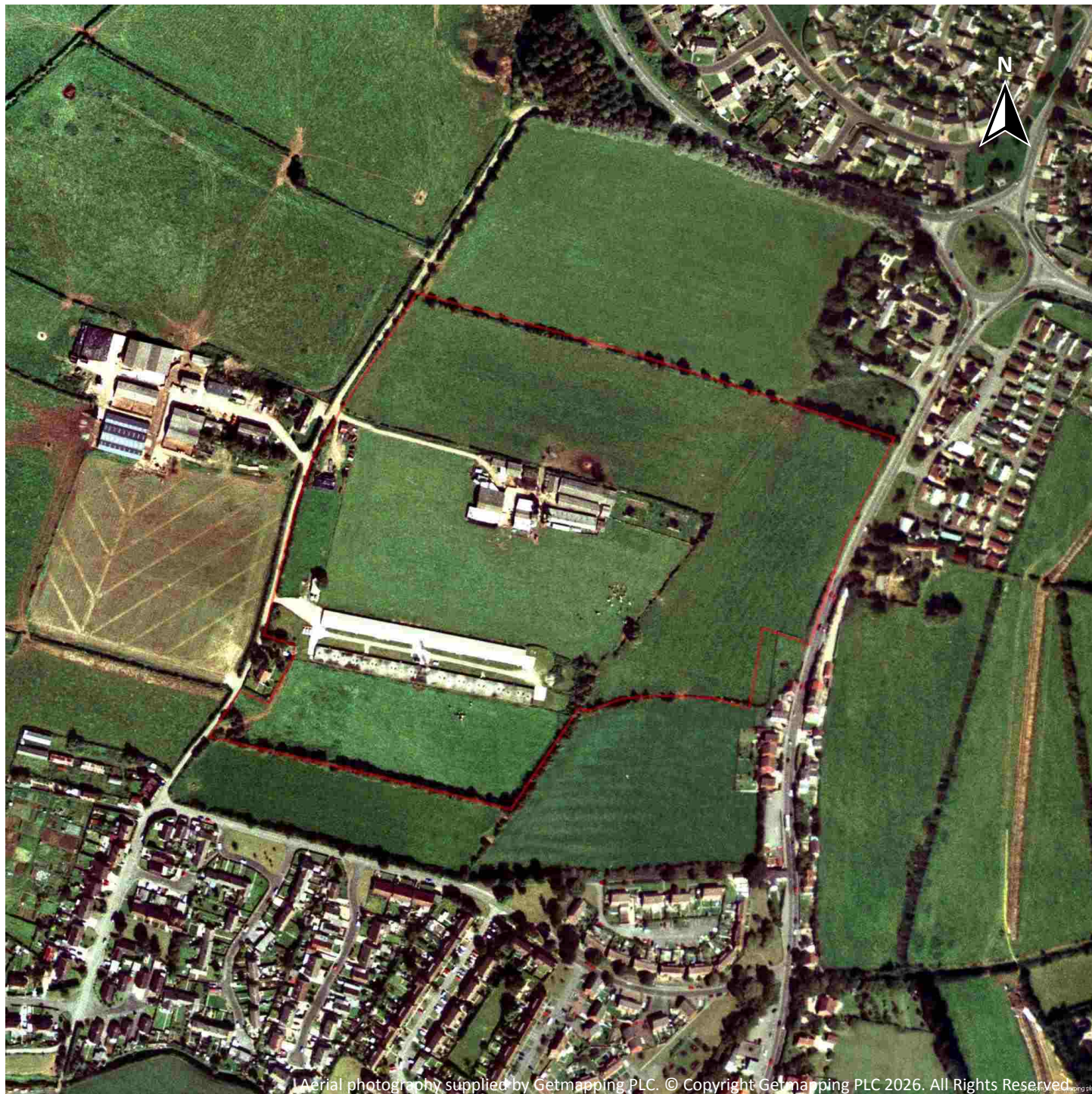
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Date: 26 June 2026

Recent site history - 1999 aerial photograph



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Capture Date: 04/09/1999

Site Area: 11.34ha



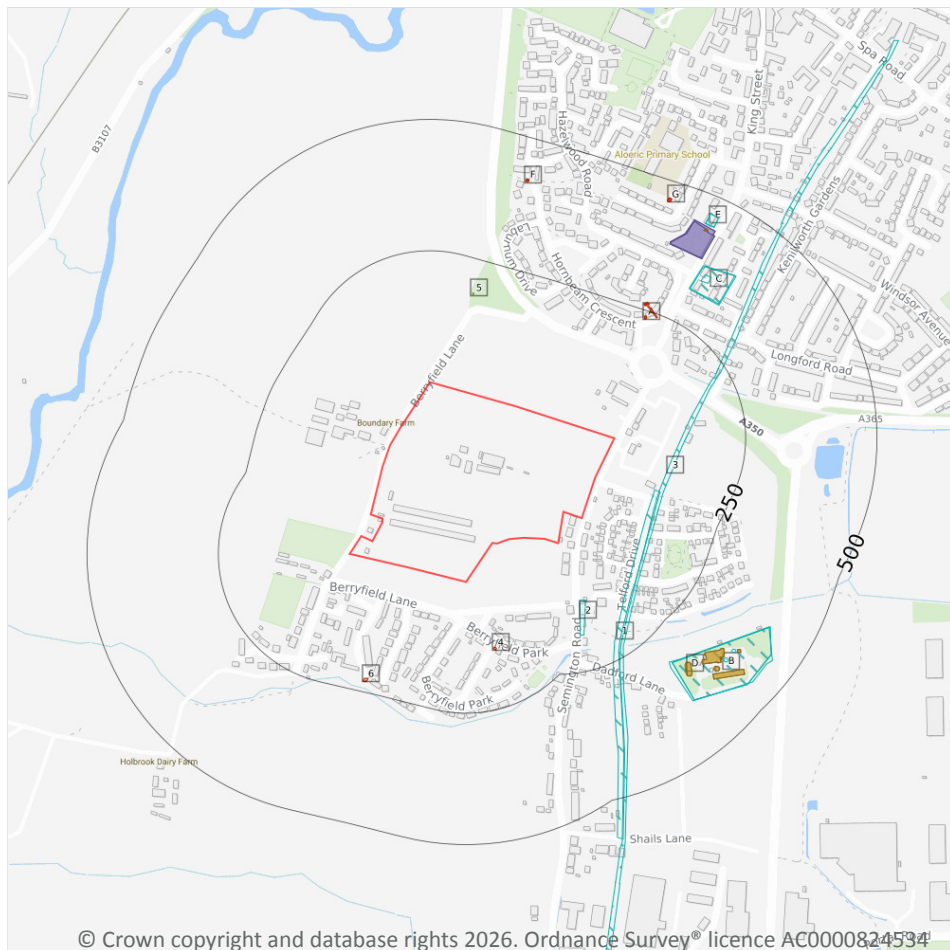
Contact us with any questions at:

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Date: 26 June 2026

1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

13

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 14 >](#)

ID	Location	Land use	Dates present	Group ID
1	112m SE	Old Canal	1956	1202143



ID	Location	Land use	Dates present	Group ID
2	116m S	Pumping Station	1986	1209912
3	117m SE	Disused Canal	1922 - 1938	1213104
B	310m SE	Unspecified Commercial/Industrial	1956	1188343
B	314m SE	Sewage Works	1975	1230446
B	314m SE	Sewage Works	1986	1279288
C	318m NE	Police Station	1938	1283474
C	319m NE	Police Station	1956 - 1975	1287918
C	342m NE	Police Station	1986	1252458
B	381m SE	Unspecified Tank	1956	1203658
B	381m SE	Unspecified Tank	1956	1203659
E	444m NE	Fire Station	1986	1282780
E	444m NE	Fire Station	1975	1289100

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m

15

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

Features are displayed on the Past land use map on [page 14 >](#)

ID	Location	Land use	Dates present	Group ID
5	183m N	Unspecified Tank	1886	181567
D	333m SE	Tanks	1992 - 1997	197928
D	335m SE	Tanks	1991	196518
B	347m SE	Tanks	1973	192870
B	347m SE	Tanks	1983	201829
B	379m SE	Unspecified Tank	1992 - 1997	189653



ID	Location	Land use	Dates present	Group ID
B	381m SE	Unspecified Tank	1991	189511
B	386m SE	Sludge Tanks	1983	186842
B	386m SE	Sludge Tanks	1973	198533
B	388m SE	Unspecified Tank	1983	191010
B	388m SE	Unspecified Tank	1973	200311
E	431m NE	Unspecified Tank	1995	187573
E	431m NE	Unspecified Tank	1988	189184
E	431m NE	Unspecified Tank	1985	201066
E	432m NE	Unspecified Tank	1986	191330

This data is sourced from Ordnance Survey® / Groundsure.

1.3 Historical energy features

Records within 500m

18

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

Features are displayed on the Past land use map on [page 14 >](#)

ID	Location	Land use	Dates present	Group ID
4	135m SE	Electricity Substation	1973 - 1988	116439
6	223m S	Electricity Substation	1973 - 1988	112256
A	234m N	Electricity Substation	1995 - 1997	109807
A	235m N	Electricity Substation	1991	117341
A	242m N	Electricity Substation	1992	119712
A	259m N	Electricity Substation	1973	108767
A	259m N	Electricity Substation	1983	108789
A	261m N	Electricity Substation	1995	108776
A	261m N	Electricity Substation	1996	113988



ID	Location	Land use	Dates present	Group ID
A	261m N	Electricity Substation	1997	120065
A	261m N	Electricity Substation	1997	122098
F	418m N	Electricity Substation	1988	110001
F	418m N	Electricity Substation	1985	123935
F	419m N	Electricity Substation	1995 - 1997	117860
G	461m N	Electricity Substation	1988	112219
G	461m N	Electricity Substation	1985	119818
G	462m N	Electricity Substation	1986 - 1997	111528
G	462m N	Electricity Substation	1970	115195

This data is sourced from Ordnance Survey® / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.

1.5 Historical garages

Records within 500m

4

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

Features are displayed on the Past land use map on [page 14 >](#)

ID	Location	Land use	Dates present	Group ID
E	380m NE	Garage	1986 - 1995	37433
E	380m NE	Garage	1988	37981



ID	Location	Land use	Dates present	Group ID
E	380m NE	Garage	1985	39190
E	381m NE	Garage	1970	40338

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

14

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

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

ID	Location	Land Use	Date	Group ID
1	112m SE	Old Canal	1956	1202143
2	116m S	Pumping Station	1986	1209912
3	117m SE	Disused Canal	1922	1213104



ID	Location	Land Use	Date	Group ID
D	310m SE	Unspecified Commercial/Industrial	1956	1188343
D	314m SE	Sewage Works	1986	1279288
D	314m SE	Sewage Works	1975	1230446
E	318m NE	Police Station	1938	1283474
E	319m NE	Police Station	1956	1287918
E	342m NE	Police Station	1986	1252458
E	342m NE	Police Station	1975	1287918
D	381m SE	Unspecified Tank	1956	1203658
D	381m SE	Unspecified Tank	1956	1203659
G	444m NE	Fire Station	1986	1282780
G	444m NE	Fire Station	1975	1289100

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m

19

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

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

ID	Location	Land Use	Date	Group ID
4	183m N	Unspecified Tank	1886	181567
F	333m SE	Tanks	1992	197928
F	334m SE	Tanks	1997	197928
F	334m SE	Tanks	1995	197928
F	335m SE	Tanks	1991	196518
D	347m SE	Tanks	1983	201829
D	347m SE	Tanks	1973	192870
D	379m SE	Unspecified Tank	1992	189653
D	380m SE	Unspecified Tank	1997	189653



ID	Location	Land Use	Date	Group ID
D	380m SE	Unspecified Tank	1995	189653
D	381m SE	Unspecified Tank	1991	189511
D	386m SE	Sludge Tanks	1983	186842
D	386m SE	Sludge Tanks	1973	198533
D	388m SE	Unspecified Tank	1983	191010
D	388m SE	Unspecified Tank	1973	200311
G	431m NE	Unspecified Tank	1995	187573
G	431m NE	Unspecified Tank	1988	189184
G	431m NE	Unspecified Tank	1985	201066
G	432m NE	Unspecified Tank	1986	191330

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m

28

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 19 >](#)

ID	Location	Land Use	Date	Group ID
A	135m SE	Electricity Substation	1973	116439
A	136m SE	Electricity Substation	1988	116439
B	223m S	Electricity Substation	1973	112256
B	224m S	Electricity Substation	1988	112256
C	234m N	Electricity Substation	1997	109807
C	234m N	Electricity Substation	1995	109807
C	235m N	Electricity Substation	1991	117341
C	242m N	Electricity Substation	1992	119712
C	259m N	Electricity Substation	1983	108789
C	259m N	Electricity Substation	1973	108767



ID	Location	Land Use	Date	Group ID
C	261m N	Electricity Substation	1996	113988
C	261m N	Electricity Substation	1997	120065
C	261m N	Electricity Substation	1997	122098
C	261m N	Electricity Substation	1995	108776
H	418m N	Electricity Substation	1988	110001
H	418m N	Electricity Substation	1985	123935
H	419m N	Electricity Substation	1996	117860
H	419m N	Electricity Substation	1997	117860
H	419m N	Electricity Substation	1997	117860
H	419m N	Electricity Substation	1995	117860
I	461m N	Electricity Substation	1988	112219
I	461m N	Electricity Substation	1985	119818
I	462m N	Electricity Substation	1986	111528
I	462m N	Electricity Substation	1970	115195
I	463m N	Electricity Substation	1996	111528
I	463m N	Electricity Substation	1997	111528
I	463m N	Electricity Substation	1997	111528
I	463m N	Electricity Substation	1995	111528

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

5

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

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

ID	Location	Land Use	Date	Group ID
G	380m NE	Garage	1995	37433
G	380m NE	Garage	1988	37981
G	380m NE	Garage	1985	39190
G	381m NE	Garage	1986	37433
G	381m NE	Garage	1970	40338

This data is sourced from Ordnance Survey® / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical waste sites
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m**0**

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m**0**

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

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

3.5 Historical waste sites

Records within 500m**1**

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 24 >](#)

ID	Location	Address	Further Details	Date
3	87m NW	Site Address: Boundary Farm, 620 Berryfield Lane, Melksham, Wilts, SN12 6EF	Type of Site: B2 Commercial Use (Change of Use) Planning application reference: PL/2025/02668 Description: Change of use of 20 square meters from agricultural to B2 commercial with temporary storage tank for stone waste Data source: Planning Application Data Type: Polygon	27/03/2025

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

3.6 Licensed waste sites

Records within 500m**0**

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

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



3.7 Waste exemptions

Records within 500m	35
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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 24 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
1	On site	-	WEX383177	Using waste exemption	On a farm	Use of waste in construction
A	15m W	620 Berryfield Lane Melksham Wiltshire Sn12 6ef	EPR/WF0107K X/A001	Using waste exemption	Agricultural waste only	Use of waste in construction
A	15m W	620 Berryfield Lane Melksham Wiltshire Sn12 6ef	EPR/PH0172N L/A001	Disposing of waste exemption	Agricultural waste only	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
A	15m W	620 Berryfield Lane Melksham Wiltshire Sn12 6ef	EPR/PH0172N L/A001	Disposing of waste exemption	Agricultural waste only	Burning waste in the open
A	15m W	620 Berryfield Lane Melksham Wiltshire Sn12 6ef	EPR/PH0172N L/A001	Using waste exemption	Agricultural waste only	Spreading waste on agricultural land to confer benefit
A	15m W	620 Berryfield Lane Melksham Wiltshire Sn12 6ef	EPR/PH0172N L/A001	Disposing of waste exemption	Agricultural waste only	Deposit of waste from dredging of inland waters
A	15m W	620 Berryfield Lane Melksham Wiltshire Sn12 6ef	EPR/PH0172N L/A001	Treating waste exemption	Agricultural waste only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	15m W	620 Berryfield Lane Melksham Wiltshire Sn12 6ef	EPR/PH0172N L/A001	Using waste exemption	Agricultural waste only	Use of waste in construction
A	15m W	620 Berryfield Lane Melksham Wiltshire Sn12 6ef	EPR/PH0172N L/A001	Using waste exemption	Agricultural waste only	Burning of waste as a fuel in a small appliance
A	15m W	620 Berryfield Lane Melksham Wiltshire Sn12 6ef	EPR/PH0172N L/A001	Using waste exemption	Agricultural waste only	Use of waste for a specified purpose
A	25m NW	620, Berryfield Lane, Melksham, Sn12 6ef	WEX215168	Storing waste exemption	On a farm	Storage of waste in a secure place



ID	Location	Site	Reference	Category	Sub-Category	Description
A	25m NW	620, Berryfield Lane, Melksham, Sn12 6ef	WEX215168	Storing waste exemption	On a farm	Storage of waste in secure containers
A	25m NW	620, Berryfield Lane, Melksham, Sn12 6ef	WEX137110	Using waste exemption	On a farm	Use of waste in construction
A	25m NW	620, Berryfield Lane, Melksham, Sn12 6ef	WEX220099	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	25m NW	620, Berryfield Lane, Melksham, Sn12 6ef	WEX220099	Treating waste exemption	On a farm	Sorting mixed waste
A	25m NW	620, Berryfield Lane, Melksham, Sn12 6ef	WEX131403	Using waste exemption	On a farm	Use of waste in construction
A	25m NW	620, Berryfield Lane, Melksham, Sn12 6ef	WEX347723	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	25m NW	620, Berryfield Lane, Melksham, Sn12 6ef	WEX347723	Storing waste exemption	On a farm	Storage of waste in a secure place
A	25m NW	620, Berryfield Lane, Melksham, Sn12 6ef	WEX352066	Storing waste exemption	On a farm	Storage of waste in secure containers
A	25m NW	620, Berryfield Lane, Melksham, Sn12 6ef	WEX347723	Treating waste exemption	On a farm	Recovery of scrap metal
A	25m NW	620, Berryfield Lane, Melksham, Sn12 6ef	WEX347723	Treating waste exemption	On a farm	Sorting mixed waste
A	25m NW	620, Berryfield Lane, Melksham, Sn12 6ef	WEX358396	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	25m NW	620, Berryfield Lane, Melksham, Sn12 6ef	WEX358396	Treating waste exemption	Not on a farm	Sorting mixed waste
A	25m NW	620, Berryfield Lane, Melksham, Sn12 6ef	WEX370268	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	25m NW	620, Berryfield Lane, Melksham, Sn12 6ef	WEX373238	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	25m NW	620, Berryfield Lane, Melksham, Sn12 6ef	WEX373238	Treating waste exemption	On a farm	Recovery of scrap metal
A	25m NW	620, Berryfield Lane, Melksham, Sn12 6ef	WEX373238	Treating waste exemption	On a farm	Sorting mixed waste



ID	Location	Site	Reference	Category	Sub-Category	Description
A	25m NW	620, Berryfield Lane, Melksham, Sn12 6ef	WEX373238	Storing waste exemption	On a farm	Storage of waste in secure containers
A	25m NW	620, Berryfield Lane, Melksham, Sn12 6ef	WEX373238	Storing waste exemption	On a farm	Storage of waste in a secure place
2	48m W	-	WEX198872	Using waste exemption	Not on a farm	Use of waste in construction
4	125m S	Conlon Limited, C/o Bellway Homes, Semington Road, Melksham, Sn12 6dt	WEX169453	Using waste exemption	Not on a farm	Use of waste in construction
5	132m NW	-	WEX224329	Treating waste exemption	On a farm	Recovery of scrap metal
6	205m SW	Holbrook Farm, Berryfield Lane, Melksham, Sn12 6el	WEX458288	Using waste exemption	On a farm	Use of waste in construction
7	314m SE	-	WEX269691	Using waste exemption	Not on a farm	Use of waste in construction
8	387m SE	-	WEX434827	Treating waste exemption	Not on a farm	Recovery of waste at a waste water treatment works

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- NGD current or recent tanks
- △ Current or recent petrol stations
- Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters
- List 2 Dangerous Substances
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

8

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 29](#) >

ID	Location	Company	Address	Activity	Category
1	On site	Poultry Houses	Wiltshire, SN12	Poultry Farming, Equipment and Supplies	Farming
3	117m NW	Silo	Wiltshire, SN12	Hoppers and Silos	Farming
B	125m SE	Electricity Sub Station	Wiltshire, SN12	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
4	127m S	Electricity Sub Station	Wiltshire, SN12	Electrical Features	Infrastructure and Facilities
B	164m SE	Sewage Pumping Station	Wiltshire, SN12	Waste Storage, Processing and Disposal	Infrastructure and Facilities
B	167m SE	Pumping Station	Wiltshire, SN12	Water Pumping Stations	Industrial Features
C	178m S	Pumping Station	Wiltshire, SN12	Water Pumping Stations	Industrial Features
6	230m S	Electricity Sub Station	Wiltshire, SN12	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey®.

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

Records within 250m	2
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Current or recent tanks identified from the Ordnance Survey® NGD.

Features are displayed on the Current industrial land use map on [page 29 >](#)

ID	Location	Tank description	Activity	Date first identified
A	On site	Open Storage Tank	Commercial Activity: Distribution Or Storage	25/01/2001
A	On site	Open Storage Tank	Commercial Activity: Distribution Or Storage	25/01/2001

This data is sourced from Ordnance Survey®.

4.3 Current or recent petrol stations

Records within 500m	1
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Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 29 >](#)

ID	Location	Company	Address	LPG	Status
F	386m NE	ESSO	Semington Road, Melksham, Wiltshire, SN12 6DE	No	Open

This data is sourced from Experian.



4.4 Electricity cables

Records within 500m	0
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High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m	0
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High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

Records within 500m	0
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Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.7 Control of Major Accident Hazards (COMAH)

Records within 500m	0
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Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.8 Regulated explosive sites

Records within 500m	0
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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

1

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 29](#) >

ID	Location	Address	Details	
F	421m NE	Total UK Ltd, Melksham Service Station, Semington Road, Melksham, SN12 6DE	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

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

48

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

Features are displayed on the Current industrial land use map on [page 29](#) >

ID	Location	Address	Details	
C	146m S	MELKSHAM SEMMINGTON ROAD, SEMMINGTON ROAD, MELKSHAM	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: 010638 Permit Version: 1 Receiving Water: BERRYFIELD BROOK	Status: TEMPORARY CONSENTS (WATER ACT 1989, SECTION 113) Issue date: - Effective Date: 31/10/1989 Revocation Date: 09/06/1999
5	194m NE	SEMMINGTON ROUNDABOUT, SEMMINGTON ROAD, MELKSHAM	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: 011488 Permit Version: 1 Receiving Water: RIVER AVON	Status: TEMPORARY CONSENTS (WATER ACT 1989, SECTION 113) Issue date: - Effective Date: 31/10/1989 Revocation Date: 09/06/1999
C	214m S	SEMMINGTON ROAD PUMPING STATION, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 100635 Permit Version: 1 Receiving Water: (S) BERRYFIELD BROOK	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 15/06/1999 Effective Date: 09/06/1999 Revocation Date: 10/09/2008
C	214m S	SEMMINGTON ROAD PUMPING STATION, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: 100635 Permit Version: 2 Receiving Water: (S) BERRYFIELD BROOK	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 11/09/2008 Effective Date: 11/09/2008 Revocation Date: -



ID	Location	Address	Details	
C	214m S	SEMINGTON ROAD PUMPING STATION, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 100635 Permit Version: 2 Receiving Water: (S) BERRYFIELD BROOK	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 11/09/2008 Effective Date: 11/09/2008 Revocation Date: -
D	238m S	MELKSHAM BERRYFIELDS, HOLEBROOK VALE, MELKSHAM	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: 010621 Permit Version: 1 Receiving Water: BERRYFIELD BROOK	Status: TEMPORARY CONSENTS (WATER ACT 1989, SECTION 113) Issue date: - Effective Date: 31/10/1989 Revocation Date: 10/06/1999
7	271m S	PROPOSED BUSINESS PARK (OFF A350), MELKSHAM, WILTSHIRE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 011614 Permit Version: 1 Receiving Water: BERRYFIELD BROOK	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: - Effective Date: 24/10/1990 Revocation Date: 18/07/2007
E	292m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: 102735 Permit Version: 5 Receiving Water: BERRYFIELD STREAM(S)	Status: VARIED UNDER EPR 2010 Issue date: 01/02/2019 Effective Date: 31/03/2019 Revocation Date: 20/12/2021
E	292m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 102735 Permit Version: 4 Receiving Water: BERRYFIELD STREAM(S)	Status: NEW ISSUED UNDER EPR 2010 Issue date: 30/12/2016 Effective Date: 01/01/2017 Revocation Date: 30/03/2019
E	292m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 102735 Permit Version: 5 Receiving Water: BERRYFIELD STREAM(S)	Status: VARIED UNDER EPR 2010 Issue date: 01/02/2019 Effective Date: 31/03/2019 Revocation Date: 20/12/2021



ID	Location	Address	Details	
E	292m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 102735 Permit Version: 7 Receiving Water: BERRYFIELD STREAM(S)	Status: VARIED UNDER EPR 2010 Issue date: 21/12/2021 Effective Date: 31/03/2026 Revocation Date: -
E	292m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 102735 Permit Version: 3 Receiving Water: BERRYFIELD STREAM(S)	Status: VARIED UNDER EPR 2010 Issue date: 26/01/2015 Effective Date: 26/01/2015 Revocation Date: 31/12/2016
E	292m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: 102735 Permit Version: 7 Receiving Water: BERRYFIELD STREAM(S)	Status: VARIED UNDER EPR 2010 Issue date: 21/12/2021 Effective Date: 31/03/2026 Revocation Date: -
E	292m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 102735 Permit Version: 4 Receiving Water: BERRYFIELD STREAM(S)	Status: NEW ISSUED UNDER EPR 2010 Issue date: 30/12/2016 Effective Date: 01/01/2017 Revocation Date: 30/03/2019
E	292m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 102735 Permit Version: 7 Receiving Water: BERRYFIELD STREAM(S)	Status: VARIED UNDER EPR 2010 Issue date: 21/12/2021 Effective Date: 31/03/2026 Revocation Date: -
E	292m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 102735 Permit Version: 3 Receiving Water: BERRYFIELD STREAM(S)	Status: VARIED UNDER EPR 2010 Issue date: 26/01/2015 Effective Date: 26/01/2015 Revocation Date: 31/12/2016



ID	Location	Address	Details	
E	292m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 102735 Permit Version: 5 Receiving Water: BERRYFIELD STREAM(S)	Status: VARIED UNDER EPR 2010 Issue date: 01/02/2019 Effective Date: 31/03/2019 Revocation Date: 20/12/2021
E	292m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 102735 Permit Version: 3 Receiving Water: BERRYFIELD STREAM(S)	Status: VARIED UNDER EPR 2010 Issue date: 26/01/2015 Effective Date: 26/01/2015 Revocation Date: 31/12/2016
E	292m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: 102735 Permit Version: 3 Receiving Water: BERRYFIELD STREAM(S)	Status: VARIED UNDER EPR 2010 Issue date: 26/01/2015 Effective Date: 26/01/2015 Revocation Date: 31/12/2016
E	292m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 102735 Permit Version: 4 Receiving Water: BERRYFIELD STREAM(S)	Status: NEW ISSUED UNDER EPR 2010 Issue date: 30/12/2016 Effective Date: 01/01/2017 Revocation Date: 30/03/2019
E	292m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 102735 Permit Version: 5 Receiving Water: BERRYFIELD STREAM(S)	Status: VARIED UNDER EPR 2010 Issue date: 01/02/2019 Effective Date: 31/03/2019 Revocation Date: 20/12/2021
E	292m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 102735 Permit Version: 7 Receiving Water: BERRYFIELD STREAM(S)	Status: VARIED UNDER EPR 2010 Issue date: 21/12/2021 Effective Date: 31/03/2026 Revocation Date: -



ID	Location	Address	Details	
E	292m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: 102735 Permit Version: 4 Receiving Water: BERRYFIELD STREAM(S)	Status: NEW ISSUED UNDER EPR 2010 Issue date: 30/12/2016 Effective Date: 01/01/2017 Revocation Date: 30/03/2019
E	292m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 102735 Permit Version: 6 Receiving Water: BERRYFIELD STREAM(S)	Status: VARIED UNDER EPR 2010 Issue date: 21/12/2021 Effective Date: 21/12/2021 Revocation Date: 30/03/2026
E	292m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 102735 Permit Version: 6 Receiving Water: BERRYFIELD STREAM(S)	Status: VARIED UNDER EPR 2010 Issue date: 21/12/2021 Effective Date: 21/12/2021 Revocation Date: 30/03/2026
E	292m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 102735 Permit Version: 6 Receiving Water: BERRYFIELD STREAM(S)	Status: VARIED UNDER EPR 2010 Issue date: 21/12/2021 Effective Date: 21/12/2021 Revocation Date: 30/03/2026
E	292m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: 102735 Permit Version: 6 Receiving Water: BERRYFIELD STREAM(S)	Status: VARIED UNDER EPR 2010 Issue date: 21/12/2021 Effective Date: 21/12/2021 Revocation Date: 30/03/2026
E	297m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 012547 Permit Version: 1 Receiving Water: BERRYFIELD STREAM	Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 113 & SCHED 12) Issue date: 09/05/1996 Effective Date: 28/05/1996 Revocation Date: 29/12/2005



ID	Location	Address	Details	
E	297m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 012547 Permit Version: 2 Receiving Water: BERRYFIELD STREAM	Status: REVOKED NEW CONSENT ISSUED (WATER ACT 1989 SECTION 113) Issue date: 09/05/1996 Effective Date: 30/12/2005 Revocation Date: 28/02/2006
E	297m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 012547 Permit Version: 2 Receiving Water: BERRYFIELD STREAM	Status: REVOKED NEW CONSENT ISSUED (WATER ACT 1989 SECTION 113) Issue date: 09/05/1996 Effective Date: 30/12/2005 Revocation Date: 28/02/2006
E	297m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 102735 Permit Version: 1 Receiving Water: BERRYFIELD STREAM(S)	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 25/01/2005 Effective Date: 01/03/2006 Revocation Date: 31/03/2009
E	297m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 012547 Permit Version: 2 Receiving Water: BERRYFIELD STREAM	Status: REVOKED NEW CONSENT ISSUED (WATER ACT 1989 SECTION 113) Issue date: 09/05/1996 Effective Date: 30/12/2005 Revocation Date: 28/02/2006
E	297m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 102735 Permit Version: 2 Receiving Water: BERRYFIELD STREAM(S)	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 14/10/2008 Effective Date: 01/04/2009 Revocation Date: 25/01/2015
E	297m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 012547 Permit Version: 1 Receiving Water: BERRYFIELD STREAM	Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 113 & SCHED 12) Issue date: 09/05/1996 Effective Date: 28/05/1996 Revocation Date: 29/12/2005



ID	Location	Address	Details	
E	297m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: MISCELLANEOUS DISCHARGES - EMERGENCY DISCHARGES Permit Number: 012547 Permit Version: 2 Receiving Water: BERRYFIELD STREAM	Status: REVOKED NEW CONSENT ISSUED (WATER ACT 1989 SECTION 113) Issue date: 09/05/1996 Effective Date: 30/12/2005 Revocation Date: 28/02/2006
E	297m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 102735 Permit Version: 1 Receiving Water: BERRYFIELD STREAM(S)	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 25/01/2005 Effective Date: 01/03/2006 Revocation Date: 31/03/2009
E	297m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: 102735 Permit Version: 2 Receiving Water: BERRYFIELD STREAM(S)	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 14/10/2008 Effective Date: 01/04/2009 Revocation Date: 25/01/2015
E	297m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: 102735 Permit Version: 1 Receiving Water: BERRYFIELD STREAM(S)	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 25/01/2005 Effective Date: 01/03/2006 Revocation Date: 31/03/2009
E	297m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 102735 Permit Version: 2 Receiving Water: BERRYFIELD STREAM(S)	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 14/10/2008 Effective Date: 01/04/2009 Revocation Date: 25/01/2015
E	297m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: MISCELLANEOUS DISCHARGES - EMERGENCY DISCHARGES Permit Number: 012547 Permit Version: 1 Receiving Water: BERRYFIELD STREAM	Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 113 & SCHED 12) Issue date: 09/05/1996 Effective Date: 28/05/1996 Revocation Date: 29/12/2005



ID	Location	Address	Details	
E	297m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 012547 Permit Version: 1 Receiving Water: BERRYFIELD STREAM	Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 113 & SCHED 12) Issue date: 09/05/1996 Effective Date: 28/05/1996 Revocation Date: 29/12/2005
E	297m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 102735 Permit Version: 1 Receiving Water: BERRYFIELD STREAM(S)	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 25/01/2005 Effective Date: 01/03/2006 Revocation Date: 31/03/2009
E	297m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 102735 Permit Version: 2 Receiving Water: BERRYFIELD STREAM(S)	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 14/10/2008 Effective Date: 01/04/2009 Revocation Date: 25/01/2015
E	304m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 010008 Permit Version: 1 Receiving Water: BERRYFIELD STREAM	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: - Effective Date: 01/05/1983 Revocation Date: 01/05/1996
E	304m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 010008 Permit Version: 1 Receiving Water: BERRYFIELD STREAM	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: - Effective Date: 01/05/1983 Revocation Date: 01/05/1996
E	304m SE	BOWERHILL WASTEWATER TREATMENT WORK, SHAILS LANE, BOWERHILL, MELKSHAM, WILTSHIRE, SN12 6DU	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 010008 Permit Version: 1 Receiving Water: BERRYFIELD STREAM	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: - Effective Date: 01/05/1983 Revocation Date: 01/05/1996



ID	Location	Address	Details	
8	403m SE	R A F STATION, MELKSHAM	Effluent Type: AGRICULTURE - ARABLE FARMING Permit Number: 020874 Permit Version: 1 Receiving Water: TRIB OF RIVER BRISTOL AVON	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: - Effective Date: 31/05/1964 Revocation Date: 30/09/1996
9	407m SW	BERRYFIELDS PUMPING STATION, BERRYFIELDS, MELKSHAM, WILTSHIRE	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: 100636 Permit Version: 1 Receiving Water: (S) BERRYFIELDS BROOK	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 15/06/1999 Effective Date: 10/06/1999 Revocation Date: -

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
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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
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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
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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

3

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.

Features are displayed on the Current industrial land use map on [page 29 >](#)

ID	Location	Name	Status	Receiving Water	Authorised Substances
E	292m SE	Arrow Radiators Ltd	Active	-	Copper, Lead, Zinc
E	292m SE	Stellram Cuttech	Active	-	Chromium, Copper, Lead, Nickel, Zinc
E	292m SE	Bowerhill Stw	Active	None	Iron, pH

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

4.19 Pollution Incidents (EA/NRW)

Records within 500m

3

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

Features are displayed on the Current industrial land use map on [page 29 >](#)

ID	Location	Details	
2	25m NW	Incident Date: 17/06/2024 Incident Identification: 2276808 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)
D	276m S	Incident Date: 03/07/2001 Incident Identification: 13113 Pollutant: Inert Materials and Wastes Pollutant Description: Soils and Clay	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
E	342m SE	Incident Date: 23/09/2003 Incident Identification: 191870 Pollutant: Sewage Materials Pollutant Description: Final Effluent	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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



4.20 Pollution inventory substances

Records within 500m

0

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

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

4.21 Pollution inventory waste transfers

Records within 500m

0

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

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

4.22 Pollution inventory radioactive waste

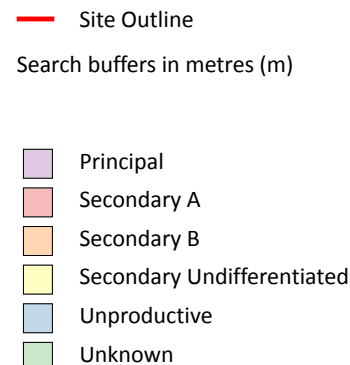
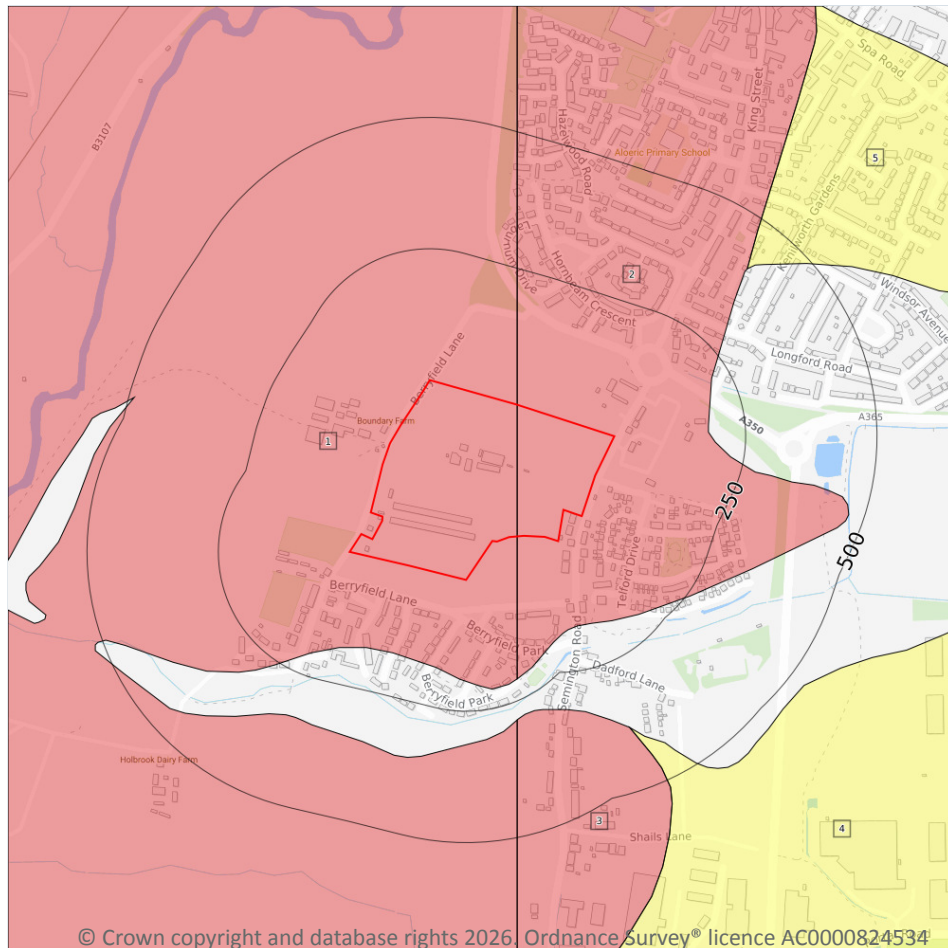
Records within 500m

0

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

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

5 Hydrogeology - Superficial aquifer



5.1 Superficial aquifer

Records within 500m

5

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 44](#) >

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers



ID	Location	Designation	Description
3	279m SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	380m S	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
5	407m NE	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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

2

Aquifer status of groundwater held within bedrock geology.

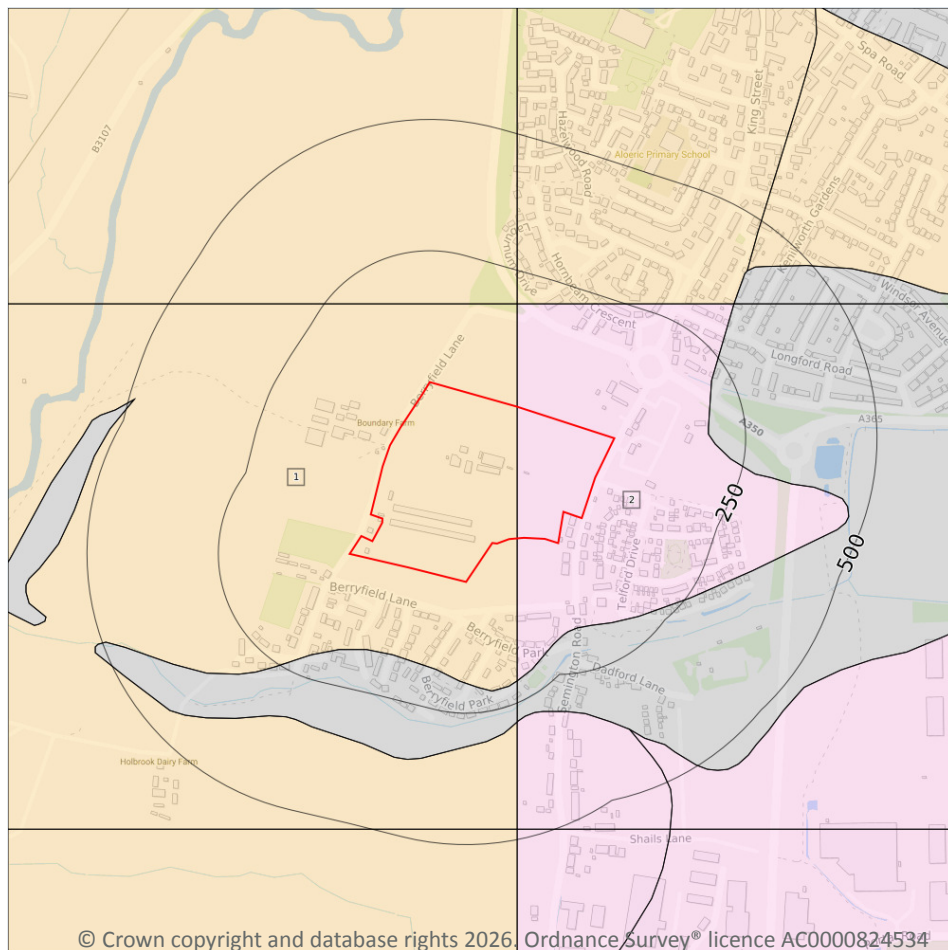
Features are displayed on the Bedrock aquifer map on [page 46](#) >

ID	Location	Designation	Description
1	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
2	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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



Groundwater vulnerability



— Site Outline

Search buffers in metres (m)

Superficial vulnerability

- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability

- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

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: Secondary superficial aquifer - High Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: 300- 550mm/year	Vulnerability: High Aquifer type: Secondary Thickness: <3m Patchiness value: >90% Recharge potential: High	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
2	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300- 550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive 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
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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.

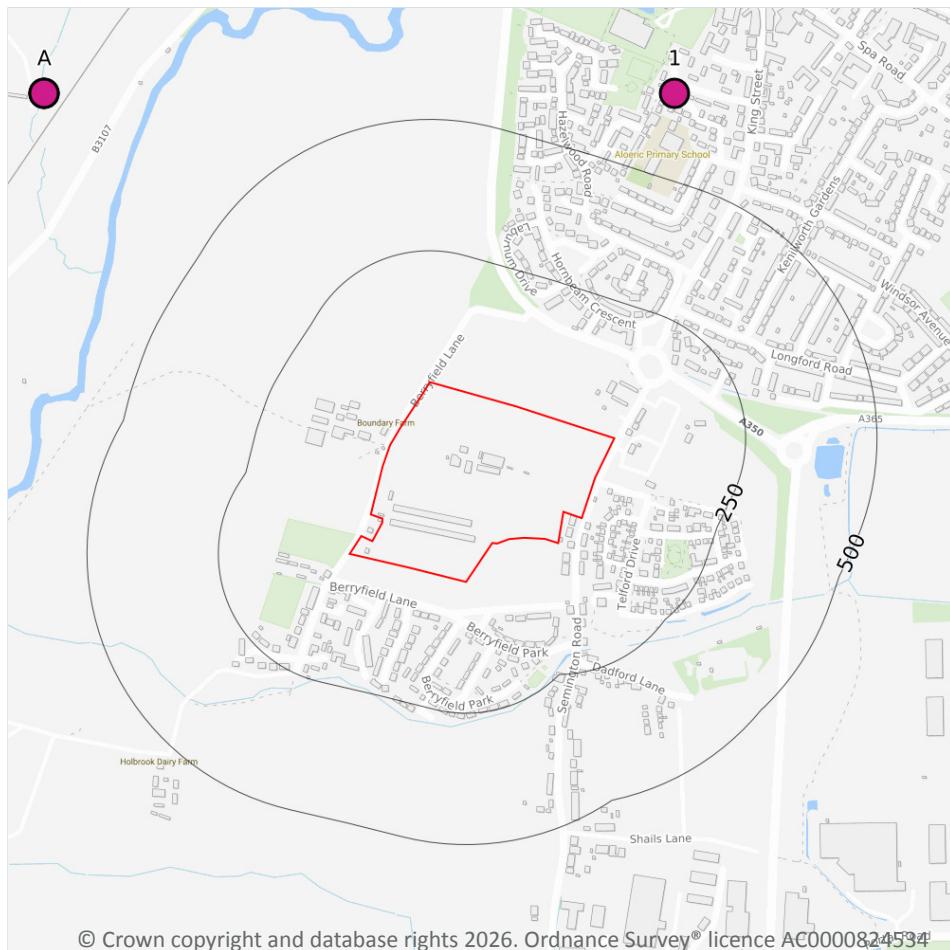
5.5 Groundwater vulnerability- local information

Records on site	0
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This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

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

Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

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	
1	659m N	Status: Historical Licence No: 17/53/001/G/241 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: MELKSHAM Data Type: Point Name: Guley Easting: 390300 Northing: 163400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 25/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 25/03/1966 Version End Date: -
A	916m NW	Status: Active Licence No: 17/53/001/G/277 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: FRYING PAN FARM WELL NO 1 Data Type: Point Name: Cox Easting: 389100 Northing: 163400	Annual Volume (m ³): 9957 Max Daily Volume (m ³): 27.28 Original Application No: NPS/WR/032385 Original Start Date: 24/03/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/10/2019 Version End Date: -
A	916m NW	Status: Active Licence No: 17/53/001/G/277 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: FRYING PAN FARM WELL NO 2 Data Type: Point Name: Cox Easting: 389100 Northing: 163400	Annual Volume (m ³): 9957 Max Daily Volume (m ³): 27.28 Original Application No: NPS/WR/032385 Original Start Date: 24/03/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/10/2019 Version End Date: -
A	916m NW	Status: Historical Licence No: 17/53/001/G/277 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: WELL Data Type: Point Name: Pullen Easting: 389100 Northing: 163400	Annual Volume (m ³): 9955 Max Daily Volume (m ³): 27.276 Original Application No: - Original Start Date: 24/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 24/03/1966 Version End Date: -
-	1468m N	Status: Historical Licence No: 17/53/001/G/178 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: "ROUND PONDS, MELKSHAM" Data Type: Point Name: Bincombe Developments Ltd Easting: 389600 Northing: 164300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 24/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 24/03/1966 Version End Date: -



ID	Location	Details	
-	1468m N	Status: Historical Licence No: 17/53/001/G/178 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: ROUND PONDS, MELKSHAM Data Type: Point Name: Bincombe Developments Ltd Easting: 389600 Northing: 164300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 24/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 24/03/1966 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

7

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	
-	1301m W	Status: Active Licence No: SW/053/0001/026 Details: Heat Pump Direct Source: Surface Water - Fresh Point: RIVER AVON AT MONKTON HOUSE Data Type: Point Name: Kirk Easting: 388400 Northing: 162300	Annual Volume (m ³): 28000 Max Daily Volume (m ³): 252 Original Application No: NPS/WR/024780 Original Start Date: 05/01/2017 Expiry Date: 31/03/2029 Issue No: 1 Version Start Date: 01/04/2024 Version End Date: -
-	1446m S	Status: Historical Licence No: 17/53/009/S/095 Details: Spray Irrigation - Direct Direct Source: Surface Water - Fresh Point: SEMINGTON BROOK Data Type: Line Name: Masters Easting: 390800 Northing: 160600	Annual Volume (m ³): 9092 Max Daily Volume (m ³): 151 Original Application No: - Original Start Date: 25/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 25/03/1966 Version End Date: -



ID	Location	Details	
-	1585m S	Status: Historical Licence No: 17/53/009/S/001 Details: Spray Irrigation - Direct Direct Source: Surface Water - Fresh Point: SEMINGTON BROOK Data Type: Point Name: Bruges Easting: 389790 Northing: 160890	Annual Volume (m ³): 1182 Max Daily Volume (m ³): 18 Original Application No: - Original Start Date: 28/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2002 Version End Date: -
-	1683m S	Status: Historical Licence No: 17/53/009/S/001 Details: Spray Irrigation - Direct Direct Source: Surface Water - Fresh Point: SEMINGTON BROOK Data Type: Point Name: Bruges Easting: 389700 Northing: 160800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 28/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/07/1993 Version End Date: -
-	1748m N	Status: Historical Licence No: 17/53/001/S/019 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Surface Water - Fresh Point: RIVER AVON MELKSHAM Data Type: Point Name: Cooper Tire & Rubber Company Europe Ltd Easting: 390590 Northing: 164450	Annual Volume (m ³): 12130000 Max Daily Volume (m ³): 42600 Original Application No: - Original Start Date: 10/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/01/2007 Version End Date: -
-	1748m N	Status: Historical Licence No: 17/53/001/S/019 Details: Process Water Direct Source: Surface Water - Fresh Point: RIVER AVON MELKSHAM Data Type: Point Name: Cooper Tire & Rubber Company Europe Ltd Easting: 390590 Northing: 164450	Annual Volume (m ³): 12130000 Max Daily Volume (m ³): 42600 Original Application No: - Original Start Date: 10/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/01/2007 Version End Date: -
-	1748m N	Status: Historical Licence No: 17/53/001/S/019 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface Water - Fresh Point: RIVER AVON MELKSHAM Data Type: Point Name: Cooper Tire & Rubber Company Europe Ltd Easting: 390590 Northing: 164450	Annual Volume (m ³): 12130000 Max Daily Volume (m ³): 42600 Original Application No: - Original Start Date: 10/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/01/2007 Version End Date: -



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

5.8 Potable abstractions

Records within 2000m

0

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.

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

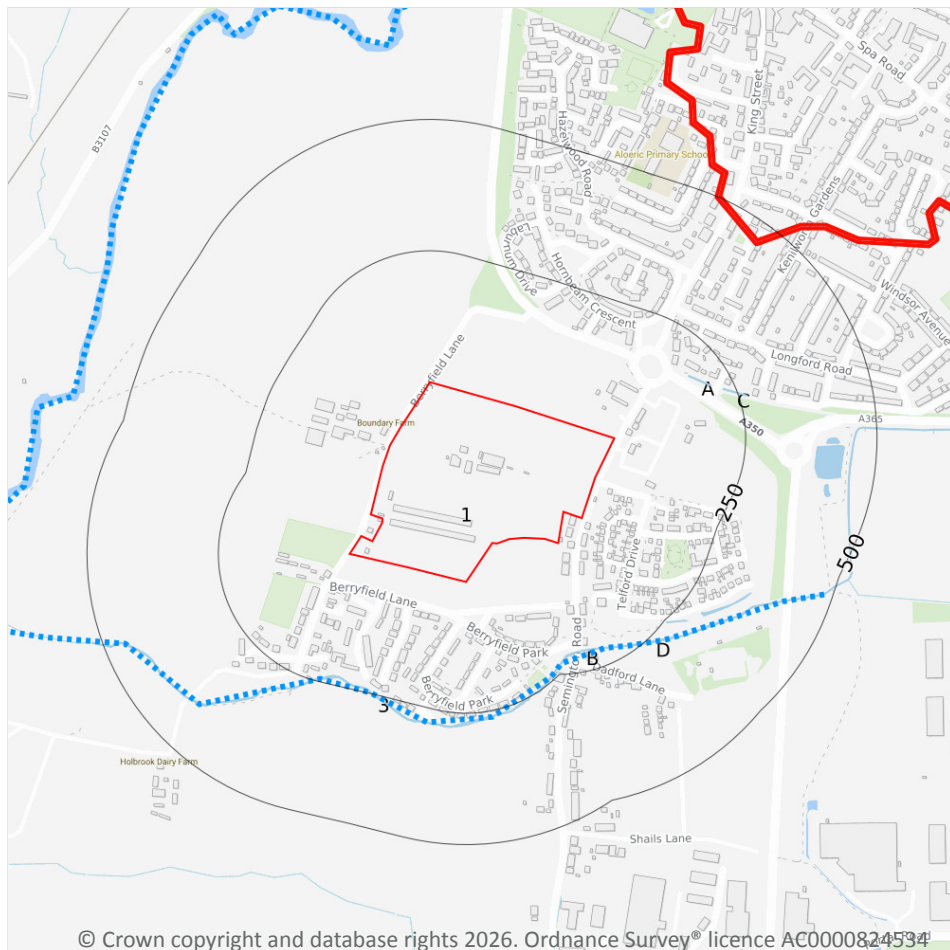
0

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 NGD)
- 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 NGD)

Records within 250m

5

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

Features are displayed on the Hydrology map on [page 54 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
A	184m NE	Drain. A manmade watercourse for the removal of excess water from an area.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
B	210m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Berryfield Brook
C	227m NE	Drain. A manmade watercourse for the removal of excess water from an area.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
3	233m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Berryfield Brook
D	237m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Berryfield Brook

This data is sourced from the Ordnance Survey®.

6.2 Surface water features

Records within 250m

6

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

Features are displayed on the Hydrology map on [page 54 >](#)

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 54 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Avon (Brist) conf R Marden to conf Semington Bk	GB109053027440	Avon Bristol Rural	Avon Bristol and Somerset North Streams

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



6.4 WFD Surface water bodies

Records identified	1
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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 54 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
2	218m S	River	Avon (Brist) conf R Marden to conf Semington Bk	GB109053027440 ↗	No longer applicable	Does not require assessment	Moderate	2022

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

6.5 WFD Groundwater bodies

Records on site	0
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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.

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.

