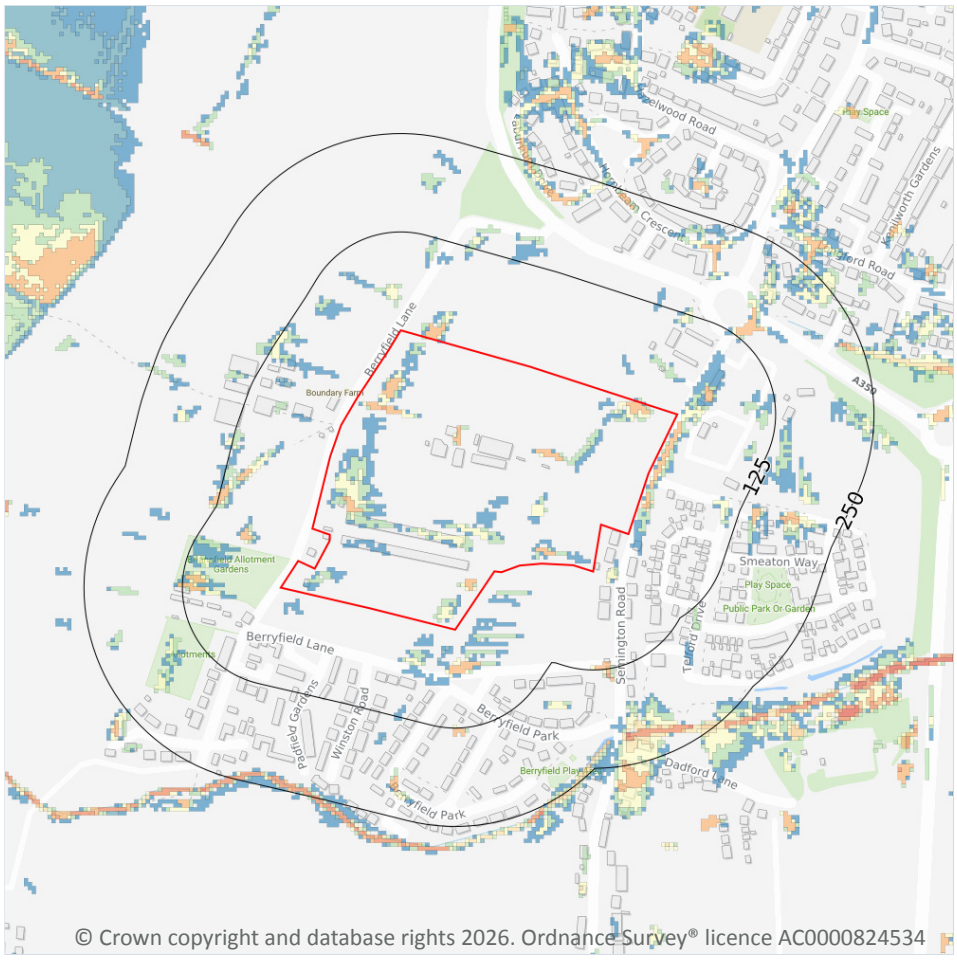
8 Surface water flooding



8.1 Surface water flooding

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

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

Features are displayed on the Surface water flooding map on **page 60 >**

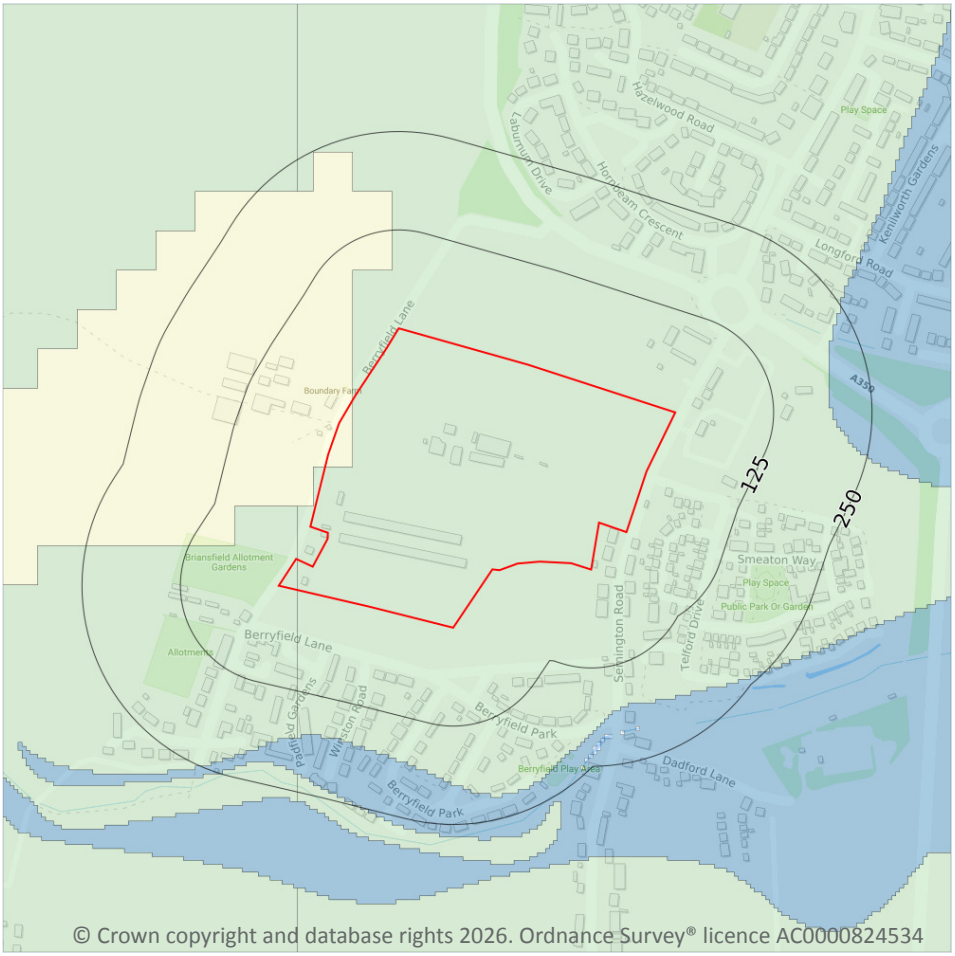
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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

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

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 Groundwater flooding

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

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

Features are displayed on the Groundwater flooding map on **page 62 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

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

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

10.7 Designated Ancient Woodland

Records within 2000m	0

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

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	0

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

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

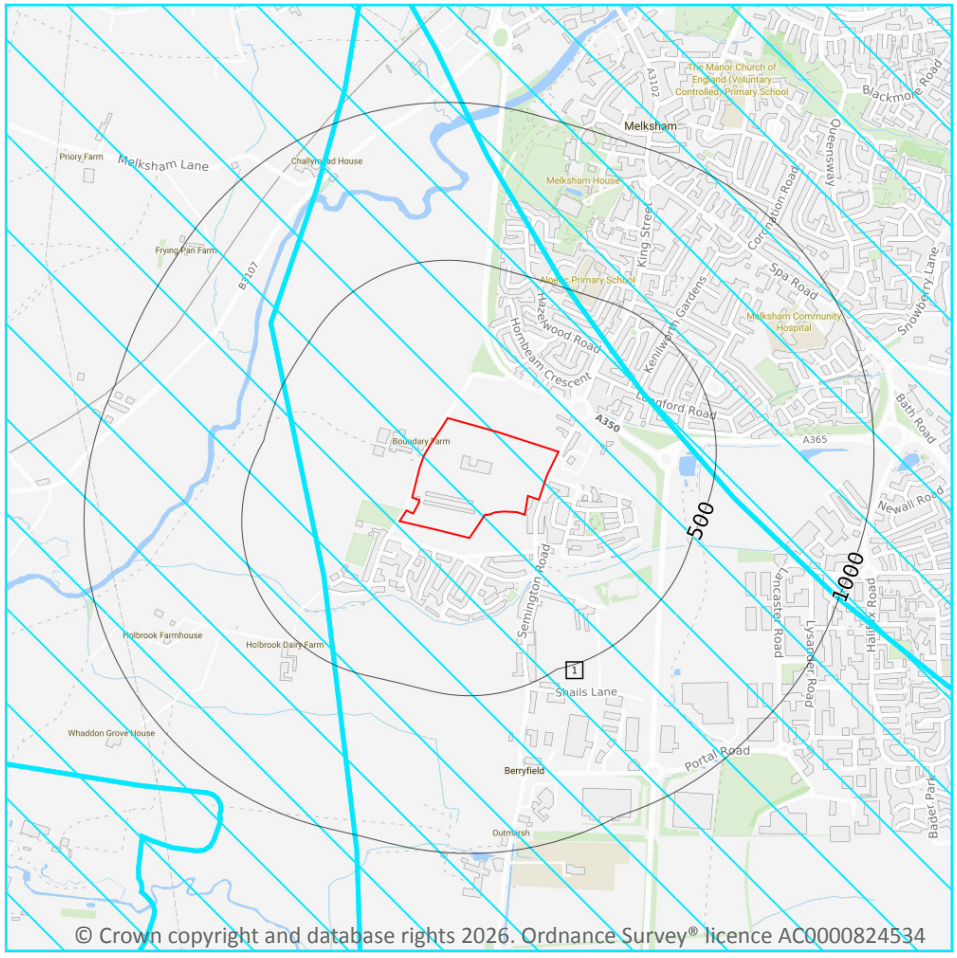
Records within 2000m	1

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

Location	Name	Type	NVZ ID	Status
849m N	S Bk - source to conf R Avon (Brist) NVZ	Surface Water	559	Existing

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

SSSI Impact Zones and Units



Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site	1

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

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

ID	Location	Type of developments requiring consultation
1	**On site**	**https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000000000&notes=&location=390075,162582%20(IRZ%20polygon%20centre)**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0

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

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

11 Visual and cultural designations



Site Outline

Search buffers in metres (m)

- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	1

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

Features are displayed on the Visual and cultural designations map on **page 69 >**

ID	Location	Name	Grade	Reference Number	Listed date
1	54m SW	Berryfields Cottages	II	1194671	13/02/1985

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

11.5 Conservation Areas

Records within 250m	0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

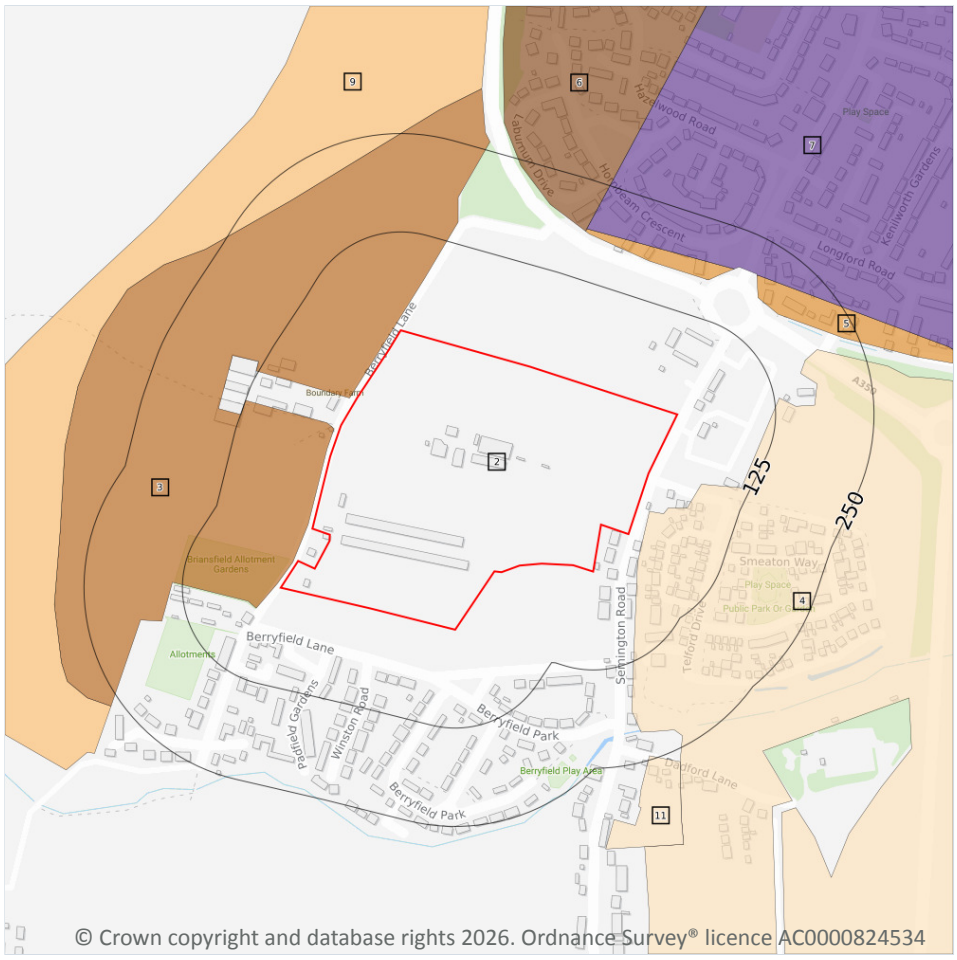
11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

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

12.1 Agricultural Land Classification

Records within 250m	8

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

Features are displayed on the Agricultural designations map on **page 72 >**

ID	Location	Classification	Description
2	**On site**	**Not Surveyed**	**Non-agricultural/no quality assigned**

ID	Location	Classification	Description
3	5m NW	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.
4	16m E	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.
5	174m N	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.
6	186m N	Grade 1	Excellent quality agricultural land. Land with no or very minor limitations to agricultural use. A very wide range of agricultural and horticultural crops can be grown and commonly includes top fruit, soft fruit, salad crops and winter harvested vegetables. Yields are high and less variable than on land of lower quality.
7	189m N	Urban	Non-agricultural/no quality assigned
9	213m NW	Grade 3a	Good quality agricultural land. Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.
11	245m S	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	3

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

Location	Reference	Scheme	Start Date	End date
On site	**AG00456572**	**Entry Level Stewardship**	**01/06/2013**	**31/05/2018**
On site	**AG00456572**	**Entry Level Stewardship**	**01/06/2013**	**31/05/2018**
5m NW	AG00456572	Entry Level Stewardship	01/06/2013	31/05/2018

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	1

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

Location	Reference	Scheme	Start Date	End Date
5m NW	97102	Countryside Stewardship (Middle Tier)	01/01/2024	31/12/2028

This data is sourced from Natural England.

13 Habitat designations



13.1 Priority Habitat Inventory

Records within 250m	2

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

Features are displayed on the Habitat designations map on **page 75 >**

ID	Location	Main Habitat	Other habitats
1	156m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	168m N	No main habitat but additional habitats present	Additional: DWOOD (INV 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

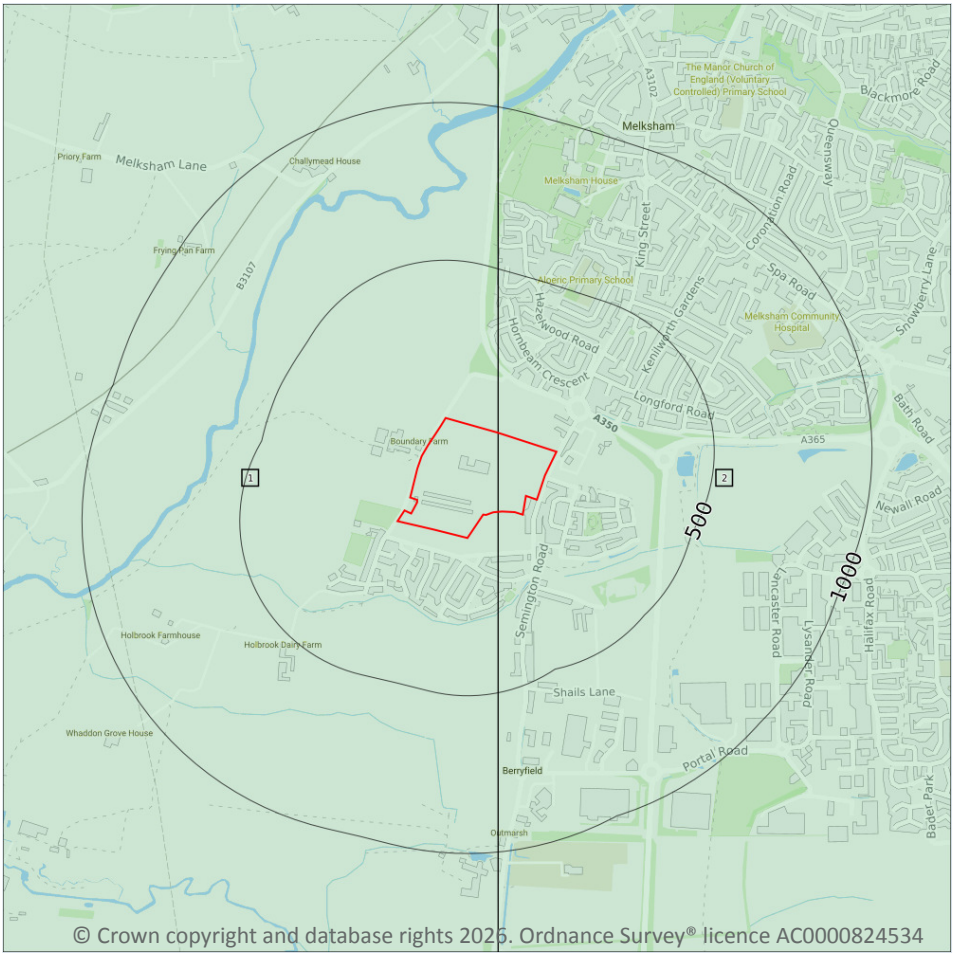
13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

Full coverage

Partial coverage

No coverage

14.1 10k Availability

Records within 500m	2

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

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

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	No coverage	ST86SE
2	On site	Full	Full	Full	Full	ST96SW

This data is sourced from the British Geological Survey.

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

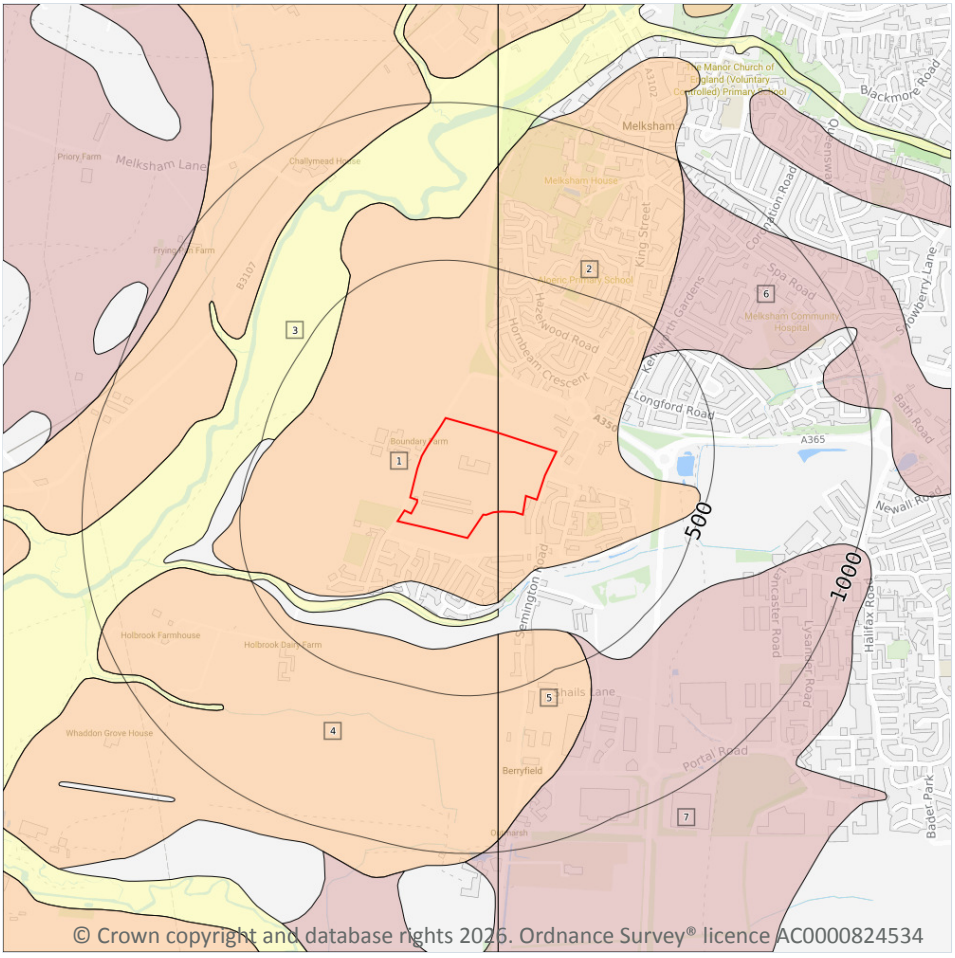
14.2 Artificial and made ground (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



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Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m **7**

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 79 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**RTD1-XSV**	**River Terrace Deposits, 1-Sand And Gravel**	**Sand and gravel**
2	**On site**	**RTD1-XSV**	**River Terrace Deposits, 1-Sand And Gravel**	**Sand and gravel**
3	221m S	ALV-XCSV	Alluvium-Clay, Sand And Gravel	Clay, sand and gravel
4	320m S	RTD1-XSV	River Terrace Deposits, 1-Sand And Gravel	Sand and gravel

ID	Location	LEX Code	Description	Rock description
5	320m S	RTD1-XSV	River Terrace Deposits, 1-Sand And Gravel	Sand and gravel
6	397m NE	HEAD-XCZSV	Head-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel
7	399m S	HEAD-XCZSV	Head-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel

This data is sourced from the British Geological Survey.

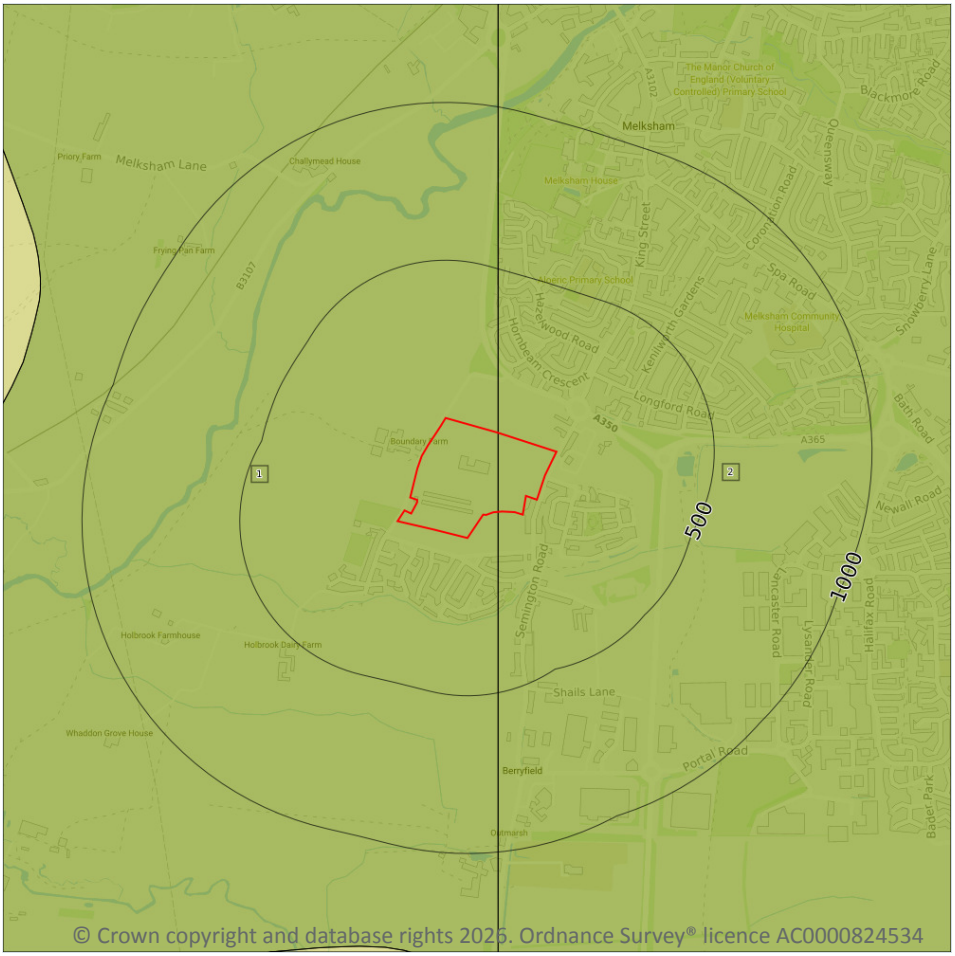
14.4 Landslip (10k)

Records within 500m	**0**

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m	2

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 81 >**

ID	Location	LEX Code	Description	Rock age
1	On site	OXC-MDST	Oxford Clay Formation-Mudstone	Callovian
2	On site	OXC-MDST	Oxford Clay Formation-Mudstone	Callovian

This data is sourced from the British Geological Survey.

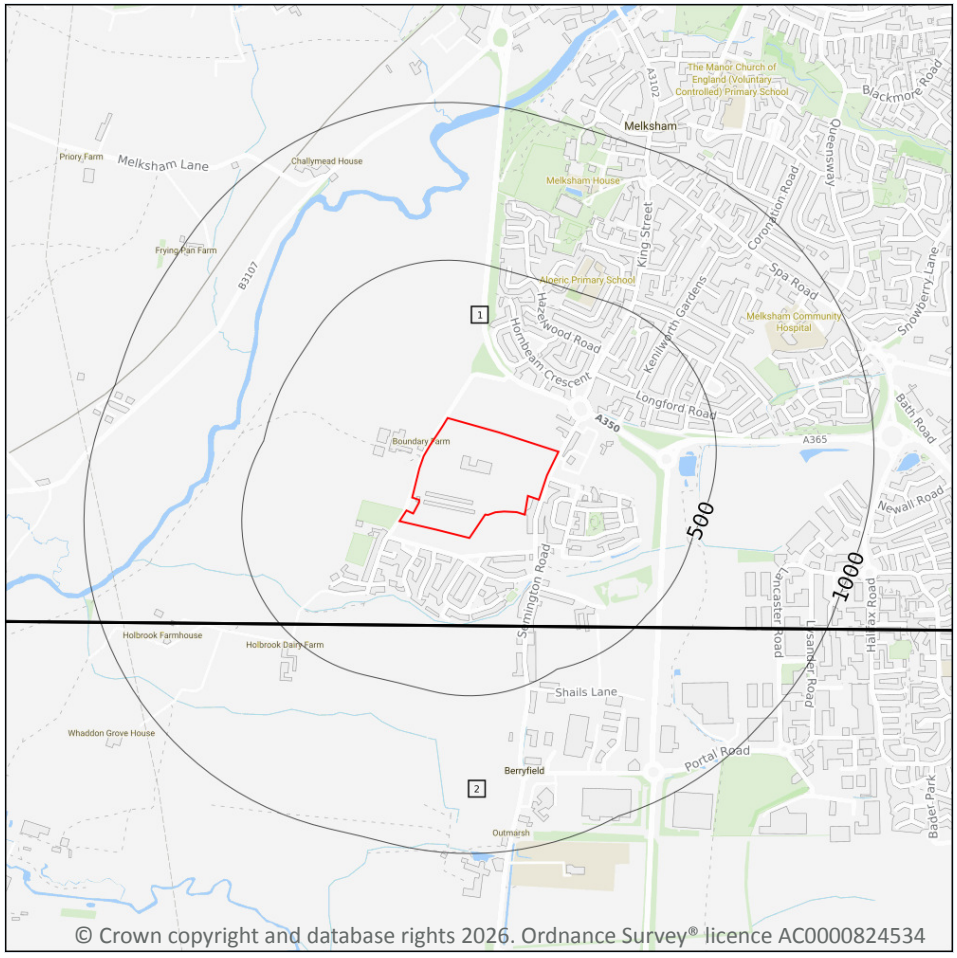
14.6 Bedrock faults and other linear features (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	2

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

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

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**No coverage**	**Full**	**Full**	**Full**	**EW265_bath_v4**
2	278m S	Full	Full	Full	Full	EW281_frome_v4

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

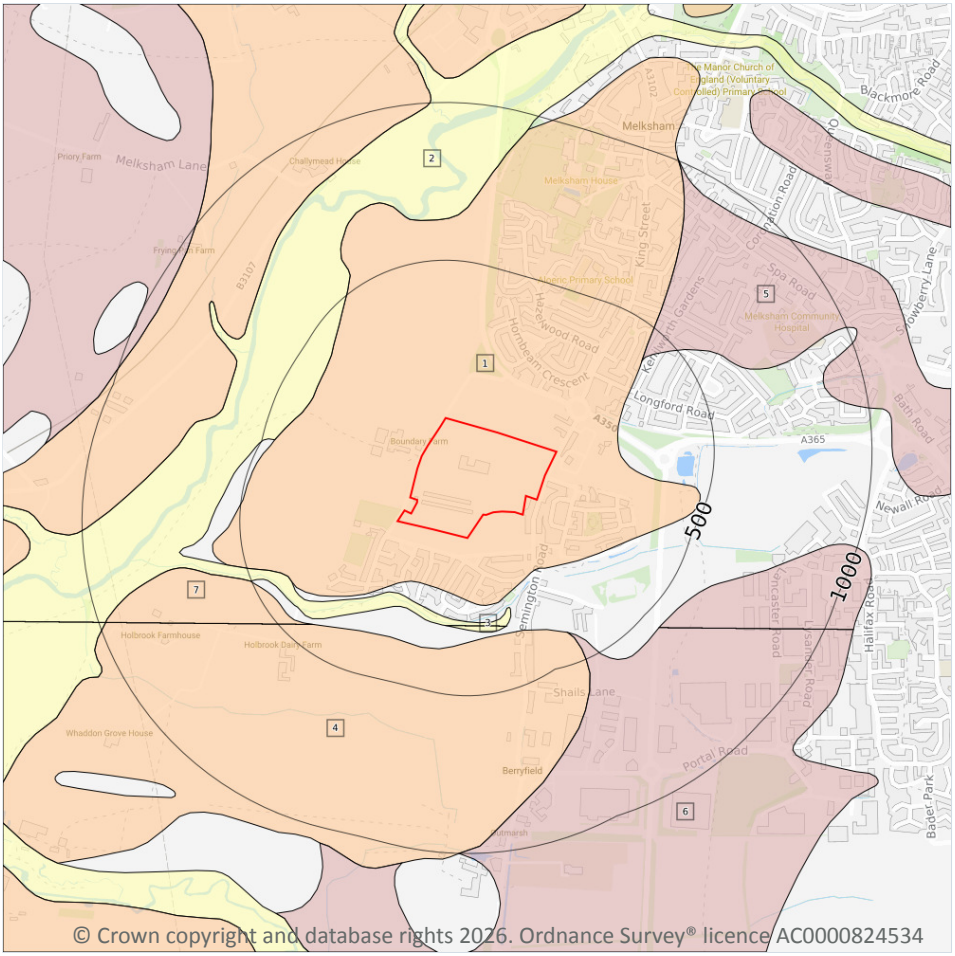
15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m **7**

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

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

ID	Location	LEX Code	Description	Rock description
1	**On site**	**RTD1-XSV**	**River Terrace Deposits, 1**	**Sand and gravel**
2	222m S	ALV-XCZSV	Alluvium	Clay, silt, sand and gravel
3	278m S	ALV-XCZSV	Alluvium	Clay, silt, sand and gravel
4	321m S	RTD1-XSV	River Terrace Deposits, 1	Sand and gravel

ID	Location	LEX Code	Description	Rock description
5	396m NE	HEAD-XCZ	Head	Clay and silt
6	399m S	HEAD-XCZSV	Head	Clay, silt, sand and gravel
7	424m SW	RTD1-XSV	River Terrace Deposits, 1	Sand and gravel

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	**1**

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Intergranular**	**Very High**	**High**

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	**0**

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

This data is sourced from the British Geological Survey.

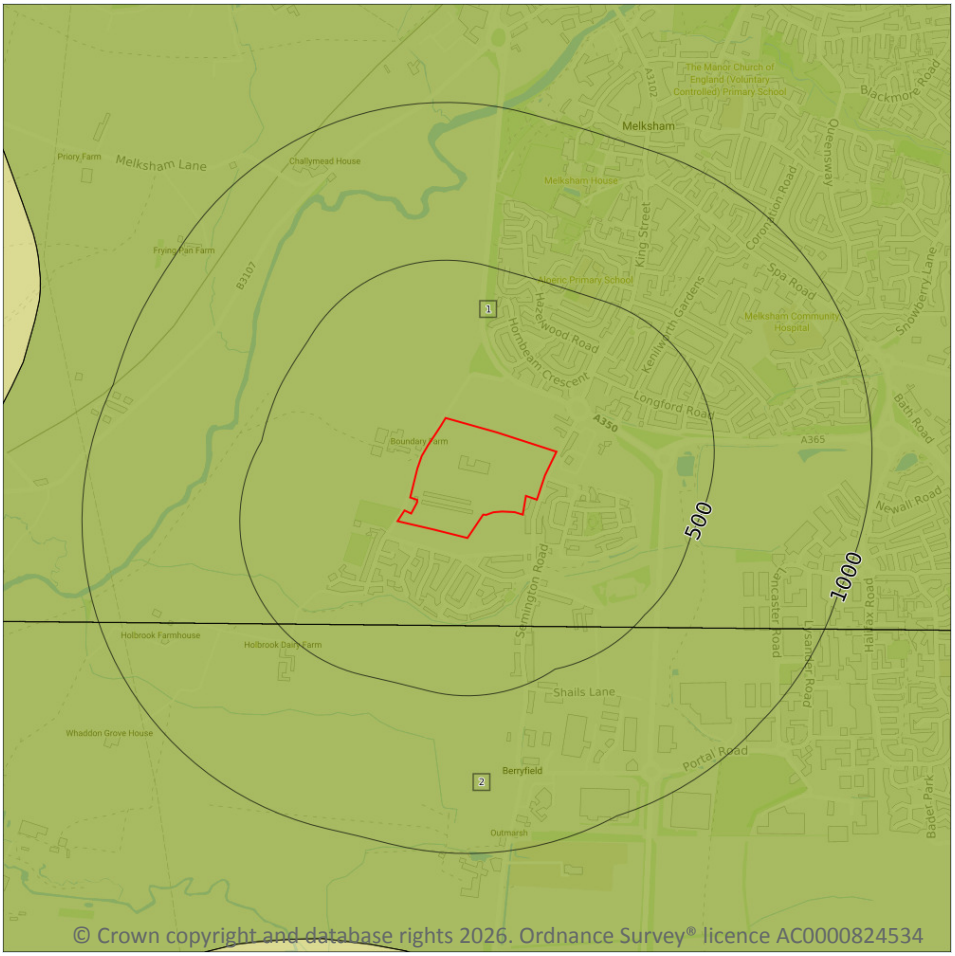
15.7 Landslip permeability (50k)

Records within 50m	**0**

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m	2

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 87 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**OXC-MDST**	**Oxford Clay Formation-Mudstone**	**Callovian**
2	278m S	OXC-MDST	Oxford Clay Formation-Mudstone	Callovian

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Fracture**	**Low**	**Very Low**

This data is sourced from the British Geological Survey.

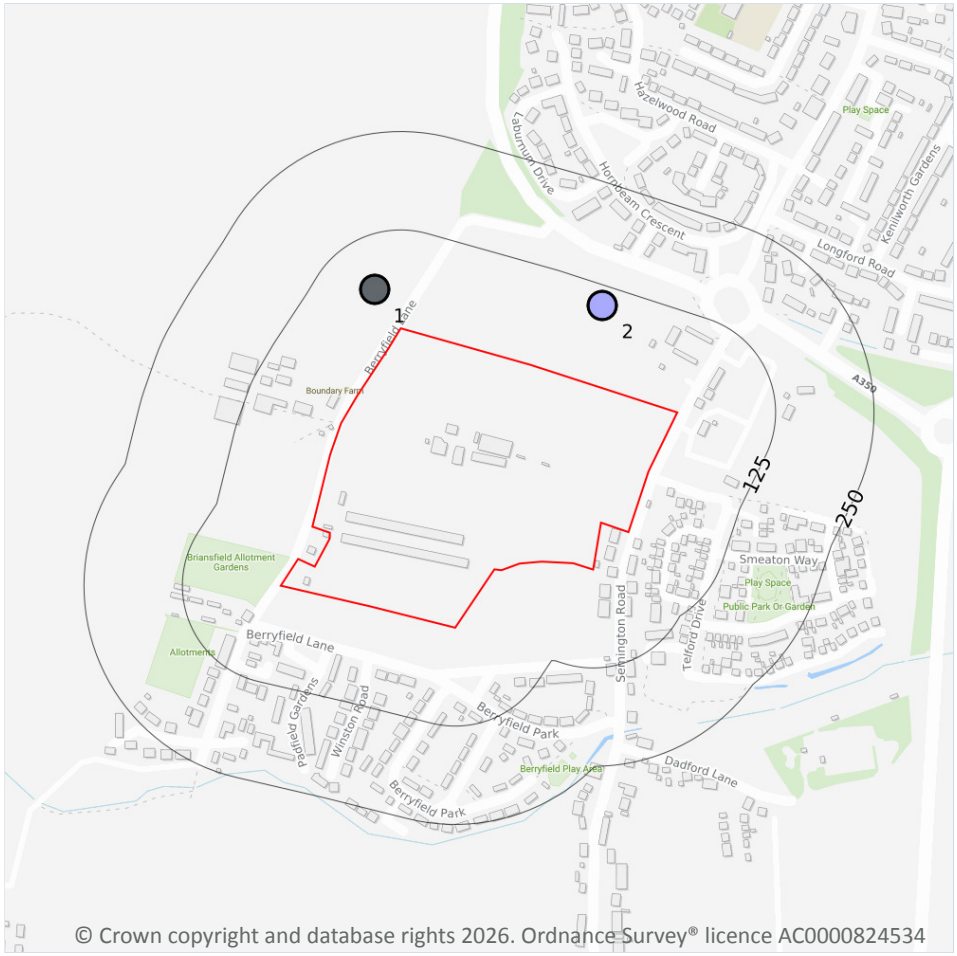
15.10 Bedrock faults and other linear features (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

16 Boreholes



Site Outline

Search buffers in metres (m)

Confidential

0 - 10m

10 - 30m

30m+

Unknown

16.1 BGS Boreholes

Records within 250m	2

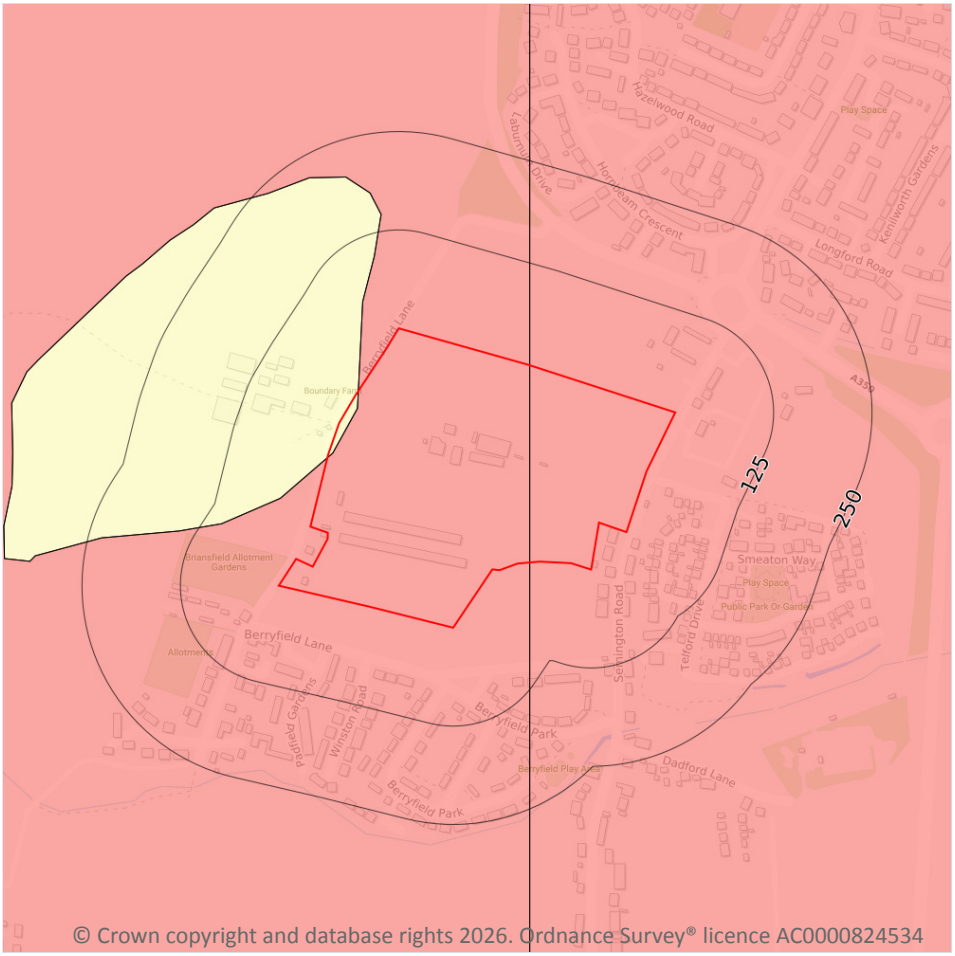
The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several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

Features are displayed on the Boreholes map on **page 89 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	59m NW	389800 162900	BOUNDARY FARM 8	-	Y	N/A
2	100m N	390090 162880	MELKSHAM WESTERN RELIEF ROAD 4	3.04	N	397467 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	2

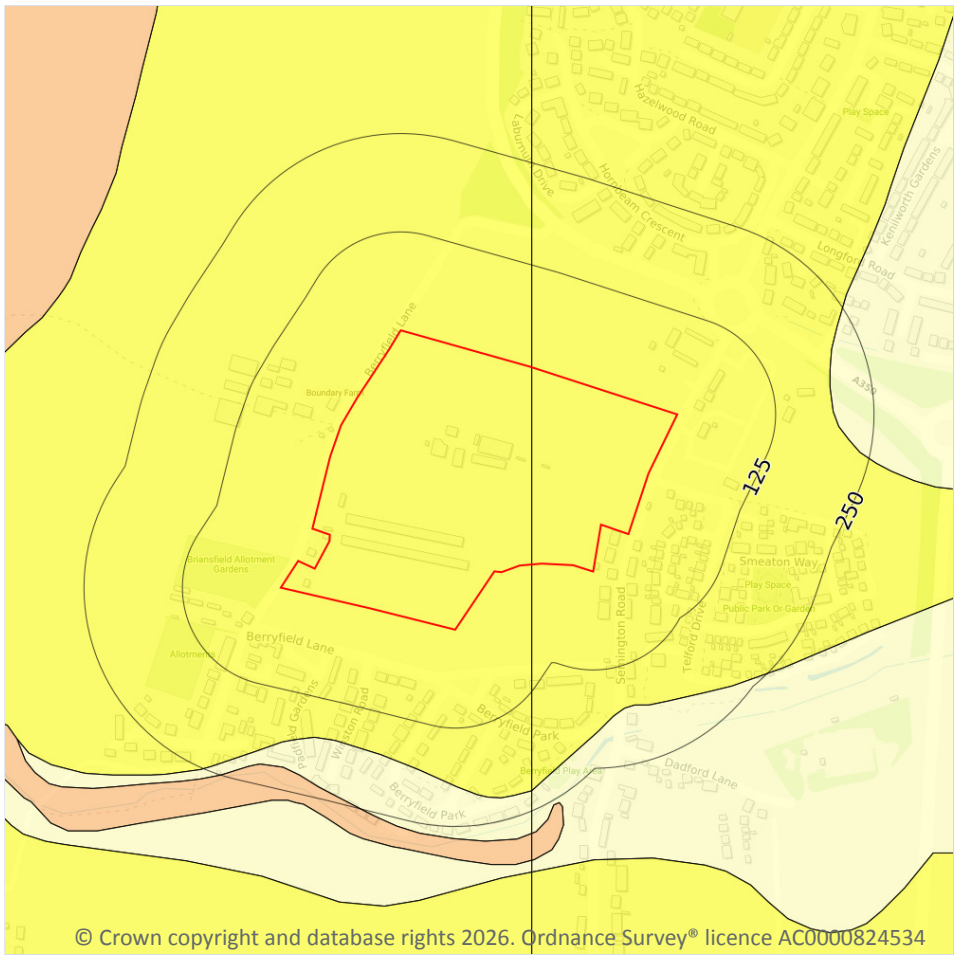
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 90 >**

Location	Hazard rating	Details
On site	**Negligible**	**Ground conditions predominantly non-plastic.**
On site	**Moderate**	**Ground conditions predominantly high plasticity.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	1

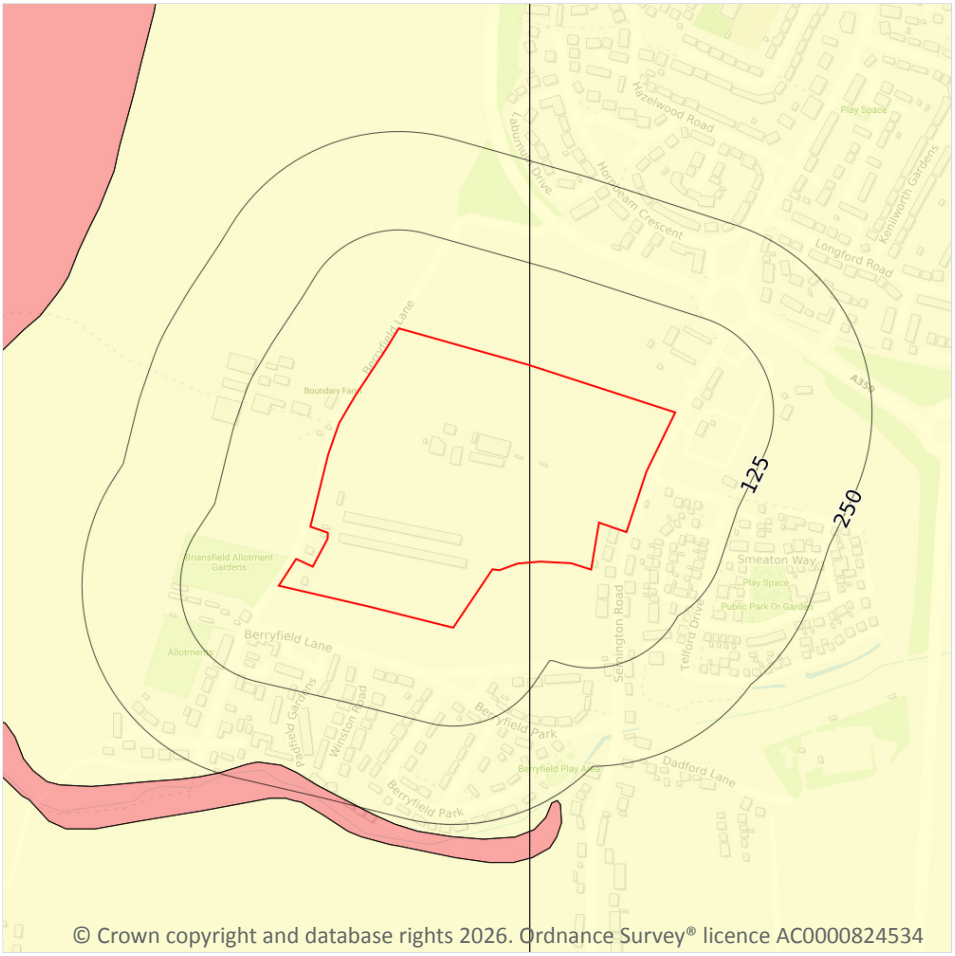
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 91 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	1

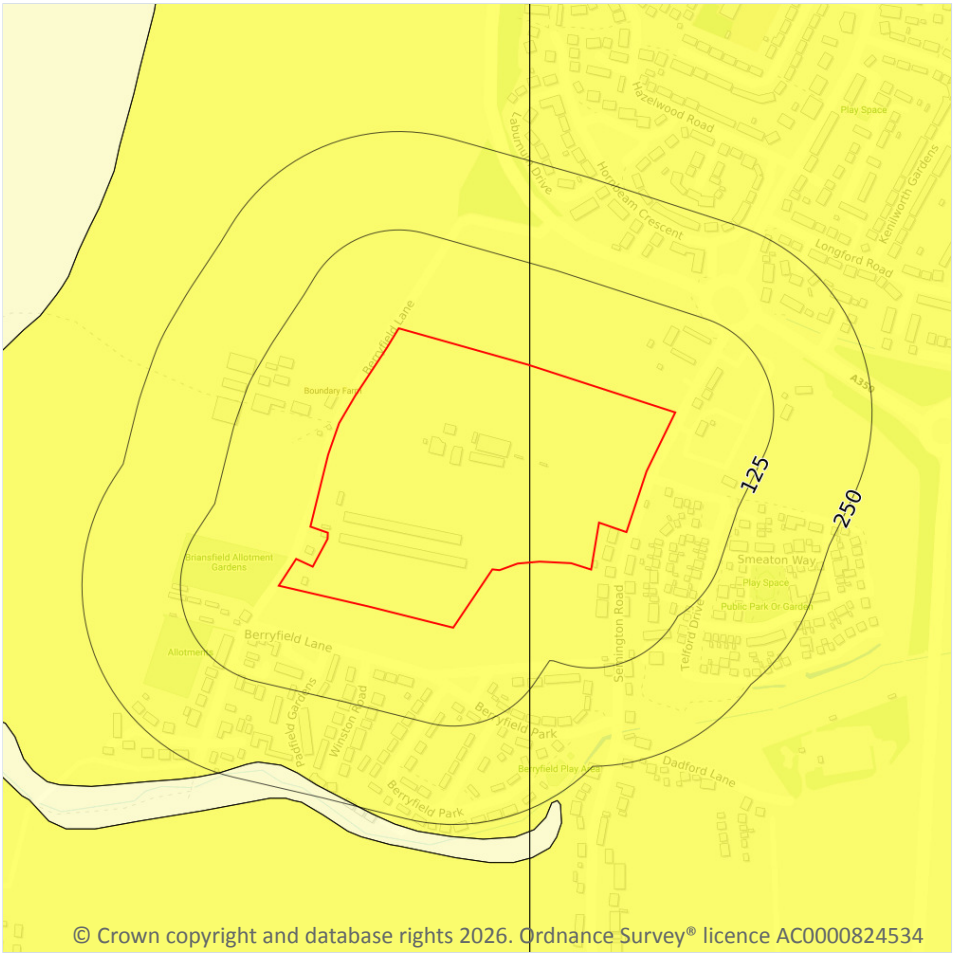
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

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

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	1

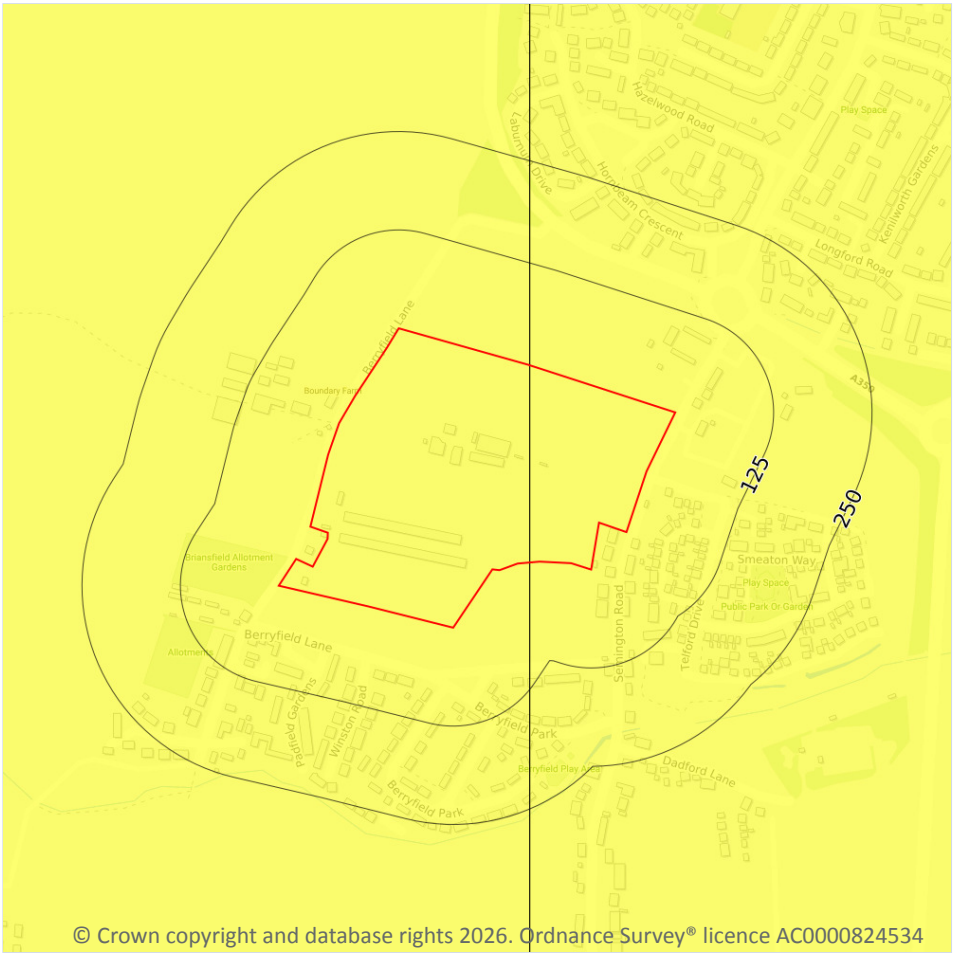
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

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

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

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

17.5 Landslides

Records within 50m	1

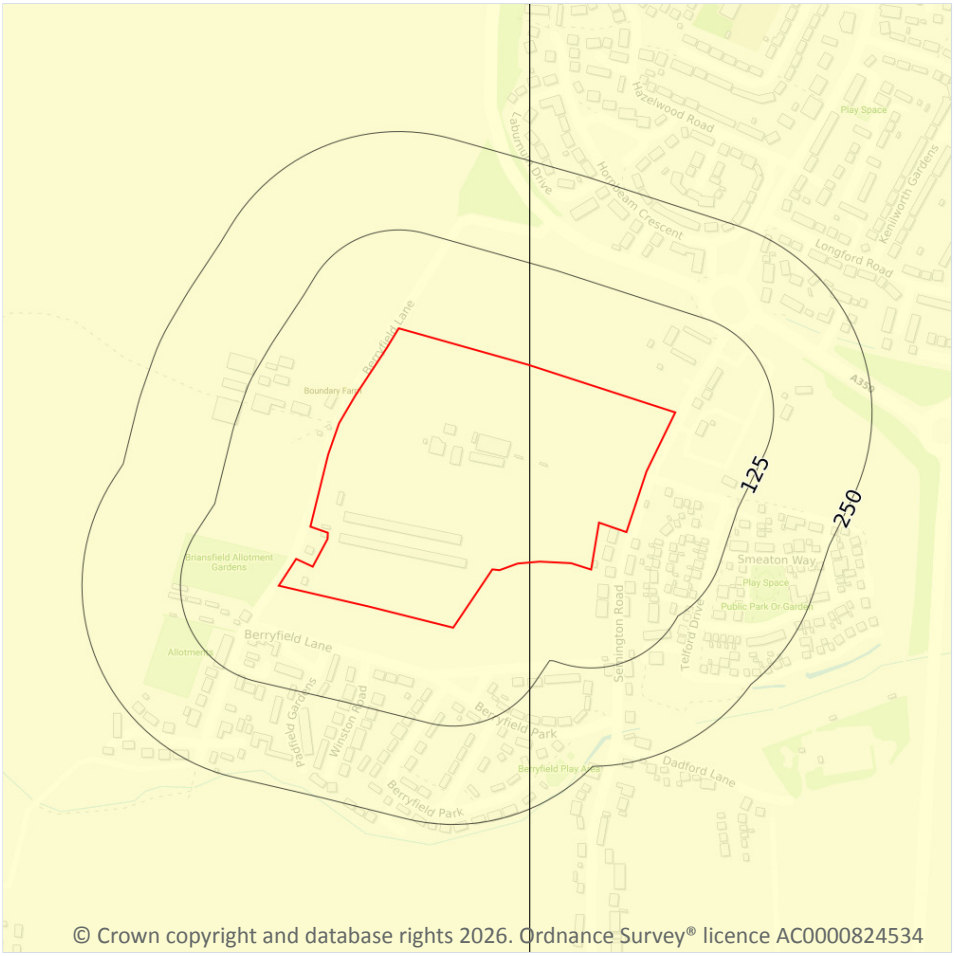
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 94 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

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

17.6 Ground dissolution of soluble rocks

Records within 50m	1

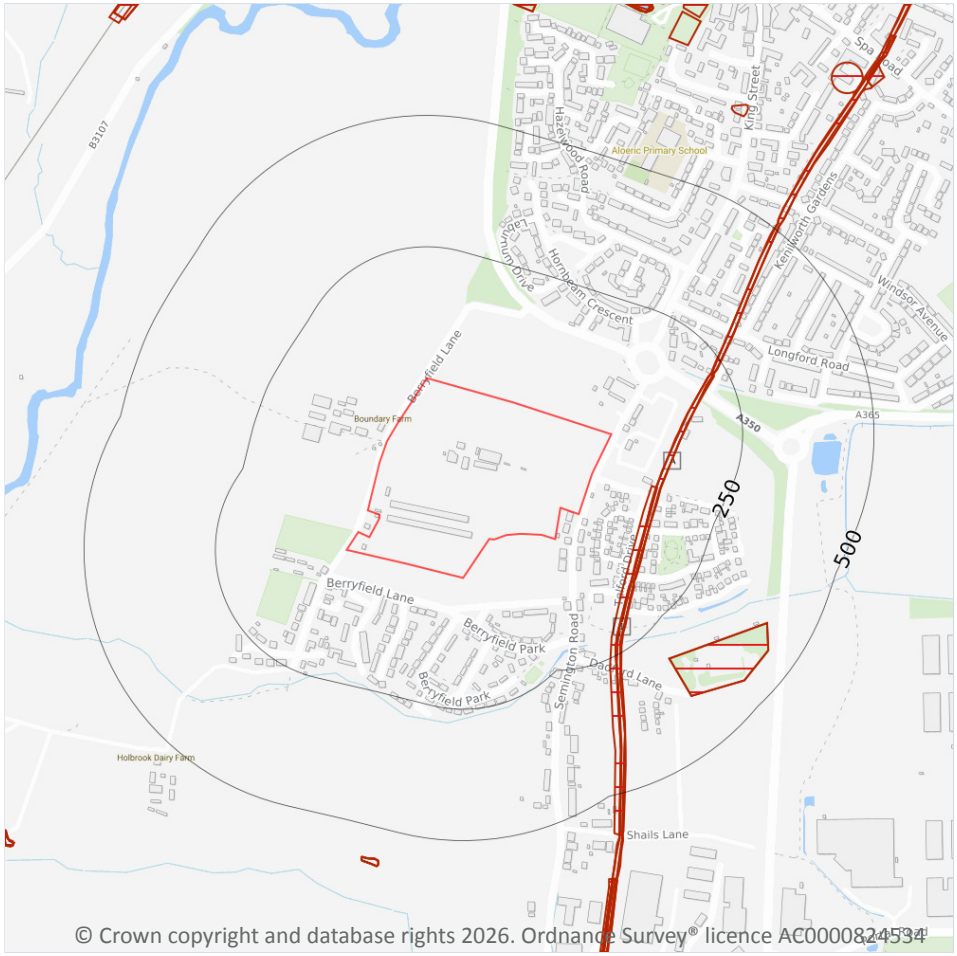
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 95 >**

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

This data is sourced from the British Geological Survey.

18 Mining and ground workings



Site Outline

Search buffers in metres (m)

BritPits

Surface ground workings

Underground workings

Underground mining extents

Historical mineral planning areas

TCA non-coal mining

Non Coal Mining

Sporadic underground mining of restricted extent possible

Localised small scale underground mining possible

Small scale mining possible

Underground mining known or likely within or in close proximity

Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	4

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

Features are displayed on the Mining and ground workings map on **page 97 >**

ID	Location	Land Use	Year of mapping	Mapping scale
1	112m SE	Old Canal	1956	1:10560
A	117m SE	Disused Canal	1922	1:10560
A	117m SE	Canal	1899	1:10560
A	117m E	Canal	1885	1:10560

This is data is sourced from Ordnance Survey®/Groundsure.

18.3 Underground workings

Records within 1000m	0

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

This is data is sourced from Ordnance Survey®/Groundsure.

18.4 Underground mining extents

Records within 500m	0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

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

This data is sourced from Groundsure.

19.4 Historical incidents

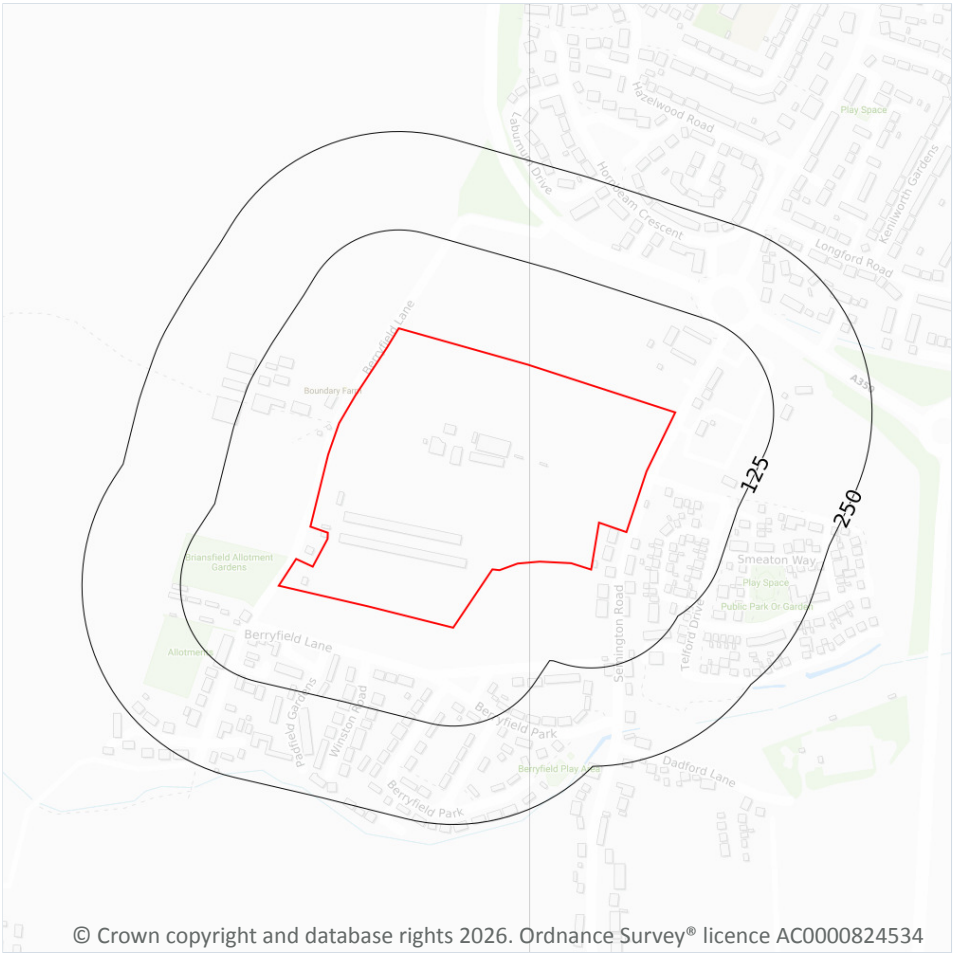
Records within 500m	0

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

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

This data is sourced from Groundsure.

20 Radon



Site Outline

Search buffers in metres (m)

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

20.1 Radon

Records on site	1

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

Features are displayed on the Radon map on **page 104 >**

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

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

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	**4**

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**90 - 120 mg/kg**	**30 - 45 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**90 - 120 mg/kg**	**30 - 45 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**90 - 120 mg/kg**	**30 - 45 mg/kg**
45m S	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	90 - 120 mg/kg	30 - 45 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	**0**

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

22.4 Historical railway and tunnel features

Records within 250m	0

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

This data is sourced from Ordnance Survey®/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

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

This data is sourced from Ordnance Survey® and OpenStreetMap.

22.8 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

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

Terms and conditions

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Map Insight

Site details:	Townsend Farm, Melksham
Client ref:	EPL062083
Report ref:	HYD-G3N-886-JZO-WUJ
Grid ref:	389923.52, 162661.62
Production date:	26 June 2026

Map name:	County Series
Map date:	1885
Scale:	1:10,560
Printed at:	1:10,560

N
W E
S

Date: 1885
Surveyed: 1885
Revised: 1885

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

389000 389500 390000 390500 391000

163500 163000 162500 162000 161500

750m
500m
500m
750m

0m 500m

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Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

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Map Insight

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Report ref:	HYD-G3N-886-JZO-WUJ
Grid ref:	389923.52, 162661.62
Production date:	26 June 2026

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

N
W E
S

Date: 1899
Surveyed: 1885
Revised: 1899

Date: 1899
Surveyed: 1884
Revised: 1899

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01273 257 755

389000 389500 390000 390500 391000

163500 163000 162500 162000 161500

750m
500m
500m
750m

0m 500m

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Report ref:	HYD-G3N-886-JZO-WUJ
Grid ref:	389923.52, 162661.62
Production date:	26 June 2026

Map name:	County Series
Map date:	1922
Scale:	1:10,560
Printed at:	1:10,560

N
W E
S

Date: 1922
Surveyed: 1885
Revised: 1922

Date: 1922
Surveyed: 1884
Revised: 1922

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01273 257 755

389000 389500 390000 390500 391000

163500 163000 162500 162000 161500

250m
500m
500m
750m

MELKSHAM WITHIN

0m 500m

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Map Insight

Site details:	Townsend Farm, Melksham
Client ref:	EPL062083
Report ref:	HYD-G3N-886-JZO-WUJ
Grid ref:	389923.52, 162661.62
Production date:	26 June 2026

Map name:	County Series
Map date:	1938-1942
Scale:	1:10,560
Printed at:	1:10,560

N
W E
S

Date: 1942
Surveyed: 1885
Revised: 1942

Date: 1938
Surveyed: 1884
Revised: 1938

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01273 257 755

389000 389500 390000 390500 391000

163500 163000 162500 162000 161500

0m 500m

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Map legend available at:
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Map Insight

Site details:	Townsend Farm, Melksham
Client ref:	EPL062083
Report ref:	HYD-G3N-886-JZO-WUJ
Grid ref:	389923.52, 162661.62
Production date:	26 June 2026

Map name:	Provisional
Map date:	1956-1960
Scale:	1:10,560
Printed at:	1:10,560

N
W E
S

Date: 1960 Revised: 1960	Date: 1956 Surveyed: 1956 Revised: 1956

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389000 389500 390000 390500 391000

163500 163000 162500 162000 161500

0m 500m

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Map Insight

Site details:	Townsend Farm, Melksham
Client ref:	EPL062083
Report ref:	HYD-G3N-886-JZO-WUJ
Grid ref:	389923.52, 162661.62
Production date:	26 June 2026

Map name:	National Grid
Map date:	1975-1976
Scale:	1:10,000
Printed at:	1:10,000

N
W E
S

Date: 1976 Surveyed: 1972 Revised: 1976 Copyright: 1976	Date: 1975 Surveyed: 1972 Revised: 1975 Copyright: 1975

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389000 389500 390000 390500 391000

163500 163000 162500 162000 161500

750m 500m 500m 750m

Challymead Bridge, Cemy, Challymead House, Challymead Mill (disused), Priory Farm, Frying Pan Farm, Red House Farm, Boundary Farm, Townsend Farm, Caravan Park, Melksham Hospital, Allot Gdns, Football Ground, Playing Field, Tennis Courts, Pavilion, School, Chap, Sch, Ch, TH, Pol Sta, F Sta, Car Park, Poultry Houses, Kingdom Hall, Westward Farm, Berryfield, Berryfield Lane, Lands common to the Parishes of BROUGHTON GIFFORD and MELKSHAM WITHOUT, Holbrook Farm, Outmarsh Farm, Dismantled Railway, Track of Old Canal, Old Canal, Shails Lane, Sewage Works, Warehouses, Sports Ground, Mast, Tank, Drain, Cattle Grid, Stone, GP, Path, Track, Post, Tennis Courts, Allot Gdns

0m 500m

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Map Insight

Site details:	Townsend Farm, Melksham
Client ref:	EPL062083
Report ref:	HYD-G3N-886-JZO-WUJ
Grid ref:	389923.52, 162661.62
Production date:	26 June 2026

Map name:	National Grid
Map date:	1986
Scale:	1:10,000
Printed at:	1:10,000

N
W E
S

Date: 1986
Surveyed: 1984
Revised: 1986

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163500 163000 162500 162000 161500

750m
500m
500m
750m

Challymead Bridge
Cemy
St Michael's Court
Playing Field
Melksham House
Tennis Courts
Football Ground
Car Park
School
Playing Field
Ppg Sta
Berkshire G
F Sta
Pol Sta
Melksham Hospital
Play Area
Townsend Farm
Lonsdale Farm
Caravan Park
Drain
Depot
Works
Ppg Sta
Issues
Sewage Works
Warehouses
Golf Course
Sports Centre
Sports Ground
Running Track
Shails Lane
Old Canal
Outmarsh
Old Railway Farm
Stone
Wks

0m 500m

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Map Insight

Site details:	Townsend Farm, Melksham
Client ref:	EPL062083
Report ref:	HYD-G3N-886-JZO-WUJ
Grid ref:	389923.52, 162661.62
Production date:	26 June 2026

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

N W E S

Date: 2001 | Date: 2001

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Map Insight

Site details:	Townsend Farm, Melksham
Client ref:	EPL062083
Report ref:	HYD-G3N-886-JZO-WUJ
Grid ref:	389923.52, 162661.62
Production date:	26 June 2026

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

N
W E
S

Date: 2010	Date: 2010

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389000 389500 390000 390500 391000

163500 163000 162500 162000 161500

750m
500m
500m
750m

Challymead Bridge
Challymead House
Priory Farm
Frying Pan Farm
Red House Farm
Poultry Houses
Recreation Ground
Melksham House
Football Ground
Car Park
Sch
Melksham Hospital
Depot
Playing Field
Semington Road
Lonsdale Farm
Mobile Home Park
Western Way
Boundary Farm
Poultry Houses
Highcroft Farm
Westward Farm
Berryfield
Pp Ho
Holbrook Farm
Holbrook Dairy Farm
Dismantled Railway
Outmarsh Farm
Outmarsh
Hampton Park West Business Park
Business Centre
Pol HQ
Hampton Park
Recreation Ground
Golf Course
Sports Centre
Industrial Estate
Greenman Bridge
Ppg Sta
Recn Gd
Pav
Works
Berkshire G

0m 500m

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Map Insight

Site details:	Townsend Farm, Melksham
Client ref:	EPL062083
Report ref:	HYD-G3N-886-JZO-WUJ
Grid ref:	389923.52, 162661.62
Production date:	26 June 2026

Map name:	National Grid
Map date:	2015
Scale:	1:10,000
Printed at:	1:10,000

N W E S

Date: 2015	Date: 2015

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389000 389500 390000 390500 391000

163500 163000 162500 162000 161500

750m 500m 500m 750m

Challymead Bridge · Challymead House · Priory Farm · Frying Pan Farm · Red House Farm · Poultry Houses · Boundary Farm · Poultry Houses · Westward Farm · Highcroft Farm · Lonsdale Farm · Mobile Home Park · Semington Road · Recreation Ground · Melksham House · Football Ground · Car Park · Depot · Melksham Hospital · Playing Field · Sch · Pp Ho · Holbrook Farm · Holbrook Dairy Farm · Berryfield · Pp Ho · Dismantled Railway · Outmarsh Farm · Outmarsh · Hampton Park West Business Park · Business Centre · Pol HQ · Hampton Park · Recreation Ground · Golf Course · Sports Centre · Industrial Estate · Greenman Bridge · Recn Gd · Pav · Works

0m 500m

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Map Insight

Site details:	Townsend Farm, Melksham
Client ref:	EPL062083
Report ref:	HYD-G3N-886-JZO-WUJ
Grid ref:	389923.52, 162661.62
Production date:	26 June 2026

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

N
W E
S

Date: 2025	Date: 2025

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389000 389500 390000 390500 391000

163500 163000 162500 162000 161500

750m
500m
500m
750m

Tourist Info
Education Facility
Sports/Leisure Centre
Library
Education Facility
Fire Station
Hospital
Challymead House
Frying Pan Farm
Boundary Farm
Holbrook Farmhouse
Holbrook Dairy Farm
Whaddon Grove House
Berryfield
Police Station
Outmarsh

0m 500m

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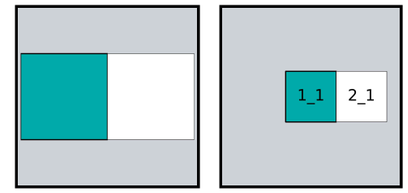
Map Insight

Site details:	Townsend Farm, Melksham
Client ref:	EPL062083
Report ref:	HYD-G3N-886-JZO-WUJ
Grid ref:	389923.52, 162661.62
Production date:	26 June 2026

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

N
W E
S

Date: 1886
Surveyed: 1886
Revised: 1886



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389400 389500 389600 389700 389800 389900

162900 162800 162700 162600 162500 162400

1007 4·259
1009 3·650
1006 4·174
1040 5·292
1041 5·162
1042 22·691
1037 10·445
1039 3·705
1038 5·127
1051 27·960
1055 8·777
1056 ·959
1052 2·317
1053 3·702
1054

Berryfield Cottages

250m
100m

4ft 6in R.H.

F.P.

0m 100m

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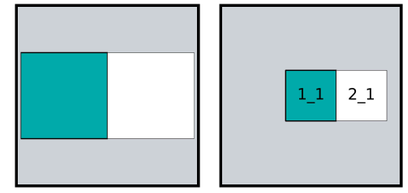
Map Insight

Site details:	Townsend Farm, Melksham
Client ref:	EPL062083
Report ref:	HYD-G3N-886-JZO-WUJ
Grid ref:	389923.52, 162661.62
Production date:	26 June 2026

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

N
W E
S

Date: 1900
Surveyed: 1900
Revised: 1900



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389400 389500 389600 389700 389800 389900

162900 162800 162700 162600 162500 162400

692 4·259
690 3·650
695 4·174
691 5·292
696 5·162
697 22·691
705 10·445
701 1·645
704 5·134
703 3·251
700 19·273
734 2·317
733 3·702
731 ·959
708 ·788
709

Stone
4ft 6in R.H.
4ft 6in R.H.
4ft 6in R.H.
F.P.
F.P.
F.P.
250m
100m
100m
Allotment Gardens
Berryfield Cottages
W
W
A l l o t m e n t s

0m 100m

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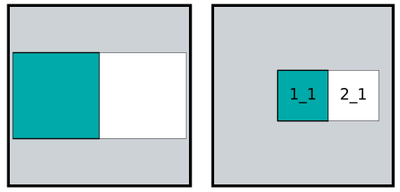
Map Insight

Site details:	Townsend Farm, Melksham
Client ref:	EPL062083
Report ref:	HYD-G3N-886-JZO-WUJ
Grid ref:	389923.52, 162661.62
Production date:	26 June 2026

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

N
W E
S

Date: 1924
Surveyed: 1924
Revised: 1924



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389400 389500 389600 389700 389800 389900

162900 162800 162700 162600 162500 162400

692 4·259
690 3·650
695 3·634
695a ·540
691 5·292
696 5·162
697 22·691
705 10·445
701 730
702 3·730
704b 360
704a 1·922
704 2·838
703 3·251
700 19·938
700a ·314
731 ·959
734 2·317
733 3·702
732
Allotment Gardens
Berryfield Cottages
A l l o t m e n t s
Stone
T.P.
F.P.
4ft 6in. R.H.
250m
100m

0m 100m

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Map Insight

Site details:	Townsend Farm, Melksham
Client ref:	EPL062083
Report ref:	HYD-G3N-886-JZO-WUJ
Grid ref:	389923.52, 162661.62
Production date:	26 June 2026

Map name:	County Series
Map date:	1936
Scale:	1:2,500
Printed at:	1:2,500

N
W E
S

Date: 1936
Surveyed: 1936
Revised: 1936

1_1 2_1

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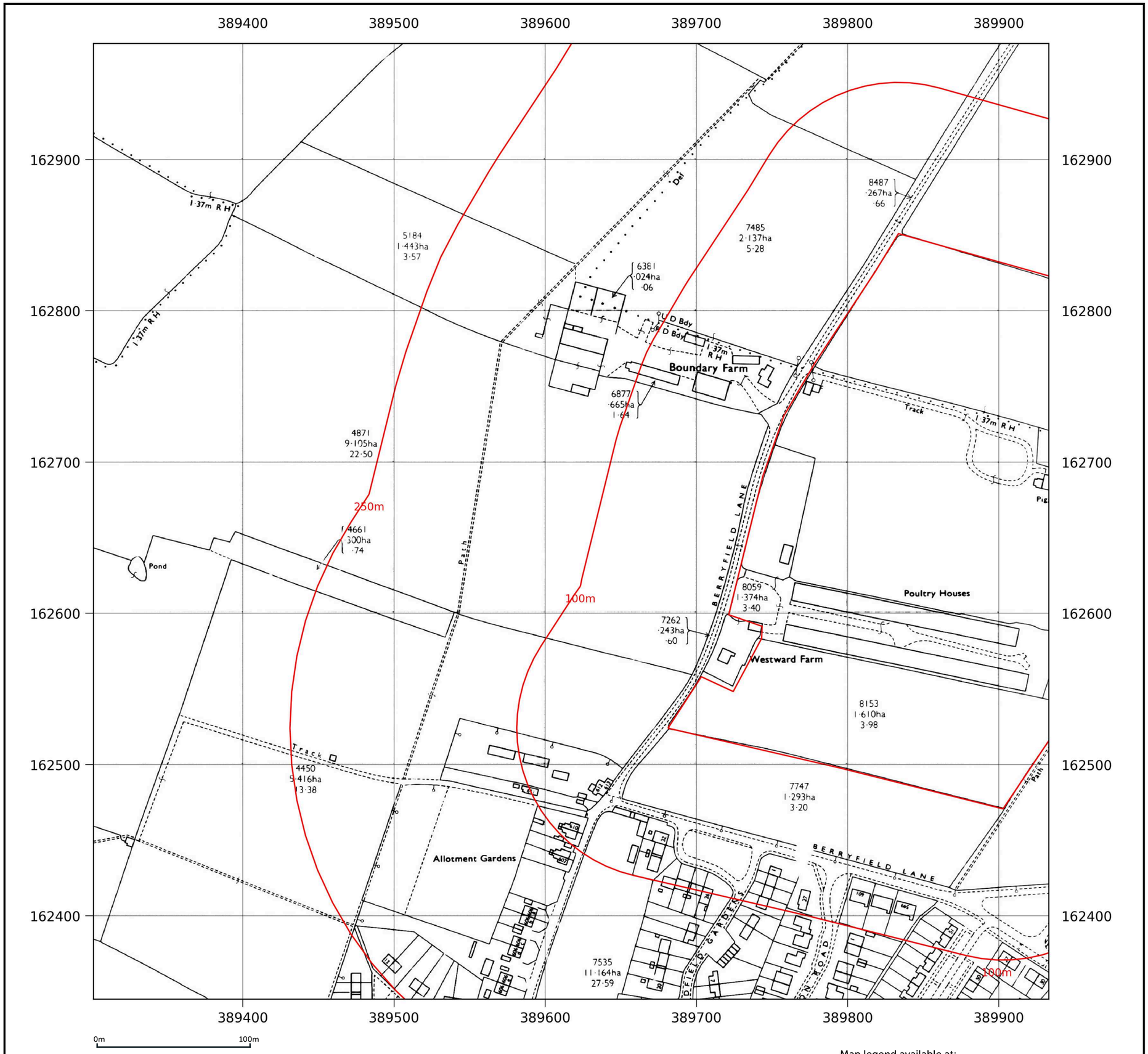
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Map Insight

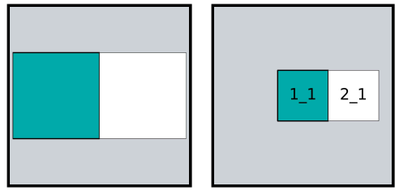
Site details:	Townsend Farm, Melksham
Client ref:	EPL062083
Report ref:	HYD-G3N-886-JZO-WUJ
Grid ref:	389923.52, 162661.62
Production date:	26 June 2026

Map name:	National Grid
Map date:	1973
Scale:	1:2,500
Printed at:	1:2,500

N
W E
S



Date: 1973



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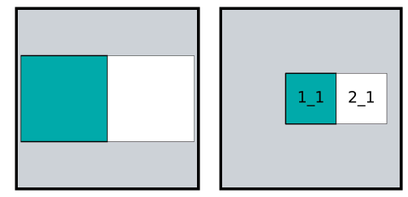
Map Insight

Site details:	Townsend Farm, Melksham
Client ref:	EPL062083
Report ref:	HYD-G3N-886-JZO-WUJ
Grid ref:	389923.52, 162661.62
Production date:	26 June 2026

Map name:	National Grid
Map date:	1973
Scale:	1:2,500
Printed at:	1:2,500

N
W E
S

Date: 1973
Surveyed: 1972
Revised: 1972
Copyright: 1973
Levelled: 1957



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389400 389500 389600 389700 389800 389900

162900 162800 162700 162600 162500 162400

1·37m R H
Def
5184
1·443ha
3·57
6381
·024ha
·06
7485
2·137ha
5·28
8487
·267ha
·66
D Bdy
RD Bdy
Boundary Farm
6877
·665ha
1·64
4871
9·105ha
22·50
250m
4661
·300ha
·74
Pond
Path
100m
Track
BERRYFIELD LANE
8059
1·374ha
3·40
Poultry Houses
7262
·243ha
·60
Westward Farm
8153
1·610ha
3·98
4450
5·416ha
13·38
Allotment Gardens
7747
1·293ha
3·20
BERRYFIELD GARDENS
7535
11·164ha
27·59
190m

0m 100m

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Map legend available at:
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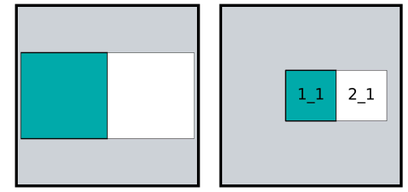
Map Insight

Site details:	Townsend Farm, Melksham
Client ref:	EPL062083
Report ref:	HYD-G3N-886-JZO-WUJ
Grid ref:	389923.52, 162661.62
Production date:	26 June 2026

Map name:	National Grid
Map date:	1988
Scale:	1:2,500
Printed at:	1:2,500

N
W E
S

Date: 1988
Surveyed: 1957
Revised: 1988
Copyright: 1988
Levelled: 1957



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389400 389500 389600 389700 389800 389900

162900 162800 162700 162600 162500 162400

Boundary Farm
Ward Bdy
Track
Pond
250m
100m
4661
·300ha
·74
8059
1·374ha
3·40
Poultry Houses
7262
·243ha
·60
Westward Farm
8153
1·610ha
3·98
4450
5·416ha
13·38
7747
1·293ha
3·20
Allotment Gardens
BERRYFIELD LANE
BERRYFIELD GARDENS
BERRYFIELD CLOSE
0m 100m

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Map Insight

Site details:	Townsend Farm, Melksham
Client ref:	EPL062083
Report ref:	HYD-G3N-886-JZO-WUJ
Grid ref:	389923.52, 162661.62
Production date:	26 June 2026

Map name:	National Grid
Map date:	1993
Scale:	1:2,500
Printed at:	1:2,500

N
W E
S

Date: 1993
Copyright: 1993

1_1 2_1

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389400 389500 389600 389700 389800 389900

162900 162800 162700 162600 162500 162400

250m
100m
100m

Boundary Farm
Track
Poultry Houses
Westward Farm
Allotment Gardens
8059
853
7747
BENTFIELD LANE

0m 100m

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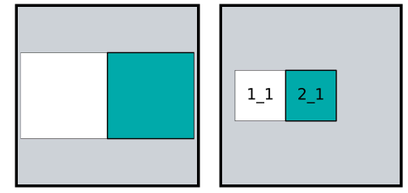
Map Insight

Site details:	Townsend Farm, Melksham
Client ref:	EPL062083
Report ref:	HYD-G3N-886-JZO-WUJ
Grid ref:	389923.52, 162661.62
Production date:	26 June 2026

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

N
W E
S

Date: 1886
Surveyed: 1886
Revised: 1886



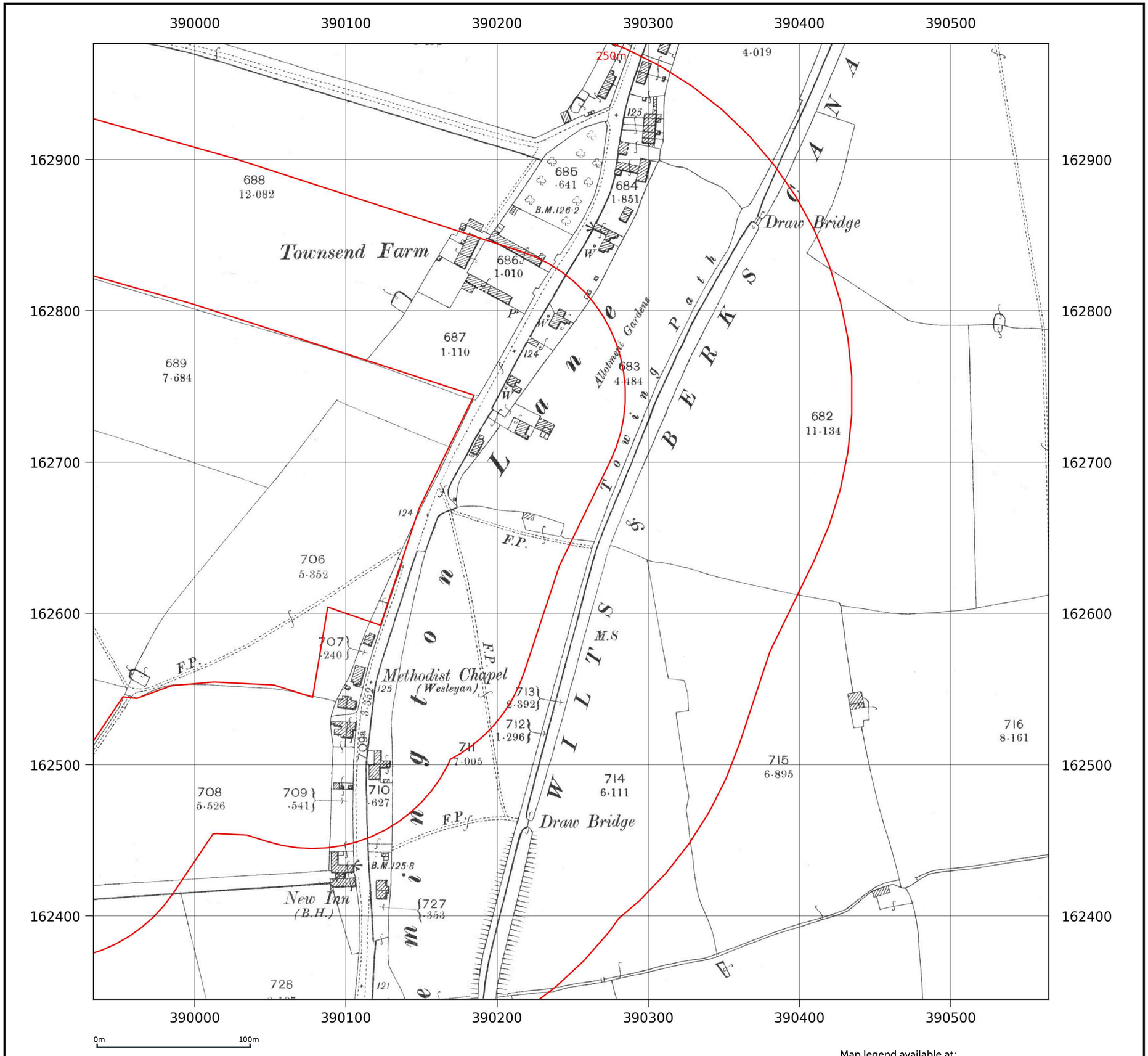
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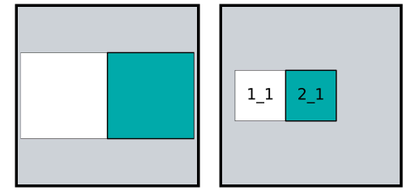
Map Insight

Site details:	Townsend Farm, Melksham
Client ref:	EPL062083
Report ref:	HYD-G3N-886-JZO-WUJ
Grid ref:	389923.52, 162661.62
Production date:	26 June 2026

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

N
W E
S

Date: 1900
Surveyed: 1900
Revised: 1900



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Map Insight

Site details:	Townsend Farm, Melksham
Client ref:	EPL062083
Report ref:	HYD-G3N-886-JZO-WUJ
Grid ref:	389923.52, 162661.62
Production date:	26 June 2026

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

N
W E
S

Date: 1924
Surveyed: 1924
Revised: 1924

1_1 2_1

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250m

Townsend Farm
Semington Lane
Allotment Gardens
Wesleyan Methodist Chapel
New Inn (B.H.)
Wilts & Berks Canal (Disused)
F.P.
B.M. 126·2
B.M. 125·8
M.S

688 12·070
685 ·597
684 1·807
686 1·056
687 1·120
689 6·988
689a ·696
683 3·472
683a 1·056
682 12·080
677 16·818
706 5·352
707 ·244
711a ·680
711b ·527
711 5·913
709a 3·282
709 ·537
708 5·526
710 ·627
714 6·111
715 6·895
716 8·161
727 ·953
728 3·107

390000 390100 390200 390300 390400 390500

162900 162800 162700 162600 162500 162400

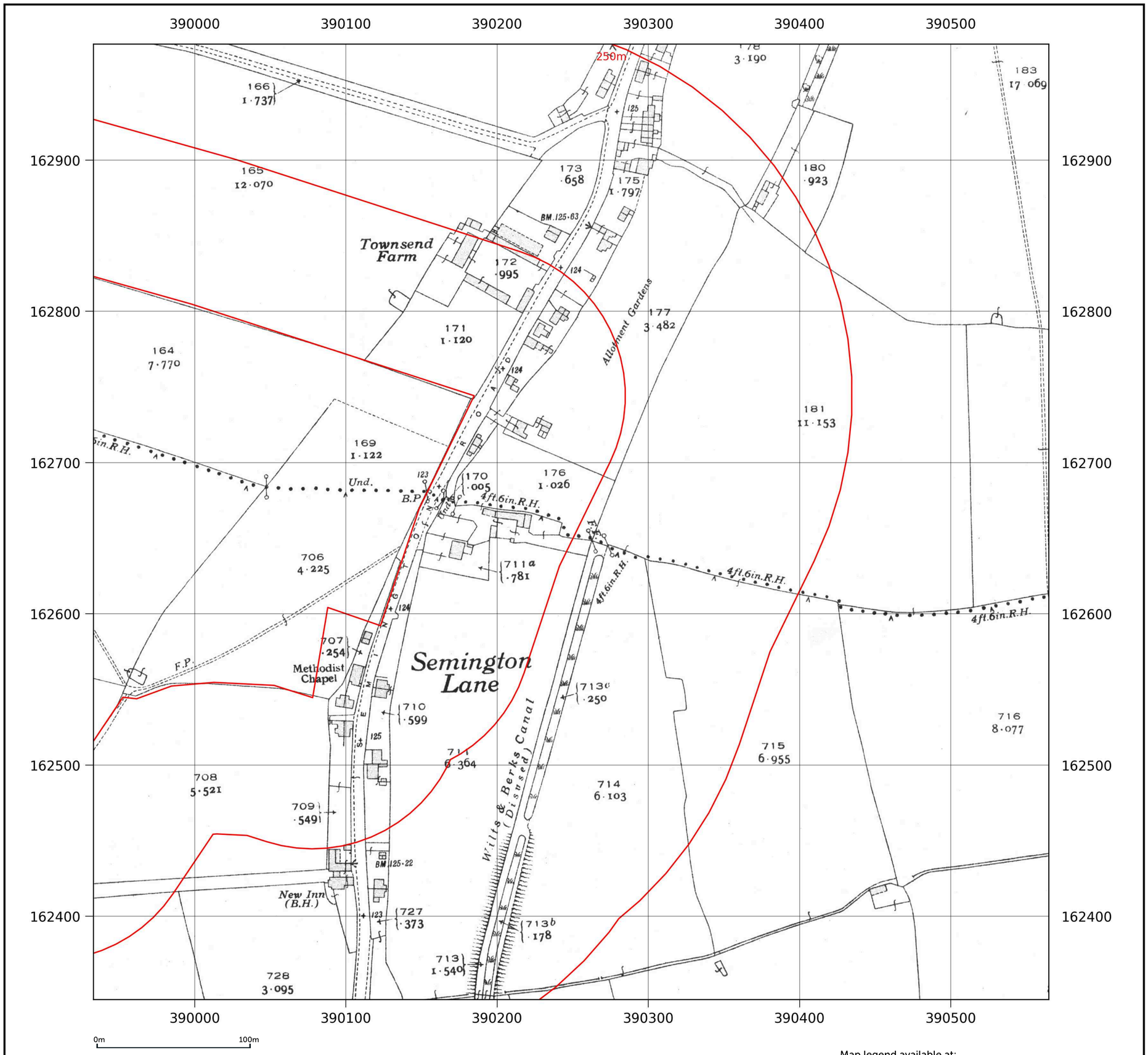
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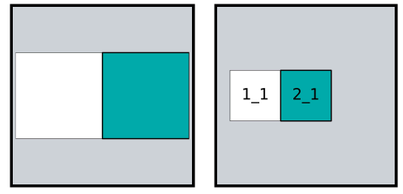
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Client ref:	EPL062083
Report ref:	HYD-G3N-886-JZO-WUJ
Grid ref:	389923.52, 162661.62
Production date:	26 June 2026

Map name:	County Series
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Scale:	1:2,500
Printed at:	1:2,500

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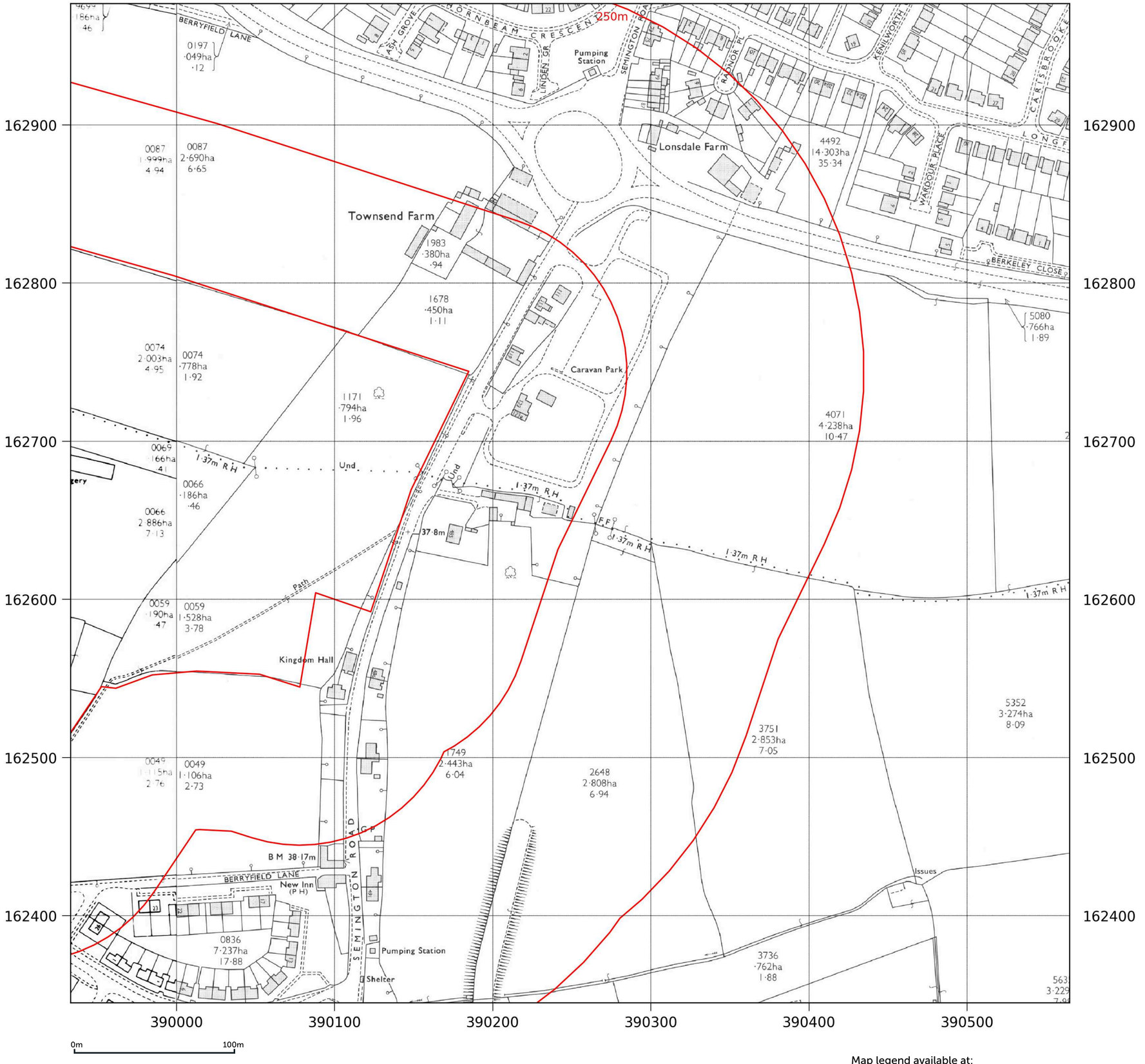
Date: 1936
Surveyed: 1936
Revised: 1936



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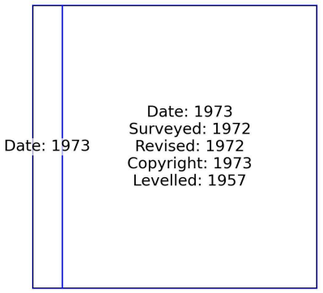
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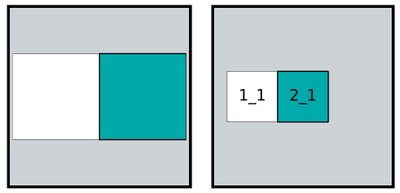
Map Insight

Site details:	Townsend Farm, Melksham
Client ref:	EPL062083
Report ref:	HYD-G3N-886-JZO-WUJ
Grid ref:	389923.52, 162661.62
Production date:	26 June 2026

Map name:	National Grid
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Printed at:	1:2,500



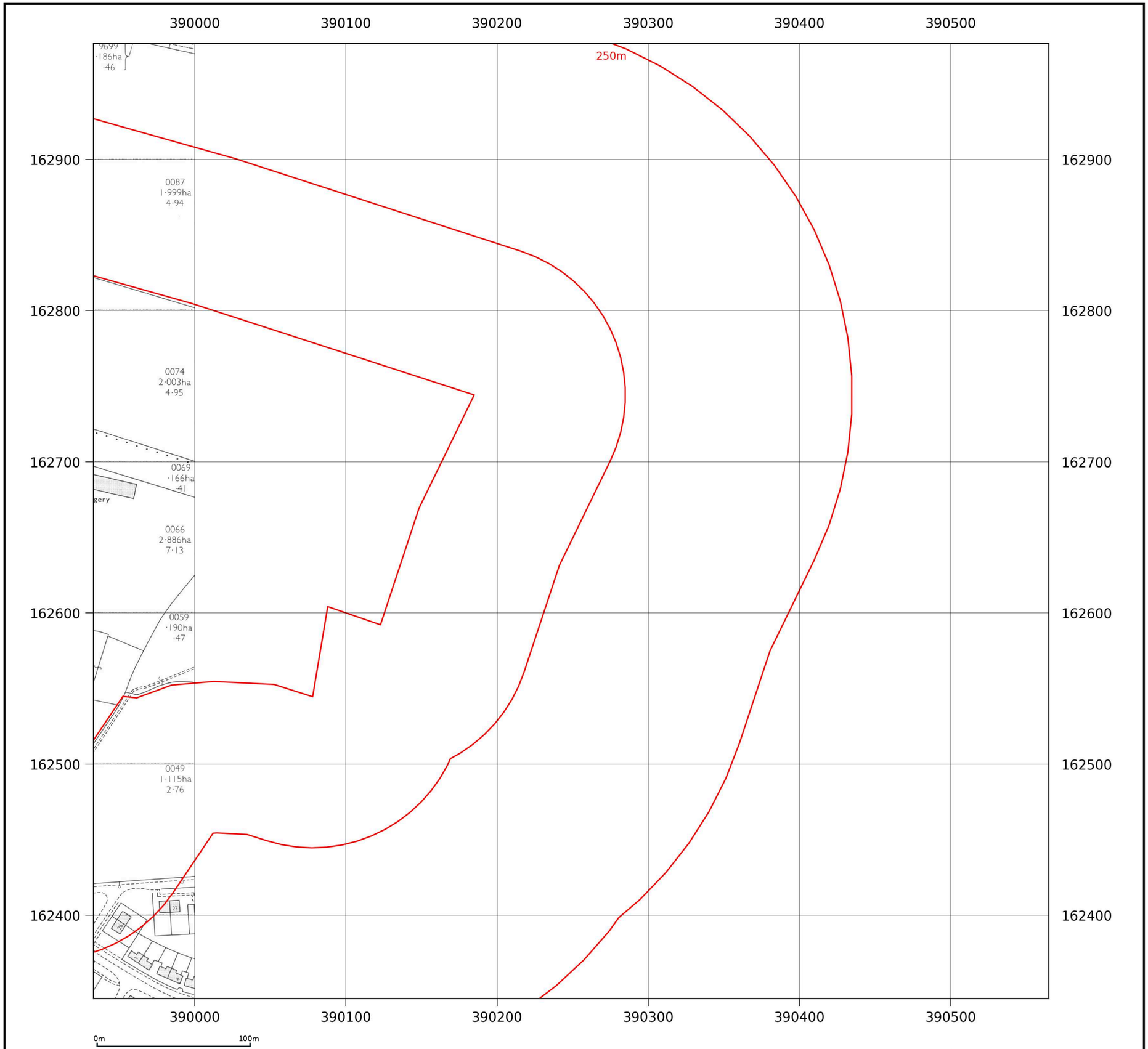




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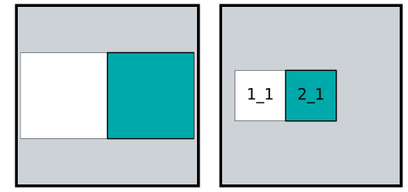
Map Insight

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Client ref:	EPL062083
Report ref:	HYD-G3N-886-JZO-WUJ
Grid ref:	389923.52, 162661.62
Production date:	26 June 2026

Map name:	National Grid
Map date:	1973
Scale:	1:2,500
Printed at:	1:2,500

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Date: 1973
Surveyed: 1972
Revised: 1972
Copyright: 1973
Levelled: 1957



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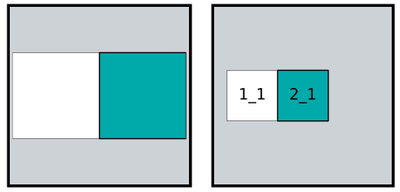
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Client ref:	EPL062083
Report ref:	HYD-G3N-886-JZO-WUJ
Grid ref:	389923.52, 162661.62
Production date:	26 June 2026

Map name:	National Grid
Map date:	1983-1988
Scale:	1:2,500
Printed at:	1:2,500

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Date: 1988
Surveyed: 1957
Revised: 1988
Copyright: 1988
Levelled: 1957

Date: 1983
Surveyed: 1982
Revised: 1982
Copyright: 1983
Levelled: 1957



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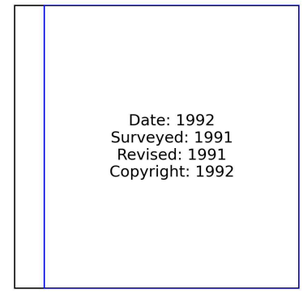
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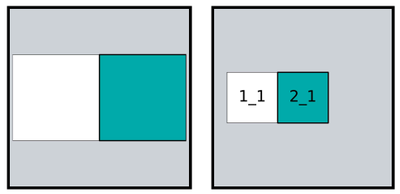
Map Insight

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Production date:	26 June 2026

Map name:	National Grid
Map date:	1992
Scale:	1:2,500
Printed at:	1:2,500

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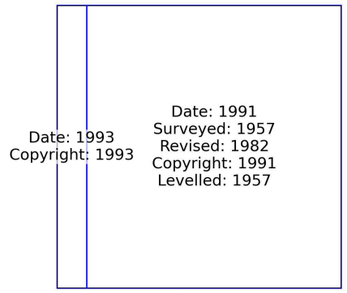
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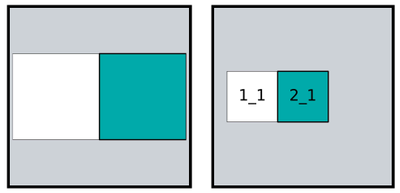
Map Insight

Site details:	Townsend Farm, Melksham
Client ref:	EPL062083
Report ref:	HYD-G3N-886-JZO-WUJ
Grid ref:	389923.52, 162661.62
Production date:	26 June 2026

Map name:	National Grid
Map date:	1991-1993
Scale:	1:2,500
Printed at:	1:2,500

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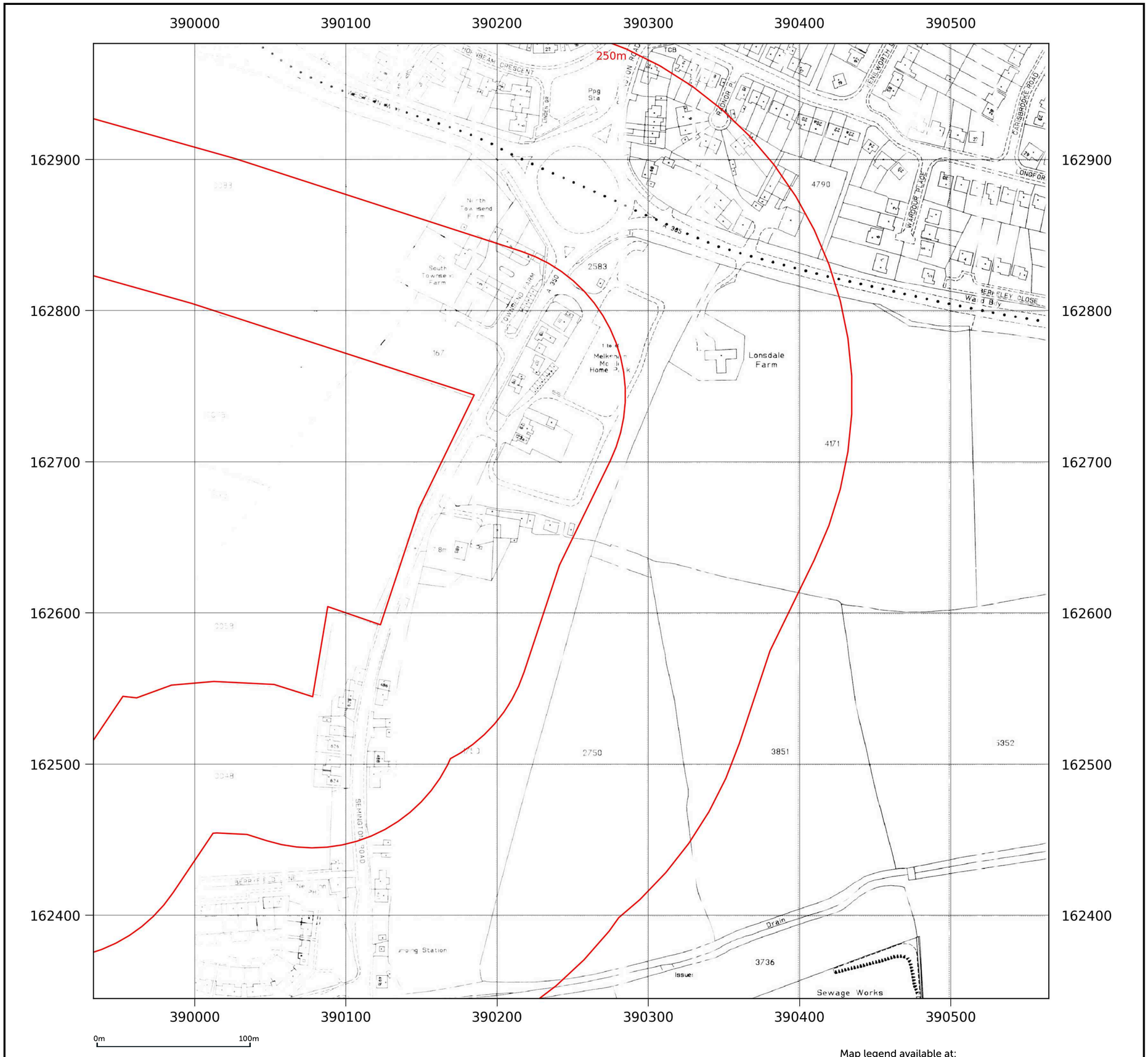
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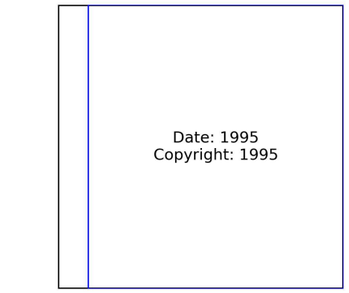
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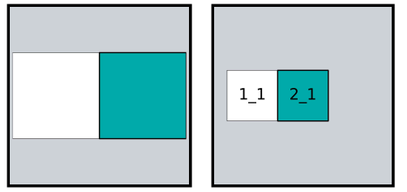
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Map name:	National Grid
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Printed at:	1:2,500

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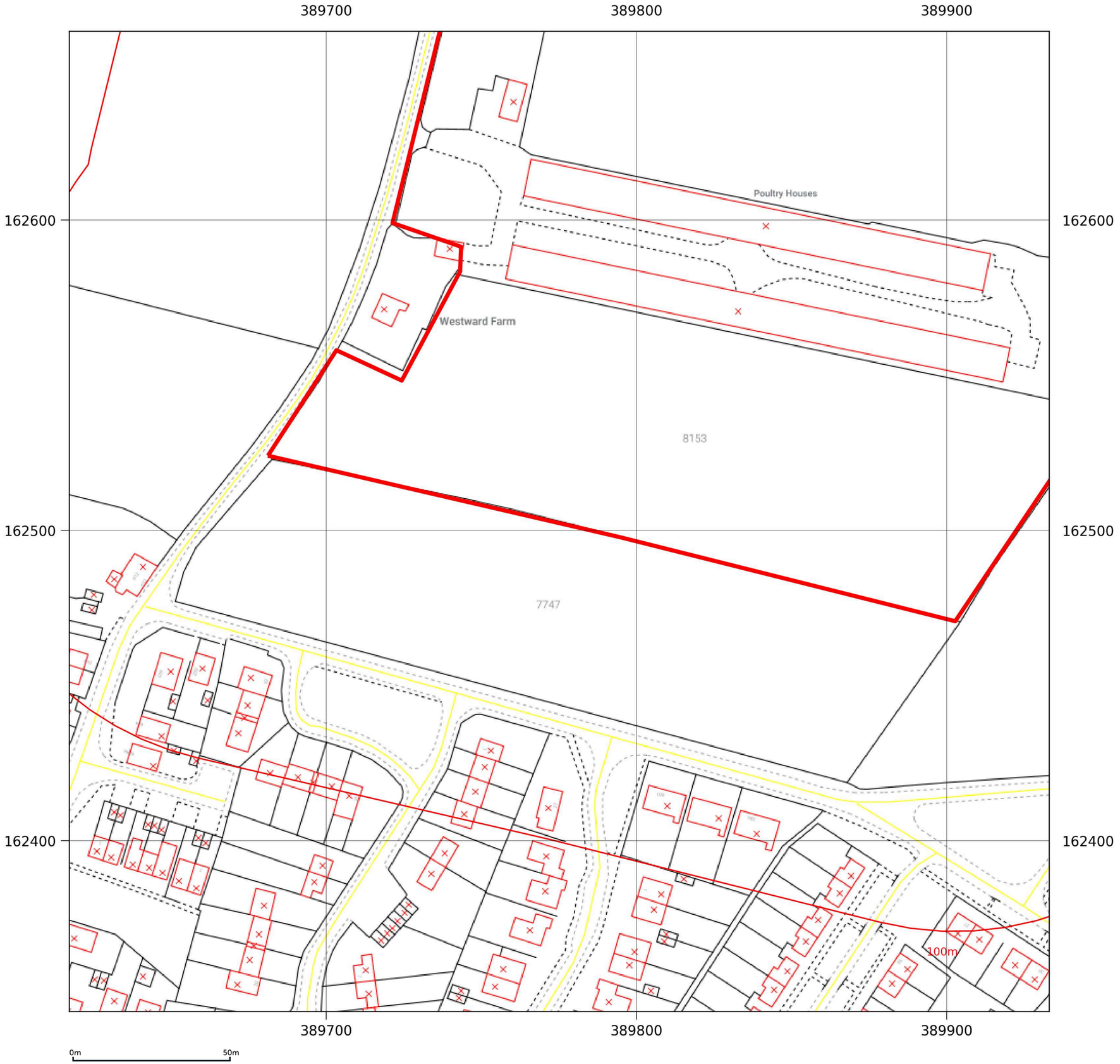
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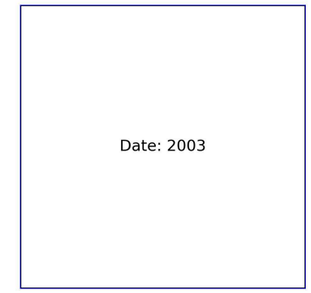
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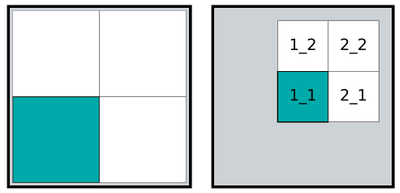
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Client ref:	EPL062083
Report ref:	HYD-G3N-886-JZO-WUJ
Grid ref:	389923.52, 162661.62
Production date:	26 June 2026

Map name:	LandLine
Map date:	2003
Scale:	1:1,250
Printed at:	1:1,250

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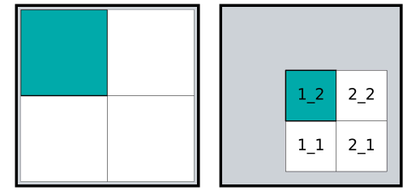
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Report ref:	HYD-G3N-886-JZO-WUJ
Grid ref:	389923.52, 162661.62
Production date:	26 June 2026

Map name:	LandLine
Map date:	2003
Scale:	1:1,250
Printed at:	1:1,250

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Date: 2003



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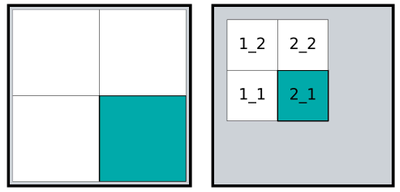
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Grid ref:	389923.52, 162661.62
Production date:	26 June 2026

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Map date:	2003
Scale:	1:1,250
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Date: 2003



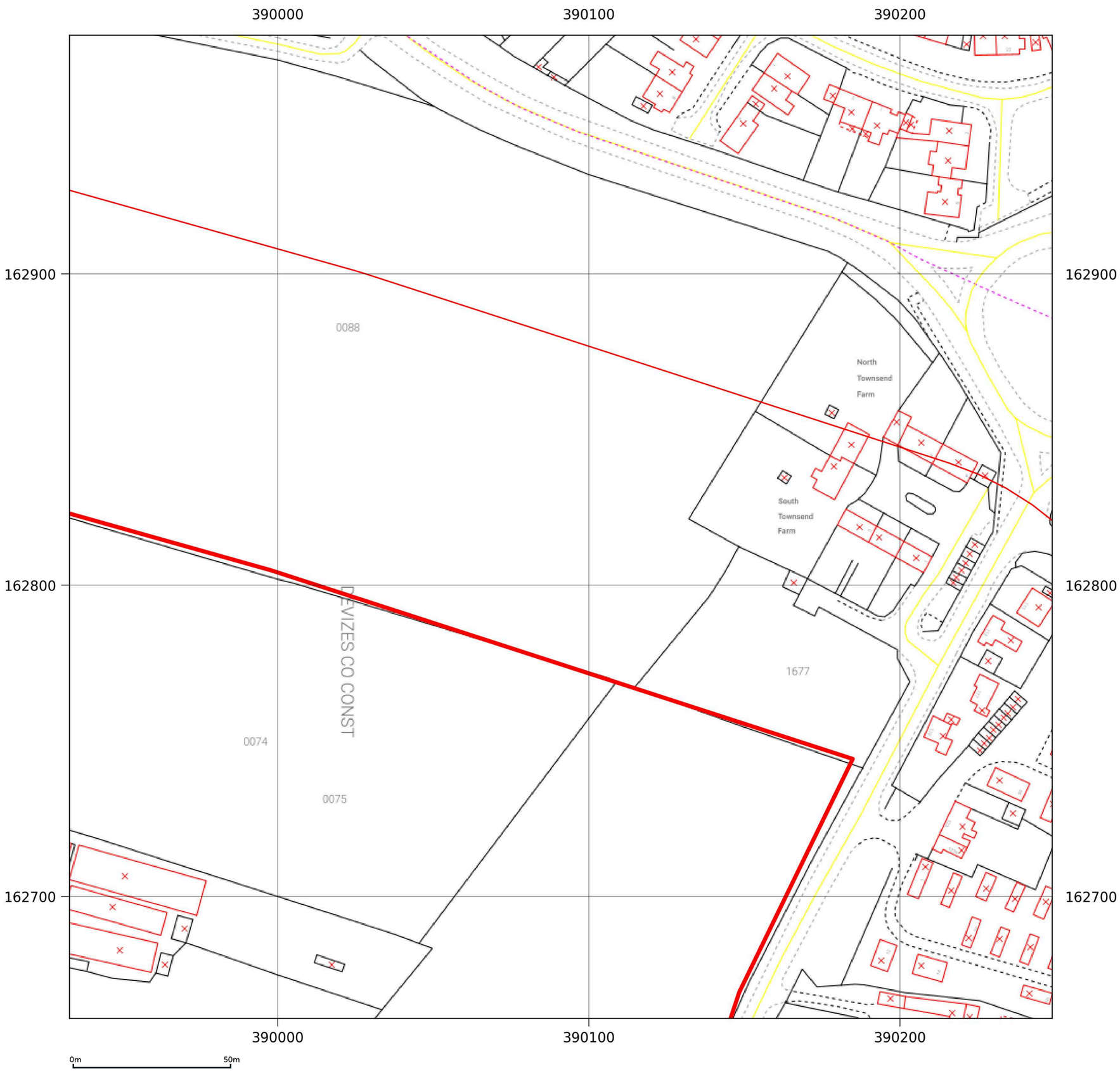
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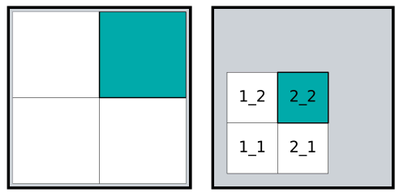
Map Insight

Site details:	Townsend Farm, Melksham
Client ref:	EPL062083
Report ref:	HYD-G3N-886-JZO-WUJ
Grid ref:	389923.52, 162661.62
Production date:	26 June 2026

Map name:	LandLine
Map date:	2003
Scale:	1:1,250
Printed at:	1:1,250

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Appendix C UXO Report

PA027942 — TOWNSEND FARM, MELKSHAM

DOCUMENT DETAILS

Site name:	Townsend Farm, Melksham		
Reference:	PA027942	**Client:**	Stantec
Date:	7th July 2026	**Contact:**	Katherine Brightwell

RECOMMENDATION

A detailed desk study is recommended to assess, and potentially zone, the Unexploded Ordnance (UXO) hazard level on the Site.

SUMMARY OF FINDINGS

Military Activity	During WWII, Royal Air Force (RAF) Melksham, a training airfield, was established approximately 0.5km east of the Site. Several associated military camps were established on and in close proximity to the Site. After WWII, the camps were demolished and the land returned to agricultural use. In 1965, RAF Melksham closed and was subsequently redeveloped.
WWI Bombing	Potential targets within approximately 5km of the Site: ▪ Transport infrastructure and public utilities. ▪ Engineering works. ▪ Military establishments and training areas. No readily available records have been found indicating that the Site was bombed.
WWII Bombing	The Site was located in Bradford & Melksham Rural District (RD) and Melksham Urban District (UD). Bradford & Melksham RD officially recorded 44No. High Explosive (HE) bombs, with a density of 1.6 bombs per 405 hectares (ha). Melksham UD officially recorded no HE bombing. Potential targets within approximately 5km of the Site: ▪ Transport infrastructure and public utilities. ▪ Engineering works. ▪ RAF Keevil. ▪ Military establishments and training areas. ▪ Anti-invasion defences. No readily available records have been found indicating that the Site was bombed.
Bombing Decoys	None identified within 5km of the Site.

FURTHER INFORMATION

These findings are based on a cursory review of readily available records; caution is advised if you plan to action work based on this PDSA.

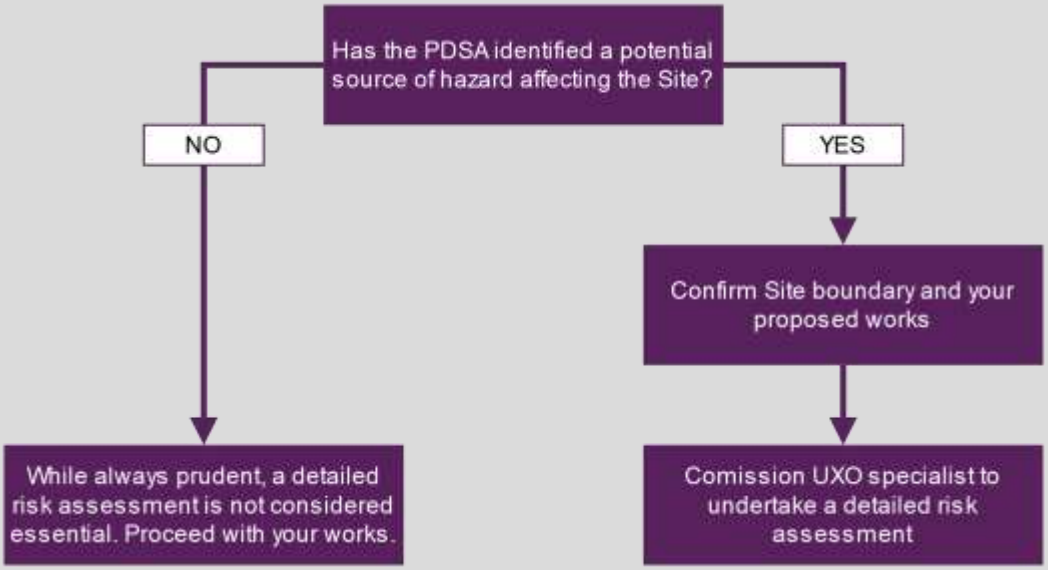
Where a potentially significant UXO hazard source has been identified on the Site, no further research has been undertaken. A detailed UXO desk study and risk assessment may identify other potential UXO hazard sources on the Site.

Visit www.zeticauxo.com to learn more about Zetica's detailed UXO desk studies and other UXO services. Click here for more information about the most common UXO hazard sources in the UK.

If you have any further queries, please don't hesitate to contact us at uxo@zetica.com or 01993 886 682.

NEXT STEPS

Follow the steps below to determine the appropriate course of action:



Potential UXO hazard identified? If the PDSA has identified a potential source of UXO hazard affecting your site, then a detailed UXO risk assessment is recommended.

No obvious source of UXO hazard? If the PDSA has not identified any obvious source of potential UXO, works can proceed.

It is good practice to raise awareness of the background UXO risk in the UK as part of a standard site induction. This will ensure that appropriate action is taken in the unlikely event that UXO is discovered.

Don't skip a stage: If you skip the detailed risk assessment stage, you could end up undertaking unnecessary work (e.g. trying to detect a UXO hazard that has already been removed).

Similarly, a detailed risk assessment might find that the UXO hazard is worse than expected and has a greater potential to cause harm, requiring a different mitigation approach than would otherwise be undertaken.

Appendix D BGS Borehole Records

British Geological Survey

BGS ID: 397467 : BGS Reference: ST96SW19
British National Grid (27700) : 390090,162880

ST96SW/18+19

WEMBLEY LABORATORIES LIMITED

SITE INVESTIGATIONS AND SOILS TESTING
CONCRETE AND MATERIALS TESTING

DIRECTORS
R. M. I. STEWART CHAIRMAN & MANAGING
S. H. ANDERSON JOINT MANAGING
F. D. FENSTON
W. J. BURWOOD, A.C.A.

ENGINEERS WAY,
WEMBLEY, MIDDX.
Telephone:
London Subscribers 902 8774 903 1627
Country Subscribers 01-902 8774 01-903 1627

YOUR REF.: OUR REF.: 274/FEH

John Dixon.

July 1969

ABCD
North side of river Avon in plot 40m x 30m (Arran Mans E-W)
bypass crosses 480 sw of old bridge
(8) 190m N of BH 7
(7) due N of ABCD on B3103 380 m W of centre of old bridge

REPORT ON SITE INVESTIGATION

(1) 80m to west of A365 (Rummy Nor-SE) 200m NW of Bala hill farm at MELKSHAM WESTERN RELIEF ROAD A365

for

(2)(3)(4) approx E-W line with BH (1)

WILTSHIRE COUNTY COUNCIL,
Roads and Bridges Department,
County Hall,
Trowbridge,
Wiltshire.

BH (4) Just to W of Townsend Fm on A350

(5)–(9) on a line NNE

CONTENTS

Part 1 - Ground Conditions and General
Part 2 - Testing and Soil Characteristics
Part 3 - Bearing Capacity and Conclusions
Part 4 - Borehole Records, Test Results.

(5) 110m to E of railway line, 50m S of A365

* Boreholes 1 and 4 are registered, the rest cannot be accurately sited so are unregistered.

Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

BGS ID: 397467 : BGS Reference: ST96SW19
British National Grid (27700) : 390090,162880

ST96SW/19

WESTLEY LABORATORIES LIMITED

BOREHOLE LOG

SITE MELKSHAM WESTERN RELIEF ROAD — BOREHOLE No. FOUR

REF. No. 9009 · ---6288 — OUR REF. 274/FEB

BOREHOLE STARTED 21.7.1969 — BOREHOLE FINISHED 21.7.1969

O.D. LEVEL 125.8 — DIAMETER OF BOREHOLE 8 ins.

THICKNESS ft.	THICKNESS in.	DESCRIPTION OF STRATA	LEGEND	DEPTH ft.	DEPTH in.	O.D. A.D. LEVELS	SAMPLES	IN-SITU TESTS	WATER OBSERVATIONS Date	Time	Struck	St
				0	0	125.8						
0	6	Topsoil		0	6	125.2						
2	6	Brown silty sandy CLAY					⊙ 1					
				3	0	122.8						
1	0	GRAVEL and SAND		4	0	121.8						
							2					
6	0	Firm to stiff blue fissured CLAY, some hair roots near surface					⊙ 3 ⛵ 5		22.7	am		7'
							4					
				10	0	115.8						

3m

STANDARD PENETRATION TESTS CARRIED OUT AT:

FROM	TO	N =	BLOWS
FROM	TO	N =	BLOWS
FROM	TO	N =	BLOWS
FROM	TO	N =	BLOWS
FROM	TO	N =	BLOWS
FROM	TO	N =	BLOWS
FROM	TO	N =	BLOWS
FROM	TO	N =	BLOWS
FROM	TO	N =	BLOWS
FROM	TO	N =	BLOWS
FROM	TO	N =	BLOWS

SCALE 5 ft. to 1 inch

WATER SAMPLES TAKEN AT: 7'9"

UNDISTURBED SAMPLE — I

DISTURBED SAMPLE — ⊙

WATER SAMPLE — ⛵

STANDARD PENETRATION TEST — N

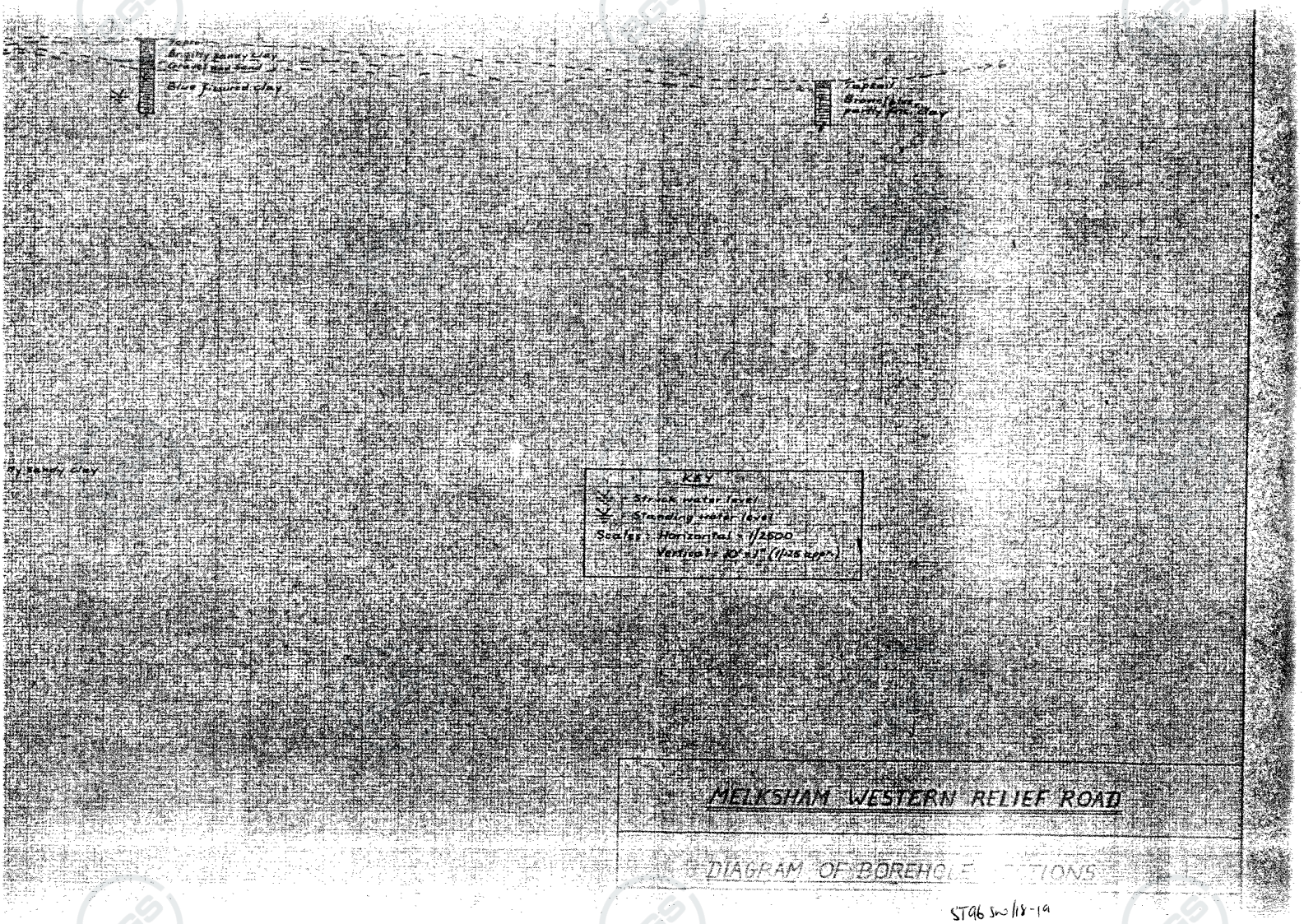
VANE TEST — +

REMARKS Ground water not present during drilling - standing level recorded next day.

Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

BGS ID: 397467 : BGS Reference: ST96SW19
British National Grid (27700) : 390090,162880

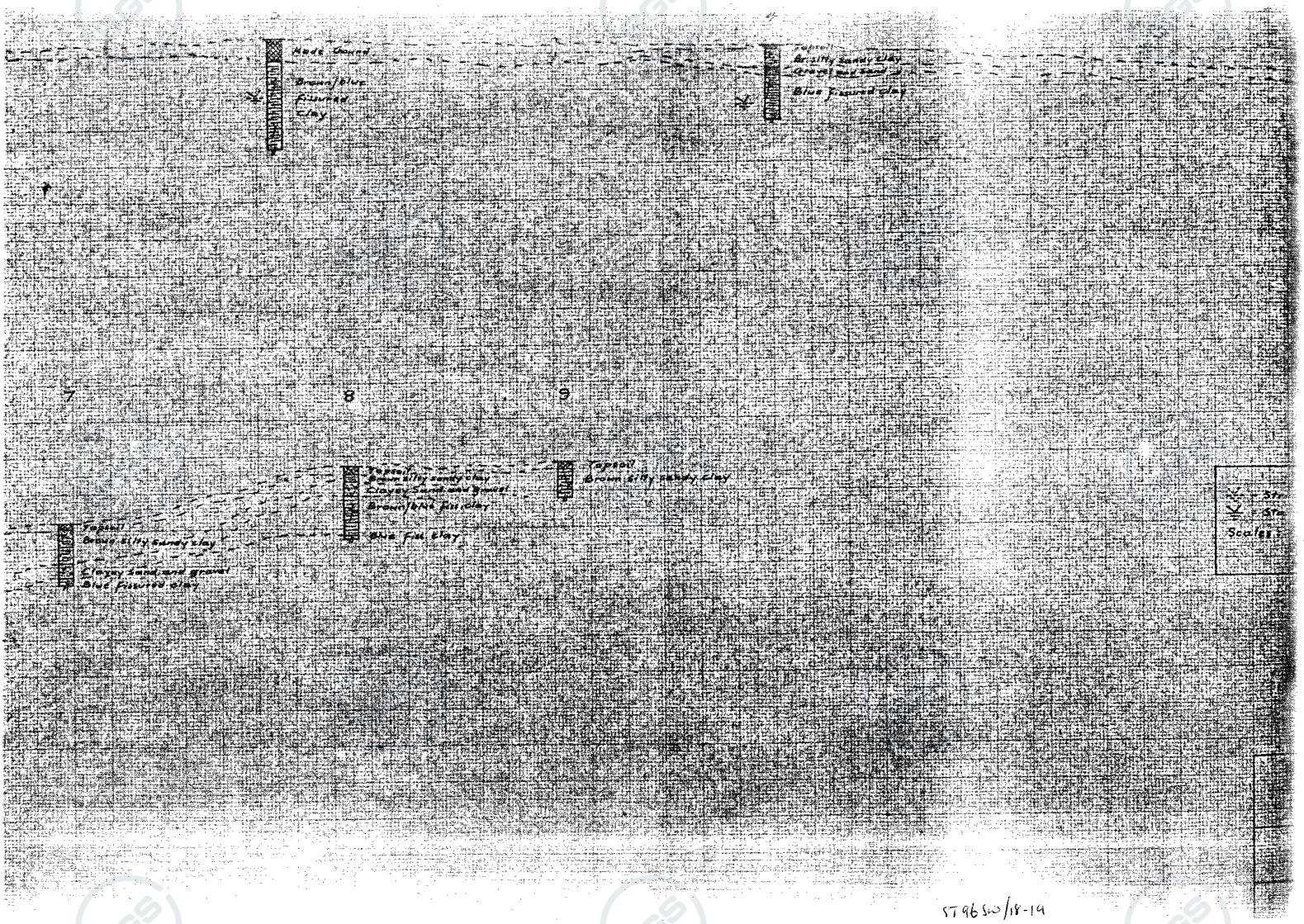


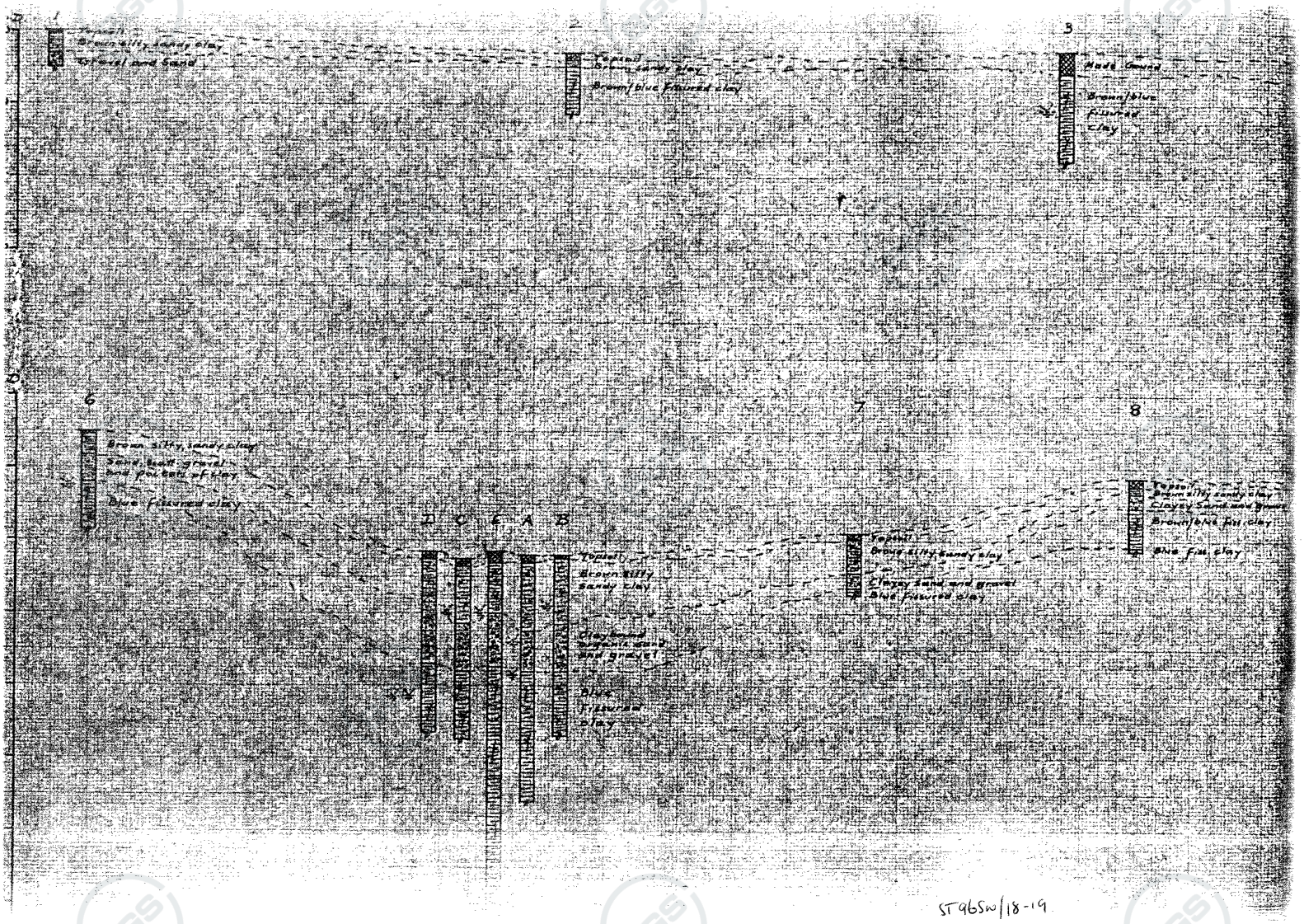
MELKSHAM WESTERN RELIEF ROAD

DIAGRAM OF BOREHOLE SECTIONS

ST96 SW 18-19

Contact BGS: ngdc@bgs.ac.uk


Made Ground
Brown/blue fissured clay
Topsoil
Brown silty sandy clay
Clayey sand and gravel
Brown/blue fissured clay
Blue fissured clay
Topsoil
Brown silty sandy clay
Clayey sand and gravel
Blue fissured clay
Topsoil
Brown silty sandy clay
Brown/blue fissured clay
Blue fissured clay
7
8
9
ST 96 SW/18-19


1
Topsoil
Brown silty sandy clay
Gravel and sand
2
Topsoil
Brown sandy clay
Brown/blue fissured clay
3
Made Ground
Brown/blue fissured clay
6
Brown silty, sandy clay
Sand, gravel and pockets of clay
Blue fissured clay
D
C
E
A
B
Topsoil
Brown silty sandy clay
Clayey sand and gravel
Blue fissured clay
7
Topsoil
Brown silty sandy clay
Clayey sand and gravel
Blue fissured clay
8
Topsoil
Brown silty sandy clay
Clayey sand and gravel
Brown/blue fissured clay
Blue fiss. clay
ST96SW/18-19

Appendix E Wiltshire Council Response

Wiltshire Council

20th of July 2026

Public Protection Services
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Katherine Brightwell
Stantec UK Limited
3rd Floor 50-60 Station Road
Cambridge
CB1 2JH

Our Ref: **PR202606-608936**

Dear Ms Katherine Brightwell,

Contaminated Land Enquiry – Land west of Semington Road, Melksham,Wiltshire SN12 6ED

Thank you for your enquiry regarding the site known as Land west of Semington Road, Melksham, Wiltshire, SN12 6ED (centre grid reference ST 89946 62624), submitted as part of a Phase 1 Ground Conditions Assessment (Desk Study)

Further to the emailed enquiry relating to this site, I am pleased to be able to supply you with the following information;

I can confirm that I have consulted the following information in preparing this reply;

Landmark Historical Land Use Information
Wiltshire Council data relating to potentially contaminated sites
Minerals and waste data on historical landfills
Environmental Agency Landfill Information
The Wiltshire Council Register of contaminated land

The above site has not been identified as contaminated within the meaning of Part IIA of the Environmental Protection Act (EPA) 1990. The site does not appear on the Wiltshire Council register of contaminated land.

Furthermore, we are not aware of any remediation notices, enforcement actions, prohibition notices, or declarations relating to land formally determined as Contaminated Land within 250 metres of the site.

- Animal Burial Sites

A search of our records has identified no known animal burial sites within 250 metres of the site that were established pursuant to the provisions of the Animal Health Act 1981 or the Animals (Miscellaneous Provisions) Order 1927.

- Ground Instability

We hold no records of ground instability within 250 metres of the site, including incidents relating to subsidence, ground collapse associated with soluble bedrock, or other similar geotechnical hazards.
Please note that geological and mining-related information may also be available from specialist consultees such as the British Geological Survey and the Coal Authority, where relevant.

- Ground Conditions Information

There is nothing within the site boundary to indicate any potential ground contamination that would impact future development. We note there are two data points at the boundaries of the site that indicates: Unknown filled ground. We no hold no records of these points being regulated waste disposal, it may be filled pond or stream.

- Water Abstractions and Private Water Supplies (500m Search)

We hold no records of private water supplies registered under the Private Water Supplies Regulations within 500 metres of the site. However, we make you aware of a private water supply located at Holbrook Farmhouse approximately 750m southwest of the site.



Map extract showing contaminated land layers in the vicinity of search site. Reproduced from Wiltshire Council GIS mapping. © Crown copyright and database rights 2026 Ordnance Survey AC0000812613.

This information is provided after appropriate enquiries and represents a summary of the information presently available to this department. It is provided on the distinct understanding that the council does not guarantee its accuracy. Neither the council or any officer or agent is legally responsible for any discrepancy, error or omissions whether arising from inaccuracy, negligence or any other cause whatsoever.

Yours sincerely,

Shella Ayongwe Asanga
Environmental Health Officer
Environmental Control and Protection Team

Wiltshire Council

Tel: 01249706404
Email: Shella.Asanga@wiltshire.gov.uk
Web: www.wiltshire.gov.uk

Appendix F Risk Estimation Tables

Receptor	Receptor Sensitivity ('0' if not present)	Pathway	Present (Y=1, N=0)	EPH & Solvents	PAHs	Inorganics and Metals	Asbestos	Biocides	Permanent Gases	Consequence	Probability/ Likelihood	Estimated Risk
Human Health - On-Site (Current Users)	4	Ingestion of fruit or vegetable leaf or roots	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
		Ingestion of contaminated drinking water	0	✓	✓	x	x	✓	x	N/A	N/A	N/A
		Ingestion of water / sediments when swimming	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Ingestion of soil/dust indoors	1	✓	✓	✓	✓	✓	x	Mild	Low	Low
		Ingestion of soil/dust outdoors	1	✓	✓	✓	✓	✓	x	Mild	Low	Low
		Inhalation of particles (dust / soil) indoor and outdoor	1	✓	✓	✓	✓	✓	x	Mild	Low	Low
		Inhalation of vapours/gases – outdoor	1	✓	x	x	x	x	✓	Mild	Unlikely	Very Low
		Inhalation of vapours/gases - indoor	1	✓	x	x	x	x	✓	Medium	Unlikely	Low
		Dermal absorption via direct contact with soil	1	✓	✓	✓	✓	✓	x	Mild	Low	Low
		Dermal absorption via waters (swimming / showering)	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
Human Health - On-Site (Construction Workers)	4	Ingestion of fruit or vegetable leaf or roots	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
		Ingestion of contaminated drinking water	0	✓	✓	x	x	✓	x	N/A	N/A	N/A
		Ingestion of water / sediments when swimming	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Ingestion of soil/dust indoors	1	✓	✓	✓	✓	✓	x	Mild	Low	Low
		Ingestion of soil/dust outdoors	1	✓	✓	✓	✓	✓	x	Mild	Low	Low
		Inhalation of particles (dust / soil) indoor and outdoor	1	✓	✓	✓	✓	✓	x	Mild	Low	Low
		Inhalation of vapours/gases – outdoor	1	✓	x	x	x	x	✓	Mild	Unlikely	Very Low
		Inhalation of vapours/gases - indoor	1	✓	x	x	x	x	✓	Medium	Unlikely	Low
		Dermal absorption via direct contact with soil	1	✓	✓	✓	✓	✓	x	Mild	Low	Low
		Dermal absorption via waters (swimming / showering)	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
Human Health - On-Site (Future Residents)	5	Ingestion of fruit or vegetable leaf or roots	1	✓	✓	✓	x	✓	x	Mild	Low	Low
		Ingestion of contaminated drinking water	1	✓	✓	x	x	✓	x	Mild	Low	Low
		Ingestion of water / sediments when swimming	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Ingestion of soil/dust indoors	1	✓	✓	✓	✓	✓	x	Mild	Low	Low
		Ingestion of soil/dust outdoors	1	✓	✓	✓	✓	✓	x	Mild	Low	Low
		Inhalation of particles (dust / soil) indoor and outdoor	1	✓	✓	✓	✓	✓	x	Mild	Low	Low
		Inhalation of vapours/gases – outdoor	1	✓	x	x	x	x	✓	Mild	Unlikely	Very Low
		Inhalation of vapours/gases - indoor	1	✓	x	x	x	x	✓	Medium	Unlikely	Low
		Dermal absorption via direct contact with soil	1	✓	✓	✓	✓	✓	x	Mild	Low	Low
		Dermal absorption via waters (swimming / showering)	0	✓	✓	✓	✓	✓	x	N/A	Low	N/A
Human Health Off-Site (Neighbouring Residents)	5	Ingestion of fruit or vegetable leaf or roots	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
		Ingestion of contaminated drinking water	0	✓	✓	x	x	✓	x	N/A	N/A	N/A
		Ingestion of water / sediments when swimming	0	✓	✓	x	x	✓	x	N/A	N/A	N/A
		Ingestion of soil/dust indoors	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Ingestion of soil/dust outdoors	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Inhalation of particles (dust / soil) indoor and outdoor	1	✓	✓	✓	✓	✓	x	Mild	Unlikely	Very Low
		Inhalation of vapours – outdoor	1	✓	x	x	x	x	✓	Mild	Unlikely	Very Low
		Inhalation of vapours - indoor	1	✓	x	x	x	x	✓	Medium	Unlikely	Low
		Dermal absorption via direct contact with soil	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Dermal absorption via waters (swimming / showering)	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
Groundwater (Superficial Aquifer)	2	Leaching	1	✓	✓	✓	x	✓	x	Minor	Low	Very Low
		Migration via natural or anthropogenic	1	✓	✓	✓	x	✓	x	Minor	Low	Very Low
Groundwater (Bedrock Aquifer)	0	Leaching	1	✓	✓	✓	x	✓	x	N/A	Low	N/A
		Migration via natural or anthropogenic	1	✓	✓	✓	x	✓	x	N/A	Low	N/A
Surface Water	2	Direct runoff or discharges from pipes	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Indirect via recharge from groundwater (hydraulic flow)	1	✓	✓	✓	✓	✓	x	Minor	Low	Very Low
		Deposition of wind blown dust	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
Property - Buildings On-site	1	Direct contact	1	✓	✓	✓	x	x	x	Minor	Low	Very Low
		Explosion due to gas migration via natural / anthropogenic	1	✓	x	x	x	x	✓	Severe	Low	Moderate
Property - Buildings Off-site	2	Direct contact	0	✓	✓	✓	x	x	x	N/A	N/A	N/A
		Explosion due to gas migration via natural / anthropogenic	1	✓	x	x	x	x	✓	Severe	Low	Moderate
Property - Animal/Crop - On-site	1	Direct (including deposition via wind or flood)	1	✓	✓	✓	✓	✓	x	Minor	Low	Very Low
		Indirect (through watering)	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
		Inhalation of gas / vapour / particulates / dust by animals	1	✓	✓	✓	✓	✓	✓	Minor	Low	Very Low
		Ingestion of vegetation / water / soil by animals	1	✓	✓	✓	✓	✓	x	Minor	Low	Very Low
Property - Animal/Crop - Off-site	1	Direct (including deposition via wind or flood)	1	✓	✓	✓	✓	✓	x	Minor	Low	Very Low
		Indirect (through watering)	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
		Inhalation of gas / vapour / particulates / dust by animals	1	✓	✓	✓	✓	✓	✓	Minor	Low	Very Low
		Ingestion of vegetation / water / soil by animals	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A

Risk estimation establishes the magnitude and probability of the possible consequences (what degree of harm might result and how likely).
The criteria for classifying probability and consequence are set out in Tables 4 and 5 of the Stantec methodology.
Green text highlights one or more elements of the Pollutant Linkage are missing and therefore eliminated

EPH = Extractable hydrocarbons
PAHs = Poly Aromatic Hydrocarbons
Note For Metals there is an Inhalation pathway if Mercury is present
Note for PAHs there are Inhalation and/or Solubility pathways for some eg Naphthalene

Stantec

Client	Townsend Farm, Melksham	Date	23/07/2026
Bellway Homes	TABLE SUMMARISING POLLUTANT LINKAGES AND RISK ESTIMATION - ON-SITE PSC	Prepared By	KB
		Checked By	OB

HAZARD CLASSIFICATION	2	THE POTENTIAL CONTAMINANTS OF CONCERN ARE :- Hydrocarbons, Metals, Asbestos, Ground Gas