

Permit Application Report

Rydon Depot

18 December 2025



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Introduction

An introduction to the site and the activity

Background

M Group Highways (MGH) are applying for a bespoke waste activity environmental permit on behalf of their client, Devon County Council. The environmental permit is required to authorise the treatment and storage of street cleansing waste at their Rydon Depot facility located in the town of Kingsteignton, Devon, which MGH co-operate as DCC's highways maintenance partner.

The type of street cleansing residues to be treated and stored are those produced from the cleansing of highway and highway drainage infrastructure. Devon County Council intends to accept waste both from their own activities and external waste producers.

The typical composition of street cleansing residues produced from these activities is as follows:

Component	Highway Infrastructure	Highway Drainage Infrastructure
Water	20-40%	30-60%
Sand	20-50%	30-60%
Stone	10-25%	0-10%
Organics/Lights	10-50%	0-10%
Fines	5-10%	5% – 25%
Metal	0.5-1.5%	<0.5%
Oil	<0.1%	<0.5%

Devon County Council Highways Waste

M Group Highways deliver Devon County Council Highways' statutory highways maintenance duties as their term-maintenance partner. This includes cleaning the highway and highway drainage infrastructure.

Currently, each vehicle must travel to a receiver site once they are full or at before returning home to Rydon Depot. The very high moisture content of these wastes combined with the poor fuel economy and relatively small storage capacity of the vehicles producing these wastes make it extremely inefficient to transport these wastes in their untreated form.

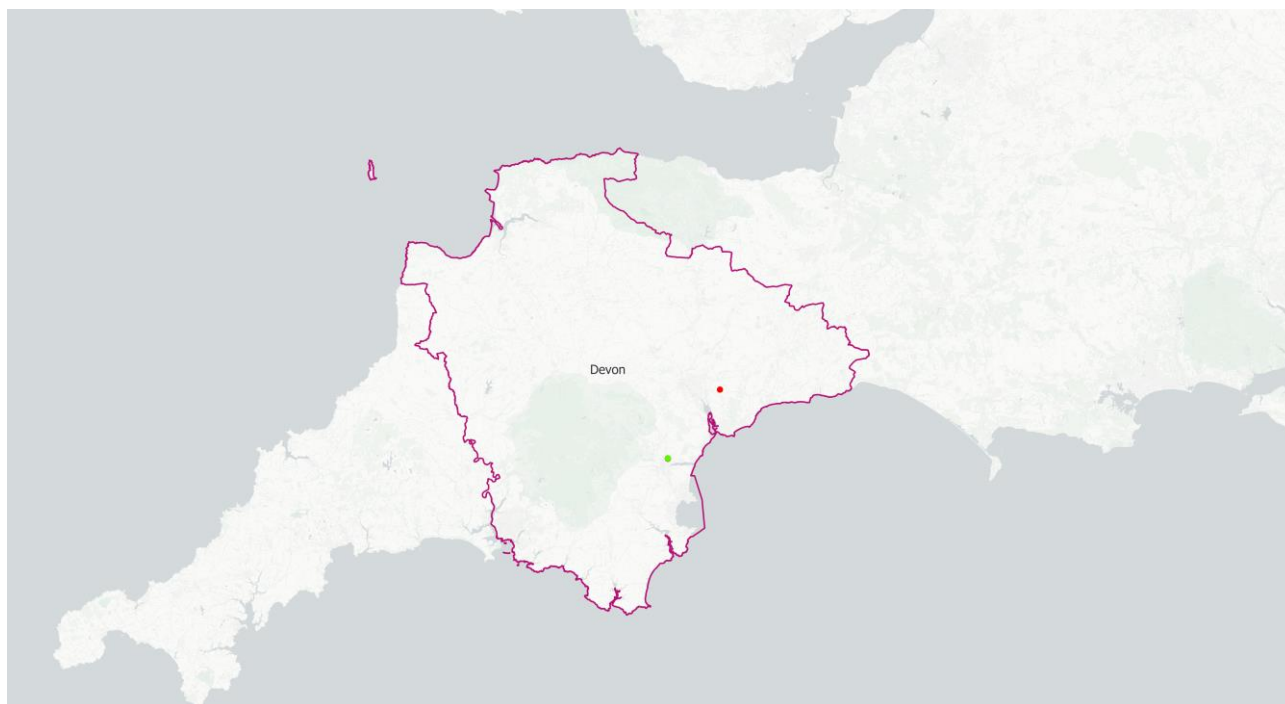


Figure 1: Rydon Depot (green) situation within Devon in relation to current receiver site, UK Remediation Ltd, Hill Barton (red)

Currently, each tanker from the southern operations must tip at the UK Remediation Ltd, Hill Barton facility, the only nearby receiver that can accept the appropriate types of street cleansing residues produced by DCC at a competitive price in sufficiently high volumes. This is a large distance for tankers to travel individually to unload, especially those operating towards the south of the county.

Treating and storing these wastes at Rydon Depot before using bulk transport to take these wastes to UK Remediation will have the following benefits:

- A greater number of highway drainage assets cleaned per day reducing instances of flash flooding
- A greater area of highways cleaned per day improving the quality of road surfaces
- A reduction to carbon footprint of the operation through a reduction frequent, long journeys to third-party receivers

External Waste Producers

Rydon Depot would help to provide greater coverage in the county, reducing the carbon footprint associated with disposing these wastes by reducing distance travelled. The income generated through acceptance of these wastes will also provide Devon County Council with greater operational resilience.

Location Information

The location data for Rydon Depot has been summarised below.

Table 1: Location data for Rydon Depot and waste activity

Data	Details
Permit holder	Devon County Council
Name	Rydon Depot
Address	Avery Hill, Kingsteignton, Newton Abbot

Data	Details
Postcode	TQ12 3LB
Grid reference (site, centroid)	SX 87430 73922
Grid reference (activity, centroid)	SX 87438 73954

The Activity

A summary of the activity that M Group Highways are seeking authorisation to perform may be found below.

Table 2: Summary of authorisations sought by M Group Highways

Authorisation Type	Details
Activity	– Physical treatment of non-hazardous waste
Waste codes	– 20 03 03 street cleansing residues
Storage volume	– Up to 200 tonnes
Storage duration	– Up to 12 months
Daily acceptance limit	– Up to 100 tonnes
Daily treatment limit	– Up to 100 tonnes
Annual throughput limit	– Up to 5,000 tonnes
Annex I/II activity codes	– R3 (recycling/reclamation of organic substances which are not used as solvents (including composting and other biological transformation processes)) – R5 (recycling/reclamation of other inorganic materials) – R13* (storage of wastes pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced)) – D15 (Storage pending any of the operations numbered D1 to D14 (excluding temporary storage, pending collection, on the site where it is produced))

The Application

A summary of the structure of the documents included

Structure

The structure of the permit application is as follows:

- **R1** Permit Application Report
 - **R1A1** Pre-Application Advice
 - **R1A2** Part A Form
 - **R1A3** Part B2 Form
 - **R1A4** Part B4 Form
 - **R1A5** Part F1 Form
 - **R1A6** Activity Process Flow Diagram
 - **R1A7** Company Information
 - **R1A8** EMS Summary
 - **R1A8.1** BSI ISO14001 Certificate
 - **R1A8.2** CIWM WAMITAB Certificate
 - **R1A9** Permit Boundary Plan
 - **R1A10** Drainage Plan
 - **R1A11** Non-Technical Summary
 - **R1A11.1** Permit Boundary Plan
 - **R1A12** Environmental Risk Assessment
 - **R1A12.1** Site Location Plan
 - **R1A13** Site Condition Report
 - **R1A13.1** Site Boundary Plan
 - **R1A13.2** Environmental Risk Assessment
 - **R1A13.3** Groundsure Insight Report
 - **R1A14** Climate Change Adaptation Plan
 - **R1A14.1** Adaptation Plan
 - **R1A14.2** Review Log

Appendix 1 Pre-Application Advice

Waste basic generic pre-application advice

Check if you need an environmental permit

If you are unsure whether your activity requires an environmental permit or what kind of permit you require, you should read our [guidance on whether you need an environmental permit](#).

Exemptions

A waste exemption is a waste operation that is exempt from needing an environmental permit. Each exemption has limits and conditions that you must meet.

To find out if there is an exemption for your waste operation, and check that you meet the conditions, read the [Waste Exemptions](#) guidance.

Future reforms to waste exemptions will mean exemptions cannot be registered at or adjacent to (where there is a direct link) permitted waste operations. For further details including transition periods, please read [Waste Exemptions – Getting Ready for Change](#). We do not expect changes to the Environmental Permitting Regulations (EPR) before 2025. The exact date depends on parliament and its legislative programme.

How do I apply for a new permit?

To apply for a new permit, you must complete the relevant forms and provide the required supporting information.

For some operations you can apply for a [standard rules](#) environmental permit. These have fixed conditions and are only suitable for a limited number of activities and locations. For all other activities and locations you need to apply for a bespoke permit.

Standard rules

- [Apply for a new standard rules online](#)
- Or you can apply using the forms. You must complete application form A, B1 and F1. You should read the guidance notes that accompany each form.

Some of the newer standard rules sets (such as those beginning 'SR2021') are not yet available using the online form. You will need to apply for these using the forms.

[Application forms and guidance for a new standard rules permit](#).

Please download the application forms and open with an Adobe Acrobat Reader. You may not be able to complete the form using other pdf readers, such as the one built into your internet browser.

You need to email the completed forms, along with supporting documentation, to psc@environment-agency.gov.uk

Bespoke permit

- Apply for a bespoke permit online
- Or you can apply using the forms. You must complete application forms A, B2, B4 and F1. You should read the guidance notes that accompany each form.

[Application forms and guidance for a bespoke permit application.](#)

You should download the application forms and open with an Adobe Acrobat Reader. You may not be able to complete the form using other pdf readers, such as the one built into your internet browser.

When sending documents please ensure they are named appropriately to clearly identify the contents. Please use the following format: Application [Application Type] [Document Title] DDMMYYYY

The document name cannot contain special characters apart from -_.(). If additional text is required, it should go before the document date. For example:

Application Bespoke Supporting Information Risk Assessment 14022024

Application Bespoke Non Tech Summary 14022024

Application Standard Rules Site Plan 16022024

Application Variation Part C2 16022024

You need to email the completed forms, along with supporting documentation, to psc@environment-agency.gov.uk

IMPORTANT: Do not reply to this email address, it is not monitored. Please send any replies to preapplicationservice@environment-agency.gov.uk

How do I change, transfer or cancel my permit?

If you already have a permit, and want to change (vary) it, transfer it to another person or business, or surrender it, you must provide the correct forms and supporting information.

Changing (varying) your permit

If you want to change something in your permit or add something to it, you must apply for a variation.

To make an administrative change only to your permit you must complete application form C0.5.

To change (vary) a standard rules permit you must complete application forms A, C1 and F1.

To change (vary) a bespoke permit, you must complete application forms A, C2, C4 and F1.

[Forms and guidance to change \(vary\) your environmental permit](#)

Transferring your permit to somebody else

To transfer your permit, you must complete application forms A, D2 and F1.

[Forms and guidance to transfer your environmental permit](#)

Cancelling (surrendering) your permit

To cancel (surrender) all or part of your permit you must complete application forms A, E2 and F1

[Forms and guidance to cancel \(surrender\) your environmental permit](#)

Declaration (in Part F1)

Please ensure the Declaration section is completed by each “relevant person”.

- For an application from an individual, a relevant person is the person to be named on the permit.
- For an application from more than one individual, each person who is applying for their name to be on the permit must complete the declaration – you will have to complete a separate copy of the declaration page for each additional individual.
- In the case of a company a relevant person must be an active director/company secretary as listed on [Companies House](#).
- For a limited liability partnership, the declaration must be completed by a partner.
- For a charity, a relevant person is a key post holder: chair, chief executive, director or trustee.

Further information on who should complete the declaration can be found in section 5 of the [guidance notes for the F1 application form](#).

How much will my permit cost?

Before applying, you should read our [Environmental permitting charges guidance](#). This sets out how to calculate your fee and when certain charges apply.

There are fixed baseline charges for new applications.

Variations to permits and surrender applications are charged at a percentage of the baseline charge.

Transfer (and part transfer) applications are charged at a fixed rate.

Application fees are discounted for new applications with multiple activities and for bulk transfers. Full details are listed in the charging guidance.

Baseline charge

You can find a full list of waste activity charges in table 1.16 in the tables of charges in the [Environmental permitting charging scheme](#). The baseline charge for an application covers the work the Environment Agency carries out each time they determine a typical permit application.

Standard Rules charges

All waste standard rules have the same baseline charges:

- £3,926 (for activities that require a Fire Prevention Plan)
- £2,641 (for activities that do not require a Fire Prevention Plan)

The activity description in the table of charges tells you whether a Fire Prevention Plan is required.

Bespoke permit charges

Baseline bespoke charges are set by activity. These are listed in sections 1.16.5 – 1.16.19 of the charging scheme.

Some bespoke activities require a Fire Prevention Plan or Odour Management Plan or both. Where these are required the cost of the assessment is included in the baseline charge.

Add-on charges

You may have to pay an add-on assessment charge for the assessment of plans, for example a dust management plan.

If we need to carry out additional assessments, for example a habitats assessment, we may charge extra for this work.

You must pay the add-on charge when applying for a new permit or if you need to submit a new plan when applying for a permit variation.

In some cases the costs of assessing these plans is included in the baseline application charge. The activity description in table 1 in the tables of charges will say if this is the case.

The plans and assessments are listed in table 1.19 in the tables of charges in the charging scheme.

For waste site, the most commonly required additional management plan assessment charges are:

Odour management plan - £1,246

Fire Prevention Plan - £1,241

Emissions (dust) management plan – £1,241

Noise and vibration management plan - £1,246

Waste recovery plan (deposit for recovery sites only) - £1,231

Habitats assessment

For certain protected sites we need to carry out a habitats assessment. For these sites we charge a fixed fee of £779.

This is an assessment of the risks to one or more of these sites, a:

- European Site within the meaning of the Conservation of Habitats and Species Regulations 2017
- site referred to in the National Planning Policy Framework 2018 as requiring the same assessment as a European Site
- site of special scientific interest within the meaning of the Wildlife and Countryside Act 1981
- marine conservation zone within the meaning of the Marine and Coastal Access Act 2009

Before making your application, you should check if your site is located within the relevant screening distance of a designated site. If so, you need to assess the risk to the site(s) from your activity and you will need to pay the additional charge to cover the assessment of the risk.

To help you identify relevant sites, you can ask us to complete a Nature and Heritage Conservation Screening assessment for you, using the [online pre-application service](#). The screening assessment service is free of charge.

If you are applying for a variation and emissions or impacts are increasing as a result of that change then, depending on the location of the facility, you may need to assess how the changes will affect habitat sites.

Discharges to surface water and groundwater

You may need an environmental permit if your application includes a discharge of liquid effluent or wastewater either into surface waters (rivers, streams, estuaries, lakes etc. – known as ‘water discharge activities’), or into or on the ground (such as spreading waste sheep dip, or discharging treated sewage effluent to ground through an infiltration system – known as ‘groundwater activities’).

Wastewater can include water which has been used in the processing/treatment of waste, or contaminated rainwater which has come into contact with waste. You should discharge your wastewater to the public foul sewer whenever it’s reasonable to do so. You do not need an environmental permit from the Environment Agency to do this. However, you must check with your sewerage undertaker (usually your local water company) before you make a new connection or discharge to the public foul sewer. See [Discharges to surface water and groundwater: environmental permits - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/discharges-to-surface-water-and-groundwater-environmental-permits) for more information.

If you do require a bespoke water discharge or groundwater activity permit the fee will be £7,183. There may be an add on fee of £3,774 for a specific substances assessment for a water discharge activity, or £1,546 for a groundwater activity depending on the type of discharge. See table 1.13 and 1.19 in the tables of charges [Environmental permits and abstraction licences: tables of charges](#).

You will also need to complete application form B6 (new) or C6 (variation) along with the information requested on that form and submit it at the same time as the waste application forms detailed above in ‘How do I apply for a permit’. See the Apply for a bespoke permit section of [Discharges to surface water and groundwater: environmental permits - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/discharges-to-surface-water-and-groundwater-environmental-permits) for more information.

If granted, the waste activities and water discharge or groundwater activities will be regulated by a single environmental permit.

If you need further advice you can contact our [pre-application service](#).

Subsistence

If we grant a permit, you will need to pay an annual subsistence fee to cover the ongoing costs of regulating the permit. The subsistence charges are listed in the tables of charges in Part 3 of the charging scheme.

Sites of High Public Interest (SHPI)

If your site is designated as a SHPI additional fees and a different charging process apply. Additional information on SHPI is included in [section 2.5 of the Environmental Permitting Charges Guidance](#).

- An application for a SHPI is subject to a newspaper advertising fee of £500.
- The number of hours it takes to determine the application will be calculated at £100 per hour (commonly referred to as a ‘time and materials’ charge). If this is higher than the standard application fee listed in the Charging Scheme, the

additional fee component will be charged – please see [section 2.5 of the Environmental Permitting Charges Guidance](#).

Send environmental permit application information in stages

You can ask the Environment Agency if you can submit application information in stages if your proposal is either or both:

- complex
- a novel technology

If you want to submit information in stages read the [guidance](#) and follow the instructions to request as part of enhanced pre-application advice.

Research trials

If you are considering carrying out research or trials read [Waste operations and A1 installations: carrying out research or trials](#). You may not need to apply to vary your permit when you carry out research activity or trials if you follow this guidance.

Supporting documents

You need to supply supporting documents with your application. The online guidance and application form guidance explain what documents you need to provide. Depending on the type of application, you might not be required to provide all of the documents listed below.

If you do not provide the correct supporting information this may delay the processing your application. See [After you apply](#).

Non-Technical Summary

For new bespoke permit and most variation applications you need to send us a simple explanation of your proposed activities (or in the case of a variation, what changes you propose to make). This should include a summary of your operations and a summary of the key technical standards and control measures arising from your risk assessment.

As a guide, this summary document should be no more than one to two pages in length.

Site plan

New waste applications require a site plan. It is also required when you propose to increase or reduce your site boundary.

The plan must clearly show the full site boundary in a single unbroken line. For standard rules permits, the boundary must be in green.

Your plan should clearly mark the site layout, infrastructure and drainage arrangements.

If possible, try to include local features, such as roads or landmarks, this helps identify the site location in the surrounding area.

Site plans are not required for applications relating to mobile plant.

Environmental Management System

For new bespoke permit applications and transfer applications you must send a summary of your environmental management system (EMS). An update to your EMS may also be required for some variation applications. You should follow the [guidance on developing a management system](#).

Your EMS should include a plan for dealing with any incidents or events that could result in pollution. This should follow our [guidance on producing an accident prevention and management plan](#). If applying for a variation, you may need to update this plan to incorporate the proposed changes.

A copy of your ISO 14001 certificate (or equivalent) is not sufficient on its own. You need to provide a summary of the site-specific management system.

Environmental Risk Assessment

For new applications or when you make changes, you must consider the environmental risk posed by your proposals. This must take the form of an environmental risk assessment which should follow the methodology set out in [risk assessments for your environmental permit](#).

You should read our guide to [risk assessments for specific activities](#) and consider using our assessment tool to evaluate your environmental risk. Our assessment tool will inform you when more detailed modelling is required.

You should [check if your site is located in a flood risk zone](#). If the site is in a flood zone, you should assess the risk of pollution in the event of a flood.

Depending on the outcome of your initial environmental assessment, you may be required to undertake detailed modelling of your environmental risk.

Technical Description

For new bespoke permit applications, you will need to provide details of the technical standards you will follow (or in the case of a variation, the standards that apply to the changes you propose to make). Full details of what you need to provide and what standards you should follow are included in [section 3a of the guidance for Part B4 application form](#).

As well as the guidance on risk assessments, management systems and controlling emissions, there is [specific technical guidance for some regulated industry sectors](#). For waste permits, this includes additional guidance on:

- Landspreading
- Mining waste
- Chemical waste
- Healthcare waste
- Non-hazardous and inert waste
- WEEE storage and treatment

Your technical description should include plans showing the layout of your site. The technical assessment should also include details of your operating techniques and the infrastructure you are using to minimise the risk of pollution, including any details of secondary containment used (such as bunds) and how this meets any relevant standards. Please see the [pollution prevention guidance](#) for additional advice.

If you are varying your permit, you should detail any existing operating techniques (as listed in table S1.2 of your permit) that are subject to change by the application being made and demonstrate how they will meet any relevant technical standards.

Waste codes

For new bespoke permit applications and variations to change the types of waste accepted at your site, you need to provide a list of waste codes from the European Waste Catalogue. You should follow the [waste classification technical guidance](#) to decide what waste code your waste should be classified under.

For standard rules permits, the list of waste codes is fixed. If you apply for a standard rules permit, you need to check that it covers all the waste codes that you need to accept for your activity.

Additional waste codes can only be added to bespoke permits under a minor technical variation when the additional codes would not change the waste activity or the risk. If there is a change in risk, you will need to apply for a normal or substantial variation.

For example, if a site is currently operating as a household, commercial and industrial waste transfer station, you will not be able to add clinical waste codes, or hazardous waste codes under a minor technical variation as these require an additional activity adding to the permit.

Under a minor technical variation, you also cannot add waste codes which change the risk of the site, or the management plans required. For example, if a site currently accepts inert construction waste only, adding codes for combustible waste would require a fire prevention plan. If the risk is changing, we also require an

updated risk assessment, and could require other updated documents and plans, including an EMS summary and drainage plan.

If there is a change in waste activity because of adding the new waste codes, you will need to apply to add the relevant activity or vary from the existing one.

Amenity management plans

You must read our guidance on how to [control and monitor emissions for your environmental permit](#).

This includes guidance on controlling pollution from odour, dust, noise, pests and other 'fugitive emissions' (emissions without set emission limits).

For standard rules permits, separate amenity management plans are not required as the risks have been assessed as part of the generic risk assessment for each rules set.

For bespoke permit applications, you may be required to produce standalone amenity management plans to demonstrate how you will control and monitor emissions. The guidance sets out which activities require amenity management plans.

Your amenity management plan will be assessed as part of your application. You may need to pay an additional charge for the assessment. Further information on this is included in the 'How much will my permit cost' section above.

This also applies to variations which may lead to an increase in emissions as a result of the changes being proposed.

We have included additional notes below on specific considerations for noise impact assessments below.

Risks from Noise and Vibration, Industrial and Commercial Sound and Noise Management Plans

If your risk assessment shows your operation is likely to cause pollution from noise or vibration beyond your site boundary you must [provide a noise impact assessment](#) (NIA) based on BS4142:2014+A1:2019 – 'Methods for rating and assessing industrial and commercial sound'.

Where your assessment has used calculations or modelling to predict sound pressure levels at receptors, you must follow our [guidance on the presentation of your acoustic data: Noise impact assessments involving calculations or modelling](#).

Your NIA must be accompanied by a [Noise Management Plan](#) (NMP) based on the results of your NIA.

If you are unsure whether you need to produce a NIA or NMP, we can complete a screening check to check if you are likely to need one. The noise screening is available as part of our enhanced service. You should apply for the enhanced service using the [online pre-application form](#).

We are aware that applicants are not always sure what to provide, and this can cause delays in getting your permit determined. We have produced supplementary advice on completing your NIA and a NMP template to help you get your application right first time. For sectors where we know noise is a common issue, we will provide these documents as part of the basic pre-application response. If you haven't received them but would like a copy, please request them in a follow-up enquiry.

Fire Prevention Plan (FPP)

If you store combustible waste at your site, you need to provide an FPP. You must follow our [guidance on Fire Prevention Plans](#). This tells you what to include in your FPP and the fire prevention measures you must put in place. We have also produced a [Fire Prevention Plan template](#) to help you prepare your plan.

If you are varying your permit and this will lead to an increased fire risk then a new or updated plan will be required.

If you are surrendering (ceasing to operate on) part of your site, or you are transferring part of your site to another operator, then a new or updated plan may be required.

Technical Competence

If your activities include waste management you must meet [legal operator and competence requirements](#). You will need to send in evidence of appropriate technical competence for the proposed activities (or in the case of variations, the proposed changes). You will need to include valid certificates or other acceptable evidence.

If you are supplying WAMITAB certificates as evidence of your technical competency, you need to provide both the original award certificate and a current certificate of continuing competence (if the validity of your original award has expired).

If you are applying for a new site and are relying on the 'grace' period at the permit application stage, you need to provide confirmation of your registration for the relevant technical competence award for your activity. This should be written confirmation from a registered learning centre.

Grace periods are not applicable to transfer and variation applications. You need to meet the full technical competence requirements at the time of applying to transfer or vary your permit.

Site condition report

For new bespoke permits or variations to increase the area of your facility you should send us a site condition report which covers the area that will be covered by the permit. This should be in line with our guidance [H5 Site condition report – guidance and templates](#).

This needs to include a conceptual site model and identify any relevant hazardous substances on site. Quantitative baseline soil and groundwater monitoring data on the condition of the site should be included or a justification on why this is not required should be provided. You should also consider if you need to undertake soil gas monitoring.

If you choose not to take baseline data, this may make it more difficult to demonstrate you have not caused pollution at the site when you apply to surrender the site.

Further Support

Basic advice follow-up questions

If you have questions that are not answered by the document or in the guidance linked from it, you can ask a basic advice follow-up question.

In your follow-up question, you need to include:

- your name
- contact telephone number
- your pre-application reference number (provided in the email accompanying this advice)

You should check your basic follow-up question falls within the scope of basic advice, as listed below. When sending your follow-up question, please summarise your application proposal along with your specific questions.

We can provide free basic advice on:

- the standard rules set which is relevant for your activities, or the type of permit you need if there are no relevant standard rules
- checks on whether your activity meets the criteria for a standard rules permit (we can check your eligibility for a rules set, but you need to decide whether you can meet the conditions)
- heritage and nature conservation screening
- the correct application forms to use
- what guidance you must follow

- information about risk assessments you may need to do to accompany your application
- the correct application charge (in rare cases, complex charging advice may require enhanced pre-application).

Please email your follow-up question to preapplicationservice@environment-agency.gov.uk and we will contact you.

If your question does not fall within the scope of free basic advice we will explain why. You may need to apply for chargeable enhanced pre-application advice.

Enhanced pre-application advice

If you want technical advice on your activity you can apply for our enhanced pre-application service. This a chargeable service. Further details of the service are provided in [section 2.3 of our charging guidance](#).

This enhanced service could include advice on:

- the type of permit you need
- complex modelling
- preparing risk assessments
- parallel tracking for complex permits with planning applications
- monitoring requirements (including baseline)
- what guidance you must follow before you submit your application

Once the Environment Agency receive your request for enhanced pre application they will assess if this is something they are able to provide at this time. Please note: the Environment Agency cannot provide a review of your application prior to submission.

You can apply for enhanced pre-application advice using our [pre-application request form](#).

Submitting an application

Please submit your application by email or, if applicable, by using the online form as detailed in the 'How do I apply for a new permit?' section above. Applications submitted by post may take longer to process.

After you apply

We will check your application to make sure it is complete. We refer to these checks as 'validation' and 'duly making'. This is to ensure we have enough information to start to determine your permit application.

We will contact you if information is missing and can feasibly be provided within 10 working days. If we consider information cannot be provided within this time frame we will return your application with a list of what is missing.

If we cannot progress your application past this stage for any reason, we will return it and refund the application charge minus 20% to cover our costs to that point.

We will not charge this if we return an application after having done very little work – for example, because it contained obvious errors or omissions.

The amount we will keep is capped at £1,500.

Once we have duly made an application we will start to determine it. This is when we do our technical checks. We may need to ask you for further information or additional documents at this stage.

Once an application has been validated and duly made, it is ready to be allocated for determination.

The time it takes us to allocate an application varies, depending on the complexity of the specific application and the availability of a member of our team with the right skills to assess it.

The amount of time taken to determine your application will vary. It will be impacted by factors such as:

- The quality of the application
- The complexity of the application
- Whether an application is of high public interest
- Whether the application includes novel technologies or techniques
- Whether the determination requires input from others, both internal and external to the Environment Agency
- Whether modelling and/or monitoring and assessment is required, for example Air Quality modelling and assessment

The Permitting Officer determining your application will be able to keep you updated with the progress of your application.

User research request - opportunity to take part in the development of the EA's new online service

The Environment Agency is developing a new online service for anyone who:

- applies for environmental permissions
- manages existing permissions

When we use the term 'permissions', we also mean licences, permits, and registrations.

We're looking for people who:

- would like to apply for permissions using the new service
- have experience with environmental permission applications
- are interested in giving feedback on new designs and features

This could include applying for a new permission or managing aspects of them.

If you're interested in taking part in user research email

applypermissions@environment-agency.gov.uk

You can [sign up to use the new service and give feedback](#).

You can use the service without taking part in research. For full details, [access our environmental permits privacy notice](#).

Nature and Heritage Conservation

Screening Report: Bespoke Waste

Reference	EPR/QP3229LK/P001
NGR	SX 87438 73916
Buffer (m)	35
Date report produced	30/01/2025
Number of maps enclosed	1

This nature and heritage conservation report

The nature and heritage conservation sites, protected species and habitats, and other features identified in the table below **must be considered in your application**.

In the further information column, there are links which give more information about the site or feature type and indicate where you are able to self-serve to get the most accurate site boundaries or feature locations.

Most designated site boundaries are available on [Magic map](#). Using Magic map allows you to zoom in and see the site boundary or feature location in detail, Magic map also allows you to measure the distance from these sites and features to your proposed boundary. [Help videos](#) are available on Magic map to guide you through.

Where information is not publicly available, or is only available to those with GIS access, we have provided a map at the end of this report.

Protected Habitats within screening distance

Screening Further Information distance (m)

Deciduous woodland
(see map below)

up to 50m

[Natural England](#)

Where protected species are present, a licence may be required from [Natural England](#) to handle the species or undertake the proposed works.

The following nature and heritage conservation sites, protected species and habitats, and other features have been checked for, where they are relevant for the permit type requested, but have not been found within screening distance of your site unless included in the list above.

Special Areas of Conservation (cSAC or SAC), Special Protection Area (pSPA or SPA), Marine Conservation Zone (MCZ), Ramsar, Sites of Special Scientific Interest (SSSI), National Nature Reserve (NNR), Local Nature Reserve (LNR), Local Wildlife Sites (LWS), Ancient Woodland, relevant species and habitats.

Please note we have screened this application for features for which we have information. It is however your responsibility to comply with all environmental and planning legislation, this information does not imply that no other checks or permissions will be required.

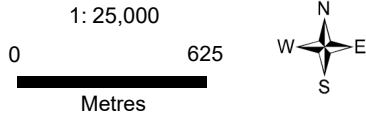
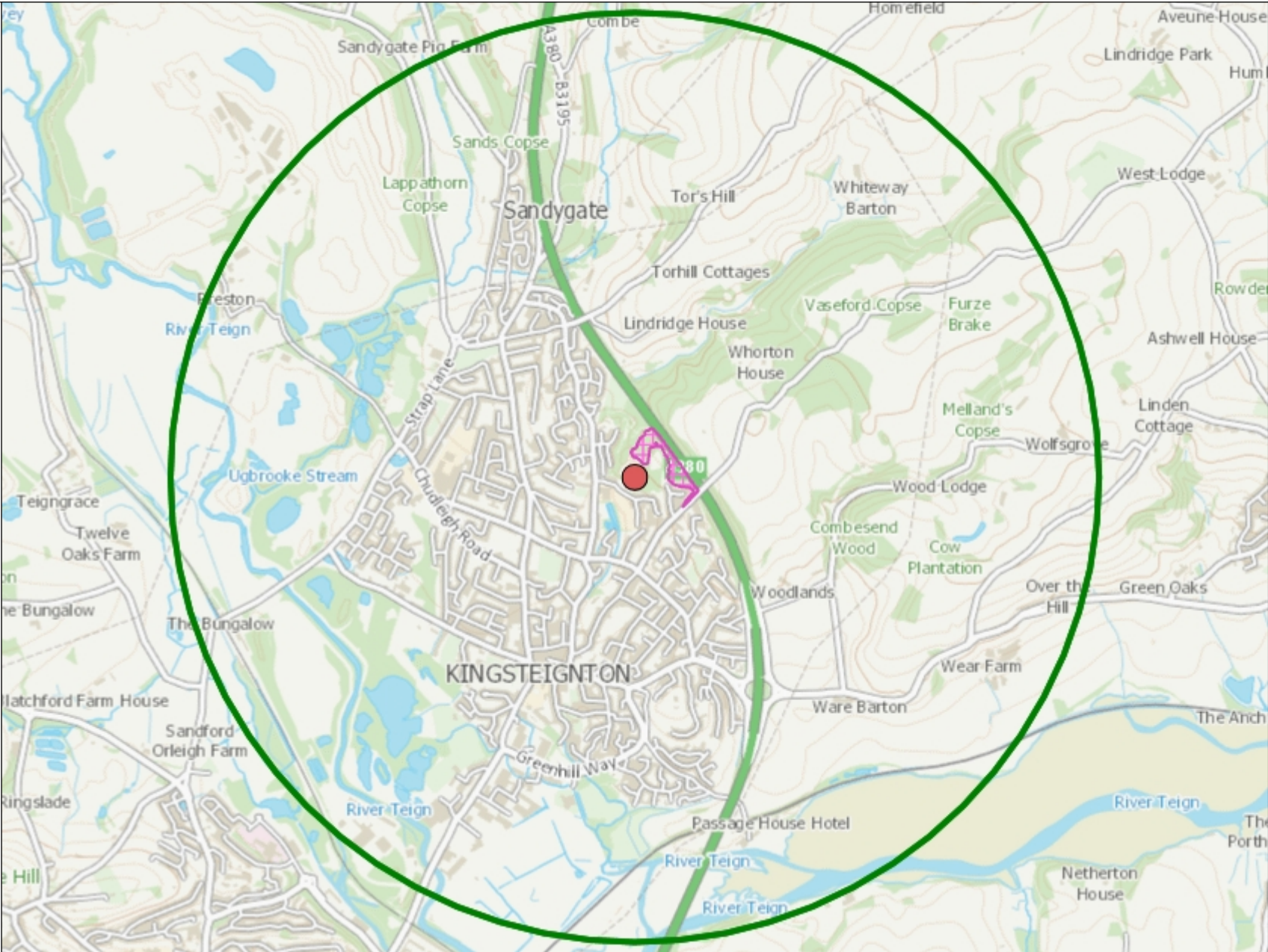
The nature and heritage screening we have conducted as part of this report is subject to change as it is based on data we hold at the time it is generated. We cannot guarantee there will be no changes to our screening data between the date of this report and the submission of the permit application, which could result in the return of an application or requesting further information

Protected Habitats



Legend

 Protected Habitats screened for En Permits



Appendix 2 Part A Form

Application for an environmental permit

Part A – About you



You will need to complete this part of the application form if you are applying:

- for a new permit
- to vary (change) an existing permit
- to surrender your permit
- to transfer an existing permit to yourself

Visit our website to check this is the latest version of the form: <https://www.gov.uk/government/publications/application-for-an-environmental-permit-part-a-about-you>.

Please read through the form before completing it. We expect it will take less than 1 hour to complete if you have all the necessary information available.

The form can be:

1. Saved onto a computer and then filled in.

We recommend you use an Adobe Acrobat product to complete the form. You may not be able to complete the form using different software, such as a PDF reader built into your internet browser.

2. Printed off and filled in by hand. Please write clearly in the answer spaces.

Contents

Section 1: About you

Section 2: Applications from an individual

Section 3: Applications from groups of individuals

Section 4: Applications from public bodies or public corporations

Section 5: Applications from government departments

Section 6: Applications from registered companies, limited liability partnerships and other corporate bodies

Section 7: Contact details

Section 8: How to contact us

Section 9: Where to send your application

Section 10: Feedback

Appendix 1: Date of birth information for installation and waste activities (applications for a new permit or transferring a permit and variations to a waste activity) only

Section 1: About you

About you

Tick the box that describes you as the applicant.

- ☐ An individual. Now go to **section 2**.
- ☐ A group of individuals. Now go to **section 3**.
- ☒ A public body or public corporation. Now go to **section 4**.
- ☐ A government department. Now go to **section 5**.
- ☐ A registered company, limited liability partnerships or other incorporated body. Now go to **section 6**.

To apply, you must be the legal operator of the activity or facility. See: <https://www.gov.uk/guidance/legal-operator-and-competence-requirements-environmental-permits#what-a-legal-operator-is>

Section 2: Applications from an individual

2.1 Name of applicant

Title (optional)

First name

Last name

2.2 Address of applicant

Address

Postcode

Use a business address where possible. Otherwise use a personal address. Individuals based overseas must provide an address for service in the UK.

Now go to **section 7: Contact details**

Section 3: Applications from groups of individuals

Examples of groups of individuals include:

- individuals acting jointly
- individuals that are partners in a general or limited partnership (but not a limited liability partnership)
- unincorporated charities, trusts and associations, (unless recognised as a legal person)

3.1 Trading or organisation name (if any)

Note: we can only issue and transfer permits to named individuals and not to trading or organisation names

3.2 Organisation type

For example, individuals acting jointly (e.g. a club), general partnership, unincorporated charity

3.3 Charity Commission registration number (if any)

Some individuals or groups of individuals with recognised charitable status are entitled to reduced permit fees for certain water discharge activities. We need the Charity Commission registration number to check if this applies to this application.

3.3 Companies House or Limited Liability Partnership number

3.4 Names and addresses of individuals

Provide the names and addresses of all individuals acting jointly, or in a general or limited partnership. Enter the name and address of the first individual. Provide a continuation sheet for all remaining individuals.

For corporate partners in a general or limited partnership, provide the company name and registration number on the continuation sheet.

For unincorporated trusts, charities and associations, provide the name and address of the nominated representative who will hold the permit in the organisation's name and all individuals that form the governing body, for example trustees. Use a continuation sheet as necessary.

Section 3: Applications from groups of individuals, continued

3.4a Name of first individual

Title (optional)

First name

Last name

3.4b Address of first individual

Address

Postcode

Use a business address where possible. Otherwise use a personal address. Individuals based overseas must provide an address for service in the UK.

3.4c Continuation sheet

Document reference of continuation sheet (if any):

Now go to **section 7: Contact details**

Section 4: Applications from public bodies or public corporations

4.1 Name of public body or corporation

Devon County Council

4.2 Type of public body or corporation

Local Government Authority

For example, local government body, executive agency, non-departmental public body

4.3 Charity Commission number (if any)

Section 4: Applications from public bodies or public corporations, continued

4.4 Address of public body or corporation

Address

County Hall,
Topsham Road,
Exeter,
Devon

Postcode

EX2 4QD

Now go to **section 7: Contact details**

Section 5: Applications from government departments

5.1 Title of Secretary of State for relevant department

Title

For example, Secretary of State for Environment, Food and Rural Affairs

5.2 Address of the government department

Address

Postcode

Now go to **section 7: Contact details**

Section 6: Applications from registered companies, limited liability partnerships and other corporate bodies

6.1 Name of company, limited liability partnership or other incorporated body

6.2 Type of incorporated body

For example, private limited company, public limited company, limited liability partnership, incorporated society, charitable incorporated organisation or community interest company

6.3 Companies House registration number (if any)

6.4 Charity Commission number (if any)

6.5 Additional information if not registered with Companies House or The Charity Commission

If you are not registered with Companies House or The Charity Commission, supply:

- evidence that your company or corporate body is a legal entity
- a description of how you will be the legal operator if you are an overseas company without a UK presence.

This does not apply to variations or surrender applications.

Document reference for evidence/description:

Evidence of legal entity could, for example, include:

- a copy of your Certificate of Incorporation for companies.
- a copy of your Memorandum and Articles of Association for incorporated charities and trusts

Section 6: Applications from registered companies, limited liability partnerships and other corporate bodies, continued

6.6 Principal address or Registered Office of registered company, limited liability partnership or other incorporated body

Address

Postcode

For registered companies and limited liability partnerships this is the office address registered with Companies House. For other incorporated bodies use your principal business address or the address registered with The Charity Commission.

6.7 Main business address of registered company, limited liability partnerships or other incorporated body

Address

Postcode

Your main UK business address is required only if your principal or registered office address is overseas.

Now go to **section 7: Contact details**

Section 7: Contact details

7.1 Application contact

Provide the details of someone we can contact about your application. The person must have the authority to act on your behalf.

Title (optional)

Mr

First name

Charlie

Last name

George

Position

Principal Consultant

Address

Unit 11, Three Rivers Business Centre, Felixstowe Rd, Ipswich

Postcode

IP10 0BF

Phone number

07 494 328 499

Email

charlie.george@mgroupltd.com

- ☒ Tick if you would like all general communication about this application sent to the above email address.

7.2 Contact for receipt of official documents

This question does not apply to applications from individuals acting jointly

Provide the details of someone we can send official documents to, such as notices and copies of permits. For companies this must be a company secretary, clerk or a director.

For partnerships, this must be a person with control or management of the partnership.

- ☐ Tick if the contact is the same as in question 7.1 (application contact). Otherwise complete the details below.

Section 7: Contact details, continued

Title (optional)

Mr

First name

Ian

Last name

James

Position

Highways and Traffic Management Group Manager

Email

ian.james@devon.gov.uk

Telephone number

01392383000

7.3 Operational contact

This is optional for variations and surrenders. We use this information to help us know who to contact about operations at the site, returns and reporting.

- ☐ Contact details are the same as question 7.1 (application contact)
- ☒ Contact details are the same as question 7.2 (contact for receipt of official documents)

Otherwise complete the details below.

Title (optional)

First name

Last name

Address

Postcode

Phone number

Section 7: Contact details, continued

Email

7.4 Billing contact

Provide a billing contact where we can send invoices, such as the annual subsistence charge

- ☐ Contact details are the same as question 7.1 (application contact)
- ☒ Contact details are the same as question 7.2 (contact for receipt of official documents)
- ☐ Contact details are the same as question 7.3 (operational contact)

Otherwise complete the details below.

Title (optional)

First name

Last name

Position

Address

Postcode

Phone number

Email

Now fill in Appendix 1 if you are applying for a new permit or transferring a permit for an installation or waste activity.

This does not apply to applications from public bodies, statutory corporations or government departments.

Section 8: How to contact us

If you have difficulty filling in this form, please contact the person who sent it to you or contact us as shown below.

General enquiries: 03708 506 506 (Monday to Friday, 8am to 6pm)

Textphone: 03702 422 549 (Monday to Friday, 8am to 6pm)

Email: enquiries@environment-agency.gov.uk

Website: www.gov.uk/government/organisations/environment-agency

If you are happy with our service, please tell us. It helps us to identify good practice and encourages our staff. If you're not happy with our service, please tell us how we can improve it. More information on how to do this is available at: www.gov.uk/government/organisations/environment-agency/about/complaints-procedure

Please tell us if you need information in a different language or format (for example, in large print) so we can keep in touch with you more easily.

Section 9: Where to send your application

Send one electronic copy of your completed application via email to:

- PSC-WaterQuality@environment-agency.gov.uk for water discharge activities
- PSC@environment-agency.gov.uk for waste or installation activities
- flood.permitting@environment-agency.gov.uk for flood risk activities

Alternatively send one paper copy of your application to:

Integrated Permitting Services
Environment Agency
Quadrant 2
99 Parkway Avenue
Parkway Business Park
Sheffield
S9 4WF

Section 10: Feedback

We want to make our forms easy to fill in and easy to understand. Please use the space below to give us any comments that you may have about this form. (You don't have to answer this part of the form, but it will help us improve our forms if you do.)

How long did it take you to fill in this form?

5 minutes

We will use your feedback to improve our form. Would you like a reply to your feedback?

- ☐ Yes please
- ☒ No thank you

Appendix 1: Date of birth information for installation and waste activities (applications for a new permit or transferring a permit and variations to a waste activity) only

This appendix applies to installation and waste operation activities. Only complete if you are applying for a new permit or to transfer an existing one. This does not apply to applications from public bodies, public corporations and government departments

Dates of birth information in this appendix will not be put onto our Public Register

1 Are you applying as an individual; group of individuals; or a registered company, Limited liability partnership or other incorporated body?

- ☐ An individual. Now go to 2.
- ☐ A group of individuals. Now go to 3.
- ☒ A registered company, limited liability partnership or other incorporated body. Now go to 4.

2 Applications from an individual

Title (optional)

First name

Last name

Date of birth (DD/MM/YY)

3 Applications from a group of individuals

Provide the names and dates of birth of all individuals acting jointly, or in a general or limited partnership.

For unincorporated trusts, charities and associations provide the name and date of birth of all individuals that are part of the group's controlling or guiding mind. For example:

- trustees
- chairperson
- treasurer
- secretary
- or a person with a similar position

Provide a continuation sheet where necessary.

First individual

Title (optional)

First name

Last name

Date of birth (DD/MM/YY)

Second individual

Title (optional)

First name

Last name

Date of birth (DD/MM/YY)

Third individual

Title (optional)

First name

Last name

Date of birth (DD/MM/YY)

Fourth individual

Title (optional)

First name

Last name

Date of birth (DD/MM/YY)

Continuation sheet for additional individuals or corporation

Document reference of continuation sheet (if any):

4 Applications from registered companies, limited liability partnership or other incorporated bodies

For registered companies provide the names and dates of birth of all directors and any company secretary.

For limited liability partnerships provide the names and dates of birth of all partners.

For other incorporated bodies provide the name and date of birth of all individuals that are part of the body's controlling or guiding mind. For example:

- trustees
- chairperson
- treasurer
- secretary
- or a person with a similar position

Use a continuation sheet where necessary.

Provide the company name and registration number on a continuation sheet for any corporate:

- directors
- company secretaries
- partners

First person

Title (optional)

First name

Last name

Position

Date of birth (DD/MM/YY)

Second person

Title (optional)

First name

Last name

Position

Date of birth (DD/MM/YY)

Third person

Title (optional)

First name

Last name

Position

Date of birth (DD/MM/YY)

Fourth person

Title (optional)

First name

Last name

Position

Date of birth (DD/MM/YY)

Continuation sheet for additional people

Document reference of continuation sheet (if any):

Appendix 3 Part B2 Form

Appendix 4 Part B4 Form

Application for an environmental permit

Part B4 – New bespoke waste operation permit



Fill in this part of the form, together with parts A, B2 and F1, if you are applying for a new bespoke permit for a waste operation. Please check that this is the latest version of the form available from our website.

Please read through this form and the guidance notes that came with it.

You can apply online for waste bespoke environmental permits.

Apply online for an environmental permit.

The form can be:

- 1) saved onto a computer and then filled in. Please note that the form follows a logic that means questions will open or stay closed depending on a previous answer. So you may not be able to enter text in some boxes.
- 2) printed off and filled in by hand. Please write clearly in the answer spaces.

It will take less than three hours to fill in this part of the application form.

Contents

- 1 What waste operations are you applying for?
- 2 Point source emissions to air, water and land
- 3 Operating techniques
- 4 Monitoring
- 5 How to contact us

Appendix 1 – Specific questions for the recovery to land for agricultural benefit of compost like outputs from the treatment of mixed municipal solid wastes

Appendix 2 – Specific questions for inert waste landfill and deposit for recovery operations

1 What waste operations are you applying for?

Fill in Table 1a with details of what you are applying for.

Fill in a separate table for each waste operation you are applying for. Use a separate sheet if you have a long list and send it to us with your application form. Tell us below the reference you have given the extra sheet.

Document reference

See Permit Application Report 5101702-MIL-EAC-ZZ-PT-LE-0

Types of waste accepted

For each line in Table 1a, fill in a separate document to list those wastes you will accept on the site for that operation, giving the List of Wastes catalogue code (search for 'Technical guidance on how to assess and classify waste' at www.gov.uk/government/organisations/environment-agency). If you need to exclude waste from your activity or facility by restricting the description, quantity, physical nature, hazardous properties, composition or characteristic of the waste, include these in the document. Send it to us with your application form.

1 What waste operations are you applying for?, continued**Table 1a – Waste operations which do not form part of an installation**

Name of the waste operation	Description of the waste operation	Annex I (D codes) and Annex II (R codes) and descriptions	Hazardous waste treatment capacity (if this applies) (See note 1)	Non-hazardous waste treatment capacity (if this applies) (See note 1)
Add extra rows if you need them. If you do not have enough room, go to the line below or send a separate document and give us the document reference here	Use the description from the guidance. Include any extra detail that you think would help to accurately describe what you want to do			
Physical treatment of non-hazardous waste	Dewatering and storage of street cleansing waste produced from the cleansing of highway and highway drainage infrastructure	R3, R5, R13, D15		100.00
For all waste operations	Total storage capacity (see note 2)			200.00
	Annual throughput (tonnes each year)			5,000.00

Notes

1 By 'capacity', we mean:

- the total landfill capacity (cubic metres) for landfills
- the total treatment capacity (tonnes each day) for waste treatment
- the total storage capacity (tonnes) for waste-storage operations

2 By 'total storage capacity', we mean the maximum amount of waste in tonnes you store on the site at any one time.

1 What waste operations are you applying to vary?, continued

Please provide the document reference. You can use Table 1b as a template.

If you want to accept any waste with a code ending in 99, you must provide more information and a full description of the waste in the document, (for example, detailing the source, nature and composition of the waste). Where you only want to receive specific wastes within a waste code you can provide further details of the waste you want to receive. Where a waste is dual coded you should use both codes for the waste.

Document reference

5101702-MIL-EAC-ZZ-PT-LE-002-S3-P01, Table 2

Table 1b – Template example – types of waste accepted and restrictions

Waste code	Description of the waste
Example	Example
02 01 08*	Agrochemical waste containing hazardous substances
18 01 03*	Infectious clinical waste, not contaminated with chemicals or medicines – human healthcare (may contain sharps) for alternative treatment
17 05 03*/17 06 05*	Non-hazardous soil from construction or demolition contaminated with fragments of asbestos cement sheet

1c Deposit for recovery purposes (see Appendix 4 and the guidance notes on part B4)

Are you applying for a waste recovery activity involving the permanent deposit on waste on land for construction or land reclamation (including landfill restoration)?

No ☒ Go to section 2

Yes ☐

Are you applying for an inert landfill permit that includes a restoration activity using waste?

No ☒ Go to section 2

Yes ☐ Please send us a copy of your restoration plan in accordance with our guidance at <https://www.gov.uk/guidance/landfill-operators-environmental-permits/restore-your-landfill-site>

Have we advised you during pre-application discussions that we believe the activity is waste recovery?

No ☒ Go to section 2

Yes ☐

Have there been any changes to your proposal since the discussions?

No ☒

Yes ☐

Please send us a copy of your waste recovery plan that complies with our guidance at <https://www.gov.uk/guidance/waste-recovery-plans-and-permits>. You need to highlight any changes you have made since your pre-application discussions. Also give us the reference number of the document with your justification.

Please note that there is an additional charge for the assessment of a waste recovery plan that must be submitted as part of this application. For the charge see <https://www.gov.uk/topic/environmental-management/environmental-permits>.

Document reference

2 Point source emissions to air, water and land

Fill in Table 2 below with details of the point source emissions that result from the operating techniques at each of your waste operations.

Fill in one table for each waste operation.

Table 2 – Emissions

Name of the waste operation				
Point source emissions to air				
Emission point reference and location	Source	Parameter	Quantity	Unit
Point source emissions to water (other than sewers)				
Emission point reference and location	Source	Parameter	Quantity	Unit
Point source emissions to sewers, effluent treatment plants or other transfers off site				
Emission point reference and location	Source	Parameter	Quantity	Unit
Point source emissions to land				
Emission point reference and location	Source	Parameter	Quantity	Unit

Supporting information

3 Operating techniques

3a Technical standards

Fill in Table 3a for each waste operation you refer to in Table 1a above and list the ‘appropriate measures’ you are planning to use. If you are using the standards set out in the relevant technical guidance(s) (TGN) there is no need to justify using them within your documents in Table 3a.

You must justify your decisions in a separate document if:

- there is no technical standard
- the technical guidance provides a choice of standards, or
- you plan to use another standard

This justification could include a reference to the Environmental Risk Assessment provided in part B2 of the application form.

Table 3a should summarise:

- the operations undertaken
- the measures you will use to control the emissions from your process, as identified in your risk assessment or the relevant technical guidance
- how you will meet other standards set out in the relevant technical guidance

Table 3a – Technical standards

Fill in a separate table for each waste operation.

Waste operation	Physical treatment of non-hazardous waste	
Description of the waste operation Add extra rows if you need them	Appropriate measure (TGN reference)	Document reference (if appropriate)
Dewatering and storage	Non-hazardous and inert waste: appropriate mea	

In all cases, describe the type of facility or operation you are applying for and provide site infrastructure plans, location plans and process flow diagrams or block diagrams to help describe the operations and processes undertaken. Give the document references you use for each plan, diagram and description.

Document reference

Appendices 6, 9, 10, and 12.1

3b General requirements

Fill in a separate table for each waste operation.

Table 3b – General requirements

Name of the waste operation	
If the technical guidance or your risk assessment shows that emissions of substances not controlled by emission limits are an important issue, send us your plan for managing them	Document reference or references
If the technical guidance or your risk assessment shows that odours are an important issue, send us your odour management plan. If your activity type is listed in the guidance document ‘Control and monitor emissions for your environmental permit’ as needing an odour management plan, or your risk assessment shows that odours are an important issue, you need to send us your odour management plan.	Document reference or references
If the technical guidance or your risk assessment shows that noise or vibration are important issues, send us your noise or vibration management plan (or both)	Document reference or references

3 Operating techniques, continued

We may need to ask for management plans or risk assessments in other circumstances based on our regulatory experience. If you are unsure as to whether you need to submit a management plan with your application, please discuss this with the Environment Agency prior to submission.

Search for 'Risk assessment for your environmental permit' at www.gov.uk/government/organisations/environment-agency.

3c Information for specific sectors

For some of the sectors, we need more information to be able to set appropriate conditions in the permit. This is as well as the information you may provide in sections 5, 6 and 7. For those activities listed in Table 3c, you must answer the questions in the related document.

Table 3c – Questions for specific sectors

Sector	Appendix
Recovery to land for agricultural benefit of compost like outputs from the treatment of mixed municipal solid wastes	See the questions in appendix 1
Inert landfill and deposit of waste on land for construction, land reclamation, restoration or improvement	See the questions in appendix 2

General information

4 Monitoring

4a Describe the measures you use for monitoring emissions by referring to each emission point in Table 2 above

You should also describe any environmental monitoring. Tell us:

- how often you use these measures
- the methods you use
- the procedures you follow to assess the measures

Document reference

4b Point source emissions to air only

Provide an assessment of the sampling locations used to measure point source emissions to air. The assessment must use M1 (search for 'M1 sampling requirements for stack emission monitoring' at www.gov.uk/government/organisations/environment-agency).

Document reference of the assessment

5 How to contact us

If you need help filling in this form, please contact the person who sent it to you or contact us as shown below.

General enquiries: 03708 506 506 (Monday to Friday, 8am to 6pm)

Textphone: 03702 422 549 (Monday to Friday, 8am to 6pm)

Email: enquiries@environment-agency.gov.uk

Website: www.gov.uk/government/organisations/environment-agency

If you are happy with our service, please tell us. It helps us to identify good practice and encourages our staff. If you're not happy with our service, please tell us how we can improve it.

Please tell us if you need information in a different language or format (for example, in large print) so we can keep in touch with you more easily.

Feedback

(You don't have to answer this part of the form, but it will help us improve our forms if you do.)

We want to make our forms easy to fill in and our guidance notes easy to understand. Please use the space below to give us any comments you may have about this form or the guidance notes that came with it.

How long did it take you to fill in this form?

30 minutes

We will use your feedback to improve our forms and guidance notes, and to tell the Government how regulations could be made simpler.

Would you like a reply to your feedback?

Yes please

☐

No thank you

☒

For Environment Agency use only

Date received (DD/MM/YYYY)

Our reference number

Payment received?

No ☐

Yes ☐

Amount received

£

Plain English Campaign's Crystal Mark does not apply to appendices 1 to 2.

Appendix 1 – Specific questions for the recovery to land for agricultural benefit of compost like outputs from the treatment of mixed municipal solid wastes

1 Please provide an accurate and reliable characterisation of your compost like outputs (CLO). This should be based on sampling and analysis of the CLO produced by the treatment (MBT) process over a 12-month period and in accordance with section 2 of TGN 6.15

Document reference

2 Please provide an agricultural benefit assessment for the use of your CLO. This should be based on section 2 of TGN 6.15 and should be signed and dated by an appropriate technical expert

Document reference

3 Please provide a site-specific risk assessment of risks to soil and food chain receptors. This should be based on Schedule 2 of TGN 6.15 and include a map with a green outline showing the boundary of the area being treated and include:

- locations where the waste will be stored and spread
- any spring, well or borehole used to supply water for domestic or food production purposes that is within 250 metres of the area being treated
- any spring, well or borehole not being used for domestic or food production purposes that is within 50 metres of the area being treated
- any European designated sites (candidate or Special Area of Conservation, proposed or Special Protections Area in England and Wales or Ramsar Site) or Sites of Special Scientific Interest (SSSI) which are within 500 metres of the place where waste is to be stored or spread
- the location of public rights of way
- any Groundwater Source Protection Zones
- surface watercourses
- any buildings or houses within 250 metres of the area being treated
- land drains within the boundary

Document reference

4 Are the technical standards and measures fully in line with those set out in section 3 of TGN 6.15?

No ☐ Provide justification for departure from TGN 6.15 and a copy of the proposed technical standards, measures or procedures

Document reference

Yes ☐

Appendix 2 – Specific questions for inert waste landfill and deposit for recovery operations

1 Please provide your Environmental Setting and Site Design (ESSD) report

Document reference

Note: You should use the Environment Agency template to help you develop an environmental setting and site design (ESSD) report.

2 Please provide your Waste Acceptance Procedures (including Waste Acceptance Criteria)

Document reference

3 Have you provided a hydrogeological risk assessment (HRA) for the site?

No ☐ Please refer to the section of your ESSD that explains why this is unnecessary for your site

Yes ☐ Document reference

4 Have you completed an outline engineering plan for the site?

No ☐ Please refer to the section of your ESSD that explains why this is unnecessary for your site

Yes ☐ Document reference

5 Have you provided a stability risk assessment (SRA) for your site?

No ☐ Please refer to the section of your ESSD that explains why this is unnecessary for your site

Yes ☐ Document reference

Appendix 2 – Specific questions for inert waste landfill and deposit for recovery operations, continued

6 Have you completed a monitoring plan for the site?

No ☐ Please refer to the section of your ESSD that explains why this is unnecessary for your site

Yes ☐ Document reference

7 Have you completed a plan for closing the site and procedures for looking after the site once it has closed?

No ☐ If no for deposit for recovery activities please refer to the section of your ESSD that explains why this is unnecessary for your site

Yes ☐ For inert waste landfill you must provide a closure plan

Document reference

Spreading waste to support plant growth

8a Does the activity involve the deposit of waste to create or treat a growing medium (R10 for land treatment)?

No ☐

Yes ☐

8b If you answered 'yes' to question 8a, does the R10 activity include the spreading of waste to improve the quality of the growing medium (e.g. soil conditioner to improve existing soil profile)?

No ☐

Yes ☐ Go to question 8c

8c If you have answered 'Yes' to question 8b, have you completed a benefit statement?

No ☐ Please explain why

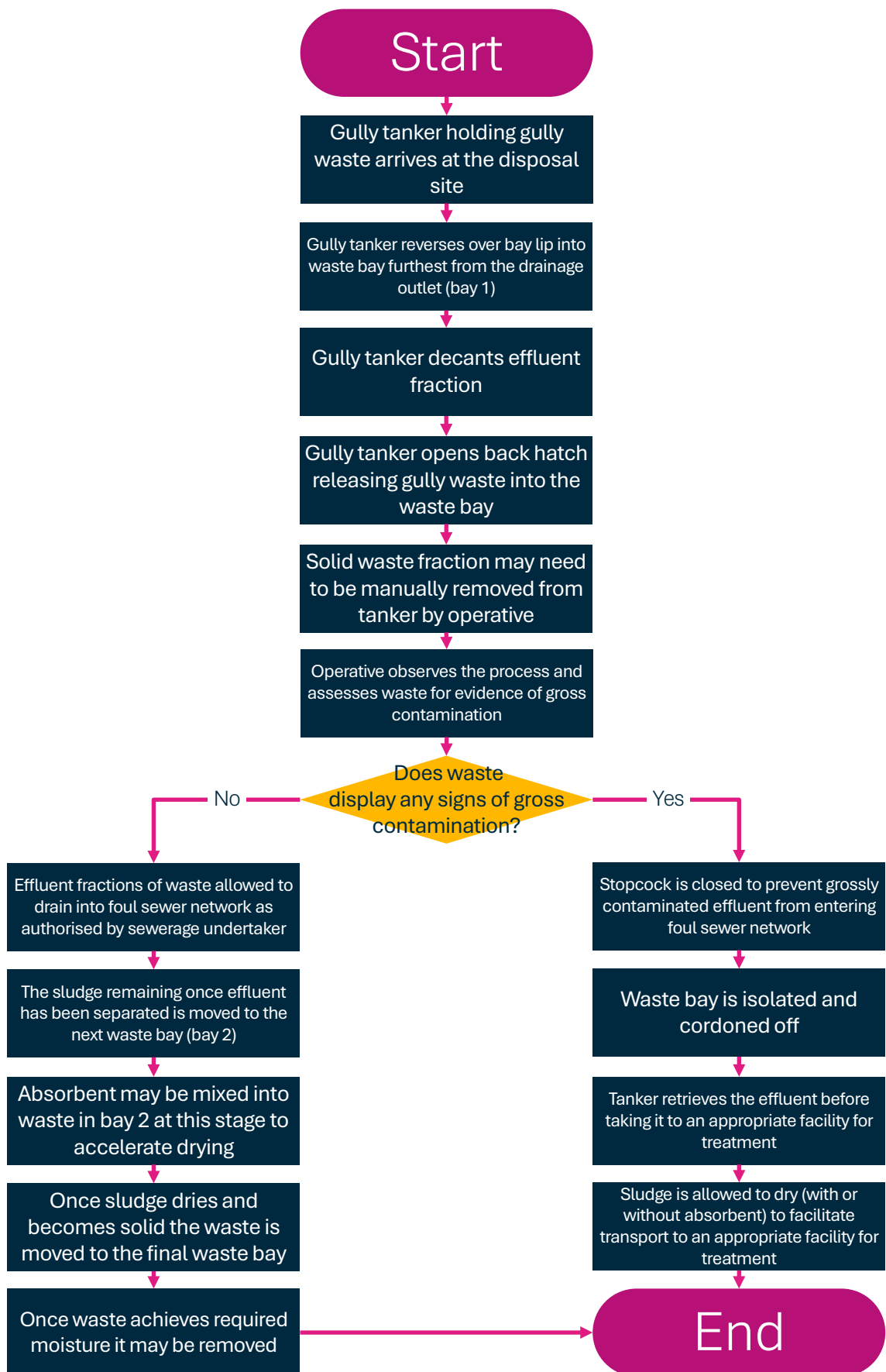
Document reference

Yes ☐

Note: Refer to our guidance when completing your statement (including EPR 8.01, section 6).

Appendix 5 Part F1 Form

Appendix 6 Activity Process Flow Diagram



Appendix 7 Company Information

Appendix 8 EMS Summary



M GROUP

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Appendix 8

Environmental Management System Summary

18 December 2025

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 Appendix 2 CIWM WAMITAB Certificate	 9

Environmental Management System

Details of M Group Highways' Environmental Management System

Introduction

M Group Highways' Environmental Management System (EMS) is accredited to ISO 14001 and which is externally audited by BSI. M Group Highways produce a Depot Environmental Management Plan (DEMP) for all operational depots which utilises the principles of their EMS and applies it in a site-specific context.

Structure

The structure of the DEMP may be found below:

Section	Item Name	Description
1	Depot Environmental Management Plan	
1.1	Scope	An introduction to the Depot and the objectives of the document
2	General Information	
2.1	Operational Hours	A summary of operational hours for the Depot and the office throughout the year
2.2	Welfare Facilities	A summary of what welfare facilities are available and their location
2.3	Site Security	A summary of site security that has been implemented at the site
2.4	Environmental Training	Provides details of the minimum training requirement for different site users
2.5	Contaminated Land	A summary of the available land contamination information for the Depot
2.6	Drainage	Details of the drainage information available

Section	Item Name	Description
3	Depot Information	
3.1	Office Location	Details of the office location including, address, postcode, grid reference, and what3words
3.2	Staff	Details of the number of staff and roles, responsibilities, and contact information for key site staff
4	Operation	
4.1	Activities	Details of the operations that are performed out of the depot including a link to generic risk assessments for each
4.2	Layout	Details of the site layout
5	The Regulator	
5.1	Contacts	Details of the relevant regulators and their contact details
5.2	Public Liaison	Details of who manages engagement with the public
6	Permissions	
6.1	Environmental Permit	Details of the bespoke environmental permit that authorised the dewatering activities at the Depot
6.2	Waste Carrier Registration	Details of the Applicant's Waste Carrier Registration
7	Compliance	
7.1	Drainage	Details of inspectors, inspection schedule, maintenance schedule, and maintenance partners
7.2	Sampling	Details of sampling suite and frequency pertaining to the Applicant's Trade Effluent Consent
8	Emergency	
8.1	Incident Reporting	Details of incident training, who to report to, and their contact details
8.2	Spill Management	Details of spill response procedure, spill kit requirements, and emergency response partners

Section	Item Name	Description
8.3	Fire	Details of fire response procedures
9	Stores	
9.1	Oil Storage	Details of the oils stored on the Depot and their locations
9.2	Salt Storage	Details of the winter maintenance salt stored on the Depot and their locations
9.3	Material Storage	Details of the materials stored on the Depot and their locations
9.4	Secondary Containment	Details of the minimum secondary containment requirement for liquids stored on the Depot
10	Receptors	
10.1	Surroundings	Details of the site boundary, and sensitive human and infrastructure receptors within 250m of the Depot
10.2	Designations	Details of the environmental designations within 2km of the Depot
10.3	Geology	Details of the geology underlying the Depot
10.4	Hydrogeology	Details of the hydrogeology underlying the Depot
10.5	Hydrology	Details of the hydrological features within 250m of the Depot and flood risk
10.6	Source Protection Zones	Details of the source protection zone(s) the Depot is situated within
10.7	Wind	Details of the prevailing wind direction and strength at the Depot
10.8	Air Quality Management Areas	Details of the Air Quality Management Area(s) the Depot is situated within
11	Controls	
11.1	Dust	Details of dust control measures that will be implemented by the Depot and when

Section	Item Name	Description
11.2	Noise	Details of the noise control measures that will be implemented by the Depot and when
11.3	Ecology	Details of the ecological protection measures that will be implemented by the Depot and when
12	Waste	
12.1	Storage	Details of waste storage principles for waste not requiring an environmental permit
13	Environmental Permit	
13.1	Activities	Details of the waste activities authorised by the Environment Agency
13.2	Method	Details of the waste treatment process
13.4	Access	Details of where the permit may be accessed by users of the Depot
13.4	Boundary	Details of the extent of waste treatment activities authorised by the Environment Agency at the Depot
13.5	Environmental Risk Assessment	Details of where to find the Environmental Risk Assessment for the authorised waste treatment activity
13.6	Training	Details of training requirements for staff of the Depot pertaining to the environmental permit and its conditions
13.7	Notification	Details of the notification requirements should the conditions of the permit be breached, or an environmental incident occur
13.8	Effluent Sampling	Details of effluent sampling locations, frequencies, and methodologies
13.9	Solid Waste Sampling	Details of solid waste sampling locations, frequencies, and methodologies
Appendix 1	Authorised Waste Codes	List of authorised List of Waste codes that are authorised to be accepted
Appendix 2	Location Plan	A location plan illustrating Rydon Depot's situation

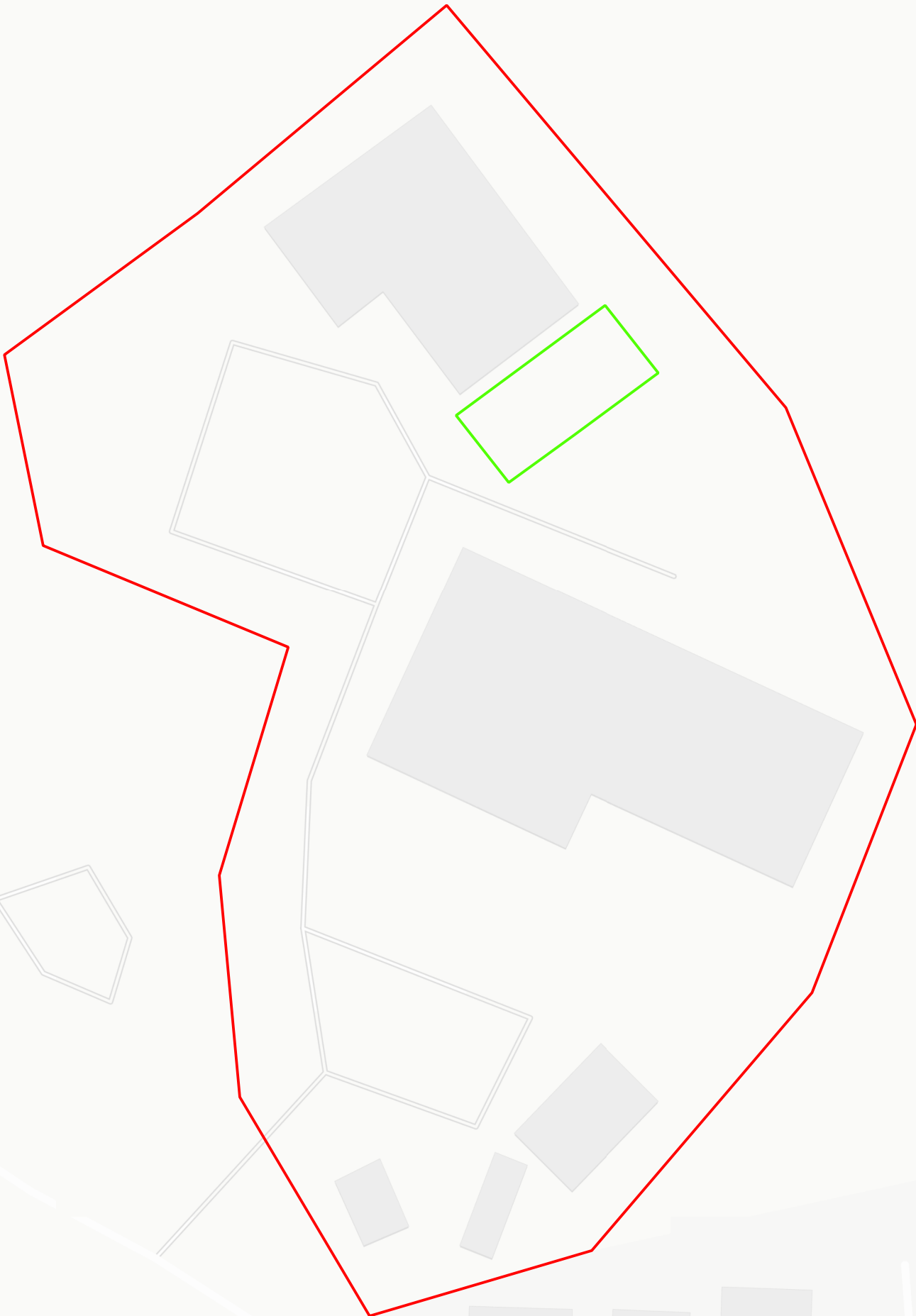
Section	Item Name	Description
Appendix 3	Activity Plan	A plan illustrating where activities are performed on Rydon Depot
Appendix 4	Depot Drainage Plan	A plan illustrating where drainage infrastructure may be found
Appendix 5	Boundary Plan	A plan illustrating the Rydon Depot site boundary and permit boundary
Appendix 6	Environmental Permit	A copy of the environmental permit issued by the Environment Agency
Appendix 7	Environmental Risk Assessment	A copy of the ERA submitted as part of the permit application
Appendix 8	BSI ISO14001 Certificate	A copy of M Group Highways' BSI awarded ISO14001 certificate
Appendix 9	CIWM WAMITAB Certificate	A copy of the Technically Competent Manager's CIWM WAMITAB certificate

M Group Highways' BSI ISO14001 certificate and the Technically Competent Manager's CIWM WAMITAB certificate may be found Appendix 1 and Appendix 2 of this document, respectively.

Appendix 1 BSI ISO14001 Certificate

Appendix 2 CIWM WAMITAB Certificate

Appendix 9 Permit Boundary Plan



M GROUP



Key

-  Approximate Site Boundary
-  Approximate Permit Boundary

Title	Depot Boundary Plan
Reference	Rydon Depot
Scale	1:1,000
Date	29/05/25
Revision	0
Author	CG
Changelog	-

Appendix 10 Drainage Plan



NOTES

1. DO NOT SCALE FROM THIS DRAWING USE FIGURED DIMENSIONS ONLY.
2. ALL DIMENSIONS AND LEVELS ARE IN METRES UNLESS NOTED OTHERWISE.
3. REFER TO DRAWING NO's. HP/EP98181A / 104 & 105 FOR DETAILS OF MANHOLES, CONCRETE SURROUND TO SEWERS AND PIPE BEDDING.
4. FOR STANDARD DETAILS REFER TO DRAWING NO. HP/EP98181A/104 & 105.
5. ALL DRAINAGE CONNECTED FROM DOWNSTEAM END.
6. ALL DRAINAGE TO HAVE CONCRETE BED AND SURROUND UNLESS OTHERWISE STATED. FOR DETAILS REFER TO DRAWING NO. HP/EP98181A/104.
7. ALL LEVELS IN METRES AND DIMENSIONS IN MILLIMETRES.
8. REFER TO DRAWING NO. HP/EP98181A/100 FOR INDICATIVE LOCATION OF UNDERGROUND SERVICES.

designed RLD	produced TS	checked ME	approved DR
scale(s) 1:250 @ A1		date 11/02/10	
ACAD Ref 100.dwg			



**Director of Environment,
Economy and Culture**



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JOB

RYDON QUARRY
HIGHWAYS DEPOT
NEWTON ABBOT

DRAWING TITLE

PROPOSED WORKS
(SHEET 1 OF 2)
CONNECTION TO PUBLIC
FOUL SEWER

drawing number HPE98181A/102 AB1

Appendix 11 Non-Technical Summary



M GROUP

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Appendix 11

Non-Technical Summary

18 December 2025

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Summary

A summary of the activities authorised by the environmental permit

Non-Technical Summary

M Group Highways Limited (M Group Highways) intend to accept and dewater street cleaning residues (List of Waste code 20 03 03) at Devon County Council's Rydon Depot, Kingsteignton facility.

The activity will involve receiving the waste in effluent and sludge forms before filtering them to remove any solids. The solid fraction will subsequently be stored in such a manner as to promote drying, before being removed from site for disposal or recovery. The effluent is discharged to the foul sewer network through separate authorisation with the local sewerage undertaker.

M Group Highways intend to accept up to 5,000 tonnes of street cleansing residues, produced from the cleaning of highways and highway drainage infrastructure, annually, with a maximum of 200 tonnes stored at any one time.

This activity will help M Group Highways to delivery a more effective, resilient service to the county, on behalf of Devon County Council Highways.

Appendix 12 Environmental Risk Assessment



M GROUP

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Appendix 12

Environmental Risk Assessment

18 December 2025

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Introduction

An introduction to the site and the activity

Background

This Environmental Risk Assessment (ERA) has been produced by M Group Highways (MGH) in support Devon County Council’s application for a bespoke waste activity environmental permit. The application has been made to authorise the treatment and storage of street cleansing waste at their Rydon Depot facility located in the town of Kingsteignton, Devon.

The street cleansing residues to be treated and stored will be produced by the cleansing of highway and highway drainage infrastructure.

Location Information

The location data for Rydon Depot has been summarised below. The location of the depot and the activities may be in Appendix 1.

Table 1: Location data for Rydon Depot and waste activity

Data	Details
Name	Devon County Council - Rydon Depot
Address	Avery Hill, Kingsteignton, Newton Abbot
Postcode	TQ12 3LB
Grid reference (site, centroid)	SX 87430 73922
Grid reference (activity, centroid)	SX 87438 73954

Hazards

An assessment of the waste activity to identify potential hazards

Activity Layout

The layout of waste treatment infrastructure used to treat the street cleaning residues may be viewed below.

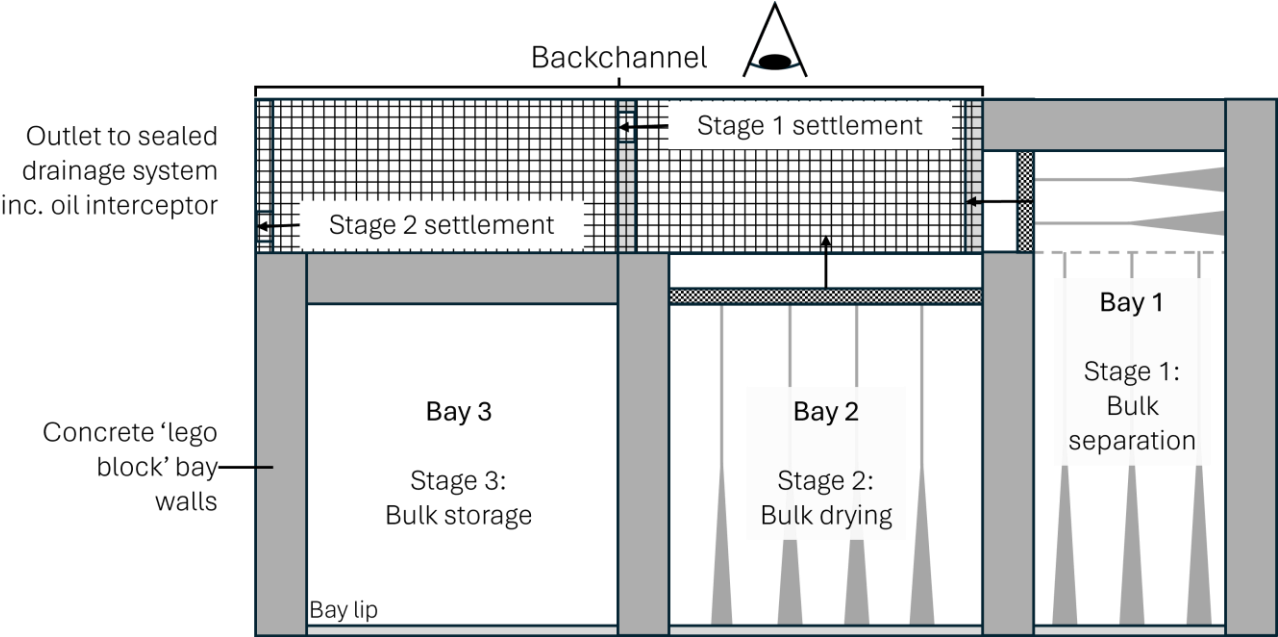


Figure 1: Dewatering infrastructure top-down concept design

Activity Assessment

The first step to any effective risk assessment is assessing the activity such that the potential hazards for each process may be identified. Each process in the dewatering treatment activity and any potential environmental hazards are summarised below.

Table 2: Waste treatment process and potential hazards

Description	Hazard
1. The waste is tipped slowly into bay 1 (see Figure 1)	– Release of grossly contaminated waste – Cross contamination – Vehicle failure – Escape of waste – Noise

Description	Hazard
2. The liquid and solid fractions of waste allowed to separate	– Escape of waste
a. The liquid fraction is filtered by the fine mesh located at the back of the bay before entering the stage 1 settlement lagoon for clarification	
b. Once the stage 1 settlement lagoon is full, the clarified water will spill over to the stage 2 settlement lagoon for further clarification	
c. Once the stage 2 settlement lagoon is full, the twice-clarified water will spill over and enter the foul sewer network via an oil interceptor	
3. Once the bulk effluent has been removed, the remaining sludge is retrieved using a loading shovel and deposited into bay 2	– Cross contamination of uncontaminated waste – Vehicle failure – Escape of waste – Noise – Odour
4. The waste in bay 2 is regularly spread, agitated, and rotated as to promote liberation of water and air drying	– Vehicle failure – Escape of waste – Noise
a. Frequent movement of waste also prevents the organic fraction from putrefying	– Dust – Pests
b. The remaining water that is allowed to drain away through another fine mesh filter located at the back of the bay	
5. Once the water completely stops draining from the waste in bay 2, it may be moved to bay 3 for bulk storage and air drying of the waste before it is removed from site to be recycled	– Vehicle failure – Escape of waste – Noise – Dust
6. Repeat steps 1 to 5	– N/A

Receptors & Pathways

An assessment of nearby receptors to the activity

Sources

The sources of information used to produce this ERA may be found below.

Table 3: Summary of information sources

Source	Description
Land Contamination Risk Management	Industry guidance for assessment of contaminated land
Magic Map	Publicly available environmental data
BGS GeoIndex	View geological and hydrogeological datasets
Unexploded Ordnance Risk Map	High level assessment of WWII bombing densities
Google Earth Pro	Historic aerial imagery
OldMapsOnline	Historic mapping of the United Kingdom
Nature and Heritage Conservation Report (Appendix 2)	Environment Agency pre-application report
Groundsure Insight Report (Appendix 3)	Environmental, geological, and historic mapping

Site Situation

A summary of where the activities are is situated in relation to nearby receptors within 250m is as follows:

Table 4: Site situation summary

Direction	Boundary	Bordering	Within 250m
North	Treeline, rockface	Woodland	Woodland, Eagle Farm
Northeast	Treeline, rockface	Woodland	Scrubland, A380 Road, Fields

Direction	Boundary	Bordering	Within 250m
East	Treeline, rockface	Woodland	Residential, Woodland, A380
Southeast	Treeline	Residential	Avery Hill Street, Residential
South	Treeline	Avery Hill Street	Residential, Treeline
Southwest	Treeline	Car park	Avery Hill, Treeline, Rydon Primary School
West	Treeline, rockface	Residential	Rydon Road, Residential
Northwest	Treeline, rockface	Residential	Treeline, Residential, Little Cl

Environmental Designations

Local Nature Reserves

Hackney Marshes Local Nature Reserve is located approximately 1305m south of the waste activities boundary.

Designated Ancient Woodland

A summary of Designated Ancient Woodlands within 2km of the waste activities boundary may be found below.

Table 5: Designated Ancient Woodlands located within 250m of the waste activities boundary

Location	Name	Type
291m N	Buckley/Kings Woods	Ancient Replanted Woodland
391m NE	Buckley/Kings Woods	Ancient & Semi-Natural Woodland
755m NE	Unknown	Ancient Replanted Woodland
888m E	Colladown/Bickley Ball	Ancient Replanted Woodland
952m E	Colladown/Bickley Ball	Ancient & Semi-Natural Woodland
1417m E	Unknown	Ancient & Semi-Natural Woodland
1635m E	Unknown	Ancient & Semi-Natural Woodland
1962m N	Cleeve Copse	Ancient Replanted Woodland

Habitat Designations

Priority Habitat Inventory

A summary of Priority Habitat Inventory designations within 250m of the waste activities boundary may be found below.

Location	Main Habitat	Composition
29m NE	Deciduous woodland	>50% deciduous woodland
128m E	Deciduous woodland	>50% deciduous woodland
131m E	Deciduous woodland	>50% deciduous woodland
134m NE	Deciduous woodland	>50% deciduous woodland
184m N	Deciduous woodland	>50% deciduous woodland
188m NE	No main habitat	<50% deciduous woodland
194m E	Deciduous woodland	>50% deciduous woodland
235m NE	Deciduous woodland	>50% deciduous woodland

Geology

A summary of geology underlying Rydon Depot may be found below.

Table 6: Summary of geology underlying Rydon Depot

Geology	Name	Description
Superficial	-	-
Bedrock	Chercombe Bridge Limestone Formation	Chercombe Bridge Limestone Formation described as well bedded limestone, fine to medium grained, dark grey to bluish-black, with rich fauna. Limestone locally contains shale partings, typically of red colour, and locally up to 50 mm thick. It is thought that this geology underlies Rydon Depot in its entirety.
	Upper Greensand Formation	Upper Greensand Formation described as sand and sandstone, fine-grained, silt, glauconitic, shelly. Records show this to be underlying the Rydon Depot to the north and northeast; however, the depot is a former quarry and is bordered by tall limestone rockfaces to the northwest, north, and northeast. This suggests that the available mapping is inaccurate, and the site is in fact not underlain by Upper Greensand Formation.

Hydrogeology

A summary of hydrogeology underlying Rydon Depot may be found below.

Table 7: Summary of hydrogeology underlying Rydon Depot

Aquifer	Designation	Description
Superficial	-	-
Bedrock	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

Hydrology

A summary of nearby hydrological features to Rydon Depot may be found below.

Table 8: Summary of hydrological features within 250m of Rydon Depot

Location	Name	Type	Permanence
66m W	Unnamed	Non-tidal inland river	Year-round
171m SW	Well Head	Lake, loch, or reservoir	Year-round
180m SW	Unnamed	Non-tidal inland river	Year-round

Air Quality

Air Quality Management Areas

Rydon Depot is not located within an Air Quality Management Area (AQMA).

Wind

The nearest weather station to Rydon Depot is in the town of Newton Abbot, approximately 2.16km south-southeast. This weather stations reports a predominantly south-westerly wind direction with average wind speed of 4 kts and gusts of 9 kts, using data obtained between May 2013 and February 2017.

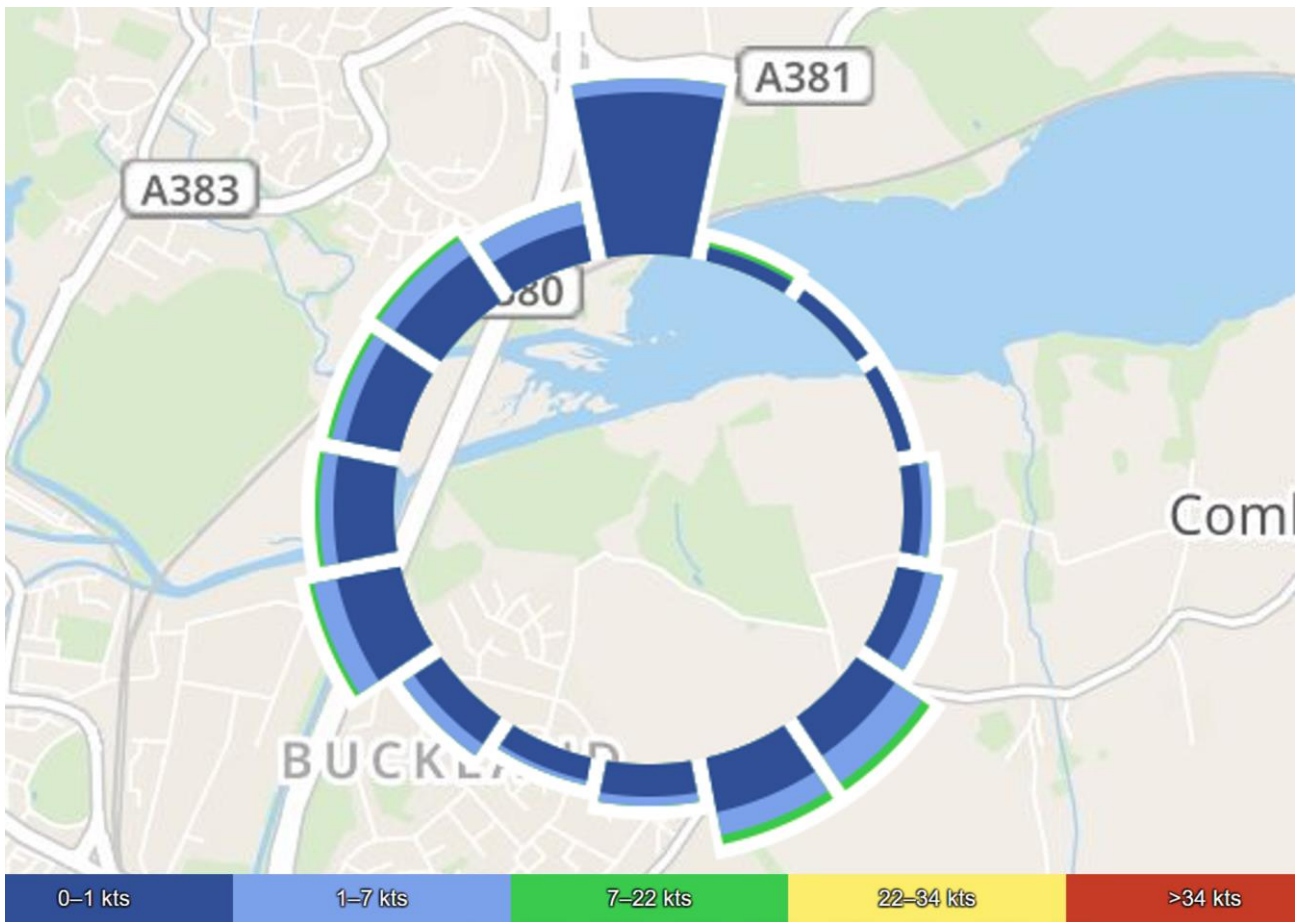


Figure 2: Wind rose for Newton Abbot weather station (Windfinder)

Environmental Risk

An assessment of risk using identified hazards, pathways, and receptors

Environmental Risk Assessment

Risk Matrix

The hazards, pathways, and receptors identified earlier within this report may be used to approximate the environmental risk of each hazard using the risk matrix, which may be found below.

Table 9: Risk matrix

Likelihood	1 (very low)	2 (low)	3 (medium)	4 (high)	5 (very high)
Severity					
1	1	2	3	4	5
2	2	4	6	8	10
3	3	6	9	12	15
4	4	8	12	16	20
5	5	10	15	20	25

Following the risk assessment process, each hazard be placed into one of five risk categories:

- **Very low:** a risk score of 1 to 4
- **Low:** a risk score of 5 to 9
- **Medium:** a risk score of 10 to 14
- **High:** a risk score of 15 to 19
- **Very high:** a risk score of 20 to 25

Risk that falls within a medium risk category or greater is considered unacceptable, requiring further mitigation via additional or stricter control measures.

Risk Assessment

Table 10: Risk assessment of potential environmental hazards resulting from the waste operation

Hazard	Receptor	Pathway	Consequence	Control Measures	Likelihood	Severity	Risk
Storage of waste in anaerobic conditions resulting in putrefaction of waste and causing foul odours	- Workers - Residential - Commercial - Industrial - Fauna	Inhalation	- Nuisance - Attraction of pests carrying diseases	- Daily operator olfactory monitoring - Regular removal of waste to avoid decomposition - Regular turning of waste to avoid putrefaction - Wetting of wastes in prolonged periods of dry weather - Reduced storage of waste in prolonged periods of high wind	3	3	9
Noise from waste operations such as operating plant, operating equipment, and tipping waste	- Workers - Residential - Commercial - Flora - Fauna	Proximity to the source	Nuisance	- Waste management plant and vehicle operation limited to depot operational hours (0700 – 1630) - Out-of-hours waste deposition limited to emergency and unscheduled callouts - Depot plant to be regularly serviced - No idling policy for plant and vehicles - Waste shall not be dropped from excessive height	3	3	9
Escape of waste	- Workers - Residential - Commercial	- Runoff - Vertical migration	- Nuisance - Negative health effects	Induction for new operators tipping in the permit area	2	3	6

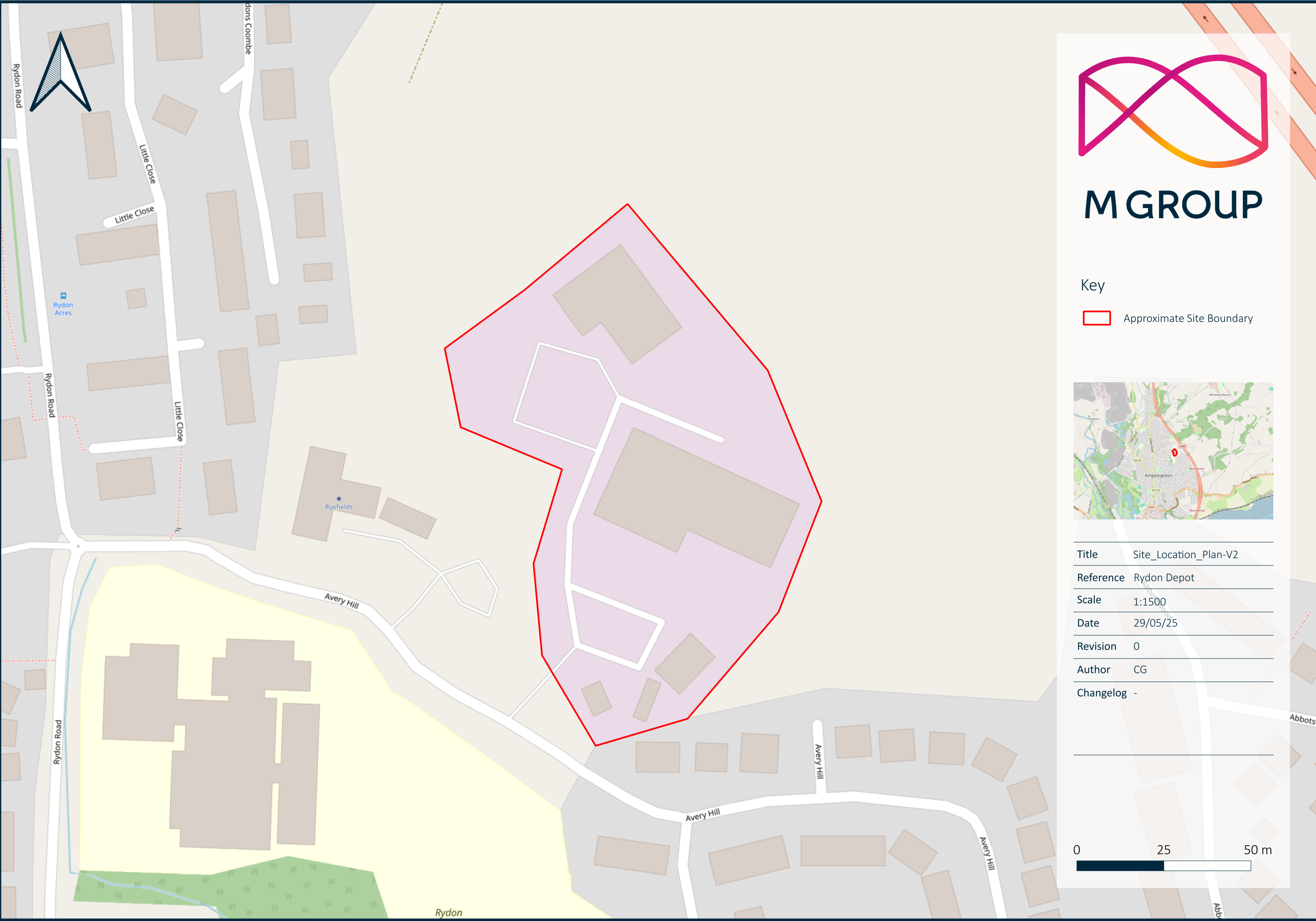
Hazard	Receptor	Pathway	Consequence	Control Measures	Likelihood	Severity	Risk
	– Flora – Fauna – Soils – Groundwater	– Horizontal migration – Inhalation – Ingestion – Absorption		– Line marking and signage shall be used to direct vehicles regarding tipping position to prevent escape – Waste to be stored 0.5m below the bay wall height to avoid liberating of dust due to wind whipping – Dewatering infrastructure will be inspected at the start of each day – Sludge waste bays sloped towards the back drainage channel – All wastes stored on impermeable surfacing connected to a sealed drainage system – A drainage channel will be located at the front of the bay to capture any ‘splash back’ should it occur – Spill kits available site-wide such that a spill or escape event may be cleaned up immediately and recorded – Tyres will be cleaned in the adjoining washdown bay where required			
Dust generated from the tipping and handling of waste	– Workers – Residential – Commercial – Industrial – Fauna – Flora	– Inhalation – Absorption – Ingestion	– Negative health effects – Damage to ecosystems – Pollution of controlled waters	– Waste to be stored 0.5m below the bay wall height to avoid liberating of dust due to wind whipping – The wastes stored have a very high moisture content naturally – Daily operator visual monitoring – Washdown area available for plant	1	4	4

Hazard	Receptor	Pathway	Consequence	Control Measures	Likelihood	Severity	Risk
	– Hydrological			– Dust suppression shall be utilised in prolonged periods of dry weather – Wetting of waste in prolonged periods of dry weather			
Offloading of grossly contaminated waste	– Workers	– Inhalation – Absorption – Ingestion	– Negative health effects – Cross contamination	– Induction for new operators tipping in the permit area – Six-point PPE always required when within operational areas of the Depot – RPE available in instances of gross contamination – Grossly contaminated wastes isolated until they may be removed safely	1	4	4
Discharge of contaminated wastewater to foul sewer	– Sewerage undertaker	– Inhalation – Absorption – Ingestion	– Negative health effects – Damage to equipment and infrastructure	– Gully waste to undergo visual and olfactory inspection during off-site cleansing activities – Wastewater is stored in a holding chamber before it is pumped out to the foul sewer meaning any contaminated can be isolated before it is pumped out and removed	1	4	4
Vandalism of infrastructure	– Workers – Groundwater – Soils	– Runoff – Ground infiltration – Vertical migration	– Negative health effects – Damage to ecosystems	– Depot surrounded by security fencing – Depot possesses active CCTV camera system – In the event of fly-tipped waste, the Depot are to follow M Group Highways' fly-tipping process	1	4	4

Hazard	Receptor	Pathway	Consequence	Control Measures	Likelihood	Severity	Risk
		Horizontal migration	Pollution of controlled waters				
Pests attracted to waste	- Workers - Residential - Commercial - Industrial - Fauna - Flora	- Inhalation - Absorption - Ingestion - Injection	- Negative health effects - Damage to ecosystems - Pollution of controlled waters	- Six-point PPE always required when within operational areas of the Depot - Daily operator visual and olfactory assessment for pests or evidence of pests - General waste should be removed and segregated when identified - Hand washing and disinfectant stations available	1	3	3
Release of harmful and polluting substances due to plant and equipment failure	- Sewerage undertaker - Workers - Flora - Fauna - Surface water - Groundwater - Soil	- Inhalation - Absorption - Ingestion	- Negative health effects - Damage to ecosystems - Pollution of controlled waters - Damage to equipment and infrastructure	- Operational areas of the Depot are covered by impermeable concrete surfacing - Depot vehicles, plant, equipment regularly serviced and maintained in accordance with the Depot's environmental management plan (DEMP)	3	1	3
Fire	- Sewerage undertaker - Workers - Residential	- Inhalation - Absorption - Ingestion	- Negative health effects - Damage to ecosystems	- Waste street cleansing residues are not considered to be flammable - Waste street cleansing residues typically possess high moisture content and are removed from site as	1	3	3

Hazard	Receptor	Pathway	Consequence	Control Measures	Likelihood	Severity	Risk
	– Commercial – Industrial – Fauna – Flora – Hydrological		– Pollution of controlled waters – Damage to equipment and infrastructure	– soon as they achieve the correct moisture content – Daily operator visual and olfactory monitoring for signs of heating or combustion – Regular turning of stockpiles to remove chance of stockpile self-heating – Separation and segregation of anthropogenic wastes from street-cleansing wastes – Waste stored on impermeable surfacing with either sealed or isolatable drainage to prevent escape in event of a fire			

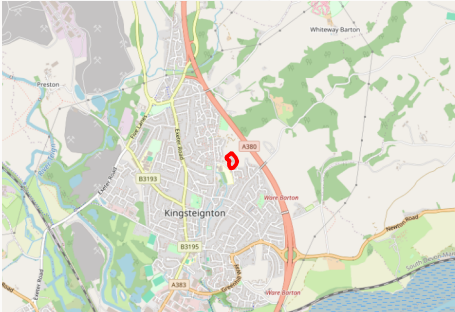
Appendix 1 Site Location Plan



M GROUP

Key

Approximate Site Boundary



Title	Site_Location_Plan-V2
Reference	Rydon Depot
Scale	1:1500
Date	29/05/25
Revision	0
Author	CG
Changelog	-



Appendix 2 NHC Report

Nature and Heritage Conservation

Screening Report: Bespoke Waste

Reference	EPR/QP3229LK/P001
NGR	SX 87438 73916
Buffer (m)	35
Date report produced	30/01/2025
Number of maps enclosed	1

This nature and heritage conservation report

The nature and heritage conservation sites, protected species and habitats, and other features identified in the table below **must be considered in your application**.

In the further information column, there are links which give more information about the site or feature type and indicate where you are able to self-serve to get the most accurate site boundaries or feature locations.

Most designated site boundaries are available on [Magic map](#). Using Magic map allows you to zoom in and see the site boundary or feature location in detail, Magic map also allows you to measure the distance from these sites and features to your proposed boundary. [Help videos](#) are available on Magic map to guide you through.

Where information is not publicly available, or is only available to those with GIS access, we have provided a map at the end of this report.

Protected Habitats within screening distance

Screening Further Information distance (m)

Deciduous woodland
(see map below)

up to 50m

[Natural England](#)

Where protected species are present, a licence may be required from [Natural England](#) to handle the species or undertake the proposed works.

The following nature and heritage conservation sites, protected species and habitats, and other features have been checked for, where they are relevant for the permit type requested, but have not been found within screening distance of your site unless included in the list above.

Special Areas of Conservation (cSAC or SAC), Special Protection Area (pSPA or SPA), Marine Conservation Zone (MCZ), Ramsar, Sites of Special Scientific Interest (SSSI), National Nature Reserve (NNR), Local Nature Reserve (LNR), Local Wildlife Sites (LWS), Ancient Woodland, relevant species and habitats.

Please note we have screened this application for features for which we have information. It is however your responsibility to comply with all environmental and planning legislation, this information does not imply that no other checks or permissions will be required.

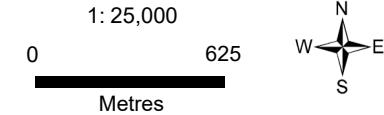
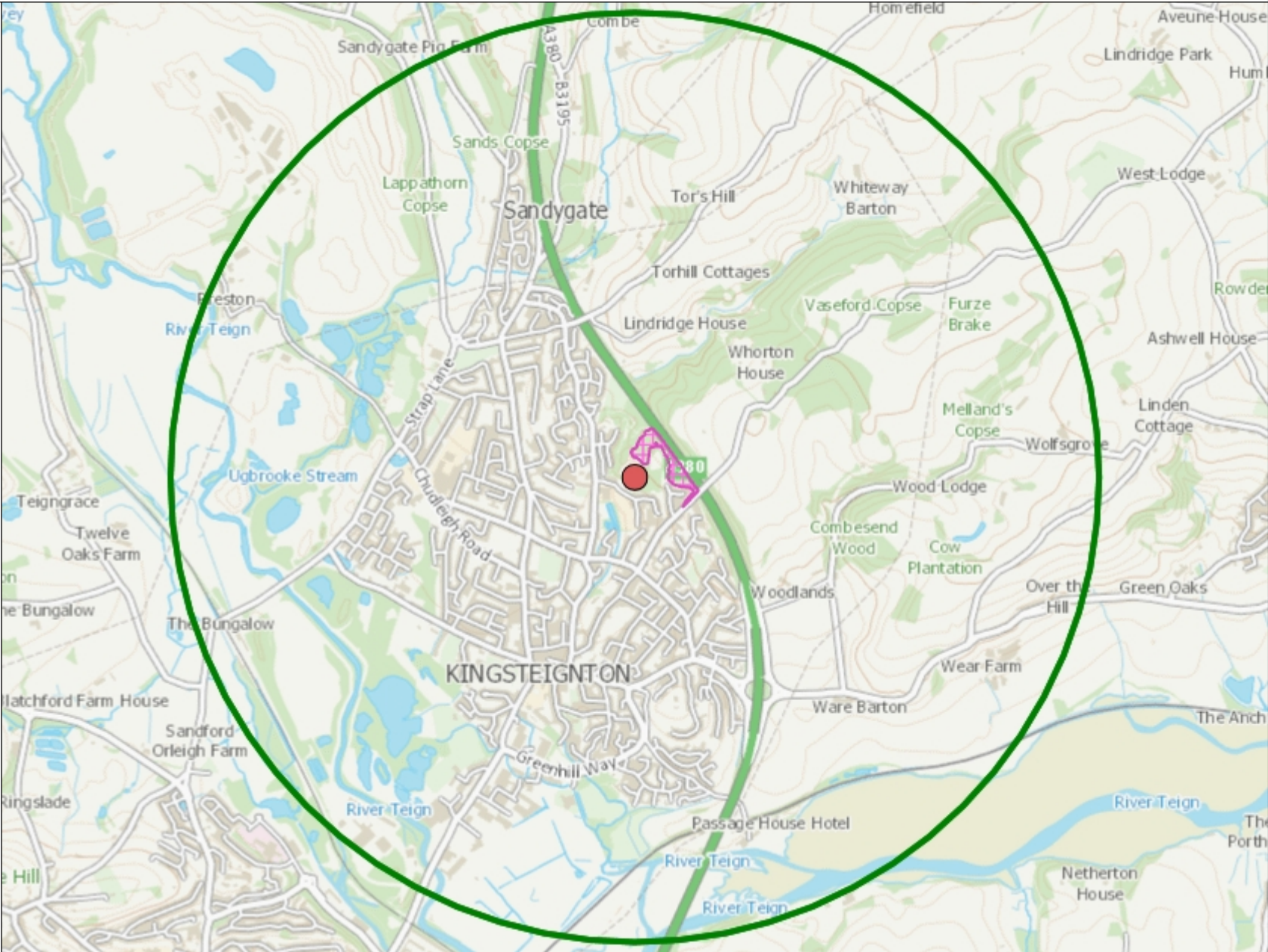
The nature and heritage screening we have conducted as part of this report is subject to change as it is based on data we hold at the time it is generated. We cannot guarantee there will be no changes to our screening data between the date of this report and the submission of the permit application, which could result in the return of an application or requesting further information

Protected Habitats



Legend

 Protected Habitats screened for En Permits



Appendix 3 Groundsure Insight Report

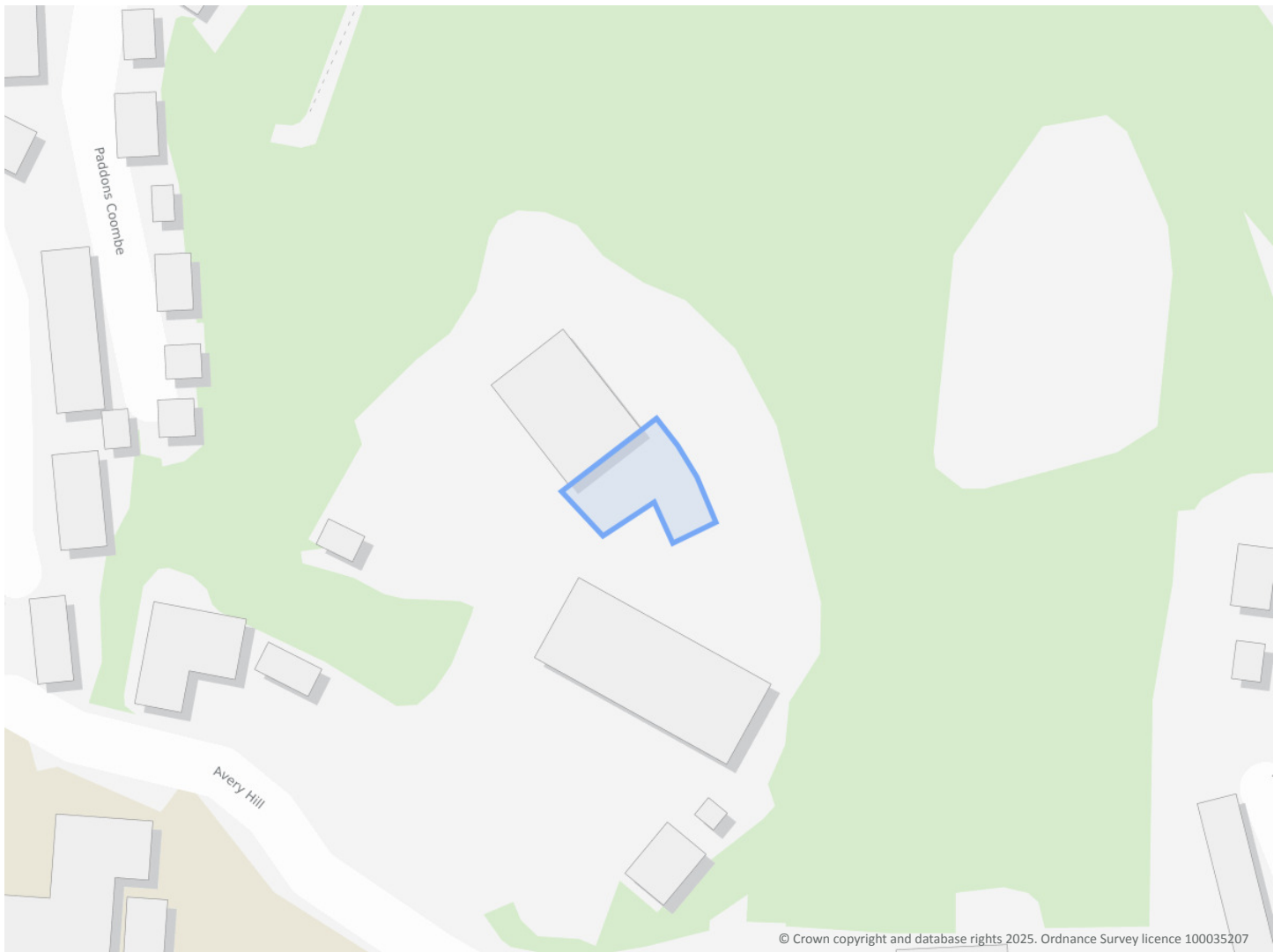
Rydon Highways Depot, Avery Hill, Kingsteignton, Newton Abbot, TQ12 3LB

Order Details

Date: 01/05/2025
Your ref: 5101702
Our Ref: GS-1J3-BC9-AT1-OJB

Site Details

Location: 287439 073951
Area: 0.05 ha
Authority: [Teignbridge District Council](#) ↗



Summary of findings

[p. 2 >](#) **Aerial image**

[p. 9 >](#)

OS MasterMap site plan

[p.14 >](#) [Insight User Guide](#) ↗

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	5	4	18	5	-
17 >	1.2 >	Historical tanks >	0	12	4	17	-
18 >	1.3 >	Historical energy features >	0	0	1	12	-
19	1.4	Historical petrol stations	0	0	0	0	-
19	1.5	Historical garages	0	0	0	0	-
20	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
21 >	2.1 >	Historical industrial land uses >	6	5	22	9	-
23 >	2.2 >	Historical tanks >	0	12	12	19	-
25 >	2.3 >	Historical energy features >	0	0	7	20	-
26	2.4	Historical petrol stations	0	0	0	0	-
26	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
27	3.1	Active or recent landfill	0	0	0	0	-
27	3.2	Historical landfill (BGS records)	0	0	0	0	-
28	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
28	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
28	3.5	Historical waste sites	0	0	0	0	-
28	3.6	Licensed waste sites	0	0	0	0	-
28 >	3.7 >	Waste exemptions >	0	12	2	10	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
31 >	4.1 >	Recent industrial land uses >	0	2	3	-	-
32	4.2	Current or recent petrol stations	0	0	0	0	-
32	4.3	Electricity cables	0	0	0	0	-
32	4.4	Gas pipelines	0	0	0	0	-
32	4.5	Sites determined as Contaminated Land	0	0	0	0	-



32	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
33	4.7	Regulated explosive sites	0	0	0	0	-
33	4.8	Hazardous substance storage/usage	0	0	0	0	-
33	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
33	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
33	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
34	4.12	Radioactive Substance Authorisations	0	0	0	0	-
34 >	4.13 >	<u>Licensed Discharges to controlled waters ></u>	0	0	0	1	-
34	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
34	4.15	Pollutant release to public sewer	0	0	0	0	-
35	4.16	List 1 Dangerous Substances	0	0	0	0	-
35	4.17	List 2 Dangerous Substances	0	0	0	0	-
35 >	4.18 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	1	3	-
36	4.19	Pollution inventory substances	0	0	0	0	-
36	4.20	Pollution inventory waste transfers	0	0	0	0	-
36	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
37 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
38 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
40 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
41 >	5.4 >	<u>Groundwater vulnerability- soluble rock risk ></u>	Identified (within 0m)				
42	5.5	Groundwater vulnerability- local information	None (within 0m)				
43 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	2	0	32
50 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	3
51	5.8	Potable abstractions	0	0	0	0	0
52	5.9	Source Protection Zones	0	0	0	0	-
52	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
53 >	6.1 >	<u>Water Network (OS MasterMap) ></u>	0	0	3	-	-



54 >	6.2 >	Surface water features >	0	0	3	-	-
54 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
55	6.4	WFD Surface water bodies	0	0	0	-	-
55 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
56	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
56	7.2	Historical Flood Events	0	0	0	-	-
56	7.3	Flood Defences	0	0	0	-	-
57	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
57	7.5	Flood Storage Areas	0	0	0	-	-
58	7.6	Flood Zone 2	None (within 50m)				
58	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
59	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
60 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
61	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
62	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
62	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
62	10.4	Special Protection Areas (SPA)	0	0	0	0	0
62	10.5	National Nature Reserves (NNR)	0	0	0	0	0
63 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
63 >	10.7 >	Designated Ancient Woodland >	0	0	0	2	6
64	10.8	Biosphere Reserves	0	0	0	0	0
64	10.9	Forest Parks	0	0	0	0	0
64	10.10	Marine Conservation Zones	0	0	0	0	0
64	10.11	Green Belt	0	0	0	0	0
64	10.12	Proposed Ramsar sites	0	0	0	0	0



65	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
65	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
65	10.15	Nitrate Sensitive Areas	0	0	0	0	0
65	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
66 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
67	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
68	11.1	World Heritage Sites	0	0	0	-	-
69	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
69	11.3	National Parks	0	0	0	-	-
69 >	11.4 >	Listed Buildings >	0	0	1	-	-
70	11.5	Conservation Areas	0	0	0	-	-
70	11.6	Scheduled Ancient Monuments	0	0	0	-	-
70	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
71 >	12.1 >	Agricultural Land Classification >	Grade 2 (within 250m)				
72	12.2	Open Access Land	0	0	0	-	-
72	12.3	Tree Felling Licences	0	0	0	-	-
72	12.4	Environmental Stewardship Schemes	0	0	0	-	-
73	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
74 >	13.1 >	Priority Habitat Inventory >	0	1	7	-	-
75	13.2	Habitat Networks	0	0	0	-	-
75 >	13.3 >	Open Mosaic Habitat >	1	0	1	-	-
76	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
77 >	14.1 >	10k Availability >	Identified (within 500m)				
78	14.2	Artificial and made ground (10k)	0	0	0	0	-
79 >	14.3 >	Superficial geology (10k) >	0	0	1	0	-

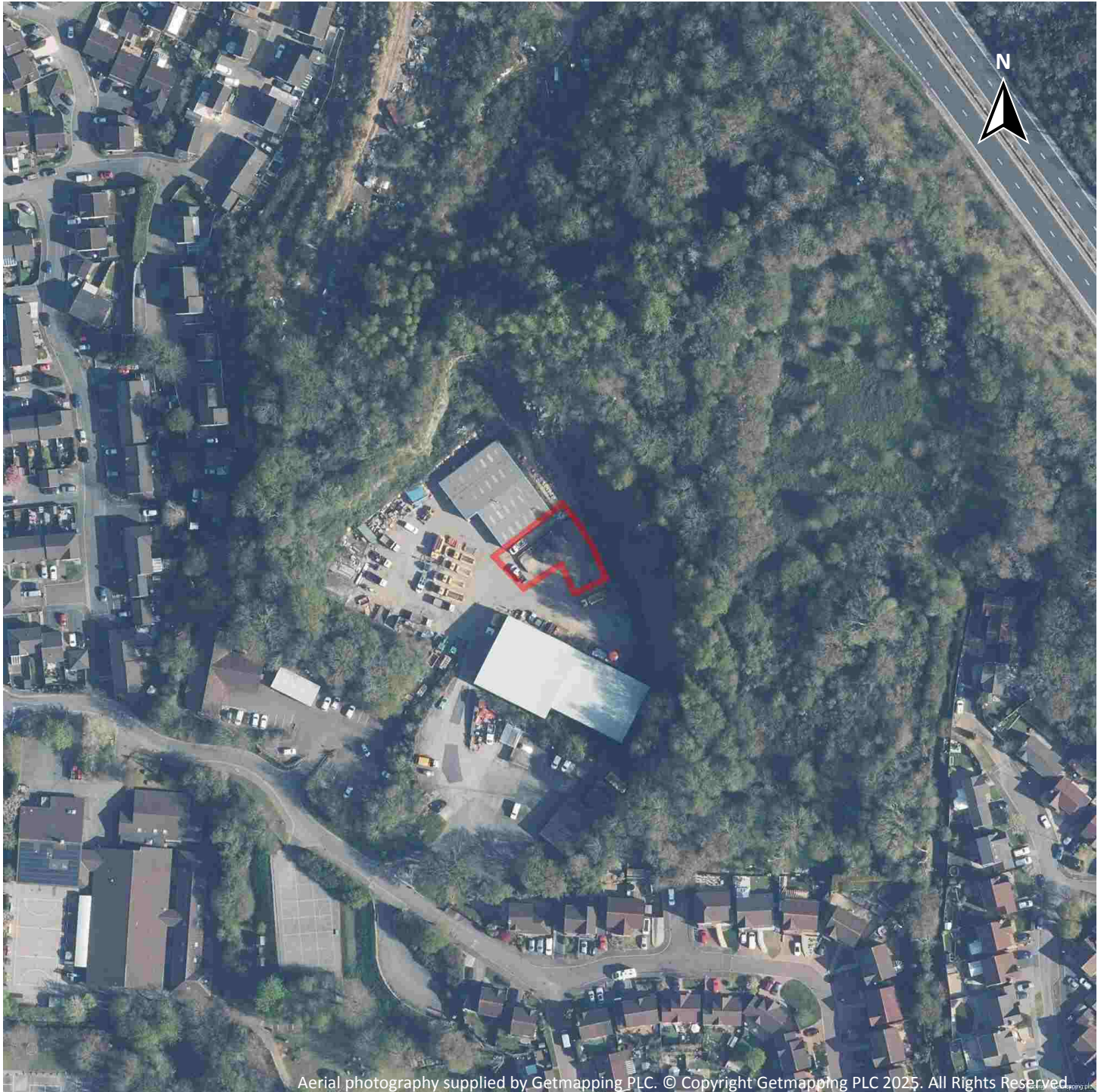
80	14.4	Landslip (10k)	0	0	0	0	-
81 >	14.5 >	Bedrock geology (10k) >	2	1	2	6	-
82 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	0	3	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
83 >	15.1 >	50k Availability >	Identified (within 500m)				
84	15.2	Artificial and made ground (50k)	0	0	0	0	-
84	15.3	Artificial ground permeability (50k)	0	0	-	-	-
85 >	15.4 >	Superficial geology (50k) >	0	0	1	0	-
86	15.5	Superficial permeability (50k)	None (within 50m)				
86	15.6	Landslip (50k)	0	0	0	0	-
86	15.7	Landslip permeability (50k)	None (within 50m)				
87 >	15.8 >	Bedrock geology (50k) >	2	1	2	7	-
88 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
88 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	0	3	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
90 >	16.1 >	BGS Boreholes >	0	0	5	-	-
Page	Section	Natural ground subsidence >					
92 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
93 >	17.2 >	Running sands >	Very low (within 50m)				
95 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
96 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
97 >	17.5 >	Landslides >	Very low (within 50m)				
98 >	17.6 >	Ground dissolution of soluble rocks >	Low (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
100 >	18.1 >	BritPits >	0	2	2	1	-
101 >	18.2 >	Surface ground workings >	4	3	18	-	-
103	18.3	Underground workings	0	0	0	0	0
103	18.4	Underground mining extents	0	0	0	0	-
103 >	18.5 >	Historical Mineral Planning Areas >	2	1	5	0	-



104 >	18.6 >	Non-coal mining >	1	0	1	0	1
104	18.7	JPB mining areas	None (within 0m)				
104	18.8	The Coal Authority non-coal mining	0	0	0	0	-
105 >	18.9 >	Researched mining >	0	0	0	1	-
105	18.10	Mining record office plans	0	0	0	0	-
105	18.11	BGS mine plans	0	0	0	0	-
105	18.12	Coal mining	None (within 0m)				
106	18.13	Brine areas	None (within 0m)				
106	18.14	Gypsum areas	None (within 0m)				
106	18.15	Tin mining	None (within 0m)				
106 >	18.16 >	Clay mining >	Identified (within 0m)				
Page	Section	Ground cavities and sinkholes >	On site	0-50m	50-250m	250-500m	500-2000m
107 >	19.1 >	Natural cavities >	1	0	4	7	-
109	19.2	Mining cavities	0	0	0	0	0
109	19.3	Reported recent incidents	0	0	0	0	-
109	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
110 >	20.1 >	Radon >	Between 3% and 5% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
112 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	5	-	-	-
112	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
113	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
114	22.1	Underground railways (London)	0	0	0	-	-
114	22.2	Underground railways (Non-London)	0	0	0	-	-
115	22.3	Railway tunnels	0	0	0	-	-
115 >	22.4 >	Historical railway and tunnel features >	0	6	0	-	-
115	22.5	Royal Mail tunnels	0	0	0	-	-
116	22.6	Historical railways	0	0	0	-	-

116	22.7	Railways	0	0	0	-	-
116	22.8	Crossrail 2	0	0	0	0	-
116	22.9	HS2	0	0	0	0	-

Recent aerial photograph

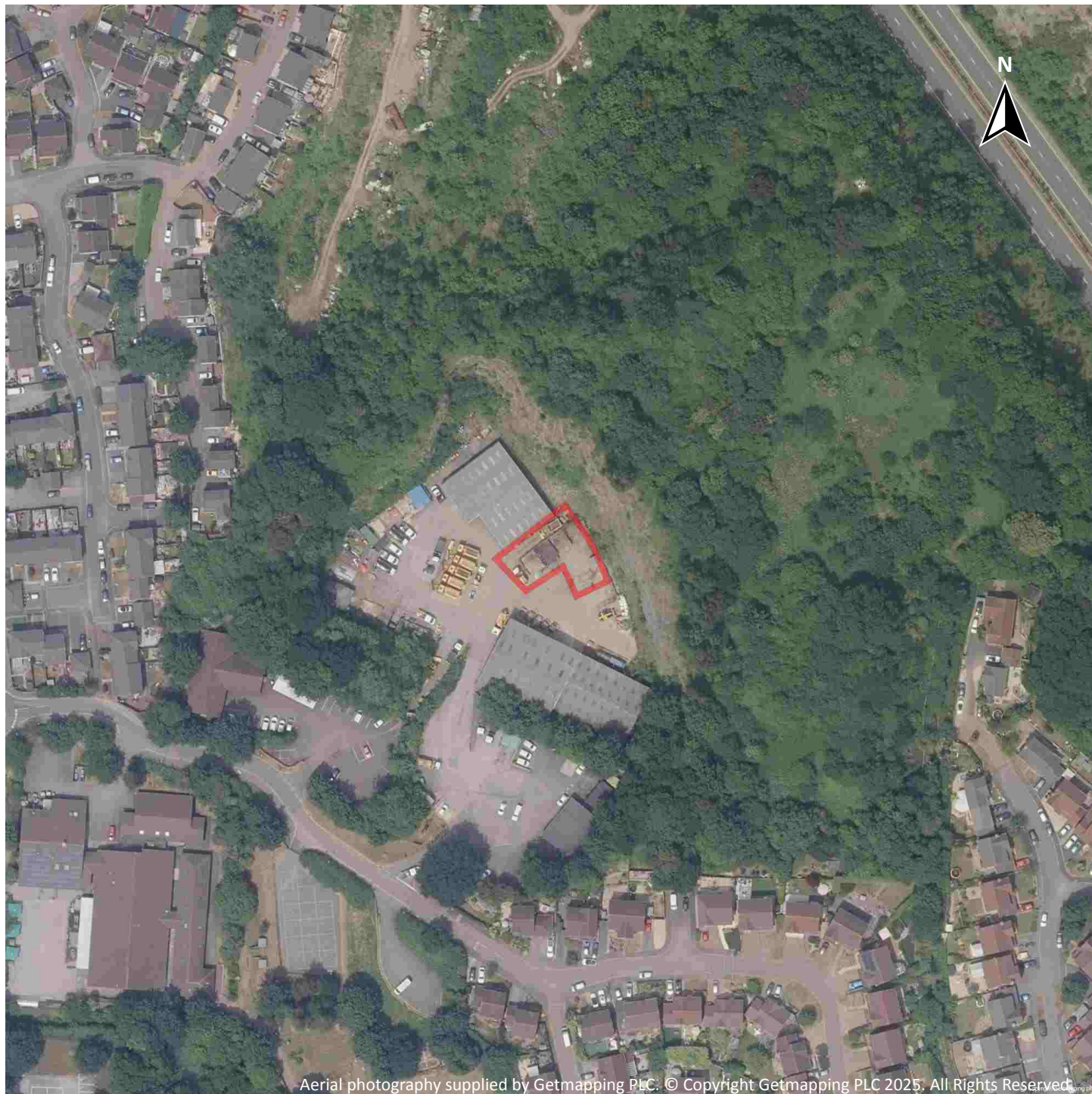


Capture Date: 24/04/2021

Site Area: 0.05ha



Recent site history - 2018 aerial photograph



Capture Date: 23/06/2018

Site Area: 0.05ha



Recent site history - 2010 aerial photograph

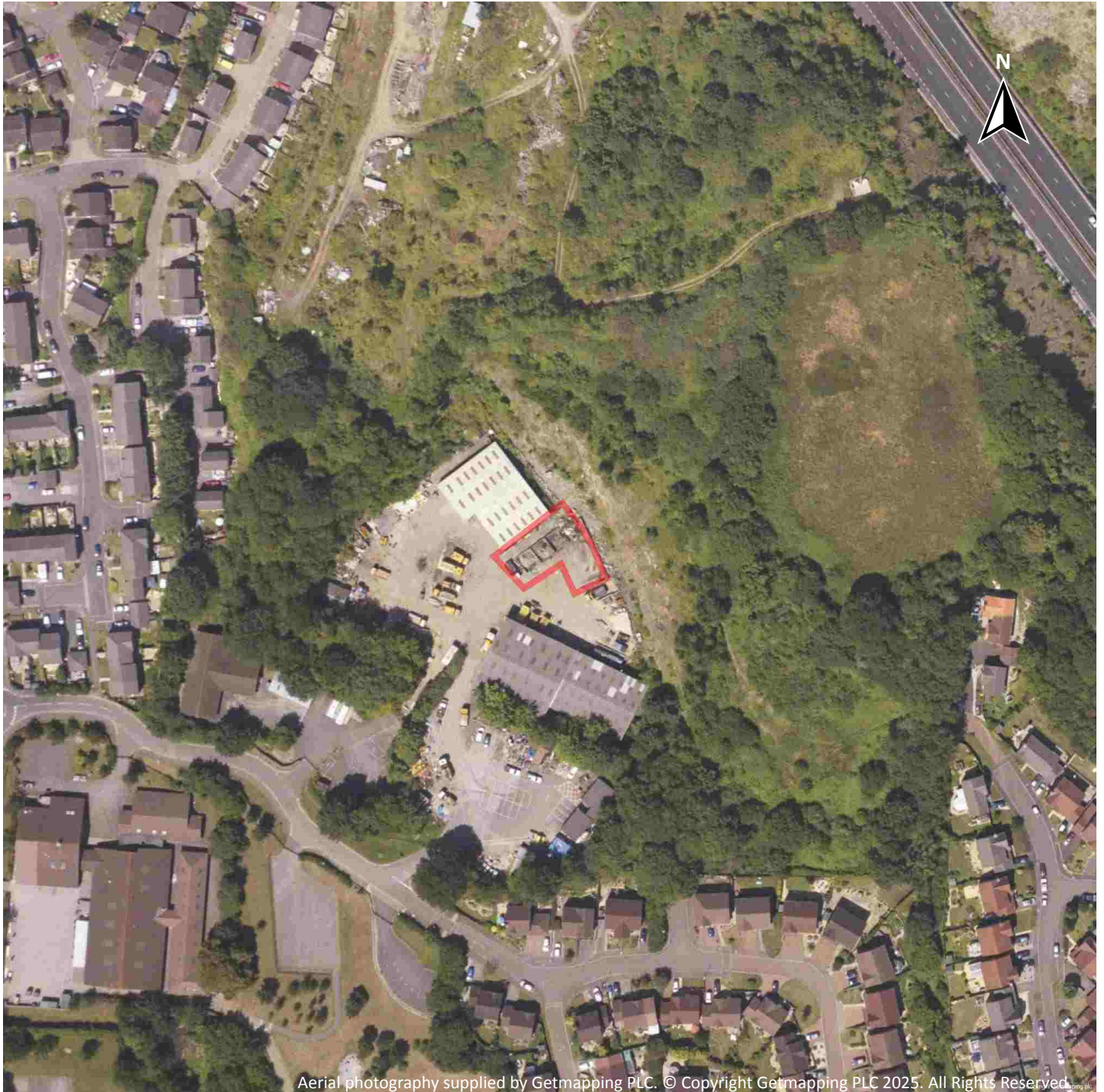


Capture Date: 22/05/2010

Site Area: 0.05ha



Recent site history - 2006 aerial photograph



Capture Date: 09/06/2006

Site Area: 0.05ha



Recent site history - 1999 aerial photograph

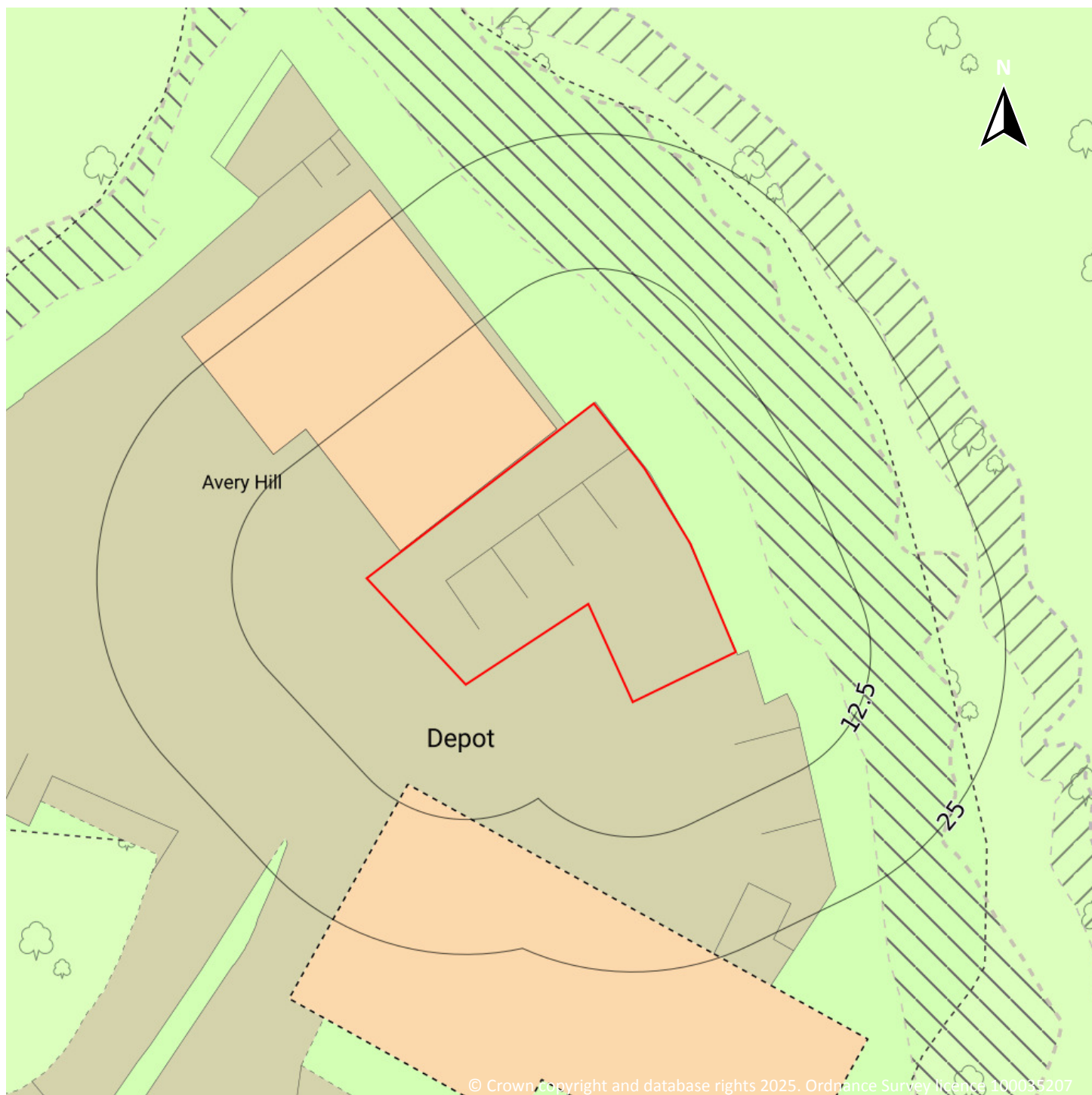


Capture Date: 25/07/1999

Site Area: 0.05ha



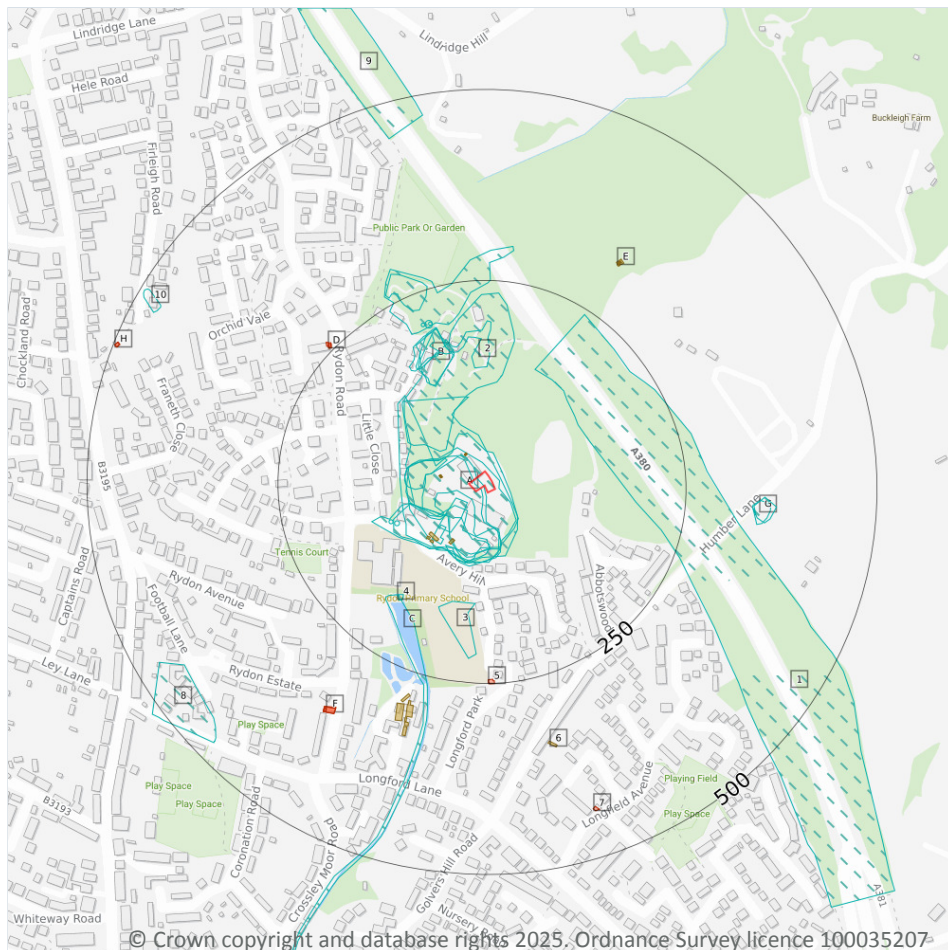
OS MasterMap site plan



Site Area: 0.05ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

32

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

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
A	On site	Unspecified Quarry and Clay Pit	1963	405826



ID	Location	Land use	Dates present	Group ID
A	On site	Limestone Quarry	1969	406101
A	On site	Unspecified Quarry	1933	415322
A	On site	Quarry Depot	1985 - 1991	437028
A	On site	Unspecified Quarry	1933	437143
A	12m SW	Unspecified Quarry	1904	431927
A	19m SW	Railway Sidings	1933	438556
A	28m SW	Unspecified Quarry	1887	412946
A	42m NW	Unspecified Heap	1933	404474
A	54m NW	Unspecified Quarry	1963	393185
A	61m SW	Engine House	1933	440237
A	104m SW	Lime Kiln	1904	405496
A	111m SW	Lime Kiln	1887	405494
B	129m NW	Unspecified Ground Workings	1933	410491
B	130m NW	Unspecified Quarry	1933	431073
1	135m NE	Cuttings	1985 - 1991	426275
2	136m N	Unspecified Quarry	1963	413436
3	146m S	Unspecified Pit	1991	408489
B	159m NW	Unspecified Old Quarry	1904	401656
B	160m NW	Unspecified Quarry	1887	417146
4	165m SW	Pump House	1933	425509
C	169m SW	Mill Leat	1933	408864
B	198m N	Refuse Heap	1969	398815
B	201m N	Unspecified Disused Kiln	1963	408829
B	204m N	Old Lime Kiln	1933	441567
B	206m N	Lime Kiln	1887	405493
B	228m N	Gravel Pit	1963	412661
G	338m E	Unspecified Old Quarry	1887 - 1904	429959
G	339m E	Unspecified Disused Pit	1985 - 1991	436500



ID	Location	Land use	Dates present	Group ID
8	442m SW	Nursery	1933	429283
9	453m N	Cuttings	1985 - 1991	424166
10	465m NW	Refuse Heap	1933	398833

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

33

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

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
A	32m NW	Unspecified Tank	1982	52969
A	32m NW	Unspecified Tank	1993	50341
A	32m NW	Unspecified Tank	1992	52735
A	32m NW	Unspecified Tank	1991	53897
A	32m NW	Unspecified Tank	1997	52732
A	32m NW	Unspecified Tank	1996	54354
A	36m W	Unspecified Tank	1997	54018
A	36m W	Unspecified Tank	1996	55013
A	36m W	Unspecified Tank	1982	52780
A	37m W	Unspecified Tank	1991	50780
A	37m W	Unspecified Tank	1992	53360
A	37m W	Unspecified Tank	1993	55870
A	69m SW	Unspecified Tank	1982 - 1997	52971
A	79m SW	Unspecified Tank	1982 - 1993	52639
A	85m SW	Unspecified Tank	1996	47342



ID	Location	Land use	Dates present	Group ID
A	86m SW	Unspecified Tank	1972	47341
C	279m S	Tanks	1982	49533
C	288m S	Tanks	1982	49532
C	294m S	Tanks	1982	49531
C	315m S	Tanks	1982	49534
E	320m NE	Unspecified Tank	1936	55111
E	321m NE	Unspecified Tank	1995 - 1996	54202
C	322m S	Tanks	1982	49535
E	323m NE	Unspecified Tank	1992	52501
E	323m NE	Unspecified Tank	1965	55498
E	323m NE	Unspecified Tank	1956	55780
E	325m NE	Unspecified Tank	1990	50259
E	325m NE	Unspecified Tank	1990	50990
E	325m NE	Unspecified Tank	1993	51047
E	325m NE	Unspecified Tank	1989	51906
E	325m NE	Unspecified Tank	1986	52883
E	325m NE	Unspecified Tank	1993	55569
6	335m S	Unspecified Tank	1955	47349

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

13

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

Features are displayed on the Past land use map on [page 15 >](#)



ID	Location	Land use	Dates present	Group ID
5	245m S	Electricity Substation	1972 - 1997	31911
D	253m NW	Electricity Substation	1995 - 1996	29174
D	255m NW	Electricity Substation	1992	26848
D	257m NW	Electricity Substation	1993	32623
F	337m SW	Electricity Substation	1955	29388
F	338m SW	Electricity Substation	1982	27973
F	338m SW	Electricity Substation	1996 - 1997	28702
F	345m SW	Electricity Substation	1991	29005
F	345m SW	Electricity Substation	1992	31869
F	345m SW	Electricity Substation	1993	32238
7	434m S	Electricity Substation	1982 - 1998	26835
H	492m W	Electricity Substation	1981 - 1987	27656
H	493m W	Electricity Substation	1994	27127

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



1.6 Historical military land

Records within 500m

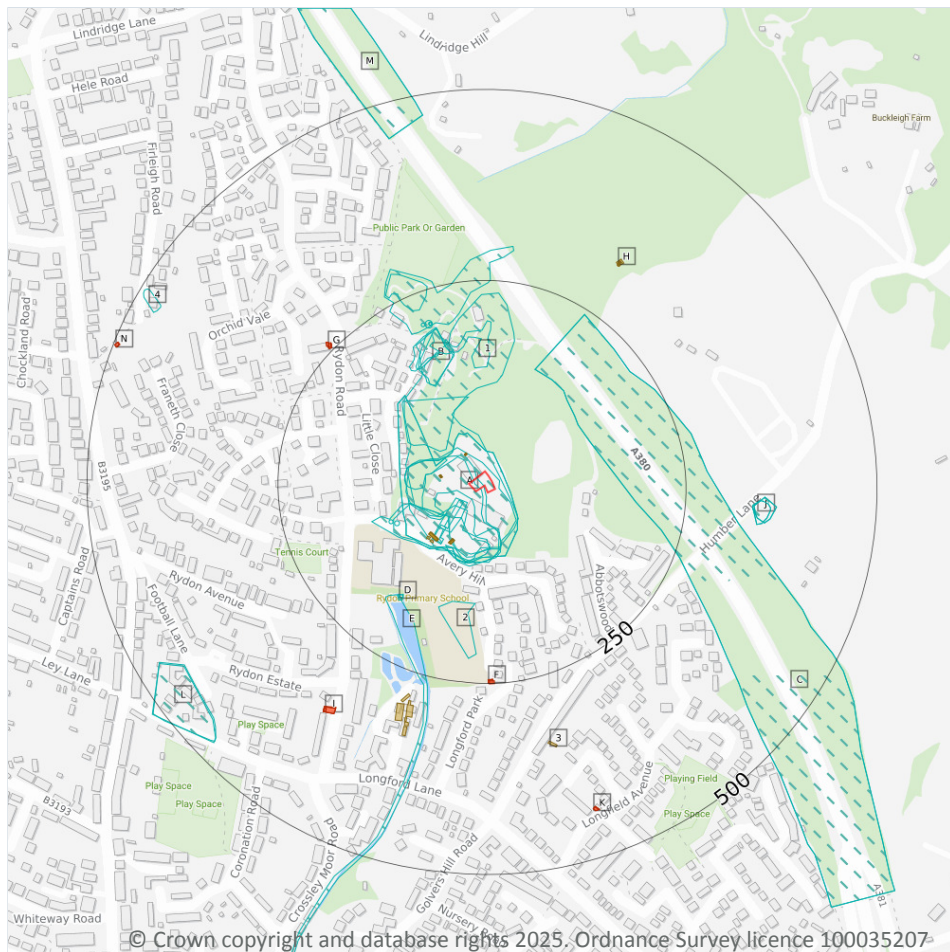
0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

42

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

Features are displayed on the Past land use - un-grouped map on [page 21](#) >

ID	Location	Land Use	Date	Group ID
A	On site	Unspecified Quarry and Clay Pit	1963	405826
A	On site	Unspecified Quarry	1933	415322
A	On site	Limestone Quarry	1969	406101



ID	Location	Land Use	Date	Group ID
A	On site	Unspecified Quarry	1933	437143
A	On site	Quarry Depot	1991	437028
A	On site	Quarry Depot	1985	437028
A	12m SW	Unspecified Quarry	1904	431927
A	19m SW	Railway Sidings	1933	438556
A	22m SW	Railway Sidings	1933	438556
A	28m SW	Unspecified Quarry	1887	412946
A	42m NW	Unspecified Heap	1933	404474
A	54m NW	Unspecified Quarry	1963	393185
A	61m SW	Engine House	1933	440237
A	66m SW	Engine House	1933	440237
A	104m SW	Lime Kiln	1904	405496
A	111m SW	Lime Kiln	1887	405494
B	129m NW	Unspecified Ground Workings	1933	410491
B	130m NW	Unspecified Quarry	1933	431073
C	135m NE	Cuttings	1991	426275
C	135m NE	Cuttings	1985	426275
1	136m N	Unspecified Quarry	1963	413436
2	146m S	Unspecified Pit	1991	408489
B	159m NW	Unspecified Old Quarry	1904	401656
B	160m NW	Unspecified Quarry	1887	417146
D	165m SW	Pump House	1933	425509
D	166m SW	Pump House	1933	425509
E	169m SW	Mill Leat	1933	408864
B	198m N	Refuse Heap	1969	398815
B	201m N	Unspecified Disused Kiln	1963	408829
B	204m N	Old Lime Kiln	1933	441567
B	204m N	Old Lime Kiln	1933	441567



ID	Location	Land Use	Date	Group ID
B	206m N	Lime Kiln	1887	405493
B	228m N	Gravel Pit	1963	412661
J	338m E	Unspecified Old Quarry	1887	429959
J	338m E	Unspecified Old Quarry	1904	429959
J	339m E	Unspecified Disused Pit	1991	436500
J	339m E	Unspecified Disused Pit	1985	436500
L	442m SW	Nursery	1933	429283
L	443m SW	Nursery	1933	429283
M	453m N	Cuttings	1991	424166
M	453m N	Cuttings	1985	424166
4	465m NW	Refuse Heap	1933	398833

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	43
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Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 21](#) >

ID	Location	Land Use	Date	Group ID
A	32m NW	Unspecified Tank	1982	52969
A	32m NW	Unspecified Tank	1991	53897
A	32m NW	Unspecified Tank	1992	52735
A	32m NW	Unspecified Tank	1993	50341
A	32m NW	Unspecified Tank	1997	52732
A	32m NW	Unspecified Tank	1996	54354
A	36m W	Unspecified Tank	1997	54018
A	36m W	Unspecified Tank	1996	55013
A	36m W	Unspecified Tank	1982	52780



ID	Location	Land Use	Date	Group ID
A	37m W	Unspecified Tank	1991	50780
A	37m W	Unspecified Tank	1992	53360
A	37m W	Unspecified Tank	1993	55870
A	69m SW	Unspecified Tank	1982	52971
A	69m SW	Unspecified Tank	1991	52971
A	69m SW	Unspecified Tank	1992	52971
A	69m SW	Unspecified Tank	1993	52971
A	70m SW	Unspecified Tank	1997	52971
A	70m SW	Unspecified Tank	1996	52971
A	79m SW	Unspecified Tank	1982	52639
A	80m SW	Unspecified Tank	1991	52639
A	80m SW	Unspecified Tank	1992	52639
A	80m SW	Unspecified Tank	1993	52639
A	85m SW	Unspecified Tank	1996	47342
A	86m SW	Unspecified Tank	1972	47341
E	279m S	Tanks	1982	49533
E	288m S	Tanks	1982	49532
E	294m S	Tanks	1982	49531
E	315m S	Tanks	1982	49534
H	320m NE	Unspecified Tank	1936	55111
H	321m NE	Unspecified Tank	1995	54202
H	321m NE	Unspecified Tank	1996	54202
H	321m NE	Unspecified Tank	1996	54202
E	322m S	Tanks	1982	49535
H	323m NE	Unspecified Tank	1956	55780
H	323m NE	Unspecified Tank	1965	55498
H	323m NE	Unspecified Tank	1992	52501
H	325m NE	Unspecified Tank	1986	52883



ID	Location	Land Use	Date	Group ID
H	325m NE	Unspecified Tank	1989	51906
H	325m NE	Unspecified Tank	1993	55569
H	325m NE	Unspecified Tank	1993	51047
H	325m NE	Unspecified Tank	1990	50259
H	325m NE	Unspecified Tank	1990	50990
3	335m S	Unspecified Tank	1955	47349

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

27

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

Features are displayed on the Past land use - un-grouped map on [page 21 >](#)

ID	Location	Land Use	Date	Group ID
F	245m S	Electricity Substation	1982	31911
F	245m S	Electricity Substation	1991	31911
F	245m S	Electricity Substation	1992	31911
F	245m S	Electricity Substation	1993	31911
F	245m S	Electricity Substation	1997	31911
F	245m S	Electricity Substation	1996	31911
F	246m S	Electricity Substation	1972	31911
G	253m NW	Electricity Substation	1995	29174
G	253m NW	Electricity Substation	1996	29174
G	253m NW	Electricity Substation	1996	29174
G	255m NW	Electricity Substation	1992	26848
G	257m NW	Electricity Substation	1993	32623
G	257m NW	Electricity Substation	1993	32623
I	337m SW	Electricity Substation	1955	29388



ID	Location	Land Use	Date	Group ID
I	338m SW	Electricity Substation	1982	27973
I	338m SW	Electricity Substation	1997	28702
I	338m SW	Electricity Substation	1996	28702
I	345m SW	Electricity Substation	1991	29005
I	345m SW	Electricity Substation	1992	31869
I	345m SW	Electricity Substation	1993	32238
K	434m S	Electricity Substation	1997	26835
K	434m S	Electricity Substation	1998	26835
K	435m S	Electricity Substation	1983	26835
K	435m S	Electricity Substation	1982	26835
N	492m W	Electricity Substation	1981	27656
N	493m W	Electricity Substation	1994	27127
N	493m W	Electricity Substation	1987	27656

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

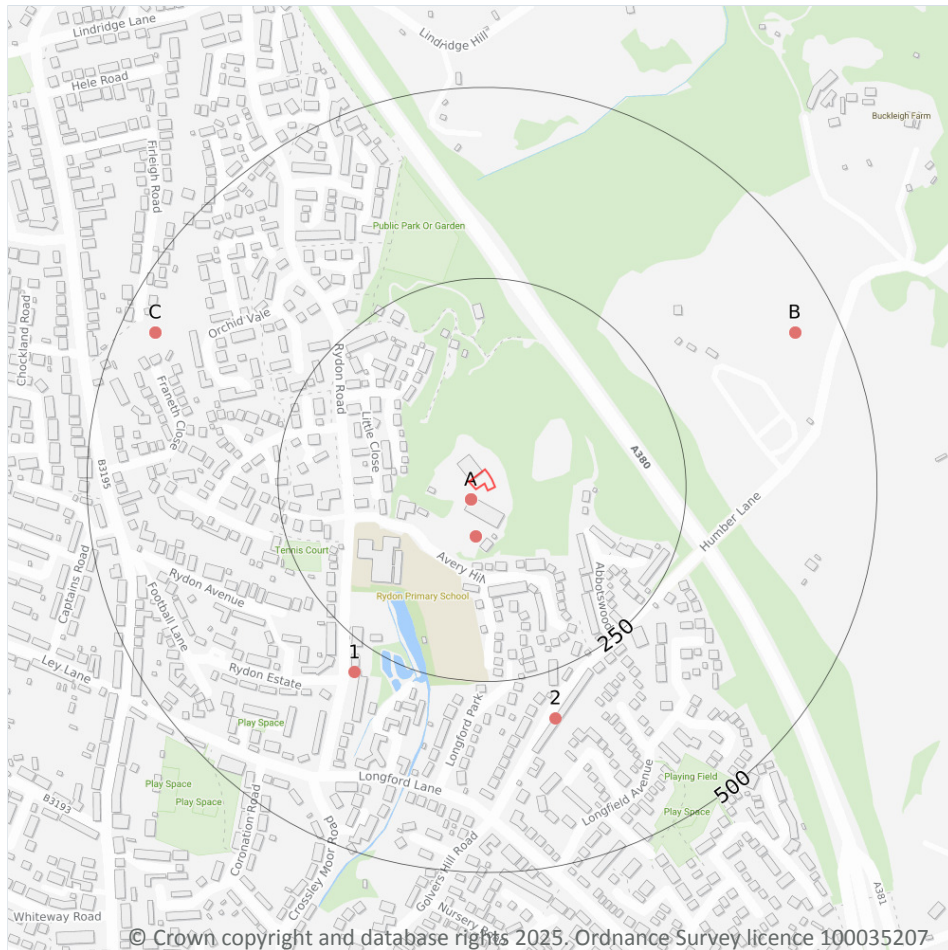
0

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

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



— Site Outline
Search buffers in metres (m)
● Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m**0**

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m**0**

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

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

3.5 Historical waste sites

Records within 500m**0**

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

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

3.6 Licensed waste sites

Records within 500m**0**

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

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

3.7 Waste exemptions

Records within 500m**24**

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

Features are displayed on the Waste and landfill map on [page 27](#) >

ID	Location	Site	Reference	Category	Sub-Category	Description
A	16m SW	-	WEX401092	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	16m SW	-	WEX401092	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	16m SW	-	WEX401092	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	16m SW	Maple Cross House, Denham Way, Maple Cross, Rickmansworth, Wd3 9sw	WEX092379	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	16m SW	Maple Cross House, Denham Way, Maple Cross, Rickmansworth, Wd3 9sw	WEX092379	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	16m SW	-	WEX236403	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	16m SW	-	WEX236403	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	16m SW	-	WEX236403	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	16m SW	Maple Cross House, Denham Way, Maple Cross, Rickmansworth, Wd3 9sw	WEX092379	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	16m SW	-	WEX272984	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	16m SW	-	WEX272984	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	16m SW	-	WEX272984	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	62m S	Avery Hill Rydon Road Newton Abbot Devon Tq12 3qg	EPR/XF0235YJ /A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
A	62m S	Avery Hill Rydon Road Newton Abbot Devon Tq12 3qg	EPR/XF0235YJ /A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction

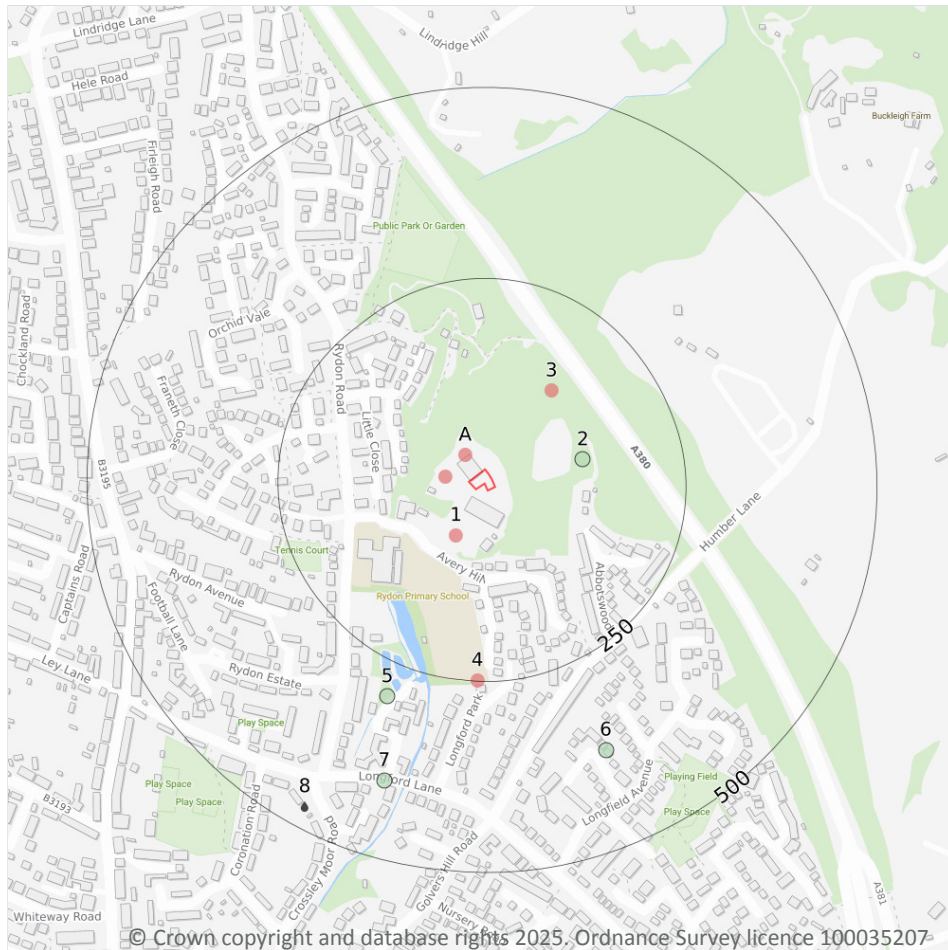


ID	Location	Site	Reference	Category	Sub-Category	Description
1	288m SW	-	WEX397826	Using waste exemption	Not on a farm	Use of mulch
2	311m S	Replacement Barn, Humber Lane, Kingsteignton, Tq12 3dj	WEX307513	Using waste exemption	Not on a farm	Use of waste in construction
B	440m NE	-	WEX355466	Using waste exemption	Not on a farm	Spreading waste on agricultural land to confer benefit
B	440m NE	-	WEX130115	Using waste exemption	On a farm	Use of waste in construction
C	455m NW	-	WEX363920	Using waste exemption	Not on a farm	Use of waste in construction
C	455m NW	-	WEX363920	Disposing of waste exemption	Not on a farm	Burning waste in the open
C	455m NW	-	WEX085538	Using waste exemption	Not on a farm	Use of waste in construction
C	455m NW	-	WEX085538	Disposing of waste exemption	Not on a farm	Burning waste in the open
C	455m NW	-	WEX231979	Using waste exemption	Not on a farm	Use of waste in construction
C	455m NW	-	WEX231979	Disposing of waste exemption	Not on a farm	Burning waste in the open

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

5

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 31](#) >

ID	Location	Company	Address	Activity	Category
A	31m NW	Tank	Devon, TQ12	Tanks (Generic)	Industrial Features
A	32m W	Tank	Devon, TQ12	Tanks (Generic)	Industrial Features
1	65m SW	Tank	Devon, TQ12	Tanks (Generic)	Industrial Features
3	135m NE	Mast	Devon, TQ12	Telecommunications Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
4	249m S	Electricity Sub Station	Devon, TQ12	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	0
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Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0
----------------------------	----------

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0
----------------------------	----------

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0
----------------------------	----------

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0
----------------------------	----------

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

0

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

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m**0**

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m**1**

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

Features are displayed on the Current industrial land use map on [page 31](#) >

ID	Location	Address	Details	
8	472m SW	CROSSLEYMOORROA DCSO,KINGSTEIGNT ON,DEVON	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 201764 Permit Version: 1 Receiving Water: STREAM (S)	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 23/10/2000 Effective Date: 23/10/2000 Revocation Date: 20/02/2009

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m**0**

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

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

4.15 Pollutant release to public sewer

Records within 500m**0**

Discharges of Special Category Effluents to the public sewer.

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



4.16 List 1 Dangerous Substances

Records within 500m

0

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

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

4.17 List 2 Dangerous Substances

Records within 500m

0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m

4

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

Features are displayed on the Current industrial land use map on [page 31](#) >

ID	Location	Details	
2	120m E	Incident Date: 06/06/2002 Incident Identification: 83247 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
5	295m SW	Incident Date: 11/10/2003 Incident Identification: 195593 Pollutant: Inert Materials and Wastes Pollutant Description: Soils and Clay	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
6	373m SE	Incident Date: 13/05/2001 Incident Identification: 5352 Pollutant: Organic Chemicals/Products Pollutant Description: Other Organic Chemical or Product	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
7	399m S	Incident Date: 27/03/2001 Incident Identification: 1015 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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



4.19 Pollution inventory substances

Records within 500m**0**

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

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

4.20 Pollution inventory waste transfers

Records within 500m**0**

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

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

4.21 Pollution inventory radioactive waste

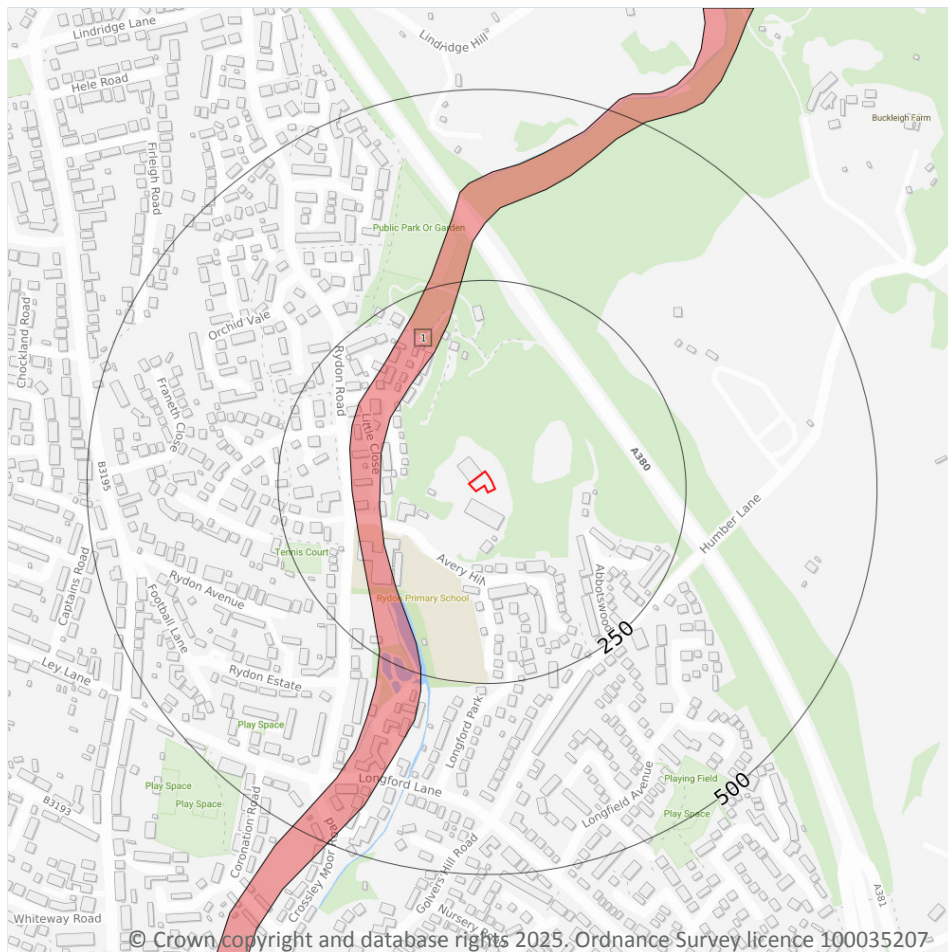
Records within 500m**0**

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

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



5 Hydrogeology - Superficial aquifer



- Site Outline**
- Search buffers in metres (m)**
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive
 - Unknown

5.1 Superficial aquifer

Records within 500m

1

Aquifer status of groundwater held within superficial geology.

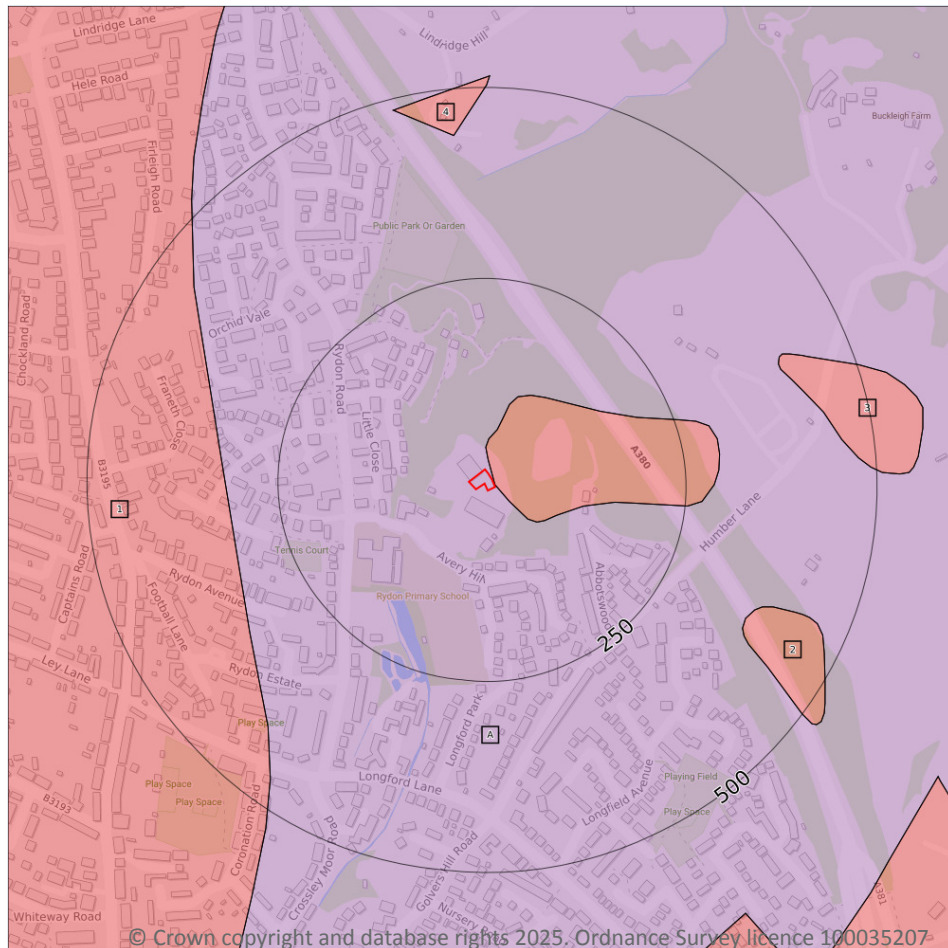
Features are displayed on the Hydrogeology map on [page 37](#) >

ID	Location	Designation	Description
1	116m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Bedrock aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive

5.2 Bedrock aquifer

Records within 500m

6

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 38](#) >

ID	Location	Designation	Description
A	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
A	1m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers



ID	Location	Designation	Description
1	315m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	370m SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
3	404m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	439m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: >550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures
3	1m E	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: >550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
4	33m N	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: 300- 550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures
5	33m N	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: 300- 550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	1
------------------------	----------

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

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
2	Significant soluble rocks are likely to be present. Low possibility of localised subsidence or dissolution-related degradation of bedrock occurring naturally, but may be possible in adverse conditions such as high surface or subsurface water flow.	2.0%

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



5.5 Groundwater vulnerability- local information

Records on site

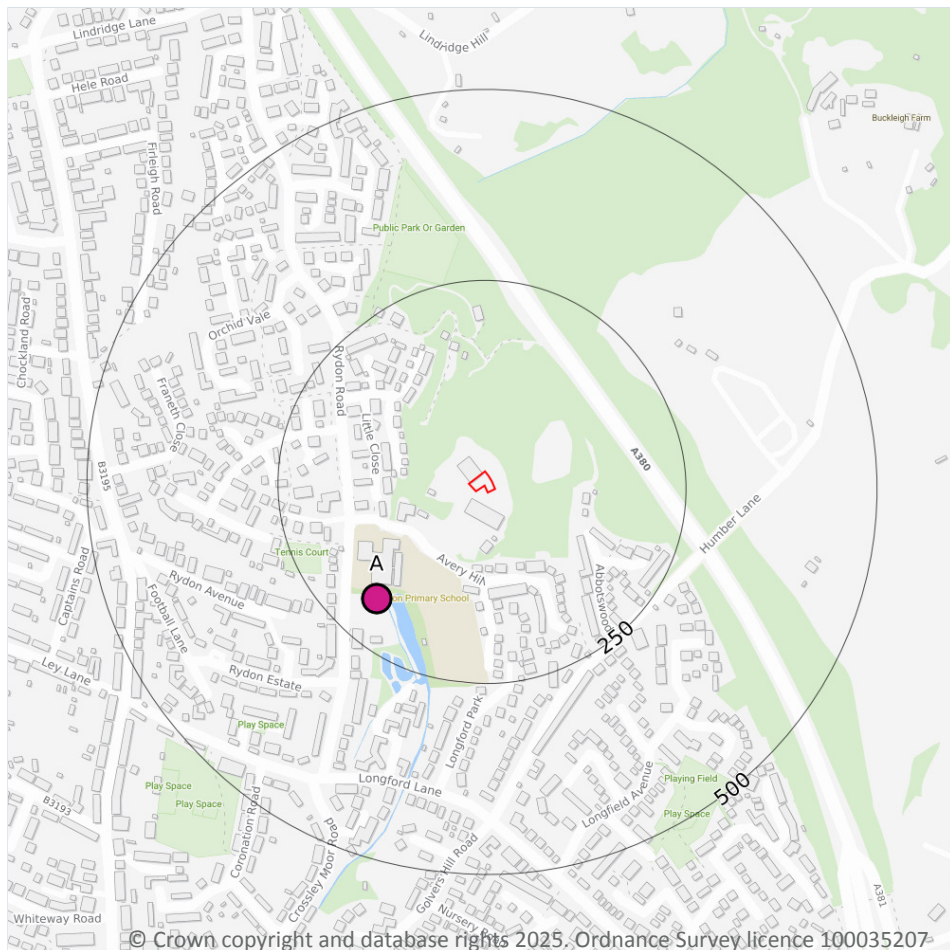
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This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment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

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



Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

34

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 43](#) >

ID	Location	Details	
A	192m SW	Status: Historical Licence No: 14/46/003/0820 Details: Process Water Direct Source: Ground Water - Fresh Point: HIGHER MILLS - BOREHOLE Data Type: Point Name: G P Marro & P R Carlino Easting: 287300 Northing: 73800	Annual Volume (m ³): 68191 Max Daily Volume (m ³): 227.3 Original Application No: - Original Start Date: 21/09/1990 Expiry Date: - Issue No: 100 Version Start Date: 06/02/1997 Version End Date: -
A	192m SW	Status: Historical Licence No: 14/46/003/0820 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - Fresh Point: HIGHER MILLS - BOREHOLE Data Type: Point Name: G P Marro & P R Carlino Easting: 287300 Northing: 73800	Annual Volume (m ³): 68191 Max Daily Volume (m ³): 227.3 Original Application No: - Original Start Date: 21/09/1990 Expiry Date: - Issue No: 100 Version Start Date: 06/02/1997 Version End Date: -
-	1048m W	Status: Active Licence No: SW/046/0003/034 Details: Dewatering Direct Source: Ground Water - Fresh Point: DENISTONE Data Type: Poly4 Name: Sibelco UK Ltd Easting: 285850 Northing: 74520	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: NPS/WR/043195 Original Start Date: 10/05/2022 Expiry Date: 31/03/2038 Issue No: 2 Version Start Date: 01/10/2024 Version End Date: -
-	1107m W	Status: Active Licence No: SW/046/0003/034 Details: Dewatering Direct Source: Ground Water - Fresh Point: BROADWAY Data Type: Poly4 Name: Sibelco UK Ltd Easting: 286204 Northing: 74091	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: NPS/WR/043195 Original Start Date: 10/05/2022 Expiry Date: 31/03/2038 Issue No: 2 Version Start Date: 01/10/2024 Version End Date: -
-	1144m N	Status: Historical Licence No: 14/46/003/0033 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - Fresh Point: TORS HILL - TAPPED SPRING Data Type: Point Name: Howle Easting: 287600 Northing: 75100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 29/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 08/03/1993 Version End Date: -



ID	Location	Details	
-	1144m N	Status: Historical Licence No: 14/46/003/0033 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - Fresh Point: TORS HILL - TAPPED SPRING Data Type: Point Name: Howle Easting: 287600 Northing: 75100	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 29/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 08/03/1993 Version End Date: -
-	1200m NW	Status: Active Licence No: SW/046/0003/034 Details: Dewatering Direct Source: Ground Water - Fresh Point: JOHN ACRES LANE Data Type: Poly4 Name: Sibelco UK Ltd Easting: 285847 Northing: 75384	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: NPS/WR/043195 Original Start Date: 10/05/2022 Expiry Date: 31/03/2038 Issue No: 2 Version Start Date: 01/10/2024 Version End Date: -
-	1306m W	Status: Active Licence No: SW/046/0003/034 Details: Dewatering Direct Source: Ground Water - Fresh Point: LOWERMARSH Data Type: Poly4 Name: Sibelco UK Ltd Easting: 286067 Northing: 73555	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: NPS/WR/043195 Original Start Date: 10/05/2022 Expiry Date: 31/03/2038 Issue No: 2 Version Start Date: 01/10/2024 Version End Date: -
-	1385m S	Status: Historical Licence No: 14/46/003/0133 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: "WARE BARTON, TAPPED SPRING" Data Type: Point Name: Batting Easting: 287800 Northing: 72600	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 16/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/09/1966 Version End Date: -
-	1385m S	Status: Historical Licence No: 14/46/003/0133 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: WARE BARTON, TAPPED SPRING Data Type: Point Name: Batting Easting: 287800 Northing: 72600	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 16/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/09/1966 Version End Date: -



ID	Location	Details	
-	1484m SE	Status: Historical Licence No: 14/46/003/0131 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: "WARE BARTON, WELL" Data Type: Point Name: Batting Easting: 288400 Northing: 72800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/09/1966 Version End Date: -
-	1484m SE	Status: Historical Licence No: 14/46/003/0131 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - Fresh Point: "WARE BARTON, WELL" Data Type: Point Name: Batting Easting: 288400 Northing: 72800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/09/1966 Version End Date: -
-	1484m SE	Status: Historical Licence No: 14/46/003/0131 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: WARE BARTON, WELL Data Type: Point Name: Batting Easting: 288400 Northing: 72800	Annual Volume (m ³): 4167 Max Daily Volume (m ³): 42.51 Original Application No: - Original Start Date: 16/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/09/1966 Version End Date: -
-	1484m SE	Status: Historical Licence No: 14/46/003/0131 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - Fresh Point: WARE BARTON, WELL Data Type: Point Name: Batting Easting: 288400 Northing: 72800	Annual Volume (m ³): 4166 Max Daily Volume (m ³): 42.51 Original Application No: - Original Start Date: 16/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/10/2007 Version End Date: -
-	1484m SE	Status: Historical Licence No: 14/46/003/0131 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - Fresh Point: WARE BARTON, WELL Data Type: Point Name: Batting Easting: 288400 Northing: 72800	Annual Volume (m ³): 4166 Max Daily Volume (m ³): 42.51 Original Application No: - Original Start Date: 16/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/10/2007 Version End Date: -



ID	Location	Details	
-	1504m SE	Status: Historical Licence No: 14/46/003/0135 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: "WEAR FARM, TAPPED SPRING" Data Type: Point Name: Coaker & Co Easting: 288700 Northing: 73100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/09/1966 Version End Date: -
-	1504m SE	Status: Historical Licence No: 14/46/003/0135 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - Fresh Point: "WEAR FARM, TAPPED SPRING" Data Type: Point Name: Coaker & Co Easting: 288700 Northing: 73100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/09/1966 Version End Date: -
-	1504m SE	Status: Historical Licence No: 14/46/003/0135 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: WEAR FARM, TAPPED SPRING Data Type: Point Name: Coaker & Co Easting: 288700 Northing: 73100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/09/1966 Version End Date: -
-	1504m SE	Status: Historical Licence No: 14/46/003/0135 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - Fresh Point: WEAR FARM, TAPPED SPRING Data Type: Point Name: Coaker & Co Easting: 288700 Northing: 73100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/09/1966 Version End Date: -
-	1517m NW	Status: Active Licence No: SW/046/0003/034 Details: Dewatering Direct Source: Ground Water - Fresh Point: WHITE PIT Data Type: Poly4 Name: Sibelco UK Ltd Easting: 285273 Northing: 76308	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: NPS/WR/043195 Original Start Date: 10/05/2022 Expiry Date: 31/03/2038 Issue No: 2 Version Start Date: 01/10/2024 Version End Date: -



ID	Location	Details	
-	1550m NE	Status: Historical Licence No: 14/46/003/0474 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: "WHITEWAY BARTON, WELL" Data Type: Point Name: Wrayford Easting: 288500 Northing: 75100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 09/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 09/12/1966 Version End Date: -
-	1550m NE	Status: Historical Licence No: 14/46/003/0474 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: WHITEWAY BARTON, WELL Data Type: Point Name: Wrayford Easting: 288500 Northing: 75100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 09/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 09/12/1966 Version End Date: -
-	1551m SW	Status: Active Licence No: 14/46/003/0862 Details: Spray Irrigation - Direct Direct Source: Ground Water - Fresh Point: HOMERS LANE SEEPAGE FED EXCAVATION Data Type: Point Name: Sibelco UK Ltd Easting: 286500 Northing: 72700	Annual Volume (m ³): 1230 Max Daily Volume (m ³): 20.5 Original Application No: NPS/WR/043172 Original Start Date: 15/09/1993 Expiry Date: - Issue No: 103 Version Start Date: 01/10/2024 Version End Date: -
-	1555m NW	Status: Active Licence No: SW/046/0003/031 Details: Conveying Materials Direct Source: Ground Water - Fresh Point: KINGSTEIGNTON QUARRIES Data Type: Poly4 Name: Sibelco UK Ltd Easting: 285924 Northing: 74699	Annual Volume (m ³): 345365 Max Daily Volume (m ³): 5768 Original Application No: NPS/WR/043194 Original Start Date: 10/05/2022 Expiry Date: 31/03/2038 Issue No: 2 Version Start Date: 01/10/2024 Version End Date: -
-	1555m NW	Status: Active Licence No: SW/046/0003/031 Details: Mineral Washing Direct Source: Ground Water - Fresh Point: KINGSTEIGNTON QUARRIES Data Type: Poly4 Name: Sibelco UK Ltd Easting: 285924 Northing: 74699	Annual Volume (m ³): 345365 Max Daily Volume (m ³): 5768 Original Application No: NPS/WR/043194 Original Start Date: 10/05/2022 Expiry Date: 31/03/2038 Issue No: 2 Version Start Date: 01/10/2024 Version End Date: -



ID	Location	Details	
-	1555m NW	Status: Active Licence No: SW/046/0003/031 Details: Dust Suppression Direct Source: Ground Water - Fresh Point: KINGSTEIGNTON QUARRIES Data Type: Poly4 Name: Sibelco UK Ltd Easting: 285924 Northing: 74699	Annual Volume (m ³): 345365 Max Daily Volume (m ³): 5768 Original Application No: NPS/WR/043194 Original Start Date: 10/05/2022 Expiry Date: 31/03/2038 Issue No: 2 Version Start Date: 01/10/2024 Version End Date: -
-	1560m S	Status: Historical Licence No: 14/46/003/0134 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: "WARE BARTON, TAPPED SPRING" Data Type: Point Name: Batting Easting: 287700 Northing: 72400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/09/1966 Version End Date: -
-	1560m S	Status: Historical Licence No: 14/46/003/0134 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: WARE BARTON, TAPPED SPRING Data Type: Point Name: Batting Easting: 287700 Northing: 72400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/09/1966 Version End Date: -
-	1562m SE	Status: Historical Licence No: 14/46/003/0132 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: "WARE BARTON, TAPPED SPRING" Data Type: Point Name: Batting Easting: 288700 Northing: 73000	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/09/1966 Version End Date: -
-	1562m SE	Status: Historical Licence No: 14/46/003/0132 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: WARE BARTON, TAPPED SPRING Data Type: Point Name: Batting Easting: 288700 Northing: 73000	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/09/1966 Version End Date: -



ID	Location	Details	
-	1587m SW	Status: Active Licence No: SW/046/0003/034 Details: Dewatering Direct Source: Ground Water - Fresh Point: EAST GOLDS AND PINSENTS Data Type: Poly4 Name: Sibelco UK Ltd Easting: 285883 Northing: 73436	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: NPS/WR/043195 Original Start Date: 10/05/2022 Expiry Date: 31/03/2038 Issue No: 2 Version Start Date: 01/10/2024 Version End Date: -
-	1845m NE	Status: Historical Licence No: 14/46/003/0475 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: "WHITEWAY BARTON, TAPPED SPRING" Data Type: Point Name: Wrayford Easting: 288300 Northing: 75600	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 09/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 09/12/1966 Version End Date: -
-	1845m NE	Status: Historical Licence No: 14/46/003/0475 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: WHITEWAY BARTON, TAPPED SPRING Data Type: Point Name: Wrayford Easting: 288300 Northing: 75600	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 09/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 09/12/1966 Version End Date: -
-	1857m NW	Status: Active Licence No: SW/046/0003/034 Details: Dewatering Direct Source: Ground Water - Fresh Point: SOUTHACRE PT Data Type: Poly4 Name: Sibelco UK Ltd Easting: 285159 Northing: 76500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: NPS/WR/043195 Original Start Date: 10/05/2022 Expiry Date: 31/03/2038 Issue No: 2 Version Start Date: 01/10/2024 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

3

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 43](#) >



ID	Location	Details	
-	1348m NW	Status: Active Licence No: 14/46/003/0861 Details: Spray Irrigation - Direct Direct Source: Surface Water - Fresh Point: UGBROOKE STREAM Data Type: Point Name: Sibelco UK Ltd Easting: 286300 Northing: 74700	Annual Volume (m ³): 2160 Max Daily Volume (m ³): 36 Original Application No: NPS/WR/043171 Original Start Date: 15/09/1993 Expiry Date: - Issue No: 103 Version Start Date: 01/10/2024 Version End Date: -
-	1895m SW	Status: Historical Licence No: 14/46/003/0420 Details: Process water Direct Source: Surface Water - Fresh Point: R TEIGN Data Type: Point Name: WBB Minerals Easting: 286200 Northing: 72500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 06/01/1967 Expiry Date: - Issue No: 101 Version Start Date: 01/10/2001 Version End Date: -
-	1911m SW	Status: Historical Licence No: 14/46/003/0420 Details: Process water Direct Source: Surface Water - Fresh Point: R TEIGN - ADDED 20.06.78 Data Type: Point Name: WBB Minerals Easting: 286300 Northing: 72400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 06/01/1967 Expiry Date: - Issue No: 101 Version Start Date: 01/10/2001 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0
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Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

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

5.9 Source Protection Zones

Records within 500m**0**

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

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

5.10 Source Protection Zones (confined aquifer)

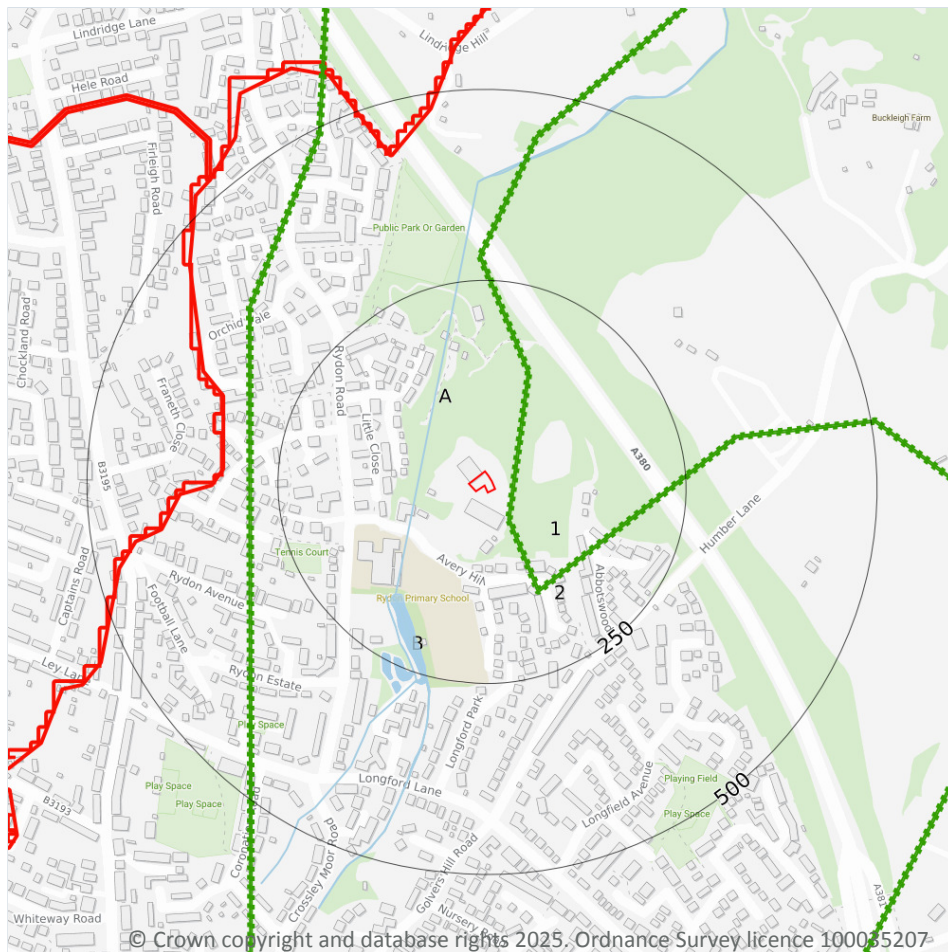
Records within 500m**0**

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

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



6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ⋯ WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

3

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

Features are displayed on the Hydrology map on [page 53](#) >

ID	Location	Type of water feature	Ground level	Permanence	Name
A	66m W	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
B	171m SW	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	Well Head
B	180m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

3

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

Features are displayed on the Hydrology map on [page 53 >](#)

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

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

Features are displayed on the Hydrology map on [page 53 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	Coastal Catchment	Not part of a river WB catchment	22	Teign	South Devon

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



6.4 WFD Surface water bodies

Records identified	0
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Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

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

6.5 WFD Groundwater bodies

Records on site	1
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Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on [page 53 >](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	On site	Permian Aquifers in Central Devon	GB40801G801700 ↗	Poor	Poor	Good	2019

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m**0**

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

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

7.2 Historical Flood Events

Records within 250m**0**

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

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

7.3 Flood Defences

Records within 250m**0**

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

0

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

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

8 Surface water flooding

8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

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.

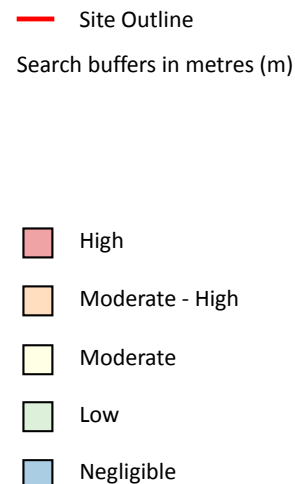
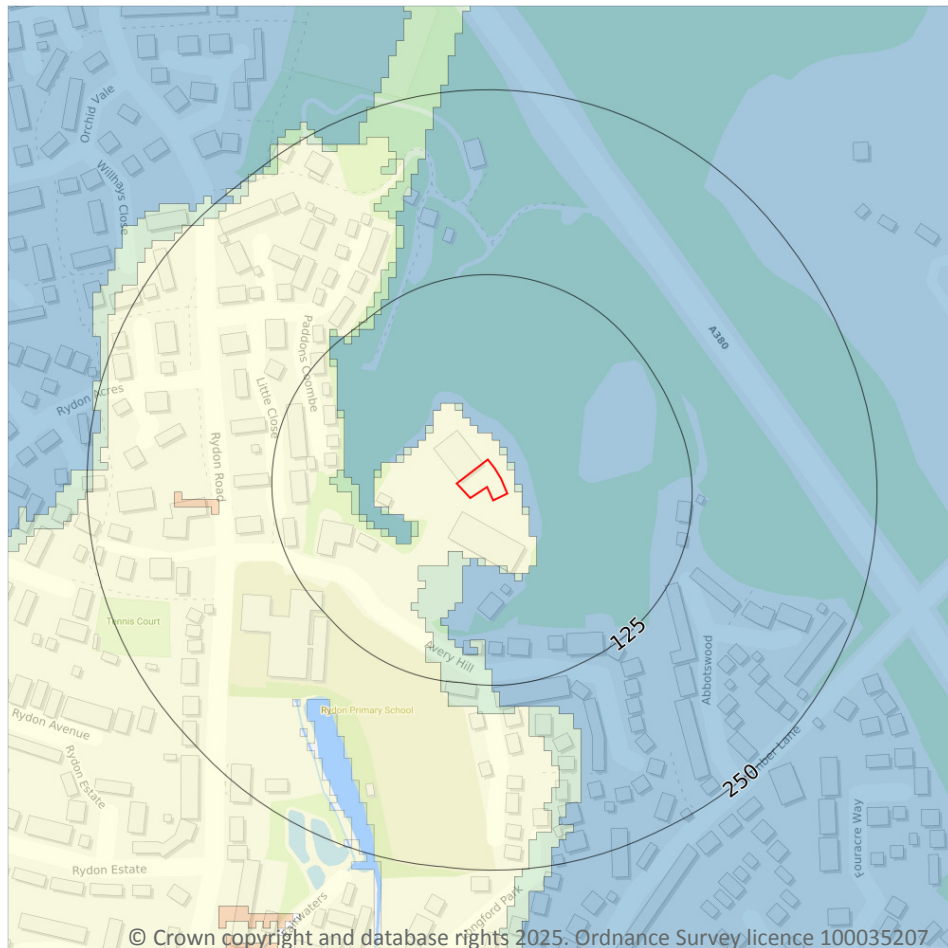
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the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

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Moderate

Highest risk within 50m

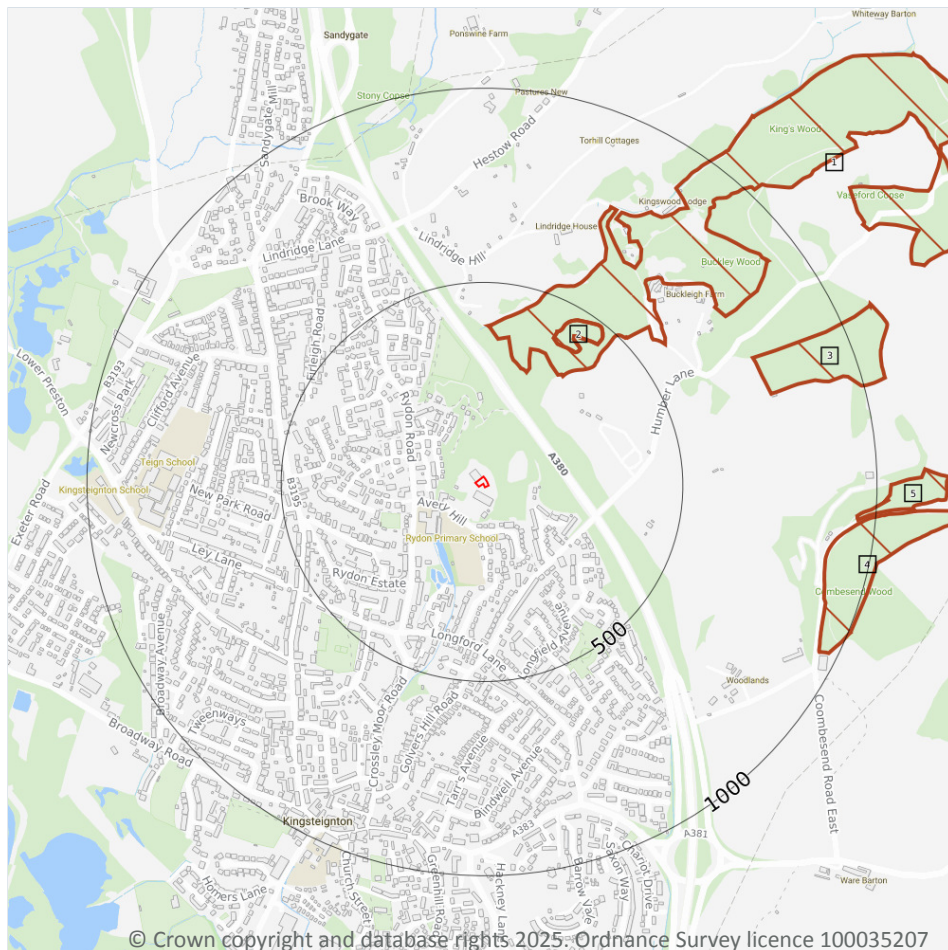
Moderate

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 60 >](#)

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- + Local Nature Reserves (LNR)
- ▤ Designated Ancient Woodland

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

1

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.

Features are displayed on the Environmental designations map on [page 61 >](#)

ID	Location	Name	Data source
-	1305m S	Hackney Marshes	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

8

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.

Features are displayed on the Environmental designations map on [page 61 >](#)

ID	Location	Name	Woodland Type
1	291m N	Buckley/kings Woods	Ancient Replanted Woodland
2	391m NE	Buckley/kings Woods	Ancient & Semi-Natural Woodland
3	755m NE	Unknown	Ancient Replanted Woodland
4	888m E	Colladown/bickley Ball	Ancient Replanted Woodland
5	952m E	Colladown/bickley Ball	Ancient & Semi-Natural Woodland
-	1417m E	Unknown	Ancient & Semi-Natural Woodland
-	1635m E	Unknown	Ancient & Semi-Natural Woodland
-	1962m N	Cleeve Copse	Ancient Replanted Woodland

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**0**

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.

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



ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Oil & gas exploration/extraction. Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t). Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Notes: In this area HRA required for large scale developments with potential to impact on network of potential commuting routes for Greater Horseshoe Bats. See South Hams SAC - Greater Horseshoe Bats - Habitats Regulations Assessment Guidance (Oct 2019).

This data is sourced from Natural England.

10.18 SSSI Units

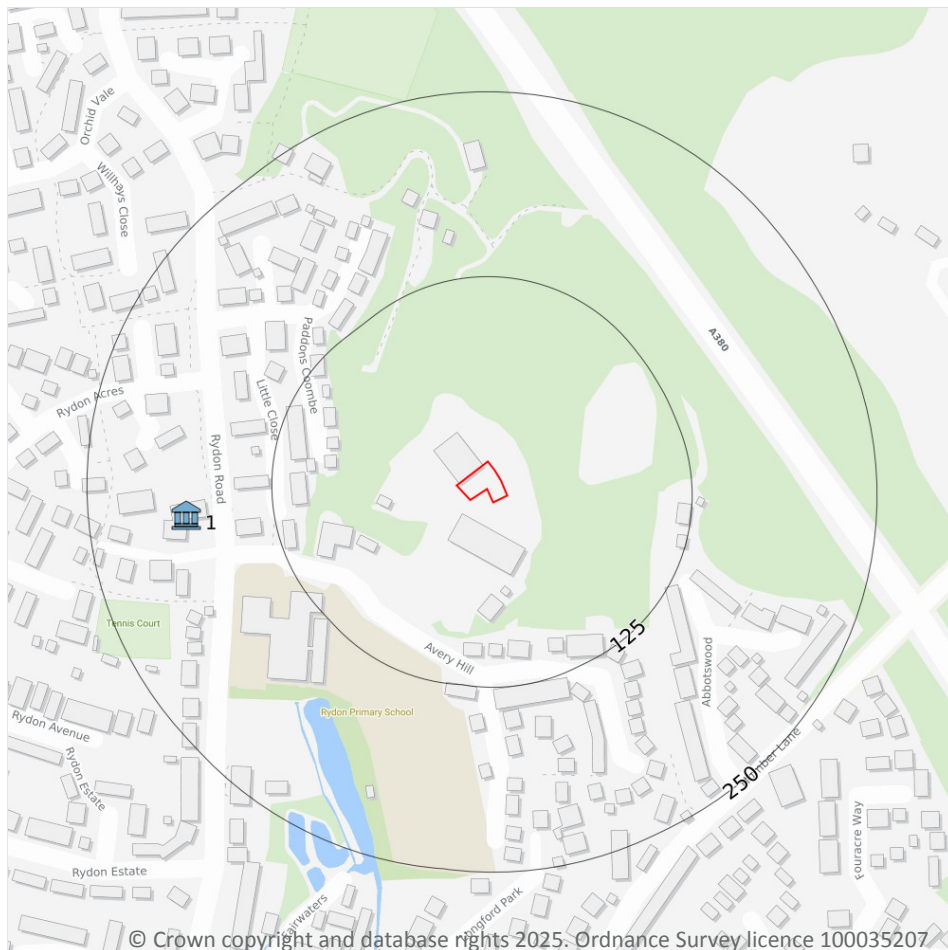
Records within 2000m	0
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Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management 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 68 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	184m W	Old Rydon Inn	II	1334280	28/04/1987

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

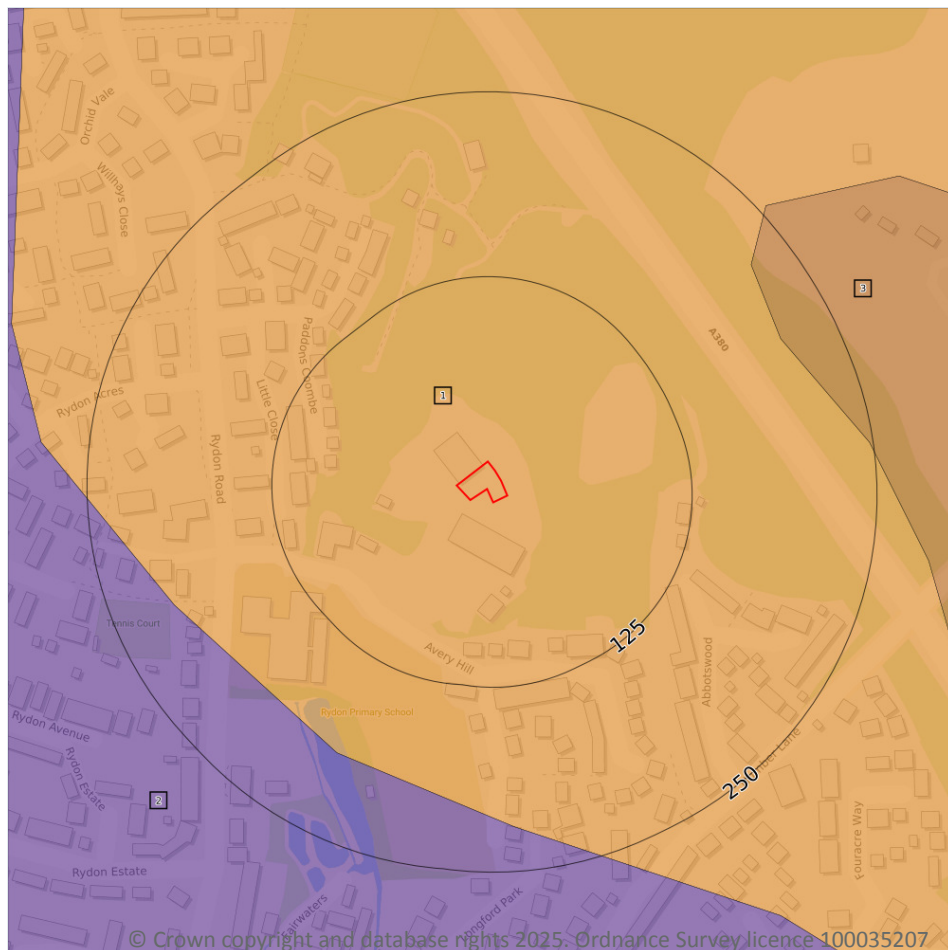
0

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

3

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

Features are displayed on the Agricultural designations map on [page 71](#) >

ID	Location	Classification	Description
1	On site	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.
2	187m SW	Urban	Non-agricultural/no quality assigned



ID	Location	Classification	Description
3	212m NE	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.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.



12.5 Countryside Stewardship Schemes

Records within 250m

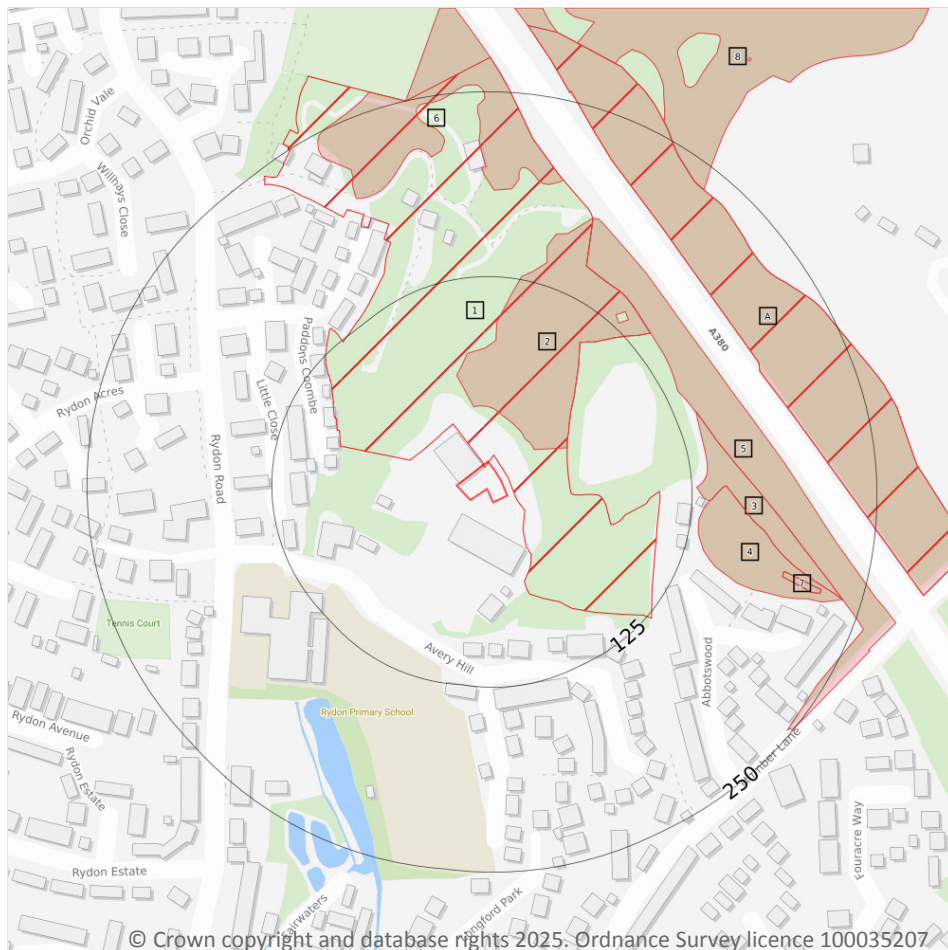
0

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

This data is sourced from Natural England.



13 Habitat designations



- Site Outline
- Search buffers in metres (m)
- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Habitat Networks
- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m

8

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 74 >](#)

ID	Location	Main Habitat	Other habitats
2	29m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	128m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	131m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
5	134m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
6	184m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	188m NE	No main habitat but additional habitats present	Additional: DWOOD (INV 50%)
7	194m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	235m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0
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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	2
----------------------------	----------

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

Features are displayed on the Habitat designations map on [page 74 >](#)

ID	Location	Site reference	Identification confidence	Primary source	Secondary source	Tertiary source
1	On site	NLUD Ref: 113300003	Low	National Land Use Database - Previously Developed Land	British Geological Survey BRITPITS database	UK Perspectives Aerial Photography
A	188m NE	-	Low	UK Perspectives Aerial Photography	-	-

This data is sourced from Natural England.



13.4 Limestone Pavement Orders

Records within 250m

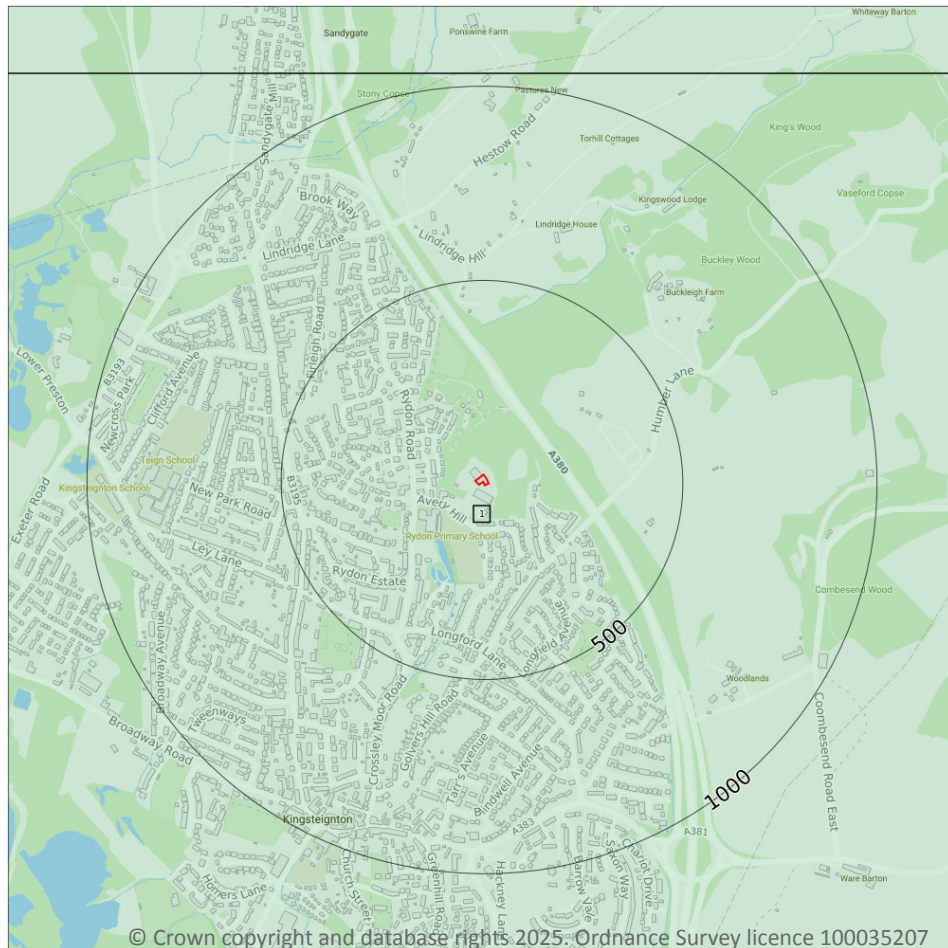
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Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable 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

1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 77](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	No coverage	SX87SE

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



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 79](#) >

ID	Location	LEX Code	Description	Rock description
1	110m W	ALV-XCZSV	Alluvium - 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

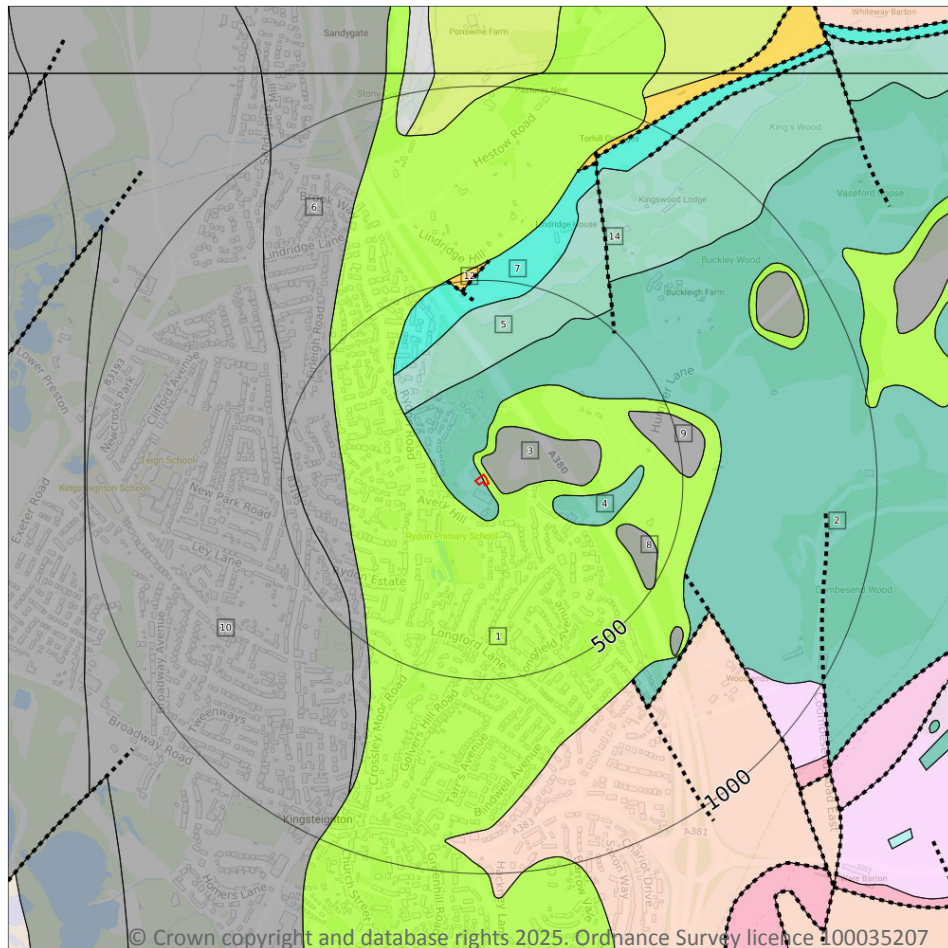
0

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

11

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	UGS-SDST	Upper Greensand Formation - Sandstone	Cenomanian Age - Albian Age
2	On site	CBL-LMST	Chercombe Bridge Limestone Formation - Limestone	Givetian Age - Eifelian Age
3	10m NE	AGR-GRAV	Aller Gravel Formation - Gravel	Eocene Epoch
4	172m E	CBL-LMST	Chercombe Bridge Limestone Formation - Limestone	Givetian Age - Eifelian Age



ID	Location	LEX Code	Description	Rock age
5	238m NW	EOL-LMST	East Ogwell Limestone Formation - Limestone	Frasnian Age - Givetian Age
6	334m W	AGR-GRAV	Aller Gravel Formation - Gravel	Eocene Epoch
7	342m NW	LNL-LMST	Luxton Nodular Limestone Formation - Limestone	Famennian Age - Frasnian Age
8	350m E	AGR-GRAV	Aller Gravel Formation - Gravel	Eocene Epoch
9	400m NE	AGR-GRAV	Aller Gravel Formation - Gravel	Eocene Epoch
10	426m SW	LAPP-CLSISA	Lappathorn Member - Clay, Silt And Sand	Oligocene Epoch - Eocene Epoch
12	474m N	TCH-CHRT	Teign Chert Formation - Chert	Dinantian Sub-period [Obsolete name]

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

3

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.

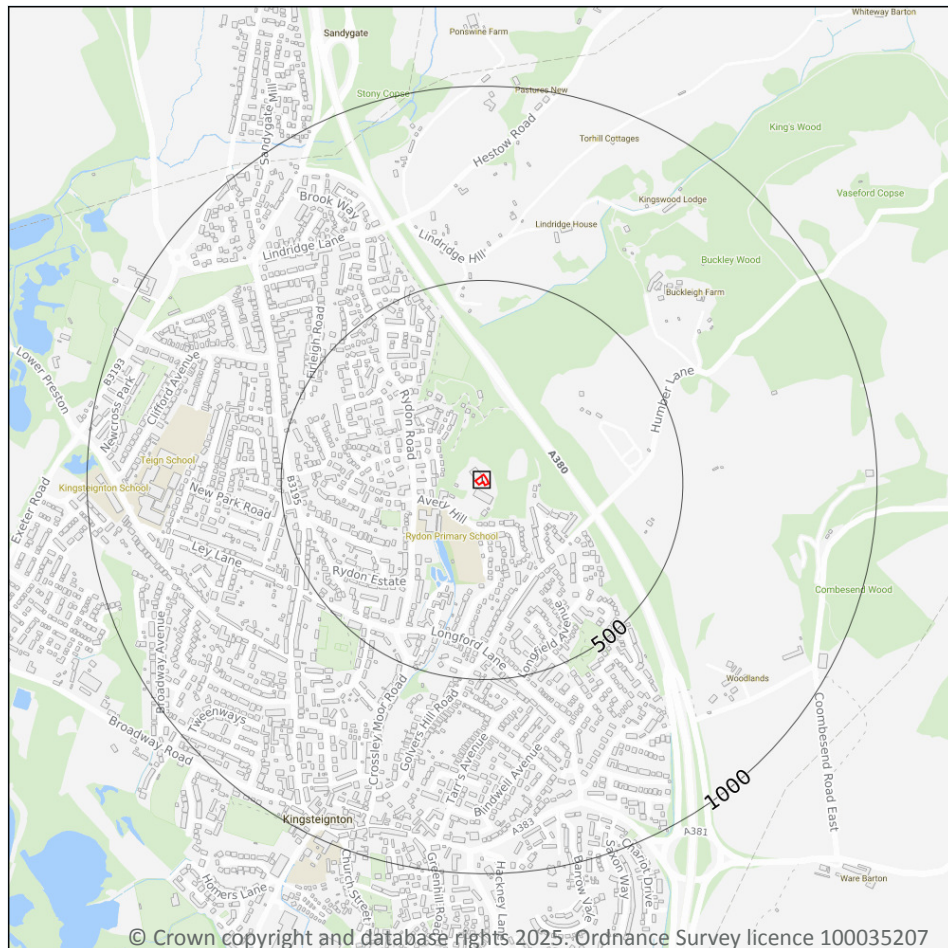
Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 81](#) >

ID	Location	Category	Description
11	450m N	FAULT	Normal fault, inferred; down throw not specified
13	474m N	FAULT	Normal fault, inferred; down throw not specified
14	495m NE	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
Search buffers in metres (m)

☐ Geological map tile

15.1 50k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 83](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW339_newton_abbot_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

1

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	116m W	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

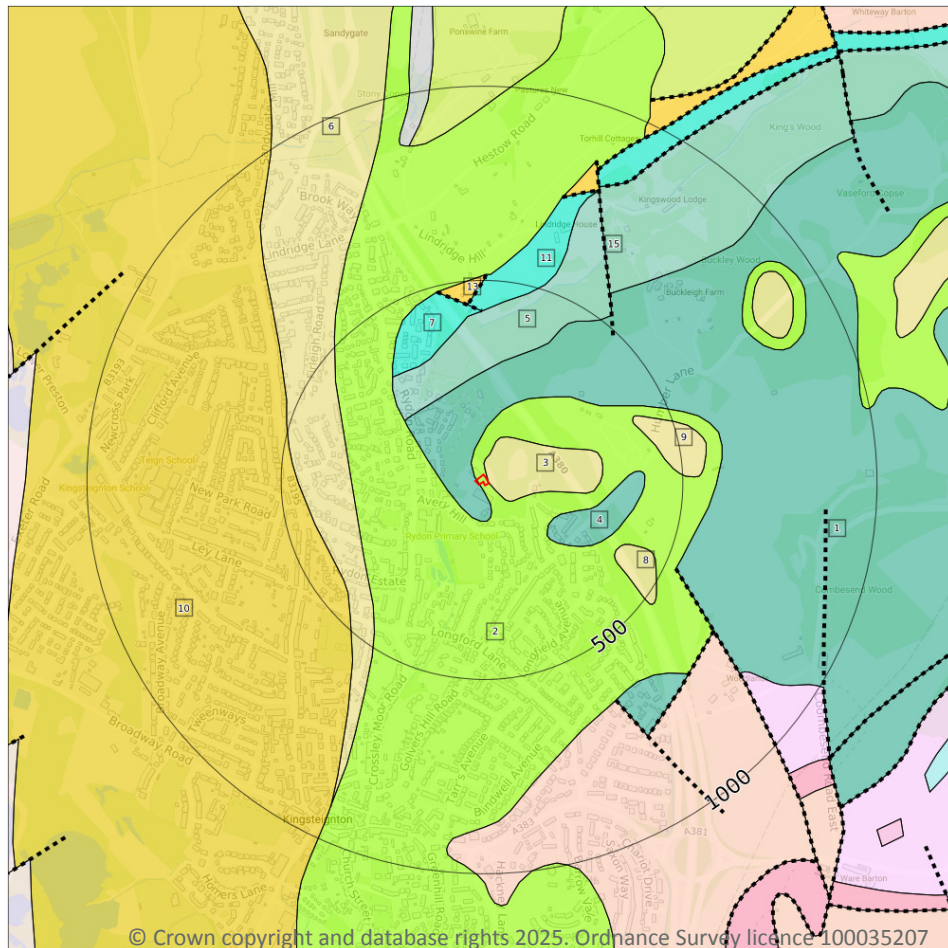
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A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

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

12

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	CBL-LMST	CHERCOMBE BRIDGE LIMESTONE FORMATION - LIMESTONE	EIFELIAN
2	On site	UGS-SDST	UPPER GREENSAND FORMATION - SANDSTONE	ALBIAN
3	1m E	AGR-V	ALLER GRAVEL FORMATION - GRAVEL	-

ID	Location	LEX Code	Description	Rock age
4	187m SE	CBL-LMST	CHERCOMBE BRIDGE LIMESTONE FORMATION - LIMESTONE	EIFELIAN
5	227m NW	EOL-LMST	EAST OGWELL LIMESTONE FORMATION - LIMESTONE	GIVETIAN
6	315m W	AGR-V	ALLER GRAVEL FORMATION - GRAVEL	-
7	324m NW	LNL-LMST	LUXTON NODULAR LIMESTONE FORMATION - LIMESTONE	FRASNIAN
8	370m SE	AGR-V	ALLER GRAVEL FORMATION - GRAVEL	-
9	404m E	AGR-V	ALLER GRAVEL FORMATION - GRAVEL	-
10	418m SW	AB-XCZS	ABBROOK CLAY AND SAND MEMBER - CLAY, SILT AND SAND	-
11	421m N	LNL-LMST	LUXTON NODULAR LIMESTONE FORMATION - LIMESTONE	FRASNIAN
13	439m N	TCH-CHRT	TEIGN CHERT FORMATION - CHERT	WISEAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	3
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A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	High	High
On site	Fracture	Very High	High
1m NE	Intergranular	Very High	Very High

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	3
----------------------------	----------

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.

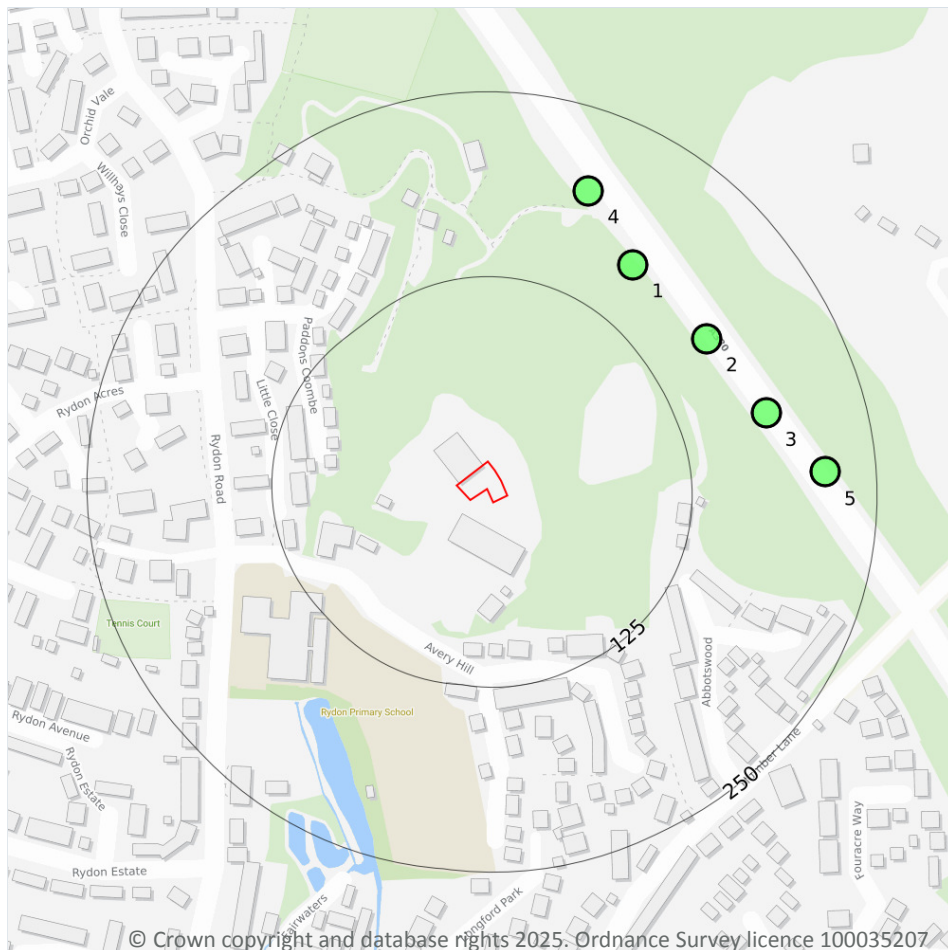
Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 87](#) >

ID	Location	Category	Description
12	421m N	FAULT	Fault, observed, displacement unknown
14	439m N	FAULT	Fault, observed, displacement unknown
15	482m NE	FAULT	Fault, inferred, displacement unknown

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

5

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 90](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	165m NE	287540 74100	A380 KINGSTEIGNTON NEWTON ABBOT 110	20.0	N	800017 ↗
2	169m NE	287590 74050	A380 KINGSTEIGNTON NEWTON ABBOT 111	20.0	N	800018 ↗
3	184m E	287630 74000	A380 KINGSTEIGNTON NEWTON ABBOT 112	20.0	N	800019 ↗

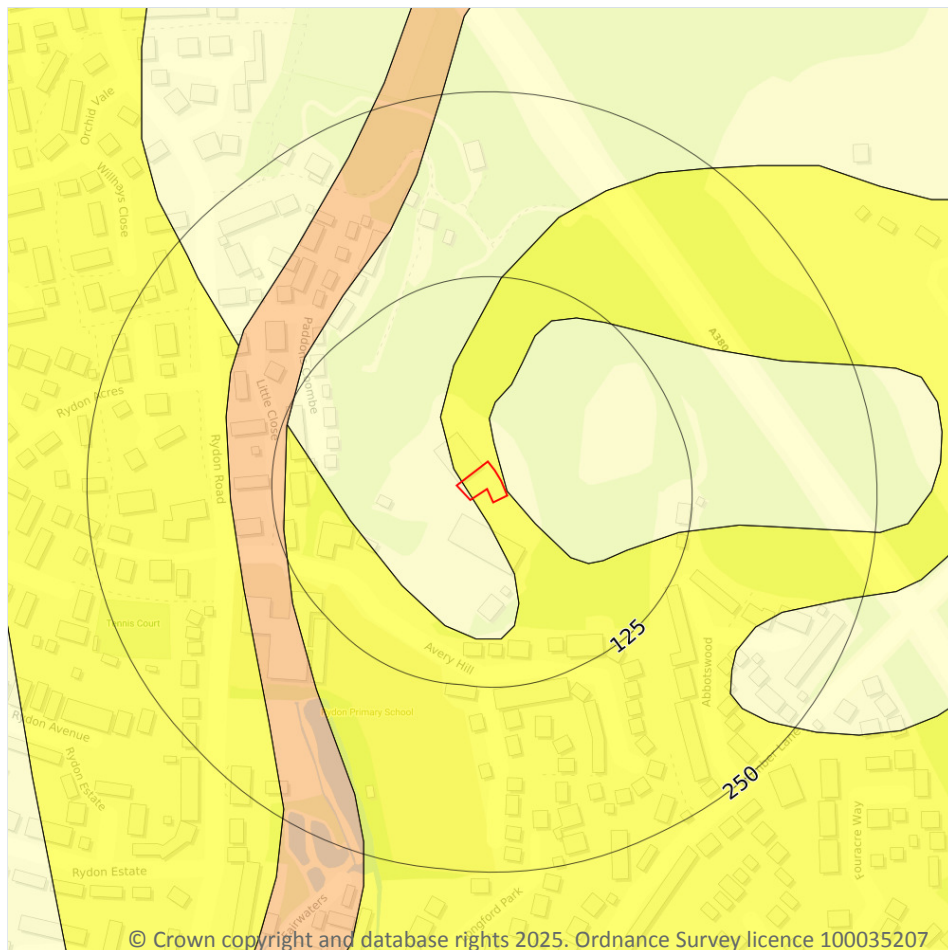


ID	Location	Grid reference	Name	Length	Confidential	Web link
4	195m N	287510 74150	A380 KINGSTEIGNTON NEWTON ABBOT 109	20.0	N	800016 ↗
5	216m E	287670 73960	A380 KINGSTEIGNTON NEWTON ABBOT 113	20.0	N	800020 ↗

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

3

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 93](#) >

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

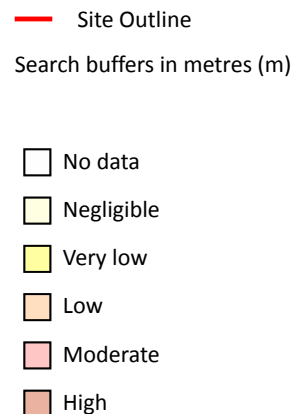
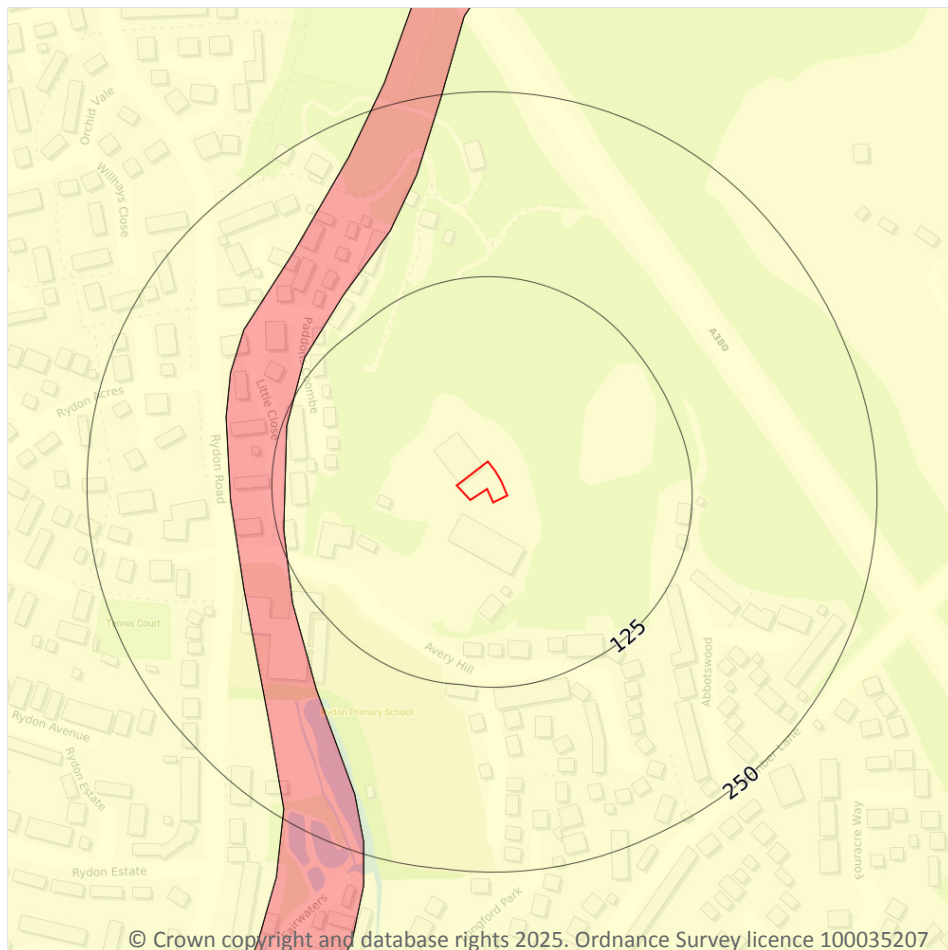


Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.
1m E	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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.

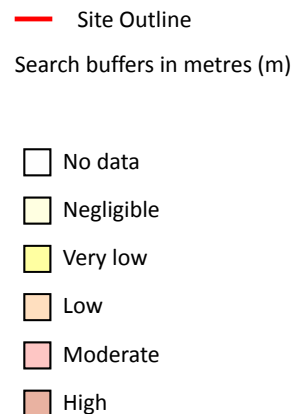
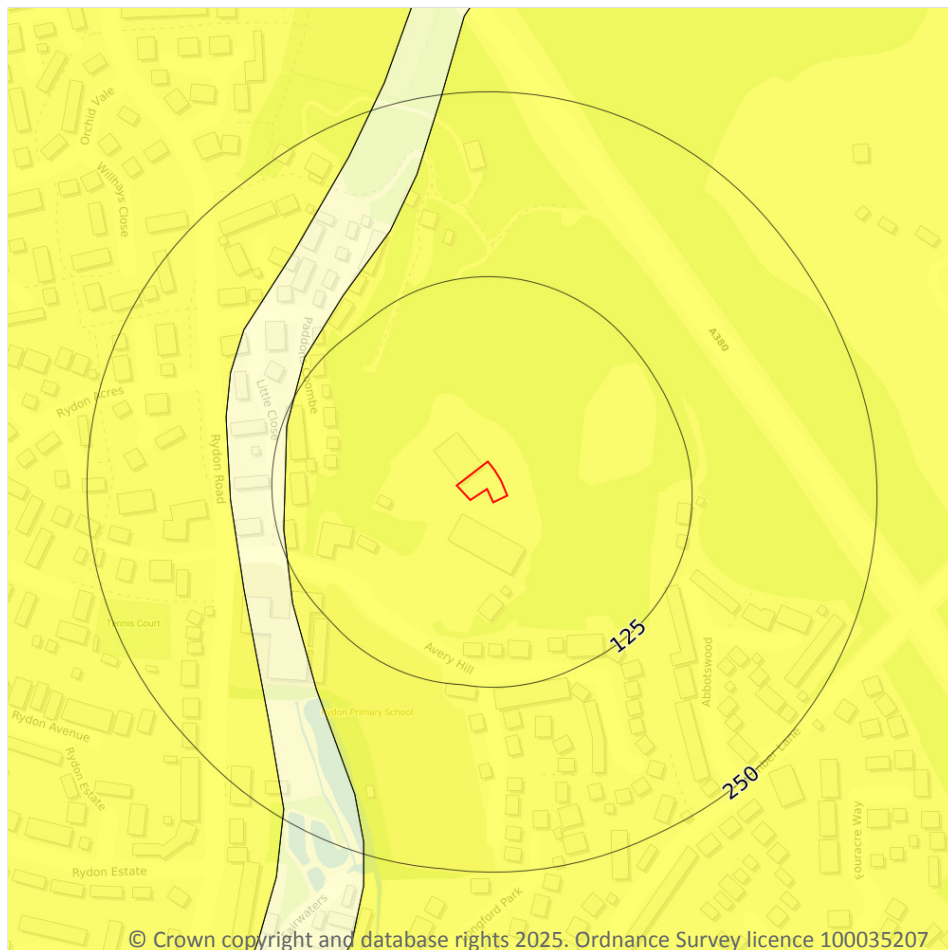
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 95 >](#)

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



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.

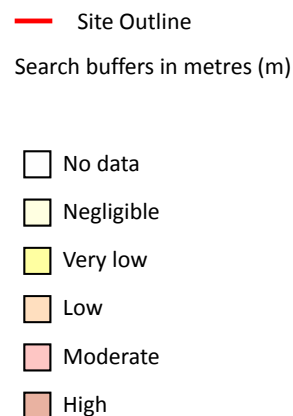
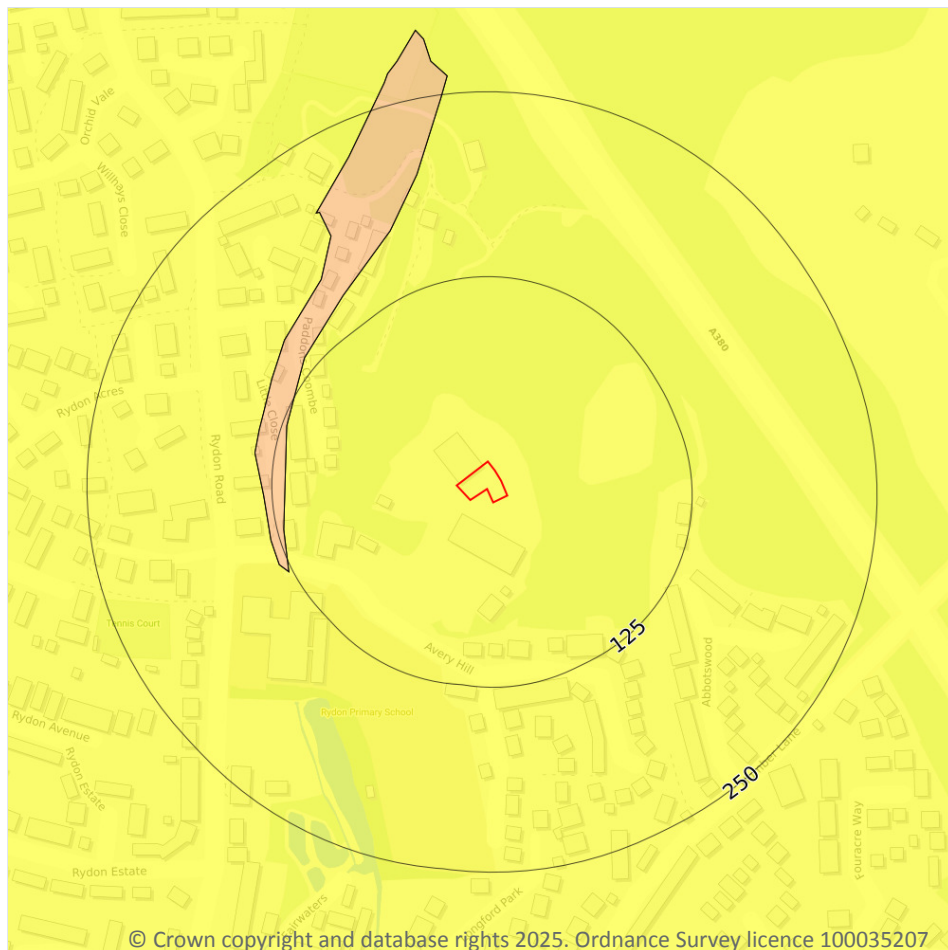
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 96](#) >

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



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.

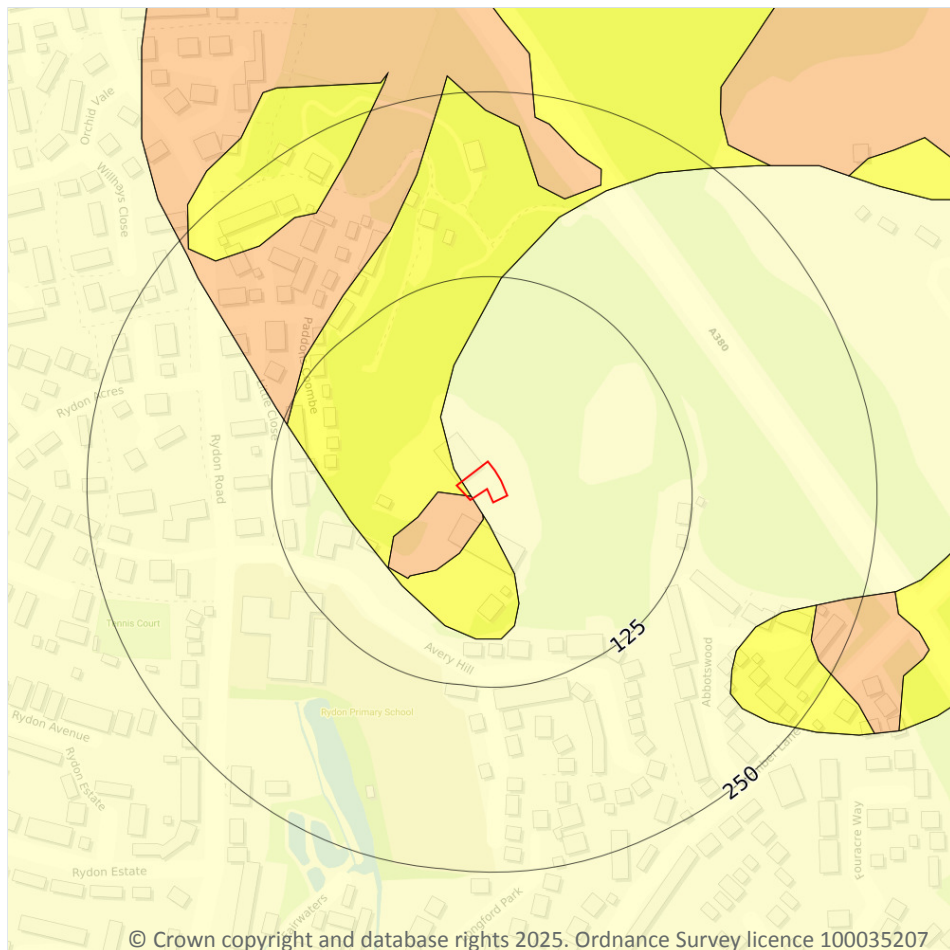
Features are displayed on the Natural ground subsidence - Landslides map on [page 97 >](#)

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

3

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 98](#)

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.

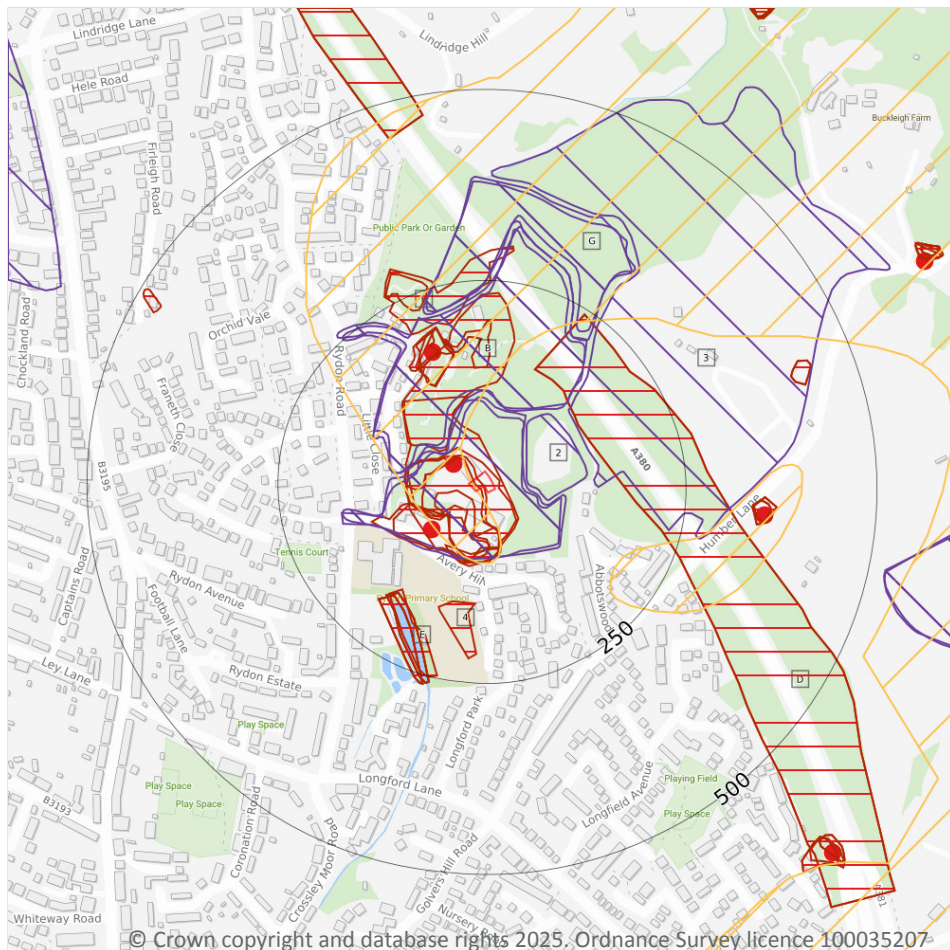


Location	Hazard rating	Details
On site	Very low	Soluble rocks are present within the ground. Few dissolution features are likely to be present. Potential for difficult ground conditions or localised subsidence are at a level where they need not be considered.
On site	Low	Soluble rocks are present within the ground. Some dissolution features may be present. Potential for difficult ground conditions are at a level where they may be considered, localised subsidence need not be considered except in exceptional circumstances.

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

5

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.

Features are displayed on the Mining and ground workings map on [page 100](#) >



ID	Location	Details	Description
A	32m NW	Name: Rydon Address: Rydon, Kingsteignton, NEWTON ABBOT, Devon Commodity: Limestone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
A	32m NW	Name: Rydon Address: Rydon, Kingsteignton, NEWTON ABBOT, Devon Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
A	76m SW	Name: Rydon Quarry Address: Kingsteignton, NEWTON ABBOT, Devon Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
C	171m N	Name: Rydon Address: Kingsteignton, NEWTON ABBOT, Devon Commodity: Limestone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
H	355m E	Name: Whitelands Address: Kingsteignton, NEWTON ABBOT, Devon Commodity: Limestone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

25

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 100](#) >



ID	Location	Land Use	Year of mapping	Mapping scale
A	On site	Unspecified Quarry and Clay Pit	1963	1:10560
A	On site	Unspecified Quarry	1933	1:10560
A	On site	Limestone Quarry	1969	1:10560
A	On site	Unspecified Quarry	1933	1:10560
A	12m SW	Unspecified Quarry	1904	1:10560
A	28m SW	Unspecified Quarry	1887	1:10560
A	42m NW	Unspecified Heap	1933	1:10560
A	54m NW	Unspecified Quarry	1963	1:10560
C	129m NW	Unspecified Ground Workings	1933	1:10560
C	130m NW	Unspecified Quarry	1933	1:10560
D	135m NE	Cuttings	1991	1:10000
D	135m NE	Cuttings	1985	1:10000
B	136m N	Unspecified Quarry	1963	1:10560
4	146m S	Unspecified Pit	1991	1:10000
C	159m NW	Unspecified Old Quarry	1904	1:10560
C	160m NW	Unspecified Quarry	1887	1:10560
E	161m SW	Pond	1991	1:10000
E	167m SW	Pond	1985	1:10000
E	167m SW	Pond	1963	1:10560
E	167m SW	Pond	1969	1:10560
E	173m SW	Water Body	1887	1:10560
E	173m SW	Water Body	1933	1:10560
E	173m SW	Water Body	1904	1:10560
F	198m N	Refuse Heap	1969	1:10560
F	228m N	Gravel Pit	1963	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 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**8**

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.

Features are displayed on the Mining and ground workings map on [page 100 >](#)

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
A	On site	Biddey Ball	Limestone	Surface mineral working	Valid	Not available
A	On site	Rydon	Limestone	Surface mineral working	Valid	5/1947
2	43m E	Kingsteignton	Limestone	Surface mineral working	Withdrawn	Not available
B	57m NW	Kingsteignton	Limestone	Surface mineral working	Valid	Not available
B	64m NW	Kingsteignton	Limestone	Surface mineral working	Valid	Not available
3	130m E	Kingsteignton	Limestone	Surface mineral working	Withdrawn	Not available
G	210m NE	Kingsteignton	Limestone	Surface mineral working	Valid	Not available
G	219m N	Kingsteignton	Limestone	Surface mineral working	Valid	Not available

This data is sourced from the British Geological Survey.



18.6 Non-coal mining

Records within 1000m

3

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

Features are displayed on the Mining and ground workings map on [page 100](#) >

ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Vein Mineral	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
5	187m SE	Not available	Vein Mineral	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	865m N	Not available	Vein Mineral	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

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



Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	1
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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.

Location	Mineral type
341m E	Unspecified

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
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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

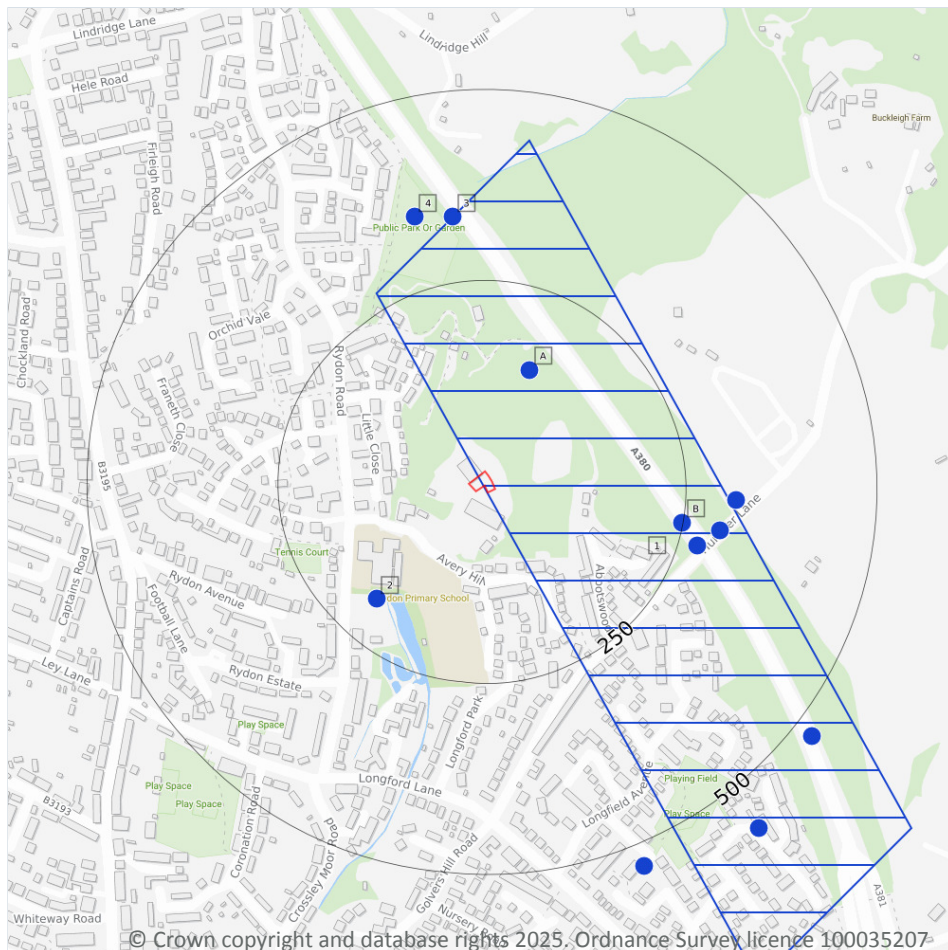
Records on site	1
-----------------	---

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

Location	Details
On site	For further information regarding Clay Mining Groundsure recommends obtaining a Clay Mining report. This can be ordered at http://www.kabca.org/ or by writing to Kaolin and Ball Clay Association, Tehidy Centre, Burn Gallow Lane, High Street, St Austell, Cornwall, PL26 7TQ. Tel: 01726 811311

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

19 Ground cavities and sinkholes



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- Mining cavities
- Reported recent incidents
- Historical incidents

19.1 Natural cavities

Records within 500m

12

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.

Features are displayed on the Ground cavities and sinkholes map on [page 107](#) >

ID	Location	Details
1	On site	Type: Solution Pipe x 6 Superficial Geology: Brickearth/head Bedrock Geology: Middle & Upper Devonian, Upper Greensand Formation

ID	Location	Details
A	145m N	Type: Solution Pipe x 14 Superficial Geology: None Bedrock Geology: Middle & Upper Devonian
A	165m NE	Type: Potential Subsidence Hollow x 1 Superficial Geology: None Bedrock Geology: Upper Greensand Formation
2	192m SW	Type: Solution Widened Joint or Fissure Superficial Geology: Alluvium Bedrock Geology: Middle & Upper Devonian, Upper Greensand Formation
B	249m E	Type: Sinkhole x 3 Superficial Geology: None Bedrock Geology: Middle & Upper Devonian
B	275m E	Type: Swallow Hole x 1 Superficial Geology: None Bedrock Geology: Upper Greensand Formation
B	292m E	Type: Swallow Hole x 1 Superficial Geology: None Bedrock Geology: Upper Greensand Formation
B	300m E	Type: Swallow Hole x 1 Superficial Geology: None Bedrock Geology: Upper Greensand Formation
B	307m E	Type: Swallow Hole x 1 Superficial Geology: None Bedrock Geology: Upper Greensand Formation
B	315m E	Type: Swallow Hole x 1 Superficial Geology: None Bedrock Geology: Upper Greensand Formation
3	336m N	Type: Solution Widened Joint or Fissure x 2 Superficial Geology: None Bedrock Geology: Middle & Upper Devonian
4	346m N	Type: Solution Widened Joint or Fissure x 4 Superficial Geology: None Bedrock Geology: Middle & Upper Devonian

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

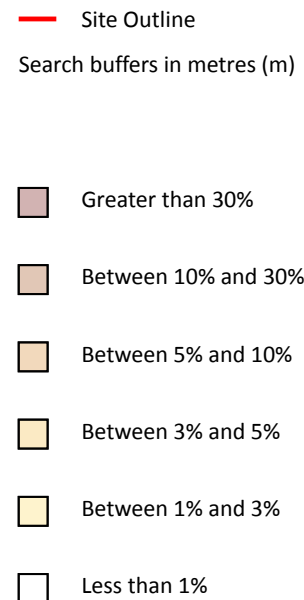
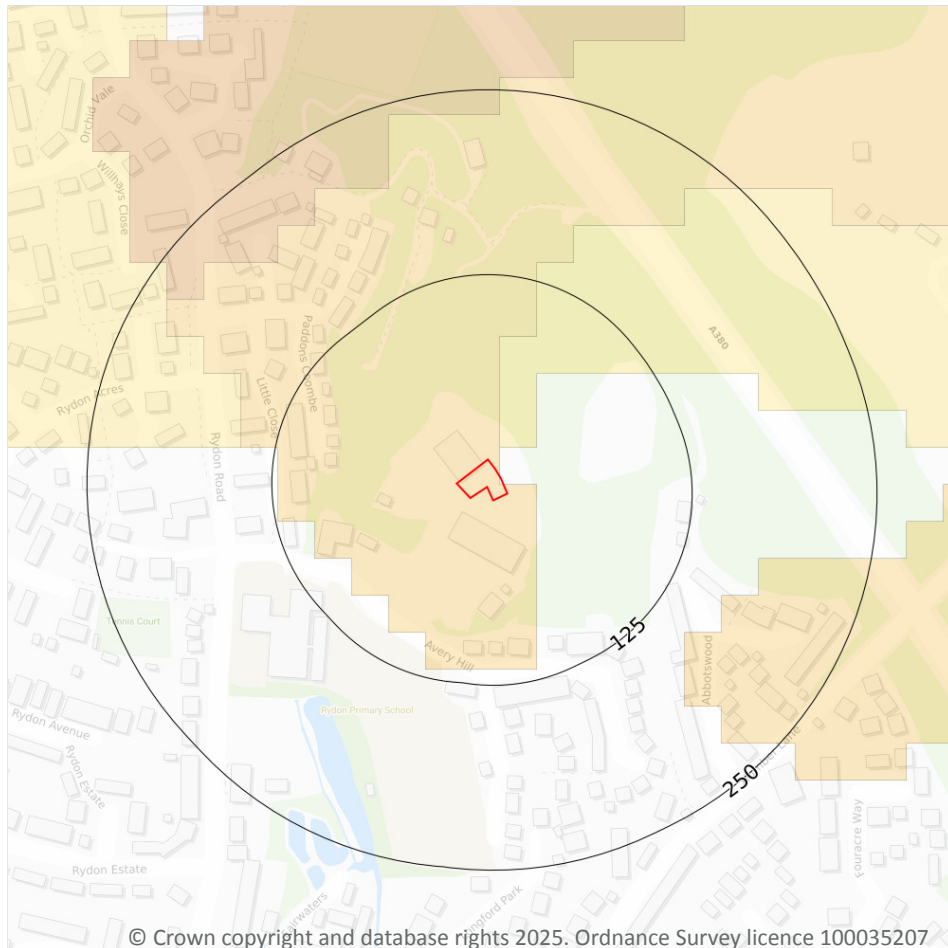
This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a 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



20.1 Radon

Records on site

2

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 110 >](#)

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



Location	Estimated properties affected	Radon Protection Measures required
On site	Between 3% and 5%	Basic

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

7

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 km². 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 km²; 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	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	60 - 120 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
1m NE	45 - 60 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
33m N	45 - 60 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
33m N	45 - 60 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
45m E	45 - 60 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
45m NW	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.



21.3 BGS Measured Urban Soil Chemistry

Records within 50m

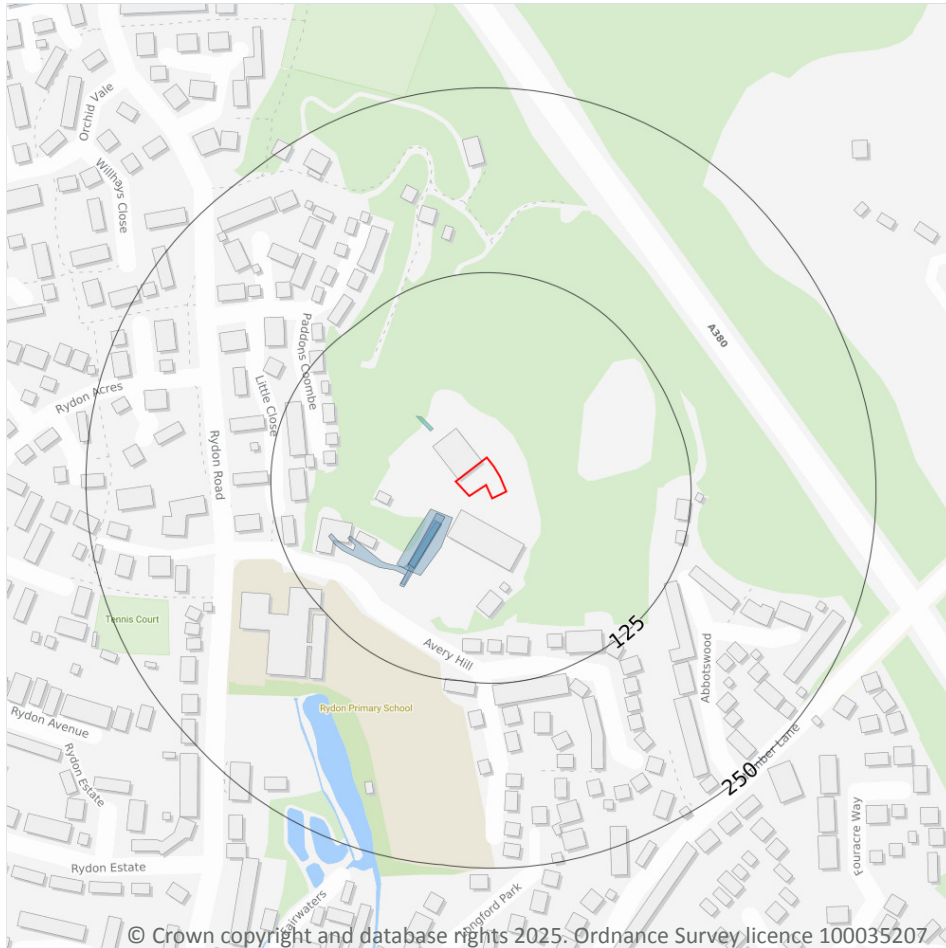
0

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 km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



- Site Outline
- Search buffers in metres (m)
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

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

6

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.

Features are displayed on the Railway infrastructure and projects map on [page 114](#) >

Location	Land Use	Year of mapping	Mapping scale
19m SW	Railway Sidings	1933	10560
22m SW	Railway Sidings	1933	10560
27m SW	Railway Sidings	1936	2500
27m SW	Tramway Sidings	1933	2500
37m NW	Tunnel	1966	2500
37m NW	Tunnel	1972	2500

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> ↗.

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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: County Series

Map date: 1889

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1889
 Revised 1889
 Edition N/A
 Copyright N/A
 Levelling N/A

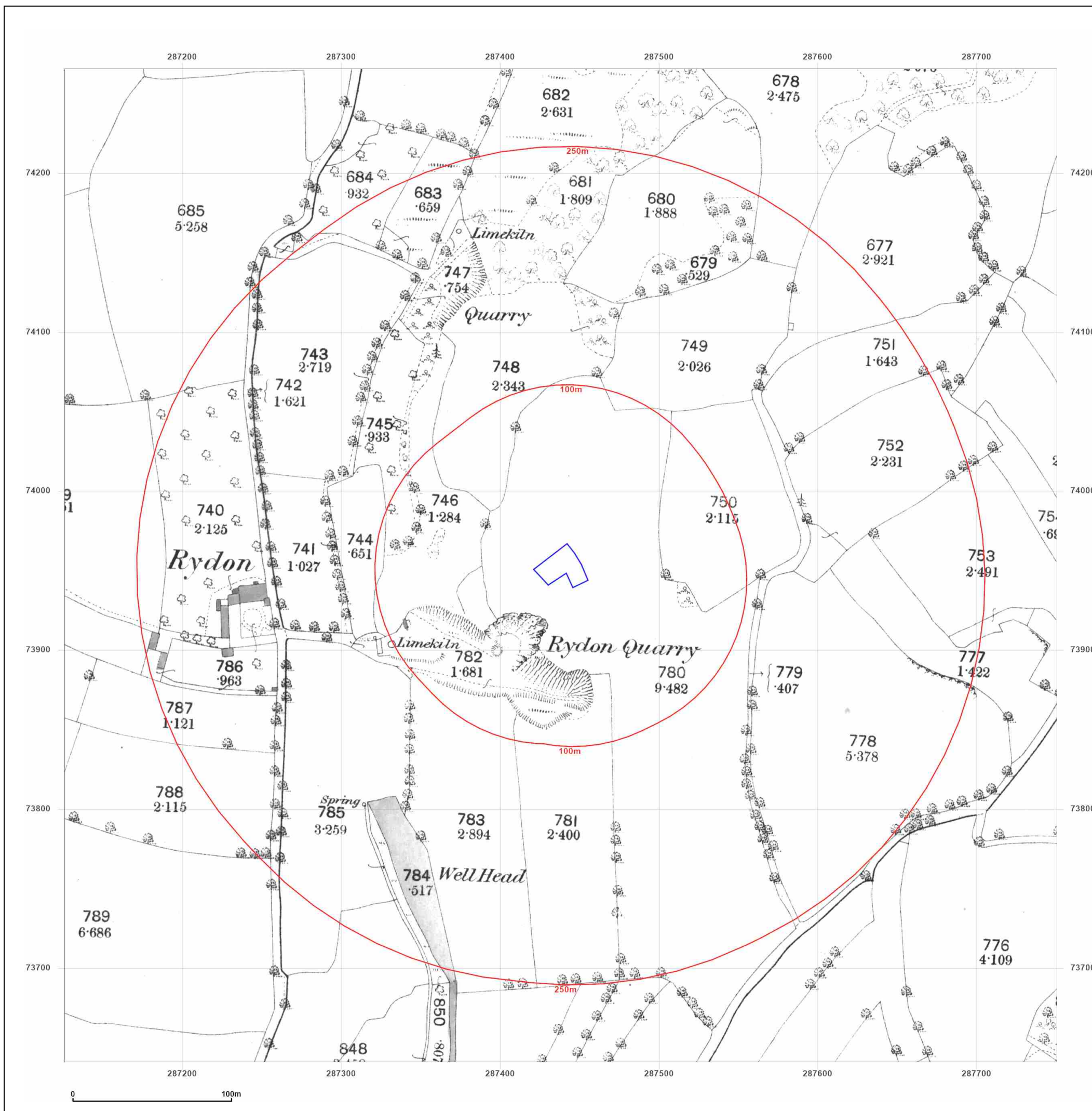


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: County Series

Map date: 1905

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1905
Revised 1905
Edition N/A
Copyright N/A
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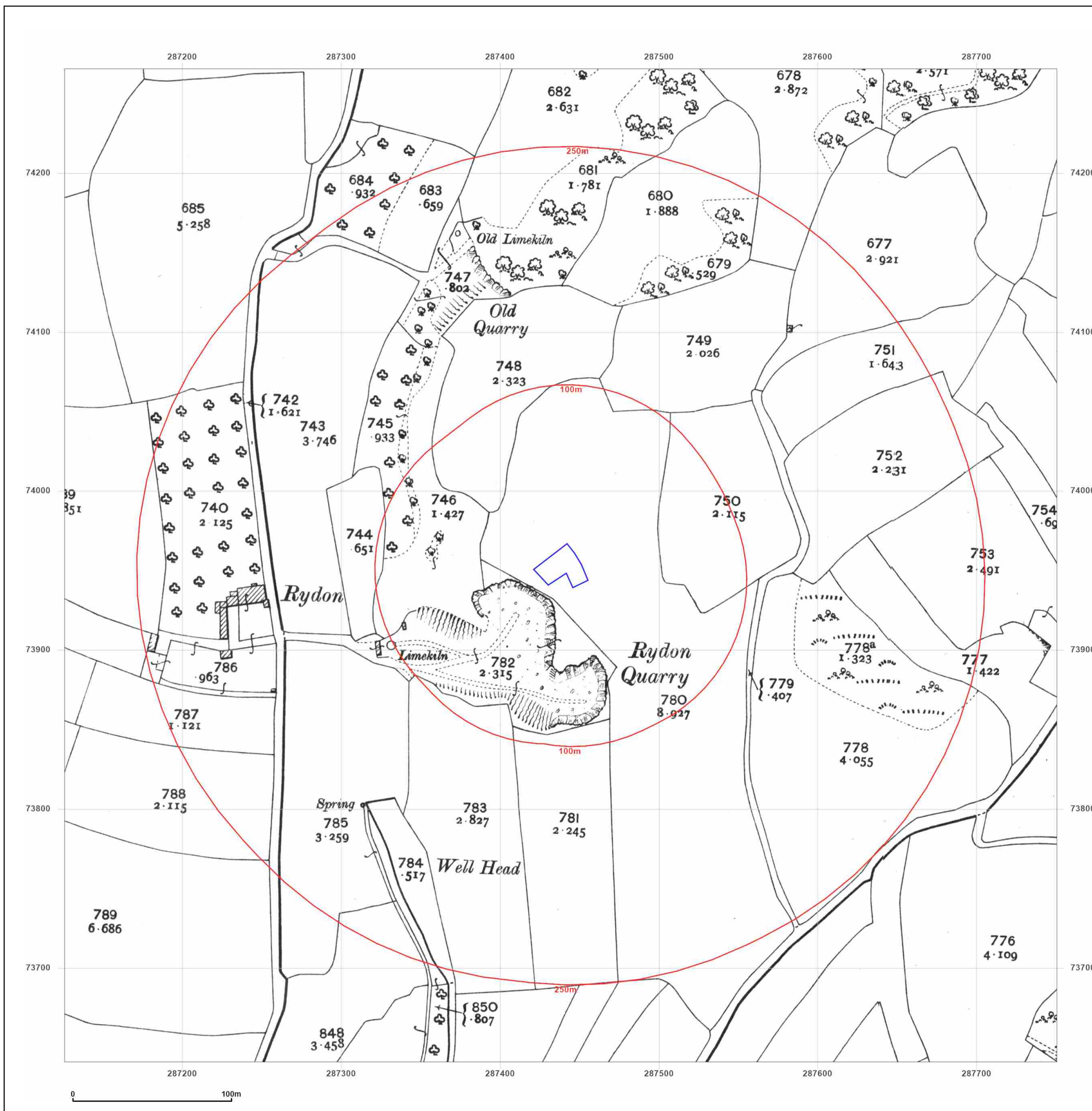


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: County Series

Map date: 1933

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1933
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

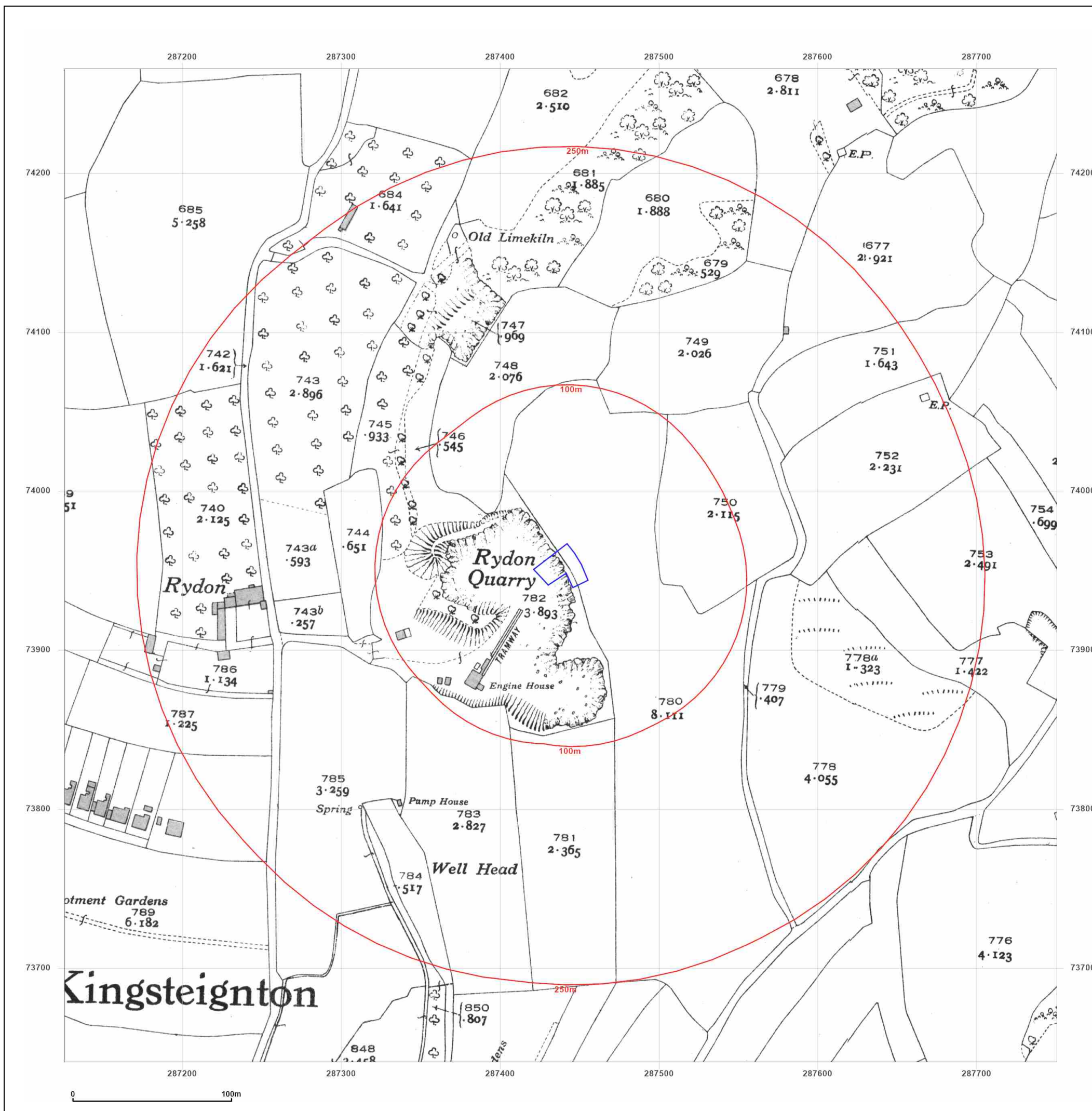


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: County Series

Map date: 1936

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1936
Revised 1936
Edition N/A
Copyright N/A
Levelled N/A

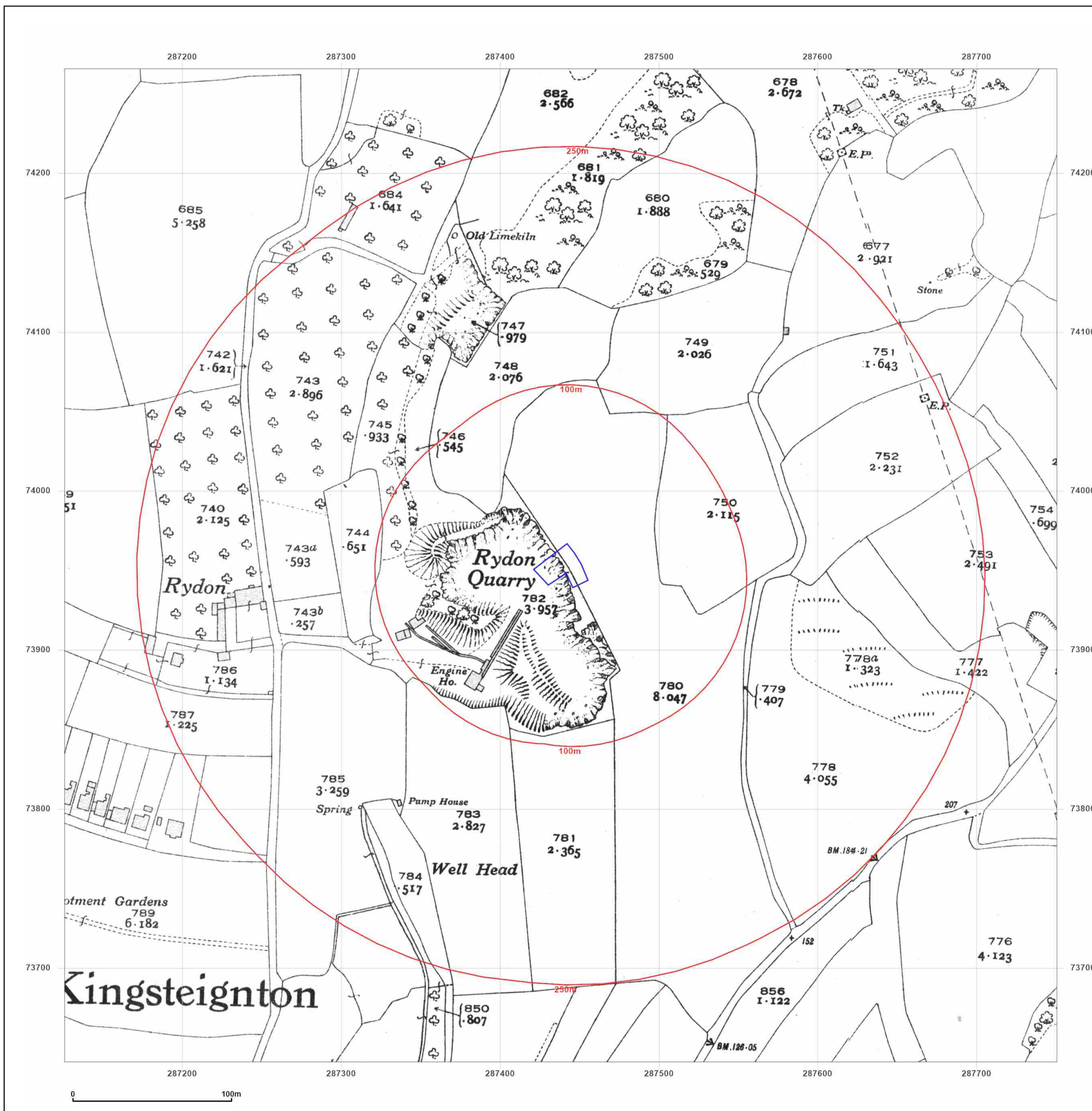


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1955-1956

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1956
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 Edition N/A
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Surveyed 1955
 Revised 1955
 Edition N/A
 Copyright N/A
 Levelled 1937

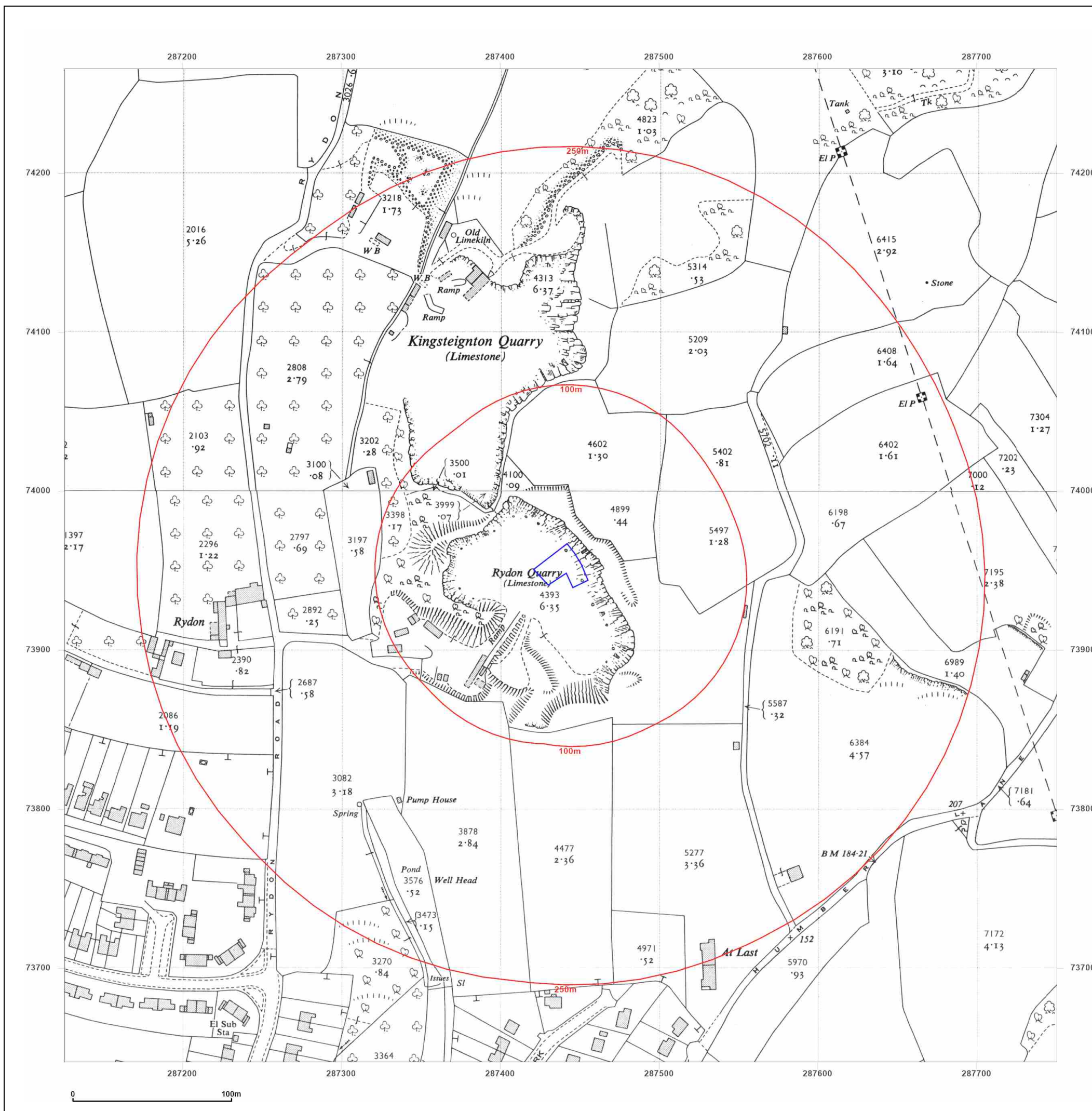


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1956

Scale: 1:2,500

Printed at: 1:2,500



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

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

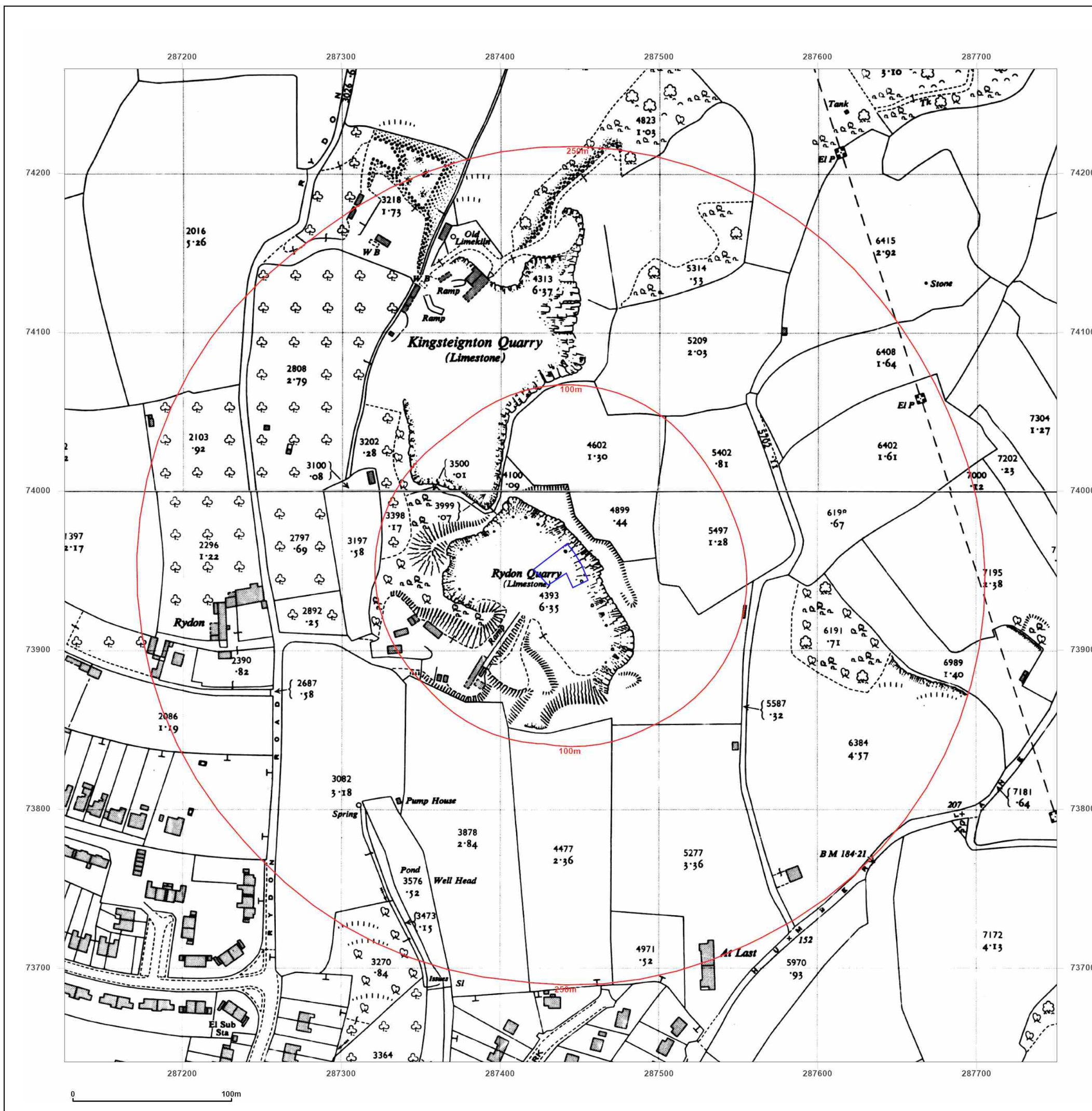


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1972

Scale: 1:2,500

Printed at: 1:2,500



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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1972

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1979

Scale: 1:2,500

Printed at: 1:2,500



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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1982

Scale: 1:1,250

Printed at: 1:2,000



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Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1982

Scale: 1:1,250

Printed at: 1:2,000



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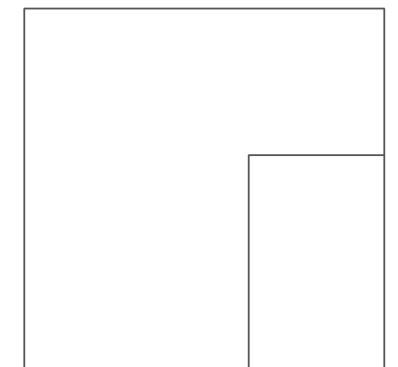
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Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1983

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1962
Revised 1983
Edition N/A
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Levelled 1962

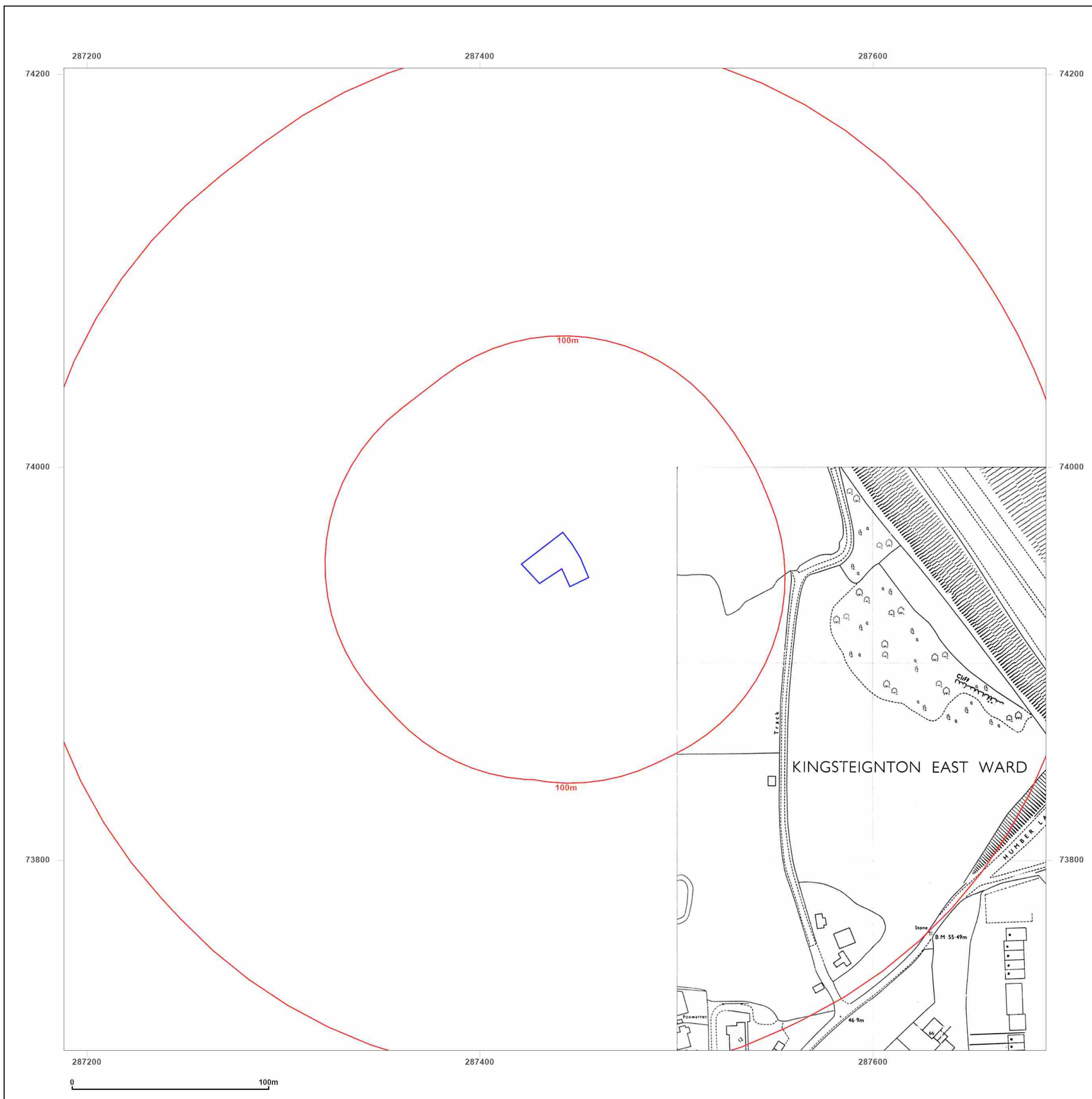


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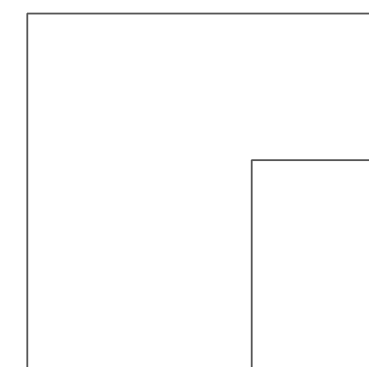
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Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1983

Scale: 1:1,250

Printed at: 1:2,000



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

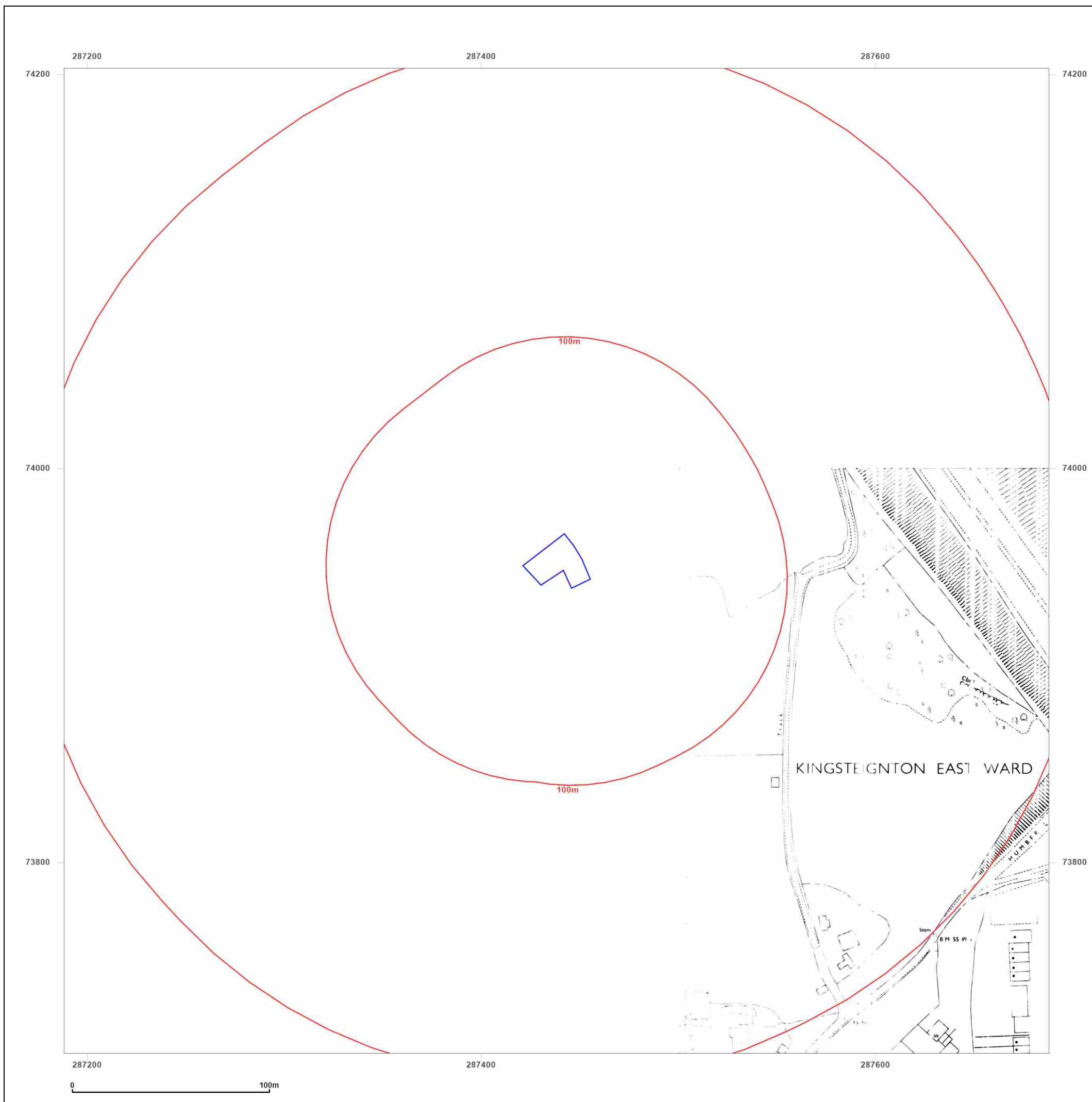


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1986

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1962
Revised 1986
Edition N/A
Copyright 1986
Levelled 1962

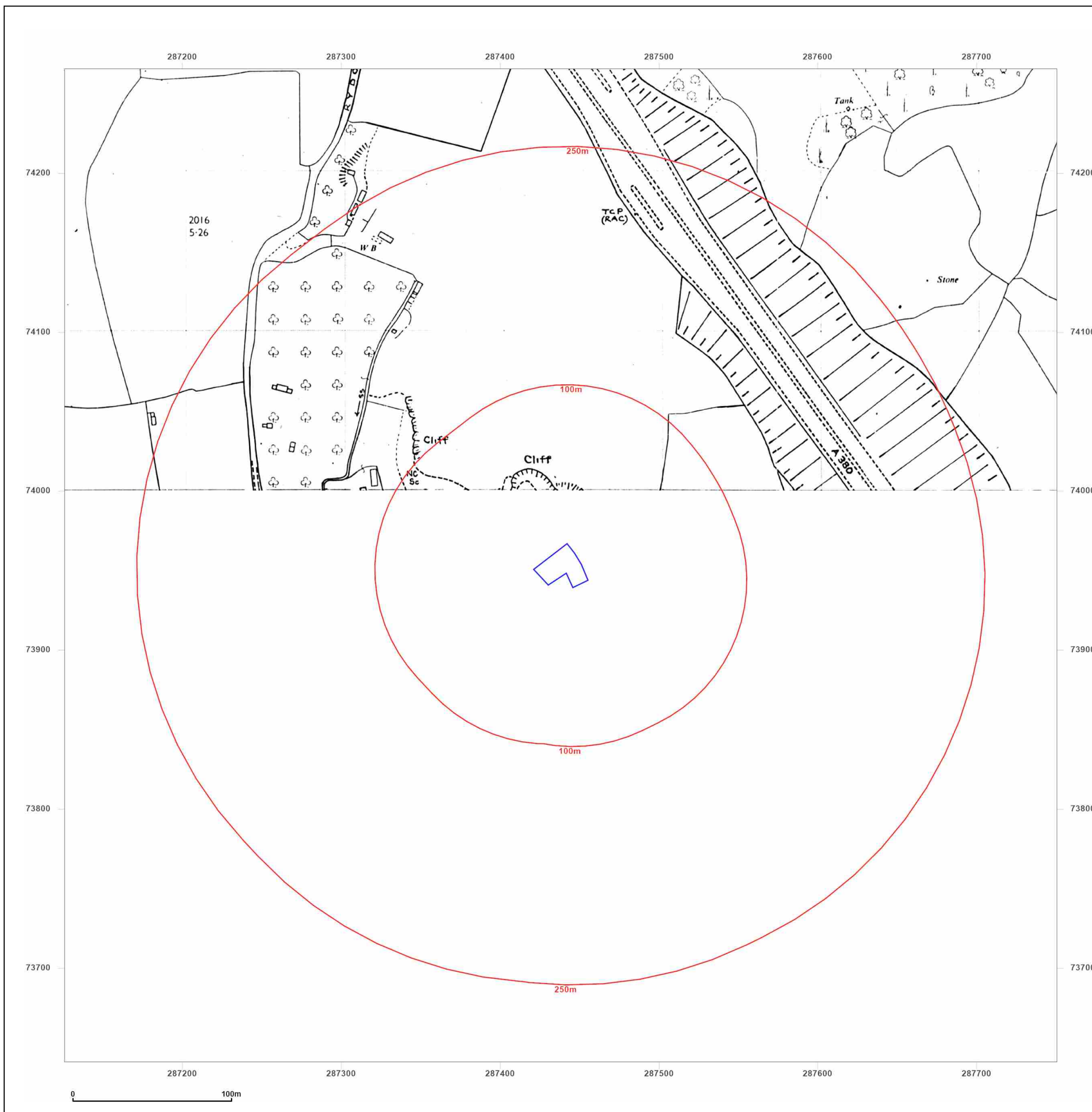


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1986

Scale: 1:2,500

Printed at: 1:2,500



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

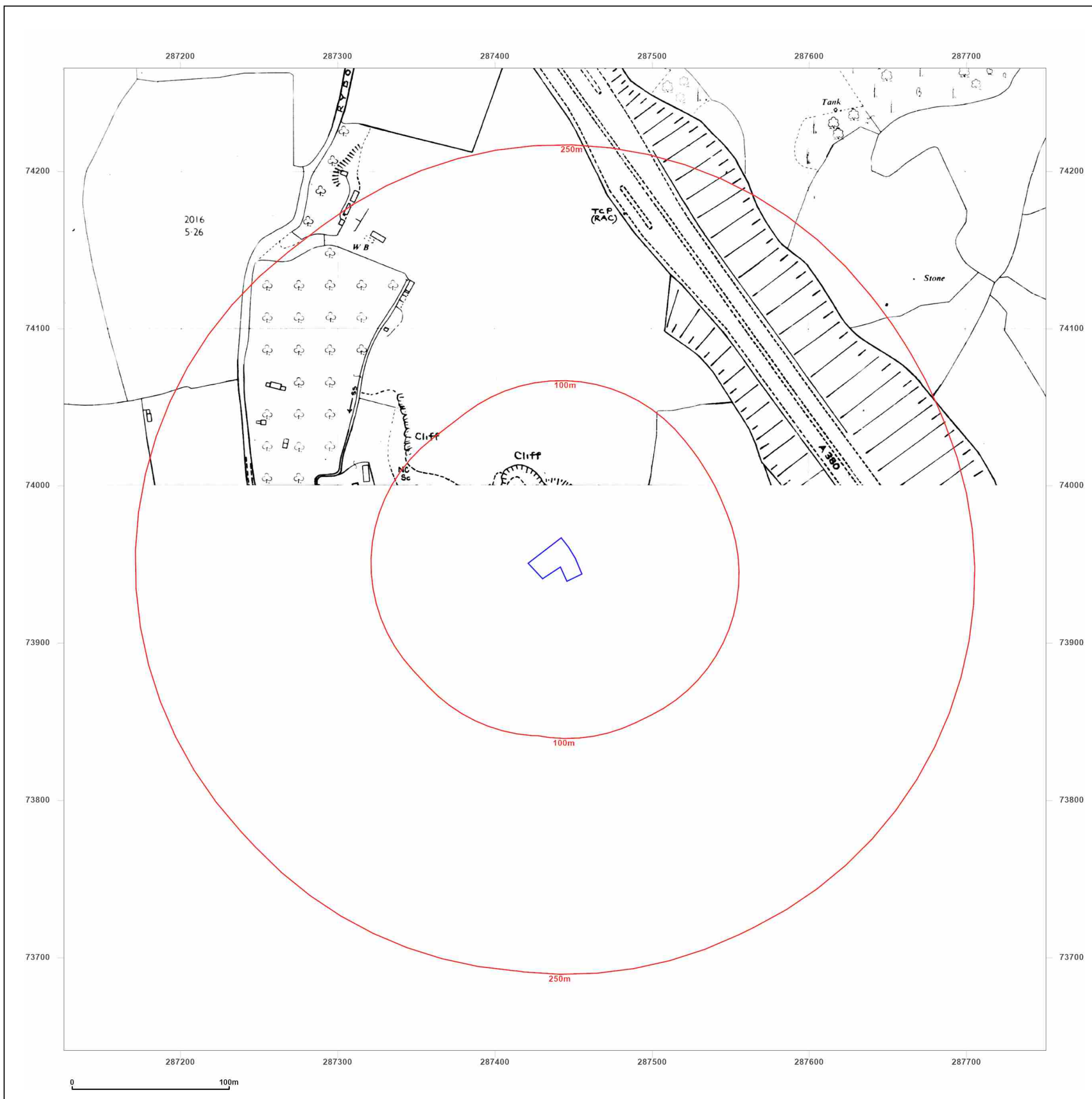


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1989

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1962
Revised 1989
Edition N/A
Copyright 1989
Levelled 1962

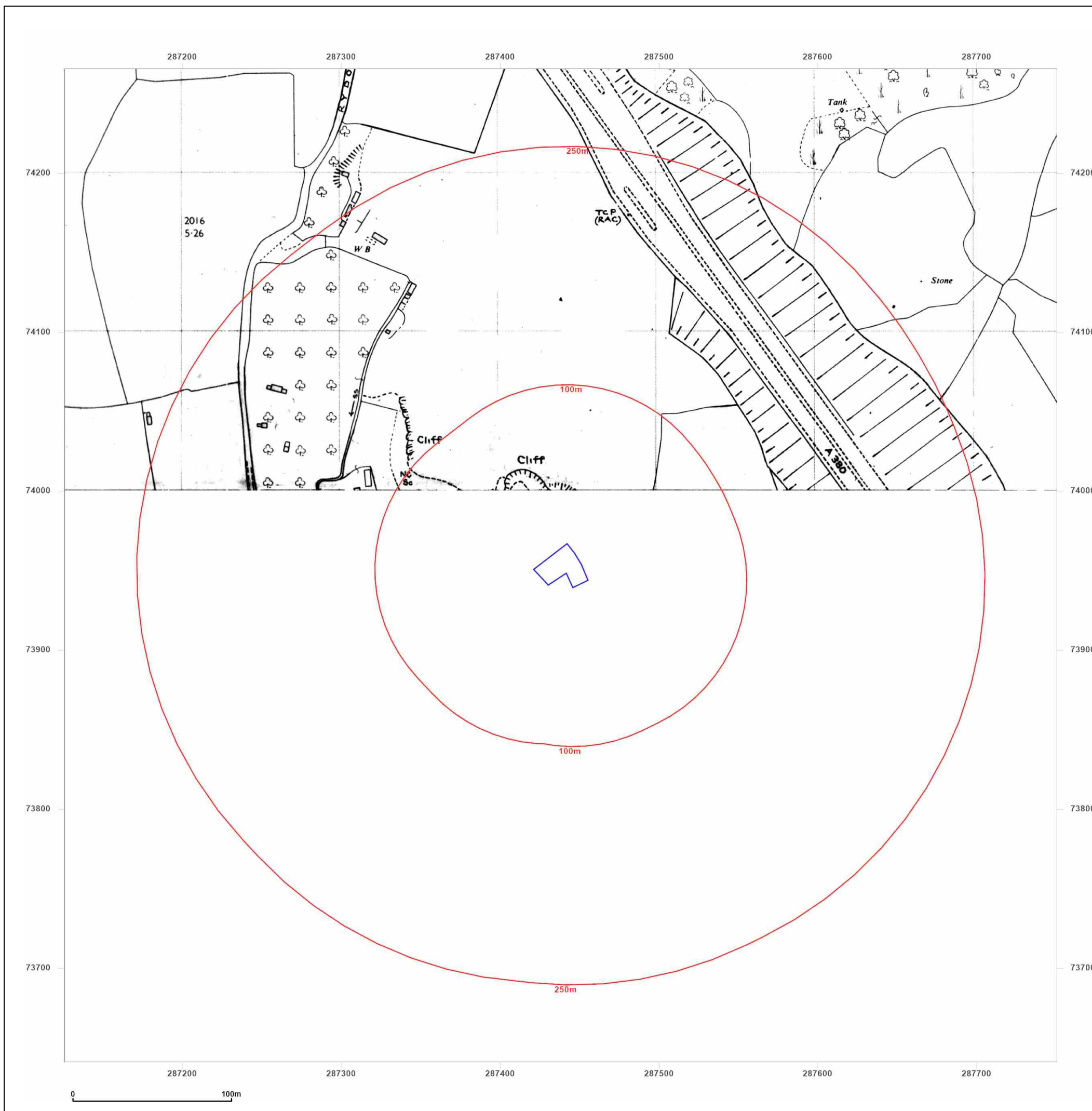


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1989

Scale: 1:2,500

Printed at: 1:2,500



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

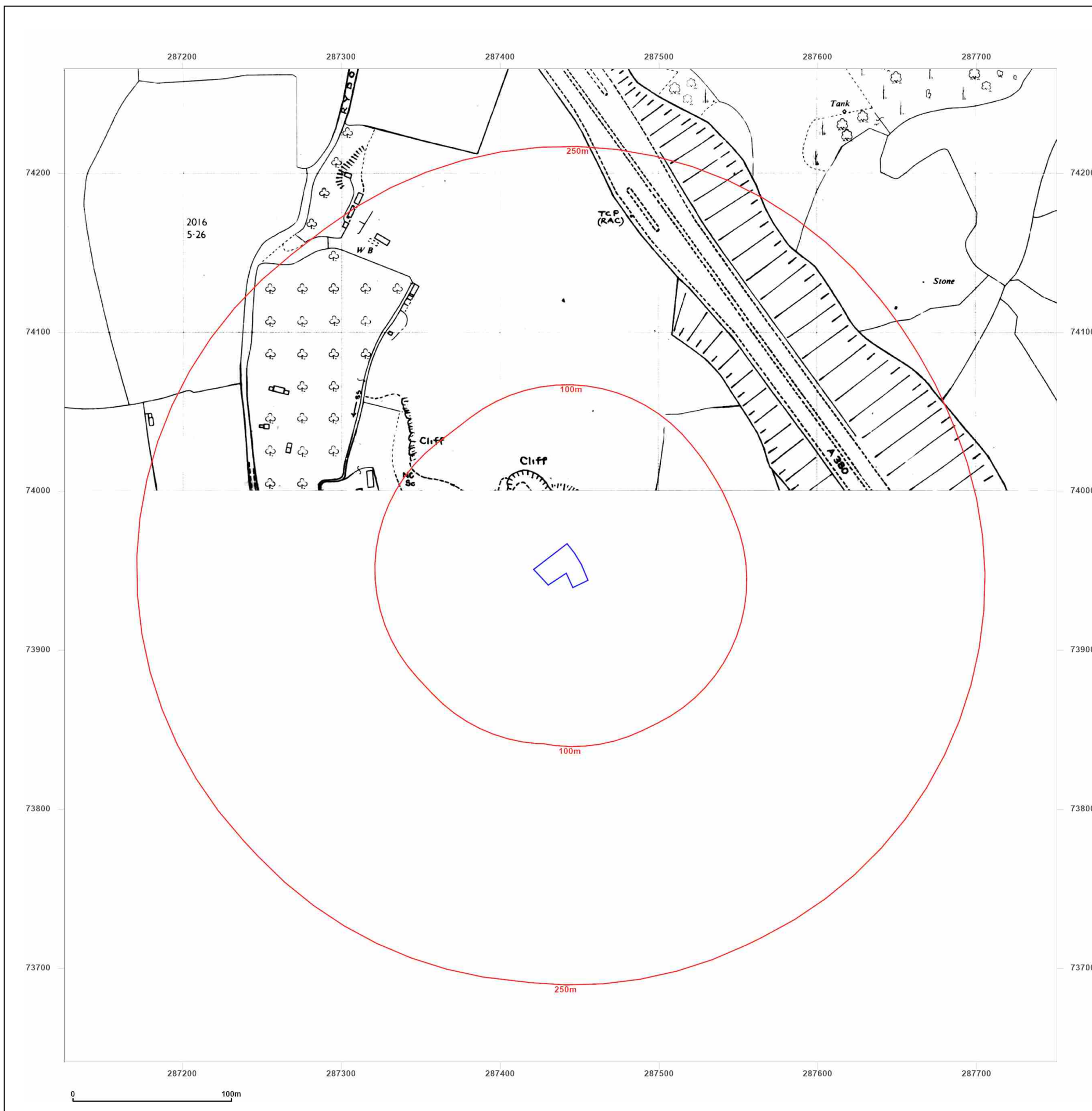


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Site Details:

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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1988-1990

Scale: 1:1,250

Printed at: 1:2,000



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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1990

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1962
Revised 1990
Edition N/A
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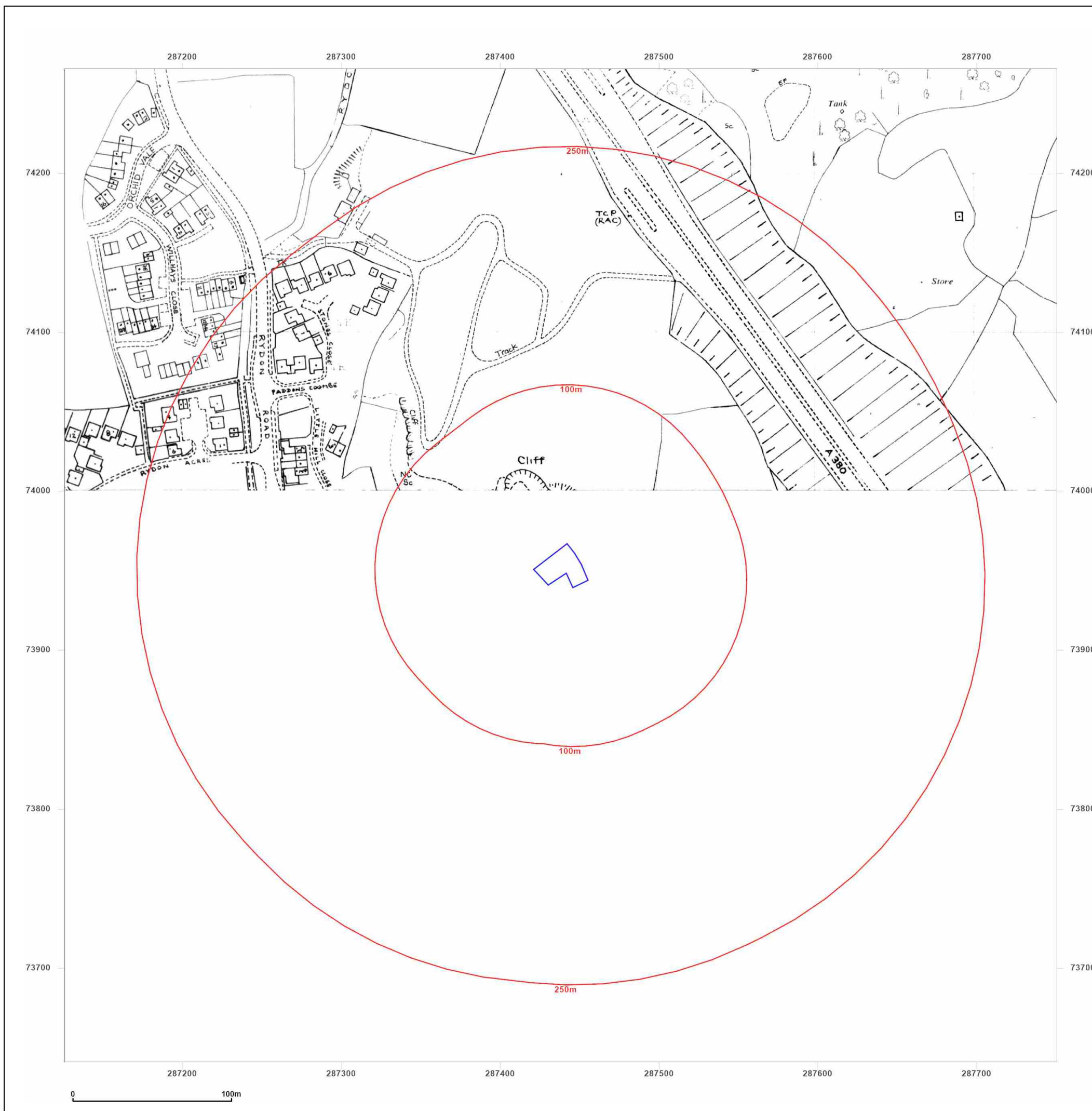


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

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Scale: 1:2,500

Printed at: 1:2,500



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Revised 1990
Edition N/A
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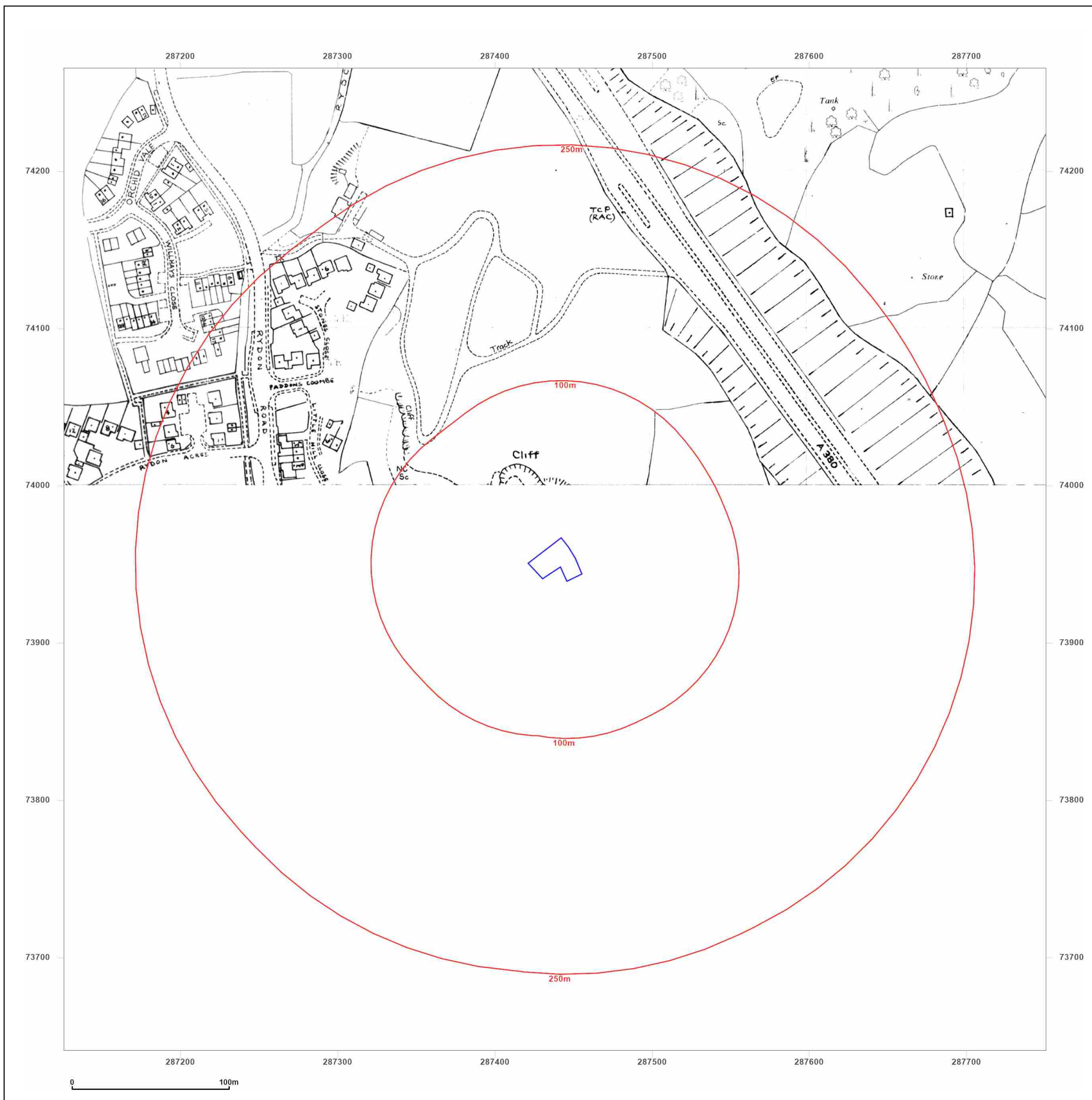


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Site Details:

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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1991

Scale: 1:1,250

Printed at: 1:2,000



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

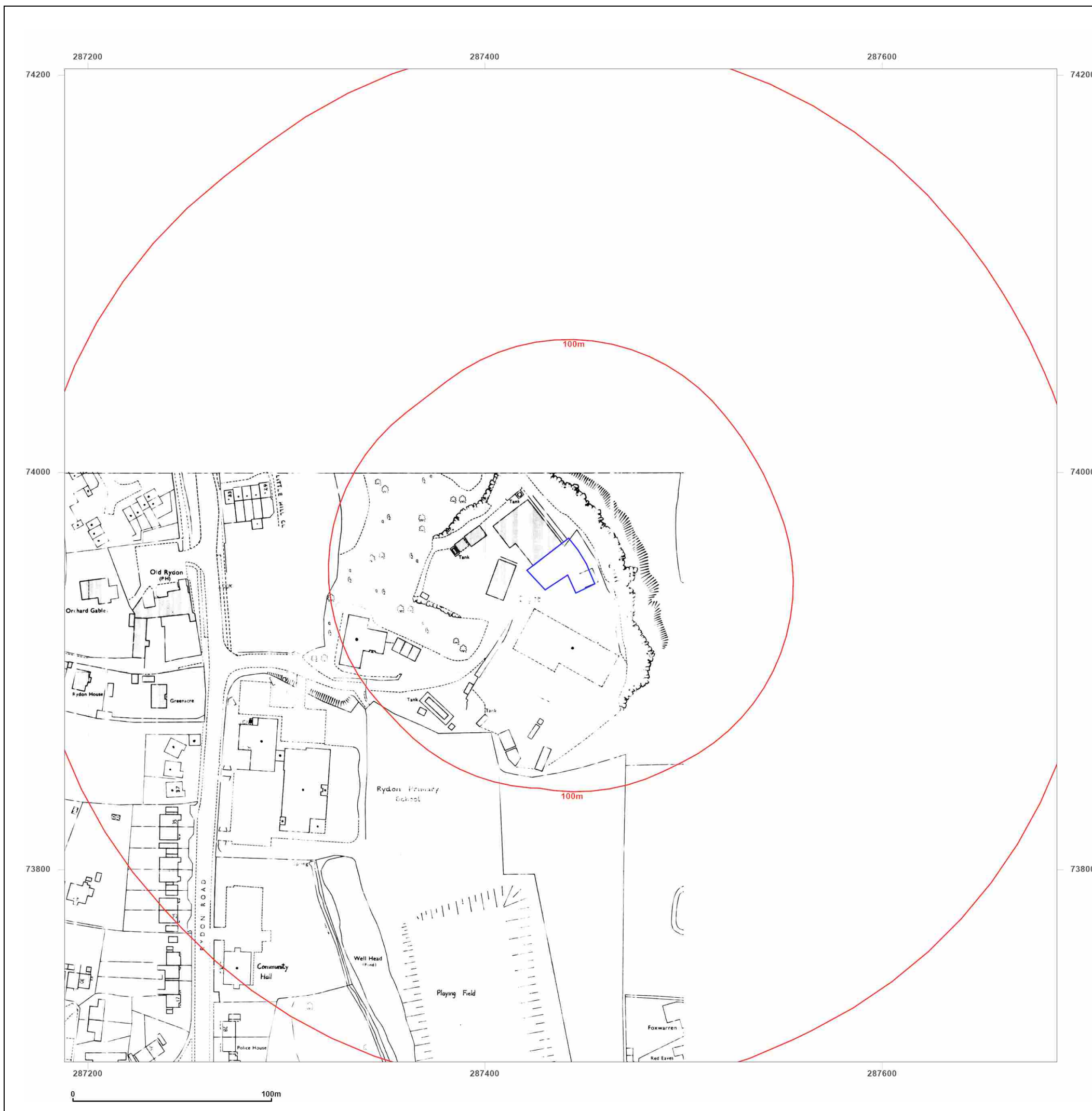


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1992
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Levelled N/A

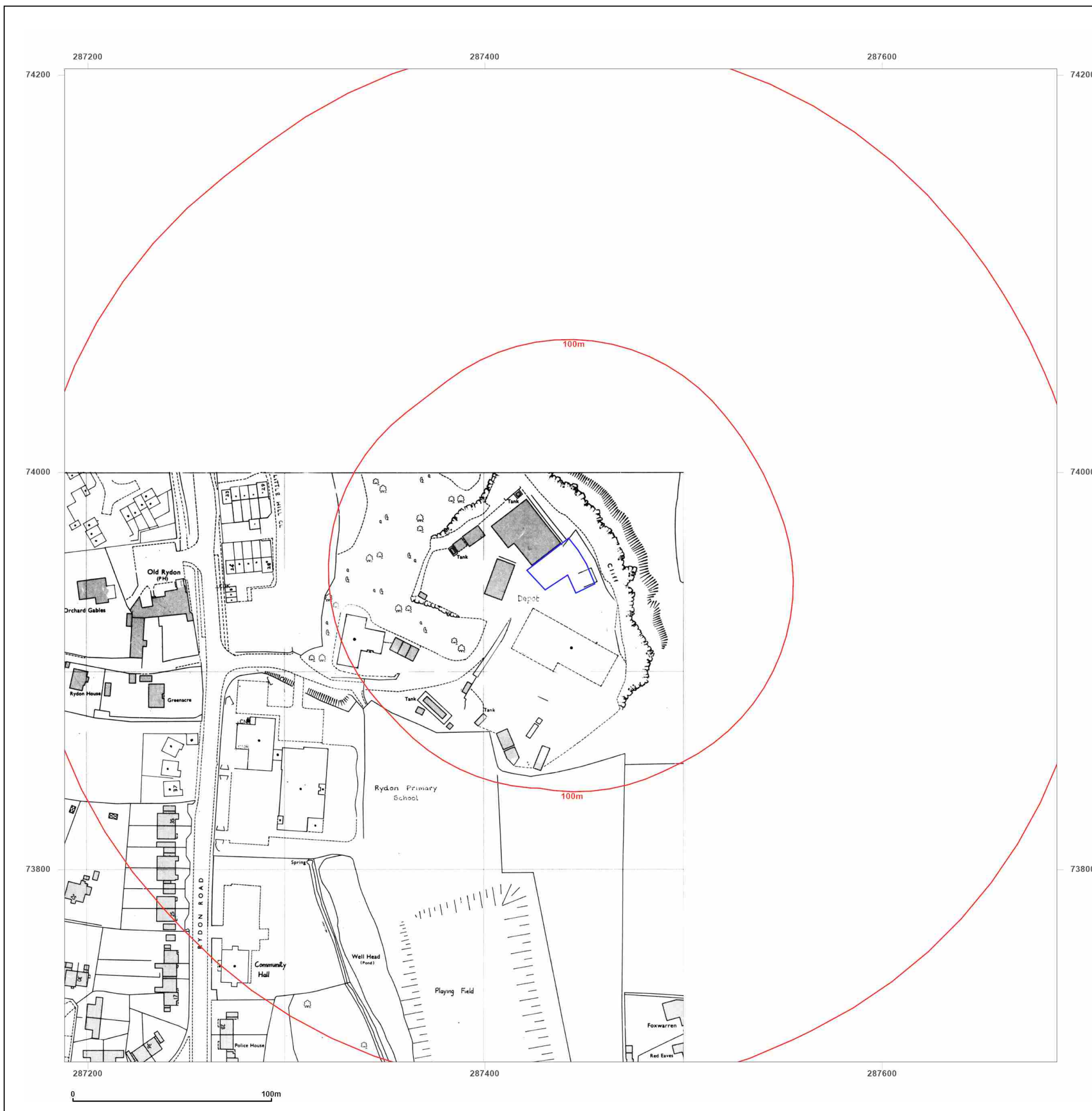


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



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

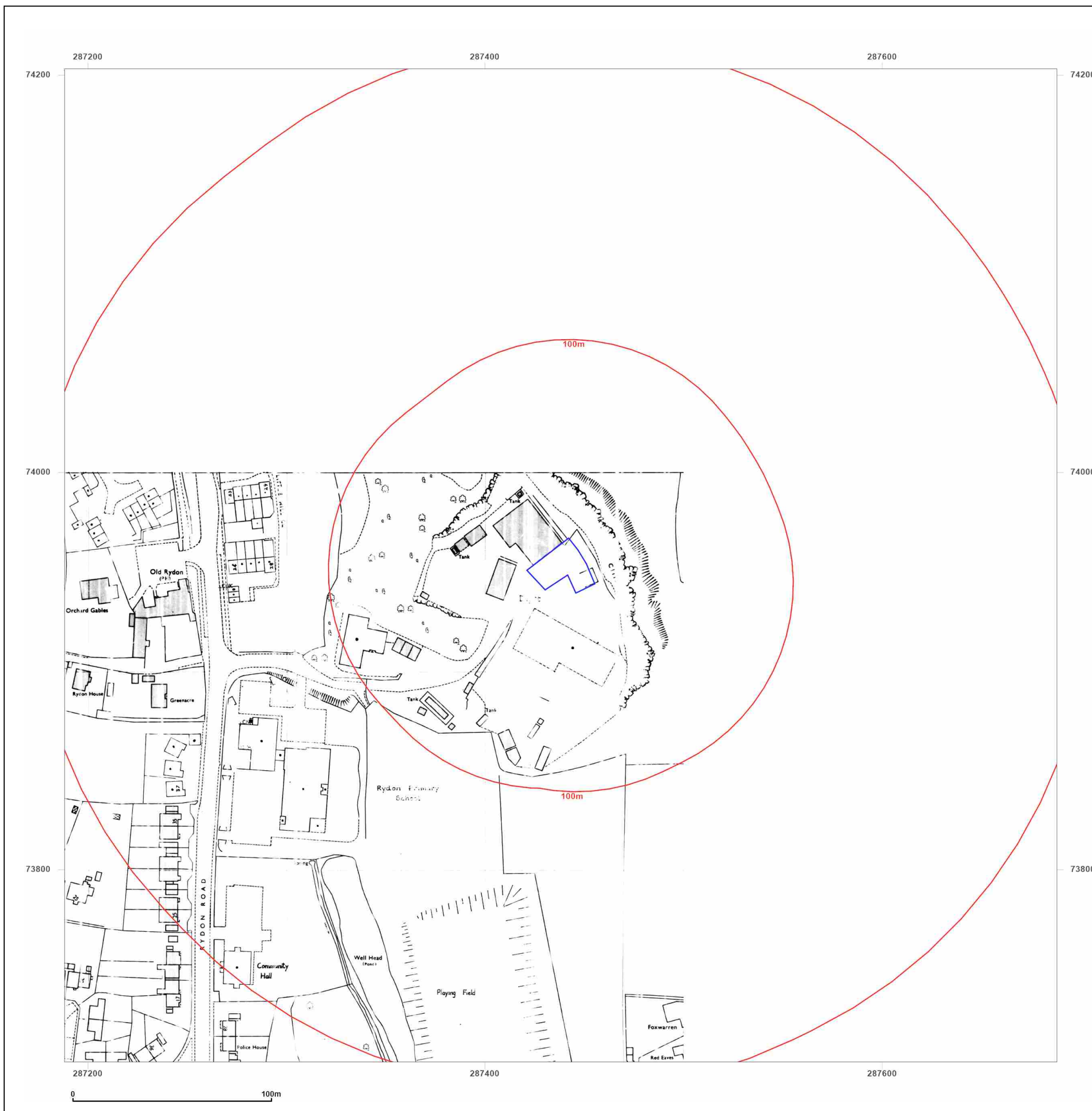


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Abbot, TQ12 3LB

Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1992

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1991
Revised 1991
Edition N/A
Copyright 1992
Levelled N/A

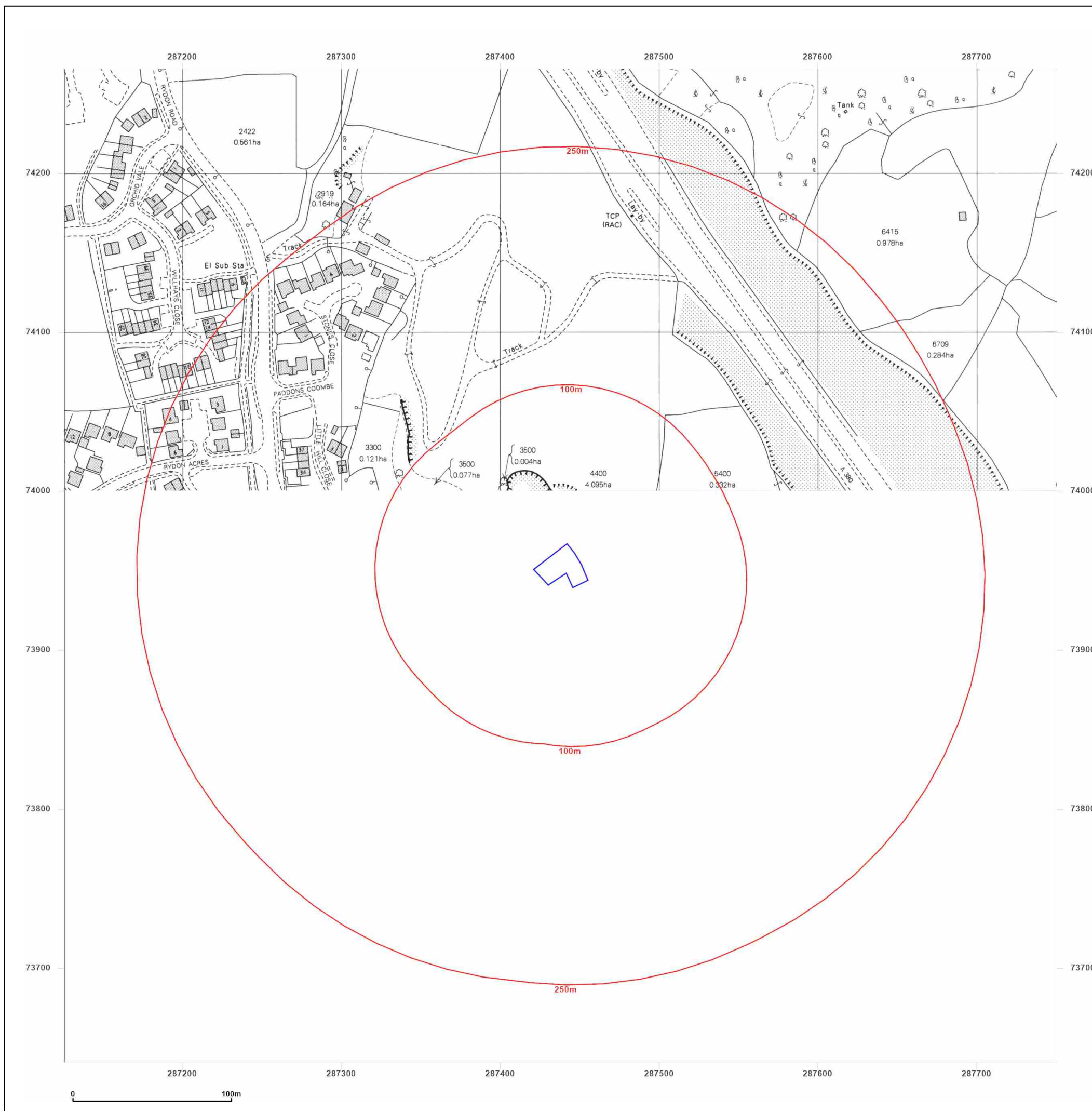


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Site Details:

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Hill, Kingsteignton, Newton
Abbot, TQ12 3LB

Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1993

Scale: 1:1,250

Printed at: 1:2,000



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Map Name: National Grid

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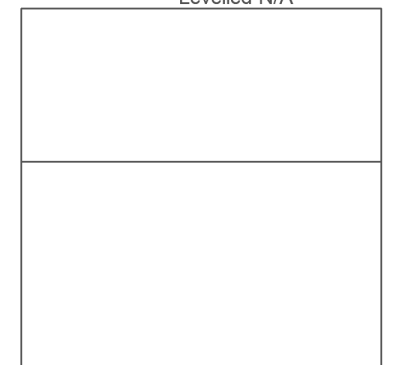
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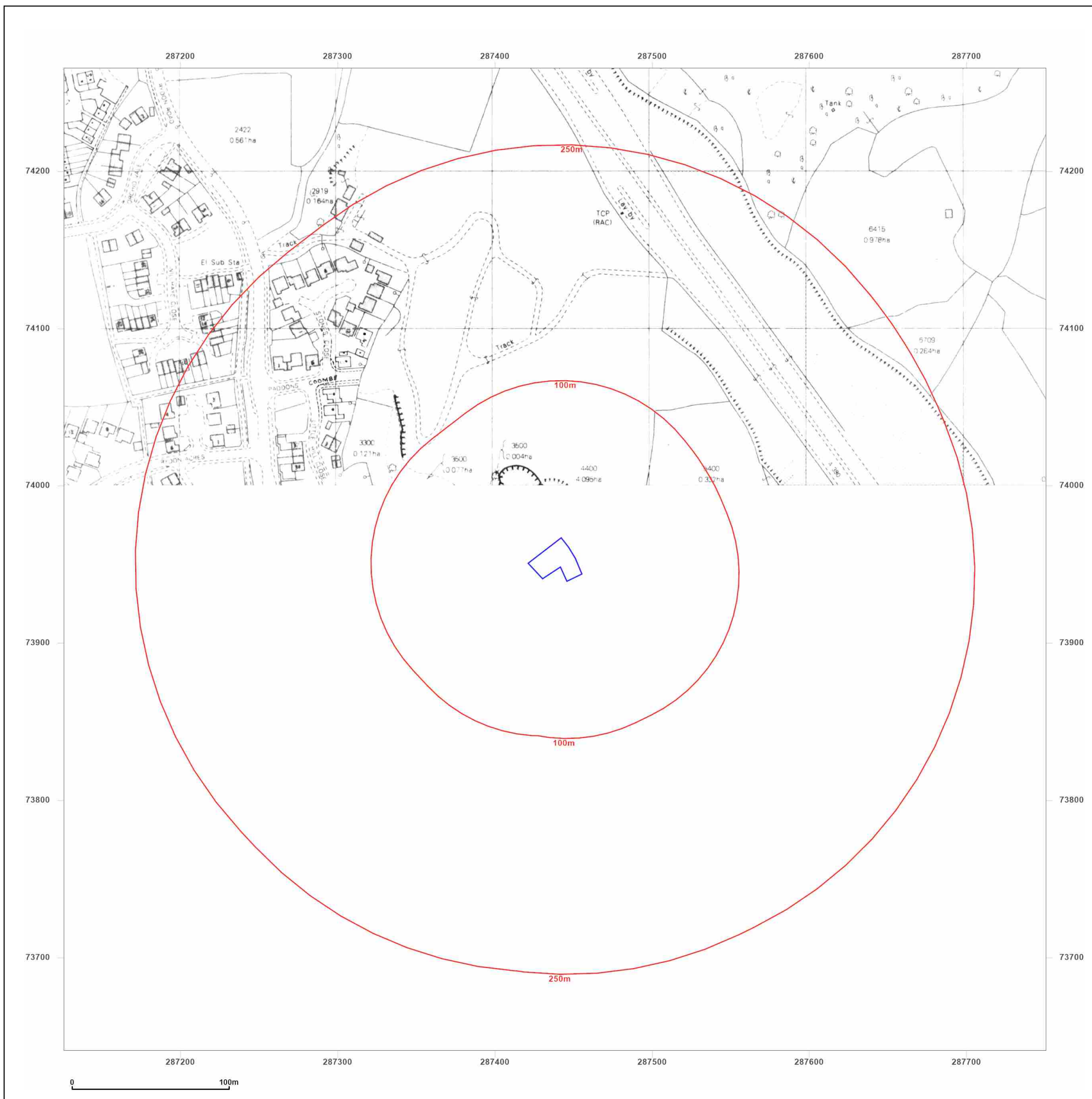


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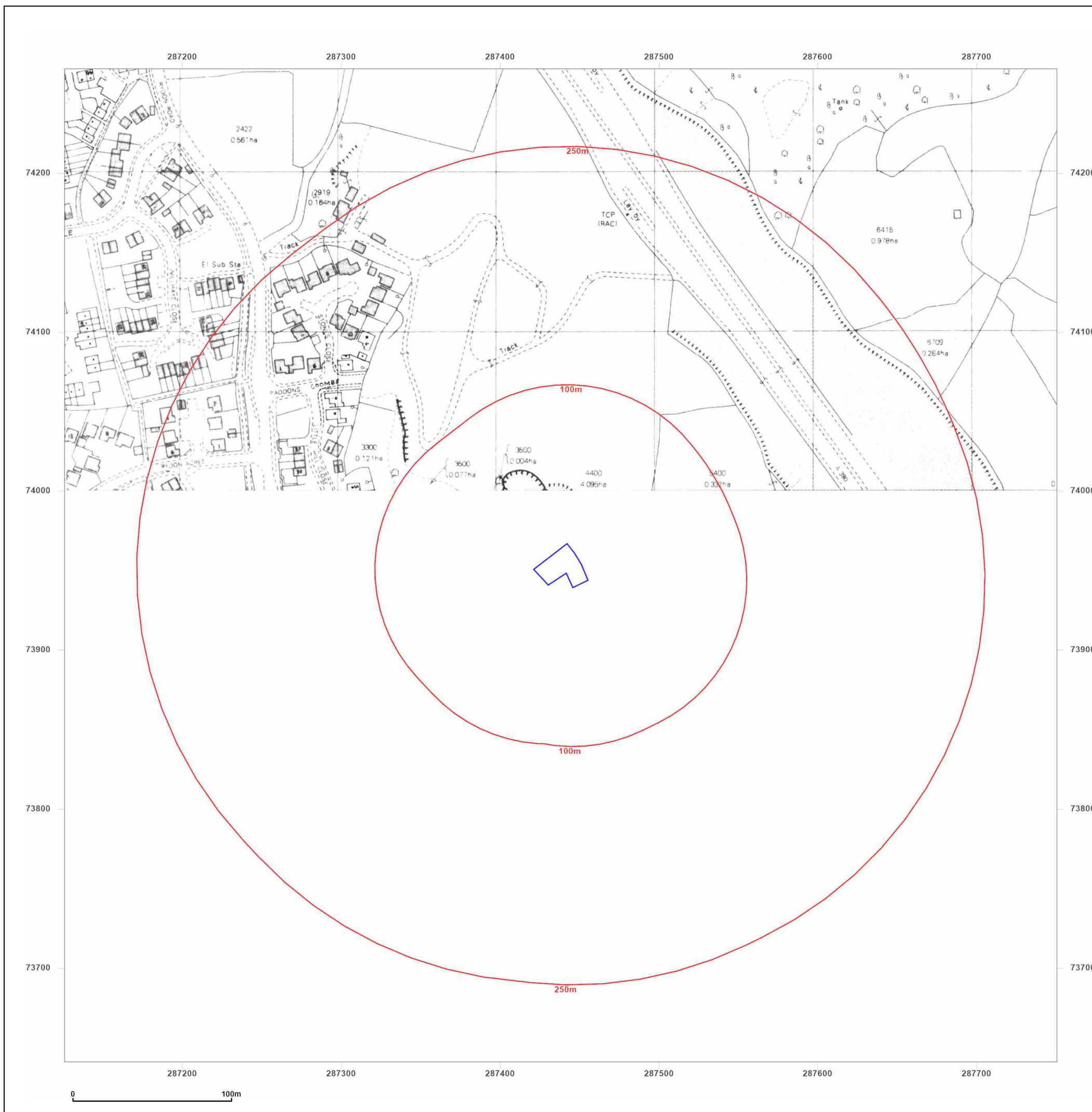


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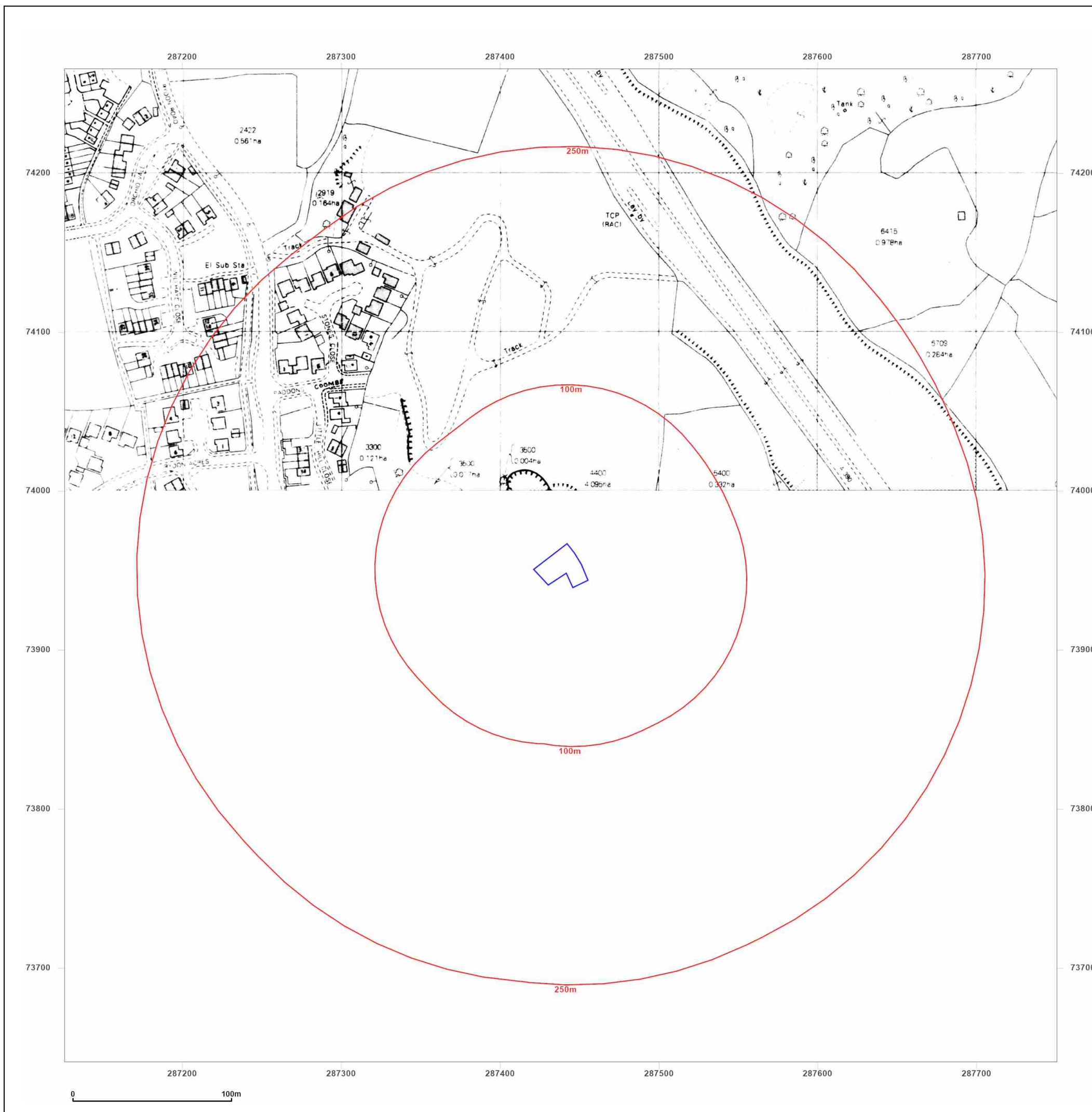


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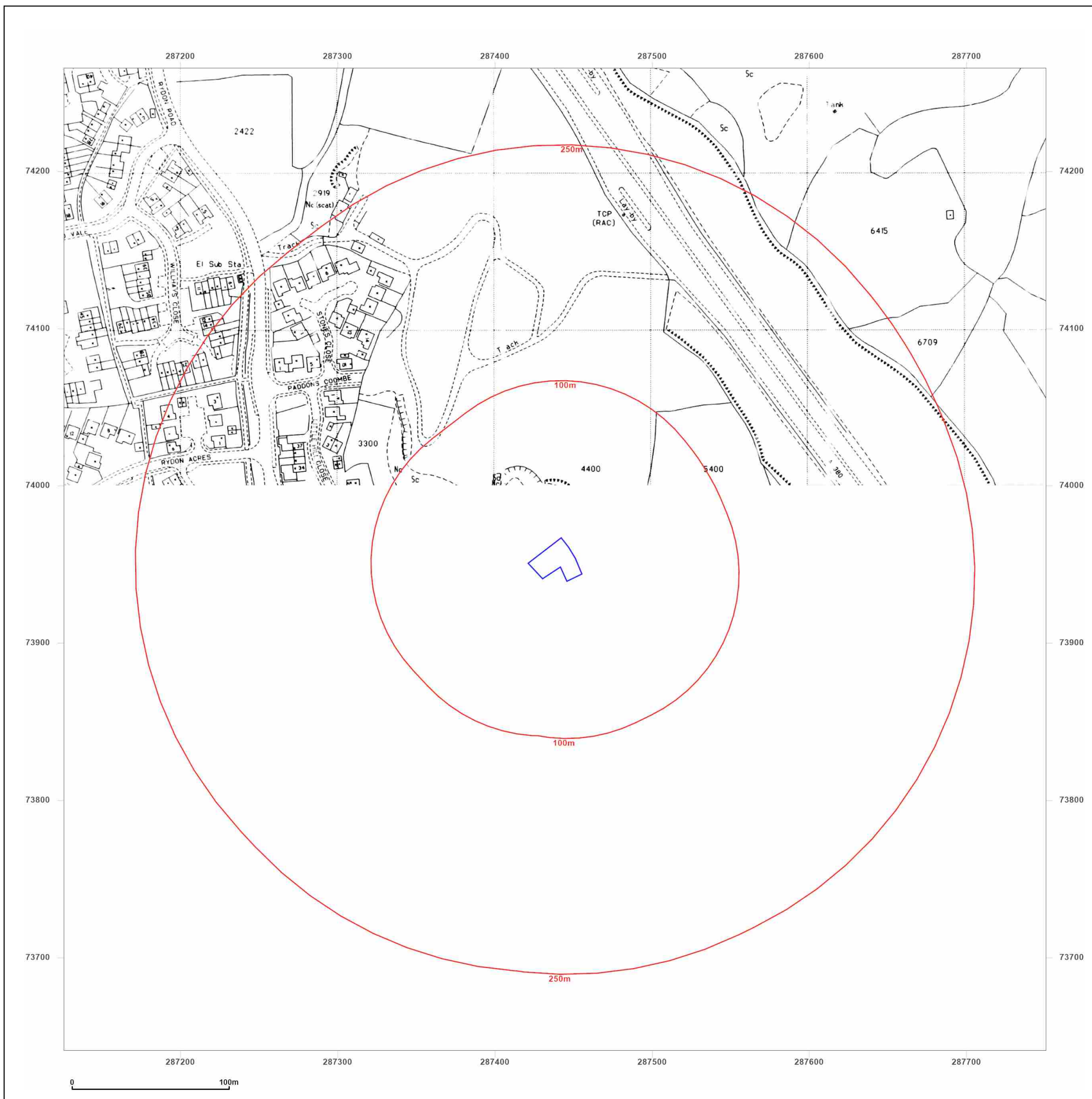


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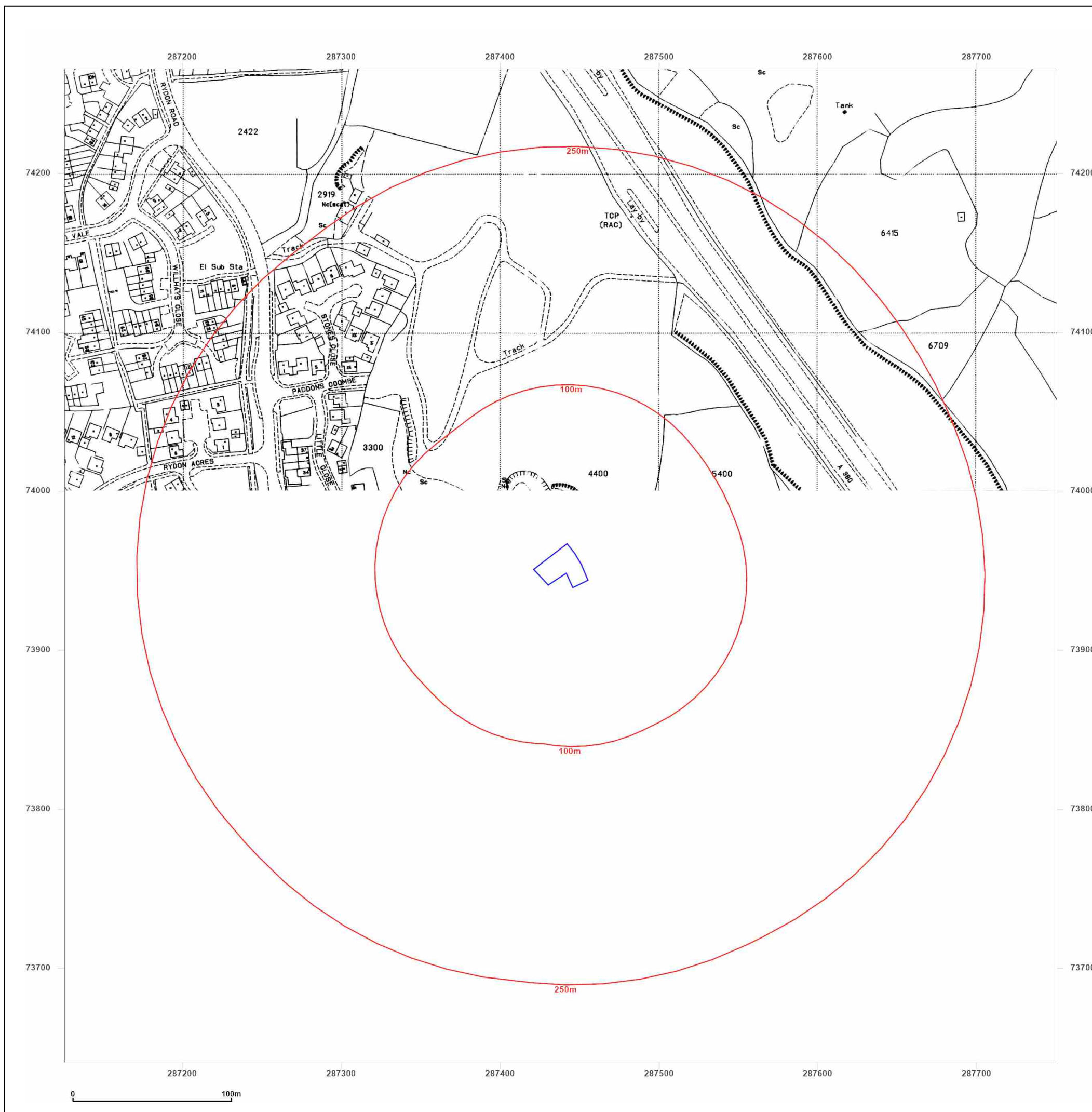


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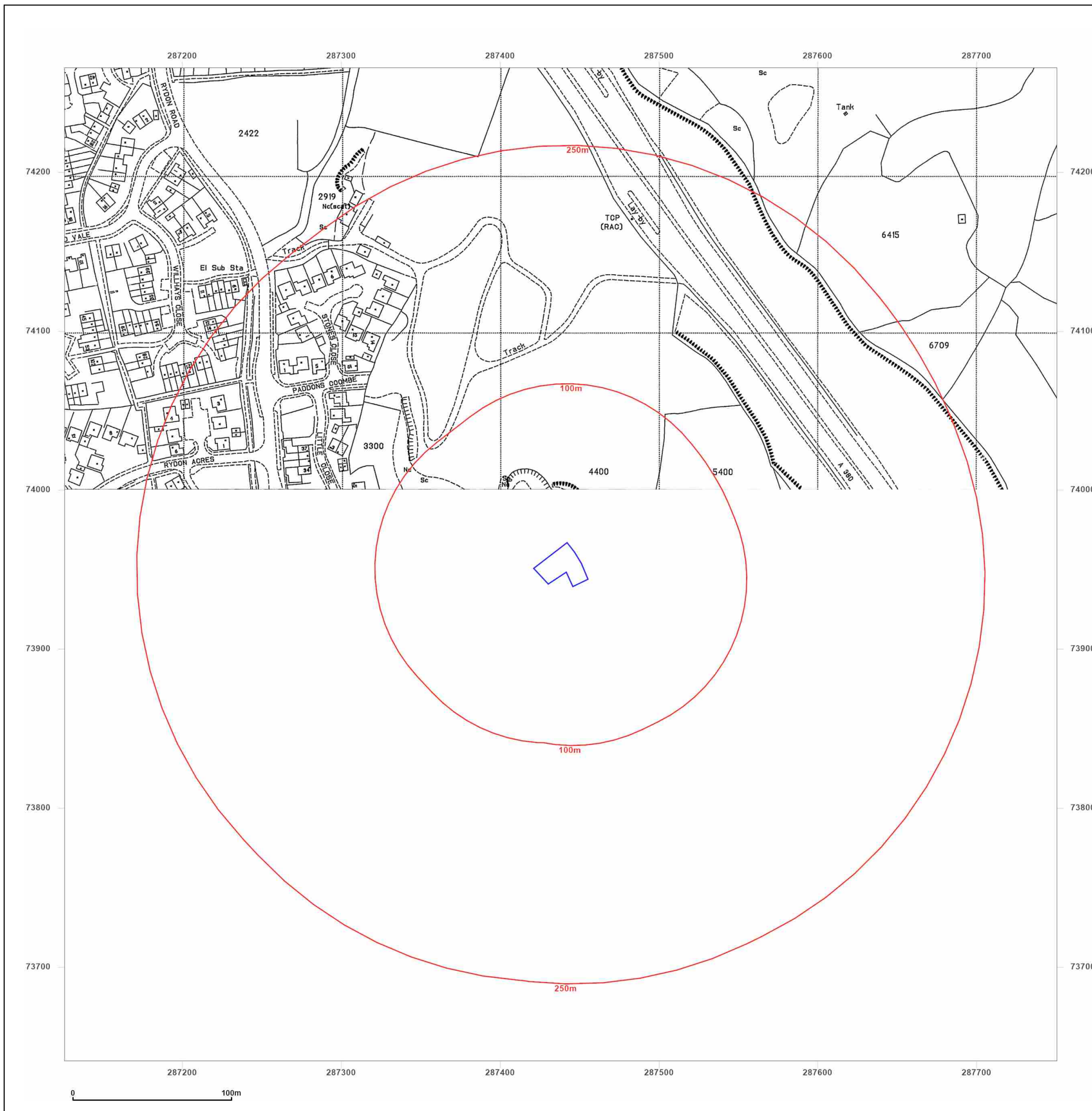


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Map Name: County Series

Map date: 1887-1889

Scale: 1:10,560

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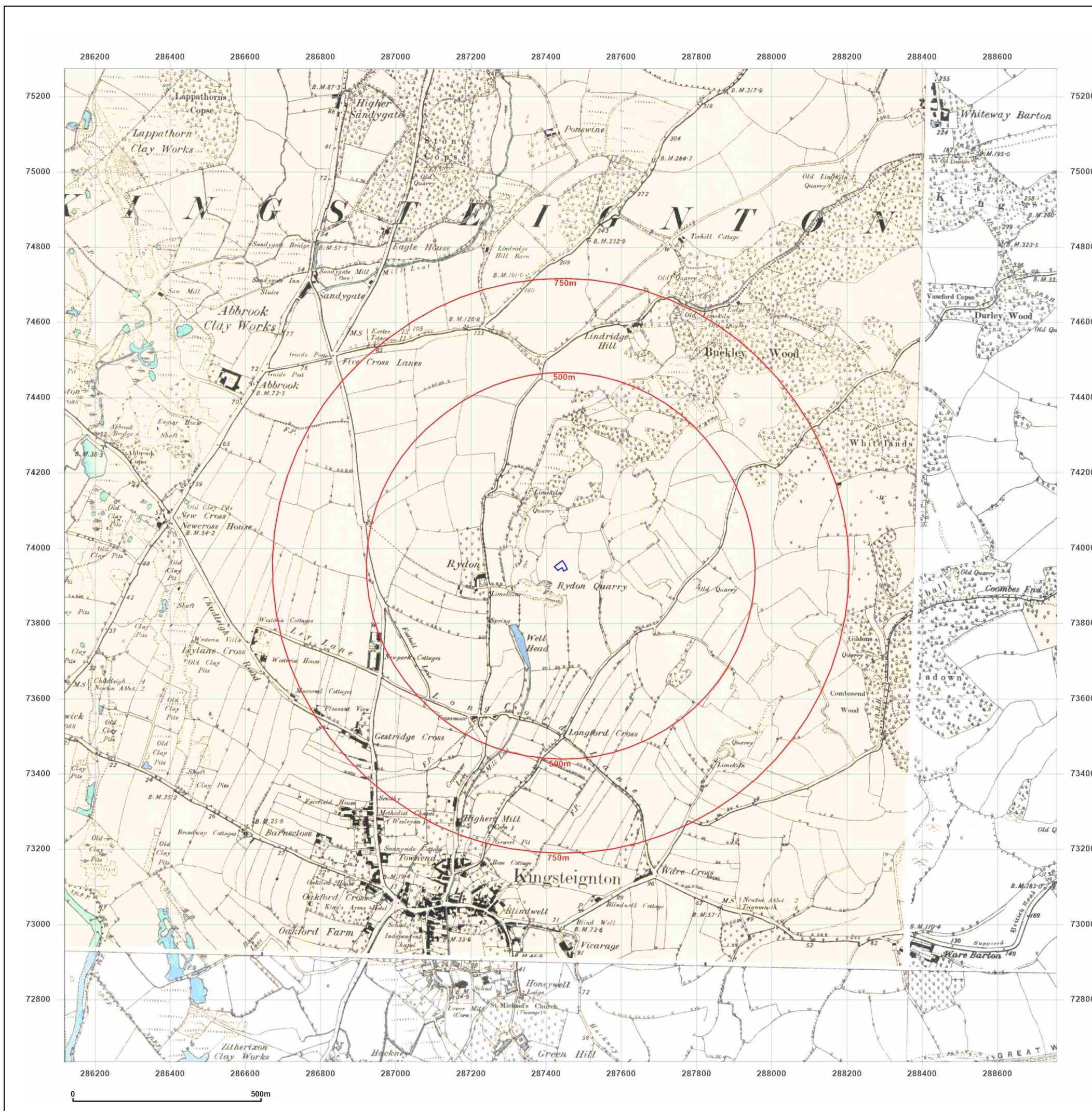


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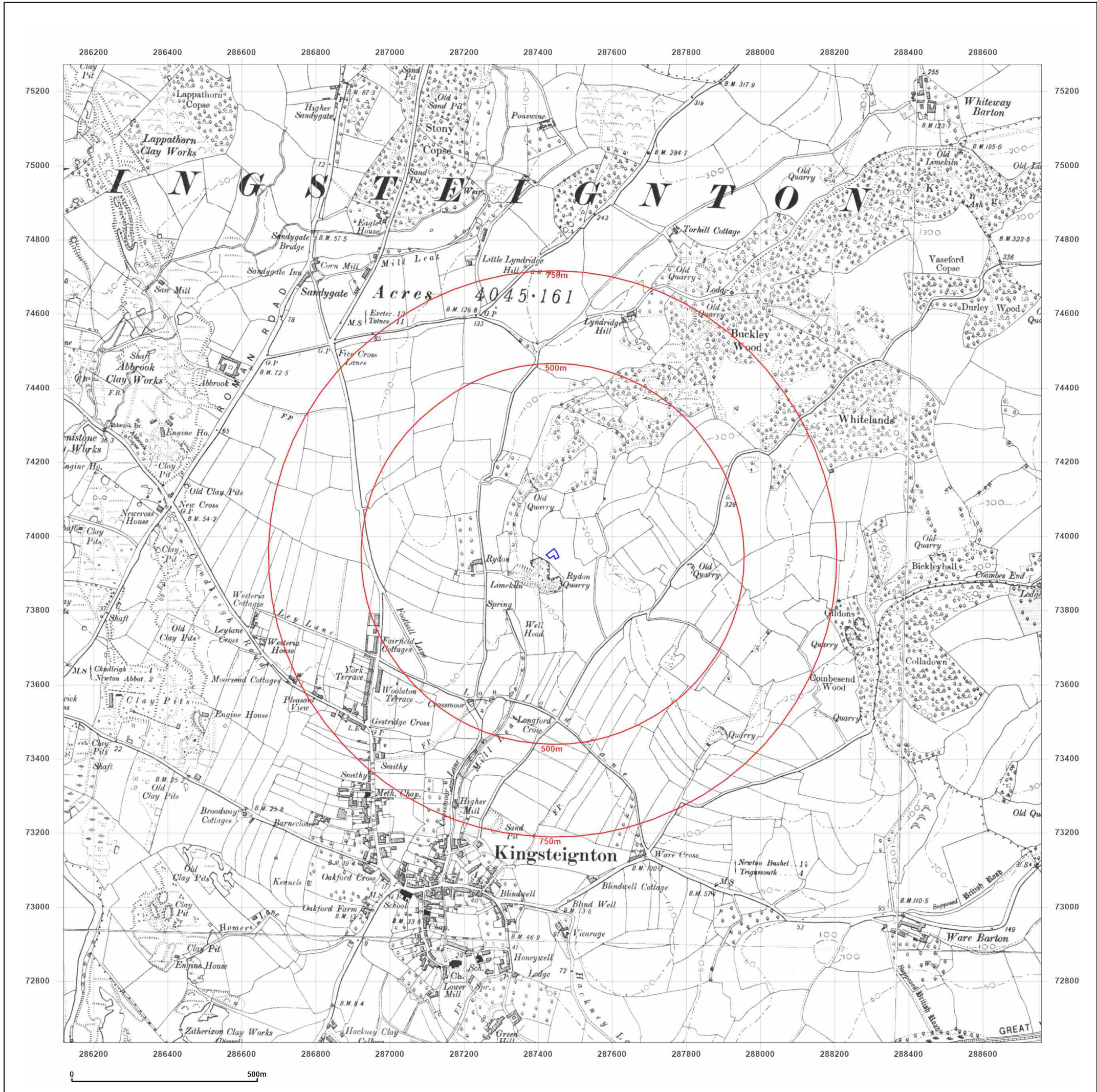
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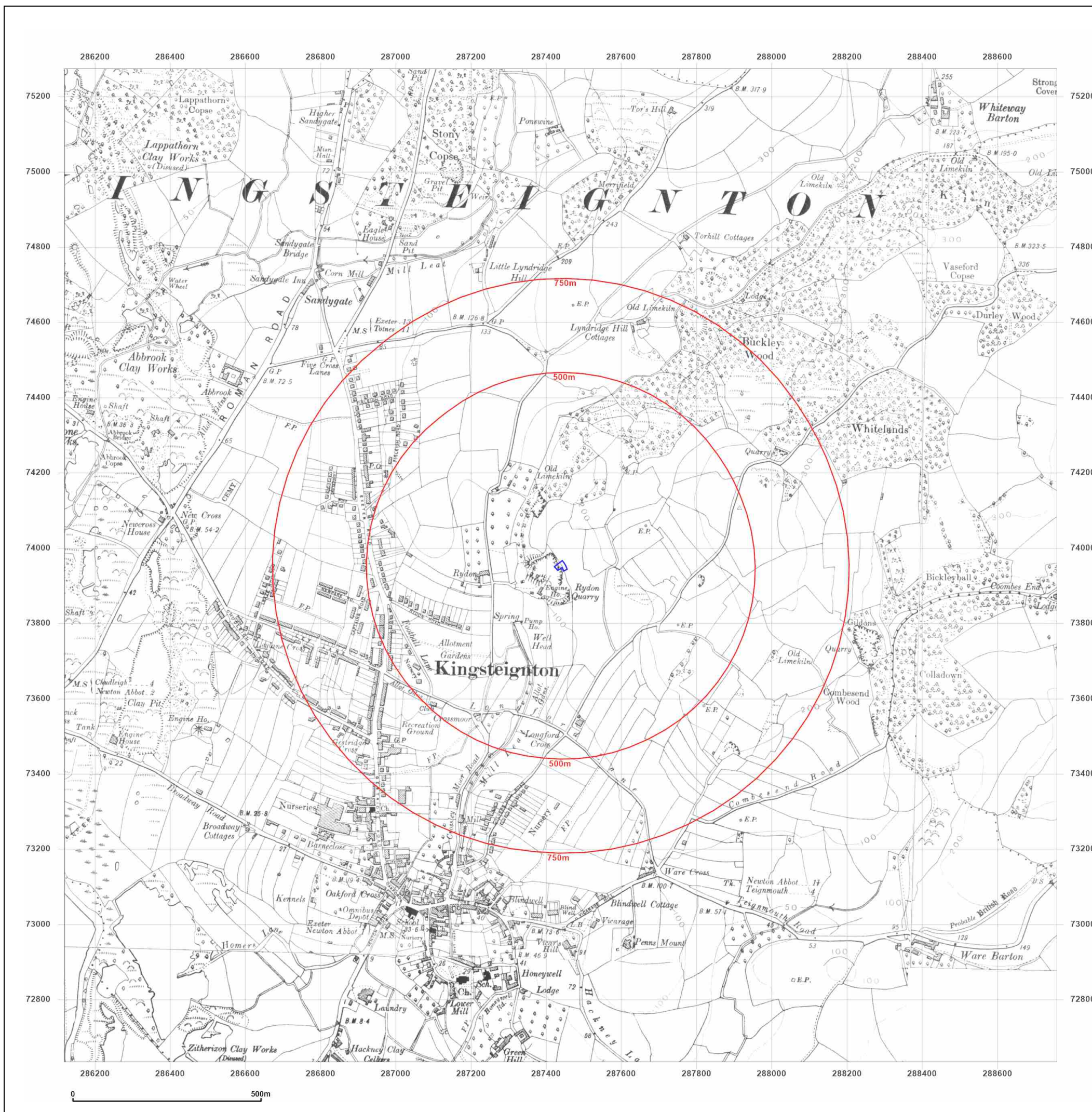


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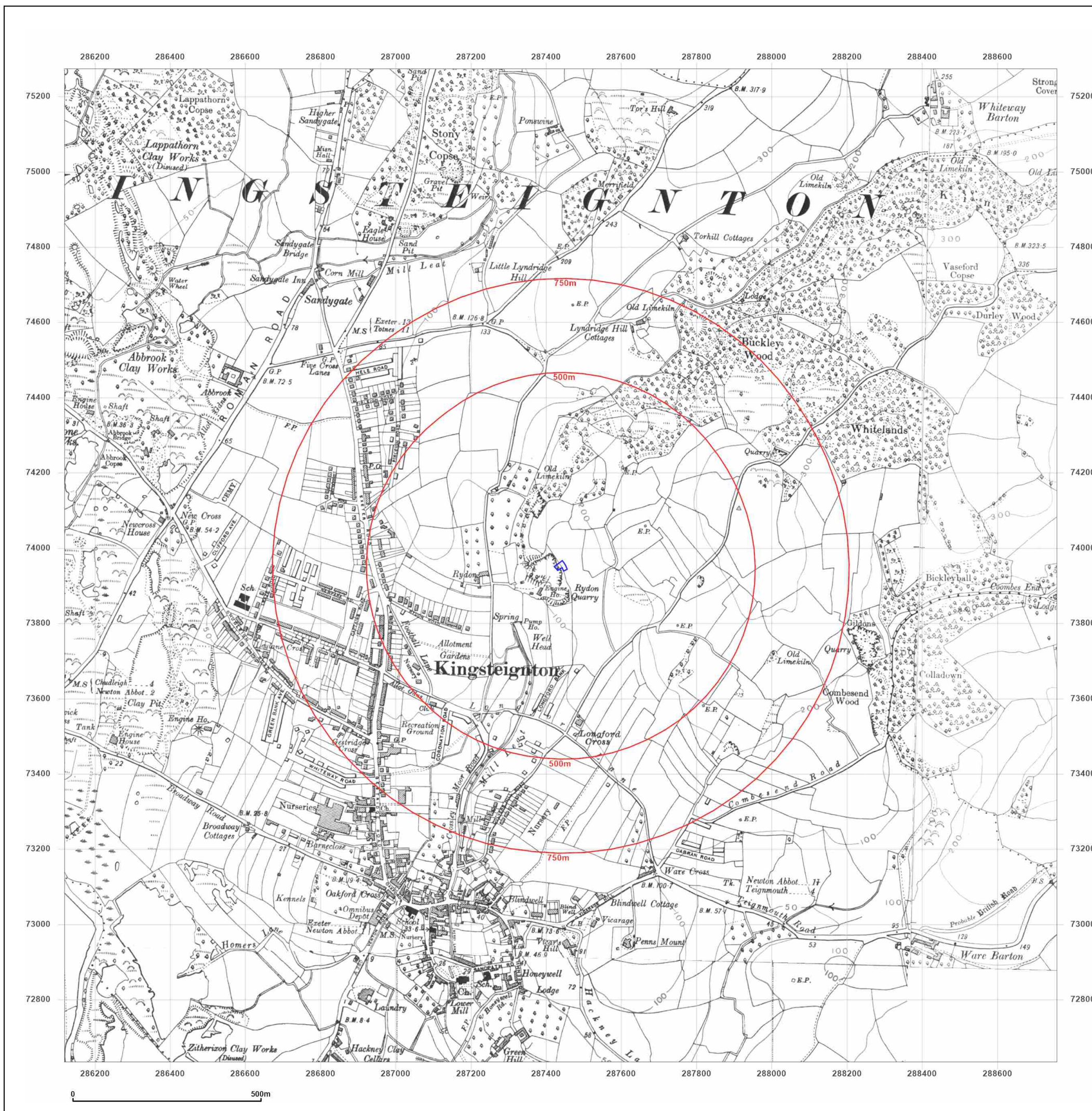


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Map Name: Provisional

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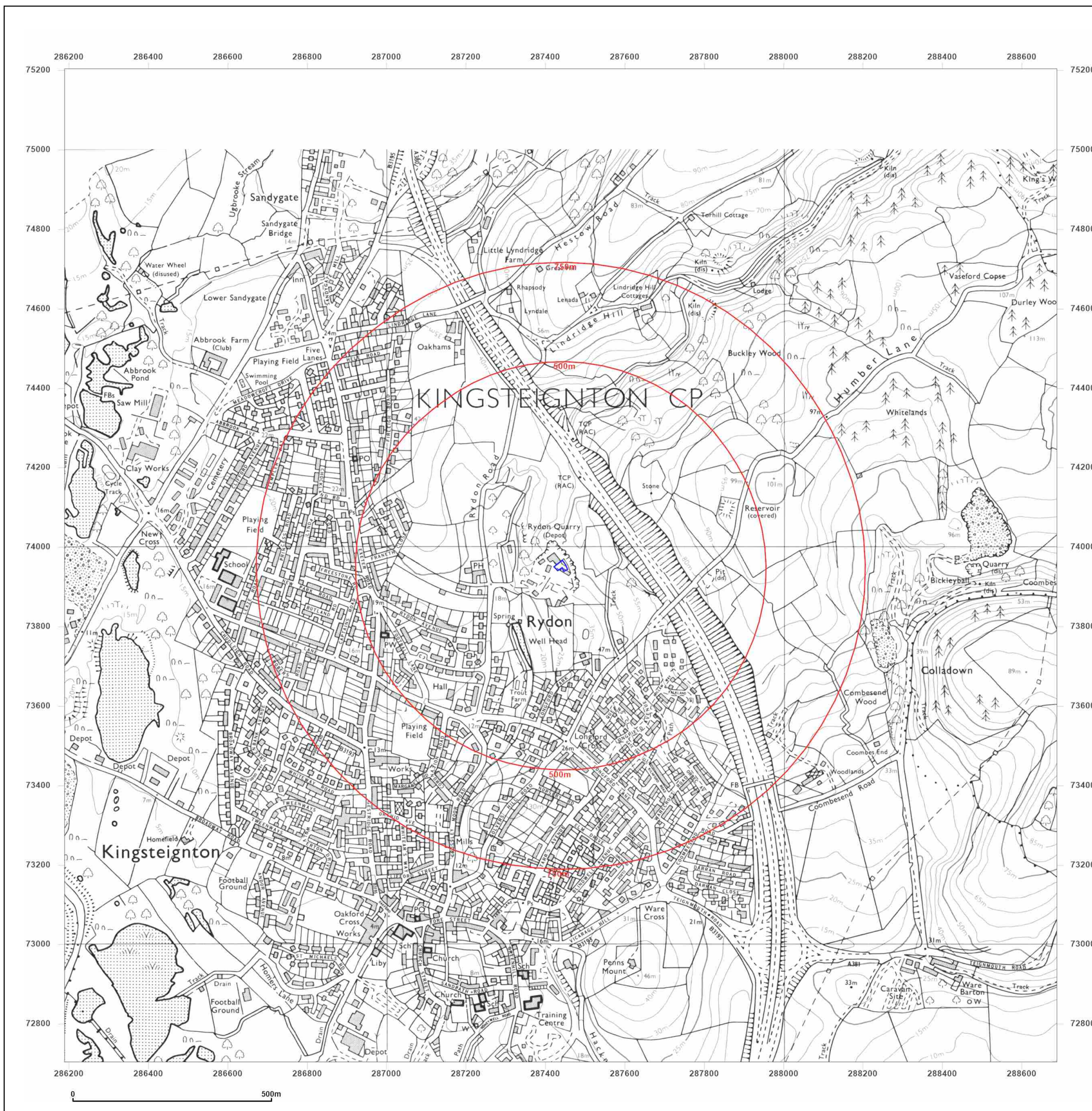


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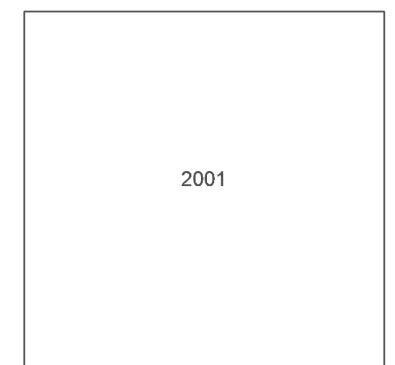
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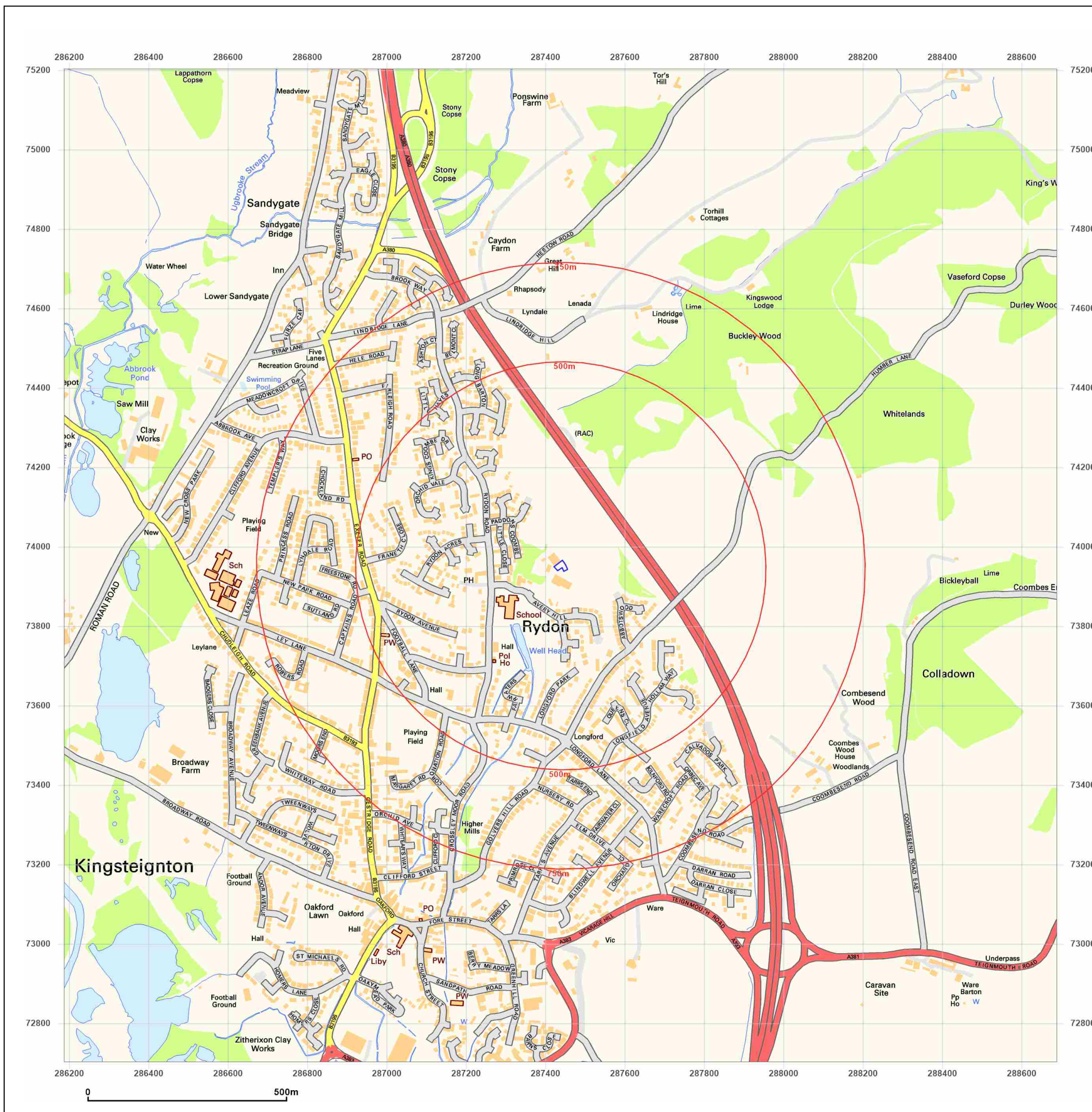


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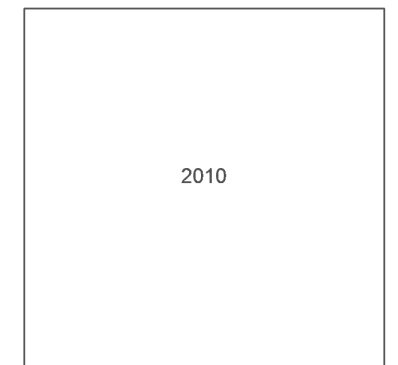
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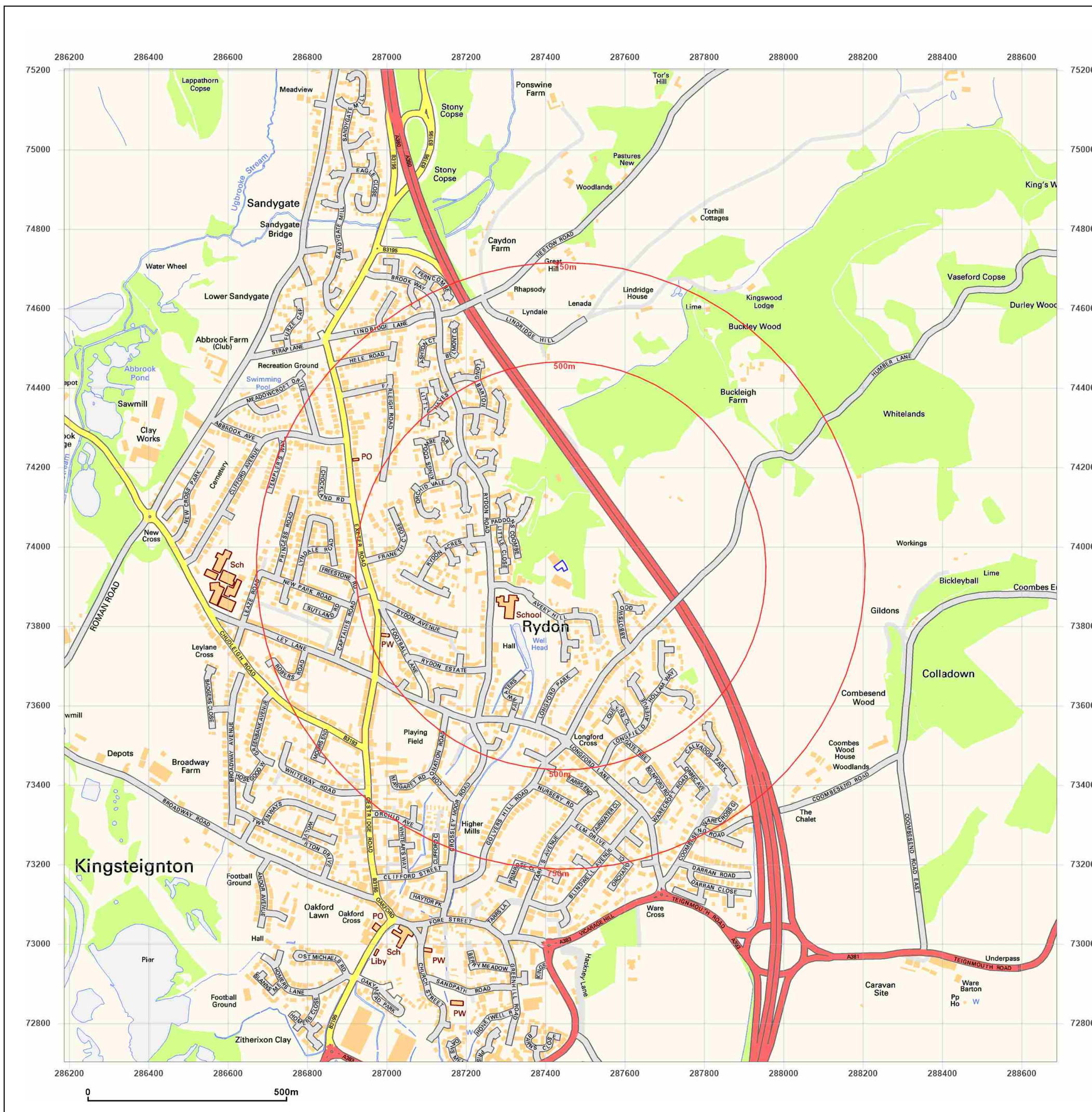


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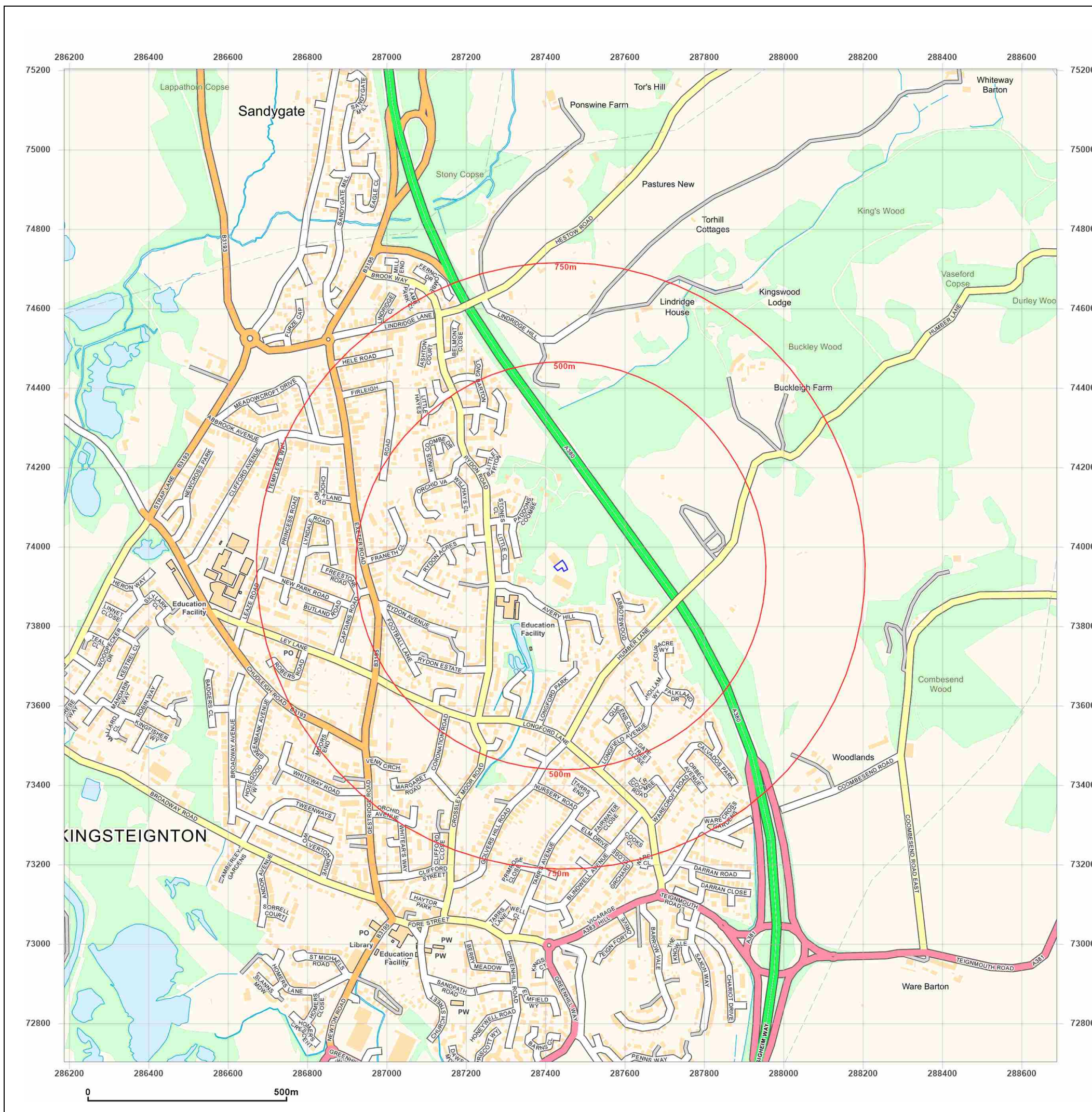


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Appendix 13 Site Condition Report



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Appendix 12

Environmental Risk Assessment

18 December 2025

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Introduction

An introduction to the site and the activity

Background

This Environmental Risk Assessment (ERA) has been produced by M Group Highways (MGH) in support Devon County Council’s application for a bespoke waste activity environmental permit. The application has been made to authorise the treatment and storage of street cleansing waste at their Rydon Depot facility located in the town of Kingsteignton, Devon.

The street cleansing residues to be treated and stored will be produced by the cleansing of highway and highway drainage infrastructure.

Location Information

The location data for Rydon Depot has been summarised below. The location of the depot and the activities may be in Appendix 1.

Table 1: Location data for Rydon Depot and waste activity

Data	Details
Name	Devon County Council - Rydon Depot
Address	Avery Hill, Kingsteignton, Newton Abbot
Postcode	TQ12 3LB
Grid reference (site, centroid)	SX 87430 73922
Grid reference (activity, centroid)	SX 87438 73954

Hazards

An assessment of the waste activity to identify potential hazards

Activity Layout

The layout of waste treatment infrastructure used to treat the street cleaning residues may be viewed below.

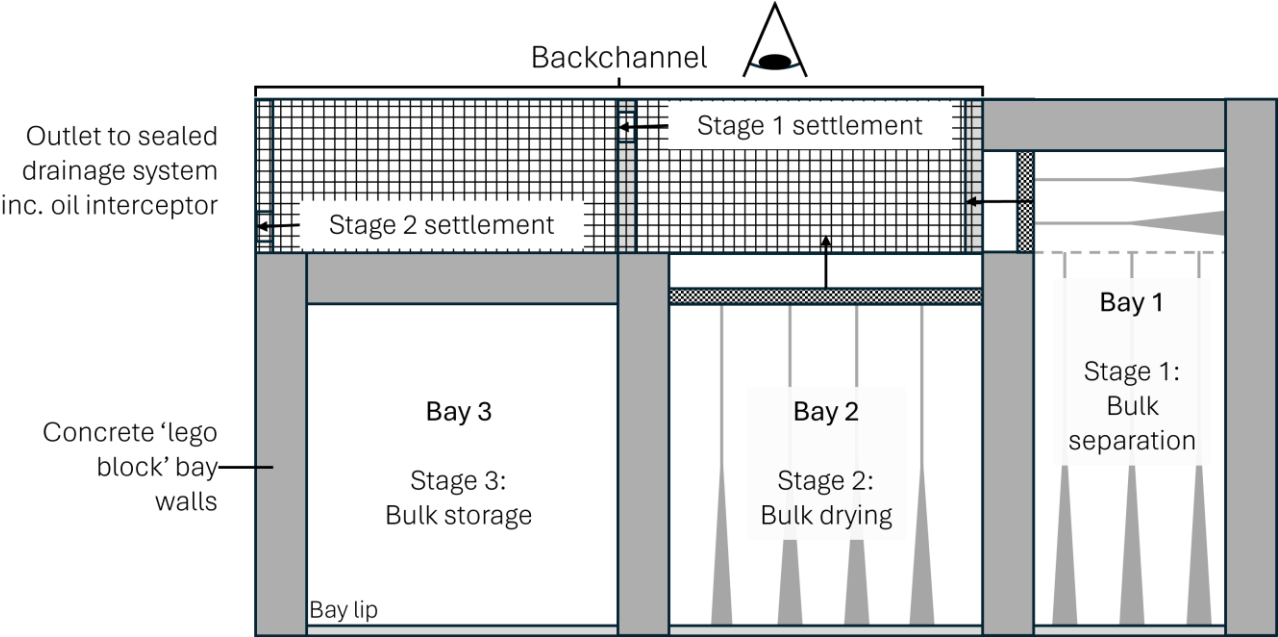


Figure 1: Dewatering infrastructure top-down concept design

Activity Assessment

The first step to any effective risk assessment is assessing the activity such that the potential hazards for each process may be identified. Each process in the dewatering treatment activity and any potential environmental hazards are summarised below.

Table 2: Waste treatment process and potential hazards

Description	Hazard
1. The waste is tipped slowly into bay 1 (see Figure 1)	– Release of grossly contaminated waste – Cross contamination – Vehicle failure – Escape of waste – Noise

Description	Hazard
2. The liquid and solid fractions of waste allowed to separate	– Escape of waste
a. The liquid fraction is filtered by the fine mesh located at the back of the bay before entering the stage 1 settlement lagoon for clarification	
b. Once the stage 1 settlement lagoon is full, the clarified water will spill over to the stage 2 settlement lagoon for further clarification	
c. Once the stage 2 settlement lagoon is full, the twice-clarified water will spill over and enter the foul sewer network via an oil interceptor	
3. Once the bulk effluent has been removed, the remaining sludge is retrieved using a loading shovel and deposited into bay 2	– Cross contamination of uncontaminated waste – Vehicle failure – Escape of waste – Noise – Odour
4. The waste in bay 2 is regularly spread, agitated, and rotated as to promote liberation of water and air drying	– Vehicle failure – Escape of waste – Noise
a. Frequent movement of waste also prevents the organic fraction from putrefying	– Dust – Pests
b. The remaining water that is allowed to drain away through another fine mesh filter located at the back of the bay	
5. Once the water completely stops draining from the waste in bay 2, it may be moved to bay 3 for bulk storage and air drying of the waste before it is removed from site to be recycled	– Vehicle failure – Escape of waste – Noise – Dust
6. Repeat steps 1 to 5	– N/A

Receptors & Pathways

An assessment of nearby receptors to the activity

Sources

The sources of information used to produce this ERA may be found below.

Table 3: Summary of information sources

Source	Description
Land Contamination Risk Management	Industry guidance for assessment of contaminated land
Magic Map	Publicly available environmental data
BGS GeoIndex	View geological and hydrogeological datasets
Unexploded Ordnance Risk Map	High level assessment of WWII bombing densities
Google Earth Pro	Historic aerial imagery
OldMapsOnline	Historic mapping of the United Kingdom
Nature and Heritage Conservation Report (Appendix 2)	Environment Agency pre-application report
Groundsure Insight Report (Appendix 3)	Environmental, geological, and historic mapping

Site Situation

A summary of where the activities are is situated in relation to nearby receptors within 250m is as follows:

Table 4: Site situation summary

Direction	Boundary	Bordering	Within 250m
North	Treeline, rockface	Woodland	Woodland, Eagle Farm
Northeast	Treeline, rockface	Woodland	Scrubland, A380 Road, Fields

Direction	Boundary	Bordering	Within 250m
East	Treeline, rockface	Woodland	Residential, Woodland, A380
Southeast	Treeline	Residential	Avery Hill Street, Residential
South	Treeline	Avery Hill Street	Residential, Treeline
Southwest	Treeline	Car park	Avery Hill, Treeline, Rydon Primary School
West	Treeline, rockface	Residential	Rydon Road, Residential
Northwest	Treeline, rockface	Residential	Treeline, Residential, Little Cl

Environmental Designations

Local Nature Reserves

Hackney Marshes Local Nature Reserve is located approximately 1305m south of the waste activities boundary.

Designated Ancient Woodland

A summary of Designated Ancient Woodlands within 2km of the waste activities boundary may be found below.

Table 5: Designated Ancient Woodlands located within 250m of the waste activities boundary

Location	Name	Type
291m N	Buckley/Kings Woods	Ancient Replanted Woodland
391m NE	Buckley/Kings Woods	Ancient & Semi-Natural Woodland
755m NE	Unknown	Ancient Replanted Woodland
888m E	Colladown/Bickley Ball	Ancient Replanted Woodland
952m E	Colladown/Bickley Ball	Ancient & Semi-Natural Woodland
1417m E	Unknown	Ancient & Semi-Natural Woodland
1635m E	Unknown	Ancient & Semi-Natural Woodland
1962m N	Cleeve Copse	Ancient Replanted Woodland

Habitat Designations

Priority Habitat Inventory

A summary of Priority Habitat Inventory designations within 250m of the waste activities boundary may be found below.

Location	Main Habitat	Composition
29m NE	Deciduous woodland	>50% deciduous woodland
128m E	Deciduous woodland	>50% deciduous woodland
131m E	Deciduous woodland	>50% deciduous woodland
134m NE	Deciduous woodland	>50% deciduous woodland
184m N	Deciduous woodland	>50% deciduous woodland
188m NE	No main habitat	<50% deciduous woodland
194m E	Deciduous woodland	>50% deciduous woodland
235m NE	Deciduous woodland	>50% deciduous woodland

Geology

A summary of geology underlying Rydon Depot may be found below.

Table 6: Summary of geology underlying Rydon Depot

Geology	Name	Description
Superficial	-	-
Bedrock	Chercombe Bridge Limestone Formation	Chercombe Bridge Limestone Formation described as well bedded limestone, fine to medium grained, dark grey to bluish-black, with rich fauna. Limestone locally contains shale partings, typically of red colour, and locally up to 50 mm thick. It is thought that this geology underlies Rydon Depot in its entirety.
	Upper Greensand Formation	Upper Greensand Formation described as sand and sandstone, fine-grained, silt, glauconitic, shelly. Records show this to be underlying the Rydon Depot to the north and northeast; however, the depot is a former quarry and is bordered by tall limestone rockfaces to the northwest, north, and northeast. This suggests that the available mapping is inaccurate, and the site is in fact not underlain by Upper Greensand Formation.

Hydrogeology

A summary of hydrogeology underlying Rydon Depot may be found below.

Table 7: Summary of hydrogeology underlying Rydon Depot

Aquifer	Designation	Description
Superficial	-	-
Bedrock	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

Hydrology

A summary of nearby hydrological features to Rydon Depot may be found below.

Table 8: Summary of hydrological features within 250m of Rydon Depot

Location	Name	Type	Permanence
66m W	Unnamed	Non-tidal inland river	Year-round
171m SW	Well Head	Lake, loch, or reservoir	Year-round
180m SW	Unnamed	Non-tidal inland river	Year-round

Air Quality

Air Quality Management Areas

Rydon Depot is not located within an Air Quality Management Area (AQMA).

Wind

The nearest weather station to Rydon Depot is in the town of Newton Abbot, approximately 2.16km south-southeast. This weather stations reports a predominantly south-westerly wind direction with average wind speed of 4 kts and gusts of 9 kts, using data obtained between May 2013 and February 2017.

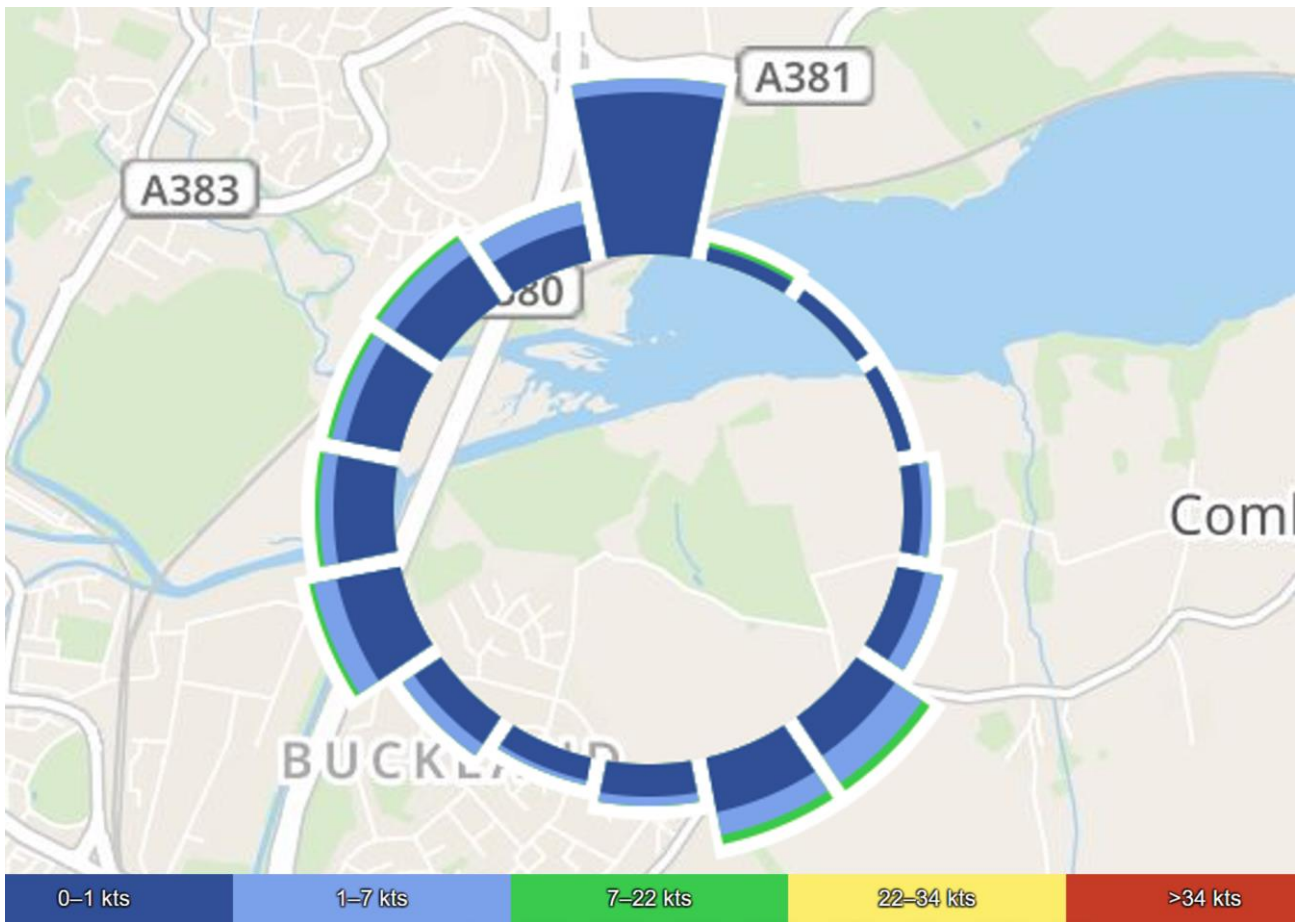


Figure 2: Wind rose for Newton Abbot weather station (Windfinder)

Environmental Risk

An assessment of risk using identified hazards, pathways, and receptors

Environmental Risk Assessment

Risk Matrix

The hazards, pathways, and receptors identified earlier within this report may be used to approximate the environmental risk of each hazard using the risk matrix, which may be found below.

Table 9: Risk matrix

Likelihood	1 (very low)	2 (low)	3 (medium)	4 (high)	5 (very high)
Severity					
1	1	2	3	4	5
2	2	4	6	8	10
3	3	6	9	12	15
4	4	8	12	16	20
5	5	10	15	20	25

Following the risk assessment process, each hazard be placed into one of five risk categories:

- **Very low:** a risk score of 1 to 4
- **Low:** a risk score of 5 to 9
- **Medium:** a risk score of 10 to 14
- **High:** a risk score of 15 to 19
- **Very high:** a risk score of 20 to 25

Risk that falls within a medium risk category or greater is considered unacceptable, requiring further mitigation via additional or stricter control measures.

Risk Assessment

Table 10: Risk assessment of potential environmental hazards resulting from the waste operation

Hazard	Receptor	Pathway	Consequence	Control Measures	Likelihood	Severity	Risk
Storage of waste in anaerobic conditions resulting in putrefaction of waste and causing foul odours	- Workers - Residential - Commercial - Industrial - Fauna	Inhalation	- Nuisance - Attraction of pests carrying diseases	- Daily operator olfactory monitoring - Regular removal of waste to avoid decomposition - Regular turning of waste to avoid putrefaction - Wetting of wastes in prolonged periods of dry weather - Reduced storage of waste in prolonged periods of high wind	3	3	9
Noise from waste operations such as operating plant, operating equipment, and tipping waste	- Workers - Residential - Commercial - Flora - Fauna	Proximity to the source	Nuisance	- Waste management plant and vehicle operation limited to depot operational hours (0700 – 1630) - Out-of-hours waste deposition limited to emergency and unscheduled callouts - Depot plant to be regularly serviced - No idling policy for plant and vehicles - Waste shall not be dropped from excessive height	3	3	9
Escape of waste	- Workers - Residential - Commercial	- Runoff - Vertical migration	- Nuisance - Negative health effects	Induction for new operators tipping in the permit area	2	3	6

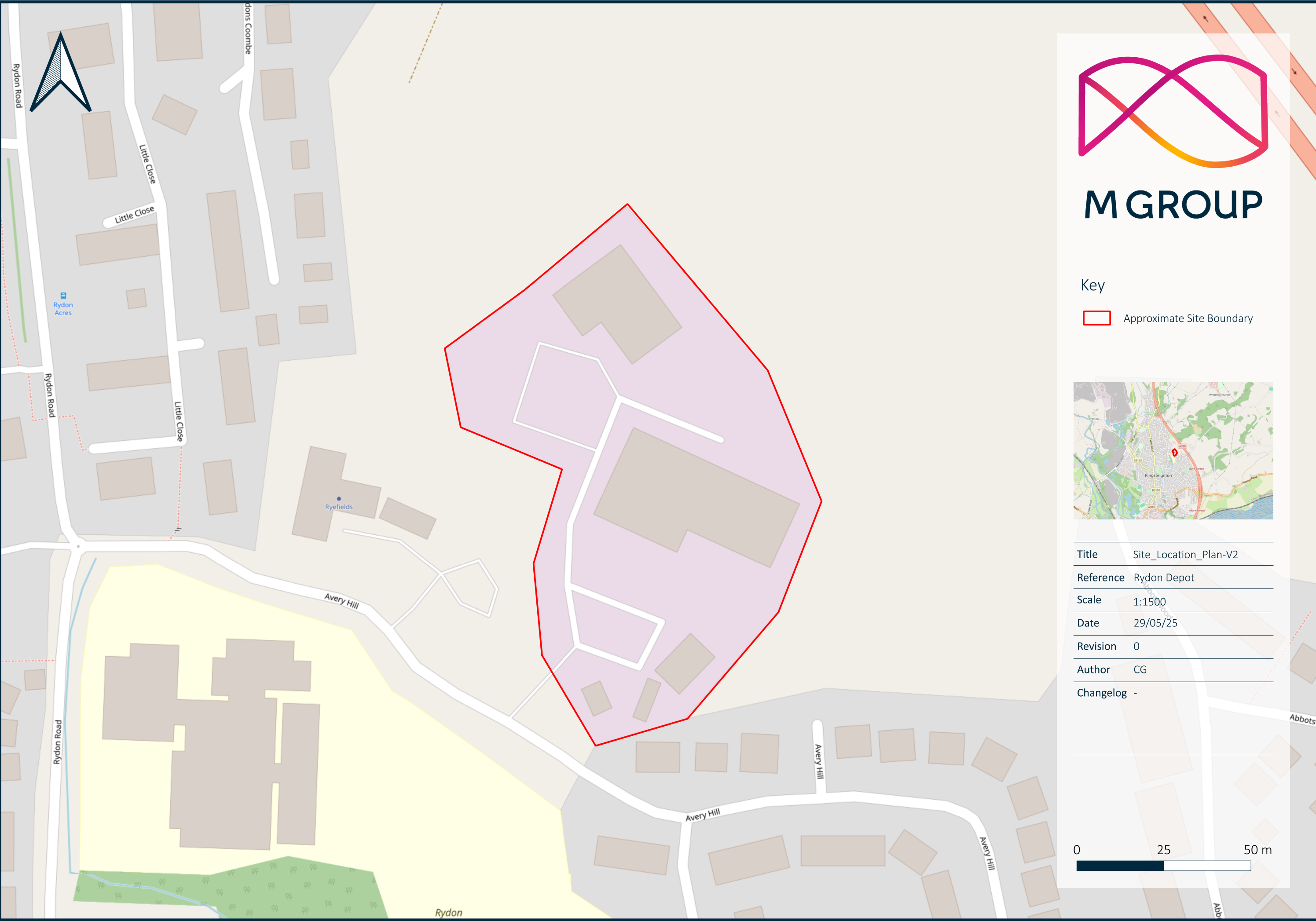
Hazard	Receptor	Pathway	Consequence	Control Measures	Likelihood	Severity	Risk
	– Flora – Fauna – Soils – Groundwater	– Horizontal migration – Inhalation – Ingestion – Absorption		– Line marking and signage shall be used to direct vehicles regarding tipping position to prevent escape – Waste to be stored 0.5m below the bay wall height to avoid liberating of dust due to wind whipping – Dewatering infrastructure will be inspected at the start of each day – Sludge waste bays sloped towards the back drainage channel – All wastes stored on impermeable surfacing connected to a sealed drainage system – A drainage channel will be located at the front of the bay to capture any ‘splash back’ should it occur – Spill kits available site-wide such that a spill or escape event may be cleaned up immediately and recorded – Tyres will be cleaned in the adjoining washdown bay where required			
Dust generated from the tipping and handling of waste	– Workers – Residential – Commercial – Industrial – Fauna – Flora	– Inhalation – Absorption – Ingestion	– Negative health effects – Damage to ecosystems – Pollution of controlled waters	– Waste to be stored 0.5m below the bay wall height to avoid liberating of dust due to wind whipping – The wastes stored have a very high moisture content naturally – Daily operator visual monitoring – Washdown area available for plant	1	4	4

Hazard	Receptor	Pathway	Consequence	Control Measures	Likelihood	Severity	Risk
	– Hydrological			– Dust suppression shall be utilised in prolonged periods of dry weather – Wetting of waste in prolonged periods of dry weather			
Offloading of grossly contaminated waste	– Workers	– Inhalation – Absorption – Ingestion	– Negative health effects – Cross contamination	– Induction for new operators tipping in the permit area – Six-point PPE always required when within operational areas of the Depot – RPE available in instances of gross contamination – Grossly contaminated wastes isolated until they may be removed safely	1	4	4
Discharge of contaminated wastewater to foul sewer	– Sewerage undertaker	– Inhalation – Absorption – Ingestion	– Negative health effects – Damage to equipment and infrastructure	– Gully waste to undergo visual and olfactory inspection during off-site cleansing activities – Wastewater is stored in a holding chamber before it is pumped out to the foul sewer meaning any contaminated can be isolated before it is pumped out and removed	1	4	4
Vandalism of infrastructure	– Workers – Groundwater – Soils	– Runoff – Ground infiltration – Vertical migration	– Negative health effects – Damage to ecosystems	– Depot surrounded by security fencing – Depot possesses active CCTV camera system – In the event of fly-tipped waste, the Depot are to follow M Group Highways' fly-tipping process	1	4	4

Hazard	Receptor	Pathway	Consequence	Control Measures	Likelihood	Severity	Risk
		Horizontal migration	Pollution of controlled waters				
Pests attracted to waste	- Workers - Residential - Commercial - Industrial - Fauna - Flora	- Inhalation - Absorption - Ingestion - Injection	- Negative health effects - Damage to ecosystems - Pollution of controlled waters	- Six-point PPE always required when within operational areas of the Depot - Daily operator visual and olfactory assessment for pests or evidence of pests - General waste should be removed and segregated when identified - Hand washing and disinfectant stations available	1	3	3
Release of harmful and polluting substances due to plant and equipment failure	- Sewerage undertaker - Workers - Flora - Fauna - Surface water - Groundwater - Soil	- Inhalation - Absorption - Ingestion	- Negative health effects - Damage to ecosystems - Pollution of controlled waters - Damage to equipment and infrastructure	- Operational areas of the Depot are covered by impermeable concrete surfacing - Depot vehicles, plant, equipment regularly serviced and maintained in accordance with the Depot's environmental management plan (DEMP)	3	1	3
Fire	- Sewerage undertaker - Workers - Residential	- Inhalation - Absorption - Ingestion	- Negative health effects - Damage to ecosystems	- Waste street cleansing residues are not considered to be flammable - Waste street cleansing residues typically possess high moisture content and are removed from site as	1	3	3

Hazard	Receptor	Pathway	Consequence	Control Measures	Likelihood	Severity	Risk
	– Commercial – Industrial – Fauna – Flora – Hydrological		– Pollution of controlled waters – Damage to equipment and infrastructure	– soon as they achieve the correct moisture content – Daily operator visual and olfactory monitoring for signs of heating or combustion – Regular turning of stockpiles to remove chance of stockpile self-heating – Separation and segregation of anthropogenic wastes from street-cleansing wastes – Waste stored on impermeable surfacing with either sealed or isolatable drainage to prevent escape in event of a fire			

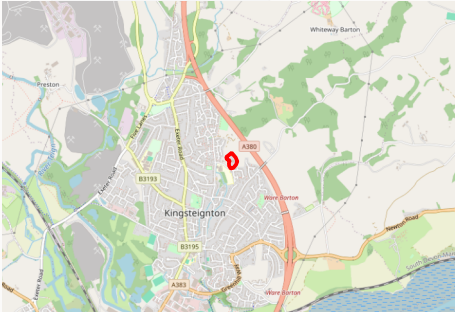
Appendix 1 Site Location Plan



M GROUP

Key

Approximate Site Boundary



Title	Site_Location_Plan-V2
Reference	Rydon Depot
Scale	1:1500
Date	29/05/25
Revision	0
Author	CG
Changelog	-



Appendix 2 NHC Report

Nature and Heritage Conservation

Screening Report: Bespoke Waste

Reference	EPR/QP3229LK/P001
NGR	SX 87438 73916
Buffer (m)	35
Date report produced	30/01/2025
Number of maps enclosed	1

This nature and heritage conservation report

The nature and heritage conservation sites, protected species and habitats, and other features identified in the table below **must be considered in your application**.

In the further information column, there are links which give more information about the site or feature type and indicate where you are able to self-serve to get the most accurate site boundaries or feature locations.

Most designated site boundaries are available on [Magic map](#). Using Magic map allows you to zoom in and see the site boundary or feature location in detail, Magic map also allows you to measure the distance from these sites and features to your proposed boundary. [Help videos](#) are available on Magic map to guide you through.

Where information is not publicly available, or is only available to those with GIS access, we have provided a map at the end of this report.

Protected Habitats within screening distance

Screening Further Information distance (m)

Deciduous woodland
(see map below)

up to 50m

[Natural England](#)

Where protected species are present, a licence may be required from [Natural England](#) to handle the species or undertake the proposed works.

The following nature and heritage conservation sites, protected species and habitats, and other features have been checked for, where they are relevant for the permit type requested, but have not been found within screening distance of your site unless included in the list above.

Special Areas of Conservation (cSAC or SAC), Special Protection Area (pSPA or SPA), Marine Conservation Zone (MCZ), Ramsar, Sites of Special Scientific Interest (SSSI), National Nature Reserve (NNR), Local Nature Reserve (LNR), Local Wildlife Sites (LWS), Ancient Woodland, relevant species and habitats.

Please note we have screened this application for features for which we have information. It is however your responsibility to comply with all environmental and planning legislation, this information does not imply that no other checks or permissions will be required.

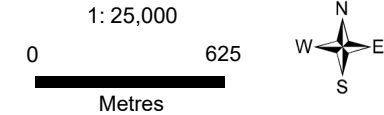
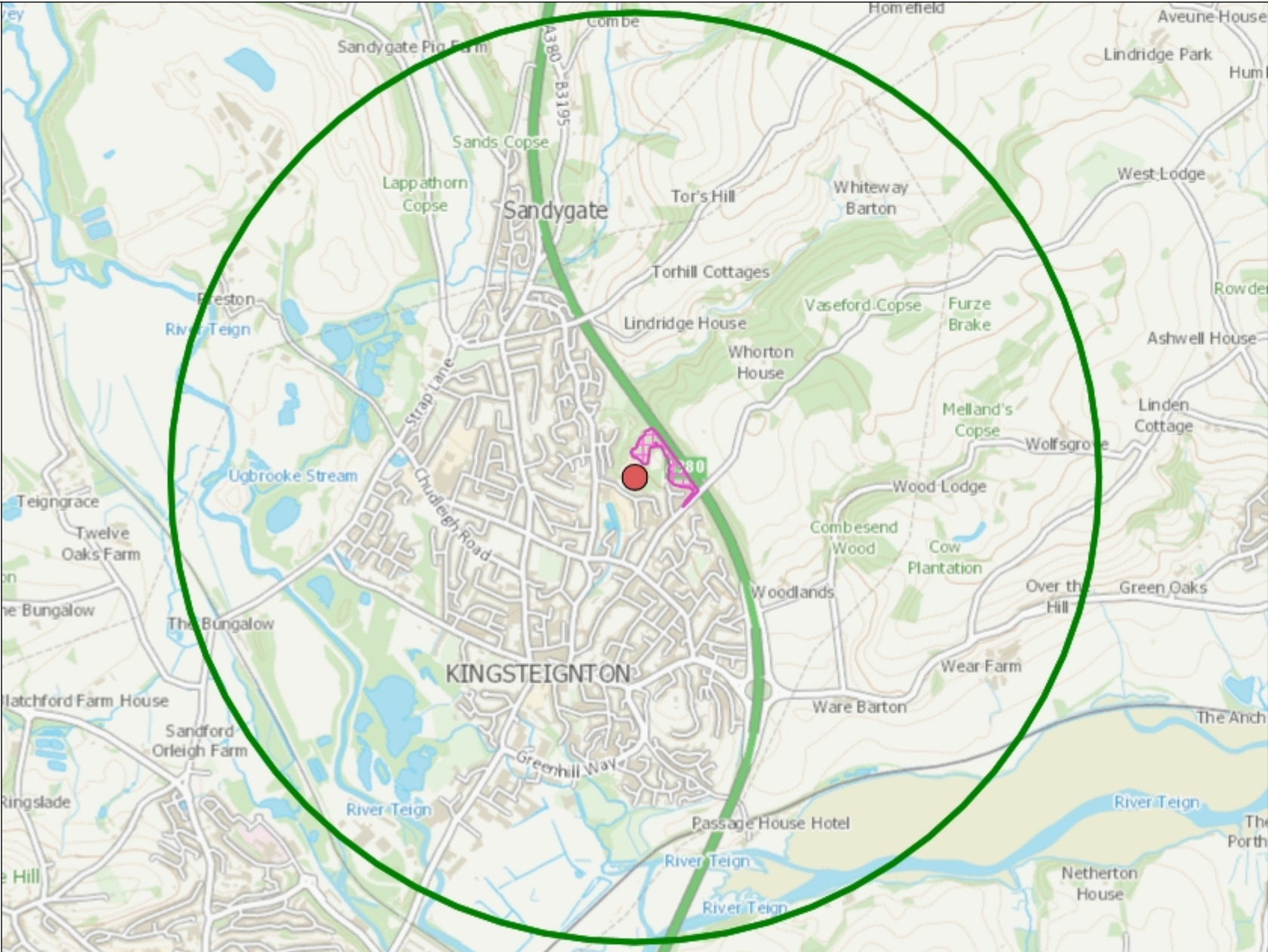
The nature and heritage screening we have conducted as part of this report is subject to change as it is based on data we hold at the time it is generated. We cannot guarantee there will be no changes to our screening data between the date of this report and the submission of the permit application, which could result in the return of an application or requesting further information

Protected Habitats



Legend

 Protected Habitats screened for En Permits



Appendix 3 Groundsure Insight Report

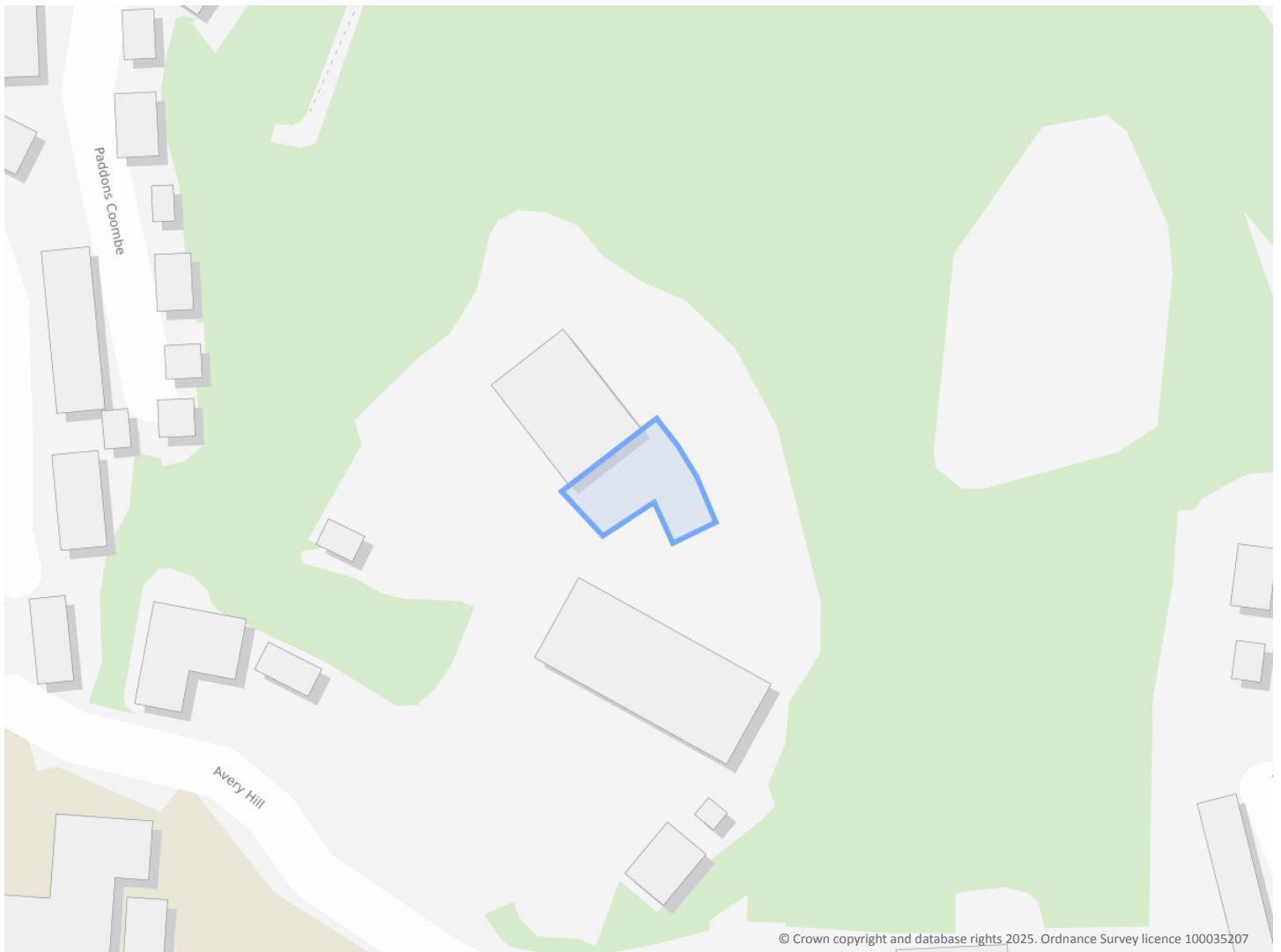
Rydon Highways Depot, Avery Hill, Kingsteignton, Newton Abbot, TQ12 3LB

Order Details

Date: 01/05/2025
Your ref: 5101702
Our Ref: GS-1J3-BC9-AT1-OJB

Site Details

Location: 287439 073951
Area: 0.05 ha
Authority: [Teignbridge District Council](#) ↗



Summary of findings

[p. 2 >](#) **Aerial image**

[p. 9 >](#)

OS MasterMap site plan

[p.14 >](#) [Insight User Guide](#) ↗

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	5	4	18	5	-
17 >	1.2 >	Historical tanks >	0	12	4	17	-
18 >	1.3 >	Historical energy features >	0	0	1	12	-
19	1.4	Historical petrol stations	0	0	0	0	-
19	1.5	Historical garages	0	0	0	0	-
20	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
21 >	2.1 >	Historical industrial land uses >	6	5	22	9	-
23 >	2.2 >	Historical tanks >	0	12	12	19	-
25 >	2.3 >	Historical energy features >	0	0	7	20	-
26	2.4	Historical petrol stations	0	0	0	0	-
26	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
27	3.1	Active or recent landfill	0	0	0	0	-
27	3.2	Historical landfill (BGS records)	0	0	0	0	-
28	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
28	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
28	3.5	Historical waste sites	0	0	0	0	-
28	3.6	Licensed waste sites	0	0	0	0	-
28 >	3.7 >	Waste exemptions >	0	12	2	10	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
31 >	4.1 >	Recent industrial land uses >	0	2	3	-	-
32	4.2	Current or recent petrol stations	0	0	0	0	-
32	4.3	Electricity cables	0	0	0	0	-
32	4.4	Gas pipelines	0	0	0	0	-
32	4.5	Sites determined as Contaminated Land	0	0	0	0	-



32	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
33	4.7	Regulated explosive sites	0	0	0	0	-
33	4.8	Hazardous substance storage/usage	0	0	0	0	-
33	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
33	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
33	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
34	4.12	Radioactive Substance Authorisations	0	0	0	0	-
34 >	4.13 >	<u>Licensed Discharges to controlled waters ></u>	0	0	0	1	-
34	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
34	4.15	Pollutant release to public sewer	0	0	0	0	-
35	4.16	List 1 Dangerous Substances	0	0	0	0	-
35	4.17	List 2 Dangerous Substances	0	0	0	0	-
35 >	4.18 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	1	3	-
36	4.19	Pollution inventory substances	0	0	0	0	-
36	4.20	Pollution inventory waste transfers	0	0	0	0	-
36	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
37 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
38 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
40 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
41 >	5.4 >	<u>Groundwater vulnerability- soluble rock risk ></u>	Identified (within 0m)				
42	5.5	Groundwater vulnerability- local information	None (within 0m)				
43 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	2	0	32
50 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	3
51	5.8	Potable abstractions	0	0	0	0	0
52	5.9	Source Protection Zones	0	0	0	0	-
52	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
53 >	6.1 >	<u>Water Network (OS MasterMap) ></u>	0	0	3	-	-



54 >	6.2 >	Surface water features >	0	0	3	-	-
54 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
55	6.4	WFD Surface water bodies	0	0	0	-	-
55 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
56	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
56	7.2	Historical Flood Events	0	0	0	-	-
56	7.3	Flood Defences	0	0	0	-	-
57	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
57	7.5	Flood Storage Areas	0	0	0	-	-
58	7.6	Flood Zone 2	None (within 50m)				
58	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
59	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
60 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
61	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
62	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
62	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
62	10.4	Special Protection Areas (SPA)	0	0	0	0	0
62	10.5	National Nature Reserves (NNR)	0	0	0	0	0
63 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
63 >	10.7 >	Designated Ancient Woodland >	0	0	0	2	6
64	10.8	Biosphere Reserves	0	0	0	0	0
64	10.9	Forest Parks	0	0	0	0	0
64	10.10	Marine Conservation Zones	0	0	0	0	0
64	10.11	Green Belt	0	0	0	0	0
64	10.12	Proposed Ramsar sites	0	0	0	0	0



65	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
65	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
65	10.15	Nitrate Sensitive Areas	0	0	0	0	0
65	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
66 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
67	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
68	11.1	World Heritage Sites	0	0	0	-	-
69	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
69	11.3	National Parks	0	0	0	-	-
69 >	11.4 >	Listed Buildings >	0	0	1	-	-
70	11.5	Conservation Areas	0	0	0	-	-
70	11.6	Scheduled Ancient Monuments	0	0	0	-	-
70	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
71 >	12.1 >	Agricultural Land Classification >	Grade 2 (within 250m)				
72	12.2	Open Access Land	0	0	0	-	-
72	12.3	Tree Felling Licences	0	0	0	-	-
72	12.4	Environmental Stewardship Schemes	0	0	0	-	-
73	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
74 >	13.1 >	Priority Habitat Inventory >	0	1	7	-	-
75	13.2	Habitat Networks	0	0	0	-	-
75 >	13.3 >	Open Mosaic Habitat >	1	0	1	-	-
76	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
77 >	14.1 >	10k Availability >	Identified (within 500m)				
78	14.2	Artificial and made ground (10k)	0	0	0	0	-
79 >	14.3 >	Superficial geology (10k) >	0	0	1	0	-

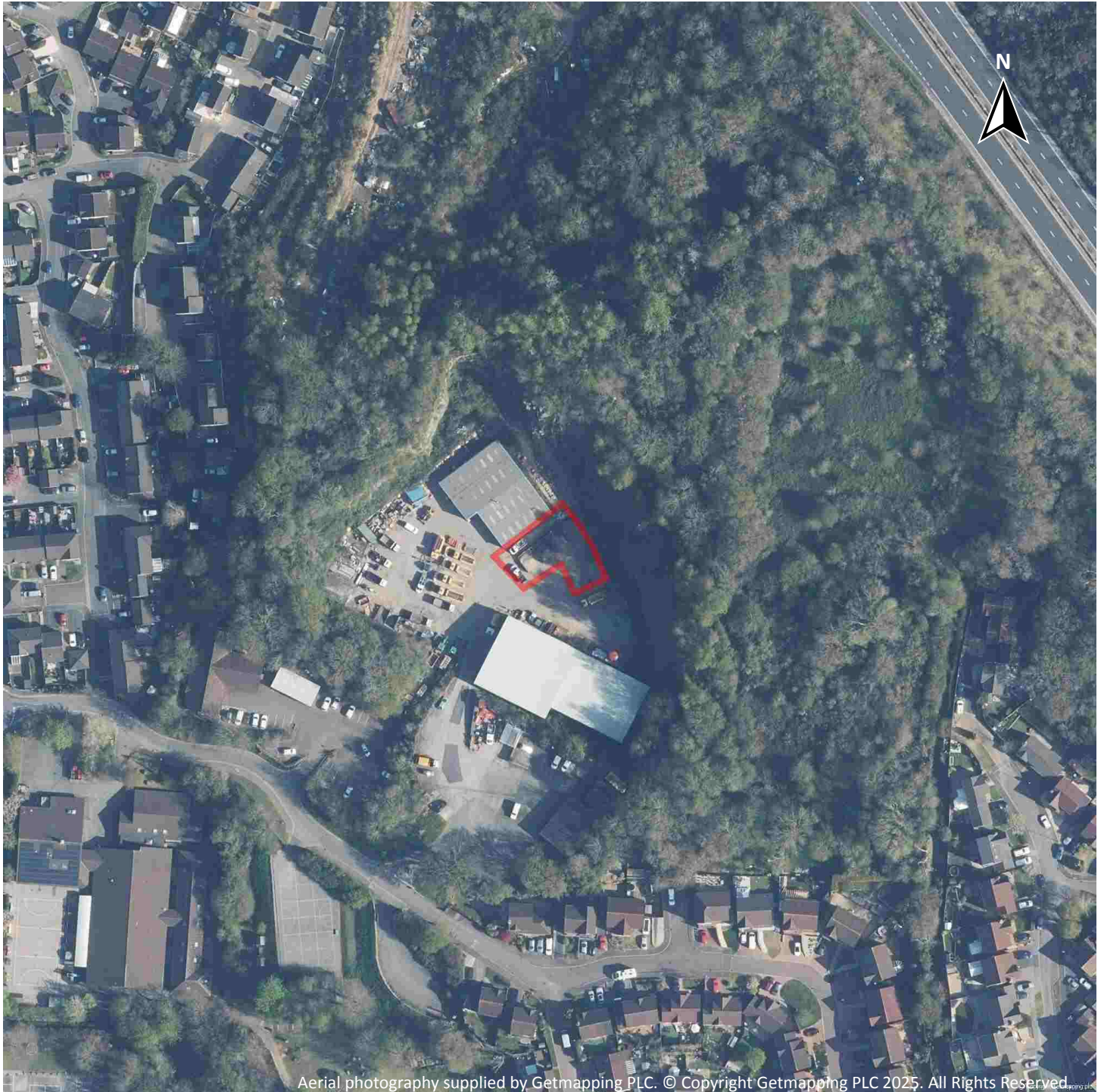
80	14.4	Landslip (10k)	0	0	0	0	-
81 >	14.5 >	Bedrock geology (10k) >	2	1	2	6	-
82 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	0	3	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
83 >	15.1 >	50k Availability >	Identified (within 500m)				
84	15.2	Artificial and made ground (50k)	0	0	0	0	-
84	15.3	Artificial ground permeability (50k)	0	0	-	-	-
85 >	15.4 >	Superficial geology (50k) >	0	0	1	0	-
86	15.5	Superficial permeability (50k)	None (within 50m)				
86	15.6	Landslip (50k)	0	0	0	0	-
86	15.7	Landslip permeability (50k)	None (within 50m)				
87 >	15.8 >	Bedrock geology (50k) >	2	1	2	7	-
88 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
88 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	0	3	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
90 >	16.1 >	BGS Boreholes >	0	0	5	-	-
Page	Section	Natural ground subsidence >					
92 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
93 >	17.2 >	Running sands >	Very low (within 50m)				
95 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
96 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
97 >	17.5 >	Landslides >	Very low (within 50m)				
98 >	17.6 >	Ground dissolution of soluble rocks >	Low (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
100 >	18.1 >	BritPits >	0	2	2	1	-
101 >	18.2 >	Surface ground workings >	4	3	18	-	-
103	18.3	Underground workings	0	0	0	0	0
103	18.4	Underground mining extents	0	0	0	0	-
103 >	18.5 >	Historical Mineral Planning Areas >	2	1	5	0	-



104 >	18.6 >	Non-coal mining >	1	0	1	0	1
104	18.7	JPB mining areas	None (within 0m)				
104	18.8	The Coal Authority non-coal mining	0	0	0	0	-
105 >	18.9 >	Researched mining >	0	0	0	1	-
105	18.10	Mining record office plans	0	0	0	0	-
105	18.11	BGS mine plans	0	0	0	0	-
105	18.12	Coal mining	None (within 0m)				
106	18.13	Brine areas	None (within 0m)				
106	18.14	Gypsum areas	None (within 0m)				
106	18.15	Tin mining	None (within 0m)				
106 >	18.16 >	Clay mining >	Identified (within 0m)				
Page	Section	Ground cavities and sinkholes >	On site	0-50m	50-250m	250-500m	500-2000m
107 >	19.1 >	Natural cavities >	1	0	4	7	-
109	19.2	Mining cavities	0	0	0	0	0
109	19.3	Reported recent incidents	0	0	0	0	-
109	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
110 >	20.1 >	Radon >	Between 3% and 5% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
112 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	5	-	-	-
112	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
113	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
114	22.1	Underground railways (London)	0	0	0	-	-
114	22.2	Underground railways (Non-London)	0	0	0	-	-
115	22.3	Railway tunnels	0	0	0	-	-
115 >	22.4 >	Historical railway and tunnel features >	0	6	0	-	-
115	22.5	Royal Mail tunnels	0	0	0	-	-
116	22.6	Historical railways	0	0	0	-	-

116	22.7	Railways	0	0	0	-	-
116	22.8	Crossrail 2	0	0	0	0	-
116	22.9	HS2	0	0	0	0	-

Recent aerial photograph

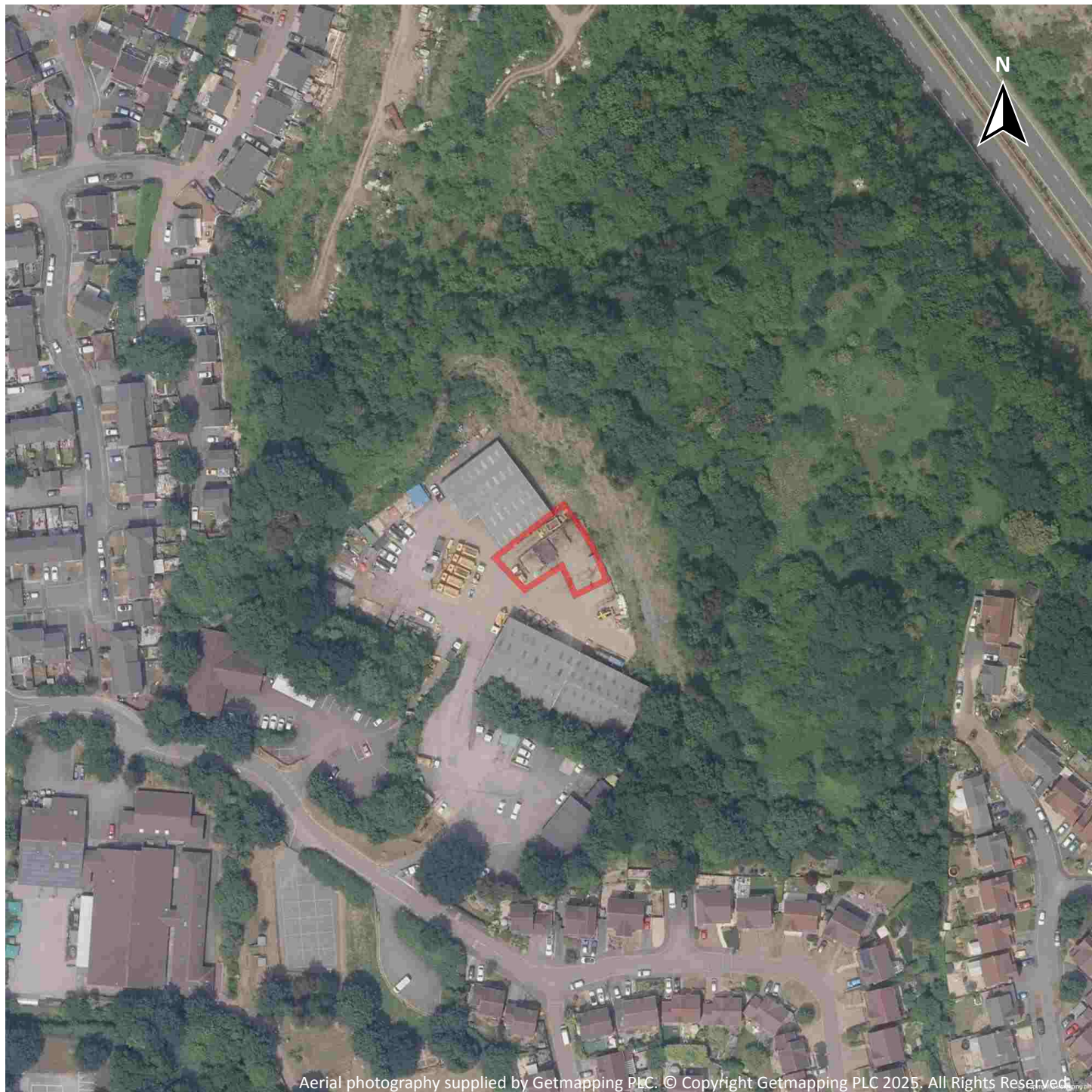


Capture Date: 24/04/2021

Site Area: 0.05ha



Recent site history - 2018 aerial photograph



Capture Date: 23/06/2018

Site Area: 0.05ha



Recent site history - 2010 aerial photograph

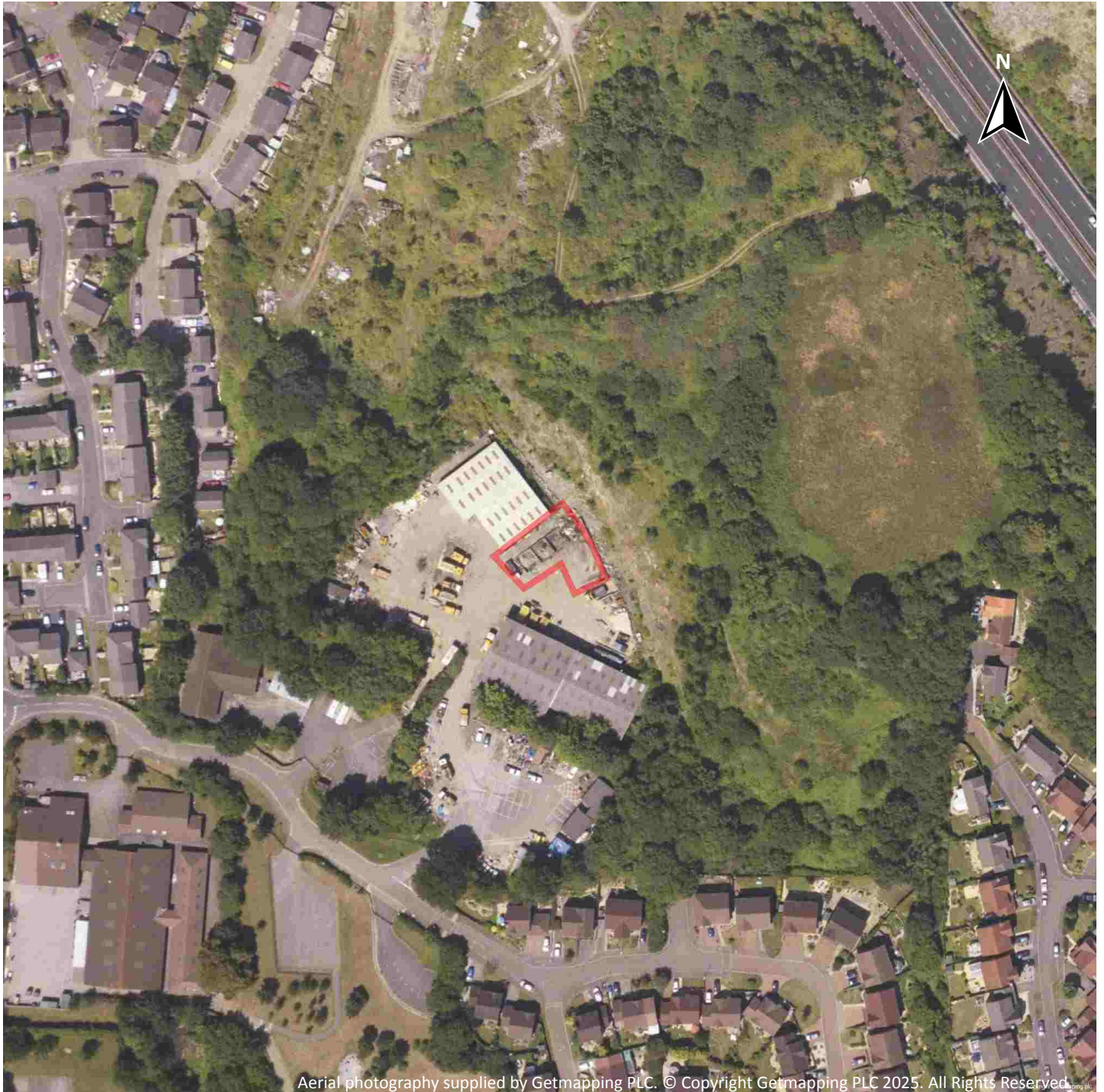


Capture Date: 22/05/2010

Site Area: 0.05ha



Recent site history - 2006 aerial photograph



Capture Date: 09/06/2006

Site Area: 0.05ha



Recent site history - 1999 aerial photograph

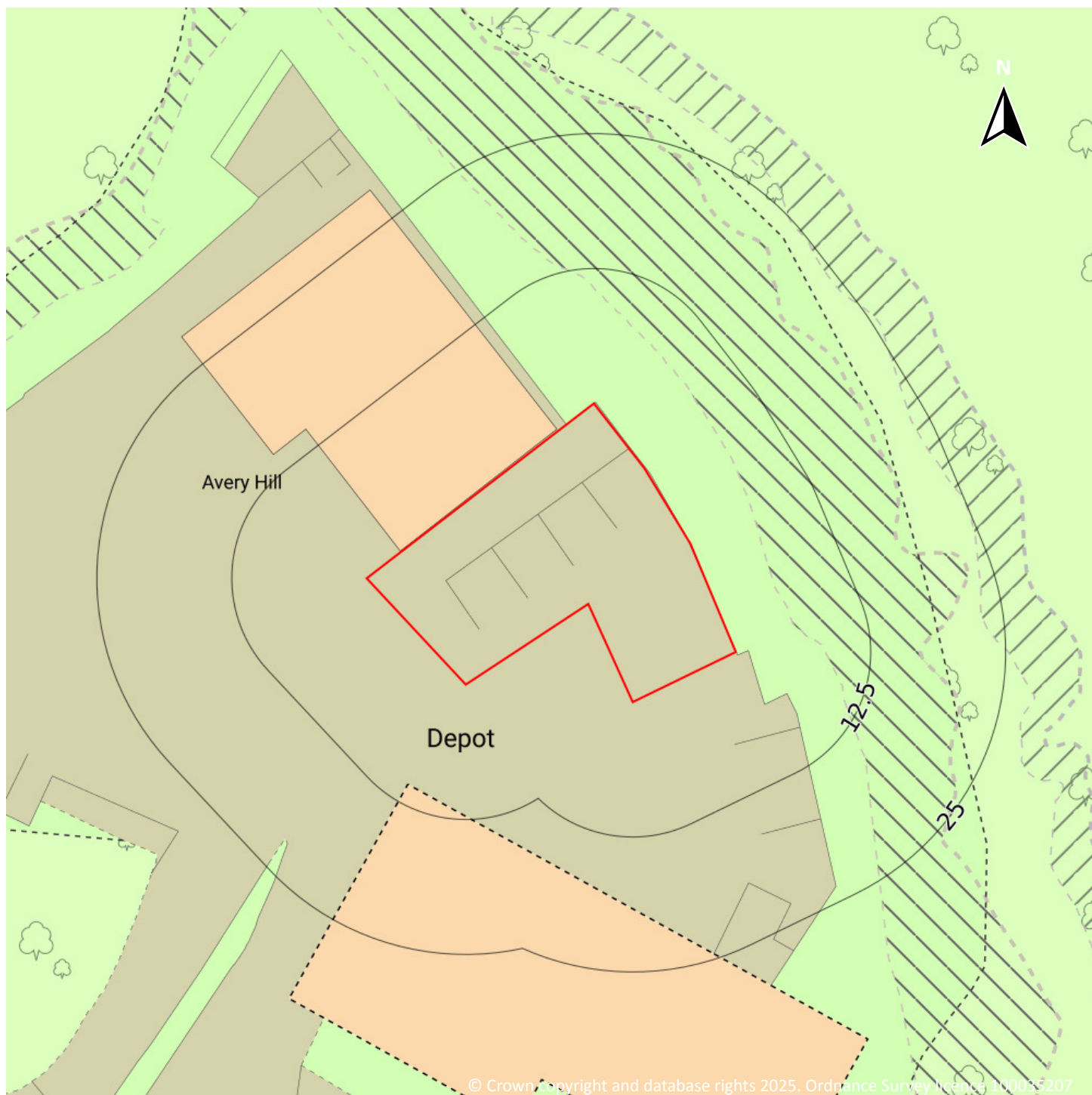


Capture Date: 25/07/1999

Site Area: 0.05ha



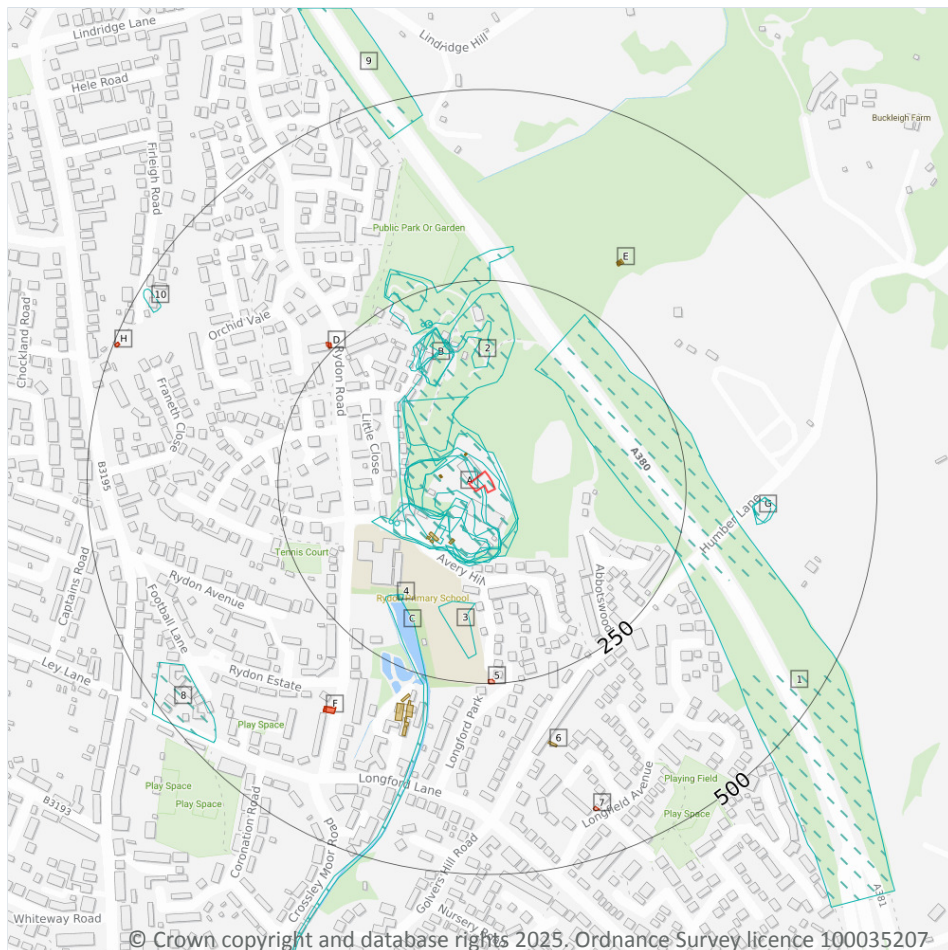
OS MasterMap site plan



Site Area: 0.05ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

32

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

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
A	On site	Unspecified Quarry and Clay Pit	1963	405826



ID	Location	Land use	Dates present	Group ID
A	On site	Limestone Quarry	1969	406101
A	On site	Unspecified Quarry	1933	415322
A	On site	Quarry Depot	1985 - 1991	437028
A	On site	Unspecified Quarry	1933	437143
A	12m SW	Unspecified Quarry	1904	431927
A	19m SW	Railway Sidings	1933	438556
A	28m SW	Unspecified Quarry	1887	412946
A	42m NW	Unspecified Heap	1933	404474
A	54m NW	Unspecified Quarry	1963	393185
A	61m SW	Engine House	1933	440237
A	104m SW	Lime Kiln	1904	405496
A	111m SW	Lime Kiln	1887	405494
B	129m NW	Unspecified Ground Workings	1933	410491
B	130m NW	Unspecified Quarry	1933	431073
1	135m NE	Cuttings	1985 - 1991	426275
2	136m N	Unspecified Quarry	1963	413436
3	146m S	Unspecified Pit	1991	408489
B	159m NW	Unspecified Old Quarry	1904	401656
B	160m NW	Unspecified Quarry	1887	417146
4	165m SW	Pump House	1933	425509
C	169m SW	Mill Leat	1933	408864
B	198m N	Refuse Heap	1969	398815
B	201m N	Unspecified Disused Kiln	1963	408829
B	204m N	Old Lime Kiln	1933	441567
B	206m N	Lime Kiln	1887	405493
B	228m N	Gravel Pit	1963	412661
G	338m E	Unspecified Old Quarry	1887 - 1904	429959
G	339m E	Unspecified Disused Pit	1985 - 1991	436500



ID	Location	Land use	Dates present	Group ID
8	442m SW	Nursery	1933	429283
9	453m N	Cuttings	1985 - 1991	424166
10	465m NW	Refuse Heap	1933	398833

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

33

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

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
A	32m NW	Unspecified Tank	1982	52969
A	32m NW	Unspecified Tank	1993	50341
A	32m NW	Unspecified Tank	1992	52735
A	32m NW	Unspecified Tank	1991	53897
A	32m NW	Unspecified Tank	1997	52732
A	32m NW	Unspecified Tank	1996	54354
A	36m W	Unspecified Tank	1997	54018
A	36m W	Unspecified Tank	1996	55013
A	36m W	Unspecified Tank	1982	52780
A	37m W	Unspecified Tank	1991	50780
A	37m W	Unspecified Tank	1992	53360
A	37m W	Unspecified Tank	1993	55870
A	69m SW	Unspecified Tank	1982 - 1997	52971
A	79m SW	Unspecified Tank	1982 - 1993	52639
A	85m SW	Unspecified Tank	1996	47342



ID	Location	Land use	Dates present	Group ID
A	86m SW	Unspecified Tank	1972	47341
C	279m S	Tanks	1982	49533
C	288m S	Tanks	1982	49532
C	294m S	Tanks	1982	49531
C	315m S	Tanks	1982	49534
E	320m NE	Unspecified Tank	1936	55111
E	321m NE	Unspecified Tank	1995 - 1996	54202
C	322m S	Tanks	1982	49535
E	323m NE	Unspecified Tank	1992	52501
E	323m NE	Unspecified Tank	1965	55498
E	323m NE	Unspecified Tank	1956	55780
E	325m NE	Unspecified Tank	1990	50259
E	325m NE	Unspecified Tank	1990	50990
E	325m NE	Unspecified Tank	1993	51047
E	325m NE	Unspecified Tank	1989	51906
E	325m NE	Unspecified Tank	1986	52883
E	325m NE	Unspecified Tank	1993	55569
6	335m S	Unspecified Tank	1955	47349

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

13

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

Features are displayed on the Past land use map on [page 15 >](#)



ID	Location	Land use	Dates present	Group ID
5	245m S	Electricity Substation	1972 - 1997	31911
D	253m NW	Electricity Substation	1995 - 1996	29174
D	255m NW	Electricity Substation	1992	26848
D	257m NW	Electricity Substation	1993	32623
F	337m SW	Electricity Substation	1955	29388
F	338m SW	Electricity Substation	1982	27973
F	338m SW	Electricity Substation	1996 - 1997	28702
F	345m SW	Electricity Substation	1991	29005
F	345m SW	Electricity Substation	1992	31869
F	345m SW	Electricity Substation	1993	32238
7	434m S	Electricity Substation	1982 - 1998	26835
H	492m W	Electricity Substation	1981 - 1987	27656
H	493m W	Electricity Substation	1994	27127

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



1.6 Historical military land

Records within 500m

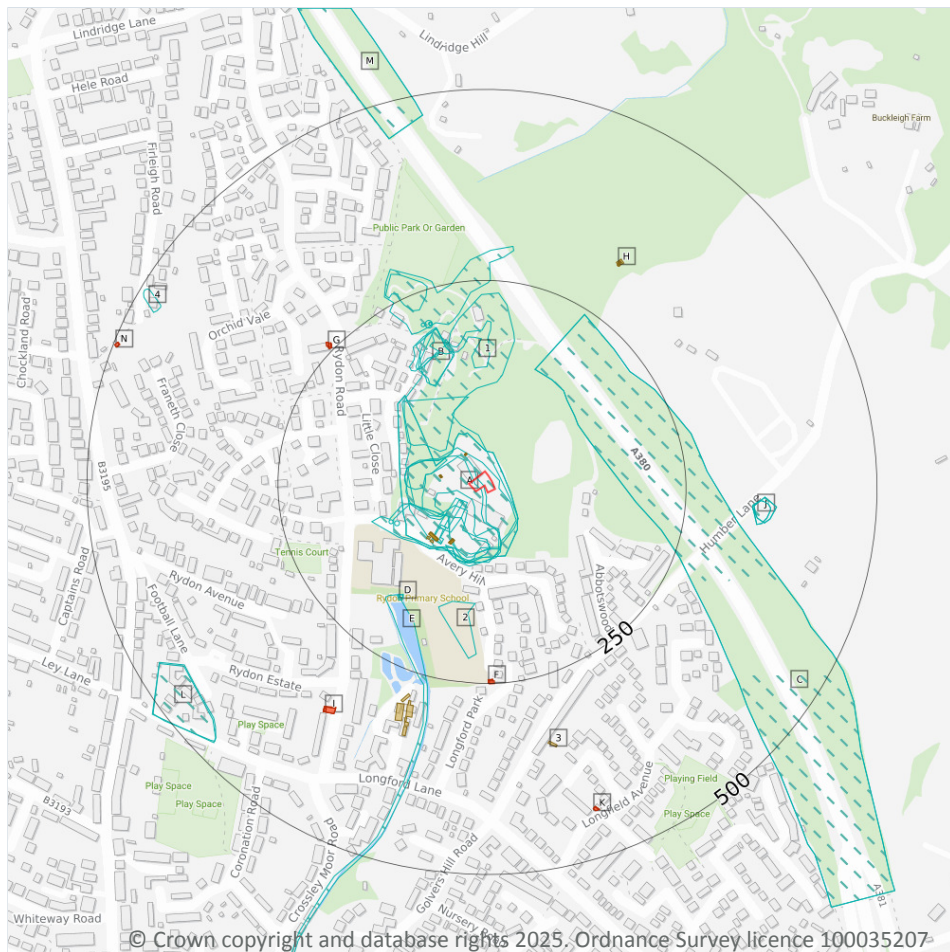
0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

42

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

Features are displayed on the Past land use - un-grouped map on [page 21](#) >

ID	Location	Land Use	Date	Group ID
A	On site	Unspecified Quarry and Clay Pit	1963	405826
A	On site	Unspecified Quarry	1933	415322
A	On site	Limestone Quarry	1969	406101



ID	Location	Land Use	Date	Group ID
A	On site	Unspecified Quarry	1933	437143
A	On site	Quarry Depot	1991	437028
A	On site	Quarry Depot	1985	437028
A	12m SW	Unspecified Quarry	1904	431927
A	19m SW	Railway Sidings	1933	438556
A	22m SW	Railway Sidings	1933	438556
A	28m SW	Unspecified Quarry	1887	412946
A	42m NW	Unspecified Heap	1933	404474
A	54m NW	Unspecified Quarry	1963	393185
A	61m SW	Engine House	1933	440237
A	66m SW	Engine House	1933	440237
A	104m SW	Lime Kiln	1904	405496
A	111m SW	Lime Kiln	1887	405494
B	129m NW	Unspecified Ground Workings	1933	410491
B	130m NW	Unspecified Quarry	1933	431073
C	135m NE	Cuttings	1991	426275
C	135m NE	Cuttings	1985	426275
1	136m N	Unspecified Quarry	1963	413436
2	146m S	Unspecified Pit	1991	408489
B	159m NW	Unspecified Old Quarry	1904	401656
B	160m NW	Unspecified Quarry	1887	417146
D	165m SW	Pump House	1933	425509
D	166m SW	Pump House	1933	425509
E	169m SW	Mill Leat	1933	408864
B	198m N	Refuse Heap	1969	398815
B	201m N	Unspecified Disused Kiln	1963	408829
B	204m N	Old Lime Kiln	1933	441567
B	204m N	Old Lime Kiln	1933	441567



ID	Location	Land Use	Date	Group ID
B	206m N	Lime Kiln	1887	405493
B	228m N	Gravel Pit	1963	412661
J	338m E	Unspecified Old Quarry	1887	429959
J	338m E	Unspecified Old Quarry	1904	429959
J	339m E	Unspecified Disused Pit	1991	436500
J	339m E	Unspecified Disused Pit	1985	436500
L	442m SW	Nursery	1933	429283
L	443m SW	Nursery	1933	429283
M	453m N	Cuttings	1991	424166
M	453m N	Cuttings	1985	424166
4	465m NW	Refuse Heap	1933	398833

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	43
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Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 21](#) >

ID	Location	Land Use	Date	Group ID
A	32m NW	Unspecified Tank	1982	52969
A	32m NW	Unspecified Tank	1991	53897
A	32m NW	Unspecified Tank	1992	52735
A	32m NW	Unspecified Tank	1993	50341
A	32m NW	Unspecified Tank	1997	52732
A	32m NW	Unspecified Tank	1996	54354
A	36m W	Unspecified Tank	1997	54018
A	36m W	Unspecified Tank	1996	55013
A	36m W	Unspecified Tank	1982	52780



ID	Location	Land Use	Date	Group ID
A	37m W	Unspecified Tank	1991	50780
A	37m W	Unspecified Tank	1992	53360
A	37m W	Unspecified Tank	1993	55870
A	69m SW	Unspecified Tank	1982	52971
A	69m SW	Unspecified Tank	1991	52971
A	69m SW	Unspecified Tank	1992	52971
A	69m SW	Unspecified Tank	1993	52971
A	70m SW	Unspecified Tank	1997	52971
A	70m SW	Unspecified Tank	1996	52971
A	79m SW	Unspecified Tank	1982	52639
A	80m SW	Unspecified Tank	1991	52639
A	80m SW	Unspecified Tank	1992	52639
A	80m SW	Unspecified Tank	1993	52639
A	85m SW	Unspecified Tank	1996	47342
A	86m SW	Unspecified Tank	1972	47341
E	279m S	Tanks	1982	49533
E	288m S	Tanks	1982	49532
E	294m S	Tanks	1982	49531
E	315m S	Tanks	1982	49534
H	320m NE	Unspecified Tank	1936	55111
H	321m NE	Unspecified Tank	1995	54202
H	321m NE	Unspecified Tank	1996	54202
H	321m NE	Unspecified Tank	1996	54202
E	322m S	Tanks	1982	49535
H	323m NE	Unspecified Tank	1956	55780
H	323m NE	Unspecified Tank	1965	55498
H	323m NE	Unspecified Tank	1992	52501
H	325m NE	Unspecified Tank	1986	52883



ID	Location	Land Use	Date	Group ID
H	325m NE	Unspecified Tank	1989	51906
H	325m NE	Unspecified Tank	1993	55569
H	325m NE	Unspecified Tank	1993	51047
H	325m NE	Unspecified Tank	1990	50259
H	325m NE	Unspecified Tank	1990	50990
3	335m S	Unspecified Tank	1955	47349

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

27

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

Features are displayed on the Past land use - un-grouped map on [page 21 >](#)

ID	Location	Land Use	Date	Group ID
F	245m S	Electricity Substation	1982	31911
F	245m S	Electricity Substation	1991	31911
F	245m S	Electricity Substation	1992	31911
F	245m S	Electricity Substation	1993	31911
F	245m S	Electricity Substation	1997	31911
F	245m S	Electricity Substation	1996	31911
F	246m S	Electricity Substation	1972	31911
G	253m NW	Electricity Substation	1995	29174
G	253m NW	Electricity Substation	1996	29174
G	253m NW	Electricity Substation	1996	29174
G	255m NW	Electricity Substation	1992	26848
G	257m NW	Electricity Substation	1993	32623
G	257m NW	Electricity Substation	1993	32623
I	337m SW	Electricity Substation	1955	29388



ID	Location	Land Use	Date	Group ID
I	338m SW	Electricity Substation	1982	27973
I	338m SW	Electricity Substation	1997	28702
I	338m SW	Electricity Substation	1996	28702
I	345m SW	Electricity Substation	1991	29005
I	345m SW	Electricity Substation	1992	31869
I	345m SW	Electricity Substation	1993	32238
K	434m S	Electricity Substation	1997	26835
K	434m S	Electricity Substation	1998	26835
K	435m S	Electricity Substation	1983	26835
K	435m S	Electricity Substation	1982	26835
N	492m W	Electricity Substation	1981	27656
N	493m W	Electricity Substation	1994	27127
N	493m W	Electricity Substation	1987	27656

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

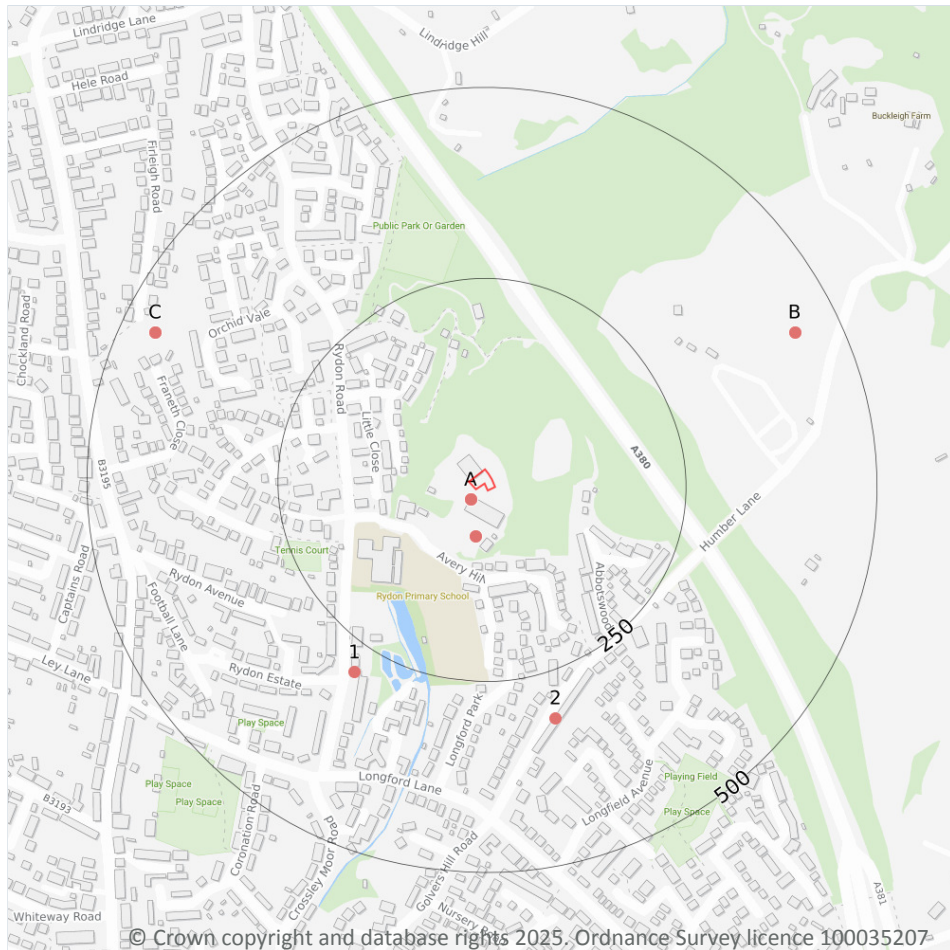
0

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

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



— Site Outline
Search buffers in metres (m)
● Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m**0**

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m**0**

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

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

3.5 Historical waste sites

Records within 500m**0**

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

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

3.6 Licensed waste sites

Records within 500m**0**

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

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

3.7 Waste exemptions

Records within 500m**24**

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

Features are displayed on the Waste and landfill map on [page 27 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
A	16m SW	-	WEX401092	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	16m SW	-	WEX401092	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	16m SW	-	WEX401092	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	16m SW	Maple Cross House, Denham Way, Maple Cross, Rickmansworth, Wd3 9sw	WEX092379	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	16m SW	Maple Cross House, Denham Way, Maple Cross, Rickmansworth, Wd3 9sw	WEX092379	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	16m SW	-	WEX236403	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	16m SW	-	WEX236403	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	16m SW	-	WEX236403	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	16m SW	Maple Cross House, Denham Way, Maple Cross, Rickmansworth, Wd3 9sw	WEX092379	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	16m SW	-	WEX272984	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	16m SW	-	WEX272984	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	16m SW	-	WEX272984	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	62m S	Avery Hill Rydon Road Newton Abbot Devon Tq12 3qg	EPR/XF0235YJ /A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
A	62m S	Avery Hill Rydon Road Newton Abbot Devon Tq12 3qg	EPR/XF0235YJ /A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction

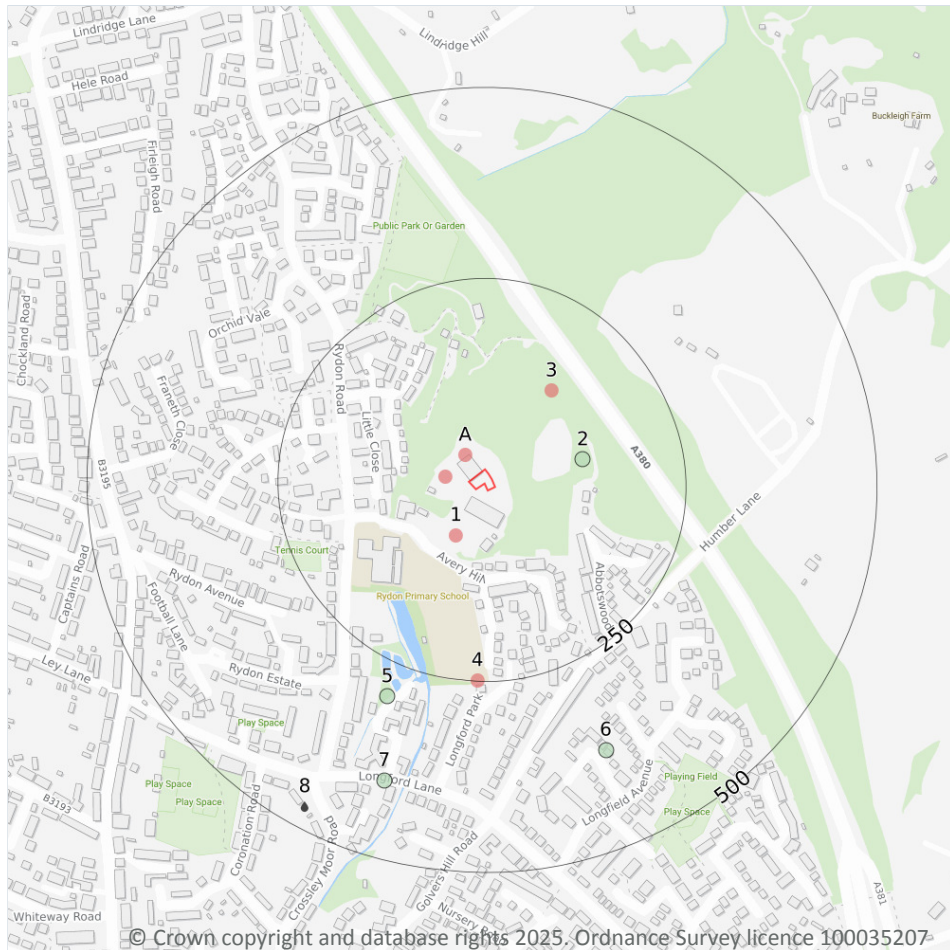


ID	Location	Site	Reference	Category	Sub-Category	Description
1	288m SW	-	WEX397826	Using waste exemption	Not on a farm	Use of mulch
2	311m S	Replacement Barn, Humber Lane, Kingsteignton, Tq12 3dj	WEX307513	Using waste exemption	Not on a farm	Use of waste in construction
B	440m NE	-	WEX355466	Using waste exemption	Not on a farm	Spreading waste on agricultural land to confer benefit
B	440m NE	-	WEX130115	Using waste exemption	On a farm	Use of waste in construction
C	455m NW	-	WEX363920	Using waste exemption	Not on a farm	Use of waste in construction
C	455m NW	-	WEX363920	Disposing of waste exemption	Not on a farm	Burning waste in the open
C	455m NW	-	WEX085538	Using waste exemption	Not on a farm	Use of waste in construction
C	455m NW	-	WEX085538	Disposing of waste exemption	Not on a farm	Burning waste in the open
C	455m NW	-	WEX231979	Using waste exemption	Not on a farm	Use of waste in construction
C	455m NW	-	WEX231979	Disposing of waste exemption	Not on a farm	Burning waste in the open

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

5

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 31](#) >

ID	Location	Company	Address	Activity	Category
A	31m NW	Tank	Devon, TQ12	Tanks (Generic)	Industrial Features
A	32m W	Tank	Devon, TQ12	Tanks (Generic)	Industrial Features
1	65m SW	Tank	Devon, TQ12	Tanks (Generic)	Industrial Features
3	135m NE	Mast	Devon, TQ12	Telecommunications Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
4	249m S	Electricity Sub Station	Devon, TQ12	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	0
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Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0
----------------------------	----------

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0
----------------------------	----------

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0
----------------------------	----------

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0
----------------------------	----------

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

0

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

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m

0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m

1

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

Features are displayed on the Current industrial land use map on [page 31](#) >

ID	Location	Address	Details	
8	472m SW	CROSSLEYMOORROA DCSO,KINGSTEIGNT ON,DEVON	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 201764 Permit Version: 1 Receiving Water: STREAM (S)	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 23/10/2000 Effective Date: 23/10/2000 Revocation Date: 20/02/2009

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m

0

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

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

4.15 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

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



4.16 List 1 Dangerous Substances

Records within 500m

0

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

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

4.17 List 2 Dangerous Substances

Records within 500m

0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m

4

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

Features are displayed on the Current industrial land use map on [page 31 >](#)

ID	Location	Details	
2	120m E	Incident Date: 06/06/2002 Incident Identification: 83247 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
5	295m SW	Incident Date: 11/10/2003 Incident Identification: 195593 Pollutant: Inert Materials and Wastes Pollutant Description: Soils and Clay	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
6	373m SE	Incident Date: 13/05/2001 Incident Identification: 5352 Pollutant: Organic Chemicals/Products Pollutant Description: Other Organic Chemical or Product	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
7	399m S	Incident Date: 27/03/2001 Incident Identification: 1015 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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



4.19 Pollution inventory substances

Records within 500m**0**

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

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

4.20 Pollution inventory waste transfers

Records within 500m**0**

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

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

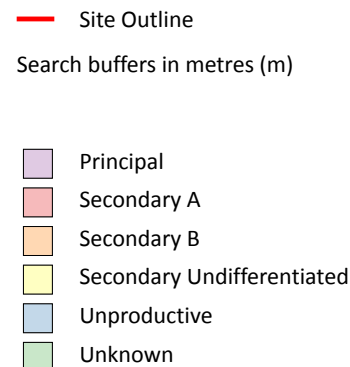
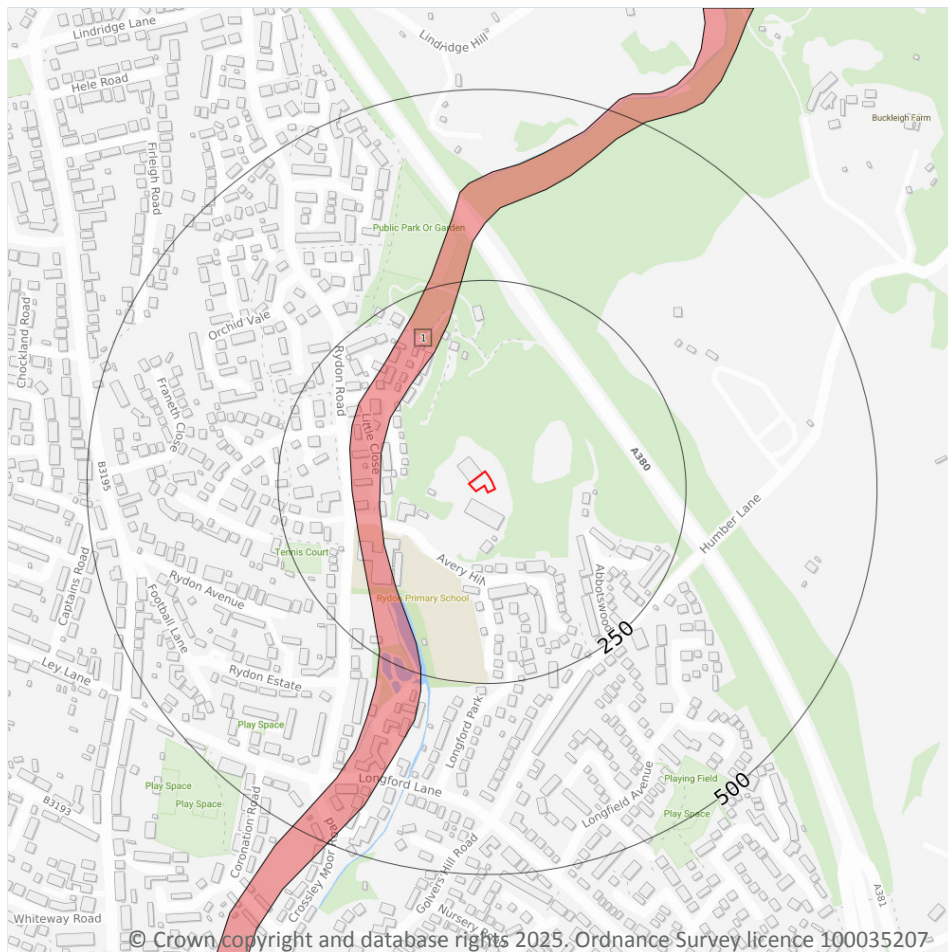
4.21 Pollution inventory radioactive waste

Records within 500m**0**

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

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

5 Hydrogeology - Superficial aquifer



5.1 Superficial aquifer

Records within 500m

1

Aquifer status of groundwater held within superficial geology.

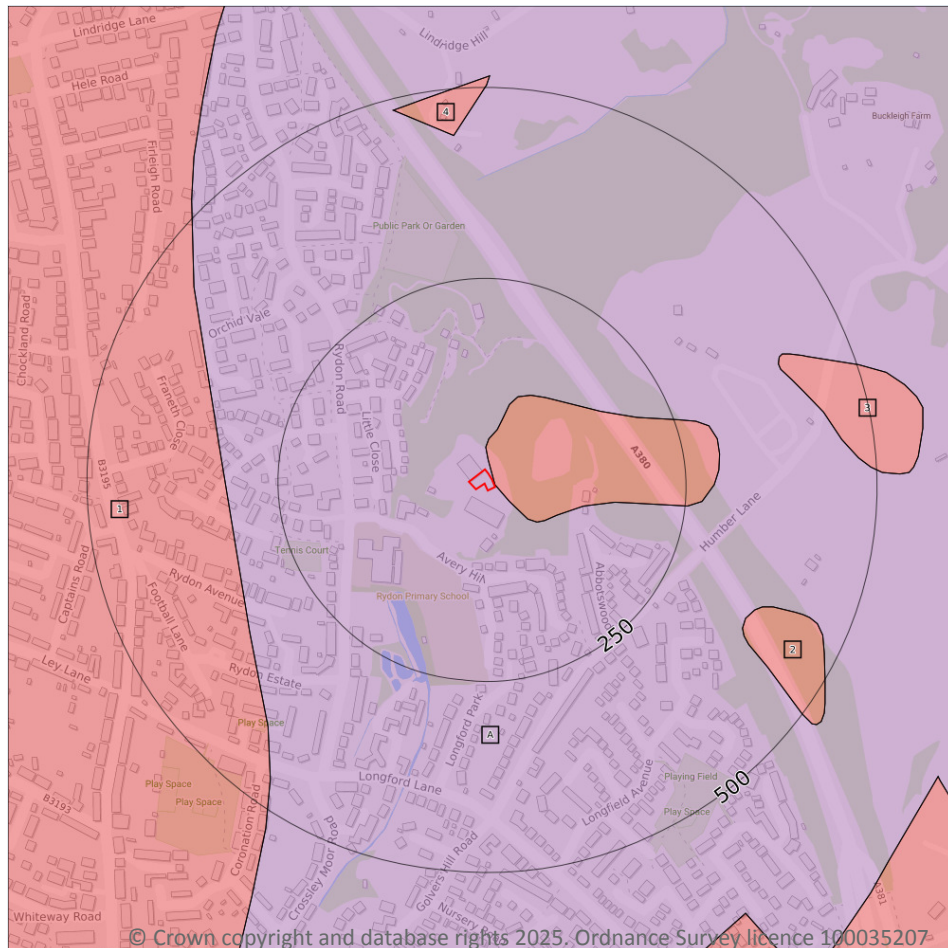
Features are displayed on the Hydrogeology map on [page 37](#) >

ID	Location	Designation	Description
1	116m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Bedrock aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive

5.2 Bedrock aquifer

Records within 500m

6

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 38](#) >

ID	Location	Designation	Description
A	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
A	1m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers



ID	Location	Designation	Description
1	315m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	370m SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
3	404m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	439m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: >550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures
3	1m E	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: >550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
4	33m N	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: 300- 550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures
5	33m N	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: 300- 550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	1
------------------------	----------

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

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
2	Significant soluble rocks are likely to be present. Low possibility of localised subsidence or dissolution-related degradation of bedrock occurring naturally, but may be possible in adverse conditions such as high surface or subsurface water flow.	2.0%

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



5.5 Groundwater vulnerability- local information

Records on site

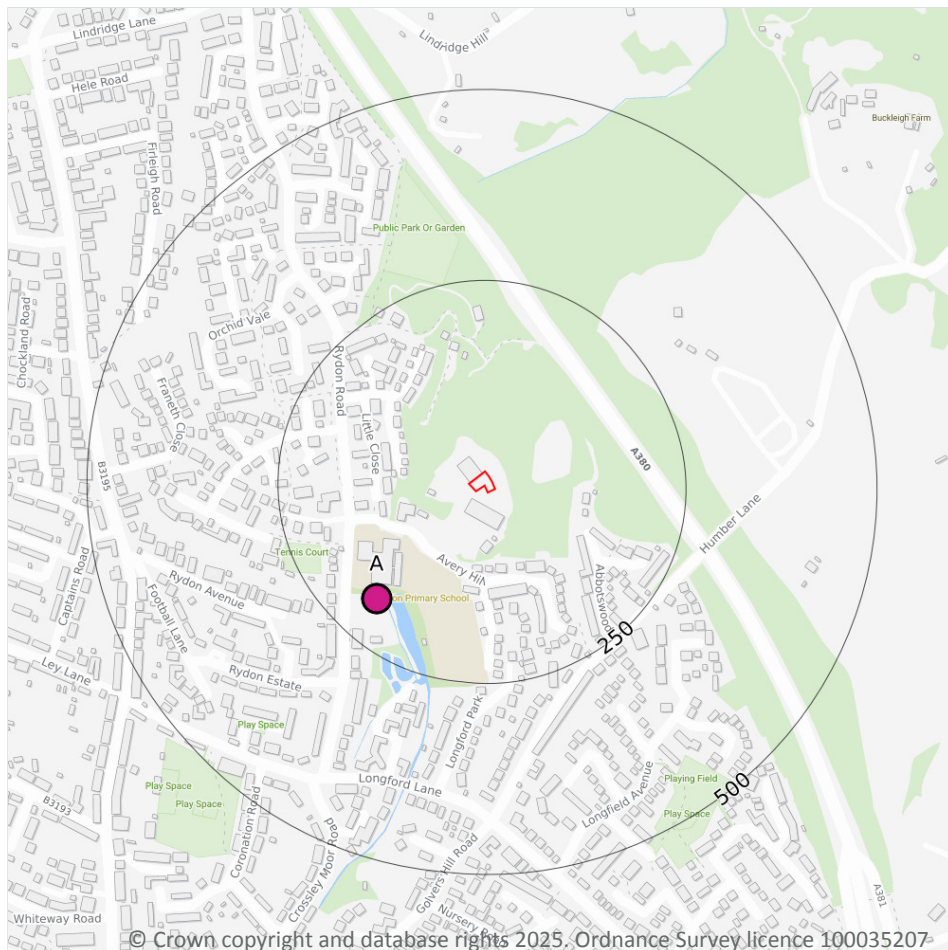
0

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

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



Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

34

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 43](#) >

ID	Location	Details	
A	192m SW	Status: Historical Licence No: 14/46/003/0820 Details: Process Water Direct Source: Ground Water - Fresh Point: HIGHER MILLS - BOREHOLE Data Type: Point Name: G P Marro & P R Carlino Easting: 287300 Northing: 73800	Annual Volume (m ³): 68191 Max Daily Volume (m ³): 227.3 Original Application No: - Original Start Date: 21/09/1990 Expiry Date: - Issue No: 100 Version Start Date: 06/02/1997 Version End Date: -
A	192m SW	Status: Historical Licence No: 14/46/003/0820 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - Fresh Point: HIGHER MILLS - BOREHOLE Data Type: Point Name: G P Marro & P R Carlino Easting: 287300 Northing: 73800	Annual Volume (m ³): 68191 Max Daily Volume (m ³): 227.3 Original Application No: - Original Start Date: 21/09/1990 Expiry Date: - Issue No: 100 Version Start Date: 06/02/1997 Version End Date: -
-	1048m W	Status: Active Licence No: SW/046/0003/034 Details: Dewatering Direct Source: Ground Water - Fresh Point: DENISTONE Data Type: Poly4 Name: Sibelco UK Ltd Easting: 285850 Northing: 74520	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: NPS/WR/043195 Original Start Date: 10/05/2022 Expiry Date: 31/03/2038 Issue No: 2 Version Start Date: 01/10/2024 Version End Date: -
-	1107m W	Status: Active Licence No: SW/046/0003/034 Details: Dewatering Direct Source: Ground Water - Fresh Point: BROADWAY Data Type: Poly4 Name: Sibelco UK Ltd Easting: 286204 Northing: 74091	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: NPS/WR/043195 Original Start Date: 10/05/2022 Expiry Date: 31/03/2038 Issue No: 2 Version Start Date: 01/10/2024 Version End Date: -
-	1144m N	Status: Historical Licence No: 14/46/003/0033 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - Fresh Point: TORS HILL - TAPPED SPRING Data Type: Point Name: Howle Easting: 287600 Northing: 75100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 29/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 08/03/1993 Version End Date: -



ID	Location	Details	
-	1144m N	Status: Historical Licence No: 14/46/003/0033 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - Fresh Point: TORS HILL - TAPPED SPRING Data Type: Point Name: Howle Easting: 287600 Northing: 75100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 29/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 08/03/1993 Version End Date: -
-	1200m NW	Status: Active Licence No: SW/046/0003/034 Details: Dewatering Direct Source: Ground Water - Fresh Point: JOHN ACRES LANE Data Type: Poly4 Name: Sibelco UK Ltd Easting: 285847 Northing: 75384	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: NPS/WR/043195 Original Start Date: 10/05/2022 Expiry Date: 31/03/2038 Issue No: 2 Version Start Date: 01/10/2024 Version End Date: -
-	1306m W	Status: Active Licence No: SW/046/0003/034 Details: Dewatering Direct Source: Ground Water - Fresh Point: LOWERMARSH Data Type: Poly4 Name: Sibelco UK Ltd Easting: 286067 Northing: 73555	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: NPS/WR/043195 Original Start Date: 10/05/2022 Expiry Date: 31/03/2038 Issue No: 2 Version Start Date: 01/10/2024 Version End Date: -
-	1385m S	Status: Historical Licence No: 14/46/003/0133 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: "WARE BARTON, TAPPED SPRING" Data Type: Point Name: Batting Easting: 287800 Northing: 72600	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/09/1966 Version End Date: -
-	1385m S	Status: Historical Licence No: 14/46/003/0133 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: WARE BARTON, TAPPED SPRING Data Type: Point Name: Batting Easting: 287800 Northing: 72600	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/09/1966 Version End Date: -



ID	Location	Details	
-	1484m SE	Status: Historical Licence No: 14/46/003/0131 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: "WARE BARTON, WELL" Data Type: Point Name: Batting Easting: 288400 Northing: 72800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/09/1966 Version End Date: -
-	1484m SE	Status: Historical Licence No: 14/46/003/0131 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - Fresh Point: "WARE BARTON, WELL" Data Type: Point Name: Batting Easting: 288400 Northing: 72800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/09/1966 Version End Date: -
-	1484m SE	Status: Historical Licence No: 14/46/003/0131 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: WARE BARTON, WELL Data Type: Point Name: Batting Easting: 288400 Northing: 72800	Annual Volume (m ³): 4167 Max Daily Volume (m ³): 42.51 Original Application No: - Original Start Date: 16/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/09/1966 Version End Date: -
-	1484m SE	Status: Historical Licence No: 14/46/003/0131 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - Fresh Point: WARE BARTON, WELL Data Type: Point Name: Batting Easting: 288400 Northing: 72800	Annual Volume (m ³): 4166 Max Daily Volume (m ³): 42.51 Original Application No: - Original Start Date: 16/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/10/2007 Version End Date: -
-	1484m SE	Status: Historical Licence No: 14/46/003/0131 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - Fresh Point: WARE BARTON, WELL Data Type: Point Name: Batting Easting: 288400 Northing: 72800	Annual Volume (m ³): 4166 Max Daily Volume (m ³): 42.51 Original Application No: - Original Start Date: 16/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/10/2007 Version End Date: -



ID	Location	Details	
-	1504m SE	Status: Historical Licence No: 14/46/003/0135 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: "WEAR FARM, TAPPED SPRING" Data Type: Point Name: Coaker & Co Easting: 288700 Northing: 73100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/09/1966 Version End Date: -
-	1504m SE	Status: Historical Licence No: 14/46/003/0135 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - Fresh Point: "WEAR FARM, TAPPED SPRING" Data Type: Point Name: Coaker & Co Easting: 288700 Northing: 73100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/09/1966 Version End Date: -
-	1504m SE	Status: Historical Licence No: 14/46/003/0135 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: WEAR FARM, TAPPED SPRING Data Type: Point Name: Coaker & Co Easting: 288700 Northing: 73100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/09/1966 Version End Date: -
-	1504m SE	Status: Historical Licence No: 14/46/003/0135 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - Fresh Point: WEAR FARM, TAPPED SPRING Data Type: Point Name: Coaker & Co Easting: 288700 Northing: 73100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/09/1966 Version End Date: -
-	1517m NW	Status: Active Licence No: SW/046/0003/034 Details: Dewatering Direct Source: Ground Water - Fresh Point: WHITE PIT Data Type: Poly4 Name: Sibelco UK Ltd Easting: 285273 Northing: 76308	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: NPS/WR/043195 Original Start Date: 10/05/2022 Expiry Date: 31/03/2038 Issue No: 2 Version Start Date: 01/10/2024 Version End Date: -



ID	Location	Details	
-	1550m NE	Status: Historical Licence No: 14/46/003/0474 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: "WHITEWAY BARTON, WELL" Data Type: Point Name: Wrayford Easting: 288500 Northing: 75100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 09/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 09/12/1966 Version End Date: -
-	1550m NE	Status: Historical Licence No: 14/46/003/0474 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: WHITEWAY BARTON, WELL Data Type: Point Name: Wrayford Easting: 288500 Northing: 75100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 09/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 09/12/1966 Version End Date: -
-	1551m SW	Status: Active Licence No: 14/46/003/0862 Details: Spray Irrigation - Direct Direct Source: Ground Water - Fresh Point: HOMERS LANE SEEPAGE FED EXCAVATION Data Type: Point Name: Sibelco UK Ltd Easting: 286500 Northing: 72700	Annual Volume (m ³): 1230 Max Daily Volume (m ³): 20.5 Original Application No: NPS/WR/043172 Original Start Date: 15/09/1993 Expiry Date: - Issue No: 103 Version Start Date: 01/10/2024 Version End Date: -
-	1555m NW	Status: Active Licence No: SW/046/0003/031 Details: Conveying Materials Direct Source: Ground Water - Fresh Point: KINGSTEIGNTON QUARRIES Data Type: Poly4 Name: Sibelco UK Ltd Easting: 285924 Northing: 74699	Annual Volume (m ³): 345365 Max Daily Volume (m ³): 5768 Original Application No: NPS/WR/043194 Original Start Date: 10/05/2022 Expiry Date: 31/03/2038 Issue No: 2 Version Start Date: 01/10/2024 Version End Date: -
-	1555m NW	Status: Active Licence No: SW/046/0003/031 Details: Mineral Washing Direct Source: Ground Water - Fresh Point: KINGSTEIGNTON QUARRIES Data Type: Poly4 Name: Sibelco UK Ltd Easting: 285924 Northing: 74699	Annual Volume (m ³): 345365 Max Daily Volume (m ³): 5768 Original Application No: NPS/WR/043194 Original Start Date: 10/05/2022 Expiry Date: 31/03/2038 Issue No: 2 Version Start Date: 01/10/2024 Version End Date: -



ID	Location	Details	
-	1555m NW	Status: Active Licence No: SW/046/0003/031 Details: Dust Suppression Direct Source: Ground Water - Fresh Point: KINGSTEIGNTON QUARRIES Data Type: Poly4 Name: Sibelco UK Ltd Easting: 285924 Northing: 74699	Annual Volume (m ³): 345365 Max Daily Volume (m ³): 5768 Original Application No: NPS/WR/043194 Original Start Date: 10/05/2022 Expiry Date: 31/03/2038 Issue No: 2 Version Start Date: 01/10/2024 Version End Date: -
-	1560m S	Status: Historical Licence No: 14/46/003/0134 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: "WARE BARTON, TAPPED SPRING" Data Type: Point Name: Batting Easting: 287700 Northing: 72400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/09/1966 Version End Date: -
-	1560m S	Status: Historical Licence No: 14/46/003/0134 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: WARE BARTON, TAPPED SPRING Data Type: Point Name: Batting Easting: 287700 Northing: 72400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/09/1966 Version End Date: -
-	1562m SE	Status: Historical Licence No: 14/46/003/0132 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: "WARE BARTON, TAPPED SPRING" Data Type: Point Name: Batting Easting: 288700 Northing: 73000	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/09/1966 Version End Date: -
-	1562m SE	Status: Historical Licence No: 14/46/003/0132 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: WARE BARTON, TAPPED SPRING Data Type: Point Name: Batting Easting: 288700 Northing: 73000	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/09/1966 Version End Date: -



ID	Location	Details	
-	1587m SW	Status: Active Licence No: SW/046/0003/034 Details: Dewatering Direct Source: Ground Water - Fresh Point: EAST GOLDS AND PINSENTS Data Type: Poly4 Name: Sibelco UK Ltd Easting: 285883 Northing: 73436	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: NPS/WR/043195 Original Start Date: 10/05/2022 Expiry Date: 31/03/2038 Issue No: 2 Version Start Date: 01/10/2024 Version End Date: -
-	1845m NE	Status: Historical Licence No: 14/46/003/0475 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: "WHITEWAY BARTON, TAPPED SPRING" Data Type: Point Name: Wrayford Easting: 288300 Northing: 75600	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 09/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 09/12/1966 Version End Date: -
-	1845m NE	Status: Historical Licence No: 14/46/003/0475 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: WHITEWAY BARTON, TAPPED SPRING Data Type: Point Name: Wrayford Easting: 288300 Northing: 75600	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 09/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 09/12/1966 Version End Date: -
-	1857m NW	Status: Active Licence No: SW/046/0003/034 Details: Dewatering Direct Source: Ground Water - Fresh Point: SOUTHACRE PT Data Type: Poly4 Name: Sibelco UK Ltd Easting: 285159 Northing: 76500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: NPS/WR/043195 Original Start Date: 10/05/2022 Expiry Date: 31/03/2038 Issue No: 2 Version Start Date: 01/10/2024 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

3

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 43](#) >



ID	Location	Details	
-	1348m NW	Status: Active Licence No: 14/46/003/0861 Details: Spray Irrigation - Direct Direct Source: Surface Water - Fresh Point: UGBROOKE STREAM Data Type: Point Name: Sibelco UK Ltd Easting: 286300 Northing: 74700	Annual Volume (m ³): 2160 Max Daily Volume (m ³): 36 Original Application No: NPS/WR/043171 Original Start Date: 15/09/1993 Expiry Date: - Issue No: 103 Version Start Date: 01/10/2024 Version End Date: -
-	1895m SW	Status: Historical Licence No: 14/46/003/0420 Details: Process water Direct Source: Surface Water - Fresh Point: R TEIGN Data Type: Point Name: WBB Minerals Easting: 286200 Northing: 72500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 06/01/1967 Expiry Date: - Issue No: 101 Version Start Date: 01/10/2001 Version End Date: -
-	1911m SW	Status: Historical Licence No: 14/46/003/0420 Details: Process water Direct Source: Surface Water - Fresh Point: R TEIGN - ADDED 20.06.78 Data Type: Point Name: WBB Minerals Easting: 286300 Northing: 72400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 06/01/1967 Expiry Date: - Issue No: 101 Version Start Date: 01/10/2001 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0
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Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

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

5.9 Source Protection Zones

Records within 500m**0**

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

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

5.10 Source Protection Zones (confined aquifer)

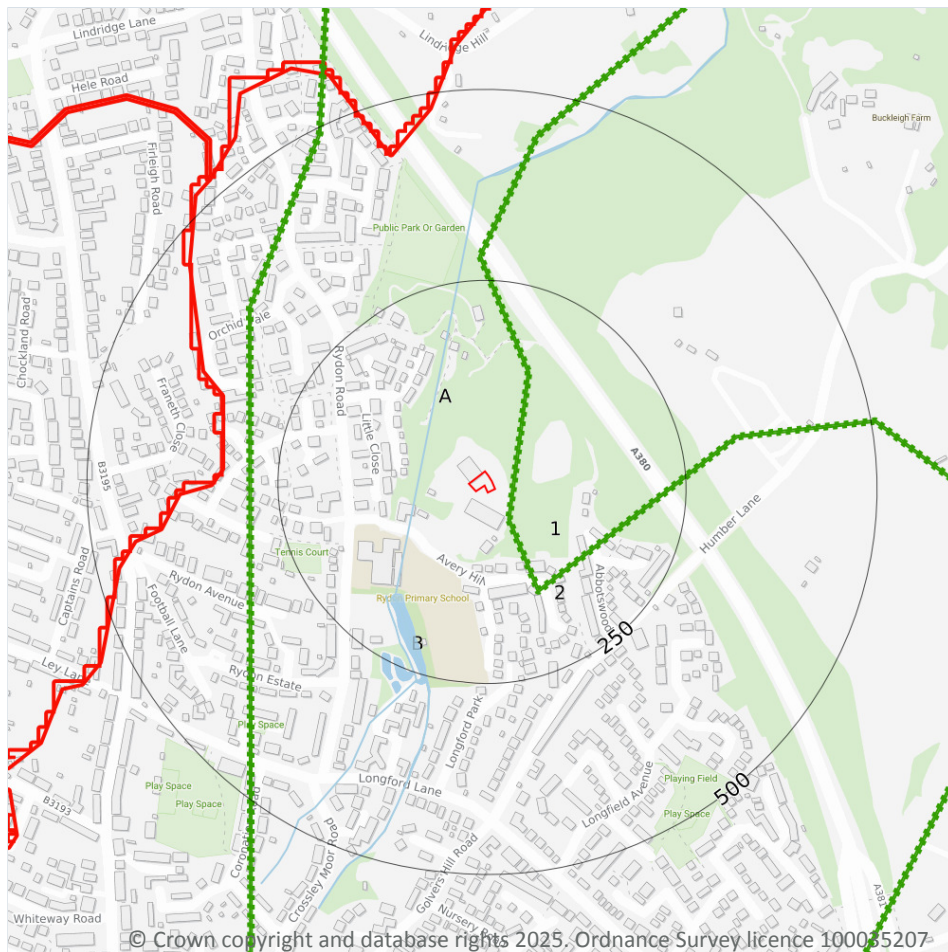
Records within 500m**0**

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

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



6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

3

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

Features are displayed on the Hydrology map on [page 53](#) >

ID	Location	Type of water feature	Ground level	Permanence	Name
A	66m W	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
B	171m SW	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	Well Head
B	180m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

3

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

Features are displayed on the Hydrology map on [page 53 >](#)

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

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

Features are displayed on the Hydrology map on [page 53 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	Coastal Catchment	Not part of a river WB catchment	22	Teign	South Devon

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



6.4 WFD Surface water bodies

Records identified	0
---------------------------	----------

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

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

6.5 WFD Groundwater bodies

Records on site	1
------------------------	----------

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

Features are displayed on the Hydrology map on [page 53](#) >

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	On site	Permian Aquifers in Central Devon	GB40801G801700 ↗	Poor	Poor	Good	2019

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m**0**

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

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

7.2 Historical Flood Events

Records within 250m**0**

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

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

7.3 Flood Defences

Records within 250m**0**

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

0

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

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

8 Surface water flooding

8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

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.

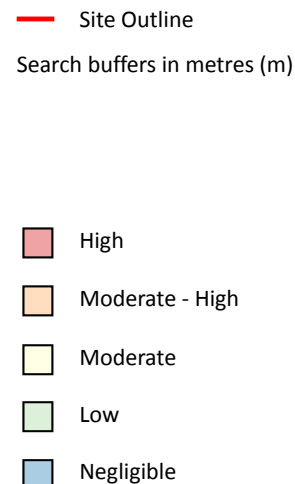
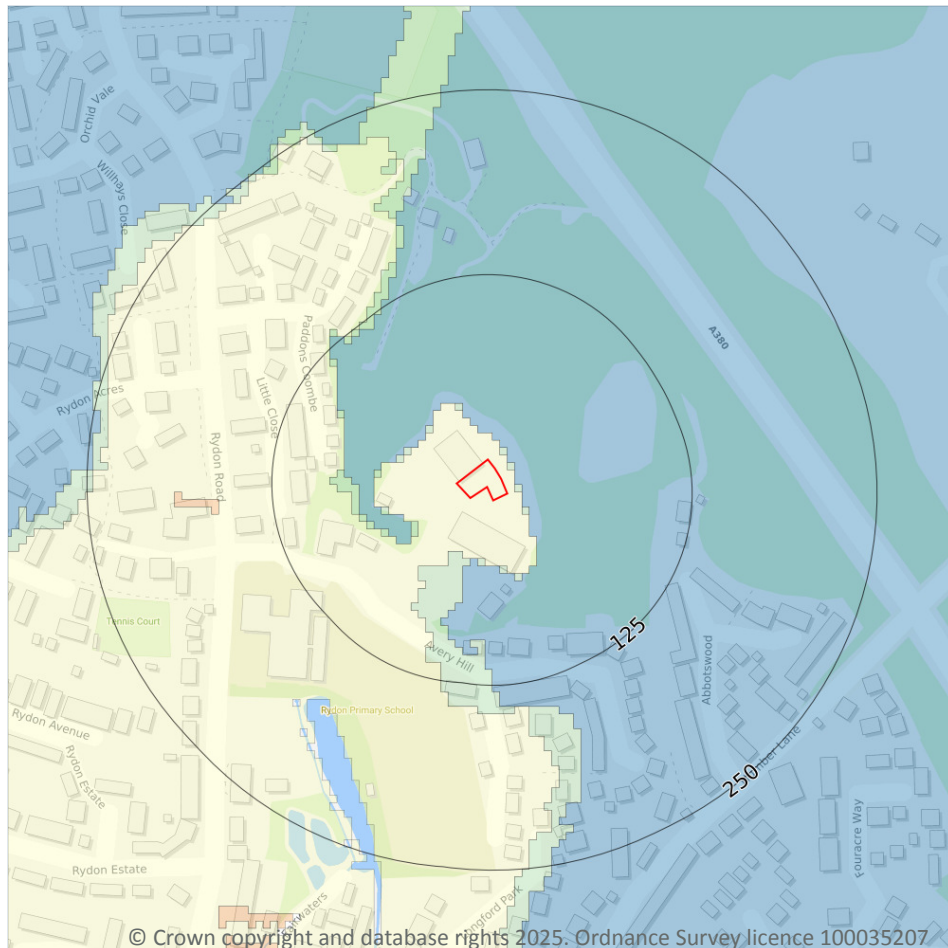
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the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

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Moderate

Highest risk within 50m

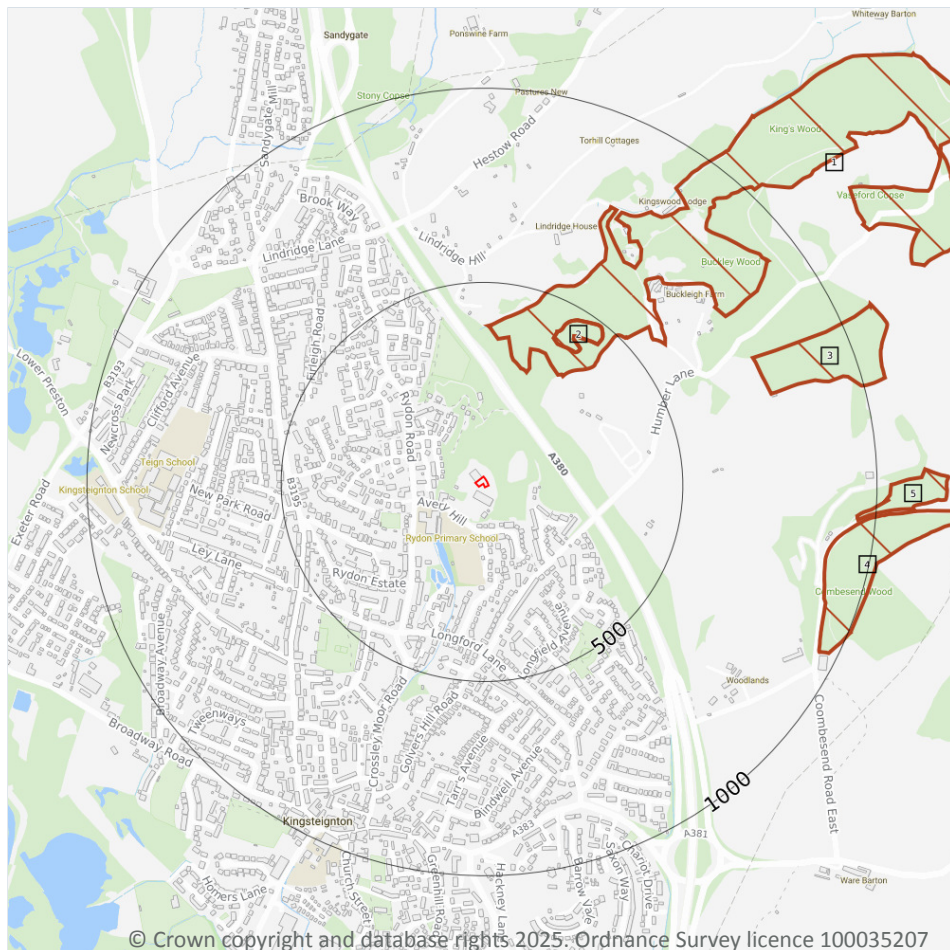
Moderate

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 60 >](#)

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- + Local Nature Reserves (LNR)
- ▤ Designated Ancient Woodland

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

1

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.

Features are displayed on the Environmental designations map on [page 61 >](#)

ID	Location	Name	Data source
-	1305m S	Hackney Marshes	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

8

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.

Features are displayed on the Environmental designations map on [page 61 >](#)

ID	Location	Name	Woodland Type
1	291m N	Buckley/kings Woods	Ancient Replanted Woodland
2	391m NE	Buckley/kings Woods	Ancient & Semi-Natural Woodland
3	755m NE	Unknown	Ancient Replanted Woodland
4	888m E	Colladown/bickley Ball	Ancient Replanted Woodland
5	952m E	Colladown/bickley Ball	Ancient & Semi-Natural Woodland
-	1417m E	Unknown	Ancient & Semi-Natural Woodland
-	1635m E	Unknown	Ancient & Semi-Natural Woodland
-	1962m N	Cleeve Copse	Ancient Replanted Woodland

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.

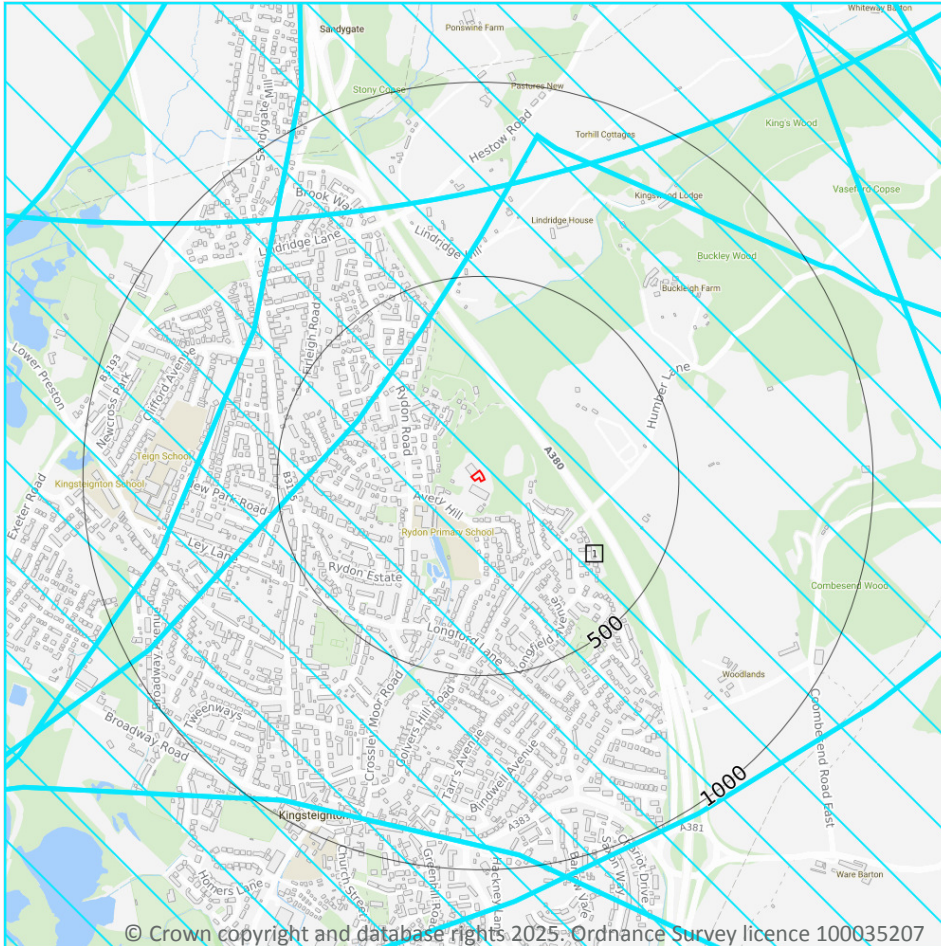
10.16 Nitrate Vulnerable Zones

Records within 2000m**0**

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.

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 66](#) >

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Oil & gas exploration/extraction. Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t). Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Notes: In this area HRA required for large scale developments with potential to impact on network of potential commuting routes for Greater Horseshoe Bats. See South Hams SAC - Greater Horseshoe Bats - Habitats Regulations Assessment Guidance (Oct 2019).

This data is sourced from Natural England.

10.18 SSSI Units

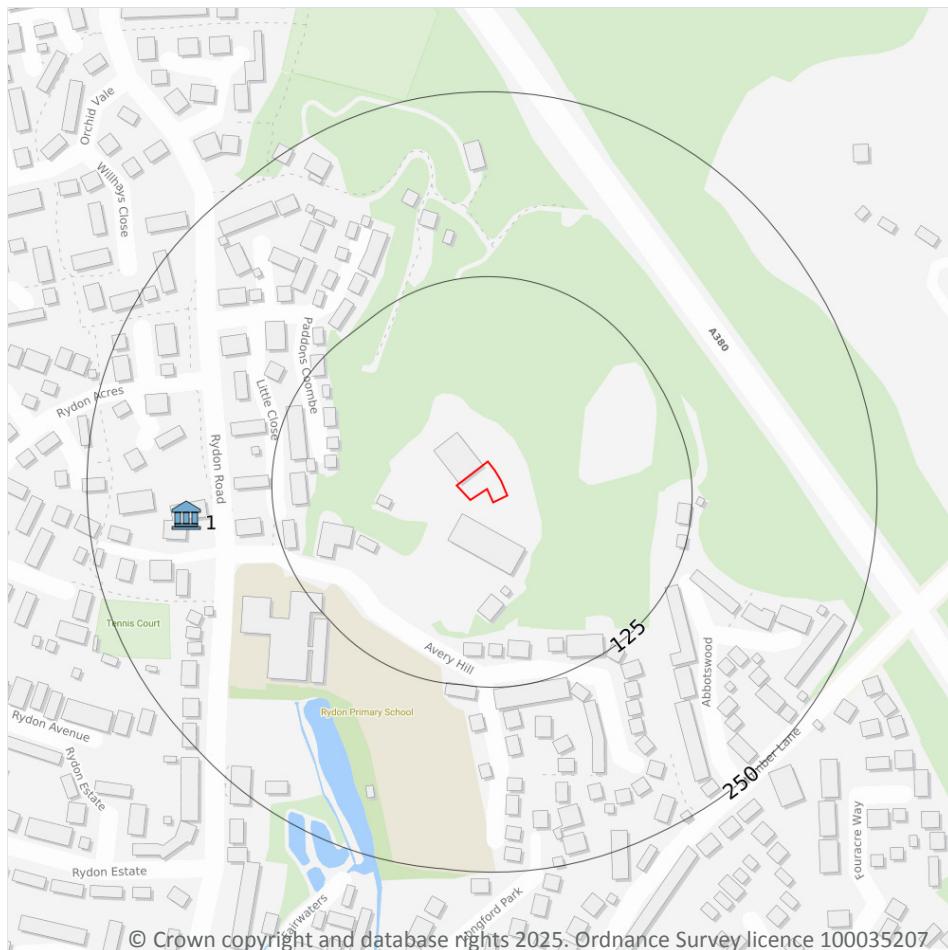
Records within 2000m	0
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Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management 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 68 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	184m W	Old Rydon Inn	II	1334280	28/04/1987

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

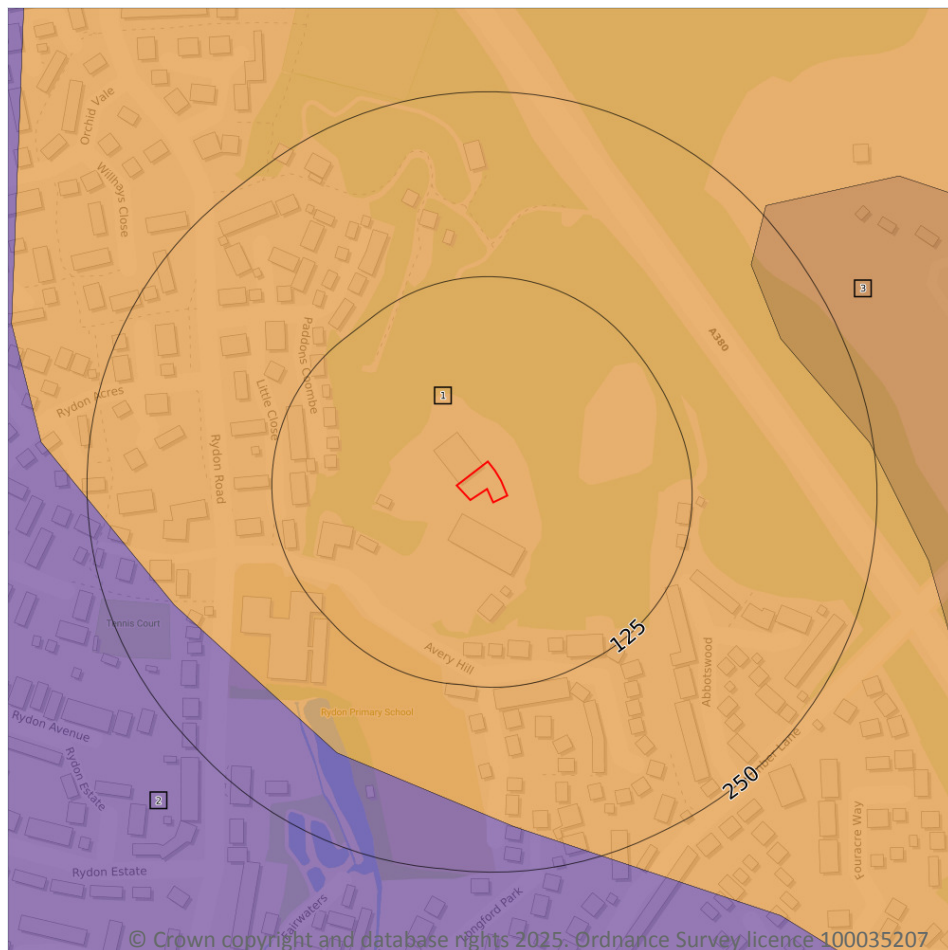
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Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, 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

3

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

Features are displayed on the Agricultural designations map on [page 71](#) >

ID	Location	Classification	Description
1	On site	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.
2	187m SW	Urban	Non-agricultural/no quality assigned



ID	Location	Classification	Description
3	212m NE	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.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.



12.5 Countryside Stewardship Schemes

Records within 250m

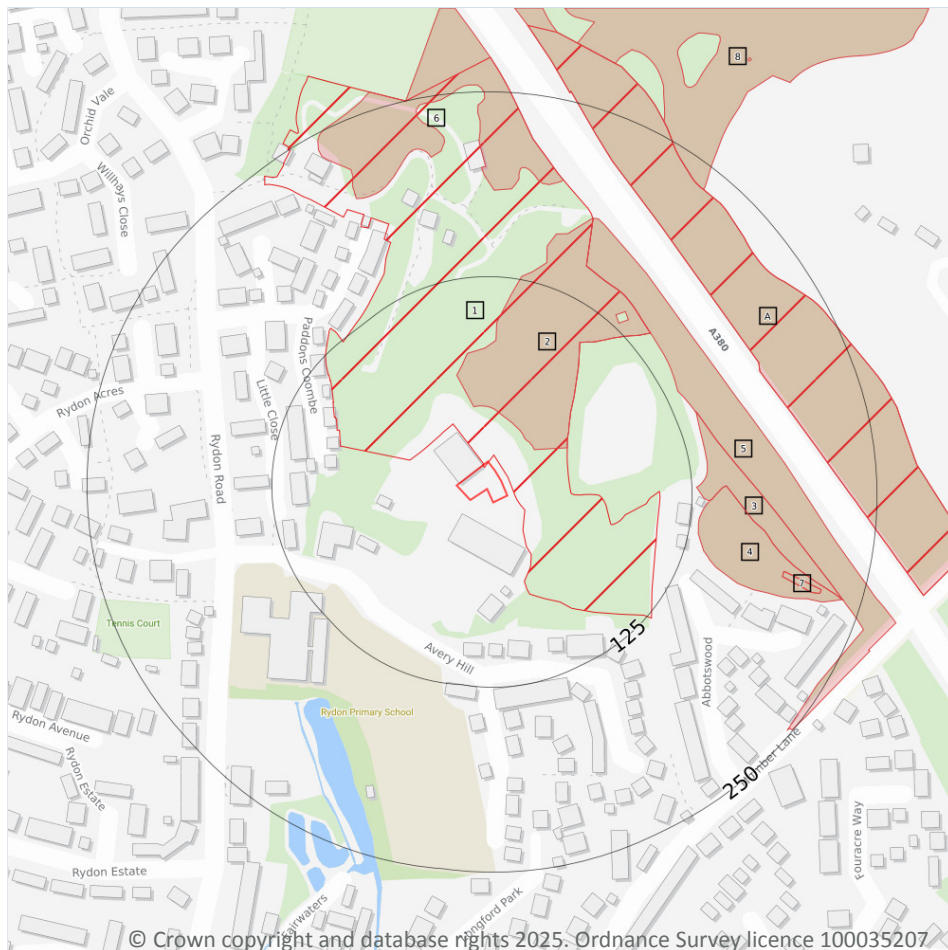
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Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce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

This data is sourced from Natural England.



13 Habitat designations



- Site Outline
- Search buffers in metres (m)
- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Habitat Networks
- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m

8

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 74 >](#)

ID	Location	Main Habitat	Other habitats
2	29m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	128m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	131m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
5	134m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
6	184m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	188m NE	No main habitat but additional habitats present	Additional: DWOOD (INV 50%)
7	194m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	235m NE	Deciduous woodland	Main habitat: 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	2
----------------------------	----------

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

Features are displayed on the Habitat designations map on [page 74 >](#)

ID	Location	Site reference	Identification confidence	Primary source	Secondary source	Tertiary source
1	On site	NLUD Ref: 113300003	Low	National Land Use Database - Previously Developed Land	British Geological Survey BRITPITS database	UK Perspectives Aerial Photography
A	188m NE	-	Low	UK Perspectives Aerial Photography	-	-

This data is sourced from Natural England.



13.4 Limestone Pavement Orders

Records within 250m

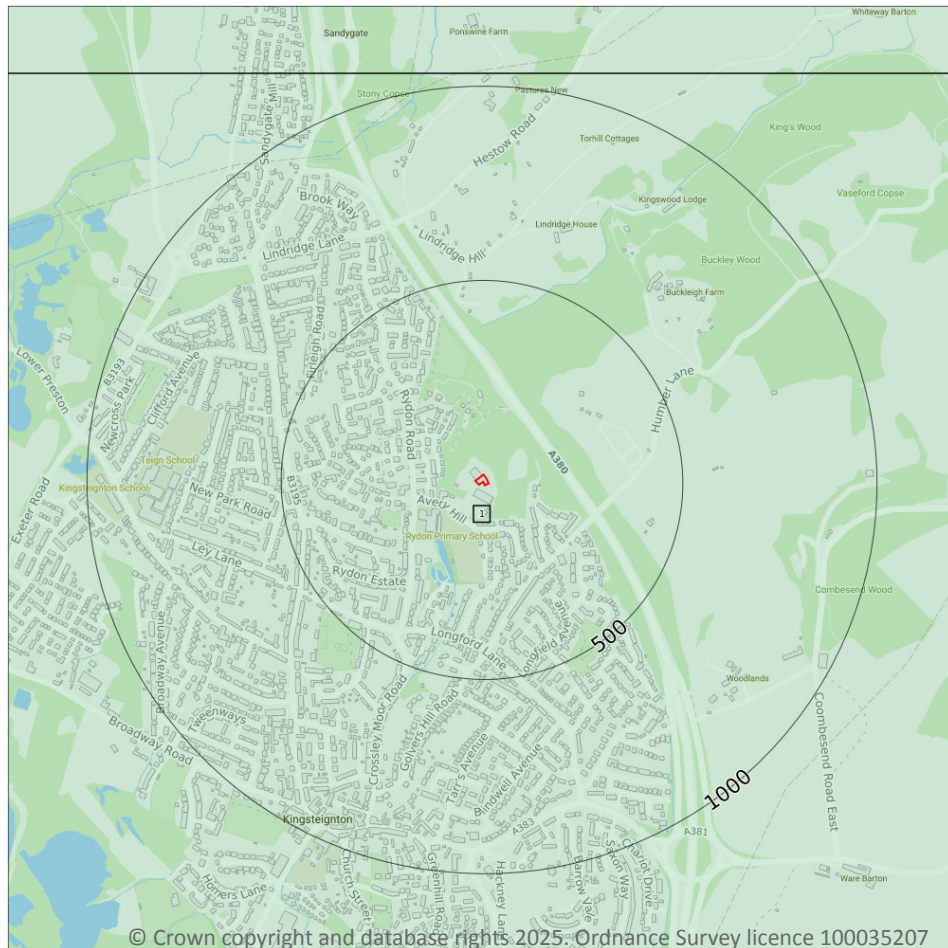
0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 77](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	No coverage	SX87SE

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



- Site Outline
- Search buffers in metres (m)
- Landslip (10k)
- Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 79](#) >

ID	Location	LEX Code	Description	Rock description
1	110m W	ALV-XCZSV	Alluvium - 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

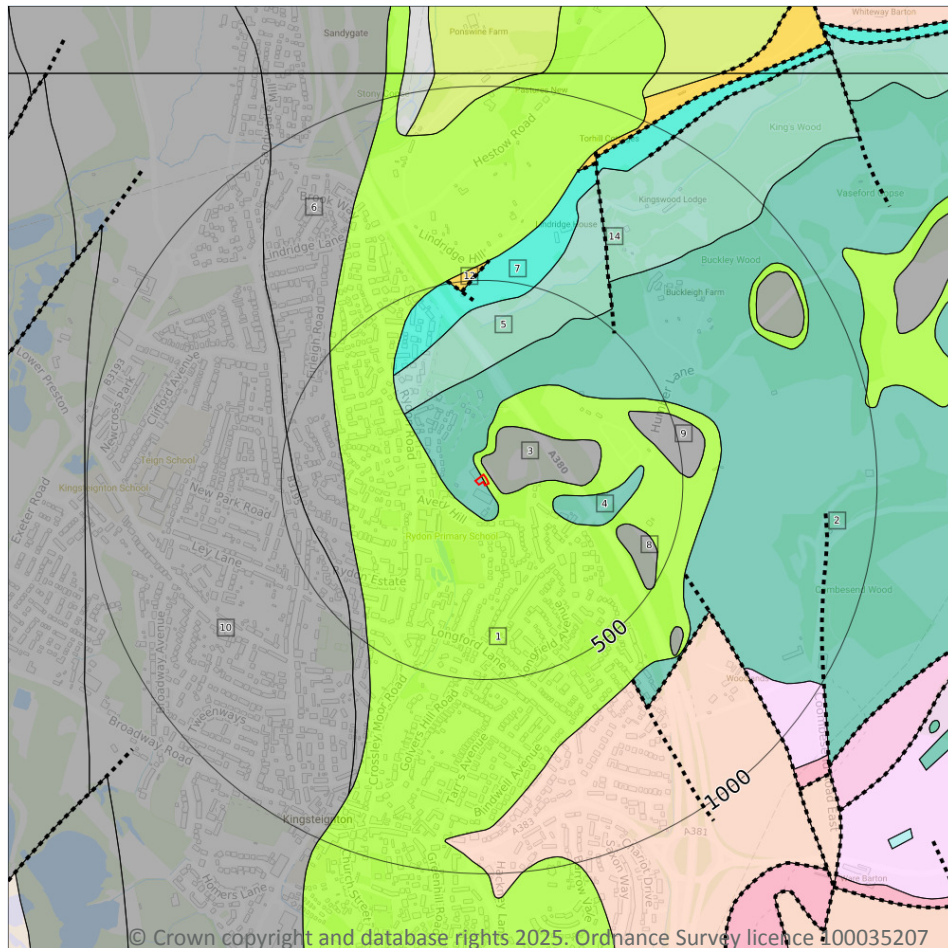
0

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

11

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	UGS-SDST	Upper Greensand Formation - Sandstone	Cenomanian Age - Albian Age
2	On site	CBL-LMST	Chercombe Bridge Limestone Formation - Limestone	Givetian Age - Eifelian Age
3	10m NE	AGR-GRAV	Aller Gravel Formation - Gravel	Eocene Epoch
4	172m E	CBL-LMST	Chercombe Bridge Limestone Formation - Limestone	Givetian Age - Eifelian Age



ID	Location	LEX Code	Description	Rock age
5	238m NW	EOL-LMST	East Ogwell Limestone Formation - Limestone	Frasnian Age - Givetian Age
6	334m W	AGR-GRAV	Aller Gravel Formation - Gravel	Eocene Epoch
7	342m NW	LNL-LMST	Luxton Nodular Limestone Formation - Limestone	Famennian Age - Frasnian Age
8	350m E	AGR-GRAV	Aller Gravel Formation - Gravel	Eocene Epoch
9	400m NE	AGR-GRAV	Aller Gravel Formation - Gravel	Eocene Epoch
10	426m SW	LAPP-CLSISA	Lappathorn Member - Clay, Silt And Sand	Oligocene Epoch - Eocene Epoch
12	474m N	TCH-CHRT	Teign Chert Formation - Chert	Dinantian Sub-period [Obsolete name]

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

3

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.

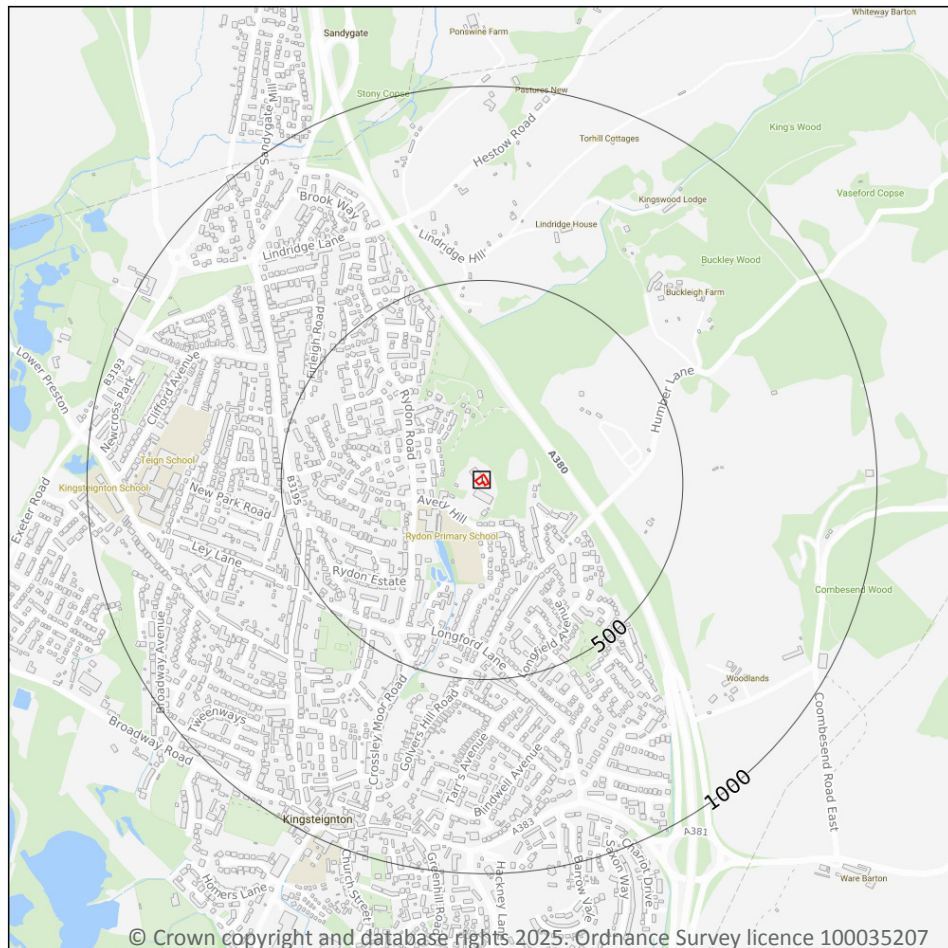
Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 81](#) >

ID	Location	Category	Description
11	450m N	FAULT	Normal fault, inferred; down throw not specified
13	474m N	FAULT	Normal fault, inferred; down throw not specified
14	495m NE	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
Search buffers in metres (m)

☐ Geological map tile

15.1 50k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 83](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW339_newton_abbot_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

1

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	116m W	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

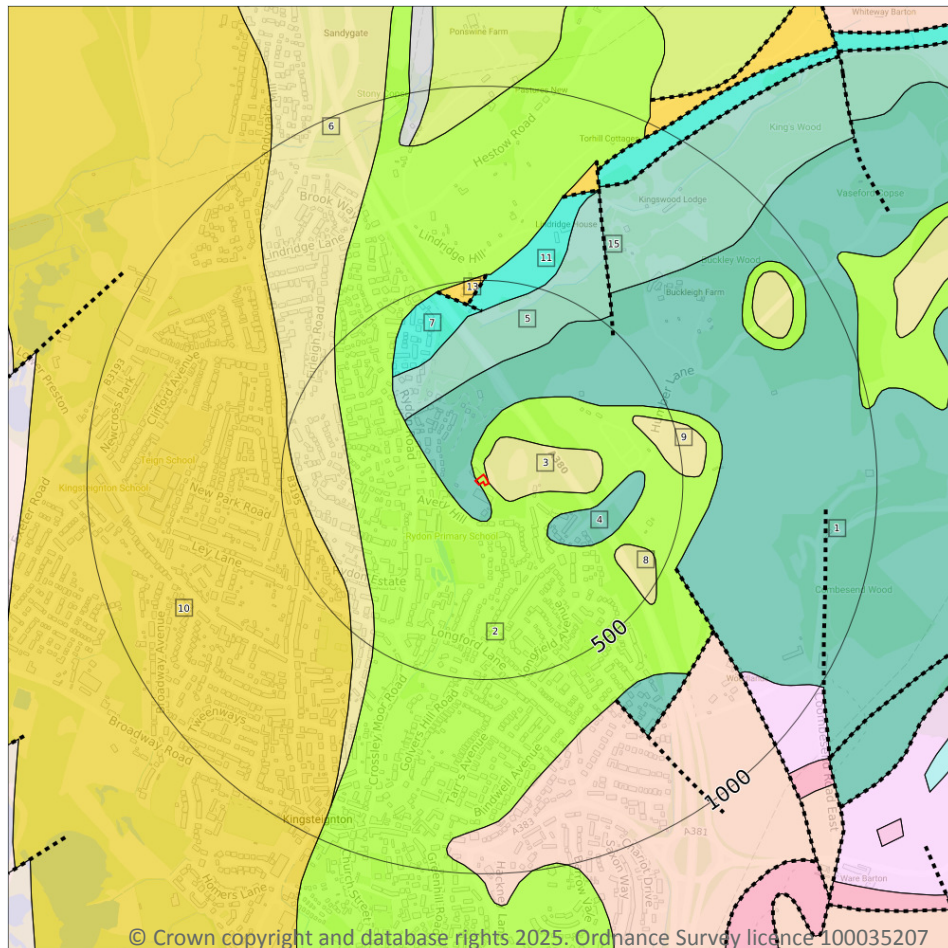
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m

12

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	CBL-LMST	CHERCOMBE BRIDGE LIMESTONE FORMATION - LIMESTONE	EIFELIAN
2	On site	UGS-SDST	UPPER GREENSAND FORMATION - SANDSTONE	ALBIAN
3	1m E	AGR-V	ALLER GRAVEL FORMATION - GRAVEL	-

ID	Location	LEX Code	Description	Rock age
4	187m SE	CBL-LMST	CHERCOMBE BRIDGE LIMESTONE FORMATION - LIMESTONE	EIFELIAN
5	227m NW	EOL-LMST	EAST OGWELL LIMESTONE FORMATION - LIMESTONE	GIVETIAN
6	315m W	AGR-V	ALLER GRAVEL FORMATION - GRAVEL	-
7	324m NW	LNL-LMST	LUXTON NODULAR LIMESTONE FORMATION - LIMESTONE	FRASNIAN
8	370m SE	AGR-V	ALLER GRAVEL FORMATION - GRAVEL	-
9	404m E	AGR-V	ALLER GRAVEL FORMATION - GRAVEL	-
10	418m SW	AB-XCZS	ABBROOK CLAY AND SAND MEMBER - CLAY, SILT AND SAND	-
11	421m N	LNL-LMST	LUXTON NODULAR LIMESTONE FORMATION - LIMESTONE	FRASNIAN
13	439m N	TCH-CHRT	TEIGN CHERT FORMATION - CHERT	WISEAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

3

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	High	High
On site	Fracture	Very High	High
1m NE	Intergranular	Very High	Very High

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

3

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.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 87](#) >

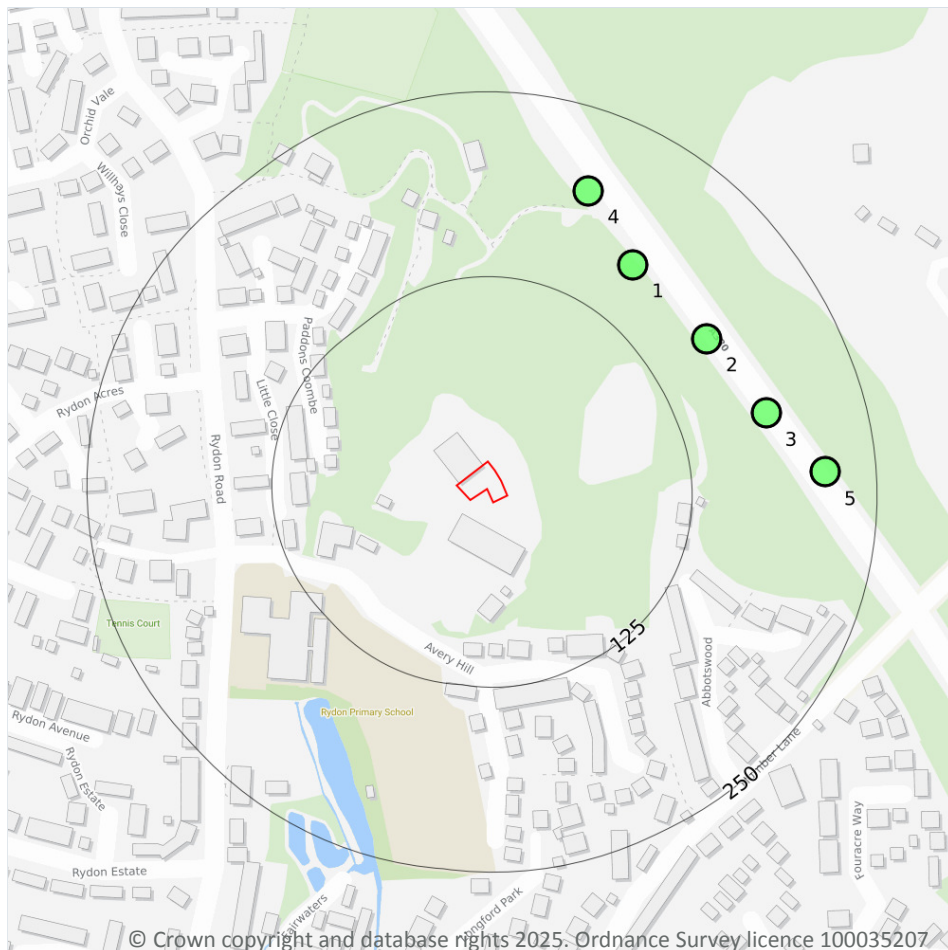


ID	Location	Category	Description
12	421m N	FAULT	Fault, observed, displacement unknown
14	439m N	FAULT	Fault, observed, displacement unknown
15	482m NE	FAULT	Fault, inferred, displacement unknown

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

5

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 90](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	165m NE	287540 74100	A380 KINGSTEIGNTON NEWTON ABBOT 110	20.0	N	800017 ↗
2	169m NE	287590 74050	A380 KINGSTEIGNTON NEWTON ABBOT 111	20.0	N	800018 ↗
3	184m E	287630 74000	A380 KINGSTEIGNTON NEWTON ABBOT 112	20.0	N	800019 ↗

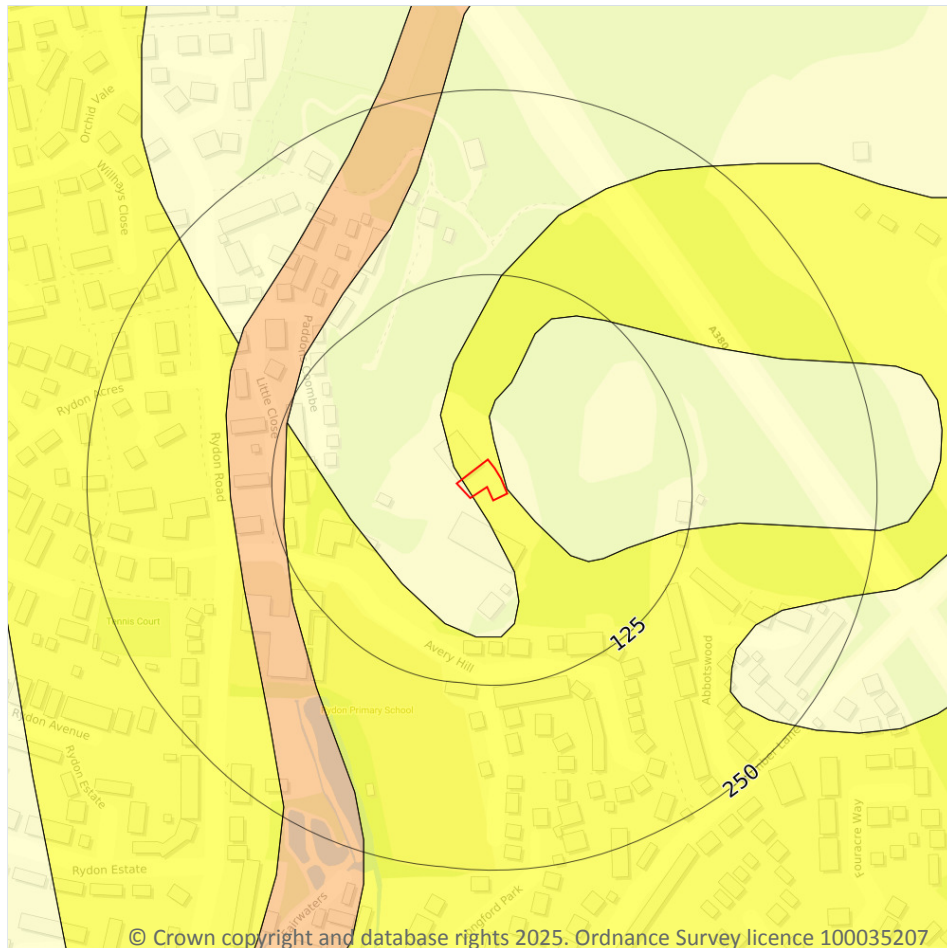


ID	Location	Grid reference	Name	Length	Confidential	Web link
4	195m N	287510 74150	A380 KINGSTEIGNTON NEWTON ABBOT 109	20.0	N	800016 ↗
5	216m E	287670 73960	A380 KINGSTEIGNTON NEWTON ABBOT 113	20.0	N	800020 ↗

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

3

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 93](#) >

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

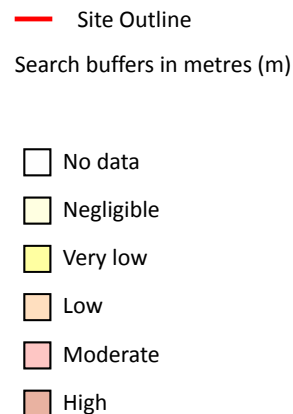
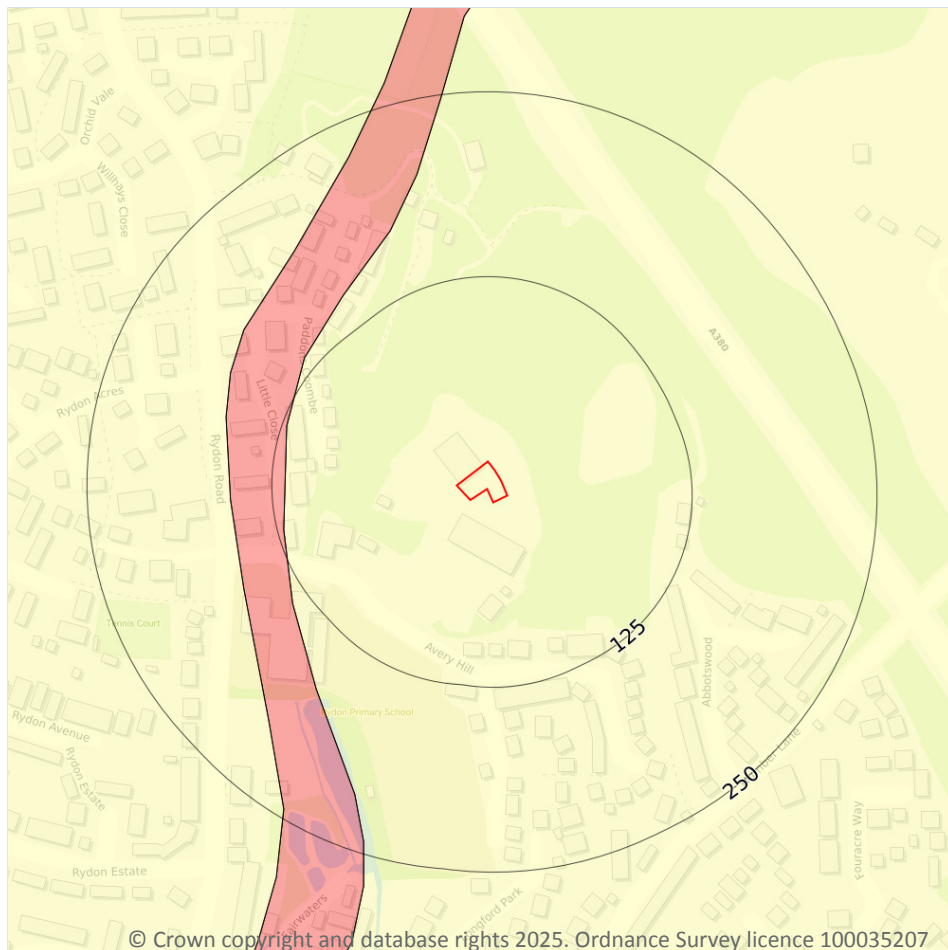


Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.
1m E	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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.

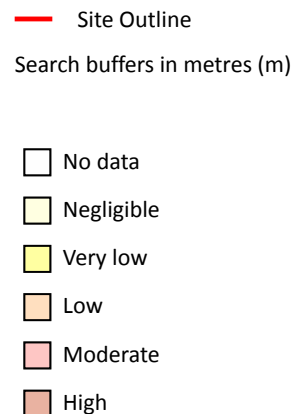
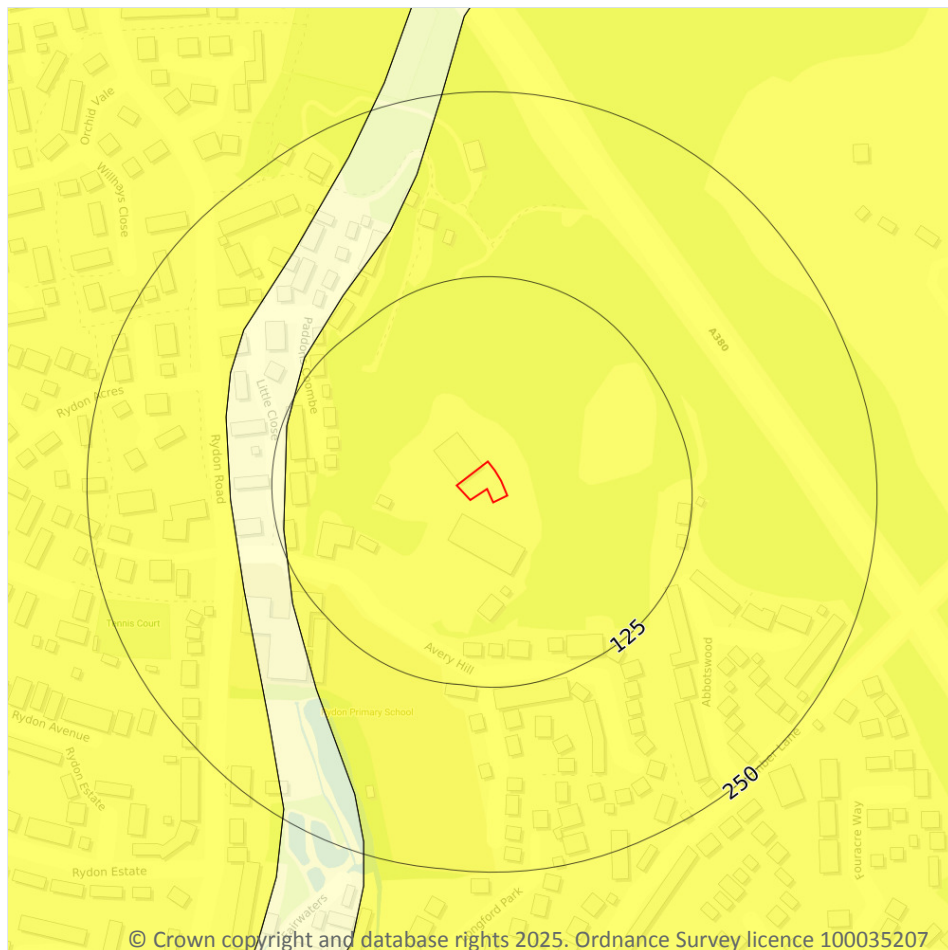
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 95 >](#)

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



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.

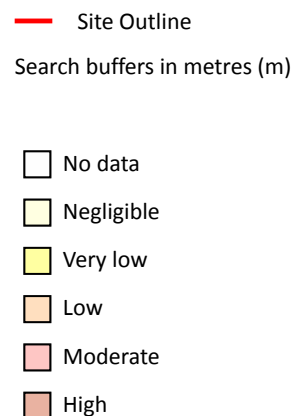
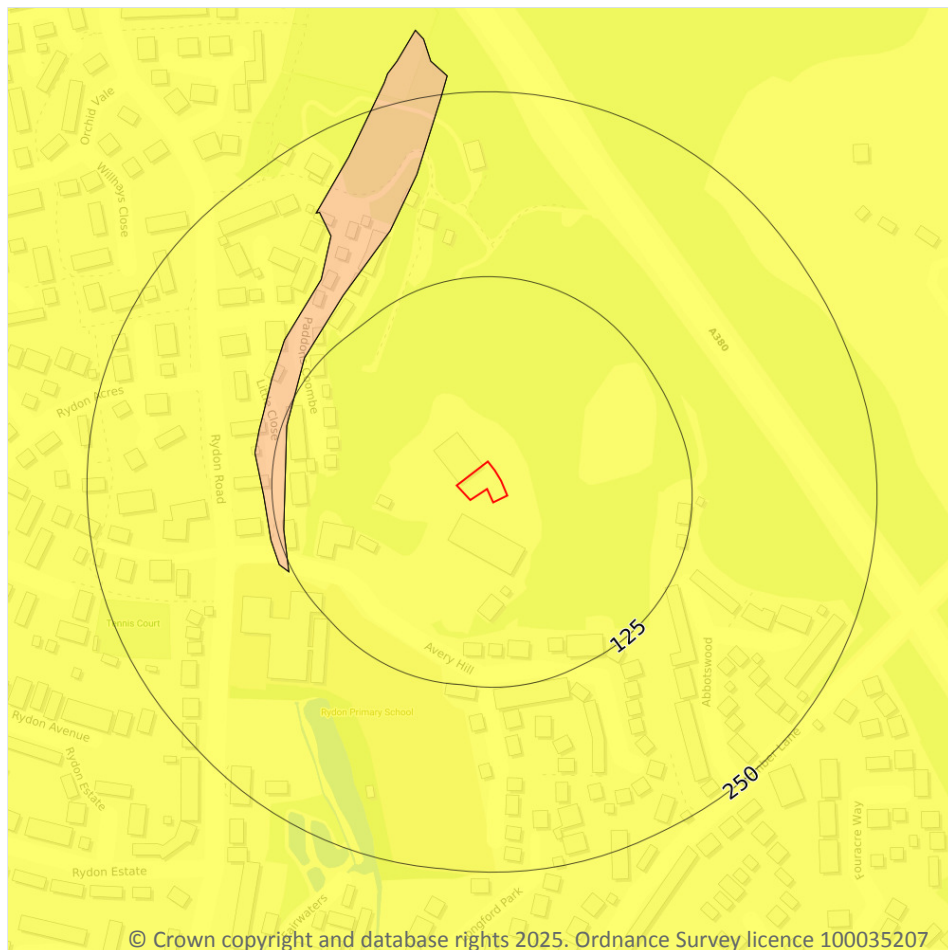
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 96 >](#)

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



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.

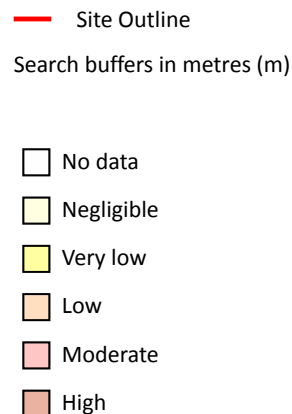
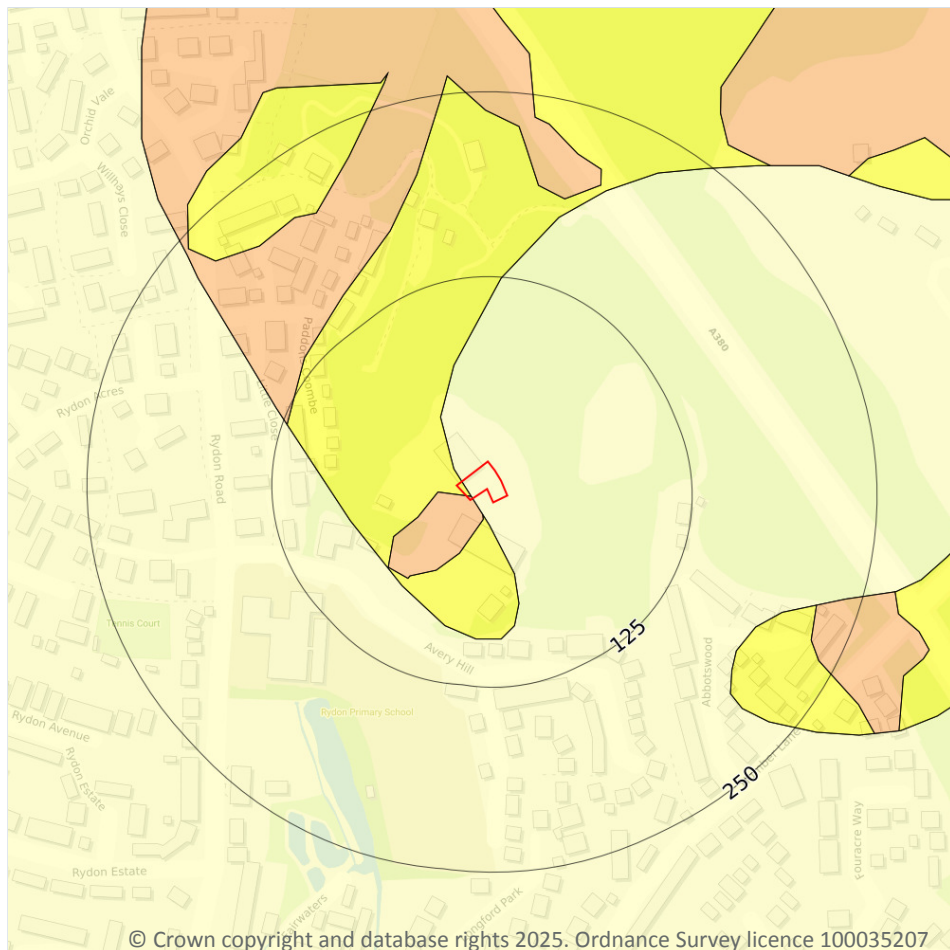
Features are displayed on the Natural ground subsidence - Landslides map on [page 97](#) >

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



17.6 Ground dissolution of soluble rocks

Records within 50m

3

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 98](#)

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.

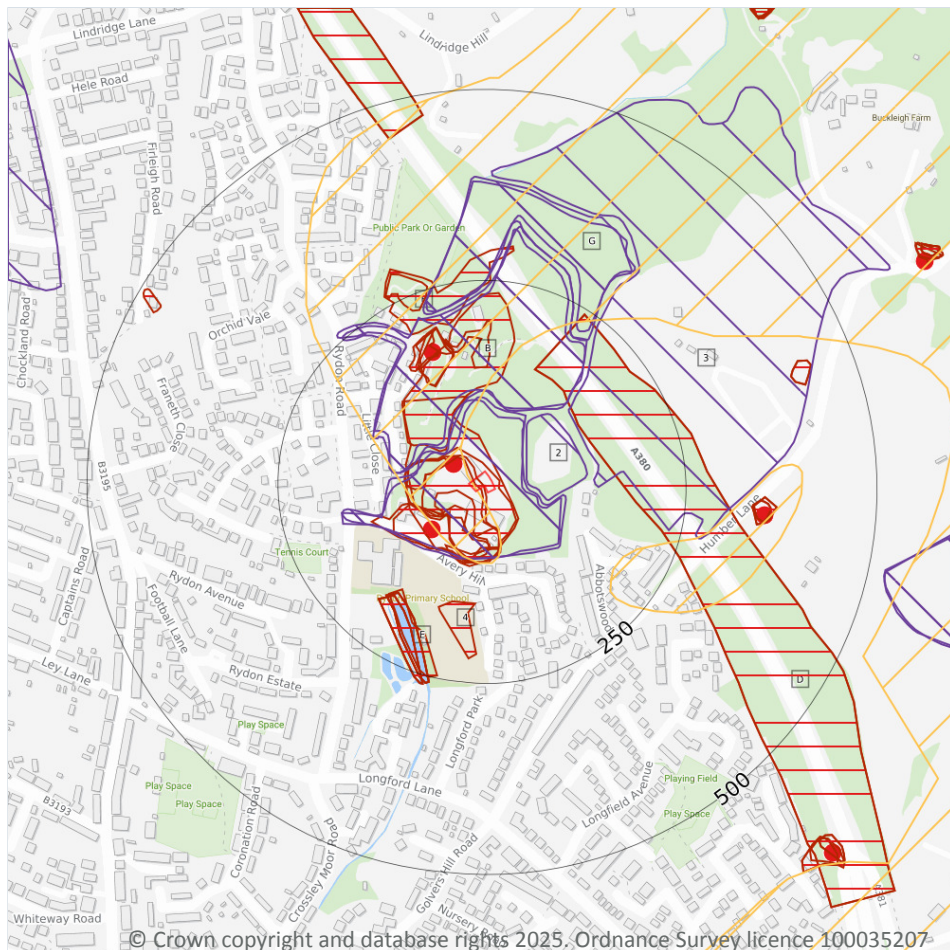


Location	Hazard rating	Details
On site	Very low	Soluble rocks are present within the ground. Few dissolution features are likely to be present. Potential for difficult ground conditions or localised subsidence are at a level where they need not be considered.
On site	Low	Soluble rocks are present within the ground. Some dissolution features may be present. Potential for difficult ground conditions are at a level where they may be considered, localised subsidence need not be considered except in exceptional circumstances.

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

5

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.

Features are displayed on the Mining and ground workings map on [page 100](#) >



ID	Location	Details	Description
A	32m NW	Name: Rydon Address: Rydon, Kingsteignton, NEWTON ABBOT, Devon Commodity: Limestone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
A	32m NW	Name: Rydon Address: Rydon, Kingsteignton, NEWTON ABBOT, Devon Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
A	76m SW	Name: Rydon Quarry Address: Kingsteignton, NEWTON ABBOT, Devon Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
C	171m N	Name: Rydon Address: Kingsteignton, NEWTON ABBOT, Devon Commodity: Limestone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
H	355m E	Name: Whitelands Address: Kingsteignton, NEWTON ABBOT, Devon Commodity: Limestone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

25

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 100](#) >



ID	Location	Land Use	Year of mapping	Mapping scale
A	On site	Unspecified Quarry and Clay Pit	1963	1:10560
A	On site	Unspecified Quarry	1933	1:10560
A	On site	Limestone Quarry	1969	1:10560
A	On site	Unspecified Quarry	1933	1:10560
A	12m SW	Unspecified Quarry	1904	1:10560
A	28m SW	Unspecified Quarry	1887	1:10560
A	42m NW	Unspecified Heap	1933	1:10560
A	54m NW	Unspecified Quarry	1963	1:10560
C	129m NW	Unspecified Ground Workings	1933	1:10560
C	130m NW	Unspecified Quarry	1933	1:10560
D	135m NE	Cuttings	1991	1:10000
D	135m NE	Cuttings	1985	1:10000
B	136m N	Unspecified Quarry	1963	1:10560
4	146m S	Unspecified Pit	1991	1:10000
C	159m NW	Unspecified Old Quarry	1904	1:10560
C	160m NW	Unspecified Quarry	1887	1:10560
E	161m SW	Pond	1991	1:10000
E	167m SW	Pond	1985	1:10000
E	167m SW	Pond	1963	1:10560
E	167m SW	Pond	1969	1:10560
E	173m SW	Water Body	1887	1:10560
E	173m SW	Water Body	1933	1:10560
E	173m SW	Water Body	1904	1:10560
F	198m N	Refuse Heap	1969	1:10560
F	228m N	Gravel Pit	1963	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 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**8**

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.

Features are displayed on the Mining and ground workings map on [page 100](#) >

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
A	On site	Biddey Ball	Limestone	Surface mineral working	Valid	Not available
A	On site	Rydon	Limestone	Surface mineral working	Valid	5/1947
2	43m E	Kingsteignton	Limestone	Surface mineral working	Withdrawn	Not available
B	57m NW	Kingsteignton	Limestone	Surface mineral working	Valid	Not available
B	64m NW	Kingsteignton	Limestone	Surface mineral working	Valid	Not available
3	130m E	Kingsteignton	Limestone	Surface mineral working	Withdrawn	Not available
G	210m NE	Kingsteignton	Limestone	Surface mineral working	Valid	Not available
G	219m N	Kingsteignton	Limestone	Surface mineral working	Valid	Not available

This data is sourced from the British Geological Survey.



18.6 Non-coal mining

Records within 1000m

3

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

Features are displayed on the Mining and ground workings map on [page 100](#) >

ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Vein Mineral	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
5	187m SE	Not available	Vein Mineral	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	865m N	Not available	Vein Mineral	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

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



Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

1

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.

Location	Mineral type
341m E	Unspecified

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

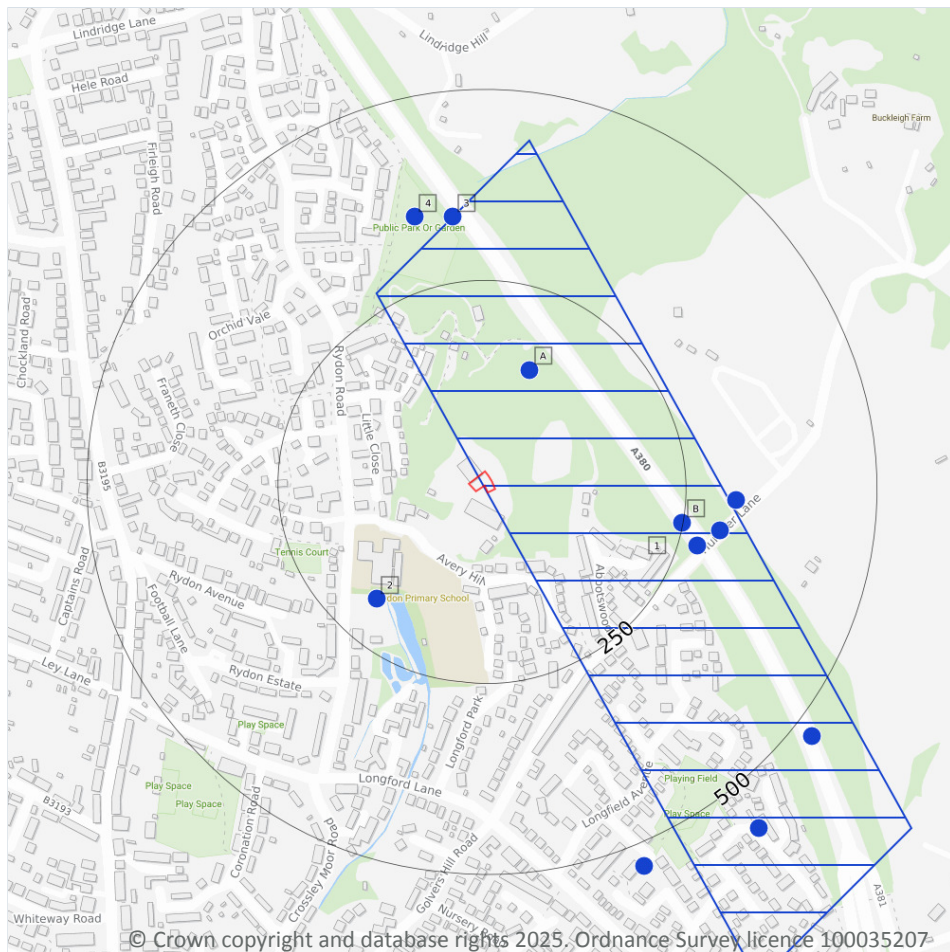
Records on site	1
-----------------	---

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

Location	Details
On site	For further information regarding Clay Mining Groundsure recommends obtaining a Clay Mining report. This can be ordered at http://www.kabca.org/ or by writing to Kaolin and Ball Clay Association, Tehidy Centre, Burn Gallow Lane, High Street, St Austell, Cornwall, PL26 7TQ. Tel: 01726 811311

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

19 Ground cavities and sinkholes



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- Mining cavities
- Reported recent incidents
- Historical incidents

19.1 Natural cavities

Records within 500m

12

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.

Features are displayed on the Ground cavities and sinkholes map on [page 107](#) >

ID	Location	Details
1	On site	Type: Solution Pipe x 6 Superficial Geology: Brickearth/head Bedrock Geology: Middle & Upper Devonian, Upper Greensand Formation

ID	Location	Details
A	145m N	Type: Solution Pipe x 14 Superficial Geology: None Bedrock Geology: Middle & Upper Devonian
A	165m NE	Type: Potential Subsidence Hollow x 1 Superficial Geology: None Bedrock Geology: Upper Greensand Formation
2	192m SW	Type: Solution Widened Joint or Fissure Superficial Geology: Alluvium Bedrock Geology: Middle & Upper Devonian, Upper Greensand Formation
B	249m E	Type: Sinkhole x 3 Superficial Geology: None Bedrock Geology: Middle & Upper Devonian
B	275m E	Type: Swallow Hole x 1 Superficial Geology: None Bedrock Geology: Upper Greensand Formation
B	292m E	Type: Swallow Hole x 1 Superficial Geology: None Bedrock Geology: Upper Greensand Formation
B	300m E	Type: Swallow Hole x 1 Superficial Geology: None Bedrock Geology: Upper Greensand Formation
B	307m E	Type: Swallow Hole x 1 Superficial Geology: None Bedrock Geology: Upper Greensand Formation
B	315m E	Type: Swallow Hole x 1 Superficial Geology: None Bedrock Geology: Upper Greensand Formation
3	336m N	Type: Solution Widened Joint or Fissure x 2 Superficial Geology: None Bedrock Geology: Middle & Upper Devonian
4	346m N	Type: Solution Widened Joint or Fissure x 4 Superficial Geology: None Bedrock Geology: Middle & Upper Devonian

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

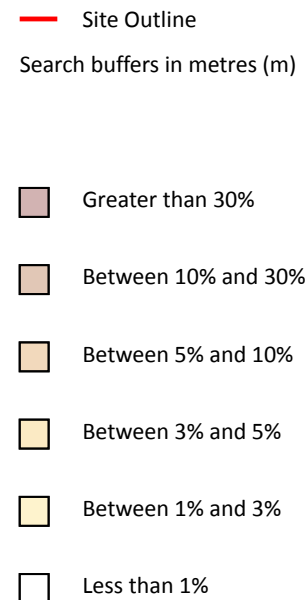
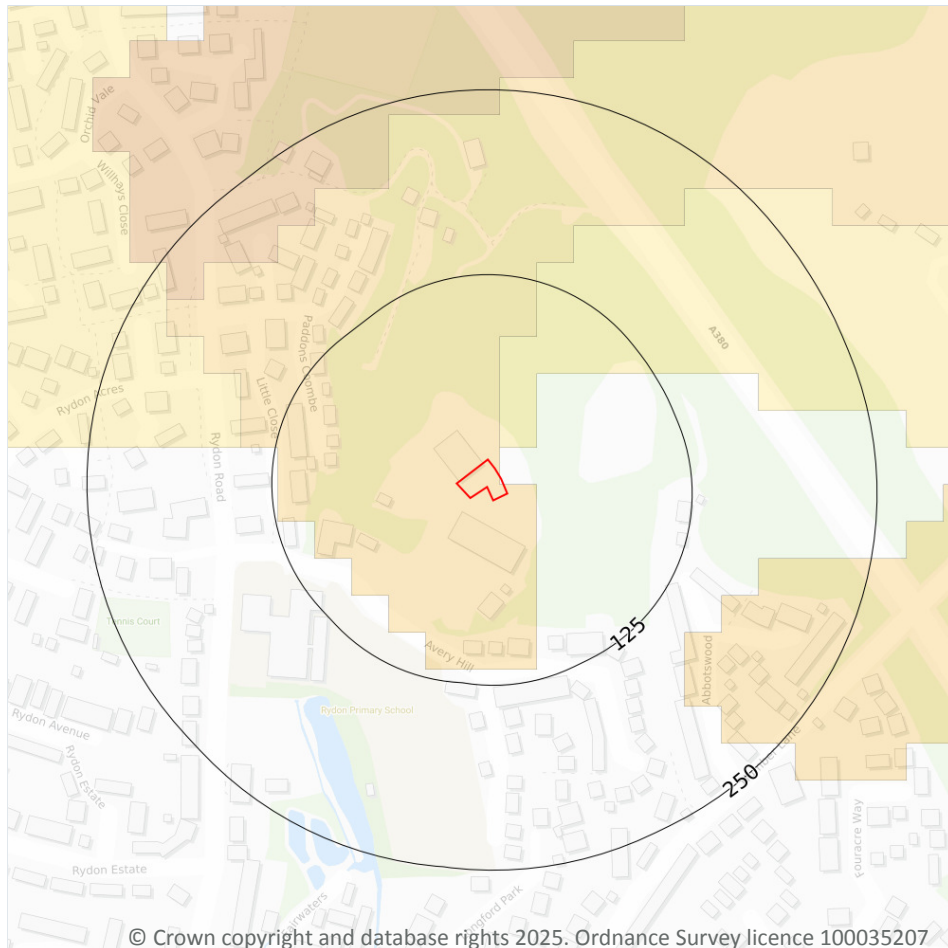
This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a 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



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20.1 Radon

Records on site

2

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 110 >](#)

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



Location	Estimated properties affected	Radon Protection Measures required
On site	Between 3% and 5%	Basic

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

7

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 km². 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 km²; 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	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	60 - 120 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
1m NE	45 - 60 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
33m N	45 - 60 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
33m N	45 - 60 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
45m E	45 - 60 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
45m NW	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

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 km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



- Site Outline
- Search buffers in metres (m)
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

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

6

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.

Features are displayed on the Railway infrastructure and projects map on [page 114](#) >

Location	Land Use	Year of mapping	Mapping scale
19m SW	Railway Sidings	1933	10560
22m SW	Railway Sidings	1933	10560
27m SW	Railway Sidings	1936	2500
27m SW	Tramway Sidings	1933	2500
37m NW	Tunnel	1966	2500
37m NW	Tunnel	1972	2500

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> ↗.

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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: County Series

Map date: 1889

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1889
 Revised 1889
 Edition N/A
 Copyright N/A
 Levelling N/A

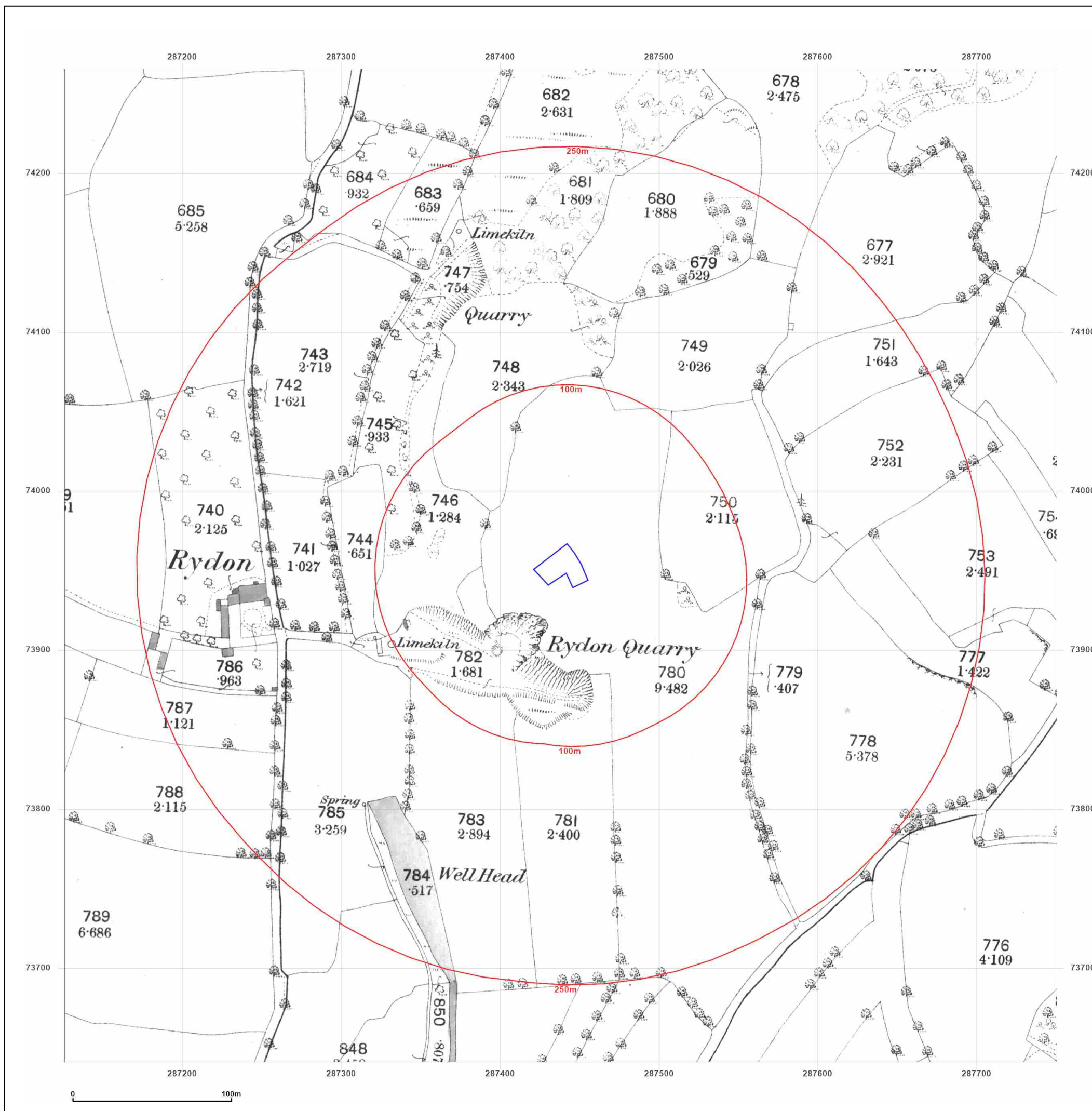


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Grid Ref: 287438, 73953

Map Name: County Series

Map date: 1933

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1933
Revised 1933
Edition N/A
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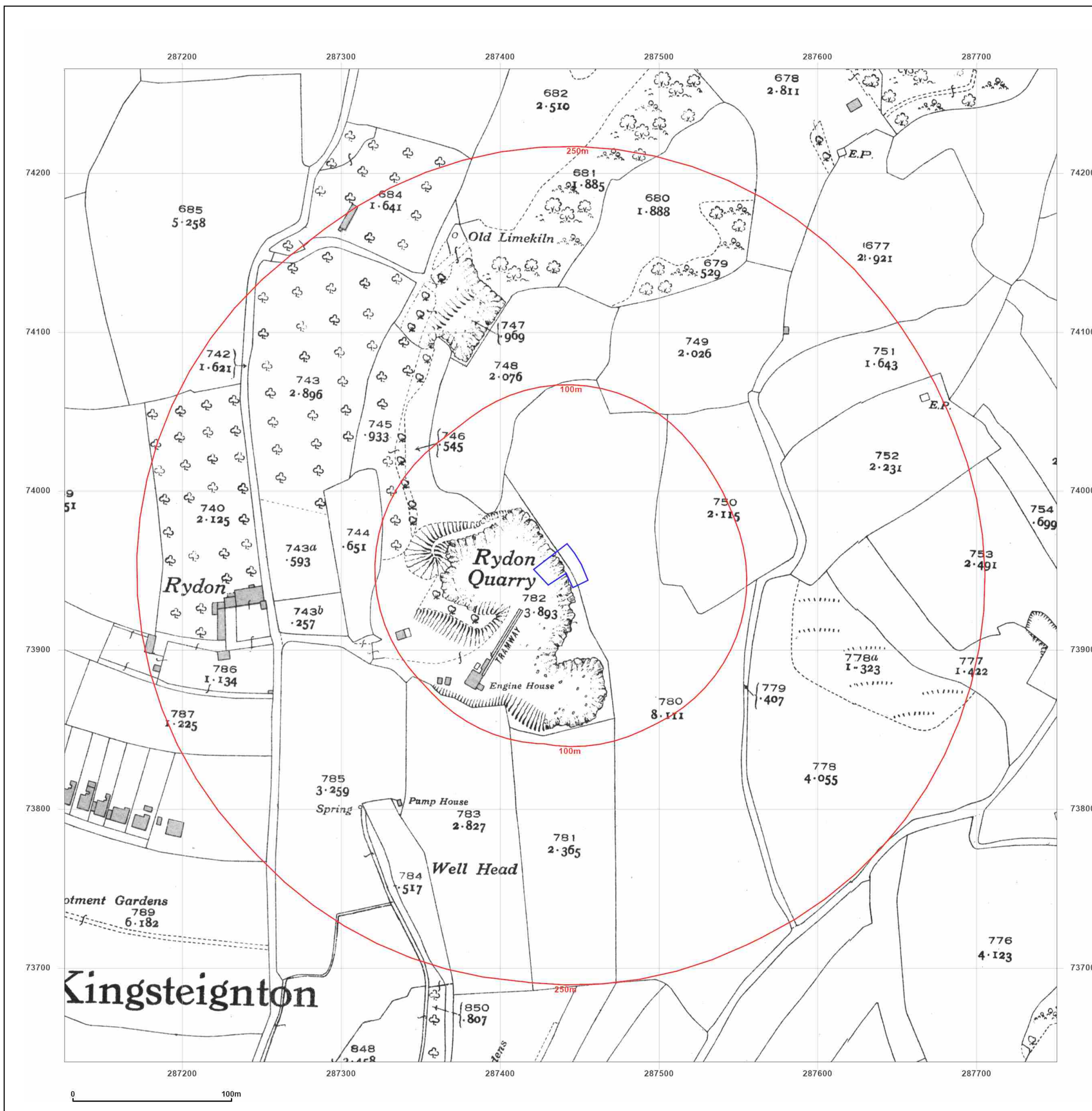


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Map Name: County Series

Map date: 1936

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1936
 Revised 1936
 Edition N/A
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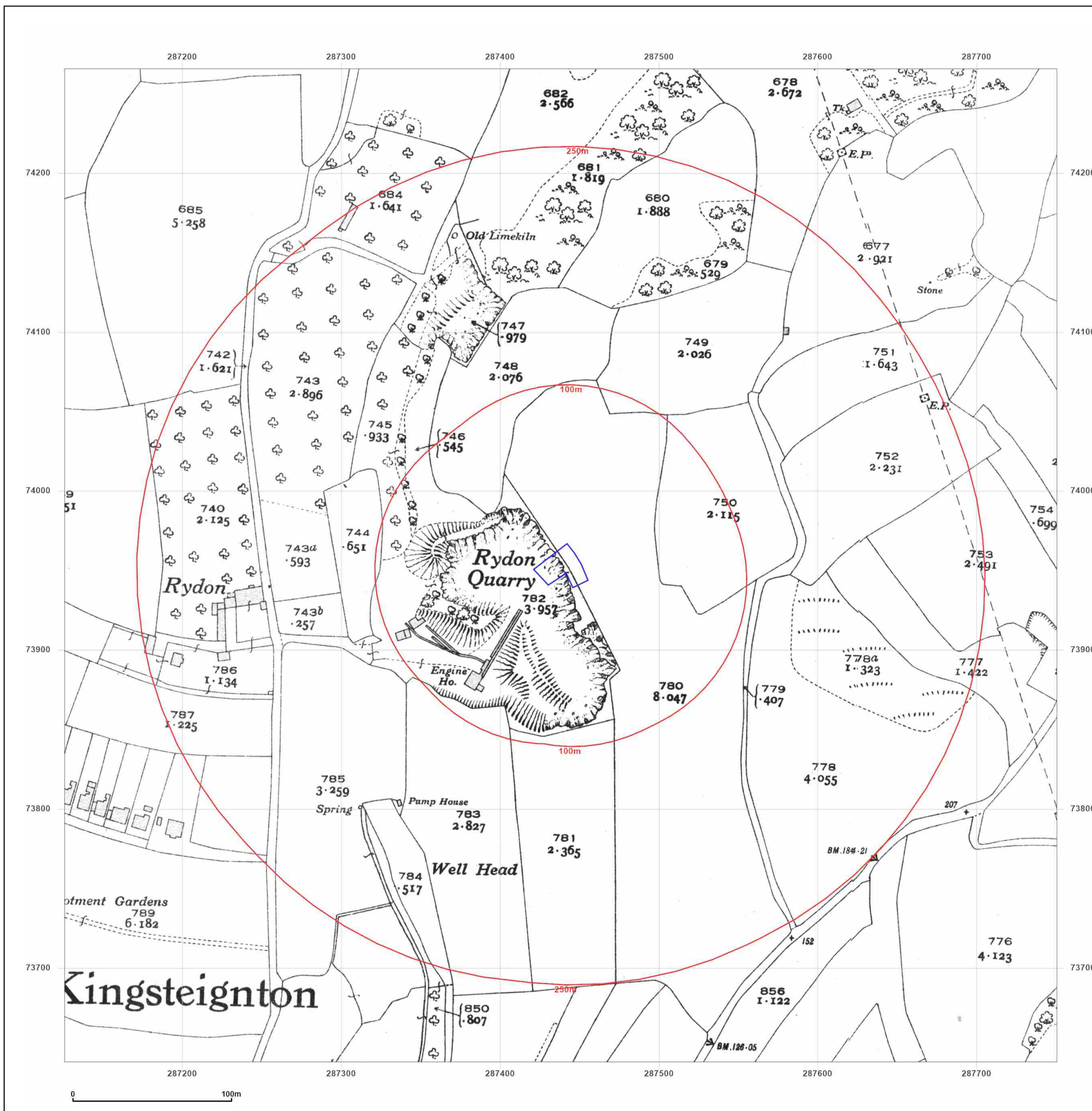


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Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1955-1956

Scale: 1:2,500

Printed at: 1:2,500



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Surveyed 1955
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 Edition N/A
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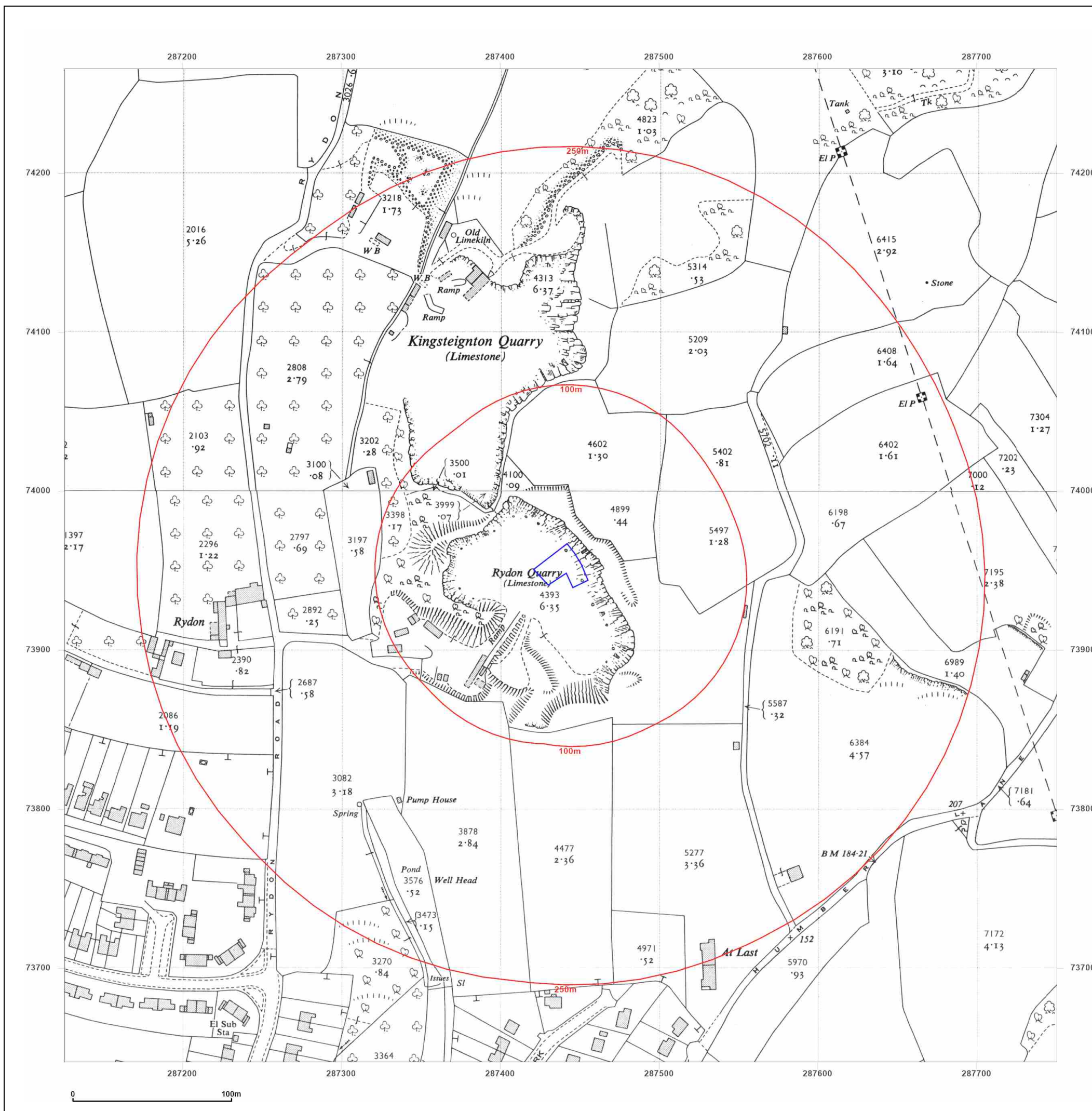


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Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1956

Scale: 1:2,500

Printed at: 1:2,500



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Edition N/A
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Revised N/A
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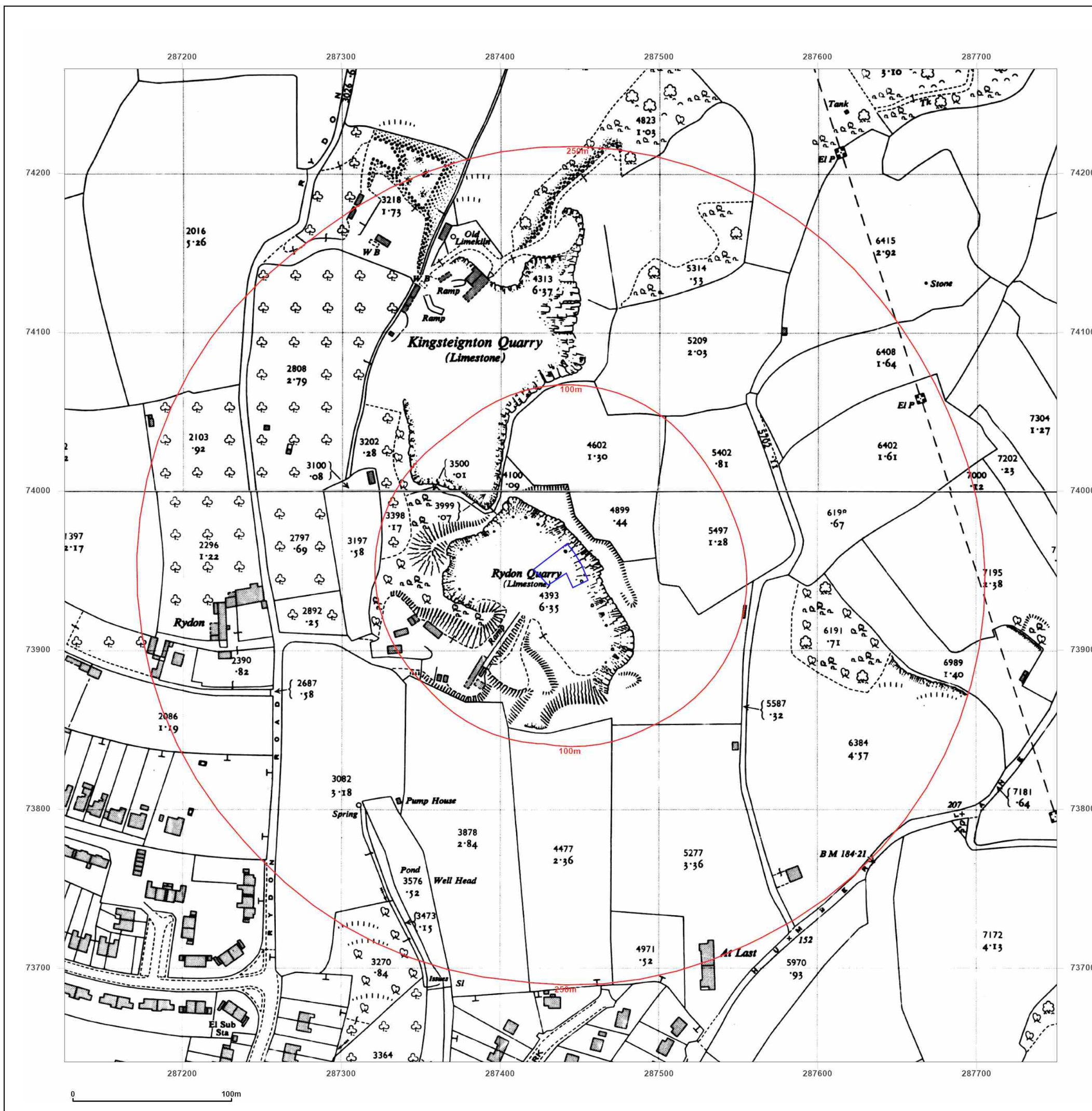


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Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1972

Scale: 1:2,500

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Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1979

Scale: 1:2,500

Printed at: 1:2,500



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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1982

Scale: 1:1,250

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Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1982

Scale: 1:1,250

Printed at: 1:2,000



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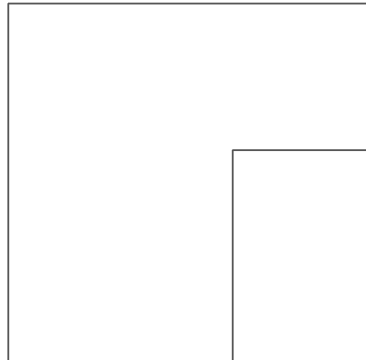
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Grid Ref: 287438, 73953

Map Name: National Grid
Map date: 1983
Scale: 1:1,250
Printed at: 1:2,000





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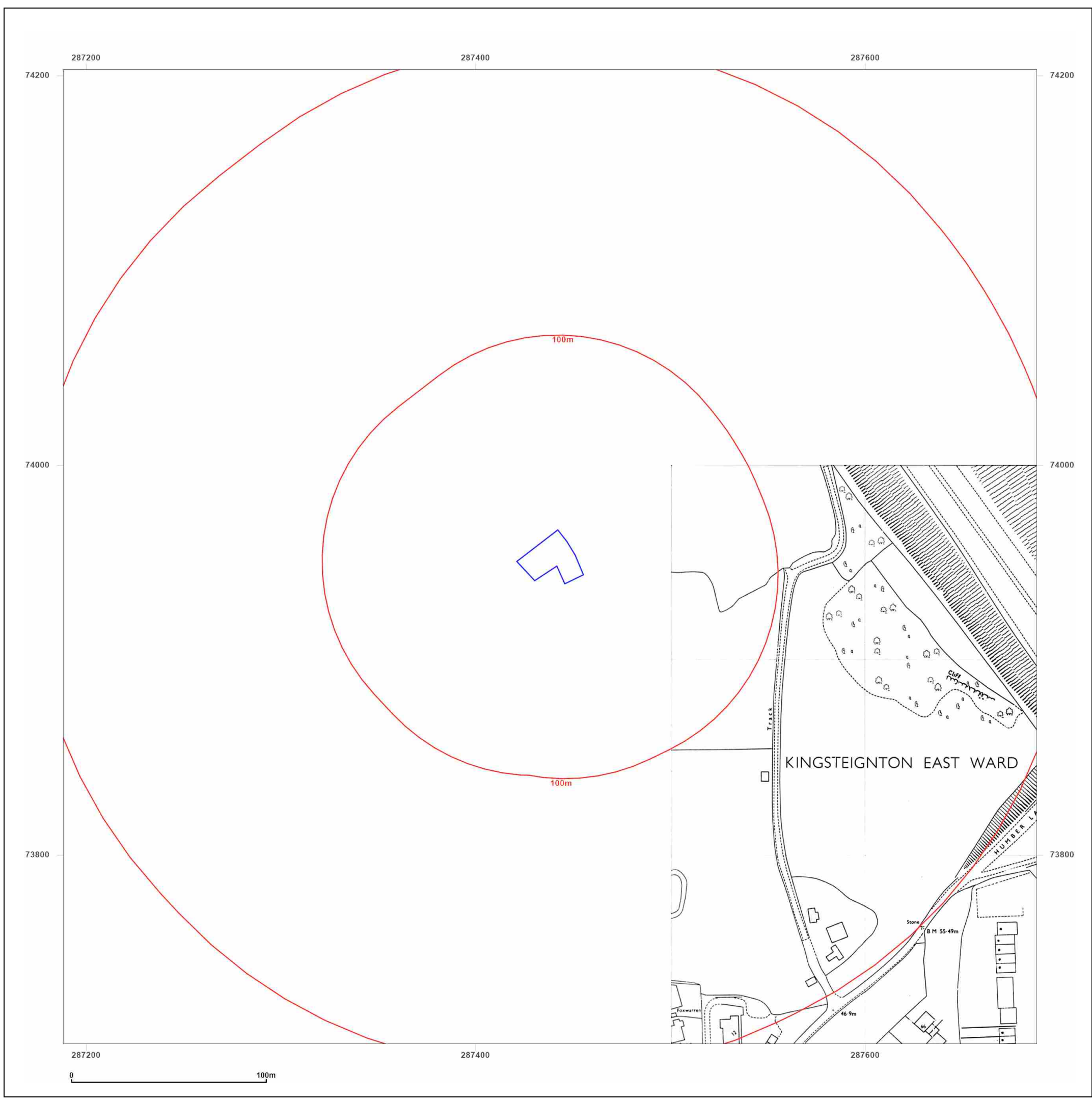


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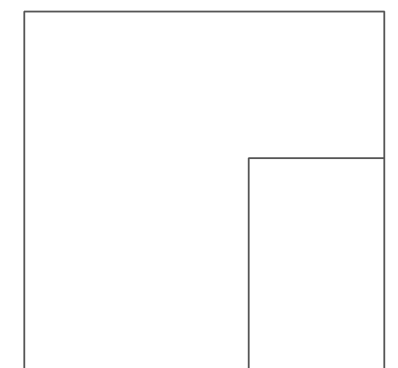
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Revised N/A
Edition N/A
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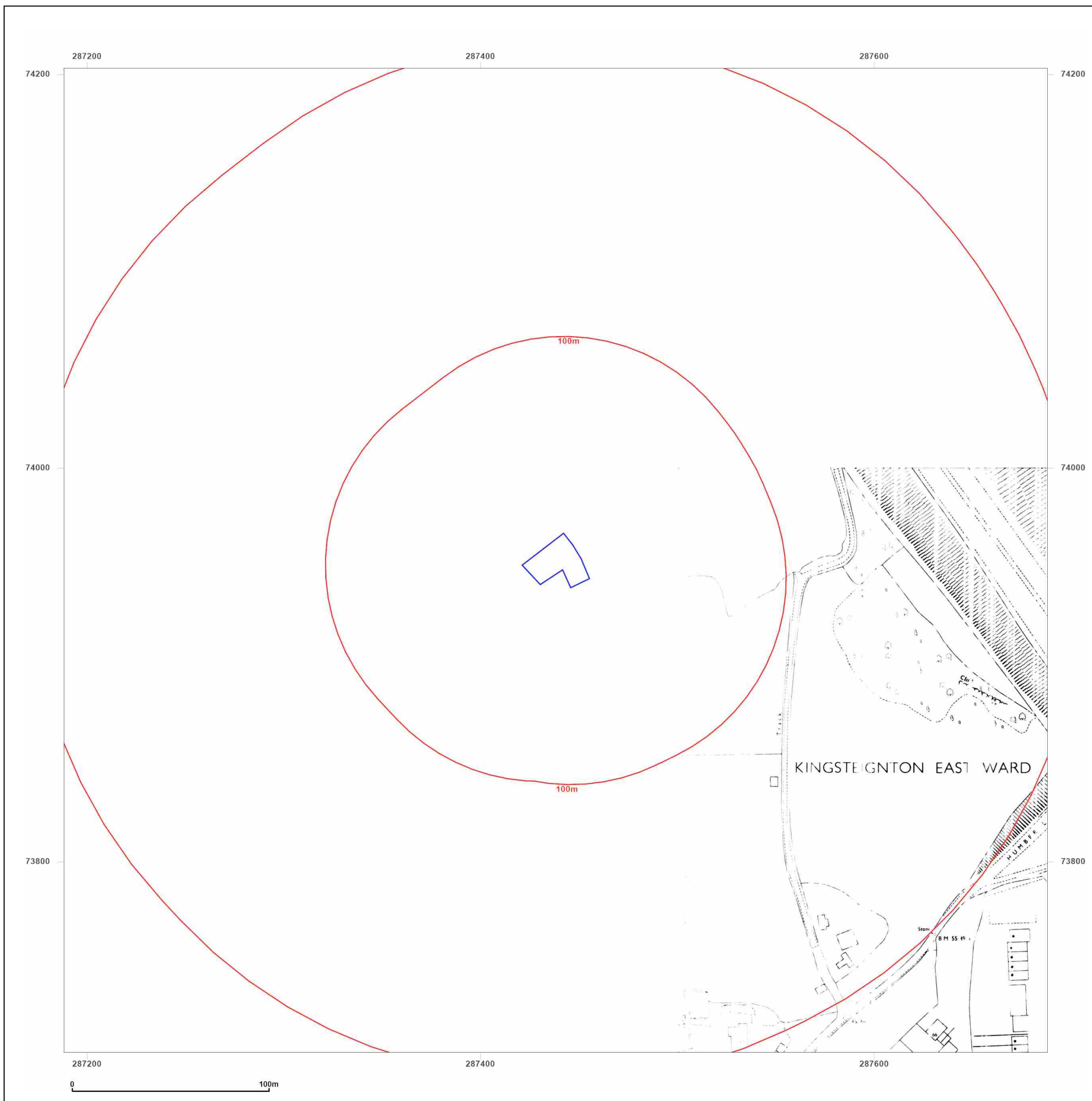


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1986

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1962
Revised 1986
Edition N/A
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Levelled 1962

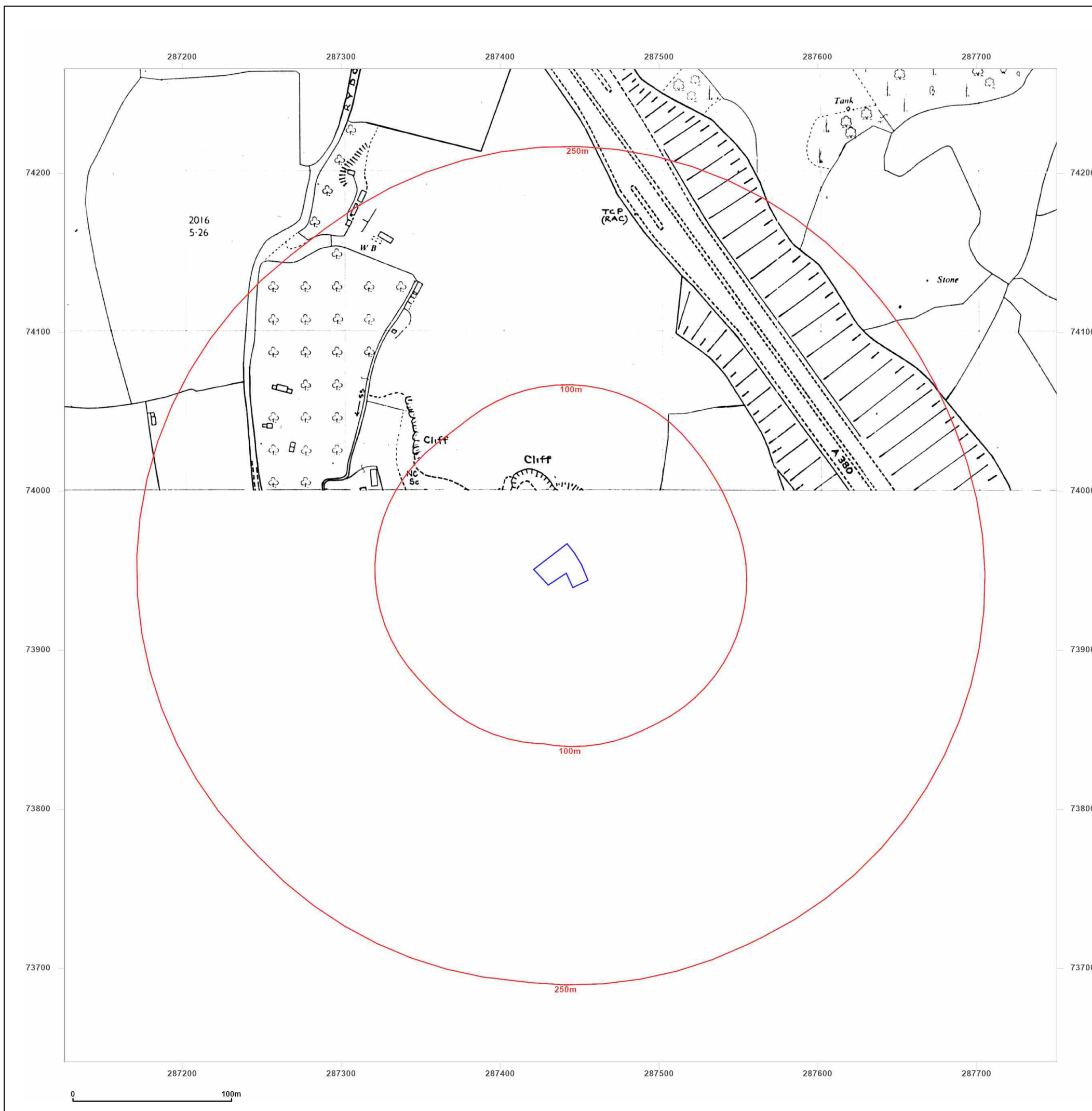


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Site Details:

Rydon Highways Depot, Avery
Hill, Kingsteignton, Newton
Abbot, TQ12 3LB

Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1986

Scale: 1:2,500

Printed at: 1:2,500



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

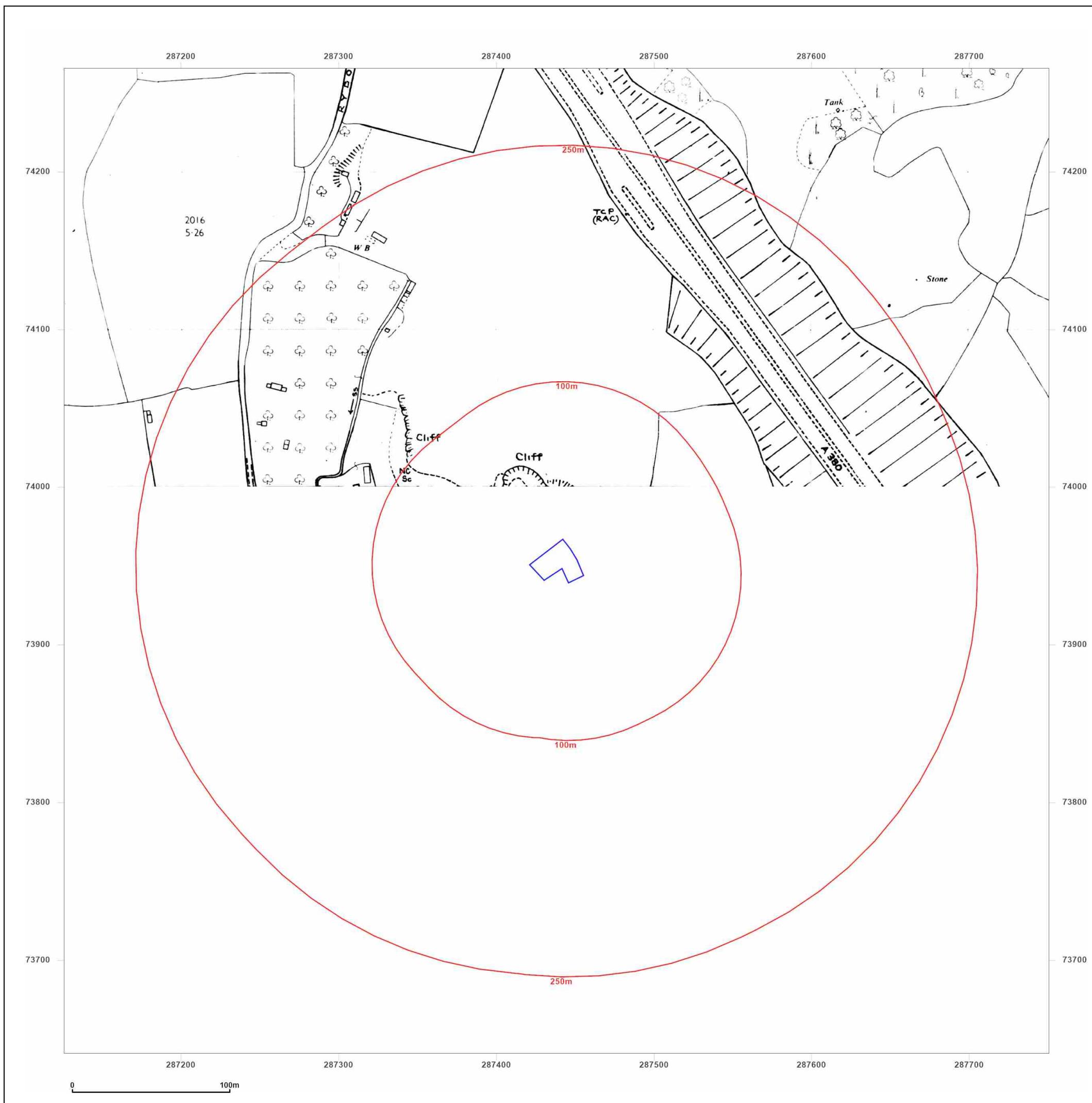


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Site Details:

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Hill, Kingsteignton, Newton
Abbot, TQ12 3LB

Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1989

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1962
Revised 1989
Edition N/A
Copyright 1989
Levelled 1962

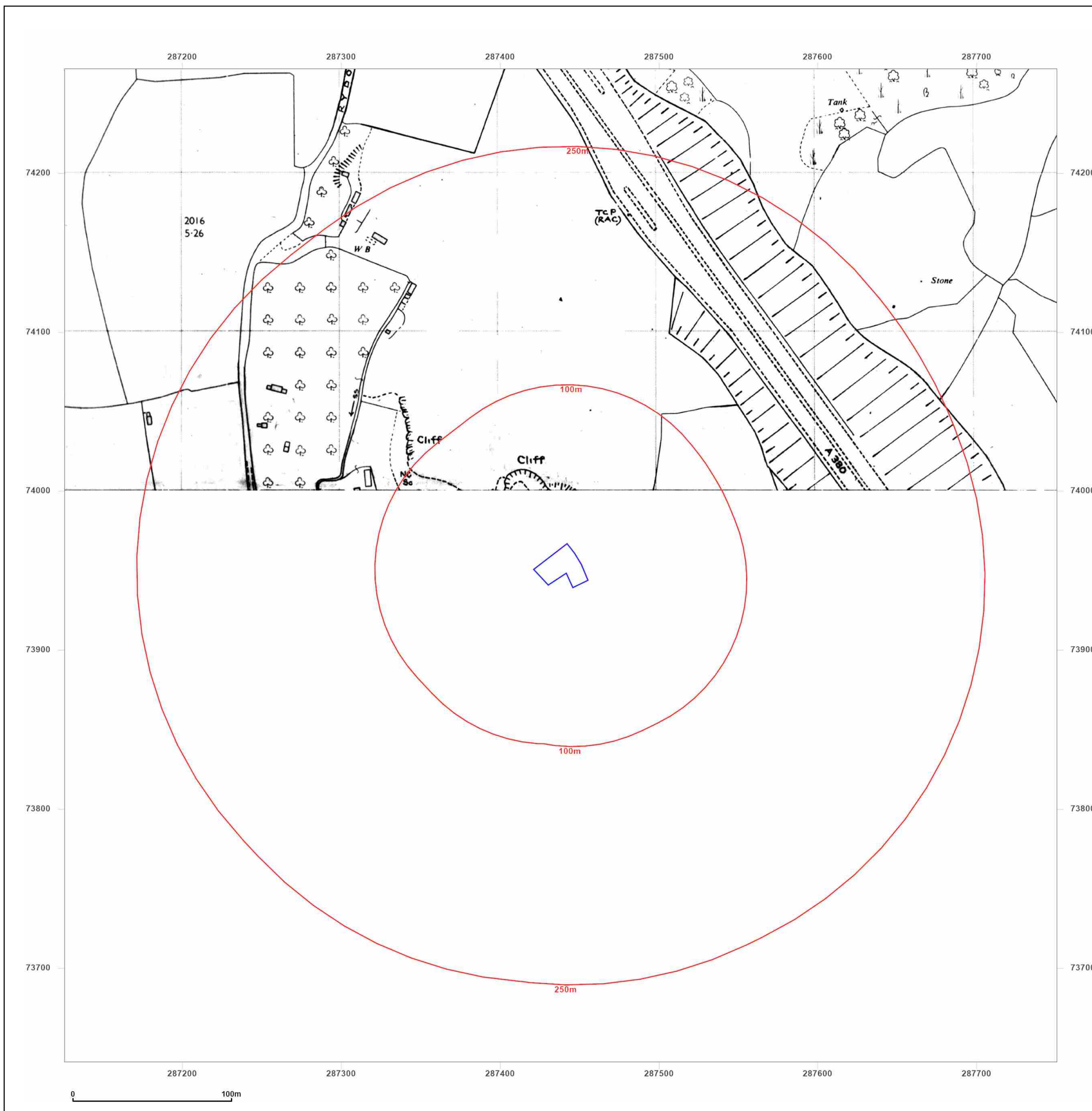


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Site Details:

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Hill, Kingsteignton, Newton
Abbot, TQ12 3LB

Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1989

Scale: 1:2,500

Printed at: 1:2,500



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

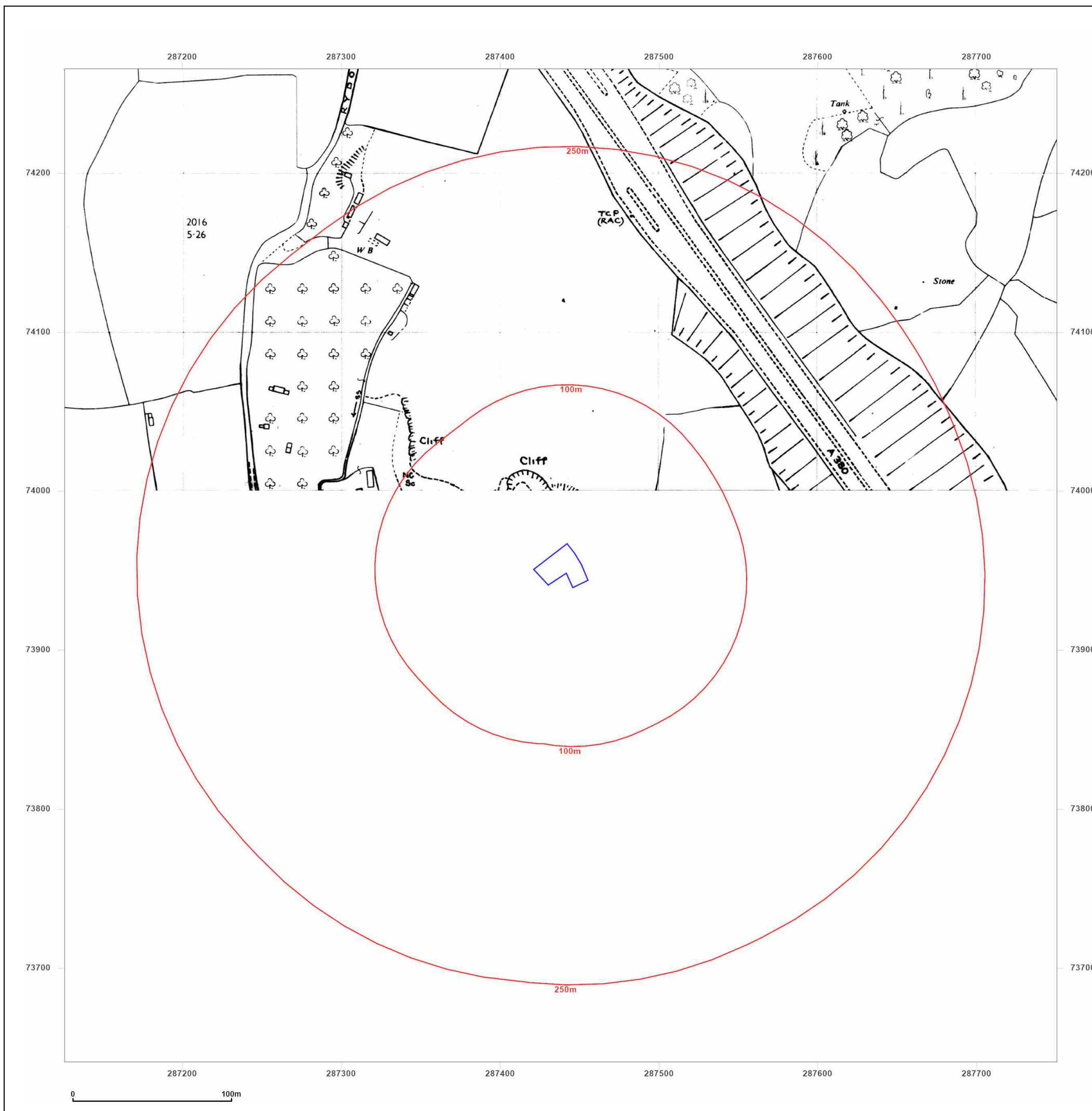


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1988-1990

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A
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Site Details:

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Abbot, TQ12 3LB

Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1990

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1962
Revised 1990
Edition N/A
Copyright 1990
Levelled 1962

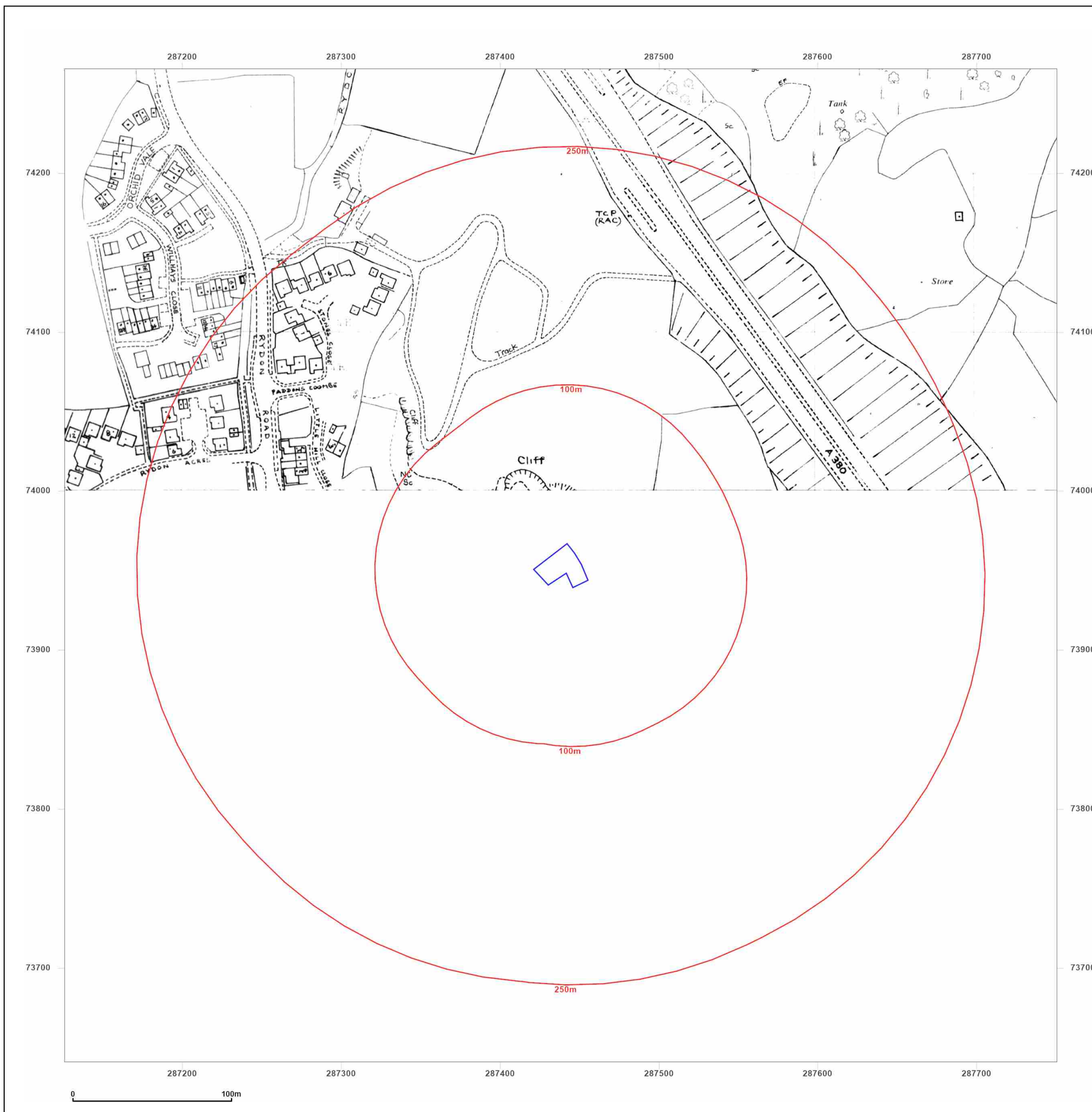


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1990

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1962
Revised 1990
Edition N/A
Copyright 1990
Levelled 1962

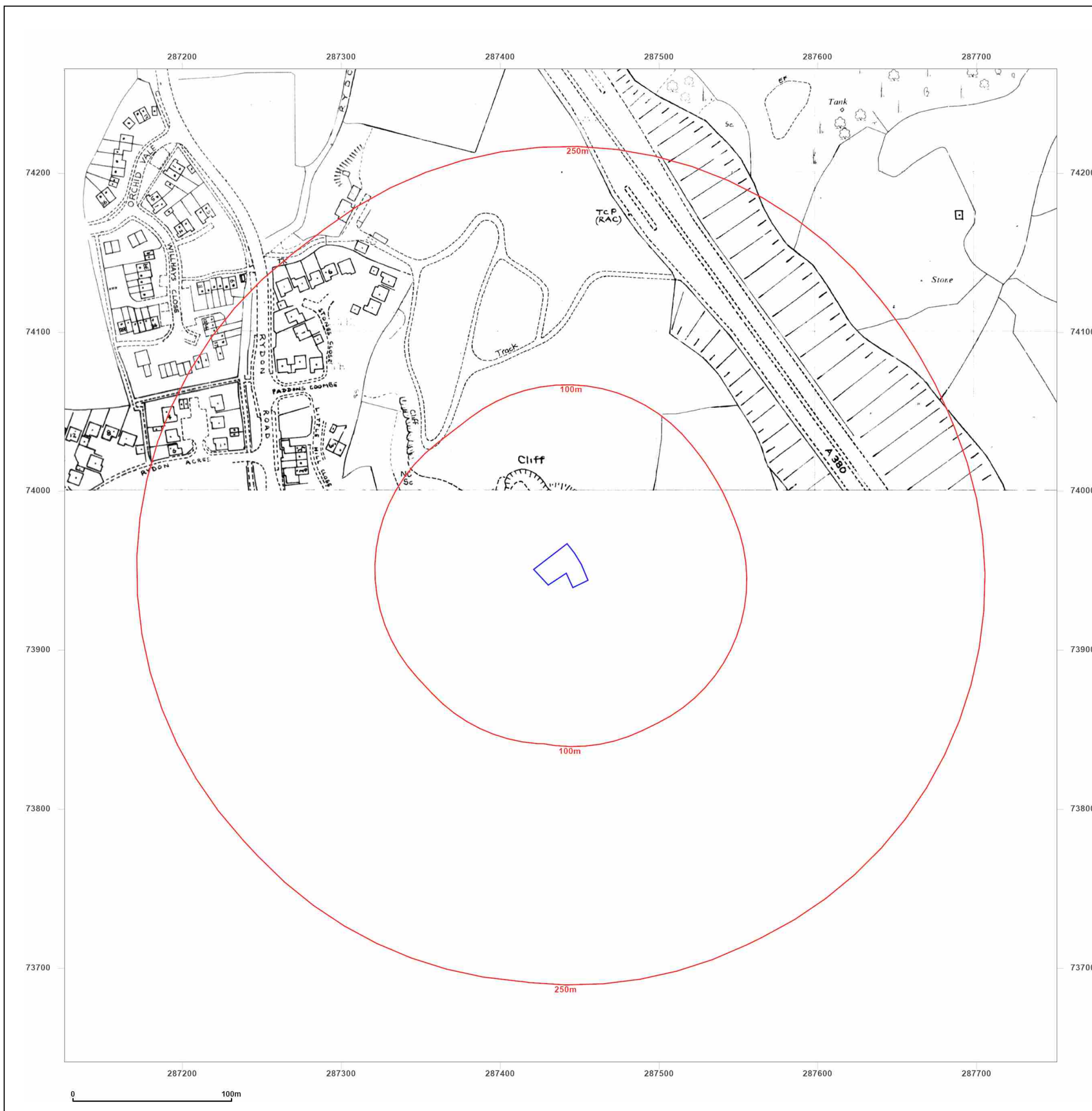


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Abbot, TQ12 3LB

Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1991

Scale: 1:1,250

Printed at: 1:2,000



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

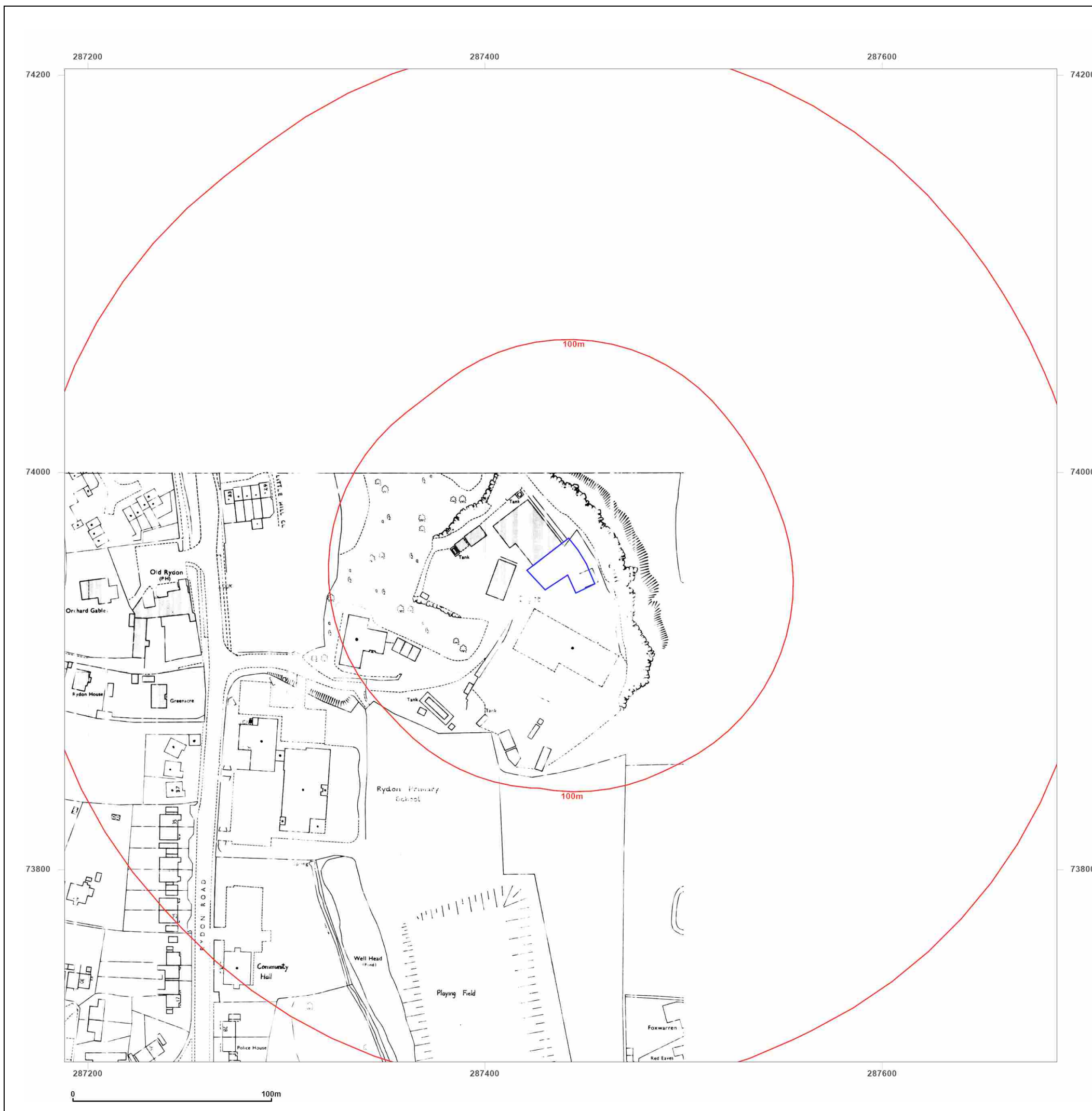


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



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

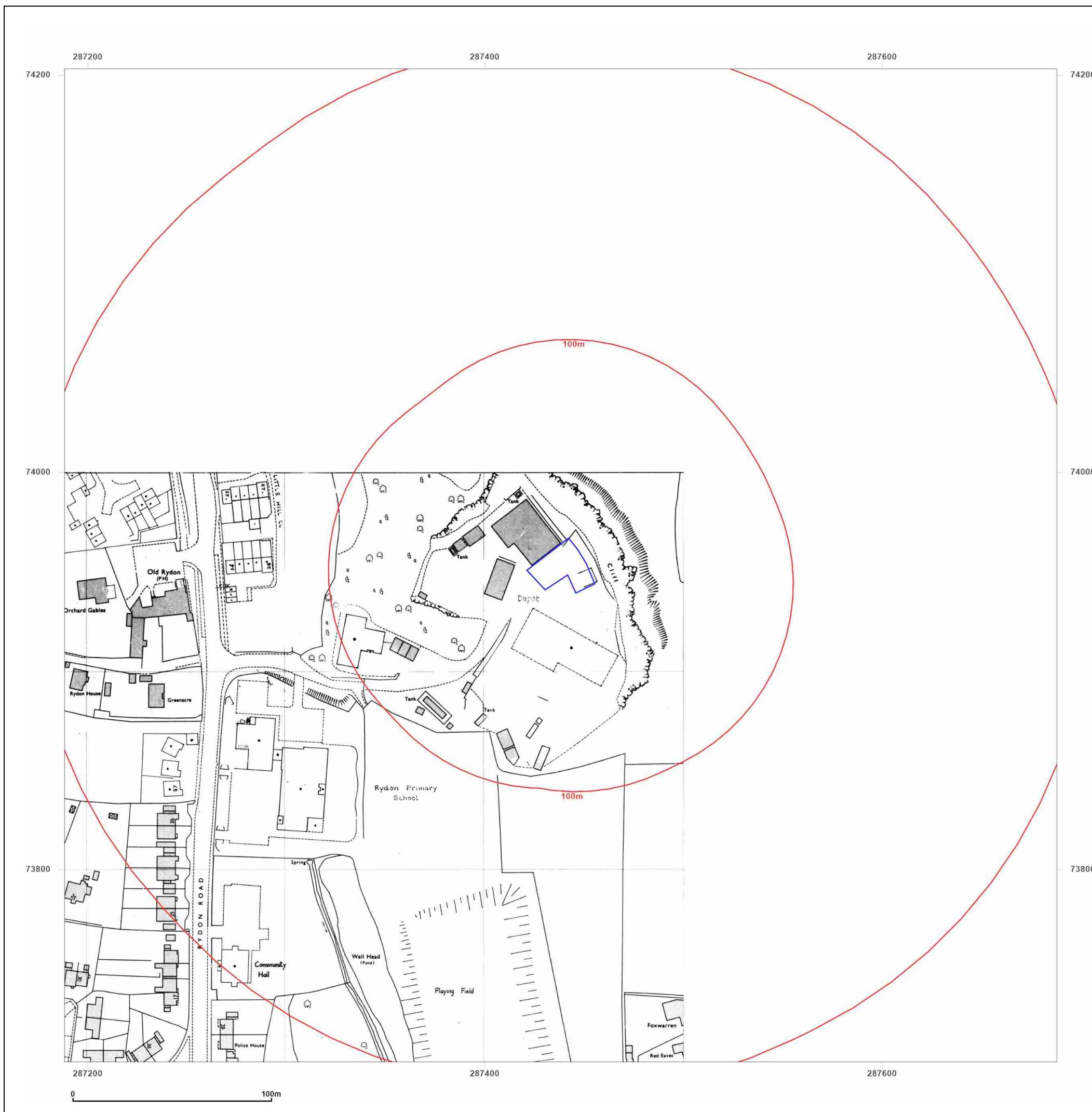


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Site Details:

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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



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

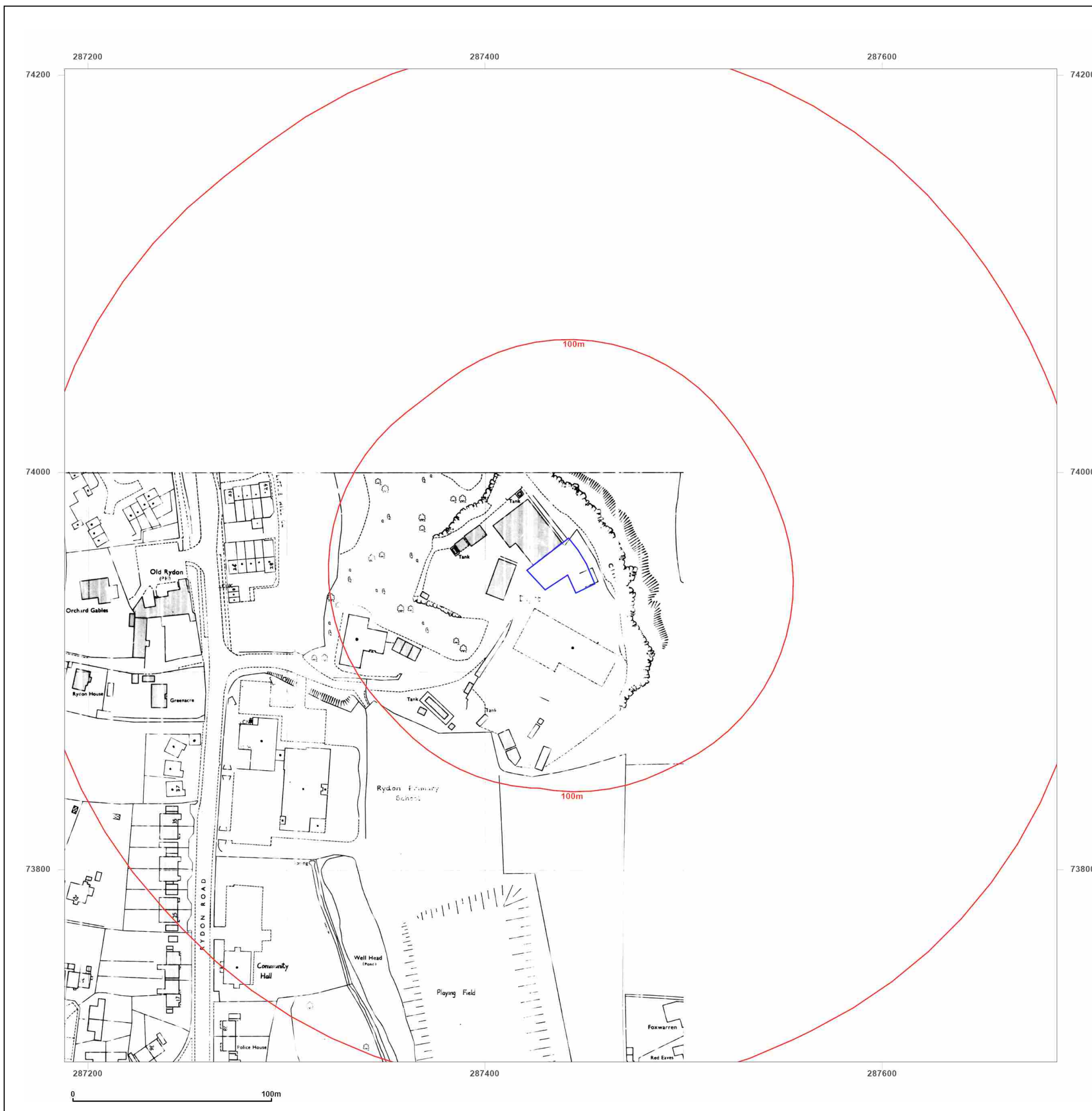


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Abbot, TQ12 3LB

Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1992

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1991
Revised 1991
Edition N/A
Copyright 1992
Levelled N/A

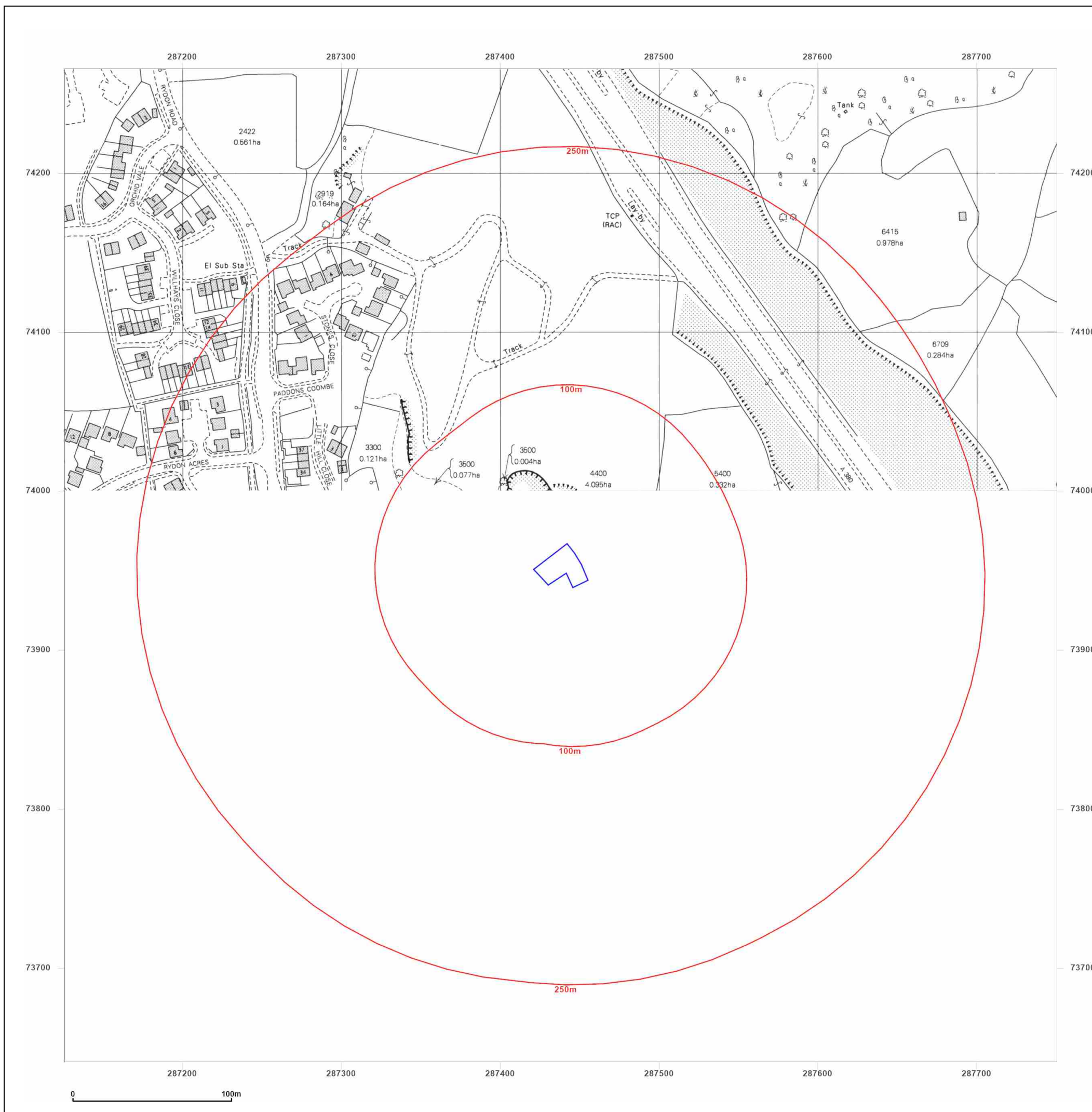


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Abbot, TQ12 3LB

Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1993

Scale: 1:1,250

Printed at: 1:2,000



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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

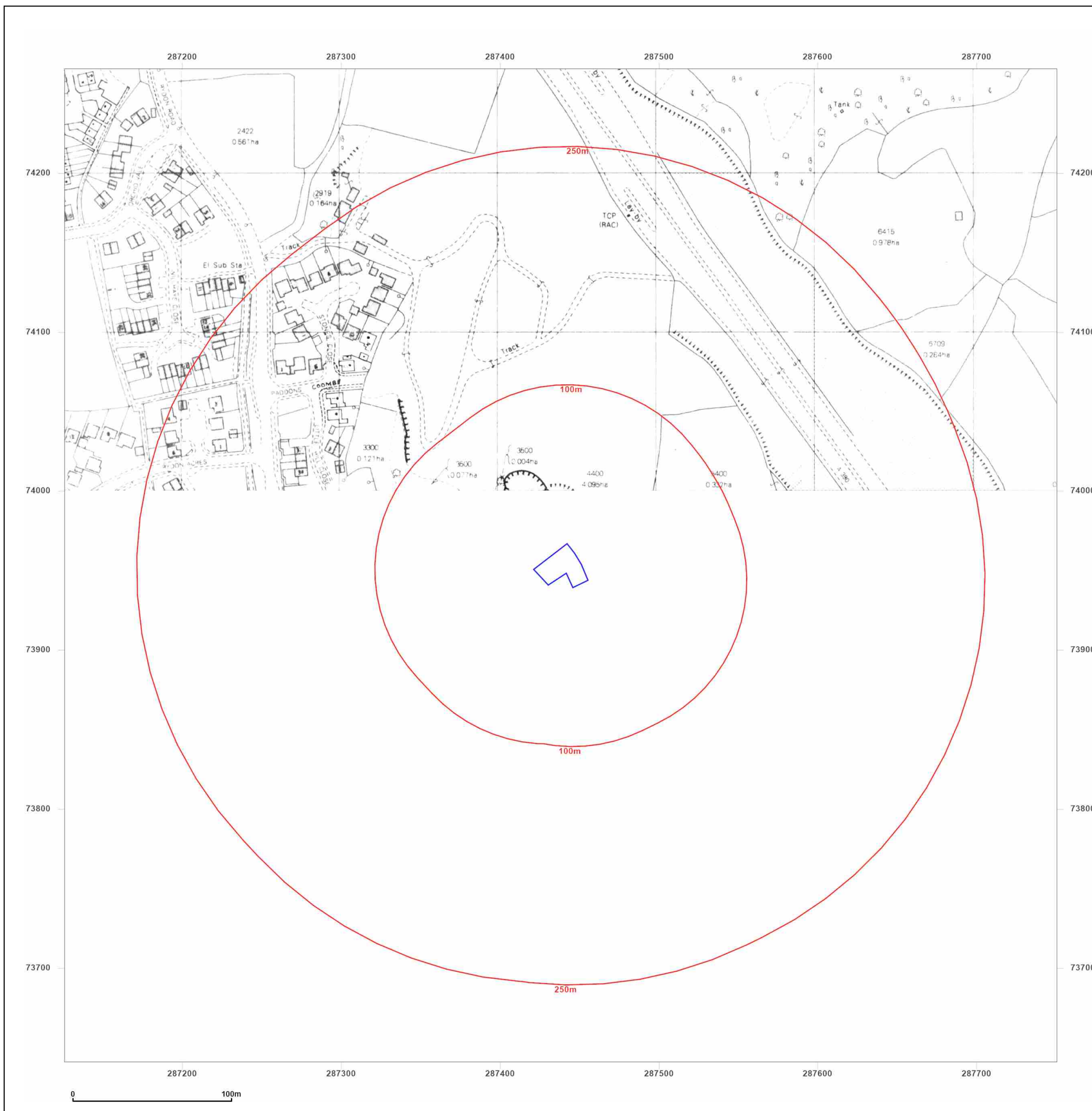


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Abbot, TQ12 3LB

Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1993
Revised 1993
Edition N/A
Copyright 1993
Levelled N/A

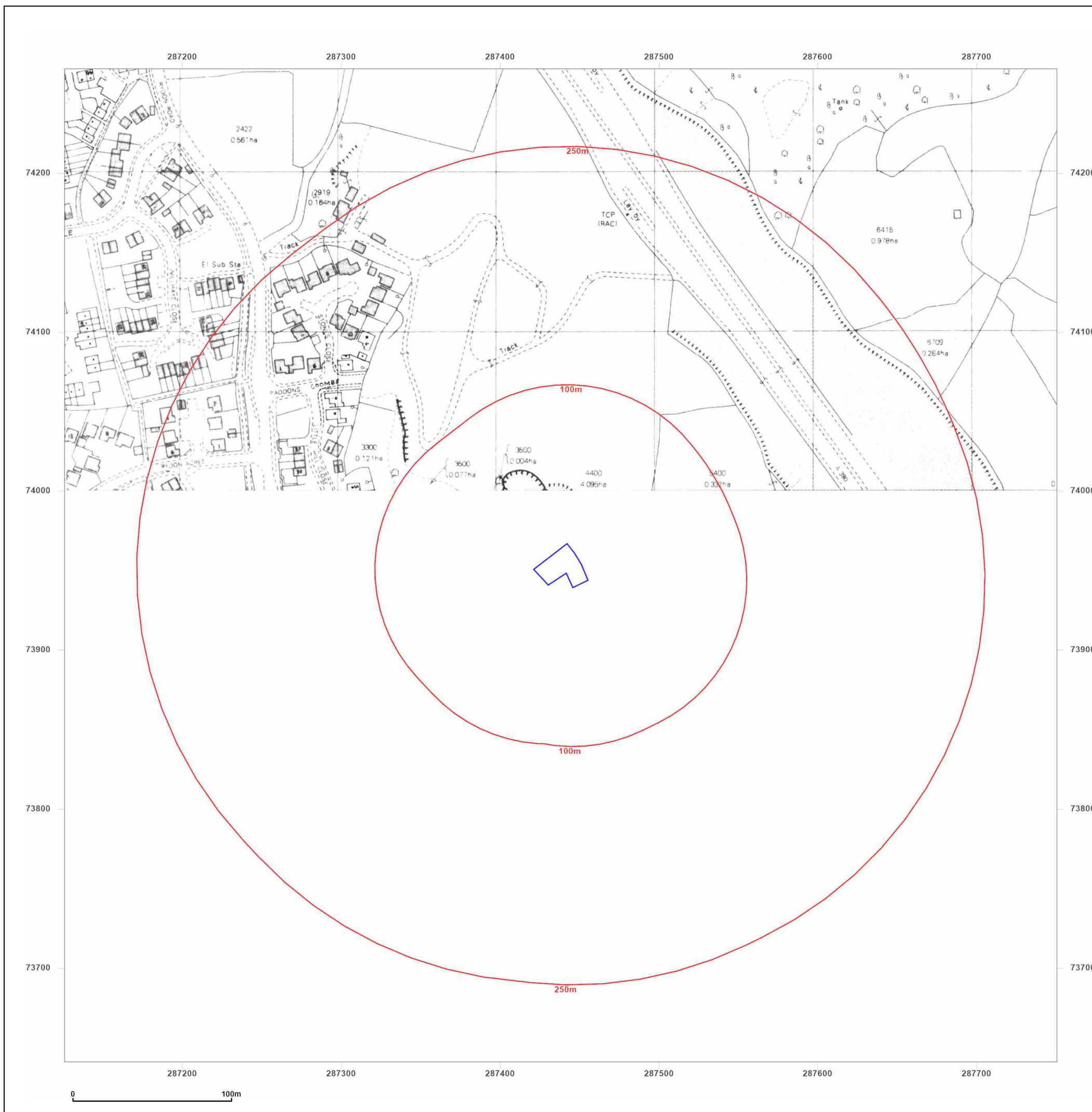


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Abbot, TQ12 3LB

Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500



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

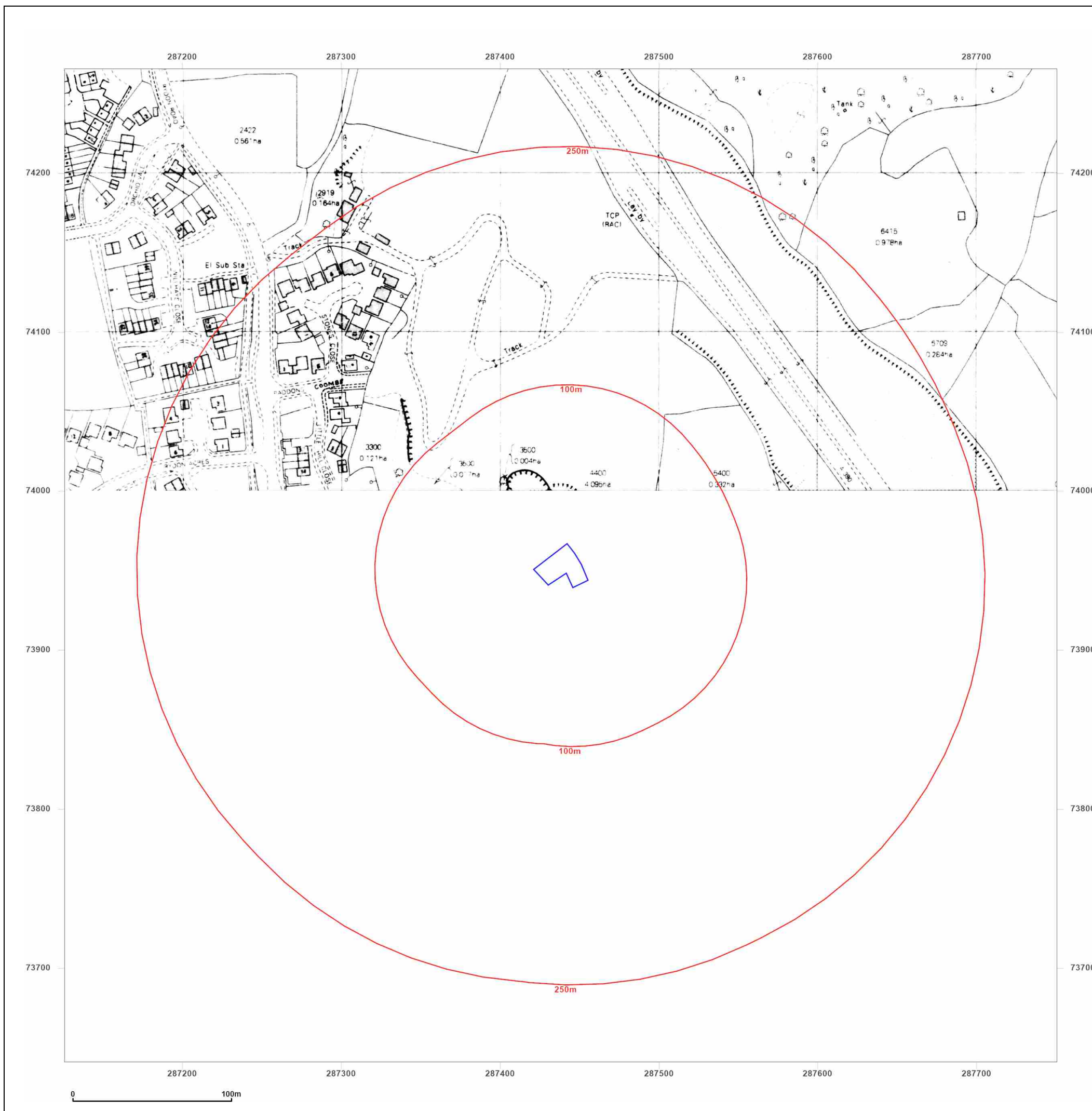


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1994

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A



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Site Details:

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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1991-1994

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1991 Revised 1991 Edition N/A Copyright 1991 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1994 Levelled N/A
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Hill, Kingsteignton, Newton
Abbot, TQ12 3LB

Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1994

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A

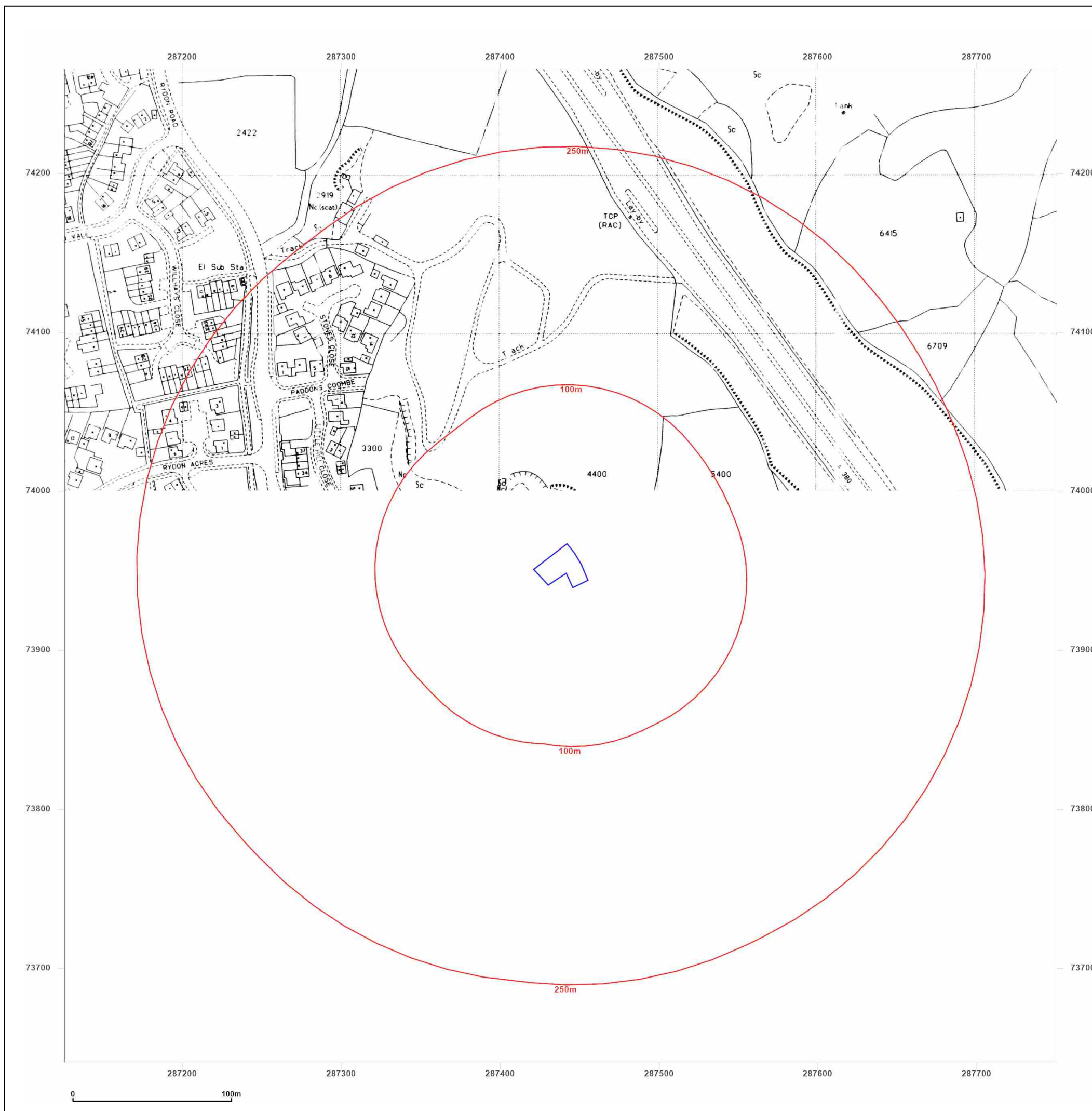


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1995

Scale: 1:2,500

Printed at: 1:2,500



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

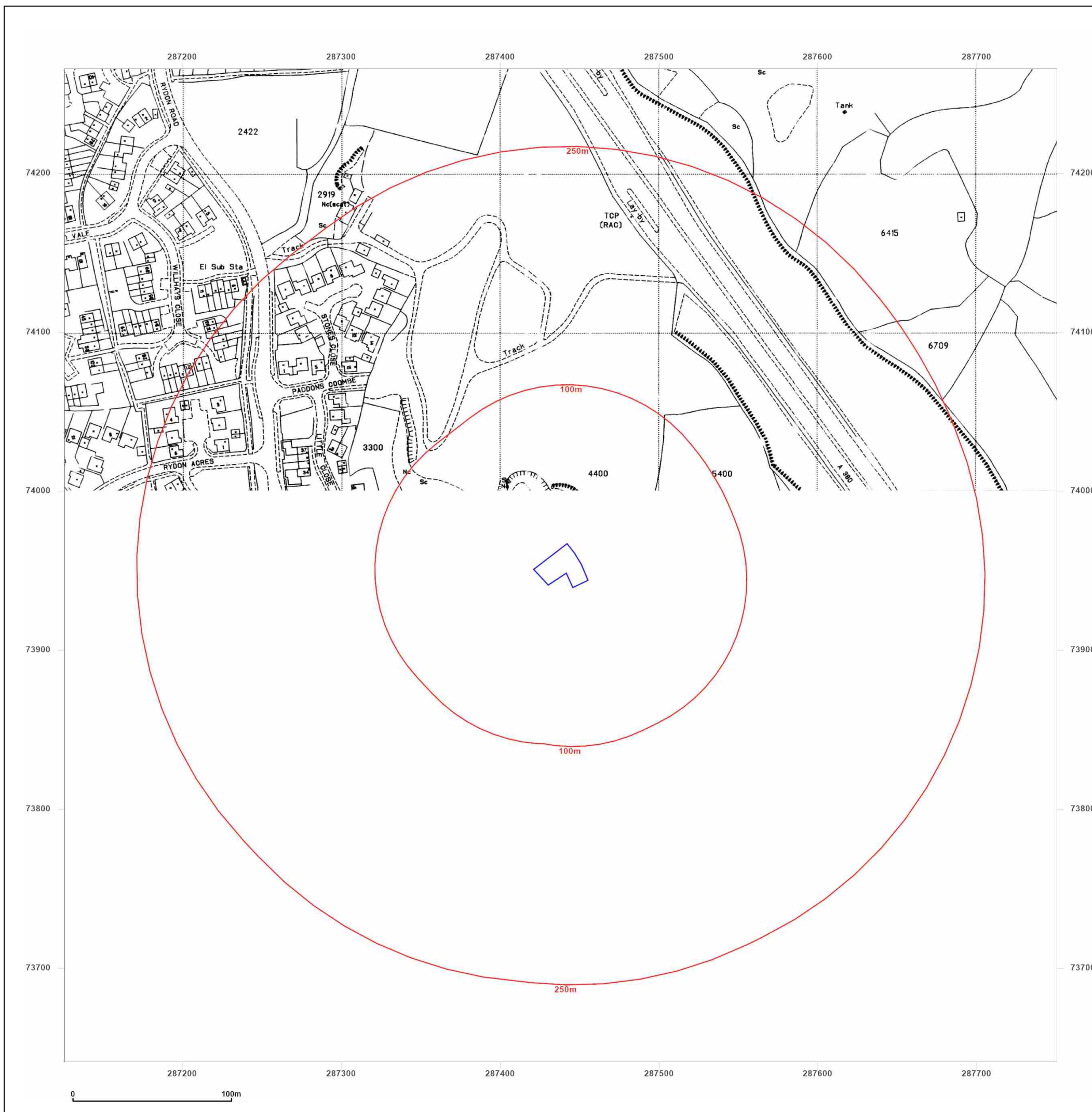


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Abbot, TQ12 3LB

Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1995

Scale: 1:2,500

Printed at: 1:2,500



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

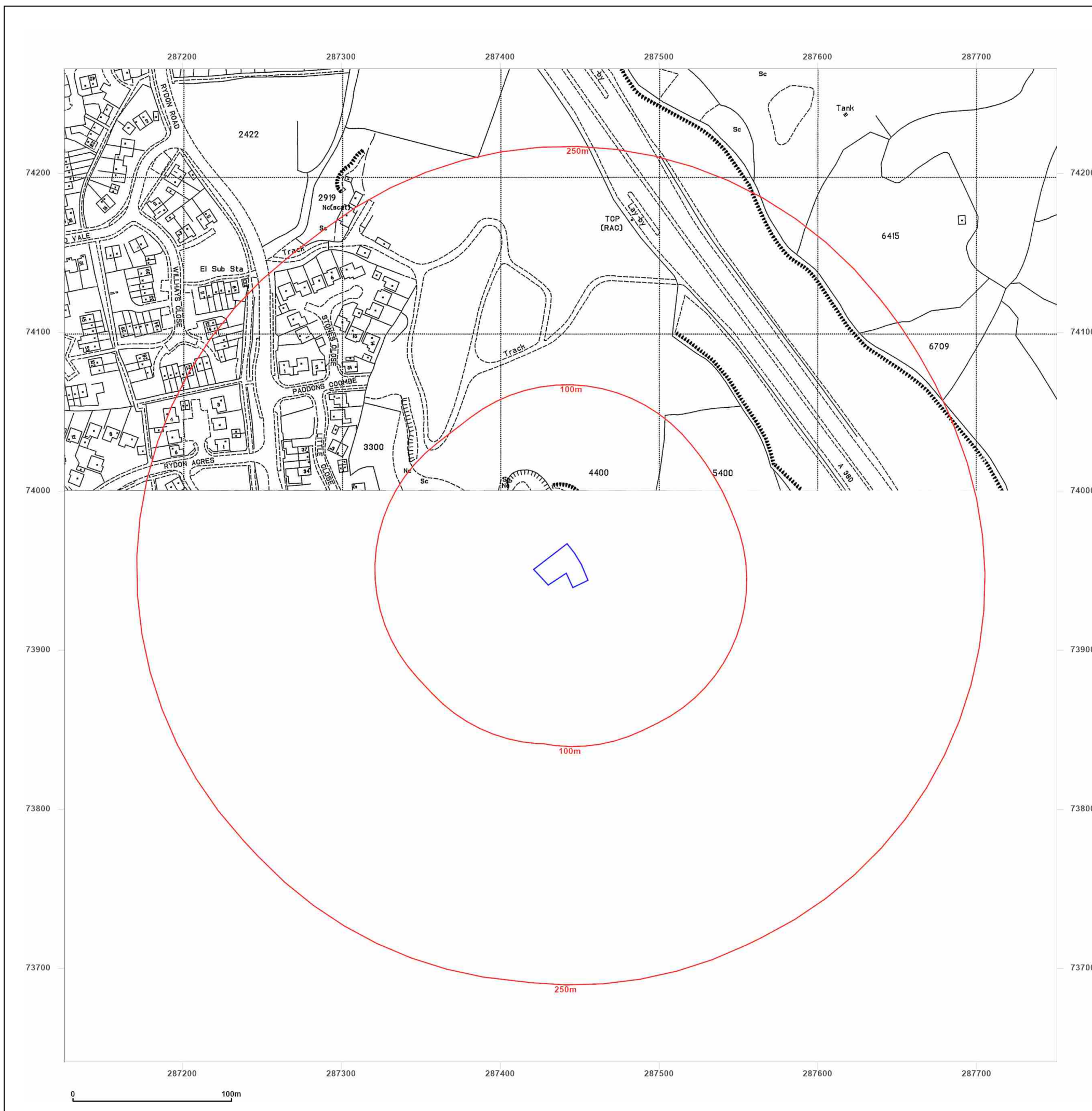


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Site Details:

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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



2003



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Site Details:

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Hill, Kingsteignton, Newton
Abbot, TQ12 3LB

Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: County Series

Map date: 1887-1889

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1887
Revised 1887
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1887
Revised 1887
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1887
Revised N/A
Edition 1889
Copyright N/A
Levelled N/A

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Revised N/A
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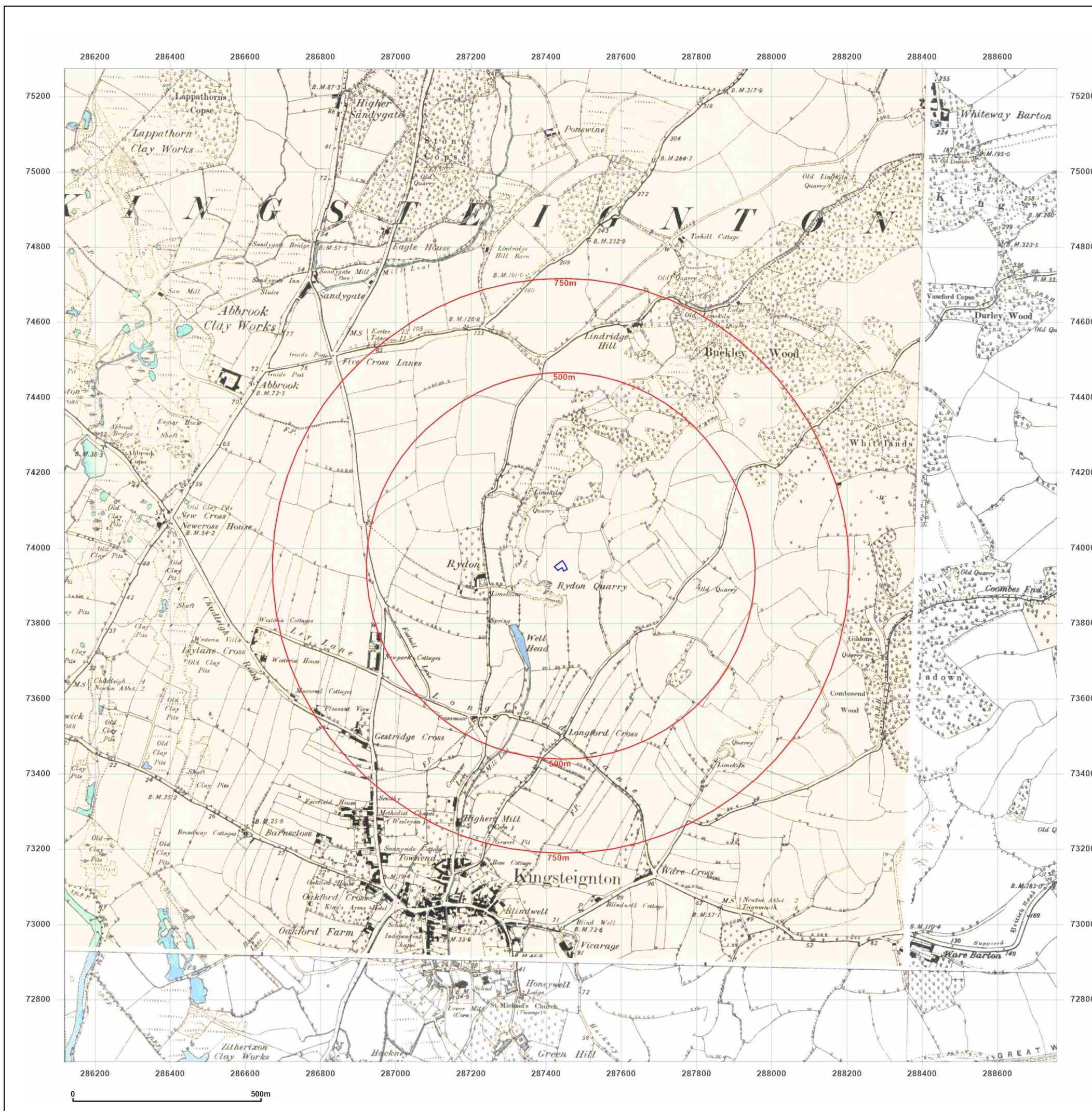


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: County Series

Map date: 1933

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1886
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1887
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1887
Revised 1933
Edition N/A
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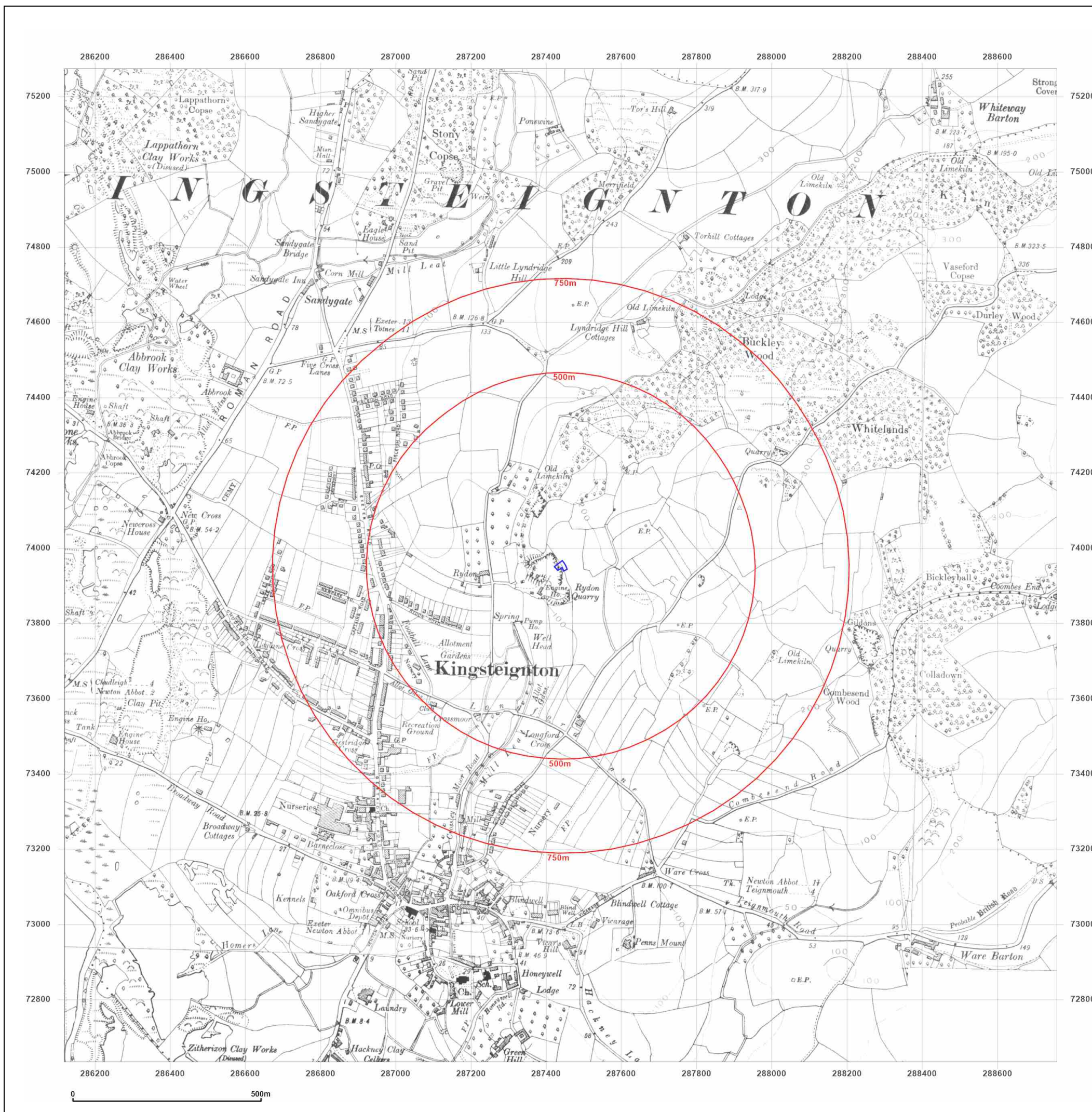


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: Provisional

Map date: 1963

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1963
Revised 1963
Edition N/A
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Surveyed 1963
Revised 1963
Edition N/A
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Site Details:

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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: Provisional

Map date: 1969

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1967
Revised 1968
Edition N/A
Copyright 1969
Levelled N/A

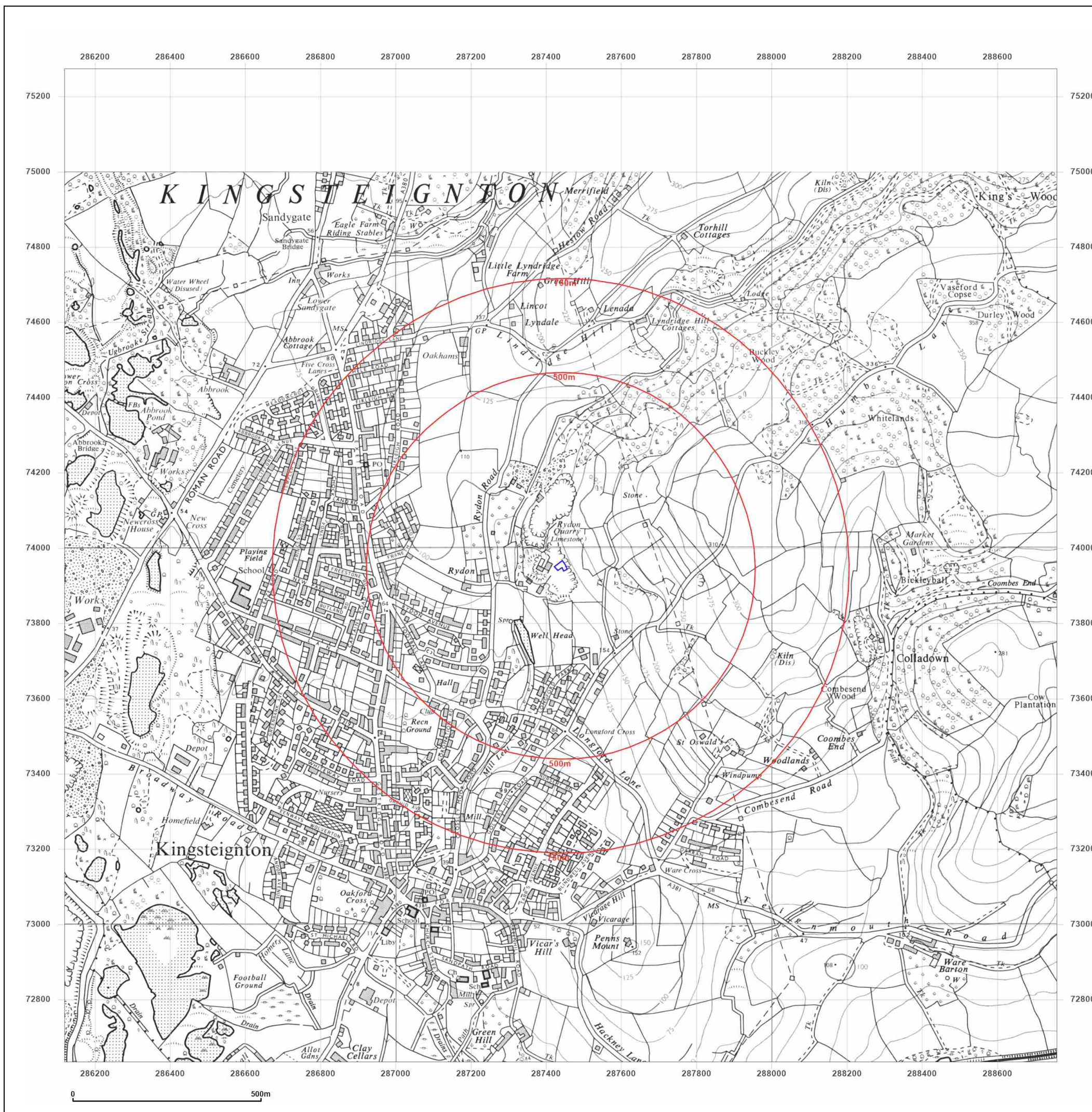


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Site Details:

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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1985

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1985
Revised 1985
Edition N/A
Copyright N/A
Levelled N/A

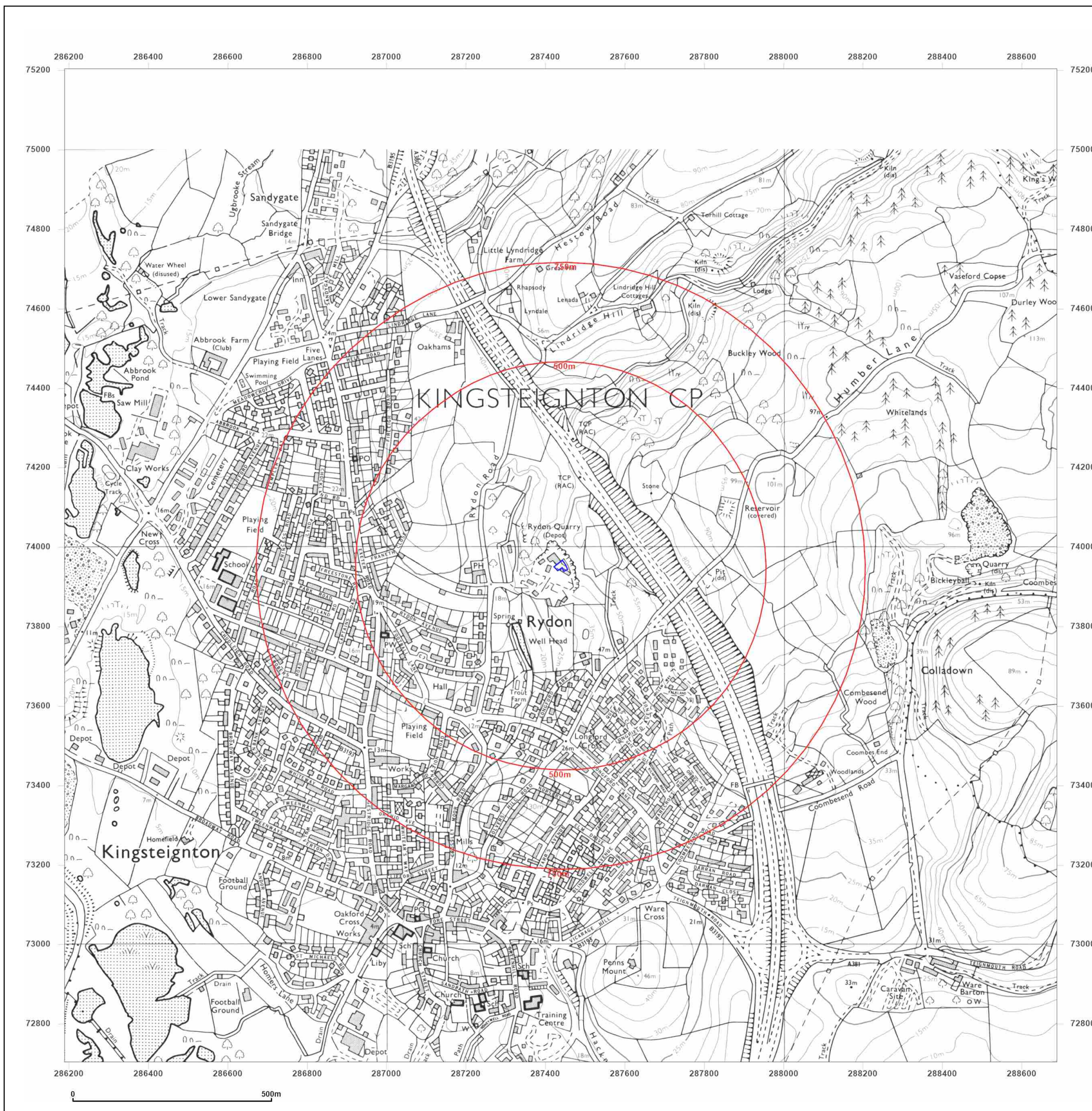


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1991-1992

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1989
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Edition N/A
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Surveyed 1989
Revised 1991
Edition N/A
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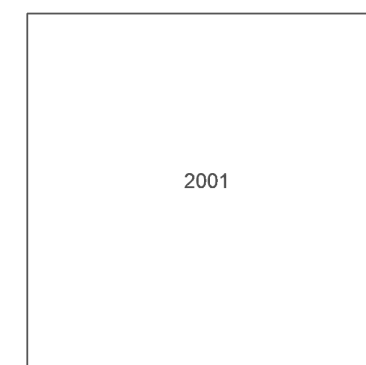
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Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

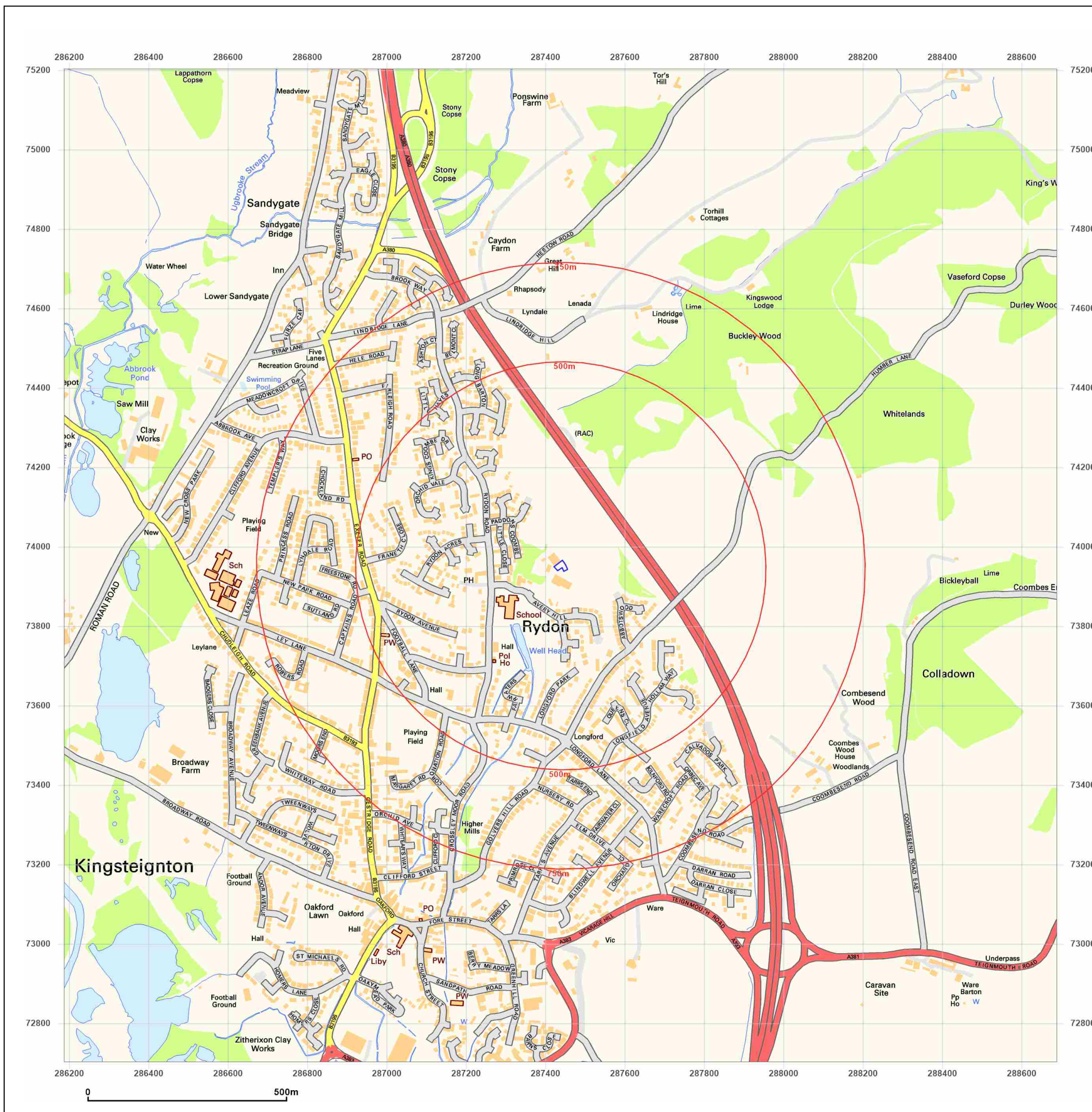


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Site Details:

Rydon Highways Depot, Avery
Hill, Kingsteignton, Newton
Abbot, TQ12 3LB

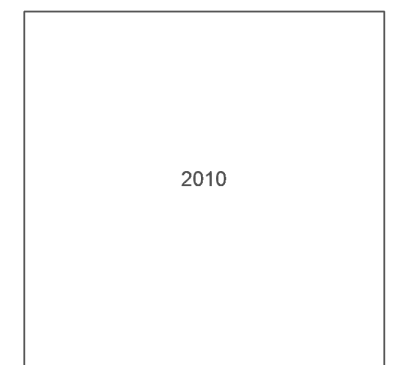
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Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 2010

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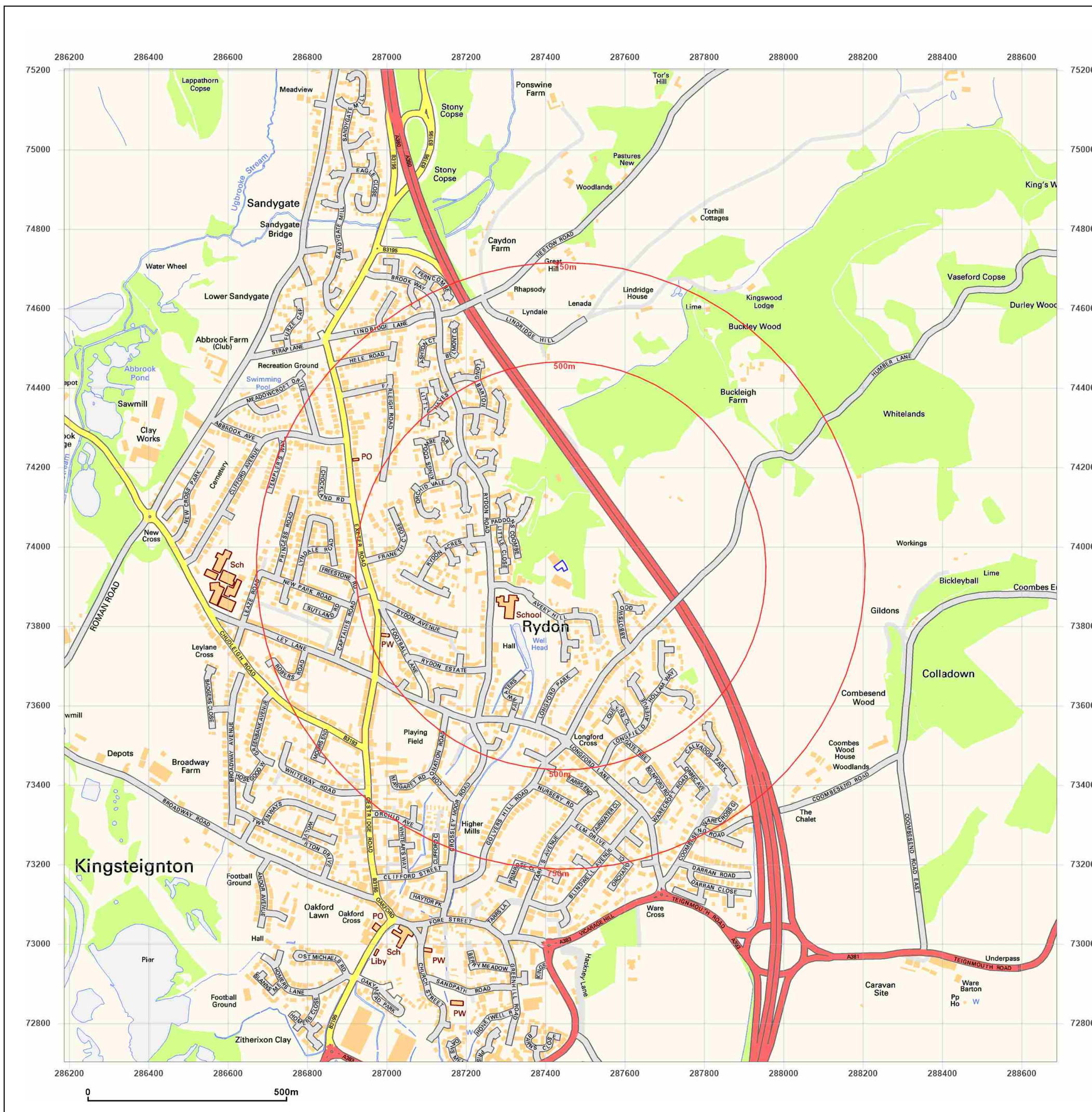


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2025

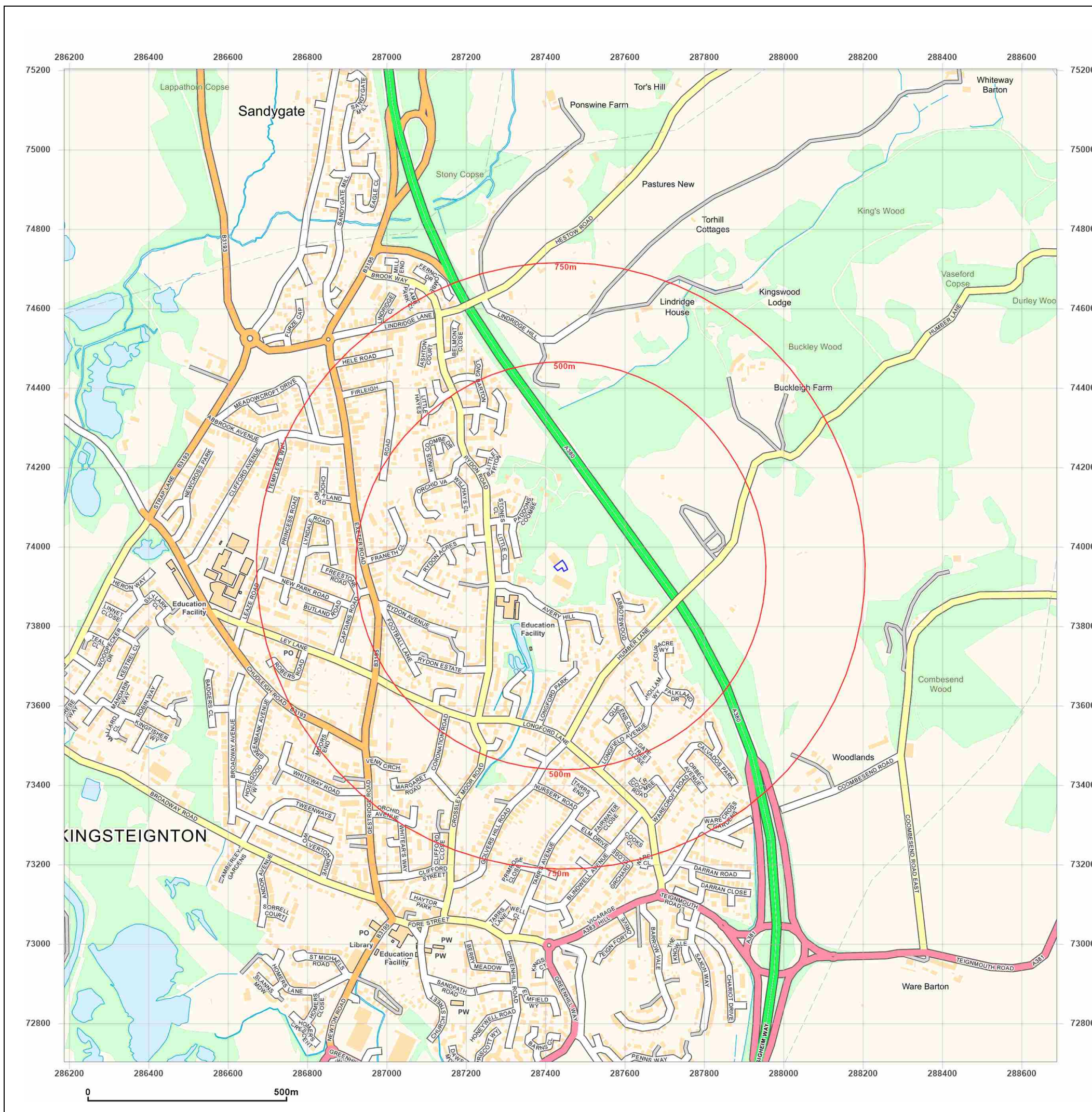


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Appendix 14 Climate Change Adaptation Plan



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Appendix 14

Climate Change Adaptation Report

18 December 2025

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Introduction

The importance of planning for climate change

What’s Climate Change?

The Met Office describes climate change as a shift in weather patterns and temperature over a long period of time and on a large scale due to emission of greenhouse gases (GHG) into the air. Changes to weather patterns and temperature are likely to have deleterious impacts on operations and infrastructure, if left unchanged.

Climate projections show that the impacts being experienced because of climate change will intensify, the severity of which will be determined by our ability to reduce future GHG emissions. Projections based on future GHG emission figures are referred to as Representative Concentration Pathways (RCP) and have been produced for the UK using the 2018 UK Climate Projections (UKCP18) climate projection tools. A summary of the best- and worst-case RCPs can be viewed below in Table 1.

Table 1: Best- and worst-case scenarios for future average temperatures and precipitations

		Best-case Scenario (RCP 2.6)		Worst-case Scenario (RCP 8.5)	
Data		Summer	Winter	Summer	Winter
Average temperature	Baseline	15.4°C	4°C	15.4°C	4°C
	Projected (2050)	1.7°C warmer	0.9°C warmer	2.1°C warmer	1.6°C warmer
	Projected (2099)	2.3°C warmer	1.2°C warmer	6.5°C warmer	4°C warmer
Average precipitation	Baseline	171mm	195mm	171mm	195mm
	Projected (2050)	17% drier	4% wetter	23% drier	7% wetter
	Projected (2099)	25% drier	7% wetter	42% drier	24% wetter

Identifying the risks that climate change poses to an organisation and identifying suitable control measures to mitigate them is crucial for long-term operational resilience. Additionally, control measures must be identified to protect human and environmental health due to climate change impacts, such as fugitive emissions of harmful substances in the event of a fire, flooding, or failure of infrastructure.

To ensure that these risks are considered, the Environment Agency (EA) requires that all environmental permits issued on or after 1st April 2023 must include climate adaptation planning within their Environmental Management Systems (EMS). Where an environmental permit was issued before this date, permit holders must produce a climate change adaptation risk assessment by 1st April 2024 and incorporate it into their EMS. This Climate Change Adaptation Plan (CCAP) will follow the structure of BS EN ISO 14090:2019, allowing easy integration into M Group Highways Infrastructure’s ISO 14001 Environmental Management System.

This CCAP will identify the risks posed to the Operation performed at Devon County Council's Rydon Depot (the Site) by climate change, the control measures to mitigate them, and a plan for when and how those measures will be implemented.

Assessment

Assessing the operational hazards, impacts, and overall risk due to climate change

Impacts

The first step to assessing the risk that climate change presents to an operation is to identify the potential impacts it may have; this could include flooding, drought, strong winds, storms, and extreme weather. When identifying the potential impacts that may affect us, we should consider operations performed at the Site, operations performed away from the Site, the broader M Group Highways business, our clients, and our supply chain partners (the Operation). Identifying climate change impacts should involve multidisciplinary teams from every stakeholder to ensure that all possibilities are covered. At this point, we should also identify the adaptation measures we have already implemented to help protect the Site and its operations from climate change.

Table 2: Operational Climate Change Impacts

Climate change variable	Business area	Impact	Responsible	Adaptation action
Summer daily maximum temperatures could be up to 7°C higher resulting in more frequent >40°C temperatures	Operations	Shutdown due to fire	M Group Highways	Fire response procedure within ISO 45001 and ISO 14001 Management Systems Trained fire marshals always present on site
		Overheating of plant and vehicles	M Group Highways	No idling policy Regular maintenance in accordance with manufacturer instructions/ guidance
		Drought	M Group Highways	Consumption minimisation best practice methods ISO 14001 Environmental Management System

Climate change variable	Business area	Impact	Responsible	Adaptation action
		Health	M Group Highways	ISO 45001 Management System
		Dust	M Group Highways	ISO 45001 Management System Vehicle washdown area
	Logistics	Products cannot be produced and/or supplied	M Group Highways	Alternative suppliers onboarded
		Loss of power	M Group Highways	None
	Assets	Damage to infrastructure due to heat expansion	M Group Highways	Expansion joints in existing infrastructure
	Community resilience	Loss of power	M Group Highways	None
		Fire	M Group Highways	None
	Markets	Reduced supply and increased demand for products	M Group Highways	Alternative suppliers onboarded
		Fluctuations in prices of products and services	M Group Highways	Alternative suppliers onboarded
	Finances	Climate change resilient infrastructure will be more expensive	M Group Highways	Early warning procedures Compensation events
		Changes to insurance policy	M Group Highways	None
Winter daily maximum	Operations	Freezing of infrastructure	M Group Highways	None

Climate change variable	Business area	Impact	Responsible	Adaptation action
temperatures up 4°C higher with greater high and low temperature extremes	Logistics	Freezing of plant	M Group Highways	None
		Health	M Group Highways	ISO 45001 Management System
		Snow blocking access to the Site	M Group Highways	Utilisation of the Site's gritter fleet
		Suppliers can't deliver products	M Group Highways	Alternative suppliers onboarded
		Loss of power	M Group Highways	None
	Assets	Collapse of structures due to snow	M Group Highways	Site inspections
	Community Resilience	Loss of power	M Group Highways	None
		Loss of gas infrastructure	M Group Highways	None
	Markets	Reduced supply and increased demand for products	M Group Highways	Alternative suppliers onboarded
		Fluctuations in prices of products and services	M Group Highways	Alternative suppliers onboarded
				Cost-plus model
				Compensation events
	Finances	Climate change resilient infrastructure will be more expensive	M Group Highways	Early warning procedures
				Compensation events

Climate change variable	Business area	Impact	Responsible	Adaptation action
		Insurance doesn't cover climate change impacts	M Group Highways	None
Daily rainfall intensity could be up to 20% greater than experienced currently	Operations	Flooding of the Site	M Group Highways	None
	Logistics	Flooding of local roads	M Group Highways	None
		Suppliers can't deliver products	M Group Highways	Alternative suppliers onboarded
	Assets	Flooding of site offices	M Group Highways	None
		Flooding of site plant and vehicles	M Group Highways	None
	Community resilience	Isolation of vulnerable people	M Group Highways	None
		Loss of power	M Group Highways	None
	Markets	Reduced supply and increased demand for products	M Group Highways	Alternative suppliers onboarded
		Fluctuations in prices of products and services	M Group Highways	Alternative suppliers onboarded
				Cost-plus model
				Compensation events
				Early warning system
	Finances	Climate change resilient infrastructure will be more expensive	M Group Highways	Early warning procedures
				Compensation events

Climate change variable	Business area	Impact	Responsible	Adaptation action
		Insurance doesn't cover climate change impacts	M Group Highways	None
Average winter rainfall may increase by 40% compared to current figures	Operations	Snow blocking access to the Site	M Group Highways	Utilisation of the Site's gritter fleet
		Sealed drainage and water storage system filled	M Group Highways	Tankers available to empty storage tanks
				Storage tanks may be opened to the foul sewer network
	Logistics	Suppliers can't deliver products due to flooding or snow	M Group Highways	Alternative suppliers onboarded
				Utilisation of the Site's gritter fleet
		Loss of power	M Group Highways	None
	Assets	Collapse of structures due to snow	M Group Highways	Site inspections
	Community Resilience	Loss of power	M Group Highways	None
	Markets	Reduced supply and increased demand for products	M Group Highways	Alternative suppliers onboarded
		Fluctuations in prices of products and services	M Group Highways	Alternative suppliers onboarded
				Cost-plus model
				Compensation events
				Early warning system

Climate change variable	Business area	Impact	Responsible	Adaptation action
Sea level may increase by up to 0.6m	Finances	Climate change resilient infrastructure will be more expensive	M Group Highways	Early warning procedures Compensation events
		Insurance doesn't cover climate change impacts	M Group Highways	None
	Operations	Flooding of the Site	M Group Highways	None
		Suppliers can't deliver products	M Group Highways	Alternative suppliers onboarded
				Cost-plus model
				Compensation events
				Early warning system
	Logistics	Flooding of local roads	M Group Highways	None
	Assets	Flooding of site offices	M Group Highways	None
	Community resilience	Isolation of vulnerable people	M Group Highways	None
		Loss of power	M Group Highways	Alternative suppliers onboarded
	Markets	Reduced supply and increased demand for products	M Group Highways	Alternative suppliers onboarded
				Cost-plus model
				Compensation events
				Early warning system

Climate change variable	Business area	Impact	Responsible	Adaptation action
Summers could experience up to 40% less rainfall than currently experienced		Fluctuations in prices of products and services	M Group Highways	Early warning procedures Compensation events
	Finances	Climate change resilient infrastructure will be more expensive	M Group Highways	None
		Insurance doesn't cover climate change impacts	M Group Highways	Alternative suppliers onboarded
	Operations	Drought	M Group Highways	Consumption minimisation best practice methods ISO 14001 Environmental Management System
	Logistics	Suppliers can't deliver products due to flash flooding	M Group Highways	Alternative suppliers onboarded
	Assets	No impact		
	Community resilience	Drought	M Group Highways	None
	Markets	Reduced supply and increased demand for products	M Group Highways	Alternative suppliers onboarded Cost-plus model Compensation events Early warning system

Climate change variable	Business area	Impact	Responsible	Adaptation action
		Fluctuations in prices of products and services	M Group Highways	Early warning procedures Compensation events
	Finances	No impact		
	Operations	No impact		
Peak water flow could be up to 50% greater at its peak and up 80% less at its lowest	Logistics	No impact		
	Assets	No impact		
	Community resilience	Discharges to surface waters will be less diluted causing greater impact	M Group Highways	None
	Markets	No impact		
	Finances	No impact		
Increased frequency of extreme weather conditions such as high winds and lightning	Operations	Volume of highway clearance works exceed operational capacity	M Group Highways	Subcontractors available
		Dust	M Group Highways	ISO 45001 Management System Vehicle washdown area
		Health	M Group Highways	ISO 45001 Management System
	Logistics	Suppliers can't deliver products due to extreme wind	M Group Highways	Alternative suppliers onboarded

Climate change variable	Business area	Impact	Responsible	Adaptation action
	Assets	Loss of power	M Group Highways	None
		Overturning of vehicles	M Group Highways	None
		Damage to site structures	M Group Highways	None
	Community resilience	Isolation of vulnerable people	M Group Highways	None
		Loss of power	M Group Highways	None
	Markets	Reduced supply and increased demand for products	M Group Highways	Alternative suppliers onboarded
				Cost-plus model
				Compensation events
				Early warning system
		Fluctuations in prices of products and services	M Group Highways	Early warning procedures Compensation events
	Finances	Climate change resilient infrastructure will be more expensive	M Group Highways	None
		Insurance doesn't cover climate change impacts	M Group Highways	Alternative suppliers onboarded

Risk Assessment

Once the potential impacts and existing adaptation measures have been identified, we can begin to assess the risk. Risk is determined by the likelihood and severity of an impact. Impacts with a risk score of 5 or greater present an unacceptable risk to the Operation and require mitigation through identification and implementation of additional control measures.

Once the priority impacts have been identified, we can identify the control measures that afford the Operation the greatest resilience to the relevant climate change impact. The four aspects of resilience can be viewed below.

Table 3: The Four Aspects of Resilience

Aspect	Details
Resistance	Preventing damage from occurring.
Reliability	Designing a process to operate in a range of conditions or circumstances.
Redundancy	Availability of alternative, backup, or spare resources.
Recovery	An operation's ability to return to normal after a disruption.

The risk matrix that will be utilised in this CCAP can be seen below.

Table 4: Risk Matrix

Likelihood	1 (very low)	2 (low)	3 (medium)	4 (high)	5 (very high)
Severity					
1	1	2	3	4	5
2	2	4	6	8	10
3	3	6	9	12	15
4	4	8	12	16	20
5	5	10	15	20	25

A risk will be placed into one of 5 risk bands:

- Very low: risk score 1 to 4
- Low: risk score 5 to 9
- Medium: risk score 10 to 14
- High: risk score 15 to 19
- Very high: risk score 20 to 25

Table 5: Assessment of Climate Change Impact Risk

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
Summer daily maximum temperatures could be up to 7°C higher resulting in more frequent >40°C temperatures	Operations	Shutdown due to fire	4	3	12	Combustible materials and wastes shall be dampened in the event of prolonged or extreme hot weather Toolbox talks will be given on the early signs of fire ahead of prolonged or extreme hot weather Hourly site inspections during daily peak temperatures A minimum of two subcontractors onboarded to perform critical services on behalf of Milestone Infrastructure in the event of a temporary shutdown	2	3	6
		Overheating of plant and vehicles	4	4	16	No idling policy operated at the Site at all times Daily coolant checks on all plant and vehicles during periods of prolonged or extreme hot weather Use of plant at peak daily temperatures during periods of extreme hot weather will be limited to	1	4	4

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
						operation-critical activities only Toolbox talks will be delivered ahead of forecasted prolonged or extreme hot weather to all staff at the Site regarding working methods to prevent overheating and how to tackle fire Regular maintenance in accordance with manufacturer instructions/ guidance			
		Drought	4	3	12	Rainwater is harvested from structures on the Site and utilised for non-potable applications Bottled water will be available for all staff at the Site	4	2	8
		Health	5	4	20	Staff will be forced to take water breaks at regular intervals during periods of extreme hot weather Operational output targets will be temporarily reduced during periods of extreme hot weather	2	4	8

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
						Toolbox talks will be delivered ahead of forecasted extreme hot weather to all staff at the Site on heat-related illnesses and how to recognise them			
		Dust	3	5	15	Dust suppression will be utilised in loose materials and waste storage areas during periods of prolonged or extreme hot weather Where dust is tracked onto the surface infrastructure at the Site the site will be cleaned by road sweeper or plant with a sweeper attachment Toolbox talks will be delivered ahead of forecasted prolonged or extreme hot weather to all staff at the Site regarding working methods to reduce dust generation and the potential health implications of dust	1	5	5
	Logistics	Products cannot be produced	4	2	8	A minimum of two alternative suppliers should	4	1	4

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
		and/or supplied				be identified for each product Products should be over-stocked at the Site to cover temporary supply gaps			
		Loss of power	3	3	9	A backup generator will be utilised to regain power to the Site in the event of medium-term loss of power (days) All staff may temporarily work from laptop batteries in the short-term (minutes, hours) All staff may temporarily tether to mobile data connections and use mobile phone batteries in the short-term (minutes, hours) All office staff are set up to work from home in the event of long-term loss of power (a week or greater)	4	1	4
	Assets	Damage to infrastructure due to heat expansion	3	4	12	All concrete infrastructure installed with expansion joints	1	4	4

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
						External metal pipework and fittings will be insulated Hourly site inspections during daily peak temperatures Toolbox talks will be delivered ahead of forecasted prolonged or extreme hot weather to all staff at the Site regarding how to identify damage to infrastructure			
	Community resilience	Loss of power	4	5	20	Engage and support the local community's Local Resilience Forum (LRF) Use local social media channels to update the community on upcoming extreme weather and signpost support services	2	5	10
		Fire	4	5	20	Engage and support the local community's Local Resilience Forum (LRF) Use local social media channels to update the community on upcoming extreme weather and signpost support services	2	5	10

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
	Markets	Reduced supply and increased demand for products	5	3	15	Identify products made from alternative materials Use products made from recycled waste where possible Reduce products that rely on international markets Increase quantity of products stored locally at the Site	5	2	10
		Fluctuations in prices of products and services	5	4	20	Services and materials charged to the client on a cost-plus basis Early warnings issued to the client ahead of forecasted market fluctuations Innovating with supply chain partners to produce products from alternative materials Increase circularity through prevention, reuse, and recycling methodologies	5	3	15
	Finances	Climate change resilient infrastructure	4	4	16	Identify infrastructure, logistical, and operational changes required to provide resilience to the impacts of climate change	4	2	8

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
		will be more expensive				Provide early warnings including timescales and costs for the require to the client as early as possible so that funding can be set aside Consider carbon reduction and climate change resilience when designing new works to reduce future costs Consider carbon reduction and climate change resilience when undertaking repair works to reduce future costs Innovate to drive efficiency and reduce costs			
		Changes to insurance policy	5	4	20	Ensure insurance policy includes claims resulting from climate change impacts Ensure that provision is made for increasing insurance costs due to an increased frequency and cost of claims	5	8	8
Winter daily maximum	Operations	Freezing of infrastructure	5	3	15	External pipework will be insulated	2	3	6

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
temperatures up 4°C higher with greater high and low temperature extremes						Where insulated pipework continues to freeze inline heating will be installed			
						Where drainage infrastructure becomes frozen small quantities of the Site's grit salt and brine may be utilised to aid melting			
						External pipework will be checked weekly for damage resulting from contraction during periods of extreme cold weather			
		Freezing of plant	4	3	12	All water reservoirs will contain an additive that prevents freezing	1	3	3
		Health	3	4	12	Toolbox talks will be delivered ahead of forecasted prolonged or extreme cold weather to all staff at the Site regarding driving in icy conditions and recognising the early signs of temperature related illnesses such as hypothermia and frost bite	1	3	3

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
	Logistics	Snow blocking access to the Site	4	2	8	The Site's gritting fleet will grit apply grit salt and brine to the Site and surrounding local roads whilst performing their regular winter highway maintenance duties	2	2	4
		Suppliers can't deliver products	4	3	12	A minimum of two alternative suppliers should be identified for each product Extra materials will be stored at the Site for use during temporary supply chain disruption	3	1	3
		Loss of power	4	3	12	A backup generator will be utilised to regain power to the Site in the event of medium-term loss of power (days) All staff may temporarily work from laptop batteries in the short-term (minutes, hours) All staff may temporarily tether to mobile data connections and use mobile phone batteries in	4	1	4

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
						the short-term (minutes, hours) All office staff are set up to work from home in the event of long-term loss of power (a week or greater)			
	Assets	Collapse of structures due to snow	3	5	15	Flat-roofed structures will be inspected continuously by operatives using the site during snowfall Where snow has accumulated significantly on roofs the snow will be physically removed Grit salt will be applied to the roof to aid melting of snow Pitched roofs will be favoured where possible	1	5	5
	Community Resilience	Loss of power	4	5	16	Engage and support the local community's Local Resilience Forum (LRF) Use local social media channels to update the community on upcoming extreme weather and signpost support services	2	5	10

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
		Loss of gas infrastructure	4	5	20	Engage and support the local community's Local Resilience Forum (LRF) Use local social media channels to update the community on upcoming extreme weather and signpost support services	2	5	10
	Markets	Reduced supply and increased demand for products	5	3	15	Identify products made from alternative materials Use products made from recycled waste where possible Reduce products that rely on international markets Increase quantity of products stored locally at the Site	5	2	10
		Fluctuations in prices of products and services	5	4	20	Services and materials charged to the client on a cost-plus basis Early warnings issued to the client ahead of forecasted market fluctuations Innovating with supply chain partners to produce products from alternative materials	5	3	15

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
						Increase circularity through prevention, reuse, and recycling methodologies			
	Finances	Climate change resilient infrastructure will be more expensive	4	4	16	Identify infrastructure, logistical, and operational changes required to provide resilience to the impacts of climate change Provide early warnings including timescales and costs for the require to the client as early as possible so that funding can be set aside Consider carbon reduction and climate change resilience when designing new works to reduce future costs Consider carbon reduction and climate change resilience when undertaking repair works to reduce future costs Innovate to drive efficiency and reduce costs	4	2	8
		Insurance doesn't cover climate	5	4	20	Ensure insurance policy includes claims resulting	2	4	8

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
		change impacts				from climate change impacts Ensure that provision is made for increasing insurance costs due to an increased frequency and cost of claims			
Daily rainfall intensity could be up to 20% greater than experienced currently	Operations	Flooding of the Site	3	3	9	Waste and material bays will serve as a flood barrier to surface water risk from the northwest, west, and southwest Site drainage infrastructure will be cleaned regularly as per the schedule within the Depot Environmental Management Plan Erectable flood barriers may be implemented on the open face of waste and materials bays Other facilities operated by the client and third-party receiving facilities may be utilised for incoming waste until flood water subsides	3	1	3
	Logistics	Flooding of local roads	4	3	12	Extent of flood water will be determined and alternate routes planned for	4	2	8

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
						incoming and outgoing traffic Standing flood water will be over pumped into the nearest drainage point Toolbox talks will be delivered ahead of forecasted prolonged or extreme rainfall regarding how to drive in heavy rain and through floodwater			
		Suppliers can't deliver products	5	3	15	A minimum of two alternative suppliers should be identified for each product Extra materials will be stored at the Site for use during temporary supply chain disruption	5	1	5
	Assets	Flooding of site offices	2	4	8	Site drainage infrastructure will be cleaned regularly as per the schedule within the Depot Environmental Management Plan Flood barriers will be installed on doorways to prevent the increase of flood water ahead of forecasted extreme rainfall	1	4	4

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
						Site office staff will be instructed to work from home where possible			
		Flooding of site plant and vehicles	2	4	8	Site drainage infrastructure will be cleaned regularly as per the schedule within the Depot Environmental Management Plan Site plant and vehicles will be relocated to an area of the site not at risk of flooding ahead of forecasted extreme rainfall	1	4	4
	Community resilience	Isolation of vulnerable people	4	5	20	Engage and support the local community's Local Resilience Forum (LRF) Use local social media channels to update the community on upcoming extreme weather and signpost support services	2	5	10
		Loss of power	4	5	16	Engage and support the local community's Local Resilience Forum (LRF) Use local social media channels to update the community on upcoming	1	5	4

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
						extreme weather and signpost support services			
	Markets	Reduced supply and increased demand for products	5	4	20	Identify products made from alternative materials Use products made from recycled waste where possible Reduce products that rely on international markets Increase quantity of products stored locally at the Site	5	2	10
		Fluctuations in prices of products and services	5	4	20	Services and materials charged to the client on a cost-plus basis Early warnings issued to the client ahead of forecasted market fluctuations Innovating with supply chain partners to produce products from alternative materials Increase circularity through prevention, reuse, and recycling methodologies	5	3	15
	Finances	Climate change	4	4	16	Identify infrastructure, logistical, and operational	2	4	8

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
		resilient infrastructure will be more expensive				changes required to provide resilience to the impacts of climate change Provide early warnings including timescales and costs for the require to the client as early as possible so that funding can be set aside Consider carbon reduction and climate change resilience when designing new works to reduce future costs Consider carbon reduction and climate change resilience when undertaking repair works to reduce future costs Promote innovation to drive efficiency and cost reduction			
		Insurance doesn't cover climate change impacts	5	4	20	Ensure insurance policy includes claims resulting from climate change impacts Ensure that provision is made for increasing insurance costs due to an	2	4	8

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
						increased frequency and cost of claims			
Average winter rainfall may increase by 40% compared to current figures	Operations	Snow blocking access to the Site	4	2	8	The Site's gritting fleet will grit apply grit salt and brine to the Site and surrounding local roads whilst performing their regular winter highway maintenance duties	2	2	4
		Sealed drainage and water storage system overwhelmed	3	4	12	Buried water tanks are twice the current average daily rainfall + 40% The tanks will be triggered with an alarm system to notify the site that the tanks are approaching full Milestone Infrastructure or third-party tankers will take the waste water treatment facility in the event that the tanks' alarms are triggered	1	4	4
	Logistics	Suppliers can't deliver products due to flooding or snow	4	3	12	A minimum of two alternative suppliers should be identified for each product Extra materials will be stored at the Site for use	4	1	4

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
						during temporary supply chain disruption			
		Loss of power	4	3	12	A backup generator will be utilised to regain power to the Site in the event of medium-term loss of power (days) All staff may temporarily work from laptop batteries in the short-term (minutes, hours) All staff may temporarily tether to mobile data connections and use mobile phone batteries in the short-term (minutes, hours) All office staff are set up to work from home in the event of long-term loss of power (a week or greater)	4	1	4
	Assets	Collapse of structures due to snow	3	5	15	Flat-roofed structures will be inspected continuously by operatives using the site during snowfall Where snow has accumulated significantly on roofs the snow will be physically removed	1	5	5

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
						Grit salt will be applied to the roof to aid melting of snow			
						Pitched roofs will be favoured where possible			
	Community Resilience	Loss of power	4	5	20	Engage and support the local community's Local Resilience Forum (LRF)	2	5	10
						Use local social media channels to update the community on upcoming extreme weather and signpost support services			
	Markets	Reduced supply and increased demand for products	5	4	20	Identify products made from alternative materials	5	2	10
						Use products made from recycled waste where possible			
						Reduce products that rely on international markets			
						Increase quantity of products stored locally at the Site			
		Fluctuations in prices of products and services	5	4	20	Services and materials charged to the client on a cost-plus basis	5	3	15

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
						Early warnings issued to the client ahead of forecasted market fluctuations Innovating with supply chain partners to produce products from alternative materials Increase circularity through prevention, reuse, and recycling methodologies			
	Finances	Climate change resilient infrastructure will be more expensive	4	4	16	Identify infrastructure, logistical, and operational changes required to provide resilience to the impacts of climate change Provide early warnings including timescales and costs for the require to the client as early as possible so that funding can be set aside Consider carbon reduction and climate change resilience when designing new works to reduce future costs Consider carbon reduction and climate change resilience when	2	4	8

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
						undertaking repair works to reduce future costs			
						Innovate to drive efficiency and reduce costs			
		Insurance doesn't cover climate change impacts	5	4	20	Ensure insurance policy includes claims resulting from climate change impacts	2	4	8
						Ensure that provision is made for increasing insurance costs due to an increased frequency and cost of claims			
Sea level may increase by up to 0.6m	Operations	Flooding of the Site	1	4	4	Site drainage infrastructure will be cleaned regularly as per the schedule within the Depot Environmental Management Plan Erectable flood barriers will be implemented on the open face of waste and materials bays Other facilities operated by the client and third-party receiving facilities may be utilised for incoming waste until flood water subsides	1	2	2

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
		Suppliers can't deliver products	4	3	12	A minimum of two alternative suppliers should be identified for each product Extra materials will be stored at the Site for use during temporary supply chain disruption	4	2	8
	Logistics	Flooding of local roads	4	3	12	Extent of flood water will be determined and alternate routes planned for incoming and outgoing traffic Standing flood water will be over pumped into the nearest drainage point Toolbox talks will be delivered ahead of forecasted prolonged or extreme rainfall regarding how to drive in heavy rain and through floodwater	4	2	8
	Assets	Flooding of site offices	3	4	12	Site drainage infrastructure will be cleaned regularly as per the schedule within the Depot Environmental Management Plan Flood barriers will be installed on doorways to	1	4	4

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
						prevent ingress of flood water ahead of forecasted extreme rainfall Site office staff will be instructed to work from home where possible			
	Community resilience	Isolation of vulnerable people	4	5	20	Engage and support the local community's Local Resilience Forum (LRF) Use local social media channels to update the community on upcoming extreme weather and signpost support services	2	5	10
		Loss of power	4	5	20	Engage and support the local community's Local Resilience Forum (LRF) Use local social media channels to update the community on upcoming extreme weather and signpost support services	2	5	10
	Markets	Reduced supply and increased demand for products	5	3	15	Identify products made from alternative materials Use products made from recycled waste where possible	5	2	10

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
						Reduce products that rely on international markets			
						Increase quantity of products stored locally at the Site			
		Fluctuations in prices of products and services	5	4	20	Services and materials charged to the client on a cost-plus basis	5	3	15
						Early warnings issued to the client ahead of forecasted market fluctuations			
						Innovating with supply chain partners to produce products from alternative materials			
						Increase circularity through prevention, reuse, and recycling methodologies			
	Finances	Climate change resilient infrastructure will be more expensive	5	4	20	Identify infrastructure, logistical, and operational changes required to provide resilience to the impacts of climate change	2	4	8
						Provide early warnings including timescales and costs for the require to the client as early as possible			

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
						so that funding can be set aside			
						Consider carbon reduction and climate change resilience when designing new works to reduce future costs			
						Consider carbon reduction and climate change resilience when undertaking repair works to reduce future costs			
						Promote innovation to drive efficiency and cost reduction			
		Insurance doesn't cover climate change impacts	5	4	20	Ensure insurance policy includes claims resulting from climate change impacts	2	4	8
						Ensure that provision is made for increasing insurance costs due to an increased frequency and cost of claims			
Summers could experience up to 40% less rainfall than currently experienced	Operations	Drought	4	3	12	Rainwater is harvested from structures on the Site and utilised for non-potable applications	4	1	4

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
						Rainwater run-off will be harvested, treated, and utilised for non-potable applications Bottled water will be available for all staff at the Site			
	Logistics	Suppliers can't deliver products due to flash flooding	4	3	12	A minimum of two alternative suppliers should be identified for each product Extra materials will be stored at the Site for use during temporary supply chain disruption	4	1	4
	Assets	No impact							
	Community resilience	Drought	4	5	16	Engage and support the local community's Local Resilience Forum (LRF) Use local social media channels to update the community on upcoming extreme weather and signpost support services	2	5	10
	Markets	Reduced supply and	5	4	20	Identify products made from alternative materials	5	2	10

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
		increased demand for products				Use products made from recycled waste where possible Reduce products that rely on international markets Increase quantity of products stored locally at the Site			
		Fluctuations in prices of products and services	5	4	20	Services and materials charged to the client on a cost-plus basis Early warnings issued to the client ahead of forecasted market fluctuations Innovating with supply chain partners to produce products from alternative materials Increase circularity through prevention, reuse, and recycling methodologies	5	3	15
	Finances	No impact							
Peak water flow could be up to 50% greater	Operations	No impact							
	Logistics	No impact							

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
at its peak and up 80% less at its lowest	Assets	No impact							
	Community resilience	Discharges to surface waters will be less diluted causing greater impact	2	4	8	Engage and support the local community's Local Resilience Forum (LRF) Use local social media channels to update the community on the increased risk to the environment Run local workshops to improve awareness of the increased risk to the environment	1	4	4
	Markets	No impact							
	Finances	No impact							
Increased frequency of extreme weather conditions such as high winds and lightning	Operations	Volume of highway clearance works exceed operational capacity	4	3	12	Identify subcontractors in the event that workload exceeds capacity Ensure that the Site is prepped to receive the incoming waste from cleared blockages Prioritise highways that by operational significance to	4	2	8

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
						the local community to minimise impact			
		Dust	3	4	12	Stockpiles will be wetted ahead of extreme high wind weather conditions and wetted throughout	1	4	4
		Health	3	5	15	Ensure that staff reduce the amount of time spent outside during electrical storms Toolbox talks will be delivered ahead of forecasted electrical storms regarding how to reduce the risk of being struck by lightening At least one first aid trained person on the Site or in a crew at all times Route to the nearest Accident & Emergency planned for all working locations and the Site	1	5	5
	Logistics	Suppliers can't deliver products due to extreme wind	3	4	12	Materials may be collected using smaller site vehicles Extra materials will be stored at the Site for use	2	4	8

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
						during temporary supply chain disruption			
		Loss of power	4	3	12	A backup generator will be utilised to regain power to the Site in the event of medium-term loss of power (days) All staff may temporarily work from laptop batteries in the short-term (minutes, hours) All staff may temporarily tether to mobile data connections and use mobile phone batteries in the short-term (minutes, hours) All office staff are set up to work from home in the event of long-term loss of power (a week or greater)	4	1	4
	Assets	Overturning of vehicles	3	5	15	Operations will be paused in the event of an extreme weather conditions (high wind, lightening) until they subside	1	5	5
		Damage to site structures	3	5	15	Operations will be paused in the event of an extreme	2	5	10

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
						weather conditions (high wind, lightening) until they subside Forecasted wind loads will be compared against the designed wind loads of the structures and structures strengthened if insufficient Site structures and infrastructure will be inspected after an electrical storm to identify any damage at the earliest opportunity			
	Community resilience	Isolation of vulnerable people	4	5	20	Engage and support the local community's Local Resilience Forum (LRF) Use local social media channels to update the community on upcoming extreme weather and signpost support services	2	5	10
		Loss of power	4	5	20	Engage and support the local community's Local Resilience Forum (LRF) Use local social media channels to update the community on upcoming	2	5	10

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
						extreme weather and signpost support services			
	Markets	Reduced supply and increased demand for products	5	3	15	Identify products made from alternative materials Use products made from recycled waste where possible Reduce products that rely on international markets Increase quantity of products stored locally at the Site	5	2	10
		Fluctuations in prices of products and services	5	4	20	Services and materials charged to the client on a cost-plus basis Early warnings issued to the client ahead of forecasted market fluctuations Innovating with supply chain partners to produce products from alternative materials Increase circularity through prevention, reuse, and recycling methodologies	5	3	15
	Finances	Climate change	4	4	16	Identify infrastructure, logistical, and operational	2	4	8

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
		resilient infrastructure will be more expensive				changes required to provide resilience to the impacts of climate change Provide early warnings including timescales and costs for the require to the client as early as possible so that funding can be set aside Consider carbon reduction and climate change resilience when designing new works to reduce future costs Consider carbon reduction and climate change resilience when undertaking repair works to reduce future costs Promote innovation to drive efficiency and cost reduction			
		Insurance doesn't cover climate change impacts	4	4	16	Ensure insurance policy includes claims resulting from climate change impacts Ensure that provision is made for increasing insurance costs due to an	2	4	8

Climate change variable	Business area	Impact	Likelihood	Severity	Risk	Resilience actions	Likelihood	Severity	Residual risk
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increased frequency and cost of claims

Risk Prioritisation

Implementation of resilience actions should be prioritised for impacts that present the greatest risk and impacts that have little barrier to implementation. Impacts with a risk of medium or higher are considered to present 'unacceptable risk' and must be mitigated.

Adaptation Plan

A key part of the Climate Change Adaptation Plan is the adaptation plan – this involves producing a forward programme implementation of mitigation measures, placing each measure into one of four implementation categories:

- Immediate: begin implementation immediately ready for day one
- Short term: implementation between years one and four
- Medium term: implementation between years five and nine
- Long term: implementation on or after year ten

Monitoring

The climate change variables explored in this CCAP were predicted using statistical climate change projections. To do this, the Met Office had to make a series of assumptions, such as future GHG emissions, and the projections are accompanied by a series of caveats and limitations. It is therefore possible that the variables explored in this CCAP could vary in severity and timescale, when compared to the projections. As a result, the variables may change, or new variables may occur that require new adaptation measures.

The adaptation and resilience measures used to control the risks resulting from climate change variables are not guaranteed to be successful. To ensure that this plan continues to be relevant and effective, it is critical that this plan is reviewed periodically and after extreme weather events. Reviews should identify excessive or underperforming measures so that changes can be implemented before that climate change impact is experienced again. The Review Log may be found in Appendix 2.

Appendix 1 Adaptation Plan

Implementation Timescale	Impact	Mitigation Measure
Immediate	– Increases in daily and average summer temperatures – cost of climate resilient infrastructure – Increases in daily rainfall intensity – flooding of Site – Increases in average winter rainfall – flooding of Site – Increases in extreme weather event frequency – insufficient insurance / costs	– Monitor and record impacts of severe weather events on facility / infrastructure. – Ensure regular maintenance programme for site drainage implemented. – Review climate adaptation actions as part of annual management review and/or similar forum.
Short term	– Increases in extreme weather event frequency – cost of climate resilient infrastructure	– Commission drainage capacity assessment for different rainfall scenarios up to worst-case projection. – Explore options to capture rainfall from adjacent buildings for re-use. – Explore options to retain and re-use water from dewatering process. – Explore odour mitigation options for particularly dry periods such as misting / chemical application. – Explore options to cover bays to ensure dewatering process remains effective. – Explore opportunities to establish similar facilities in other highways depots to enhance network of dewatering facilities across the contract. – Increase capacity of bays and commercialise to generate additional funds to support climate adaptation and resilience measures.

Implementation Timescale	Impact	Mitigation Measure
Medium term		– Upgrade drainage system as informed by drainage capacity assessment with additional attenuation tanks etc. – Review fleet and plant to increase capability to undertaken drainage maintenance activities without relying on external contractors and maximise capability to recycle water from drainage cleansing and dewatering processes. – Install sensors to record the climate and system capacity more proactively with associated alarm systems
Long term		– Review options to vary the permit and increase the overall capacity of the dewatering infrastructure in line with operational constraints.

Appendix 2 Review Log

[illegible]