



M GROUP

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Appendix 13

Site Condition Report

18 December 2025

Quality Control

Document Version

Name	Issue Date
5101702-MGH-EAC-ZZ-RP-LE-015-A1-C01.DOCX	18 December 2025

Version Control

Version	Date	Author	Change
1	18 December 2025	E. Guenand	First issue

Authorising Signatures

Role	Name	Position	Signature
Approver	Oliver Beech	Sustainability Manager	18/12/25  Signature S152120408560829003262d1580462499e6381b701.jpg

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Introduction

An introduction to the Site Condition Report and its importance

Background

M Group Highways (MGH) are applying for a bespoke waste activity environmental permit to authorise the treatment and storage of street cleansing waste at their Rydon Depot facility located in the town of Kingsteignton, Devon. The approximate Rydon Depot site boundary and the permitted activities may be found below.

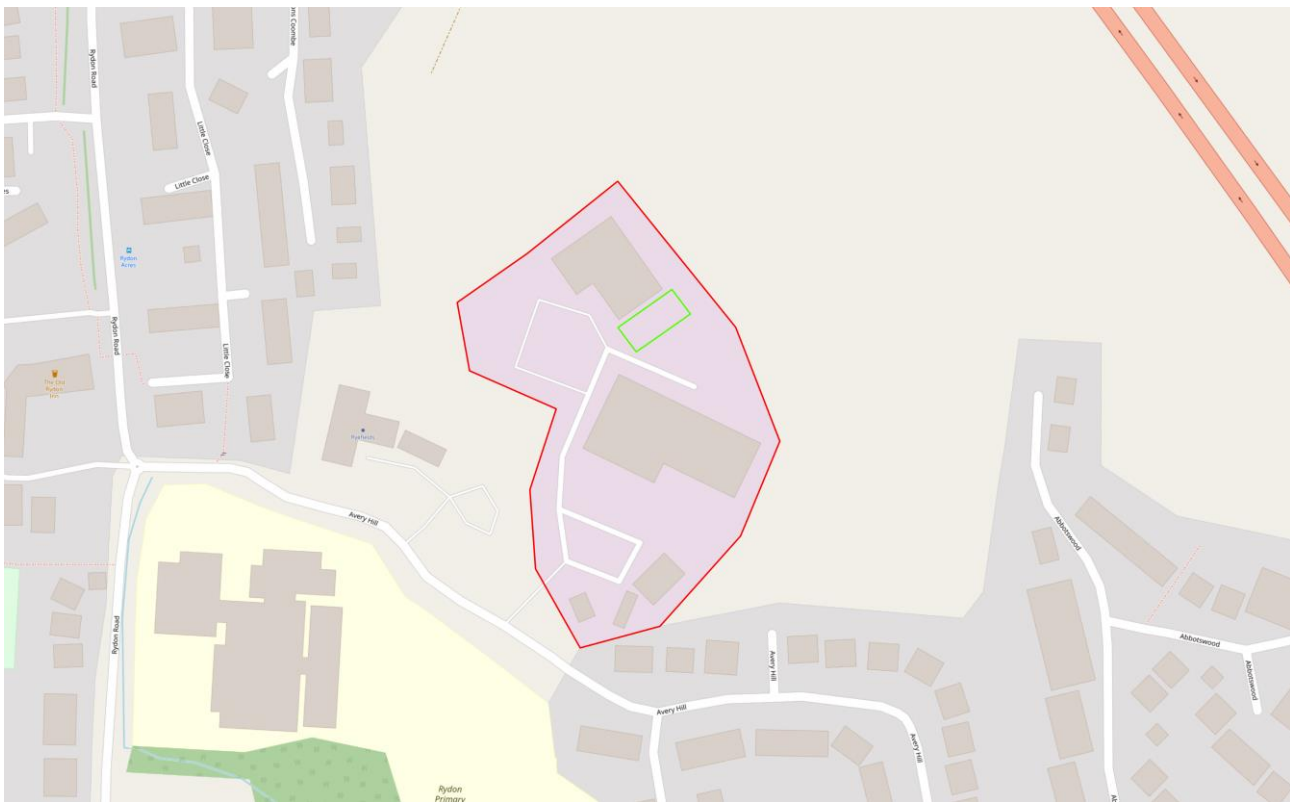


Figure 1: Approximate boundaries for Rydon Depot (red) and the permitted activities (green)

The type of street cleansing residues to be treated and stored are those produced from the cleansing of highway and highway drainage infrastructure by both M Group Highways and other, third-party waste producers.

Objectives

This Site Condition Report (SCR) has been produced to provide a baseline of conditions underlying the permitted area such that the condition of the site at the point of surrender may be compared to its condition at the point of application.

Sections 1 to 3 of this SCR were produced using desk-based assessment techniques only, with an intrusive investigation to be performed later, before the permit activity begins. The SCR will be updated to include qualitative data obtained during the intrusive investigation once available and provided to the Environment Agency.

Information Sources

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

Table 1: Summary of information sources

Source	Description
Land Contamination Risk Management	Industry guidance for assessment of contaminated land
Magic Map	Publicly available environmental data
BGS GeolIndex	View geological and hydrogeological datasets
Google Earth Pro	Historic aerial imagery
OldMapsOnline	Historic mapping of the United Kingdom
Groundsure Insight Report (Appendix 6)	Environmental, geological, and historic mapping

Structure

The structure and order of operations of a SCR may be found below.

- Application phase: sections 1-3 and submitted with the permit application
- Operation phase: maintain sections 4-7
- Surrender phase: add new document reference in 1.0; complete sections 8-10 before submitting it with the surrender application

Application Phase

Sections 1 to 3 of the Site Condition Report which are required as part of the submission for a new bespoke environmental permit for a waste activity

1. Site Details

Required Information	Details
Name of the applicant	– Devon County Council
Activity address	– Rydon Depot, Avery Hill, Kingsteignton, Newton Abbot TQ12 3LB
Grid reference	– SX 87430 73922 (Rydon Depot centroid) – SX 87438 73954 (permit boundary centroid)
Document reference and dates for Site Condition Report at permit application and surrender	– EPR/QP3229LK/P001 (pre-application advice, received 06/02/25). – There is not an active permit at Rydon Depot currently.
Document references for site plans (including location and boundaries)	– Site Location Plan (Appendix 1) – Permit Boundary Plan (Appendix 2)

EA Note

In Part A of the application form you must give us details of the site's location and provide us with a site plan. We need a detailed site plan (or plans) showing:

- Site location, the area covered by the site condition report, and the location and nature of the activities and/or waste facilities on the site
- Locations of receptors, sources of emissions/releases, and monitoring points
- Site drainage
- Site surfacing

If this information is not shown on the site plan required by Part A of the application form, then you should submit the additional plan or plans with this site condition report.

2. Condition of the Land at Permit Issue

Required Information	Details
Environmental setting including:	Geology

Required Information	Details
Geology Hydrogeology Surface water	The Groundsure report (Appendix 6) and BGS Geology Map shows that the site is not underlain by any Superficial Deposit. It is plausible that made ground may be present due to former and current use. The northwest, west and southwest of the site is underlain by a bedrock geology of Chercombe Bridge Limestone Formation which encompasses dark grey limestone and notably demonstrates previous presence of rich fauna, rugose corals and marine sponges. Additionally, Upper Greensand Formation (Sandstone) appears to be underlying the northeast of the site; comprising fine-grained sandstone composed of green glauconites and sand. The northeast edge of the site is underlain by Aller Gravel Formation which majorly includes chert and flint gravels. Boreholes There are five records of historic boreholes located within 500m of the site. SX87SE190 – 195m north of the site SX87SE191 – 165m northeast of the site SX87SE192 – 169m northeast of the site SX87SE193 – 184m east of the site SX87SE194 – 216m east of the site The geology demonstrated in these boreholes is similar to the site: chert topsoil underlain by grey limestone, sandy clay and gravels. Hydrogeology There are no hydrogeology superficial aquifer directly underlying the site permitted boundary. The site is not underlain by an aquifer within the superficial geology. Most of the site is comprised within a principal bedrock aquifer with high groundwater vulnerability which relates to a high plausibility of pollution transmission due to potential leaching soils and a deficiency of low permeability superficial deposits. Surface Waters Ugbrooke stream, is located approximately 1,350m northwest of the site. There are also two unspecified streams situated 1,895m and 1911m southwest and form the site.

Pollution history including: Pollution incidents that may have affect land Historical land-uses and associated contaminants	Pollution Incidents The is no record of major incidents on or within the vicinity of the permit boundary activity. Historical Land Uses <table><tr><th>Date</th><th>On-site</th><th><250m</th></tr></table>	Date	On-site	<250m
Date	On-site	<250m		

Required Information	Details		
- Any visual/olfactory evidence of existing contamination - Evidence of damage to pollution prevention measures	1889	The activity area appears to be comprised of a field in its entirety.	Rydon Quarry is visible approximately 25m south and southwest of the activity area. The town of Rydon is visible approximately 200m west of the activity area. The activity area appears to be surrounded predominantly by fields. Well Head surface water is visible approximately 150m south-southwest. An unnamed quarry is visible approximately 160m northwest.
	1905	No change.	Rydon Quarry appears to have expanded towards the activity area and is approximately 10m from the activity area. The quarry appears to contain tracks now.
	1933	Rydon Quarry appears to now encroach the activity area from the southwest.	Rydon Quarry appears to have expanded significantly to the northwest, north, and northeast. The quarry appears to contain a 'tramway' and 'Engine House' now. Kingsteignton is visible approximately 250m southwest of the activity boundary. The unnamed quarry is labelled 'Old Quarry' now.

Required Information	Details		
	1936	No change.	Rydon Quarry appears to have expanded slightly to the east and additional tracks and structures are visible now.
	1955	Rydon Quarry is now labelled 'Rydon Quarry (Limestone)' and appears to have expanded northeast significantly with the activity boundary now completely within the quarry footprint.	Old Quarry appears to have expanded in all directions, especially south. This quarry is now labelled 'Kingsteignton Quarry (Limestone)' and appears to be located approximately 75m northwest of the activity boundary.
	1965	No change.	Rydon Quarry appears to have expanded north slightly now. A tunnel is now visible connected the northwest and southeast corners of Keingsteignton and Rydon Quarries, respectively. 'Civil Defence HQ' is visible within the footprint of Rydon Quarry, approximately 10m west of the activity boundary.
	1972	No change.	Rydon Quarry now labelled 'Rydon Quarry (CC depot)'. The town formerly labelled 'Kingsteignton' is now labelled 'Rydon Estate' and has expanded significantly East.

Required Information	Details		
	1979	No change.	A large dual-laned feature and associated embankments appear to be undergoing construction, running in a northwest-southeasterly direction approximately 125m northeast of the activity at its closest point.
	1982	A large structure appears to now border the activity to the northwest. A structure appears to now border the activity to the southeast.	There appear to be several new structures within the Rydon Quarry (CC Depot) footprint.
	1986	Not visible.	The unnamed dual-laned structure is now labelled 'A380'.
	1990	No visible.	Significant development included roads and structures (likely residential) is now visible to the northwest.
	1991	The structure previously shown to be bordering the activity to the southeast is no longer visible.	'Rydon Primary School' and associated playing fields are visible approximately 125m south-southwest of the activity.
	1993	No change.	Significant development included roads and structures (likely residential) is now visible to the west.

Required Information	Details
	2003 No change. No change.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	No data available.
Baseline soil and groundwater reference data	No data available.
Supporting information	Groundsure Insight Report (Appendix 6)

3. Permitted Activities

Required Information	Detail
Permitted activities	The permit allowed for the following activities to be undertaken: – 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)
Non-permitted undertaken	activities Devon County Council Rydon Depot comprises various activities linked to highways maintenance activities, including: – Winter resilience operation – Storage of brine – Storage of grit salt – Storage of gritting vehicles – Highway maintenance operation – Storage of materials – Loose storage of waste (NWFD3 exemption) – Storage of waste within containers (NWFD3 exemption) – Storage of vehicles including vans and trucks – Offices

Required Information	Detail
Document references for: • Plan showing activity layout; and • Environmental assessment	Site Activity Plan (Appendix 4) Environmental Risk Assessment (Appendix 5)

EA Note

In Part B of the application form you must tell us about the activities that you will undertake at the site. You must also give us an environmental risk assessment. This risk assessment must be based on our guidance (Environmental Risk Assessment - EPR H1) or use an equivalent approach.

It is essential that you identify in your environmental risk assessment all the substances used and produced that could pollute the soil or groundwater if there were an accident, or if measures to protect land fail.

These include substances that would be classified as ‘dangerous’ under the Control of Major Accident Hazards (COMAH) regulations and also raw materials, fuels, intermediates, products, wastes and effluents.

If your submitted environmental risk assessment does not adequately address the risks to soil and groundwater, we may need to request further information from you or even refuse your permit application.

Operational Phase

Sections 4 to 7 of the Site Condition Report which are required to be updated during the operation of the permitted activity

4. Changes to the Activity

Required Information	Detail
Have there been any changes to the activity boundary?	
Have there been any changes to the permitted activities?	
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	
Checklist of supporting information	– Plan showing any changes to the boundary (where relevant) – Description of the changes to the permitted activities (where relevant) – List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant)

5. Measures

Required Information	Detail
Use records that you collected during the life of the permit to summarise whether pollution prevention measures worked. If you can't, you need to collect land and/or groundwater data to assess whether the land has deteriorated.	
Checklist of supporting information	– Inspection records and summary of findings of inspections for all pollution prevention measures – Records of maintenance, repair and replacement of pollution prevention measures

6. Pollution Incidents

Required Information	Detail
Summarise any pollution incidents that may have damaged the land. Describe how you investigated and remedied each one. If you can't, you need to collect land and /or groundwater reference data to assess whether the land has deteriorated while you've been there.	
Checklist of supporting information	– Records of pollution incidents that may have impacted on land – Records of their investigation and remediation

7. Monitoring

Required Information	Detail
Provide details of any soil gas and/or water monitoring you did. Include a summary of the findings. Say whether it shows that the land deteriorated as a result of the permitted activities. If it did, outline how you investigated and remedied this.	
Checklist of supporting information	– Description of soil gas and/or water monitoring undertaken – Monitoring results (including graphs)

Surrender Phase

Sections 8 to 10 of the Site Condition Report which are required to be completed and included as part of the permit surrender application

8. Decommissioning

Required Information	Detail
Describe how the site was decommissioned. Demonstrate that all sources of pollution risk have been removed. Describe whether the decommissioning had any impact on the land. Outline how you investigated and remedied this.	
Checklist of supporting information	– Site closure plan – List of potential sources of pollution risk – Investigation and remediation reports (where relevant)

9. Remediation

Required Information	Detail
Describe whether you had to collect land and/or groundwater data. Or say that you didn't need to because the information from sections 3, 4, 5 and 6 of the Surrender Site Condition Report shows that the land has not deteriorated. If you did collect land and/or groundwater reference data, summarise what this entailed, and what your data found. Say whether the data shows that the condition of the land has deteriorated, or whether the land at the site is in a "satisfactory state". If it isn't, summarise what you did to remedy this. Confirm that the land is now in a "satisfactory state" at surrender.	
Checklist of supporting information	– Land and/or groundwater data collected at application (if collected) – Land and/or groundwater data collected at surrender (where needed) – Assessment of satisfactory state

Required Information	Detail
----------------------	--------

- | | |
|--|---|
| | <ul style="list-style-type: none">– Remediation and verification reports (where undertaken) |
|--|---|

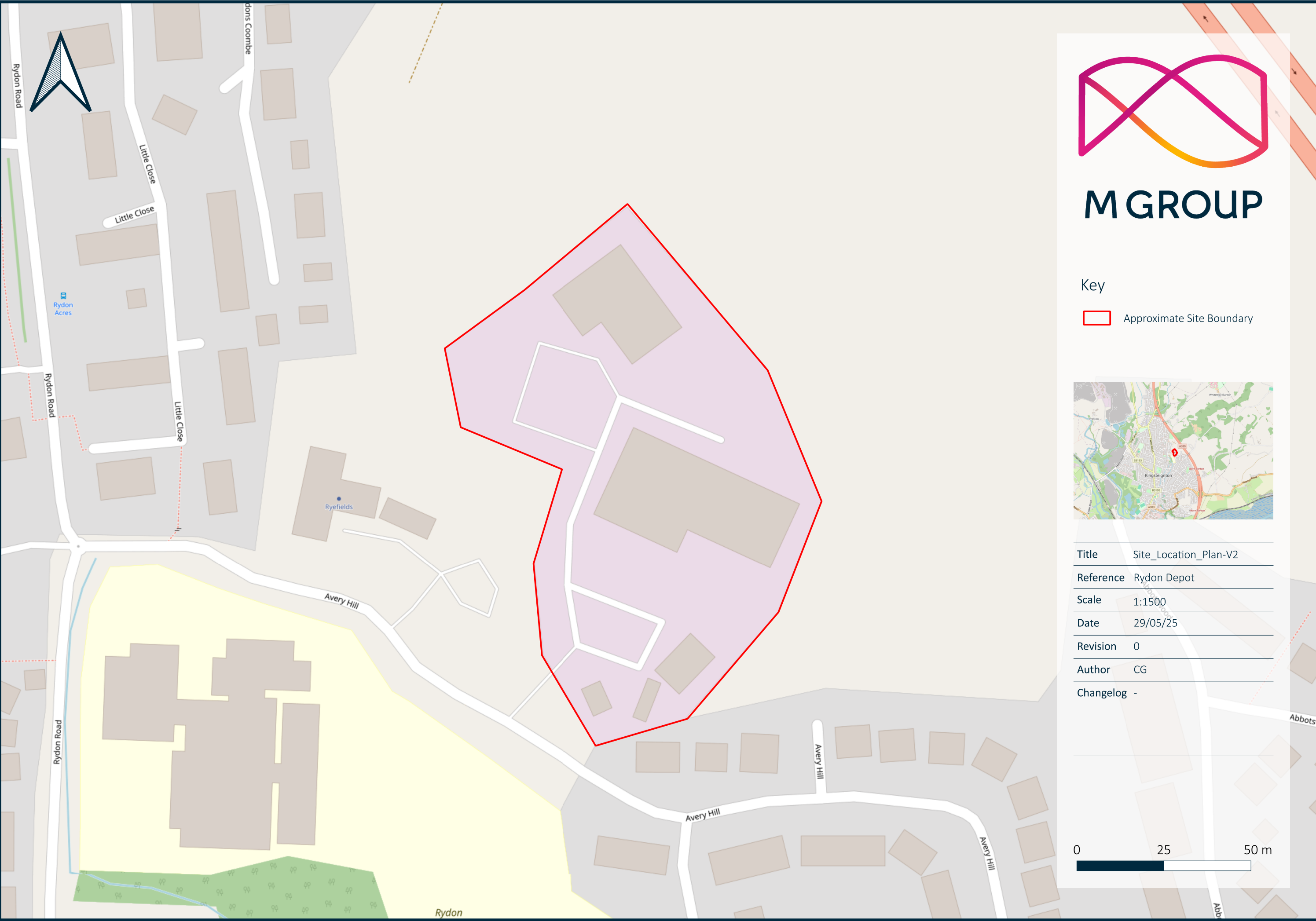
10. Statement of Site Condition

Required Information	Detail
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Using the information from sections 3 to 7, give a statement about the condition of the land at the site. This should confirm that:

- the permitted activities have stopped
- decommissioning is complete, and the pollution risk has been removed
- the land is in a satisfactory condition

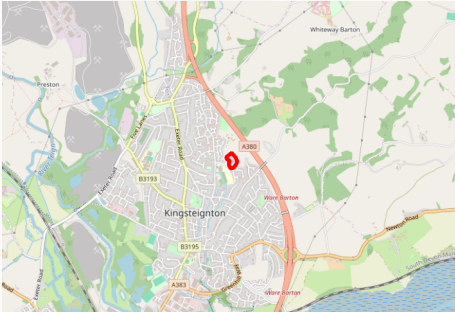
Appendix 1 Site Location Plan



M GROUP

Key

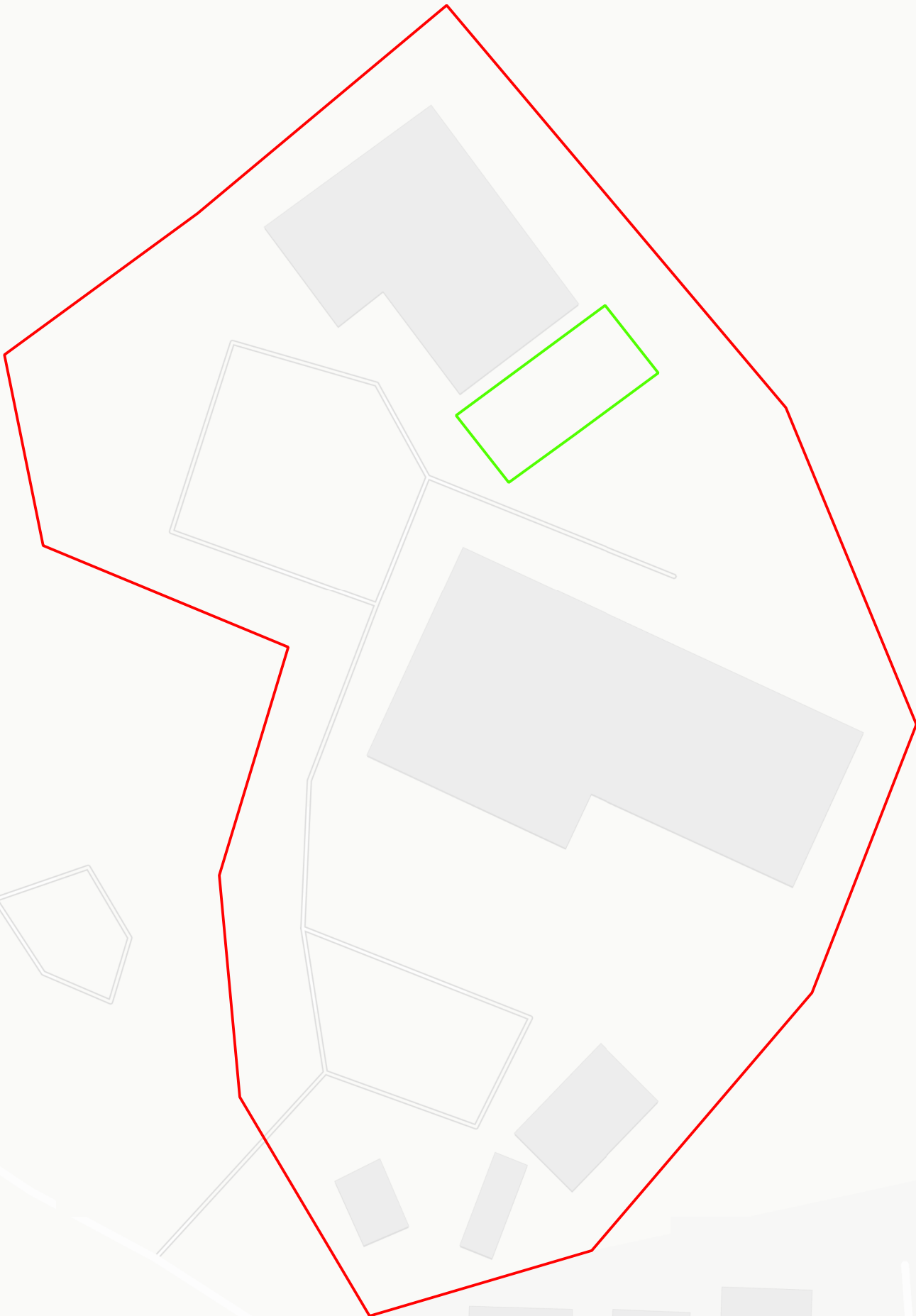
Approximate Site Boundary



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



Appendix 2 Permit Boundary Plan



M GROUP

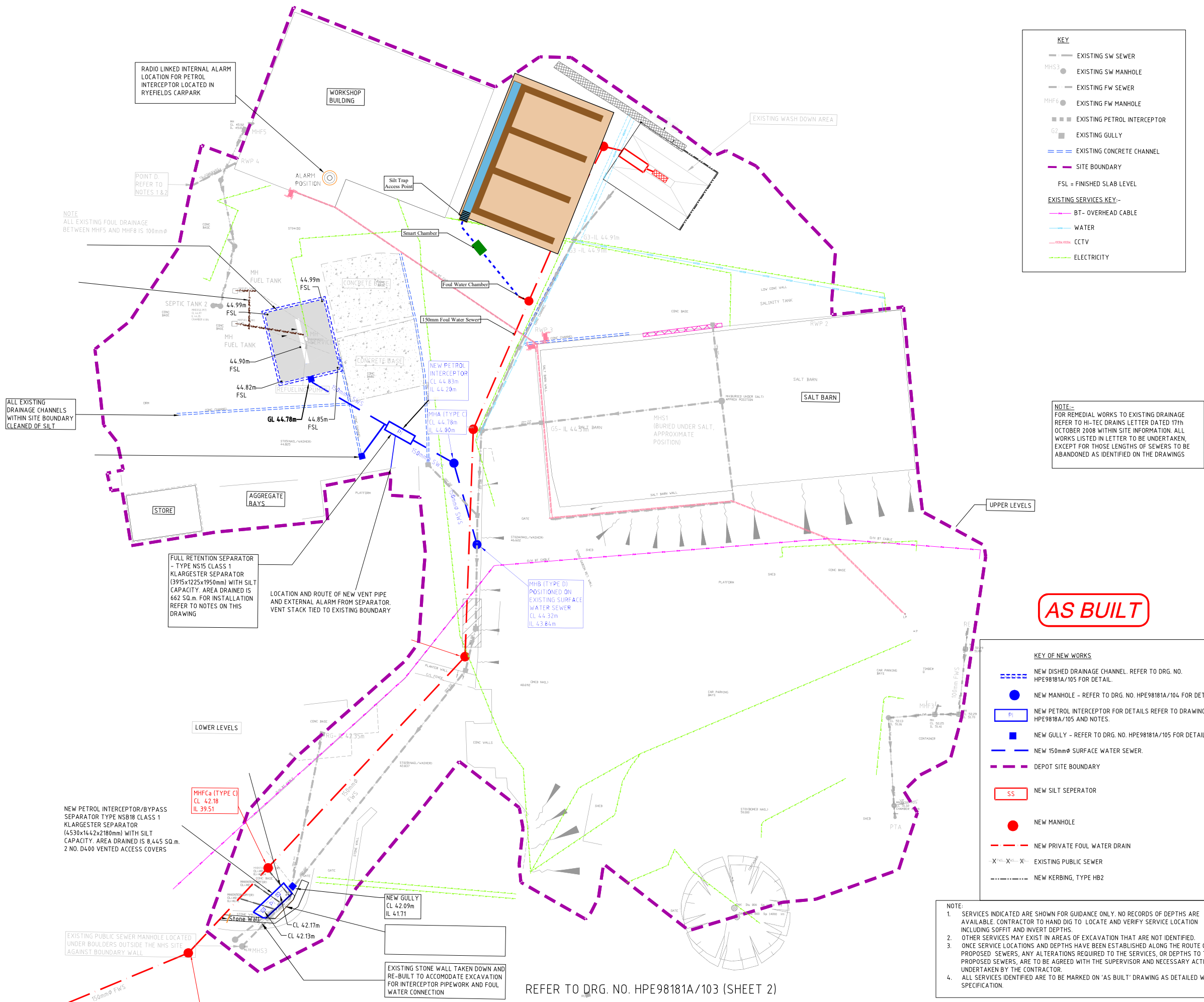


Key

-  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 3 Drainage Plan



REVISIONS					
no.	date	details	by	chkd	appd
A	07.05.09	TENDER ISSUE	RLD	DR	DR
B	20.07.09	NOTES AND KEY REVISED	RLD	BN	BN
T1	24.11.09	TENDER ISSUE	BH	BN	JM
C1	24.02.10	CONSTRUCTION ISSUE	GR	ME	JM
C2	03.03.10	LAYER MISALIGNMENT CORRECTED	ME	DR	DR
C3	30.03.10	MHFX MOVED, STUB ADDED	ME	DR	DR
AB1	24.06.10	AS BUILT ISSUE	TCB	SG	MB

NOTES	
no.	details
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. HPE98181A / 104 & 105 FOR DETAILS OF MANHOLES, CONCRETE SURROUND TO SEWERS AND PIPE BEDDING.
4.	FOR STANDARD DETAILS REFER TO DRAWING No. HPE98181A/104 & 105.
5.	ALL DRAINAGE CONSTRUCTED FROM DOWNSTREAM END. ALL DRAINAGE TO HAVE CONCRETE BED AND SURROUND UNLESS OTHERWISE STATED. FOR DETAILS REFER TO DRAWING No. HPE98181A/104.
6.	ALL LEVELS IN METRES AND DIMENSIONS IN MILLIMETRES. REFER TO DRAWING No. HPE98181A/100 FOR INDICATIVE LOCATION OF UNDERGROUND SERVICES.

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

ACAD Ref 100.dwg



Director of Environment,
Economy and Culture



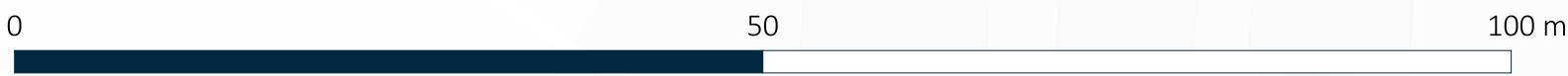
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JOB
RYDON QUARRY
HIGHWAYS DEPOT
NEWTON ABBOT

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

drawing number
HPE98181A/102 AB1

Appendix 4 Site Activity Plan



M GROUP

Key

- Approximate Site Boundary
- Approximate Permit Boundary
- Road
- Activities

Surfacing

- Asphalt
- Concrete

Title	Site Activity Plan
Reference	Rydon Depot
Scale	1:500
Date	06/06/25
Revision	0
Author	CG
Changelog	-

Appendix 5 Environmental Risk Assessment



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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.

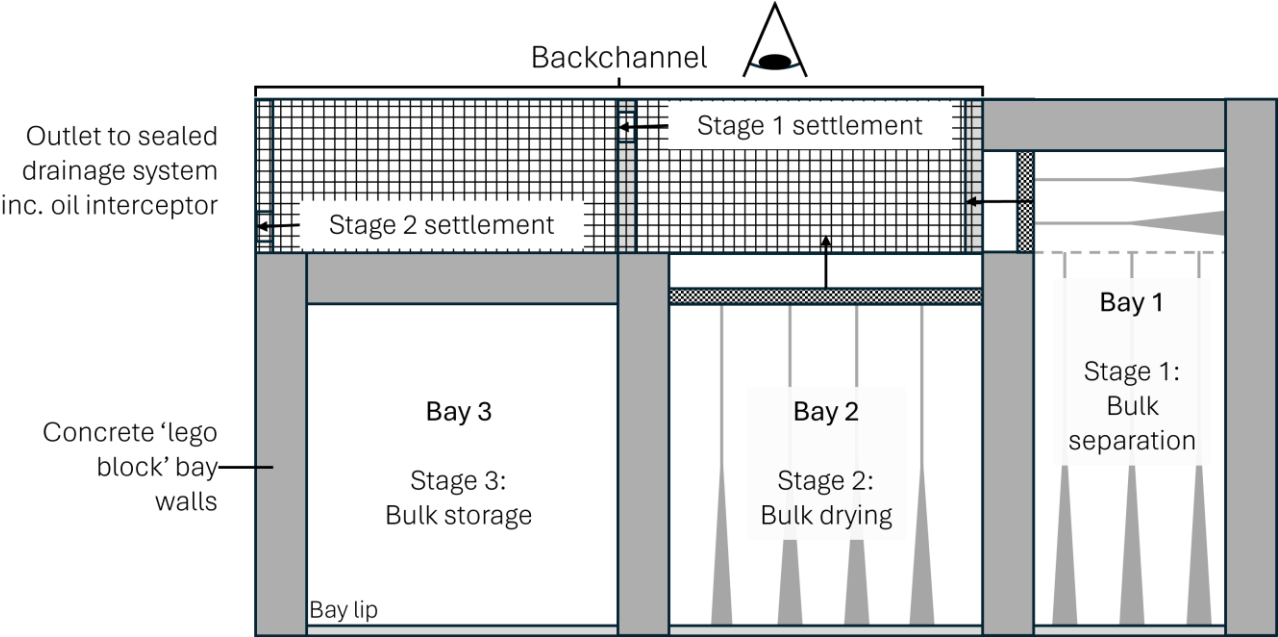


Figure 1: Dewatering infrastructure top-down concept design

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.

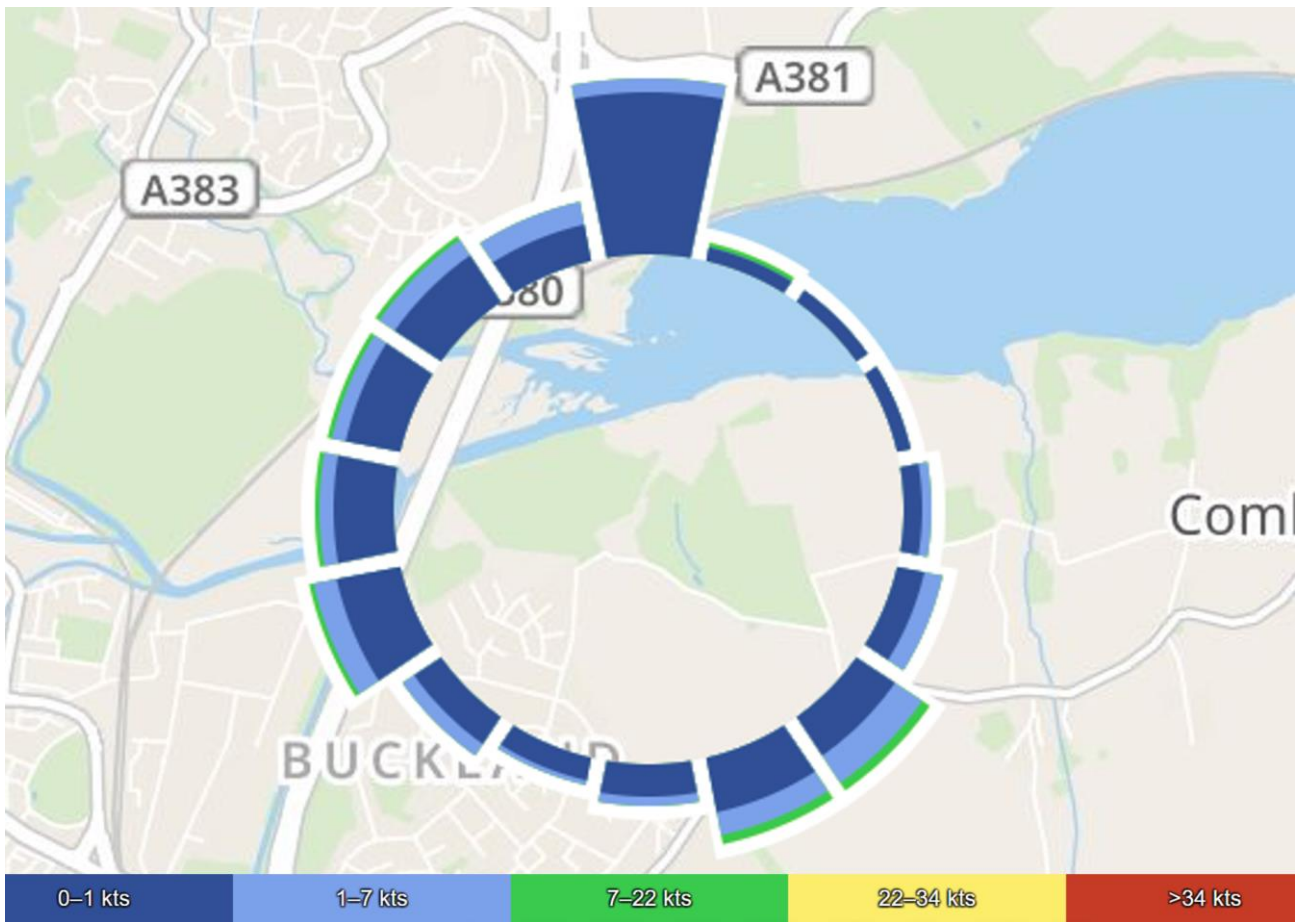


Figure 2: Wind rose for Newton Abbot weather station (Windfinder)

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

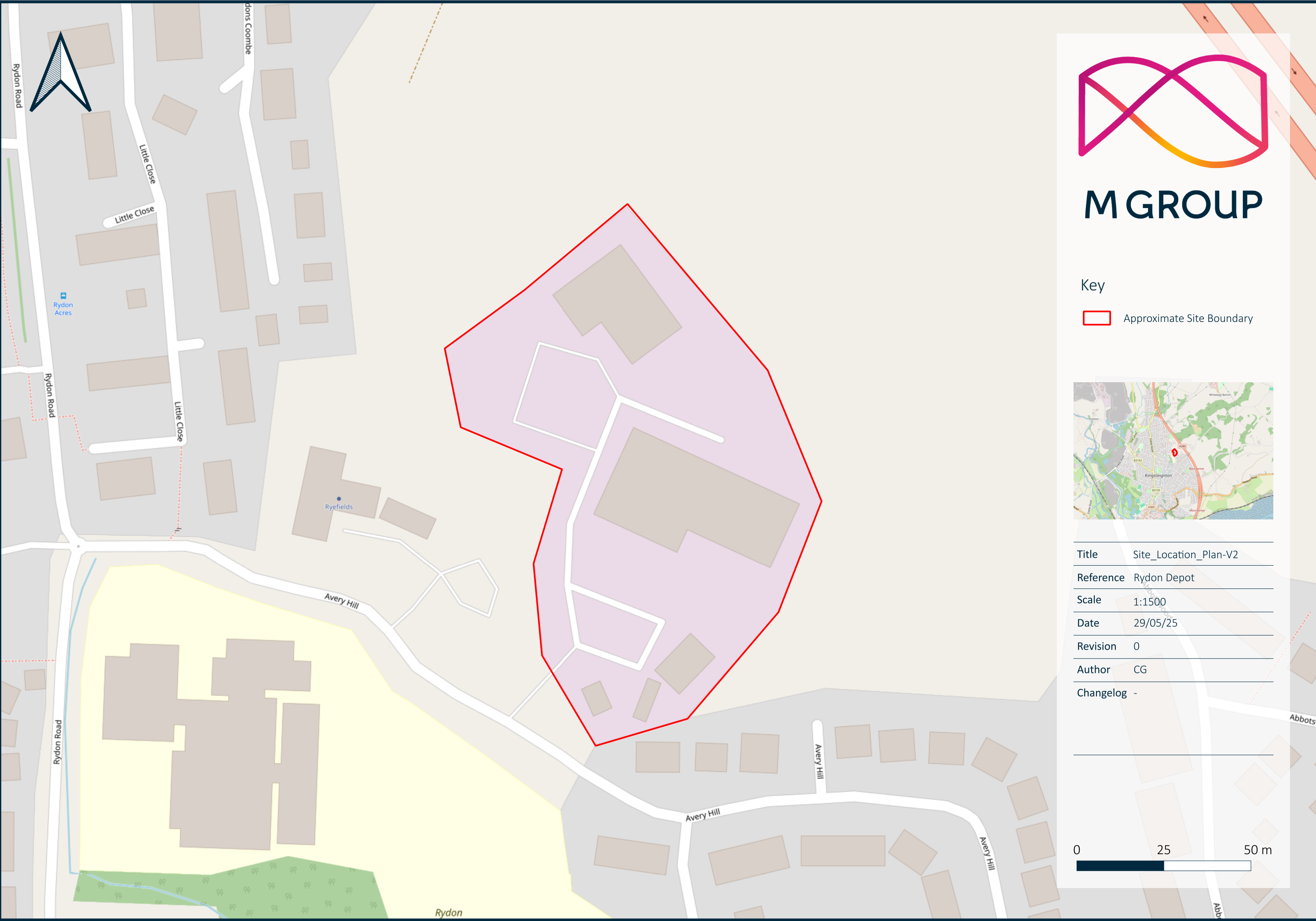
Hazard	Receptor	Pathway	Consequence	Control Measures	Likelihood	Severity	Risk
	– Flora – Fauna – Soils – Groundwater	– Horizontal migration – Inhalation – Ingestion – Absorption		– Line marking and signage shall be used to direct vehicles regarding tipping position to prevent escape – Waste to be stored 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			

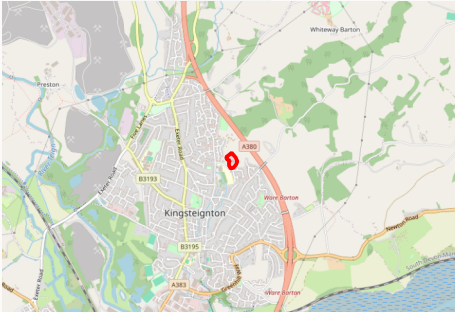
Appendix 1 Site Location Plan



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.

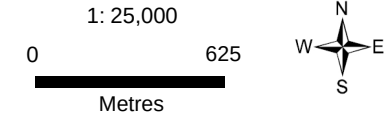
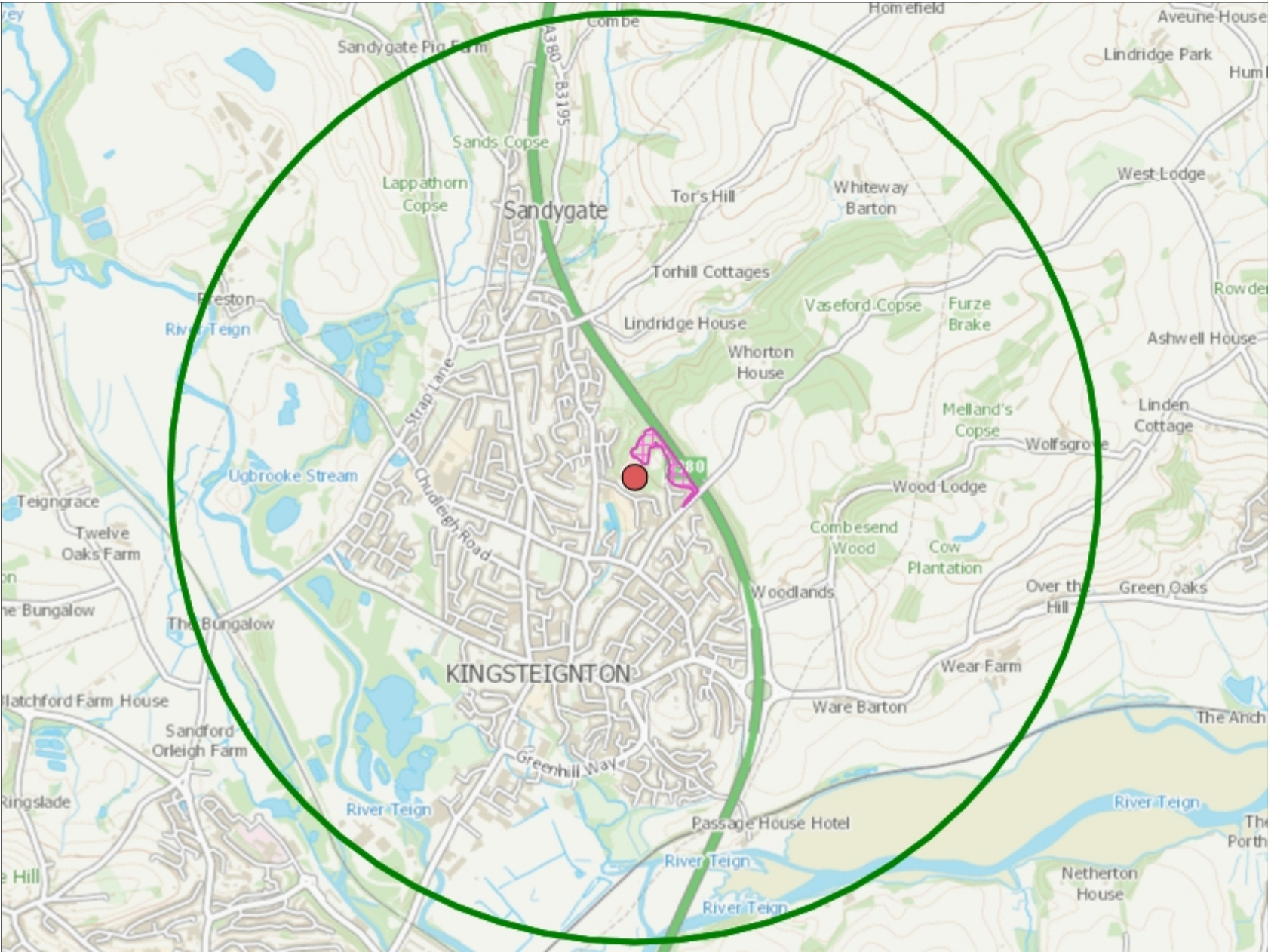
The nature and heritage screening we have conducted as part of this report is subject to change as it is based on data we hold at the time it is generated. We cannot guarantee there will be no changes to our screening data between the date of this report and the submission of the permit application,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

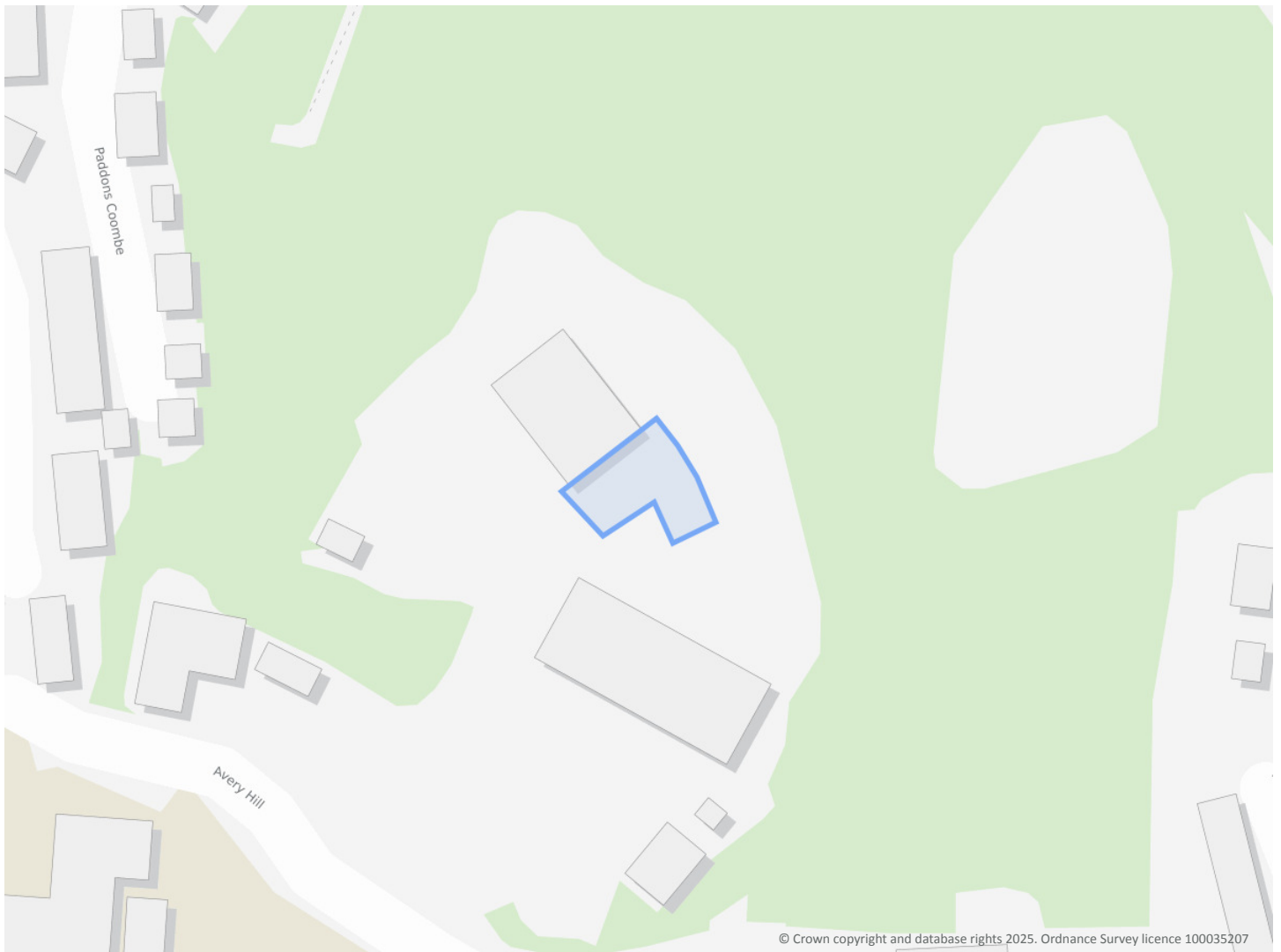
Rydon Highways Depot, Avery Hill, Kingsteignton, Newton Abbot, TQ12 3LB

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	-

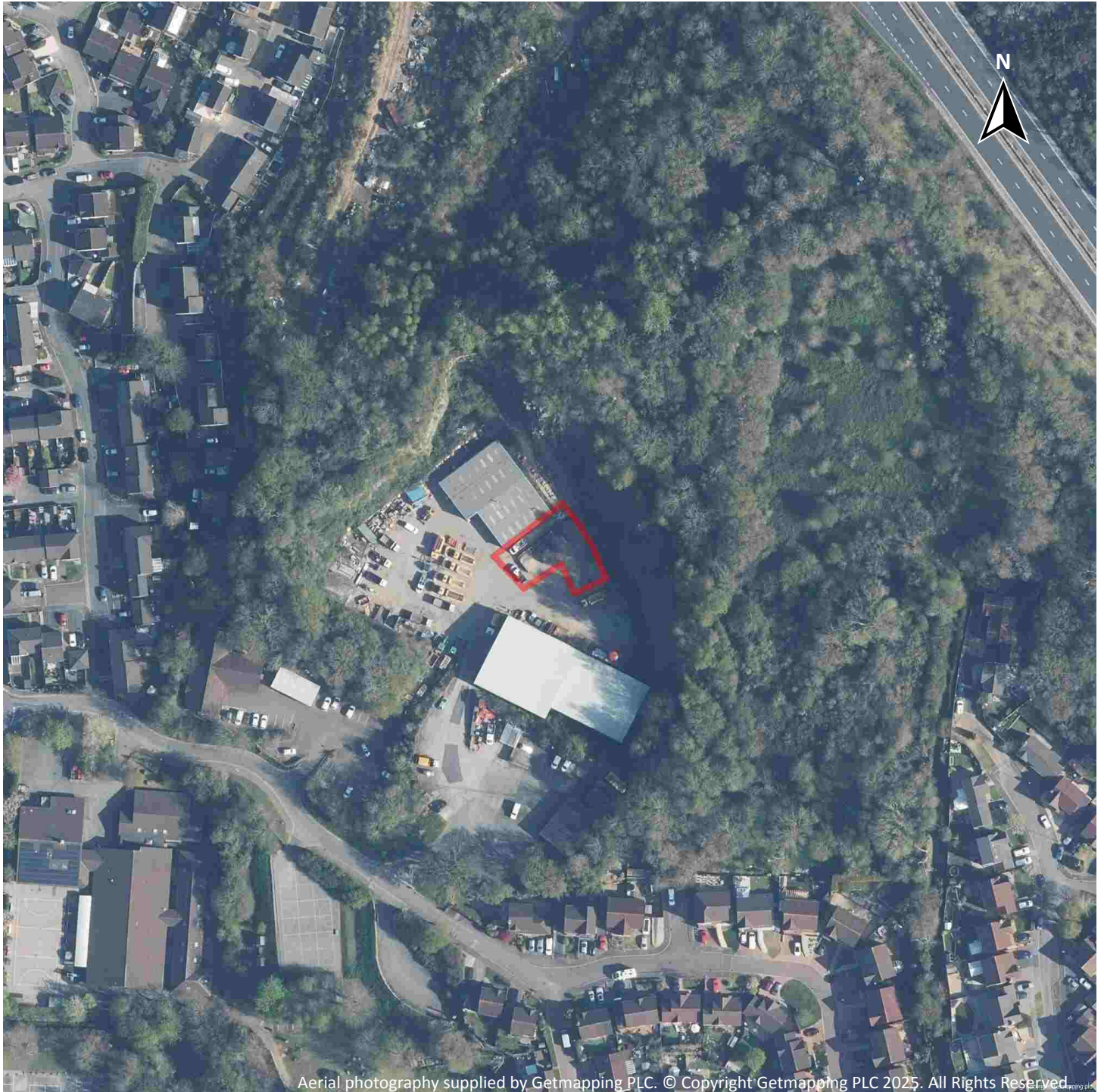
80	14.4	Landslip (10k)	0	0	0	0	-
81 >	14.5 >	Bedrock geology (10k) >	2	1	2	6	-
82 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	0	3	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
83 >	15.1 >	50k Availability >	Identified (within 500m)				
84	15.2	Artificial 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

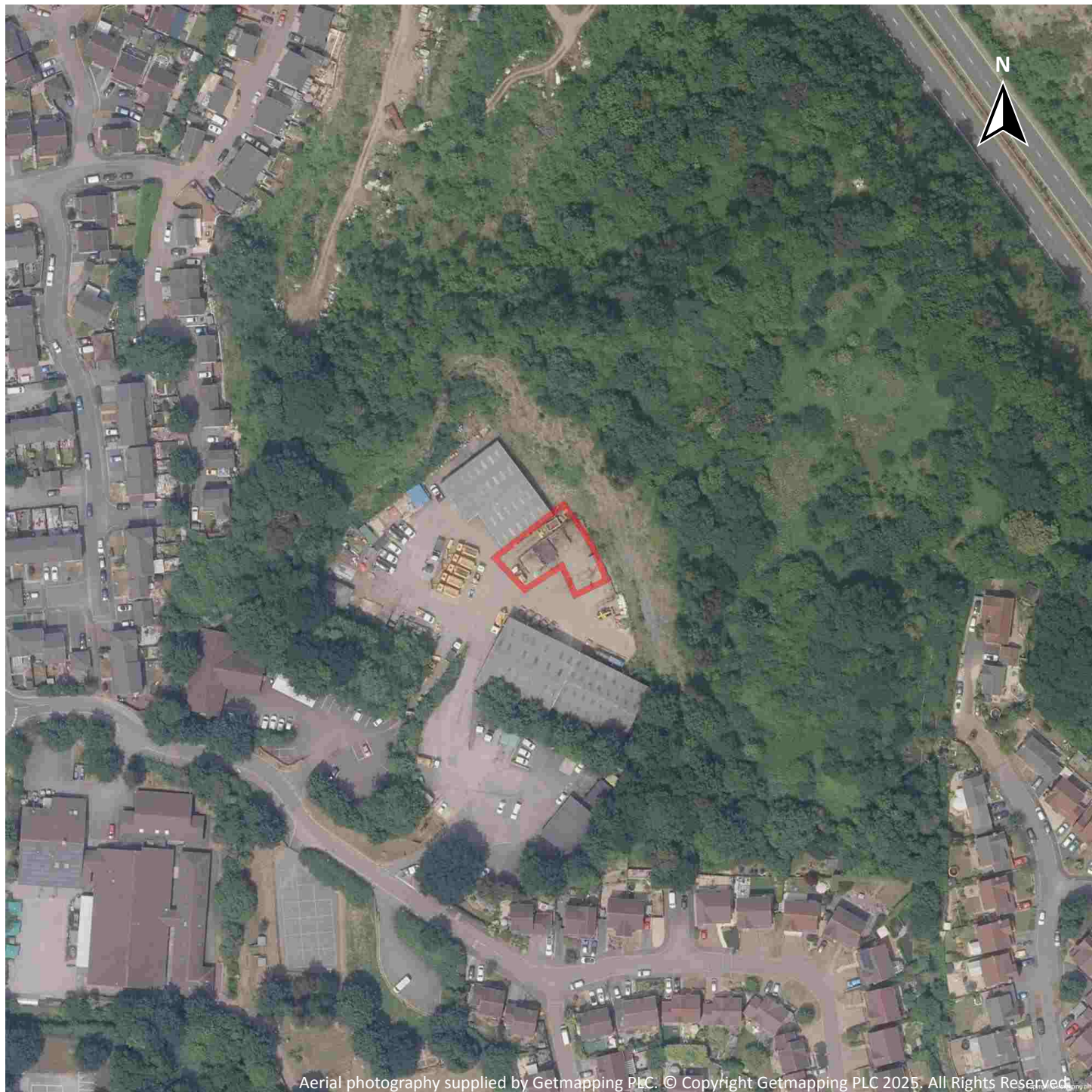


Capture Date: 24/04/2021

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

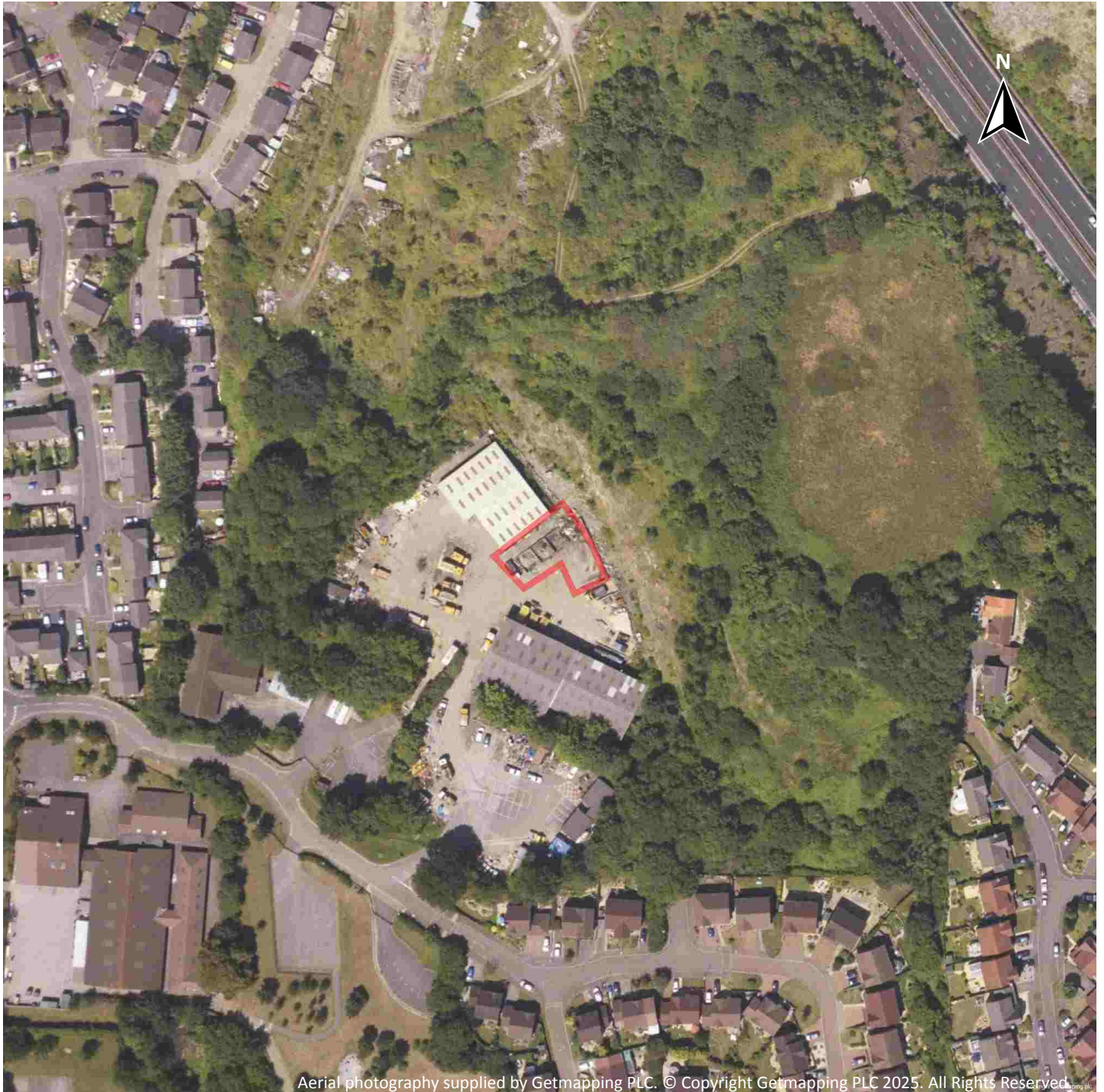


Capture Date: 22/05/2010

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

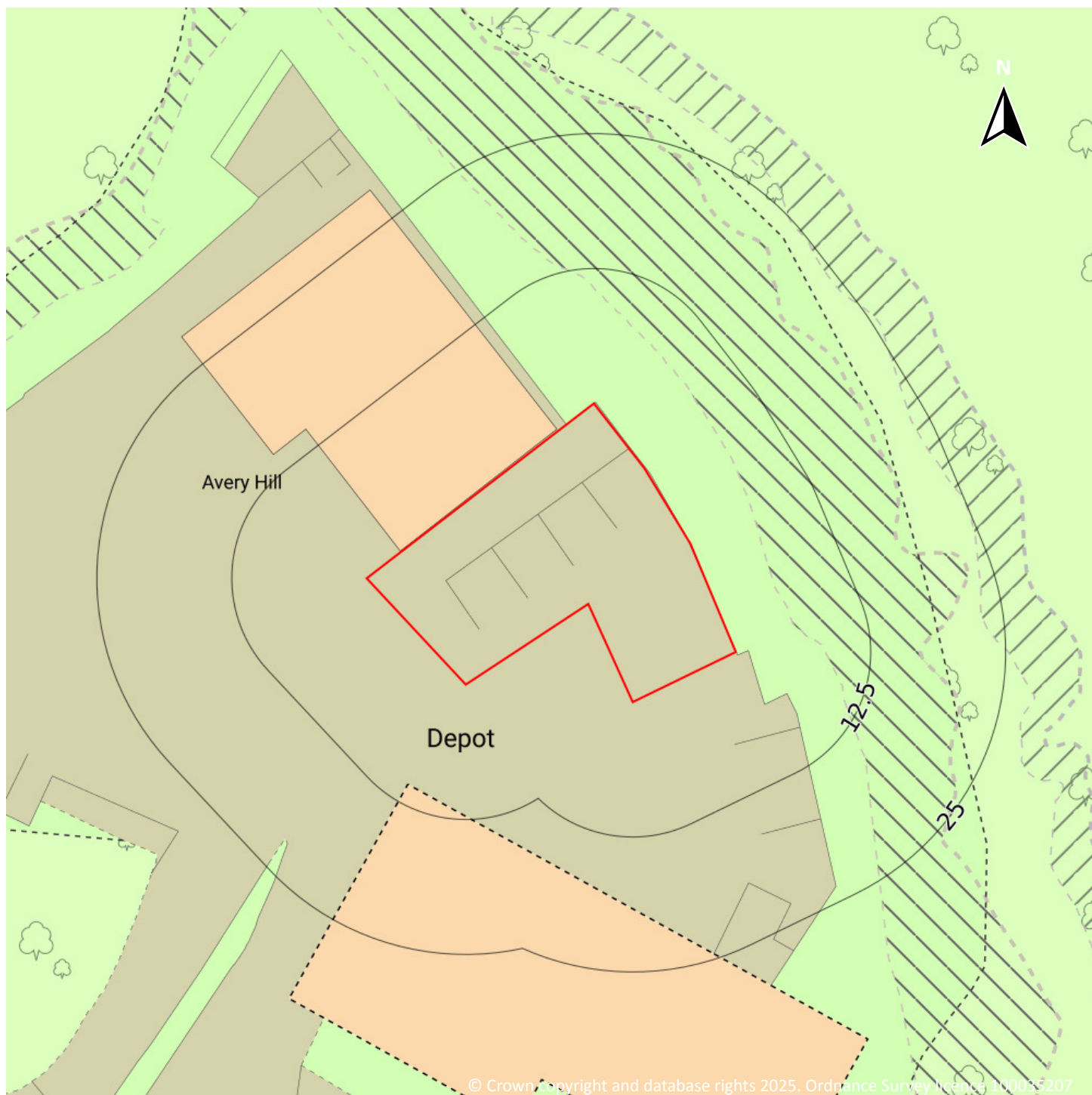


Capture Date: 25/07/1999

Site Area: 0.05ha



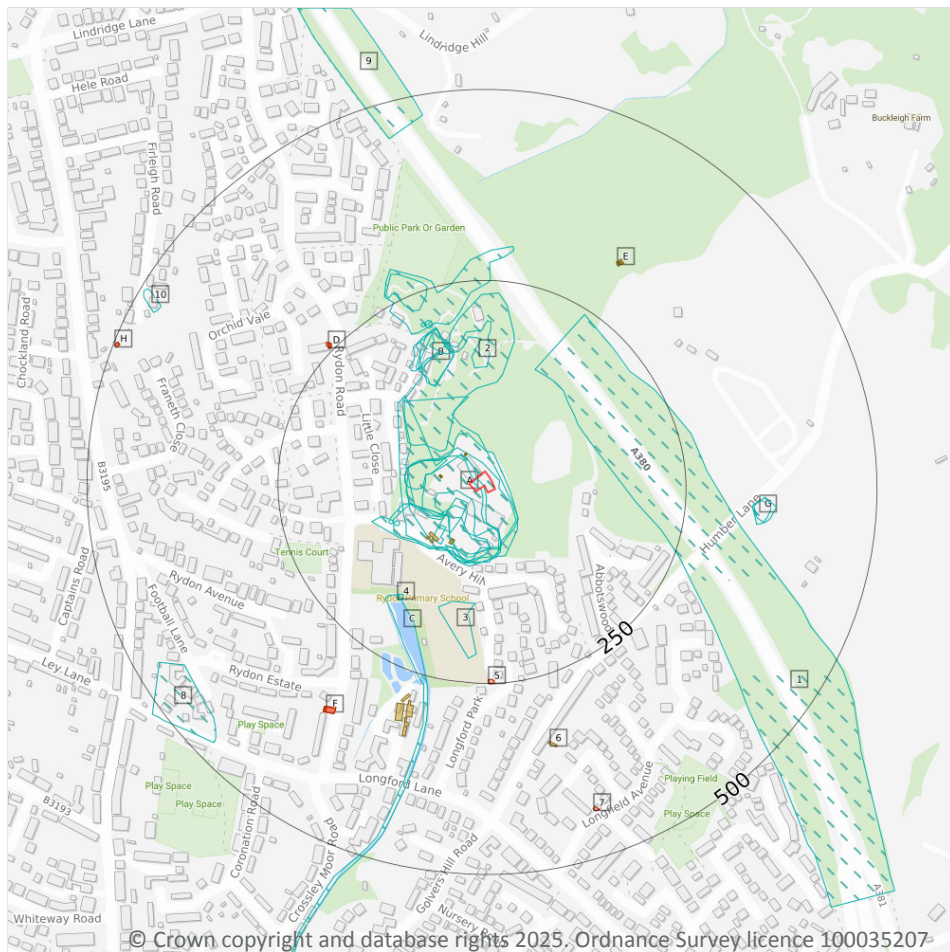
OS MasterMap site plan



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

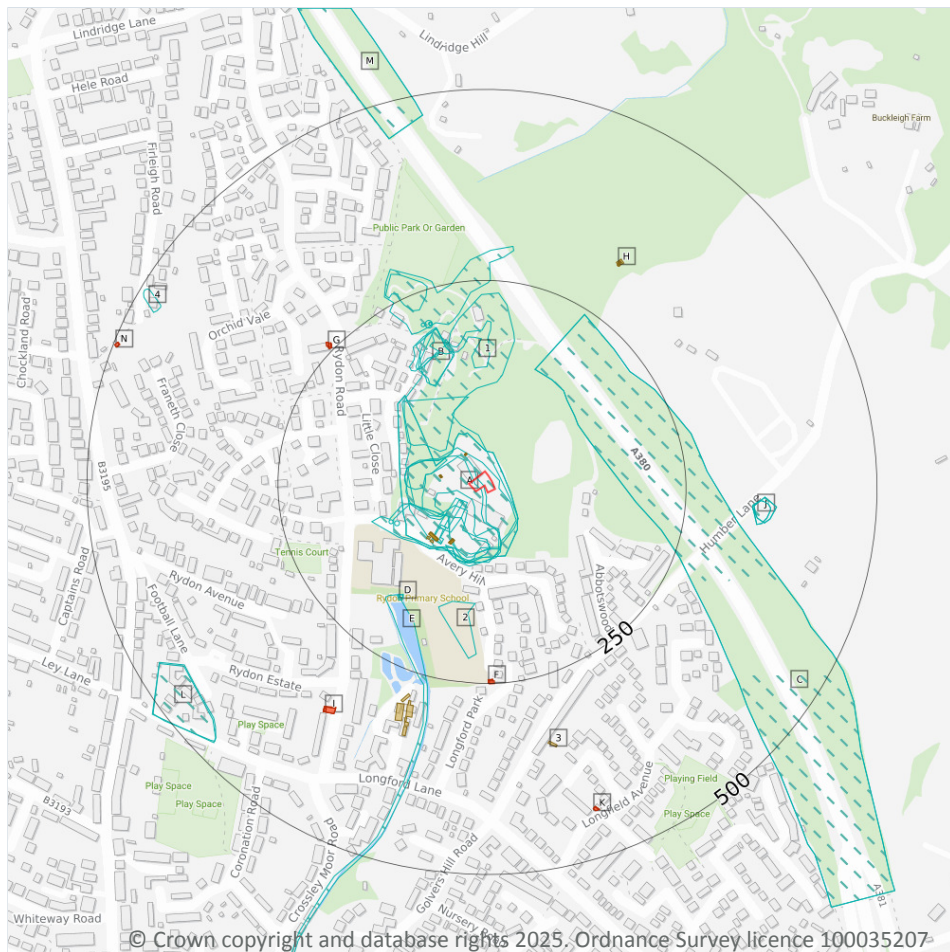
0

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

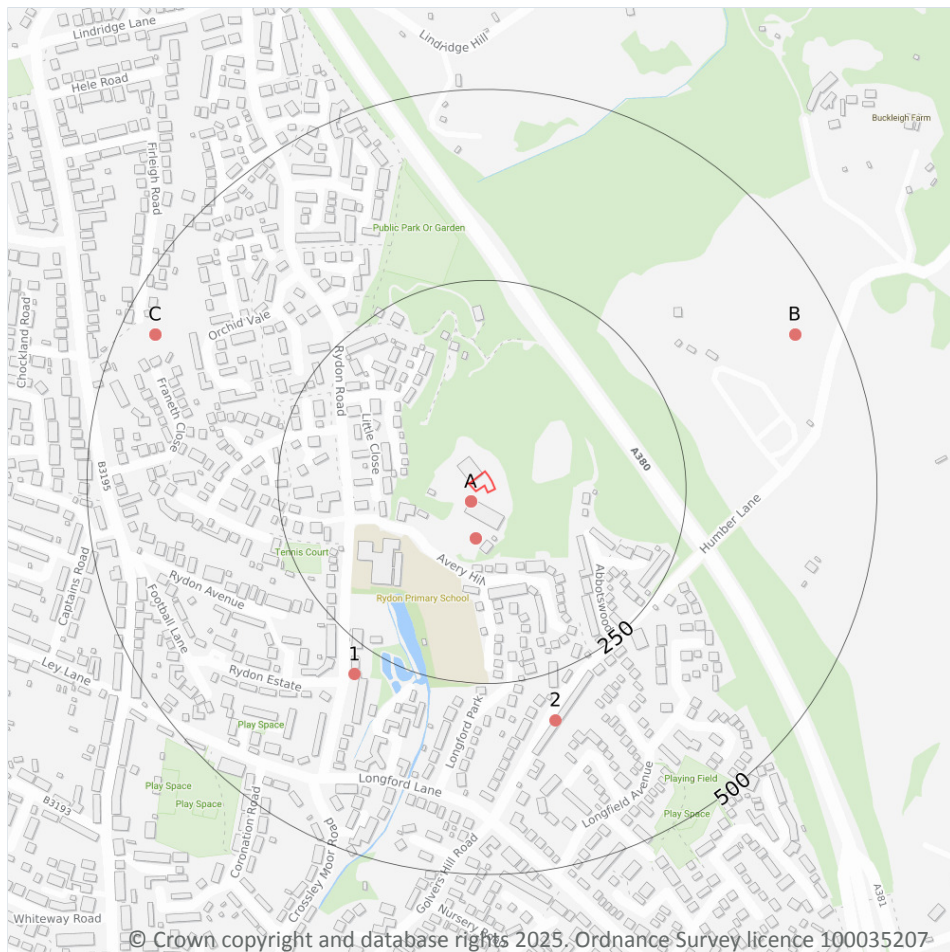
0

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

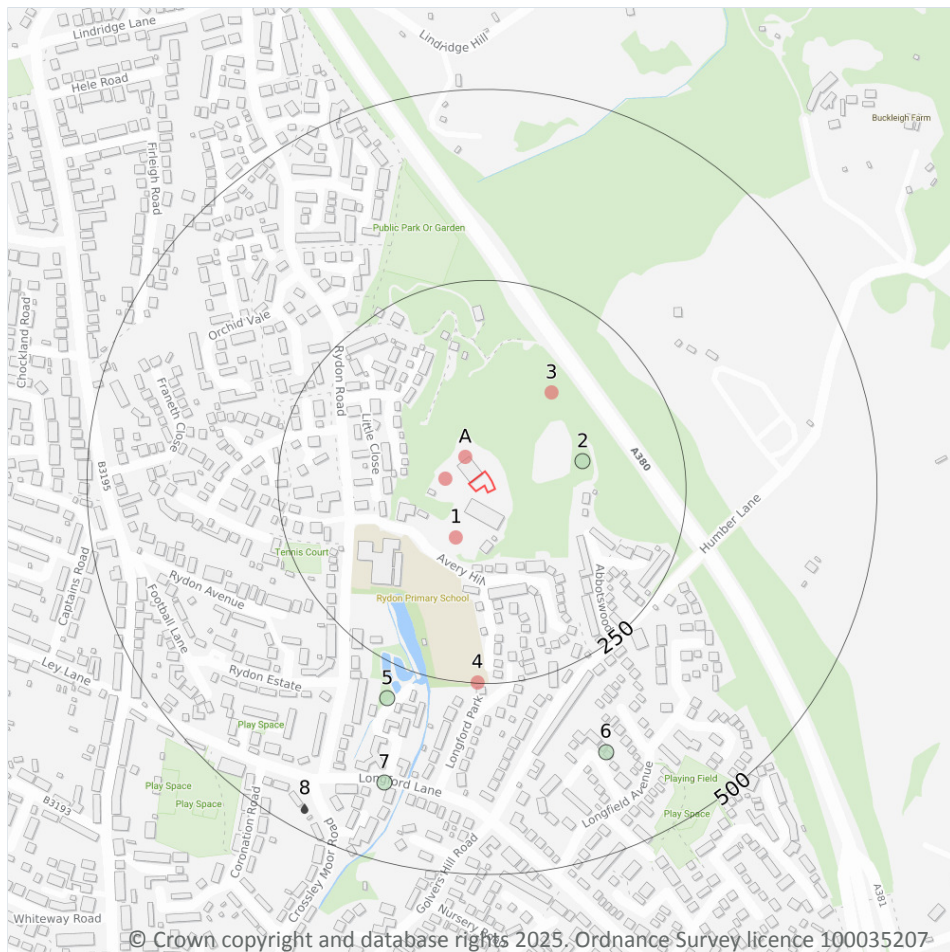


ID	Location	Site	Reference	Category	Sub-Category	Description
1	288m SW	-	WEX397826	Using waste exemption	Not on a farm	Use of mulch
2	311m S	Replacement Barn, Humber Lane, Kingsteignton, Tq12 3dj	WEX307513	Using waste exemption	Not on a farm	Use of waste in construction
B	440m NE	-	WEX355466	Using waste 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
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Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 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.

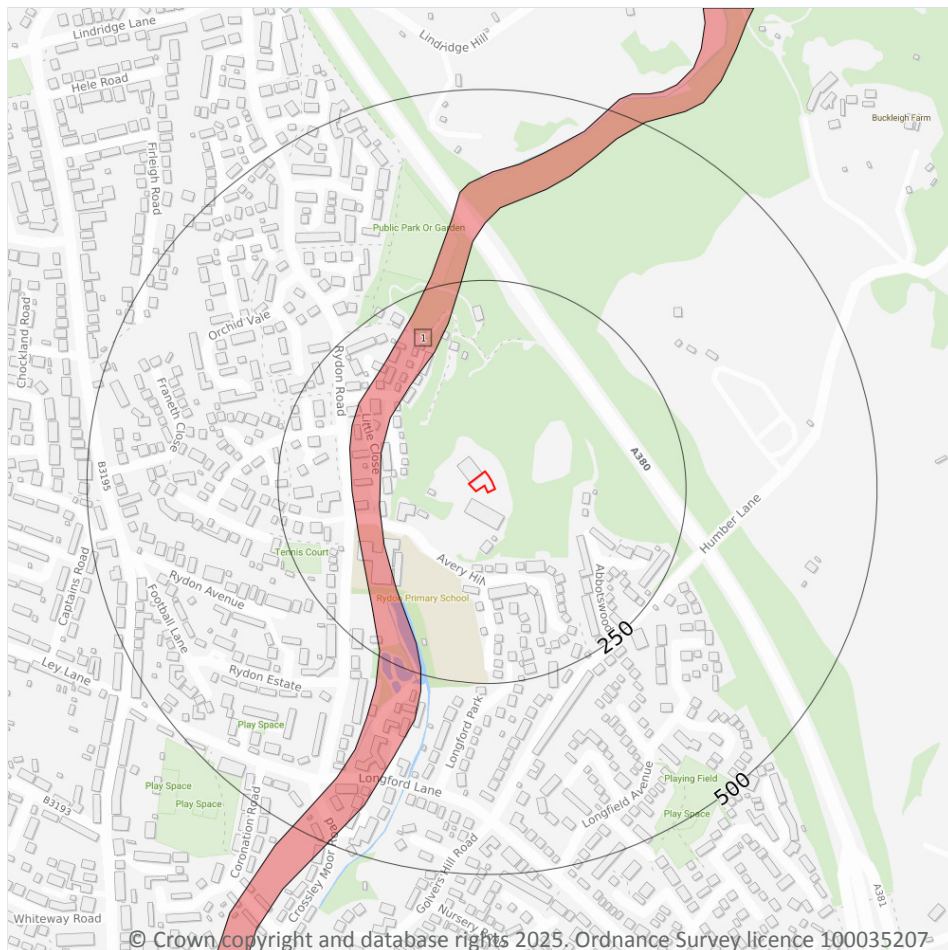
4.21 Pollution inventory radioactive waste

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.

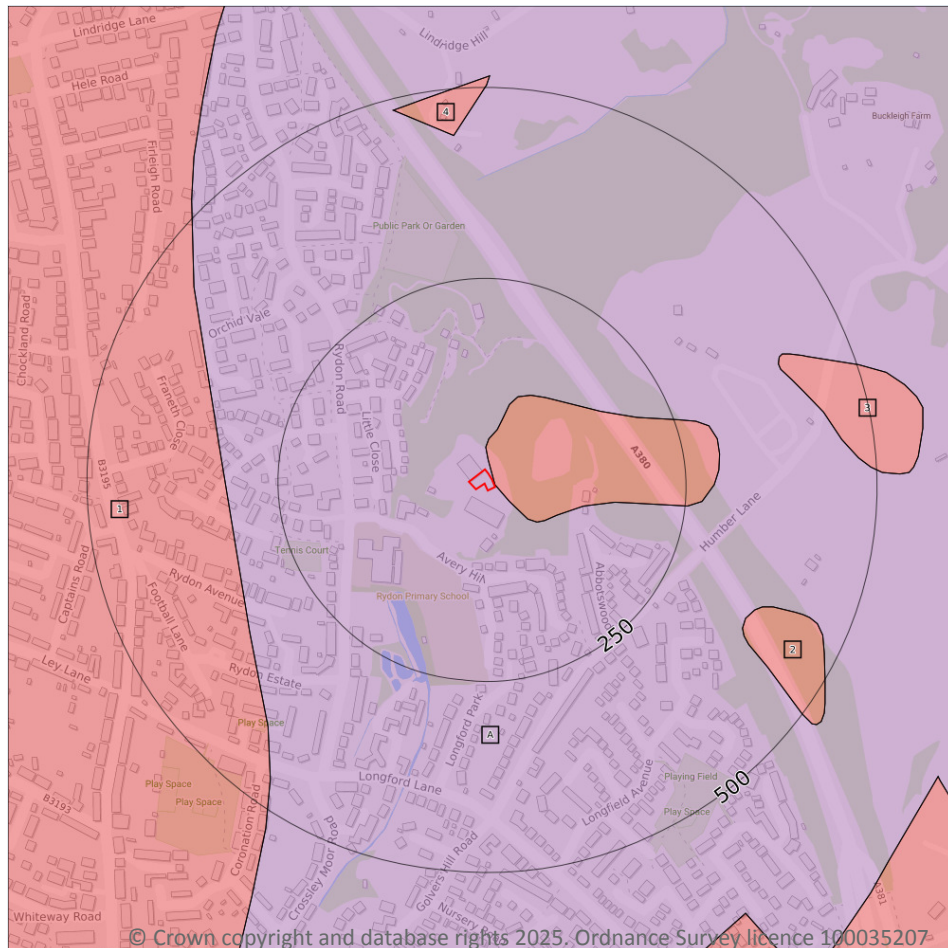
Features are displayed on the Hydrogeology map on [page 37](#) >

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

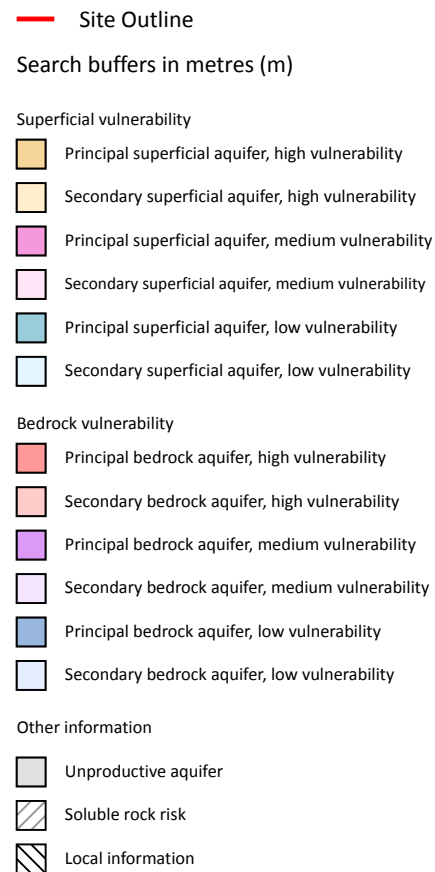
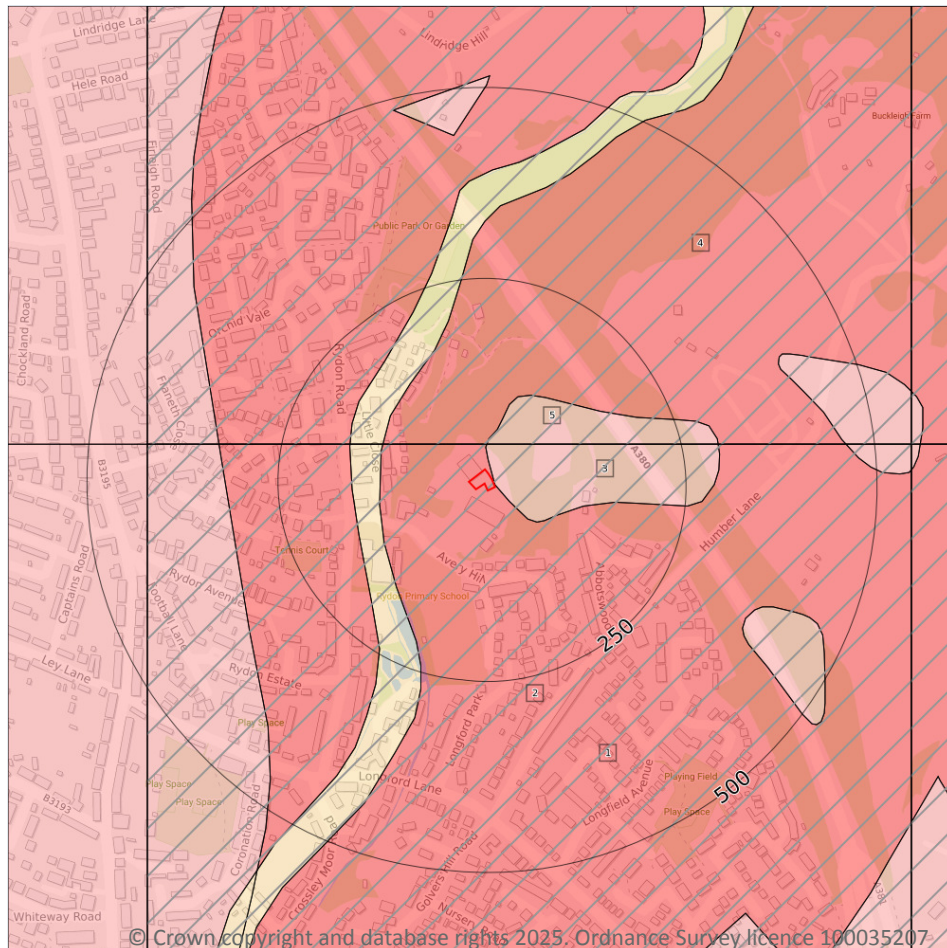


ID	Location	Designation	Description
1	315m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	370m SE	Secondary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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

4

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

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

Features are displayed on the Groundwater vulnerability map on [page 40](#) >



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

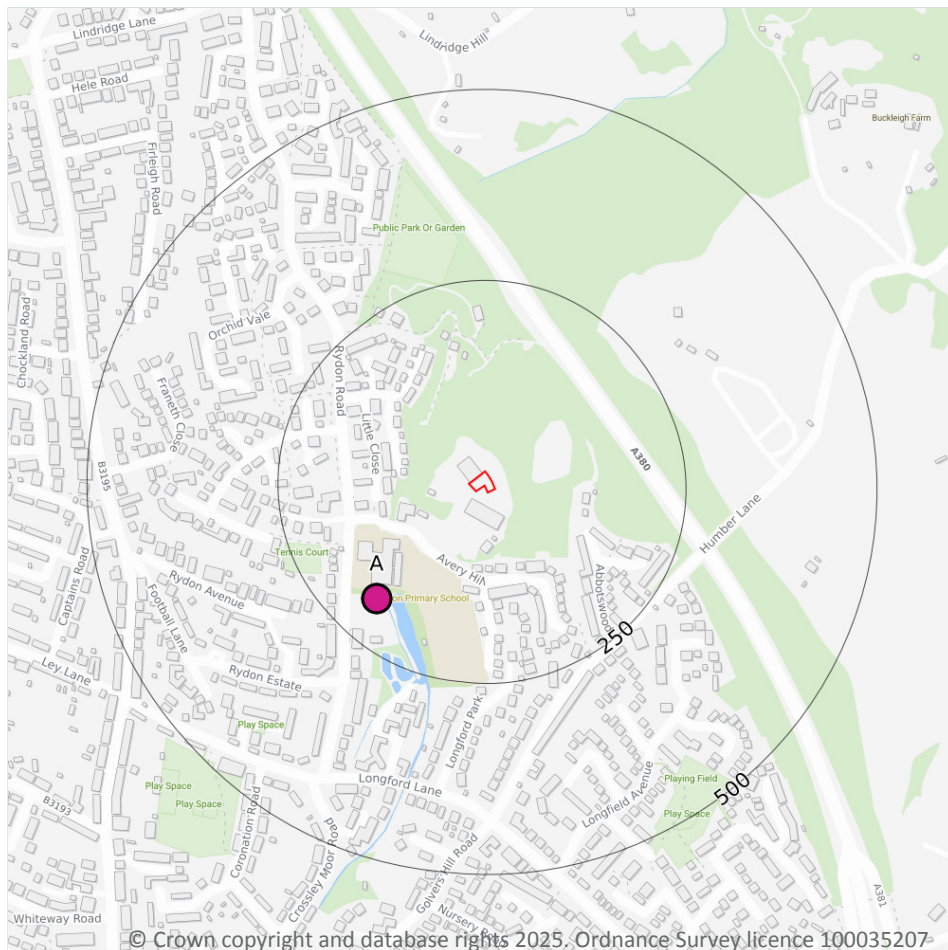
0

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

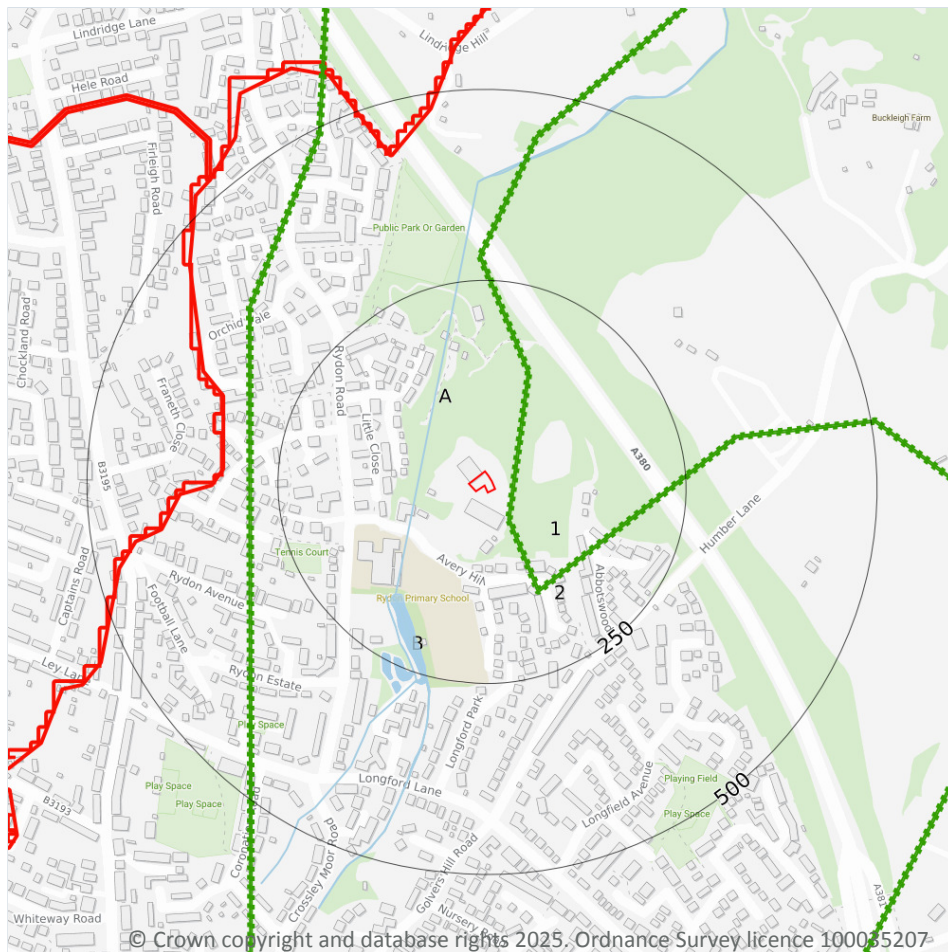
0

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.

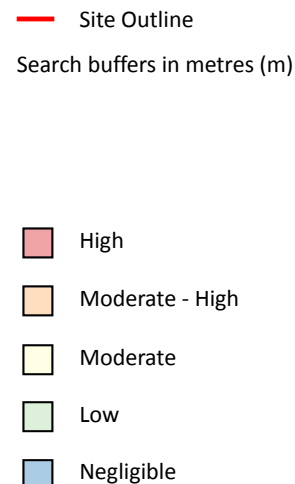
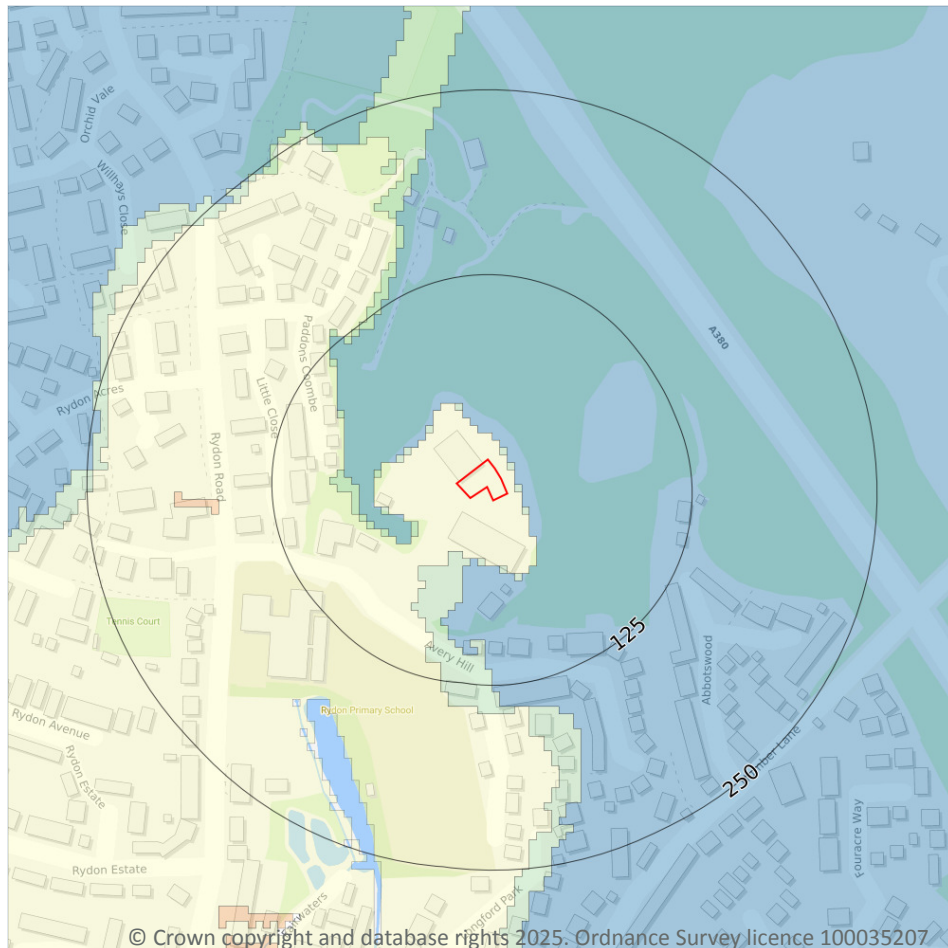
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the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

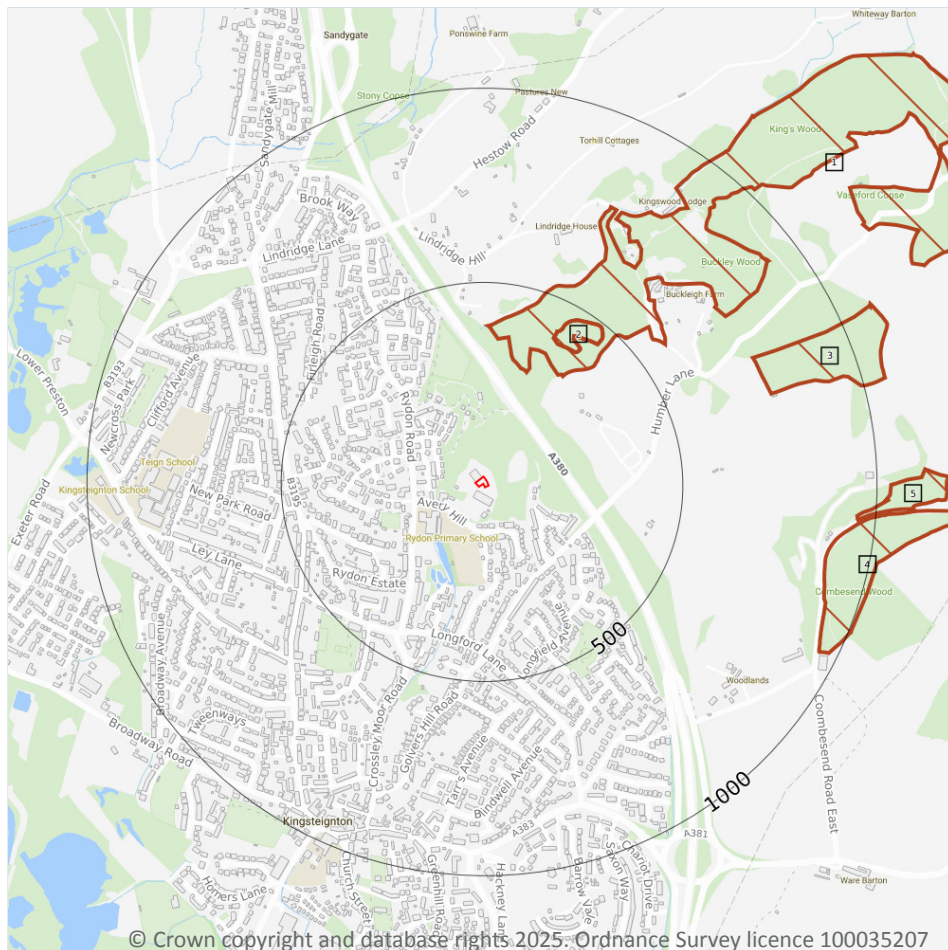
Moderate

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.

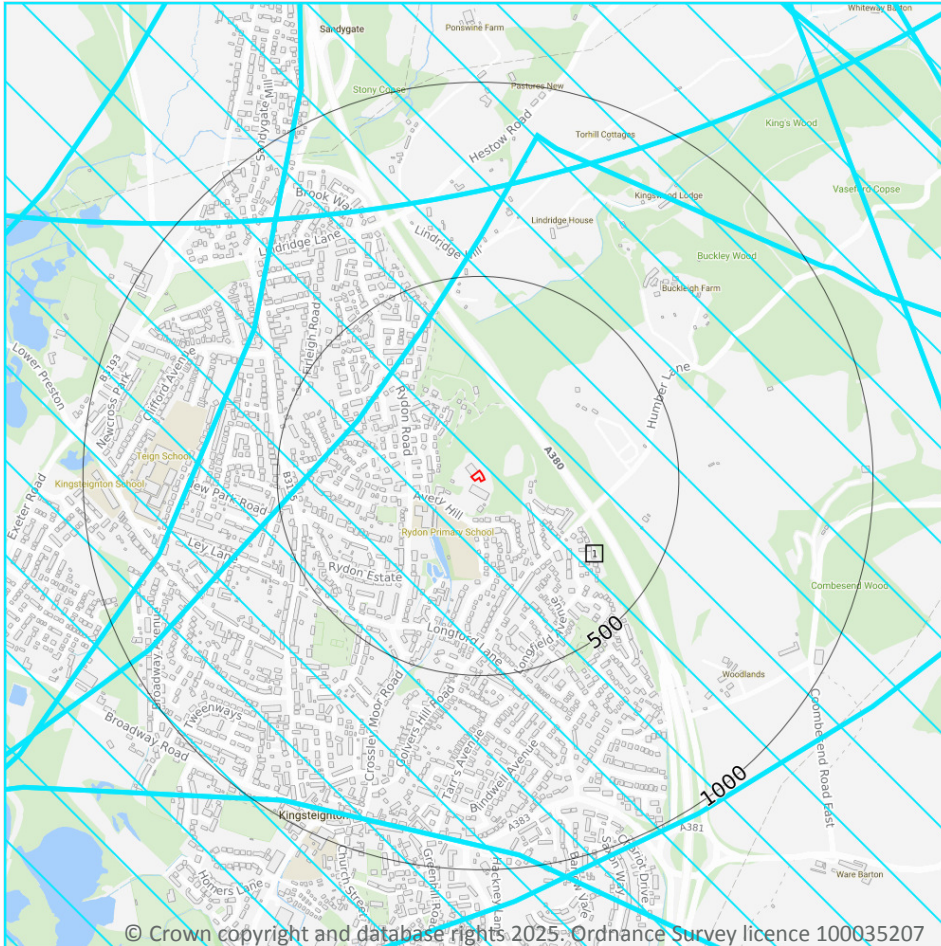
10.16 Nitrate Vulnerable Zones

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

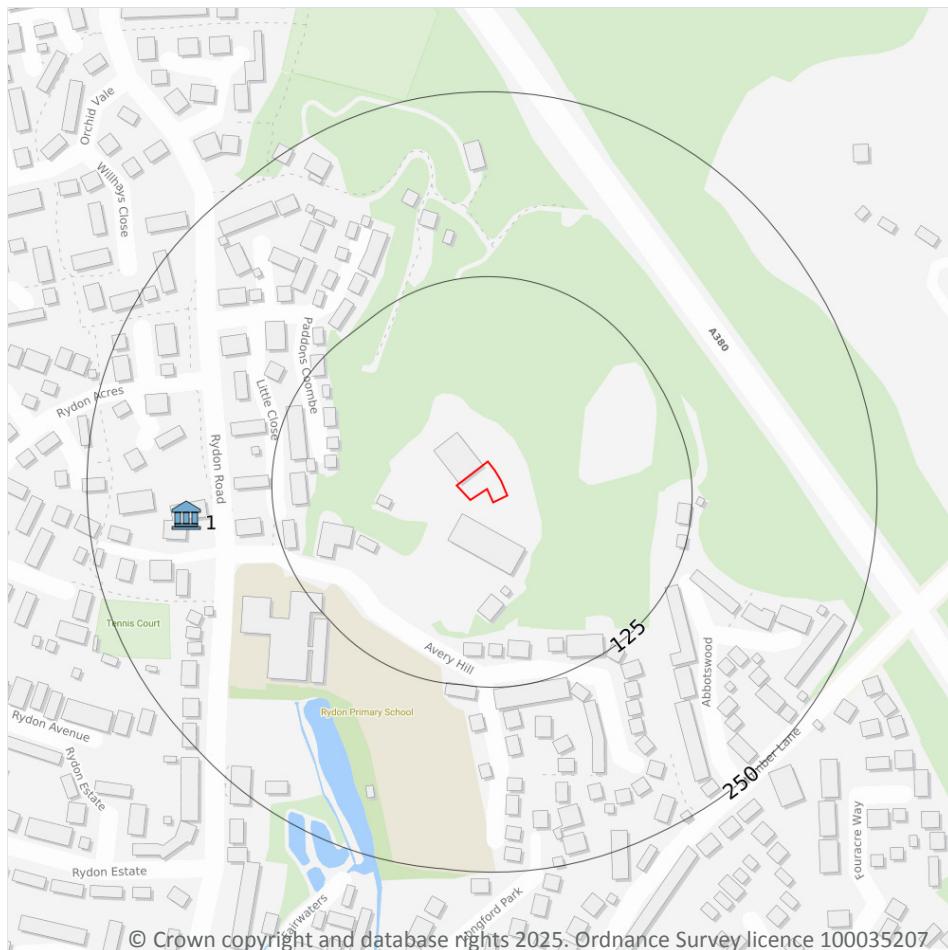
Records within 2000m	0
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Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management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

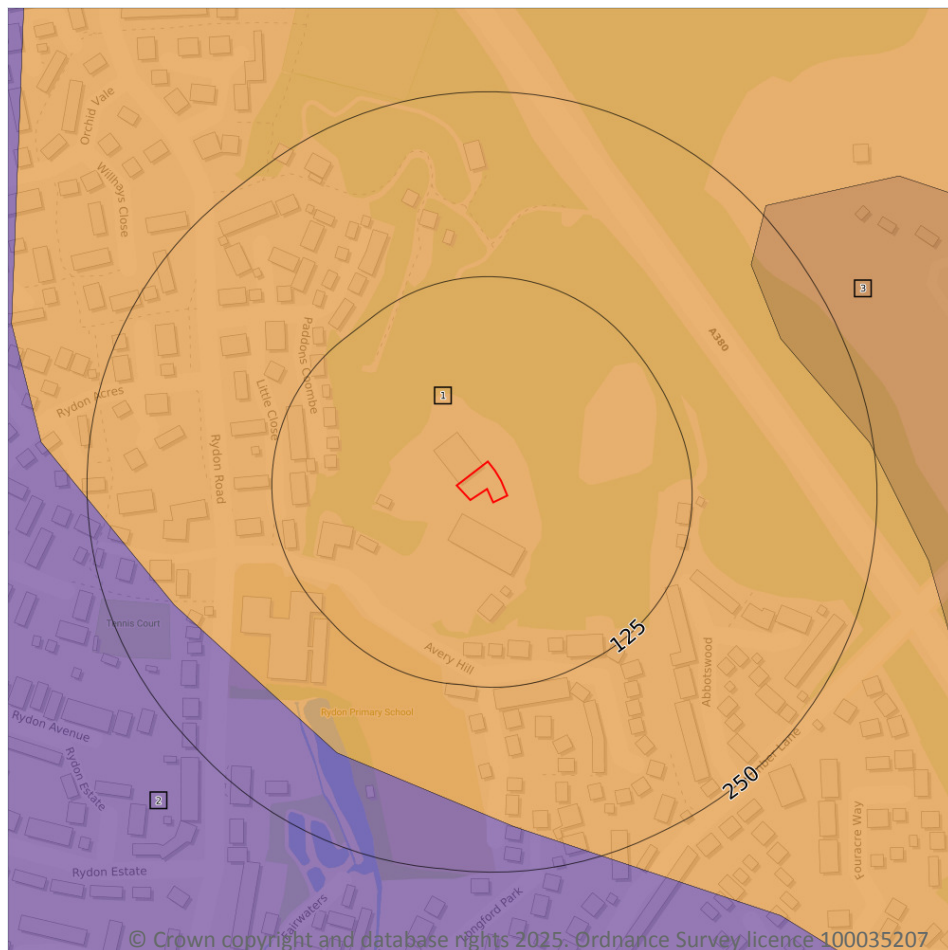
Records within 250m**0**

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.



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

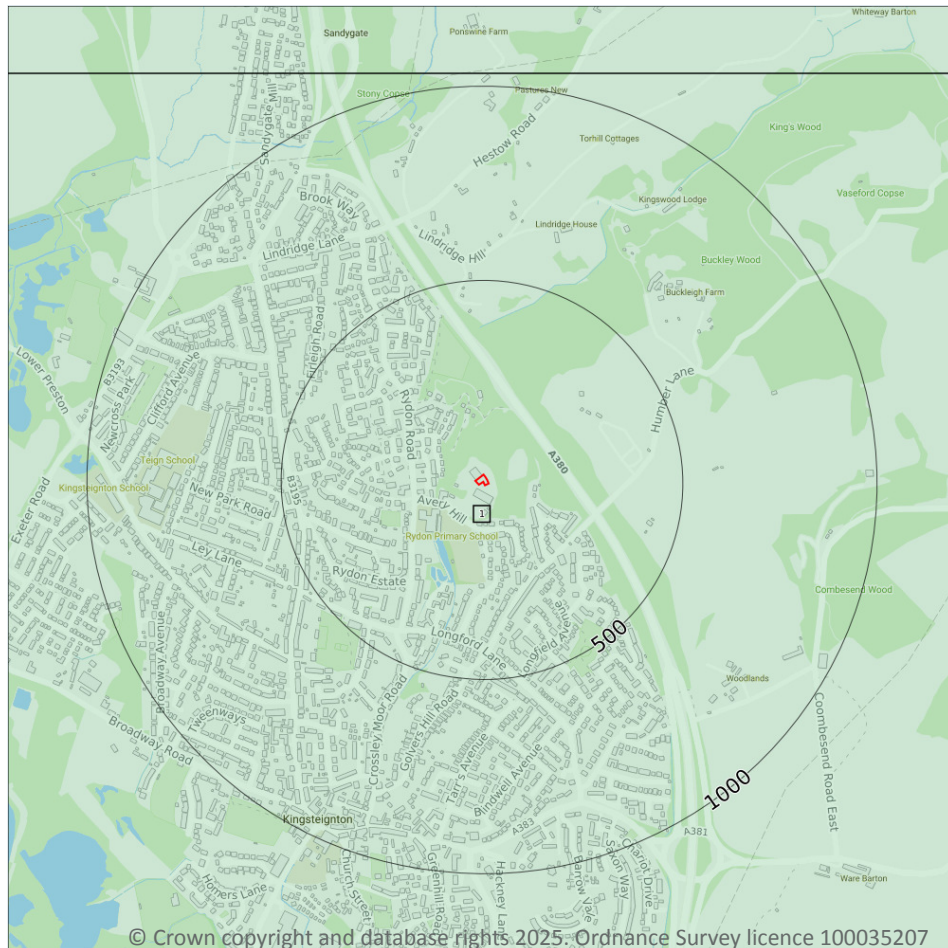
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Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable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

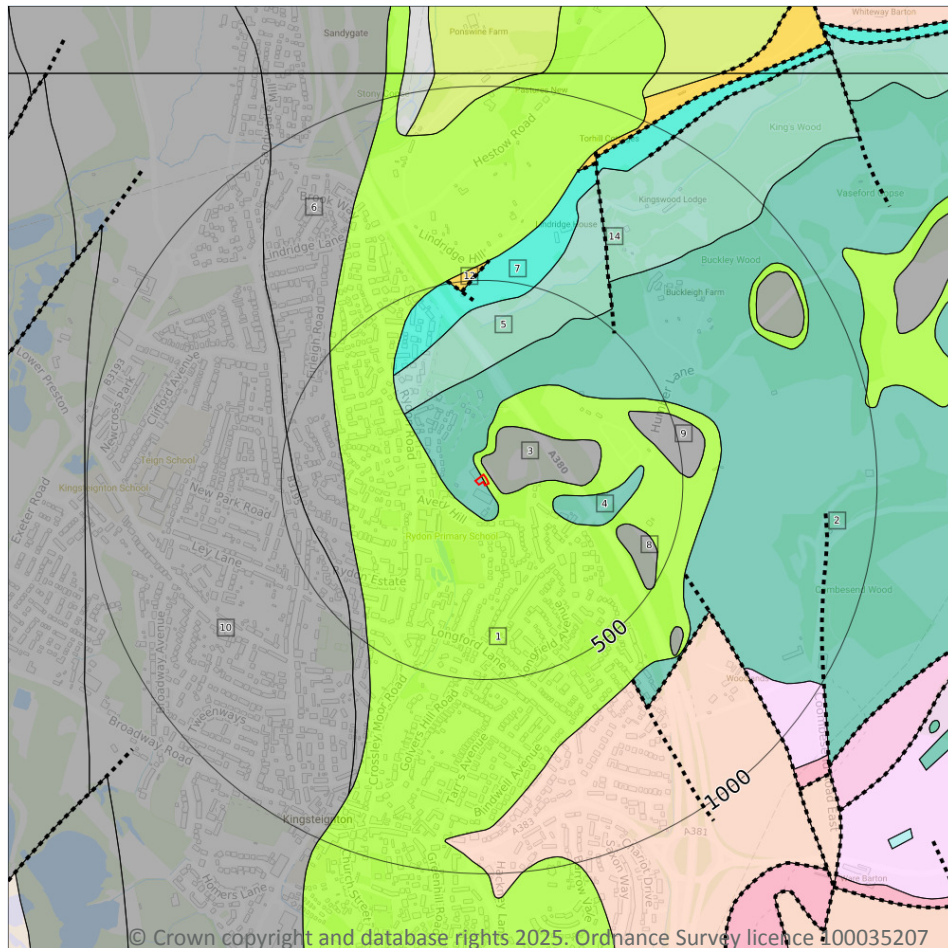
0

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.

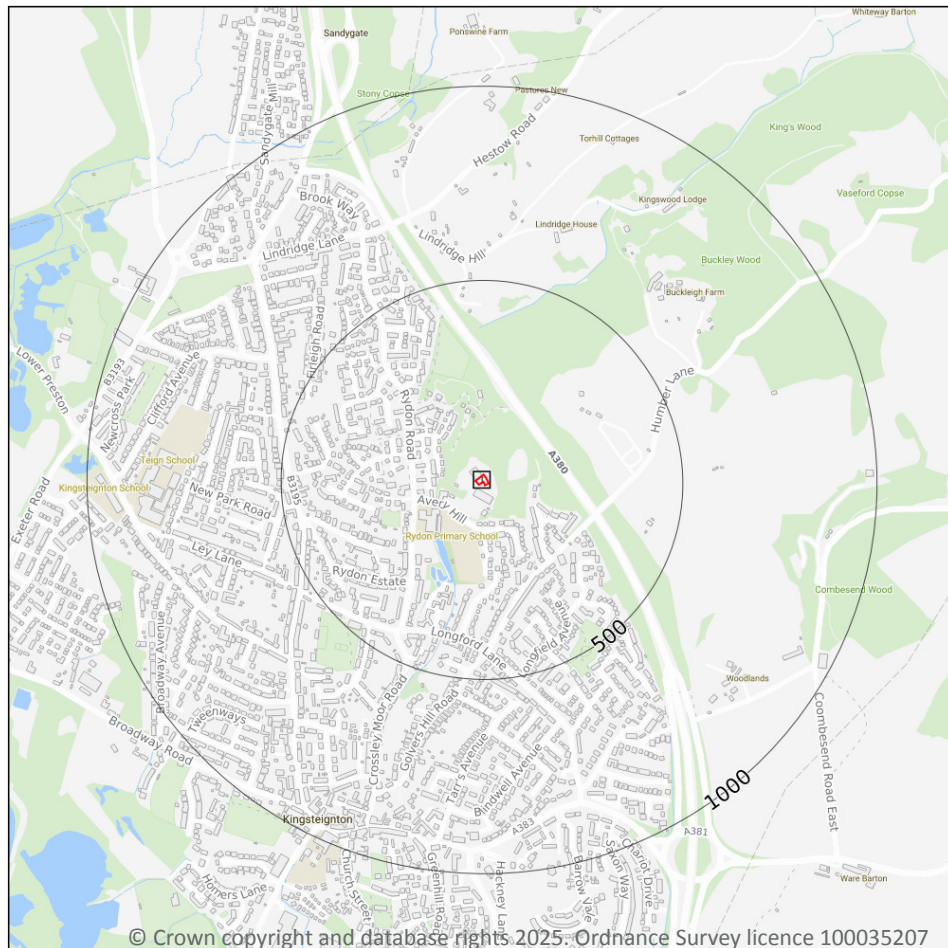
Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 81](#) >

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)

Landlip (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

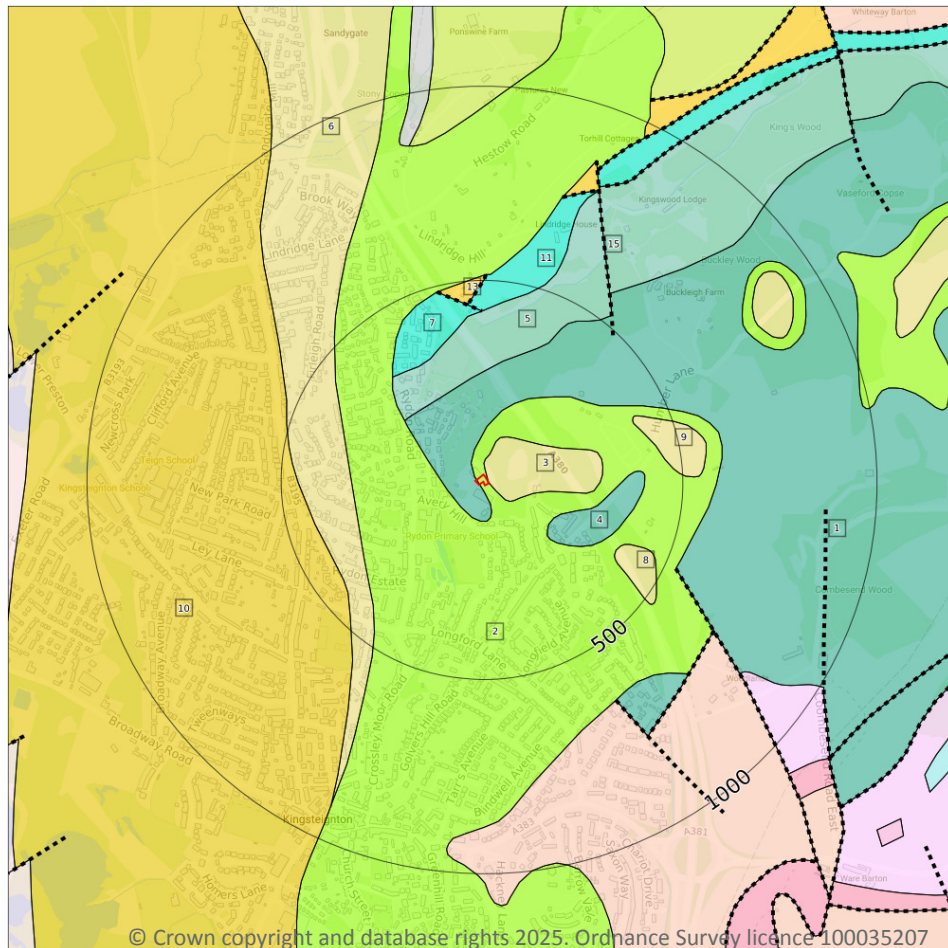
0

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](#) >

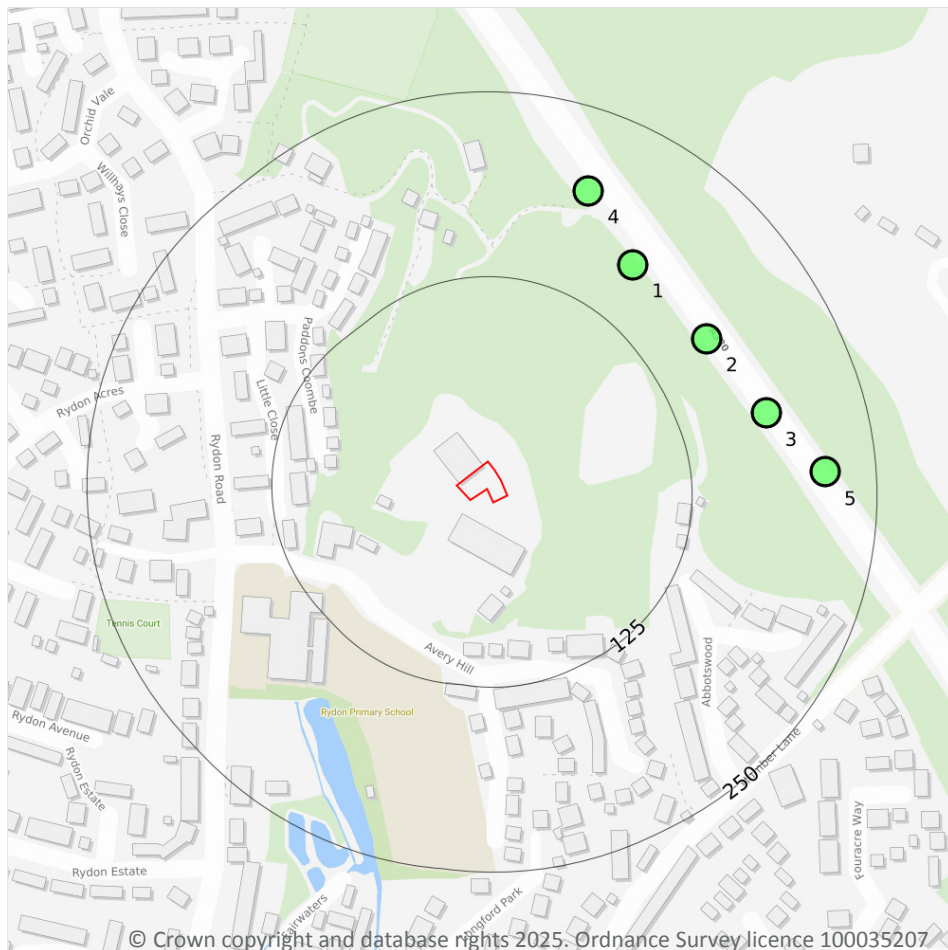


ID	Location	Category	Description
12	421m N	FAULT	Fault, observed, displacement unknown
14	439m N	FAULT	Fault, observed, displacement unknown
15	482m NE	FAULT	Fault, inferred, displacement unknown

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 ↗

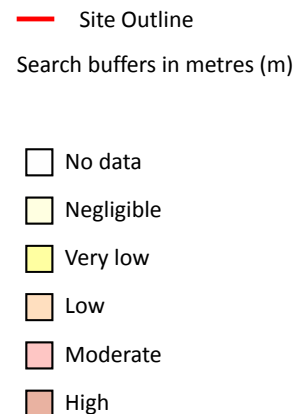
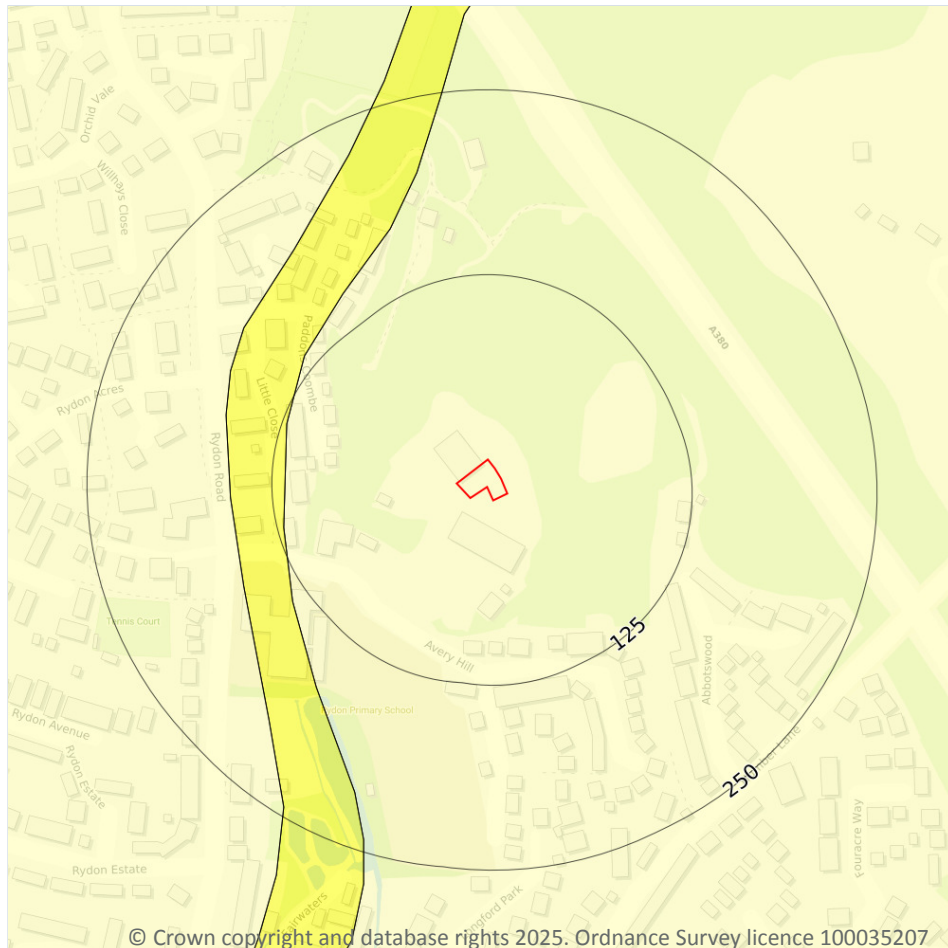


ID	Location	Grid reference	Name	Length	Confidential	Web link
4	195m N	287510 74150	A380 KINGSTEIGNTON NEWTON ABBOT 109	20.0	N	800016 ↗
5	216m E	287670 73960	A380 KINGSTEIGNTON NEWTON ABBOT 113	20.0	N	800020 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m

1

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

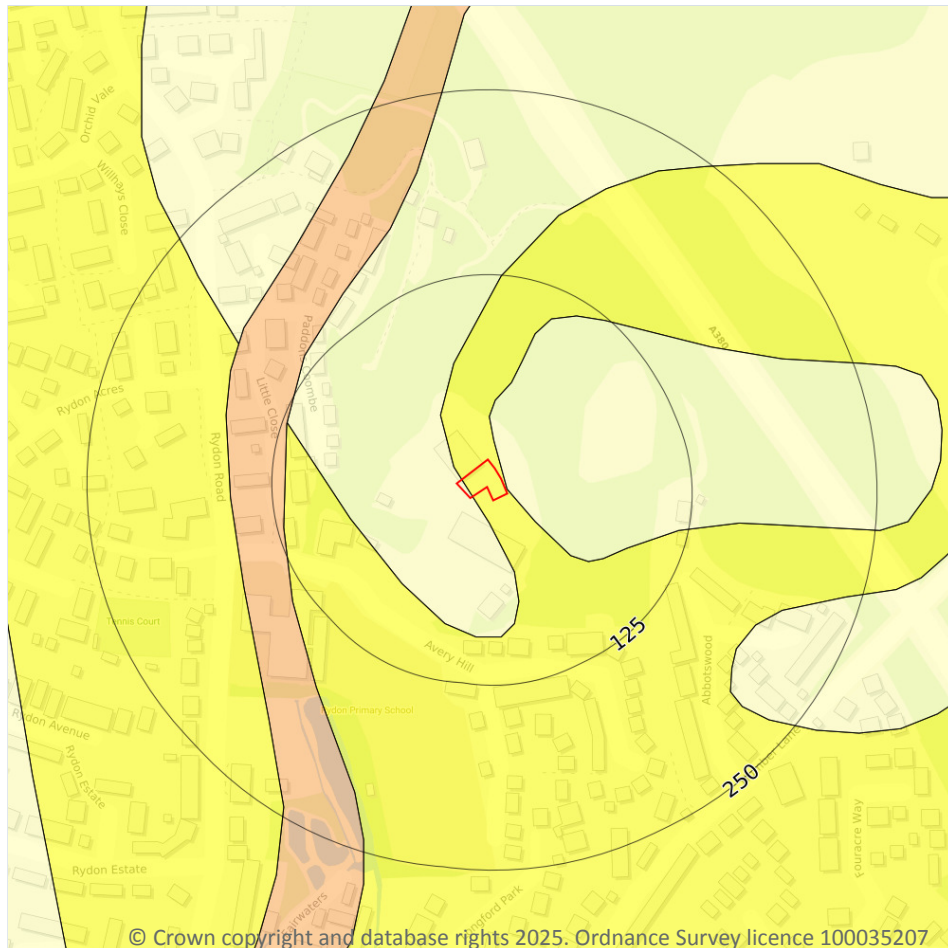
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 92 >](#)

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.

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.

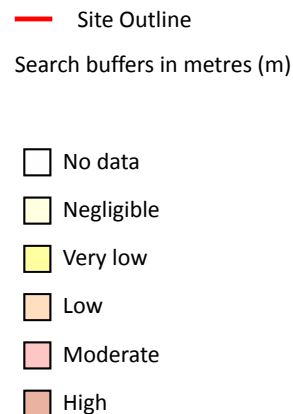
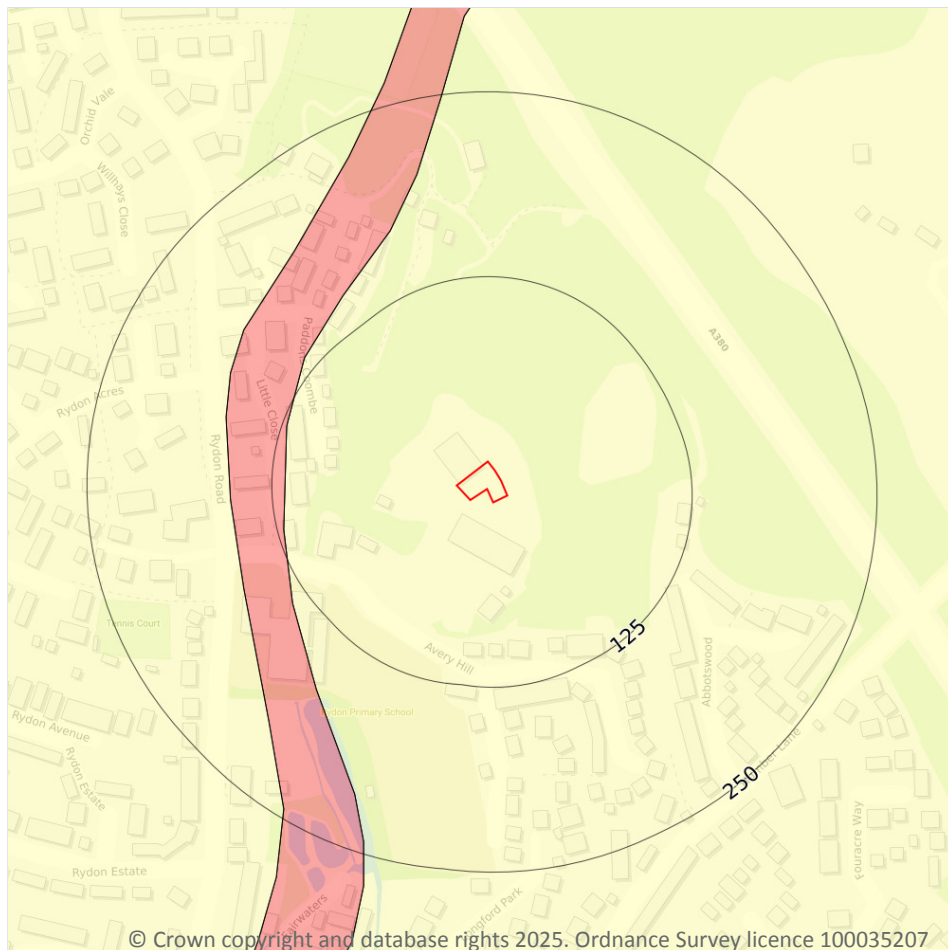


Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.
1m E	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified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

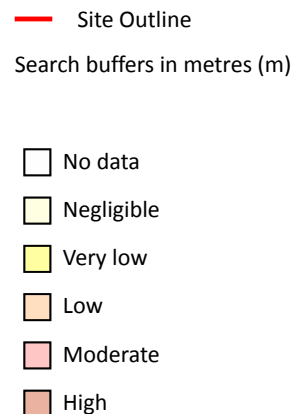
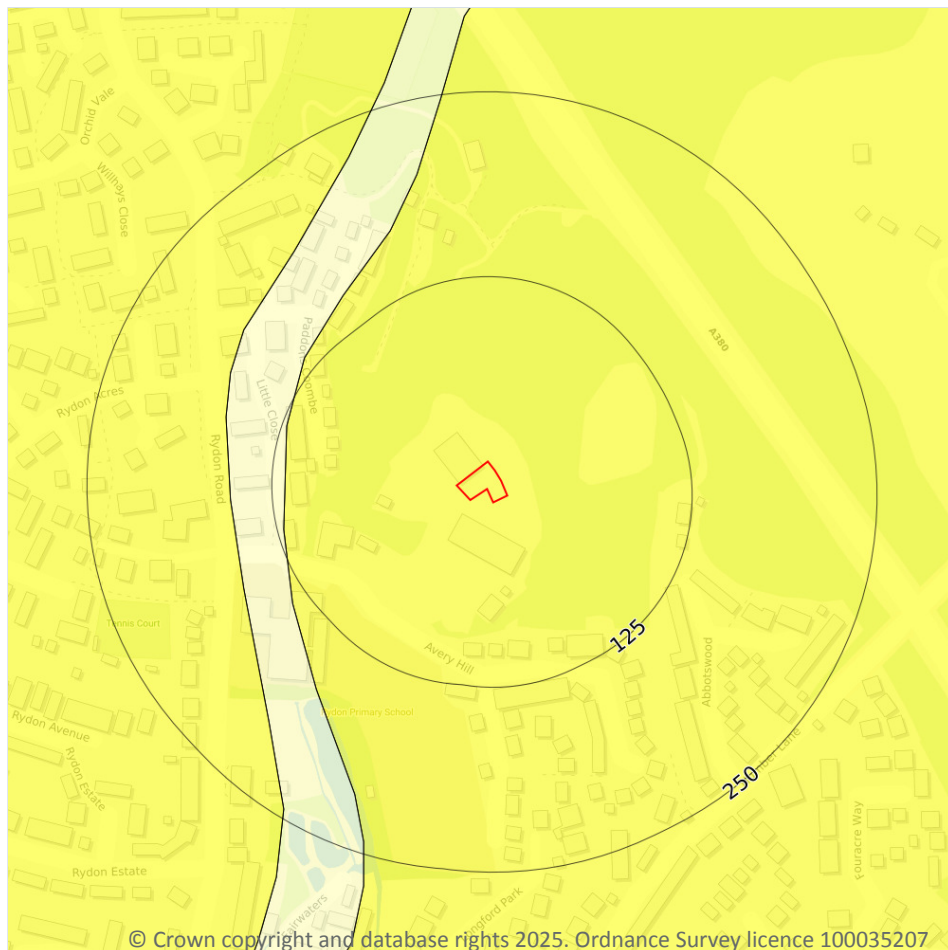
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 95 >](#)

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.

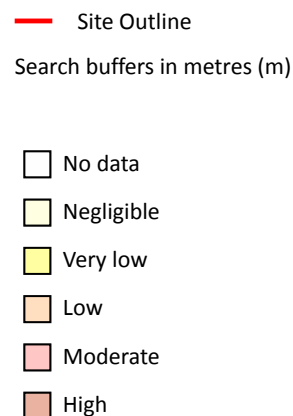
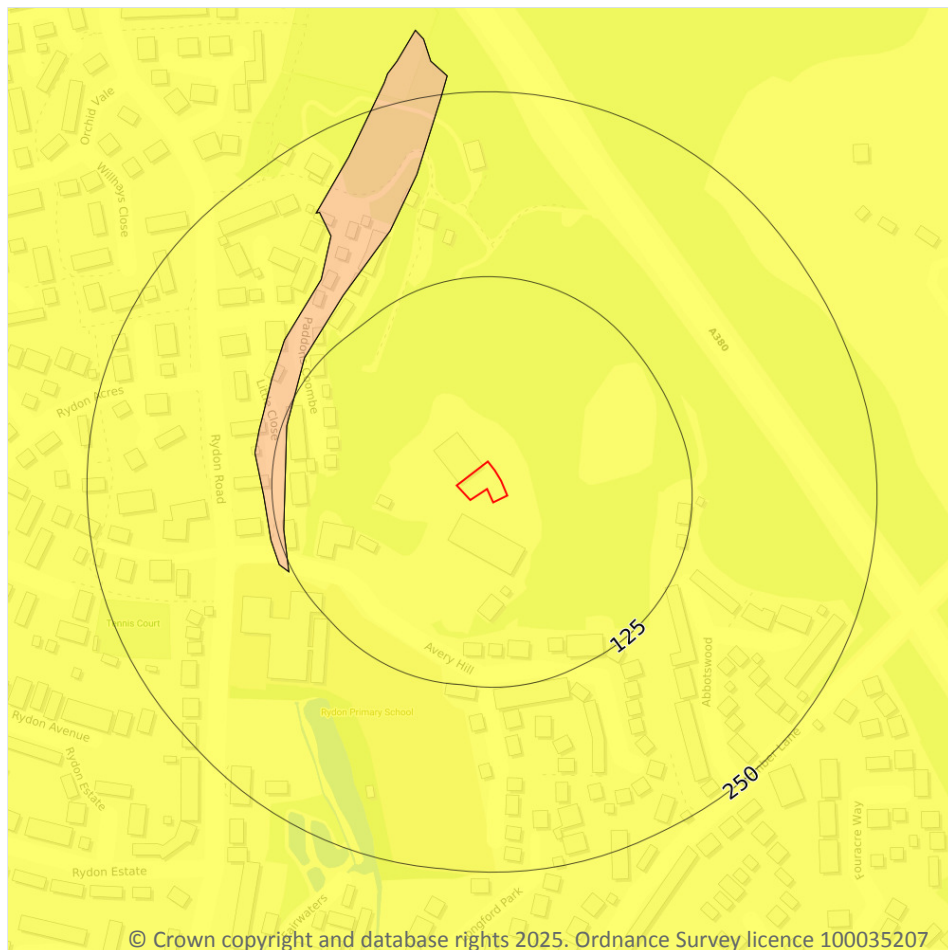
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 96 >](#)

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.

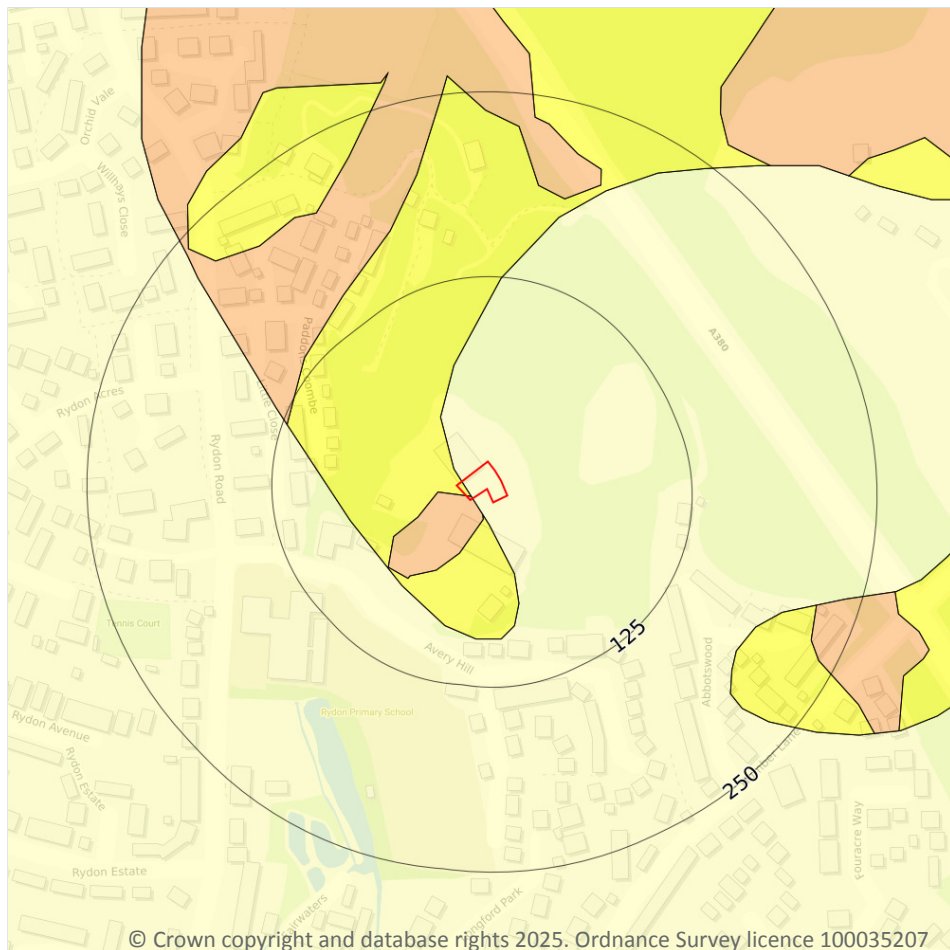
Features are displayed on the Natural ground subsidence - Landslides map on [page 97](#) >

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.

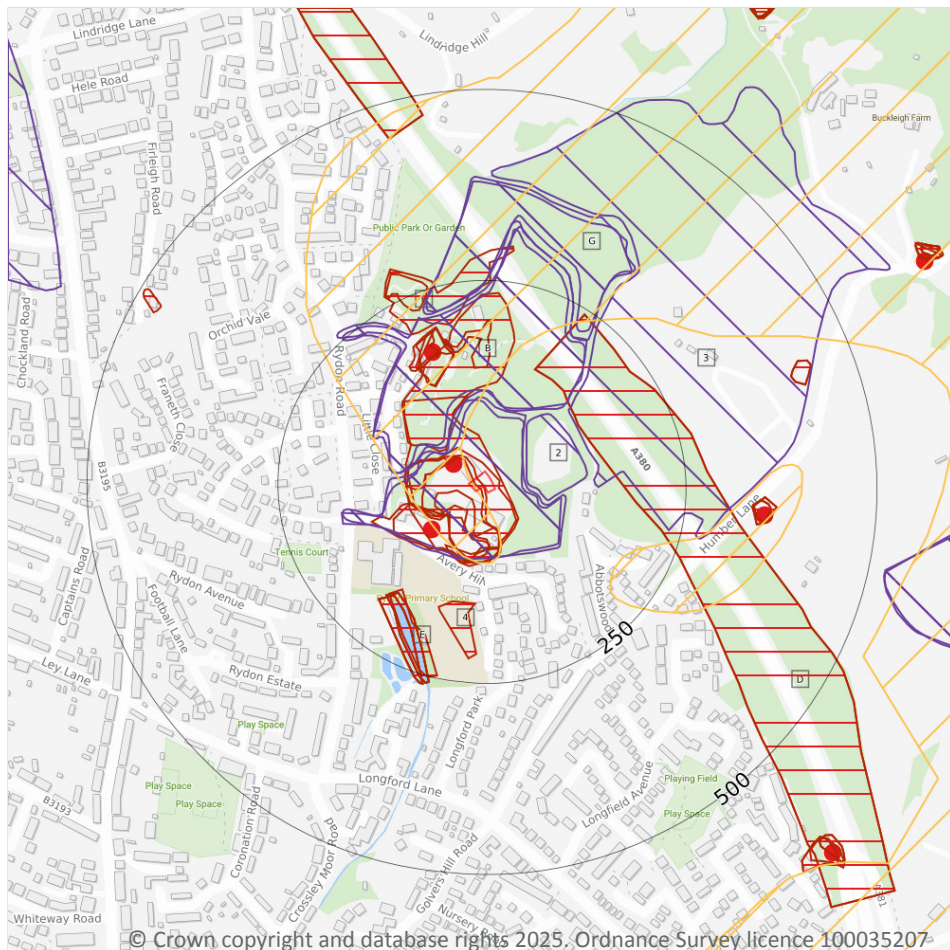


Location	Hazard rating	Details
On site	Very low	Soluble rocks are present within the ground. Few dissolution features are likely to be present. Potential for difficult ground conditions or localised subsidence are at a level where they need not be considered.
On site	Low	Soluble rocks are present within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

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

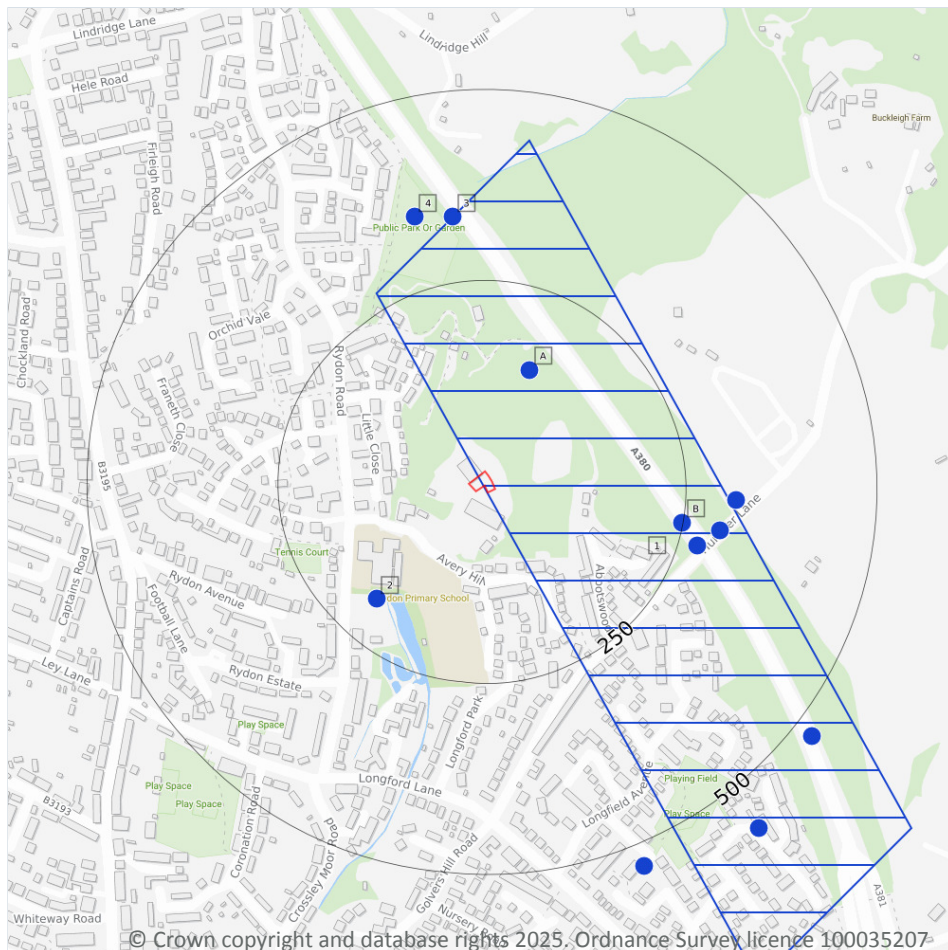
Records on site	1
-----------------	---

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

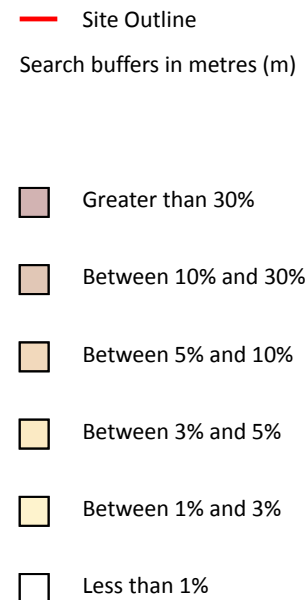
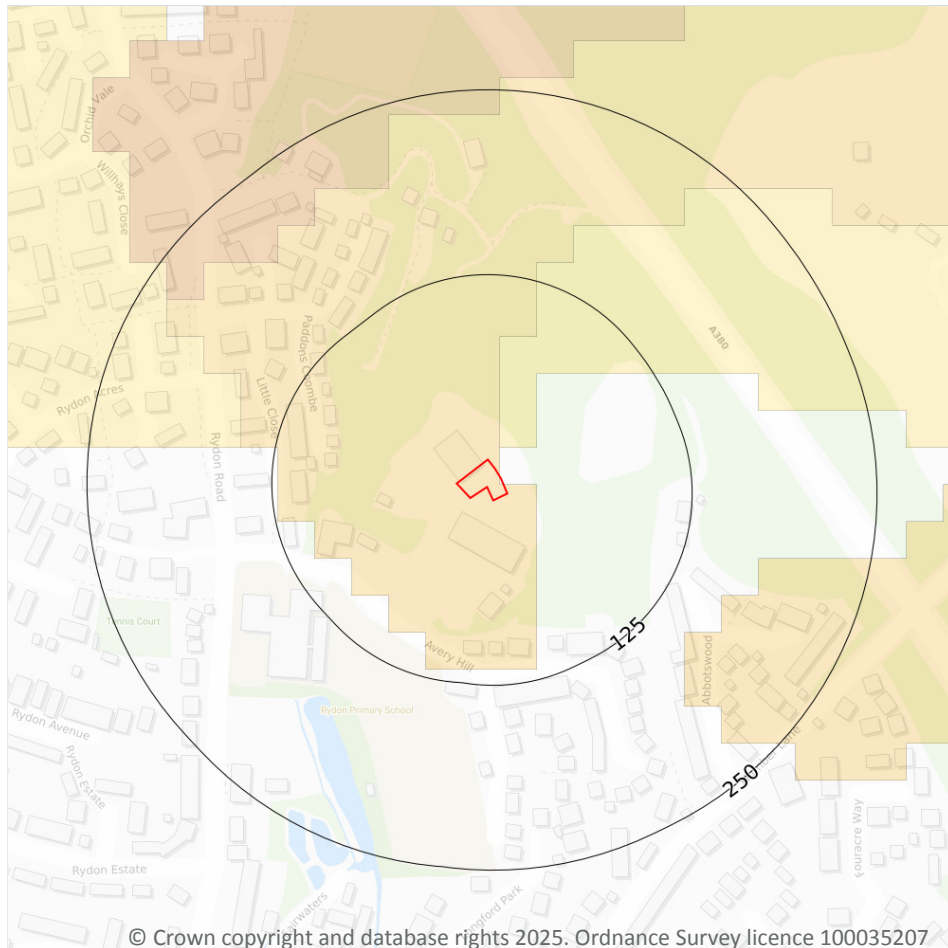
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This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are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

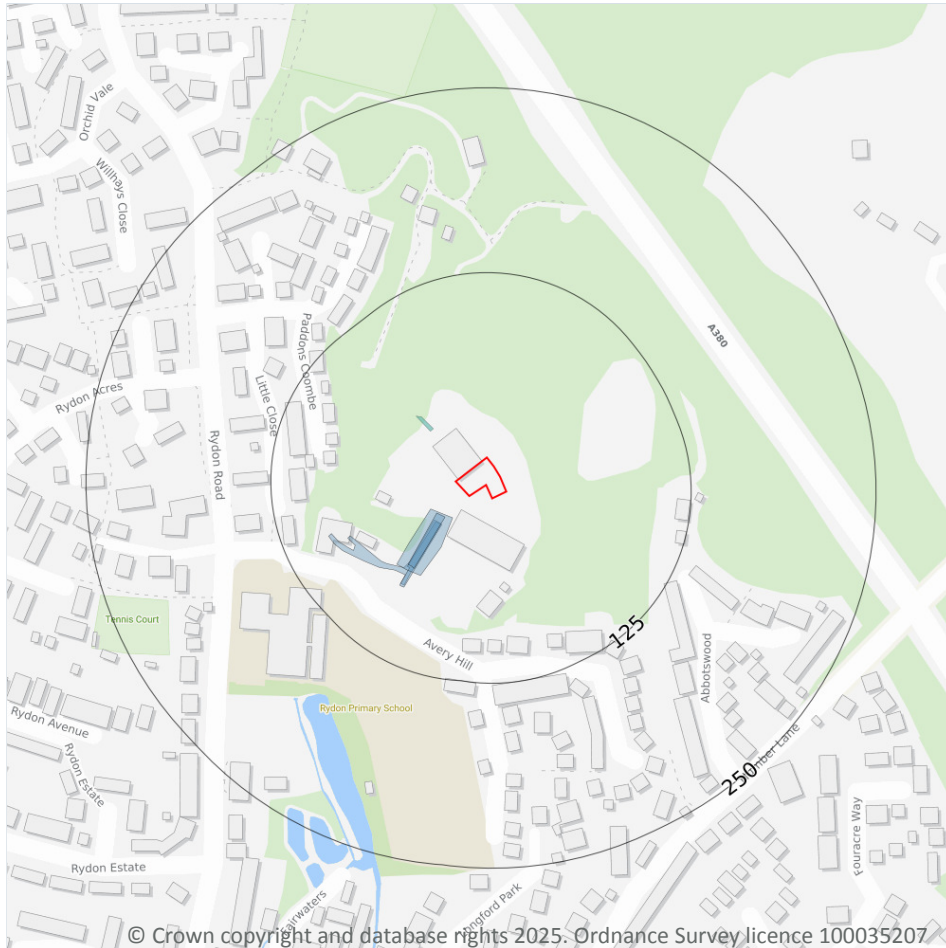
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The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

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

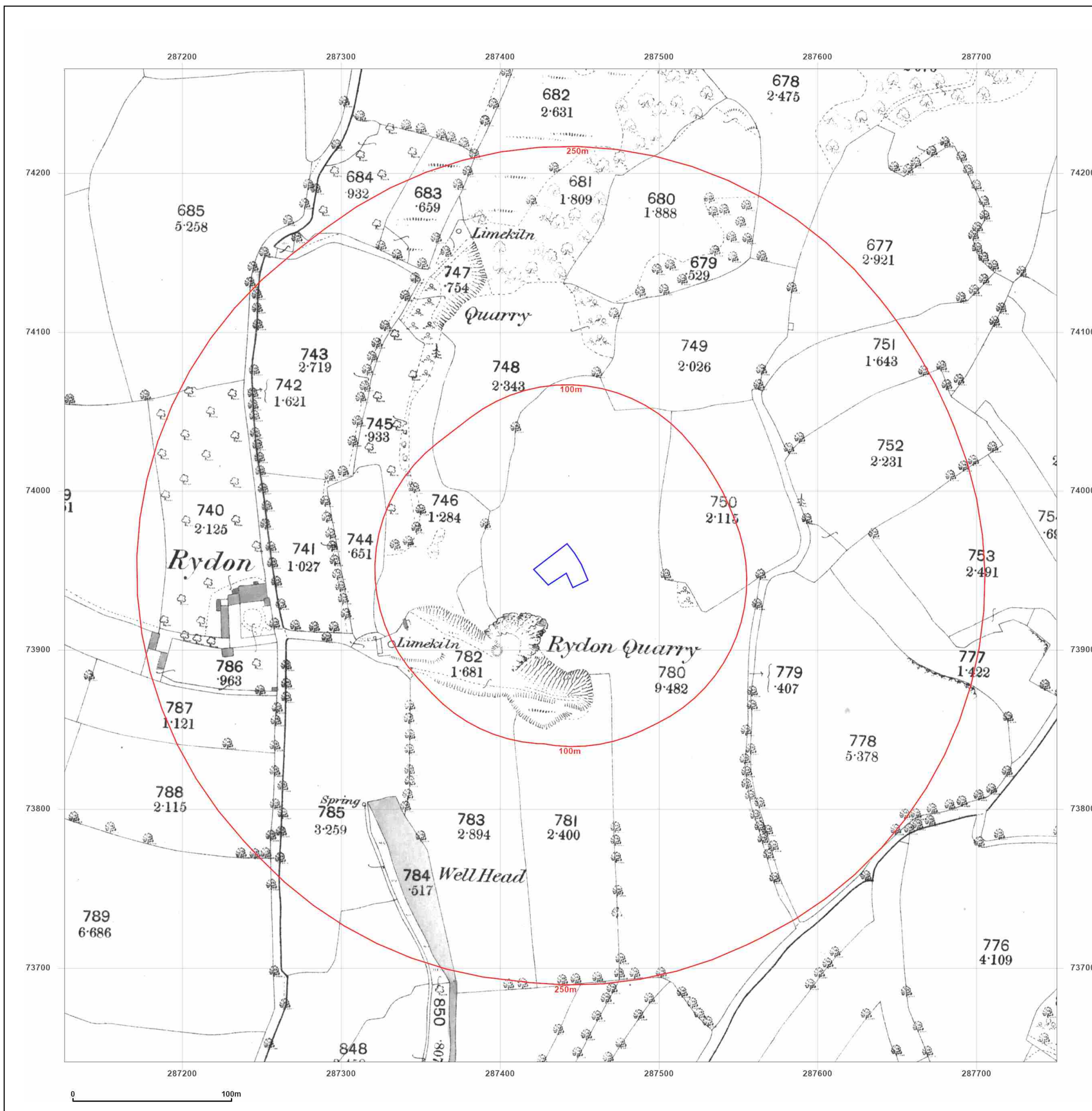


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Grid Ref: 287438, 73953

Map Name: County Series

Map date: 1905

Scale: 1:2,500

Printed at: 1:2,500



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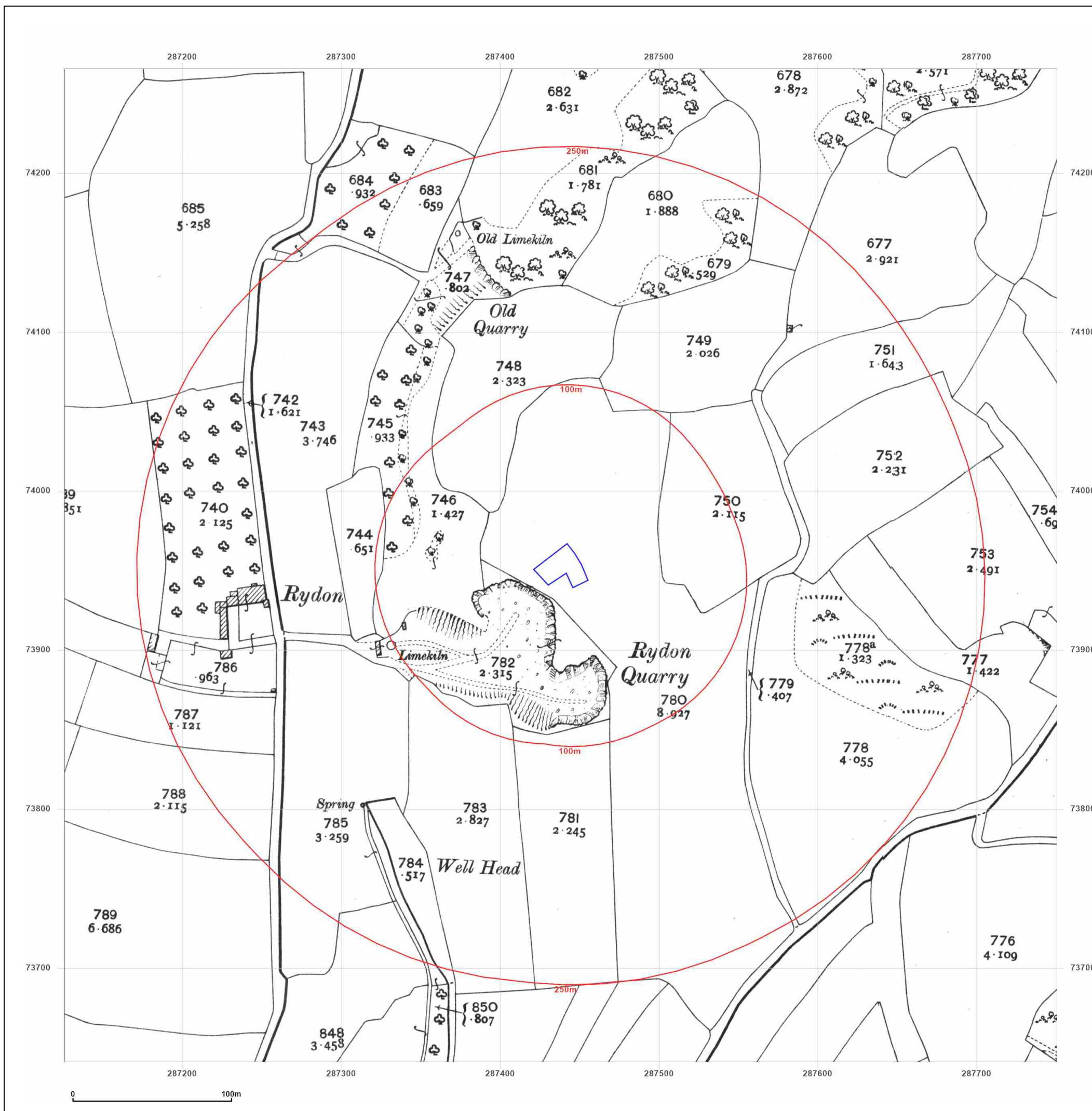


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Grid Ref: 287438, 73953

Map Name: County Series

Map date: 1933

Scale: 1:2,500

Printed at: 1:2,500



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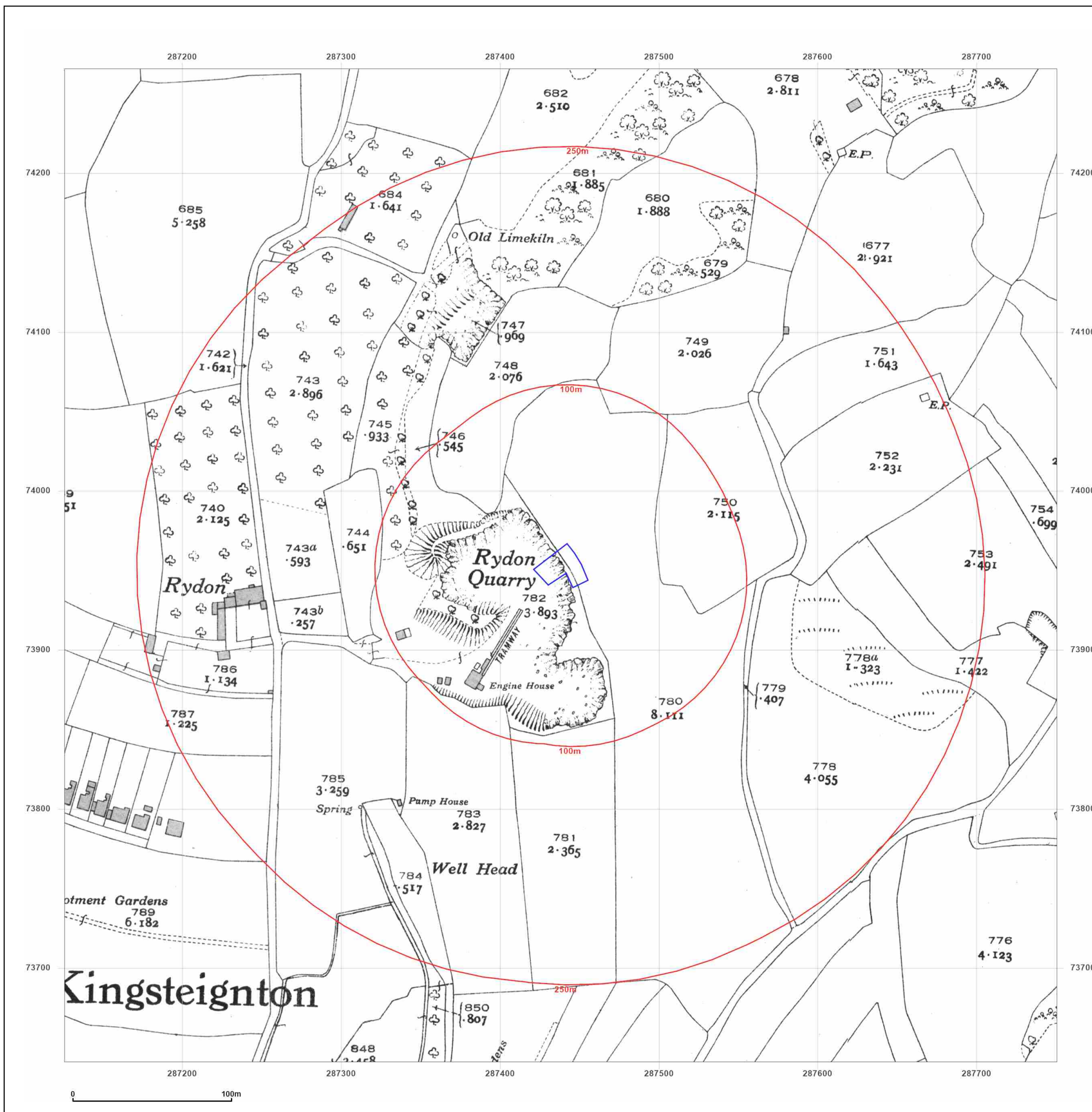


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Grid Ref: 287438, 73953

Map Name: County Series

Map date: 1936

Scale: 1:2,500

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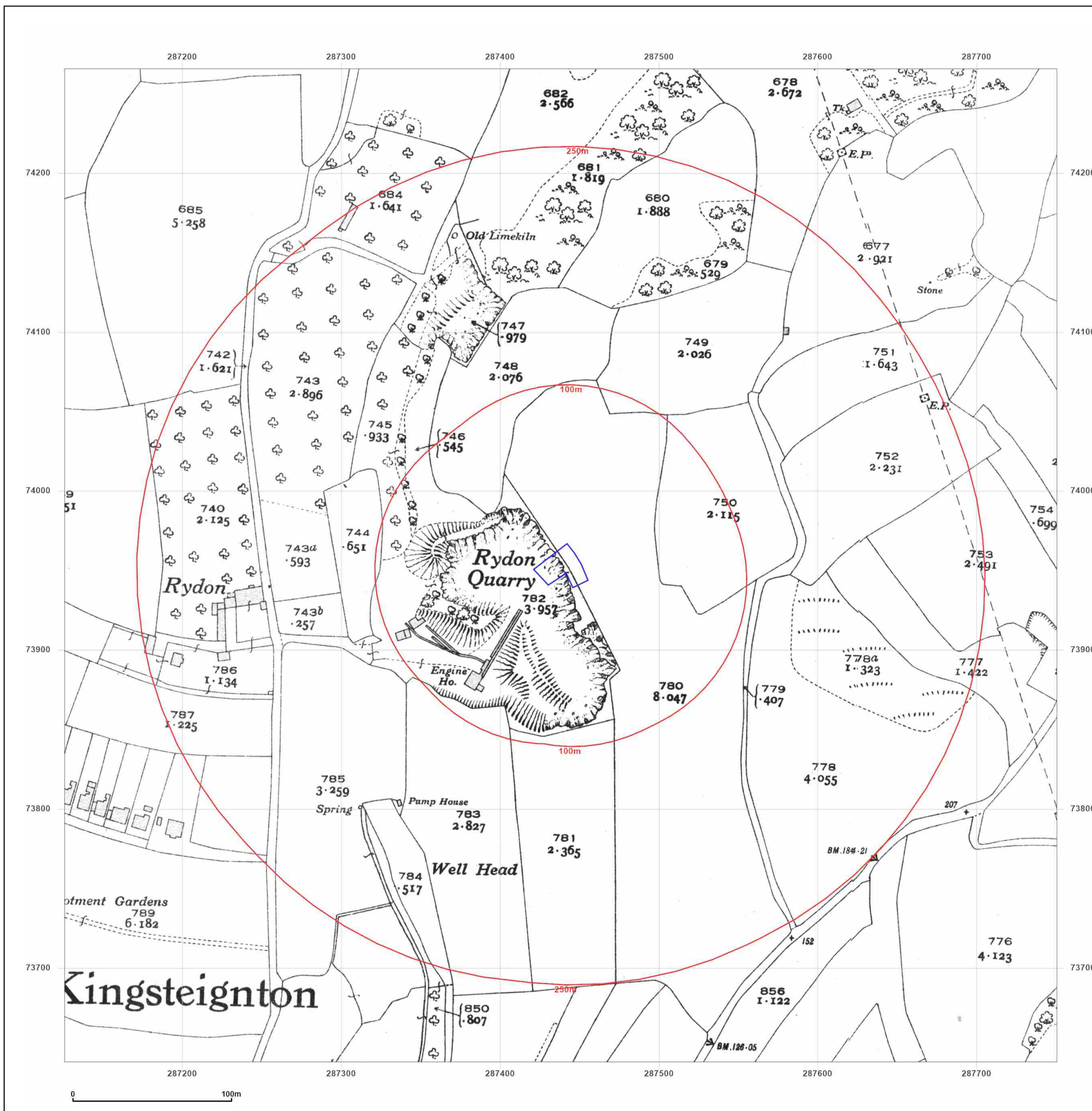


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Grid Ref: 287438, 73953

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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 Levelled 1937

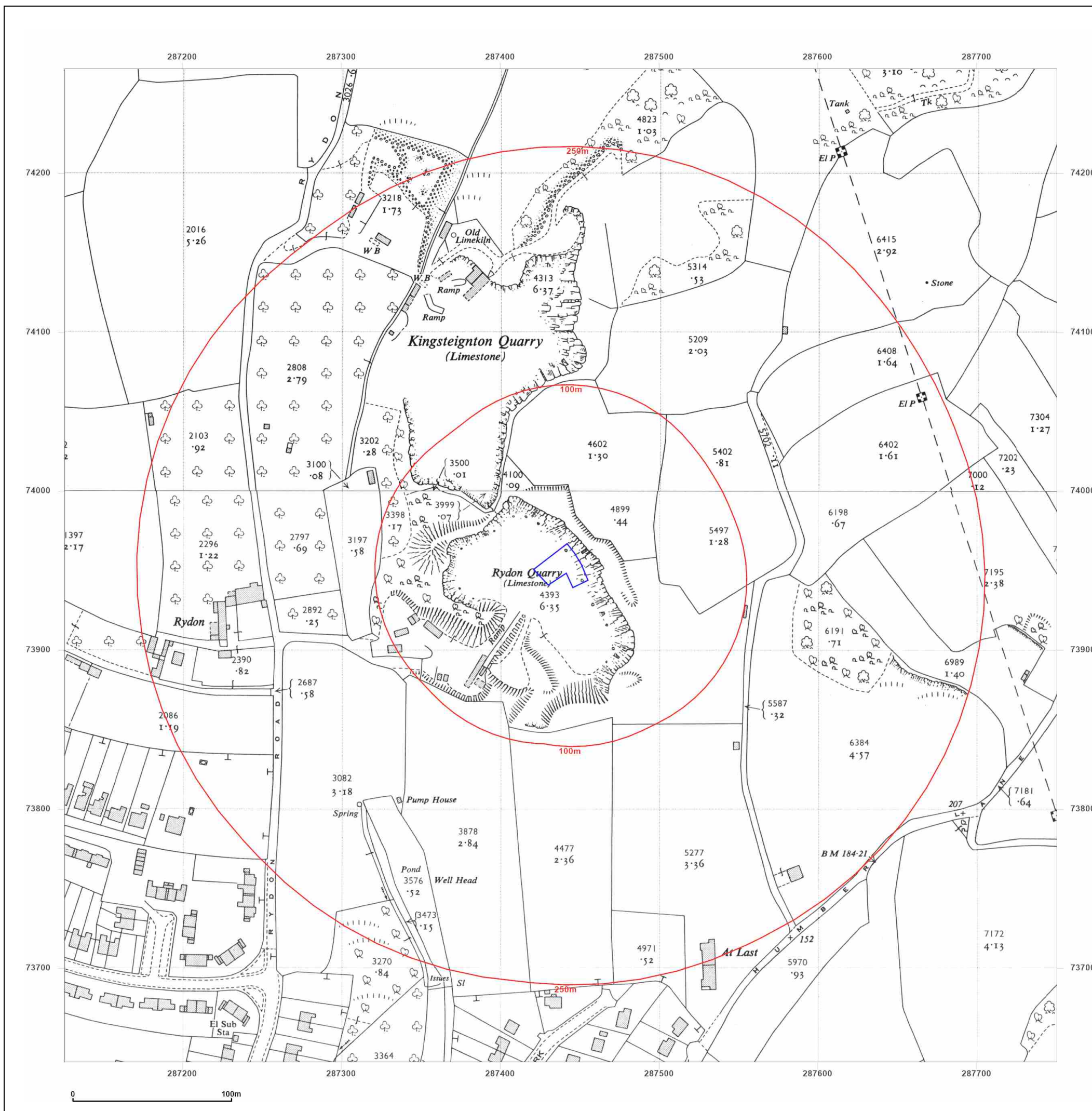


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Map Name: National Grid

Map date: 1956

Scale: 1:2,500

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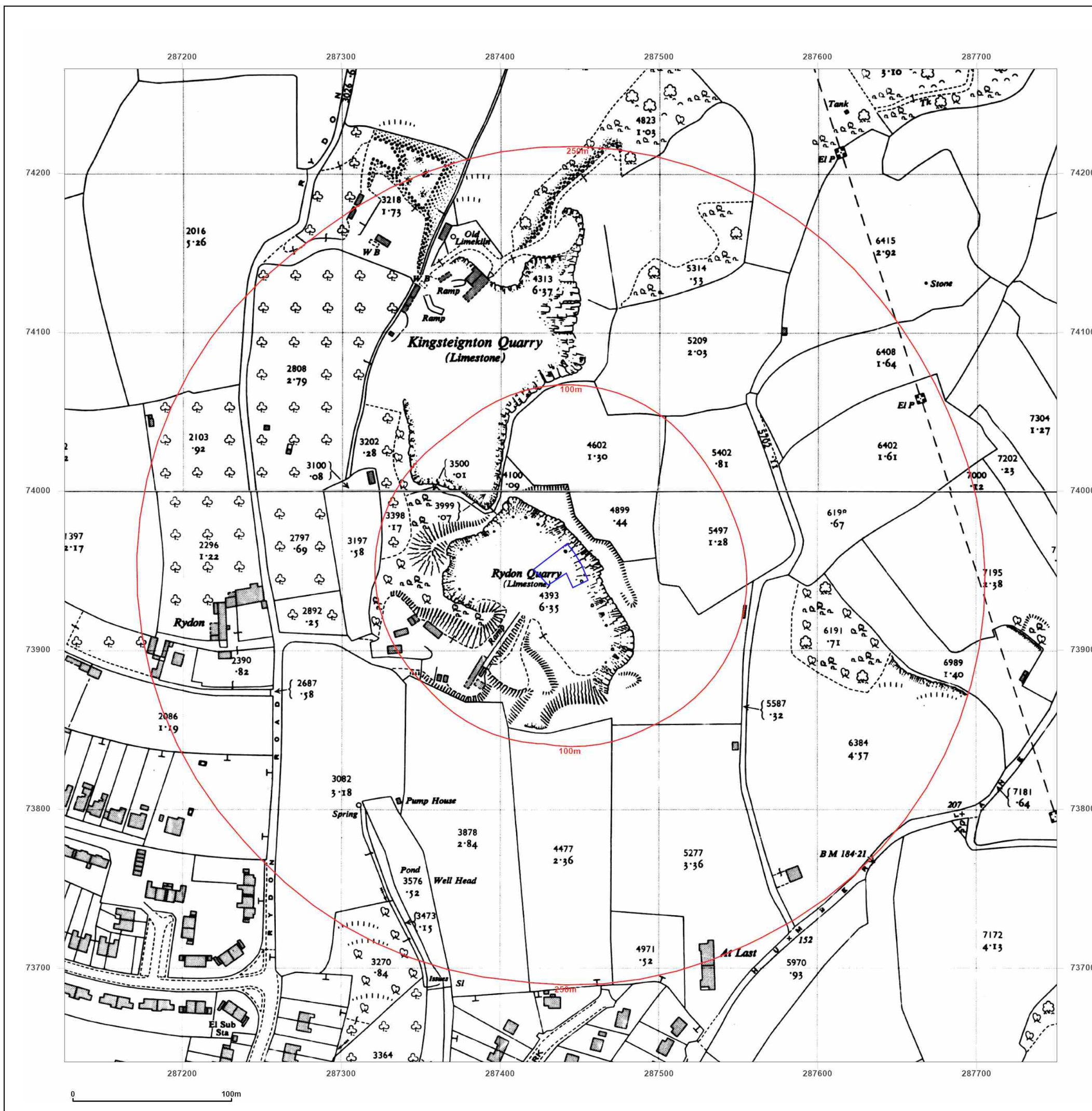


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Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1965-1966

Scale: 1:2,500

Printed at: 1:2,500



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Copyright 1965
Levelled 1962

Surveyed 1965
Revised 1965
Edition N/A
Copyright 1966
Levelled 1962

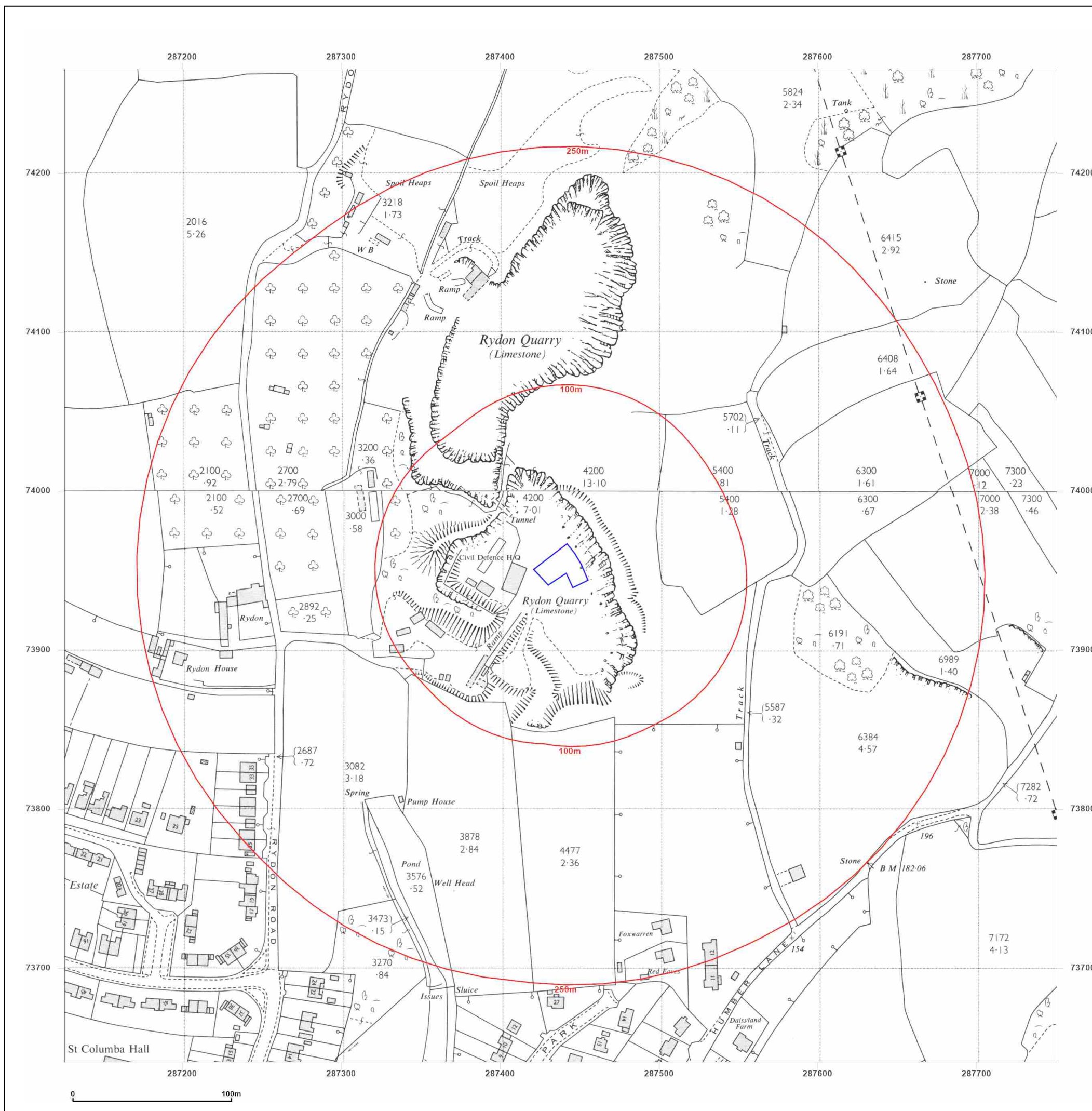


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Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1972

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Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1972

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Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1979

Scale: 1:2,500

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Client Ref: 5101702
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Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1982

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1981 Revised 1981 Edition N/A Copyright 1982 Levelled 1962	Surveyed 1981 Revised 1981 Edition N/A Copyright 1982 Levelled 1962
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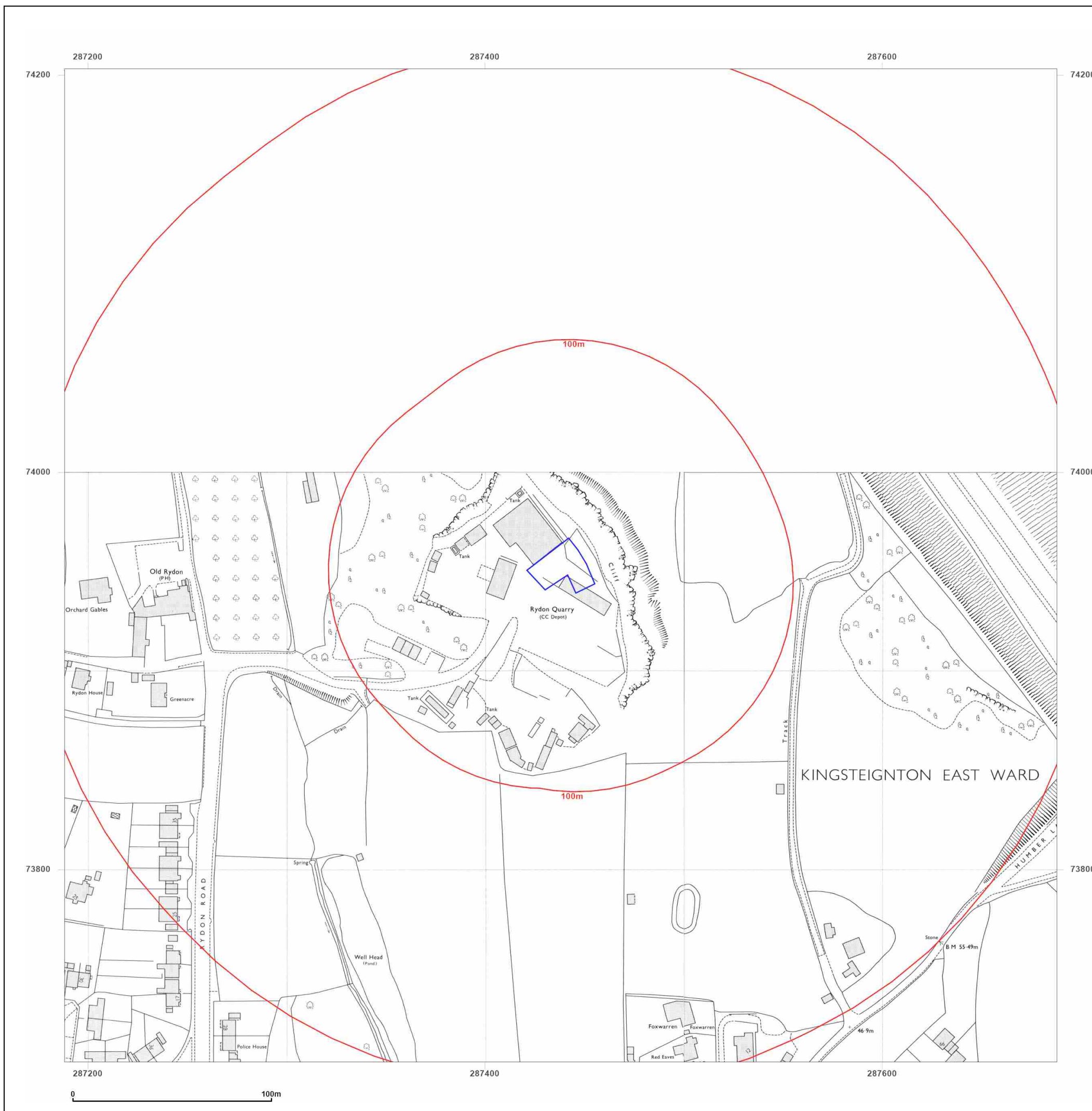


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Printed at: 1:2,000



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GS-V33-HBE-G89-QHK

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National Grid

Map date:

1983

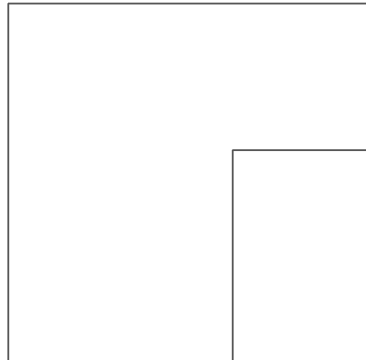
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Surveyed 1962

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Edition N/A

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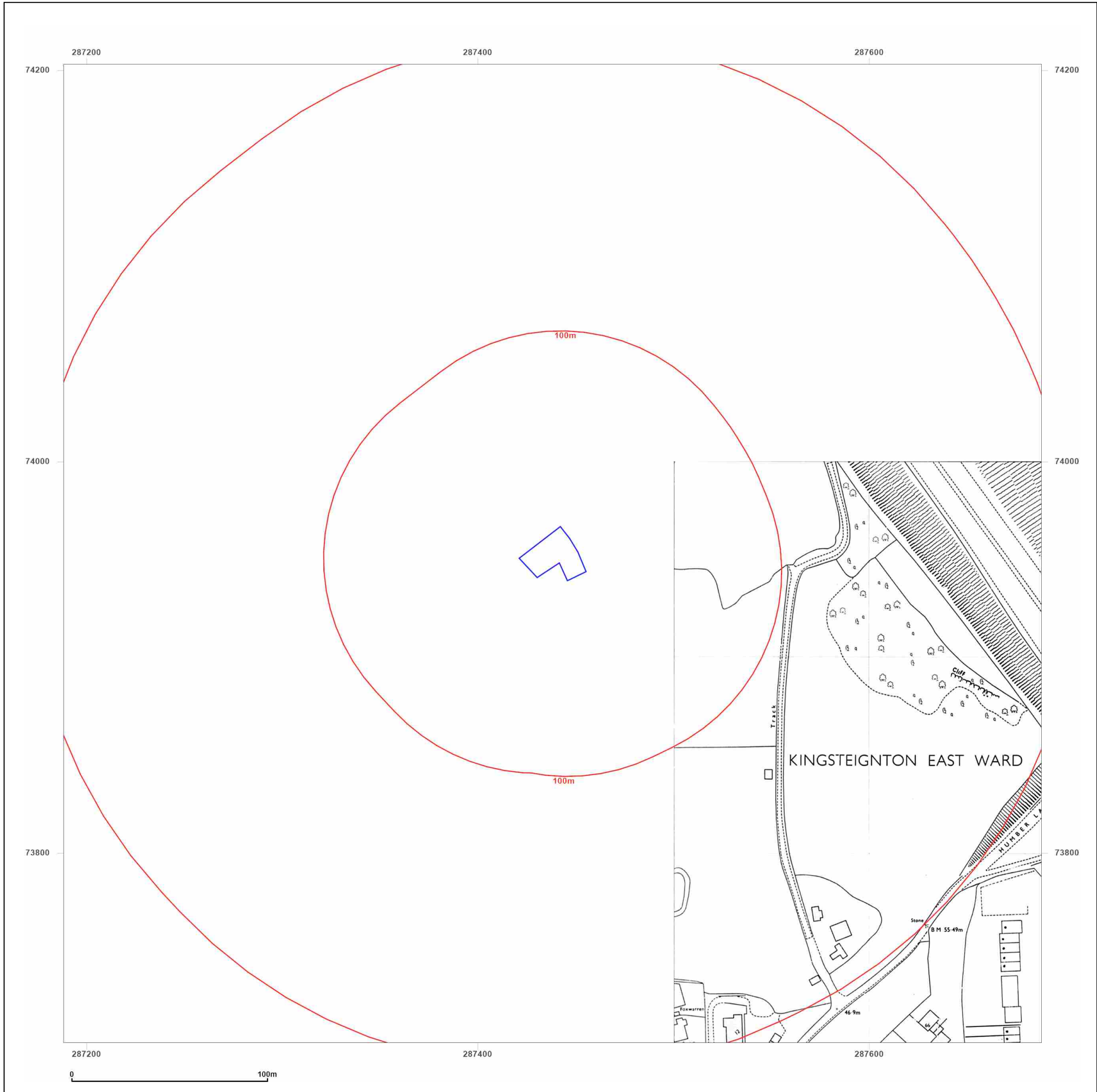
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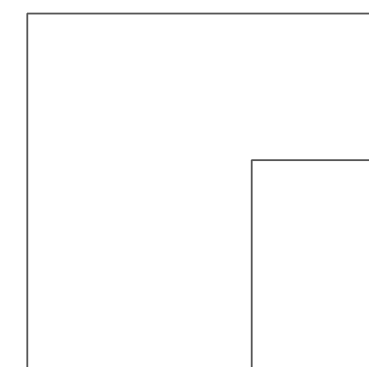
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Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1983

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

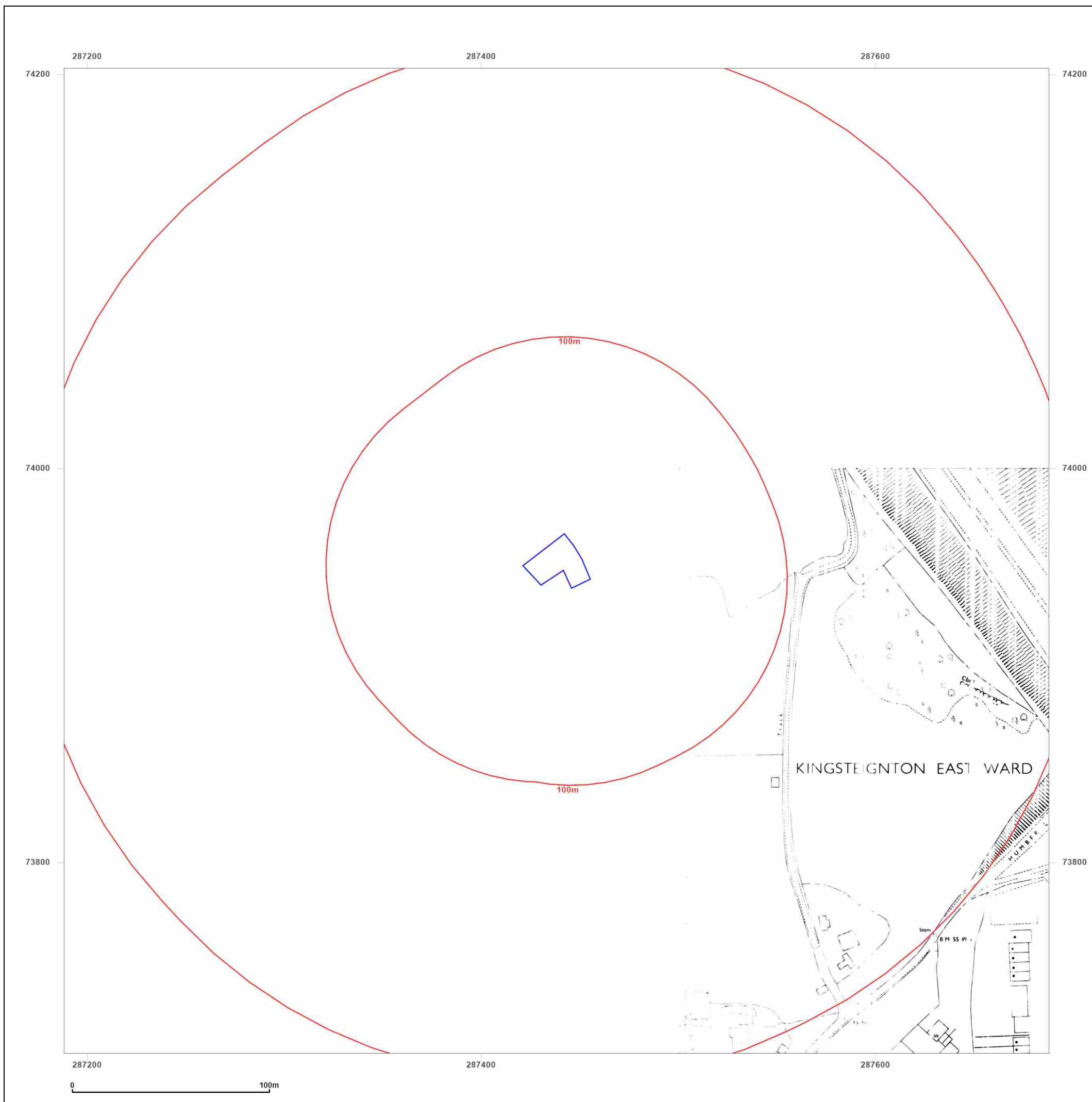


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

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

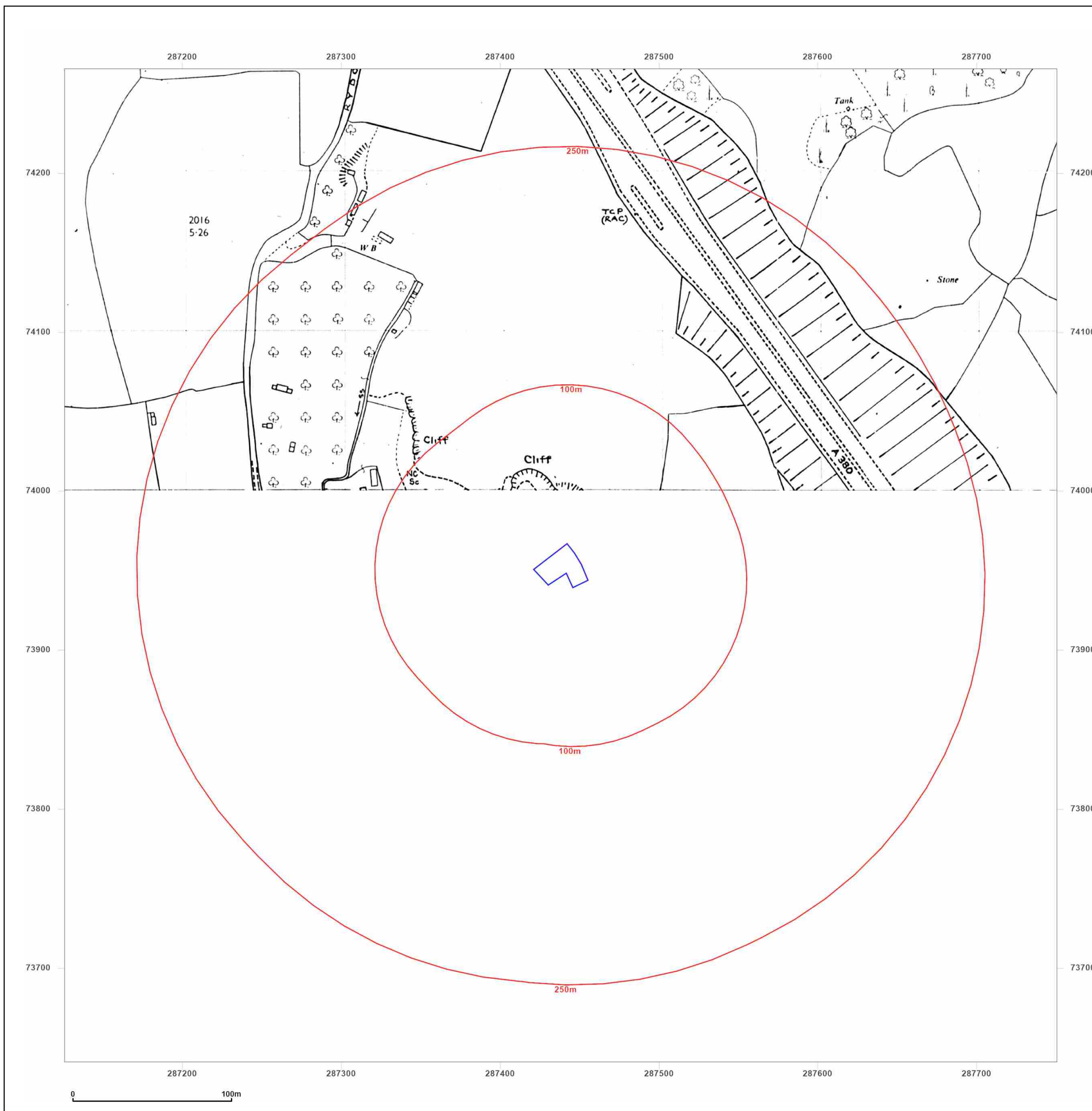


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Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

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

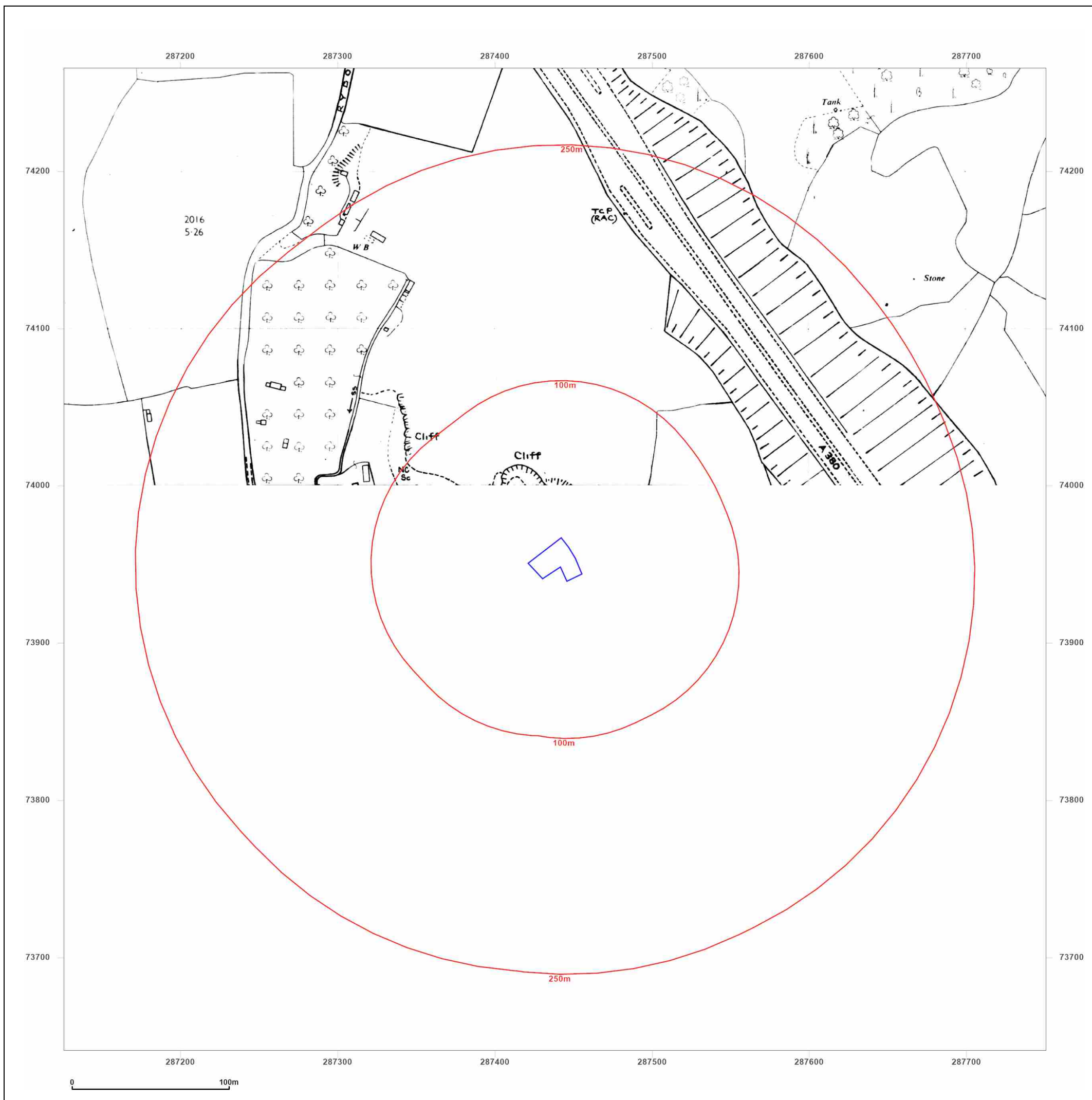


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Site Details:

Rydon Highways Depot, Avery
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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: 1989

Scale: 1:2,500

Printed at: 1:2,500



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

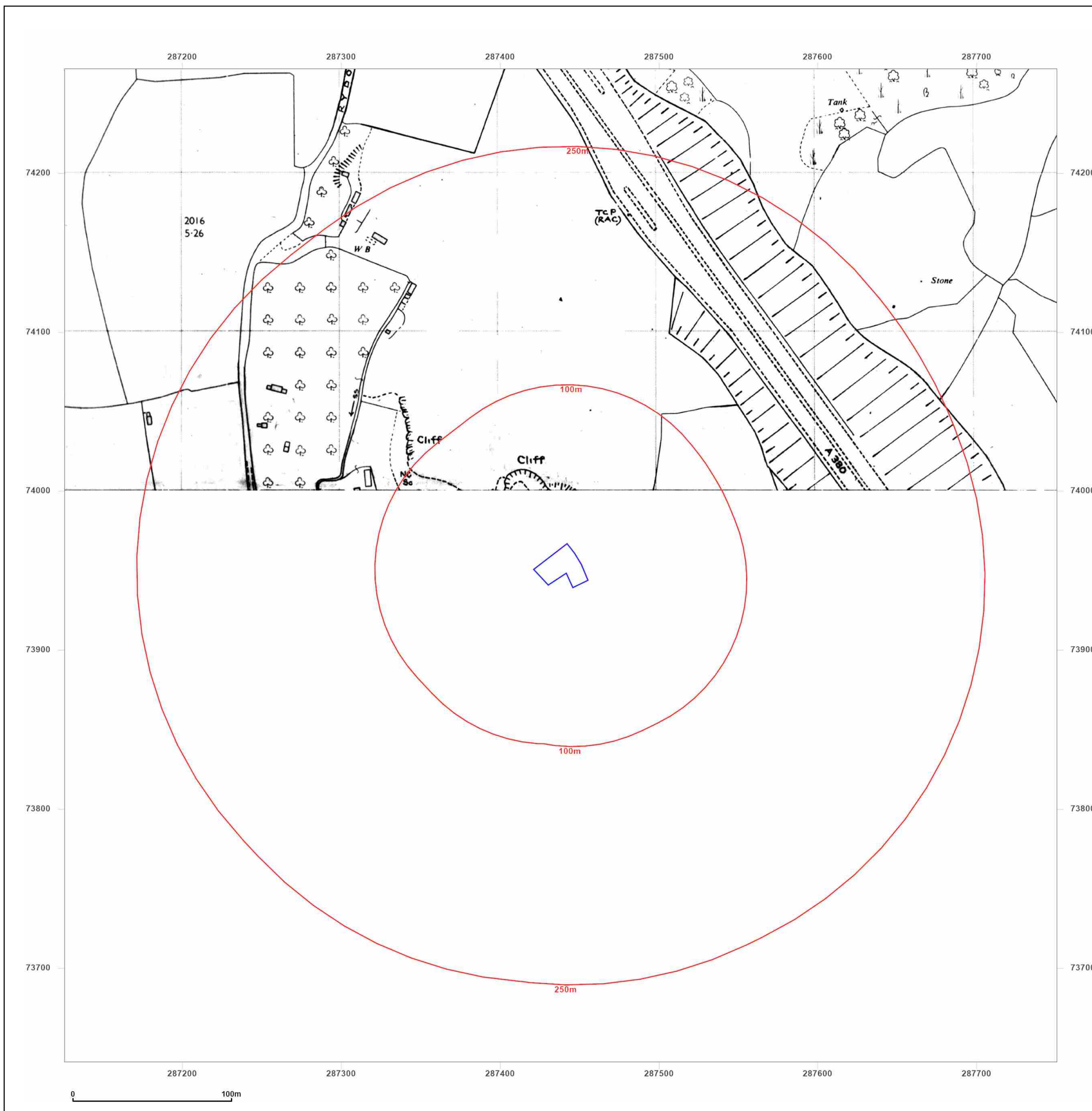


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Abbot, TQ12 3LB

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

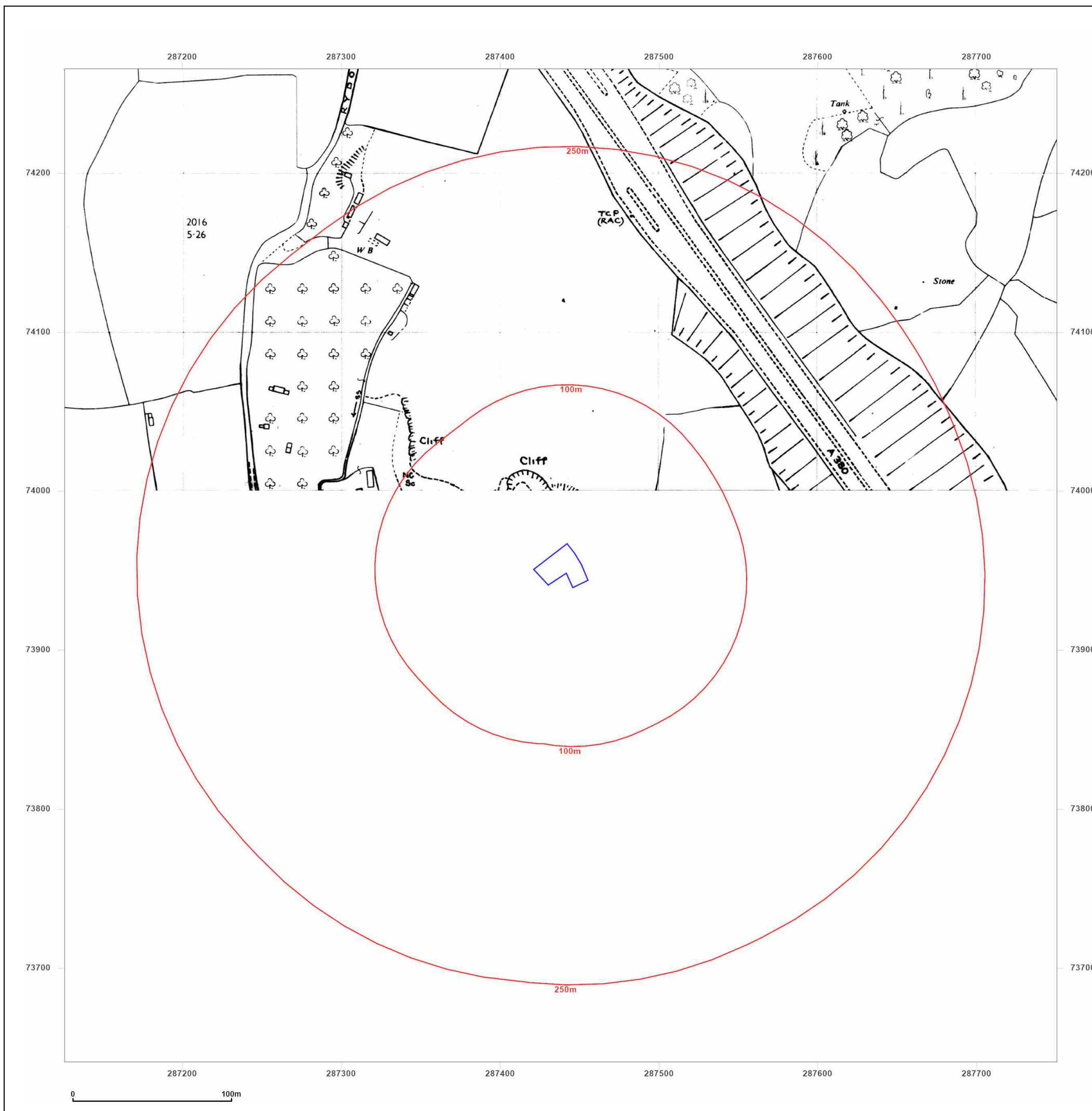


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1988-1990

Scale: 1:1,250

Printed at: 1:2,000



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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: 1990

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1962
Revised 1990
Edition N/A
Copyright 1990
Levelled 1962

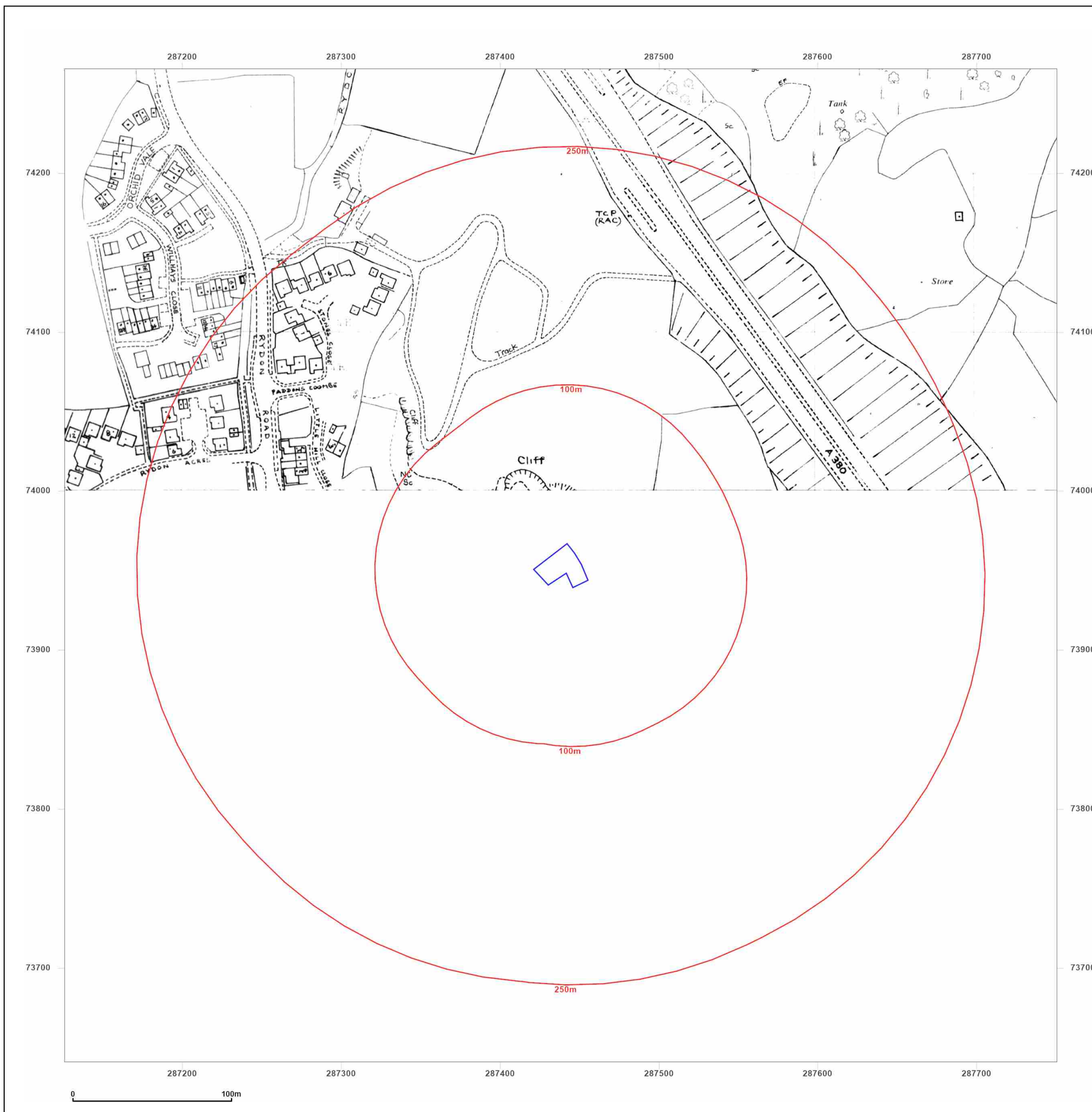


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

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

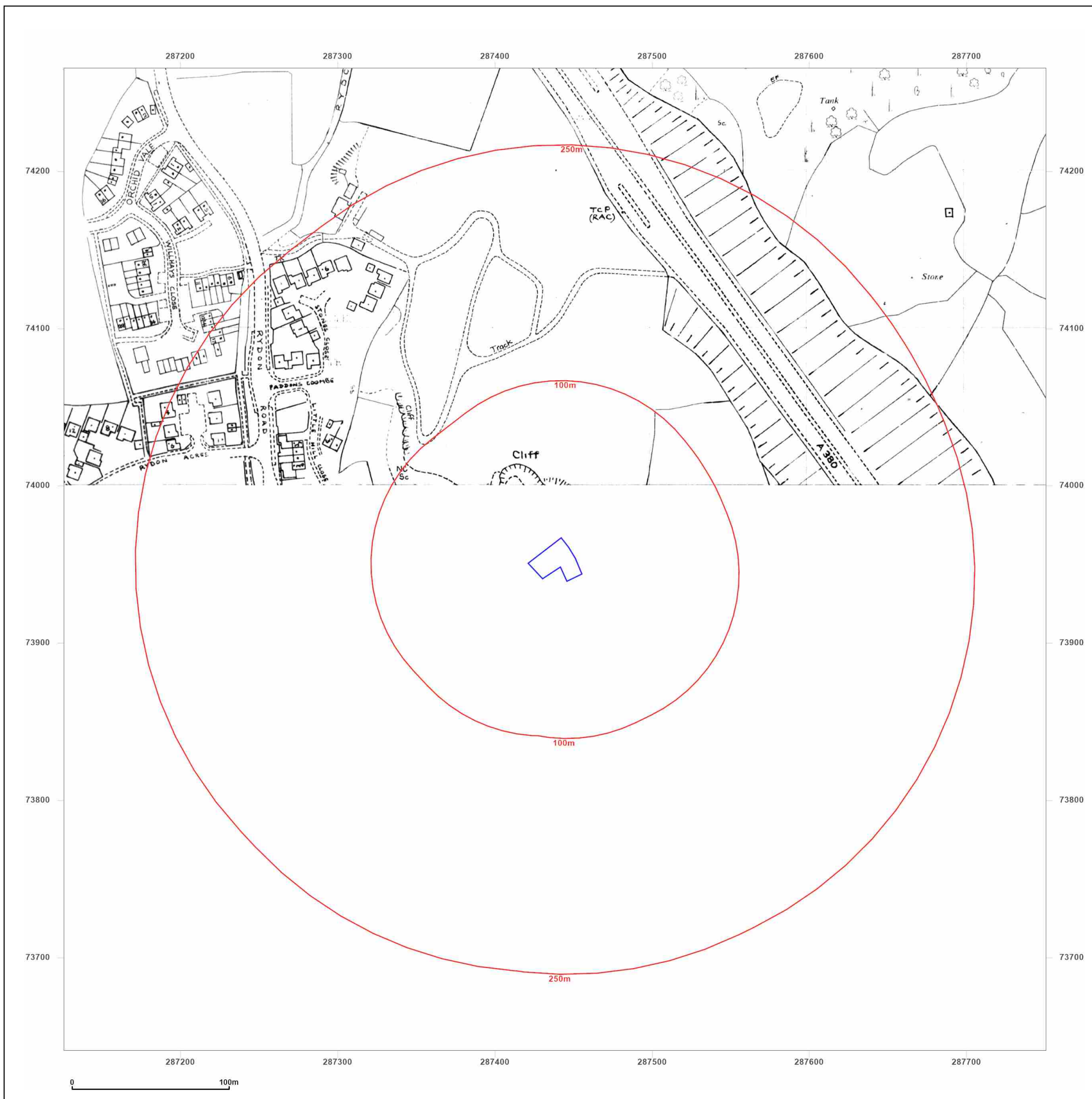


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

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

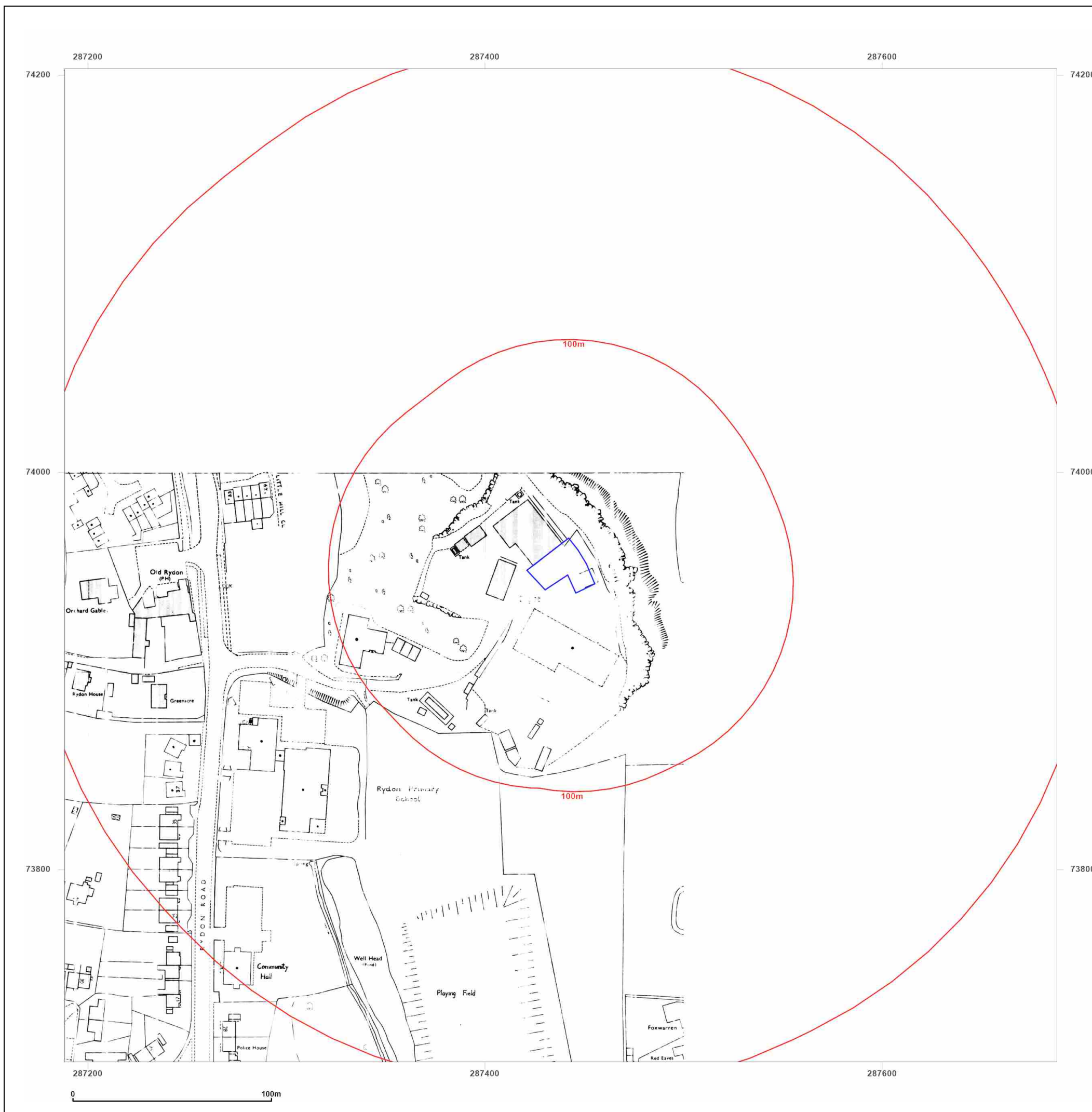


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Site Details:

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

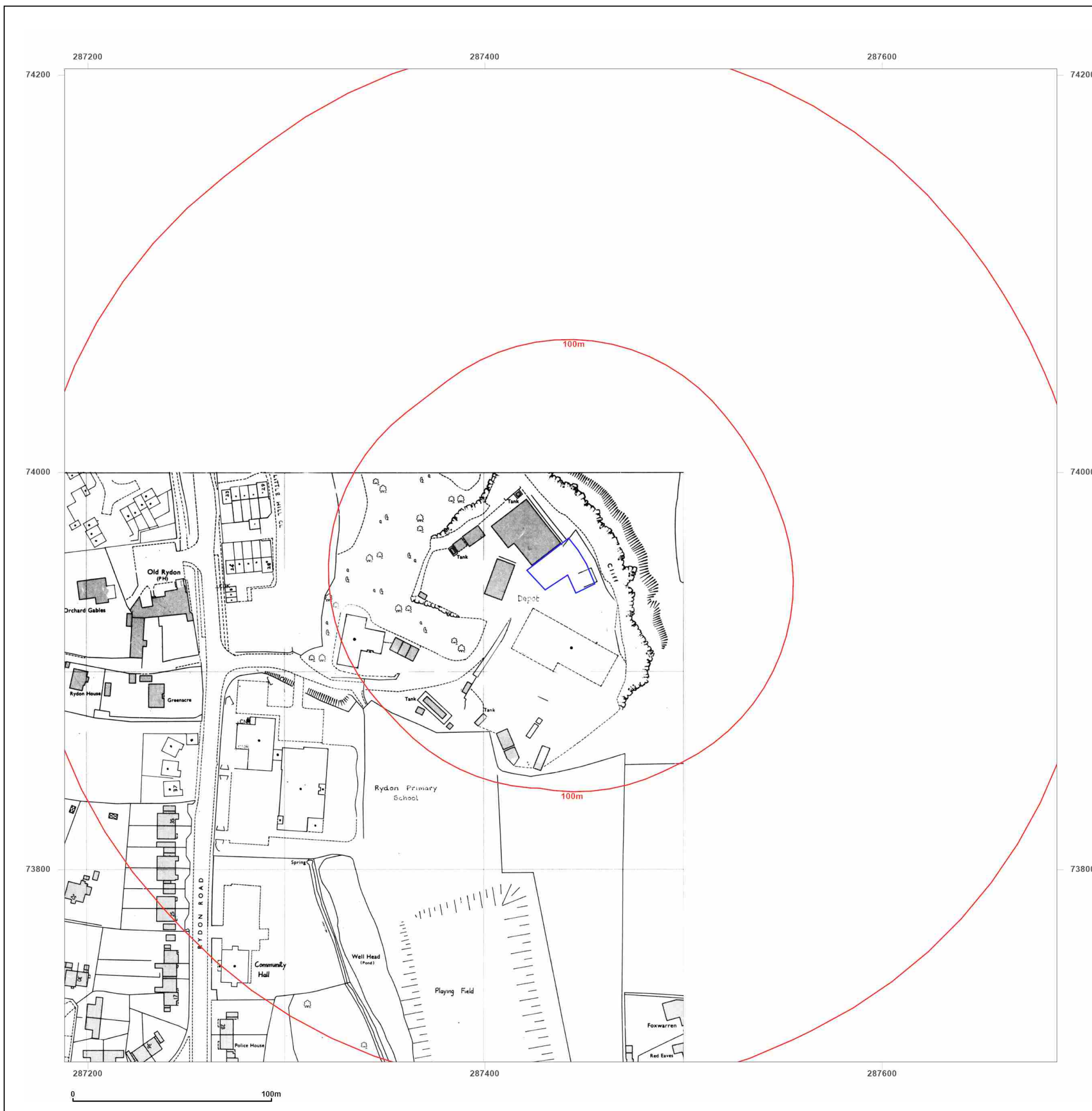


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

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
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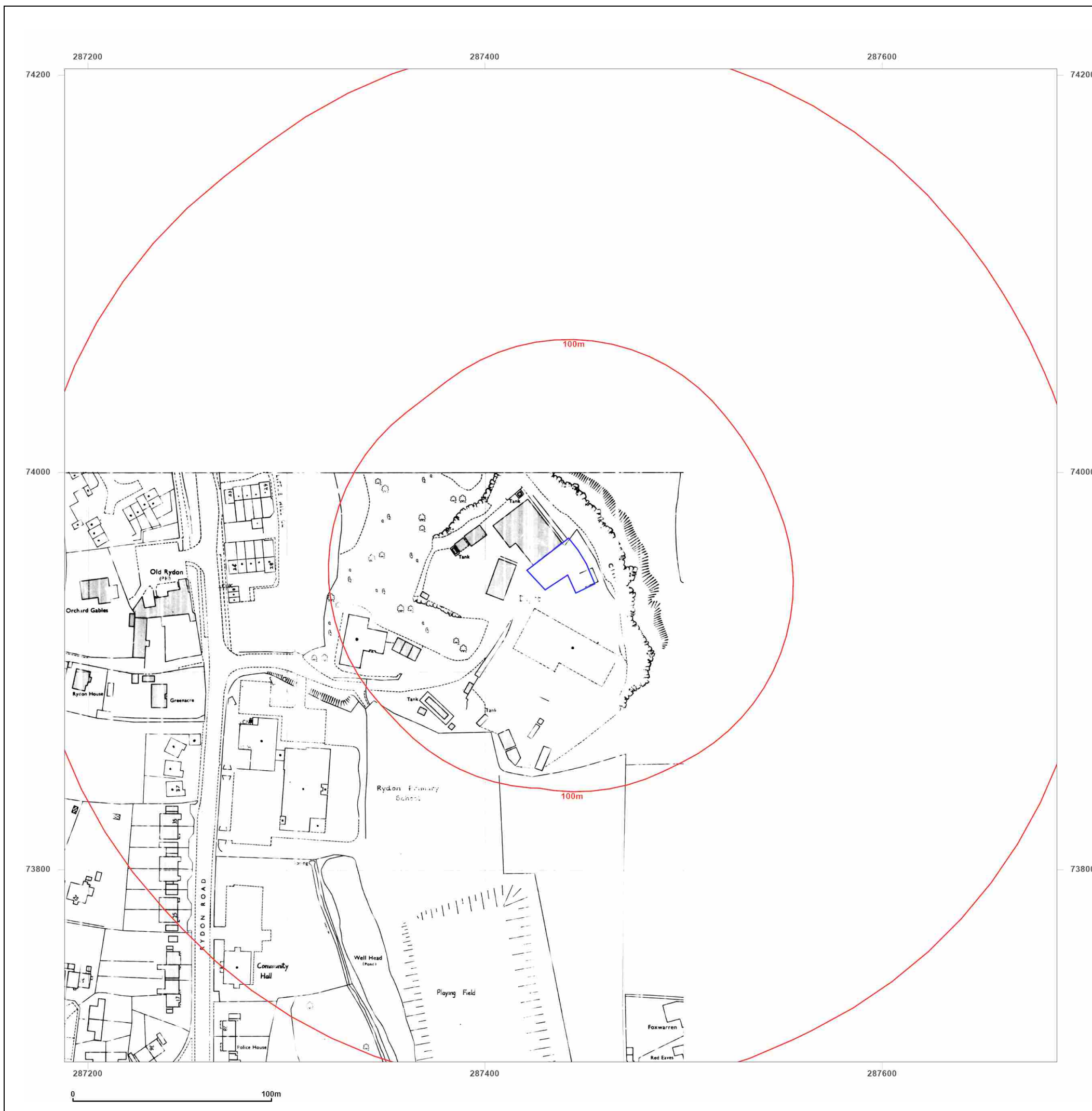


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1992

Scale: 1:2,500

Printed at: 1:2,500



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

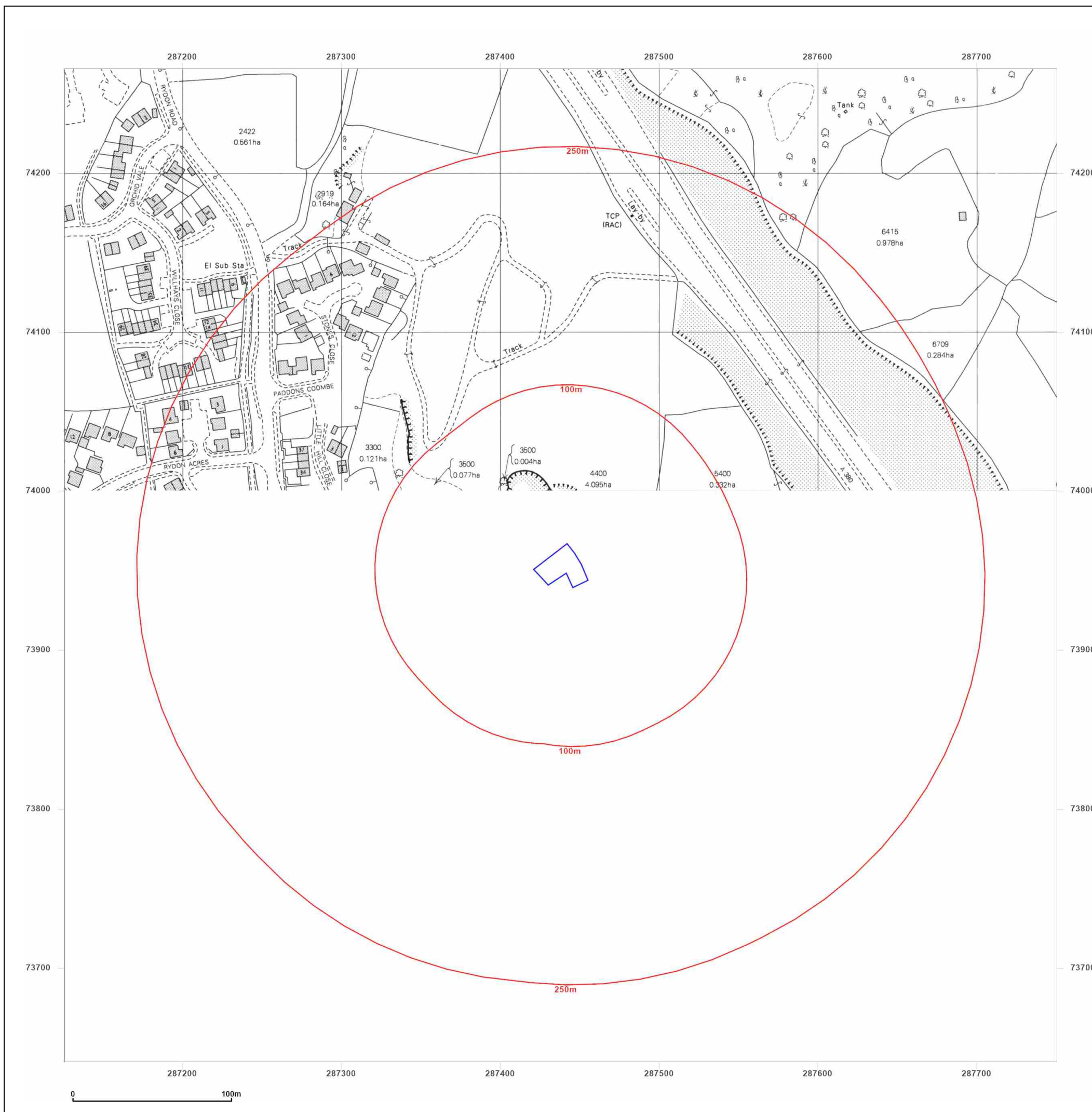


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

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: 1:1,250

Printed at: 1:2,000



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

Map Name: National Grid

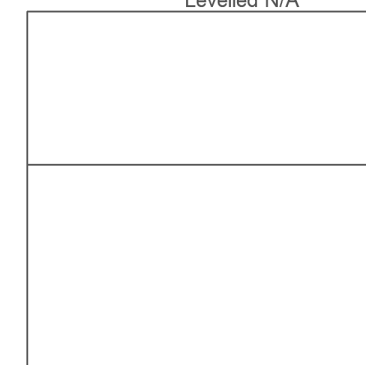
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 Revised N/A
 Edition N/A
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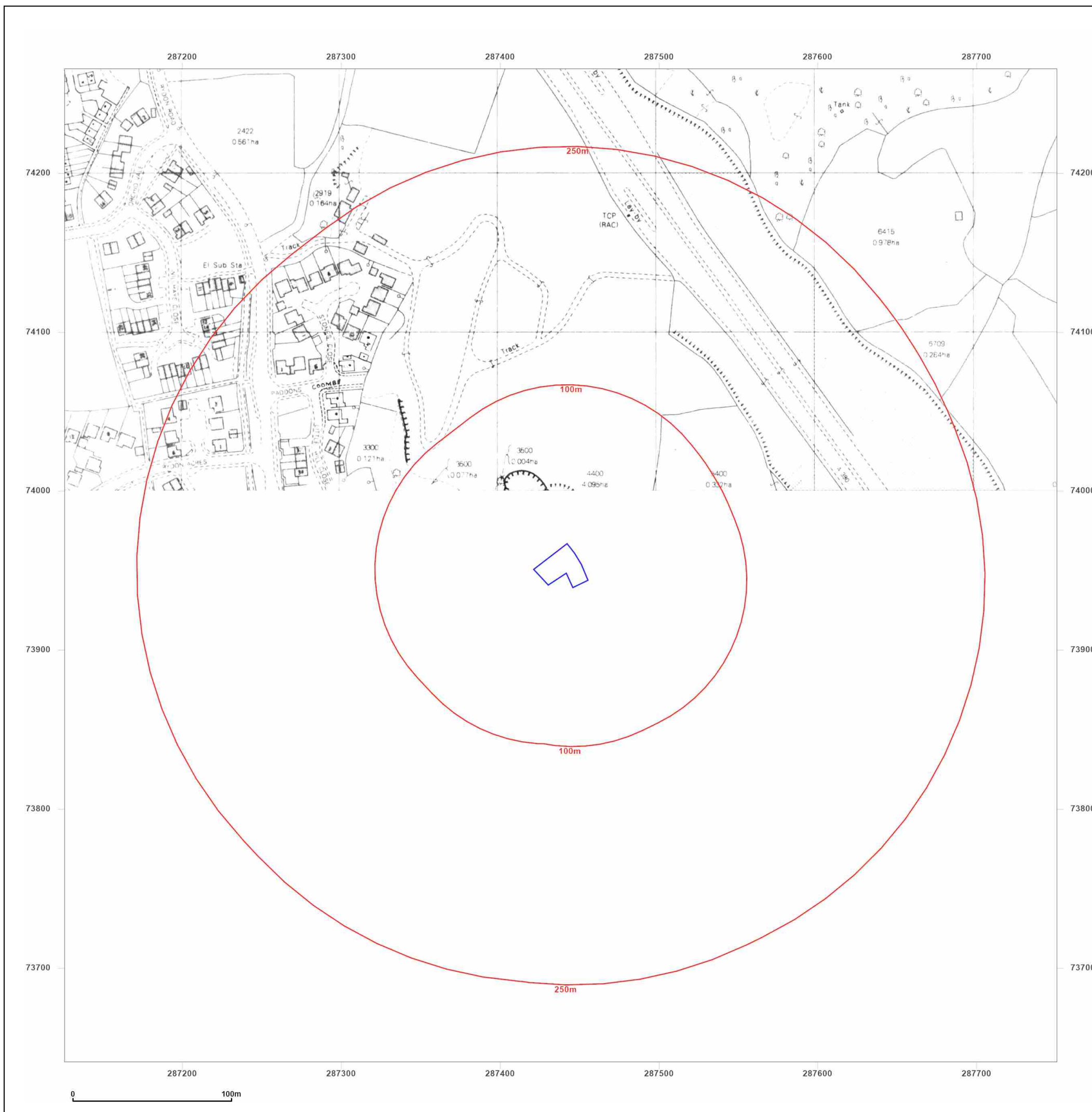


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1993
Revised 1993
Edition N/A
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Levelled N/A

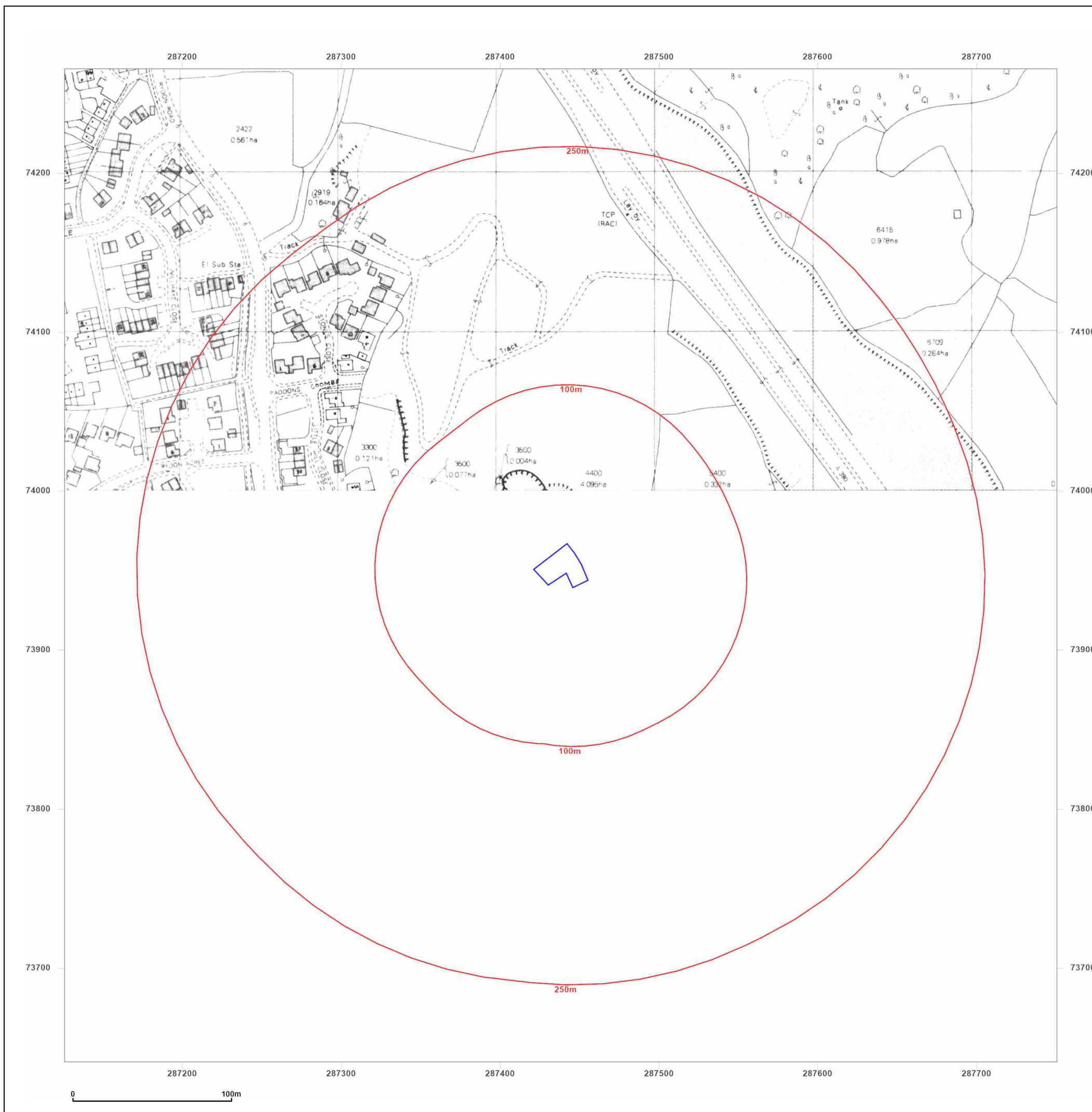


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 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

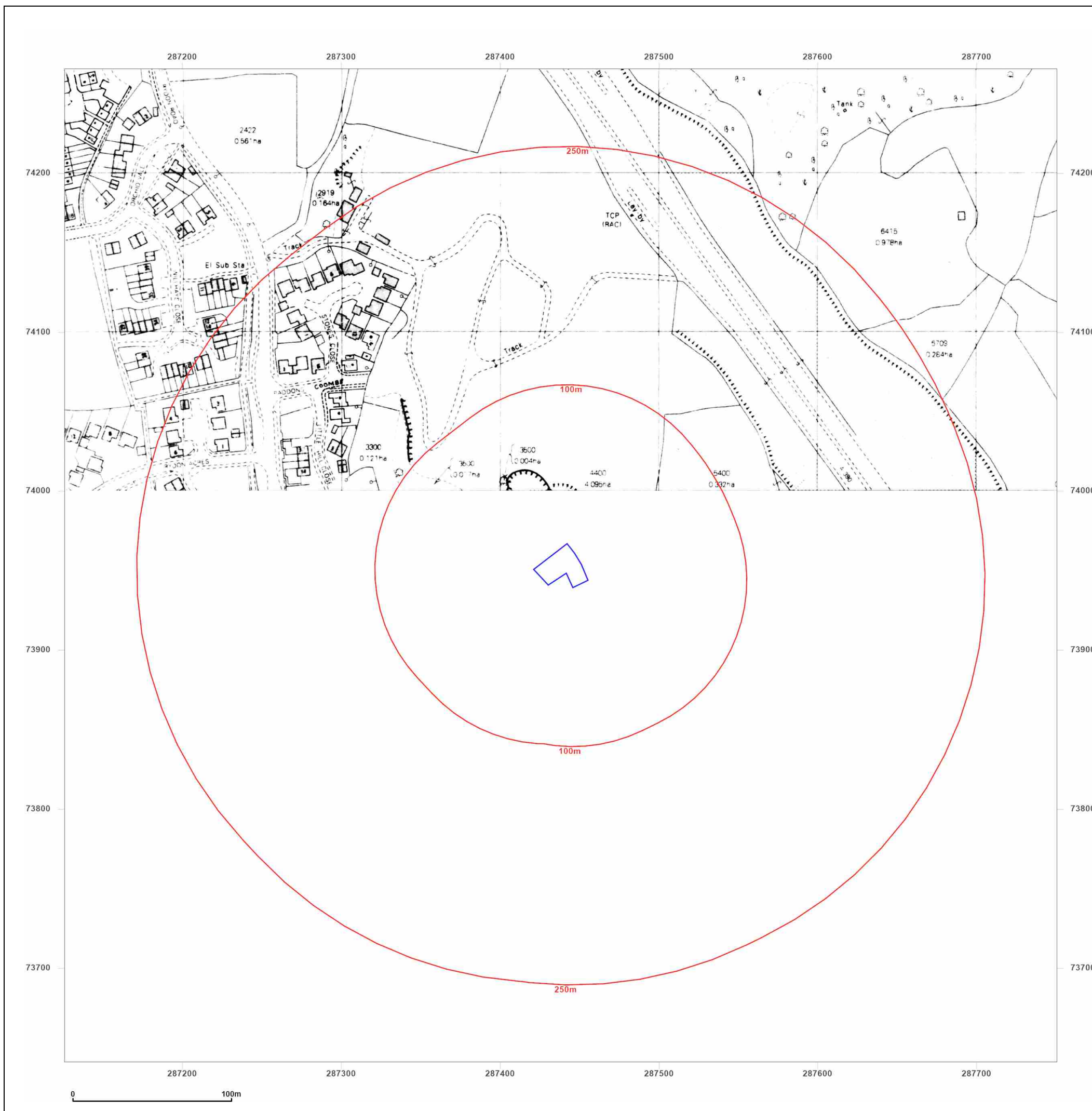


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

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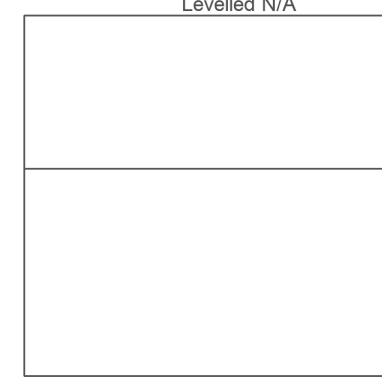
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Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

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

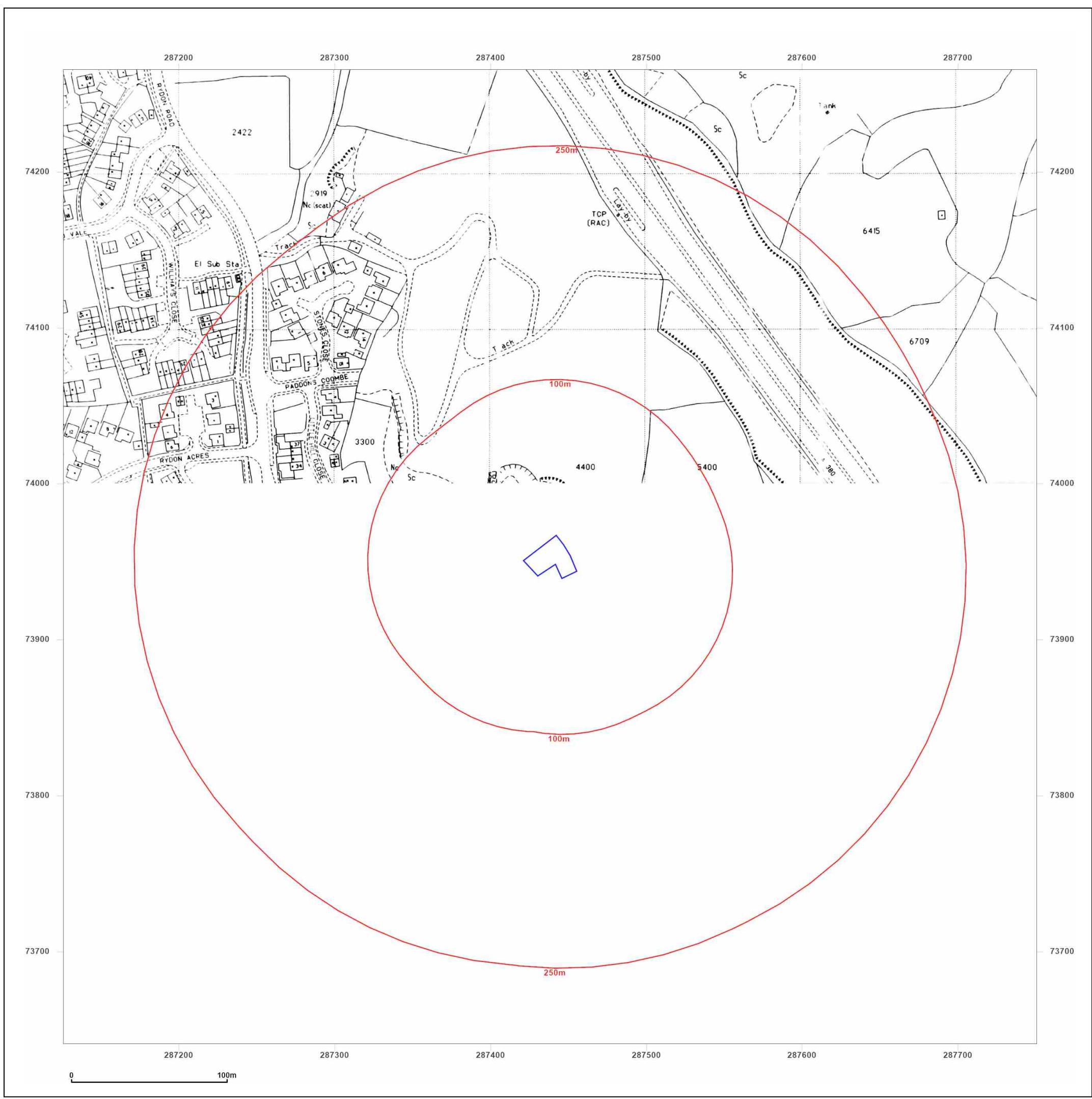


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

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

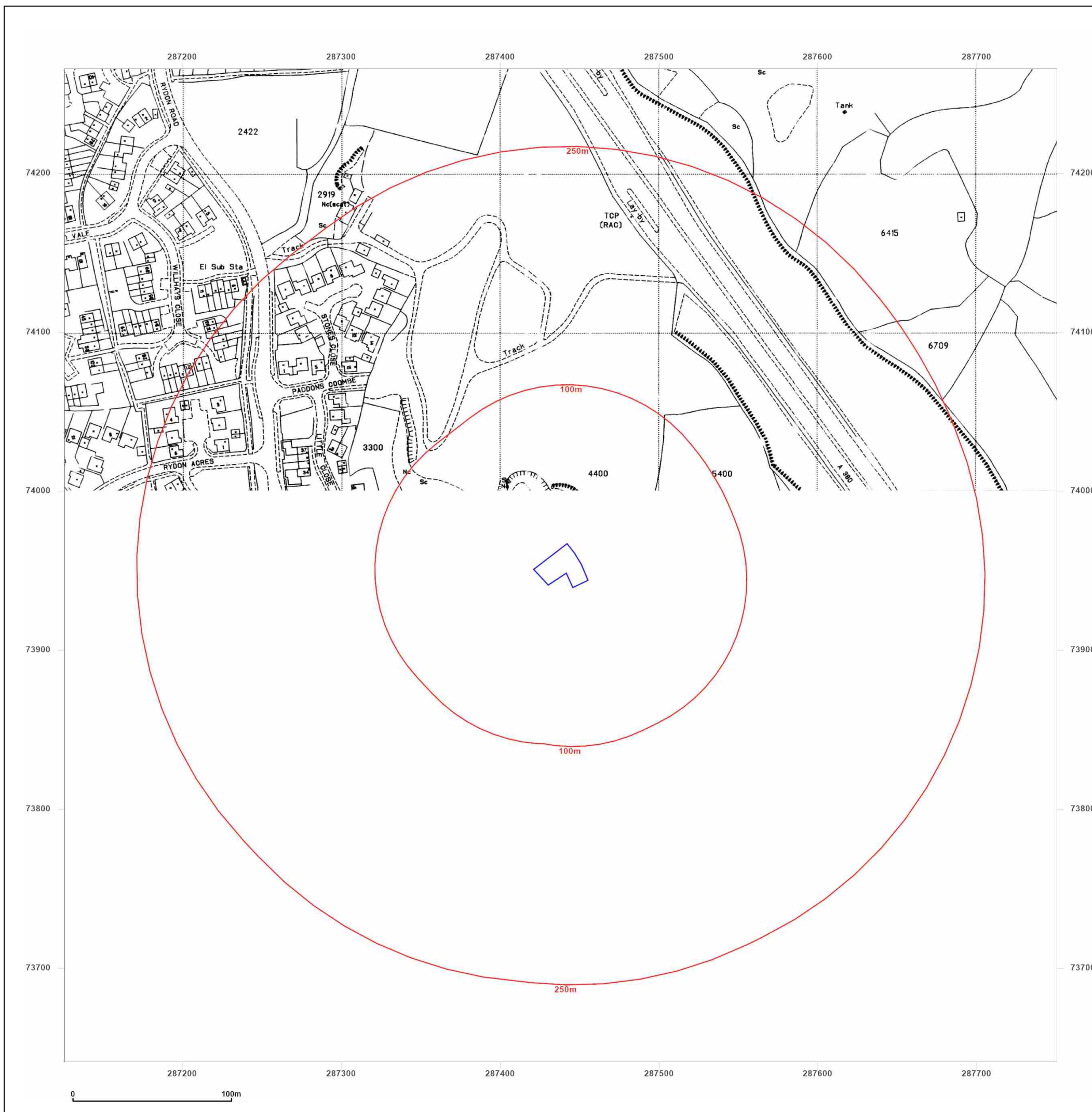


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Site Details:

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

Map Name: National Grid

Map date: 1995

Scale: 1:2,500

Printed at: 1:2,500



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

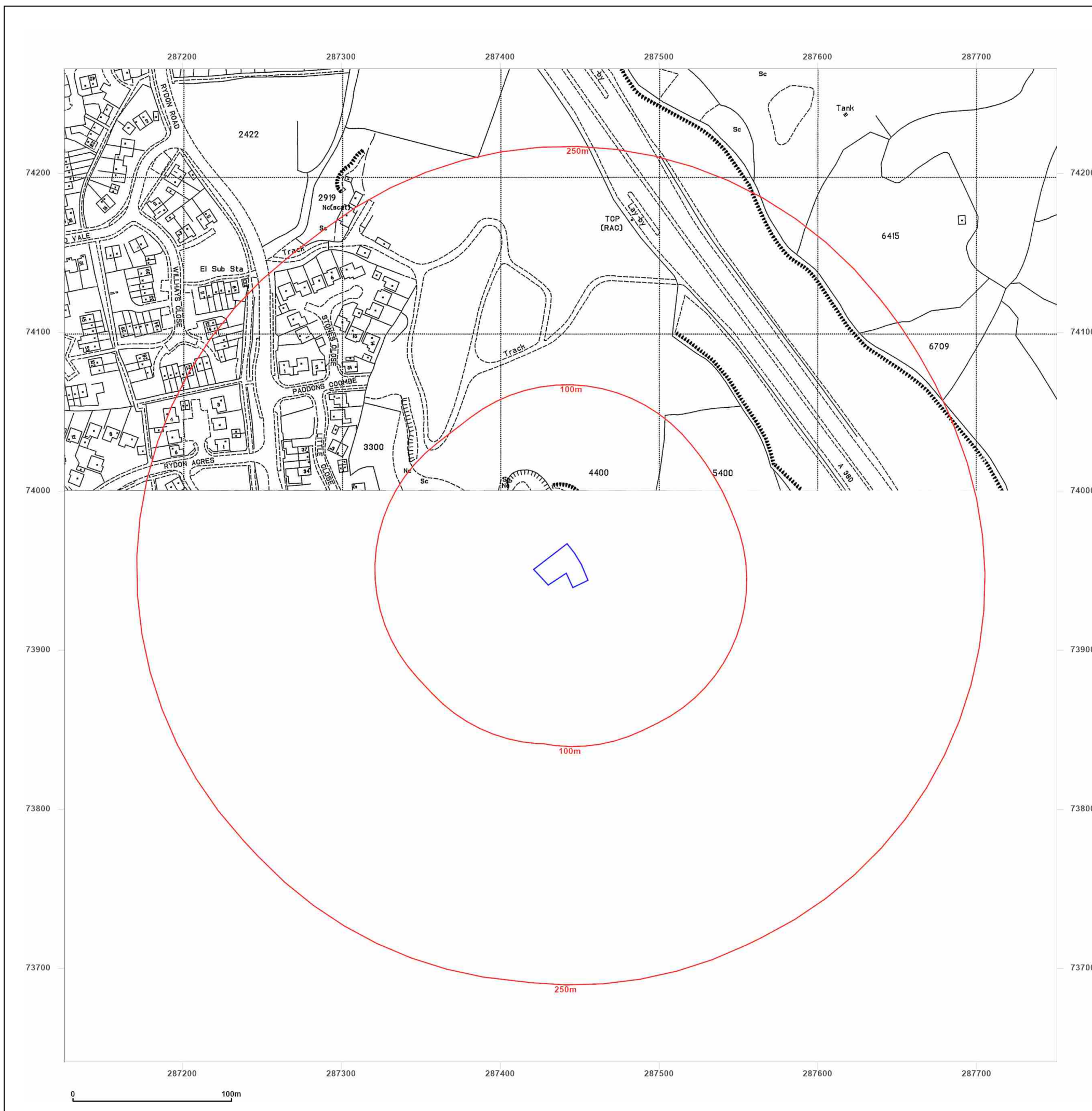


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



2003



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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



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Edition N/A
Copyright N/A
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Surveyed 1887
Revised 1887
Edition N/A
Copyright N/A
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Surveyed 1887
Revised N/A
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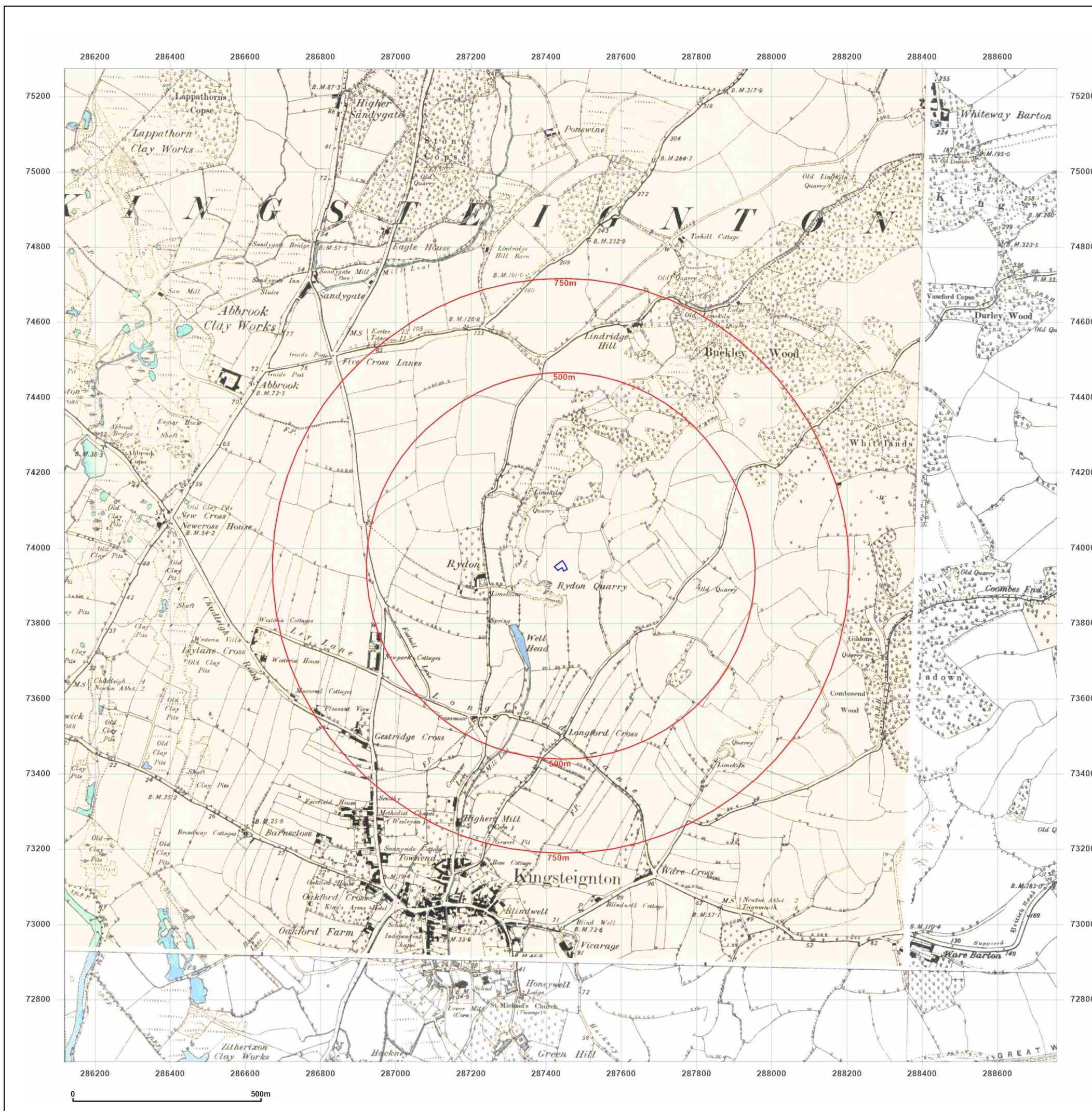


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: County Series
Map date: 1904-1906
Scale: 1:10,560
Printed at: 1:10,560



Surveyed 1886 Revised 1904 Edition N/A Copyright N/A Levelled N/A	Surveyed 1887 Revised 1906 Edition N/A Copyright N/A Levelled N/A
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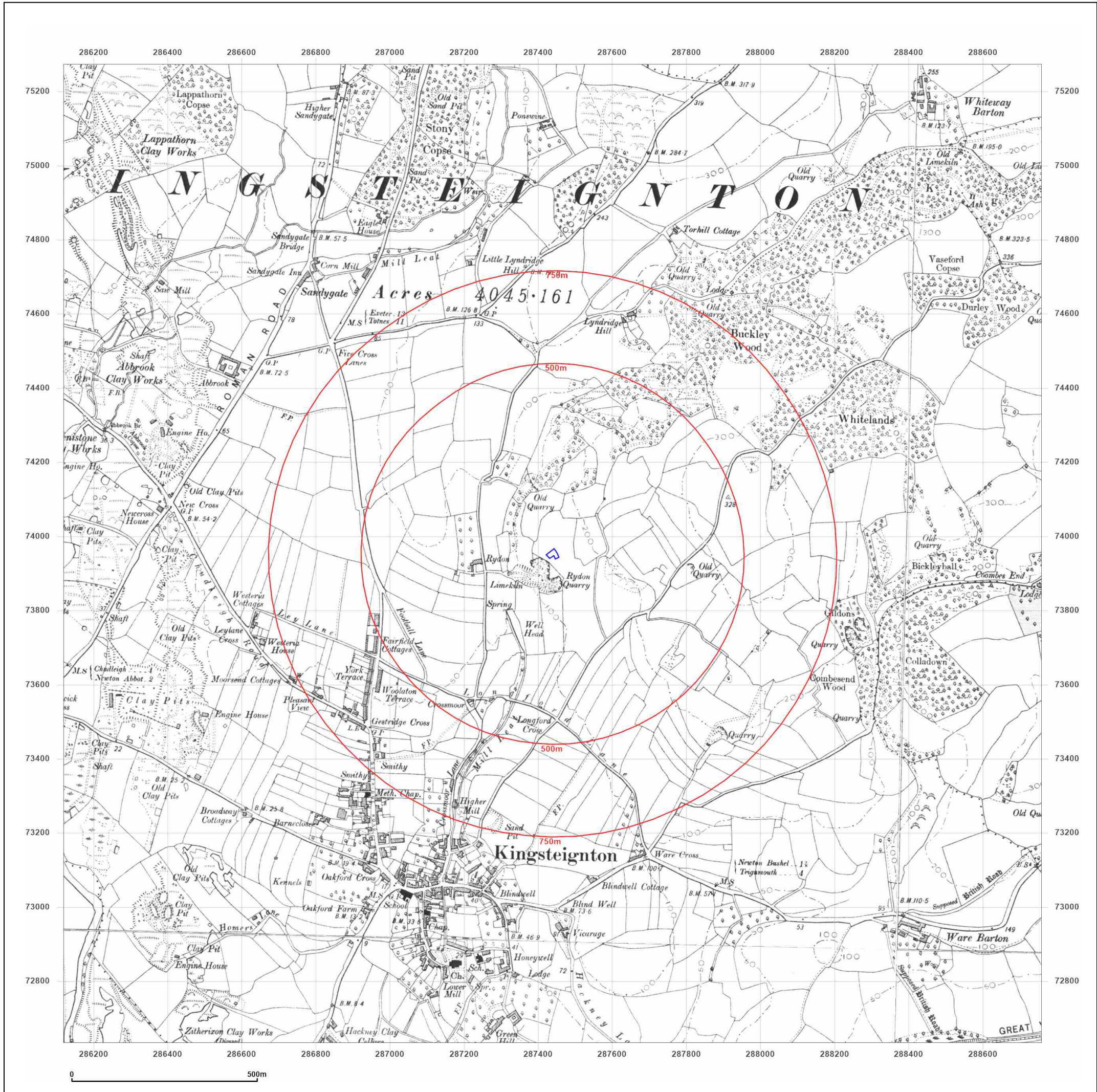


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: County Series

Map date: 1933

Scale: 1:10,560

Printed at: 1:10,560



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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
Copyright N/A
Levelled N/A

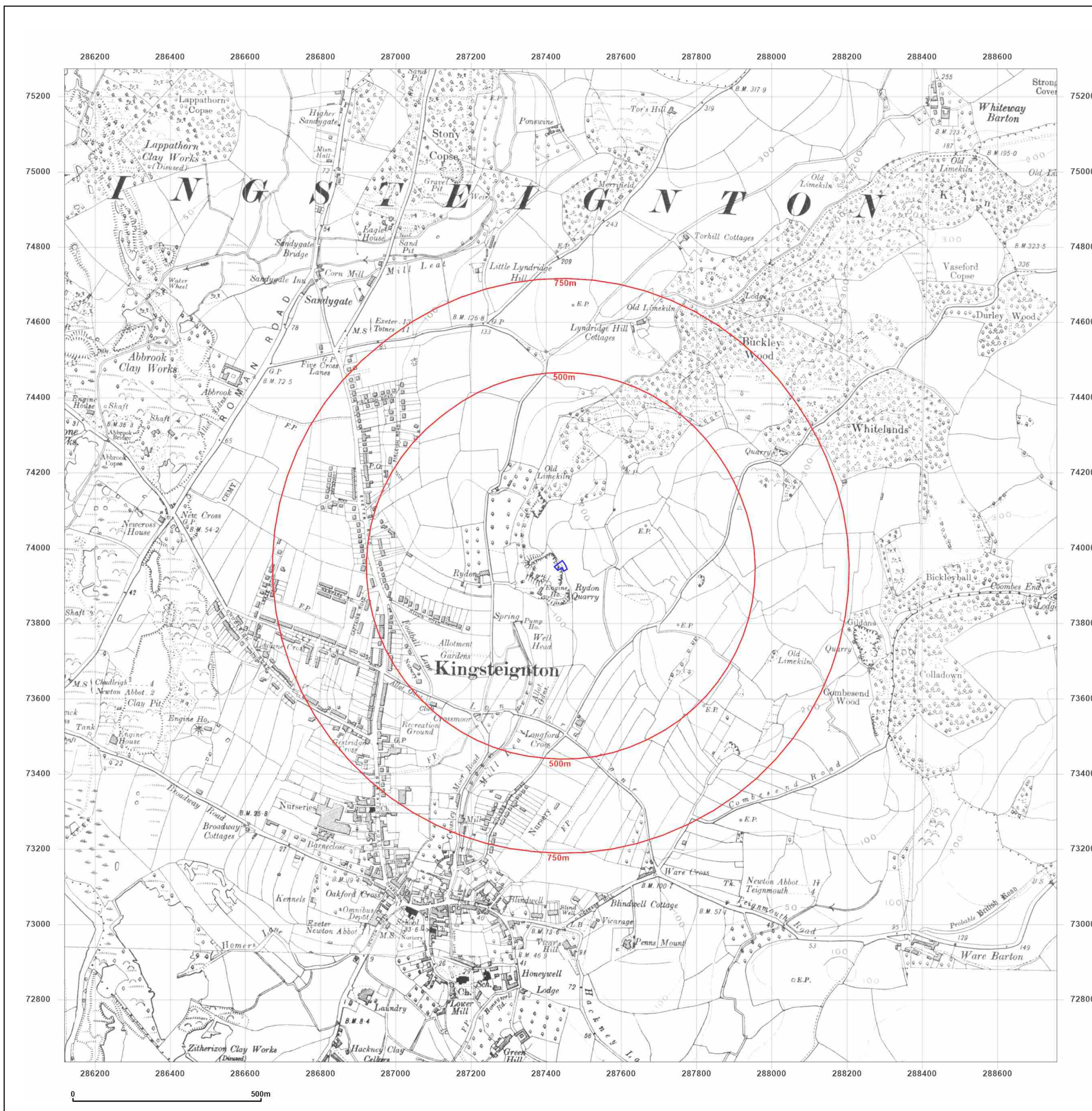


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: 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
Copyright N/A
Levelled N/A

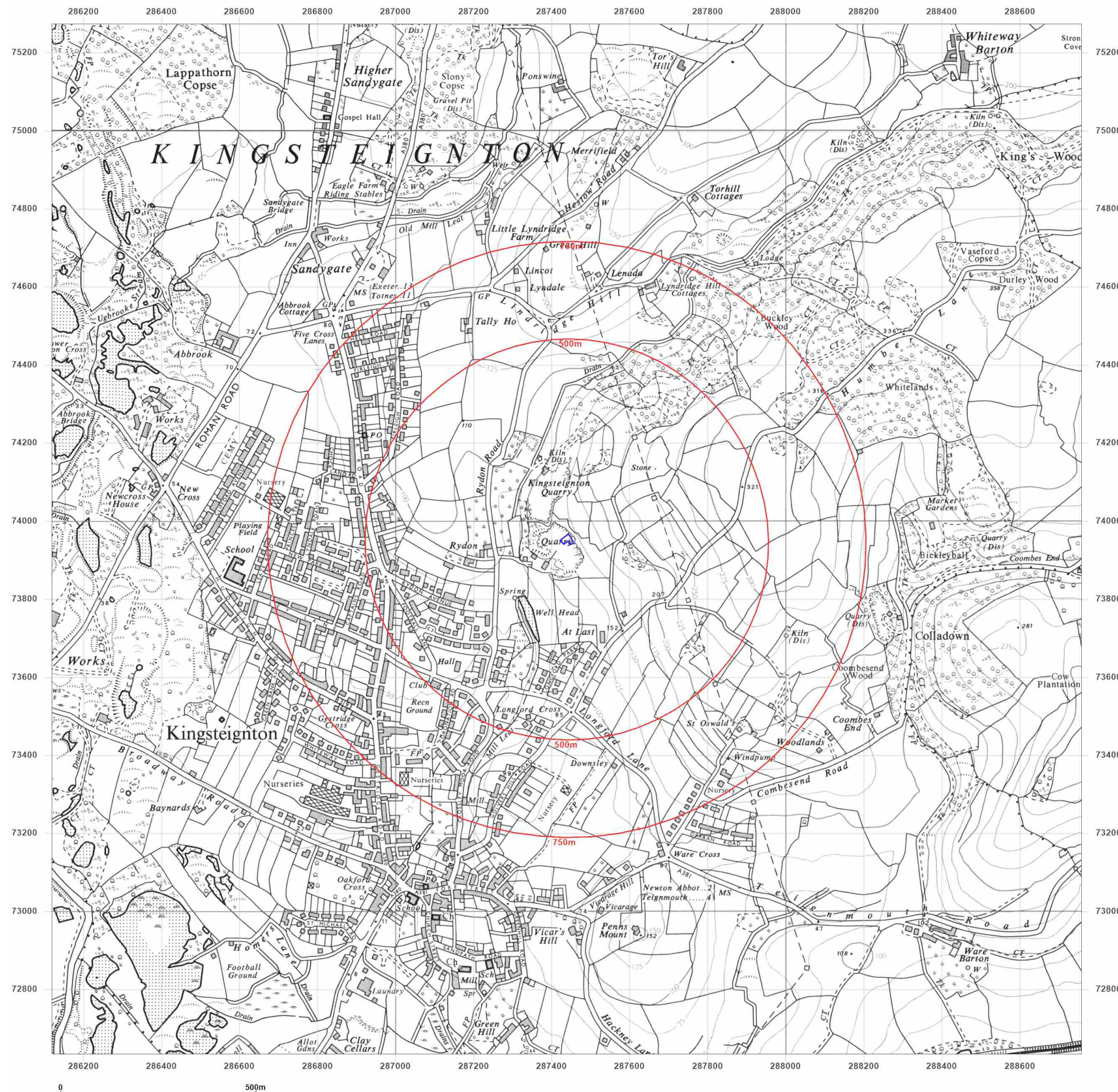


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: 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

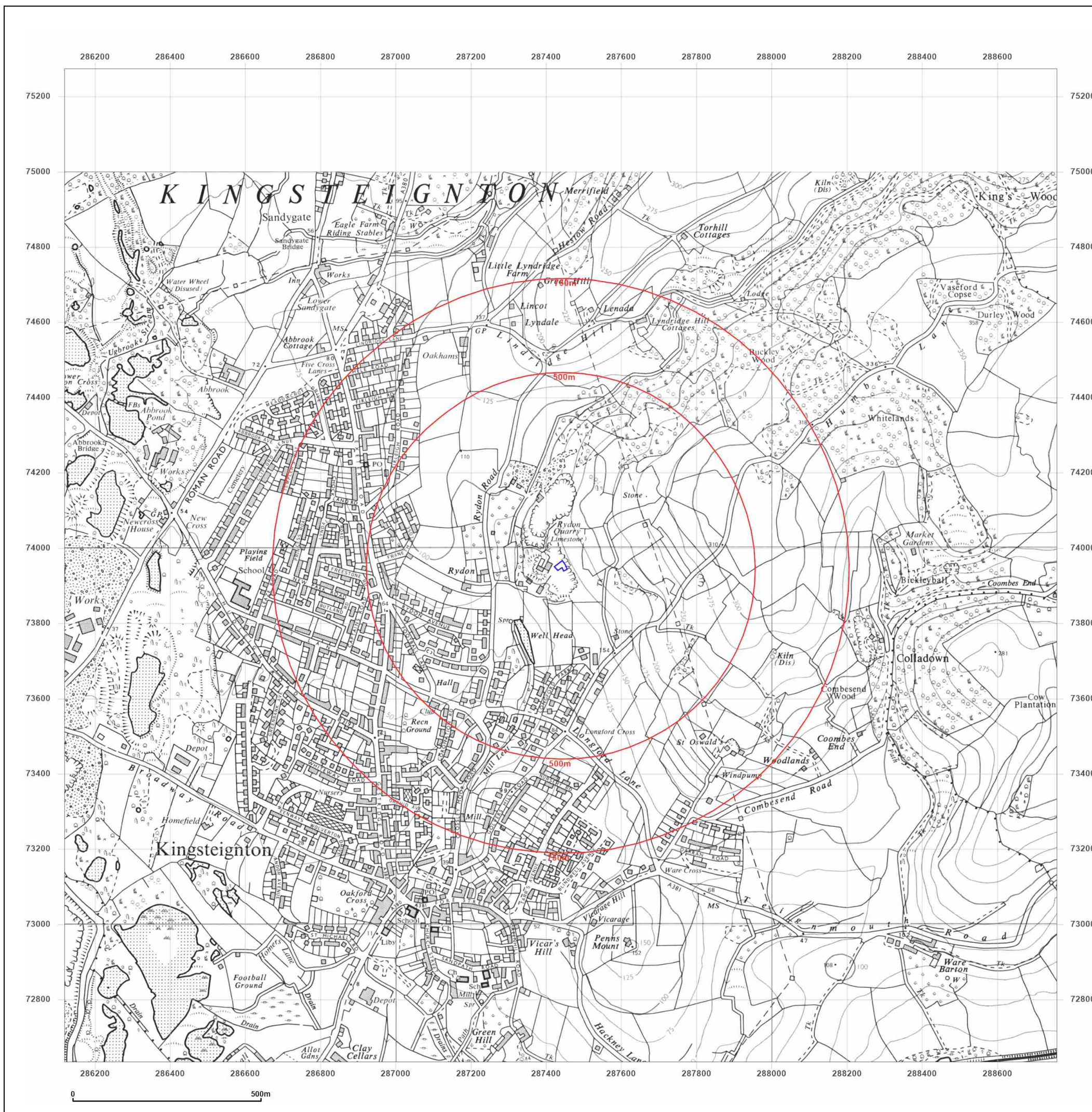


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Hill, Kingsteignton, Newton
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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1985

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1985
Revised 1985
Edition N/A
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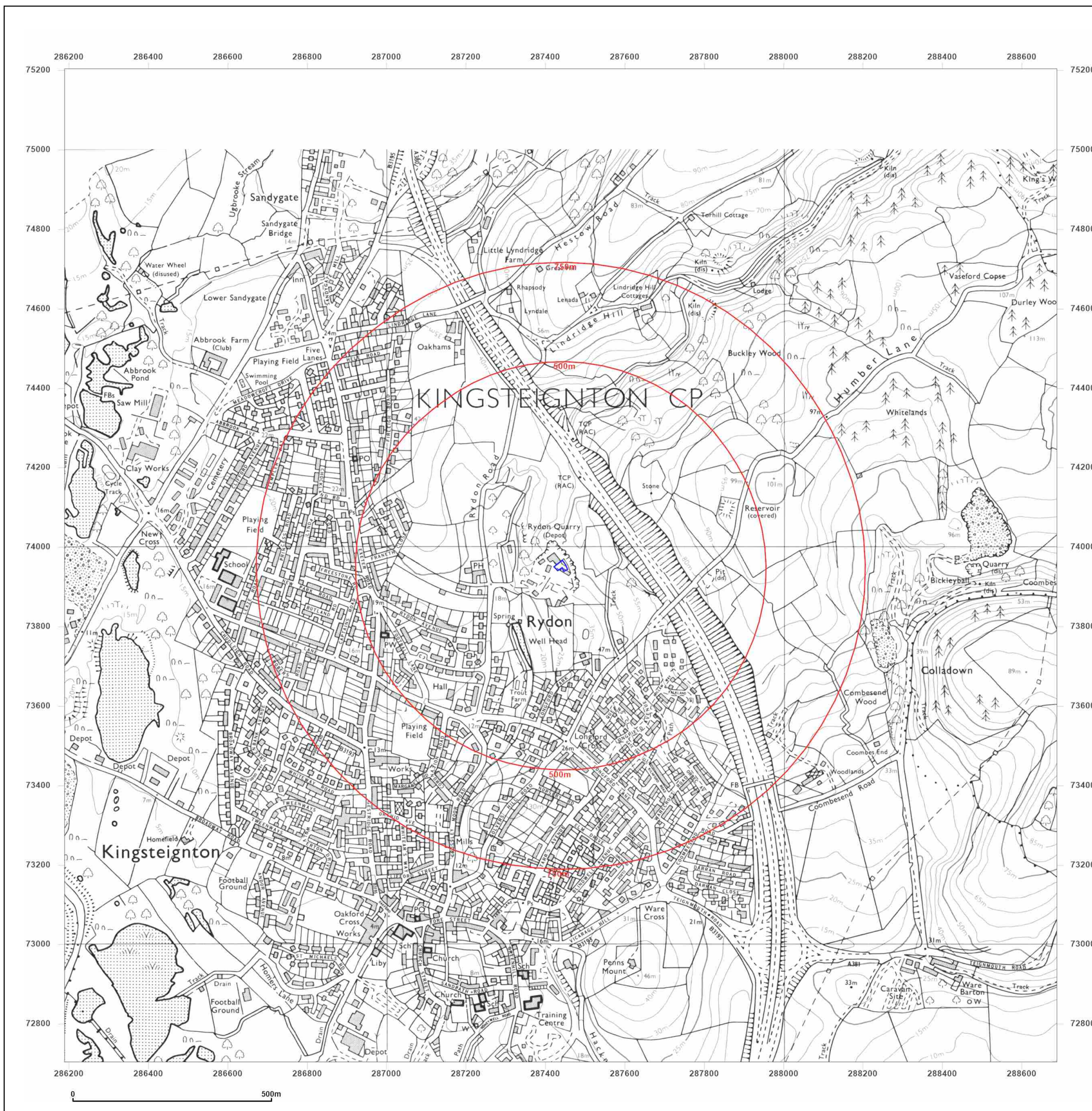


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Site Details:

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: 1991-1992

Scale: 1:10,000

Printed at: 1:10,000



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Edition N/A
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Site Details:

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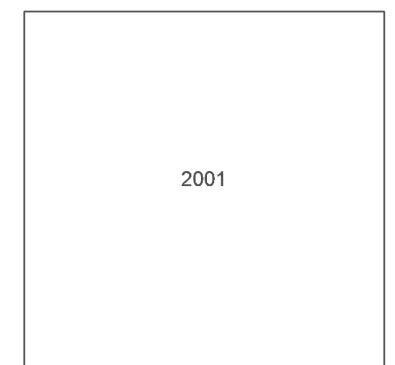
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Map Name: National Grid

Map date: 2001

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Printed at: 1:10,000

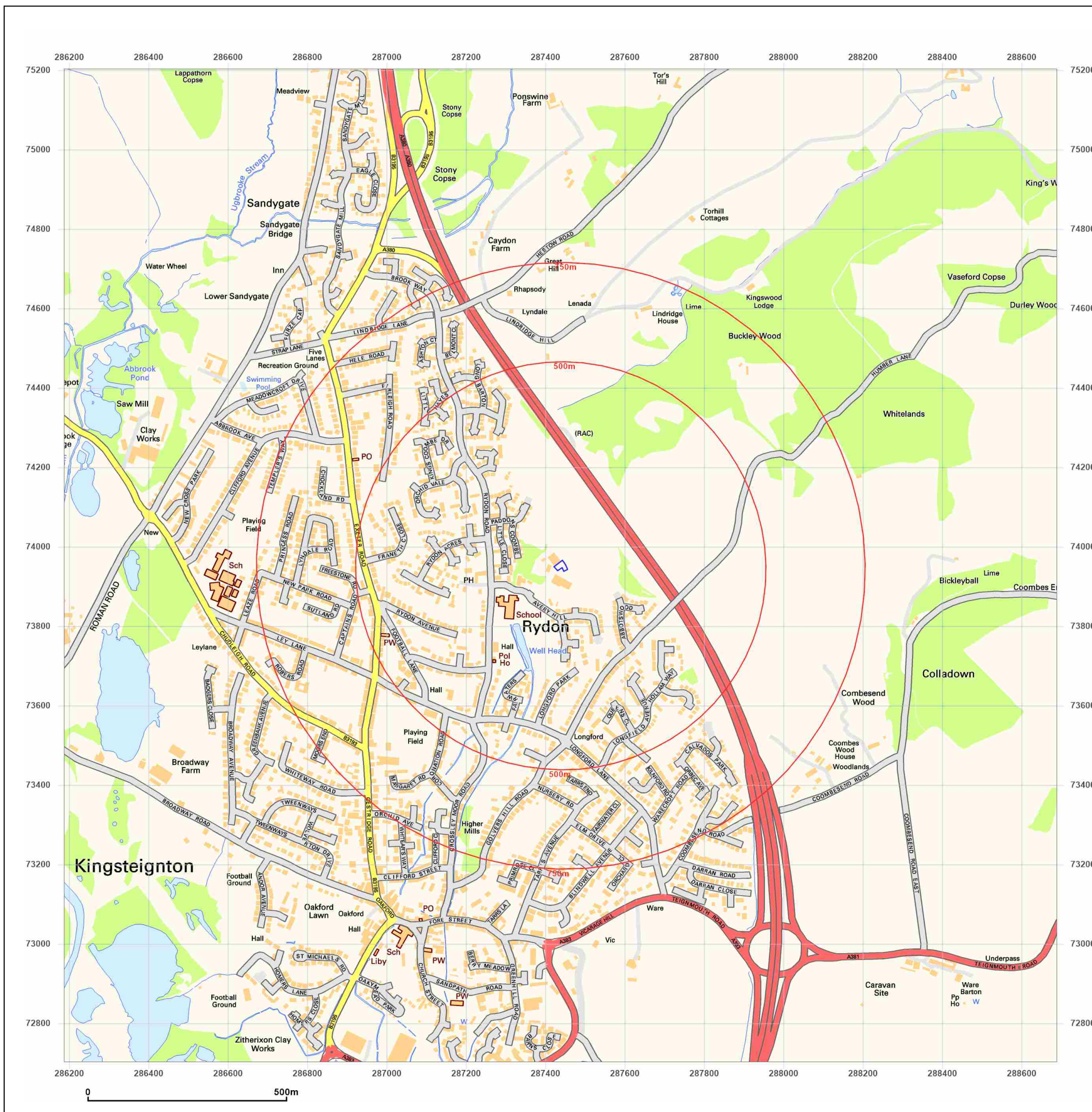


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Site Details:

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Abbot, TQ12 3LB

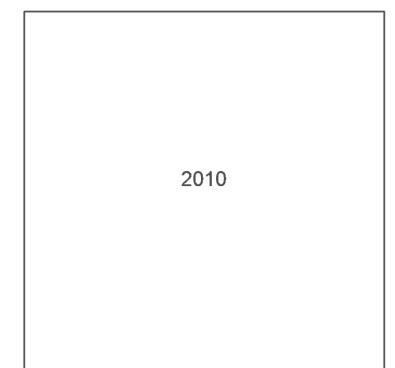
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Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

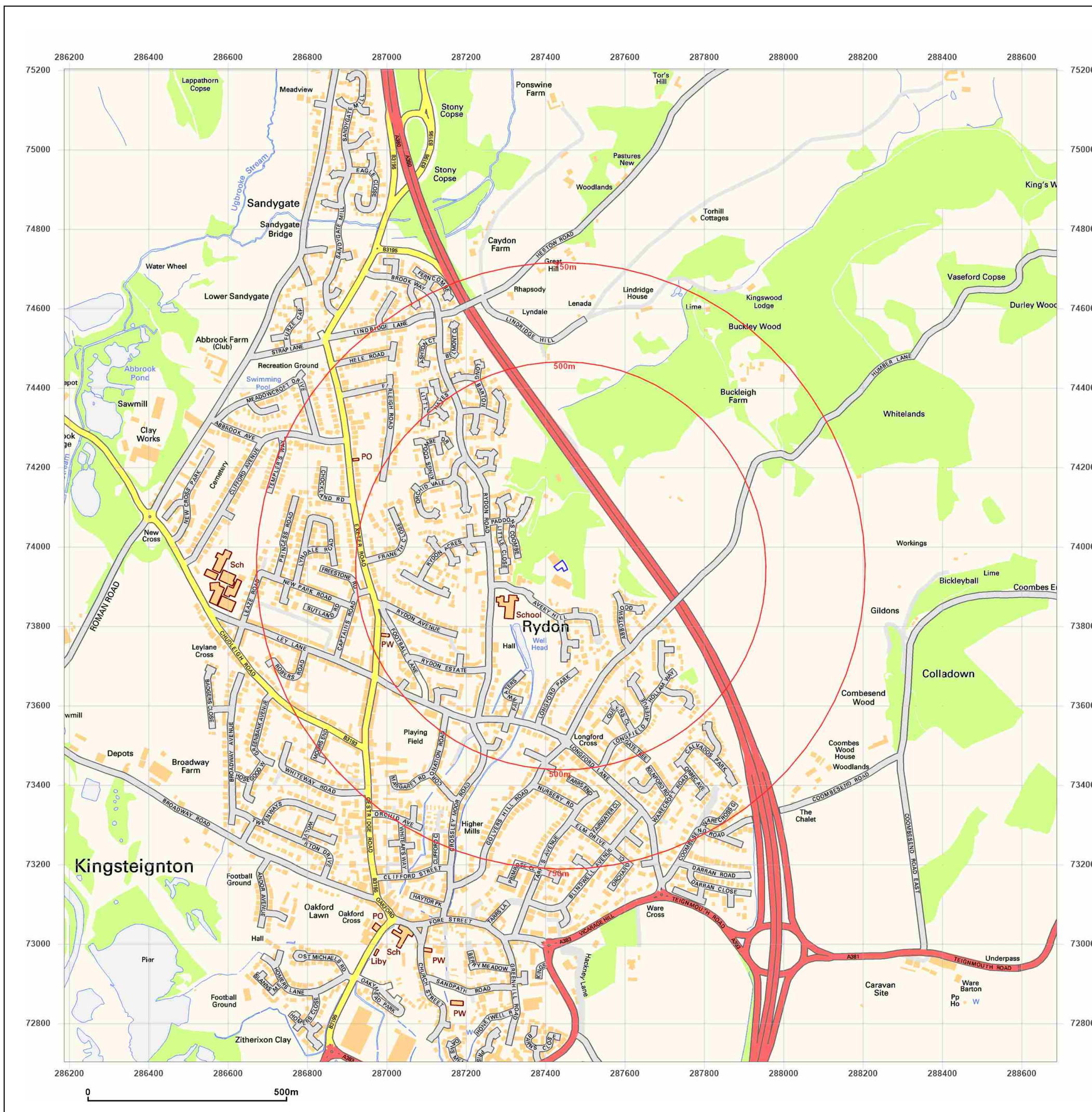


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Appendix 6 Groundsure Insight Report

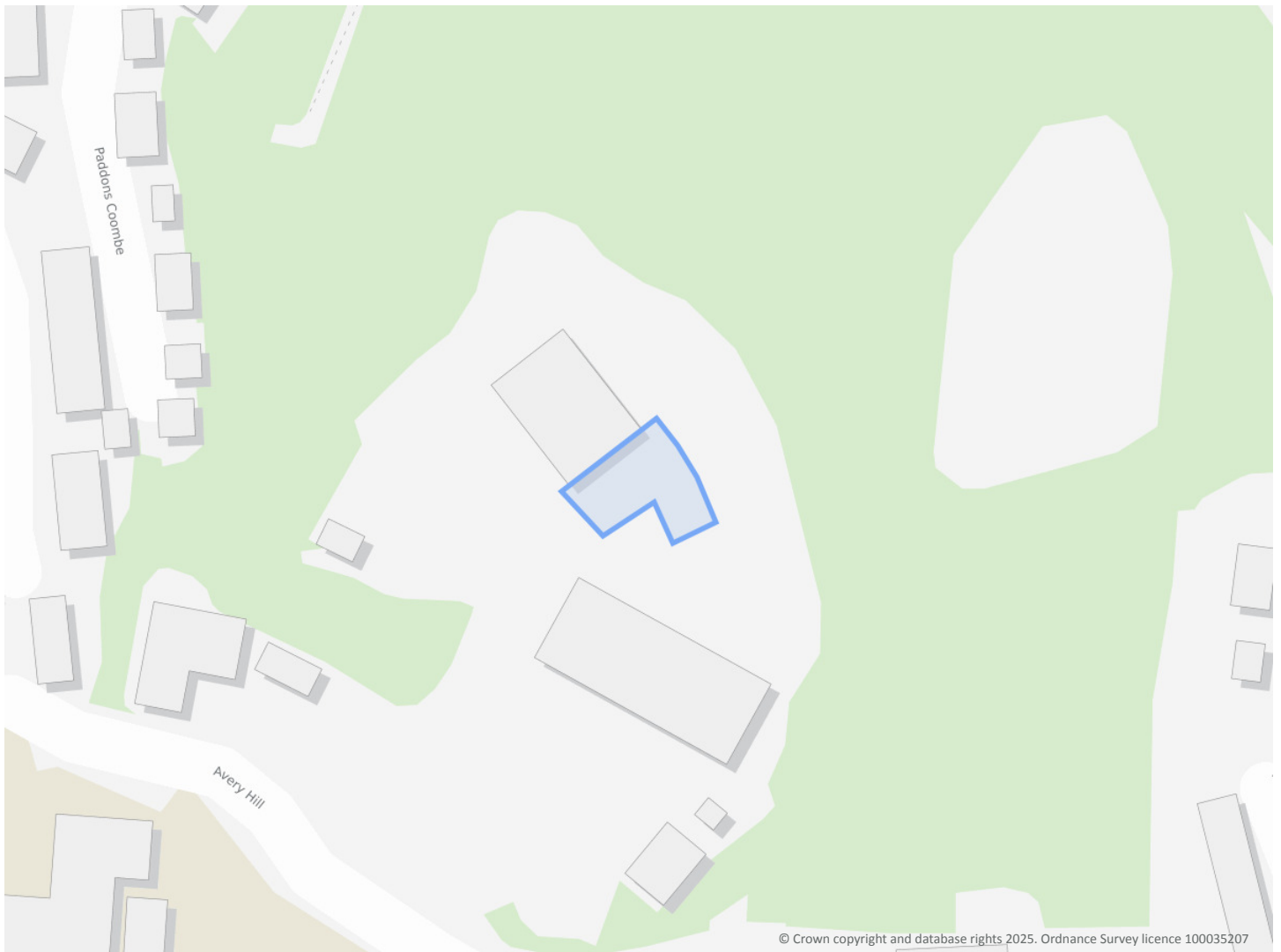
Rydon Highways Depot, Avery Hill, Kingsteignton, Newton Abbot, TQ12 3LB

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	-

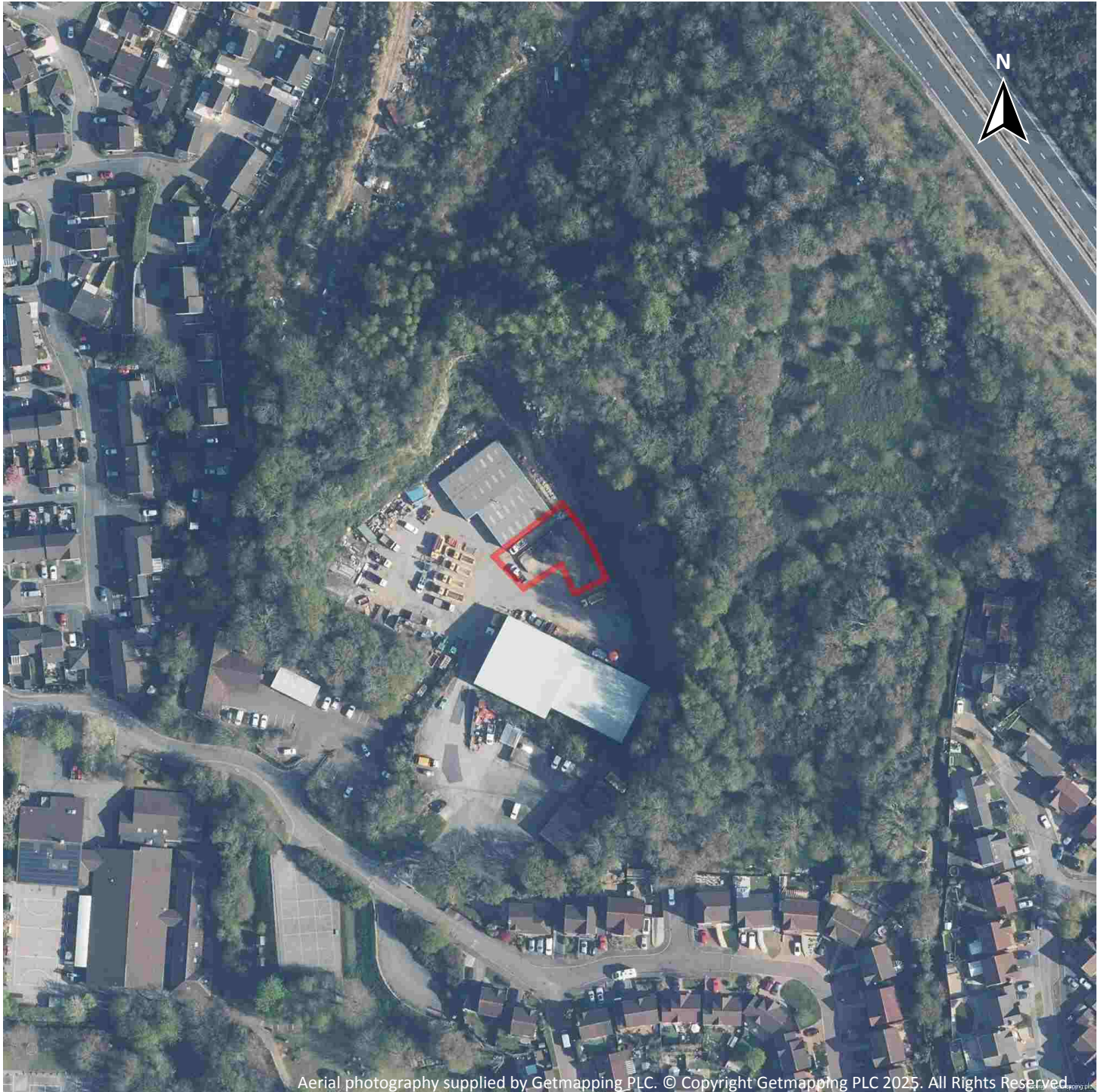
80	14.4	Landslip (10k)	0	0	0	0	-
81 >	14.5 >	Bedrock geology (10k) >	2	1	2	6	-
82 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	0	3	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
83 >	15.1 >	50k Availability >	Identified (within 500m)				
84	15.2	Artificial 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

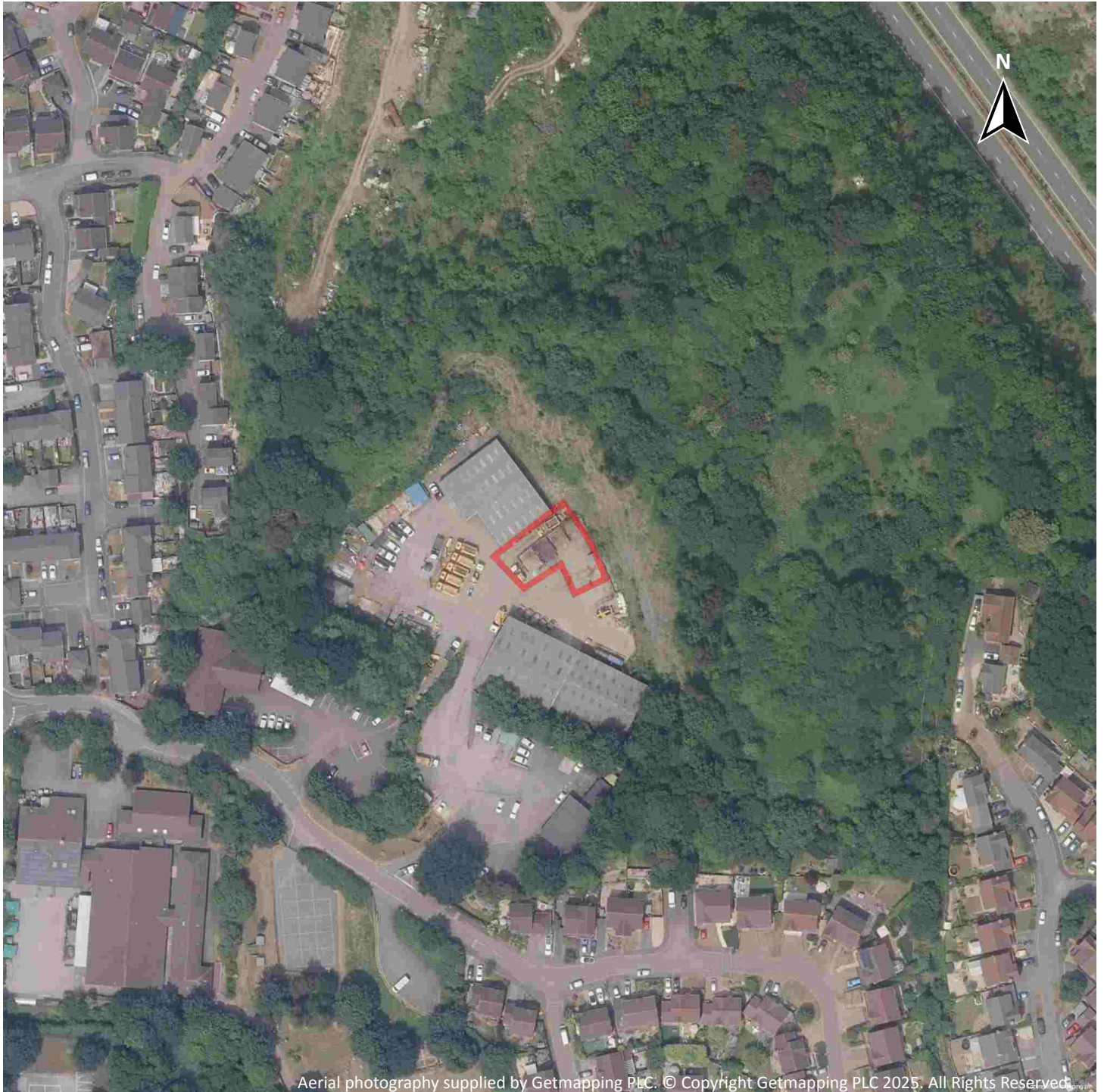


Capture Date: 24/04/2021

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

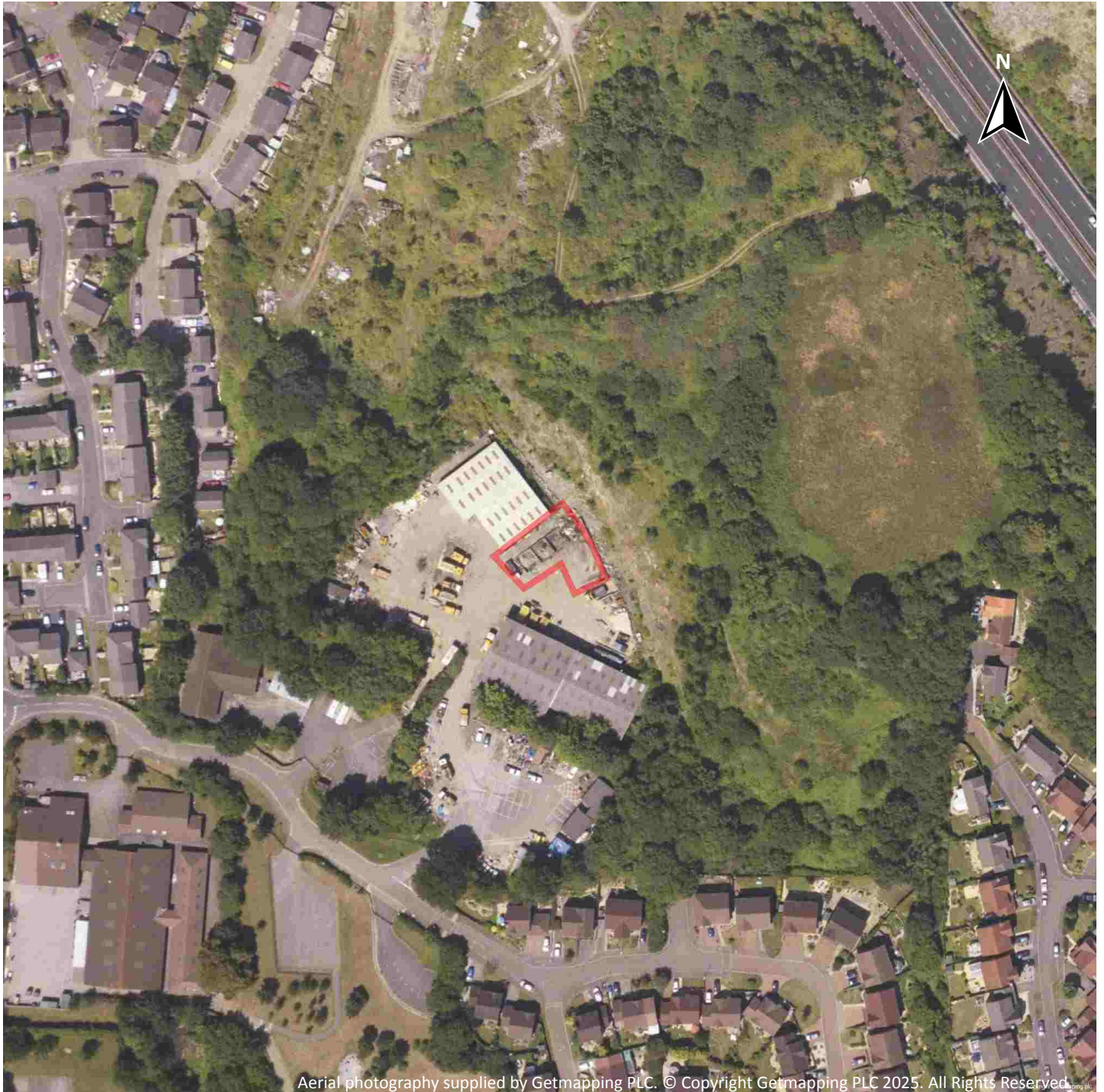


Capture Date: 22/05/2010

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

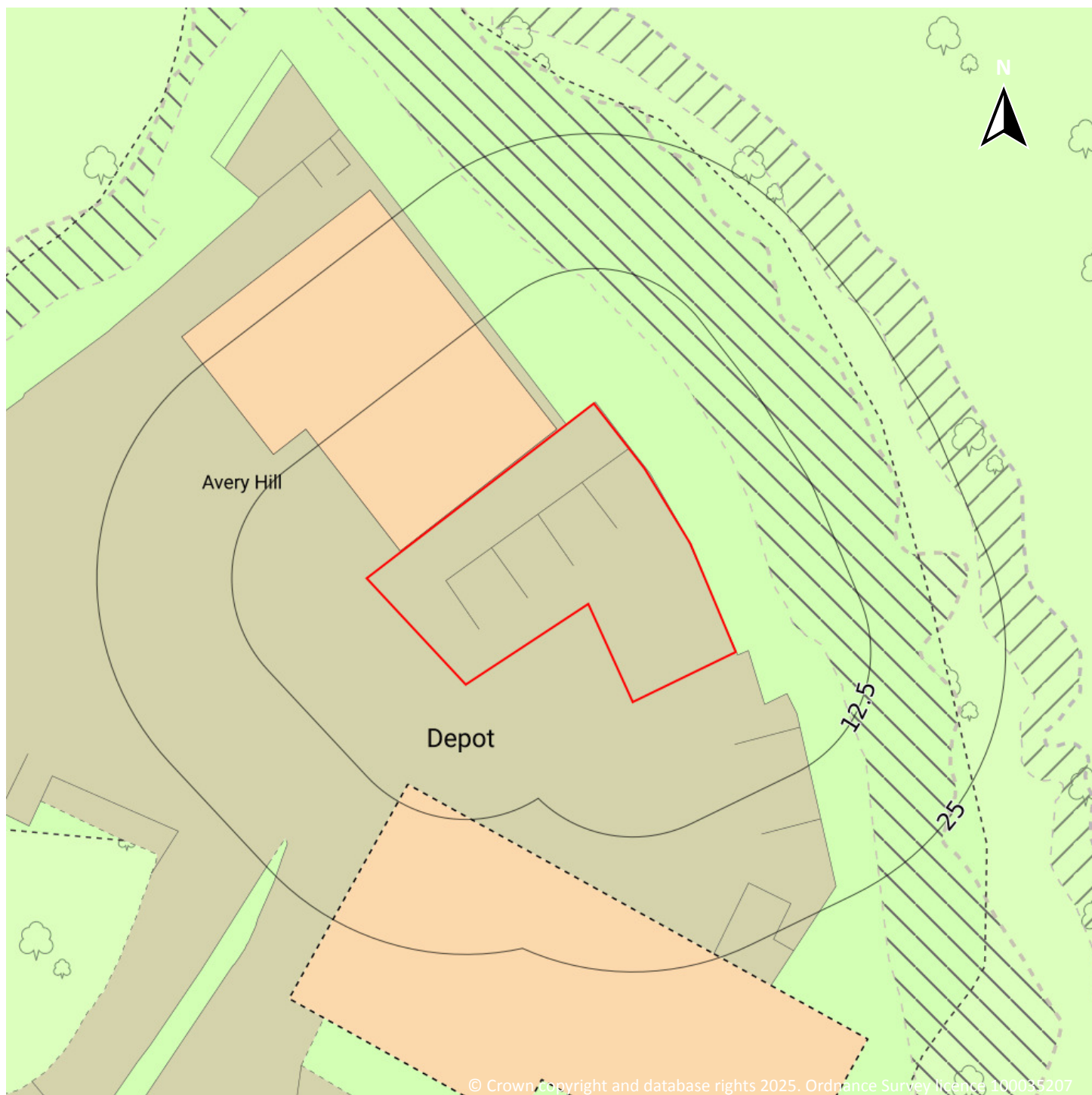


Capture Date: 25/07/1999

Site Area: 0.05ha



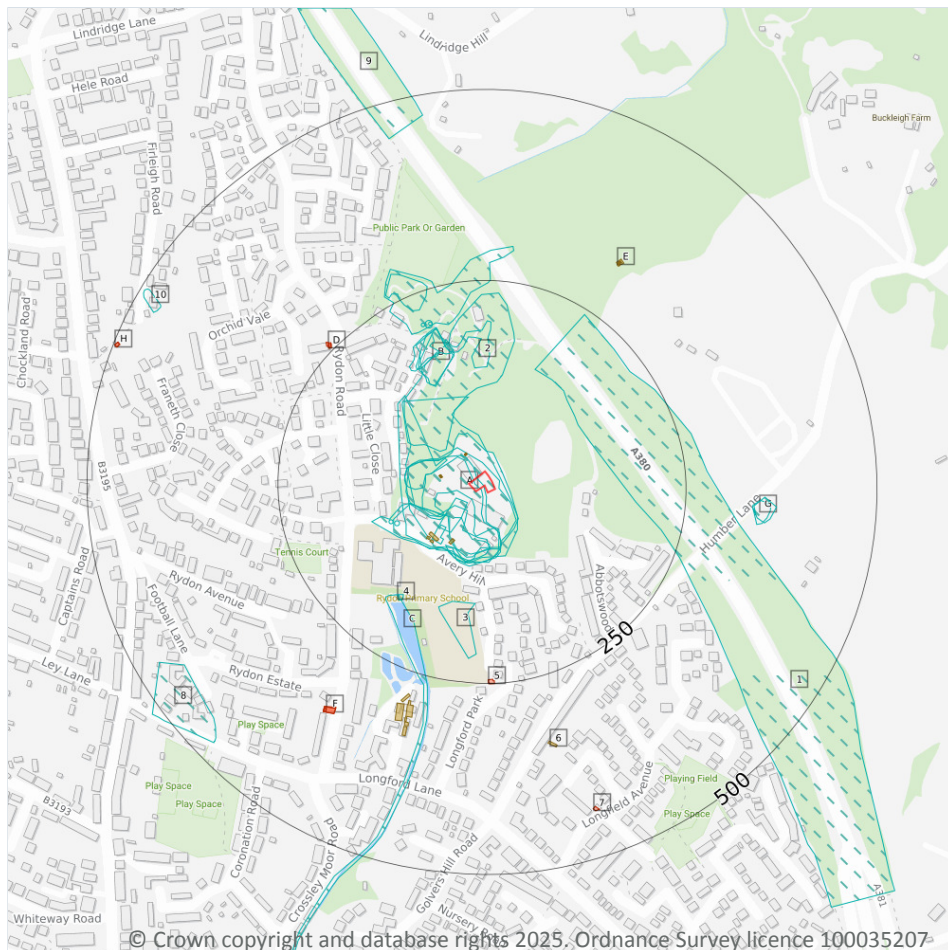
OS MasterMap site plan



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

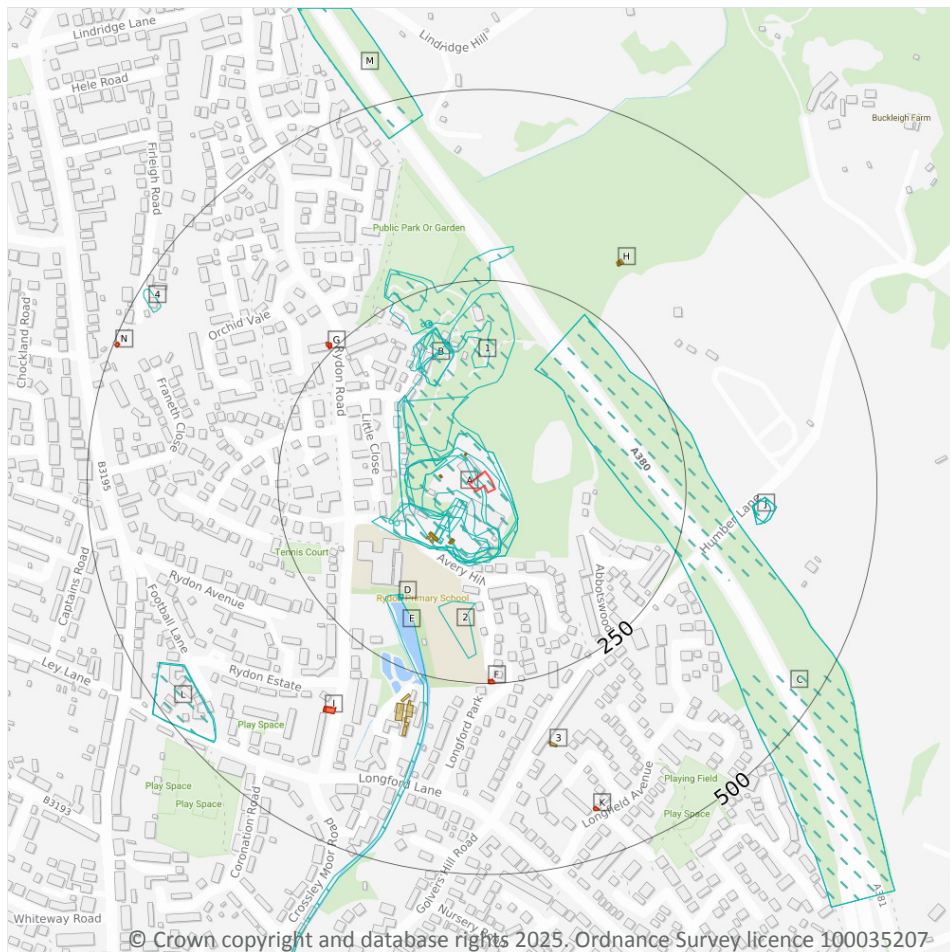
0

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

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

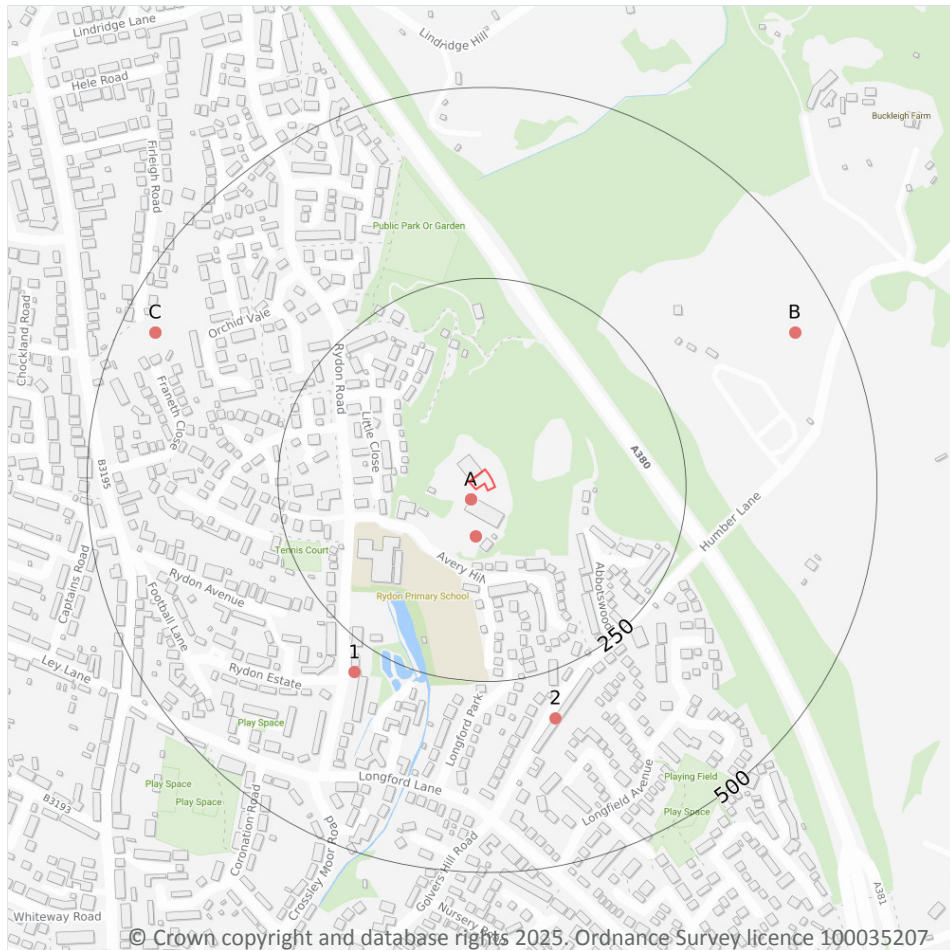
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Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections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

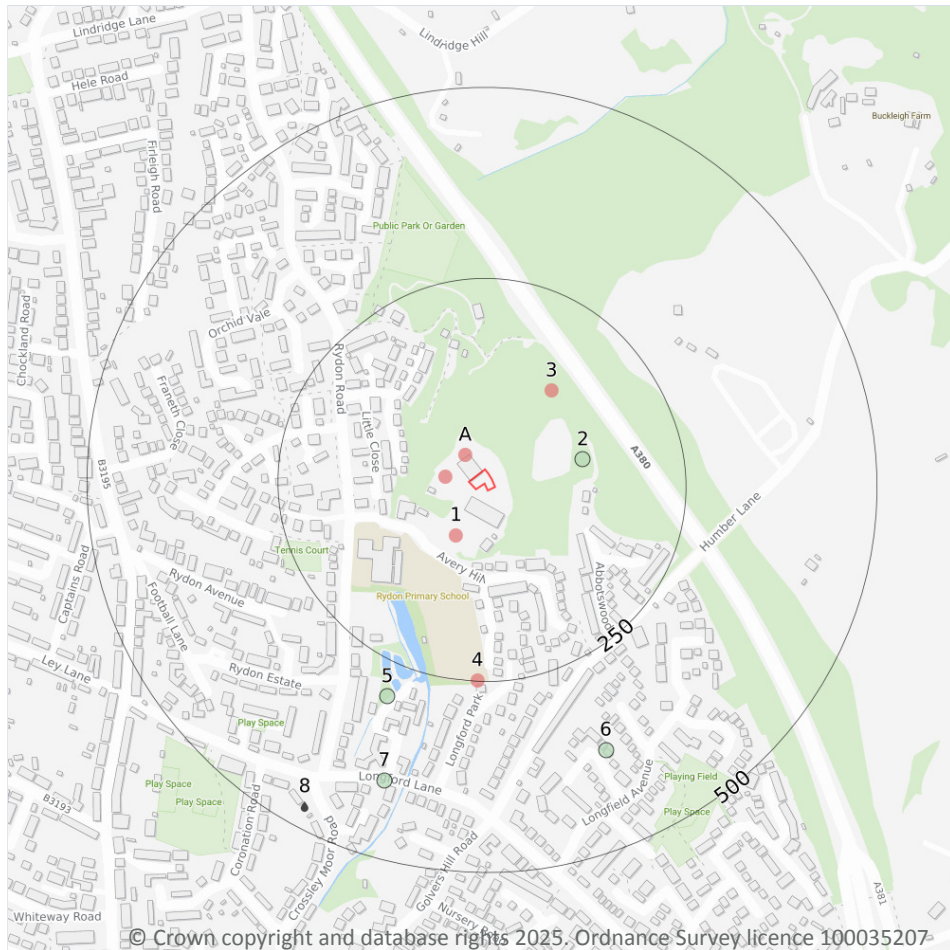


ID	Location	Site	Reference	Category	Sub-Category	Description
1	288m SW	-	WEX397826	Using waste exemption	Not on a farm	Use of mulch
2	311m S	Replacement Barn, Humber Lane, Kingsteignton, Tq12 3dj	WEX307513	Using waste exemption	Not on a farm	Use of waste in construction
B	440m NE	-	WEX355466	Using waste 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
----------------------------	----------

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.

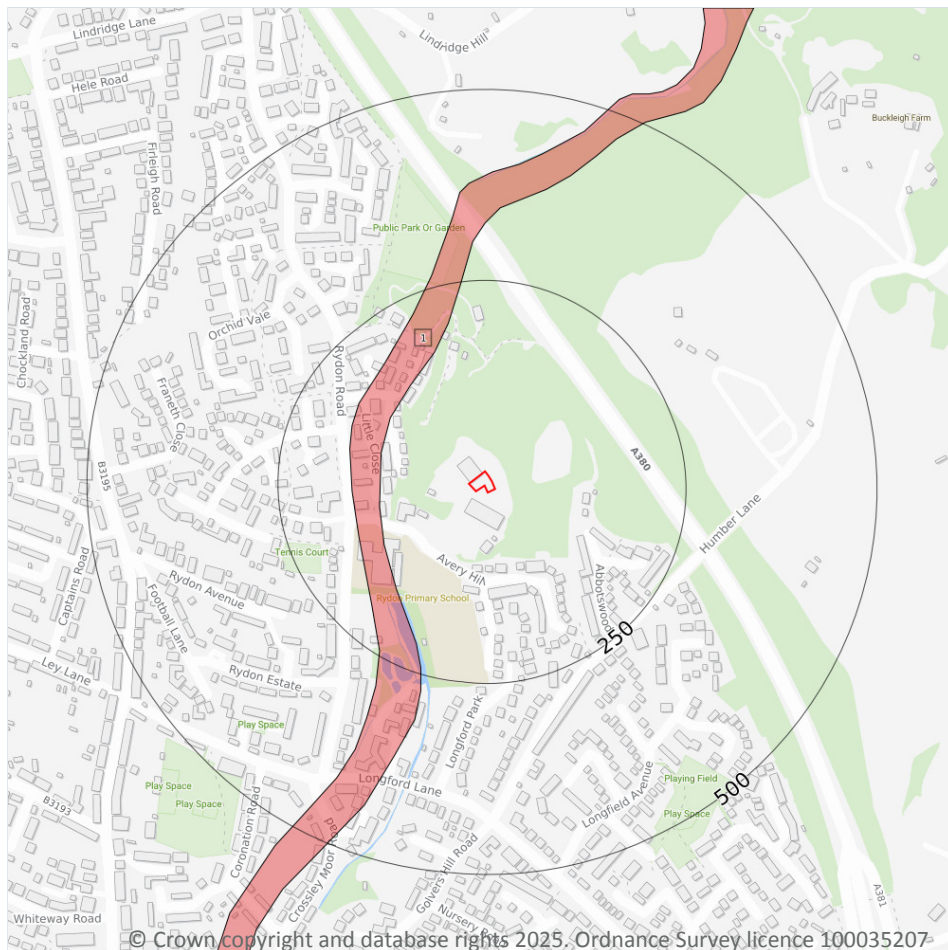
4.21 Pollution inventory radioactive waste

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.

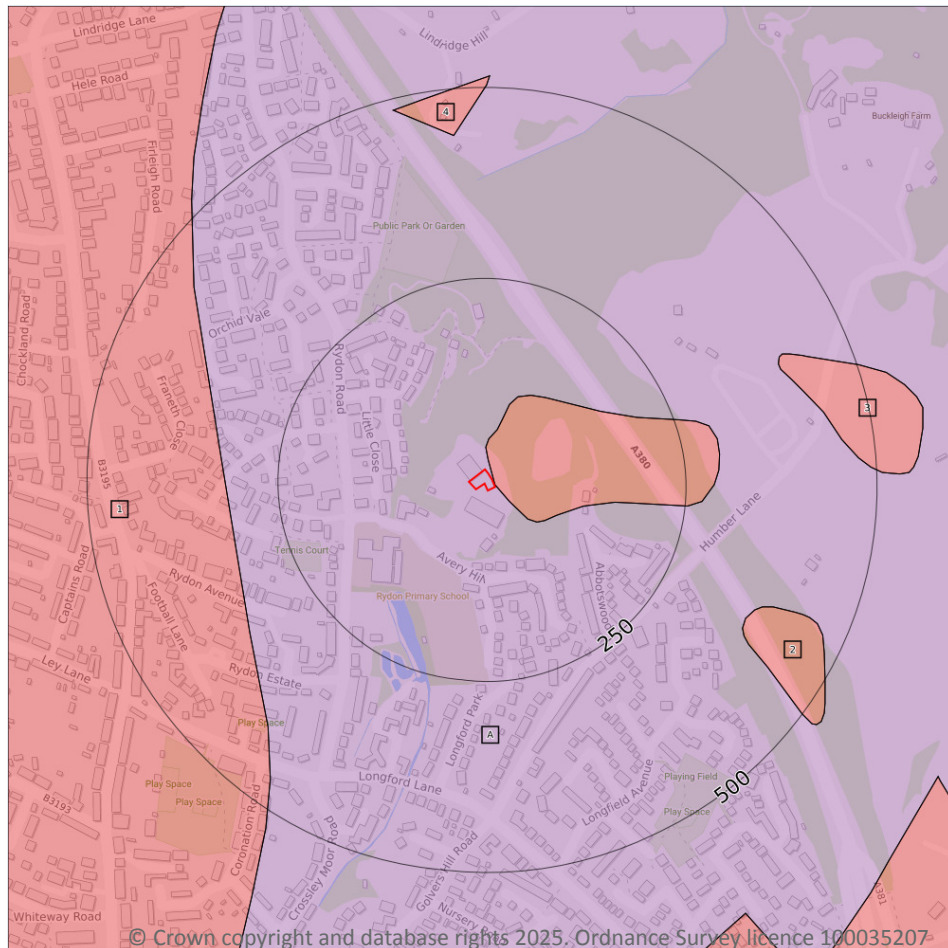
Features are displayed on the Hydrogeology map on [page 37](#) >

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

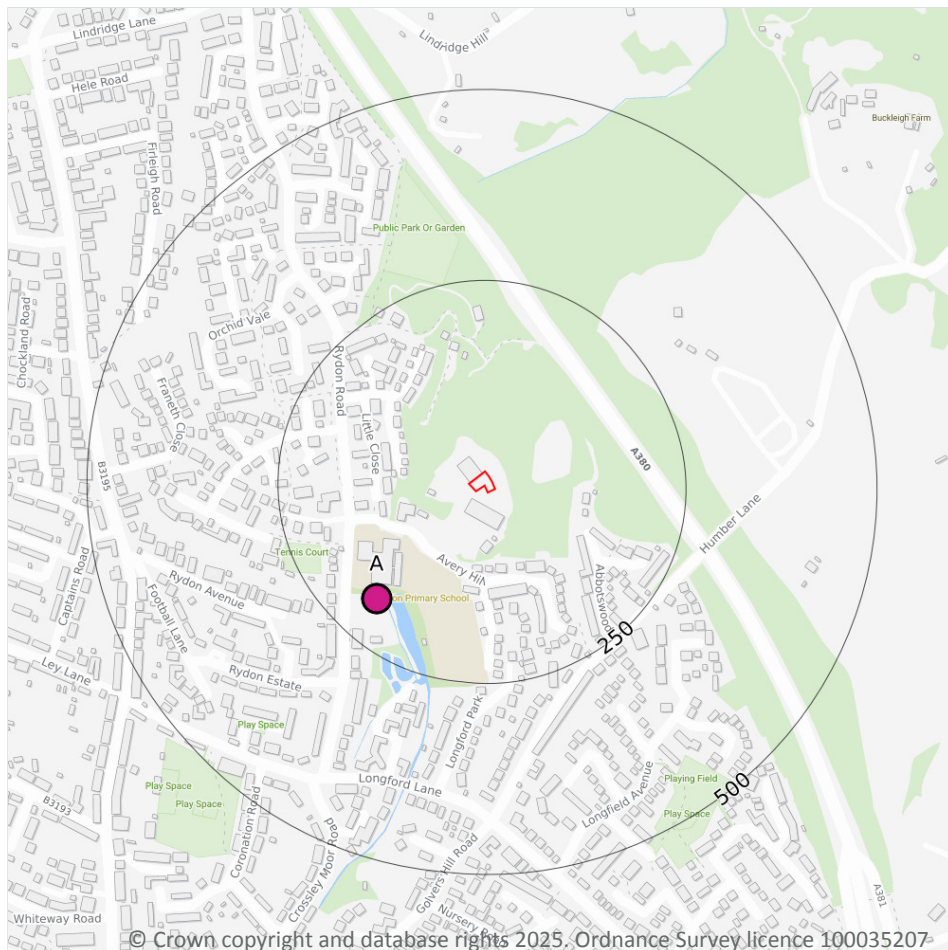
0

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

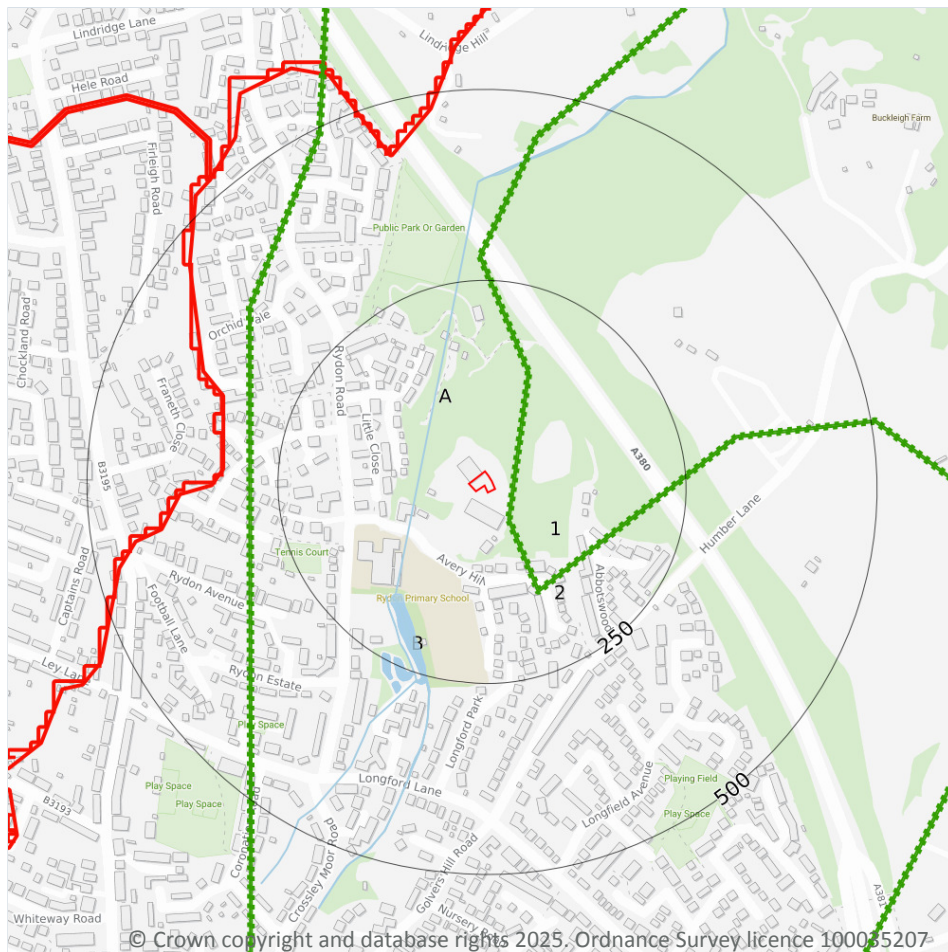
0

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.

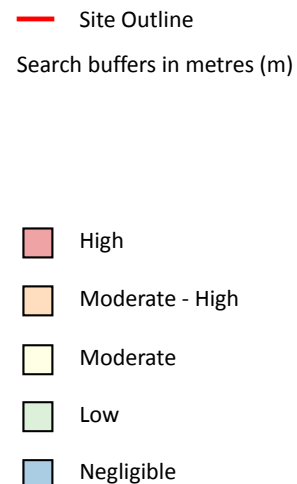
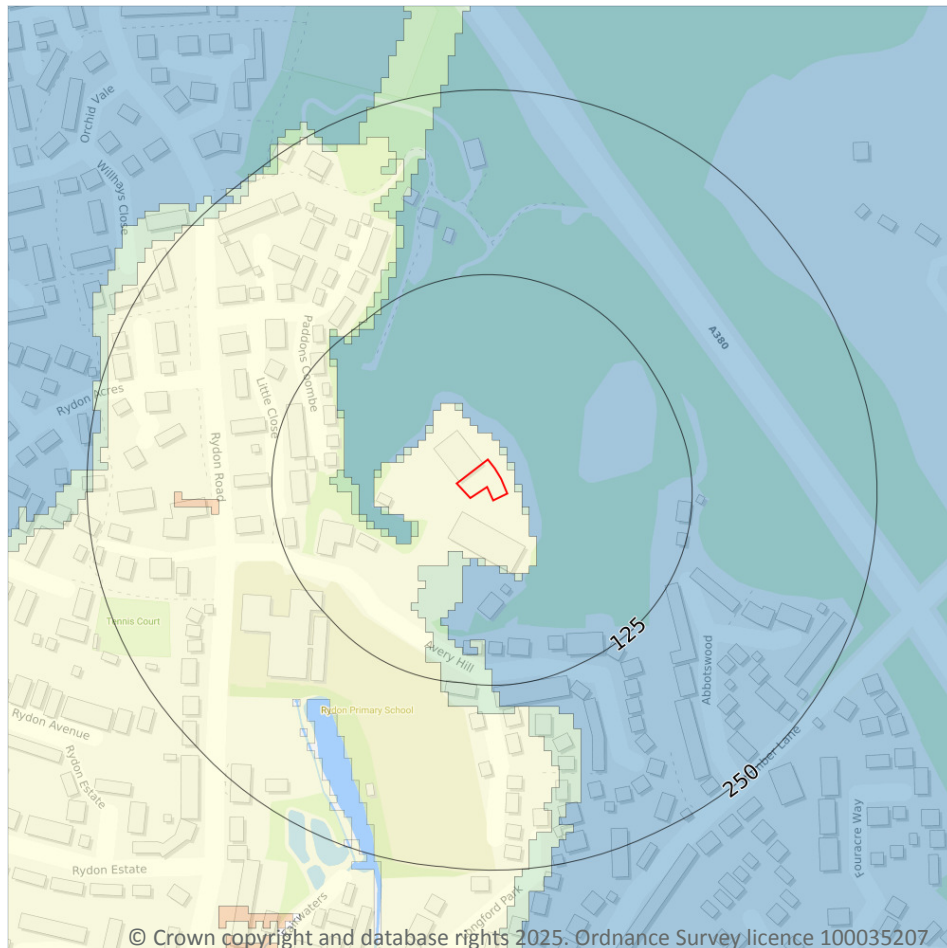
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the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

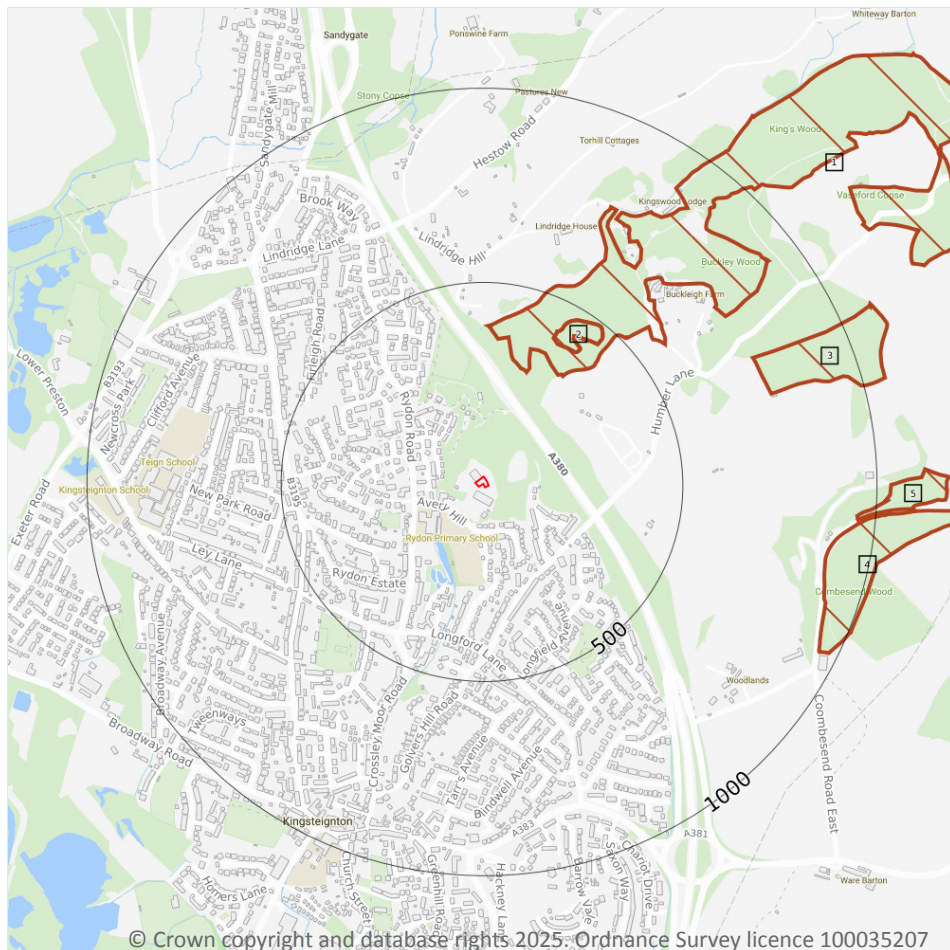
Moderate

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

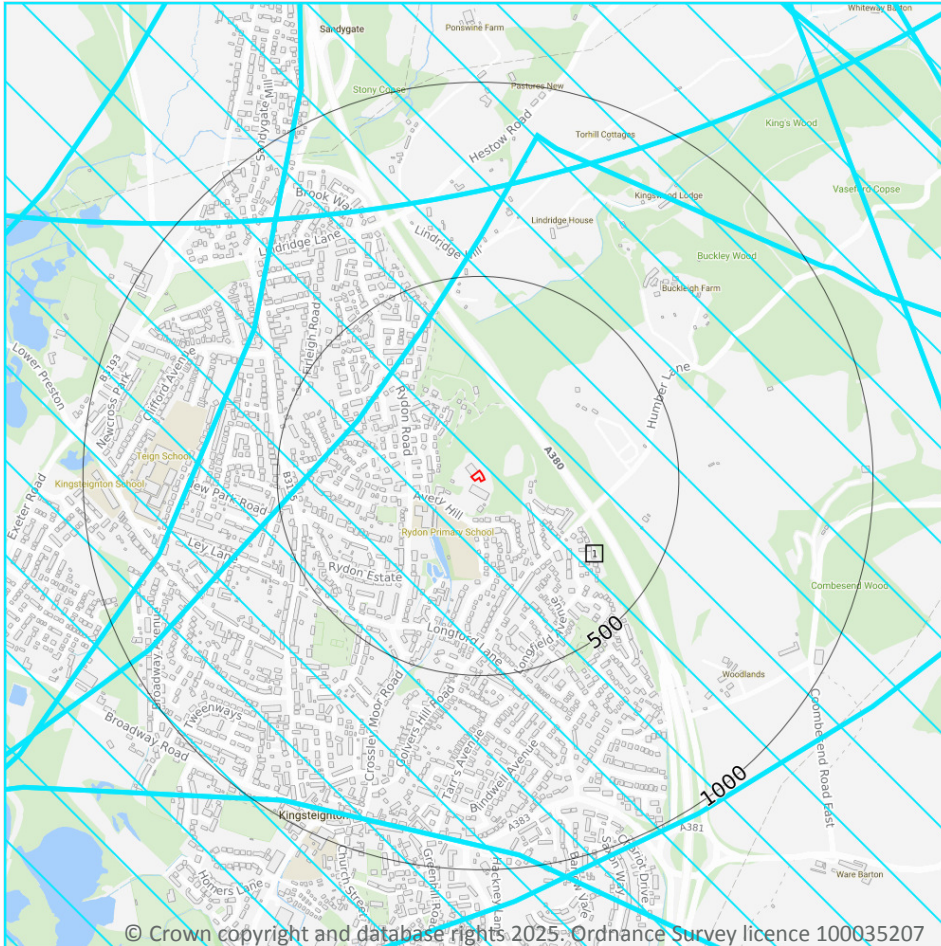
Records within 2000m**0**

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

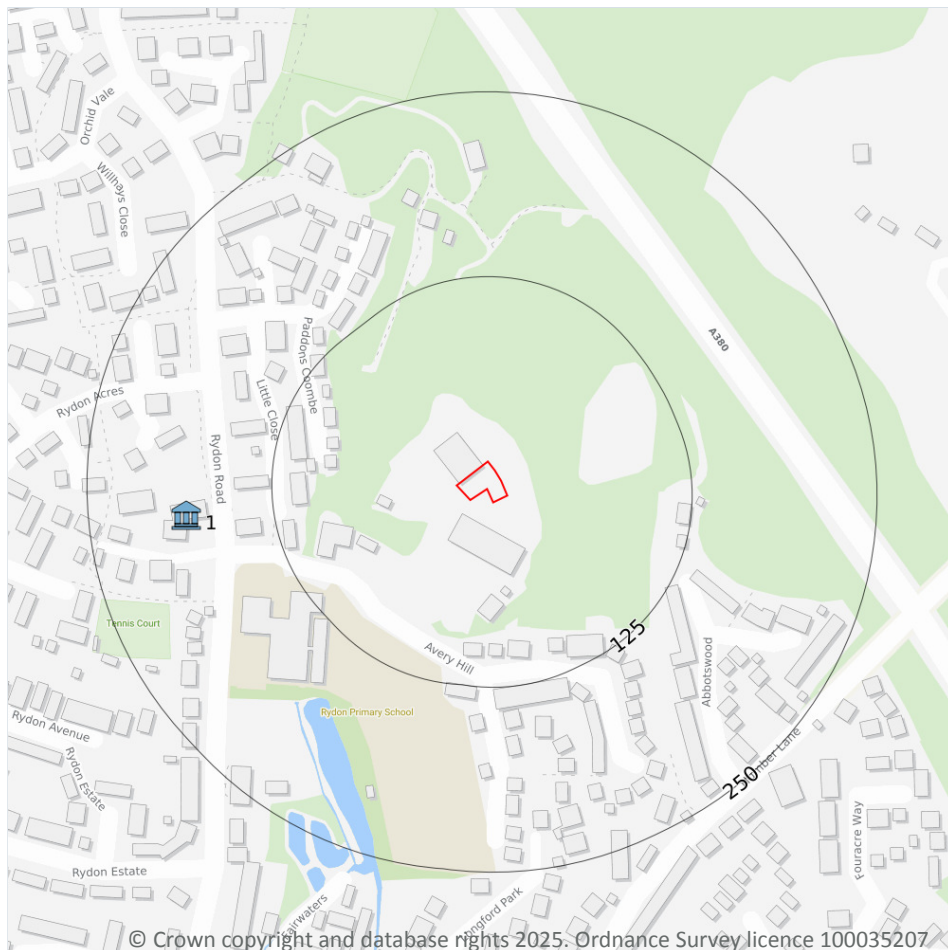
Records within 2000m	0
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Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management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

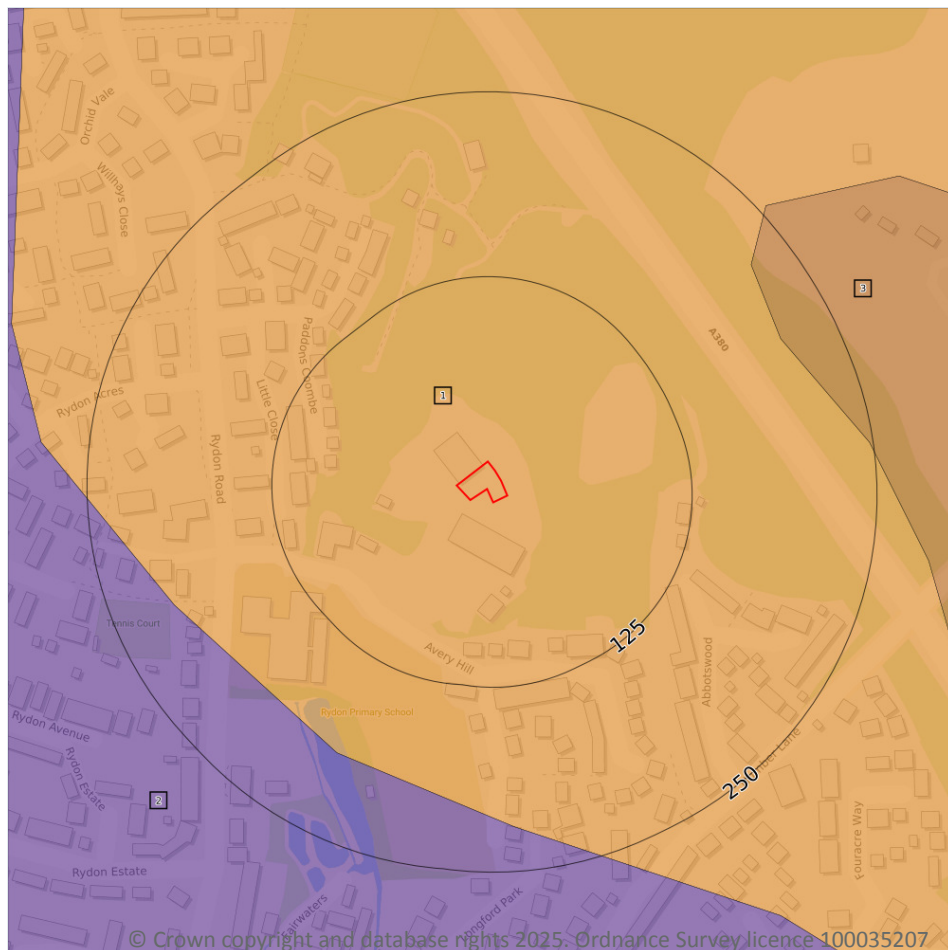
Records within 250m**0**

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

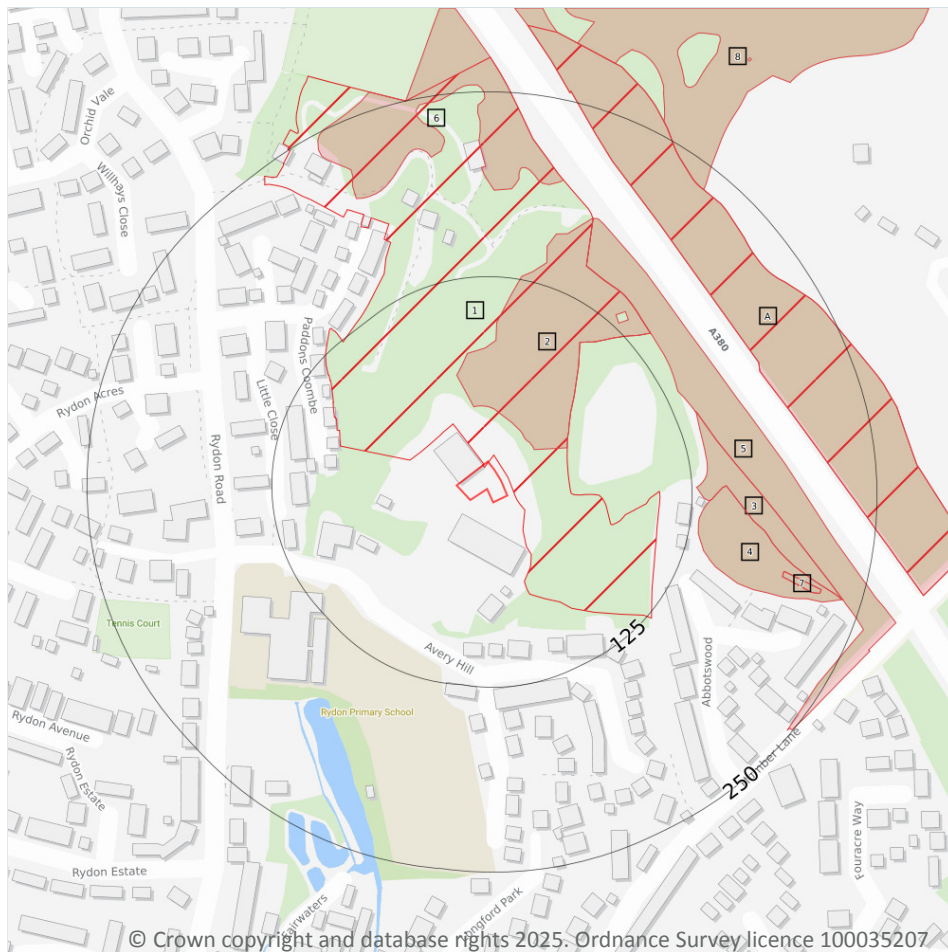
0

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
----------------------------	----------

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

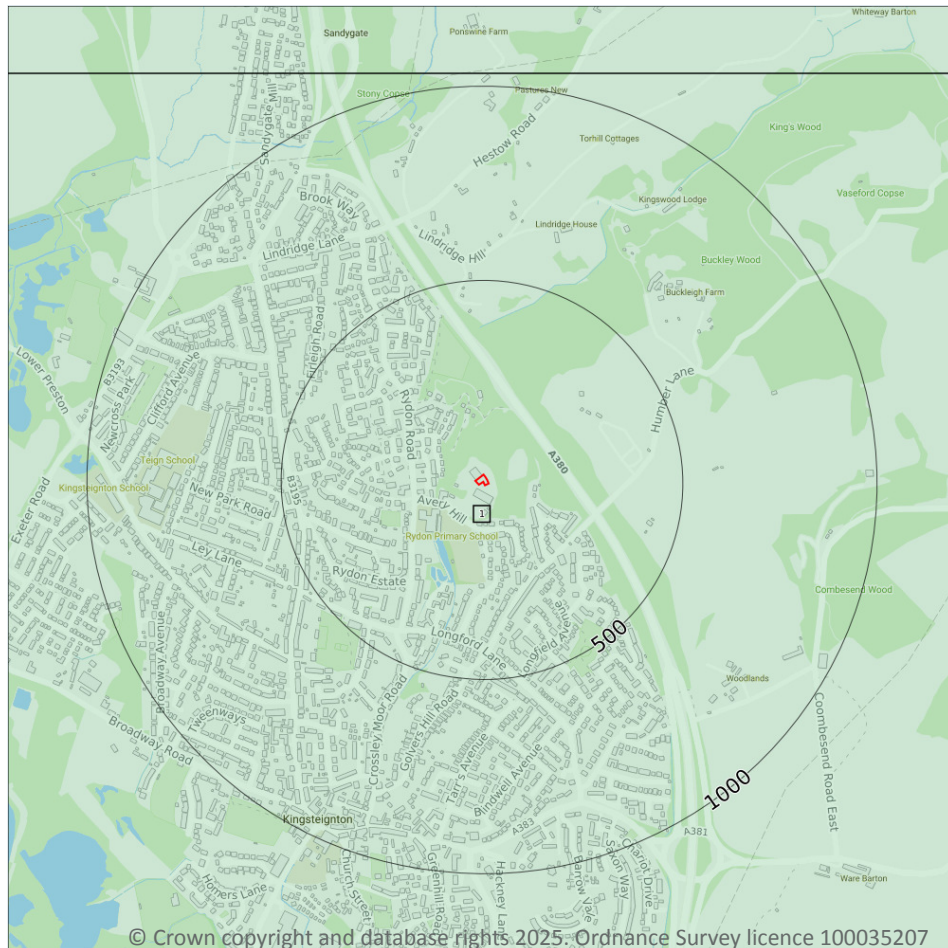
Records within 250m

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

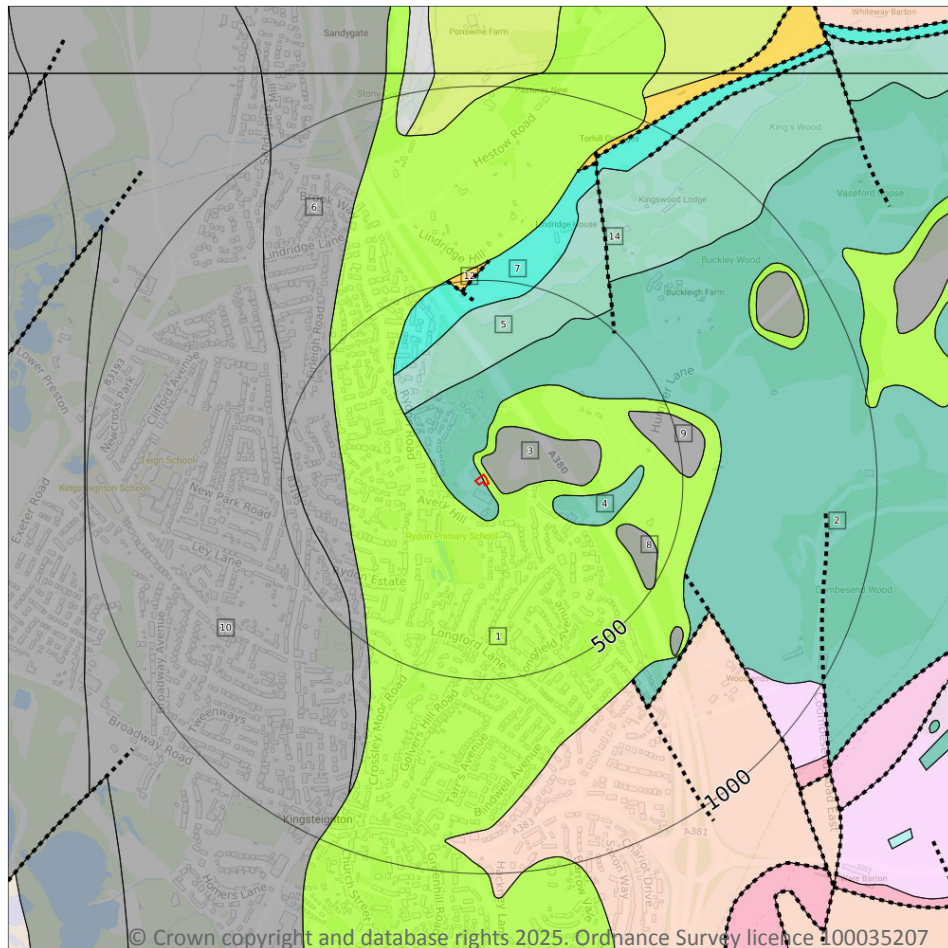
0

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.

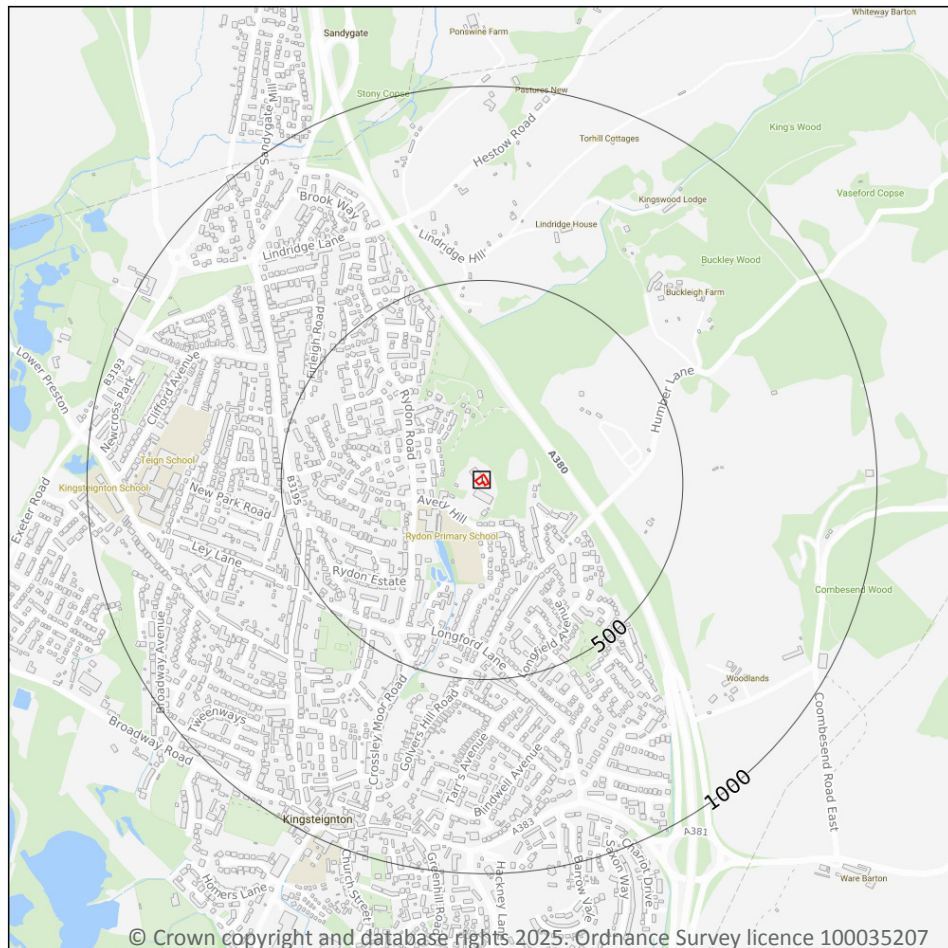
Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 81](#) >

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

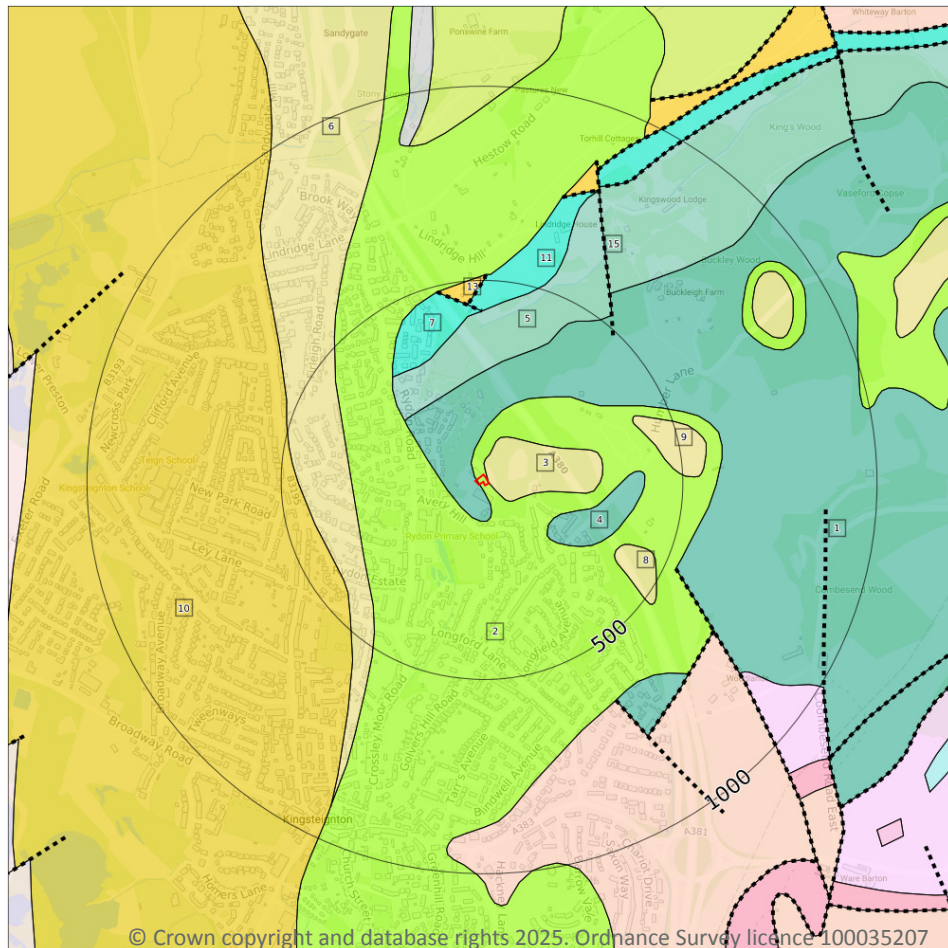
0

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](#) >

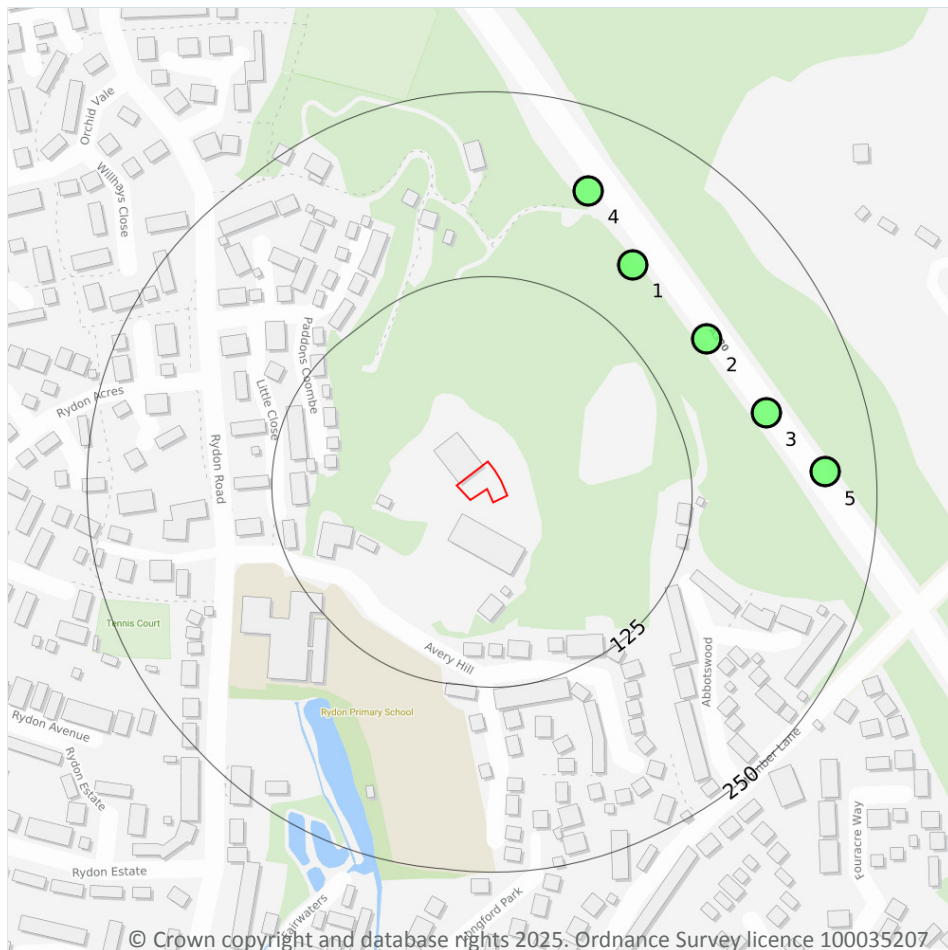


ID	Location	Category	Description
12	421m N	FAULT	Fault, observed, displacement unknown
14	439m N	FAULT	Fault, observed, displacement unknown
15	482m NE	FAULT	Fault, inferred, displacement unknown

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

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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 ↗

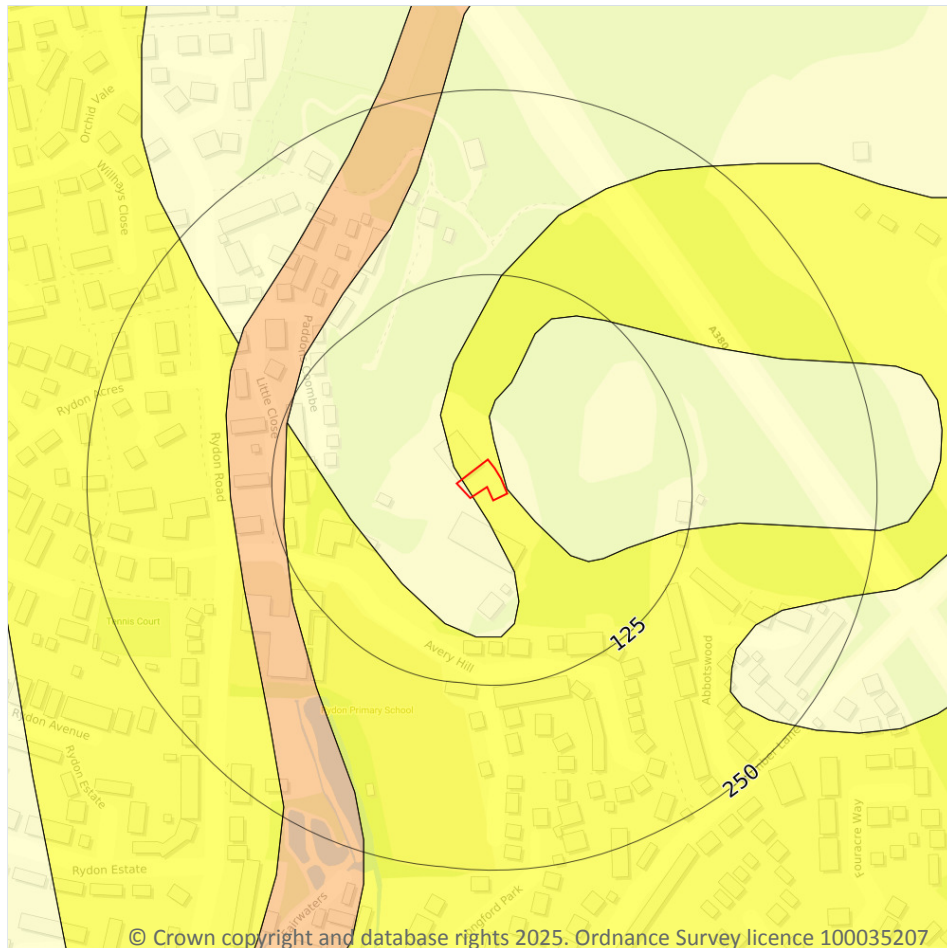


ID	Location	Grid reference	Name	Length	Confidential	Web link
4	195m N	287510 74150	A380 KINGSTEIGNTON NEWTON ABBOT 109	20.0	N	800016 ↗
5	216m E	287670 73960	A380 KINGSTEIGNTON NEWTON ABBOT 113	20.0	N	800020 ↗

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.

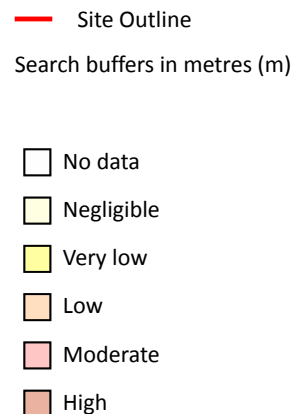
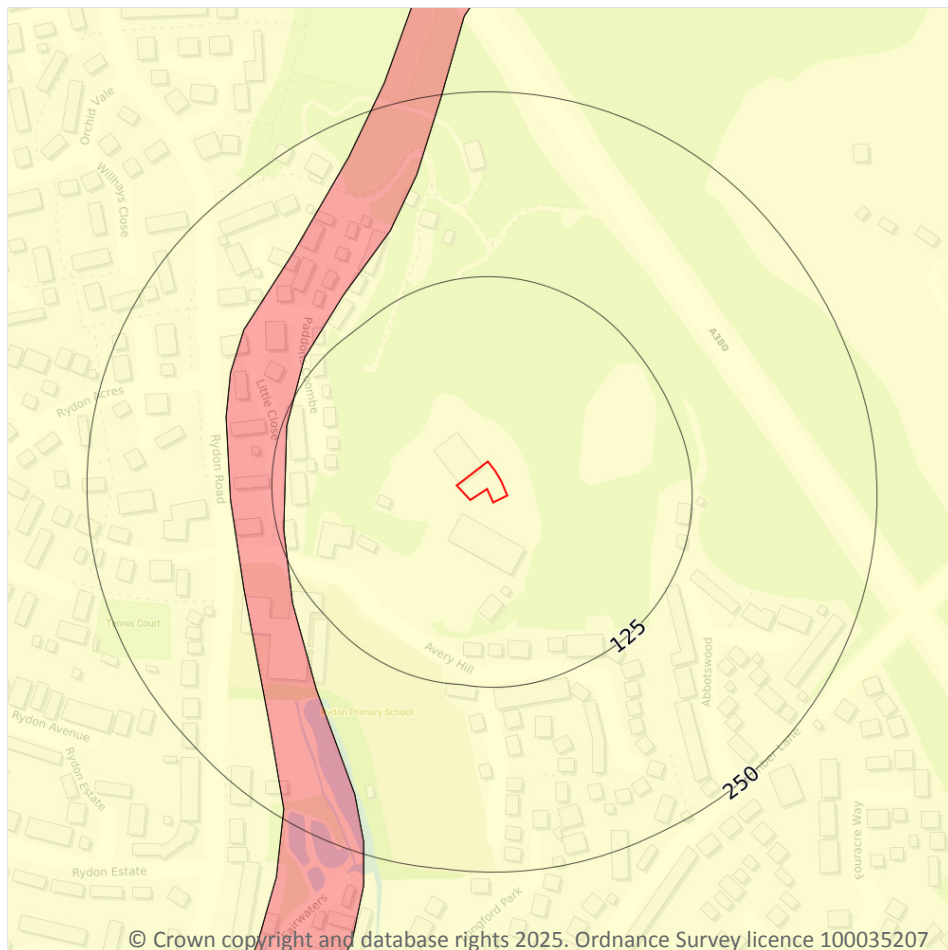


Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.
1m E	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified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

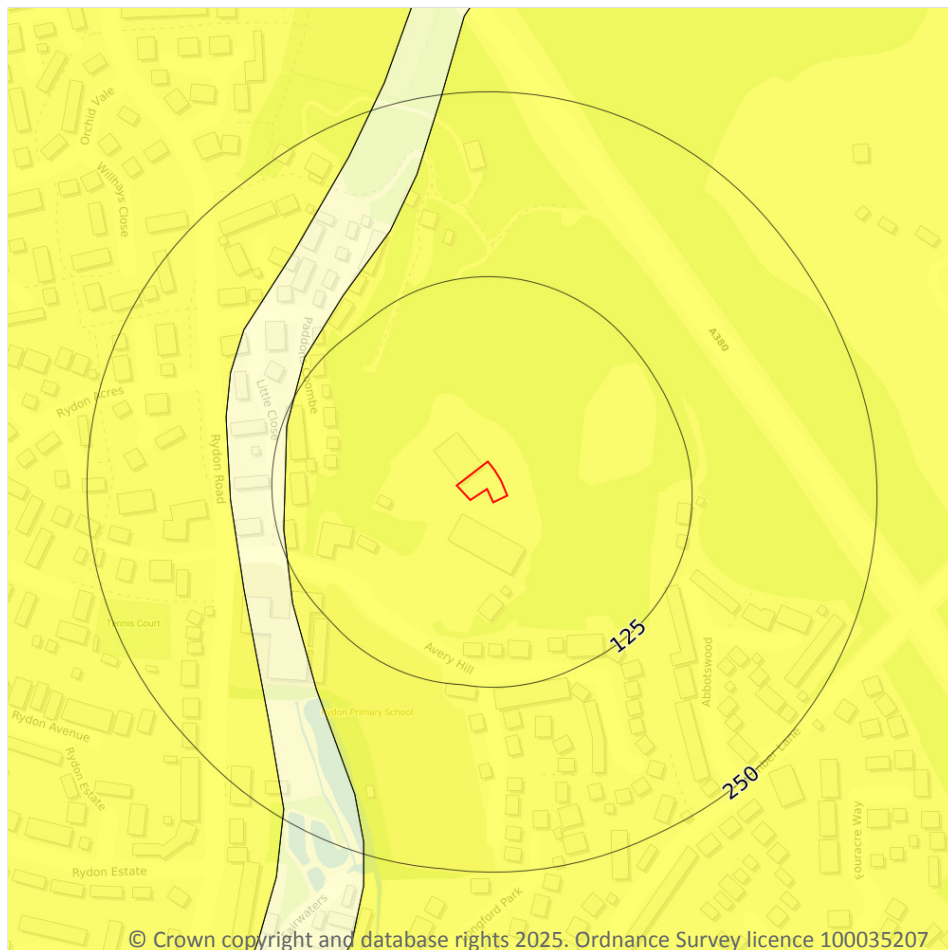
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 95 >](#)

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



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.4 Collapsible deposits

Records within 50m

1

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

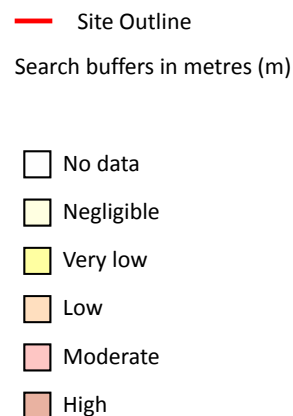
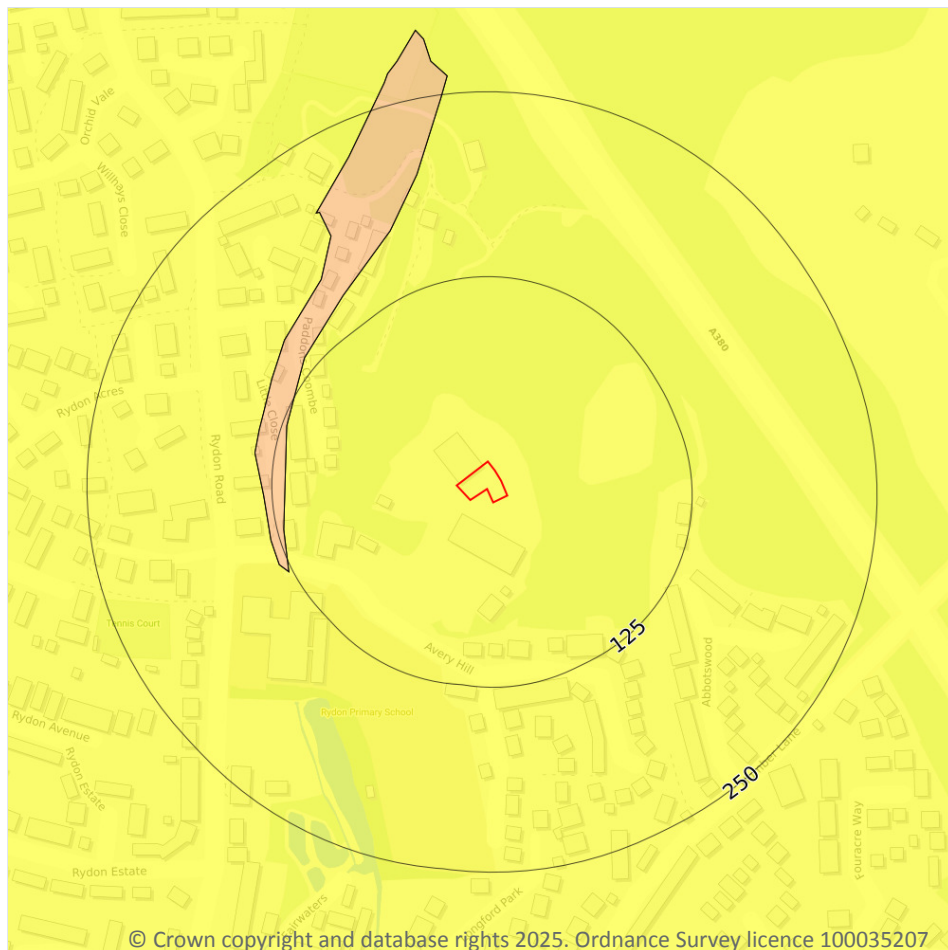
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 96 >](#)

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.

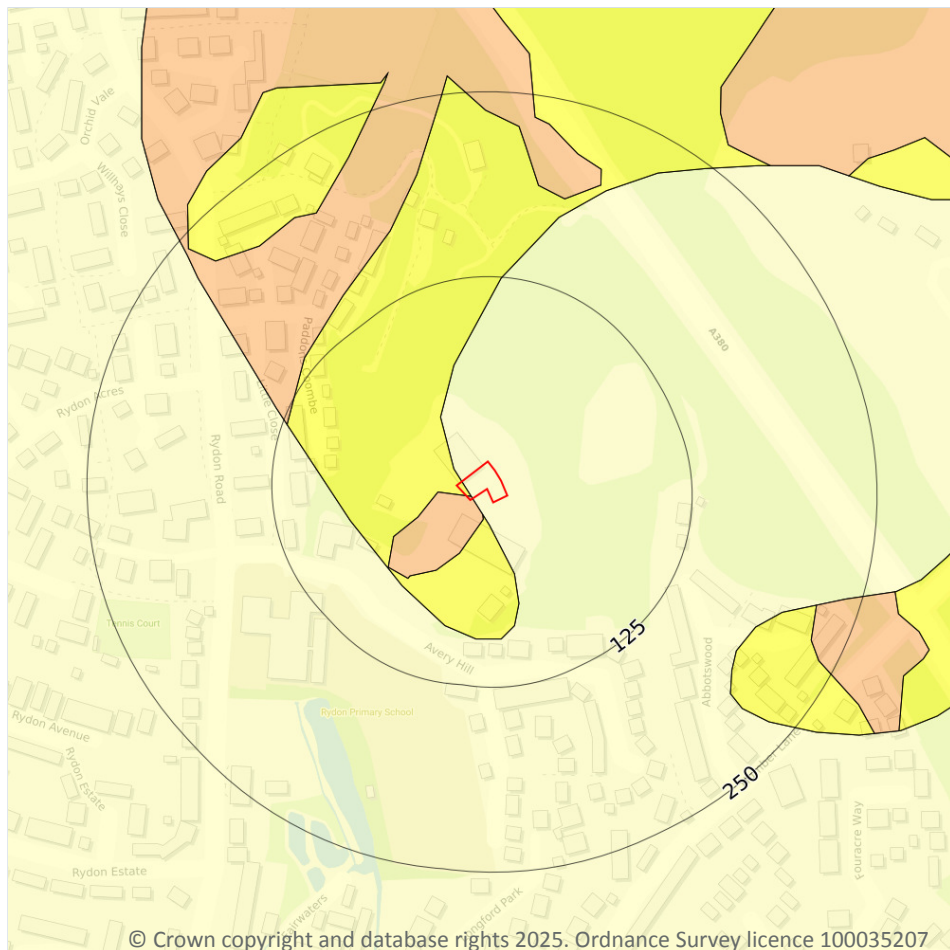
Features are displayed on the Natural ground subsidence - Landslides map on [page 97 >](#)

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.

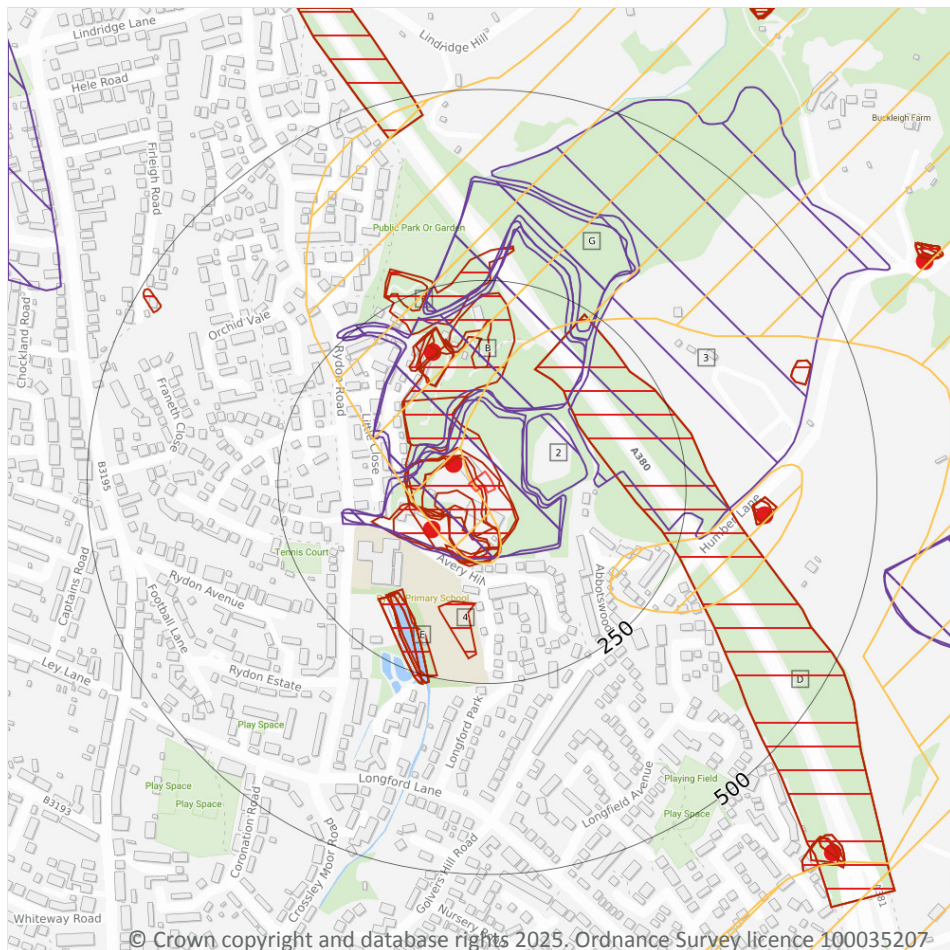


Location	Hazard rating	Details
On site	Very low	Soluble rocks are present within the ground. Few dissolution features are likely to be present. Potential for difficult ground conditions or localised subsidence are at a level where they need not be considered.
On site	Low	Soluble rocks are present within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

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

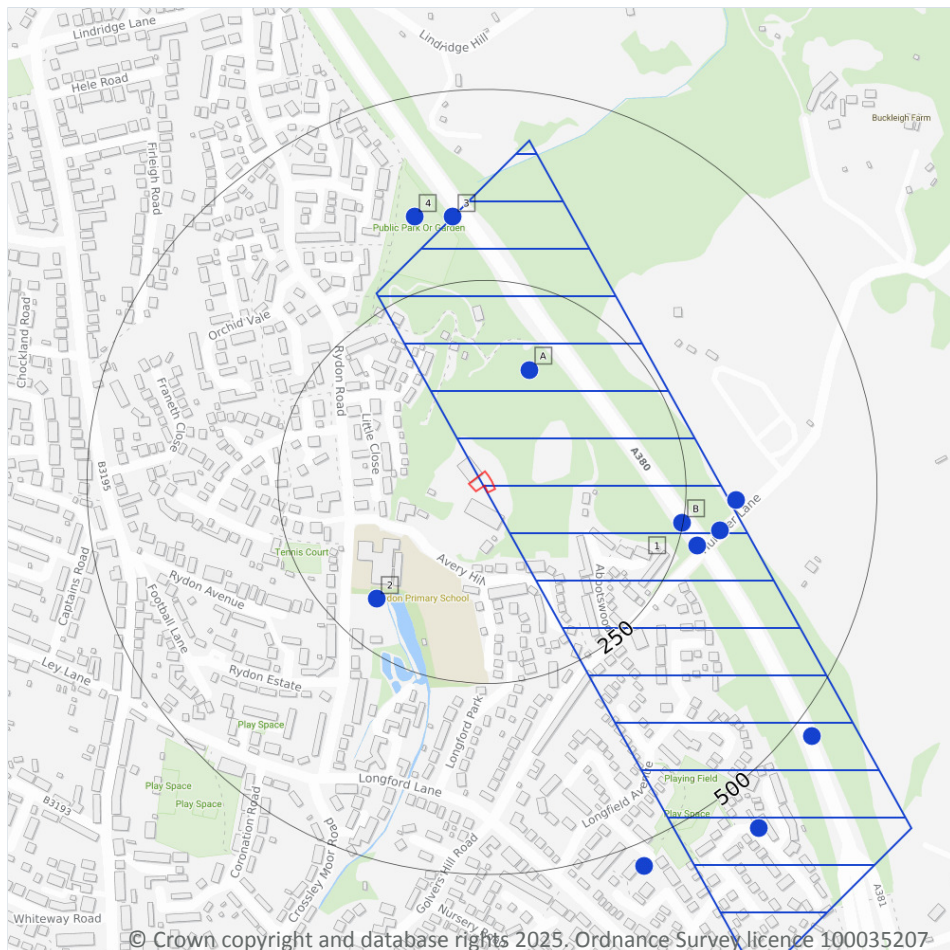
Records on site	1
-----------------	---

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

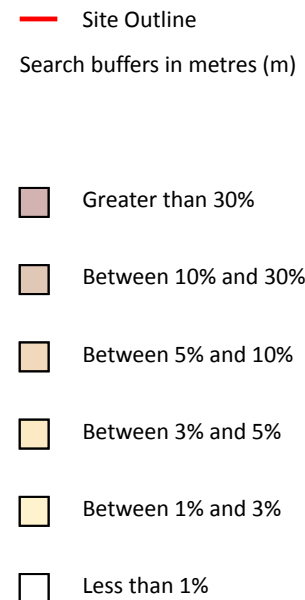
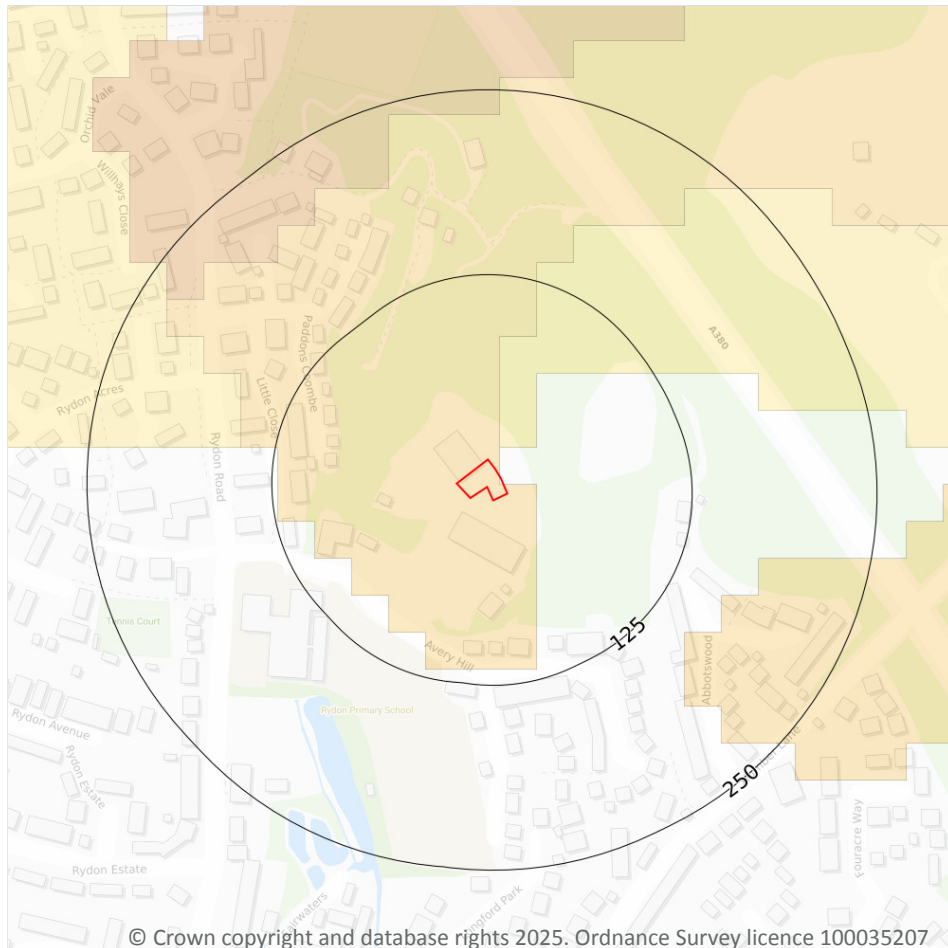
This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a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



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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

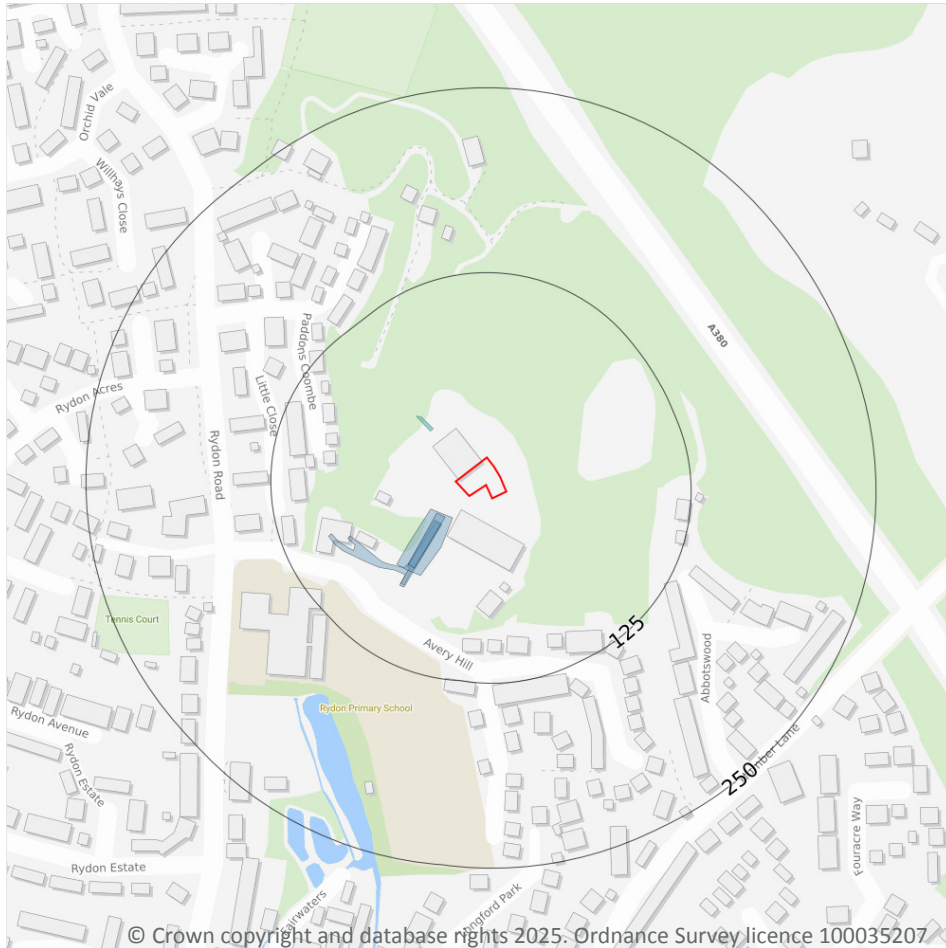
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The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

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: 1905

Scale: 1:2,500

Printed at: 1:2,500



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

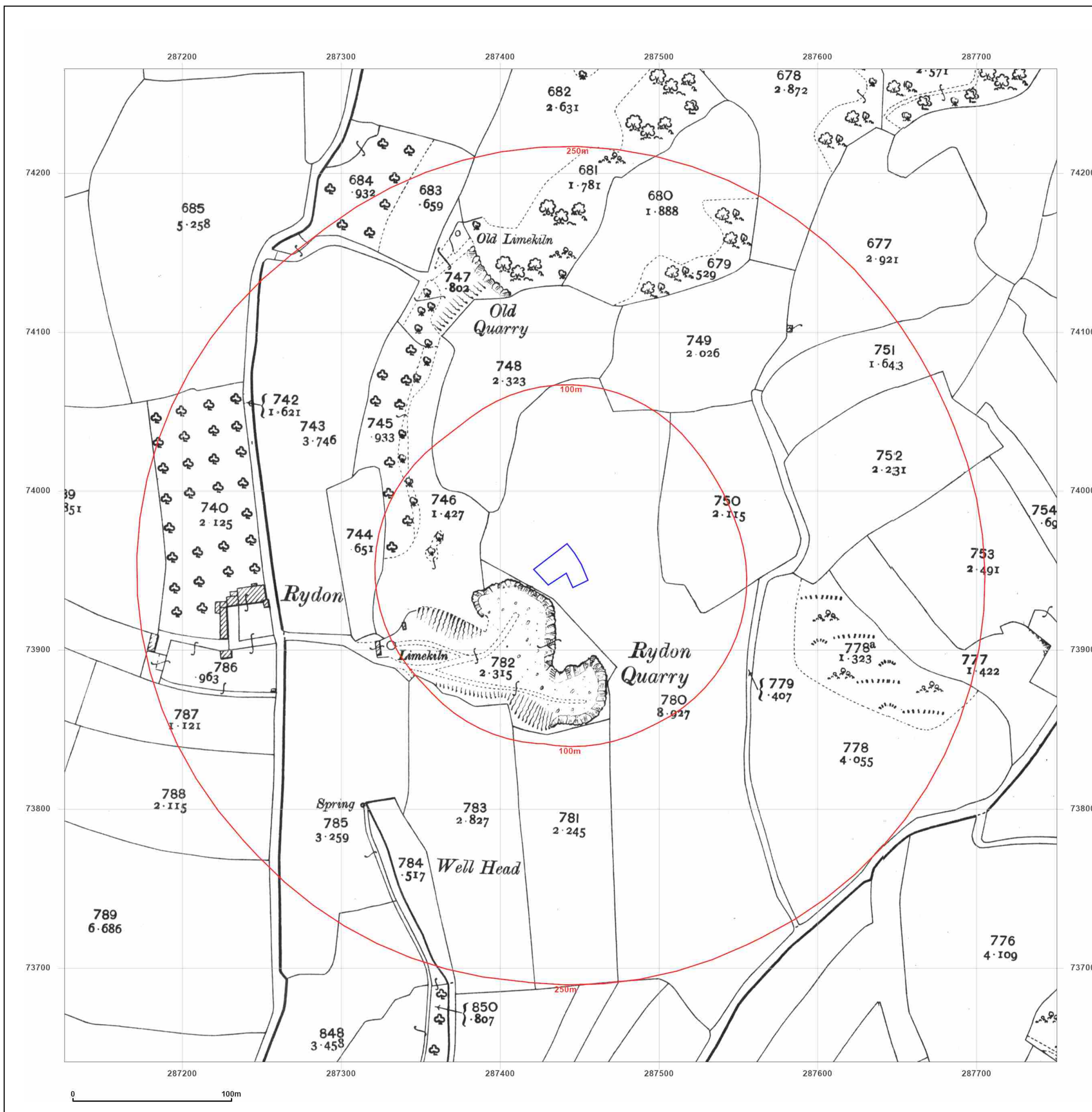


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: County Series

Map date: 1933

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1933
Revised 1933
Edition N/A
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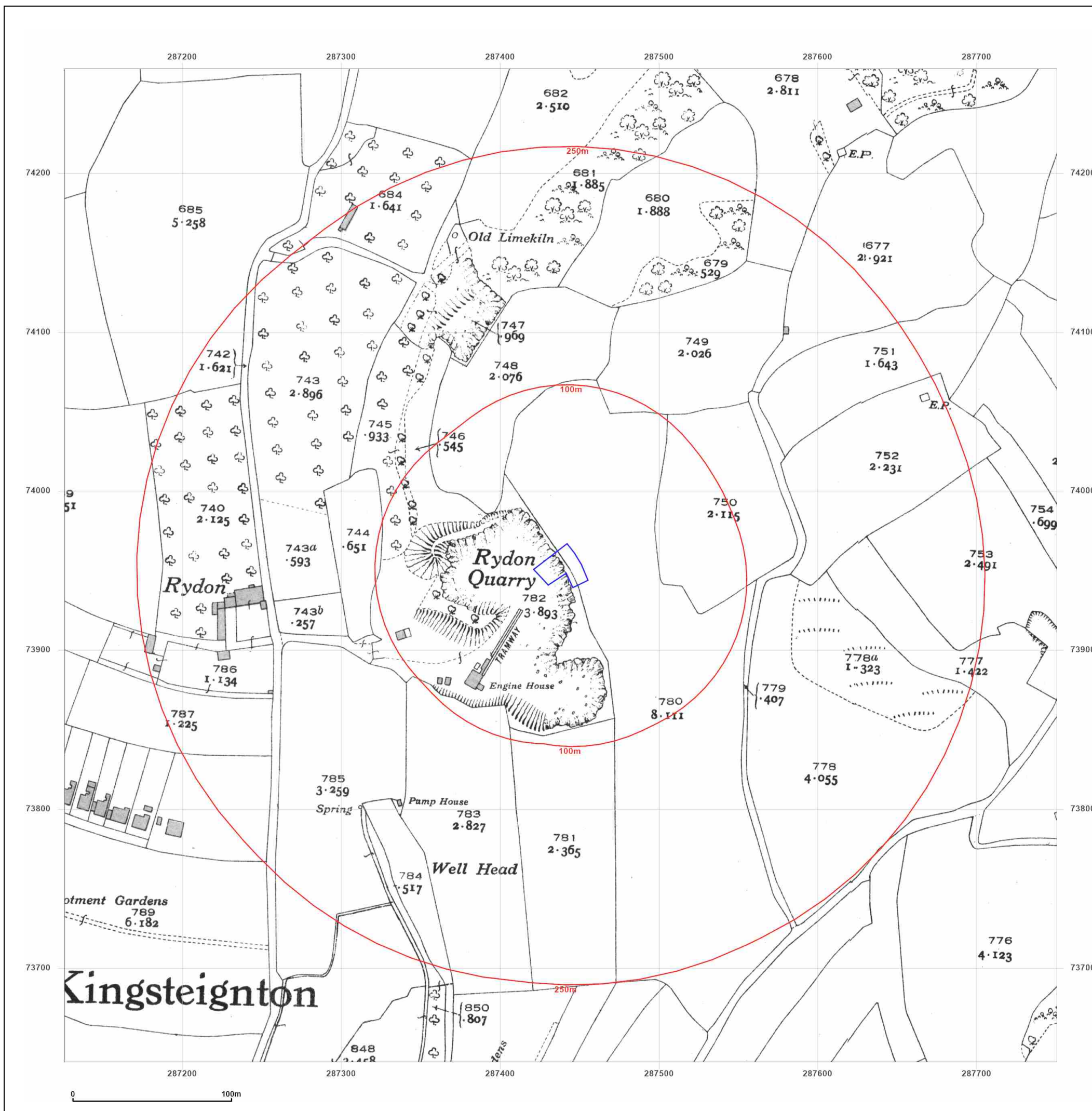


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Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: County Series

Map date: 1936

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1936
Revised 1936
Edition N/A
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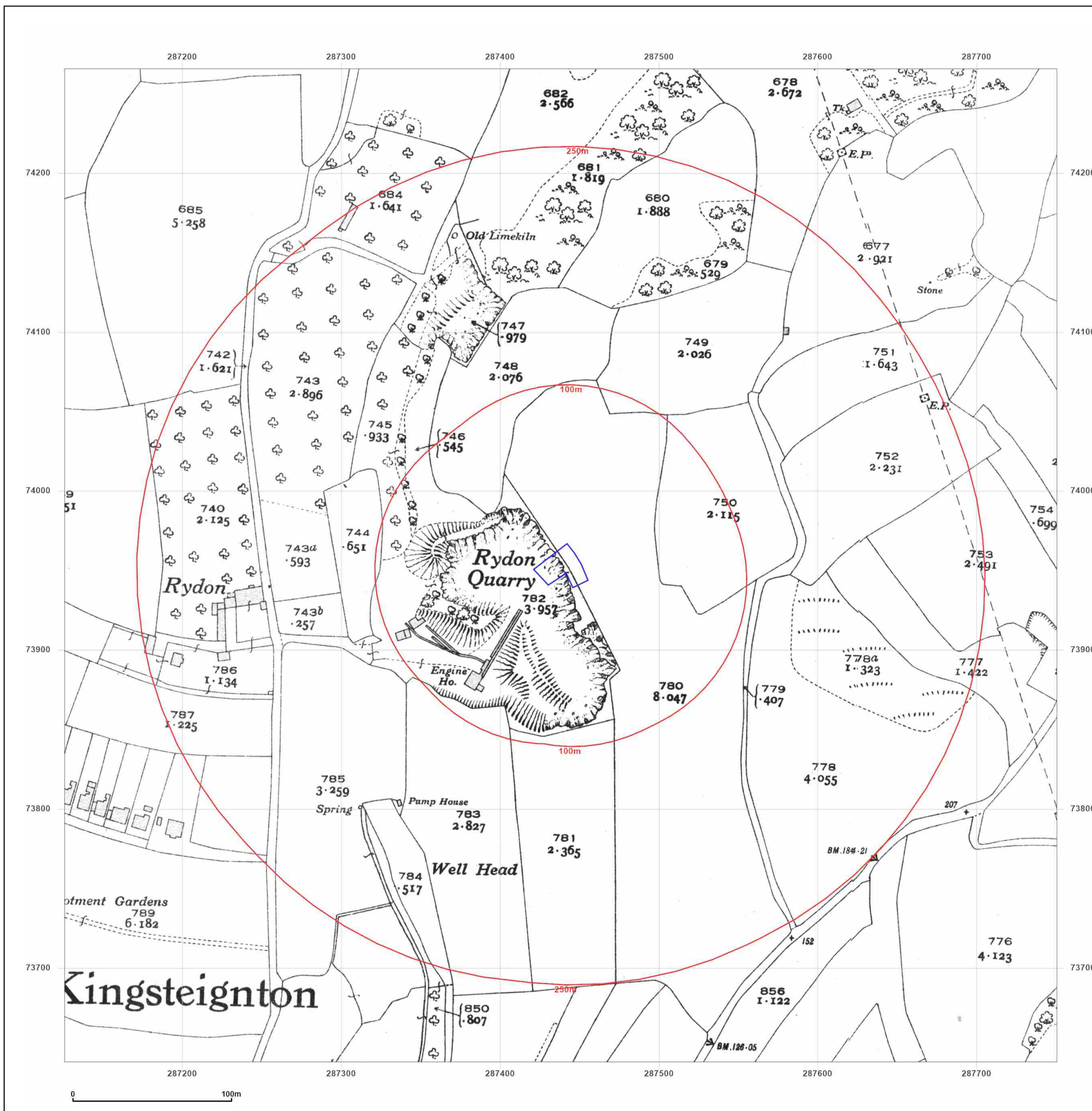


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1955-1956

Scale: 1:2,500

Printed at: 1:2,500



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

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

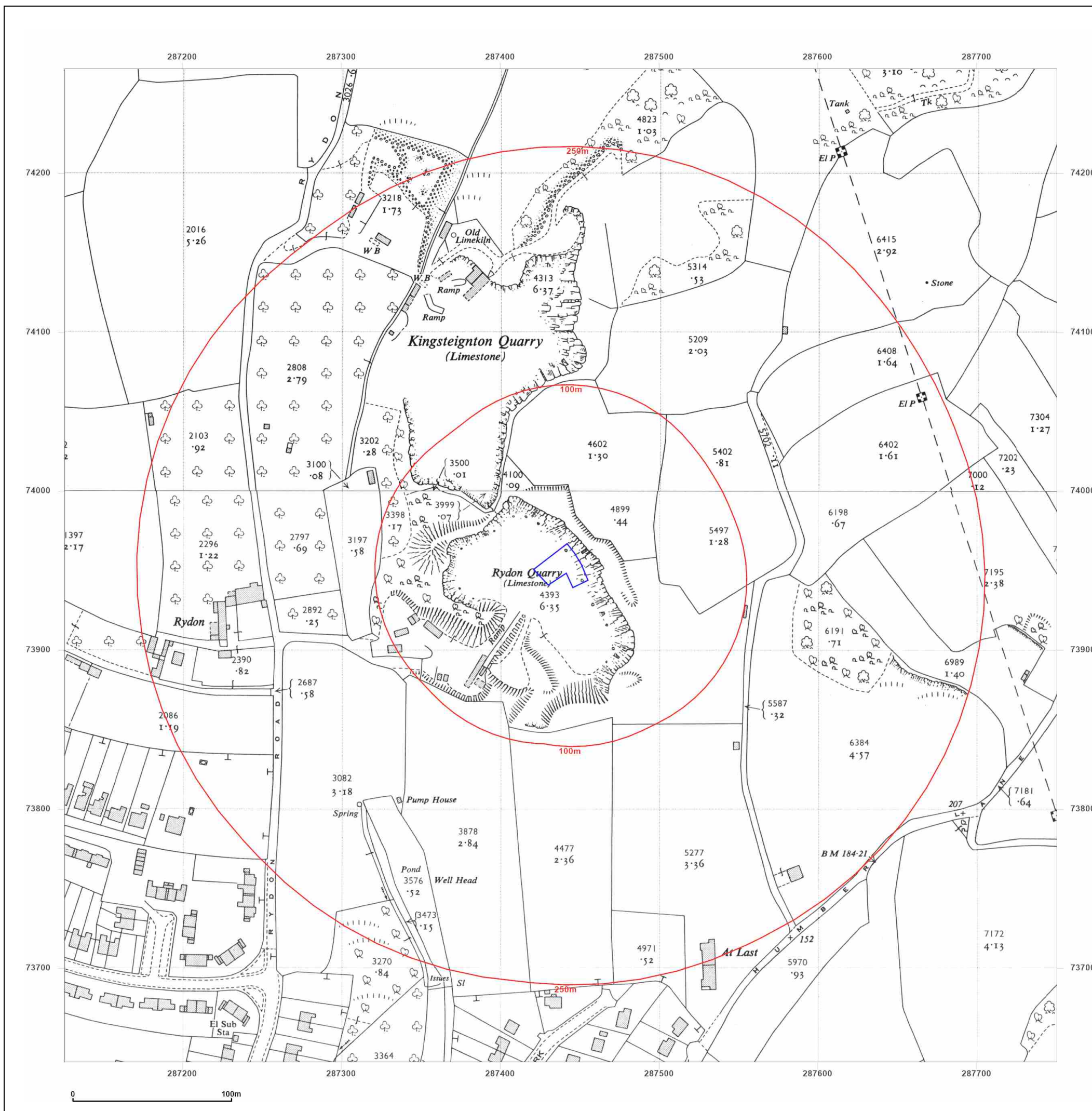


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1972

Scale: 1:2,500

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Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1972

Scale: 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: 1979

Scale: 1:2,500

Printed at: 1:2,500



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 Revised N/A
 Edition N/A
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Surveyed N/A
 Revised N/A
 Edition 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: 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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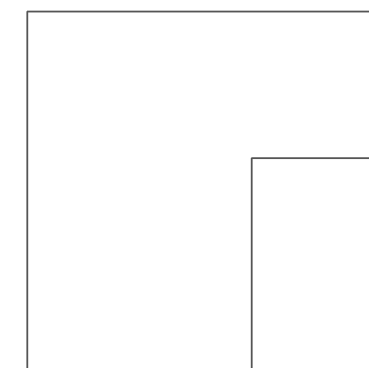
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Grid Ref: 287438, 73953

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Map date: 1983

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1962
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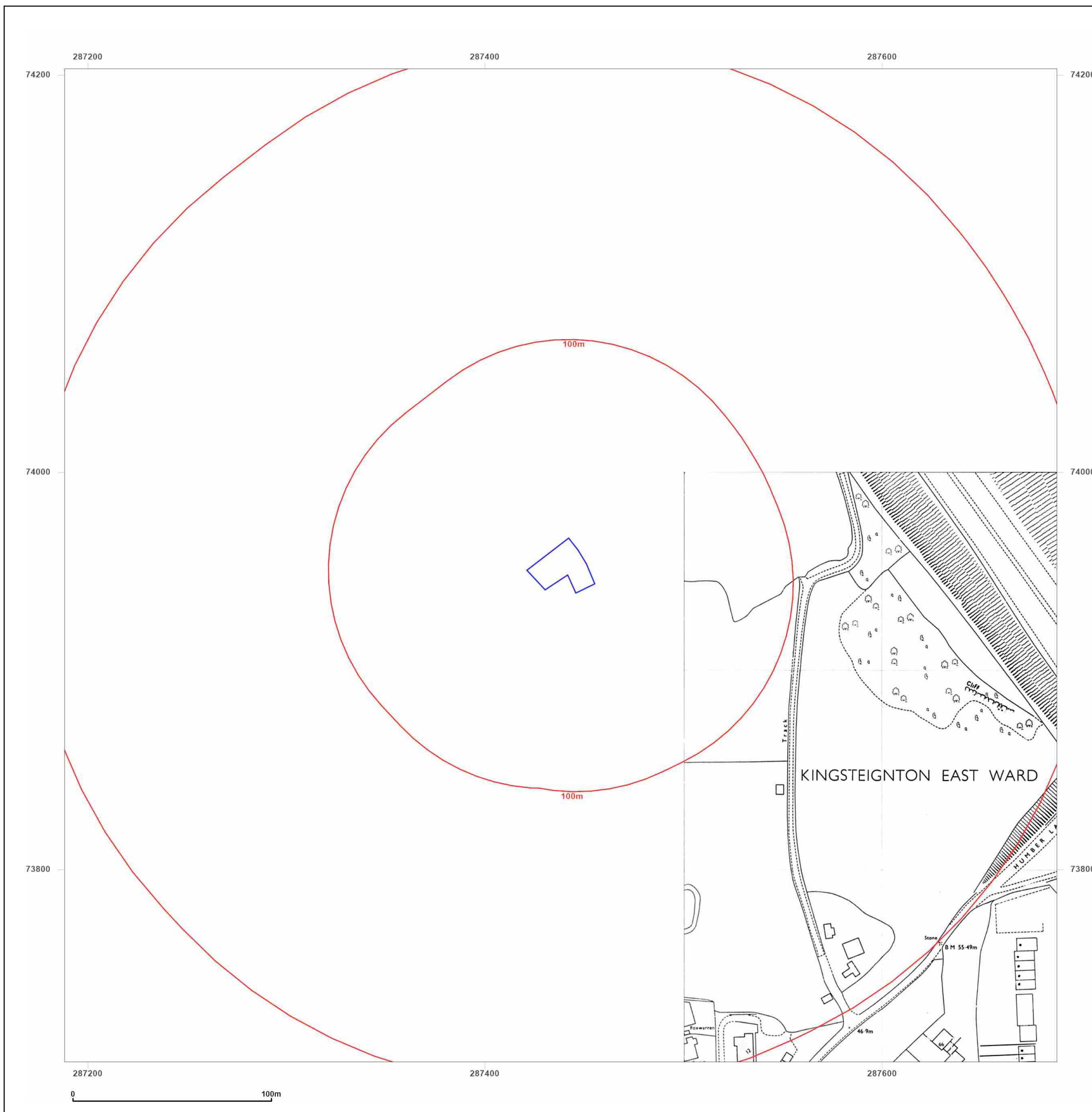


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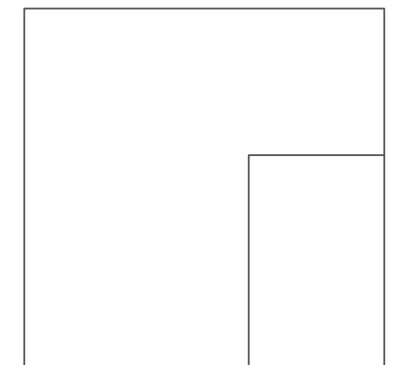
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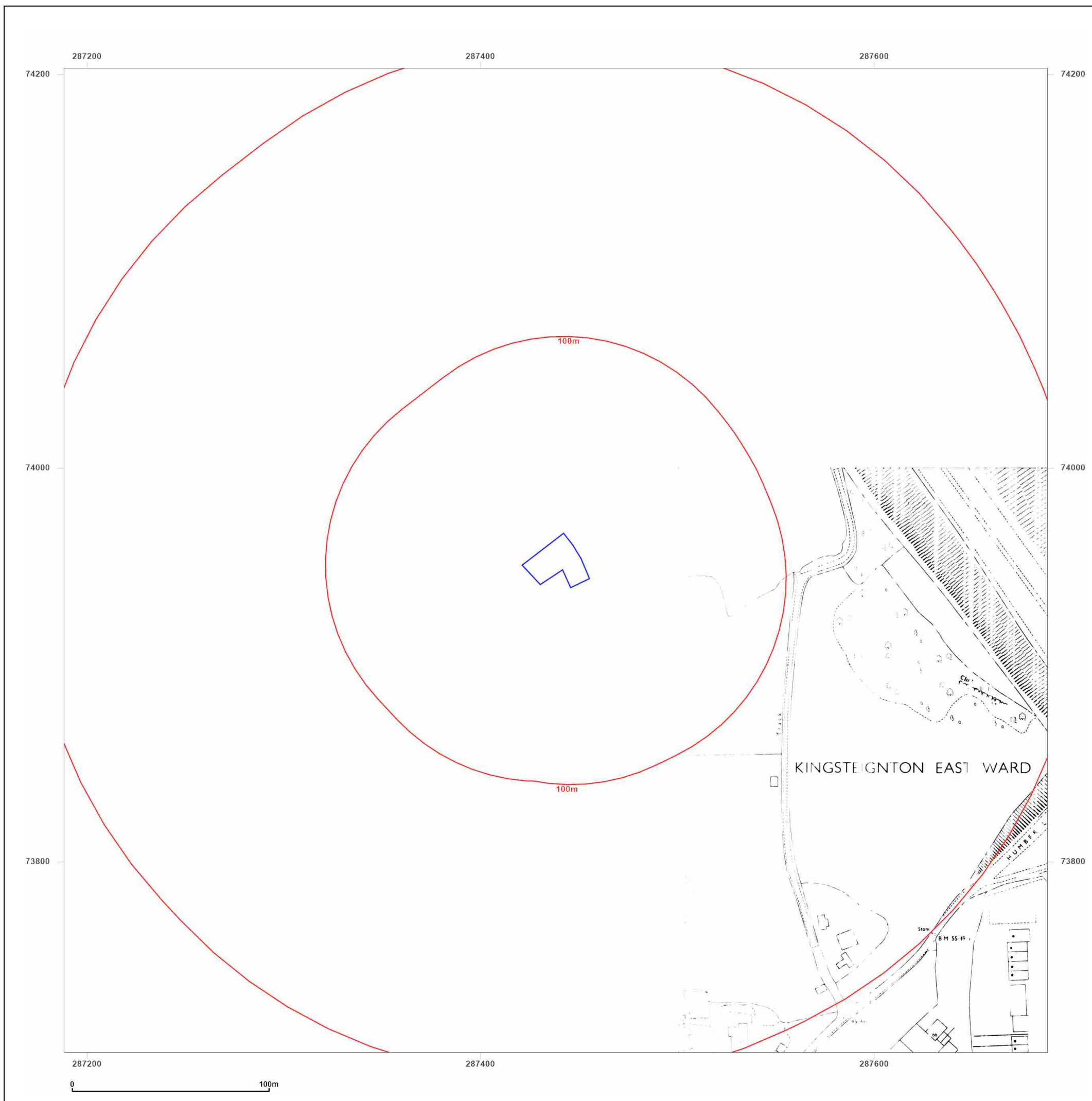


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Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1986

Scale: 1:2,500

Printed at: 1:2,500



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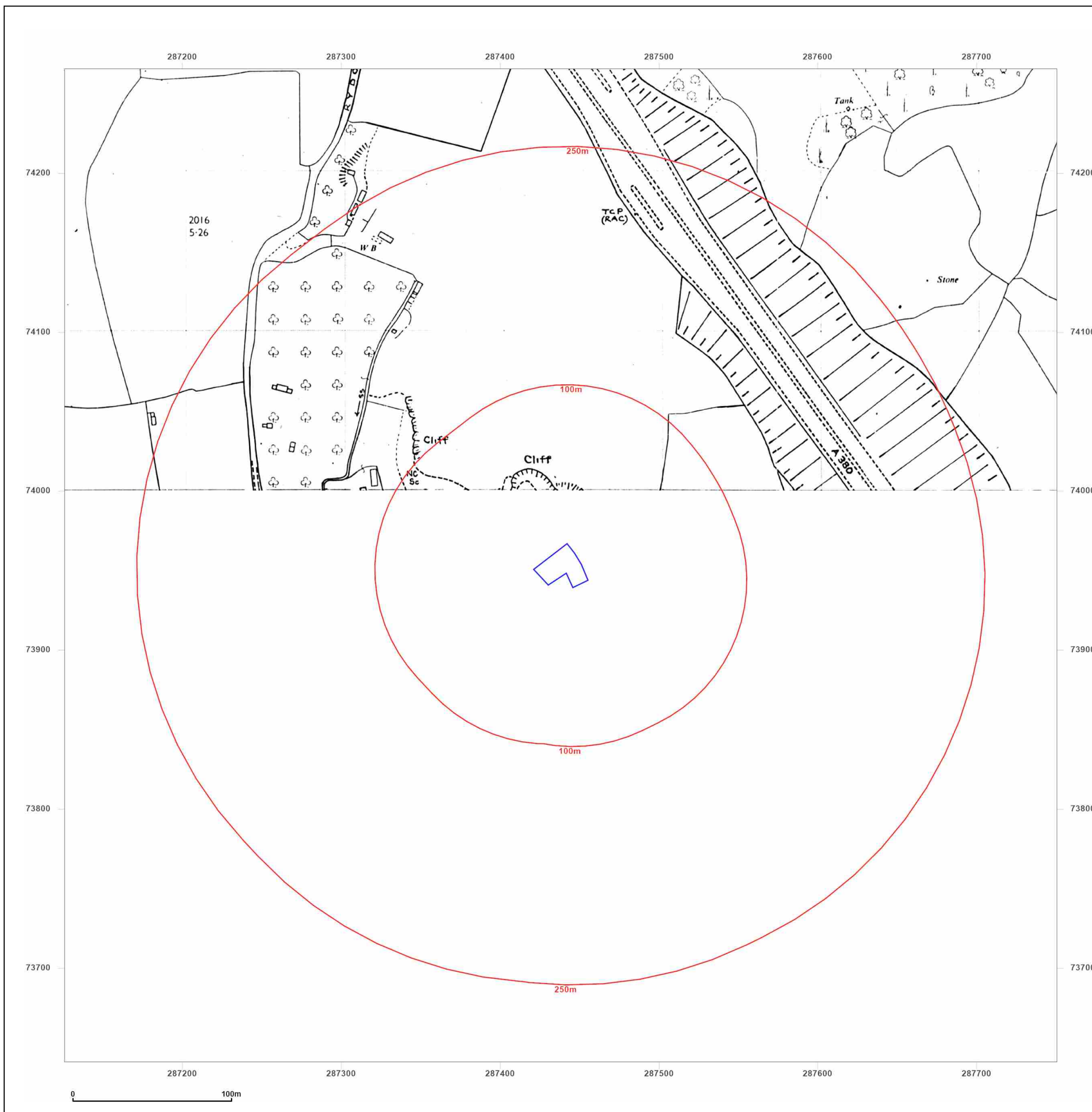


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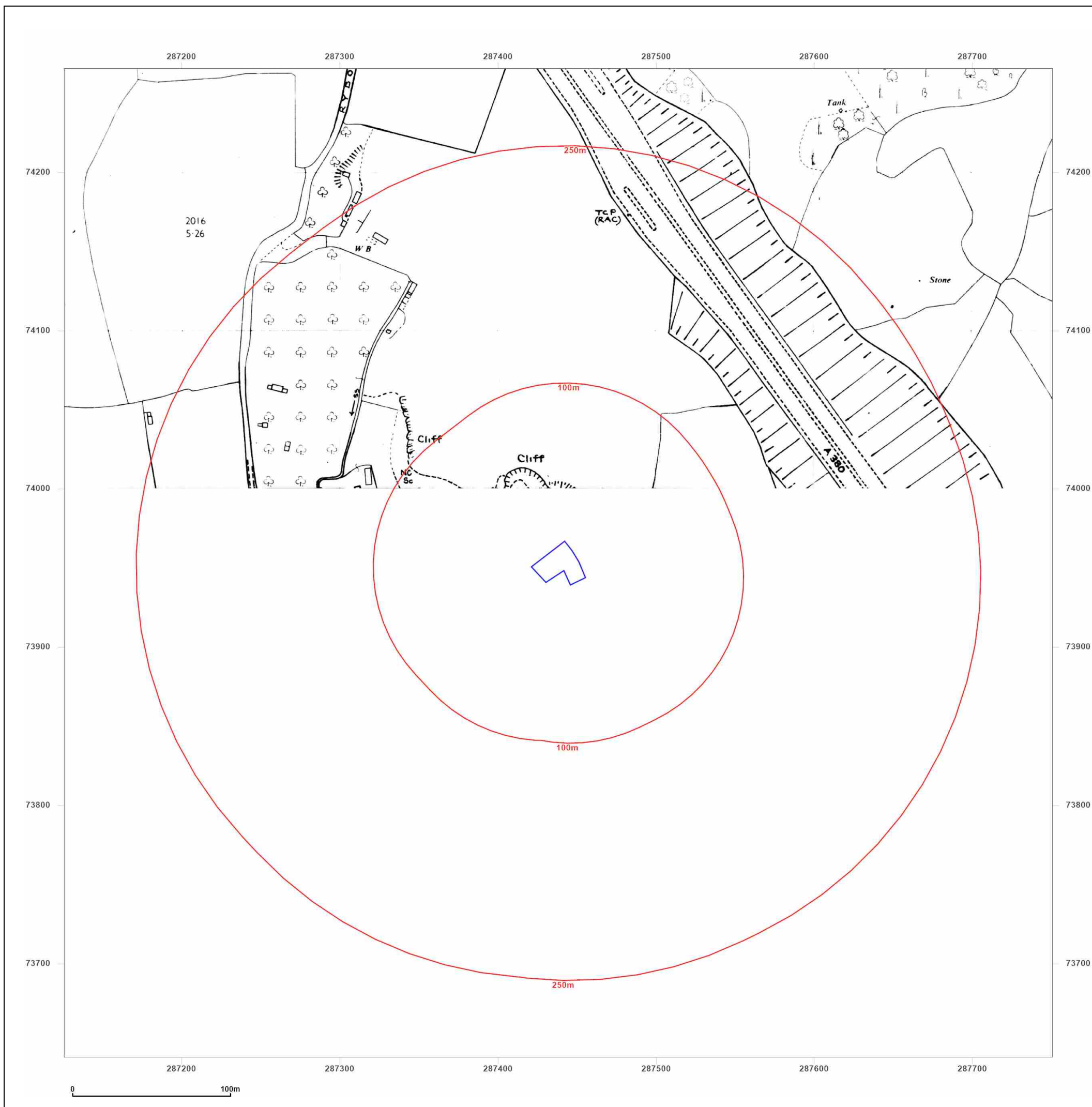


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1989

Scale: 1:2,500

Printed at: 1:2,500



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Edition N/A
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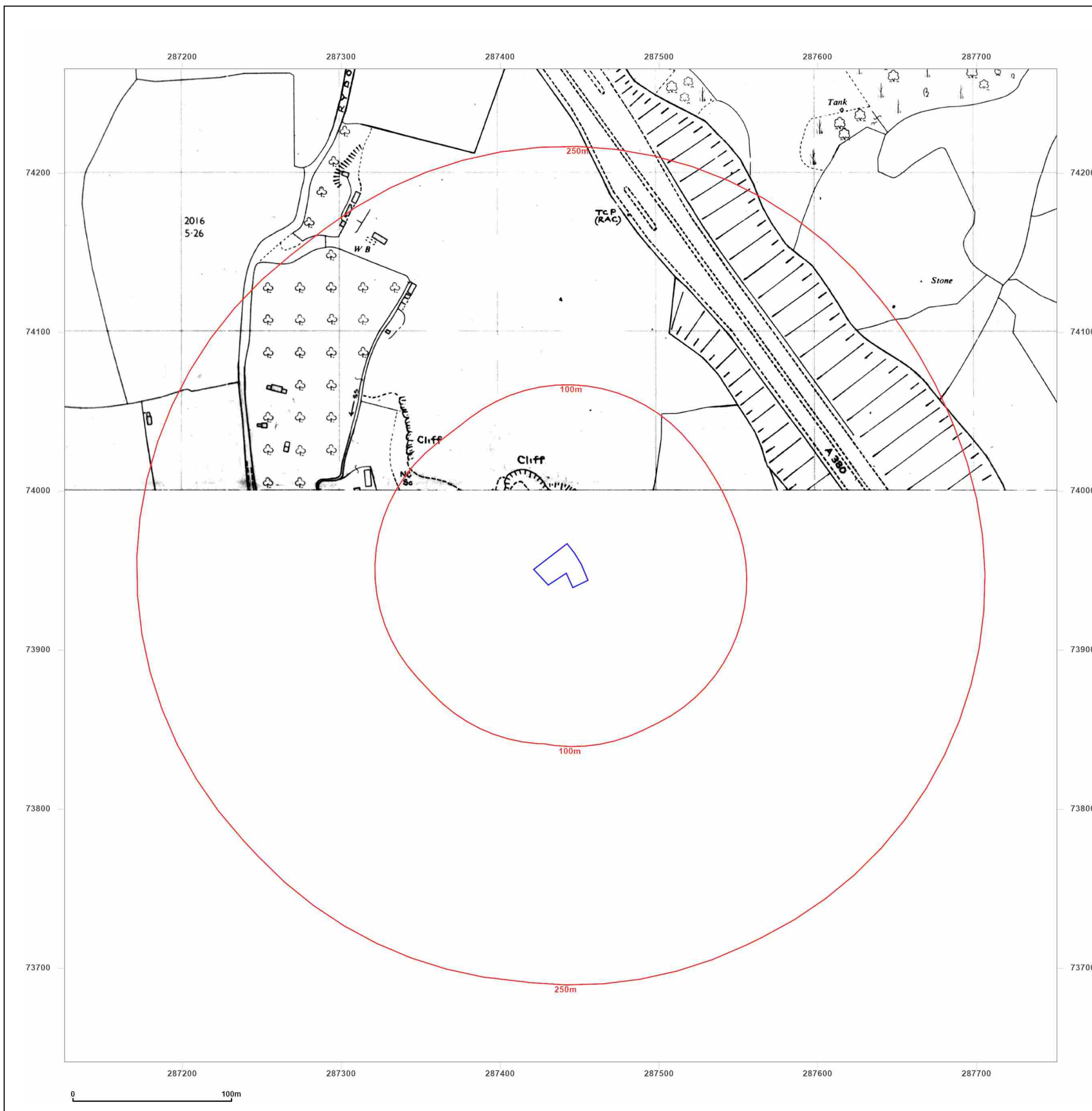


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Client Ref:

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Report Ref:

GS-V33-HBE-G89-QHK

Grid Ref:

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Map Name:

National Grid

Map date:

1989

Scale:

1:2,500

Printed at:

1:2,500

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Revised N/A

Edition N/A

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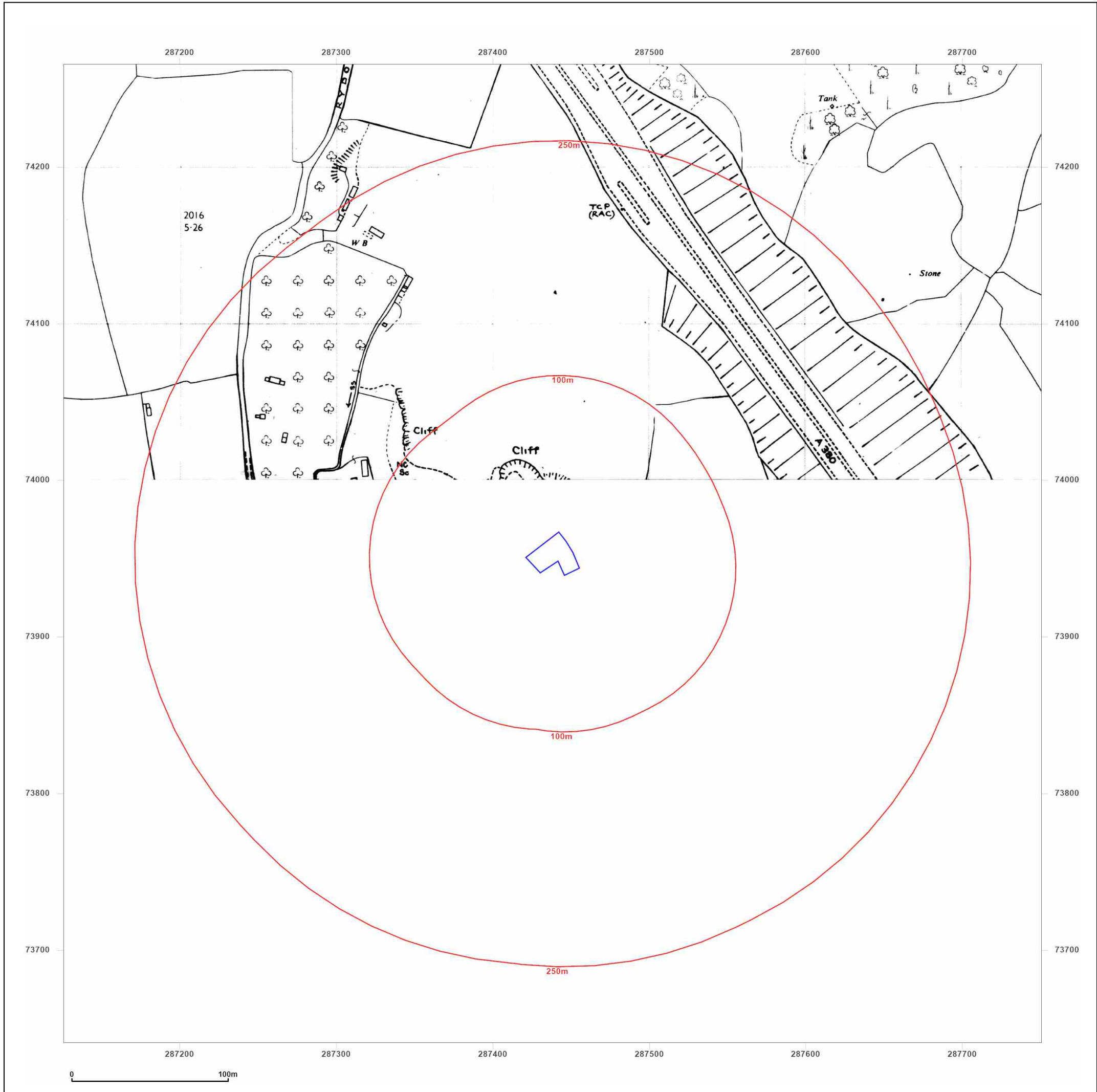
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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 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

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Map date: 1990

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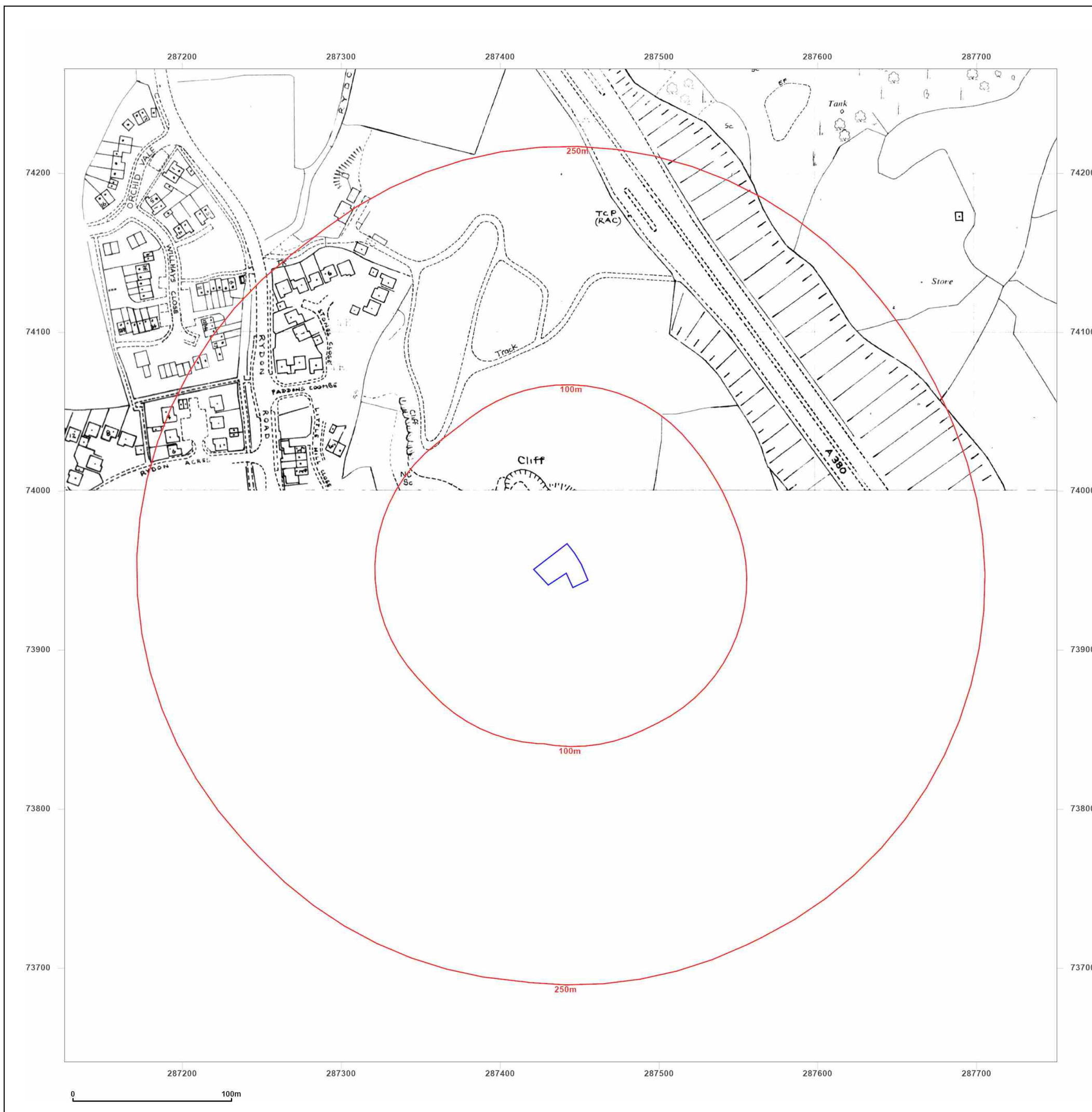


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

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Scale: 1:2,500

Printed at: 1:2,500



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Edition N/A
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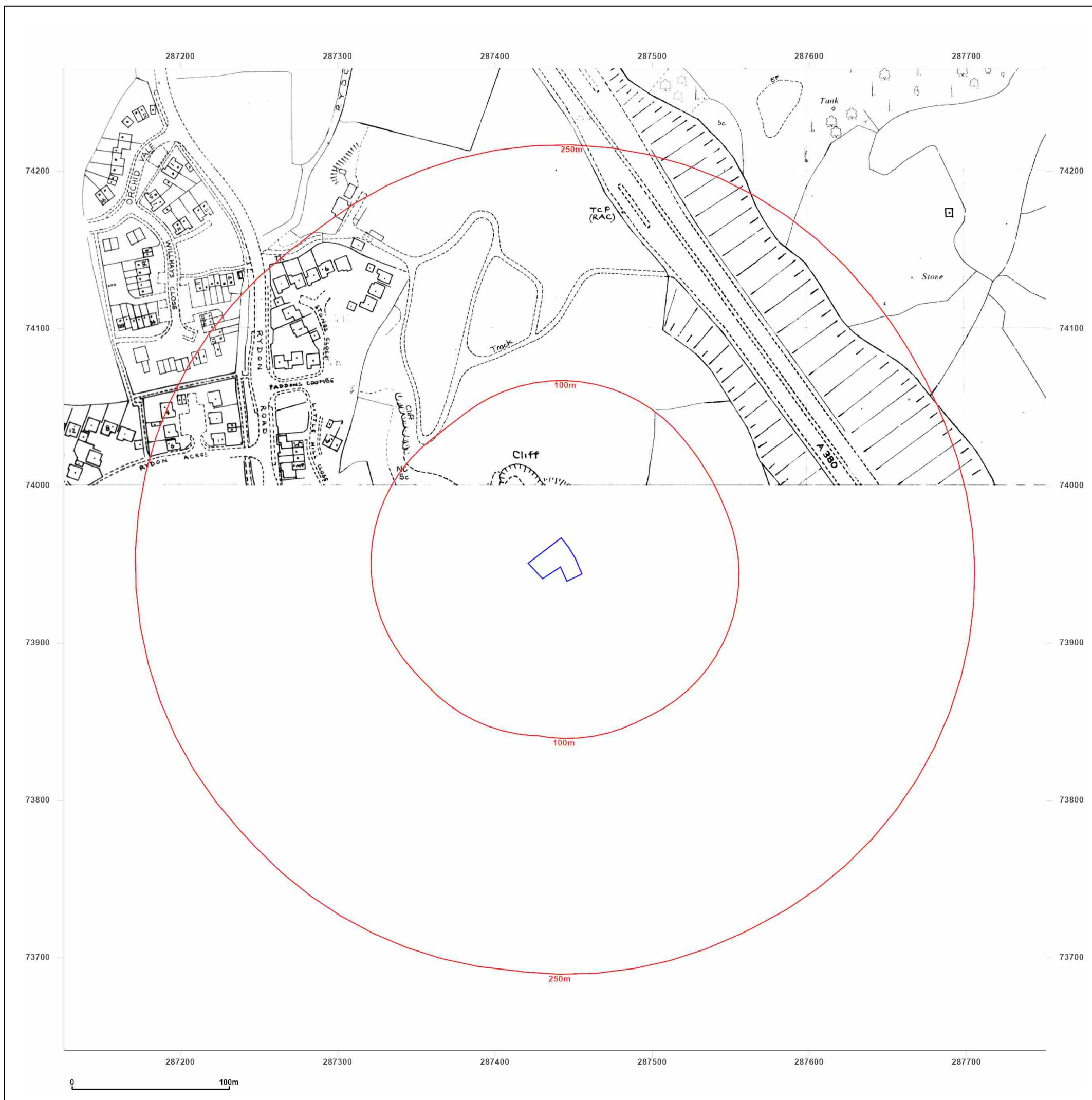


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1991

Scale: 1:1,250

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

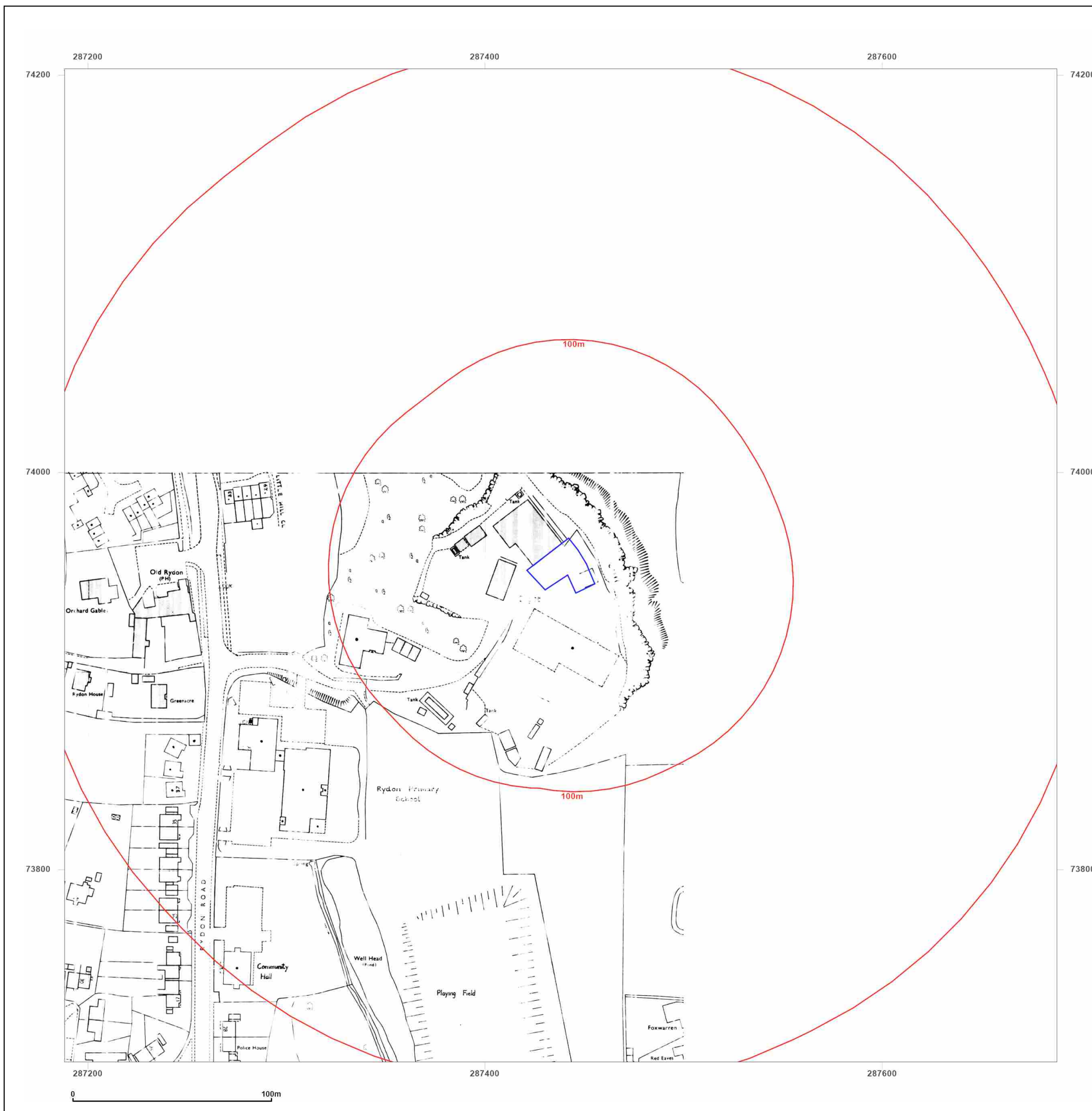


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

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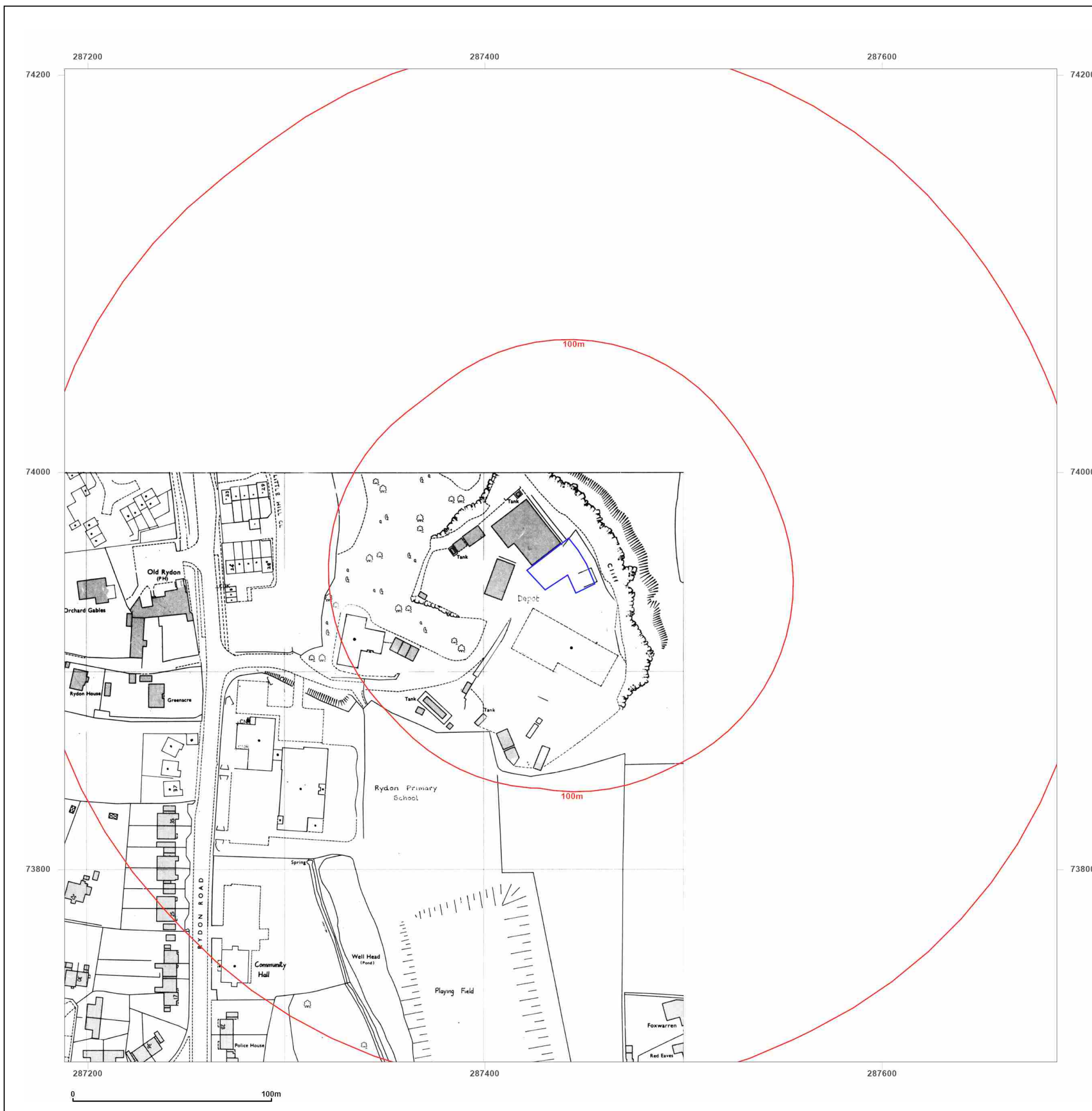


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Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
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 Edition N/A
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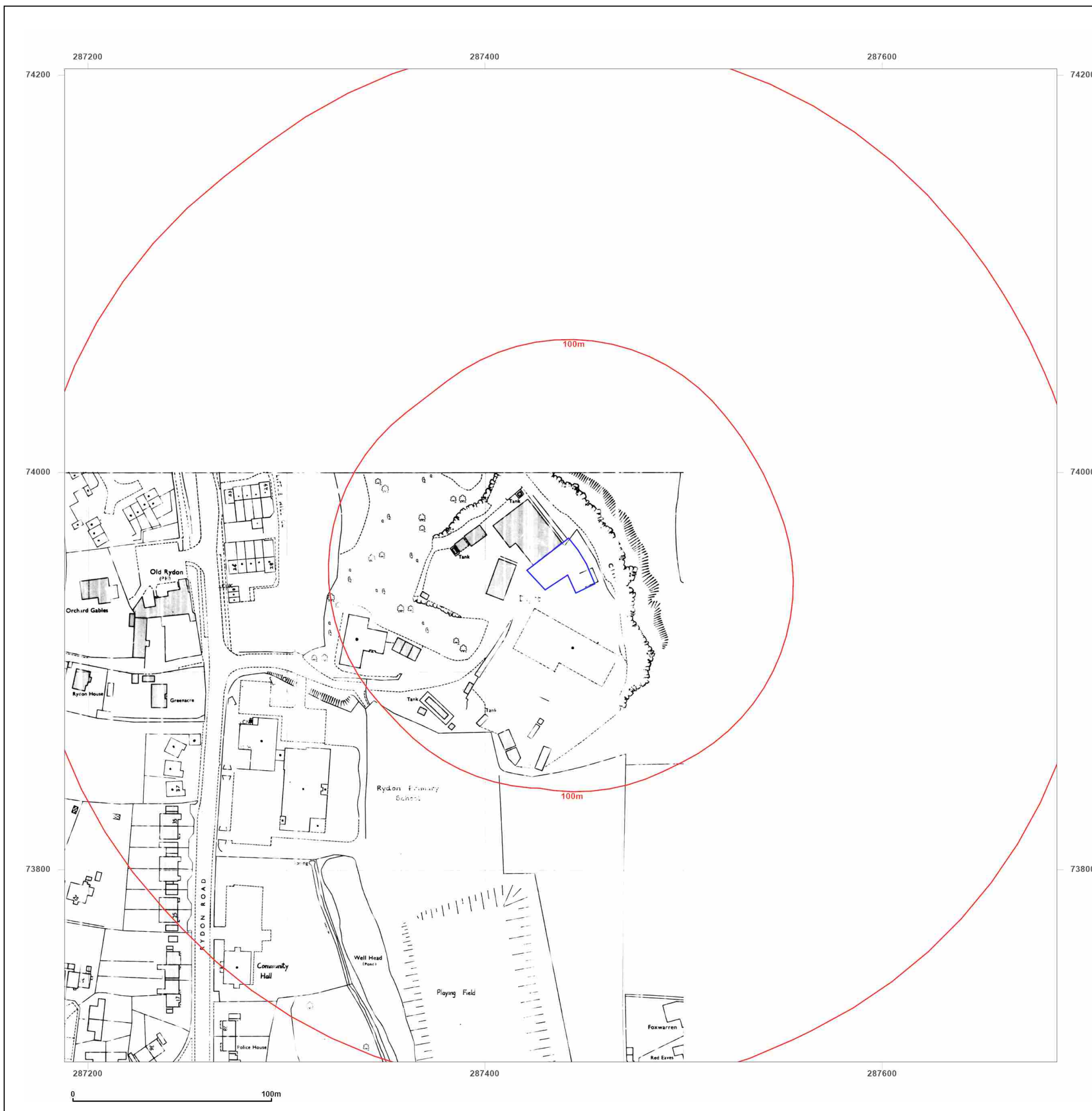


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Production date: 01 May 2025

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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: 1992

Scale: 1:2,500

Printed at: 1:2,500



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

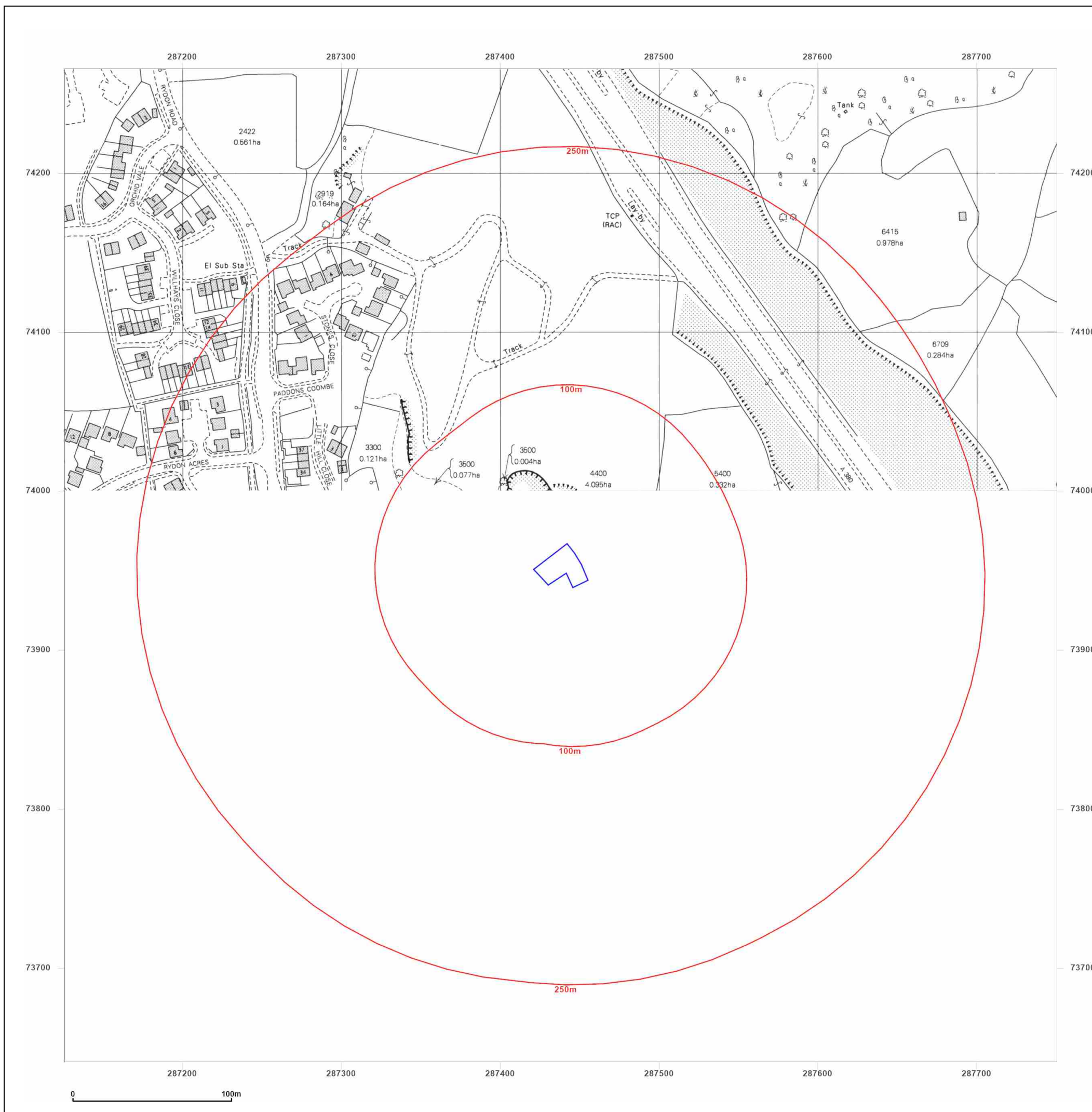


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Site Details:

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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



Surveyed 1993
Revised 1993
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: National Grid

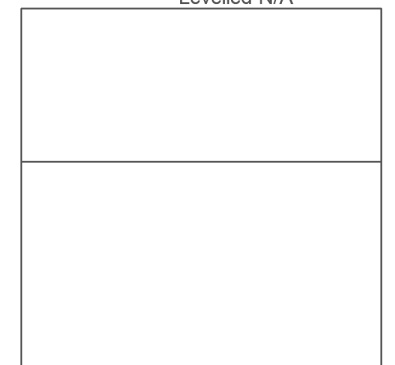
Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1993
 Levelled N/A

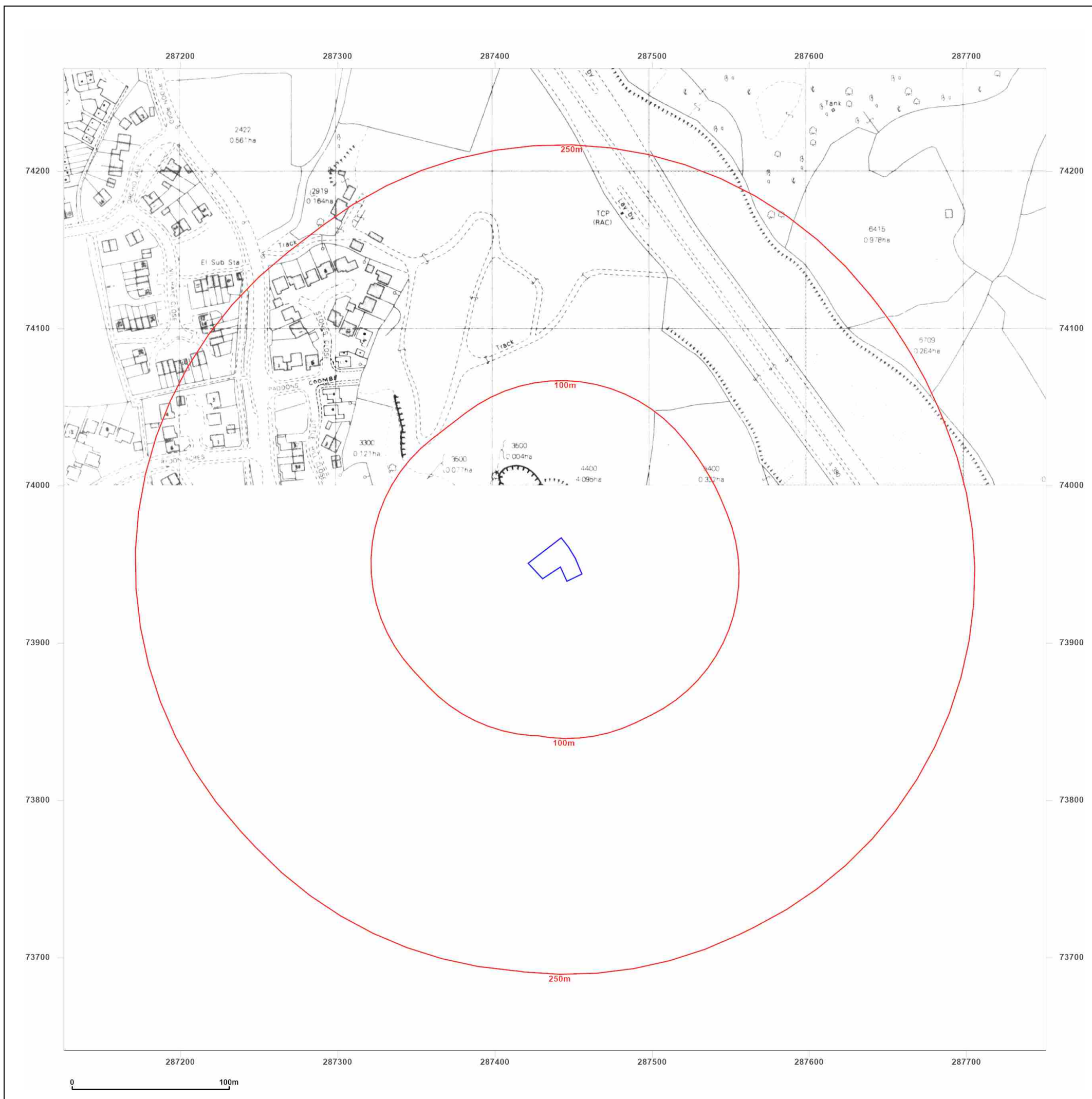


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Site Details:

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

Map Name: National Grid

Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1993
 Revised 1993
 Edition N/A
 Copyright 1993
 Levelled N/A

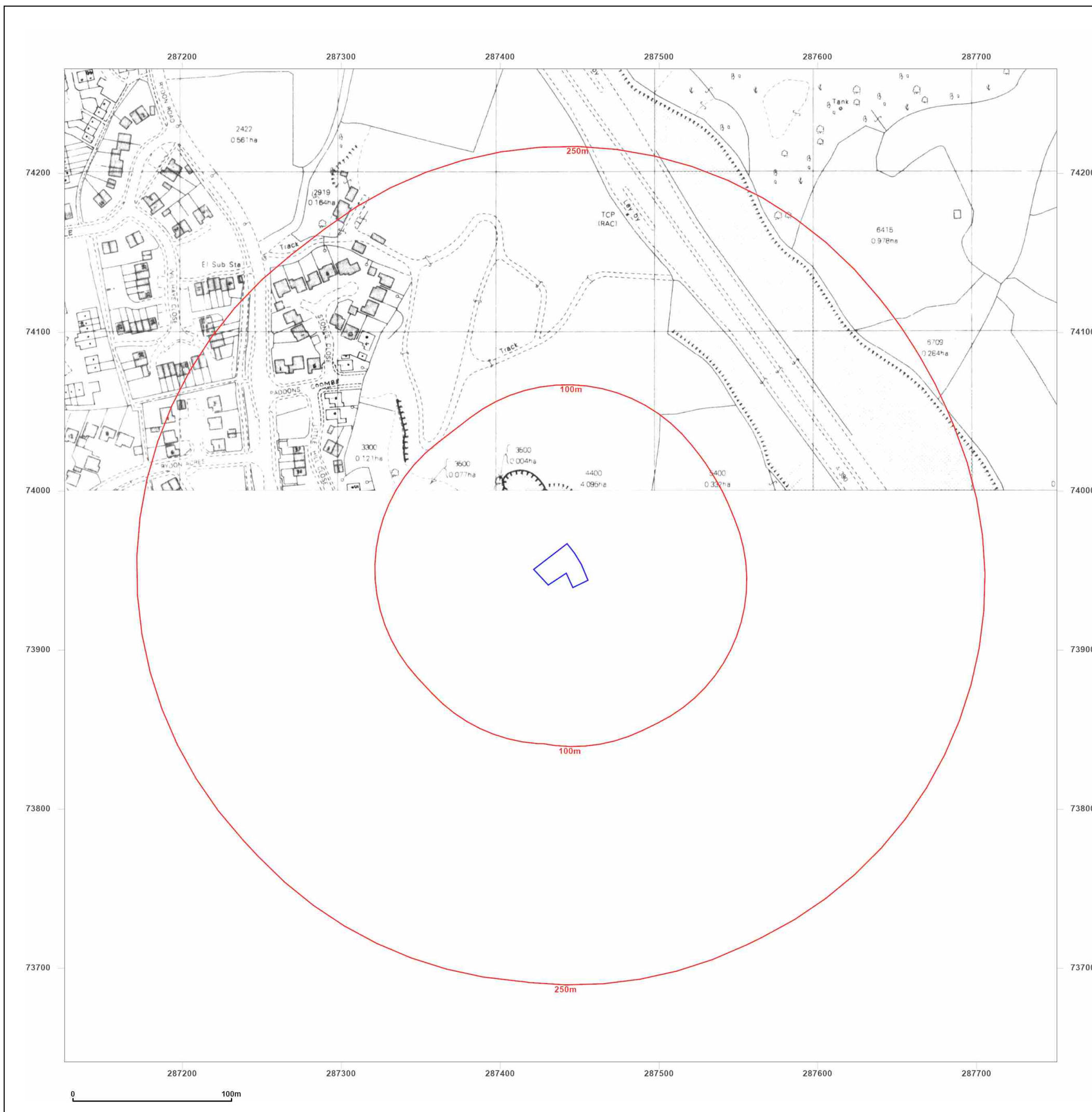


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Site Details:

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

Map Name: National Grid

Map date: 1994

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition 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: 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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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: 1994

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A

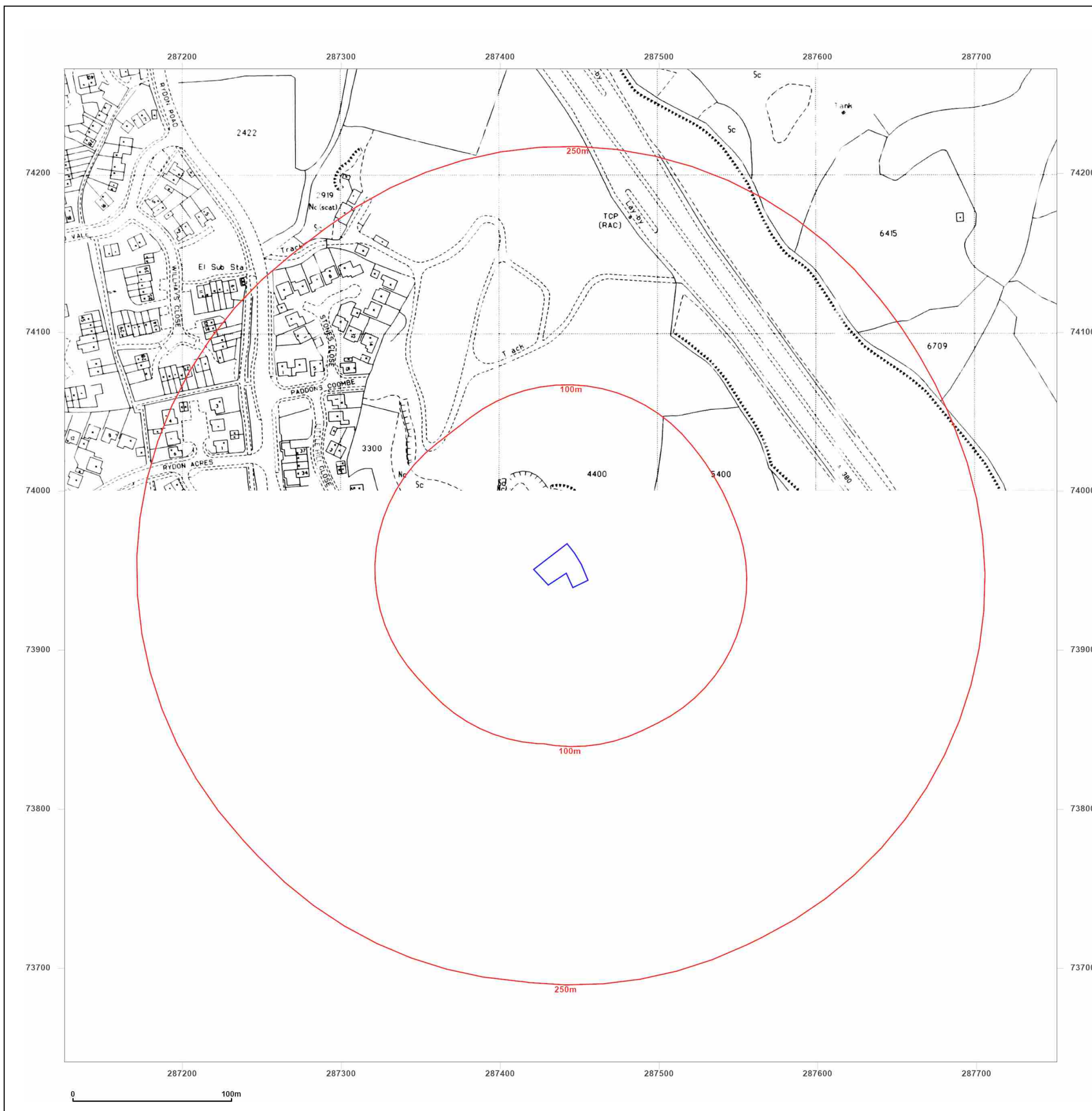


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Site Details:

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

Map Name: National Grid

Map date: 1995

Scale: 1:2,500

Printed at: 1:2,500



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

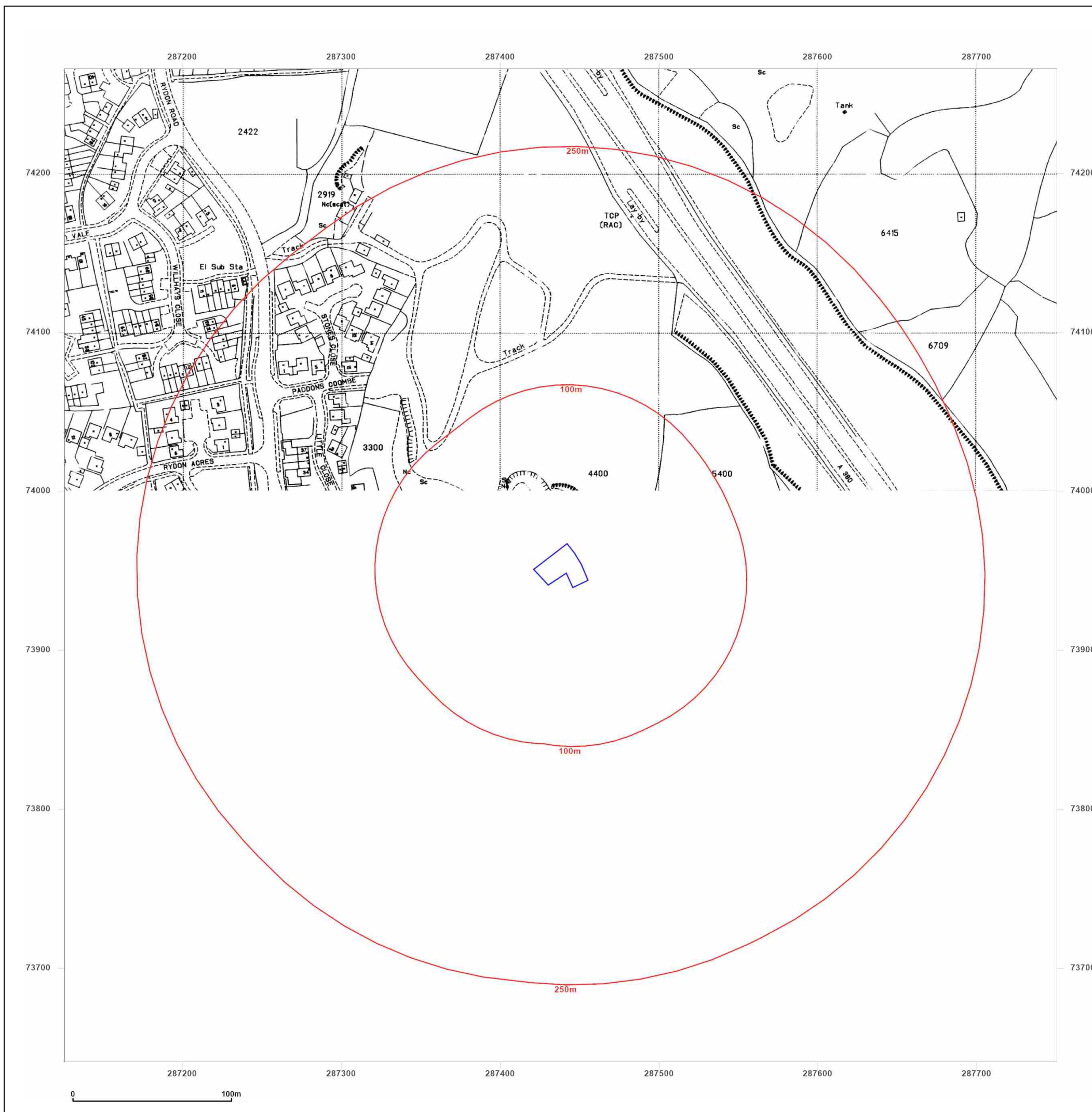


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Site Details:

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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: 1995

Scale: 1:2,500

Printed at: 1:2,500



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

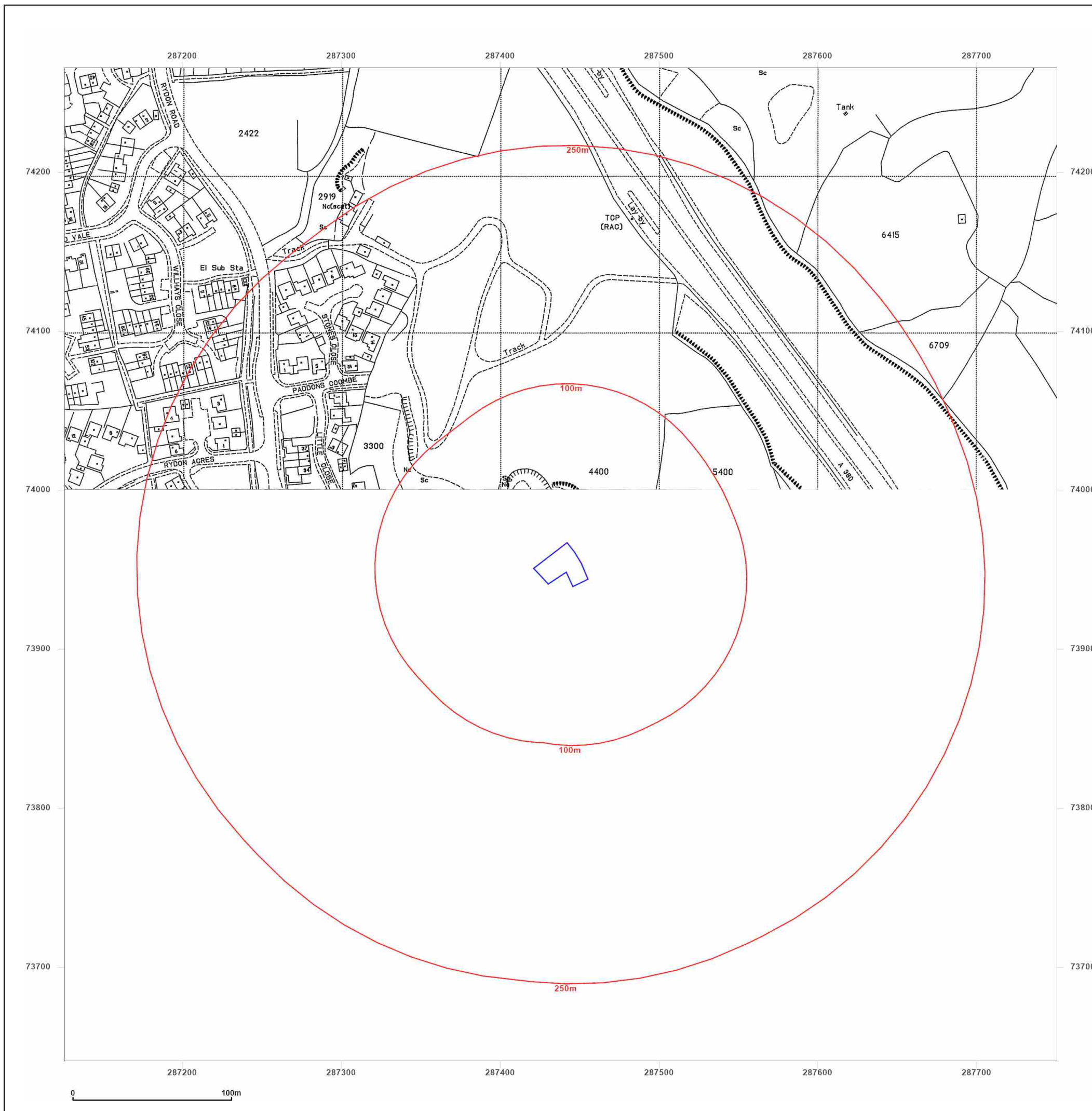


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Site Details:

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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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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
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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

Surveyed 1887
Revised N/A
Edition 1889
Copyright N/A
Levelled N/A

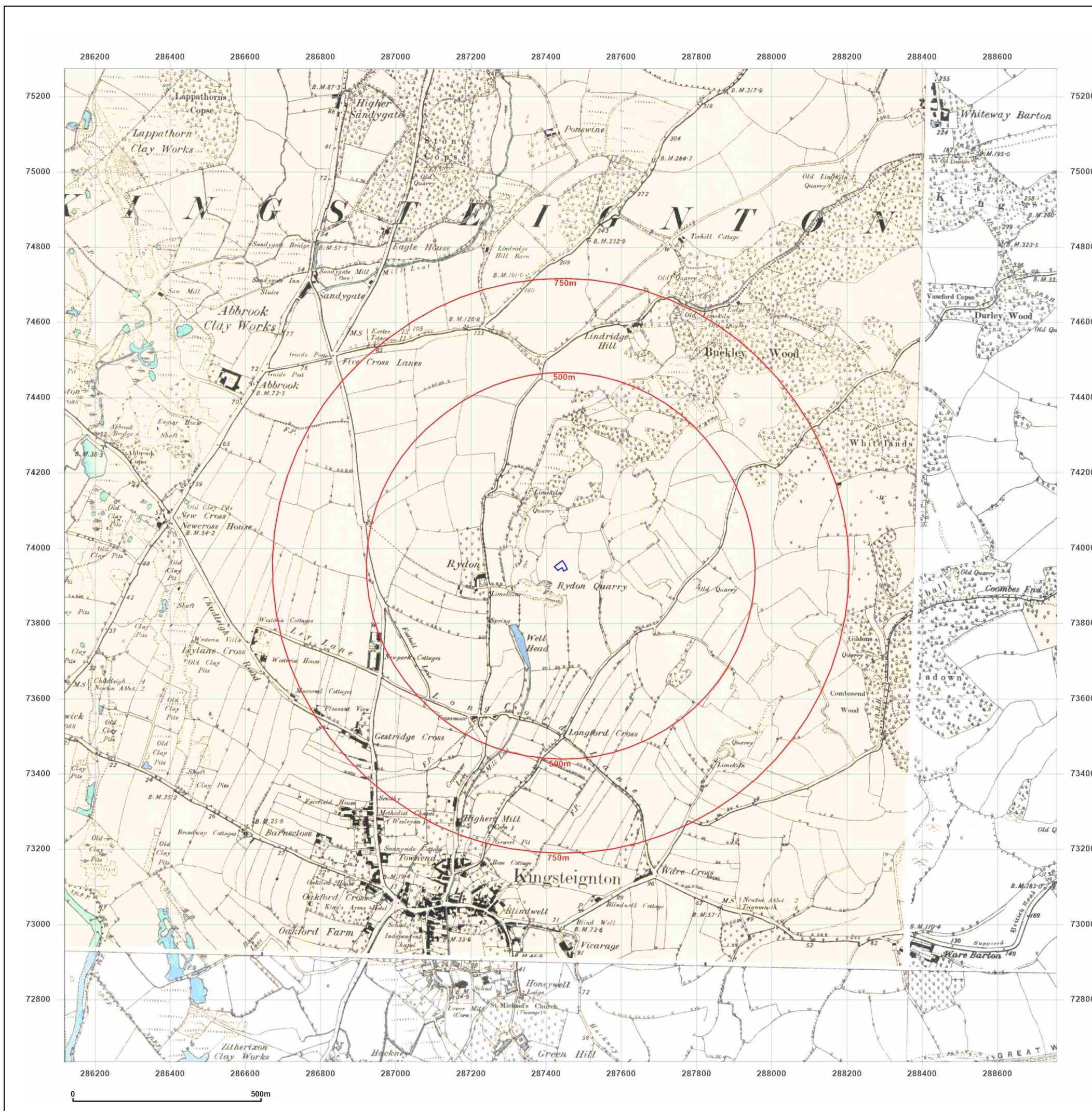


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: County Series
Map date: 1904-1906
Scale: 1:10,560
Printed at: 1:10,560



Surveyed 1886 Revised 1904 Edition N/A Copyright N/A Levelled N/A	Surveyed 1887 Revised 1904 Edition N/A Copyright N/A Levelled N/A
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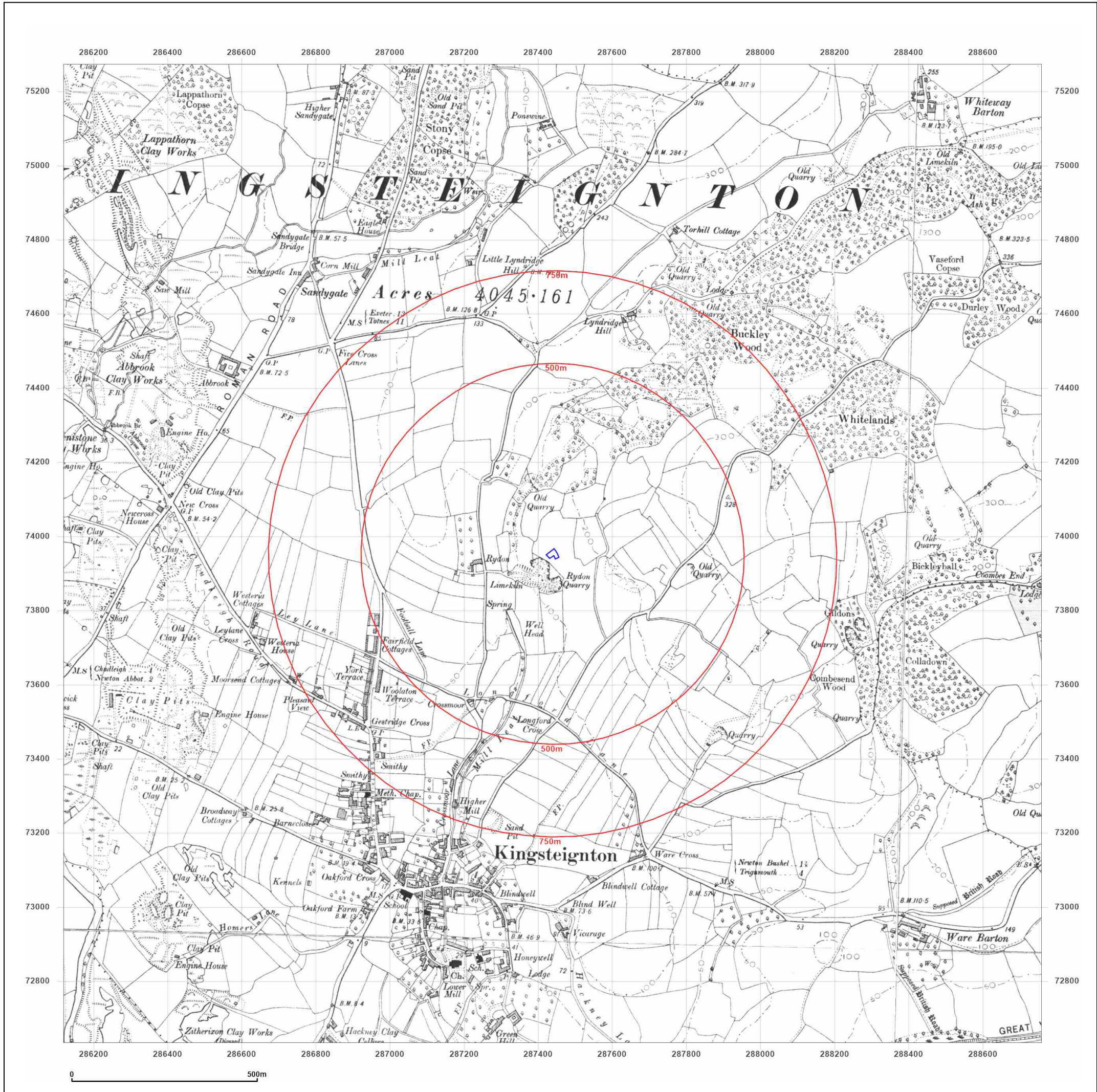


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: County Series

Map date: 1933

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1886
Revised 1933
Edition N/A
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Levelled N/A

Surveyed 1887
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1887
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

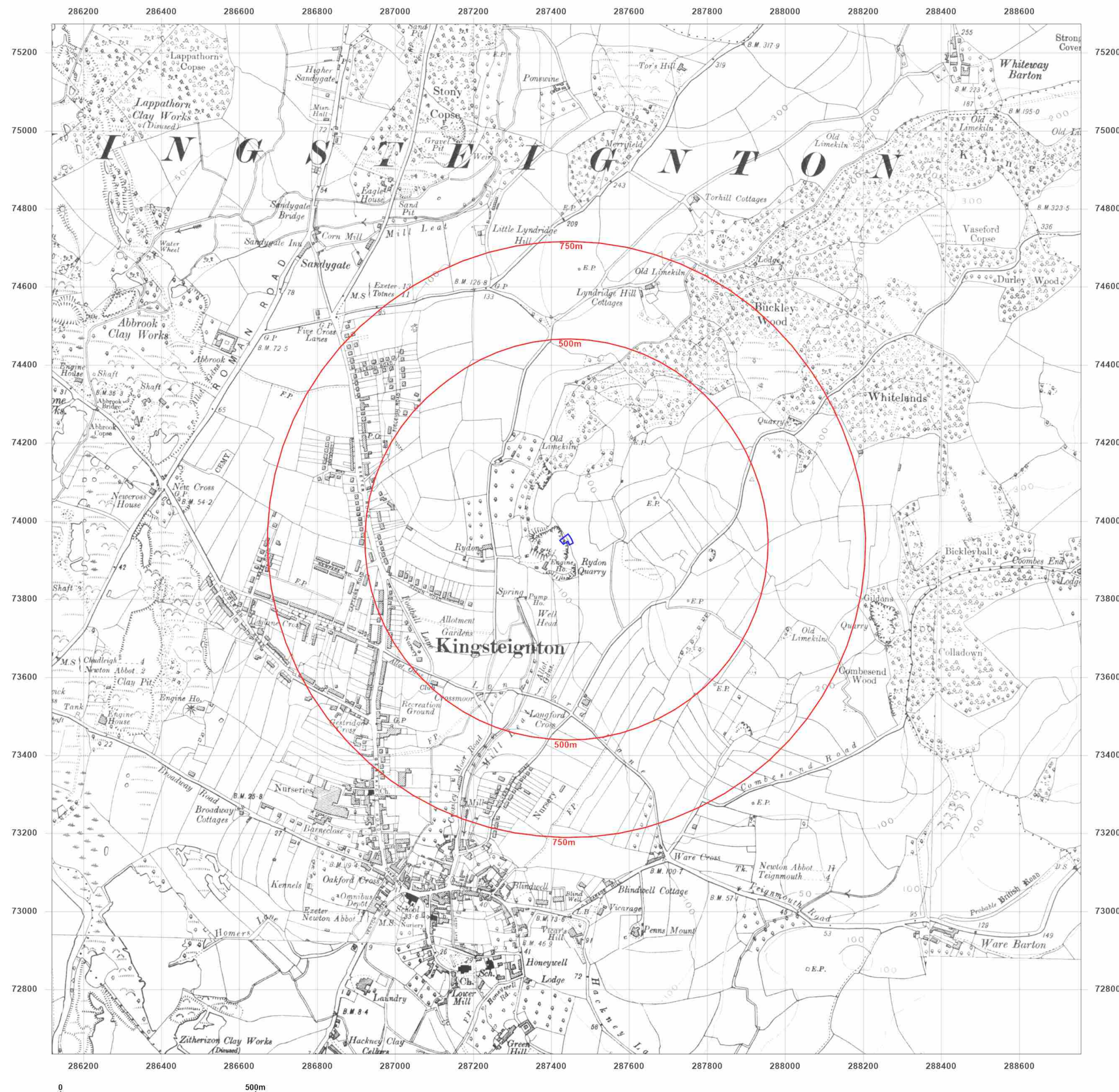


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: County Series

Map date: 1933-1938

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 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1887
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

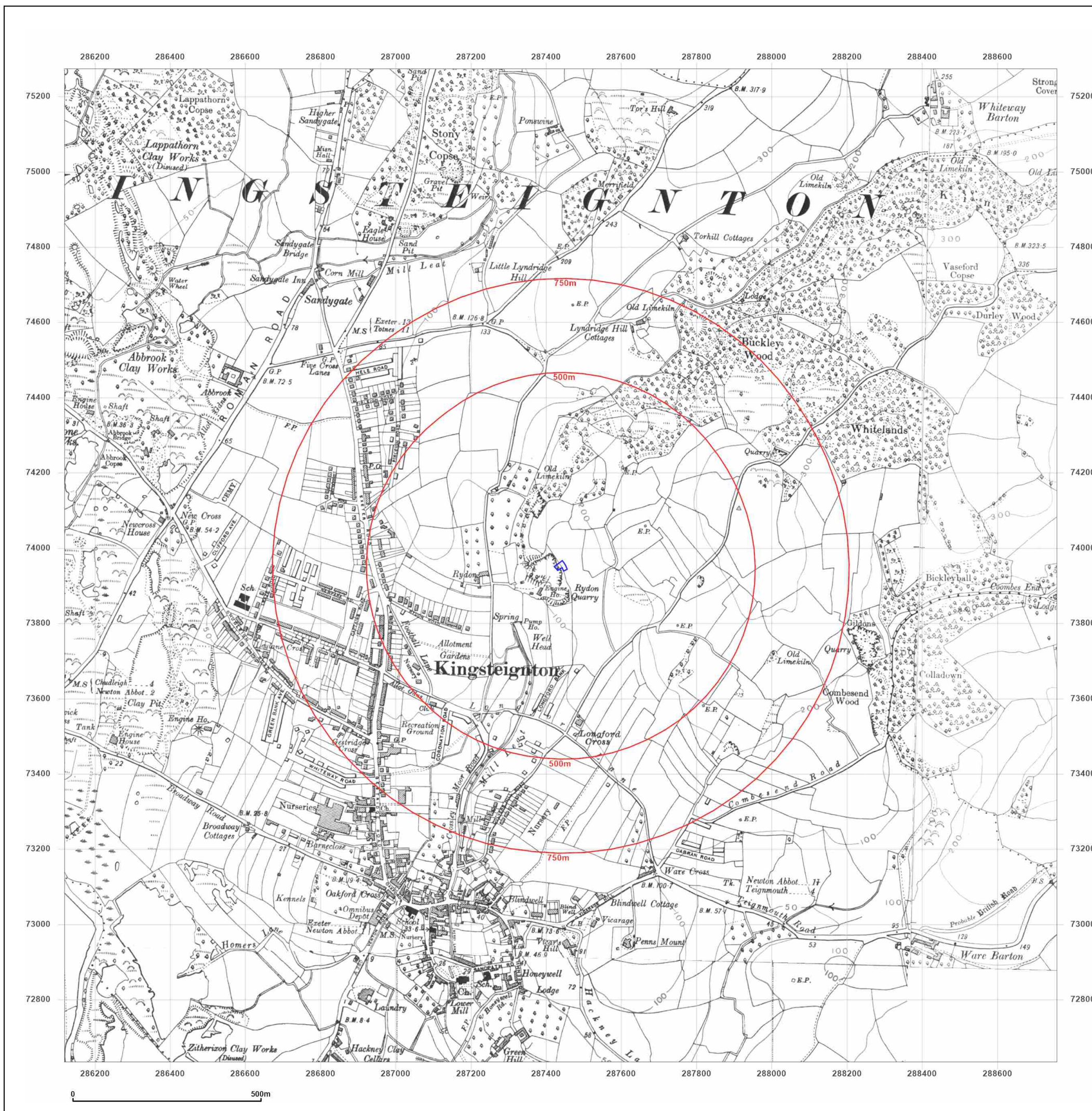


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: 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

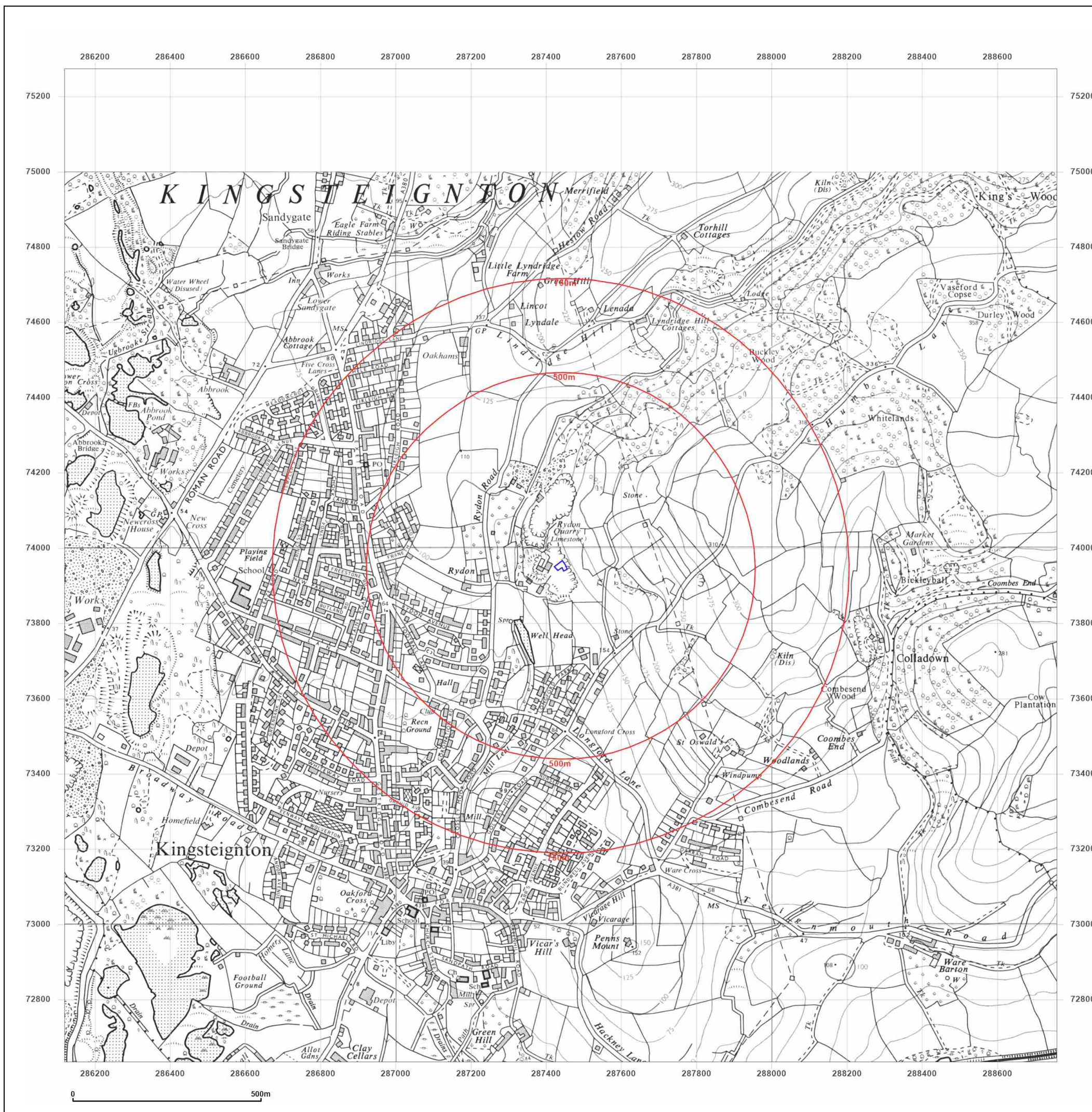


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Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

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

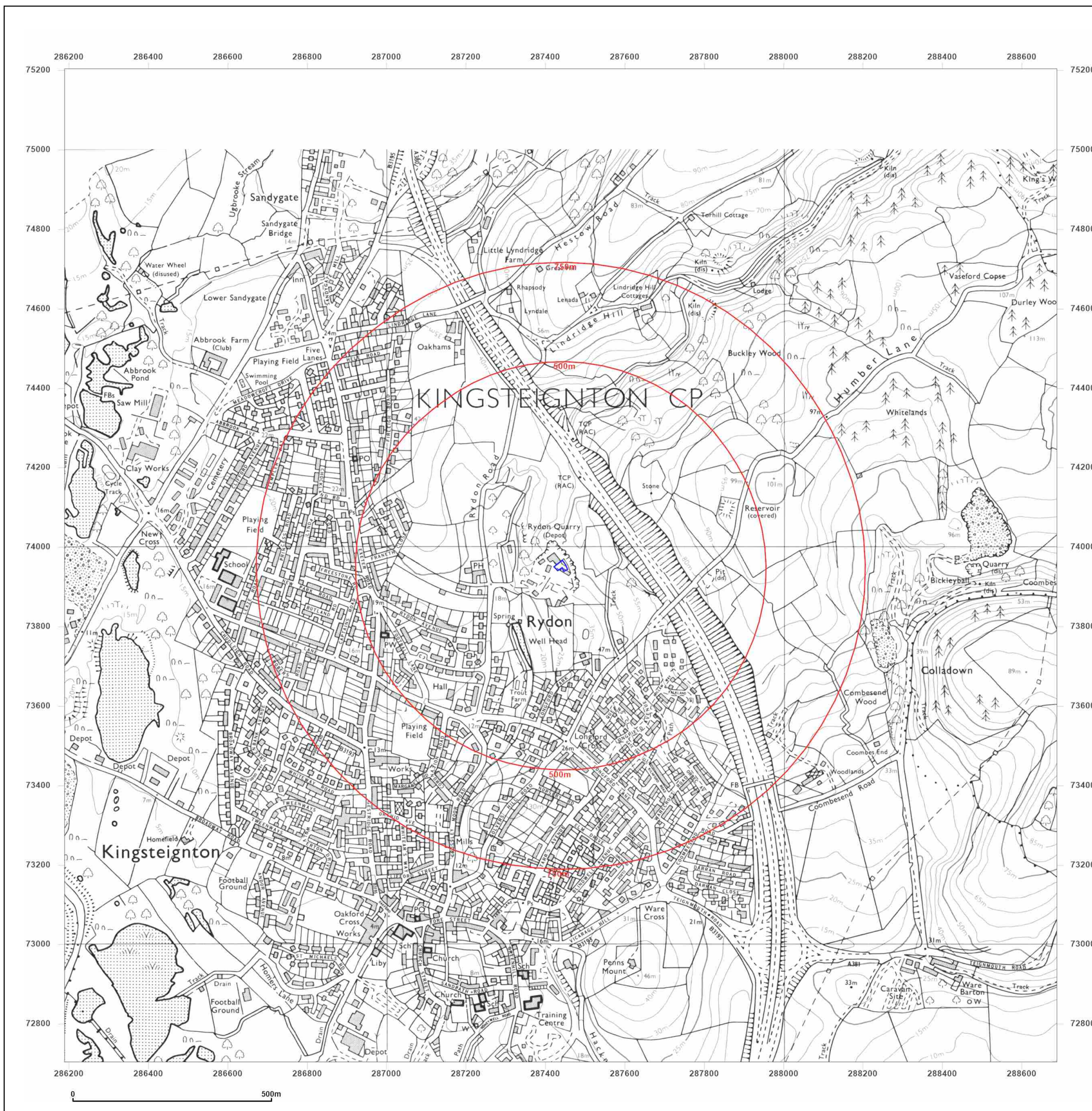


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Site Details:

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

Map Name: National Grid

Map date: 1991-1992

Scale: 1:10,000

Printed at: 1:10,000



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Surveyed 1989
Revised 1991
Edition N/A
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Site Details:

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Hill, Kingsteignton, Newton
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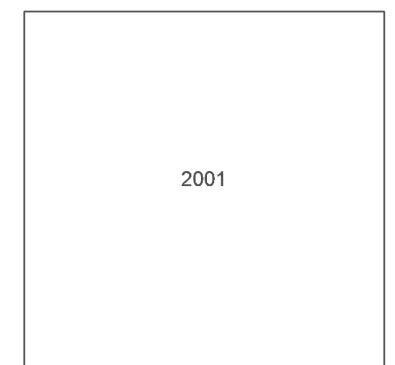
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Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

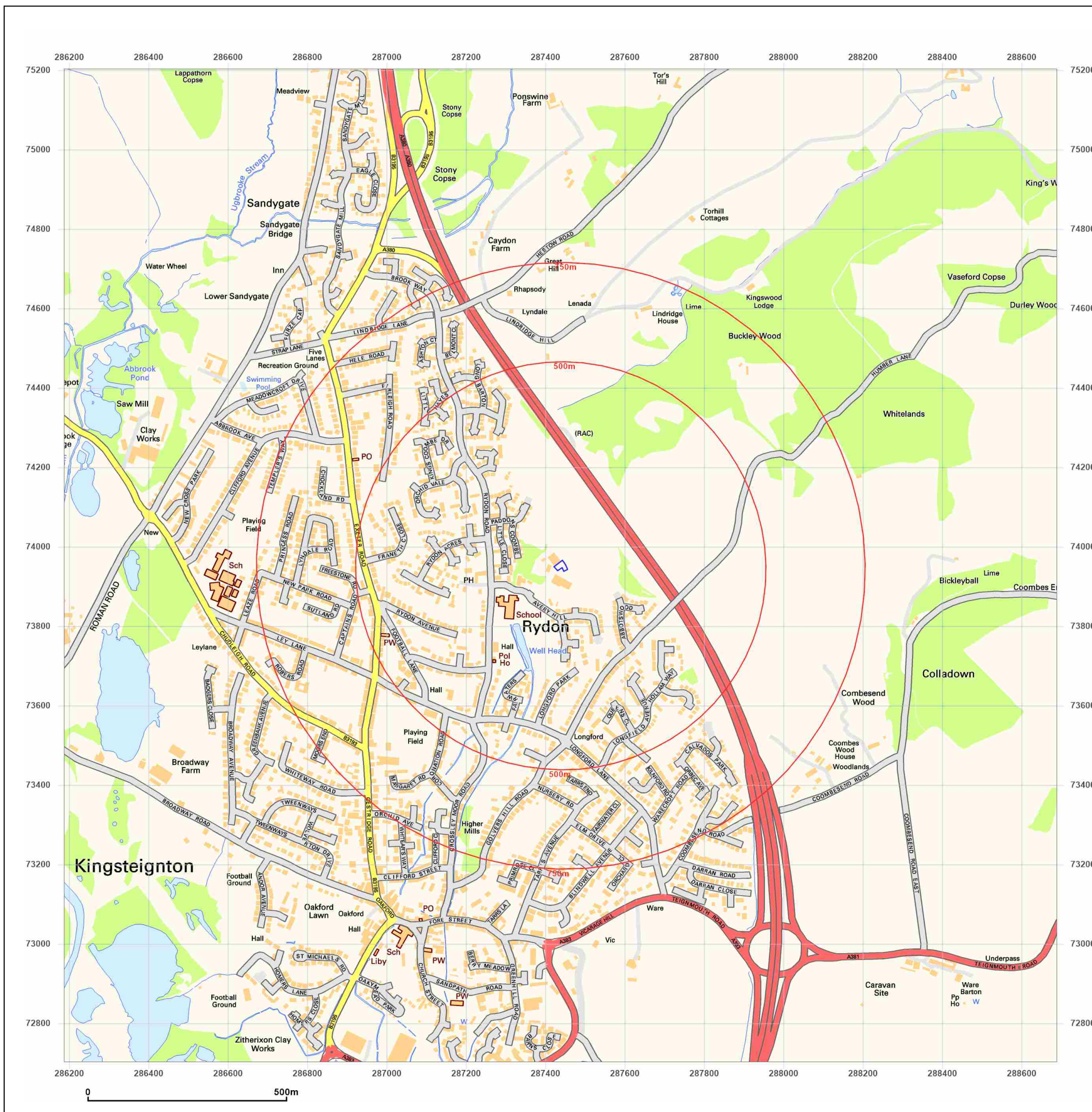


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Site Details:

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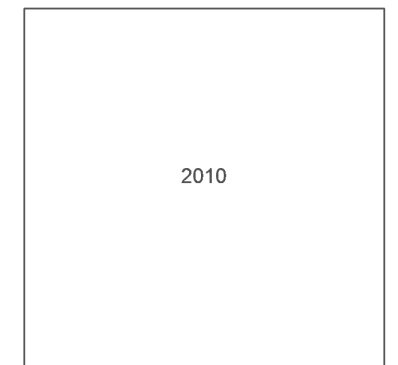
Client Ref: 5101702
Report Ref: GS-V33-HBE-G89-QHK
Grid Ref: 287438, 73953

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

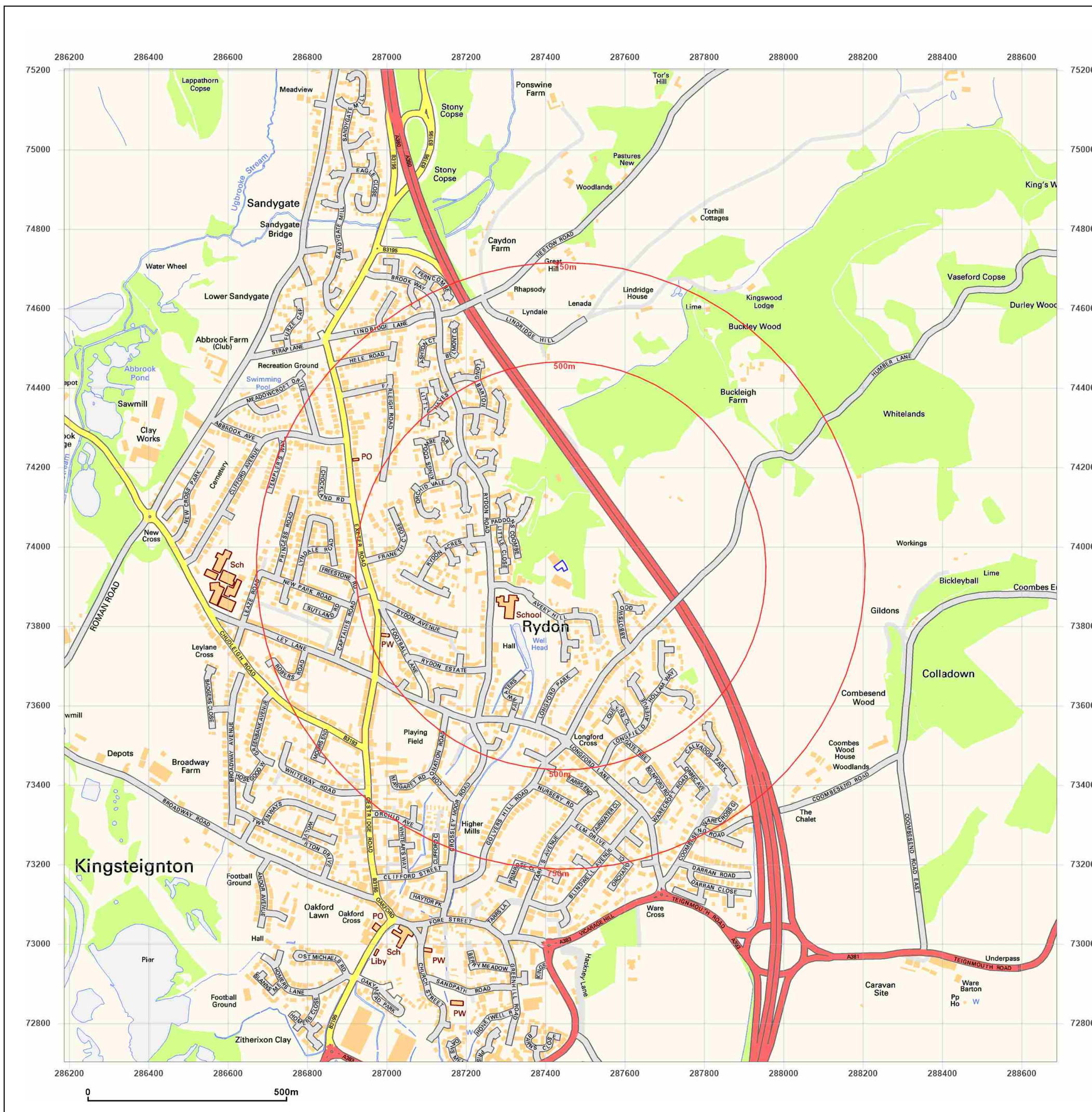


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Site Details:

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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: 2025

Scale: 1:10,000

Printed at: 1:10,000



2025



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