Phase One Environmental Site Assessment

Podimore Service Station

Motor Fuel Group Limited

Prepared by:

SLR Consulting Limited

Treenwood House, Rowden Lane, Bradford on Avon,
BA15 2AU

SLR Project No.: 427.010049.00001

23 May 2025

Revision: V1

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
V1	23 May 2025	IG	JMah	JMah

Basis of Report

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1.0 Introduction

1.1 Appointment

SLR Consulting Limited (SLR) was commissioned by Motor Fuel Group Limited (MFG) to undertake a Phase One (desk study) environmental assessment of Podimore Service Station, Podimore Yeovil, Somerset, BA22 8JG (the site). The site's location is shown on Drawing 01.

The works were carried out in accordance with the terms and conditions set out in SLR's proposal submitted to MFG via email (Ref. 427.010049.00001); dated 28th April 2025.

Report preparation has been coordinated by the SLR Land Quality and Remediation Team, Bradford on Avon Office, Treenwood House, Rowden Lane, Bradford on Avon, BA15 2AU (Tel: 0330 886631). Any enquiries relating to this report should be addressed to this office.

1.2 Objectives and Background

SLR understands that no planning application has been submitted as yet, however this report has been prepared to support a future planning application for a proposed. comprehensive redevelopment comprising:

- Demolition of the existing shop and construction of a replacement, larger shop building.
- Replacement of the forecourt canopy.
- Removal of the current fuel infrastructure and installation of new fuel infrastructure, including new fuel tanks, pipework and dispensers, including HGV fueling facilities.
- Removal of current car wash and installation of three jet wash bays.
- Construction of a pond associated with site drainage.

A proposed development drawing is included at Appendix A.

This assessment provides information about the environmental condition of the site including site history, current uses, geology, hydrogeology and hydrology as well as detailing field work and chemical analysis of groundwater samples collected. This information will be used to create a Conceptual Model and assess potential contaminant sources, pathways and receptors associated with the site. Where significant risks are identified, recommendations for further works are included.

2.0 Phase One Desk Study

2.1 Introduction

The purpose of a Phase One environmental assessment is to introduce the site and present a preliminary environmental risk assessment. The assessment collates information concerning potential contaminants, pathways and receptors and other relevant characteristics of the site and its surrounds. This involves a study of the site's current and historical land use and is achieved via a combination of desk-based research, site reconnaissance and regulatory consultation.

The scope of work comprised:

- reviewing previous studies/investigations carried out at the site for which reports have been provided to SLR;
- review of the current and historical uses of the site and surrounding area, including any current or past potentially contaminative activities, to identify potential contaminant linkages;
- reviewing the underlying soils and the geological, hydrological and hydrogeological features, including any abstraction or discharge consents within the vicinity of the site;
- reviewing pertinent accessible information from regulatory authorities and other sources such as Environment Agency (EA), local Petroleum Licensing Authority (PLA), GroundSure, the British Geological Survey (BGS) and the Ordnance Survey;
- undertaking a site visit to inspect fuel storage and distribution infrastructure and examine records at the adjacent petrol filling station;
- monitoring and obtaining groundwater samples (where possible) from existing groundwater monitoring wells;
- collation of information about the site's setting and conditions to form a Conceptual Site Model including a review of contaminant sources, pathways and receptors applicable to the site; and
- preparation of this report, detailing the collated information and recommendations for further investigation works, if deemed necessary to meet the requirements of the local planning authority.

It should be noted that the site inspection did not extend to any underground features, any enclosed spaces where special entry precautions would have been required, the structural condition of buildings, the geotechnical stability of walls or the potential environmental impact on any media other than that of the land. An asbestos survey was not carried out.

A Phase One environmental assessment can only indicate the potential for contamination to be present on site and refers to conditions present at the site at the time of the study.

2.2 Environmental Setting

Table 1 provides a summary of the site's details and environmental setting based on a review of published information and a Groundsure GeoInsight Report (Appendix C). The site location is indicated on Drawing 01 and the site layout is shown on Drawing 02. Photographs taken during SLR's walkover carried out on 9th May 2025 are presented in Appendix B.

Table 1 - Environmental Setting

Detail	Treforest Service Station	
Location	The site is located at the following address: Podimore Service Station, Podimore Services, Podimore, Yeovil, Somerset, BA22 8JG. National Grid Reference 353720, 124986 (Drawing 01).	
Site Description and Use	SLR undertook a site walkover on 9th May 2025. Photographs taken during the walkover are presented at Appendix B. The site is largely rectangular in shape and covers an area of approximately 0.97 hectares. The site comprises an operational petrol filling station (PFS) bordered by soft landscaping, with roads beyond. The PFS has four double sided fuel dispensers located centrally under a canopy with an HGV dispenser further north and not located under a canopy. The PFS shop is located immediately north of the canopied forecourt area. The underground fuel tanks are located immediately southwest of the canopy. Above ground off-set fill points and tank vents are located northwest of the tank farm. A car wash is present in the west of the site, west of the tank farm. An HGV parking area is located in the south of the site. Drainage ditches are located around the boundary of the hardstanding and soft landscaping. A disused building is located at the eastern boundary of the site. Hardstanding comprises asphalt across the majority of the site, with concrete around the forecourt. There are areas of soft landscaping around the border of the site; to the west of the forecourt, north and west of the car wash; islands in the HGV parking area and to the east of the forecourt on the island where the disused building is located.	
Drainage	Three interceptors are located on site. A two-stage interceptor in the north of the site collects drainage from the forecourt aco drains and outfalls to a drainage ditch bordering the north of the site. A three-stage interceptor in the south of the site collects drainage from aco drains on the forecourt, at car wash exit and rainwater from the car wash with outfall to a drainage ditch bordering the south of the site. A second three-stage interceptor is present in the west of the site, northwest of the carwash, collecting drainage from the gully drain in the centre of the car wash, outfall is unknown. The northern and southern drainage ditches join in the west of the site. To where the drainage ditch outfalls is unknown; however it is possible that it is to Park Brook stream, see below.	
Surrounding Land Use	North	A303 and Podimore roundabout with a recycling business beyond.
	East	Hotel and fast-food restaurant and associated car park with agricultural fields beyond.
	South	Podimore Road with Park Brook and agricultural fields beyond.
	West	Podimore Road with Park Brook and Agricultural fields beyond.
Geography and Hydrology	Topography and gradient	The site is relatively flat with a slight down gradient to the south west.
	Elevation	Approximately 14m Above Ordnance Datum (AOD).
	Surface Water	A small stream is recorded 29m to the northwest of the site. The Park Brook flows 32m to the south of the site. Multiple

Detail	Treforest Service Station	
		drainage channels are present connecting to Park Brook from agricultural fields further south.
	Surface water abstractions	There are two active surface water abstractions within 2km of the site, the nearest abstraction point is approximately 1.75km southwest of the site. The abstractions are licensed for transfer between sources.
Published Geology and Hydrogeology	Artificial geology	No Made Ground is mapped by the BGS at the site. Borehole logs from previous investigation of the site record Made Ground up to 0.9m thick comprising hardstanding and granular subbase material.
	Superficial drift geology	Alluvium - clay, silt, sand, and gravel Borehole logs from previous investigation of the site record superficial geology of alluvium to maximum depth of 2.0m bgl.
	Solid geology	Langport Member, Blue Lias Formation and Charmouth Mudstone Formation – mudstone and limestone interbedded. Borehole logs from previous investigation of the site record weathered bedrock of firm to stiff dark grey clay becoming a weak limestone from 3.0m bgl.
	Aquifer Status	The superficial and bedrock aquifers are both designated as secondary A.
	Groundwater abstractions	There are no active groundwater abstractions recorded within 2km of the site. There are four historical groundwater abstractions recorded; all records relate to farming.
	Source protection zones (SPZ)	The site is not located within a groundwater Source Protection Zone.

2.3 Site History

The age and general type of activity and land use can often be determined from the type and layout of structures depicted on OS maps. However, specific elements of site operations cannot normally be determined from such extracts. Large scale (1:1,250/2,500) and small scale (1:10,560/1:10,000) historical map extracts were reviewed for selected years between 1885 and 2025, together with current mapping, freely available aerial imagery and previous reports. A summary of the site's history is presented in Table 2 below and copies of the maps are presented in Appendix D.

Table 2 - Historical Land Use Summary

Location	Land Use Summary
On-site	The earliest available maps from 1885 show the site to comprise farmland with two small ponds in the north of the site. By 1995, the site had been developed into its current PFS layout. No changes have been documented on the site since.
Off-site	The earliest available maps from 1885 show Park Brook approximately 30m southwest of the site bounded by agricultural fields. Puddi Moor is present approximately 150m south of the site comprising multiple drains across

Location	Land Use Summary
	agricultural fields. The village of Podimore is located approximately 700m to the east of the site. By 1980 the A303, Podimore Roundabout and Podimore Road had been developed. By 1995 the fast-food restaurant, hotel and car park had been developed east of the site. No other significant changes have occurred to the surrounding land since.

2.4 Fuel Infrastructure

Information obtained during the site walkover in May 2025 and information received following a petroleum history search request to Heart of the South West Trading Standards Service as the local petroleum licencing authority (PLA) is summarised in Table 3.

Tanks 1 to 6 are underground storage tanks (USTs), Tank 7 is an above ground storage tank (AST). The locations of the current tanks are shown on Drawing 02.

Table 3 - Tank Summary

Tank No	Capacity (litres)	Contents	Construction	Age of Installation
1	34,500	Diesel	Unknown	1993
2	34,500	Unleaded Petrol	Unknown	1993
3	34,500	Diesel	Unknown	1993
4	17,250	Diesel	Unknown	1993
5	34,500	Diesel	Unknown	1993
6	17,250	Diesel	Unknown	1993
7	19,106	Adblue	AST - Unknown	After 1993
8	6,600	LPG	AST - Unknown	1993

Additional information held by the PLA is summarised below:

- The site was built in 1993, with the original six tanks still in use.
- There is no evidence on file that there are any decommissioned tanks or spills/incidents.
- There has been flooding around the site in the past.

Fairbanks Environmental Ltd. operate the site's wet stock management and use a real time continuous wet stock and leak detection statistical inventory reconciliation (SIR) system accredited to 9 litres per day. Fairbanks have confirmed that they have been monitoring the site since September 2005 on behalf of MFG. Fairbanks Environmental Ltd is not aware of any further issues which could have resulted in loss of fuel to the ground.

Information provided by email from the PLA and a performance letter from Fairbanks Environmental Ltd are presented as Appendix E.

3.0 Environmental Searches

The Magic website (provides authoritative geographic information about the natural environment from across government) and available EA datasets have been consulted with regard to former landfill sites. The EnviroInsight Report was also reviewed to gain information on publicly available environmental data for the site and immediately surrounding area.

A copy of the EnviroInsight Report information obtained by SLR is contained in Appendix C and a summary of the search information is provided below:

- Records of Part A (2) and Part B activities and enforcements – two Part B type permits located within 500m of the site. One current permit relates to the site itself for the unloading of petrol into storage at a service station. Another permit relates to Podimore Recycling Ltd relating to mineral drying and coating processes under a current permit, c.326m northeast of the site.
- Records of Licensed Discharge Consents – two licensed discharge consents within 500m of the site, which have both been revoked. The nearest, c.31m south related to sewage discharges and was revoked 2008.
- Environment Agency recorded pollution incidents – there are none recorded within 500m of the site.
- Waste exemptions – four records of waste exemptions at Podimore Recycling Ltd located c.354m north of the site; these records relate to the storage and use of waste not on a farm.
- Industrial land uses – five current industrial land uses recorded within 250m of the site. Four relate to the site (tank, fuel station, sludge beds, vehicle cleaning services), the fifth is a mast approximately 115m northeast of the site.
- Landfill records – no records of active landfills. One record of a historical waste site relates to Podimore Recycling Ltd.
- Historical Tanks – one record of historical tanks on the site dating 1995.
- Historical Garages – there are no records of historical garages within 500m of the site.

Groundwater and surface water abstraction data are described in section 2.2.

No major concerns have been revealed with respect to the planned development from the above search data.

4.0 Previous Assessments

4.1 Previous Planning Applications

SLR is aware of previous planning applications at the site (see Table 4).

Table 4 - Previous Planning Applications

Ref	Date	Document Title and Author
00/00300/ADV	February 2000	The replacement of two internally illuminated pole signs and the display of a combi sign (gr 537/250). Approved.
01/02148/FUL	August 2001	The installation of LPG autogas storage vessels and LPG dispenser on existing service station forecourt (gr 537/250). Approved.
07/03518/ADV	September 2007	Erection of 1 no. double sided internally illuminated pole mounted display unit (GR 353728/125018). Refused.
07/04149/FUL	September 2007	The installation of a new rising main from the service station area to the mains sewer manhole in the village of Podimore (GR 353705/125040). Withdrawn.
11/00364/FUL	February 2011	External alterations to restaurant (GR: 353768/125052). Approved.
18/01799/FUL	June 2018	The redevelopment of site by the demolition of existing sales buildings/canopies/car wash, pumps and the erection of new sales building including convenience store, canopy pump islands, storage tanks, air screen wash, recycling compound, car parking, access improvements and landscaping. Approved.

4.2 Previous Reporting

A phase one environmental assessment and a Phase Two site investigation which have previously been undertaken on site. The reports from these investigations are listed in Table 5 below.

Table 5 - Previous Reports

Date	Report Title	Author
October 2017	Podimore Service Station Phase 1 Environmental Site Assessment for Spring Petroleum Company Ltd	WSP
February 2018	Podimore Service Station Phase 2 Site Investigation for Malthurst Petroleum Limited	WSP

The documents above are reviewed and summarised in the sections below.

4.2.1 Phase 1 Environmental Site Assessment

for the assessment was prepared to support a proposed redevelopment comprising a demolition and rebuild including the replacement of all underground fuel infrastructure.

The phase one assessment identified two potential contaminant sources which were considered to be:

- Current tanks and fuel distribution network associated with the current PFS.
- Shallow Made Ground likely present on site.

The conceptual site model identified potential pollution linkages from potential fuel infrastructure leaks into surrounding soils which may result in exposure to future contractors and ground workers on site.

The report recommended an intrusive investigation to define the contemporary site condition and support the redevelopment design.

4.2.2 Phase 2 Site Investigation

The site investigation was undertaken in response to recommendations in the phase 1 report to support the redevelopment design and a future planning application.

The site investigation involved the drilling of four boreholes and installation of four monitoring wells (BH101 – BH104) including one dual installation (BH103S and BH103D) and groundwater monitoring.

Ground conditions comprised asphalt hardstanding from ground level to between 0.24m and 0.27m bgl, overlying Made Ground to depths between 0.6m and 0.9m bgl, comprising a slightly sandy gravel of limestone and siltstone, representing sub-base material. Alluvium was recorded to underly the Made Ground to depths between 1.5m and 2.0m bgl, comprising gravel and gravelly clay. Bedrock was identified underling the Alluvium, comprising a firm to stiff dark grey clay becoming a weak limestone from 3.0m, the base of this unit was not proven in any of the boreholes.

No visual or olfactory evidence of hydrocarbons were recorded during the investigation. Soil headspace testing recorded readings <10ppm.

Soil samples were analysed for TPH[1], MTBE[2], BTEX[3], PAHs[4], metals and asbestos. The majority of TPH, MTBE and PAH concentrations recorded were below the laboratory's limit of detection (LOD), with the exception of one trace TPH concentration in BH102. Asbestos fibres were not identified.

Groundwater monitoring was undertaken after the site investigation in November 2017, details are recorded in Table 6 below. The groundwater monitoring did not identify visual or olfactory evidence of hydrocarbons.

[11] Total petroleum hydrocarbon fractions

[2] Methyl tert-butyl ether

[3] Benzene, toluene, ethylbenzene and xylenes

[4] Polyaromatic Hydrocarbons

Table 6 - Previous Groundwater Monitoring Data (28/11/2017)

Well ID	Screened Interval (m bgl)	Cover level (m AOD)	Depth to Water (m bgl)	Depth to Base (m bgl)	Response Zone
BH101	0.5 – 3.0	14.49	0.70	3.08	Made Ground / Alluvium / Lower Lias
BH102	0.5 – 3.0	14.11	0.60	3.10	Made Ground / Alluvium / Lower Lias
BH103(S)	0.3 – 1.3	14.08	0.58	1.24	Made Ground / Alluvium
BH103(D)	3.0 – 6.0	14.08	0.58	6.00	Lower Lias
BH104	3.0 – 6.0	14.21	0.57	5.80	Lower Lias

Groundwater samples were analysed for TPH, BTEX, MTBE, PAHs and metals. The majority of TPH, BTEX and MTBE concentrations recorded were below the LOD, other than low concentrations of heavy molecular weight aliphatic compounds in BH103 and BH104.

No soil concentrations exceeded the employed Generic Assessment Criteria (GAC) for commercial land use. Two groundwater concentrations exceeded the UK drinking water standards for nickel and benzo(a)pyrene. However, it was considered that neither of these exceedances were associated with the site's current use.

The report recommended that the proposed redevelopment of the site would require a site-specific remediation and validation sampling plan.

5.0 Groundwater Monitoring and Sampling

5.1 Methodology

SLR's groundwater monitoring visit and site walkover was undertaken on 9th May 2025. Monitoring well locations are shown on Drawing 02.

All viable wells were subject to headspace hydrocarbon vapour monitoring and groundwater samples were obtained using low disturbance sampling techniques.

5.2 Groundwater Monitoring Data

A summary of groundwater conditions are presented in Table 7 below.

Table 7 - Groundwater Monitoring Data (09/05/2025)

Well ID	Screened Interval (m)	Cover level (m aTBM)	Well Headspace VOCs (ppmv)	Depth to Water (m)	LNAPL (mm)
BH101	0.5 – 3.0	14.49	0.0	0.975	ND
BH102	0.5 – 3.0	14.11	0.0	0.889	ND
BH103(S)	0.3 – 1.3	14.08	0.0	0.849	ND
BH103(D)	3.0 – 6.0	14.08	0.0	0.854	ND
BH104	3.0 – 6.0	14.21	0.0	0.855	ND

Ground levels measured relative to Ordnance Datum (mAOD).
ND – Not Detected
LNAPL – Light Non Aqueous Phase Liquid
ppmv - parts per million by volume volatile organic compounds measured using a photoionization detector (PID)

5.3 Laboratory Analysis – Groundwater Samples

Samples were submitted to the laboratory under full chain of custody documentation and scheduled for analysis for petroleum hydrocarbon fractions (TPHCWG) including the fuel additive MTBE and BTEX compounds. Certificates are presented at Appendix F.

5.4 Laboratory Data – Groundwater

A summary groundwater laboratory data is presented in Table 8 below.

Table 8 - Laboratory Groundwater Data

Well ID	Total TPH	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes
BH101	<0.01	<0.0001	<0.0005	<0.005	<0.001	<0.003
BH102	<0.01	<0.0001	<0.0005	<0.005	<0.001	<0.003
BH103(S)	<0.01	<0.0001	<0.0005	<0.005	<0.001	<0.003
BH103(D)	<0.01	<0.0001	<0.0005	<0.005	<0.001	<0.003

Well ID	Total TPH	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes
BH104	<0.01	<0.0001	<0.0005	<0.005	<0.001	<0.003

All concentrations in mg/l to two significant figures.

5.4.1 Generic Quantitative Risk Assessment

SLR's petrol filling station generic assessment criteria (PFSGAC) have been derived by using the RBCA model and following the CLEA methodology for on and off-site human health receptors, controlled waters, and continued retail petroleum filling station use of a site. The PFAS GAC are presented at Appendix G.

There are no residential properties proximal to the site and hence human health risks are assessed against PFSGAC for a commercial land use.

The site is underlain by secondary A aquifers. The Park Brook surface water feature, is approximately 32m south of the site, potentially fed by drainage ditches immediately adjacent to the site. Consequently, controlled waters risks are assessed against PFSGAC for a high-sensitivity controlled waters environment.

All laboratory results are below the LOD and therefore also below SLR's PFSGAC

6.0 Preliminary Conceptual Site Model

This report section uses the information gathered in previous sections and aims to identify the potential Contaminants, Pathways and Receptors present with respect to the site and assess their significance and acceptability.

When considering the contaminants, receptors and pathways relevant to this site, SLR has been mindful of the site's continued use as a petrol filling station and the proposed redevelopment of the entire site including fuel infrastructure.

The statutory guidance for Part IIA, DEFRA Circular 04/12[5], defines a Contaminant as:

"a substance which is in, on or under the land and which has the potential to cause significant harm to a relevant receptor, or to cause significant pollution of Controlled Waters."

Based on PLA records and historical mapping it appears the site was undeveloped until the 1993. The site was developed as a PFS in the 1993 in its current layout. No further changes have occurred since.

The most significant potentially contaminative land uses on and in the in the vicinity of the site are the storage and dispensing of fuel at the site itself.

The statutory guidance for Part IIA, DEFRA Circular 04/12, defines a Pathway as:

"a route by which a receptor is or might be affected by a contaminant."

Following an assessment of the environmental and geological setting of the site and the land use, it is considered that potential pathways for contaminant impact are present. The validity of each of these pathways is assessed in below.

The statutory guidance for Part IIA, DEFRA Circular 04/12, defines a Receptor as:

"something that could be adversely affected by a contaminant, for example a person, an organism, an ecosystem, property, or Controlled Waters."

The site will continue to operate as a petrol filling station. The nearest commercial properties are located immediately east of the site . Therefore, potential on-site and off-site human health receptors are considered to be present.

Both the superficial and bedrock geology are classed as secondary A aquifers and Park Brook is c.32m to the south of the site. Therefore, controlled waters receptors are also present.

The potential contaminant linkages are detailed in Table 9 and Figure 1

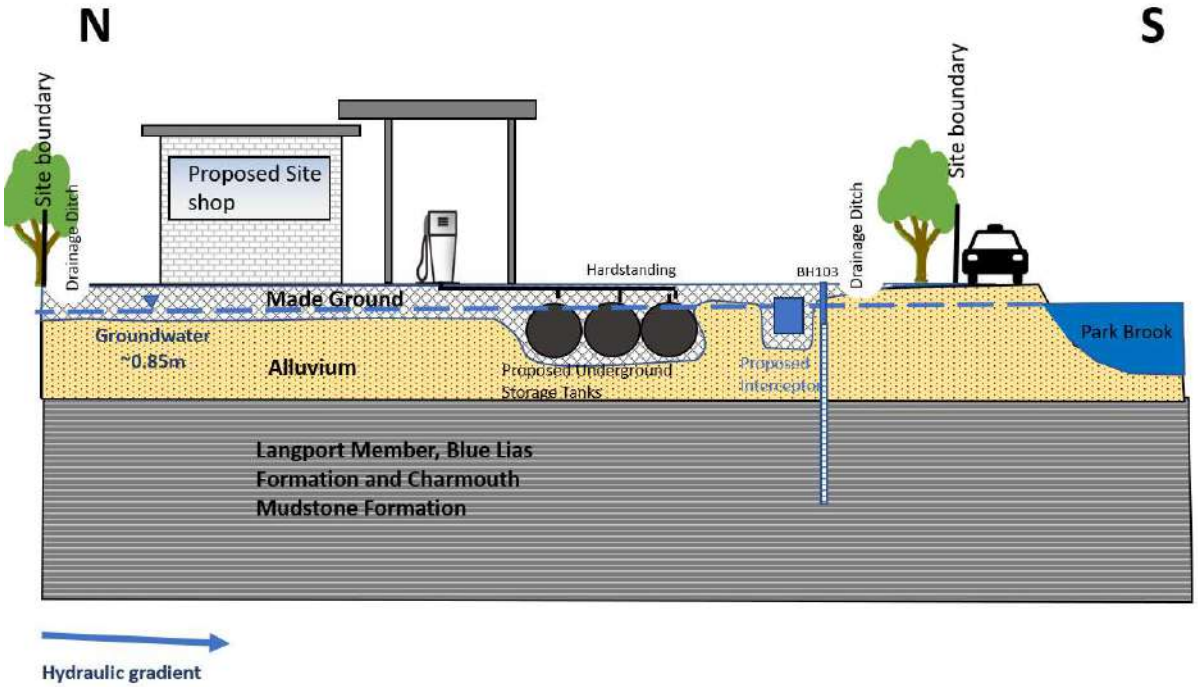
Table 9 - Conceptual Site Model and Qualitative Risk Assessment

Source	Pathway	Receptors	Significant?	Comments
Use of the site as a PFS from the 1990s to present day.	Inhalation of indoor or outdoor air	On-site health	No	Recent laboratory analysis of groundwater did not record hydrocarbon concentrations in excess of the relevant PFSGAC. There are no records of fuel losses at the site.
		Off-site health	No	Recent laboratory analysis of groundwater did not record

[5] DEFRA; 2012; EPA 1990: Part2A, Contaminated Land Statutory Guidance, PB13735; April 2012

Source	Pathway	Receptors	Significant?	Comments
				hydrocarbon concentrations in excess of the relevant PFS GAC. There are no records of fuel losses at the site.
	Direct ingestion / dermal contact	On-site health	No	The potential risks to on-site workers and customers from direct contact with any contaminated materials are considered to be negligible due to the proposed redevelopment being predominantly hard surfaced. Short term risks to construction workers can be managed through use of appropriate work systems and personal protective equipment. However, no intrusive investigation has been undertaken within direct proximity to the USTs, therefore a remedial method statement is recommended.
	Vertical migration of contaminants	Groundwater	No	Recent laboratory analysis of groundwater did not record hydrocarbon concentrations in excess of the relevant PFSGAC. There are no records of fuel losses at the site.
	Lateral migration of dissolved contaminants	Surface water	No	Recent laboratory analysis of groundwater did not record hydrocarbon concentrations in excess of the relevant PFSGAC. There are no records of fuel losses at the site.
		Ground water abstraction wells	No	The site is not located within an SPZ and no groundwater abstractions are located within 2km of the site.

Figure 1 - Conceptual Site Model



7.0 Summary and Recommendations

7.1 Summary

With respect to the environmental condition of the site, SLR makes the following observations:

- The site has been a petrol filling station (PFS) since 1993.
- The proposed redevelopment comprises the redevelopment of the entire site, including removal and replacement of current fuel infrastructure.
- The immediate surroundings comprise the A303, agricultural land and commercial properties.
- Made Ground underlying the site was recorded to 0.6m and 0.9m bgl comprising granular subbase material. Superficial deposits underlying the Made Ground consist of granular Alluvium recorded to a maximum depth of 2.0m bgl. Bedrock comprises a firm to stiff dark grey clay becoming a weak limestone from 3.0m bgl.
- The superficial and bedrock aquifers are both designated as secondary A.
- The site is not located within a groundwater Source Protection Zone (SPZ). There are no active groundwater abstractions recorded within 2km of the site.
- The nearest surface water feature is a small stream is recorded c.29m to the north west of the site. Park Brook flows c.32m to the southwest of the site and may receive waters from drainage ditches immediately adjacent to the site. The groundwater hydraulic gradient is inferred to flow to the southwest, towards Park Brook.
- The PLA has held records for the site since 1993. They have reported no fuel losses or spills.
- SLR's contaminant linkage assessment has not identified any unacceptable potential risks to on site or off site human heath receptors under the proposed redevelopment.

7.2 Recommendations

Previous investigation of the site has not recorded hydrocarbons in the soil or groundwater which pose a significant risk to human health or controlled waters. It is therefore judged that, with the exception of implementing appropriately robust health and safety practices for site workers during the construction phase, further pre-development assessment is not required.

Nevertheless, it will be necessary to prepare a remediation method statement (RMS) to support the removal of the current fuel infrastructure and provide a methodology for assessment and, where necessary, remediation of any contamination encountered in locations not accessible prior to the start of redevelopment. Such locations include beneath buildings and beneath and proximal to items of currently operational fuel and drainage infrastructure.

The implementation of the RMS and the data obtained from assessment of soils exposed during the redevelopment should be detailed in a subsequent verification report.

Additionally, given that drainage at the site appears to discharge to surface water ditches which may in turn discharge to Park Brook, the principal contractor is advised to ensure drainage at the site is fully understood and that measures are in place to protect surface waters from construction derived wastewater.

Drawings

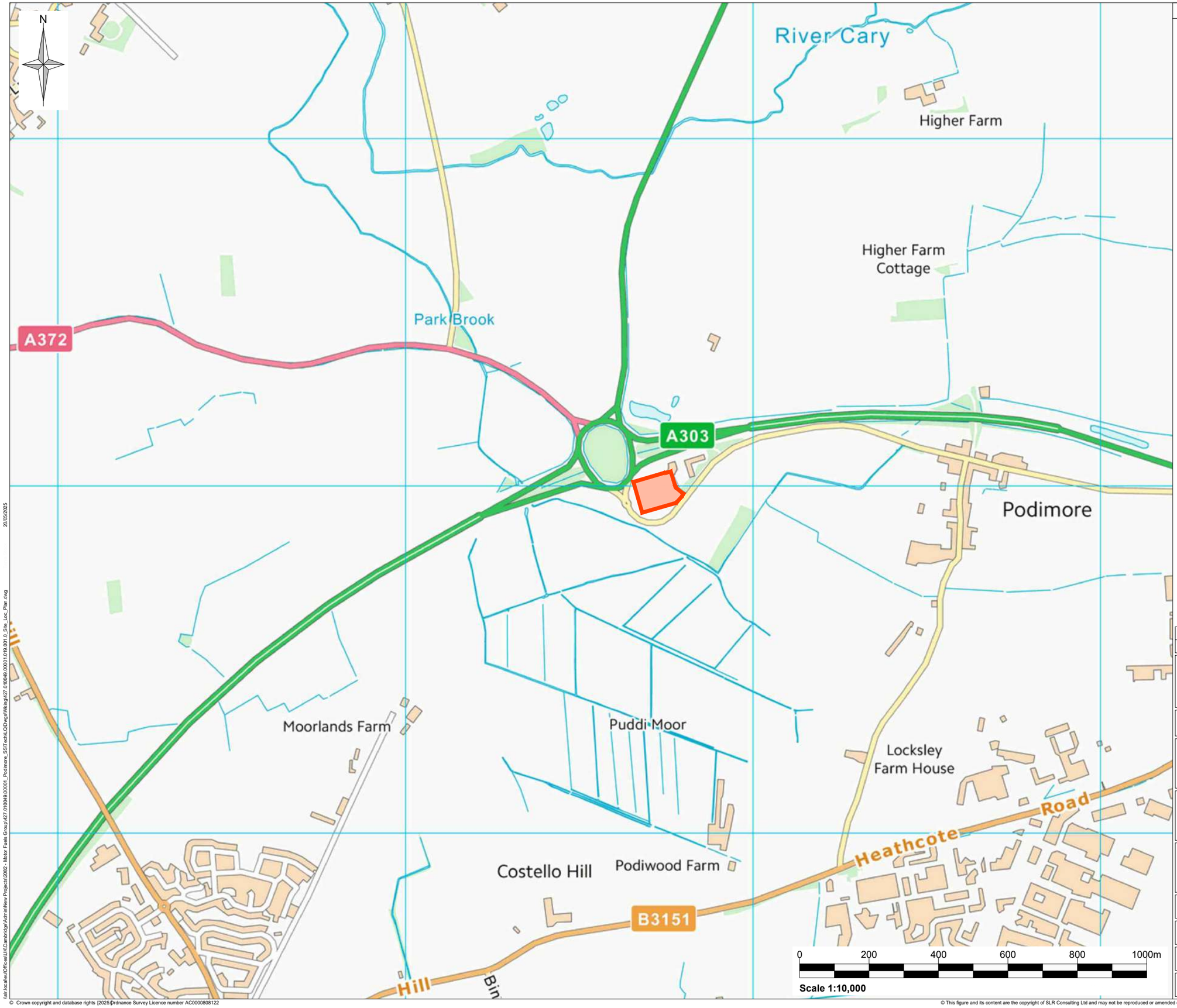
Phase One Environmental Site Assessment

Podimore Service Station

Motor Fuel Group Limited

SLR Project No.: 427.010049.00001

23 May 2025



Legend:

Site Location

Rev	Amendments	Date	By	Chk	Auth

SLR

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Client: MFG

Project: Podimore Service Station
Environmental Assessment

Figure Title: Site Location Plan

Scale	SLR Project No.
1:10,000 @ A3	427.010049.00001

Designed	Drawn	Checked	Authorised
	TS	IG	JM
Date	Date	Date	Date
	May 2025	May 2025	May 2025

Figure Number	Rev.
001	0

20/05/2025

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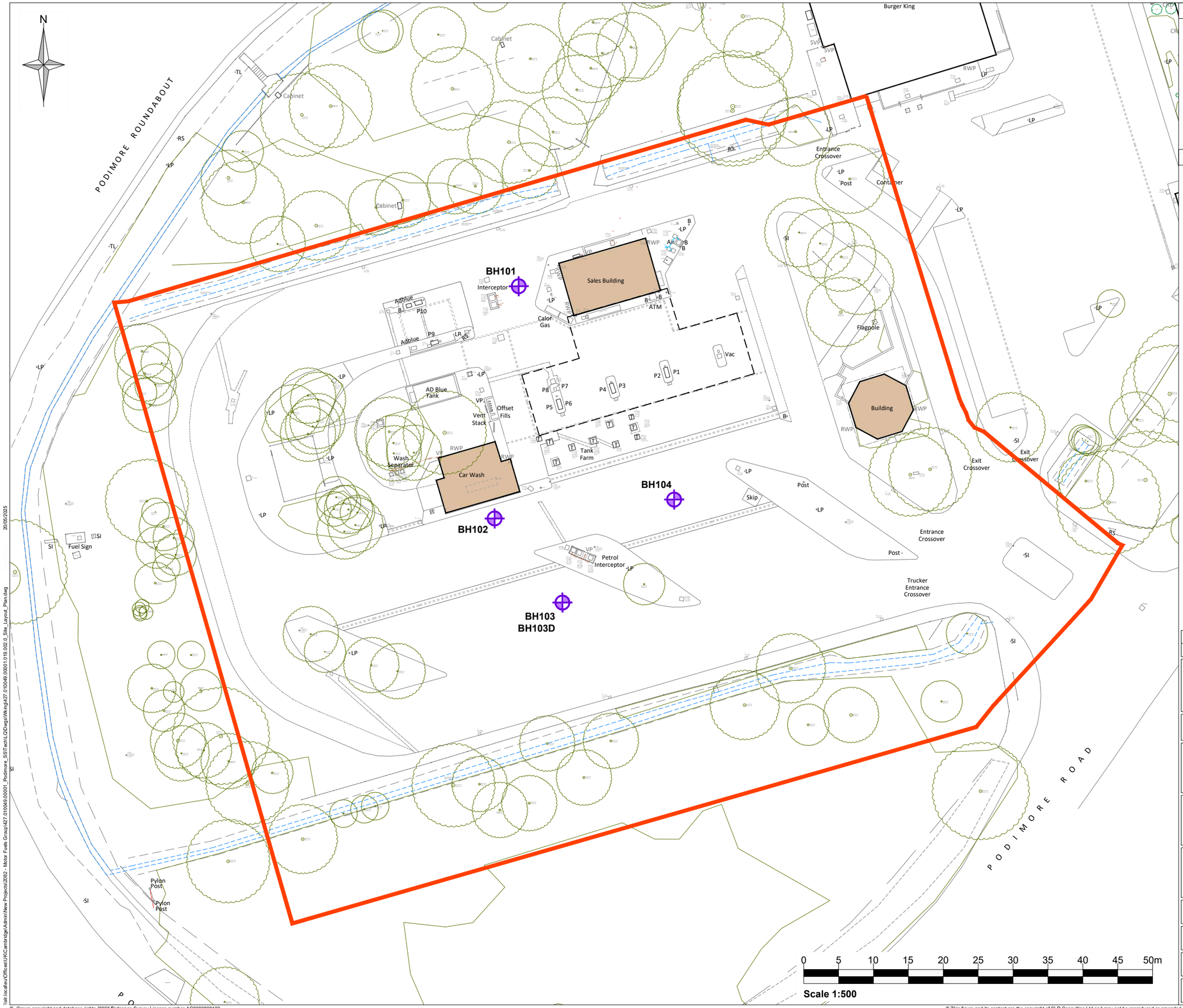

Notes:

1. Drawing is based on MBH Existing Site Plan, ref: 14464-694-201, dated: 9th May 2025.

Legend:

Site Boundary

Borehole, WSP 2017

Rev	Amendments	Date	By	Chk	Auth

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Environmental Assessment

Figure Title: Site Layout Plan

Scale	SLR Project No.
1:500 @ A3	427.010049.00001

Designed	Drawn	Checked	Authorised
	TS	IG	JM
Date	Date	Date	Date
	May 2025	May 2025	May 2025

Figure Number: **002** Rev.: **0**

\\slr.local\eu\Offices\UK\Cambridge\Admin\New Projects\2082 - Motor Fuels Group\427.010049.00001_Podimore_SiSTech\LQDwgs\Wking\427.010049.00001.019.002.0_Site_Layout_Plan.dwg
20/05/2025

Appendix A Proposed Development Drawing

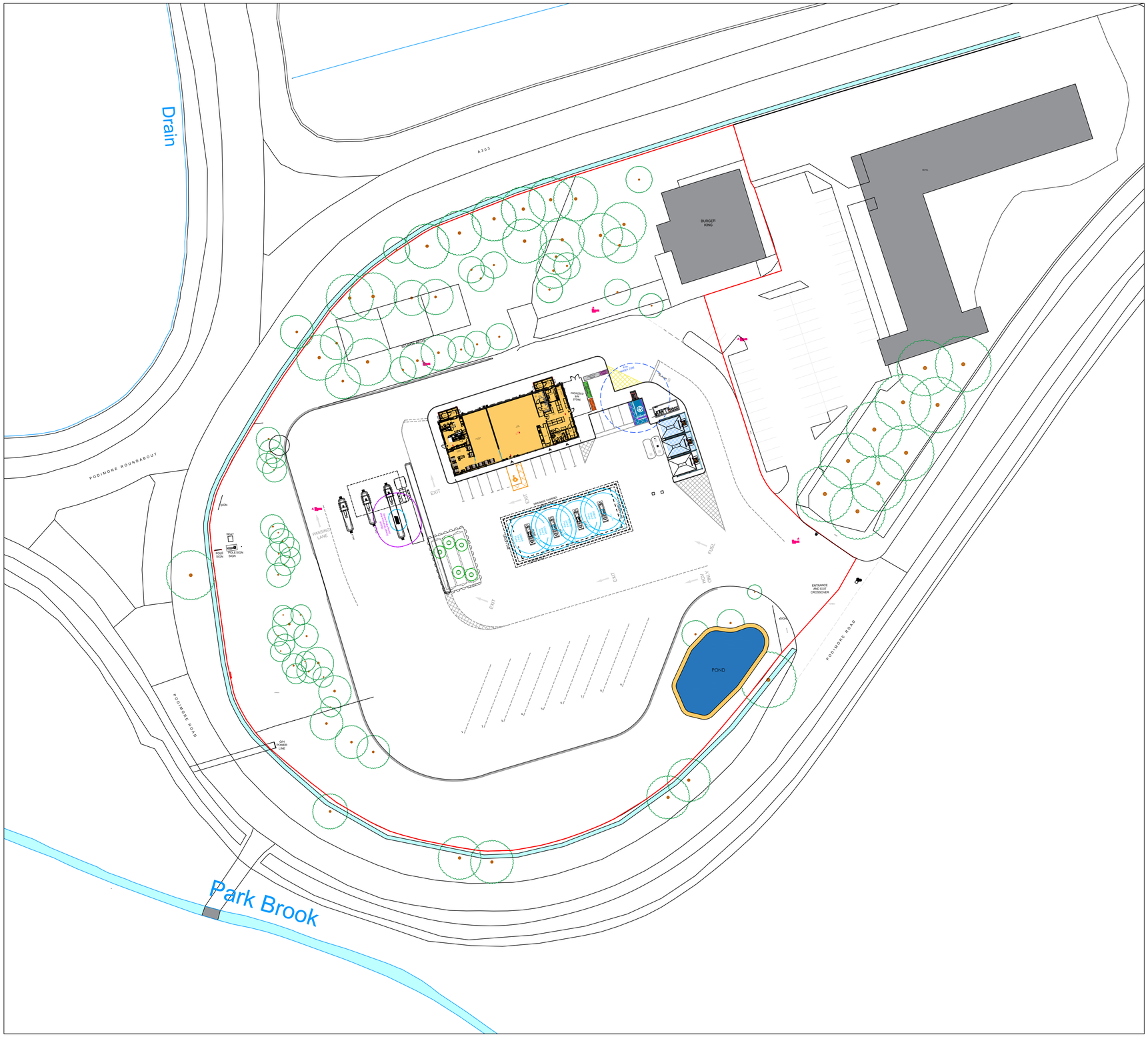
Phase One Environmental Site Assessment

Podimore Service Station

Motor Fuel Group Limited

SLR Project No.: 427.010049.00001

23 May 2025



0 5 10

SCALE - METRES -1:100

EV DRAWING LEGEND

- BOUNDARY LINE
- EXISTING KERB
- PROPOSED KERB
- PROPOSED DROPPED KERB
- DEMOLISHED
- PROPOSED EV BOLLARD - RAL 5015
- EXISTING FLOOD LIGHT
- PROPOSED FLOOD LIGHT
- EXISTING FENCE LINE
- PROPOSED FENCE LINE
- DSEAR - ZONE 1
- DSEAR - ZONE 2
- DSEAR ZONE - TANKER

DRAWING NOTES

This drawing has been produced for the project listed below, is submitted in support of this application application to the Local Planning Authority and is not intended for use by any other person or for any other purpose.

Every effort has been made to ensure the accuracy of these drawings, however MBH Design Studio Ltd. accept no responsibility for any discrepancies arising from the reuse of survey information and preliminary drawings commissioned by the Applicant from others.

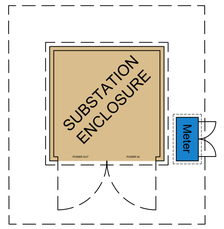
THIS SKETCH IS INDICATIVE AND FOR ILLUSTRATIVE PURPOSES ONLY. THIS DRAWING IS NOT TO BE USED FOR EARTHING STUDIES OR ANY OTHER WORKS/ DESIGN.

TITLE PLAN REQUIRED, ASSUMED BOUNDARY ONLY

This drawing is an initial feasibility scheme and is subject to technical review and internal approvals. DNO application process may affect feasibility, provide additional information and require further review of scheme. Feasibility may be affected by other factors as the scheme progresses to working drawing stage and may also be compromised by unforeseen elements encountered on site during installation of works

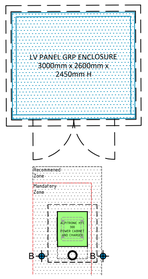
Scheme Based on OS Map Dated XX.XX.XXXX

EV INFRASTRUCTURE LEGEND



DENOTES DNO HV/LV SUBSTATION
Typial GRP Enclosure 2.8m x 2.8m
All to service provider standard details
TO ICP DETAILS

DENOTES ENVICO TYPE O METERING CABINET
1065mm x 540mm x 1273mm H
GRP Housing set 300mm clear from GRP Enclosure



DENOTES BESPOKE LV PANEL GRP ENCLOSURE
TO BE SPECIFIED BY ELECTRICIAN
Unit Size 3000mm x 2600mm x 2450mm H GRP unit allowed for currently

DENOTES CHARGING POST
ALPITRONICS HYC 300

REV	DATE	DESCRIPTION	DRAWN/CHECKED
REVISION NOTES			

FEASIBILITY

mbh
MBH Design Studio Ltd.
Rosemount House, Rosemount Avenue, West Byfleet, Surrey, KT14 6LB
www.mbhltd.com t: 01932 352 727 f: 01932 351 545

CLIENT
mfg motor fuel group

PROJECT
FS 694 - PODIMORE SERVICE STATION
PODIMORE ROAD
YOEVIL
BA22 8JG

DRAWING TITLE
PROPOSED SITE PLAN
1:500

DRAWN BY	DATE	SCALE	PAPER SIZE
KL	29.07.2024	1:500	A1
CHECKED BY	DRAWING NUMBER		REV.
JR	13664-694-11		

Appendix B Site Walkover Photographic Log

Phase One Environmental Site Assessment

Podimore Service Station

Motor Fuel Group Limited

SLR Project No.: 427.010049.00001

23 May 2025

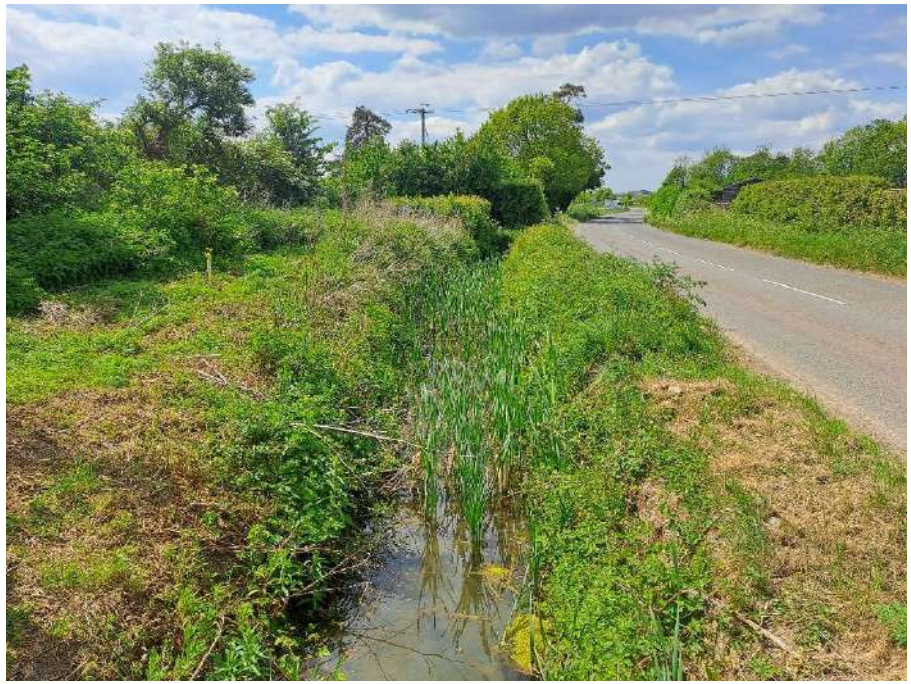
Podimore Service Station

Photo 1: View of the east of the site, looking north.	Photo 2: View of fuel forecourt, looking west.
	

Photo 3: View of the tank farm with fuel forecourt beyond, looking northeast	Photo 4: View of the car wash, looking north
	

Photo 5: View of the above ground tank fill points, looking west	Photo 6: View of the AdBlue above ground storage tank, looking southwest.
	

Photo 7: View of the HGV pump island, looking southeast	Photo 8: View of the HGV parking area, looking northwest
	

Photo 9: View of drainage ditch around the site, looking east	Photo 10: View of Park Brook, looking west.
	

Appendix C Groudsure GeoInsight Report

Phase One Environmental Site Assessment

Podimore Service Station

Motor Fuel Group Limited

SLR Project No.: 427.010049.00001

23 May 2025

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

Podimore Service Station, Podimore Roundabout, Yeovil , BA22 8JG

Order Details

Date: 01/05/2025

Your ref: EMS_1020035_1273044

Our Ref: EMS-1020035_1289218

Site Details

Location: 353720 124986

Area: 1.85 ha

Authority: Somerset Council ↗

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

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	0	0	0	0	-
16 >	1.2 >	Historical tanks >	1	0	0	0	-
16	1.3	Historical energy features	0	0	0	0	-
16 >	1.4 >	Historical petrol stations >	2	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
17	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
18	2.1	Historical industrial land uses	0	0	0	0	-
19 >	2.2 >	Historical tanks >	1	0	0	0	-
19	2.3	Historical energy features	0	0	0	0	-
19 >	2.4 >	Historical petrol stations >	2	0	0	0	-
20	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
21	3.1	Active or recent landfill	0	0	0	0	-
21	3.2	Historical landfill (BGS records)	0	0	0	0	-
22	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
22	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
22 >	3.5 >	Historical waste sites >	0	0	0	1	-
22 >	3.6 >	Licensed waste sites >	0	0	0	2	-
23 >	3.7 >	Waste exemptions >	0	0	0	4	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
25 >	4.1 >	Recent industrial land uses >	4	0	1	-	-
26 >	4.2 >	Current or recent petrol stations >	0	1	0	0	-
26	4.3	Electricity cables	0	0	0	0	-
26	4.4	Gas pipelines	0	0	0	0	-
26	4.5	Sites determined as Contaminated Land	0	0	0	0	-

27	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
27	4.7	Regulated explosive sites	0	0	0	0	-
27	4.8	Hazardous substance storage/usage	0	0	0	0	-
27	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
27	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
28 >	**4.11 >**	**Licensed pollutant release (Part A(2)/B) >**	1	0	0	1	-
28	4.12	Radioactive Substance Authorisations	0	0	0	0	-
28 >	**4.13 >**	**Licensed Discharges to controlled waters >**	0	1	0	1	-
29	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
29	4.15	Pollutant release to public sewer	0	0	0	0	-
29	4.16	List 1 Dangerous Substances	0	0	0	0	-
29	4.17	List 2 Dangerous Substances	0	0	0	0	-
30	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
30	4.19	Pollution inventory substances	0	0	0	0	-
30	4.20	Pollution inventory waste transfers	0	0	0	0	-
30	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
31 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
33 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
35 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
36	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
36	5.5	Groundwater vulnerability- local information	None (within 0m)				
38 >	**5.6 >**	**Groundwater abstractions >**	0	0	0	0	4
39 >	**5.7 >**	**Surface water abstractions >**	0	0	0	0	9
42	5.8	Potable abstractions	0	0	0	0	0
42	5.9	Source Protection Zones	0	0	0	0	-
42	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m
43 >	**6.1 >**	**Water Network (OS MasterMap) >**	0	3	13	-	-

45 >	6.2 >	Surface water features >	0	3	11	-	-
45 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
46 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
46	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
47 >	7.1 >	Risk of flooding from rivers and the sea >	High (within 50m)				
48 >	7.2 >	Historical Flood Events >	0	0	2	-	-
48	7.3	Flood Defences	0	0	0	-	-
48	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
49	7.5	Flood Storage Areas	0	0	0	-	-
50 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
51 >	7.7 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
52 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
54 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
55	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
56	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
56	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
56	10.4	Special Protection Areas (SPA)	0	0	0	0	0
56	10.5	National Nature Reserves (NNR)	0	0	0	0	0
57	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
57 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	1
57	10.8	Biosphere Reserves	0	0	0	0	0
57	10.9	Forest Parks	0	0	0	0	0
58	10.10	Marine Conservation Zones	0	0	0	0	0
58	10.11	Green Belt	0	0	0	0	0
58	10.12	Proposed Ramsar sites	0	0	0	0	0

58	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
58	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
59	10.15	Nitrate Sensitive Areas	0	0	0	0	0
59 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	1	2
60 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
61	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
62	11.1	World Heritage Sites	0	0	0	-	-
62	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
62	11.3	National Parks	0	0	0	-	-
62	11.4	Listed Buildings	0	0	0	-	-
63	11.5	Conservation Areas	0	0	0	-	-
63	11.6	Scheduled Ancient Monuments	0	0	0	-	-
63	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
64 >	12.1 >	Agricultural Land Classification >	Grade 4 (within 250m)				
65	12.2	Open Access Land	0	0	0	-	-
65	12.3	Tree Felling Licences	0	0	0	-	-
65	12.4	Environmental Stewardship Schemes	0	0	0	-	-
66 >	12.5 >	Countryside Stewardship Schemes >	0	1	2	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
67 >	13.1 >	Priority Habitat Inventory >	0	6	12	-	-
68	13.2	Habitat Networks	0	0	0	-	-
68	13.3	Open Mosaic Habitat	0	0	0	-	-
69	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
70 >	14.1 >	10k Availability >	Identified (within 500m)				
71	14.2	Artificial and made ground (10k)	0	0	0	0	-
72	14.3	Superficial geology (10k)	0	0	0	0	-

72	14.4	Landslip (10k)	0	0	0	0	-
73	14.5	Bedrock geology (10k)	0	0	0	0	-
73	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	**Geology 1:50,000 scale >**	On site	0-50m	50-250m	250-500m	500-2000m
74 >	**15.1 >**	**50k Availability >**	Identified (within 500m)				
75	15.2	Artificial and made ground (50k)	0	0	0	0	-
75	15.3	Artificial ground permeability (50k)	0	0	-	-	-
76 >	**15.4 >**	**Superficial geology (50k) >**	1	0	0	1	-
77 >	**15.5 >**	**Superficial permeability (50k) >**	Identified (within 50m)				
77	15.6	Landslip (50k)	0	0	0	0	-
77	15.7	Landslip permeability (50k)	None (within 50m)				
78 >	**15.8 >**	**Bedrock geology (50k) >**	1	0	0	0	-
79 >	**15.9 >**	**Bedrock permeability (50k) >**	Identified (within 50m)				
79 >	**15.10 >**	**Bedrock faults and other linear features (50k) >**	0	0	0	1	-
Page	Section	**Boreholes >**	On site	0-50m	50-250m	250-500m	500-2000m
80 >	**16.1 >**	**BGS Boreholes >**	0	10	27	-	-
Page	Section	**Natural ground subsidence >**					
83 >	**17.1 >**	**Shrink swell clays >**	Very low (within 50m)				
84 >	**17.2 >**	**Running sands >**	Low (within 50m)				
86 >	**17.3 >**	**Compressible deposits >**	Moderate (within 50m)				
88 >	**17.4 >**	**Collapsible deposits >**	Very low (within 50m)				
90 >	**17.5 >**	**Landslides >**	Very low (within 50m)				
91 >	**17.6 >**	**Ground dissolution of soluble rocks >**	Negligible (within 50m)				
Page	Section	Mining and ground workings	On site	0-50m	50-250m	250-500m	500-2000m
93	18.1	BritPits	0	0	0	0	-
93	18.2	Surface ground workings	0	0	0	-	-
93	18.3	Underground workings	0	0	0	0	0
93	18.4	Underground mining extents	0	0	0	0	-
94	18.5	Historical Mineral Planning Areas	0	0	0	0	-

94	18.6	Non-coal mining	0	0	0	0	0
94	18.7	JPB mining areas	None (within 0m)				
94	18.8	The Coal Authority non-coal mining	0	0	0	0	-
95	18.9	Researched mining	0	0	0	0	-
95	18.10	Mining record office plans	0	0	0	0	-
95	18.11	BGS mine plans	0	0	0	0	-
95	18.12	Coal mining	None (within 0m)				
95	18.13	Brine areas	None (within 0m)				
96	18.14	Gypsum areas	None (within 0m)				
96	18.15	Tin mining	None (within 0m)				
96	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
97	19.1	Natural cavities	0	0	0	0	-
97	19.2	Mining cavities	0	0	0	0	0
97	19.3	Reported recent incidents	0	0	0	0	-
97	19.4	Historical incidents	0	0	0	0	-
Page	Section	**Radon** >					
99 >	**20.1** >	**Radon** >	Between 1% and 3% (within 0m)				
Page	Section	**Soil chemistry** >	On site	0-50m	50-250m	250-500m	500-2000m
101 >	**21.1** >	**BGS Estimated Background Soil Chemistry** >	4	2	-	-	-
101	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
102	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
103	22.1	Underground railways (London)	0	0	0	-	-
103	22.2	Underground railways (Non-London)	0	0	0	-	-
103	22.3	Railway tunnels	0	0	0	-	-
103	22.4	Historical railway and tunnel features	0	0	0	-	-
103	22.5	Royal Mail tunnels	0	0	0	-	-
104	22.6	Historical railways	0	0	0	-	-

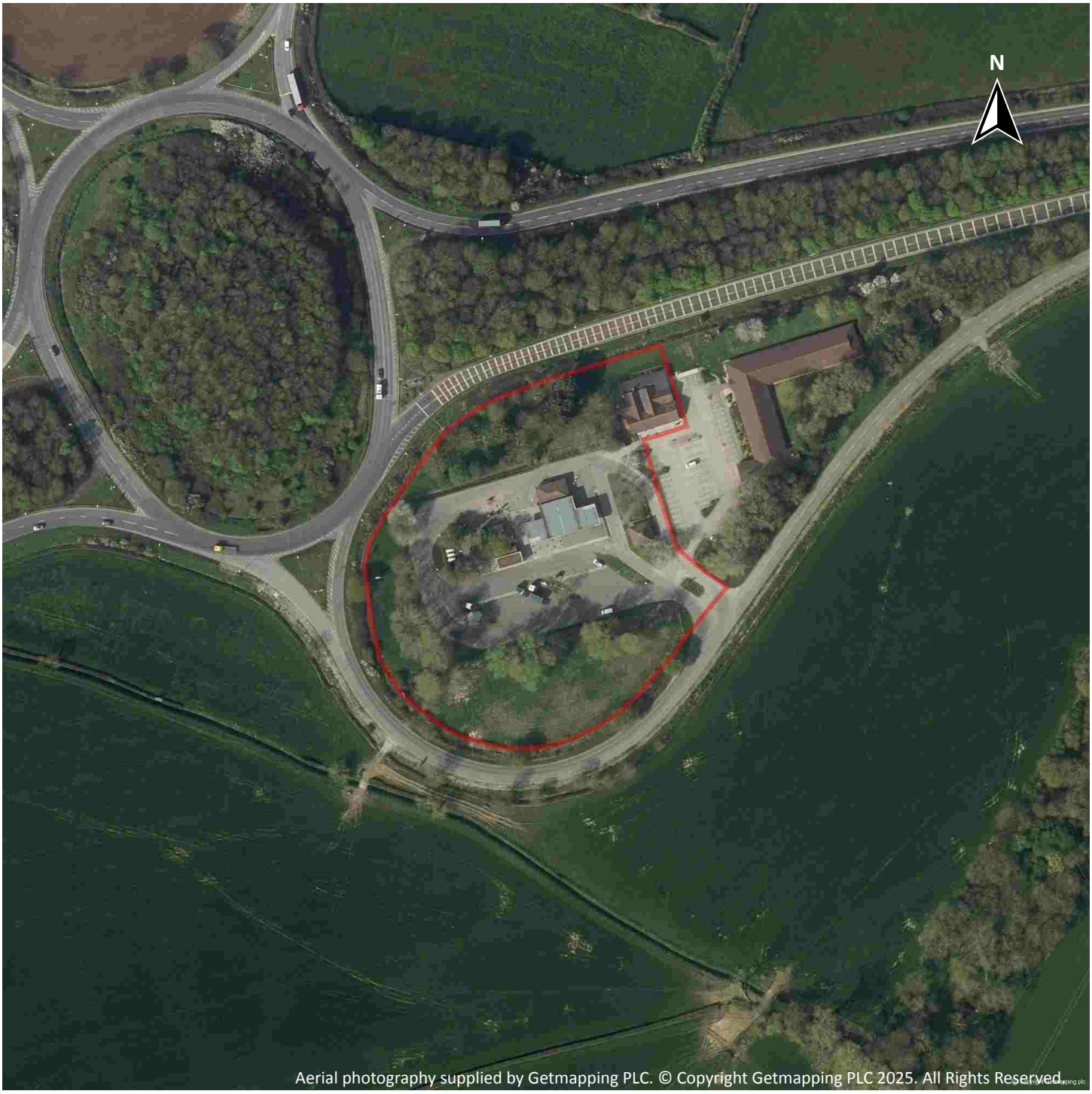
104	22.7	Railways	0	0	0	-	-
104	22.8	Crossrail 2	0	0	0	0	-
104	22.9	HS2	0	0	0	0	-

Recent aerial photograph

Capture Date: 21/05/2023

Site Area: 1.85ha

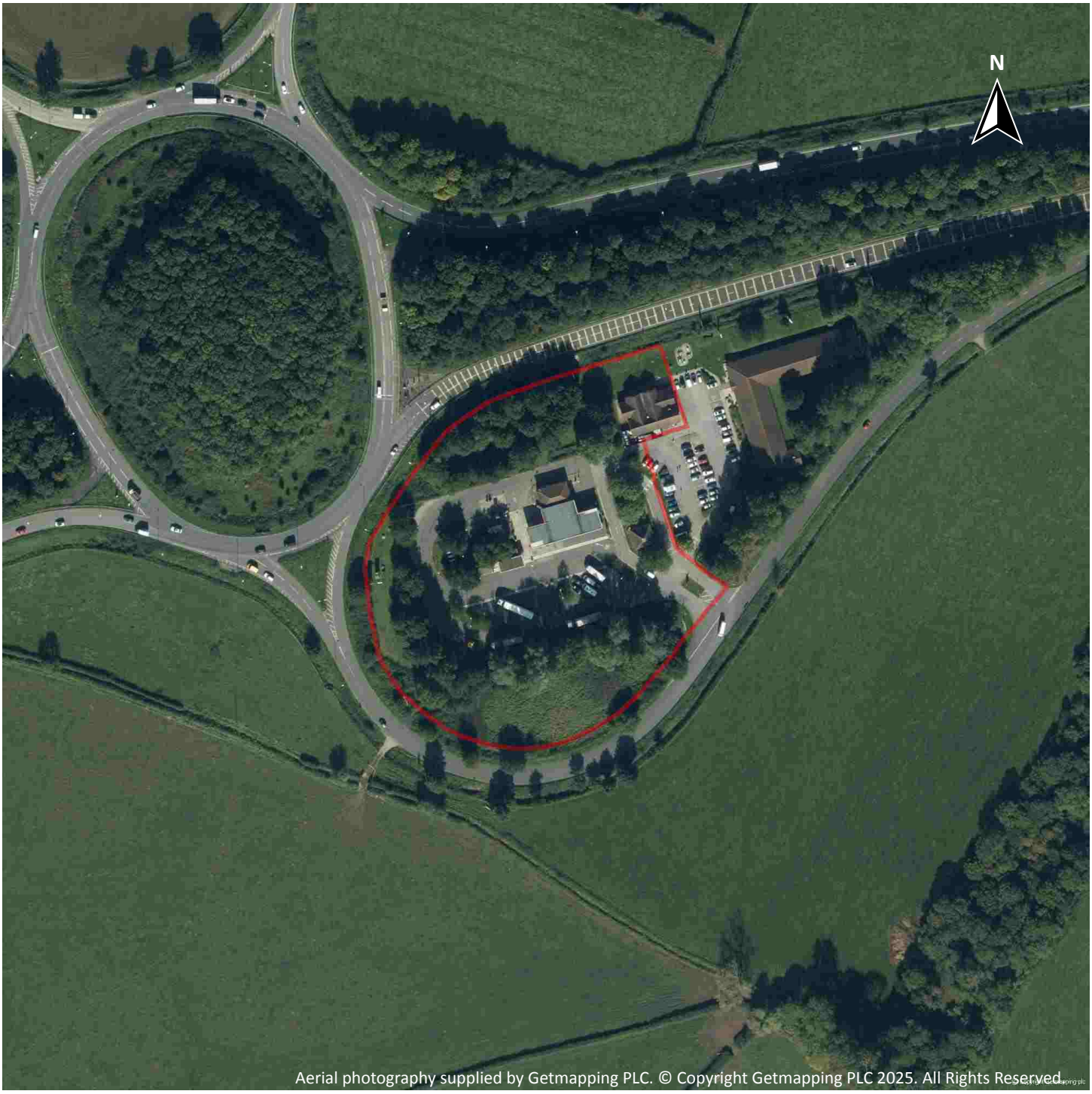
Recent site history - 2020 aerial photograph



Capture Date: 09/04/2020

Site Area: 1.85ha

Recent site history - 2015 aerial photograph



Capture Date: 28/09/2015

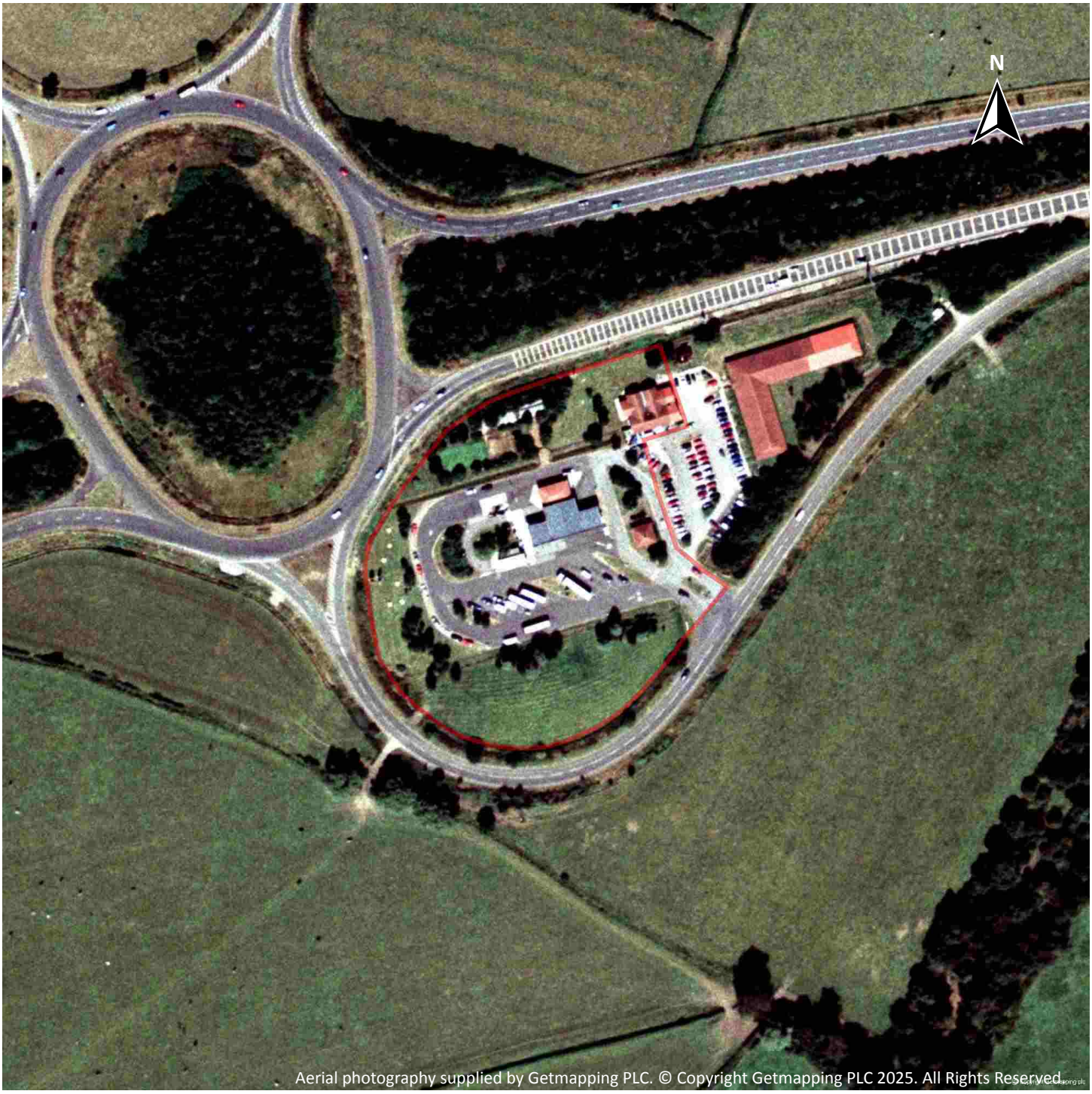
Site Area: 1.85ha

Recent site history - 2006 aerial photograph

Capture Date: 03/06/2006

Site Area: 1.85ha

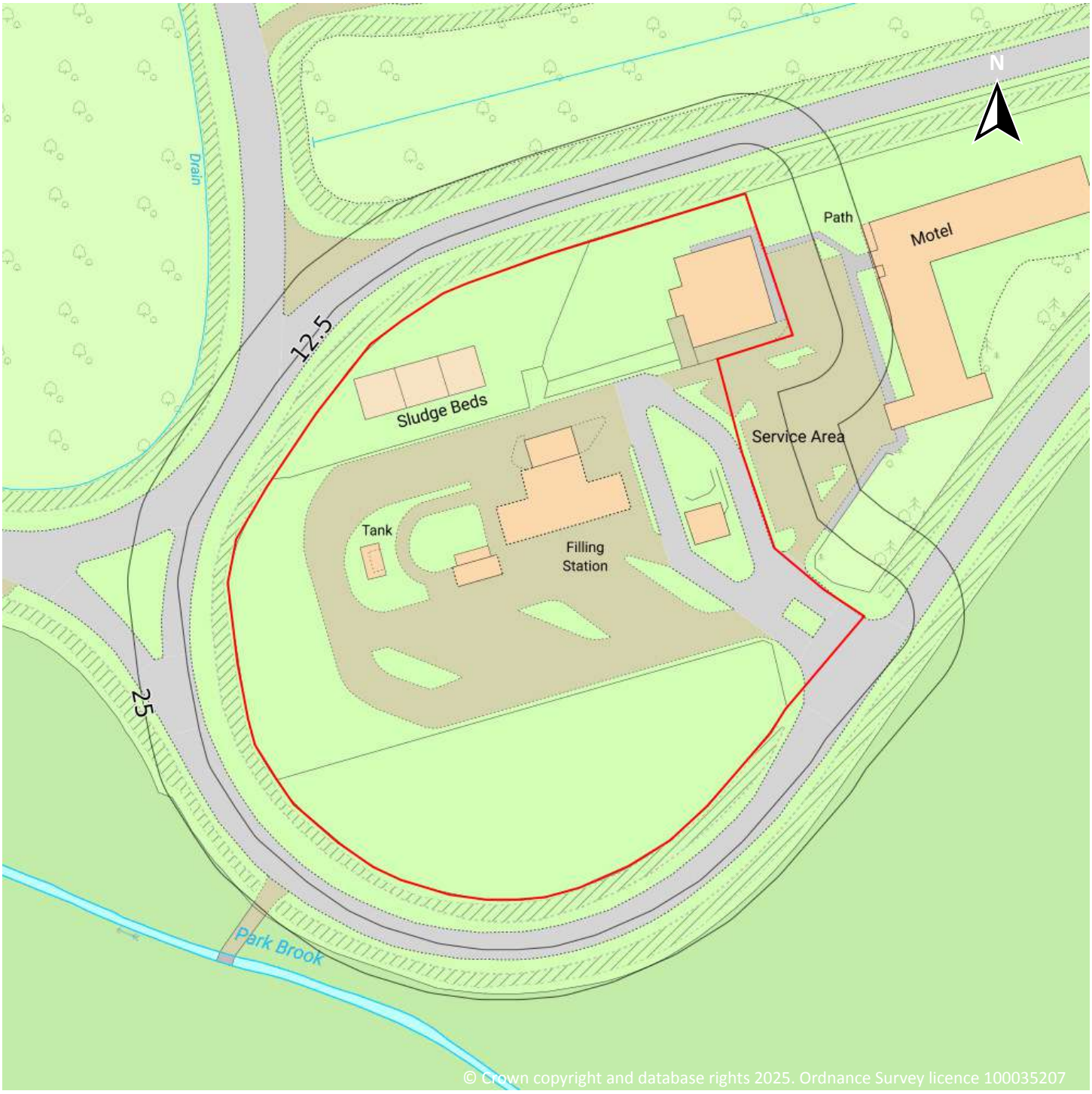
Recent site history - 1999 aerial photograph



Capture Date: 24/07/1999

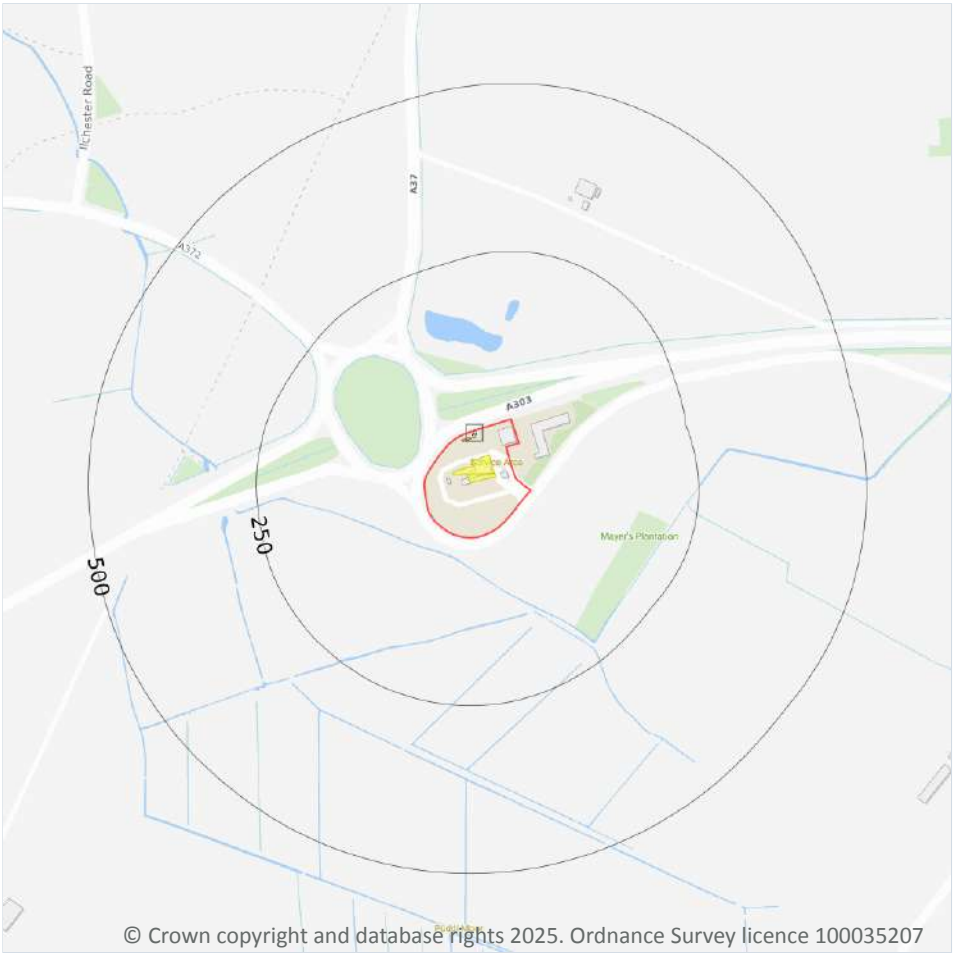
Site Area: 1.85ha

OS MasterMap site plan



Site Area: 1.85ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical tanks

Historical petrol stations

1.1 Historical industrial land uses

Records within 500m	0

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'.

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	1

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 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**	**Tanks**	**1995**	**178267**

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	0

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 un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	2

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 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**	**Filling Station**	**1995**	**2281**
A	**On site**	**Filling Station**	**1995**	**2300**

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 un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

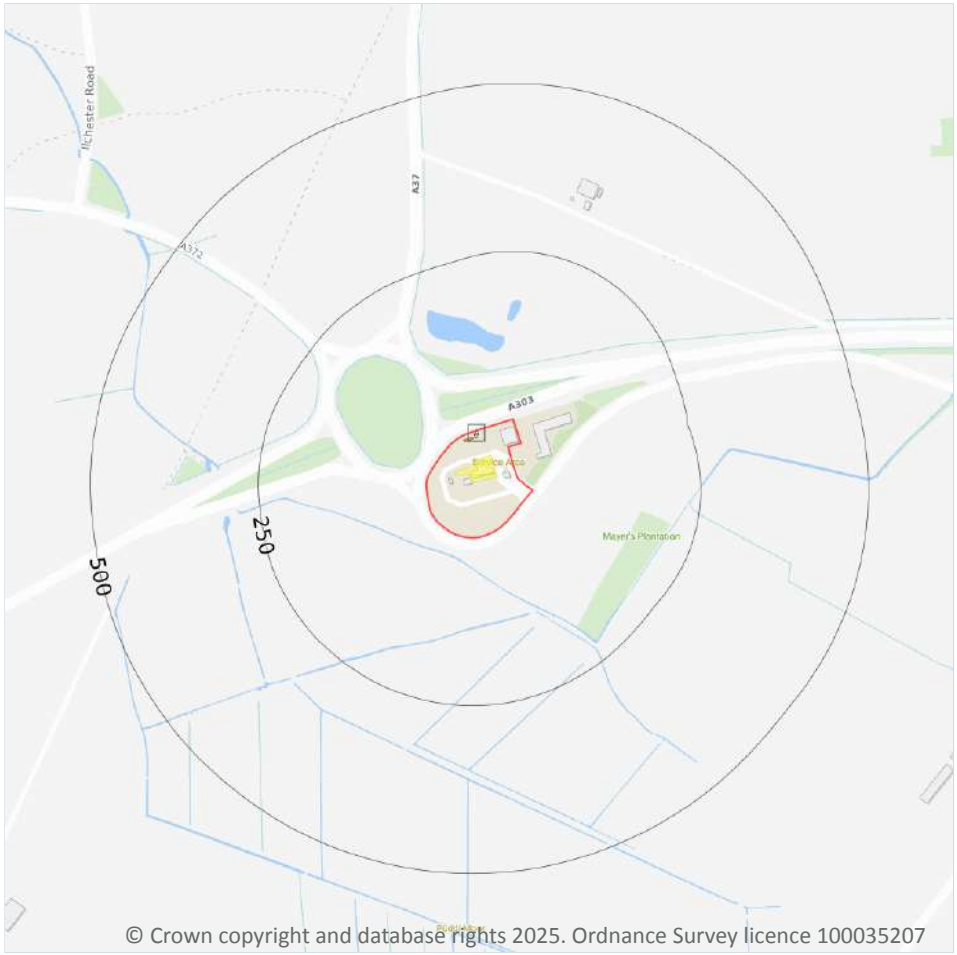
1.6 Historical military land

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 tanks

Historical petrol stations

2.1 Historical industrial land uses

Records within 500m	0

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'.

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	1

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 18 >**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Tanks**	**1995**	**178267**

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	0

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'.

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	2

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'.

Features are displayed on the Past land use - un-grouped map on **page 18 >**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Filling Station**	**1995**	**2281**
A	**On site**	**Filling Station**	**1995**	**2300**

This data is sourced from Ordnance Survey / Groundsure.

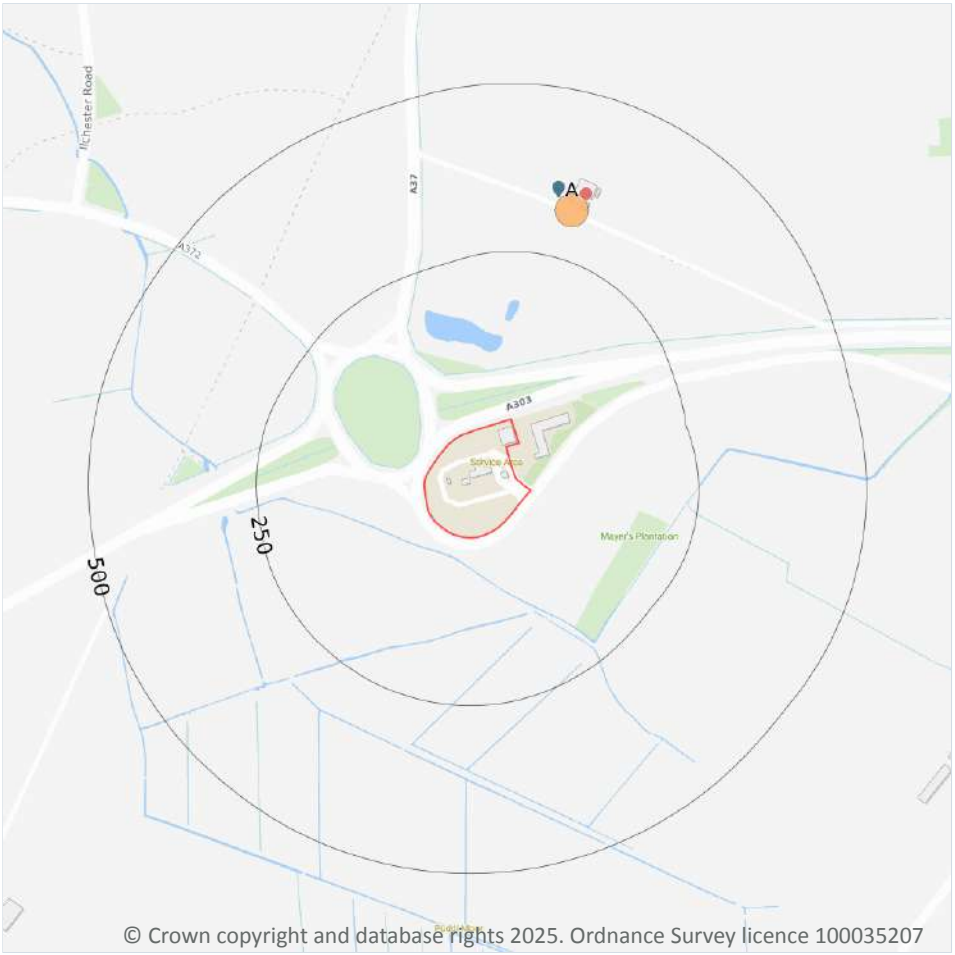
2.5 Historical garages

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)

Historical waste sites

Licensed waste sites

Waste exemptions

3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

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

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

3.5 Historical waste sites

Records within 500m	1

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

Features are displayed on the Waste and landfill map on **page 21 >**

ID	Location	Address	Further Details	Date
A	299m N	Site Address: Podimore Recycling Ltd, Podimore Roundabout, Yeovil, Somerset, BA22 8JQ, S.WEST	Type of Site: Recycling Facility (Extension) Planning application reference: 24/00869/OLAC Description: Scheme comprises extension of existing recycling facility to include construction of topsoil shed, lorry workshop and improved staff facilities and the creation of a perimeter embankment. This project also includes associated infrastructure works. Data source: Historic Planning Application Data Type: Point	04/04/2024

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

3.6 Licensed waste sites

Records within 500m	2

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

Features are displayed on the Waste and landfill map on **page 21 >**

ID	Location	Details		
A	349m N	Site Name: Podimore Recycling Ltd Site Address: Lower Farm, Podimore, Yeovil, Somerset, BA22 8JG Correspondence Address: -	Type of Site: Treatment of waste to produce soil 75,000 tpy Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: POD004 EPR reference: EA/EPR/HB3732RJ/A001 Operator: Podimore Recycling Ltd Waste Management licence No: 104363 Annual Tonnage: 74999	Issue Date: 25/06/2012 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
A	349m N	Site Name: Podimore Recycling Ltd Site Address: Lower Farm, Podimore, Yeovil, Somerset, BA22 8JG Correspondence Address: -	Type of Site: Treatment of waste to produce soil 75,000 tpy Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 629431 EPR reference: EA/EPR/HB3732RJ Operator: Podimore Recycling Limited Waste Management licence No: 104363 Annual Tonnage: 74999	Issue Date: 25/06/2012 Effective Date: 25/06/2012 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

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

3.7 Waste exemptions

Records within 500m **4**

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.

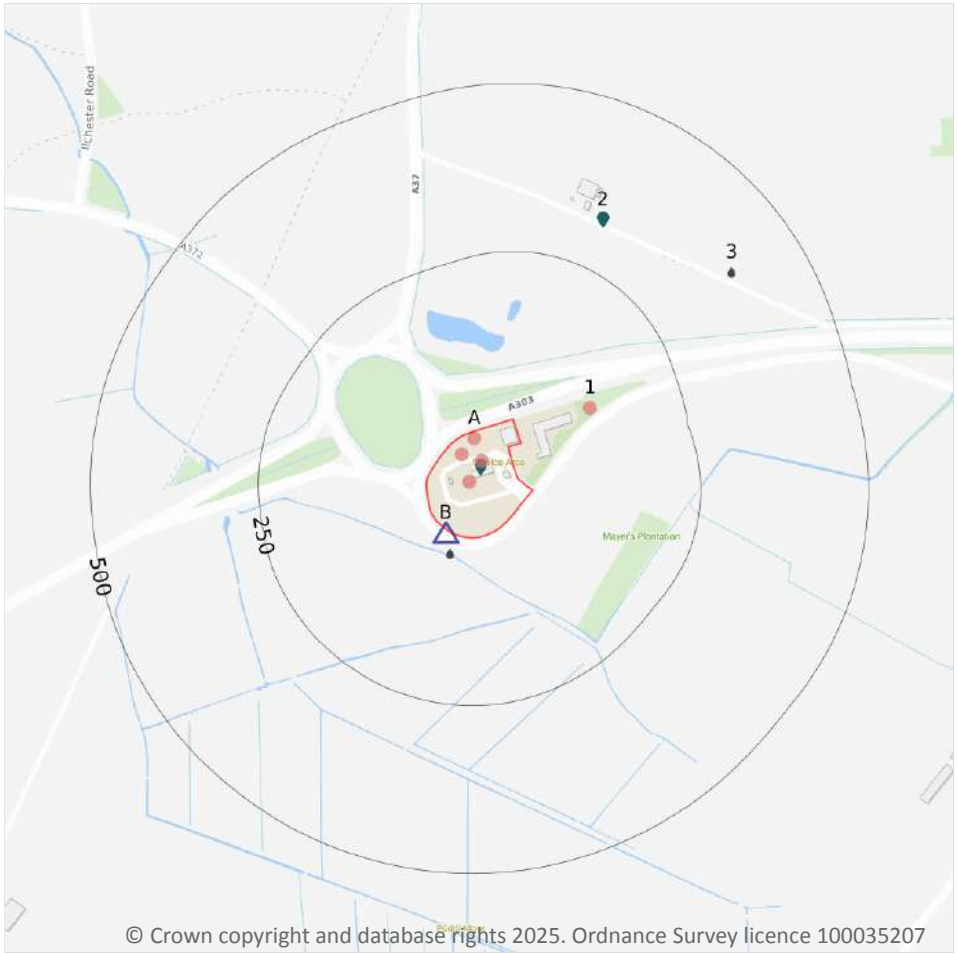
Features are displayed on the Waste and landfill map on **page 21 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	354m N	Podimore, Yeovil, Ba22 8jg	WEX398390	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	354m N	-	WEX268565	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	354m N	Podimore, Yeovil, Ba22 8jg	WEX213149	Using waste exemption	Not on a farm	Use of waste in construction

ID	Location	Site	Reference	Category	Sub-Category	Description
A	354m N	Podimore, Yeovil, Ba22 8jg	WEX128169	Storing waste exemption	Not on a farm	Storage of waste in a secure place

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

Current or recent petrol stations

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

Licensed Discharges to controlled waters

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 25 >**

ID	Location	Company	Address	Activity	Category
A	**On site**	**Tank**	**Somerset, BA22**	**Tanks (Generic)**	**Industrial Features**
A	**On site**	**Esso**	**A303-A37 Roundabout, Podimore, Yeovil, Somerset, BA22 8JG**	**Petrol and Fuel Stations**	**Road and Rail**
A	**On site**	**Sludge Beds**	**Somerset, BA22**	**Waste Storage, Processing and Disposal**	**Infrastructure and Facilities**

ID	Location	Company	Address	Activity	Category
A	**On site**	**Mfg Podimore**	**A303(t), Podimore, Yeovil, Somerset, BA22 8JG**	**Vehicle Cleaning Services**	**Personal, Consumer and Other Services**
1	115m NE	Mast	Somerset, BA22	Telecommunications Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	**1**

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 25 >**

ID	Location	Company	Address	LPG	Status
B	5m SW	ESSO	A303(t), Podimore, Yeovil, Somerset, BA22 8JG	Yes	Open

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	2

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

Features are displayed on the Current industrial land use map on **page 25 >**

ID	Location	Address	Details	
A	**On site**	**Malthurst Petroleum Ltd, Podimore Services, Podimore Road, Podimore, Yeovil, Somerset, BA22 8JG**	**Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B**	**Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified**
2	326m NE	Podimore Recycling Ltd, Podimore Road, Yeovilton, Yeovil, Somerset, BA22 8JG	Process: Mineral Drying ; Coating Processes Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

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	2

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 25 >**

ID	Location	Address	Details	
B	31m S	PODIMORELITTLECHEF,PROPOSEDSERVICEAREA,A303PODIMORE,YEOVIL,SOMERSET	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 070396 Permit Version: 1 Receiving Water: PARK BROOK TRIB OF RIVER CARY	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: - Effective Date: 01/03/1988 Revocation Date: 07/11/2008

ID	Location	Address	Details	
3	392m NE	LOWERFARM(YEOVILTON,PODIMORE,YEOVIL,SOMERSET	Effluent Type: AGRICULTURE - ARABLE FARMING Permit Number: 080428 Permit Version: 1 Receiving Water: TRIB OF RIVER CARY	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: - Effective Date: 24/07/1969 Revocation Date: 20/11/2002

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	0

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

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.

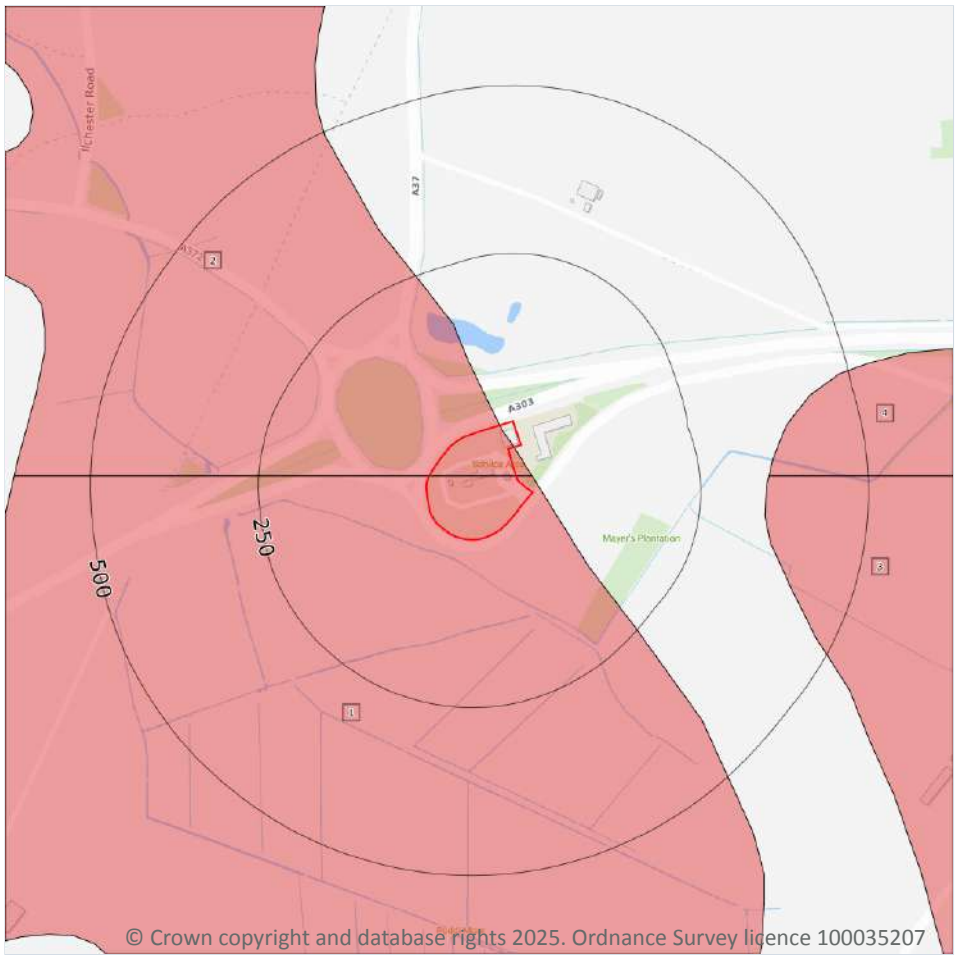
4.21 Pollution inventory radioactive waste

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	4

Aquifer status of groundwater held within superficial geology.

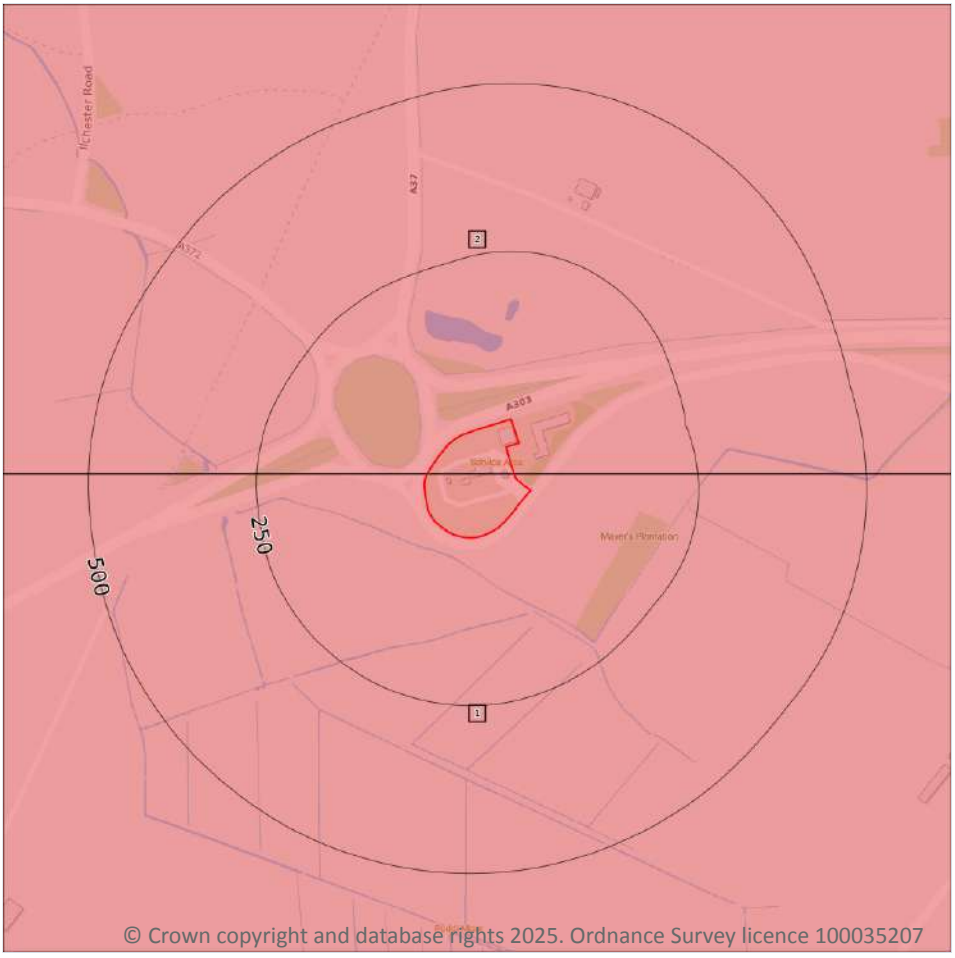
Features are displayed on the Hydrogeology map on **page 31 >**

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

ID	Location	Designation	Description
3	347m 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	353m 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

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

Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m	2

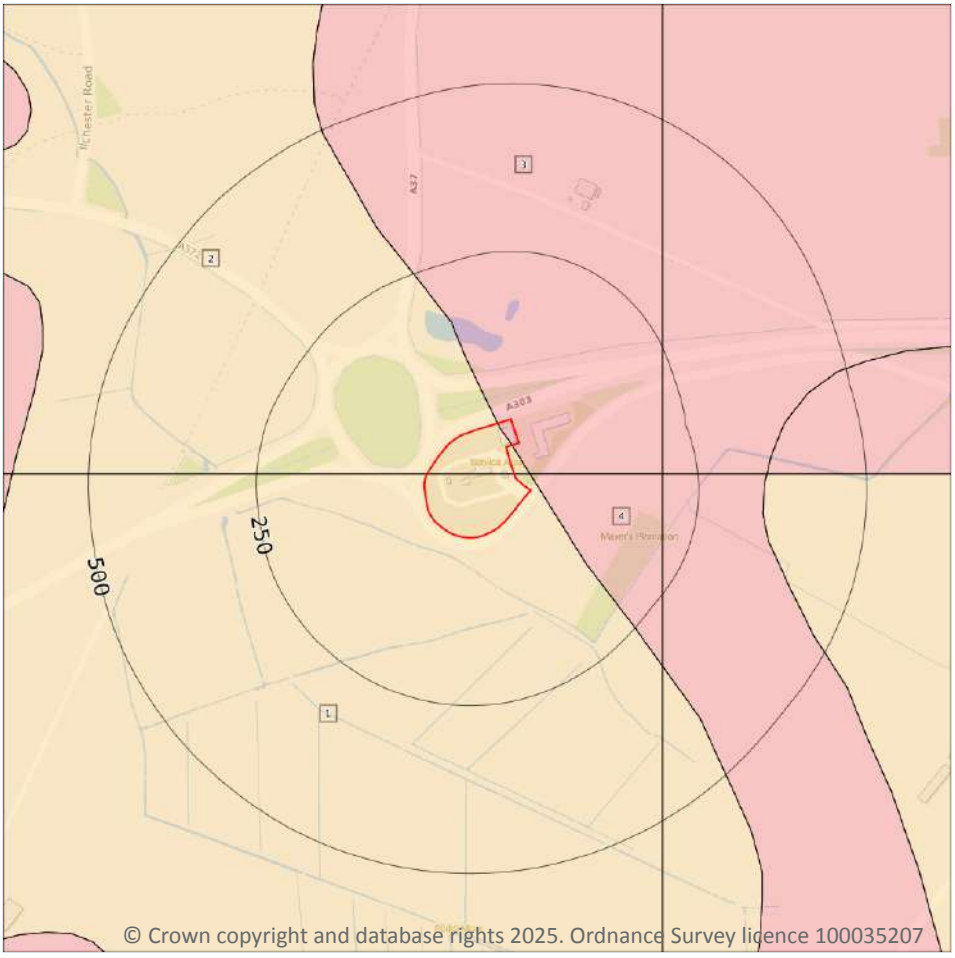
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 33 >**

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

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

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

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

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

Other information
- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	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 35 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	**On site**	**Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer**	**Leaching class: High Infiltration value: >70% Dilution value: 300-550mm/year**	**Vulnerability: High Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: Low**	**Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures**
2	**On site**	**Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer**	**Leaching class: High Infiltration value: >70% Dilution value: <300mm/year**	**Vulnerability: High Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: Medium**	**Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures**
3	**On site**	**Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer**	**Leaching class: High Infiltration value: >70% Dilution value: <300mm/year**	**Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: Medium**	**Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures**
4	12m E	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: Low	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	0

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

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

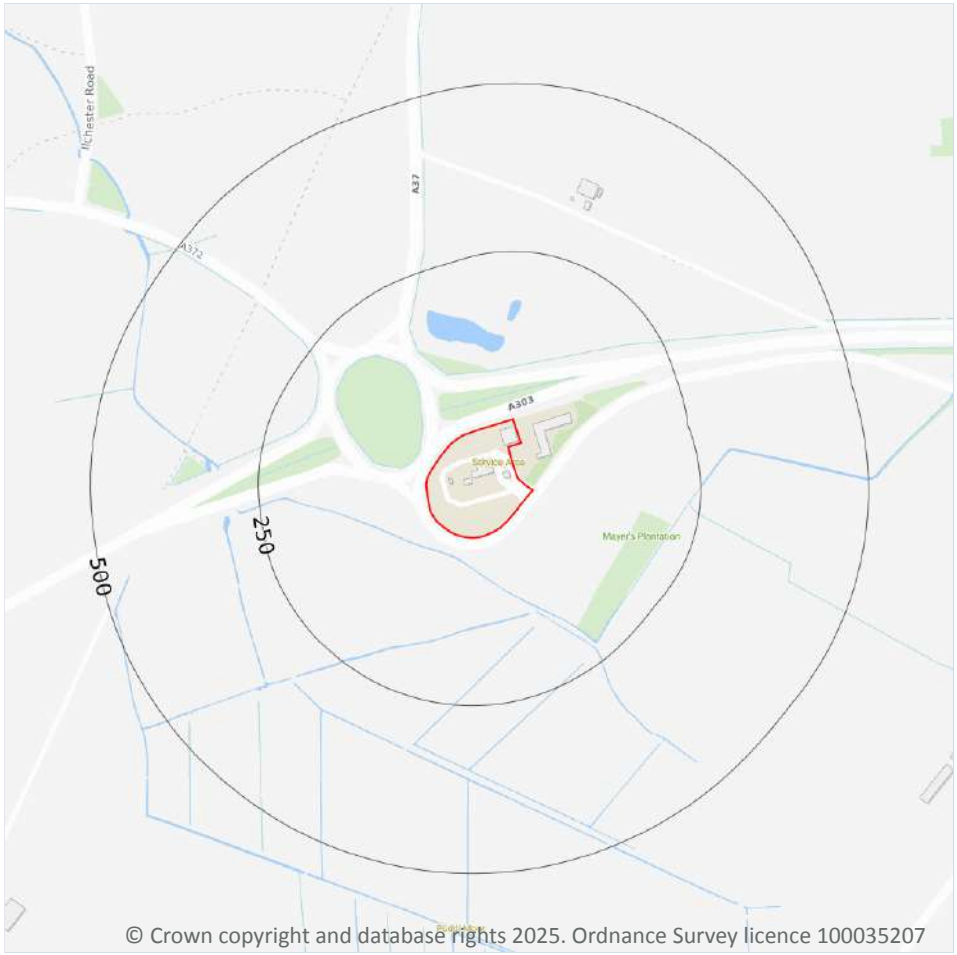
5.5 Groundwater vulnerability- local information

Records on site	0

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
- 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	4

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 38 >**

ID	Location	Details	
-	796m E	Status: Historical Licence No: 16/52/008/G/069 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: LOWER FARM Data Type: Point Name: Scammell Easting: 354600 Northing: 125000	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/11/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/11/1966 Version End Date: -
-	913m SW	Status: Historical Licence No: 16/52/008/G/050 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: YEOVILTON Data Type: Point Name: Parker Easting: 353000 Northing: 124300	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/01/1967 Expiry Date: - Issue No: 100 Version Start Date: 01/01/1967 Version End Date: -
-	1544m N	Status: Historical Licence No: 16/52/008/G/034 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: CHARLTON MACKRELL Data Type: Point Name: National Trust Easting: 353500 Northing: 126600	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/08/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/08/1966 Version End Date: -
-	1544m N	Status: Historical Licence No: 16/52/008/G/034 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: LYTES CARY HOUSE, CHARLTON MACKRELL Data Type: Point Name: National Trust Easting: 353500 Northing: 126600	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/08/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/08/1966 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	**9**

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 38 >**

ID	Location	Details	
-	1750m SW	Status: Active Licence No: 16/52/002/S/332/R01 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: Surface Water - Fresh Point: RIVER YEO (SOMERSET) AT HAINBURY MILL LEAT Data Type: Point Name: Mr A & Mrs T Myers Easting: 352879 Northing: 123358	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: NPS/WR/024232 Original Start Date: 01/04/2018 Expiry Date: 31/03/2030 Issue No: 1 Version Start Date: 01/04/2018 Version End Date: -
-	1750m SW	Status: Historical Licence No: 16/52/002/S/332 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: Surface Water - Fresh Point: RIVER YEO (SOMERSET) AT HAINBURY MILL LEAT Data Type: Point Name: Mr A & Mrs T Myers Easting: 352879 Northing: 123358	Annual Volume (m^3): 60669903 Max Daily Volume (m^3): 251597 Original Application No: - Original Start Date: 31/10/2006 Expiry Date: 31/03/2018 Issue No: 101 Version Start Date: 31/10/2006 Version End Date: -
-	1756m SW	Status: Historical Licence No: 16/52/002/S/324 Details: Transfer Between Sources (Pre Water Act 2003) Direct Source: Surface Water - Fresh Point: HAINBURY MILL FARM Data Type: Point Name: Myers Easting: 352880 Northing: 123350	Annual Volume (m^3): 60669903 Max Daily Volume (m^3): 251597 Original Application No: - Original Start Date: 31/03/2003 Expiry Date: 31/03/2018 Issue No: 101 Version Start Date: 01/04/2006 Version End Date: -
-	1756m SW	Status: Historical Licence No: 16/52/002/S/332 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: Surface Water - Fresh Point: HAINBURY MILL FARM Data Type: Point Name: Myers Easting: 352880 Northing: 123350	Annual Volume (m^3): 60669903 Max Daily Volume (m^3): 251597 Original Application No: - Original Start Date: 31/10/2006 Expiry Date: 31/03/2018 Issue No: 101 Version Start Date: 31/10/2006 Version End Date: -

ID	Location	Details	
-	1756m SW	Status: Historical Licence No: 16/52/002/S/332 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: Surface Water - Fresh Point: RIVER YEO (SOMERSET) AT HAINBURY MILL LEAT Data Type: Point Name: Myers Easting: 352880 Northing: 123350	Annual Volume (m^3): 60669903 Max Daily Volume (m^3): 251597 Original Application No: - Original Start Date: 31/10/2006 Expiry Date: 31/03/2018 Issue No: 101 Version Start Date: 31/10/2006 Version End Date: -
-	1757m SW	Status: Historical Licence No: 16/52/002/S/325 Details: Hydroelectric Power Generation Direct Source: Surface Water - Fresh Point: HAINBURY MILL LEAT Data Type: Point Name: Myers Easting: 352870 Northing: 123354	Annual Volume (m^3): 60669903 Max Daily Volume (m^3): 251597 Original Application No: - Original Start Date: 31/03/2003 Expiry Date: 31/03/2018 Issue No: 102 Version Start Date: 23/09/2008 Version End Date: -
-	1766m SW	Status: Active Licence No: 16/52/002/S/325/R01 Details: Hydroelectric Power Generation Direct Source: Surface Water - Fresh Point: HAINBURY MILL LEAT Data Type: Point Name: Mr A & Mrs T Myers Easting: 352859 Northing: 123350	Annual Volume (m^3): 60669903 Max Daily Volume (m^3): 251597 Original Application No: NPS/WR/024228 Original Start Date: 01/04/2018 Expiry Date: 31/03/2030 Issue No: 1 Version Start Date: 01/04/2018 Version End Date: -
-	1766m SW	Status: Historical Licence No: 16/52/002/S/325 Details: Hydroelectric Power Generation Direct Source: Surface Water - Fresh Point: HAINBURY MILL LEAT Data Type: Point Name: Mr A & Mrs T Myers Easting: 352859 Northing: 123350	Annual Volume (m^3): 60669903 Max Daily Volume (m^3): 251597 Original Application No: - Original Start Date: 31/03/2003 Expiry Date: 31/03/2018 Issue No: 102 Version Start Date: 23/09/2008 Version End Date: -
-	1787m SW	Status: Historical Licence No: 16/52/002/S/325 Details: Hydroelectric Power Generation Direct Source: Surface Water - Fresh Point: HAINBURY MILL LEAT Data Type: Point Name: Myers Easting: 352780 Northing: 123370	Annual Volume (m^3): 60669903 Max Daily Volume (m^3): 251597 Original Application No: - Original Start Date: 31/03/2003 Expiry Date: 31/03/2018 Issue No: 101 Version Start Date: 31/03/2003 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0

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

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

5.9 Source Protection Zones

Records within 500m	0

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

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

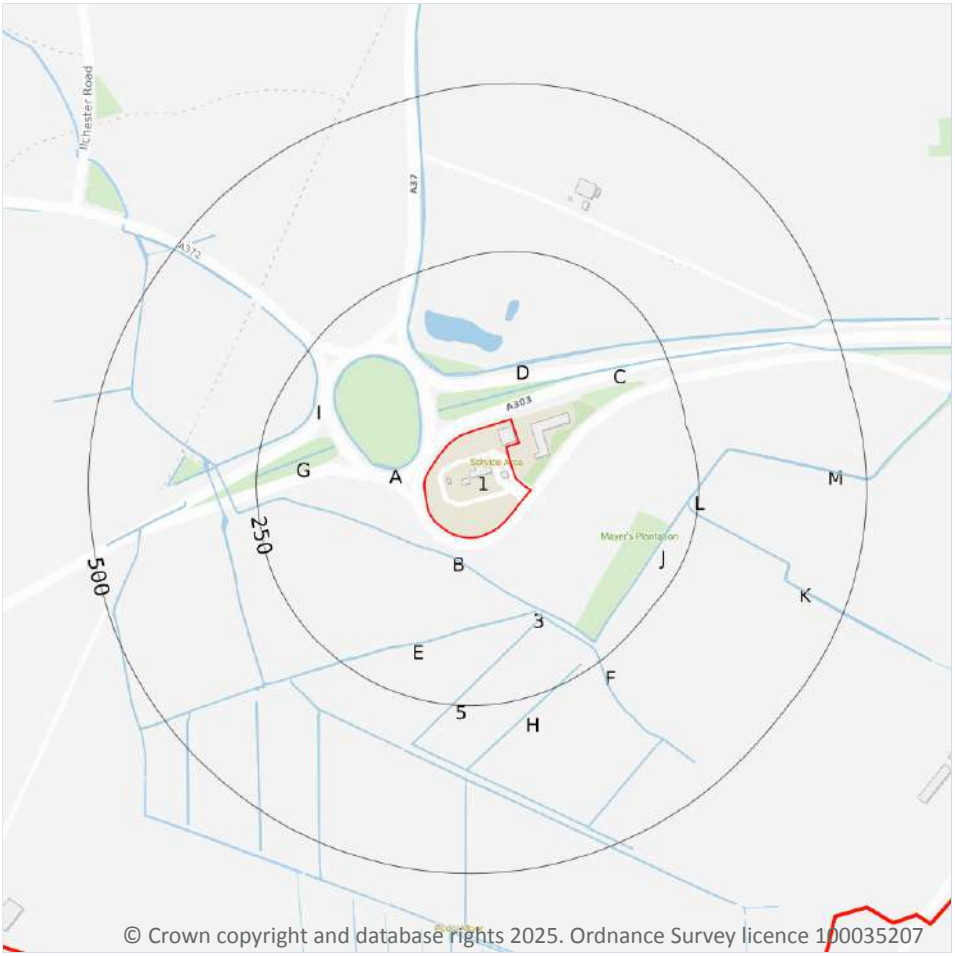
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology



Site Outline

Search buffers in metres (m)

Water Network (OS 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	16

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 43 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
A	29m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
B	32m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Park Brook
C	39m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	78m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	130m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
3	133m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
F	134m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	143m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
5	151m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
I	195m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
J	205m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Park Brook
K	235m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
L	235m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
H	238m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
L	247m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
M	250m E	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	14

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 43 >**

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 43 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**River**	**Cary - source to conf with KSD**	**GB108052015140**	**Parrett**	**Somerset South and West**

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

6.4 WFD Surface water bodies

Records identified	1

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

Features are displayed on the Hydrology map on **page 43 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	822m N	River	Cary - source to conf with KSD	GB108052015140 ↗	Moderate	Fail	Moderate	2019

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

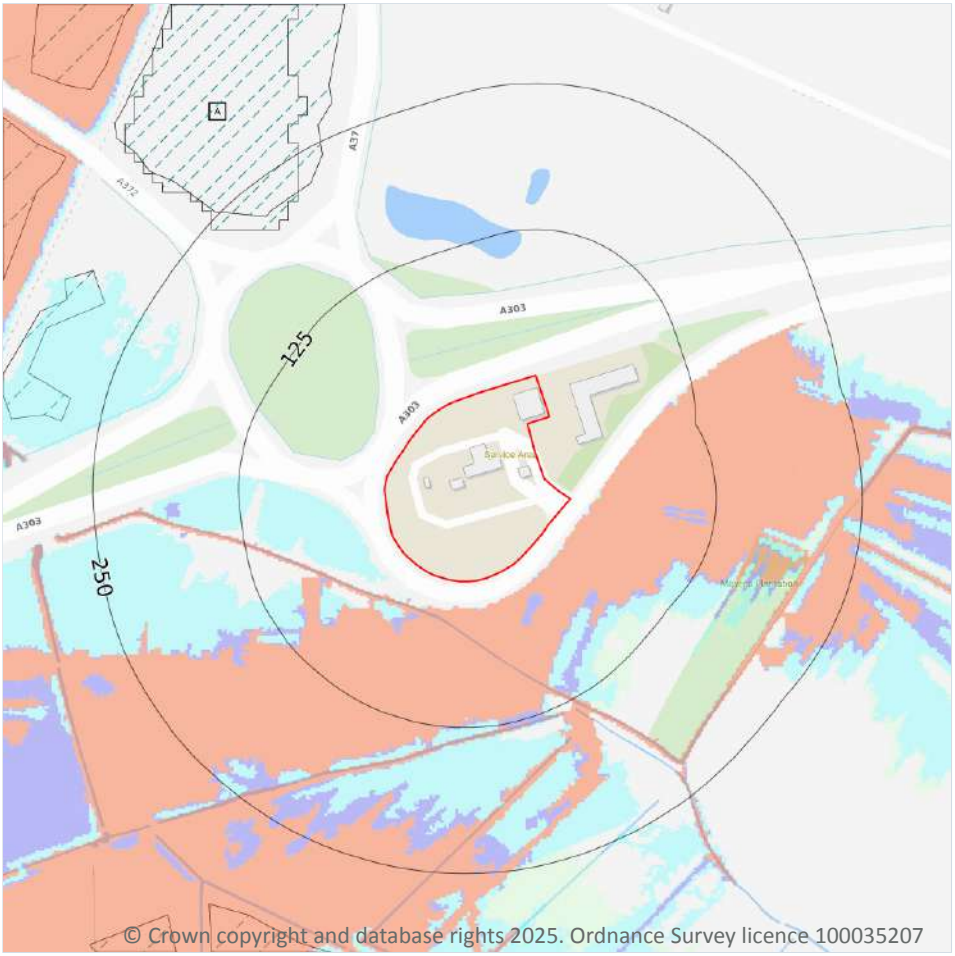
6.5 WFD Groundwater bodies

Records on site	0

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

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

7 River and coastal flooding



7.1 Risk of flooding from rivers and the sea

Records within 50m	6

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).

Features are displayed on the River and coastal flooding map on **page 47 >**

Distance	Flood risk category
On site	**N/A**
0 - 50m	High

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

7.2 Historical Flood Events

Records within 250m	**2**

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.

Features are displayed on the River and coastal flooding map on **page 47 >**

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
A	206m NW	Flood Extents_Winter 2013 To 2014	2014-01-09 2014-02-27	Main river	Overtopping of defences	Fluvial
A	221m NW	Nov 2012 Floods	2012-11-20 2012-11-23	Main river	Overtopping of defences	Fluvial

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.

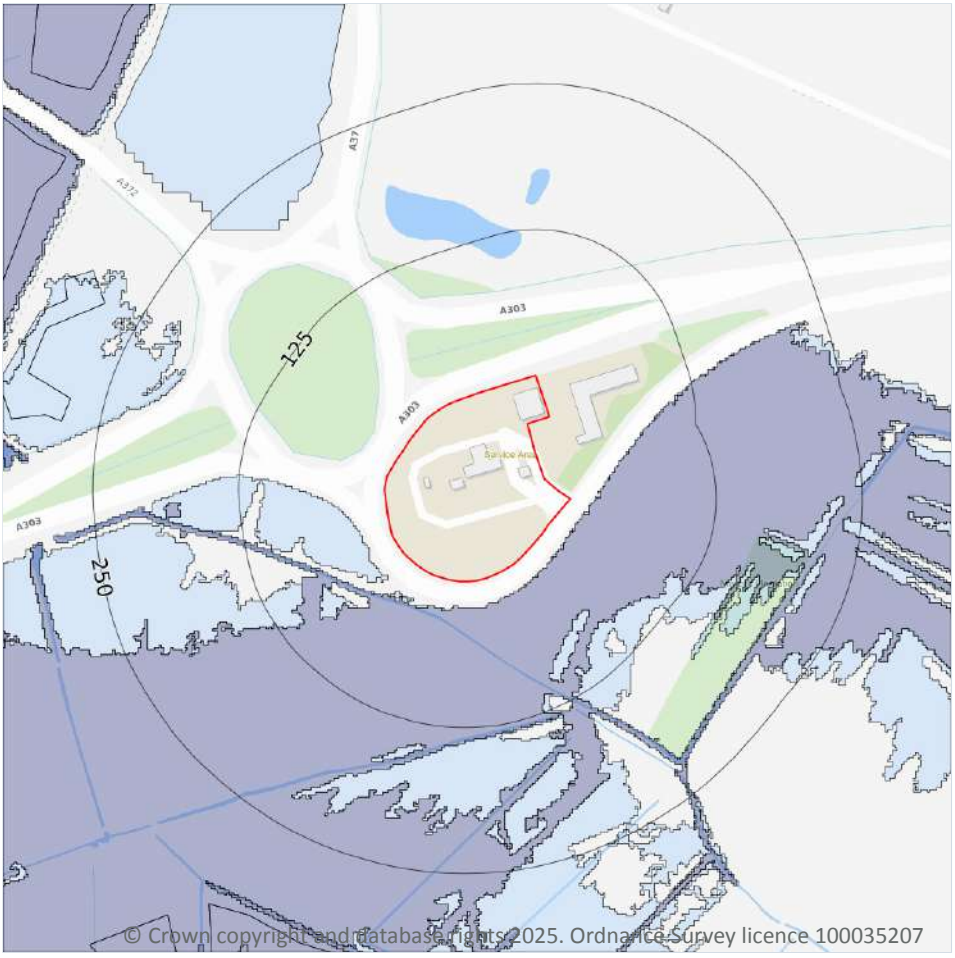
7.5 Flood Storage Areas

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



Site Outline

Search buffers in metres (m)

Flood zone 2

Flood zone 3

7.6 Flood Zone 2

Records within 50m	1

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.

Features are displayed on the River and coastal flooding map on **page 47 >**

Location	Type
16m E	Zone 2 - (Fluvial /Tidal Models)

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

7.7 Flood Zone 3

Records within 50m	1

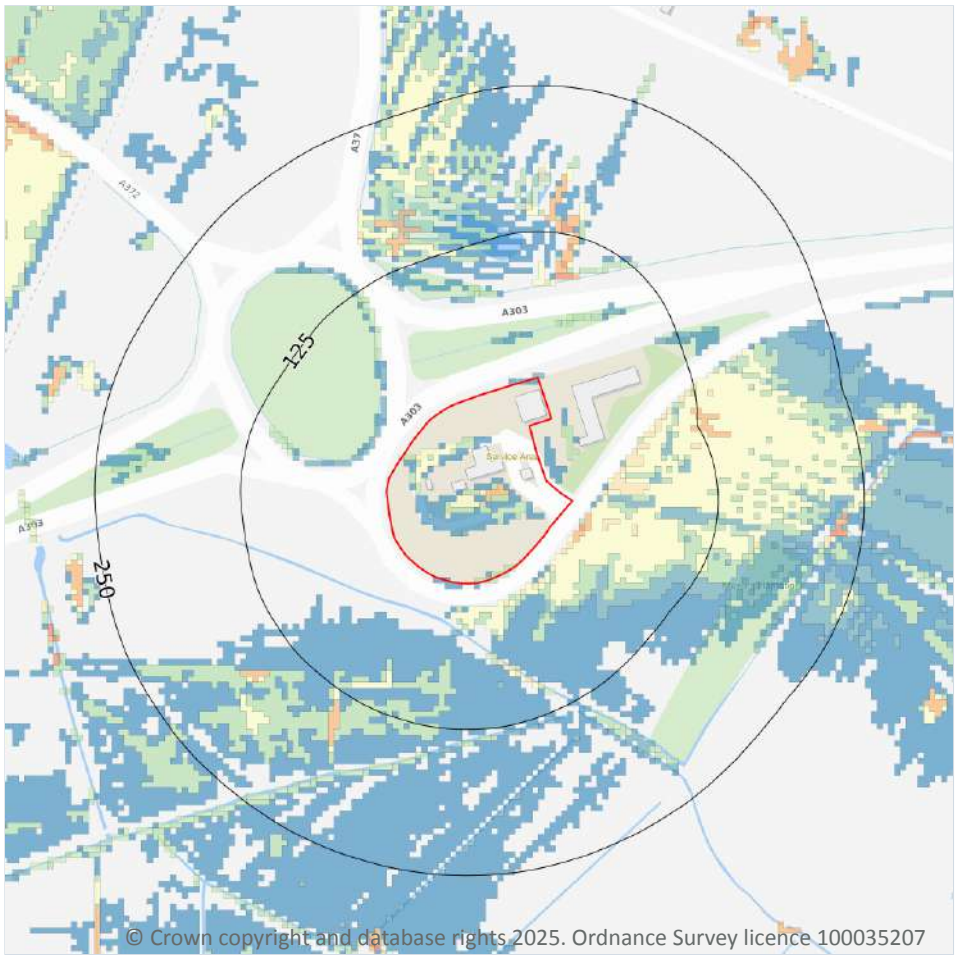
Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

Features are displayed on the River and coastal flooding map on **page 47 >**

Location	Type
16m E	Zone 3 - (Fluvial /Tidal Models)

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

8 Surface water flooding



Site Outline
Search buffers in metres (m)

1 in 1000 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site	**1 in 30 year, 0.1m - 0.3m**
Highest risk within 50m	**1 in 30 year, 0.3m - 1.0m**

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

Features are displayed on the Surface water flooding map on **page 52 >**

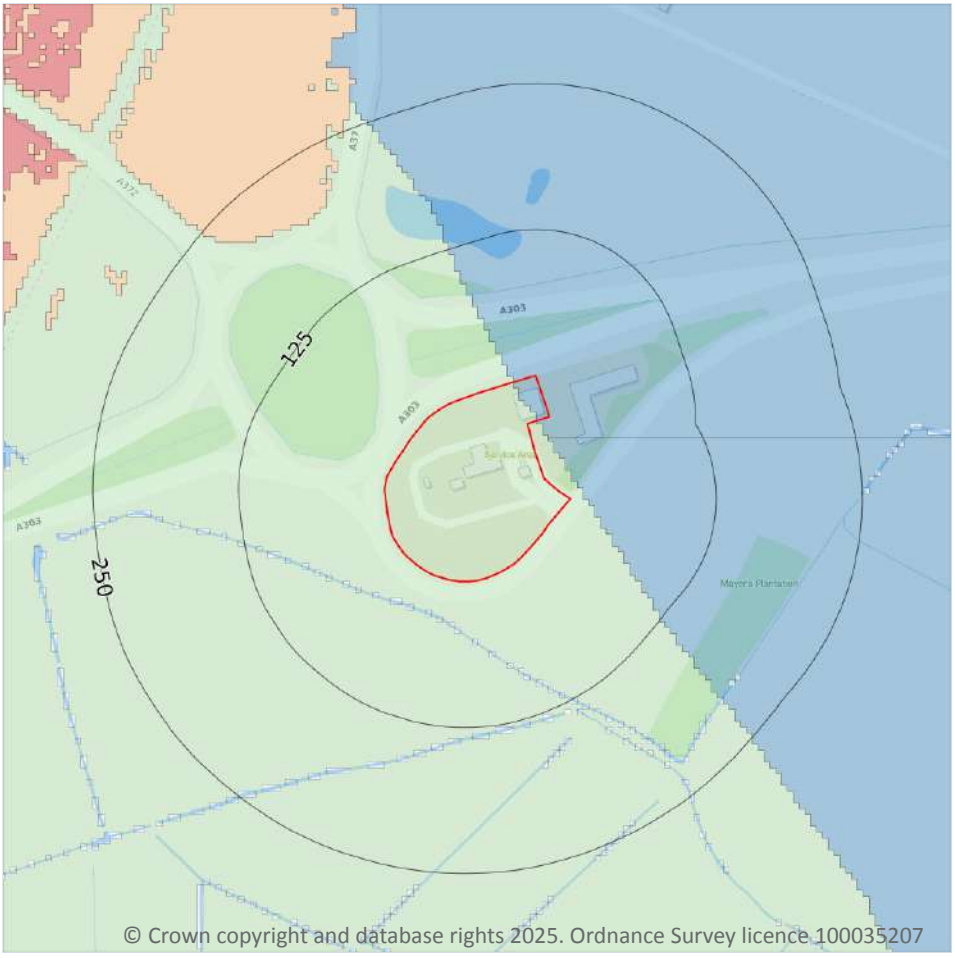
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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

Return period	Maximum modelled depth
1 in 1000 year	Between 0.3m and 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.1m and 0.3m
1 in 30 year	Between 0.1m and 0.3m

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

Low

Negligible

9.1 Groundwater flooding

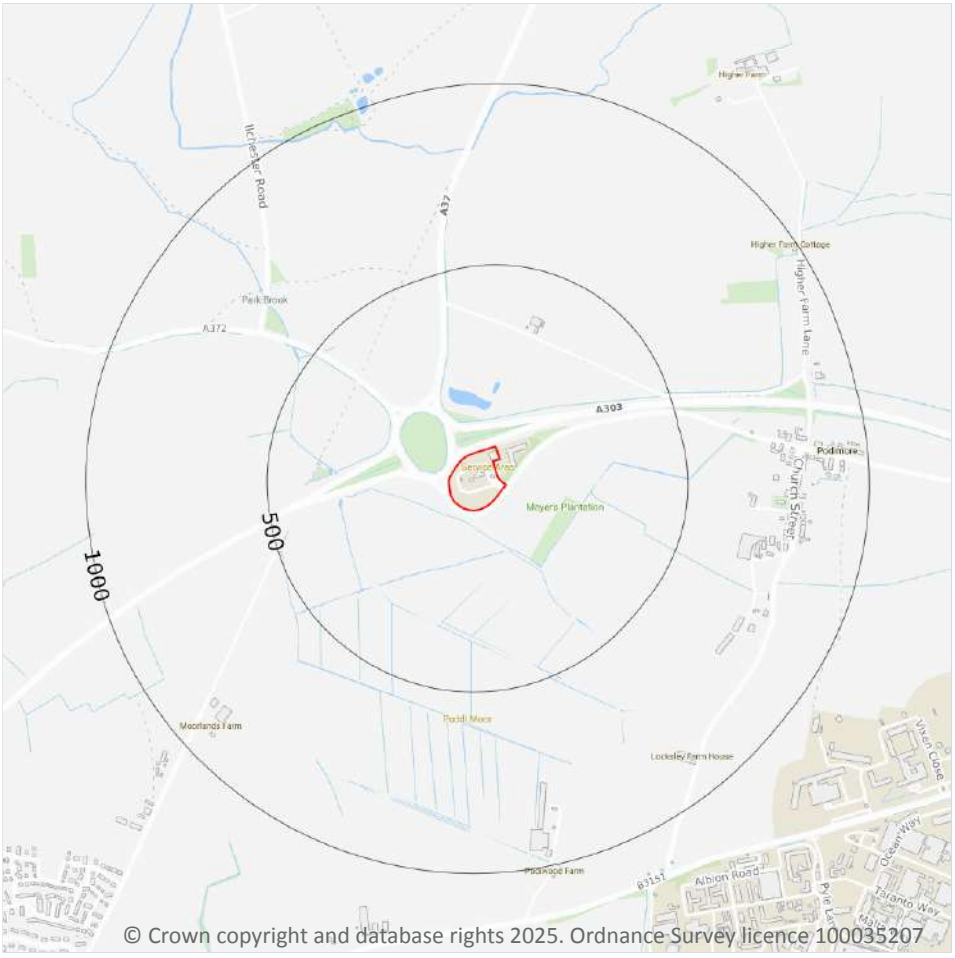
Highest risk on site	**Low**
Highest risk within 50m	**Low**

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 54 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

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

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

10.7 Designated Ancient Woodland

Records within 2000m	1

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 55 >**

ID	Location	Name	Woodland Type
-	1879m E	Annis Hill Wood	Ancient & Semi-Natural 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

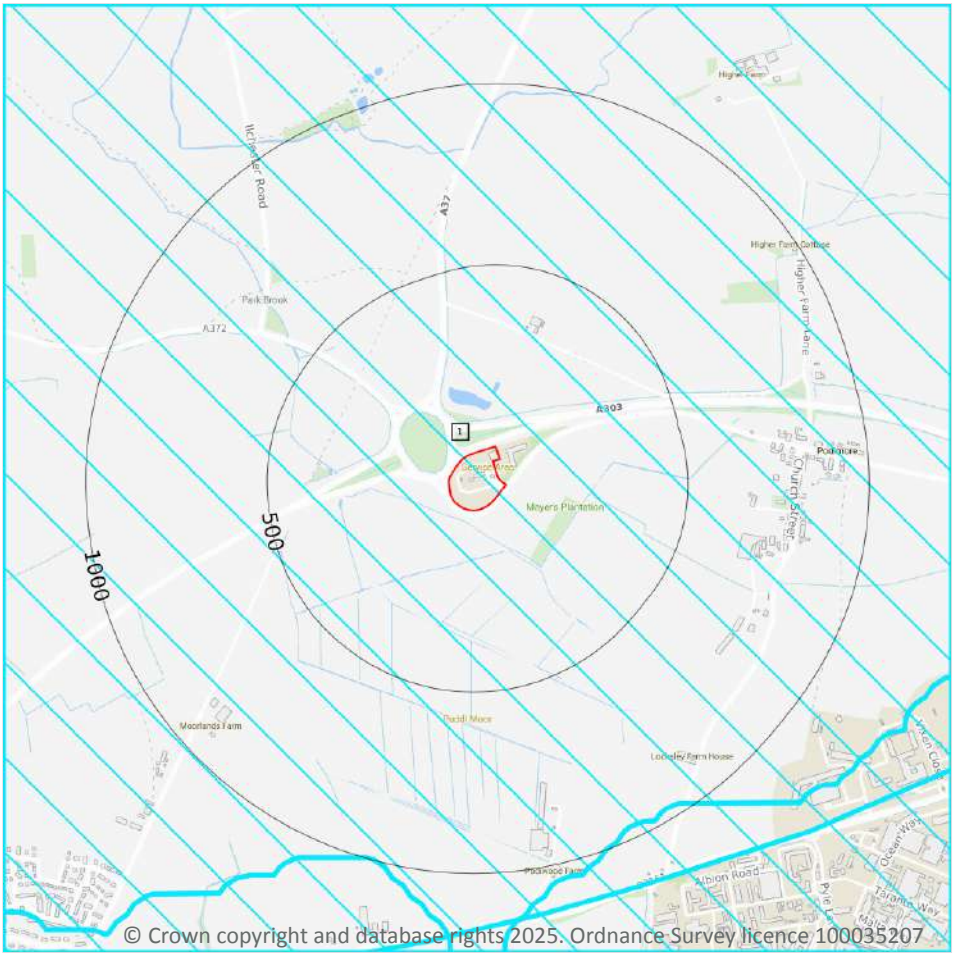
Records within 2000m	4

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

Location	Name	Type	NVZ ID	Status
On site	**KINGS SEDGEMOOR DRAIN NVZ**	**Surface Water**	**697**	**Existing**
288m E	KINGS SEDGEMOOR DRAIN NVZ	Surface Water	697	Existing
901m N	KINGS SEDGEMOOR DRAIN NVZ	Surface Water	697	Existing
955m N	KINGS SEDGEMOOR DRAIN NVZ	Surface Water	697	Existing

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

SSSI Impact Zones and Units



Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

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

10.17 SSSI Impact Risk Zones

Records on site	1

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

Features are displayed on the SSSI Impact Zones and Units map on **page 60 >**

ID	Location	Type of developments requiring consultation
1	**On site**	**Infrastructure - Airports, helipads and other aviation proposals. Wind and Solar - Solar schemes with footprint > 0.5ha, all wind turbines. Air pollution - 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. Waste - Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill. Notes: NUTRIENT IMPACT AREA. For new development with overnight accommodation Reg 63 of the Conservation of Habitats and Species Regulations 2017 must be applied and additional measures required. LPA to refer to Natural England's Nutrient Neutrality advice.**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0

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

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

11 Visual and cultural designations

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	0

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.

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.

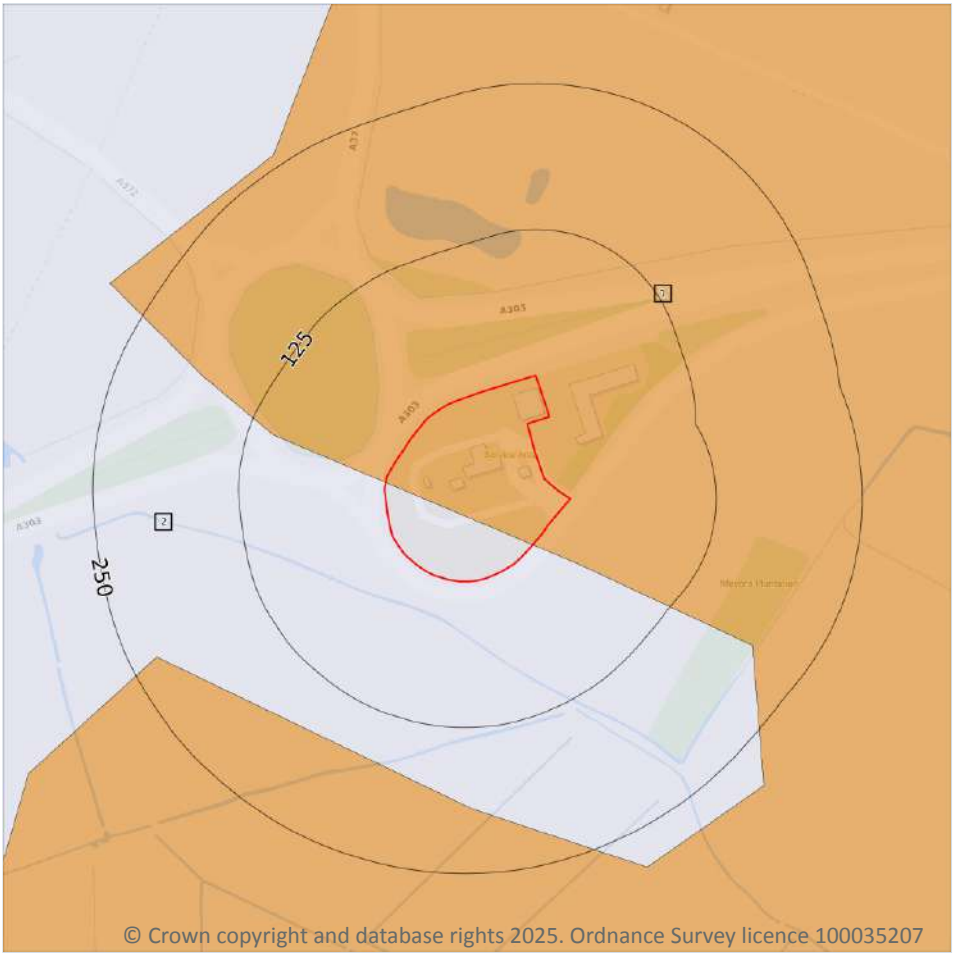
11.7 Registered Parks and Gardens

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	2

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 64 >**

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.**

ID	Location	Classification	Description
2	**On site**	**Grade 4**	**Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.**

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

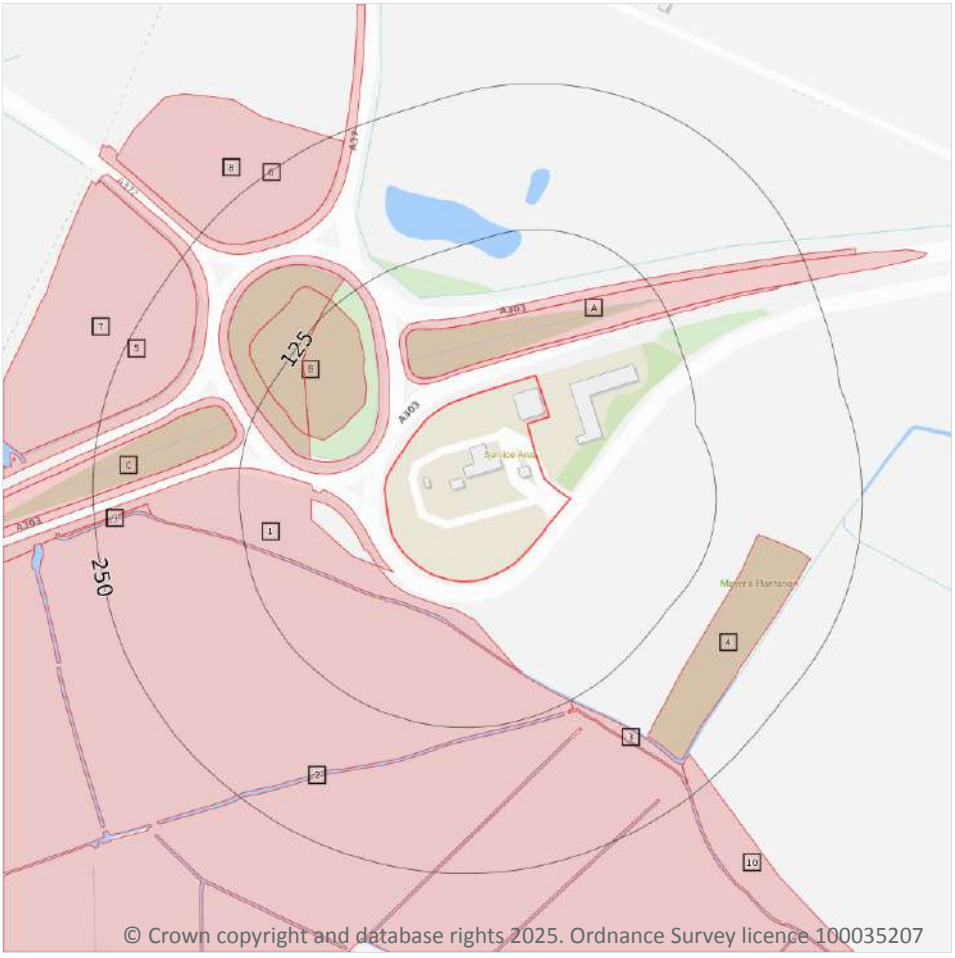
Records within 250m	3

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

Location	Reference	Scheme	Start Date	End Date
20m SE	1056887	Countryside Stewardship (Middle Tier)	01/01/2021	31/12/2025
198m NW	1268248	Countryside Stewardship (Middle Tier)	01/01/2022	31/12/2026
198m NW	1268248	Countryside Stewardship (Middle Tier)	01/01/2022	31/12/2026

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	18

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 67 >**

ID	Location	Main Habitat	Other habitats
1	17m SW	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
A	20m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	20m W	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
A	24m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

ID	Location	Main Habitat	Other habitats
2	33m S	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
B	49m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	67m W	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
B	76m W	Deciduous woodland	Main habitat: CFPGM (INV > 50%); DWOOD (INV > 50%)
3	126m SE	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
C	127m W	No main habitat but additional habitats present	Additional: CFPGM (INV 50%); DWOOD (INV 50%)
C	134m W	Deciduous woodland	Main habitat: CFPGM (INV > 50%); DWOOD (INV > 50%)
4	158m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
5	187m NW	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
6	189m NW	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
7	198m W	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
8	198m NW	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
9	201m W	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
10	221m SE	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	**0**

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	**0**

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

This data is sourced from Natural England.

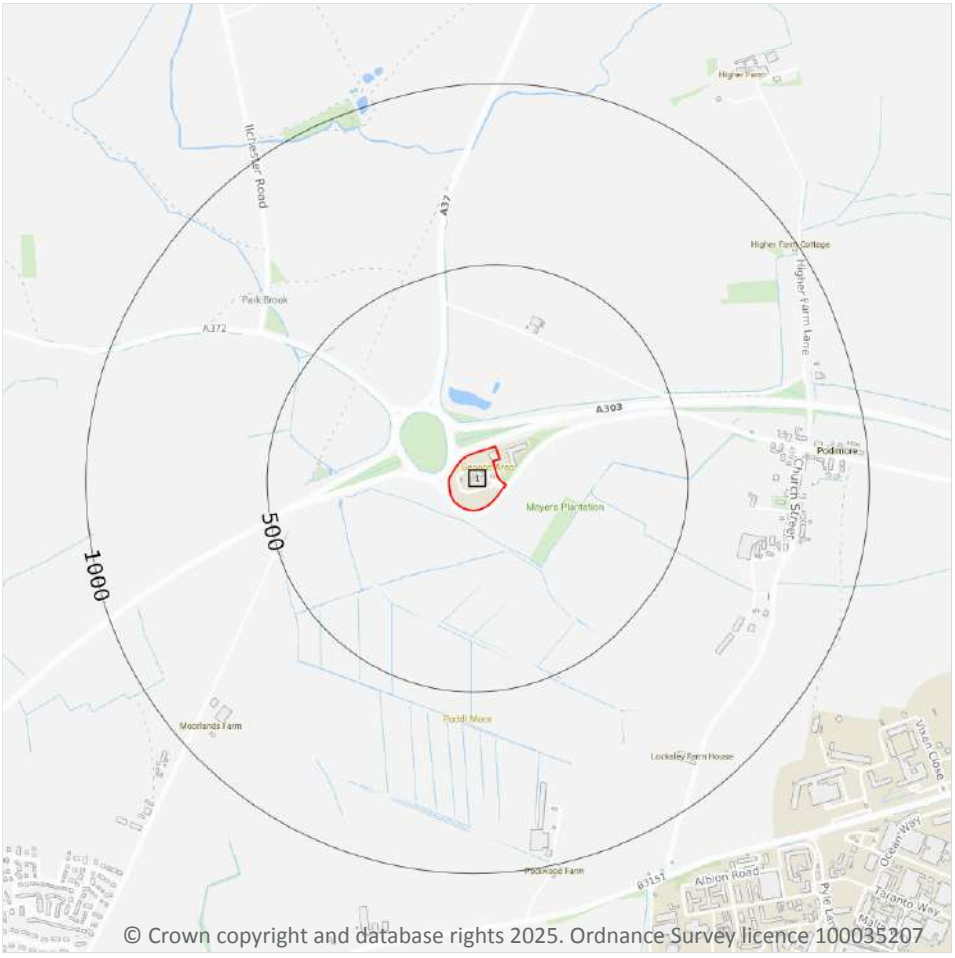
13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



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 70 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**No coverage**	**No coverage**	**No coverage**	**No coverage**	**NoCov**

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

14.3 Superficial geology (10k)

Records within 500m	0

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.

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

14.5 Bedrock geology (10k)

Records within 500m	0

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.

This data is sourced from the British Geological Survey.

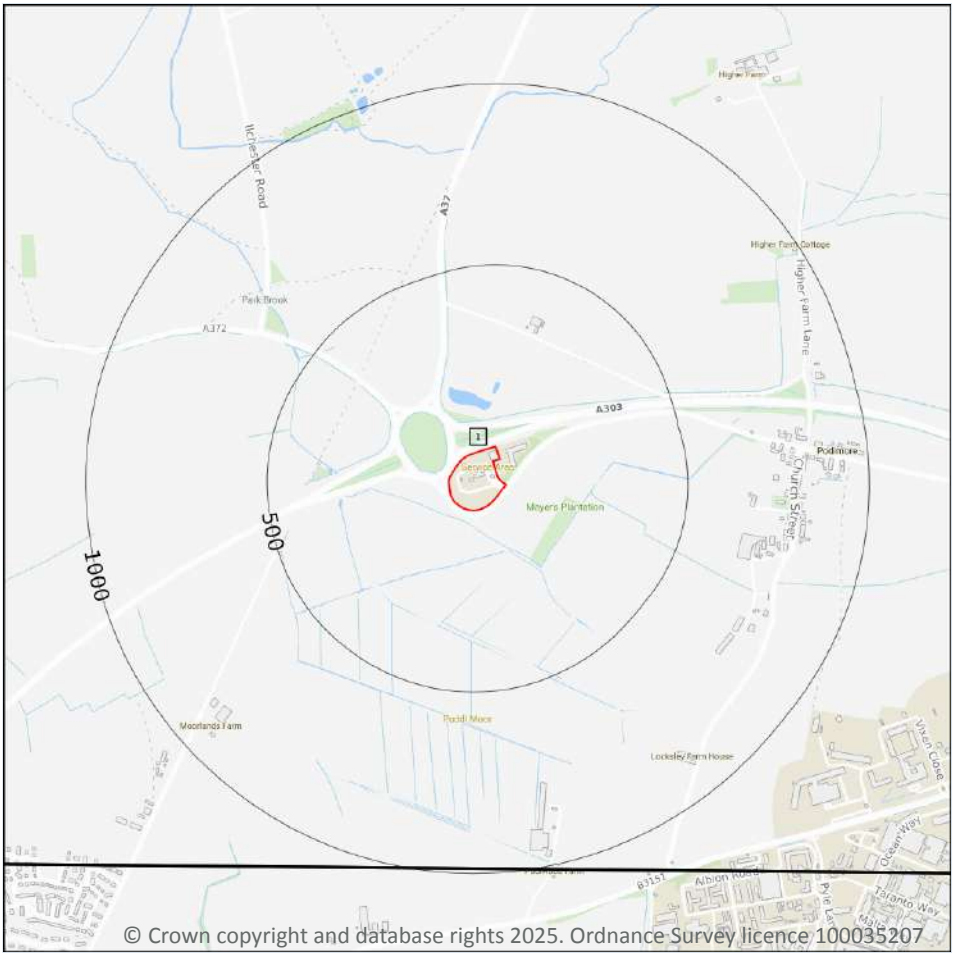
14.6 Bedrock faults and other linear features (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	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 74 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**EW296_glastonbury_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.

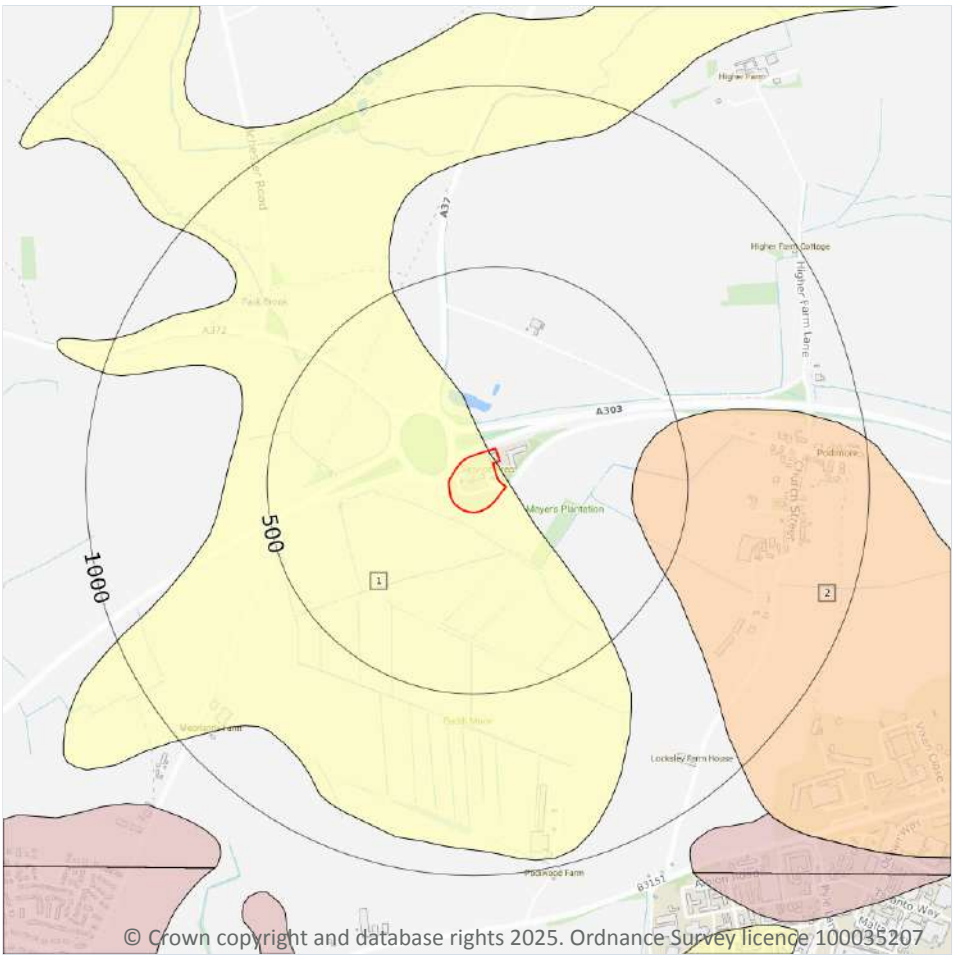
15.3 Artificial ground permeability (50k)

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	2

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 76 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**ALV-XCZSV**	**ALLUVIUM**	**CLAY, SILT, SAND AND GRAVEL**
2	347m E	RTDU-XSV	RIVER TERRACE DEPOSITS (UNDIFFERENTIATED)	SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	2

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

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

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.

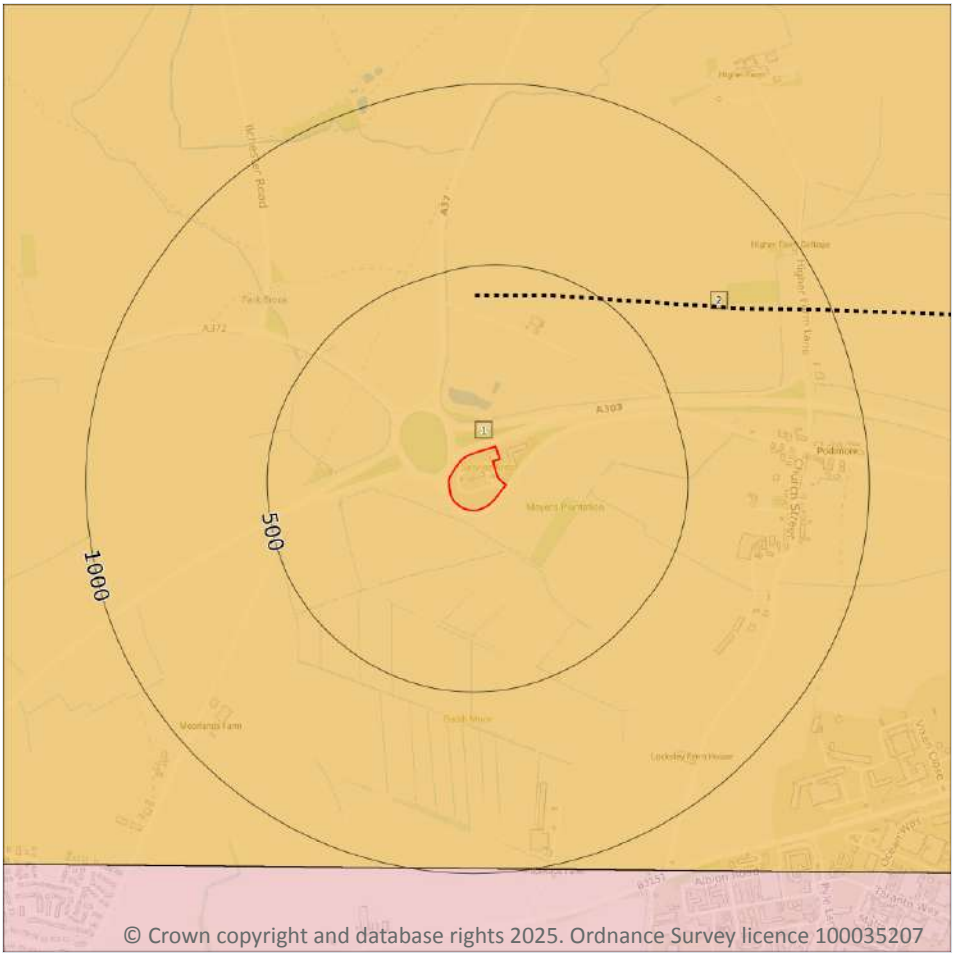
15.7 Landslip permeability (50k)

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	1

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 78 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**LPBLC-MDLM**	**LANGPORT MEMBER, BLUE LIAS FORMATION AND CHARMOUTH MUDSTONE FORMATION (UNDIFFERENTIATED) - MUDSTONE AND LIMESTONE, INTERBEDDED**	**RHAETIAN**

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	1

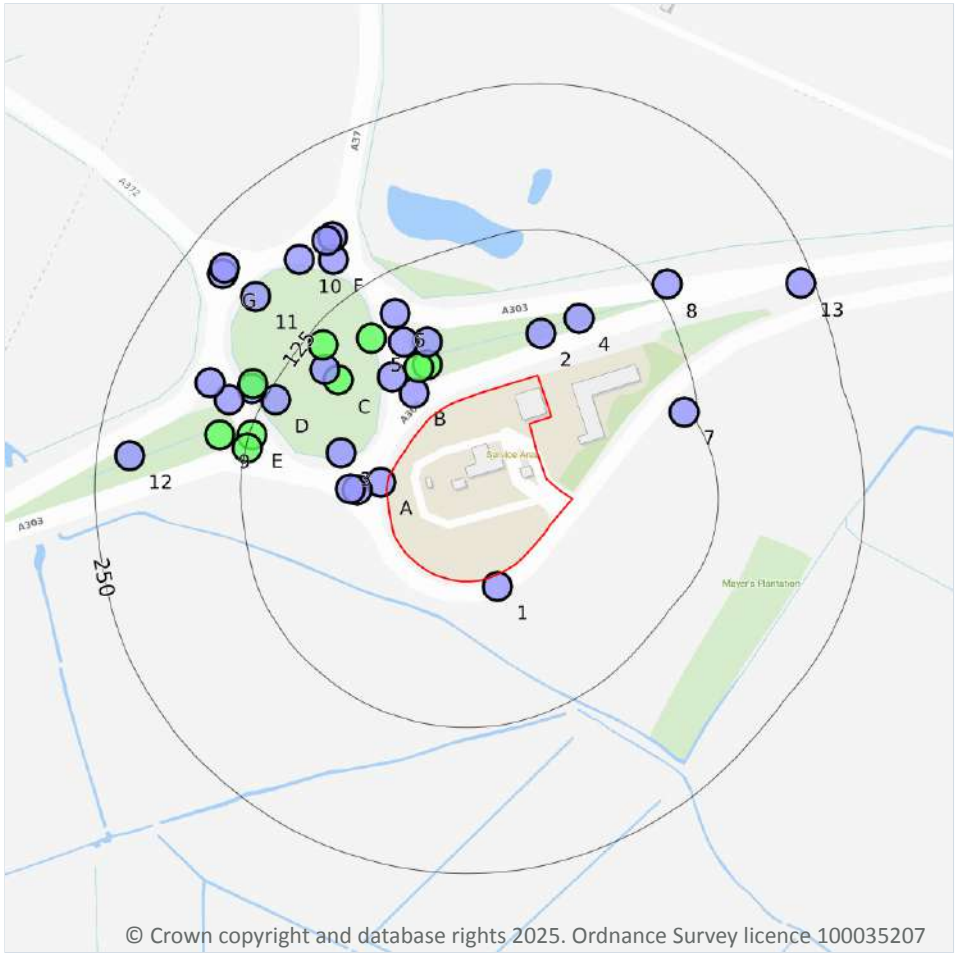
Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 78 >**

ID	Location	Category	Description
2	416m N	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	37

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 80 >**

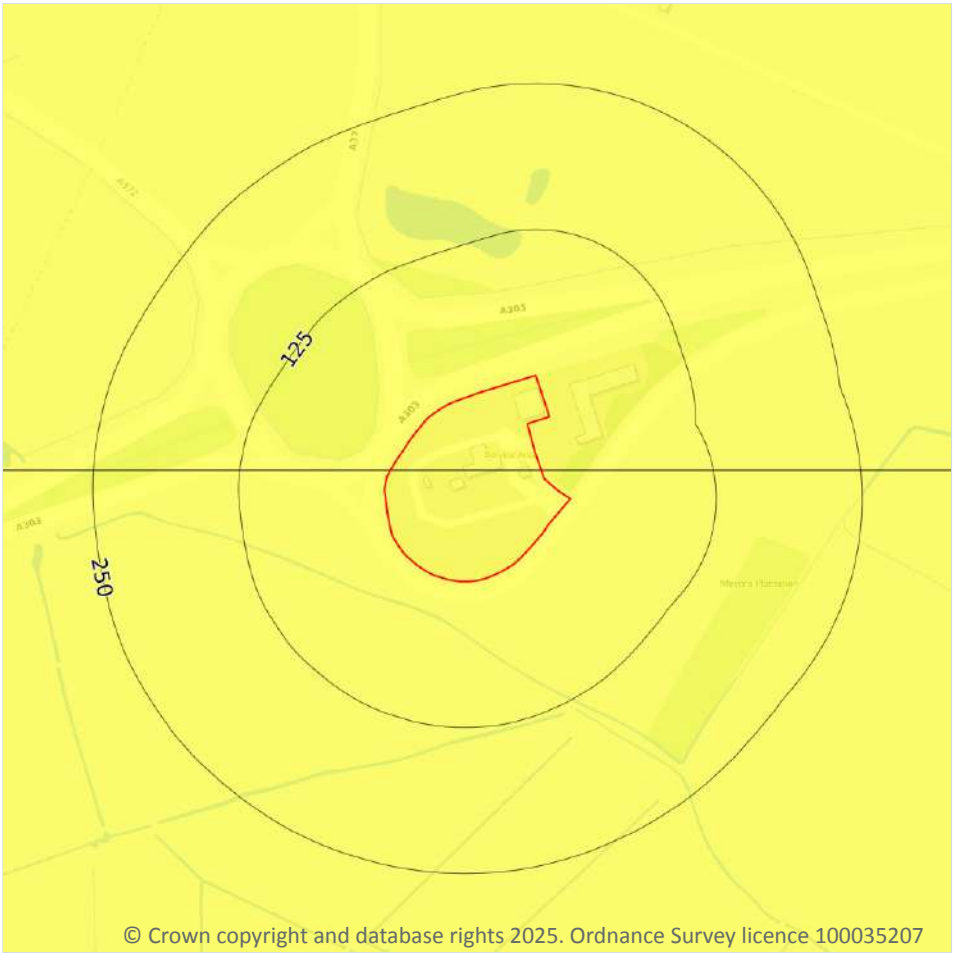
ID	Location	Grid reference	Name	Length	Confidential	Web link
A	6m W	353640 124990	ILCHESTER BY-PASS R151	3.0	N	387706 ↗
1	10m S	353740 124900	ILCHESTER BY-PASS R175	3.5	N	387707 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	25m W	353620 124983	A303/A37 GSJ PODIMORE 10	6.95	N	18826576 ↗
B	25m NW	353669 125066	A303 CCTV MASTS 3	5.0	N	18826617 ↗
A	31m W	353614 124984	PODIMORE TP1	2.0	N	18964076 ↗
2	36m NE	353777 125117	A303/A37 GSJ PODIMORE TP5	3.4	N	18826552 ↗
B	39m N	353680 125090	ILCHESTER BY-PASS B149	15.0	N	387459 ↗
B	41m NW	353673 125088	A303/A37 GSJ PODIMORE R5	15.0	N	18826540 ↗
3	46m W	353606 125015	A303/A37 GSJ PODIMORE TP6	3.5	N	18826553 ↗
B	48m NW	353650 125080	ILCHESTER BY-PASS 147	3.0	N	387457 ↗
B	57m N	353680 125110	ILCHESTER BY-PASS B148	7.0	N	387458 ↗
4	60m NE	353810 125130	ILCHESTER BY-PASS R165	3.0	N	387466 ↗
B	66m NW	353660 125110	ILCHESTER BY-PASS B146	10.0	N	387456 ↗
C	81m NW	353604 125077	A303/A37 GSJ PODIMORE R6	15.2	N	18826541 ↗
5	85m NW	353632 125113	A303/A37 GSJ PODIMORE R4	15.05	N	18826539 ↗
6	91m NW	353652 125134	PODIMORE TP5	2.5	N	18964080 ↗
C	96m NW	353592 125086	A303/A37 GSJ PODIMORE TP7	4.0	N	18826554 ↗
C	110m NW	353591 125107	A303/A37 GSJ PODIMORE R3	15.0	N	18826538 ↗
7	114m E	353900 125050	ILCHESTER BY-PASS TP176	3.0	N	387473 ↗
D	117m NW	353550 125060	ILCHESTER BY-PASS B145	10.0	N	387455 ↗
E	122m W	353530 125030	ILCHESTER BY-PASS B143	15.0	N	387453 ↗
E	124m W	353526 125019	A303/A37 GSJ PODIMORE R9	15.1	N	18826545 ↗
8	135m NE	353885 125159	A303/A37 GSJ PODIMORE TP4	2.1	N	18826551 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
D	139m NW	353530 125070	ILCHESTER BY-PASS 144	3.0	N	387454 ↗
D	140m NW	353531 125074	A303/A37 GSJ PODIMORE R7	14.5	N	18826543 ↗
9	149m W	353502 125030	A303/A37 GSJ PODIMORE R8	15.0	N	18826544 ↗
D	152m W	353510 125060	ILCHESTER BY-PASS B142	7.0	N	387452 ↗
F	158m NW	353600 125180	ILCHESTER BY PASS A303 B4/I	9.75	N	387447 ↗
D	173m W	353494 125075	PODIMORE TP2	2.3	N	18964077 ↗
F	175m NW	353599 125200	A303/A37 GSJ PODIMORE 1	7.5	N	18826534 ↗
F	175m NW	353594 125197	PODIMORE TP4	2.3	N	18964079 ↗
10	176m NW	353570 125180	ILCHESTER BY-PASS TP150	3.0	N	387460 ↗
11	181m NW	353533 125149	A303/A37 GSJ PODIMORE 2	6.9	N	18826537 ↗
G	215m NW	353505 125168	PODIMORE TP3	2.2	N	18964078 ↗
G	217m NW	353506 125173	A303/A37 GSJ PODIMORE TP10	3.9	N	18826557 ↗
12	222m W	353425 125012	A303/A37 GSJ PODIMORE TP12	3.5	N	18826559 ↗
13	239m NE	354000 125160	ILCHESTER BY-PASS R166	6.0	N	387467 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	1

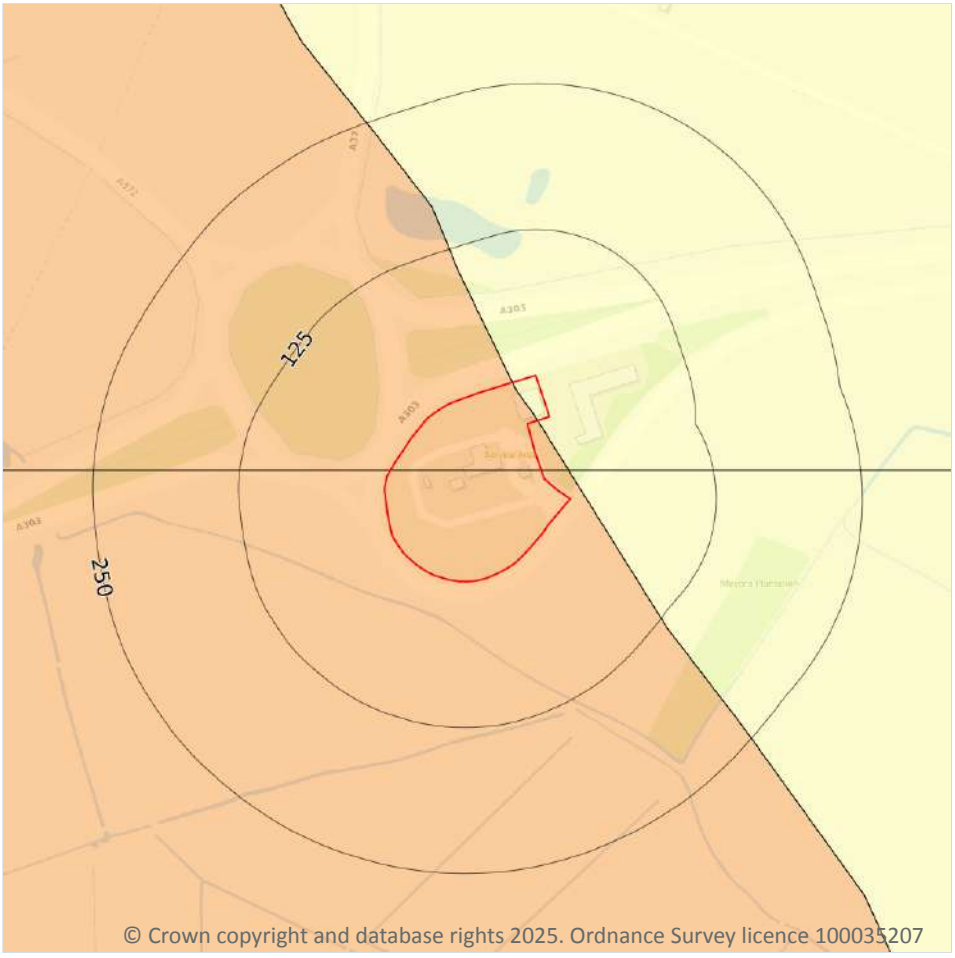
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 83 >**

Location	Hazard rating	Details
On site	**Very low**	**Ground conditions predominantly low plasticity.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	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.

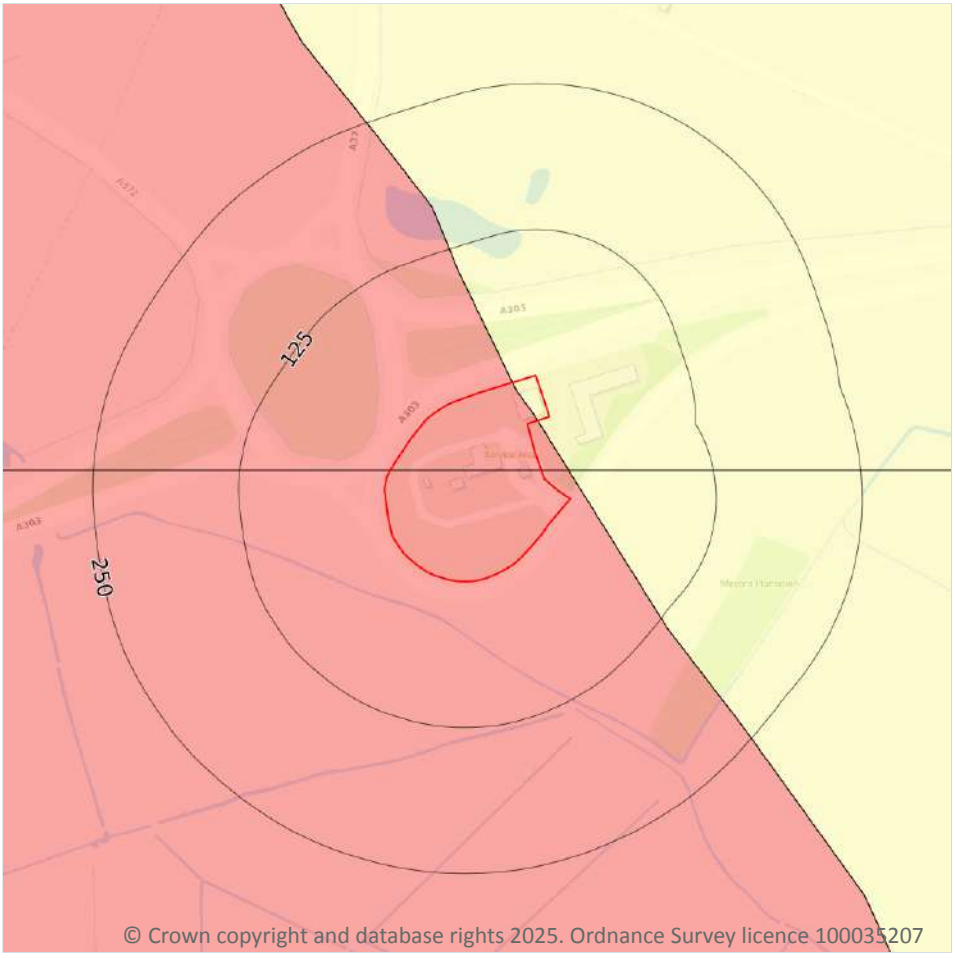
Features are displayed on the Natural ground subsidence - Running sands map on **page 84 >**

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	**Low**	**Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.**
12m 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



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	3

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.

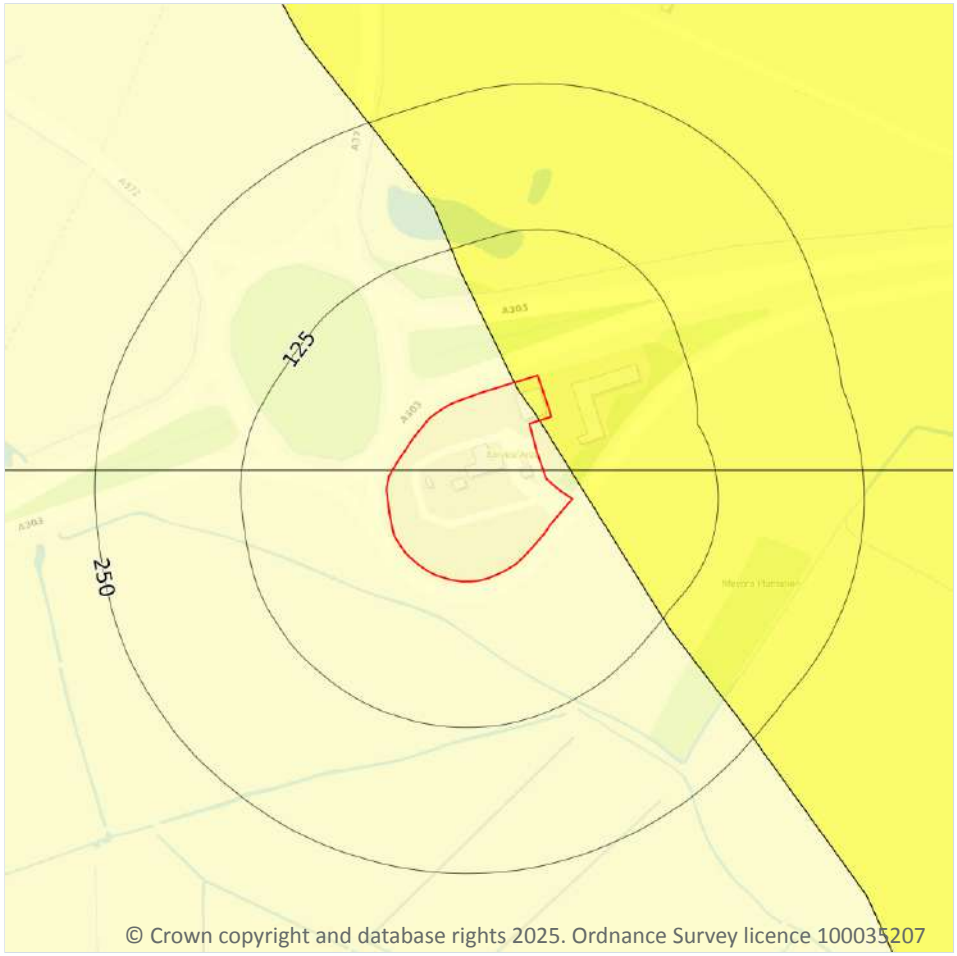
Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 86 >**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**
On site	**Moderate**	**Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.**

Location	Hazard rating	Details
12m E	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	3

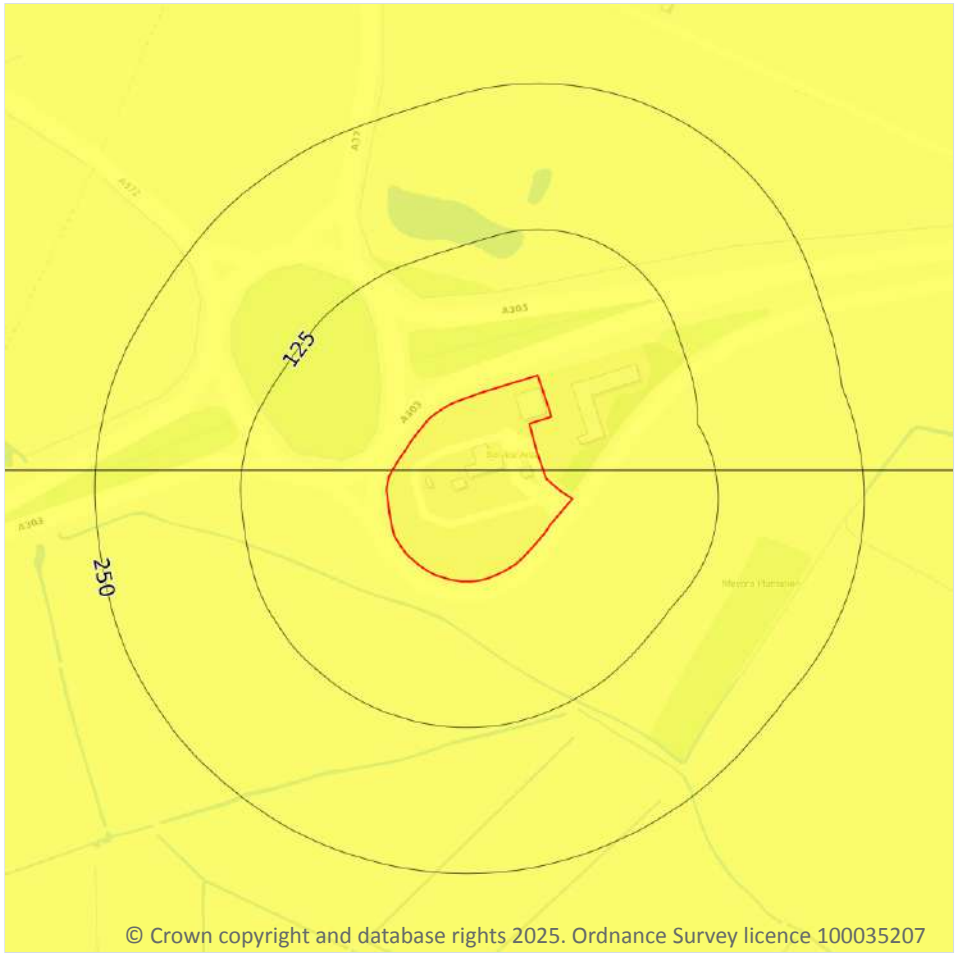
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 88 >**

Location	Hazard rating	Details
On site	**Negligible**	**Deposits with potential to collapse when loaded and saturated are believed not to be present.**
On site	**Very low**	**Deposits with potential to collapse when loaded and saturated are unlikely to be present.**
12m E	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

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

17.5 Landslides

Records within 50m	1

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

Features are displayed on the Natural ground subsidence - Landslides map on **page 90 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks

Site Outline

Search buffers in metres (m)

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

17.6 Ground dissolution of soluble rocks

Records within 50m	1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 91 >**

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

This data is sourced from the British Geological Survey.

18 Mining and ground workings

18.1 BritPits

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	0

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.

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

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

This data is sourced from Groundsure.

19.4 Historical incidents

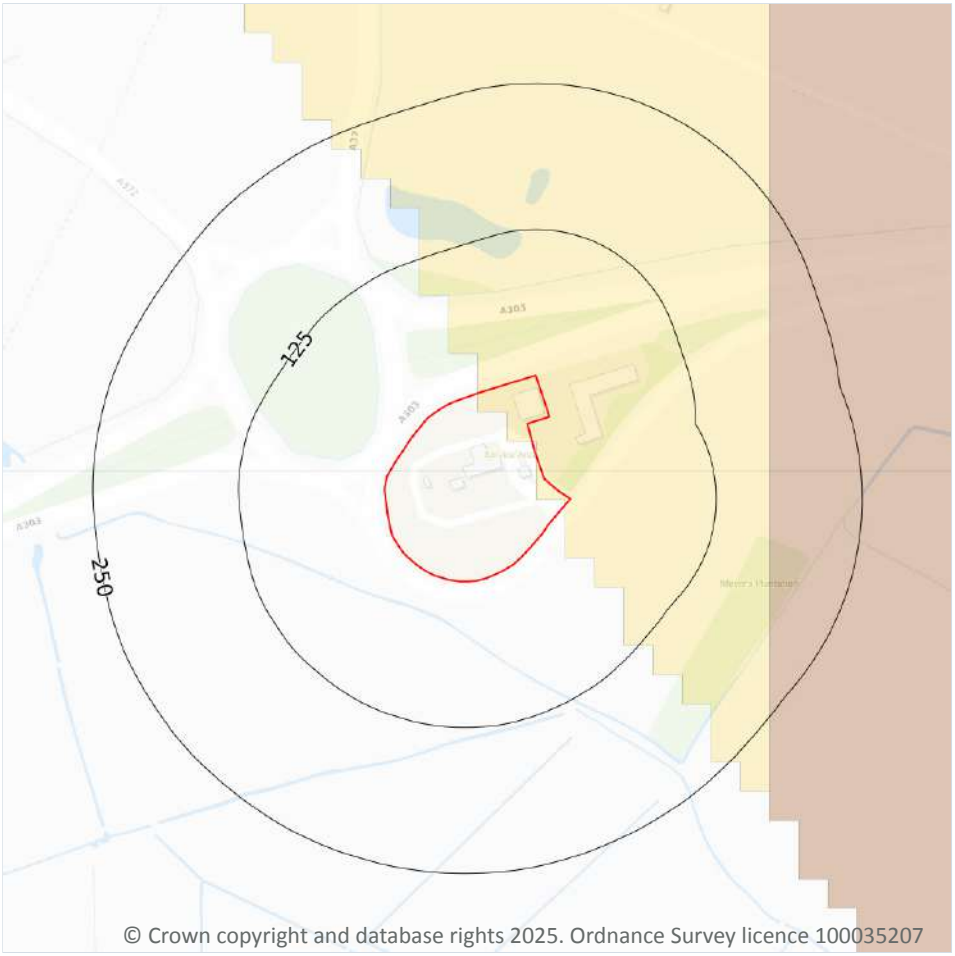
Records within 500m	0

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

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

This data is sourced from Groundsure.

20 Radon



Site Outline

Search buffers in metres (m)

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

20.1 Radon

Records on site	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 99 >**

Location	Estimated properties affected	Radon Protection Measures required
On site	**Between 1% and 3%**	**None**

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

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

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m 6

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**90 - 120 mg/kg**	**30 - 45 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**90 - 120 mg/kg**	**30 - 45 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**90 - 120 mg/kg**	**30 - 45 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**90 - 120 mg/kg**	**30 - 45 mg/kg**
12m NE	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	30 - 45 mg/kg
19m NE	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	30 - 45 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m 0

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	0

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

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

Terms and conditions

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Appendix D Groundsure Historical Mapping

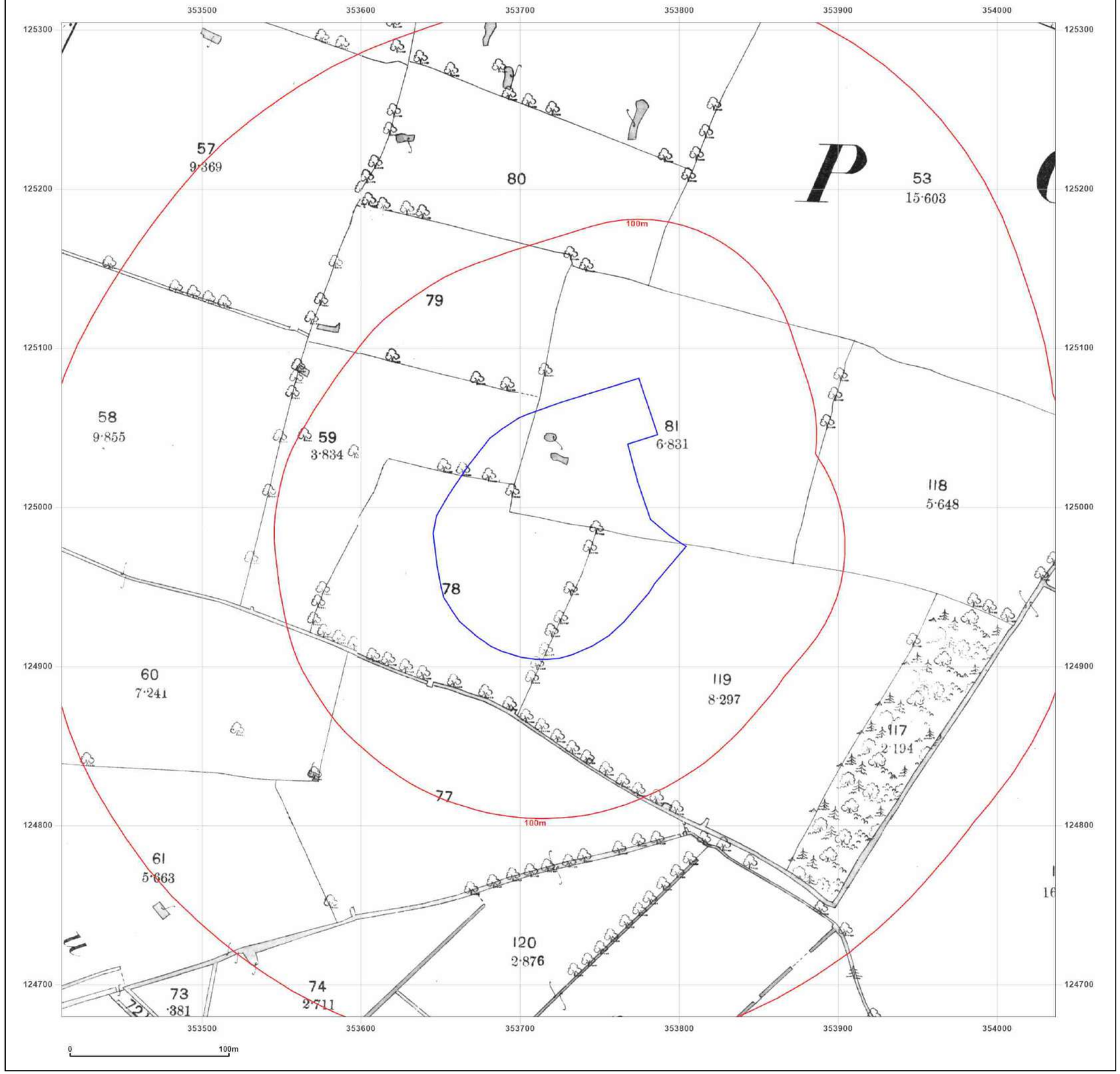
Phase One Environmental Site Assessment

Podimore Service Station

Motor Fuel Group Limited

SLR Project No.: 427.010049.00001

23 May 2025



EMAPSITE™

Site Details:

Podimore Service Station,
Podimore Roundabout, Yeovil ,
BA22 8JG

Client Ref: EMS_1020035_1273044
Report Ref: EMS-1020035_1289217
Grid Ref: 353724, 124992

Map Name: County Series

Map date: **1887**

Scale: 1:2,500

Printed at: 1:2,500

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

Surveyed 1887
Revised 1887
Edition N/A
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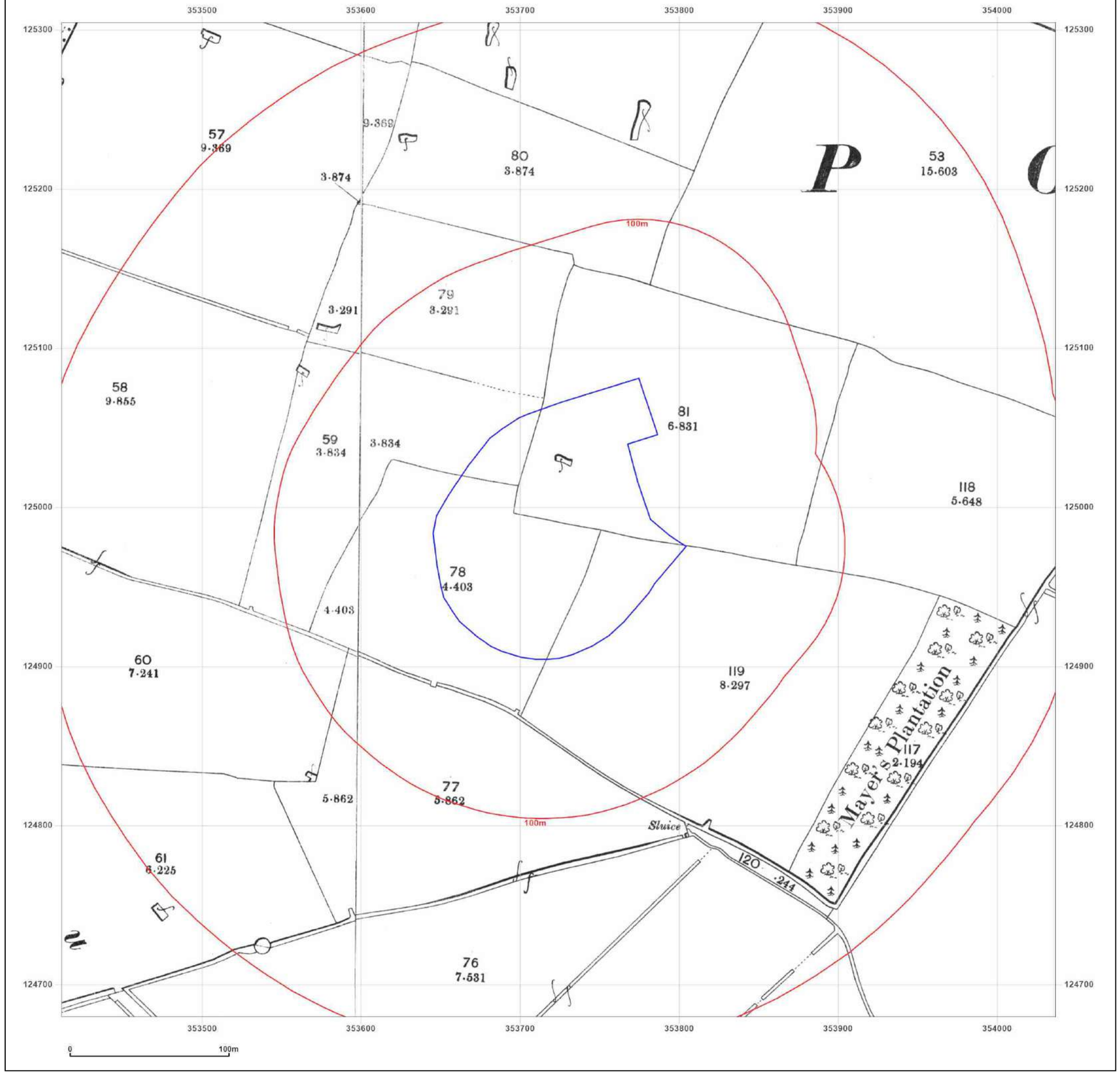

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Client Ref: EMS_1020035_1273044
Report Ref: EMS-1020035_1289217
Grid Ref: 353724, 124992

Map Name: County Series

Map date: **1903-1904**

Scale: 1:2,500

Printed at: 1:2,500

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

Surveyed 1903
Revised 1903
Edition N/A
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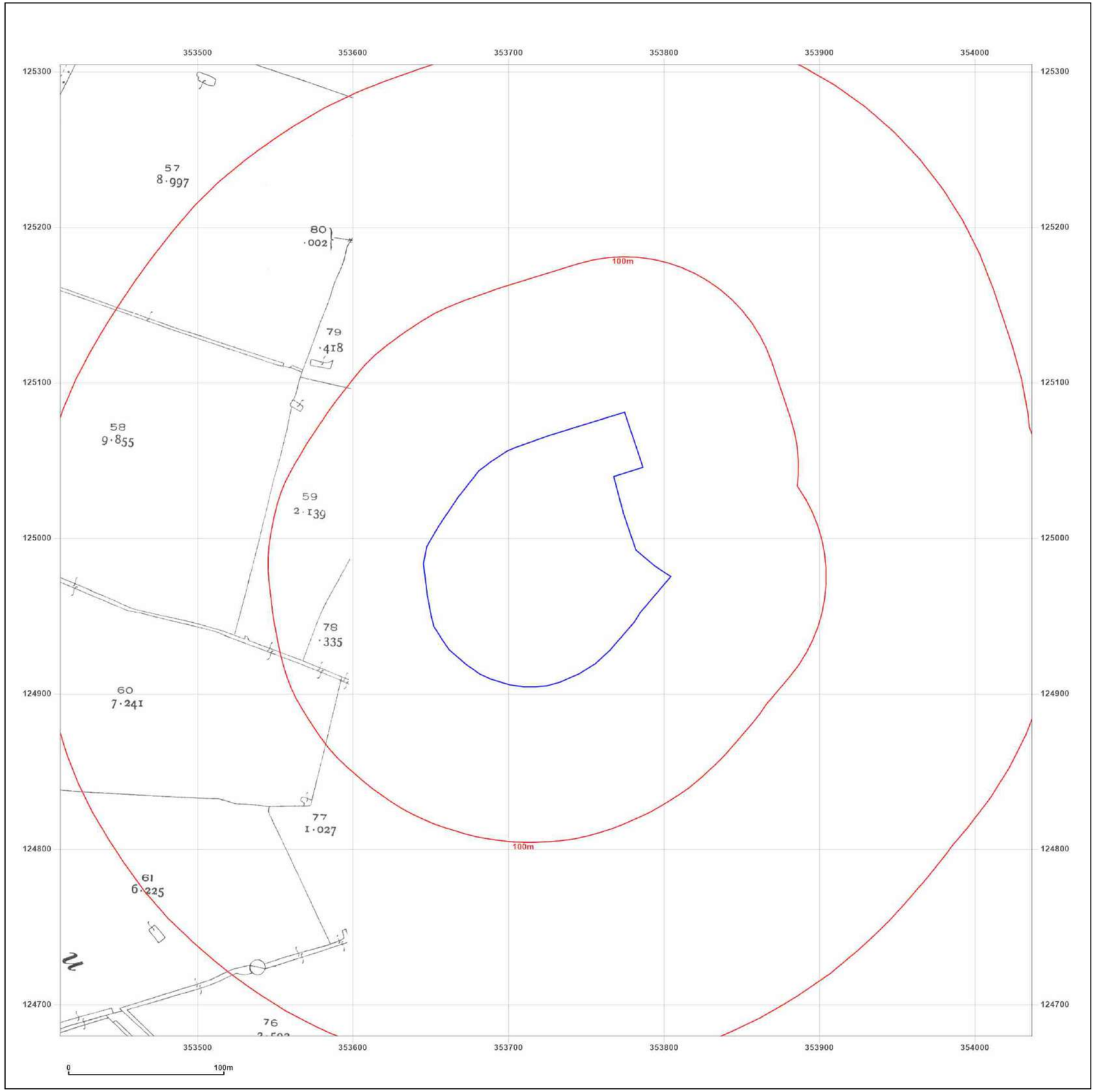

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Podimore Roundabout, Yeovil ,
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Client Ref: EMS_1020035_1273044
Report Ref: EMS-1020035_1289217
Grid Ref: 353724, 124992

Map Name: County Series
Map date: **1930**
Scale: 1:2,500
Printed at: 1:2,500

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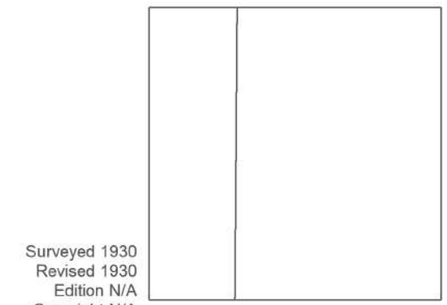

Surveyed 1930
Revised 1930
Edition N/A
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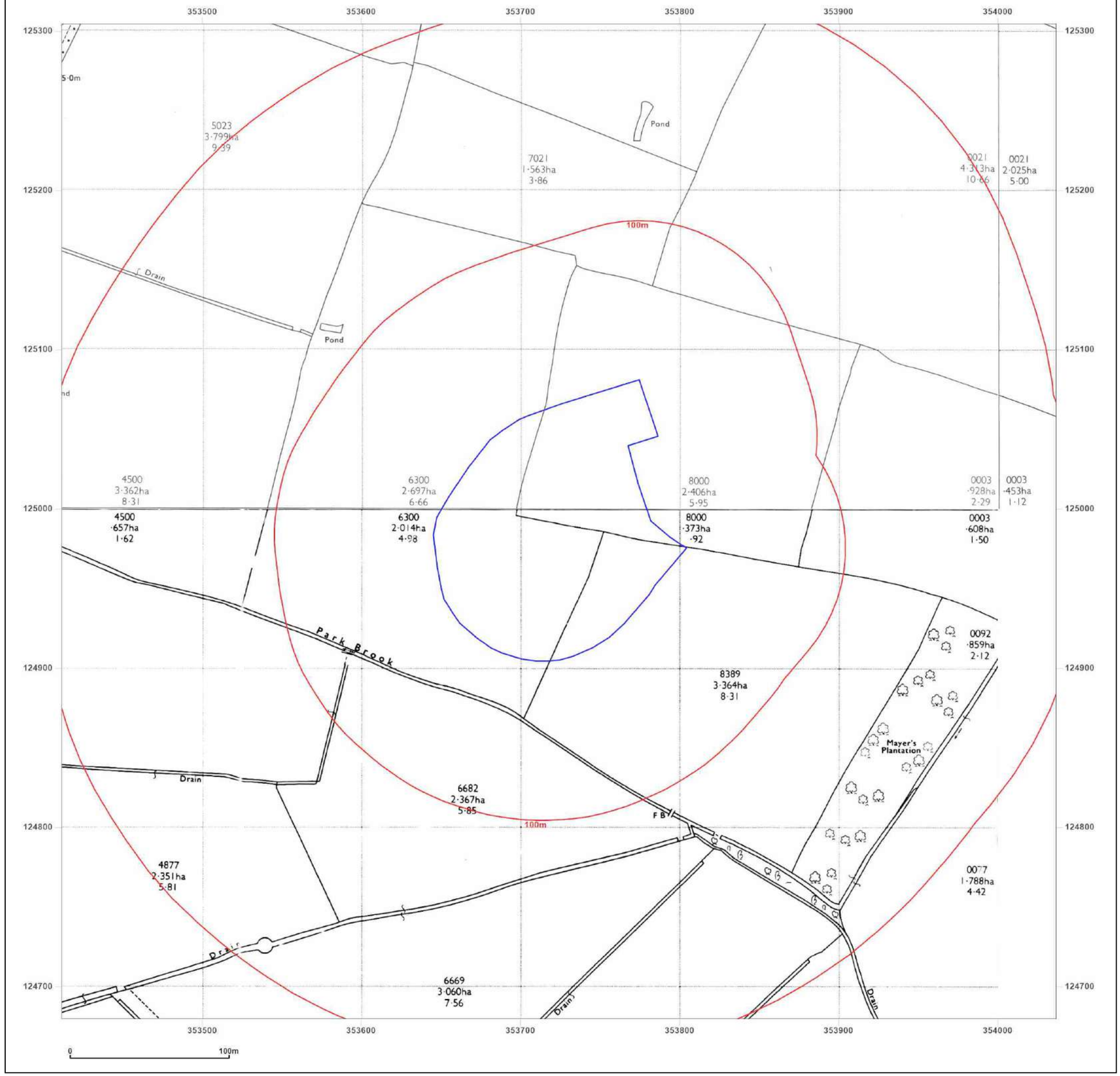

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Client Ref: EMS_1020035_1273044
Report Ref: EMS-1020035_1289217
Grid Ref: 353724, 124992

Map Name: National Grid

Map date: **1975**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1974
Revised 1974
Edition N/A
Copyright 1975
Levelled 1973

Surveyed 1974
Revised 1974
Edition N/A
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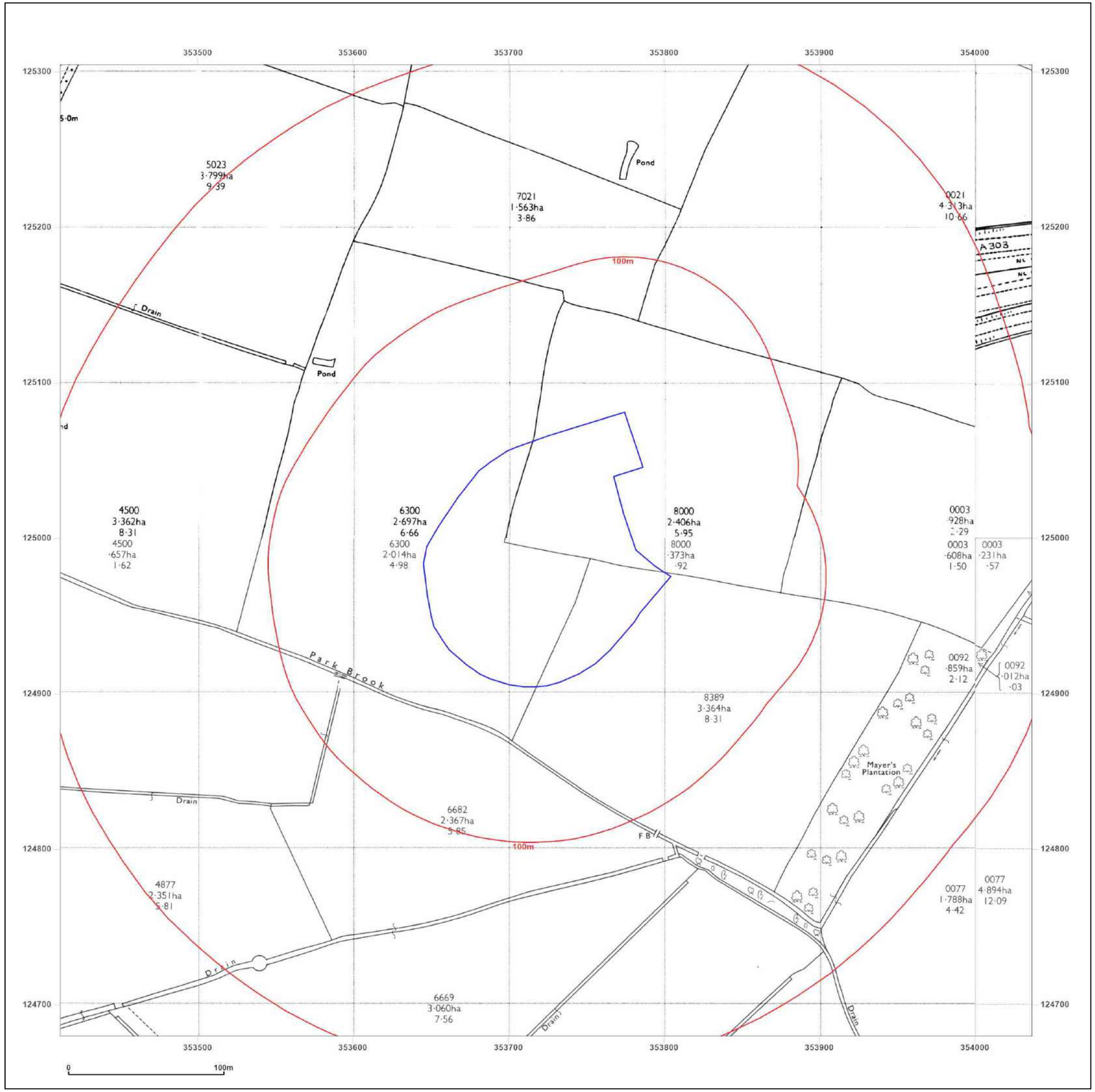

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Report Ref: EMS-1020035_1289217
Grid Ref: 353724, 124992

Map Name: National Grid

Map date: **1975-1980**

Scale: 1:2,500

Printed at: 1:2,500

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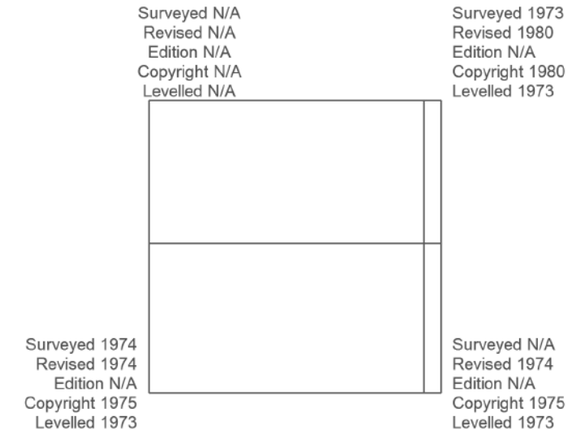

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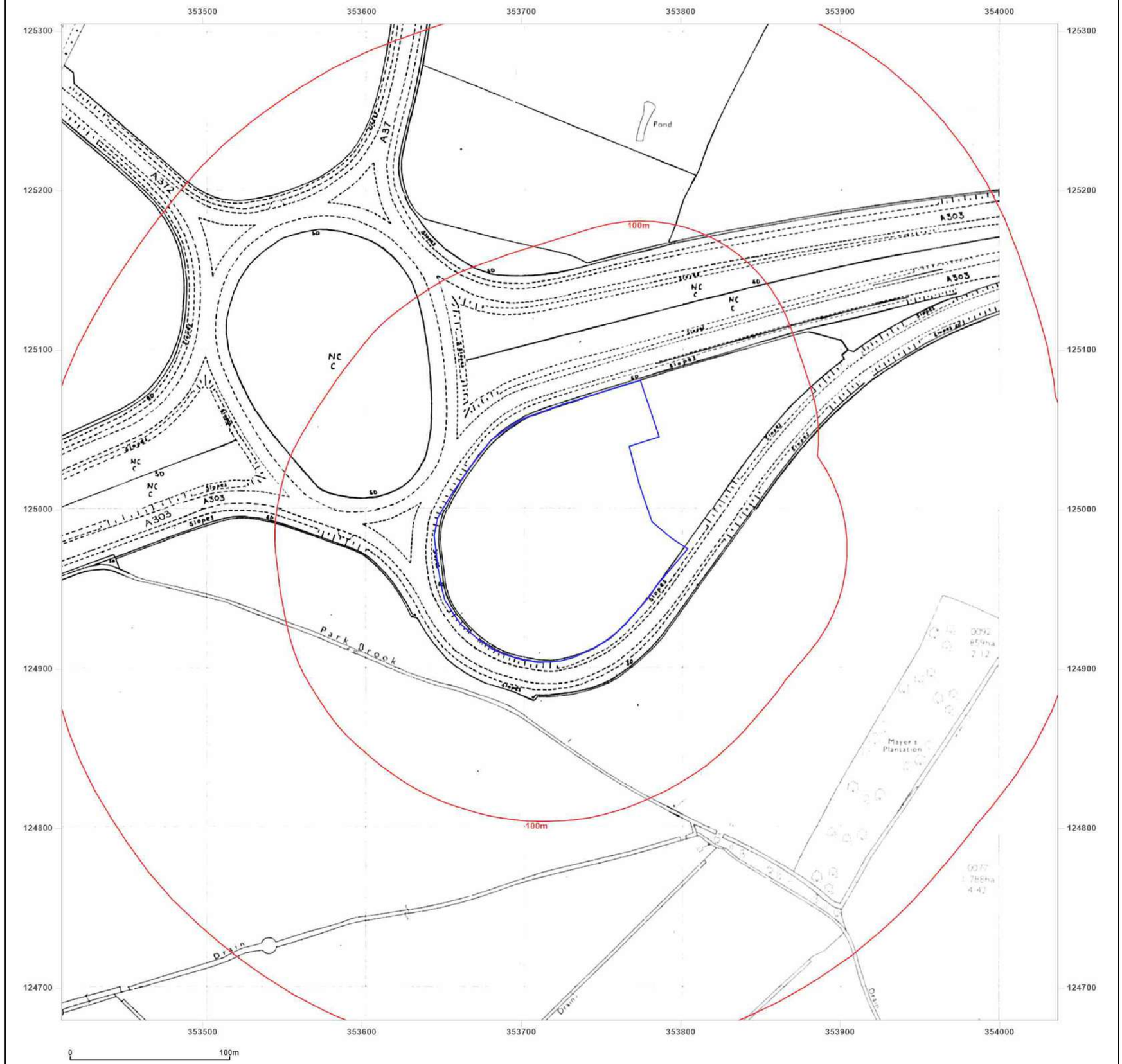

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Client Ref: EMS_1020035_1273044
Report Ref: EMS-1020035_1289217
Grid Ref: 353724, 124992

Map Name: National Grid

Map date: **1980**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1973
Revised 1980
Edition N/A
Copyright 1980
Levelled 1973

Surveyed 1973
Revised 1980
Edition N/A
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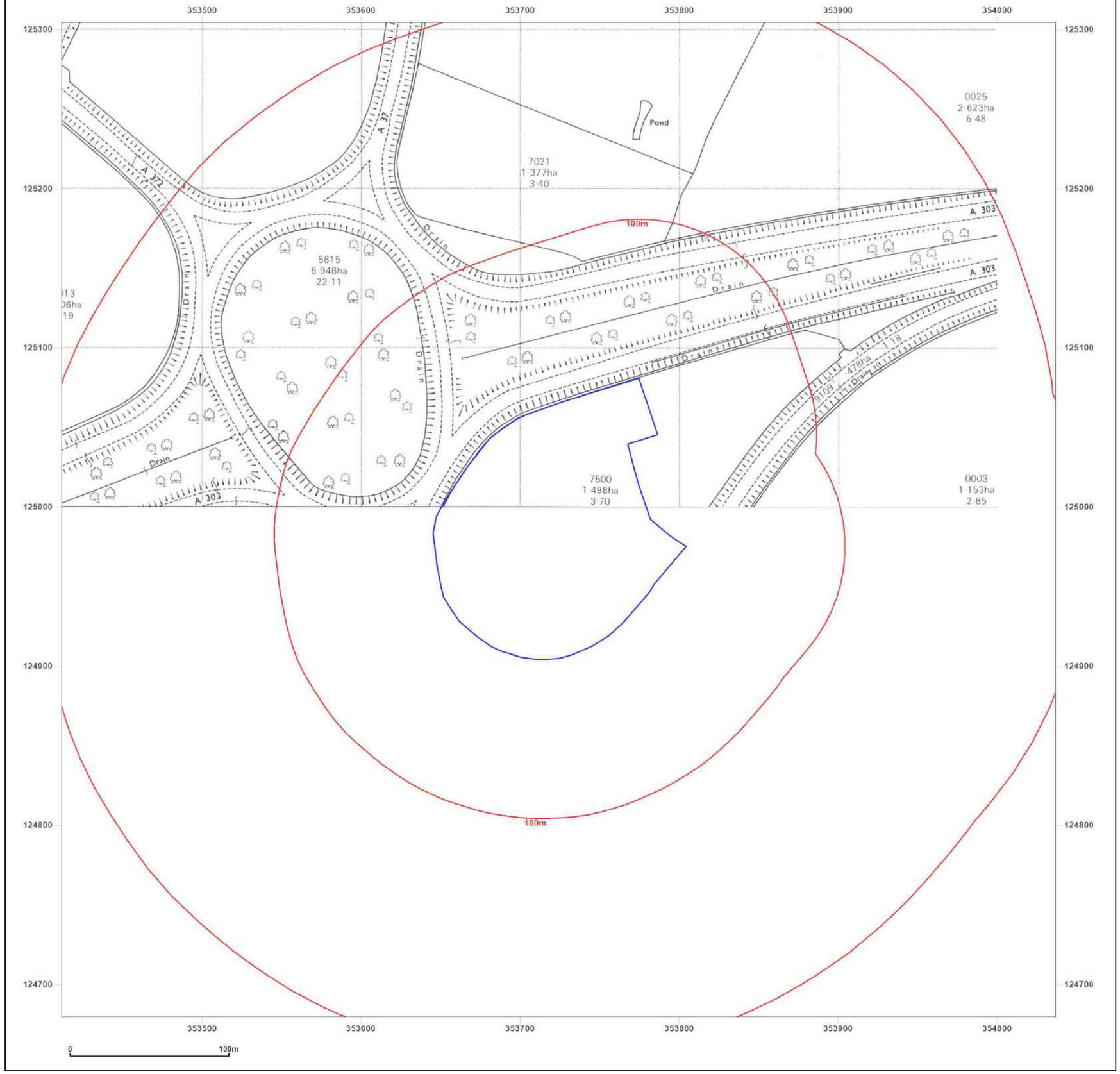

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Site Details:

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Client Ref: EMS_1020035_1273044
Report Ref: EMS-1020035_1289217
Grid Ref: 353724, 124992

Map Name: National Grid

Map date: **1982**

Scale: 1:2,500

Printed at: 1:2,500

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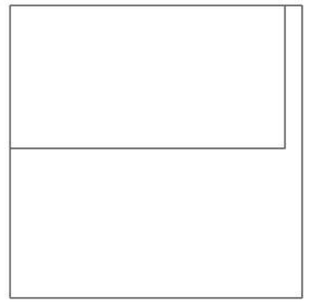
Surveyed 1981
Revised 1981
Edition N/A
Copyright 1982
Levelled 1973



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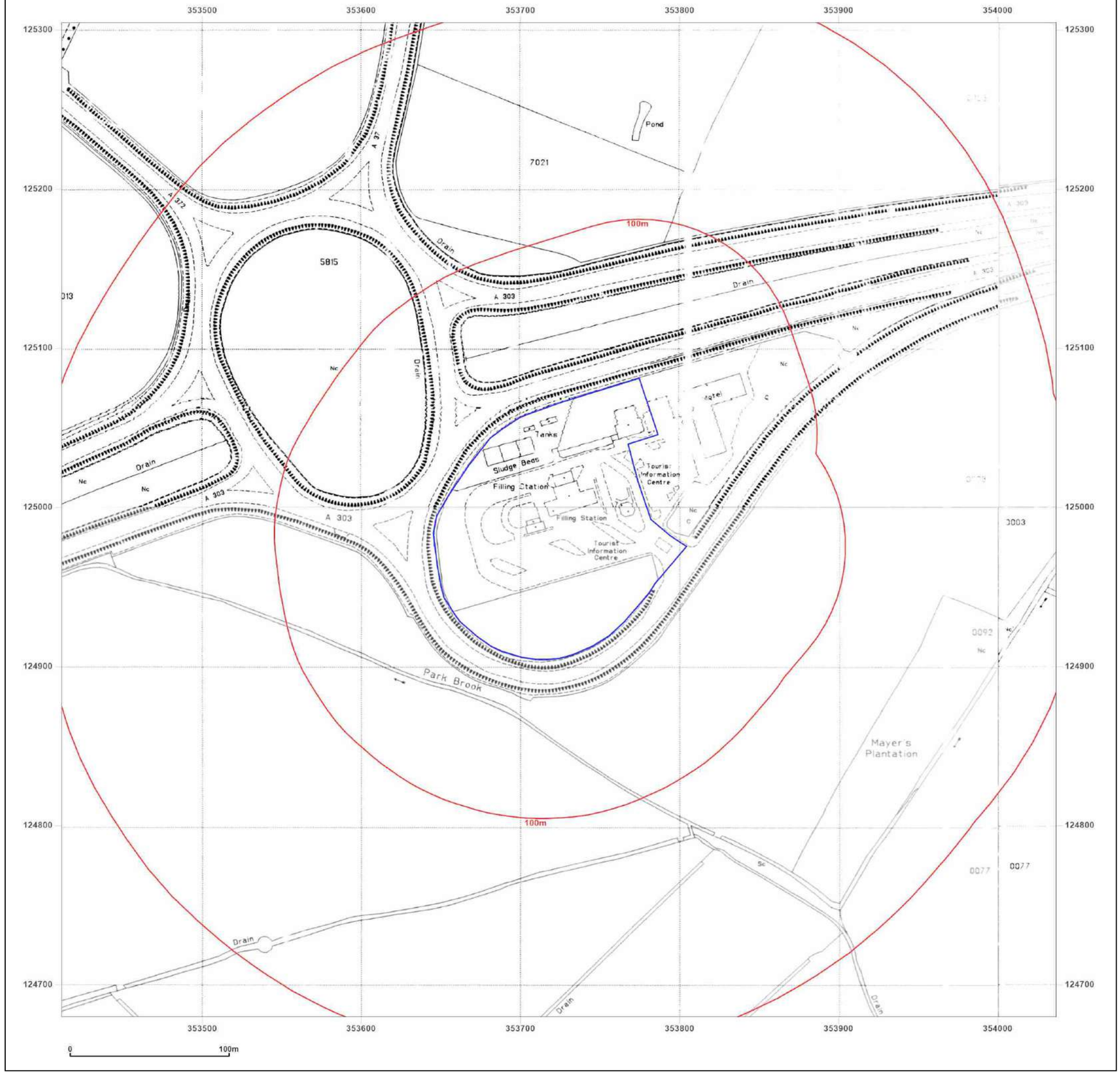

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Podimore Roundabout, Yeovil ,
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Client Ref: EMS_1020035_1273044
Report Ref: EMS-1020035_1289217
Grid Ref: 353724, 124992

Map Name: National Grid

Map date: **1995**

Scale: 1:2,500

Printed at: 1:2,500

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

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Edition N/A
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Client Ref: EMS_1020035_1273044
Report Ref: EMS-1020035_1289217
Grid Ref: 353724, 124992

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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2003

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Map legend available at:
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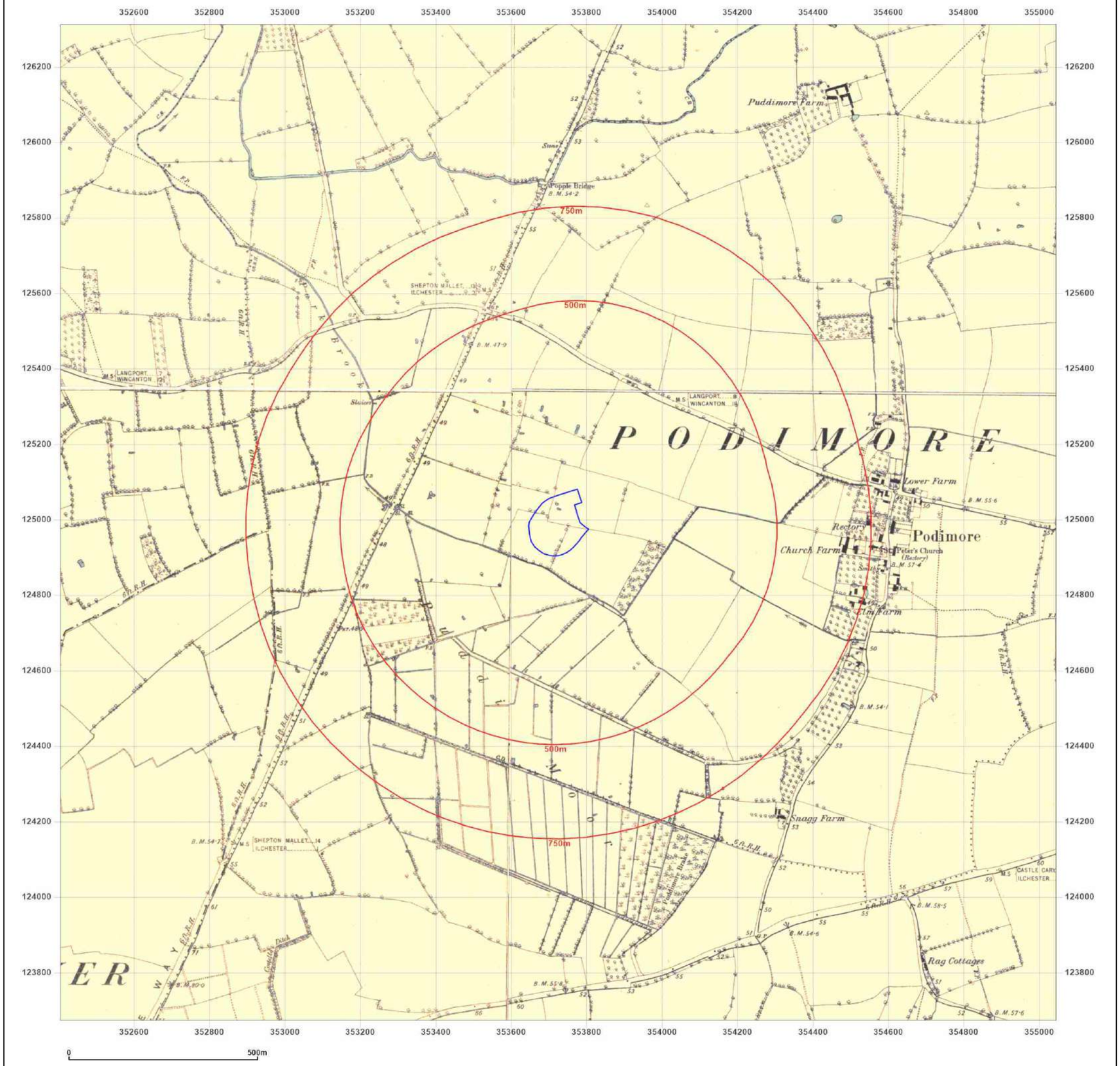

EMAPSITE™

Site Details:

Podimore Service Station,
Podimore Roundabout, Yeovil ,
BA22 8JG

Client Ref: EMS_1020035_1273044
Report Ref: EMS-1020035_1289217
Grid Ref: 353724, 124992

Map Name: County Series

Map date: **1885**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1885
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1885
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1885
Revised 1885
Edition N/A
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Levelled N/A

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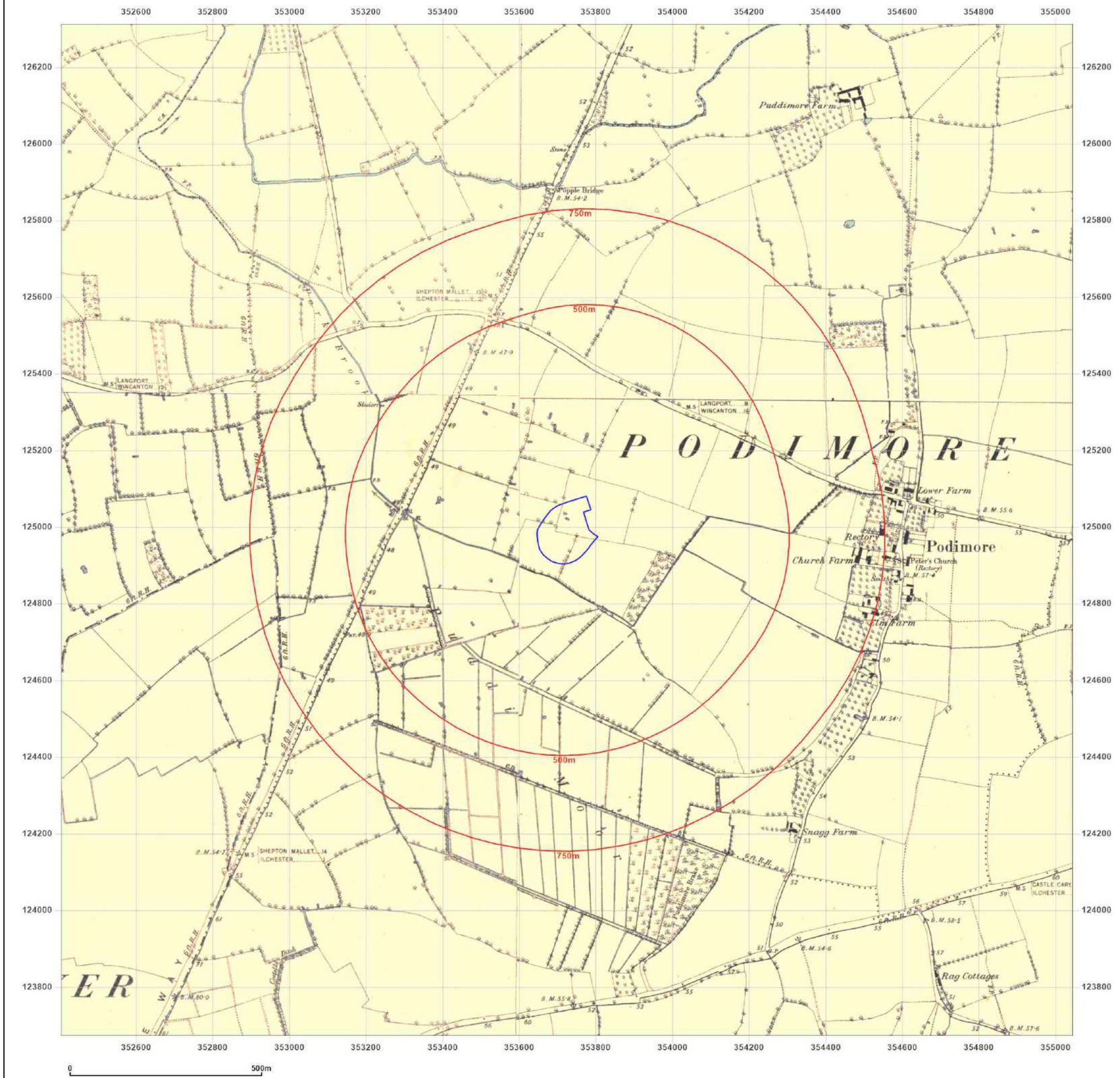

EMAPSITE™

Site Details:

Podimore Service Station,
Podimore Roundabout, Yeovil ,
BA22 8JG

Client Ref: EMS_1020035_1273044
Report Ref: EMS-1020035_1289217
Grid Ref: 353724, 124992

Map Name: County Series

Map date: **1885-1886**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1885
Revised 1885
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1885
Revised 1885
Edition N/A
Copyright N/A
Levelled N/A

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Revised N/A
Edition 1886
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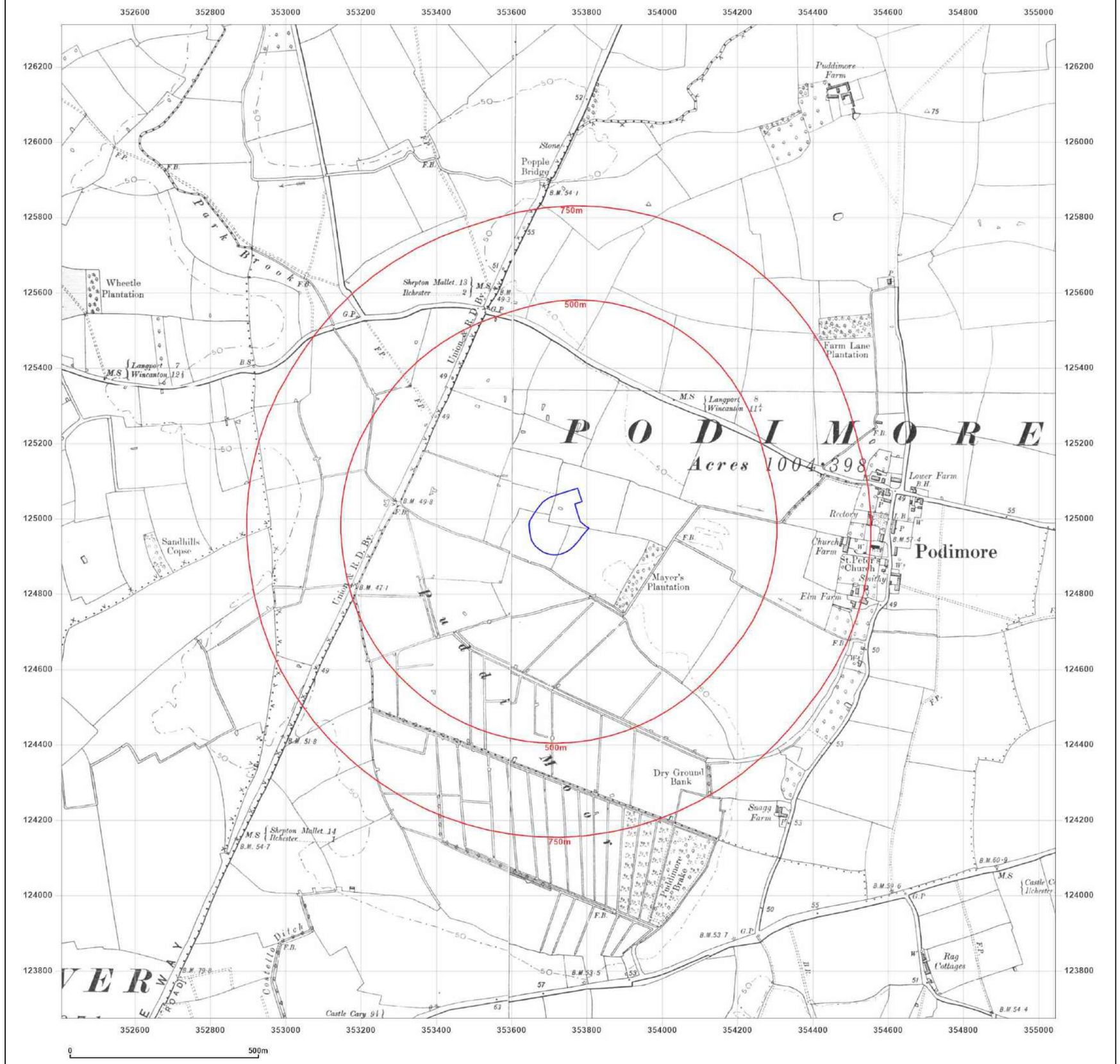

EMAPSITE™

Site Details:

Podimore Service Station,
Podimore Roundabout, Yeovil ,
BA22 8JG

Client Ref: EMS_1020035_1273044
Report Ref: EMS-1020035_1289217
Grid Ref: 353724, 124992

Map Name: County Series

Map date: **1901-1904**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1885
Revised 1901
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1885
Revised 1904
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1885
Revised 1901
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1885
Revised 1904
Edition N/A
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Levelled N/A

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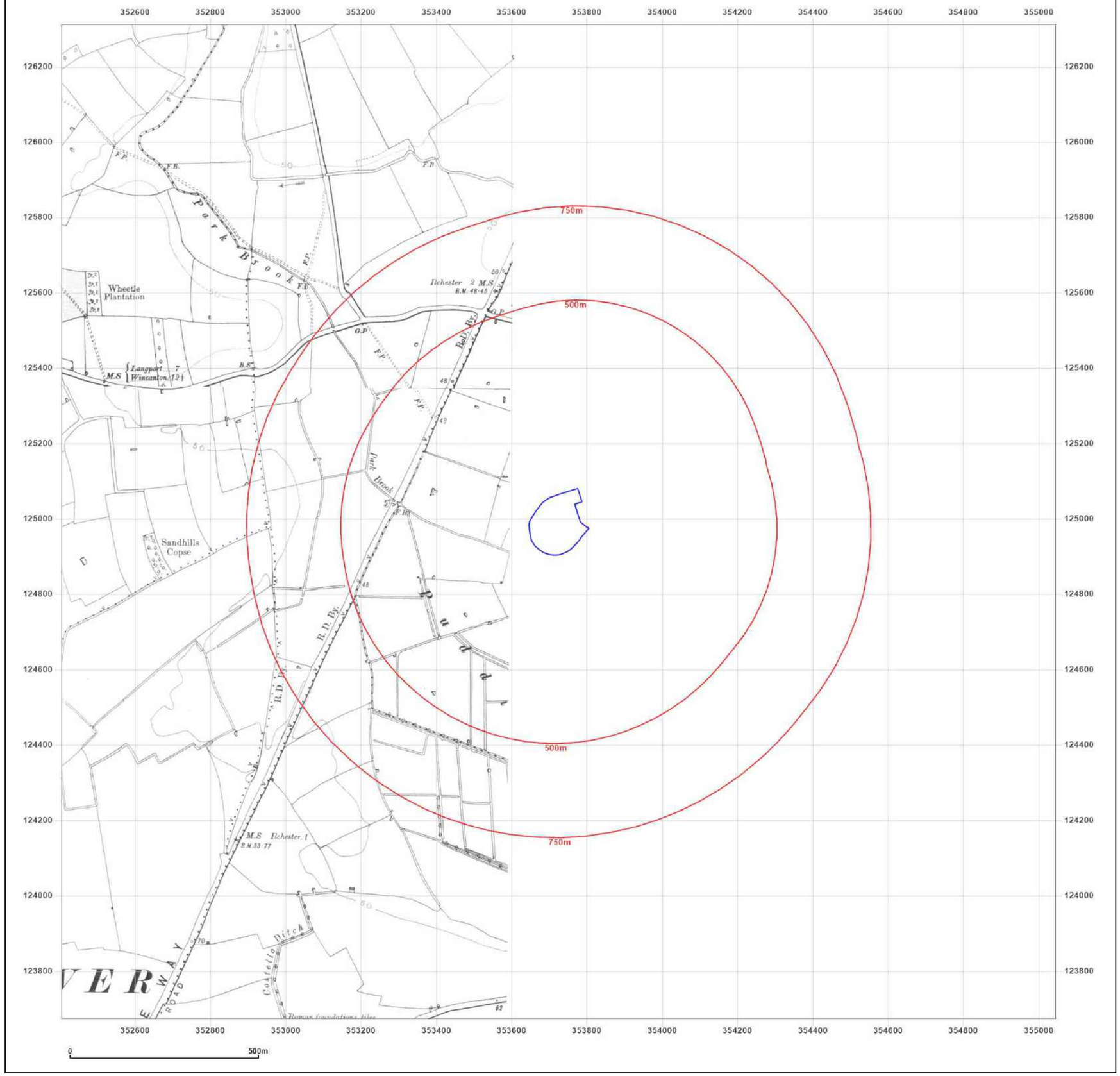

EMAPSITE™

Site Details:

Podimore Service Station,
Podimore Roundabout, Yeovil ,
BA22 8JG

Client Ref: EMS_1020035_1273044
Report Ref: EMS-1020035_1289217
Grid Ref: 353724, 124992

Map Name: County Series

Map date: **1931**

Scale: 1:10,560

Printed at: 1:10,560

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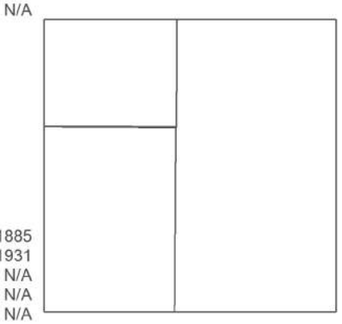
Surveyed 1885
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1885
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A

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Production date: 01 May 2025

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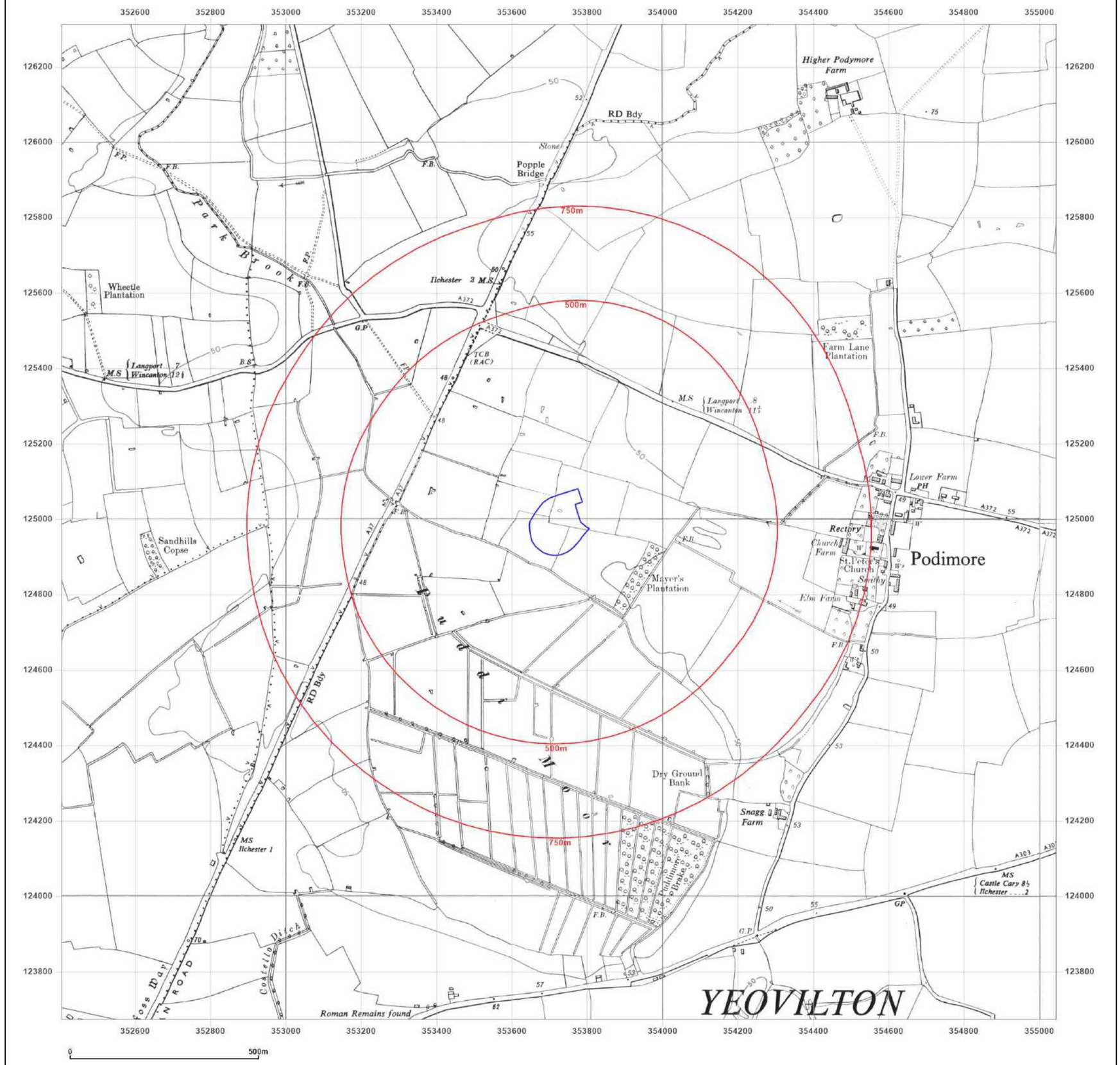

EMAPSITE™

Site Details:

Podimore Service Station,
Podimore Roundabout, Yeovil ,
BA22 8JG

Client Ref: EMS_1020035_1273044
Report Ref: EMS-1020035_1289217
Grid Ref: 353724, 124992

Map Name: Provisional

Map date: **1956**

Scale: 1:10,560

Printed at: 1:10,560

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

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

Surveyed 1956
Revised 1956
Edition N/A
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Site Details:

Podimore Service Station,
Podimore Roundabout, Yeovil ,
BA22 8JG

Client Ref: EMS_1020035_1273044
Report Ref: EMS-1020035_1289217
Grid Ref: 353724, 124992

Map Name: National Grid

Map date: **1980**

Scale: 1:10,000

Printed at: 1:10,000

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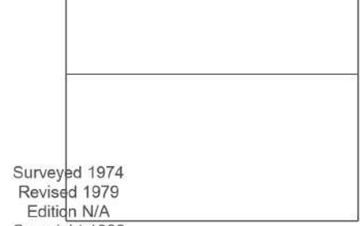
Surveyed 1974
Revised 1979
Edition N/A
Copyright 1980
Levelled N/A



Surveyed 1974
Revised 1979
Edition N/A
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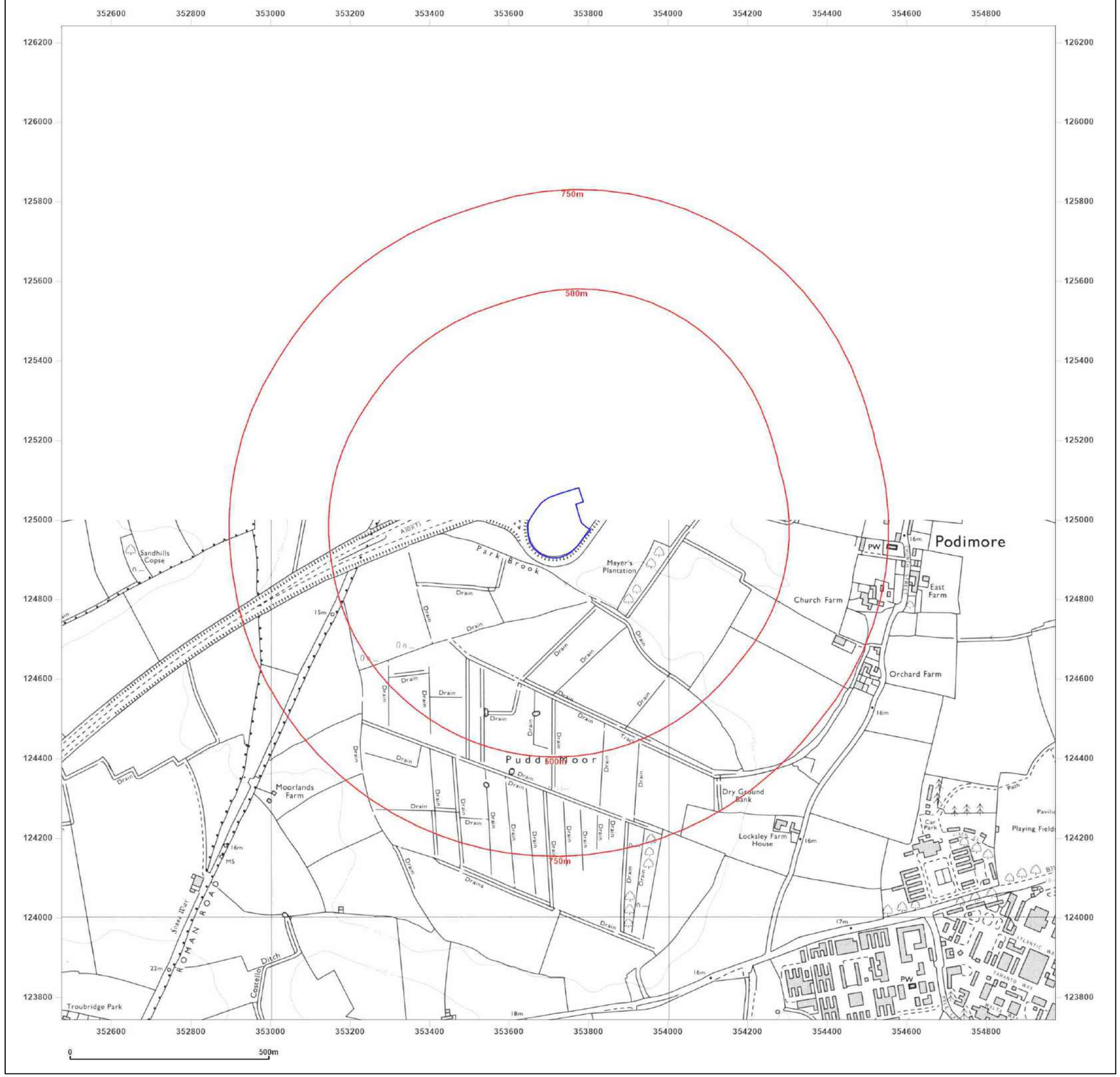

EMAPSITE™

Site Details:

Podimore Service Station,
Podimore Roundabout, Yeovil ,
BA22 8JG

Client Ref: EMS_1020035_1273044
Report Ref: EMS-1020035_1289217
Grid Ref: 353724, 124992

Map Name: National Grid

Map date: **1992**

Scale: 1:10,000

Printed at: 1:10,000

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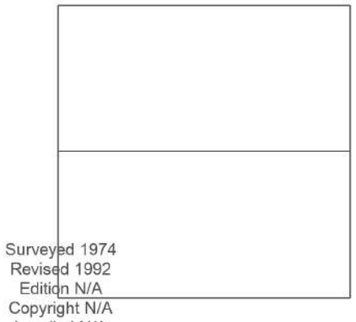

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Production date: 01 May 2025

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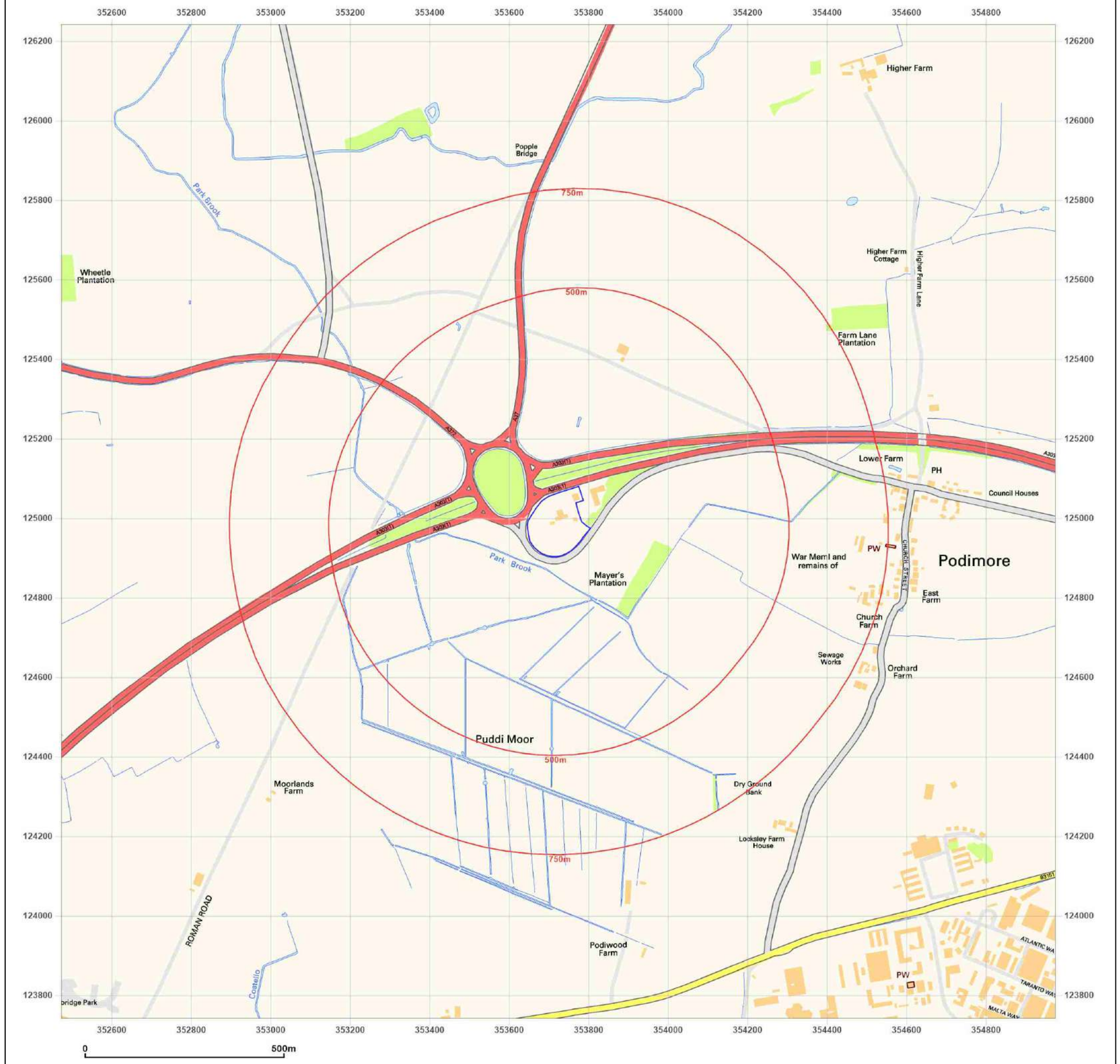

EMAPSITE™

Site Details:

Podimore Service Station,
Podimore Roundabout, Yeovil ,
BA22 8JG

Client Ref: EMS_1020035_1273044
Report Ref: EMS-1020035_1289217
Grid Ref: 353724, 124992

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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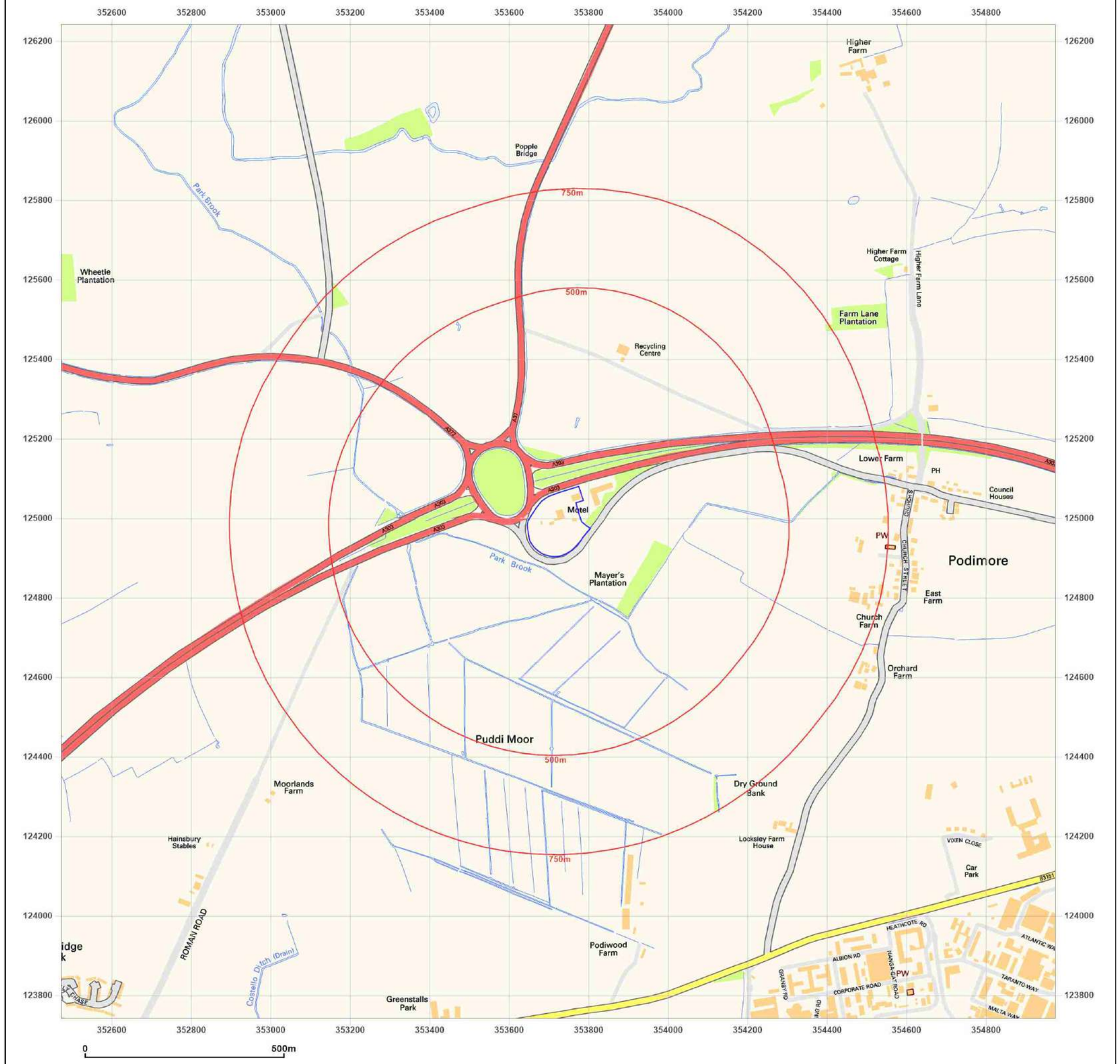

EMAPSITE™

Site Details:

Podimore Service Station,
Podimore Roundabout, Yeovil ,
BA22 8JG

Client Ref: EMS_1020035_1273044
Report Ref: EMS-1020035_1289217
Grid Ref: 353724, 124992

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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2010

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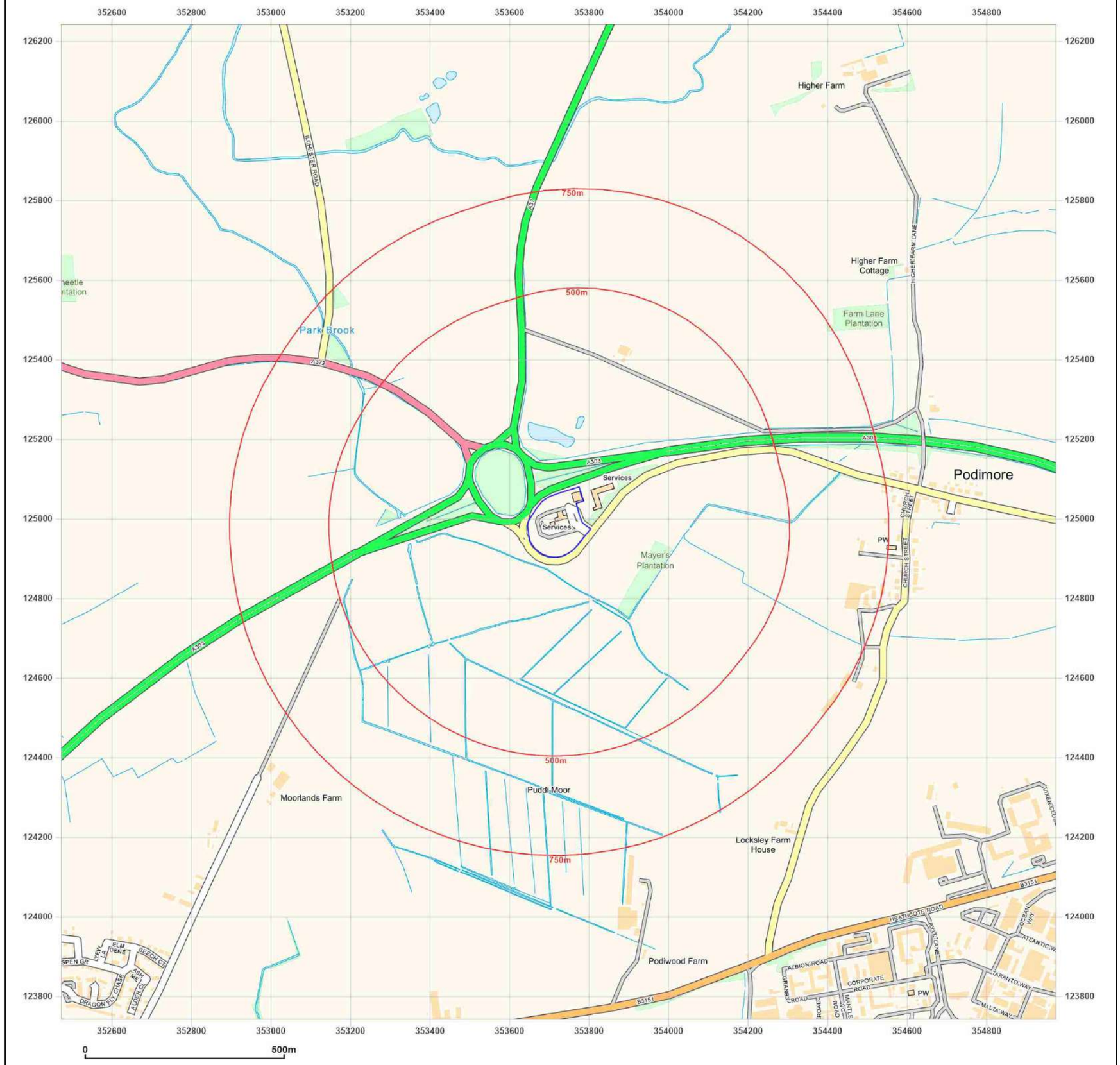

EMAPSITE™

Site Details:

Podimore Service Station,
Podimore Roundabout, Yeovil ,
BA22 8JG

Client Ref: EMS_1020035_1273044
Report Ref: EMS-1020035_1289217
Grid Ref: 353724, 124992

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

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County Series 1:10,560 scale

VEGETATION

Fir Wood

Deciduous Wood

Mixed Wood

Brushwood

Orchard

Reeds

Rough Pasture

Furze

Marsh

Osiers

ROADS

Railway over Road

Road over Railway

Road over River or Canal

Level Crossing

Railway over River

Road over Stream

Sunken Road

Raised Road

RAILWAYS

Double Lines of Railway

Single Lines of Railway and Tramway

GENERAL FEATURES

Gravel Pit

Sand Pit

Quarry

Shingle

Other Pits

Antiquities, Site of

Arrow, showing direction of flow of water

Trigonometrical Station

BOUNDARIES

County Boundary

Parliamentary Division Boundary

Parish Boundary

Union Boundary

200 Contours

Rural District Boundary

National Grid 1:10,000 scale

HEIGHTS (METRES)

Values are given in metres above mean sea level at Newlyn.

Surface heights determined by: ground survey • 163m; air survey

Bench marks and their values are shown on large scale maps, and bench mark lists containing fuller and possibly later levelling information are obtainable from the Director General, Ordnance Survey.

Contours are at 5 metres vertical interval.

ROCK FEATURES

Loose rock

Boulders

Outcrop

Scree

Vertical face

CONVERSION SCALE

Metres - Feet

2000 Metres – 6500 Feet

6000

5000

1500

4000

ABBREVIATIONS

BP,BS	Boundary Post or Stone
Ch	Church
CH	Club House
F Sta	Fire Station
FB	Foot Bridge
Fn	Fountain
GP	Guide Post
MP,MS	Mile Post or Stone
P	Pole or Post
Pol Sta	Police Station
PO	Post Office
PC	Public Convenience
PH	Public House
S	Stone
Spr	Spring
TCB	Telephone Call Box
TCP	Telephone Call Post
TH	Town Hall
W	Well
Y	Youth hostel

ROADS

Road

Track (Where unfenced shown by pecked lines.)

Path

RAILWAYS

Cutting, Embankment, Road over, Road under, Level crossing, Foot Bridge

Multiple track

Single track

Siding, tramway or mineral line

Standard gauge

Narrow gauge

GENERAL FEATURES

Antiquity, (site of)

Boulders

Building

Pylon

Pole

Electricity transmission line

Glasshouse

Triangulation station

Direction of flow of water

Lake, loch or pond

Sloping masonry

Chalk pit, clay pit or quarry

Gravel pit

Sand pit

Refuse or slag heap

Shingle

Sand

VEGETATION

Bracken, rough grassland

Scrub

Heath

Marsh

Saltings

Reeds

Coppice

Orchard

Coniferous trees

Non-coniferous trees

In some areas bracken ( ) and rough grassland ( ) are shown separately.

GroundSure

Historical Map Pack Legend

County Series & National Grid

1:10,560 scale

Information present on these legends is sourced from the same Ordnance Survey mapping as the maps used in this product.

If you have a query regarding any of the maps provided please contact GroundSure's technical helpline. We will endeavour to answer any queries you may have.

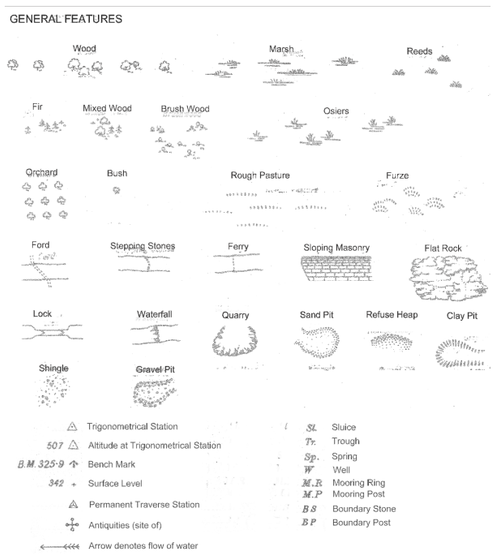
Technical Helpline

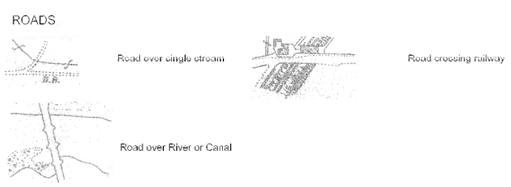
Tel 08444159000

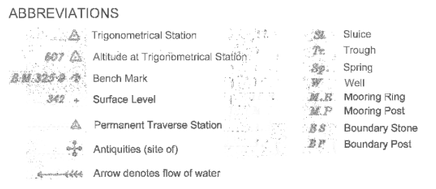
groundsureinsight@groundsure.com

www.groundsure.com

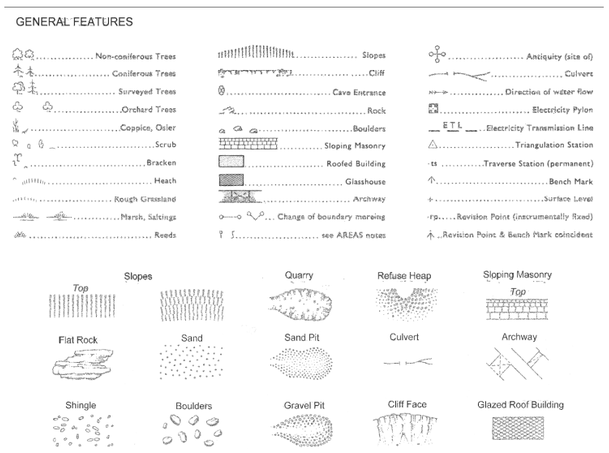
County Series 1:2,500 scale

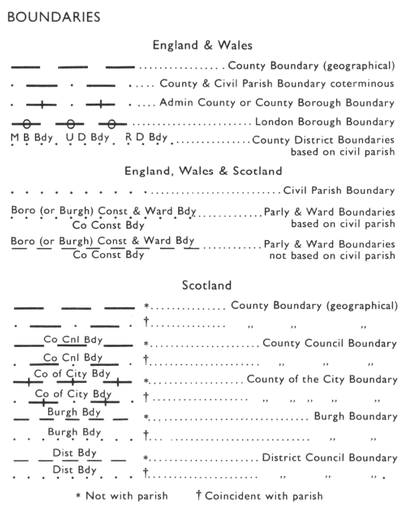


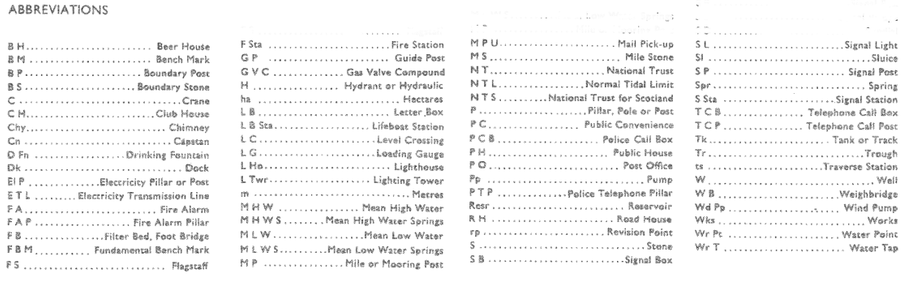




National Grid 1:2,500 / 1:1,250 scale







GroundSure

Historical Map Pack Legend

County Series

1:1,250 scale

~

County Series & National Grid

1:2,500 scale

Information present on these legends is sourced from the same Ordnance Survey mapping as the maps used in this product.

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Technical Helpline:

Tel 08444159000

groundsureinsight@groundsure.com
www.groundsure.com

Appendix E Information from PLA and Fairbanks

Phase One Environmental Site Assessment

Podimore Service Station

Motor Fuel Group Limited

SLR Project No.: 427.010049.00001

23 May 2025

Heart of the South West Trading Standards Service

Devon County Council | Plymouth City Council | Somerset Council | Torbay Council

Iona G
SLR Consulting Ltd
Bradford on Avon
igovan@slrconsulting.com

County Hall
Topsham Road
Exeter
EX2 4QD
Tel: 01392 381381
Email: vanessa.daniel@devon.gov.uk

Please ask for: Vanessa Daniel

Date: 8 May 2025

Dear Iona

FILE SEARCH – REQUEST FOR INFORMATION R035589
ADDRESS: Podimore Service Station, Yeovil BA22 8JG

I have looked at the file for the above premises, and can give you the following information:
The current tank information is as follows:

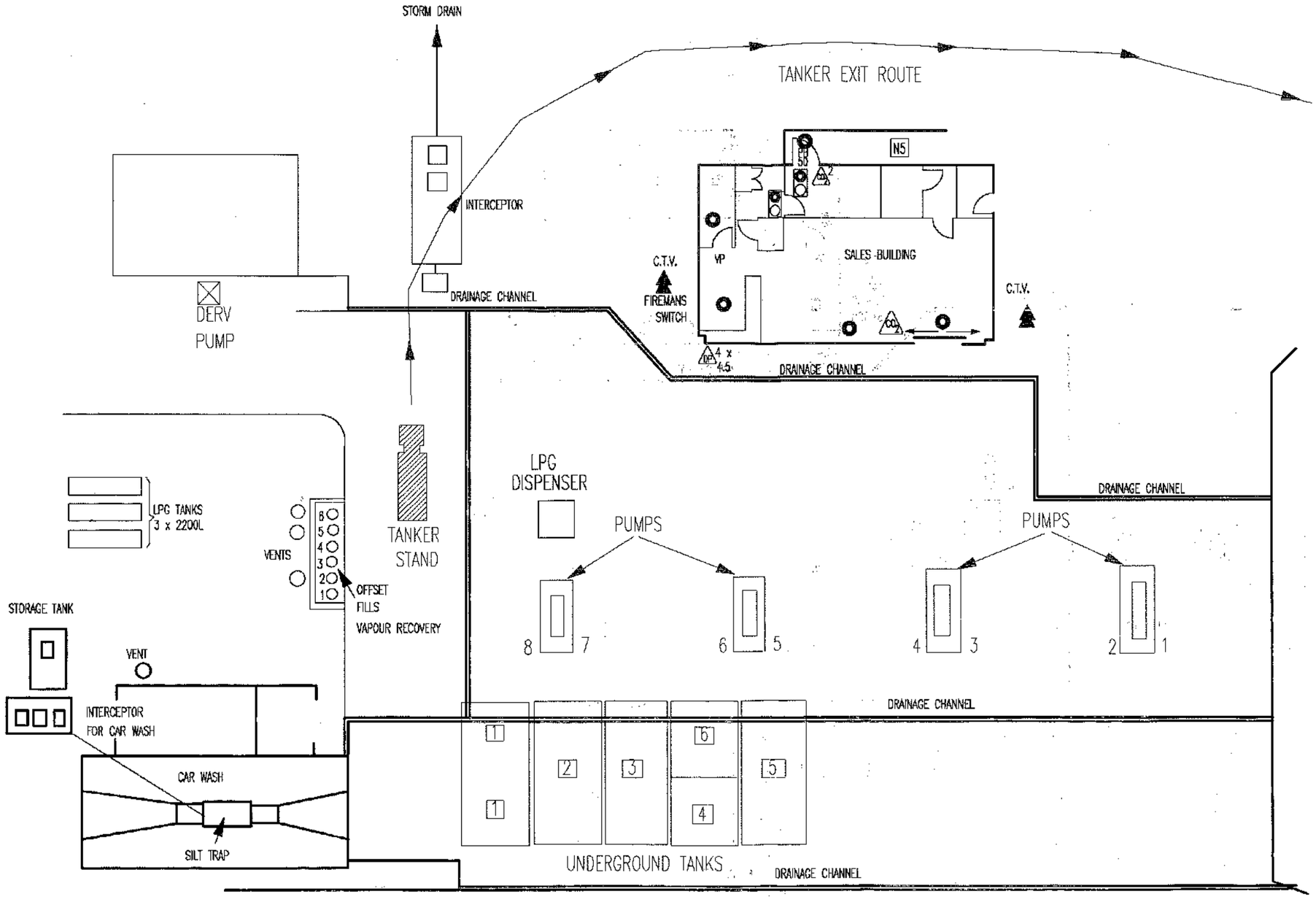
TANK/COMPARTMENT No	MAXIMUM WORKING CAPACITY (MWC)(LITRES)*
1	34,500
2	34,500
3	34,500
4	17,250
5	34,500
6	17,250

The site was built in 1993, and the original 6 tanks are still in use. There is no evidence on file that there are any decommissioned tanks and nothing about any spills/incidents.There has been flooding around this site in the past.

Please be aware that the 'historic' records we hold rely on information given to us from a variety of sources and as such cannot be guaranteed and should not be wholly relied upon as accurate.

Yours sincerely

Vanessa Daniel
Trading Standards/Petroleum Officer



TANK DETAILS

TANK	CAPACITY	TYPE
1	36367L	DIESEL
2	36367L	U/L PETROL
3	36367L	LRP PETROL
4	18183L	LRP PETROL
5	36367L	U/L PETROL
6	18183L	DIESEL

SOMERSET FIRE BRIGADE

PETROLEUM (REGULATION) ACTS 1928 & 1936

PODIMORE SERVICE STATION
A303 - PODIMORE
YEOVIL

THIS PLAN FORMS PART OF
FILE No. 21/2329
LICENCE No. 2215

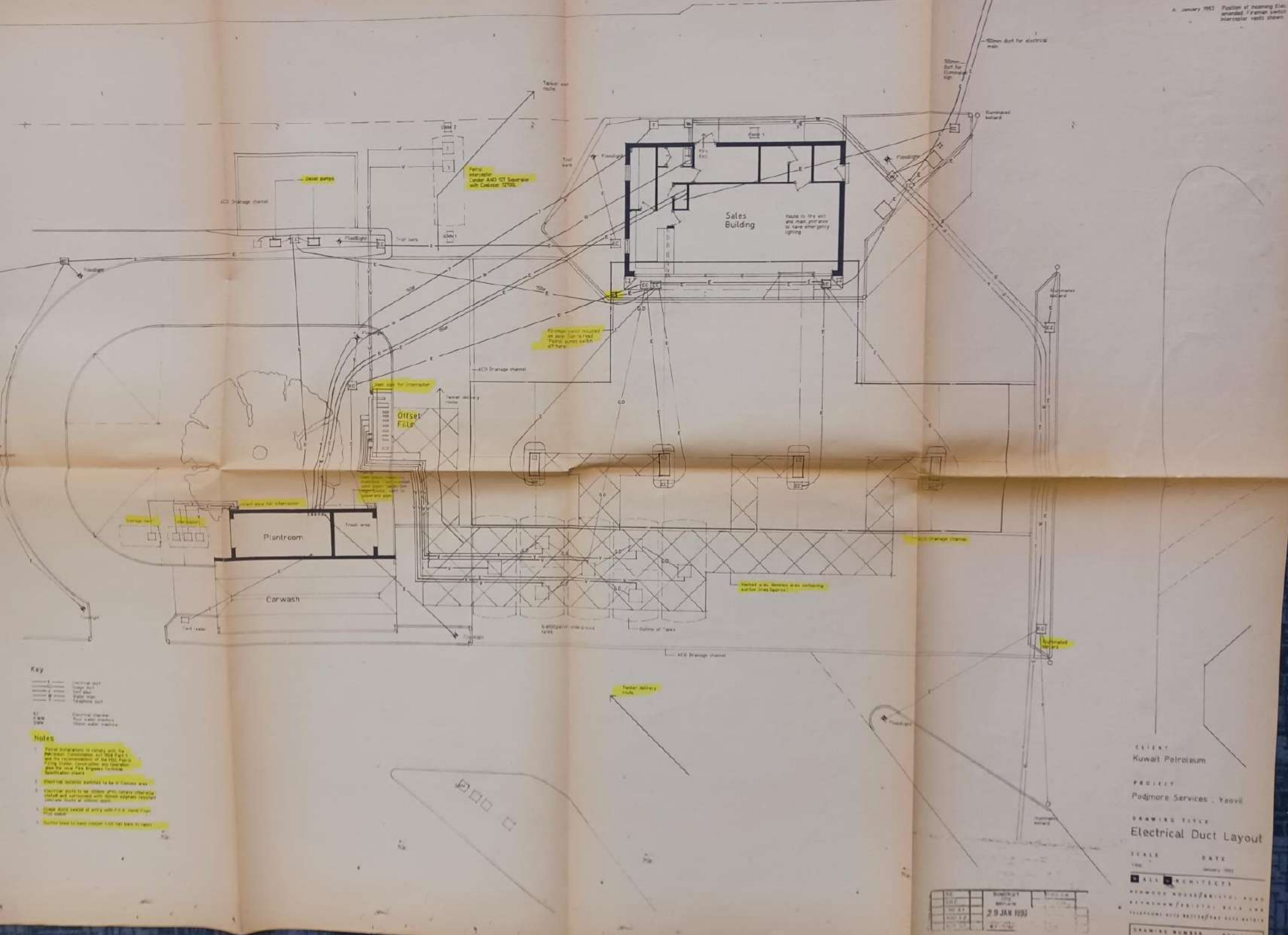
DATE OF ISSUE	AMENDED
SIGNATURE	

Drawing Not To Scale (1:50 on A3) REV B

DRN BY CH	DATE 02/94	CAD No. 212329P

SHEET No. 1 OF 1

Latest issue Updated 07/05/02 - SC



Sales Building
Plantroom
Carwash
Offset Fills
Diesel pumps
Floodlight
Key
Notes
CLIENT
Kuwait Petroleum
PROJECT
Podjmore Services . Yeovil
DRAWING TITLE
Electrical Duct Layout
SCALE
DATE
ARCHITECTS
29 JAN 1993

Fairbanks Environmental
Tech. Management Centre
Moss Lane View
Skelmersdale
P: +44 1695 52175
fairbanksglobal.com

14/05/2025

Podimore (MFG) (VMI) (FS694)
Podimore Service, Podimore
Yeovil, Somerset

Fairbanks Environmental has been monitoring the whole of the site at Podimore (FS694) since September 2005 on behalf of Motor Fuel Group

We are a specialist wetstock monitoring company with and SIR (Statistical Inventory Reconciliation) leak detection system accredited to 9 ltrs per day.

All of the stations that we monitor on behalf of Motor Fuel Group across the United Kingdom have our own in-house designed system installed and this allows us to gather communication information as it is communicated between the electronic gauge and the POS (point of sale) on each site. This information includes the start and end time of every transaction as well as the volume dispensed.

As we poll the gauge/tills every 15 minutes, we are able to have up to date information including any relevant alarms that are active on the gauge. We also have a pre-defined suite of thresholds that monitor the data we retreive from the sites and send alerts in-house to our team of dedicated analysts.

Fairbanks and Motor Fuel Group work closely to ensure there is a rigid two-way process structure and as a result we work closely with site, area and regional managers

All deliveries are checked on a daily basis and any anomolies cross referenced with Podimore (FS694) or the fuel supplier and resolved. This is done at both tank and grade level.

On top of this, all sales and deliveries are cross-referenced with site, area and regional managers on a monthly basis and any anomolies investigated and resolved.

The data supplied from the site has been assumed to be correct and the performance of all tanks has been acceptable with no evidence of a loss of product to the ground.

Regards

Peter Monaghan
Wetstock Analysis Assistant
The Technology Management Centre
P: +44 1695 51775

Appendix F Chemical Laboratory Certificates

Phase One Environmental Site Assessment

Podimore Service Station

Motor Fuel Group Limited

SLR Project No.: 427.010049.00001

23 May 2025

Element Materials Technology
Unit 3 Deeside Point
Zone 3
Deeside Industrial Park
Deeside
CH5 2UA

P: +44 (0) 1244 833780
F: +44 (0) 1244 833781
W: www.element.com

SLR Consulting Ltd
Treenwood House
Rowden Lane
Bradford on Avon
United Kingdom
BA15 2AU

Attention :	Iona Govan
Date :	22nd May, 2025
Your reference :	427.010049.00001
Our reference :	Test Report 25/7519 Batch 1
Location :	Podimore
Date samples received :	10th May, 2025
Status :	Final Report
Issue :	202505220954

Five samples were received for analysis on 10th May, 2025 of which five were scheduled for analysis. Please find attached our Test Report which should be read with notes at the end of the report and should include all sections if reproduced. Interpretations and opinions are outside the scope of any accreditation, and all results relate only to samples supplied.
All analysis is carried out on as received samples and reported on a dry weight basis unless stated otherwise. Results are not surrogate corrected.

The greenhouse gas emissions generated (in Carbon – Co2e) to obtain the results in this report are estimated as:

Scope 1&2 emissions - 7.457 kg of CO2

Scope 1&2&3 emissions - 17.623 kg of CO2

Authorised By:

Paul Boden BSc
Senior Technical Account Manager

Element Materials Technology

Client Name: SLR Consulting Ltd
Reference: 427.010049.00001
Location: Podimore
Contact: Iona Govan
EMT Job No: 25/7519

Report : Liquid

Liquids/products: V=40ml vial, G=glass bottle, P=plastic bottle
$H=H_2SO_4$, Z=ZnAc, N=NaOH, $HN=HN0_3$

Please see attached notes for all abbreviations and acronyms

EMT Sample No.	1-3	4-6	7-9	10-12	13-15						LOD/LOR	Units	Method No.
Sample ID	BH101	BH102	BH103-S	BH103-D	BH104								
Depth	1.50	1.50	1.00	1.50	1.50								
COC No / misc													
Containers	V G	V G	V G	V G	V G								
Sample Date	09/05/2025	09/05/2025	09/05/2025	09/05/2025	09/05/2025								
Sample Type	Ground Water	Ground Water	Ground Water	Ground Water	Ground Water								
Batch Number	1	1	1	1	1								
Date of Receipt	10/05/2025	10/05/2025	10/05/2025	10/05/2025	10/05/2025								
Methyl Tertiary Butyl Ether #	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001						<0.0001	mg/l	TM15/PM10
Benzene #	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005						<0.0005	mg/l	TM15/PM10
Toluene #	<0.005	<0.005	<0.005	<0.005	<0.005						<0.005	mg/l	TM15/PM10
Ethylbenzene #	<0.001	<0.001	<0.001	<0.001	<0.001						<0.001	mg/l	TM15/PM10
m/p-Xylene #	<0.002	<0.002	<0.002	<0.002	<0.002						<0.002	mg/l	TM15/PM10
o-Xylene #	<0.001	<0.001	<0.001	<0.001	<0.001						<0.001	mg/l	TM15/PM10
Xylenes (sum of isomers) #	<0.003	<0.003	<0.003	<0.003	<0.003						<0.003	mg/l	TM15/PM10
Surrogate Recovery Toluene D8	145	101	103	98	99						<0	%	TM15/PM10
Surrogate Recovery 4-Bromofluorobenzene	136	104	99	101	101						<0	%	TM15/PM10
TPH CWG													
Aliphatics													
>C5-C6 #	<0.01	<0.01	<0.01	<0.01	<0.01						<0.01	mg/l	TM36/PM12
>C6-C8 #	<0.01	<0.01	<0.01	<0.01	<0.01						<0.01	mg/l	TM36/PM12
>C8-C10 #	<0.01	<0.01	<0.01	<0.01	<0.01						<0.01	mg/l	TM36/PM12
>C10-C12 #	<0.005	<0.005	<0.005	<0.005	<0.005						<0.005	mg/l	TM5/PM16/PM30
>C12-C16 #	<0.01	<0.01	<0.01	<0.01	<0.01						<0.01	mg/l	TM5/PM16/PM30
>C16-C21 #	<0.01	<0.01	<0.01	<0.01	<0.01						<0.01	mg/l	TM5/PM16/PM30
>C21-C35 #	<0.01	<0.01	<0.01	<0.01	<0.01						<0.01	mg/l	TM5/PM16/PM30
Total aliphatics C5-35 #	<0.01	<0.01	<0.01	<0.01	<0.01						<0.01	mg/l	TM5/TM36/PM12/PM16/PM30
Aromatics													
>C5-EC7 #	<0.01	<0.01	<0.01	<0.01	<0.01						<0.01	mg/l	TM36/PM12
>EC7-EC8 #	<0.01	<0.01	<0.01	<0.01	<0.01						<0.01	mg/l	TM36/PM12
>EC8-EC10 #	<0.01	<0.01	<0.01	<0.01	<0.01						<0.01	mg/l	TM36/PM12
>EC10-EC12 #	<0.005	<0.005	<0.005	<0.005	<0.005						<0.005	mg/l	TM5/PM16/PM30
>EC12-EC16 #	<0.01	<0.01	<0.01	<0.01	<0.01						<0.01	mg/l	TM5/PM16/PM30
>EC16-EC21 #	<0.01	<0.01	<0.01	<0.01	<0.01						<0.01	mg/l	TM5/PM16/PM30
>EC21-EC35 #	<0.01	<0.01	<0.01	<0.01	<0.01						<0.01	mg/l	TM5/PM16/PM30
Total aromatics C5-35 #	<0.01	<0.01	<0.01	<0.01	<0.01						<0.01	mg/l	TM5/TM36/PM12/PM16/PM30
Total aliphatics and aromatics(C5-35) #	<0.01	<0.01	<0.01	<0.01	<0.01						<0.01	mg/l	TM5/TM36/PM12/PM16/PM30

Client Name: SLR Consulting Ltd
Reference: 427.010049.00001
Location: Podimore
Contact: Iona Govan

EMT Job No.	Batch	Sample ID	Depth	EMT Sample No.	Analysis	Reason
No deviating sample report results for job 25/7519						

Please note that only samples that are deviating are mentioned in this report. If no samples are listed it is because none were deviating. Only analyses which are accredited are recorded as deviating if set criteria are not met.
It is a requirement under ISO 17025 that we inform clients if samples are deviating i.e. outside what is expected. A deviating sample indicates that the sample 'may' be compromised but not necessarily will be compromised. The result is still accredited and our analytical reports will still show accreditation on the relevant analytes.

NOTES TO ACCOMPANY ALL SCHEDULES AND REPORTS

EMT Job No.: 25/7519

SOILS and ASH

Please note we are only MCERTS accredited (UK soils only) for sand, loam and clay and any other matrix is outside our scope of accreditation.

Where an MCERTS report has been requested, you will be notified within 48 hours of any samples that have been identified as being outside our MCERTS scope. As validation has been performed on clay, sand and loam, only samples that are predominantly these matrices, or combinations of them will be within our MCERTS scope. If samples are not one of a combination of the above matrices they will not be marked as MCERTS accredited.

It is assumed that you have taken representative samples on site and require analysis on a representative subsample. Stones will generally be included unless we are requested to remove them.

All samples will be discarded one month after the date of reporting, unless we are instructed to the contrary. Asbestos samples are retained for 6 months.

If you have not already done so, please send us a purchase order if this is required by your company.

Where appropriate please make sure that our detection limits are suitable for your needs, if they are not, please notify us immediately.

All analysis is reported on a dry weight basis unless stated otherwise. Limits of detection for analyses carried out on as received samples are not moisture content corrected. Results are not surrogate corrected. Samples are dried at 35°C ±5°C unless otherwise stated. Moisture content for CEN Leachate tests are dried at 105°C ±5°C. Ash samples are dried at 35°C ±5°C.

Where Mineral Oil is quoted, this refers to Total Aliphatics C10-C40.

Where a CEN 10:1 ZERO Headspace VOC test has been carried out, a 10:1 ratio of water to wet (as received) soil has been used.

% Asbestos in Asbestos Containing Materials (ACMs) is determined by reference to HSG 264 The Survey Guide - Appendix 2 : ACMs in buildings listed in order of ease of fibre release.

Sufficient amount of sample must be received to carry out the testing specified. Where an insufficient amount of sample has been received the testing may not meet the requirements of our accredited methods, as such accreditation may be removed.

Negative Neutralization Potential (NP) values are obtained when the volume of NaOH (0.1N) titrated (pH 8.3) is greater than the volume of HCl (1N) to reduce the pH of the sample to 2.0 - 2.5. Any negative NP values are corrected to 0.

The calculation of Pyrite content assumes that all oxidisable sulphides present in the sample are pyrite. This may not be the case. The calculation may be an overesitimate when other sulphides such as Barite (Barium Sulphate) are present.

WATERS

Please note we are not a UK Drinking Water Inspectorate (DWI) Approved Laboratory .

ISO17025 accreditation applies to surface water and groundwater and usually one other matrix which is analysis specific, any other liquids are outside our scope of accreditation.

As surface waters require different sample preparation to groundwaters the laboratory must be informed of the water type when submitting samples.

Where Mineral Oil is quoted, this refers to Total Aliphatics C10-C40.

STACK EMISSIONS

Where an MCERTS report has been requested, you will be notified within 48 hours of any samples that have been identified as being outside our MCERTS scope. As validation for Dioxins and Furans and Dioxin like PCBs has been performed on XAD-2 Resin, only samples which use this resin will be within our MCERTS scope.

Where appropriate please make sure that our detection limits are suitable for your needs, if they are not, please notify us immediately.

DEVIATING SAMPLES

All samples should be submitted to the laboratory in suitable containers with sufficient ice packs to sustain an appropriate temperature for the requested analysis. The temperature of sample receipt is recorded on the confirmation schedules in order that the client can make an informed decision as to whether testing should still be undertaken.

SURROGATES

Surrogate compounds are added during the preparation process to monitor recovery of analytes. However low recovery in soils is often due to peat, clay or other organic rich matrices. For waters this can be due to oxidants, surfactants, organic rich sediments or remediation fluids. Acceptable limits for most organic methods are 70 - 130% and for VOCs are 50 - 150%. When surrogate recoveries are outside the performance criteria but the associated AQC passes this is assumed to be due to matrix effect. Results are not surrogate corrected.

DILUTIONS

A dilution suffix indicates a dilution has been performed and the reported result takes this into account. No further calculation is required.

BLANKS

Where analytes have been found in the blank, the sample will be treated in accordance with our laboratory procedure for dealing with contaminated blanks.

NOTE

Data is only reported if the laboratory is confident that the data is a true reflection of the samples analysed. Data is only reported as accredited when all the requirements of our Quality System have been met. In certain circumstances where all the requirements of the Quality System have not been met, for instance if the associated AQC has failed, the reason is fully investigated and documented. The sample data is then evaluated alongside the other quality control checks performed during analysis to determine its suitability. Following this evaluation, provided the sample results have not been effected, the data is reported but accreditation is removed. It is a requirement of our Accreditation Body for data not reported as accredited to be considered indicative only, but this does not mean the data is not valid.
Where possible, and if requested, samples will be re-extracted and a revised report issued with accredited results. Please do not hesitate to contact the laboratory if further details are required of the circumstances which have led to the removal of accreditation.
Laboratory records are kept for a period of no less than 6 years.

REPORTS FROM THE SOUTH AFRICA LABORATORY

Any method number not prefixed with SA has been undertaken in our UK laboratory unless reported as subcontracted.

Measurement Uncertainty

Measurement uncertainty defines the range of values that could reasonably be attributed to the measured quantity. This range of values has not been included within the reported results. Uncertainty expressed as a percentage can be provided upon request.

Customer Provided Information

Sample ID and depth is information provided by the customer.

Age of Diesel

The age of release estimation is based on the nC17/pristane ratio only as prescribed by Christensen and Larsen (1993) and Kaplan, Galperin, Alimi et al., (1996).
Age estimation should be treated with caution as it can be influenced by site specific factors of which the laboratory are not aware.

Tentatively Identified Compounds (TICs)

Where Tentatively Identified Compounds (TICs) are reported, up to 10 Tentatively Identified Compounds will be listed where there is found to be a greater than 80% match with the NIST library. The reported concentration is determined semi-quantitively, with a matrix specific limit of detection. Note, other compounds may be present but are not reported.

ABBREVIATIONS and ACRONYMS USED

#	ISO17025 (UKAS Ref No. 4225) accredited - UK.
SA	ISO17025 (SANAS Ref No.T0729) accredited - South Africa
B	Indicates analyte found in associated method blank.
DR	Dilution required.
M	MCERTS accredited.
NA	Not applicable
NAD	No Asbestos Detected.
ND	None Detected (usually refers to VOC and/SVOC TICs).
NDP	No Determination Possible
SS	Calibrated against a single substance
SV	Surrogate recovery outside performance criteria. This may be due to a matrix effect.
W	Results expressed on as received basis.
+	AQC failure, accreditation has been removed from this result, if appropriate, see 'Note' on previous page.
>>	Results above quantitative calibration range. The result should be considered the minimum value and is indicative only. The actual result could be significantly higher.
*	Analysis subcontracted to an Element Materials Technology approved laboratory.
CO	Suspected carry over
LOD/LOR	Limit of Detection (Limit of Reporting) in line with ISO 17025 and MCERTS
ME	Matrix Effect
NFD	No Fibres Detected
BS	AQC Sample
LB	Blank Sample
N	Client Sample
TB	Trip Blank Sample
OC	Outside Calibration Range

EMT Job No: 25/7519

Test Method No.	Description	Prep Method No. (if appropriate)	Description	ISO 17025 (UKAS/SANAS)	MCERTS (UK soils only)	Analysis done on As Received (AR) or Dried (AD)	Reported on dry weight basis
TM5	Modified 8015B v2:1996 method for the determination of solvent Extractable Petroleum Hydrocarbons (EPH) within the range C8-C40 by GCFID. For waters the solvent extracts dissolved phase plus a sheen if present.	PM16/PM30	Fractionation into aliphatic and aromatic fractions using a Rapid Trace SPE/Water samples are extracted with solvent using a magnetic stirrer to create a vortex.	Yes			
TM5/TM36	please refer to TM5 and TM36 for method details	PM12/PM16/PM30	please refer to PM16/PM30 and PM12 for method details	Yes			
TM15	Modified USEPA 8260B v2:1996. Quantitative Determination of Volatile Organic Compounds (VOCs) by Headspace GC-MS.	PM10	Modified US EPA method 5021A v2:2014. Preparation of solid and liquid samples for GC headspace analysis.				
TM15	Modified USEPA 8260B v2:1996. Quantitative Determination of Volatile Organic Compounds (VOCs) by Headspace GC-MS.	PM10	Modified US EPA method 5021A v2:2014. Preparation of solid and liquid samples for GC headspace analysis.	Yes			
TM36	Modified US EPA method 8015B v2:1996. Determination of Gasoline Range Organics (GRO) in the carbon chain range of C4-12 by headspace GC-FID. MTBE by GCFID co-elutes with 3-methylpentane if present and therefore can give a false positive. Positive MTBE results will be re-run using GC-MS to double check, when requested.	PM12	Modified US EPA method 5021A v2:2014. Preparation of solid and liquid samples for GC headspace analysis.	Yes			

Appendix G PFS GAC

Phase One Environmental Site Assessment

Podimore Service Station

Motor Fuel Group Limited

SLR Project No.: 427.010049.00001

23 May 2025

BOLD	Exceeds Site Management Limit
	Exceeds GAC
	Exceeds LOD

Client Name	MFG
Site Name	Podimore PFS
Job Number	427.010049.00001
Date	23/05/2025
Site Use	Petrol Filling Station
Risk Driver	Controlled Waters
Sample Type	Groundwater
Scenario	CW Groundwater - Medium Sensitivity

Sample ID	BH101	BH102	BH103-S	BH103-D	BH104
Depth	1.5	1.5	1	1.5	1.5
Sample Type	Ground Water	Ground Water	Ground Water	Ground Water	Ground Water
Sampled Date	09/05/25	09/05/25	09/05/25	09/05/25	09/05/25
Sample Received Date	10/05/25	10/05/25	10/05/25	10/05/25	10/05/25
EMT Sample No	1-3	4-6	7-9	10-12	13-15
Batch Number	1	1	1	1	1
Strata / Zone	-	-	-	-	-

Test	**Units**	**LOD**	**GAC Value (mg/l)**	**Site Management Limit**	**Count Exceeding Site Management Limit**	**Count Exceeding GAC**					
MTBE	mg/l	<0.0001	0.051	-	0	0	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001
Benzene	mg/l	<0.0005	0.2	-	0	0	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005
Toluene	mg/l	<0.005	570	-	0	0	<0.005	<0.005	<0.005	<0.005	<0.005
Ethylbenzene	mg/l	<0.001	>sol	-	0	0	<0.001	<0.001	<0.001	<0.001	<0.001
m & p Xylene	mg/l	<0.002	>sol	-	0	0	<0.002	<0.002	<0.002	<0.002	<0.002
o-Xylene	mg/l	<0.001	>sol	-	0	0	<0.001	<0.001	<0.001	<0.001	<0.001
Total Xylenes	mg/l	<0.003	>sol	-	0	0	<0.003	<0.003	<0.003	<0.003	<0.003
	%	<0									
	%	<0									
TPH CWG							-	-	-	-	-
Aliphatics							-	-	-	-	-
aliphatics >C5-C6	mg/l	<0.01	>sol	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
aliphatics >C6-C8	mg/l	<0.01	>sol	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
aliphatics >C8-C10	mg/l	<0.01	>sol	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
aliphatics >C10-C12	mg/l	<0.005	>sol	-	0	0	<0.005	<0.005	<0.005	<0.005	<0.005
aliphatics >C12-C16	mg/l	<0.01	>sol	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
aliphatics >C16-C21	mg/l	<0.01	>sol	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
aliphatics >C21-C35	mg/l	<0.01	>sol	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
Total aliphatics C5-35	mg/l	<0.01					<0.01	<0.01	<0.01	<0.01	<0.01
Aromatics							-	-	-	-	-
aromatics >EC5-EC7	mg/l	<0.01	-	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
aromatics >EC7-EC8	mg/l	<0.01	-	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
aromatics >EC8-EC10	mg/l	<0.01	>sol	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
aromatics >EC10-EC12	mg/l	<0.005	>sol	-	0	0	<0.005	<0.005	<0.005	<0.005	<0.005
aromatics >EC12-EC16	mg/l	<0.01	>sol	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
aromatics >EC16-EC21	mg/l	<0.01	>sol	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
aromatics >EC21-EC35	mg/l	<0.01	>sol	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
Total aromatics C5-35	mg/l	<0.01					<0.01	<0.01	<0.01	<0.01	<0.01
Total aliphatics and aromatics(C5-35)	mg/l	<0.01					<0.01	<0.01	<0.01	<0.01	<0.01
PRO	mg/l		-	No SPH	0	0	-	-	-	-	-
DRO	mg/l		-	No SPH	0	0	-	-	-	-	-
BTEX	mg/l		-	No SPH	0	0	-	-	-	-	-
Heavy Chain Hydrocarbons	mg/l		-	No SPH	0	0	-	-	-	-	-

BOLD	Exceeds Site Management Limit
	Exceeds GAC
	Exceeds LOD

Client Name	MFG
Site Name	Podimore PFS
Job Number	427.010049.00001
Date	23/05/2025
Site Use	Petrol Filling Station
Risk Driver	Controlled Waters
Sample Type	Groundwater
Scenario	HH Groundwater - Off Site Resi

Sample ID	BH101	BH102	BH103-S	BH103-D	BH104
Depth	1.5	1.5	1	1.5	1.5
Sample Type	Ground Water	Ground Water	Ground Water	Ground Water	Ground Water
Sampled Date	09/05/25	09/05/25	09/05/25	09/05/25	09/05/25
Sample Received Date	10/05/25	10/05/25	10/05/25	10/05/25	10/05/25
EMT Sample No	1-3	4-6	7-9	10-12	13-15
Batch Number	1	1	1	1	1
Strata / Zone	-	-	-	-	-

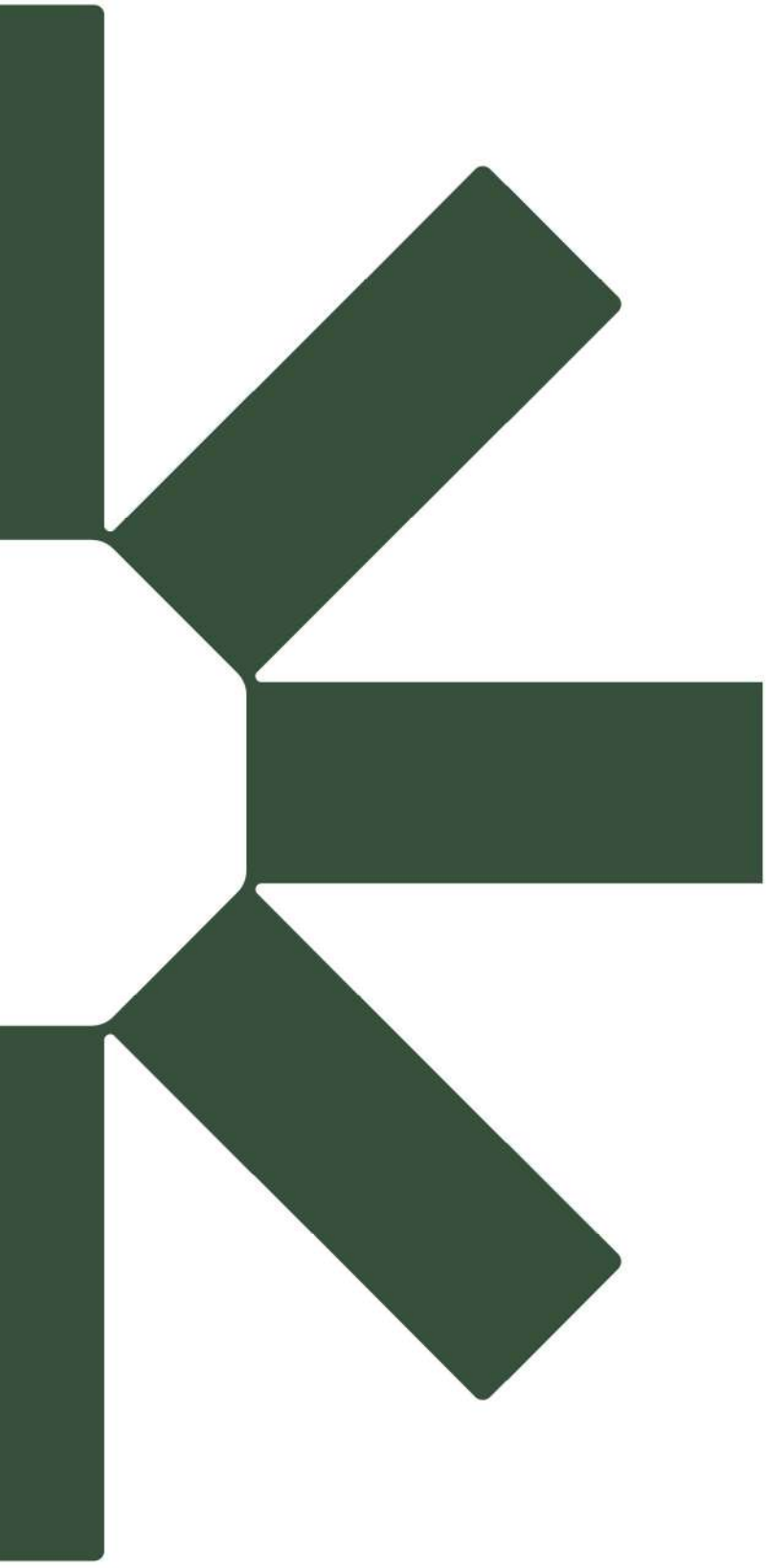
Test	**Units**	**LOD**	**GAC Value (mg/l)**	**Site Management Limit**	**Count Exceeding Site Management Limit**	**Count Exceeding GAC**					
MTBE	mg/l	<0.0001	180	-	0	0	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001
Benzene	mg/l	<0.0005	0.047	-	0	0	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005
Toluene	mg/l	<0.005	56	-	0	0	<0.005	<0.005	<0.005	<0.005	<0.005
Ethylbenzene	mg/l	<0.001	8.6	-	0	0	<0.001	<0.001	<0.001	<0.001	<0.001
m & p Xylene	mg/l	<0.002	2.9	-	0	0	<0.002	<0.002	<0.002	<0.002	<0.002
o-Xylene	mg/l	<0.001	2.9	-	0	0	<0.001	<0.001	<0.001	<0.001	<0.001
Total Xylenes	mg/l	<0.003	2.9	-	0	0	<0.003	<0.003	<0.003	<0.003	<0.003
	%	<0									
	%	<0									
TPH CWG							-	-	-	-	-
Aliphatics							-	-	-	-	-
aliphatics >C5-C6	mg/l	<0.01	1	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
aliphatics >C6-C8	mg/l	<0.01	2.2	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
aliphatics >C8-C10	mg/l	<0.01	>sol	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
aliphatics >C10-C12	mg/l	<0.005	>sol	-	0	0	<0.005	<0.005	<0.005	<0.005	<0.005
aliphatics >C12-C16	mg/l	<0.01	>sol	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
aliphatics >C16-C21	mg/l	<0.01	No Risk	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
aliphatics >C21-C35	mg/l	<0.01	No Risk	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
Total aliphatics C5-35	mg/l	<0.01					<0.01	<0.01	<0.01	<0.01	<0.01
Aromatics							-	-	-	-	-
aromatics >EC5-EC7	mg/l	<0.01	-	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
aromatics >EC7-EC8	mg/l	<0.01	-	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
aromatics >EC8-EC10	mg/l	<0.01	1.2	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
aromatics >EC10-EC12	mg/l	<0.005	4.6	-	0	0	<0.005	<0.005	<0.005	<0.005	<0.005
aromatics >EC12-EC16	mg/l	<0.01	>sol	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
aromatics >EC16-EC21	mg/l	<0.01	No Risk	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
aromatics >EC21-EC35	mg/l	<0.01	No Risk	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
Total aromatics C5-35	mg/l	<0.01					<0.01	<0.01	<0.01	<0.01	<0.01
Total aliphatics and aromatics(C5-35)	mg/l	<0.01					<0.01	<0.01	<0.01	<0.01	<0.01
PRO	mg/l		-	No SPH	0	0	-	-	-	-	-
DRO	mg/l		-	No SPH	0	0	-	-	-	-	-
BTEX	mg/l		-	No SPH	0	0	-	-	-	-	-
Heavy Chain Hydrocarbons	mg/l		-	No SPH	0	0	-	-	-	-	-

BOLD	Exceeds Site Management Limit
	Exceeds GAC
	Exceeds LOD

Client Name	MFG
Site Name	Podimore PFS
Job Number	427.010049.00001
Date	23/05/2025
Site Use	Petrol Filling Station
Risk Driver	Controlled Waters
Sample Type	Groundwater
Scenario	HH Groundwater - On Site Shop

Sample ID	BH101	BH102	BH103-S	BH103-D	BH104
Depth	1.5	1.5	1	1.5	1.5
Sample Type	Ground Water	Ground Water	Ground Water	Ground Water	Ground Water
Sampled Date	09/05/25	09/05/25	09/05/25	09/05/25	09/05/25
Sample Received Date	10/05/25	10/05/25	10/05/25	10/05/25	10/05/25
EMT Sample No	1-3	4-6	7-9	10-12	13-15
Batch Number	1	1	1	1	1
Strata / Zone	-	-	-	-	-

Test	**Units**	**LOD**	**GAC Value (mg/l)**	**Site Management Limit**	**Count Exceeding Site Management Limit**	**Count Exceeding GAC**					
MTBE	mg/l	<0.0001	3700	-	0	0	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001
Benzene	mg/l	<0.0005	0.92	-	0	0	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005
Toluene	mg/l	<0.005	>sol	-	0	0	<0.005	<0.005	<0.005	<0.005	<0.005
Ethylbenzene	mg/l	<0.001	140	-	0	0	<0.001	<0.001	<0.001	<0.001	<0.001
m & p Xylene	mg/l	<0.002	50	-	0	0	<0.002	<0.002	<0.002	<0.002	<0.002
o-Xylene	mg/l	<0.001	50	-	0	0	<0.001	<0.001	<0.001	<0.001	<0.001
Total Xylenes	mg/l	<0.003	50	-	0	0	<0.003	<0.003	<0.003	<0.003	<0.003
	%	<0									
	%	<0									
TPH CWG							-	-	-	-	-
Aliphatics							-	-	-	-	-
aliphatics >C5-C6	mg/l	<0.01	18	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
aliphatics >C6-C8	mg/l	<0.01	>sol	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
aliphatics >C8-C10	mg/l	<0.01	>sol	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
aliphatics >C10-C12	mg/l	<0.005	>sol	-	0	0	<0.005	<0.005	<0.005	<0.005	<0.005
aliphatics >C12-C16	mg/l	<0.01	>sol	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
aliphatics >C16-C21	mg/l	<0.01	No Risk	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
aliphatics >C21-C35	mg/l	<0.01	No Risk	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
Total aliphatics C5-35	mg/l	<0.01					<0.01	<0.01	<0.01	<0.01	<0.01
Aromatics							-	-	-	-	-
aromatics >EC5-EC7	mg/l	<0.01	-	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
aromatics >EC7-EC8	mg/l	<0.01	-	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
aromatics >EC8-EC10	mg/l	<0.01	15	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
aromatics >EC10-EC12	mg/l	<0.005	>sol	-	0	0	<0.005	<0.005	<0.005	<0.005	<0.005
aromatics >EC12-EC16	mg/l	<0.01	>sol	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
aromatics >EC16-EC21	mg/l	<0.01	No Risk	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
aromatics >EC21-EC35	mg/l	<0.01	No Risk	-	0	0	<0.01	<0.01	<0.01	<0.01	<0.01
Total aromatics C5-35	mg/l	<0.01					<0.01	<0.01	<0.01	<0.01	<0.01
Total aliphatics and aromatics(C5-35)	mg/l	<0.01					<0.01	<0.01	<0.01	<0.01	<0.01
PRO	mg/l		-	No SPH	0	0	-	-	-	-	-
DRO	mg/l		-	No SPH	0	0	-	-	-	-	-
BTEX	mg/l		-	No SPH	0	0	-	-	-	-	-
Heavy Chain Hydrocarbons	mg/l		-	No SPH	0	0	-	-	-	-	-



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