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PHASE I LAND CONTAMINATION ASSESSMENT

Land at Kilvert's School
Clyro
Hereford
HR3 5SB

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Executive Summary

Reports 4 Planning have been instructed by The Family Place to undertake a Phase I Land Contamination Assessment of a site at Kilvert's School, Clyro, Hereford, HR3 5SB. Planning permission is being sought for the erection of a standalone outbuilding in a courtyard area adjacent to the main building, to be used as extra offices.

The site forms a small courtyard area on the western side of the former Kilvert's School, within which it is proposed to install an off-site manufactured office structure. The site sits immediately to the south of a road junction, with neighbouring residential properties abutting the southern boundary of the property. Fuel dispensing activities at an existing Texaco petrol filling station, 70m south of the site, are not considered likely to have impacted the subject site. No obvious evidence of previous potentially contaminative activities were evident during the site reconnaissance.

The historical evidence shows that Kilvert's School has occupied the site since at least 1884. The educational, residential and commercial uses of the site since are not considered to represent potentially contaminative historical activities. It has been shown that the curtilage of a former saw mill nearby did not extend onto the subject site itself. The buildings of the saw mill are still present, with the absence of known issues associated with the residual presence of treatment chemicals etc. The risk of on-site contaminant migration from a former refuse tip 230m east of the site is mitigated by the distance and perceived hydraulic gradient away from the subject site. The specific nature of the proposed development also serves to further mitigate risk associated with the creation of new pathways to identified receptors.

The geology beneath the site consists of Hummocky (moundy) Glacial Deposits overlying the Raglan Mudstone Formation. Both superficial and bedrock strata are classified by the Environment Agency as Secondary A aquifers. The Clyro Brook runs 250m north of the site. As such the site setting is considered to be of moderate environmental sensitivity.

No significantly contaminative activities are associated with the current or former uses of the site and its immediate surroundings. The conceptual model of the site demonstrates that potential pollutant linkages are generally of low and very low risk to human health and to the natural environment.

No evidence has been found to suggest that potentially contaminative materials are present beneath the site to deleteriously affect the proposed development and future use. As such, no further intrusive investigation of the site is considered necessary at this stage.

The report is based on the assumption by the author that should instances of previously unreported contamination be found during the proposed works, then appropriate assessment of the risks and proposed remediation scheme will be required.

The report is supplied subject to our standard terms and conditions and these should be read alongside the report.

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1.0 INTRODUCTION

Reports 4 Planning have been instructed by The Family Place to undertake a Phase I Land Contamination Assessment of a small site at Kilvert's School, Clyro, Hereford, HR3 5SB.

Planning permission is being sought for the erection of a standalone outbuilding in a courtyard area adjacent to the main building, to be used as extra offices. The office structure is to be manufactured off-site and sited on a new concrete base on the existing hardstanding of the former patio area.

The purpose of this Phase I Desk study and Preliminary Risk Assessment report is to gather information on the site to develop an initial conceptual site model (CSM) and establish whether or not there are any potentially unacceptable risks posed by either current or historical use of the land or the surrounding area which may affect the proposed development. The consultant who has prepared this report is an environmental risk specialist, with over twenty-five years' experience in environmental liability appraisal, contaminated land assessment, brownfield development and risk assessment.

The Phase I Land Contamination Assessment was undertaken based on Desk Study findings utilising publicly available data, along with data sourced directly and indirectly from various providers including the Environment Agency, the Local Authority, the British Geological Survey, The Coal Authority and Ordnance Survey. This has allowed characterisation of the site with respect to its geology, hydrology, hydrogeology, history and environmental setting. The site characterisation has been undertaken in general accordance with the procedures of the new LCRM methods as released in October 2020.

Predominantly these procedures relate to 'past' contamination, and assume that legislative controls such as Pollution Prevention and Control authorisations control current potentially polluting activities. Emphasis is therefore upon historical site use and how this may affect potential future users of the site should the proposed development plans be realised. A Preliminary Environmental Risk Assessment contained in this report has considered all the relevant receptors, potential pathways, and sources of contamination and assessed these for the level of risk posed to the site and future site users.

In accordance with current guidance the information has been used to develop a Conceptual Site Model (CSM) for the site. Pollutant linkages must be present, and the consequent linkage must be established in order to determine the requirement and scope of any future geo-environmental investigation.

Reasonable skill and care have been exercised in preparation of this report in accordance with the technical requirements of the brief. Notwithstanding the efforts made by the professional team in undertaking this contamination assessment, it is possible that ground conditions other than that potentially indicated by this report may exist at the site.

2.0 SOURCES OF INFORMATION

This report draws upon many different information sources in order to gain a full understanding of the environmental setting of the site. These are summarized below:

2.1 Internet Sources

- British Geological Survey Borehole Database;
- Environment Agency Pollution Inventory Database;
- Multi-Agency Geographic Information for the Countryside Database;
- 1:50,000 British Geological Survey Digital Map of Great Britain;
- Information retained on the LPA planning portal.

2.2 Reports

- Groundsure Dataset Report, GS-8895957;
- Groundsure Historical Maps, GS-8895956.

2.3 Site Observations

- Site observations have been made during a site reconnaissance completed on 13th July 2022 and photographic evidence is provided in Appendix A.

3.0 SITE RECONNAISSANCE

3.1 Site Location

The site is located in the village of Clyro, near Hay-on-Wye on the Powys/Herefordshire border immediately to the south of the junction of the B4351 and the A438.

Residential properties border the site immediately to the south.

The site is located at Grid Reference SO 213 436 (321339, 243572).

Figure 1 and 2 Site Location Plan Small and Large Scale, Figure 3 – Site Aerial Photograph and Figure 4 - Proposed Site Plan shows the location of the site in relation to its surrounding land uses.

3.2 Site Access

The access to the site is via a set of wooden entrance gates off the access road running parallel to the A438.

3.3 Site Description

The site currently supports the former Kilvert's School, which is currently run and operated as *The Family Place*, providing specialist and flexible therapeutic interventions for families. A large tarmac driveway is located to the front of the main building at the northern end of the site.

To the side of the property (on the western side of the site) is the subject site, which currently supports a patio area, accessed by metal gates from the front driveway. This area has been landscaped using a mixture of slabs and chippings and houses a selection of storage facilities. A further gate from this area provides access to a small rear courtyard area to the rear of the main building.

An aerial photograph showing the site is provided as Figure 3, with photographs taken during the site reconnaissance visit provided in Appendix A.

3.3.1 Site Topography

The topography of the site is relatively flat.

3.3.2 Structures

The patio area currently supports two wooden storage sheds and a wooden table and chairs. Current storage is for furniture only. It is the intention to demolish the smaller shed and replace it with a bespoke, off-site constructed office unit of approximate 15 square metres plan area.

3.3.3 Surfacing

The surfacing is currently a mixture of paving slabs and 20mm gravel chippings. These are underlain by hardstanding (see Photograph 5). The proposed office unit will sit on a new concrete platform created on top of the existing hardstanding, with limited disturbance of the existing subsurface.

3.3.4 Vegetation

There is currently no vegetation in the existing patio area.

3.3.5 Underground and Aboveground Fuel Storage Tanks

No obvious evidence of current above ground or below ground storage of fuel was evident in the existing patio area. The main building benefits from an oil-fired central heating system, with a 500 litres above ground storage tank located in the courtyard area to the rear of the main building (10m south east of the new office location). This tank is modern, internally bunded and has been in place for the last 2 years. The previous tank was removed, with no obvious contamination-related issues identified at the time of its replacement.

3.3.6 Raw Material and Chemical Use and Storage

No evidence of potentially harmful chemical storage and/or use at the site was observed.

3.3.7 Solid Wastes

No significant solid waste accumulations were evident across the site. Two 205 litre wheeled bins for general waste were located in the patio area (see Photograph 4), together with miscellaneous receptacles for recycling materials.

3.3.8 Hazardous and Industrial Waste

No evidence of hazardous and/or industrial wastes was evident during the site reconnaissance.

3.3.9 Wastewater and stormwater

It is understood that Welsh Water 150mm public foul water only sewer pipework runs beneath both roads bordering the site. A drain cover is evident to the front of the shed to be retained (see Photograph 6). The current proposals do not include foul water management and do not impact the existing sewer arrangement. A combination of water butts and soakaway have reportedly been included to manage stormwater run-off from the new office.

3.3.10 Asbestos Containing Materials (ACM)

No obvious asbestos-containing materials were observed during the site reconnaissance and given the wooden nature of the existing structures, there is considered to be a negligible risk associated with their potential presence.

3.3.11 Polychlorinated Biphenyls (PCBs)

PCBs were historically used as a dielectric filler liquid in some types of transformers, switchgear, capacitors and the starter units in some fluorescent lights and fractional horsepower motors. PCBs are known to harm the environment and can damage health. No such potential sources were observed at the site.

3.3.12 Ionising Radiation

No evidence of ionising radiation sources was made at the site.

3.3.13 Spills and Releases

No obvious evidence of previous spills and/or releases was noted.

3.4 Surrounding Land Use

The site is bordered to the north, east and west by highways. Pottery Cottage and other residential houses border the site to the south. The Scheduled Ancient Monument associated with Clyro Castle is 50m east and Regent House Filling Station (operated by *Texaco*) is located 70m south of the site.

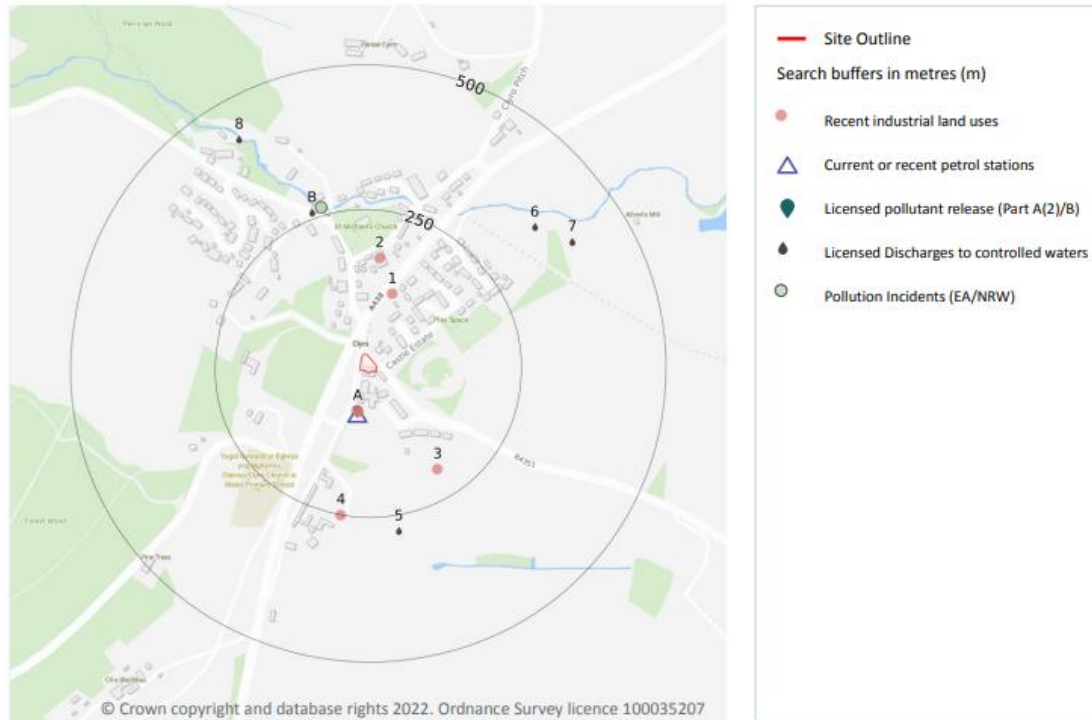
4.0 CURRENT LAND USES

4.1 Current Site Use

The site has operated as *The Family Place* for approximately 6 years.

4.2 Potentially Contaminative Current Surrounding Land Use

The following records of potentially contaminative sites are made within 500m of the site:



There are 4no. unique records of potentially contaminative industrial operations within 250m of the subject site:

Table 1: Potentially Contaminative Current Surrounding Land Use

Reference	Distance	Company	Activity
A	70m South	Texaco	Regent House Petrol Station
1	114m North East	WPD	Electrical Substation
2	170m North	Ashbrook Garage Ltd	Vehicle Repair and Servicing
3	180m South East	WPD	Electricity Substation

4.3 Petrol and Fuel Sites

There is 1no. petrol and/or fuel sites within 250m of the subject site. The Texaco petrol station on the A438 is 70m south of the site.

4.4 Underground HV Electricity Cables & High Pressure Gas Transmission Pipelines

There are no records of any such features within 500m of the site.

4.5 Sites Determined as Contaminated Land

There are reportedly no records of sites identified as potentially contaminated under Part IIA of the Environmental Protection Act 1990.

4.6 Control of Major Accident Hazards

There are no records of any current Control of Major Accident Hazards (COMAH) sites at or within 500m of the site.

4.7 Regulated Explosive Sites

There are no records of any sites registered and licensed by the HSE under the Manufacture and Storage of Explosives Regulations 2005 within 500m of the site.

4.8 Hazardous Substance Storage/Usage Sites

There are no records of any sites with consents issued under the Planning (Hazardous Substances) Regulations 2015 at or within 500m of the subject site.

4.9 Historical Licensed Industrial Activities

There are no records of operators holding historical Integrated Pollution Control (IPC) permits within 500m of the site.

4.10 Licensed Industrial Activities

There are no records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 within 500m of the site.

4.11 Licensed Pollutant Release

The Texaco garage 70m south of the site is regulated under the Environmental Permitting (England & Wales) Regulations 2016 as a Part A(2)/B process for the unloading of petrol into storage at service stations. There has reportedly been no requirement for enforcement action associated with this authorisation.

4.12 Radioactive Substance Authorisations

There are no recorded permits relating to the storage, use, accumulation or disposal of radioactive substances within 500m of the site.

5.0 HISTORICAL LAND USES

5.1 Site Observational Evidence

The former educational property on the site is understood to date back to the mid to late 1800s. The village of Clyro is believed to date back to the early medieval period.

5.2 Historical Maps Assessment

A number of historical maps have been reviewed for evidence which may indicate potentially contaminative land uses for either the site or surrounding land within at least 500m of the site. Copies of the historical maps are provided in Appendix C and are discussed below:

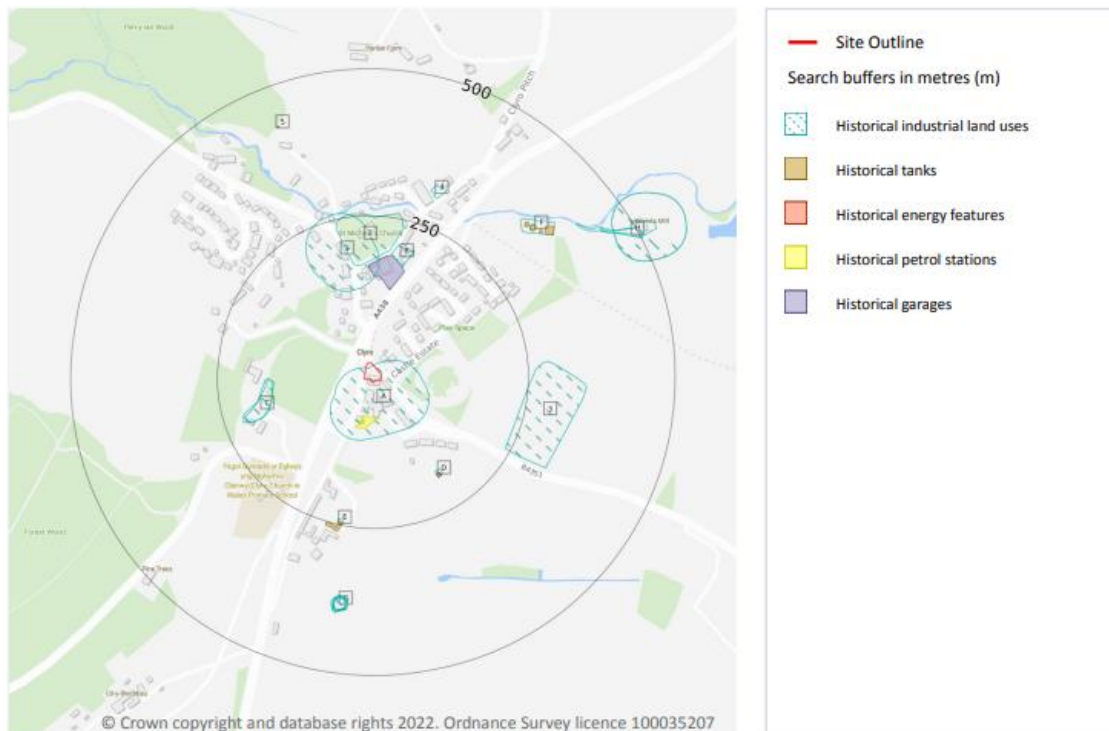
Table 2: Historical Land Use

Map Year (Scale)	Site Use	Surrounding Land Use
1889 (1:2500)	Kilvert's School is already evident at this time, immediately south of the road junction with a large playground at the northern end of the site.	The following notable features are observed: South: Apparent residential properties have already been constructed immediately adjacent to the site. An unmarked linear building is shown 50m from the site. East: The site of Clyro Castle is marked 50m from the site. Peter's Pool is shown 250m from the site. West: The linear mound feature south of Caemawr is evident 180m from the site.
1904 (1:2500)	No significant changes shown.	The following notable changes are observed: South: The linear building at 50m is now shown as a saw mill. Land associated with this saw mill is clearly delineated by a boundary 25m south of the subject site. East: Peter's Pool is now shown as a marshy area with no apparent open water.
1928 (1:10560)	No significant changes shown.	The following notable changes are observed: South: The saw mill buildings have now been extended and the associated land has now expanded south into the former orchard.
1948 (1:10560)	No significant changes shown.	No significant changes shown.
1964 (1:10560)	No significant changes shown.	No significant changes shown.
1974 (1:2500)	The school is now marked as Clyro VP Primary School.	The following notable changes are observed: South: The saw mill has now closed, with the some of the former buildings now marked as Regent House. The petrol filling station is evident at this time, 70m from the site. East: A small refuse tip 250m east of the site at the south end of Peter's Pool is now evident. South East: An electricity sub station has been constructed at 180m from the site. North: Residential development of the former orchard across the B4351 has started by this time. Ashbrook Garage is shown at 170m from the site.

Map Year (Scale)	Site Use	Surrounding Land Use
1984 (1:2500)	The school is no longer marked as such.	The following notable changes are observed: South West: the A438 has now been constructed and the Clyro Primary School relocated to an alternative site 250m from the subject site. South East: The refuse tip has now expanded to occupy an area of circa 2 hectares. North: Further residential development across the B4351 is evident.
1995 (1:2500)	No significant changes shown.	No significant changes shown.
2003 (1:1250)	No significant changes shown.	No significant changes shown.
2010 (1:10000)	No significant changes shown.	No significant changes shown.
2022 (1:10000)	No significant changes shown.	No significant changes shown.

5.3 Potentially Contaminative Historical Uses

The following records potentially contaminative historical land uses within 500m of the subject site:



There are 22no. records of potentially contaminative historical uses within 500m of the site. the following summarises those that are considered of most interest to the subject site:

Table 3: Potentially Contaminative Historical Land Uses

Distance (m)	Direction	Activity	Date
20m	South	Sawmill and associated land	1903 – 1948
130m	North	Smithy	1903
150m	West	Unspecified heap at Cae-Mawr	1889 – 1984
180m	South East	Electricity substation	1974 – Present
240m	East	Gravel pit <i>Then</i> refuse tip	1983 1974 – 1995
240m	South	Unspecified tanks	1983

5.3.1 Historical Tank Database

There is 1no. record relating to the presence of historical tanks within 250m of the subject site. These were (and still remain) located at Court Farm and relate to grain silos associated with the farm's arable activities.

5.3.2 Historical Energy Features Database

There is 1no. record of current and historical energy features (including electricity substations) within 500m of the subject site. This is the electricity substation 180m south east of the site, present since the 1970's to today.

5.3.3 Historical Petrol and Fuel Sites

There is 1no. record of historical petrol and fuel features within 500m of the site. this is the present-day Texaco petrol station, 70m south of the site.

5.3.4 Historical Garage and Motor Vehicle Sites

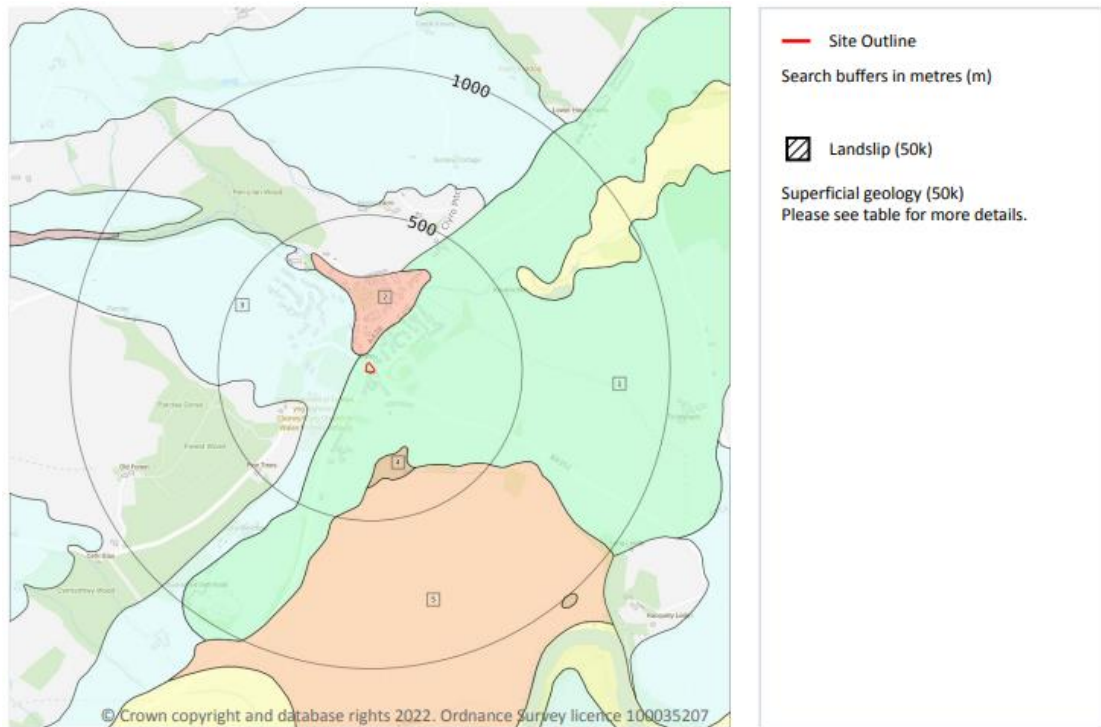
There is 1no. record of historical garage and motor vehicle premises within 500m of the site. This is Ashbrook Garage which has been located 170m north of the site from 1973 to the present day.

5.4 Other Historical information

The former school was named after (Robert) Francis Kilvert (1840-79) who was a country pastor and diarist who lived in and around Clyro. Francis Kilvert was curate of the parish church from 1865 to 1872 and much of his published diaries deal with the people and landscape of Clyro and the surrounding area. Many of the buildings mentioned in the diaries are still extant, including the old village school where Kilvert taught (from 1865 to 1866) and the old vicarage.

Clyro Castle - The mound dates from 1070 and was built across the river from Hay-on-Wye Castle. There are foundations of a stone curtain wall underground which may date from the 13th century. It is thought to have been used sporadically until the beginning of the 15th century, after which it was abandoned.

6.0 GEOLOGY



6.1 Artificial and Made Ground

There are no records of artificial and/or Made Ground in the vicinity of the subject site.

6.2 Superficial and Drift Geology

The British Geological Survey 1:50,000 Geological Map of Great Britain shows the underlying presence of Hummocky (moundy) Glacial Deposits of Devensian age. These comprise diamicton (Boulder Clay) of sand and gravel. Due to their heterogeneous nature, the permeability of these deposits is considered to be mixed, from low to high.

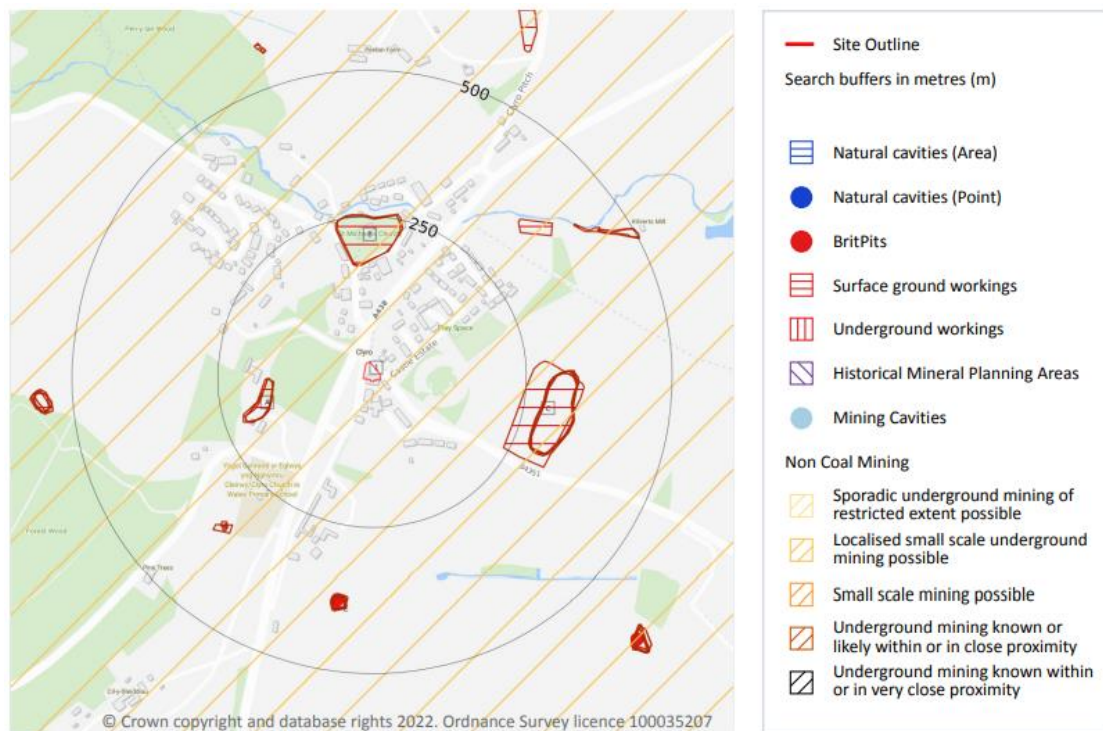
6.3 Solid Geology

The British Geological Survey 1:50,000 Geological Map of Great Britain shows that the solid geology beneath the site comprises interbedded siltstone and mudstone strata of the Raglan Mudstone Formation. This Formation is described as comprising red mudstones and silty mudstones with calcretes and sandstones.

6.4 Coal Mining

The site does not lie in an area that has historically been subject to coal mining activity.

6.5 Non-coal Mining



The site is set within an area where localised small scale underground mining may have occurred. The potential for difficult ground conditions are considered unlikely or localised and are at a level where they need not be considered.

Other identified potential ground workings have been associated with a linear earthworks feature at Cae Mawr and the graveyard of St Michael's Church. Neither of these are considered likely to have impacted the subject site. The historical gravel extraction at the former Peter's Pool, 250m east of the site, is discussed further in Section 9.1.

6.6 Brine Affected Areas

There are no brine affected areas within the vicinity of the site.

6.7 Shrink Swell

The shrink swell hazard for strata beneath the site has been rated by the BGS as very low, with superficial ground conditions predominantly low plasticity.

6.8 Landslip/Slide

The on-site potential for landsliding (slope instability) is considered to be 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.

6.9 Soluble Rocks

There is a negligible risk from soluble rocks beneath the site. Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

6.10 Compressible Ground

The compressible ground hazard for the site has been rated by the BGS as negligible. Compressible strata are not thought to occur.

6.11 Collapsible Rocks

The collapsible rocks hazard for the site has been rated by the BGS as very low. Deposits with the potential to collapse when loaded and saturated are unlikely to be present.

6.12 Running Sands

There is a very low risk associated with running sand issues beneath the site. Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

6.13 Radon

The Indicative Atlas of Radon in England and Wales as prepared by both the Health Protection Agency and the British Geological Survey shows that the site is located in a radon area where between 1% - 3% of properties are above the Radon Action Level. No radon protection measures are required.

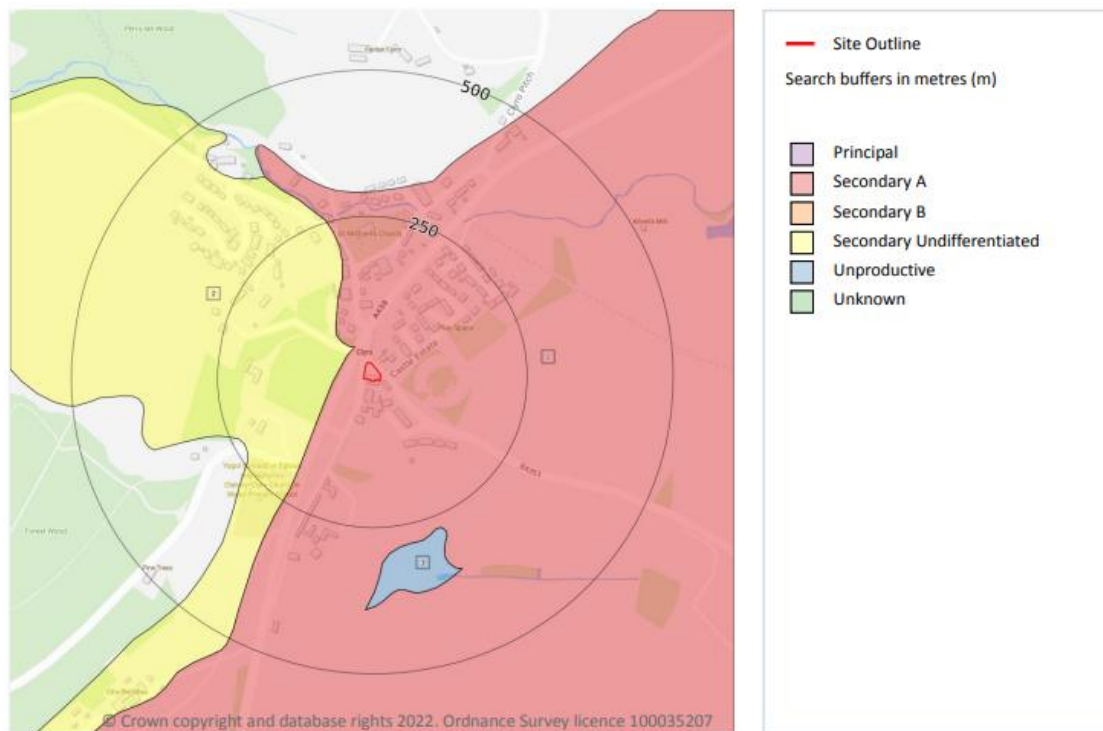
6.14 BGS Estimated Background Soil Chemistry

It is recorded by the BGS that on site there is the potential for the following natural contaminants to be present: arsenic 15mg/kg, lead 100mg/kg, cadmium 1.8mg/kg, chromium 60-90 mg/kg, nickel 15-30mg/kg.

7.0 HYDROGEOLOGY

7.1 Groundwater Vulnerability and Soil Classification

Both the superficial and the bedrock aquifers beneath the site are classified as Secondary A, with a high vulnerability to pollution. Such aquifers are 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. They are generally aquifers formerly classified as minor aquifers.



7.2 Groundwater Abstraction Licences

There are no licensed groundwater abstractions within 2,000m of the site.

7.3 Licensed Discharges to Controlled Waters

There are currently no recorded licensed discharges to controlled waters within 250m of the site. The closest is 360m north east of the site at Clyro Wastewater Treatment Works for sewage discharges to the Clyro Brook.

7.4 Pollutant Release to Surface Waters (Red List)

There are no records of any licenses issued to sites at or within 500m of the site for a pollutant release to a surface water (Red List).

7.5 Pollutant Release to a Public Sewer

There are no records of any pollutant releases to a public sewer within 500m of the site.

7.6 List 1 and List 2 Dangerous Substances

There are no records of any discharges of substances ,regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015, within 500m of the site.

7.7 Pollution Incidents

There have reportedly been no recorded and substantiated pollution incidents within 250m of the subject site. An incident in August 2016, 265m north of the site, involving the uncontrolled release of a specified waste material, reportedly resulted in a minor impact to water. This would not have impacted the subject site.

7.8 Pollution Inventory Substances

There are no records of any pollution inventory (substances) including reporting on annual emission of certain regulated substances to air, controlled waters and land at or within 500m of the site.

7.9 Pollution Inventory Waste Transfers

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. There are no records of such transfers within 500m of the site.

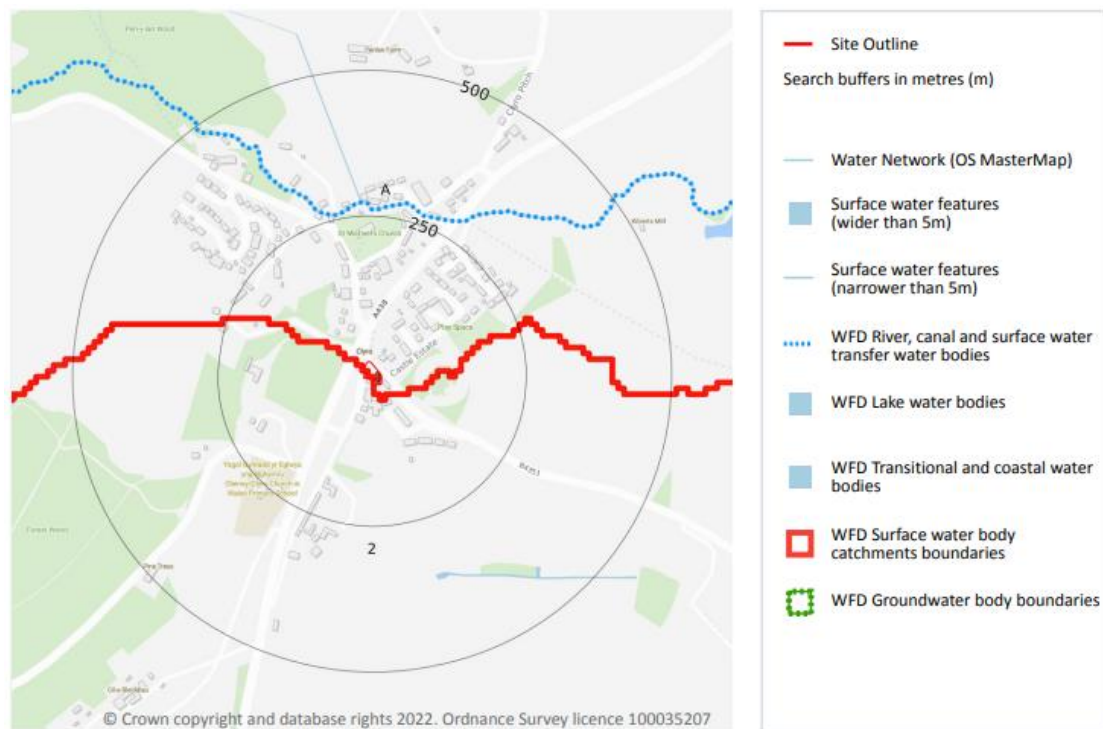
7.10 Pollution Inventory Radioactive Waste

There are no records of any pollution inventory (radioactive wastes) including reporting on annual releases of radioactive substances from a site within 500m of the site.

7.11 Source Protection Zones

The site does not lie within a designated Groundwater Source Protection Zone.

8.0 HYDROLOGY



8.1 Surface Waters

There are no significant surface water courses in the site's immediate vicinity. The Clyro Brook runs in an easterly direction 250m north of the site.

8.2 Surface Water Abstraction Licenses

There are no active licensed surface water abstractions within 2,0000m of the site. the closest historical abstraction was 500m north west of the site from a spring at Pentwyn.

8.3 Flooding

8.3.1 Risk of Flooding from Rivers and Seas (RoFRaS)

The subject site is located on ground which is considered to have a low risk of flooding.

8.3.2 Historical Flood Events

One historical flood event in the site's vicinity is recorded. This incident occurred 200m south of the site in 1947 when the channel capacity was exceeded.

8.3.3 River and Coastal Flooding (Flood Zones)

The Environment Agency Flood map (from rivers and the sea) shows that the site is located in Flood Zone 3.

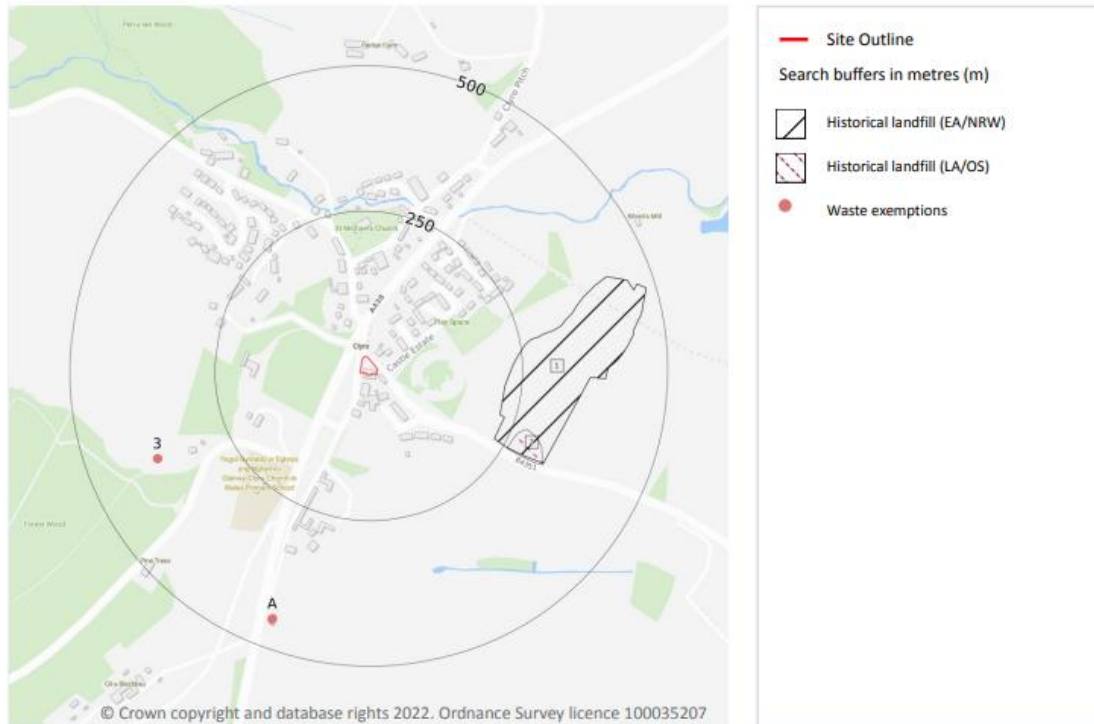
8.3.4 Surface Water Flooding

The highest on-site risk associated with surface water flooding, is reported to be between 0.1m – 0.3m in the 1 in 30 year return period.

8.3.5 Groundwater Flooding

There is reported to be a low risk of groundwater flooding across the site.

9.0 WASTE



9.1 Landfill Sites

There are no records of any active or recent landfill sites subject to Environment Agency or Natural Resources Wales regulation within 500m of the site.

The Environment Agency/Natural Resources Wales do however record the presence of a historical landfill site approximately 220m east of the site, at the site of the former Peter's Pool. A waste licence for the deposition of industrial, commercial and household waste at The Clyro Landfill Site was granted to Brecknock Borough Council in 1975 and ceased in 1990.

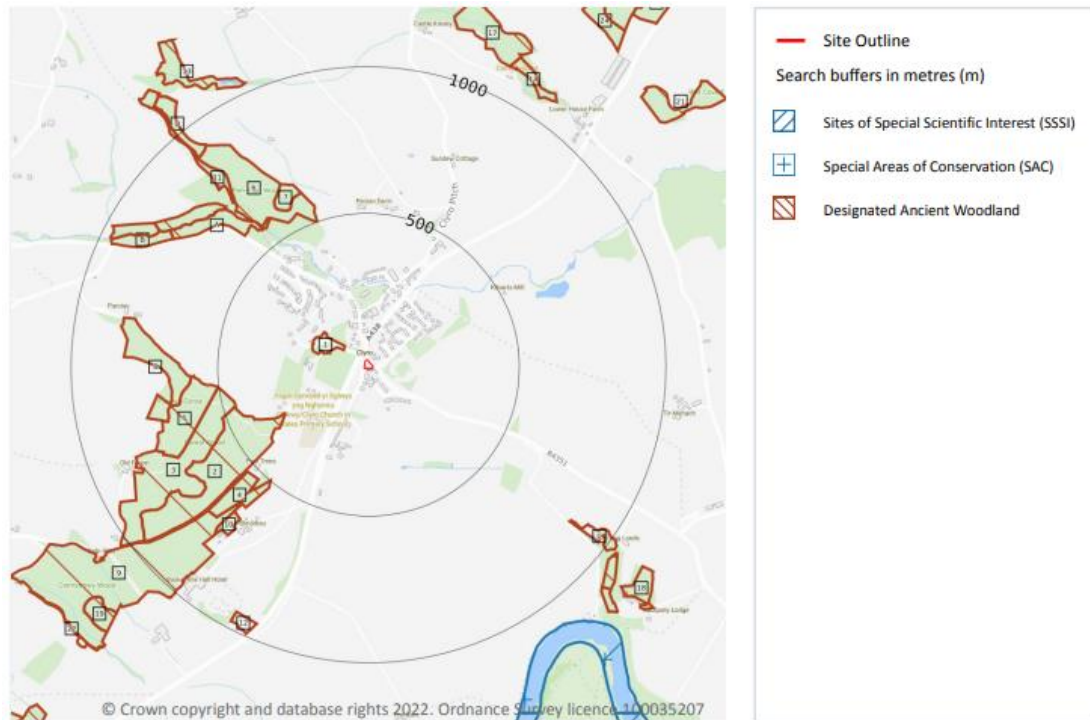
It is understood that the former landfill site has now passed into private ownership. No obvious ground gas venting system was evident during the site reconnaissance. The land also appears to fall away towards the Clyro Brook to the north suggesting a likely direction of hydraulic gradient away from the subject site.

9.2 Waste Sites

There are no records of current or historical waste sites (Local Authority records and Environment Agency registered licensed waste sites) within 500m of the site.

There are reportedly no licensed waste exemptions for the storage, treatment or use of waste within 250m of the site.

10.0 DESIGNATED ENVIRONMENTALLY SENSITIVE SITES



10.1 Sites of Special Scientific Interest (SSSI) and Special Areas of Conservation (SAC)

There are 3no. Sites of Special Scientific Interest within 2,000 metres of the subject site. The Upper and Lower River Wye (over 1 kilometre to the south east of the site) are designated, along with Cwm Gwanon Dingle and Pasture, 1500m west of the site. Hosting breeding populations of rare fish and based on invertebrate and vertebrate assemblages, the River Wye is also a designated SAC.

The subject site does lie within a SSSI Impact Risk Zone, whereby developments that involve certain developments (including infrastructure, minerals, air pollution, combustion, waste and water supply) require consultation to be held with Natural England.

10.2 Other Designated Sites

There are reportedly no other nationally designated sites within 2,000m of the subject site.

10.3 Locally Designated Sites

There are no Local Nature Reserves within 2,000m of the subject site. There are a considerable number of expanses of ancient woodland in the area, with the closest being 80m north west of the site.

10.4 Cultural Designations

There are a number of buildings and areas that are designated for their cultural significance within the vicinity of the site (see below).

The mound associated with the former Clyro Castle is a Scheduled Ancient Monument located 50m east of the subject site.

Clyro Conservation Area extends to within 50m to the north west of the site.

11.0 CONCEPTUAL SITE MODEL

The model assessment has been made on the understanding that the site is to be redeveloped for **Residential Purposes**. Those potential pathways which may give rise to unacceptable contaminative risk under this scheme have been brought forward and form part of the Model as discussed below.

Table 4: Conceptual Site Model

Consideration of Potential Contaminants:	
On-Site Contaminants	<ul style="list-style-type: none"> No significant on-site contamination sources associated with the site's current or historical educational, residential and current commercial land use have been identified.
Off-Site Contaminants	<ul style="list-style-type: none"> No off site contamination sources with the potential to impact the proposed office development have been identified. An historical saw mill and associated land did not extend to within the site's immediate vicinity. A former landfill site, 220m east of the site, is unlikely to have impacted the subject site. No issues have been reported associated with the nearby heating oil above ground storage tank serving the main building

Consideration of Potential Receptors:	
Controlled Waters	<ul style="list-style-type: none"> The Clyro Brook runs 250m north of the site. The underlying Hummocky (moundy) Glacial Deposits and Raglan Mudstone Formation are both classified as secondary A aquifers.
Human Health	<ul style="list-style-type: none"> Future users of the proposed office. Construction workers involved in assembly of office. Neighbouring residents subject to disturbed vapours and dusts arising from on-site development.
Other	<ul style="list-style-type: none"> Existing and new underground service infrastructure.

Potential contaminant pathways and pollutant linkages:	
On-Site Contaminants	<ul style="list-style-type: none"> No obvious pollutant linkages have been identified.
Off-Site Contaminants	<ul style="list-style-type: none"> Based on the specific nature of the proposed office development, no obvious pollutant linkages have been identified.

Other Considerations	
Foundations	<ul style="list-style-type: none"> Limited groundworks will be involved in the construction of the concrete slab upon which the off-site constructed office structure will sit.

12.0 PRELIMINARY ENVIRONMENTAL RISK ASSESSMENT

12.1 Introduction

The current contaminated land regime is explained in Part IIA of the Environmental Protection Act 1990 and was introduced on the 1st April 2000 in England. Also, this assessment has been completed taking into account the advice and guidance contained in the NPPF and particularly paragraphs 109 (fourth and fifth bullet points) and the new LCRM regulations which is the latest guidelines issued by Government Environment Agency Published on 08/10/2020. In general, the purpose of these aspects of the legislation is to achieve the identification of contaminated land and the remediation of contaminated land to ensure the such land poses no significant risk to human health and/or the environment.

Contaminated Land is defined as:

'any land which appears to the local authority in whose area it is situated, to be in such a condition, by reason or substances in, on, or under the land, that: significant harm is being caused or there is a significant possibility of such harm being caused; or pollution of controlled water is being or is likely to be caused.'

For land to be classified as contaminated land a significant pollutant linkage must be identified.

Statutory Definitions	
Contaminant Source (Hazard)	A substance which is in, on or under the land and which has the potential to cause harm or cause pollution of controlled waters
Receptor (Target)	A living organism or group of organisms, an ecological system or property, controlled waters which are or could be polluted by a contaminant
Pathway (Route)	One or more routes or means which either allows the contaminant to cause significant harm to that receptor, or that there is a significant possibility of such harm being caused to the receptor, or that pollution of controlled waters is being or likely to be caused.

A Preliminary Environmental Risk Assessment involves assessing the likely probability and consequence of a Pollutant Linkage and determining a consequent level of risk.

The term 'risk' is widely used in different contexts and situation but a prescriptive definition is provided by the Guidelines for Environmental Risk Assessment and Management (DEFRA et al, 2000):

Risk is a combination of the probability, or frequency, of occurrence of a defined hazard and the magnitude of the consequence of the occurrence'.

A hazard is defined as *'a property or situation that in particular circumstance could lead to harm'.*

The risk category for a particular scenario can be assessed in terms of the consequences and probability of an occurrence which can be defined as follows (Ref: CIRIA C552):

Classification of a Consequence

Classification	Definition
Severe	1 – short term (acute) risk to human health likely to result in significant harm 2 – short term risk to controlled waters 3 – catastrophic damage to buildings / structures 4 – short term risk to an ecosystem or organism within the particular ecosystem.
Medium	1 – chronic damage to human health (long term risk) 2 – pollution of a sensitive water resource 3 – a significant change in an ecosystem or organism within the ecosystem
Mild	1 – pollution of non-sensitive water resources 2 – significant damage to buildings / structures
Minor	1 – harm (not necessarily significant) which may result in financial loss; 2 – non permanent health effects to humans (easily prevented by PPE for example) 3 – easily repairable effects of structural (building damage).

Classification of a Probability

Classification	Definition
High Likelihood	1 – there is a complete pollution linkage and an event appears very likely to occur in the short term and is inevitable in the long term 2 – evidence of harm to the receptor
Likely	1 – there is a complete pollution linkage which means that it is probable that an event will occur 2 – the event is not inevitable but possible in the short term and likely in the long term
Low Likelihood	1 – there is a complete pollution linkage and circumstance are possible under which an event could occur 2 – it is not certain that an event will occur in the long term, and it is less likely to occur in the short term
Unlikely	1 – there is a complete pollution linkage but circumstance are such that is improbable that an event would occur even in the long term.

The consequences of a risk and the probability of an event taking place can be assessed and the likely risk category can be determined as follows:

		Consequence			
		Severe	Medium	Mild	Minor
Probability	High	Very High	High	Medium	Medium / Low
	Likely	High	Medium	Medium / Low	Low
	Low	Medium	Medium / Low	Low	Very Low
	Unlikely	Medium / Low	Low	Very Low	Very Low

High Risk – there is a high probability that severe harm could risk a receptor, or there is evidence that a receptor is being harmed. The risk is realised is likely to result in liability and/or significant harm, and urgent investigation or remediation will be required.

Medium Risk - it is probable that harm will arise to a receptor. However it is relatively unlikely that such harm would be severe, or if harm does occur then the harm is likely to be

relatively mild. Investigation will be required to determine the liability, and some remedial works may be required in the long term.

Low Risk – it is possible that harm may arise to a receptor, but it is likely that the harm would be mild.

Very Low Risk – There is a very low risk of harm to the receptor. In the event of harm being realised the harm is not likely to be severe.

12.2 Potential Sources

The current and historical use of the site has been carefully assessed. Potential risks have been determined and assessed as part of this study.

The risk of contaminant source material located on site is low. The site has been used educational. Residential and commercial purposes, with no current sources identified.

A number of potential off-site contaminant sources are recorded in the general vicinity of the site but these are considered unlikely to have impacted the subject site.

12.3 Potential Pathways

Exposure pathways link any contamination to the receptor. All or any of the following potential pathways may apply:

Future Site Workers, including Construction Workers

<i>Oral Pathway (W-O)</i>	Indoor /outdoor ingestion of dust Indoor/outdoor ingestion of soil Indoor/outdoor ingestion of Flora/Fauna Ingestion of tainted mains water
<i>Inhalation Pathway (W-I)</i>	Indoor/outdoor inhalation of fugitive dust Indoor/outdoor inhalation of soil vapour
<i>Dermal Pathway (W-D)</i>	Indoor/Outdoor exposure to soil through dermal contact

Future Site Users, Occasional Visitors and Neighbouring Residents including Children

<i>Oral Pathway (O-O)</i>	Indoor ingestion of dust (post construction) Outdoor ingestion of soil (post construction) Indoor/outdoor ingestion of Flora/Fauna
<i>Inhalation Pathway (O-I)</i>	Outdoor inhalation of fugitive dust Indoor inhalation of fugitive dust (post construction) Outdoor inhalation of soil vapour Indoor inhalation of soil vapour (post construction)
<i>Dermal Pathway (O-D)</i>	Outdoor exposure to soil through dermal contact Indoor exposure to soil dust through dermal contact

Flora (potential new on-site or off-site flora affected by potential contamination on the site, or migrating onto or from the site).

<i>Plant Uptake (FI-PU)</i>	General uptake of contaminants by plants growing in the vicinity of, or on, the site
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Fauna (on-site or off-site affected by potential contamination on the site, or migrating from the site)

<i>Oral Pathway (Fa-OP)</i>	Consumption of contaminated flora located on site
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Water Resources

Surface Water Mobilisation (SWM) Surface water run-off from site, migrating off site
Also infiltration into the site from site.

Groundwater Mobilisation (Leaching Potential) (GWM) Percolation and mobilisation of contaminants within the soil into any waters held locally within pore space beneath the site.

12.4 Potential Receptors

The following potential receptors have been identified and considered in the risk assessment:

Human Receptors (H): Site workers (W), Future site occupants

Water Resources (SW, GW): Underlying secondary A aquifers

Site Infrastructure (SI): Existing and future foundations

Buildings and Services (BS): Site and neighbouring buildings

Flora and Fauna (FL, FA) Future, on and off-site fauna and flora

Archaeological (A): Designations in vicinity of the site

Cultural (C): Designations in vicinity of the site

Under the proposals, the site is to be developed for residential purposes. The Critical Human Receptor for this site will be a **young female child who may visit the site.**

12.5 Qualitative Risk Assessment

A qualitative risk assessment has been undertaken to provide an initial assessment of the potential risks caused by contaminant sources identified during this assessment to construction workers, future users of the site, building structures and the aquatic environment. **The assessment has been made on the understanding that the site is to be used for commercial office purposes.**

Table 5: Risk Assessment

Hazard Identification			Hazard Assessment		Risk Estimation			Risk Evaluation
Sources	Location	Potential Contaminants	Pathway	Receptor	Magnitude of Consequence	Probability Occurrence	Risk Appraisal	Rationale
Historical use of the site Kilvert's School	On site	Made Ground, inorganic and organic contaminants	W-O, W-I, W-D, O-O, O-I, O-D, FLPU, FaOP SWM, GWM	H, FL, FA, SI	Minor	Low	Very Low	<ul style="list-style-type: none"> - No significant contaminative sources associated with historical use of the site. - No obvious current sources of potential contamination. - No further assessment required.
Current use of surrounding land Above ground storage of heating oil	10m South East	Made Ground, organic contaminants	W-O, W-I, W-D, O-O, O-I, O-D, FLPU, FaOP, SWM	H, SW, GW, SI, FL, FA	Mild	Low	Low	<ul style="list-style-type: none"> - The internally banded 500 litres tank was replaced 2 years previously, with no obvious spillage evident. - Absence of known issues associated with historical storage activities. - No further assessment required.
Current use of nearby site Petrol filling station	70m South	Made Ground, organic contaminants	W-O, W-I, W-D, O-O, O-I, O-D, FLPU, FaOP, SWM	H, GW, SI, FL, FA	Mild	Low	Low	<ul style="list-style-type: none"> - Absence of known issues associated with petrol filling station activities. - Distance to subject site. - No obvious pathway to office end use. - No further assessment required.
Historical use of surrounding land Saw Mill	20m South	Organic and inorganic contaminants	SWM, GWM	H, GW, SI, FL, FA	Mild	Low	Low	<ul style="list-style-type: none"> - The extent of the saw mill demise has been shown to fall short of extending to the subject site itself. - Absence of known issues associated with the historical activity. - No obvious pathway to office end use. - No further assessment required.
Historical use of surrounding land Refuse Tip	230m East	Organic and inorganic contaminants	SWM, GWM	H, GW, SI, FL, FA	Mild	Low	Low	<ul style="list-style-type: none"> - Distance from the subject site. - Absence of known issues associated with extraction and filling activities. - Hydraulic gradient not towards subject site. - No obvious pathway to office end use. - No further assessment required.

13.0 CONCLUSIONS AND RECOMMENDATIONS

13.1 Conclusions

A Phase I Land Contamination Assessment has been completed of a site at Kilvert's School, Clyro, Herefordshire, HR3 5SB. Planning permission is being sought for the erection of a standalone off-site manufactured office building in a courtyard area adjacent to the main building. Limited groundworks will be involved in the construction phase, with the structure sitting on a new concrete platform base.

Following review of geo-environmental data for the site and a site reconnaissance, a full Preliminary Risk Assessment has been undertaken to assess potentially contaminative sources and applicable pollutant pathways which may give rise to adverse impact to future users of the site.

The site forms a small courtyard area on the western side of the former Kilvert's School, within which it is proposed to install an off-site manufactured office structure. The area currently contains two wooden storage sheds, a wooden table and chairs and domestic-scale waste receptacles. No obvious evidence of previous potentially contaminative activities were evident during the site reconnaissance.

The site sits immediately to the south of a road junction, with neighbouring residential properties abutting the southern boundary of the property. Fuel dispensing activities at an existing Texaco petrol filling station, 70m south of the site, are not considered likely to have impacted the subject site.

The historical evidence shows that Kilvert's School has occupied the site since at least 1884. The educational, residential and commercial uses of the site since are not considered to represent potentially contaminative historical activities.

It has been shown that the curtilage of a former saw mill did not extend onto the subject site itself. The buildings of the saw mill are still present, with the absence of known issues associated with the residual presence of treatment chemicals etc. The risk of on-site contaminant migration from a former refuse tip 230m east of the site is mitigated by the distance and perceived hydraulic gradient away from the subject site. Furthermore, the nature of the proposed development also mitigates risk associated with the creation of new pathways to identified receptors.

The geology beneath the site consists of Hummocky (moundy) Glacial Deposits overlying the Raglan Mudstone Formation. Both superficial and bedrock strata are classified by the Environment Agency as Secondary A aquifers. The Clyro Brook runs 250m north of the site. As such the site setting is considered to be of moderate environmental sensitivity.

No significantly contaminative activities are associated with the current or former uses of the site and its immediate surroundings. The conceptual model of the site demonstrates that potential pollutant linkages are generally of low and very low risk to human health and to the natural environment.

13.2 Recommendations

No evidence has been found to suggest that potentially contaminative materials are present beneath the site to deleteriously affect its development and future use.

As such, no further investigation of the site is considered necessary at this stage.

The report is based on the assumption by the author that should instances of previously unreported contamination be found during the proposed works, then appropriate assessment of the risks and proposed remediation scheme will be required.

The report is supplied subject to our standard terms and conditions and these should be read alongside the report.

FIGURES



FIGURE 1

SITE LOCATION PLAN
SMALL SCALE

LAND AT KILVERT'S SCHOOL
CLYRO
HEREFORDSHIRE
HR3 5SB

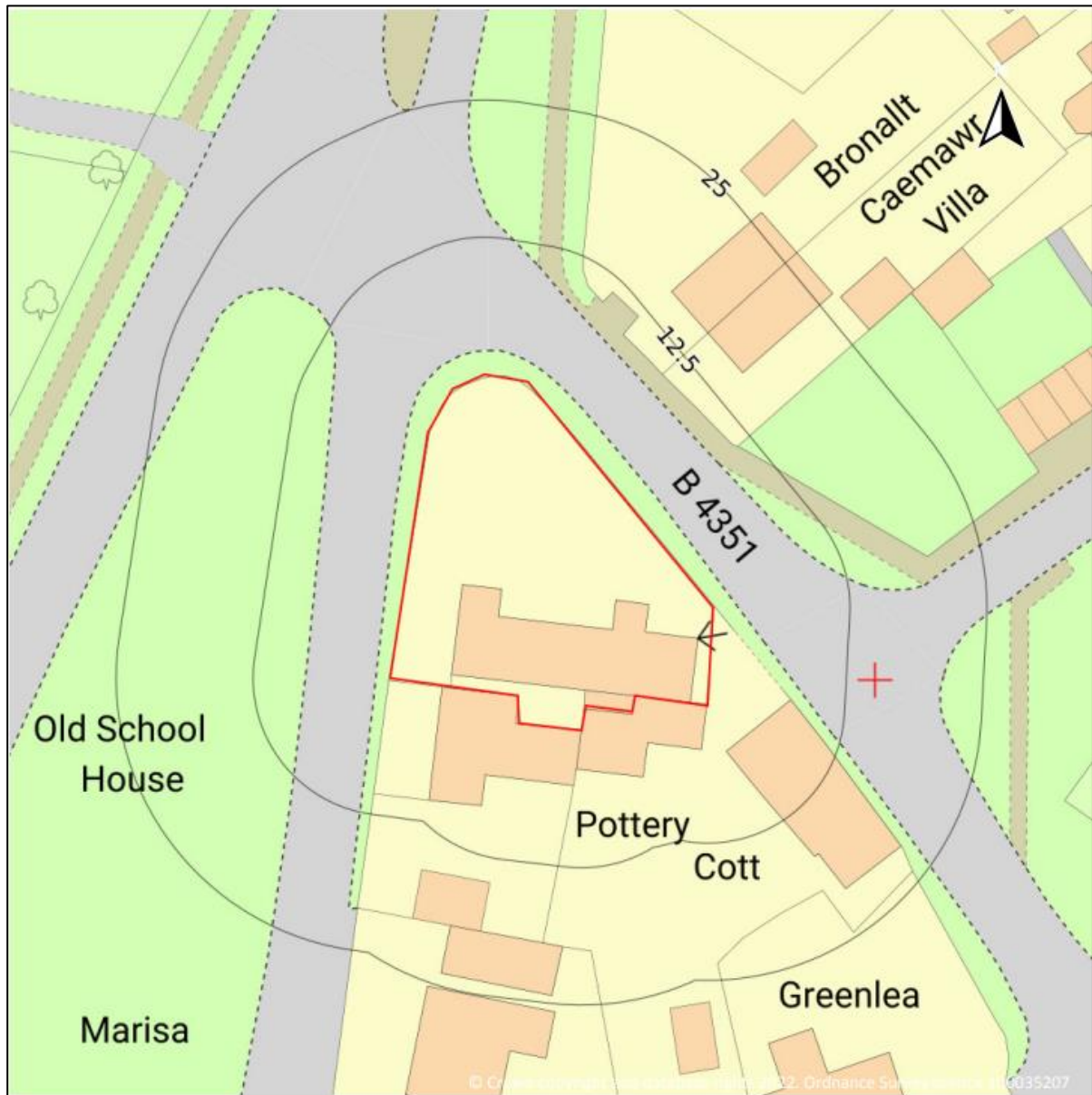


FIGURE 2

SITE PLAN
LARGE SCALE

LAND AT KILVERT'S SCHOOL
CLYRO
HEREFORDSHIRE
HR3 5SB



FIGURE 3

SITE AERIAL PHOTOGRAPH

LAND AT KILVERT'S SCHOOL
CLYRO
HEREFORDSHIRE
HR3 5SB

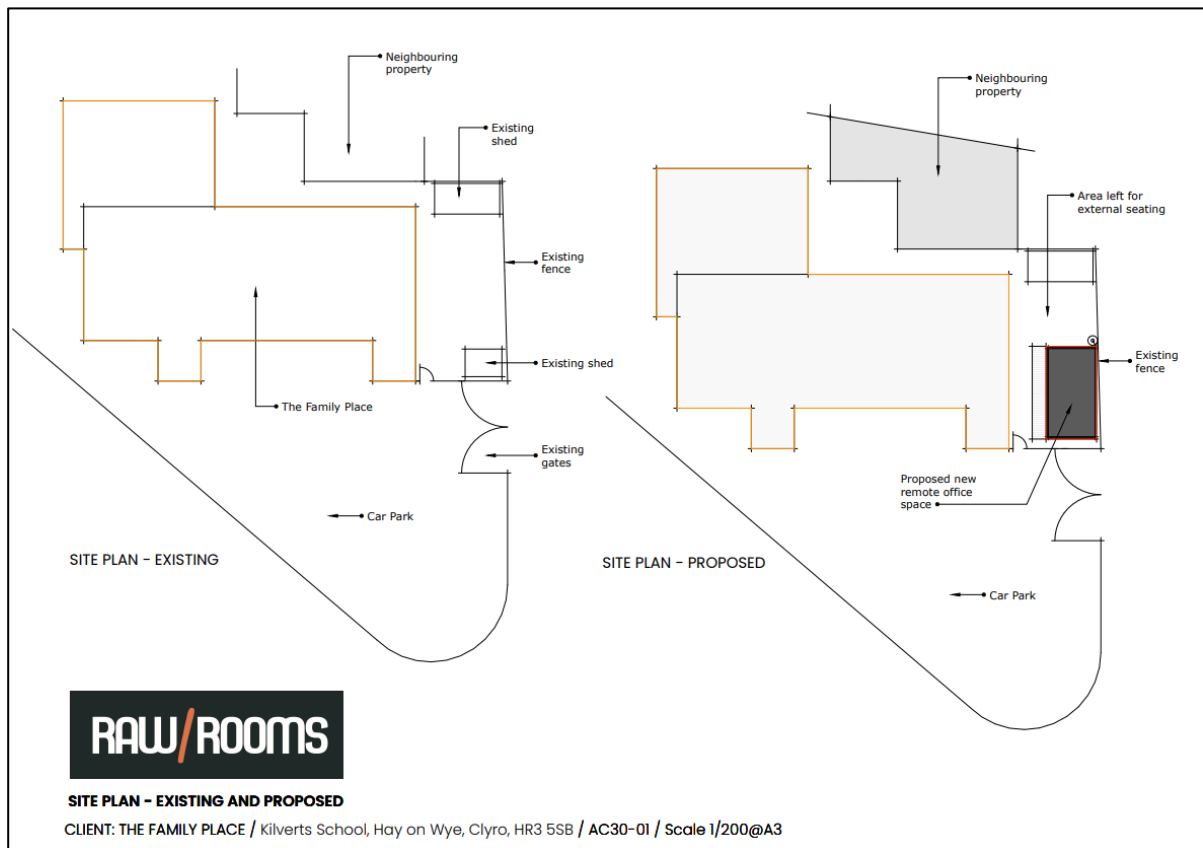


FIGURE 4
PROPOSED SITE LAYOUT PLAN

LAND AT KILVERT'S SCHOOL
CLYRO
HEREFORDSHIRE
HR3 5SB

APPENDICES

APPENDIX A

SITE PHOTOGRAPHS



Photograph 1: General view of site



Photograph 2: View of access gates to patio area



Photograph 3: View of existing area



Photograph 4: View of front of existing shed



Photograph 5: Hardstanding
beneath gravel surfacing
across the area



Photograph 6: Drain cover in front of remaining shed

APPENDIX B
DATA REPORT

KILVERTS SCHOOL, U1988 FROM JUNCTION WITH B4351 TO JUNCTION WITH A438 CLYRO, CLYRO, HEREFORD, HR3 5SB

Order Details

Date: 12/07/2022
Your ref: CLR5941
Our Ref: GS-8895957

Site Details

Location: 321347 243588
Area: 0.06 ha
Authority: [Powys County Council](#)



Summary of findings

p. 2

Aerial image

p. 8

OS MasterMap site plan

p.13

groundsure.com/insightuserguide

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
14	1.1	<u>Historical industrial land uses</u>	1	0	8	13	-
15	1.2	<u>Historical tanks</u>	0	0	1	5	-
16	1.3	<u>Historical energy features</u>	0	0	1	0	-
16	1.4	<u>Historical petrol stations</u>	0	0	2	0	-
17	1.5	<u>Historical garages</u>	0	0	1	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	<u>Historical industrial land uses</u>	1	0	11	15	-
20	2.2	<u>Historical tanks</u>	0	0	1	7	-
20	2.3	<u>Historical energy features</u>	0	0	2	0	-
21	2.4	<u>Historical petrol stations</u>	0	0	2	0	-
21	2.5	<u>Historical garages</u>	0	0	2	0	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
22	3.1	Active or recent landfill	0	0	0	0	-
22	3.2	Historical landfill (BGS records)	0	0	0	0	-
23	3.3	<u>Historical landfill (LA/mapping records)</u>	0	0	0	1	-
23	3.4	<u>Historical landfill (EA/NRW records)</u>	0	0	1	0	-
23	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	0	-
24	3.7	<u>Waste exemptions</u>	0	0	0	3	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
25	4.1	<u>Recent industrial land uses</u>	0	0	6	-	-
26	4.2	<u>Current or recent petrol stations</u>	0	0	1	0	-
26	4.3	Electricity cables	0	0	0	0	-
26	4.4	Gas pipelines	0	0	0	0	-
27	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	-
28	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
28	4.11	<u>Licensed pollutant release (Part A(2)/B)</u>	0	0	1	0	-
28	4.12	Radioactive Substance Authorisations	0	0	0	0	-
28	4.13	<u>Licensed Discharges to controlled waters</u>	0	0	0	5	-
29	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
30	4.15	Pollutant release to public sewer	0	0	0	0	-
30	4.16	List 1 Dangerous Substances	0	0	0	0	-
30	4.17	List 2 Dangerous Substances	0	0	0	0	-
30	4.18	<u>Pollution Incidents (EA/NRW)</u>	0	0	0	2	-
31	4.19	Pollution inventory substances	0	0	0	0	-
31	4.20	Pollution inventory waste transfers	0	0	0	0	-
31	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
32	5.1	<u>Superficial aquifer</u>	Identified (within 500m)				
34	5.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
35	5.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
36	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
36	5.5	Groundwater vulnerability- local information	None (within 0m)				
37	5.6	<u>Groundwater abstractions</u>	0	0	0	0	5
39	5.7	<u>Surface water abstractions</u>	0	0	0	0	9
41	5.8	<u>Potable abstractions</u>	0	0	0	0	1
41	5.9	Source Protection Zones	0	0	0	0	-
41	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
42	6.1	Water Network (OS MasterMap)	0	0	0	-	-

42	6.2	Surface water features	0	0	0	-	-
43	6.3	<u>WFD Surface water body catchments</u>	2	-	-	-	-
43	6.4	<u>WFD Surface water bodies</u>	0	0	0	-	-
44	6.5	<u>WFD Groundwater bodies</u>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
45	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
46	7.2	<u>Historical Flood Events</u>	0	0	1	-	-
46	7.3	Flood Defences	0	0	0	-	-
46	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
46	7.5	Flood Storage Areas	0	0	0	-	-
47	7.6	Flood Zone 2	None (within 50m)				
47	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
48	8.1	<u>Surface water flooding</u>	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding					
50	9.1	<u>Groundwater flooding</u>	Low (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
51	10.1	<u>Sites of Special Scientific Interest (SSSI)</u>	0	0	0	0	5
52	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
52	10.3	<u>Special Areas of Conservation (SAC)</u>	0	0	0	0	5
55	10.4	Special Protection Areas (SPA)	0	0	0	0	0
55	10.5	National Nature Reserves (NNR)	0	0	0	0	0
55	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
56	10.7	<u>Designated Ancient Woodland</u>	0	0	1	3	57
58	10.8	Biosphere Reserves	0	0	0	0	0
58	10.9	Forest Parks	0	0	0	0	0
59	10.10	Marine Conservation Zones	0	0	0	0	0
59	10.11	Green Belt	0	0	0	0	0
59	10.12	Proposed Ramsar sites	0	0	0	0	0



59	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
59	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
60	10.15	Nitrate Sensitive Areas	0	0	0	0	0
60	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
61	10.17	<u>SSSI Impact Risk Zones</u>	1	-	-	-	-
62	10.18	<u>SSSI Units</u>	0	0	0	0	1
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
64	11.1	World Heritage Sites	0	0	0	-	-
65	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
65	11.3	National Parks	0	0	0	-	-
65	11.4	<u>Listed Buildings</u>	0	0	10	-	-
66	11.5	<u>Conservation Areas</u>	0	1	0	-	-
67	11.6	<u>Scheduled Ancient Monuments</u>	0	1	0	-	-
67	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
68	12.1	<u>Agricultural Land Classification</u>	Grade 2 (within 250m)				
69	12.2	Open Access Land	0	0	0	-	-
69	12.3	Tree Felling Licences	0	0	0	-	-
69	12.4	Environmental Stewardship Schemes	0	0	0	-	-
70	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
71	13.1	Priority Habitat Inventory	0	0	0	-	-
71	13.2	Habitat Networks	0	0	0	-	-
71	13.3	Open Mosaic Habitat	0	0	0	-	-
71	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
72	14.1	<u>10k Availability</u>	Identified (within 500m)				
73	14.2	Artificial and made ground (10k)	0	0	0	0	-
74	14.3	Superficial geology (10k)	0	0	0	0	-



74	14.4	Landslip (10k)	0	0	0	0	-
75	14.5	Bedrock geology (10k)	0	0	0	0	-
75	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
76	15.1	<u>50k Availability</u>	Identified (within 500m)				
77	15.2	Artificial and made ground (50k)	0	0	0	0	-
77	15.3	Artificial ground permeability (50k)	0	0	-	-	-
78	15.4	<u>Superficial geology (50k)</u>	1	2	0	2	-
79	15.5	<u>Superficial permeability (50k)</u>	Identified (within 50m)				
79	15.6	Landslip (50k)	0	0	0	0	-
79	15.7	Landslip permeability (50k)	None (within 50m)				
80	15.8	<u>Bedrock geology (50k)</u>	1	0	0	1	-
81	15.9	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
81	15.10	<u>Bedrock faults and other linear features (50k)</u>	0	0	1	1	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
82	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence					
83	17.1	<u>Shrink swell clays</u>	Very low (within 50m)				
84	17.2	<u>Running sands</u>	Very low (within 50m)				
85	17.3	<u>Compressible deposits</u>	Negligible (within 50m)				
86	17.4	<u>Collapsible deposits</u>	Very low (within 50m)				
87	17.5	<u>Landslides</u>	Low (within 50m)				
89	17.6	<u>Ground dissolution of soluble rocks</u>	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
90	18.1	Natural cavities	0	0	0	0	-
91	18.2	<u>BritPits</u>	0	0	0	1	-
91	18.3	<u>Surface ground workings</u>	0	0	7	-	-
92	18.4	Underground workings	0	0	0	0	0
92	18.5	Historical Mineral Planning Areas	0	0	0	0	-



92	18.6	<u>Non-coal mining</u>	1	0	0	0	0
92	18.7	Mining cavities	0	0	0	0	0
93	18.8	JPB mining areas	None (within 0m)				
93	18.9	Coal mining	None (within 0m)				
93	18.10	Brine areas	None (within 0m)				
93	18.11	Gypsum areas	None (within 0m)				
93	18.12	Tin mining	None (within 0m)				
94	18.13	Clay mining	None (within 0m)				

Page	Section	Radon					
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95	19.1	<u>Radon</u>	Between 1% and 3% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m

96	20.1	<u>BGS Estimated Background Soil Chemistry</u>	1	2	-	-	-
96	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
96	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-

Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
97	21.1	Underground railways (London)	0	0	0	-	-
97	21.2	Underground railways (Non-London)	0	0	0	-	-
97	21.3	Railway tunnels	0	0	0	-	-
97	21.4	Historical railway and tunnel features	0	0	0	-	-
97	21.5	Royal Mail tunnels	0	0	0	-	-
98	21.6	Historical railways	0	0	0	-	-
98	21.7	Railways	0	0	0	-	-
98	21.8	Crossrail 1	0	0	0	0	-
98	21.9	Crossrail 2	0	0	0	0	-
98	21.10	HS2	0	0	0	0	-

Recent aerial photograph

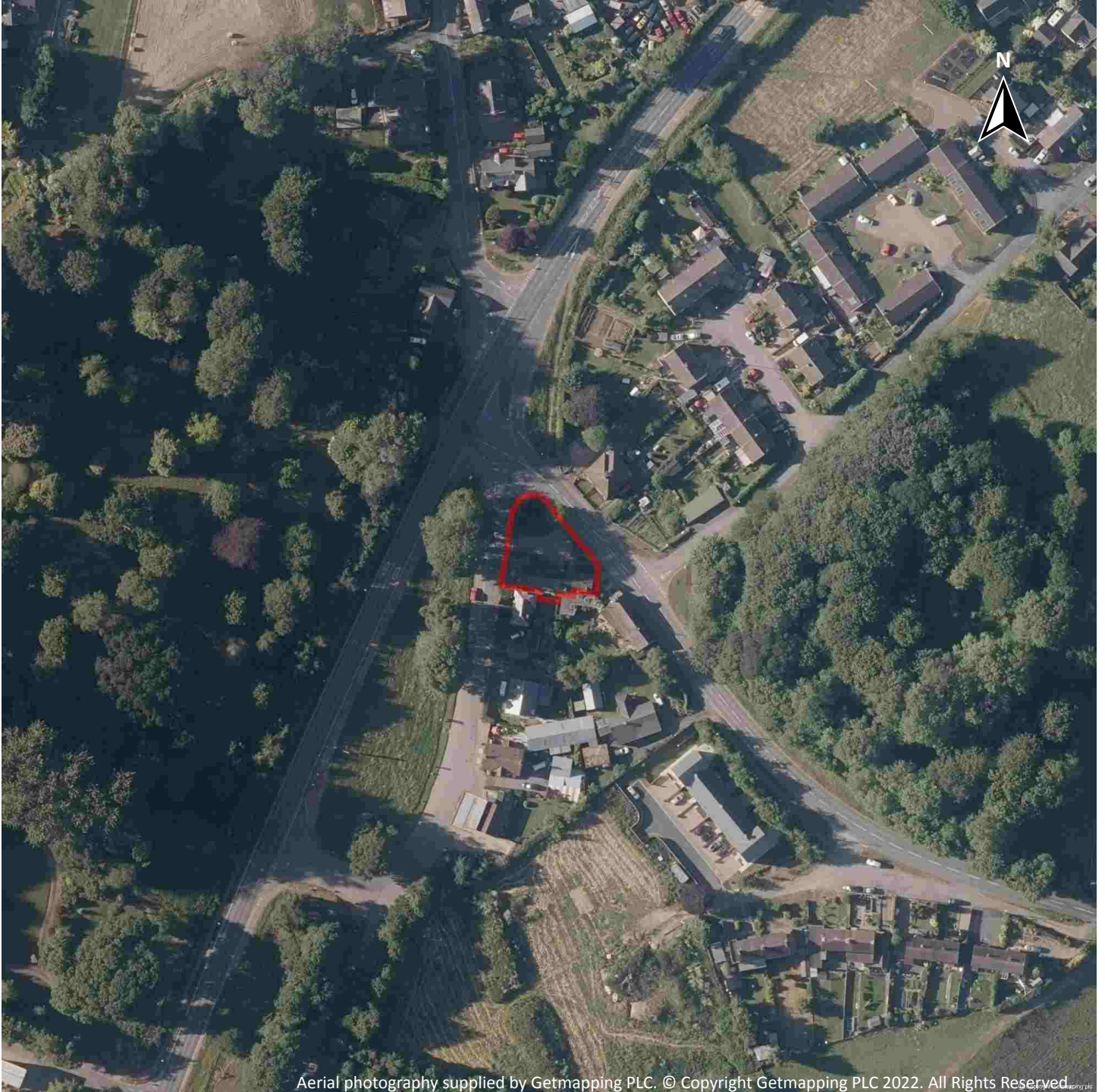


Capture Date: 23/04/2021

Site Area: 0.06ha



Recent site history - 2018 aerial photograph



Capture Date: 24/06/2018

Site Area: 0.06ha



Recent site history - 2014 aerial photograph



Capture Date: 08/09/2014

Site Area: 0.06ha



Recent site history - 2001 aerial photograph



Capture Date: 08/05/2001

Site Area: 0.06ha



Recent site history - 1999 aerial photograph



Capture Date: 01/09/1999

Site Area: 0.06ha



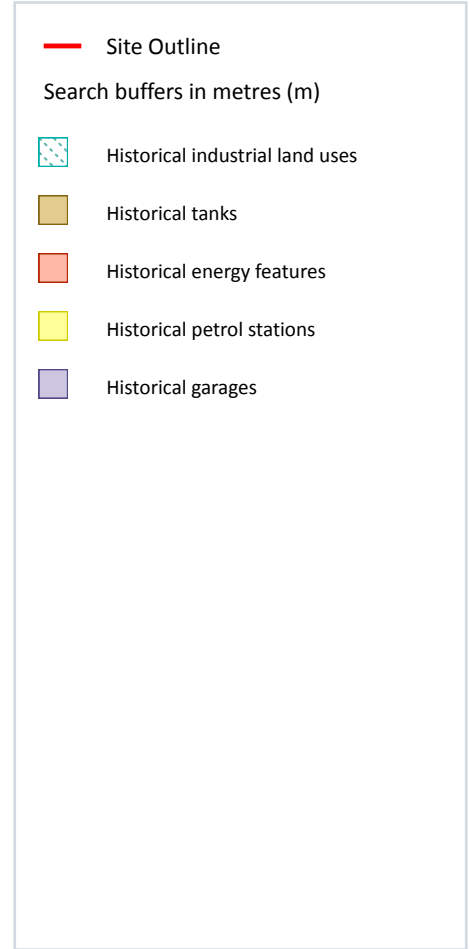
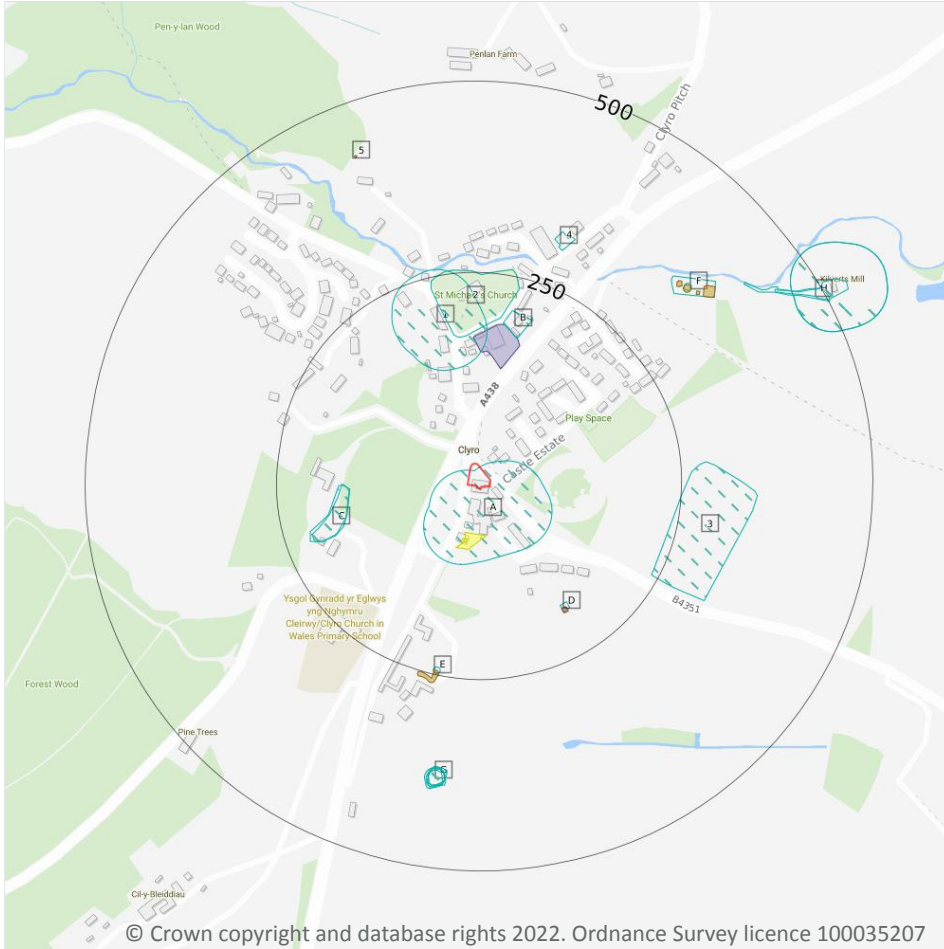
OS MasterMap site plan



Site Area: 0.06ha



1 Past land use



1.1 Historical industrial land uses

Records within 500m **22**

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

Features are displayed on the Past land use map on **page 14**

ID	Location	Land use	Dates present	Group ID
A	On site	Sawmill	1903	1004849

ID	Location	Land use	Dates present	Group ID
1	126m N	Smithy	1903	1032986
C	154m W	Unspecified Heap	1932	1110606
C	155m W	Unspecified Heap	1948	1149493
2	166m N	Grave Yard	1887 - 1888	1086953
B	172m N	Police Station	1983	1022640
D	180m SE	Electric Substation	1983	1024658
3	239m E	Gravel Pit	1983	1004261
E	240m S	Unspecified Tank	1983	1017106
4	301m N	Smithy	1887 - 1888	1099426
F	340m NE	Sewage Works	1983	1008532
F	355m NE	Unspecified Tank	1983	1017105
G	368m S	Unspecified Pit	1948	1087554
G	368m S	Unspecified Old Quarry	1903	1120368
G	369m S	Unspecified Pit	1948	1102383
G	370m S	Unspecified Pit	1932	1093085
G	371m S	Unspecified Old Quarry	1887	1107783
G	373m S	Unspecified Quarry	1888	1010803
H	419m NE	Mill Pond	1903	1009720
H	447m NE	Corn Mill	1887 - 1888	1073392
H	459m NE	Unspecified Mill	1903	1105093
H	459m NE	Unspecified Disused Mill	1932 - 1948	1122864

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

6

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



Features are displayed on the Past land use map on **page 14**

ID	Location	Land use	Dates present	Group ID
E	244m S	Tanks	1984	156816
F	349m NE	Unspecified Tank	1973 - 1984	165173
F	353m NE	Unspecified Tank	1984	151709
F	362m NE	Unspecified Tank	1973	151710
F	367m NE	Tanks	1973 - 1984	162862
5	429m N	Unspecified Tank	1889	151694

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

1

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

Features are displayed on the Past land use map on **page 14**

ID	Location	Land use	Dates present	Group ID
D	185m SE	Electricity Substation	1973 - 1984	90389

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

Features are displayed on the Past land use map on **page 14**



ID	Location	Land use	Dates present	Group ID
A	60m S	Filling Station	1984	1870
A	68m S	Filling Station	1973	1845

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

1

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

Features are displayed on the Past land use map on **page 14**

ID	Location	Land use	Dates present	Group ID
B	128m N	Garage	1973 - 1984	30083

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

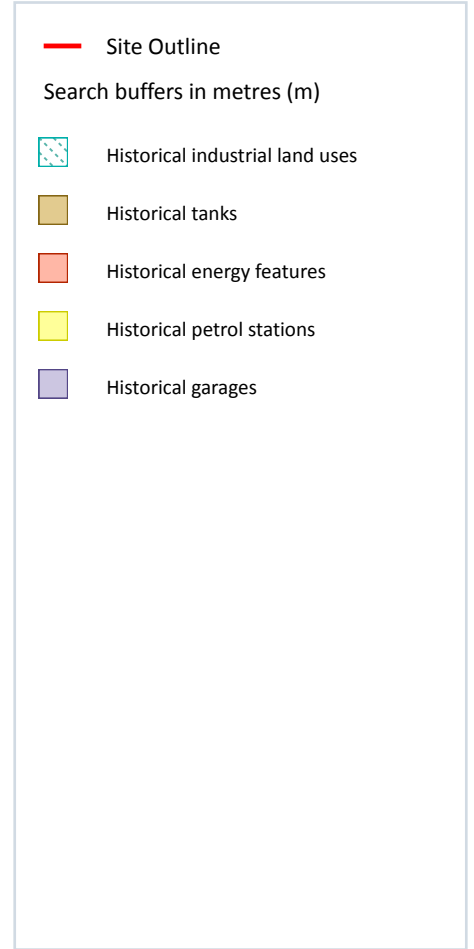
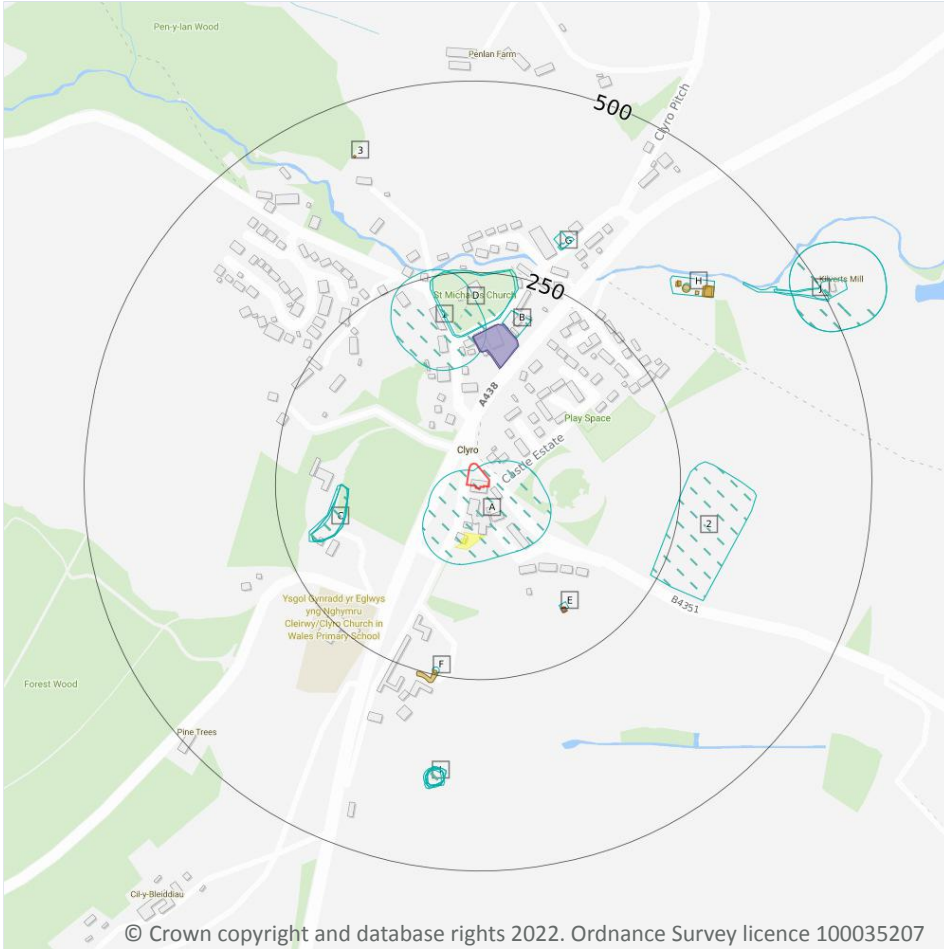
Records within 500m

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



2.1 Historical industrial land uses

Records within 500m

27

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

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

ID	Location	Land Use	Date	Group ID
A	On site	Sawmill	1903	1004849
1	126m N	Smithy	1903	1032986
C	154m W	Unspecified Heap	1932	1110606

ID	Location	Land Use	Date	Group ID
C	154m W	Unspecified Heap	1932	1110606
C	155m W	Unspecified Heap	1948	1149493
C	157m W	Unspecified Heap	1948	1149493
D	166m N	Grave Yard	1888	1086953
D	167m N	Grave Yard	1887	1086953
B	172m N	Police Station	1983	1022640
E	180m SE	Electric Substation	1983	1024658
2	239m E	Gravel Pit	1983	1004261
F	240m S	Unspecified Tank	1983	1017106
G	301m N	Smithy	1888	1099426
G	302m N	Smithy	1887	1099426
H	340m NE	Sewage Works	1983	1008532
H	355m NE	Unspecified Tank	1983	1017105
I	368m S	Unspecified Pit	1948	1087554
I	368m S	Unspecified Old Quarry	1903	1120368
I	369m S	Unspecified Pit	1948	1102383
I	370m S	Unspecified Pit	1932	1093085
I	370m S	Unspecified Pit	1932	1093085
I	371m S	Unspecified Old Quarry	1887	1107783
I	373m S	Unspecified Quarry	1888	1010803
J	419m NE	Mill Pond	1903	1009720
J	447m NE	Corn Mill	1887	1073392
J	459m NE	Unspecified Disused Mill	1948	1122864
J	459m NE	Unspecified Mill	1903	1105093

This data is sourced from Ordnance Survey / Groundsure.



2.2 Historical tanks

Records within 500m

8

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
F	244m S	Tanks	1984	156816
H	349m NE	Unspecified Tank	1984	165173
H	351m NE	Unspecified Tank	1973	165173
H	353m NE	Unspecified Tank	1984	151709
H	362m NE	Unspecified Tank	1973	151710
H	367m NE	Tanks	1984	162862
H	369m NE	Tanks	1973	162862
3	429m N	Unspecified Tank	1889	151694

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

2

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

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

ID	Location	Land Use	Date	Group ID
E	185m SE	Electricity Substation	1984	90389
E	186m SE	Electricity Substation	1973	90389

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	60m S	Filling Station	1984	1870
A	68m S	Filling Station	1973	1845

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

2

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

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

ID	Location	Land Use	Date	Group ID
B	128m N	Garage	1984	30083
B	130m N	Garage	1973	30083

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



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

1

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

Features are displayed on the Waste and landfill map on **page 22**

ID	Location	Site address	Source	Data type
2	258m SE	Refuse Tip	1973 mapping	Polygon

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

1

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.

Features are displayed on the Waste and landfill map on **page 22**

ID	Location	Details		
1	220m E	Site Address: Clyro Landfill Site Licence Holder Address: -	Waste Licence: Yes Site Reference: 350.9, CS13/01 Waste Type: Industrial, Commercial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 31/01/1975 Licence Surrender: 31/01/1990	Operator: - Licence Holder: Brecknock Borough Council First Recorded 31/12/1970 Last Recorded: 31/12/1991

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

3.5 Historical waste sites

Records within 500m

0

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

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



3.6 Licensed waste sites

Records within 500m

0

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

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

3.7 Waste exemptions

Records within 500m

3

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.

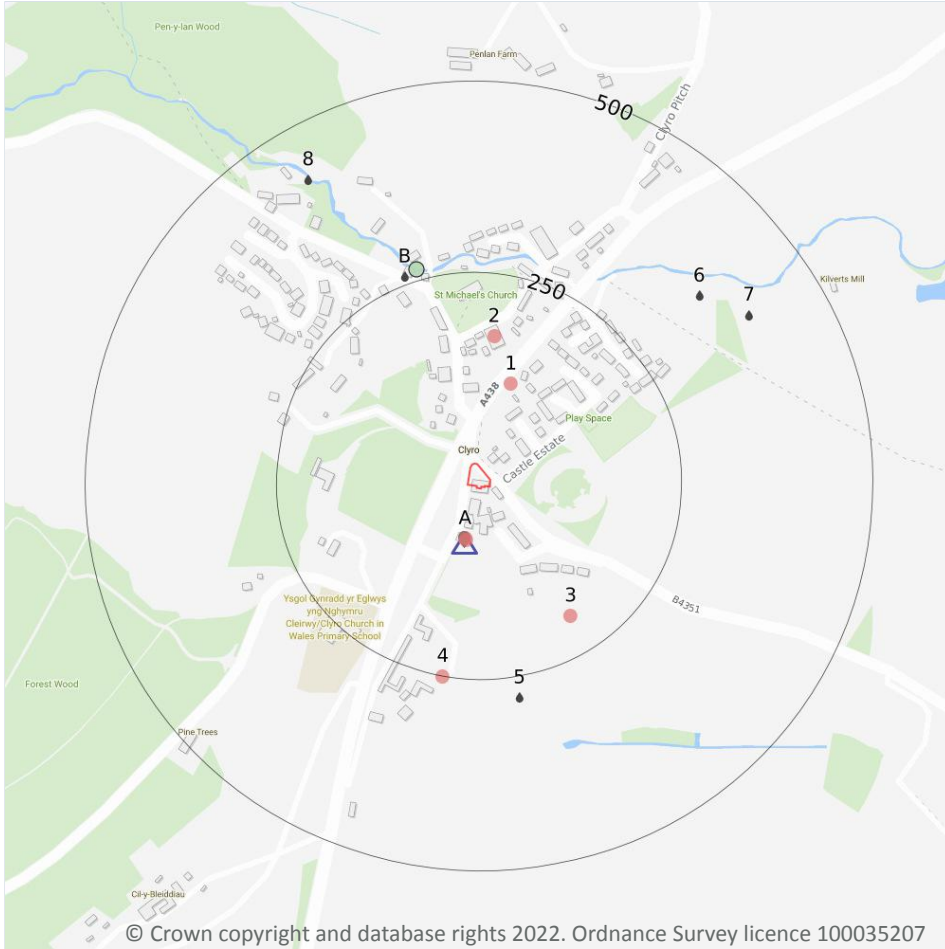
Features are displayed on the Waste and landfill map on **page 22**

ID	Location	Site	Reference	Category	Sub-Category	Description
3	380m SW	-	WEX123895	Using waste exemption	Not on a farm	Use of waste in construction
A	450m S	Baskerville Hall Hotel Clyro Court Hereford Powys HR35LE	NRW-WME029244	Using waste exemption	Not on a farm	Use of waste in construction
A	452m S	Willmott Dixon Connstruction Ltd, Clyro Primary School, Clyro, Hereford, Powys, HR35LE	NRW-WME024834	Using waste exemption	Not on a farm	Use of waste in construction

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
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

6

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	68m S	Texaco	Clyro, Hereford, Powys, HR3 5SB	Petrol and Fuel Stations	Road and Rail
A	70m S	Regent House Filling Station	Clyro, Hereford, Powys, HR3 5SB	Vehicle Cleaning Services	Personal, Consumer and Other Services

ID	Location	Company	Address	Activity	Category
1	114m NE	Electricity Sub Station	Powys, HR3	Electrical Features	Infrastructure and Facilities
2	169m N	Ashbrook Garage Ltd	Clyro, Hereford, Powys, HR3 5RZ	Vehicle Repair, Testing and Servicing	Repair and Servicing
3	199m SE	Electricity Sub Station	Powys, HR3	Electrical Features	Infrastructure and Facilities
4	250m S	Silo	Powys, HR3	Hoppers and Silos	Farming

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
A	74m S	TEXACO	A438, Clyro, Hay-On-Wye, Powys, HR3 5SB	No	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
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Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

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

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

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

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

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

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

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

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

1

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

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

ID	Location	Address	Details	
A	69m S	Regent House Filling Station, Clyro, Hereford, HR3 5SB	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.12 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

5

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	260m N	CLYRO - HOUSING DEV. ADJ. TO B	Effluent Type: UNSPECIFIED Permit Number: AN0003601 Permit Version: 1 Receiving Water: CLYRO BROOK	Status: CONSENT EXPIRED - TIME LIMIT Issue date: 31/05/1985 Effective Date: 31/05/1985 Revocation Date: 24/09/1992
5	277m S	CLYRO - COURT FARM	Effluent Type: UNSPECIFIED Permit Number: AW3000701 Permit Version: 1 Receiving Water: WYE RIVER TRIB	Status: CONSENT EXPIRED - TIME LIMIT Issue date: 13/12/1963 Effective Date: 13/12/1963 Revocation Date: 09/10/1992
6	363m NE	Clyro Wastewater Treatment Works, Buttercup Meadow, Clyro, Hay-on-Wye, HR3 5JZ	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: AW1000901 Permit Version: 4 Receiving Water: Clyro Brook	Status: Effective Issue date: 15/03/2021 Effective Date: 15/03/2021 Revocation Date: -
7	400m NE	CLYRO STW CLYRO POWYS WALES, CLYRO STW, Clyro, POWYS, WALES	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: AW1000901 Permit Version: 3 Receiving Water: CLYRO BROOK	Status: Effective Issue date: 26/06/2009 Effective Date: 01/01/2010 Revocation Date: -
8	429m NW	PENTEYN SCHOOL, CLYRO, Hay-on-Wye, Hereford, HR3 5SE	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: SP3226XV Permit Version: 1 Receiving Water: Clyro Brook	Status: Effective Issue date: 19/04/2012 Effective Date: 19/04/2012 Revocation Date: -

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

2

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

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

ID	Location	Details	
B	265m N	Incident Date: 22/08/2016 Incident Identification: 1604862 Pollutant: Specific Waste Material Pollutant Description: Other Specific Waste Material	Water Impact: Category 3 (Minor) Land Impact: No Details Air Impact: No Details
B	265m N	Incident Date: 22/08/2016 Incident Identification: 1604862 Pollutant: - Pollutant Description: -	Water Impact: Category 3 (Minor) Land Impact: No Details Air Impact: No Details

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

4.19 Pollution inventory substances

Records within 500m

0

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

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

4.20 Pollution inventory waste transfers

Records within 500m

0

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

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

4.21 Pollution inventory radioactive waste

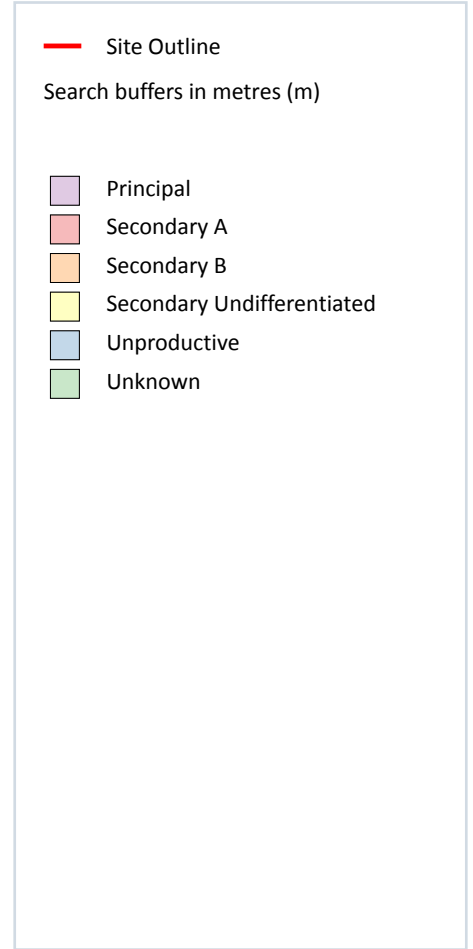
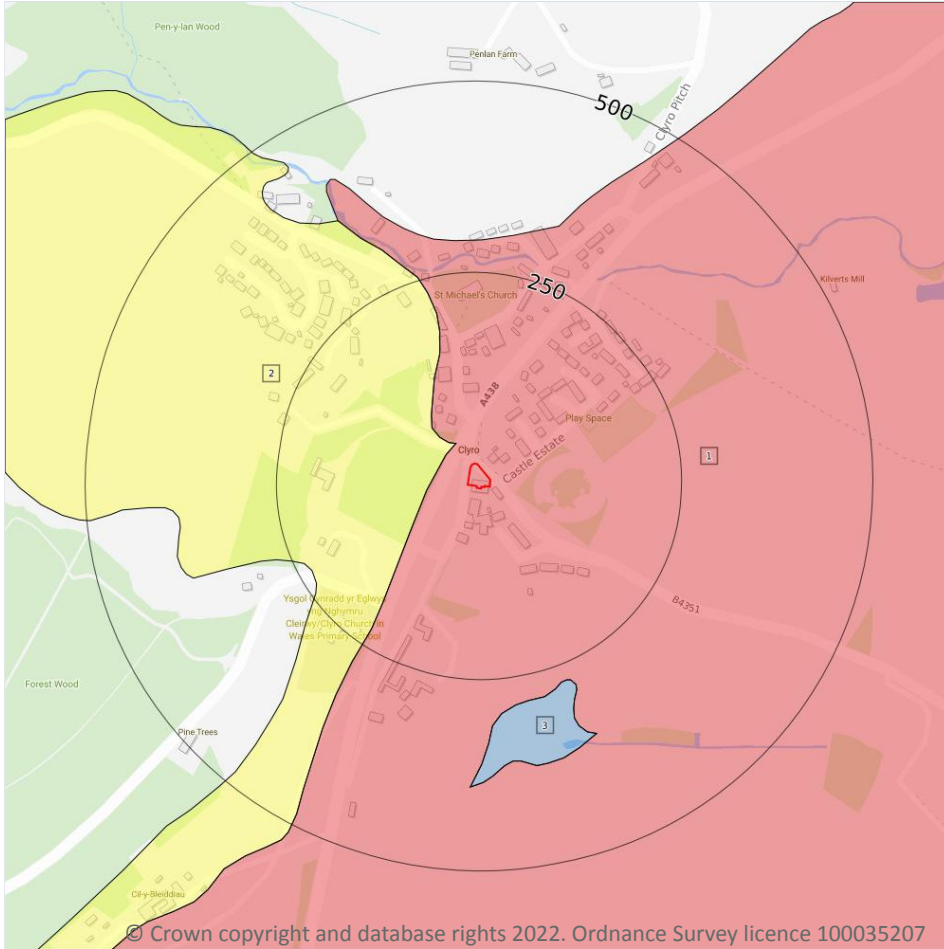
Records within 500m

0

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

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

5 Hydrogeology - Superficial aquifer



5.1 Superficial aquifer

Records within 500m

3

Aquifer status of groundwater held within superficial geology.

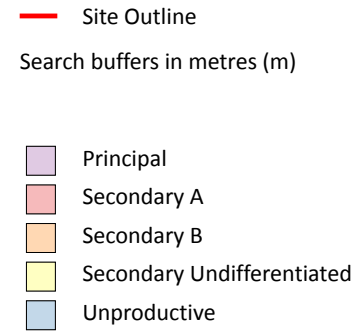
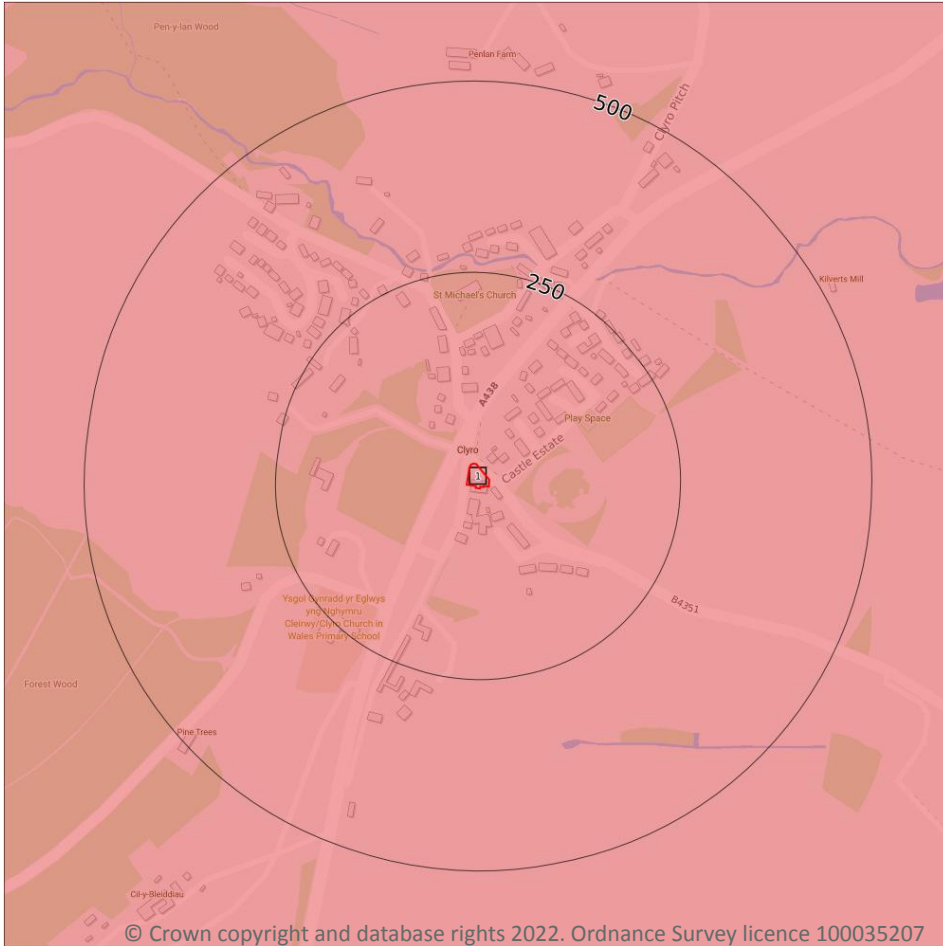
Features are displayed on the Hydrogeology map on **page 32**

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	34m NW	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

ID	Location	Designation	Description
3	272m S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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

Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m

1

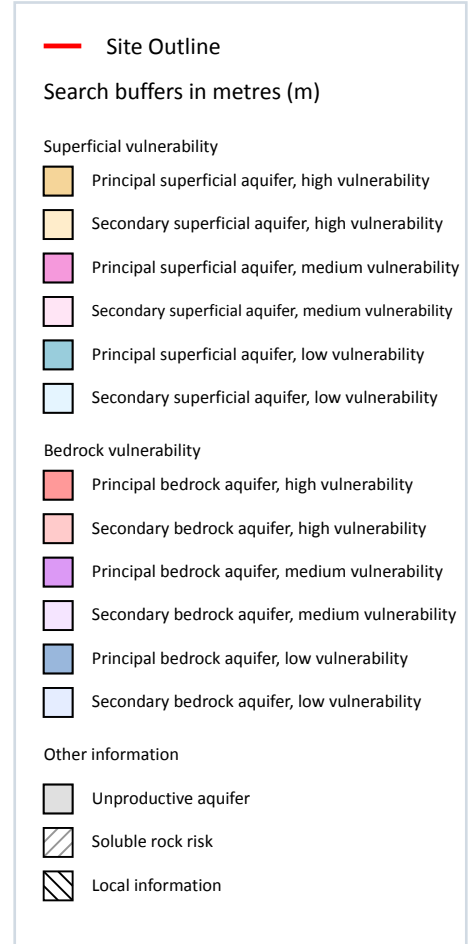
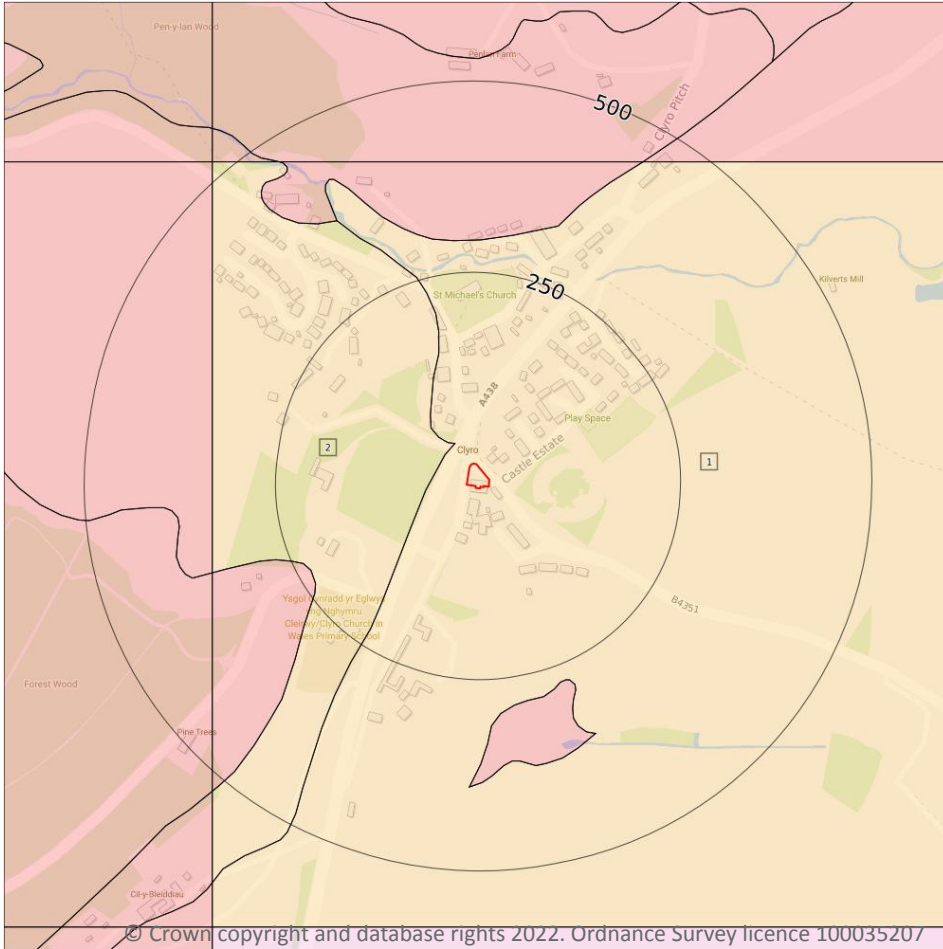
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 34**

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

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

Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

2

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

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

Features are displayed on the Groundwater vulnerability map on **page 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: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
2	34m NW	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: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	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.

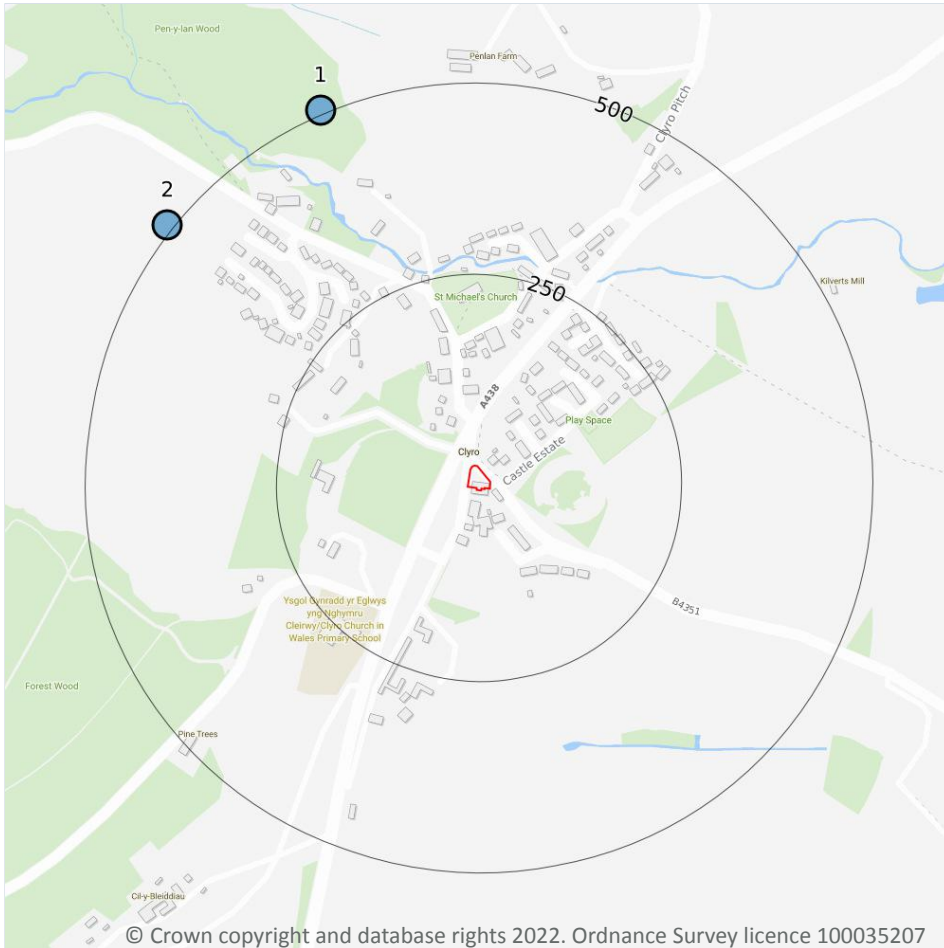
5.5 Groundwater vulnerability- local information

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



5.6 Groundwater abstractions

Records within 2000m

5

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 37**

ID	Location	Details	
-	900m SE	Status: Historical Licence No: 19/55/15/0207 Details: General Farming & Domestic Direct Source: EAW Groundwater Point: BOREHOLE NEAR LONG LANDS Data Type: Point Name: Thomas Easting: 322100 Northing: 243060	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 16/01/1968 Version End Date: -
-	951m SW	Status: Historical Licence No: 19/55/15/0261 Details: General Farming & Domestic Direct Source: EAW Groundwater Point: BOREHOLE AT CLYRO COURT Data Type: Point Name: Hodby Easting: 320800 Northing: 242790	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 31/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/08/1984 Version End Date: -
-	1054m SW	Status: Historical Licence No: 19/55/6/0207 Details: General Farming & Domestic Direct Source: EAW Groundwater Point: BOREHOLE AT CLYRO COURT Data Type: Point Name: Hodby Easting: 320680 Northing: 242750	Annual Volume (m ³): 6638 Max Daily Volume (m ³): 18.19 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 1 Version Start Date: 01/04/2006 Version End Date: -
-	1197m NE	Status: Historical Licence No: 19/55/15/0123 Details: General Farming & Domestic Direct Source: EAW Groundwater Point: BOREHOLE AT LOWER HOUSE FARM Data Type: Point Name: Lloyd Easting: 322140 Northing: 244500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 101 Version Start Date: 28/05/1993 Version End Date: -
-	1312m E	Status: Historical Licence No: 19/55/15/0275 Details: General Farming & Domestic Direct Source: EAW Groundwater Point: WELL AT BOATSIDE FARM Data Type: Point Name: Lewis Easting: 322640 Northing: 243280	Annual Volume (m ³): 5823.4 Max Daily Volume (m ³): 15.9 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 04/07/1967 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 37**

ID	Location	Details	
1	506m NW	Status: Historical Licence No: 19/55/15/0305 Details: General Farming & Domestic Direct Source: EAW Surface Water Point: SPRING AT PENTWYN Data Type: Point Name: Tainton Easting: 321140 Northing: 244070	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 29/09/1981 Version End Date: -
2	508m NW	Status: Historical Licence No: 19/55/15/0034 Details: General Farming & Domestic Direct Source: EAW Surface Water Point: SPRING AT PENTWYN FARM Data Type: Point Name: Cabalva Farms Easting: 320940 Northing: 243920	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 31/03/1966 Version End Date: -
-	992m W	Status: Historical Licence No: 19/55/6/0079 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: EAW Surface Water Point: SPRING AT OLD FOREST Data Type: Point Name: Harvey-Jones MBE Easting: 320380 Northing: 243300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 31/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/05/1996 Version End Date: -
-	1043m S	Status: Historical Licence No: 19/55/6/0208 Details: Spray Irrigation - Direct Direct Source: EAW Surface Water Point: REACH ON RIVER WYE AT CLYRO COURT FARM Data Type: Line Name: Prior Easting: 320710 Northing: 242230	Annual Volume (m ³): 51400 Max Daily Volume (m ³): 2485 Original Application No: - Original Start Date: 31/05/2002 Expiry Date: 31/03/2009 Issue No: 2 Version Start Date: 01/04/2006 Version End Date: -



ID	Location	Details	
-	1574m SE	Status: Historical Licence No: 19/55/15/0496 Details: Spray Irrigation - Direct Direct Source: EAW Surface Water Point: RIVER WYE AT WYECLIFF, HAY-ON-WYE Data Type: Point Name: Garrett Easting: 322350 Northing: 242350	Annual Volume (m ³): 6000 Max Daily Volume (m ³): 454 Original Application No: - Original Start Date: 03/06/2005 Expiry Date: 31/03/2009 Issue No: 2 Version Start Date: 16/05/2008 Version End Date: -
-	1574m SE	Status: Historical Licence No: WA/055/0006/001 Details: Spray Irrigation - Direct Direct Source: EAW Surface Water Point: RIVER WYE AT WYECLIFF, HAY-ON-WYE Data Type: Point Name: Garratt Easting: 322350 Northing: 242350	Annual Volume (m ³): 6000 Max Daily Volume (m ³): 454 Original Application No: - Original Start Date: 17/07/2009 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 17/07/2009 Version End Date: -
-	1664m E	Status: Historical Licence No: 19/55/15/0490 Details: Spray Irrigation - Direct Direct Source: EAW Surface Water Point: REACH ON RIVER WYE AT BOATSIDE, HAY-ON-WYE Data Type: Line Name: Gibson-Watt Easting: 322770 Northing: 242570	Annual Volume (m ³): 13070 Max Daily Volume (m ³): 454 Original Application No: - Original Start Date: 11/07/2002 Expiry Date: 31/03/2009 Issue No: 1 Version Start Date: 01/07/2004 Version End Date: -
-	1712m E	Status: Historical Licence No: 19/55/15/0490 Details: Spray Irrigation - Direct Direct Source: EAW Surface Water Point: RIVER WYE AT BOATSIDE Data Type: Line Name: Blandford Easting: 323000 Northing: 243078	Annual Volume (m ³): 13070 Max Daily Volume (m ³): 454 Original Application No: - Original Start Date: 11/07/2002 Expiry Date: 31/03/2009 Issue No: 2 Version Start Date: 24/11/2007 Version End Date: -
-	1915m S	Status: Historical Licence No: 19/55/6/0197 Details: Spray Irrigation - Direct Direct Source: EAW Surface Water Point: R. WYE UNNAMED TRIBUTARY (NORTH) Data Type: Point Name: Goodwin Easting: 320790 Northing: 241740	Annual Volume (m ³): 11365 Max Daily Volume (m ³): 364.4 Original Application No: - Original Start Date: 10/07/1984 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2006 Version End Date: -

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



5.8 Potable abstractions

Records within 2000m

1

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.

Features are displayed on the Abstractions and Source Protection Zones map on **page 37**

ID	Location	Details	
-	992m W	Status: Historical Licence No: 19/55/6/0079 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: EAW Surface Water Point: SPRING AT OLD FOREST Data Type: Point Name: Harvey-Jones MBE Easting: 320380 Northing: 243300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 31/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/05/1996 Version End Date: -

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

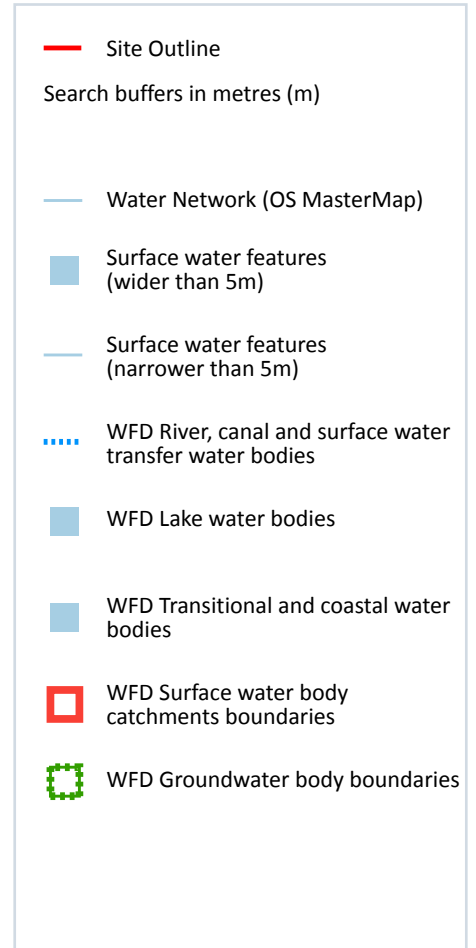
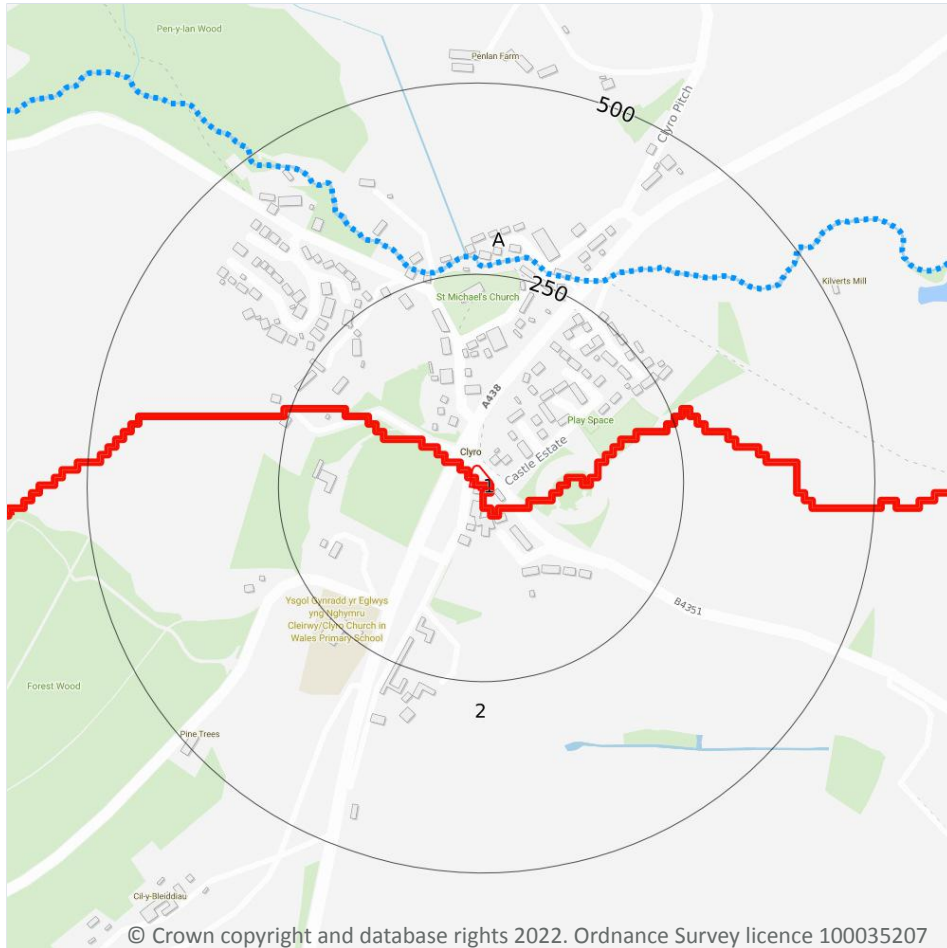
0

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



6.1 Water Network (OS MasterMap)

Records within 250m

0

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

0

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.

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

2

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 42**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
2	On site	River WB catchment	Wye - Scithwen Bk to Bewardine Br	GB109055037116	Wye OC	Wye MC
A	On site	River WB catchment	Clyro Bk - source to conf R Wye	GB109055037020	Wye - Ithon to Hay	Wye MC

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

6.4 WFD Surface water bodies

Records identified

2

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.

Features are displayed on the Hydrology map on **page 42**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
4	258m N	River	Clyro Bk - source to conf R Wye	GB109055037020	Moderate	Good	Moderate	2016
-	1122m SE	River	Wye - Scithwen Bk to Bewardine Br	GB109055037116	Good	Good	Good	2016

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



6.5 WFD Groundwater bodies

Records on site

1

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place.

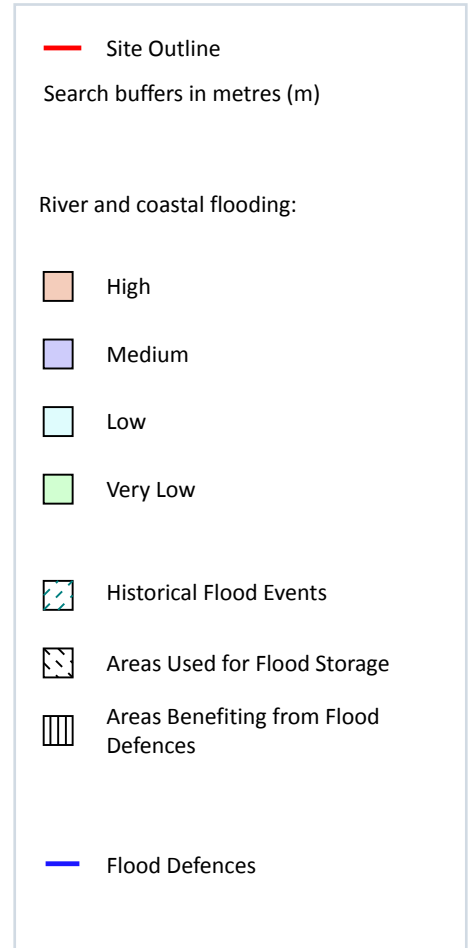
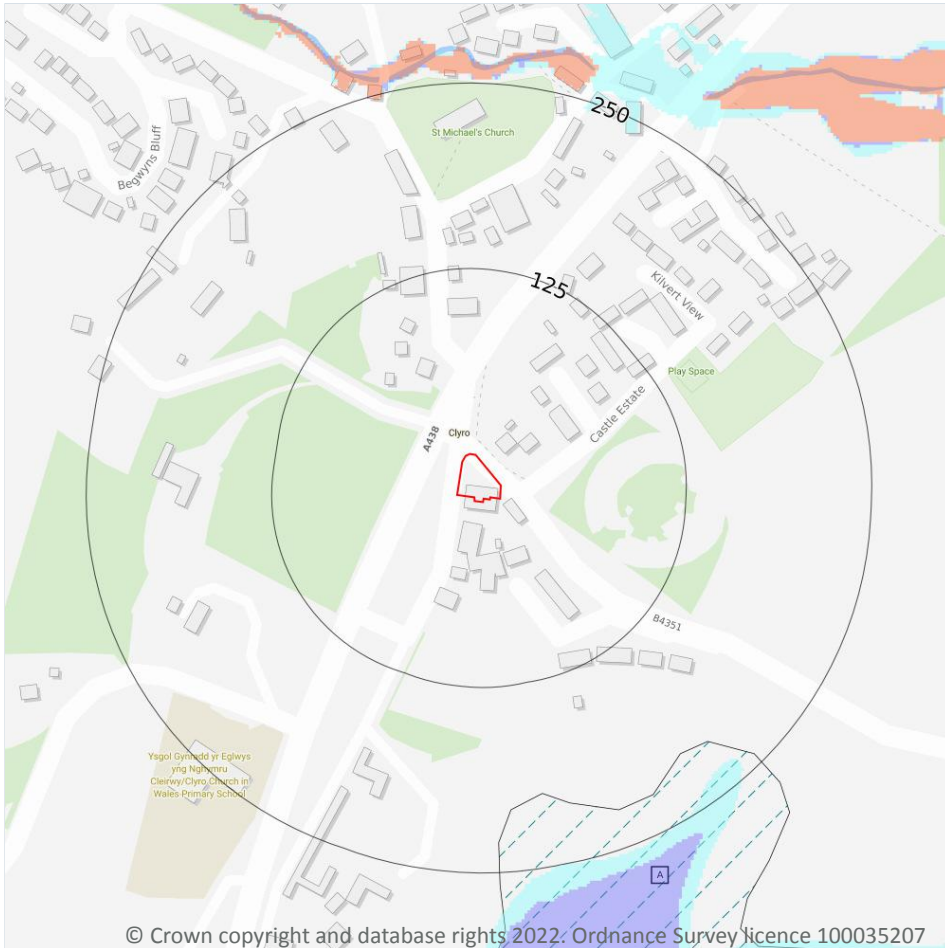
Features are displayed on the Hydrology map on **page 42**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
1	On site	Wye Secondary Devonian ORS	GB40902G205200	Poor	Poor	Good	2019

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



7 River and coastal flooding



7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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

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

7.2 Historical Flood Events

Records within 250m

1

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 45**

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
A	200m S	Glasbury To Hay-On-Wye April 1	1947-04-01 1947-04-01	Main river	Channel capacity exceeded (no raised 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

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

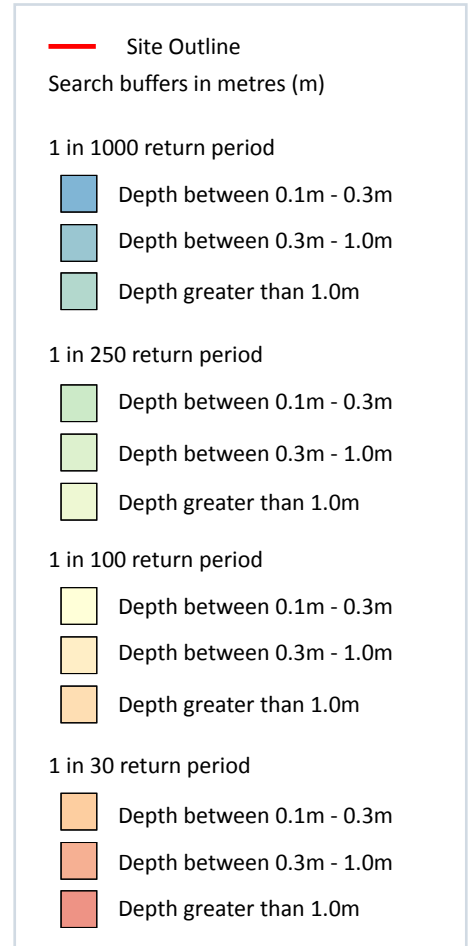
0

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

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



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

1 in 30 year, 0.1m - 0.3m

Highest risk within 50m

1 in 30 year, 0.1m - 0.3m

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 48**

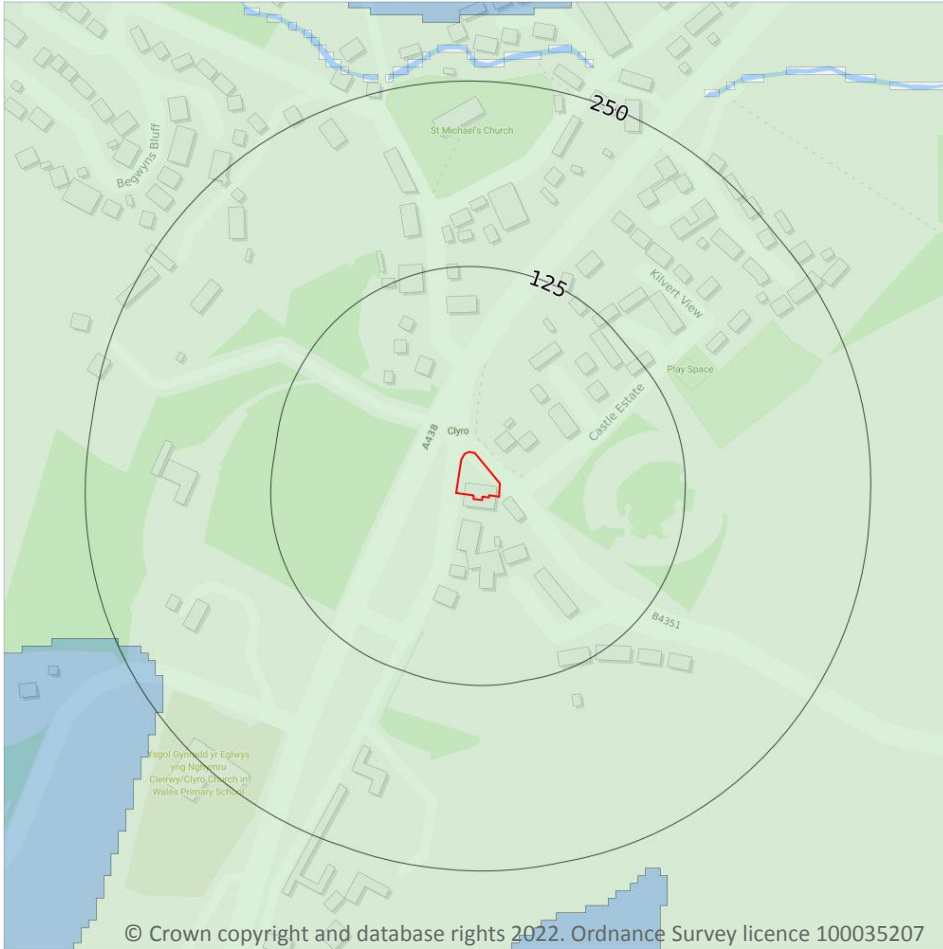
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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 0.1m and 0.3m
1 in 250 year	Between 0.1m and 0.3m
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



9.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

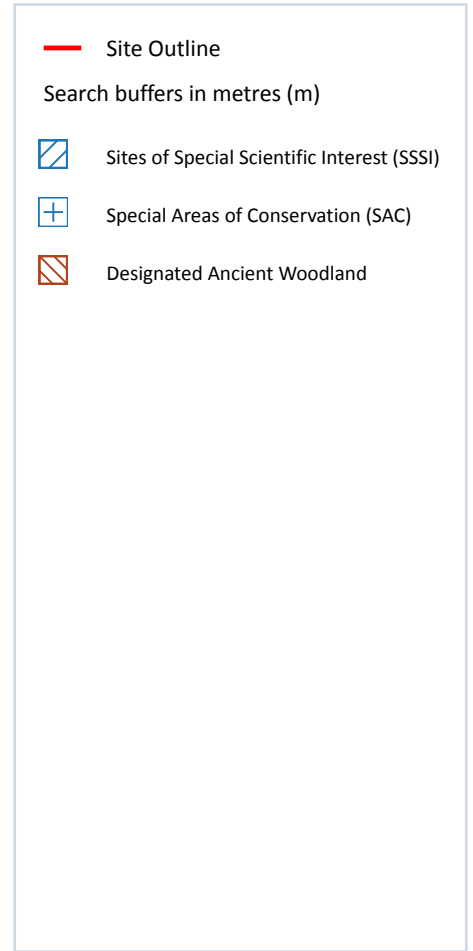
Low

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 50**

This data is sourced from Ambient Risk Analytics.

10 Environmental designations



10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

5

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.

Features are displayed on the Environmental designations map on **page 51**

ID	Location	Name	Data source
15	1086m SE	RIVER WYE (UPPER WYE) / AFON GWY (GWY UCHAF)	Natural Resources Wales

ID	Location	Name	Data source
20	1275m SE	RIVER WYE (UPPER WYE) / AFON GWY (GWY UCHAF)	Natural Resources Wales
-	1566m W	CWM-GWANON DINGLE AND PASTURE	Natural Resources Wales
-	1668m E	RIVER WYE (LOWER WYE) / AFON GWY (GWY ISAF)	Natural Resources Wales
-	1720m E	River Wye	Natural England

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

5

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.

Features are displayed on the Environmental designations map on **page 51**

ID	Location	Name	Features of interest	Habitat description	Data source
16	1086m SE	River Wye / Afon Gwy (Wales)	Estuaries; Intertidal mudflats and sandflats; Atlantic salt meadows; Rivers with floating vegetation often dominated by water-crowfoot; Dry heaths; Very wet mires often identified by an unstable `quaking` surface; Caves not open to the public; Mixed woodland on base-rich soils associated with rocky slopes; Western acidic oak woodland; Bog woodland; Alder woodland on floodplains; Sea lamprey; Brook lamprey; River lamprey; Allis shad; Twaité shad; Atlantic salmon; Bullhead; Freshwater pearl mussel; White-clawed (or Atlantic stream) crayfish; Lesser horseshoe bat; Greater horseshoe bat; Otter.	Improved grassland; Salt marshes, Salt pastures, Salt steppes; Heath, Scrub, Maquis and Garrigue, Phygrana; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Dry grassland, Steppes; Inland rocks, Scree, Sands, Permanent Snow and ice; Humid grassland, Mesophile grassland; Inland water bodies (Standing water, Running water); Broad-leaved deciduous woodland; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites); Bogs, Marshes, Water fringed vegetation, Fens	Natural Resources Wales
-	1716m E	River Wye / Afon Gwy (England)	Estuaries; Intertidal mudflats and sandflats; Atlantic salt meadows; Rivers with floating vegetation often dominated by water-crowfoot; Dry heaths; Very wet mires often identified by an unstable `quaking` surface; Caves not open to the public; Mixed woodland on base-rich soils associated with rocky slopes; Western acidic oak woodland; Bog woodland; Alder woodland on floodplains; Sea lamprey; Brook lamprey; River lamprey; Allis shad; Twaité shad; Atlantic salmon; Bullhead; Freshwater pearl mussel; White-clawed (or Atlantic stream) crayfish; Lesser horseshoe bat; Greater horseshoe bat; Otter.	Improved grassland; Salt marshes, Salt pastures, Salt steppes; Heath, Scrub, Maquis and Garrigue, Phygrana; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Dry grassland, Steppes; Inland rocks, Scree, Sands, Permanent Snow and ice; Humid grassland, Mesophile grassland; Inland water bodies (Standing water, Running water); Broad-leaved deciduous woodland; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites); Bogs, Marshes, Water fringed vegetation, Fens	Natural Resources Wales

ID	Location	Name	Features of interest	Habitat description	Data source
-	1720m E	River Wye	Estuaries; Intertidal mudflats and sandflats; Atlantic salt meadows; Rivers with floating vegetation often dominated by water-crowfoot; Dry heaths; Very wet mires often identified by an unstable `quaking` surface; Caves not open to the public; Mixed woodland on base-rich soils associated with rocky slopes; Western acidic oak woodland; Bog woodland; Alder woodland on floodplains; Sea lamprey; Brook lamprey; River lamprey; Allis shad; Twaité shad; Atlantic salmon; Bullhead; Freshwater pearl mussel; White-clawed (or Atlantic stream) crayfish; Lesser horseshoe bat; Greater horseshoe bat; Otter.	Improved grassland; Salt marshes, Salt pastures, Salt steppes; Heath, Scrub, Maquis and Garrigue, Phygrana; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Dry grassland, Steppes; Inland rocks, Scree, Sands, Permanent Snow and ice; Humid grassland, Mesophile grassland; Inland water bodies (Standing water, Running water); Broad-leaved deciduous woodland; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites); Bogs, Marshes, Water fringed vegetation, Fens	Natural England
-	1758m E	River Wye / Afon Gwy (Wales)	Estuaries; Intertidal mudflats and sandflats; Atlantic salt meadows; Rivers with floating vegetation often dominated by water-crowfoot; Dry heaths; Very wet mires often identified by an unstable `quaking` surface; Caves not open to the public; Mixed woodland on base-rich soils associated with rocky slopes; Western acidic oak woodland; Bog woodland; Alder woodland on floodplains; Sea lamprey; Brook lamprey; River lamprey; Allis shad; Twaité shad; Atlantic salmon; Bullhead; Freshwater pearl mussel; White-clawed (or Atlantic stream) crayfish; Lesser horseshoe bat; Greater horseshoe bat; Otter.	Improved grassland; Salt marshes, Salt pastures, Salt steppes; Heath, Scrub, Maquis and Garrigue, Phygrana; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Dry grassland, Steppes; Inland rocks, Scree, Sands, Permanent Snow and ice; Humid grassland, Mesophile grassland; Inland water bodies (Standing water, Running water); Broad-leaved deciduous woodland; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites); Bogs, Marshes, Water fringed vegetation, Fens	Natural Resources Wales

ID	Location	Name	Features of interest	Habitat description	Data source
-	1796m E	River Wye	Estuaries; Intertidal mudflats and sandflats; Atlantic salt meadows; Rivers with floating vegetation often dominated by water-crowfoot; Dry heaths; Very wet mires often identified by an unstable 'quaking' surface; Caves not open to the public; Mixed woodland on base-rich soils associated with rocky slopes; Western acidic oak woodland; Bog woodland; Alder woodland on floodplains; Sea lamprey; Brook lamprey; River lamprey; Allis shad; Twaite shad; Atlantic salmon; Bullhead; Freshwater pearl mussel; White-clawed (or Atlantic stream) crayfish; Lesser horseshoe bat; Greater horseshoe bat; Otter.	Improved grassland; Salt marshes, Salt pastures, Salt steppes; Heath, Scrub, Maquis and Garrigue, Phygrana; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Dry grassland, Steppes; Inland rocks, Scree, Sands, Permanent Snow and ice; Humid grassland, Mesophile grassland; Inland water bodies (Standing water, Running water); Broad-leaved deciduous woodland; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites); Bogs, Marshes, Water fringed vegetation, Fens	Natural England

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

61

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 51**

ID	Location	Name	Woodland Type
1	83m NW	Unknown	Ancient Semi Natural Woodland
2	311m SW	Unknown	Plantation on Ancient Woodland Site
3	457m W	Unknown	Restored Ancient Woodland Site
4	499m SW	Unknown	Plantation on Ancient Woodland Site
5	503m W	Unknown	Plantation on Ancient Woodland Site
6	503m N	Unknown	Plantation on Ancient Woodland Site
A	564m NW	Unknown	Plantation on Ancient Woodland Site
7	575m NW	Unknown	Restored Ancient Woodland Site
8	590m W	Unknown	Restored Ancient Woodland Site
9	620m SW	Unknown	Plantation on Ancient Woodland Site
10	659m SW	Unknown	Plantation on Ancient Woodland Site
11	697m NW	Unknown	Plantation on Ancient Woodland Site
A	702m NW	Unknown	Restored Ancient Woodland Site
A	718m NW	Unknown	Restored Ancient Woodland Site
A	725m NW	Unknown	Restored Ancient Woodland Site
B	776m NW	Unknown	Restored Ancient Woodland Site
B	831m NW	Unknown	Restored Ancient Woodland Site
C	849m SE	Unknown	Ancient Semi Natural Woodland
D	896m NW	Unknown	Restored Ancient Woodland Site
D	896m NW	Unknown	Ancient Semi Natural Woodland



ID	Location	Name	Woodland Type
12	938m SW	Unknown	Plantation on Ancient Woodland Site
13	1028m NW	Unknown	Ancient Semi Natural Woodland
C	1034m SE	Unknown	Plantation on Ancient Woodland Site
C	1038m SE	Unknown	Ancient Semi Natural Woodland
14	1068m NE	Unknown	Ancient Semi Natural Woodland
C	1080m SE	Unknown	Ancient Semi Natural Woodland
17	1113m NE	Unknown	Ancient Semi Natural Woodland
18	1126m SE	Unknown	Restored Ancient Woodland Site
19	1187m SW	Unknown	Restored Ancient Woodland Site
21	1286m NE	Unknown	Ancient Semi Natural Woodland
22	1294m SW	Unknown	Plantation on Ancient Woodland Site
-	1342m N	Unknown	Ancient Semi Natural Woodland
24	1355m NE	Unknown	Plantation on Ancient Woodland Site
-	1399m S	Unknown	Restored Ancient Woodland Site
-	1400m N	Unknown	Ancient Semi Natural Woodland
26	1424m NE	Unknown	Restored Ancient Woodland Site
-	1485m N	Unknown	Ancient Semi Natural Woodland
27	1485m NE	Unknown	Plantation on Ancient Woodland Site
-	1502m NW	Unknown	Plantation on Ancient Woodland Site
-	1506m N	Unknown	Ancient Semi Natural Woodland
-	1550m W	Unknown	Restored Ancient Woodland Site
-	1571m NW	Unknown	Plantation on Ancient Woodland Site
-	1571m W	Unknown	Restored Ancient Woodland Site
-	1589m NE	Unknown	Plantation on Ancient Woodland Site
G	1601m SW	Unknown	Plantation on Ancient Woodland Site
-	1636m E	Unknown	Ancient Semi Natural Woodland
-	1638m W	Unknown	Ancient Semi Natural Woodland
-	1654m E	Unknown	Ancient Semi Natural Woodland

ID	Location	Name	Woodland Type
G	1666m SW	Unknown	Plantation on Ancient Woodland Site
-	1757m N	Unknown	Ancient Semi Natural Woodland
-	1846m W	Unknown	Restored Ancient Woodland Site
-	1853m NW	Unknown	Plantation on Ancient Woodland Site
-	1857m NW	Unknown	Ancient Semi Natural Woodland
-	1865m W	Unknown	Ancient Semi Natural Woodland
-	1896m NW	Unknown	Ancient Semi Natural Woodland
-	1901m SW	Unknown	Ancient Semi Natural Woodland
-	1903m NE	Unknown	Restored Ancient Woodland Site
-	1961m N	Unknown	Ancient Semi Natural Woodland
-	1971m N	Unknown	Ancient Semi Natural Woodland
-	1975m NW	Unknown	Ancient Semi Natural Woodland
-	1998m SW	Unknown	Restored Ancient Woodland Site

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.



10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

0

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

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.



10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

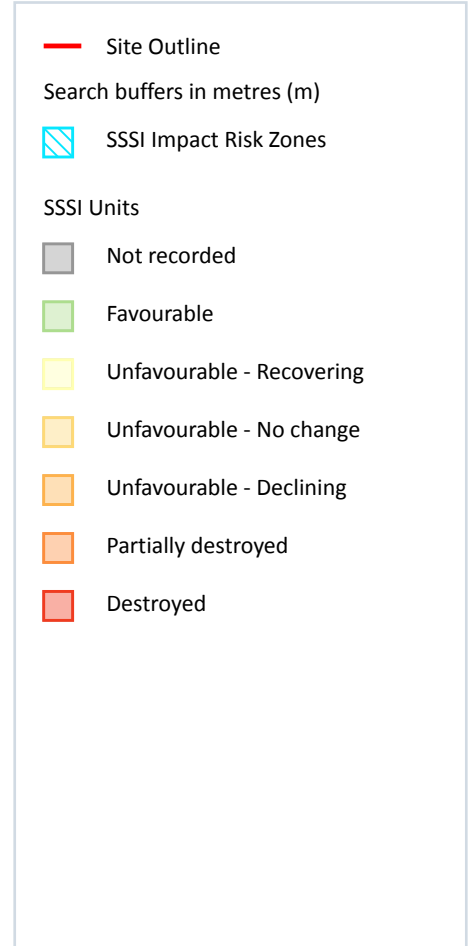
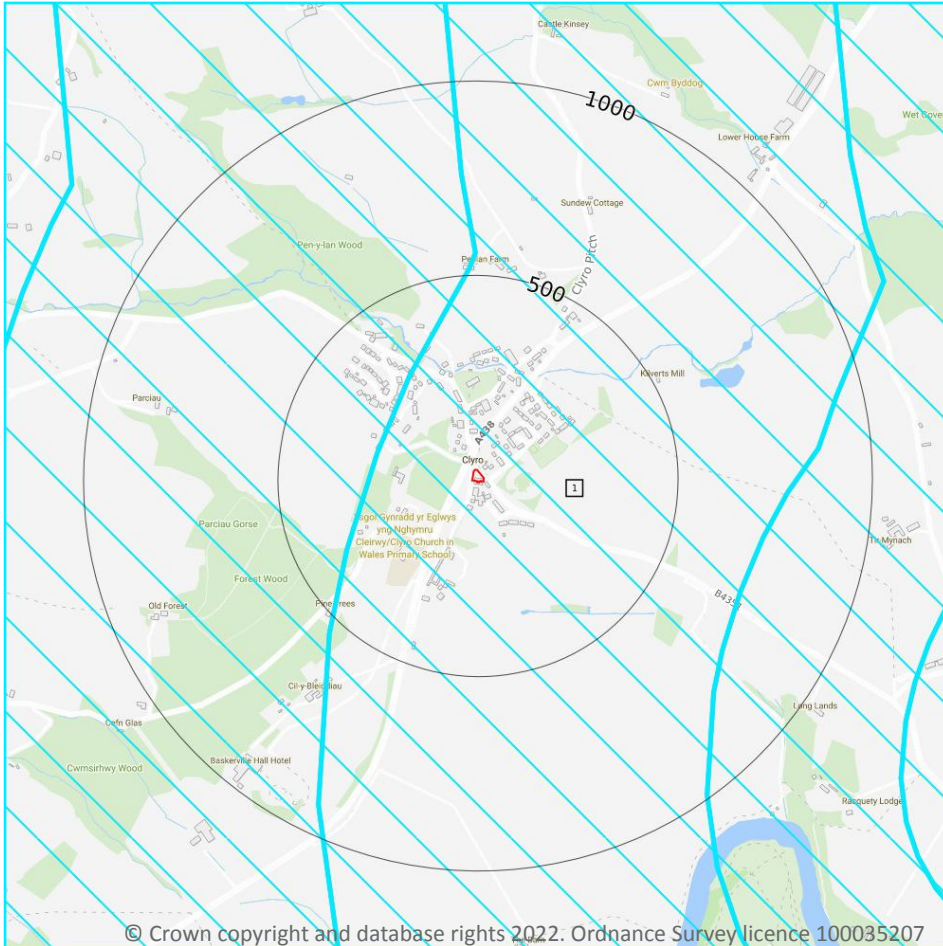
0

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

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



SSSI Impact Zones and Units



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 61**

ID	Location	Type of developments requiring consultation
1	On site	<p>Infrastructure - Pipelines, pylons and overhead cables. any transport proposal including road, rail and by water (excluding routine maintenance). airports, helipads and other aviation proposals.</p> <p>Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, review of minerals permissions (romp), extensions, variations to conditions etc. oil & gas exploration/extraction.</p> <p>Air pollution - Any industrial/agricultural development that could cause air pollution (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 200m², manure stores > 250t).</p> <p>Combustion - General combustion processes >20mw energy input. incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.</p> <p>Waste - Landfill. incl: inert landfill, non-hazardous landfill, hazardous landfill.</p> <p>Composting - Any composting proposal with more than 75000 tonnes maximum annual operational throughput. incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.</p> <p>Water supply - Large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000m² or more.</p>

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	1
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Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

Features are displayed on the SSSI Impact Zones and Units map on **page 61**

ID: -
 Location: 1720m E
 SSSI name: River Wye
 Unit name: Whitney Toll To Hay
 Broad habitat: Rivers And Streams
 Condition: Unfavourable - Recovering
 Reportable features:

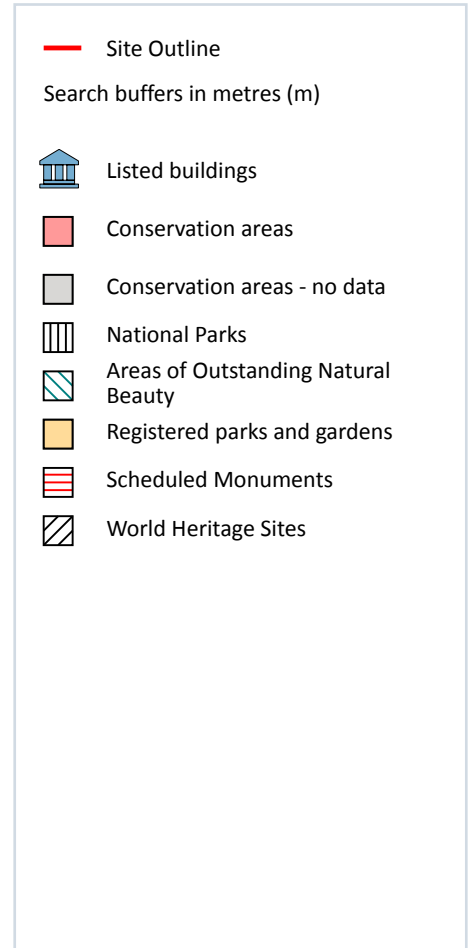
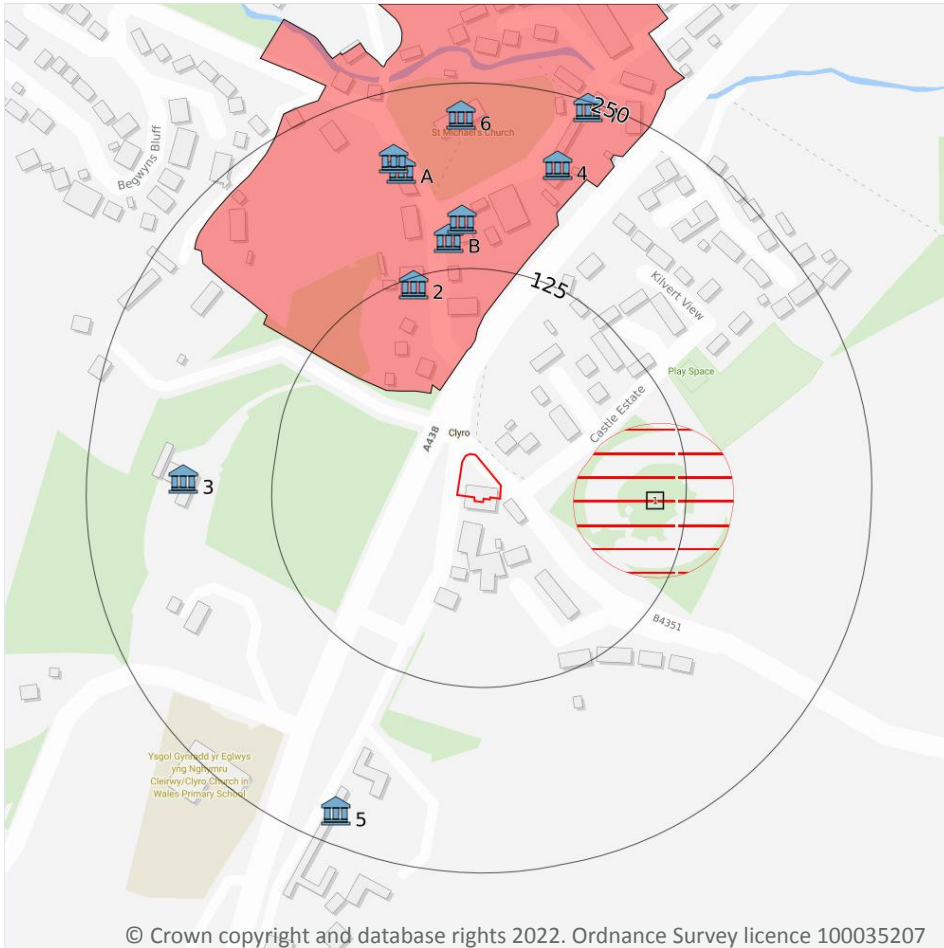
Feature name	Feature condition	Date of assessment
Breeding population of nationally rare fish species - Allis shad, Alosa alosa	Unfavourable - Recovering	10/12/2010
Invert. assemblage W111 shingle bank	Unfavourable - Recovering	10/12/2010
Invert. assemblage W114 stream & river margin	Unfavourable - Recovering	10/12/2010
Invert. assemblage W122 riparian sand	Unfavourable - Recovering	10/12/2010
Otter, Lutra lutra	Favourable	10/12/2010



Feature name	Feature condition	Date of assessment
River supporting habitat	Unfavourable - Recovering	10/12/2010
Rivers and Streams	Unfavourable - Recovering	10/12/2010
Twaite shad, <i>Alosa fallax</i>	Unfavourable - Recovering	10/12/2010

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

10

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

Features are displayed on the Visual and cultural designations map on **page 64**

ID	Location	Name	Grade	Reference Number	Listed date
2	121m N	Old Vicarage, Situated at the south-west end of the village centre, close to the junction with A438. Set back behind rubble garden wall.	II	8751	18/09/1962
B	146m N	Stock House, At the south-west end of the village at right angles to Nos 4, 5 and 6 and with gable end facing the churchyard.	II	15307	31/01/1995
B	159m N	Nos 4, 5 & 6 The Village, Prominent village centre position facing south side of churchyard, below the road.	II	8743	18/09/1962



ID	Location	Name	Grade	Reference Number	Listed date
3	185m W	Cae-Mawr, Lies 400 metres south-west of Clyro village in terraced grounds. Approached via private drive off the main road.	II	8750	18/09/1962
A	198m N	NO 20, THE VILLAGE CLYRO, POWYS, Situated opposite the south-west end of the churchyard in centre of village.	II	15310	31/01/1995
4	203m N	Milestone, Set against the stone boundary wall to Ashbrook House in the village centre.	II	8744	31/01/1995
A	206m N	NO 21, THE VILLAGE CLYRO, POWYS, Situated opposite the south-west end of the churchyard in centre of village.	II	15311	31/01/1995
5	228m S	Barn Range North of Clyro Court Farmhouse, Set at a slight angle alongside the service road to Clyro Court Farm from the village of Clyro.	II*	15316	25/02/1952
6	229m N	Church of Saint Michael and All Angels, Orientated south west/north east in rubble-walled subcircular churchyard in village centre.	II*	15196	31/01/1995
7	246m N	Adjoining Post Office Stores, Central village location fronting the through road. Lies opposite lychgate to churchyard.	II	8745	18/09/1962

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

11.5 Conservation Areas

Records within 250m

1

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.

Features are displayed on the Visual and cultural designations map on **page 64**

ID	Location	Name	District	Date of designation
A	47m NW	Clyro	POWYS	Unknown

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



11.6 Scheduled Ancient Monuments

Records within 250m

1

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.

Features are displayed on the Visual and cultural designations map on **page 64**

ID	Location	Ancient monument name	Reference number
1	50m E	Clyro Castle	739

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

11.7 Registered Parks and Gardens

Records within 250m

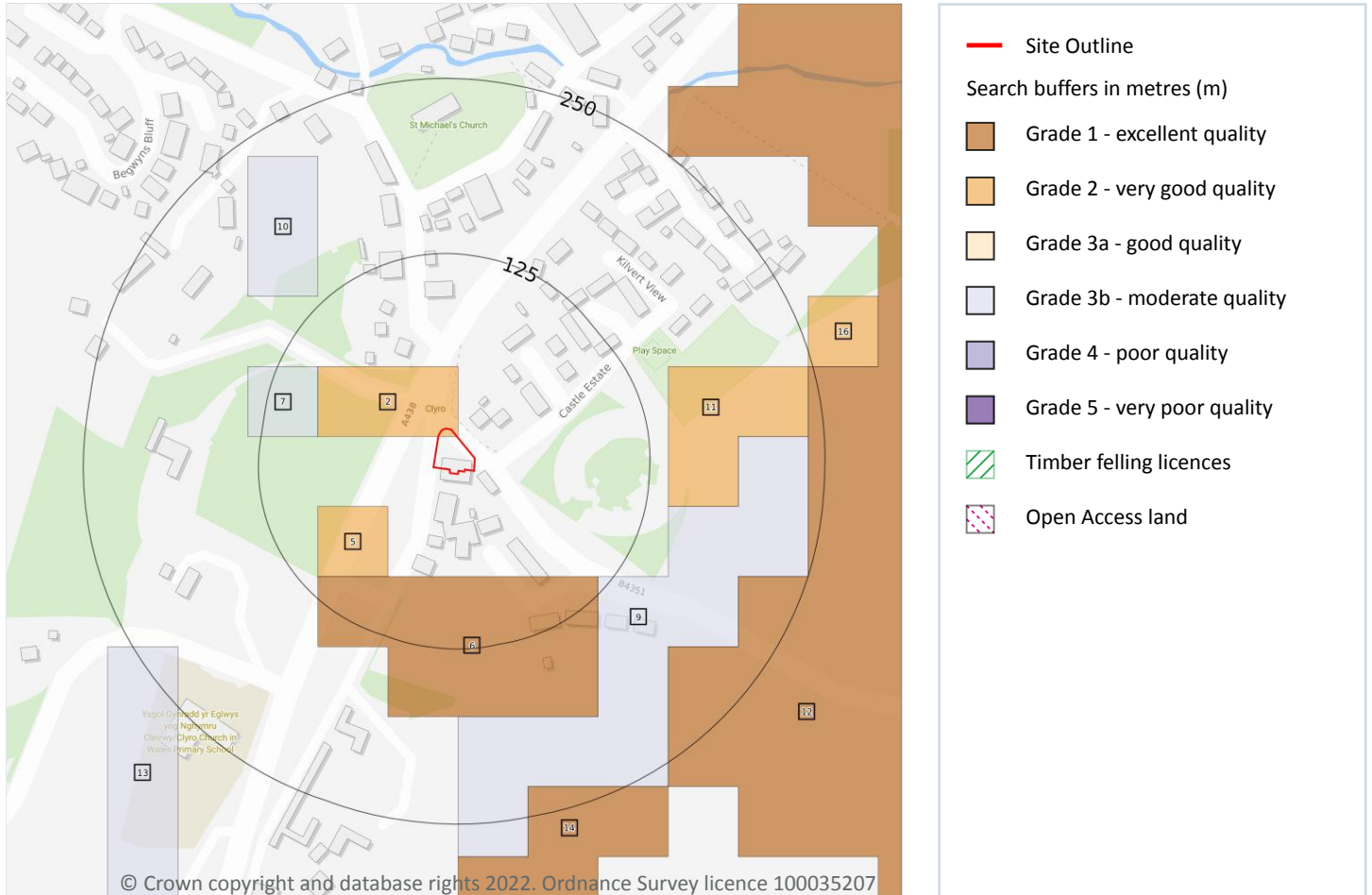
0

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 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Timber felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m

11

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 68**

ID	Location	Classification	Description
2	On site	Grade 2	Good quality agricultural land
5	43m SW	Grade 2	Good quality agricultural land
6	73m S	Grade 1	Excellent quality agricultural land

ID	Location	Classification	Description
7	85m W	Grade 3b	Moderate quality agricultural land
9	116m SE	Grade 3b	Moderate quality agricultural land
10	130m NW	Grade 3b	Moderate quality agricultural land
11	138m E	Grade 2	Good quality agricultural land
12	187m SE	Grade 1	Excellent quality agricultural land
13	223m SW	Grade 3b	Moderate quality agricultural land
14	229m S	Grade 1	Excellent quality agricultural land
16	247m E	Grade 2	Good quality agricultural land

This data is sourced from Natural Resources Wales.

12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.



12.5 Countryside Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m

0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
 Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

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 72**

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

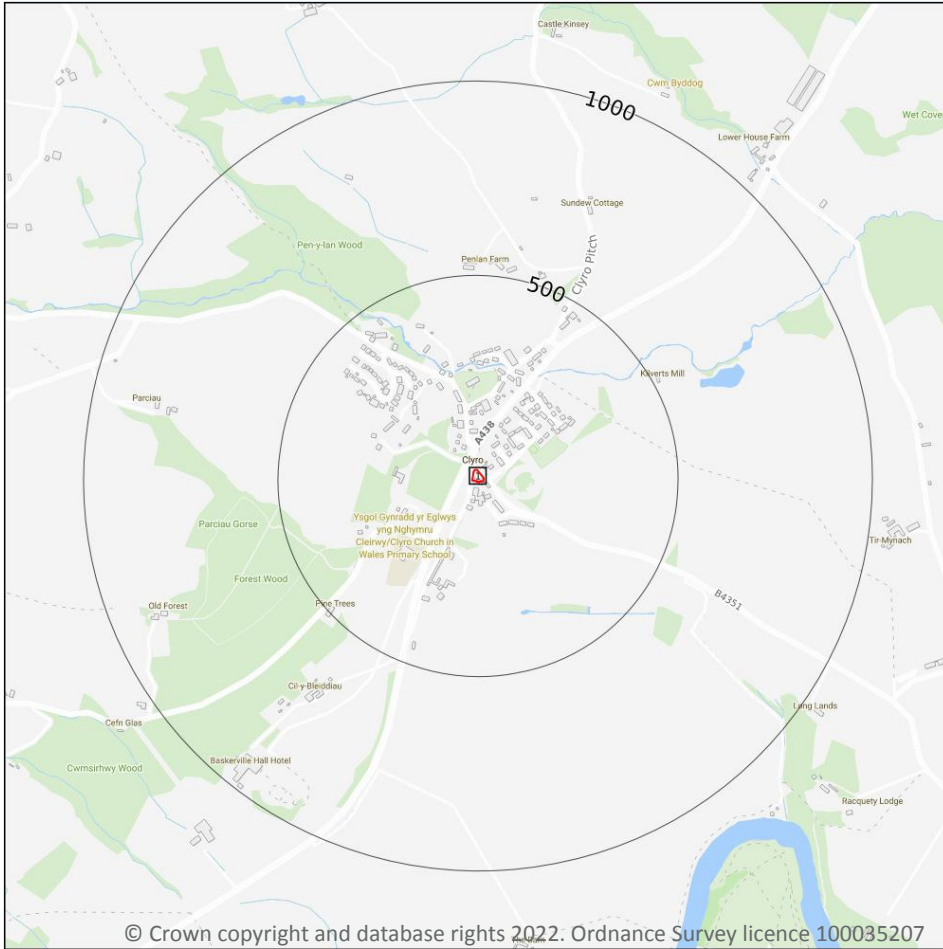
0

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

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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. Where 50k data is not available, this area has been filled in with 625k scale data.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 76**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	Full	EW197_hay_on_wye_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)

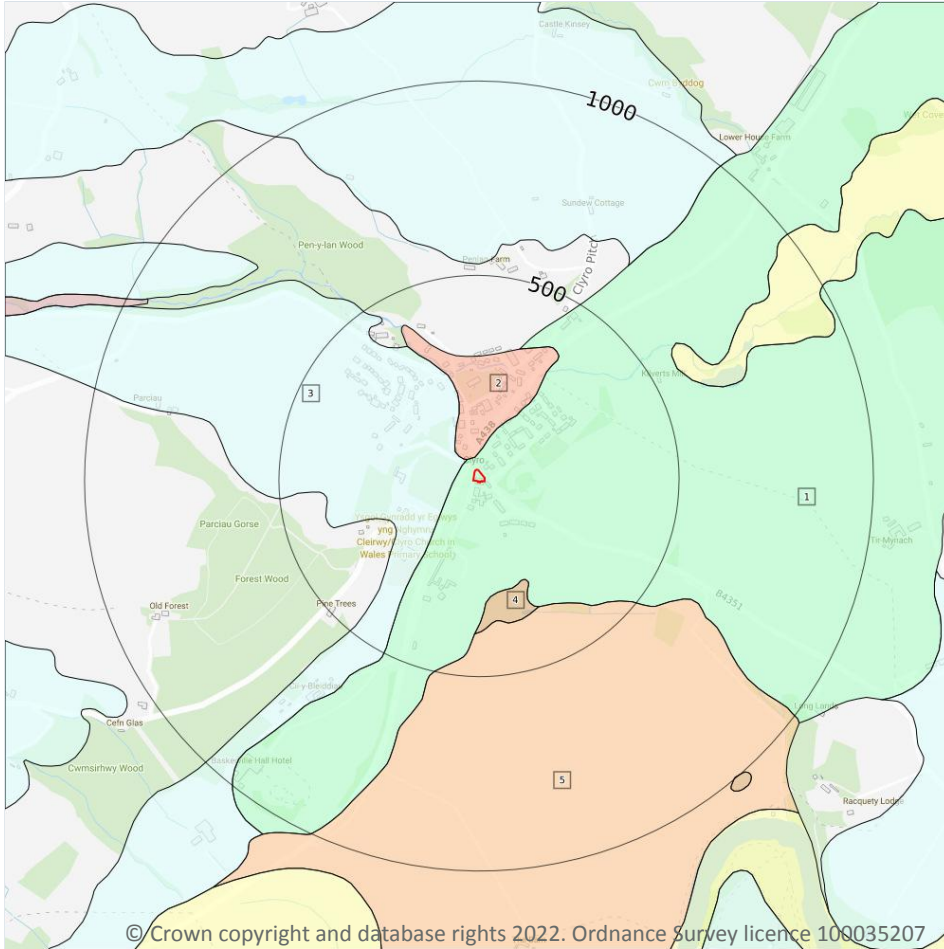
Records within 50m


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

5

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 78**

ID	Location	LEX Code	Description	Rock description
1	On site	HMGDD-XDSV	HUMMOCKY (MOUNDY) GLACIAL DEPOSITS, DEVENSIAN	DIAMICTON, SAND AND GRAVEL
2	32m N	ALF-XSV	ALLUVIAL FAN DEPOSITS	SAND AND GRAVEL
3	34m NW	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON

ID	Location	LEX Code	Description	Rock description
4	272m S	PEAT-P	PEAT	PEAT
5	351m SE	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

3

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	Mixed	High	Low
32m N	Intergranular	Very High	High
34m W	Mixed	High	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

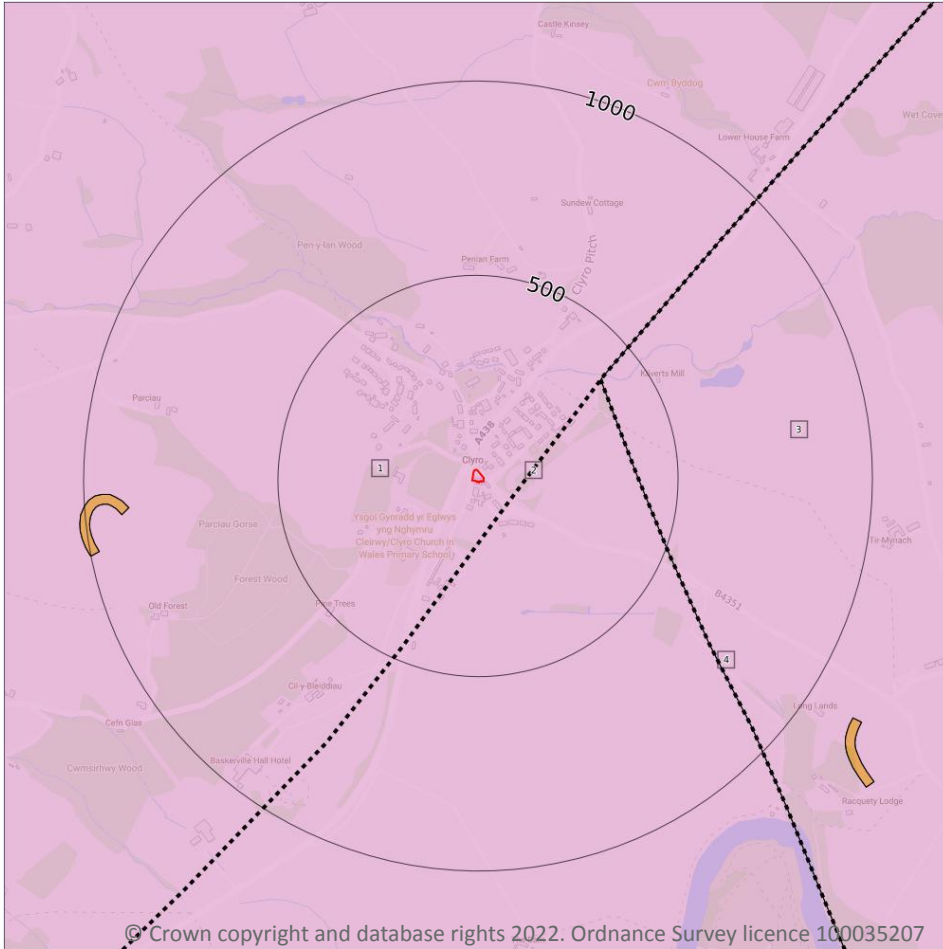
0

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

2

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 80**

ID	Location	LEX Code	Description	Rock age
1	On site	RG-SIMD	RAGLAN MUDSTONE FORMATION - SILTSTONE AND MUDSTONE, INTERBEDDED	-
3	371m E	RG-SIMD	RAGLAN MUDSTONE FORMATION - SILTSTONE AND MUDSTONE, INTERBEDDED	-

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	Moderate	Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

2

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 80**

ID	Location	Category	Description
2	83m SE	FAULT	Fault, inferred, displacement unknown
4	371m E	FAULT	Fault, inferred, displacement unknown

This data is sourced from the British Geological Survey.

16 Boreholes

16.1 BGS Boreholes

Records within 250m

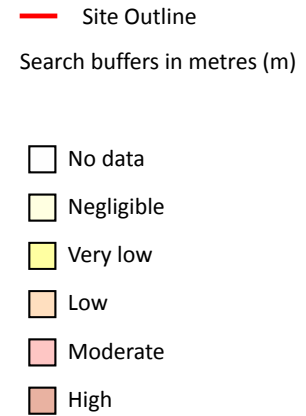
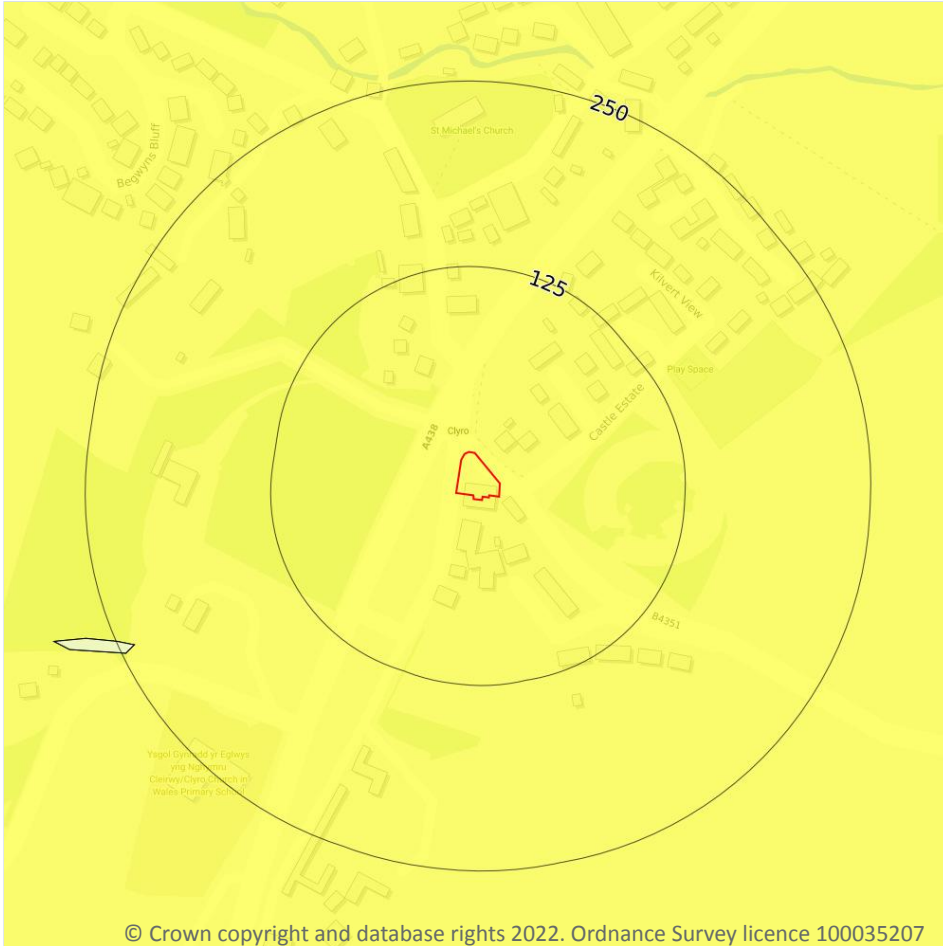
0

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.

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m

1

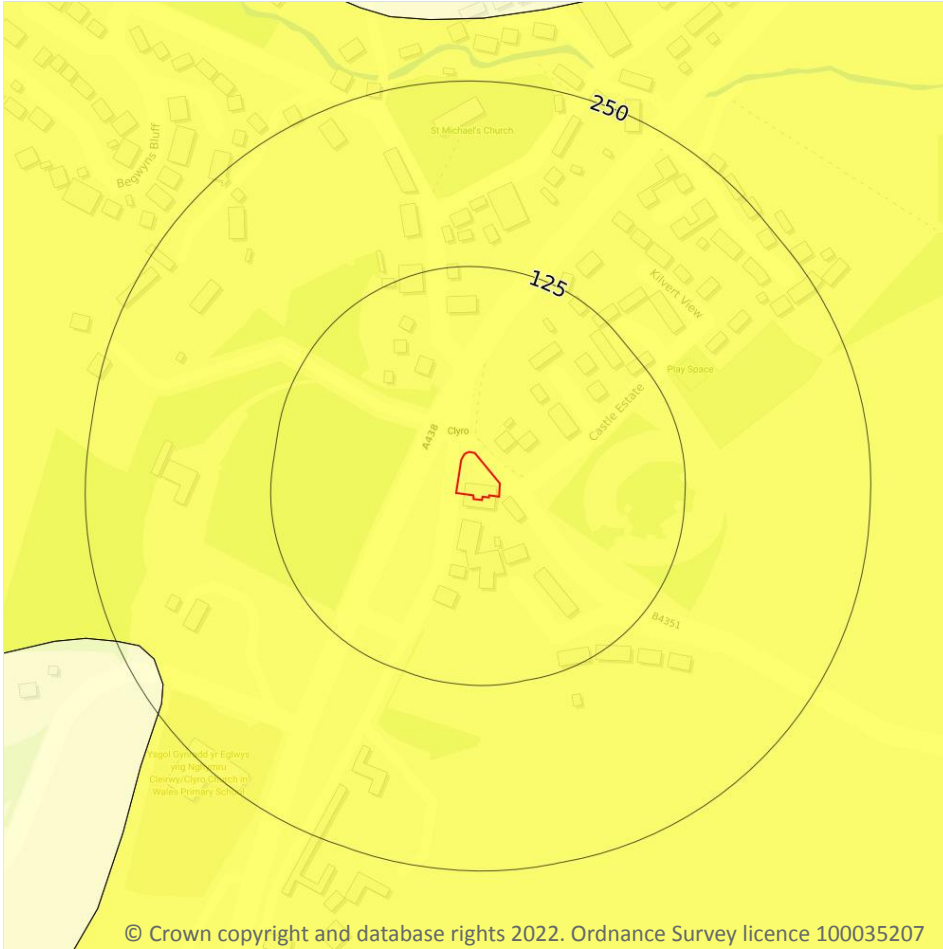
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

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

1

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

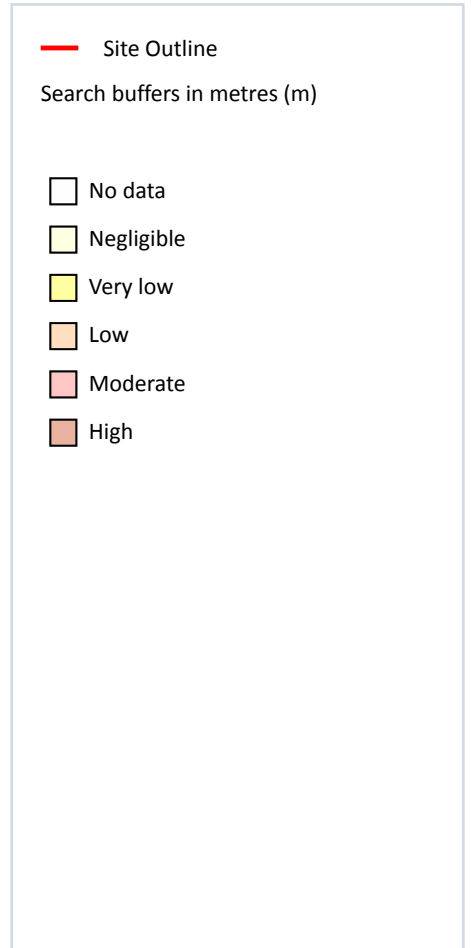
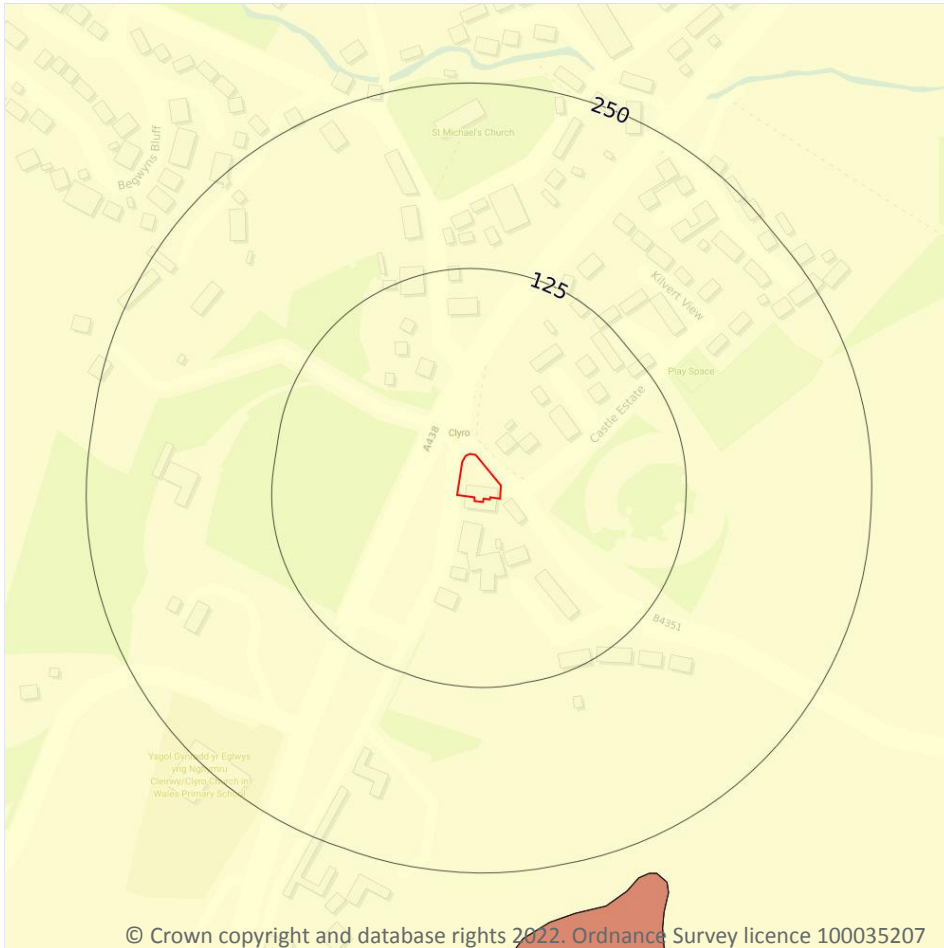
Features are displayed on the Natural ground subsidence - Running sands map on **page 84**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

1

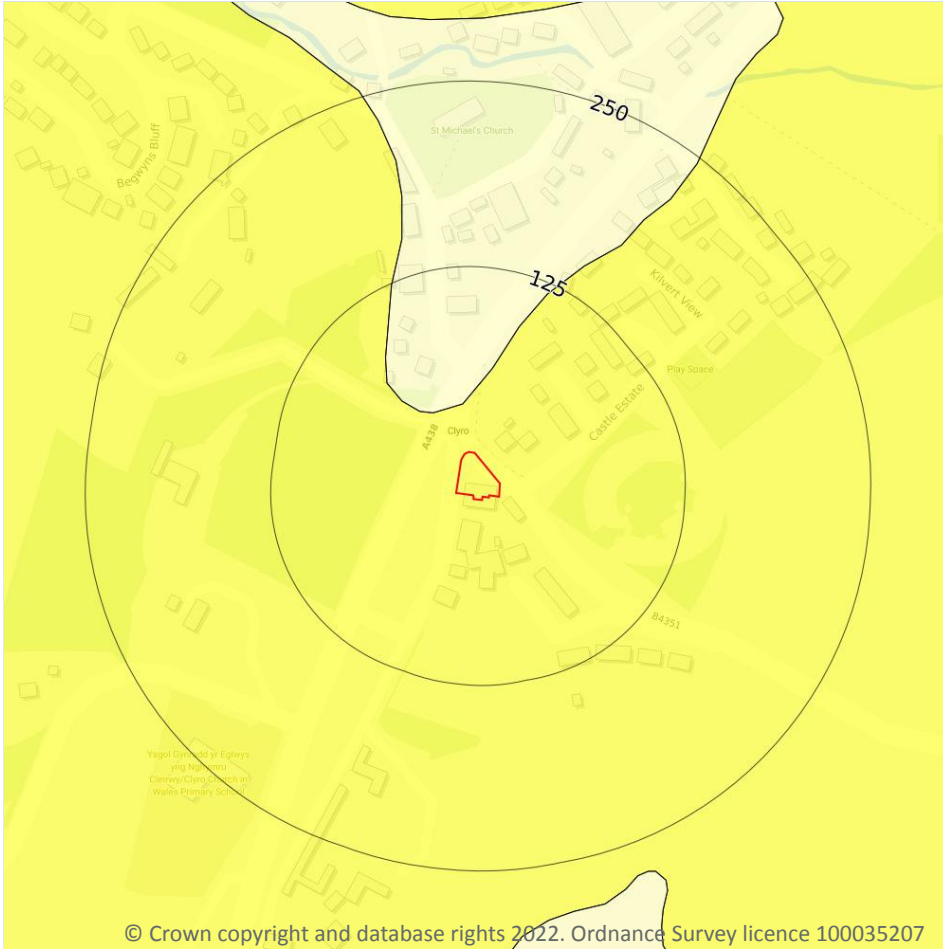
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 85**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



17.4 Collapsible deposits

Records within 50m

2

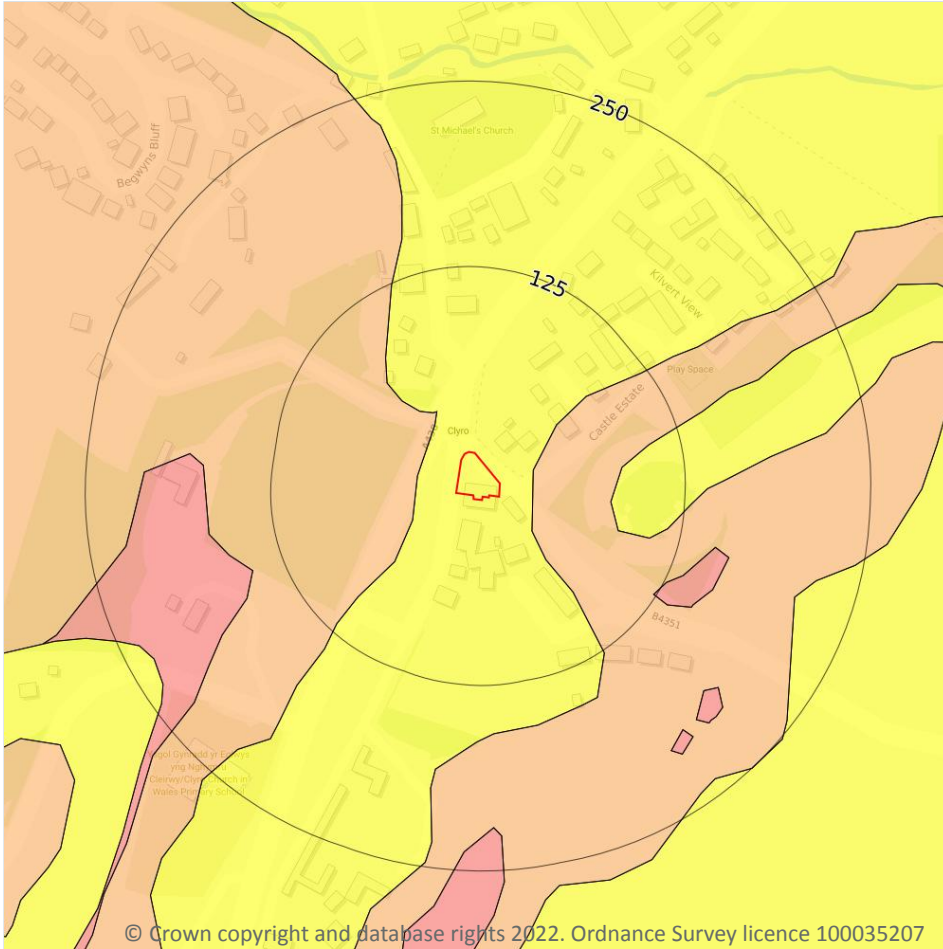
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

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

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.
32m N	Negligible	Deposits with potential to collapse when loaded and saturated are believed not 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

2

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.

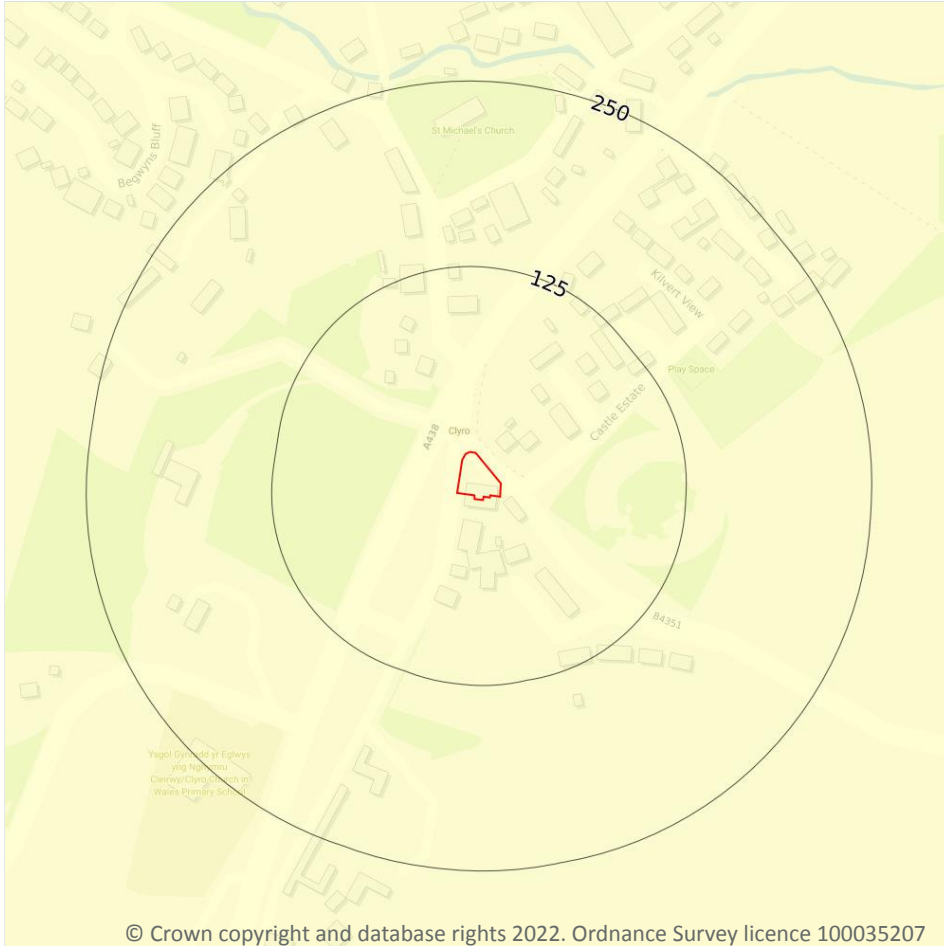
Features are displayed on the Natural ground subsidence - Landslides map on **page 87**

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.

Location	Hazard rating	Details
22m E	Low	Slope instability problems may be present or anticipated. Site investigation should consider specifically the slope stability of the site.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

1

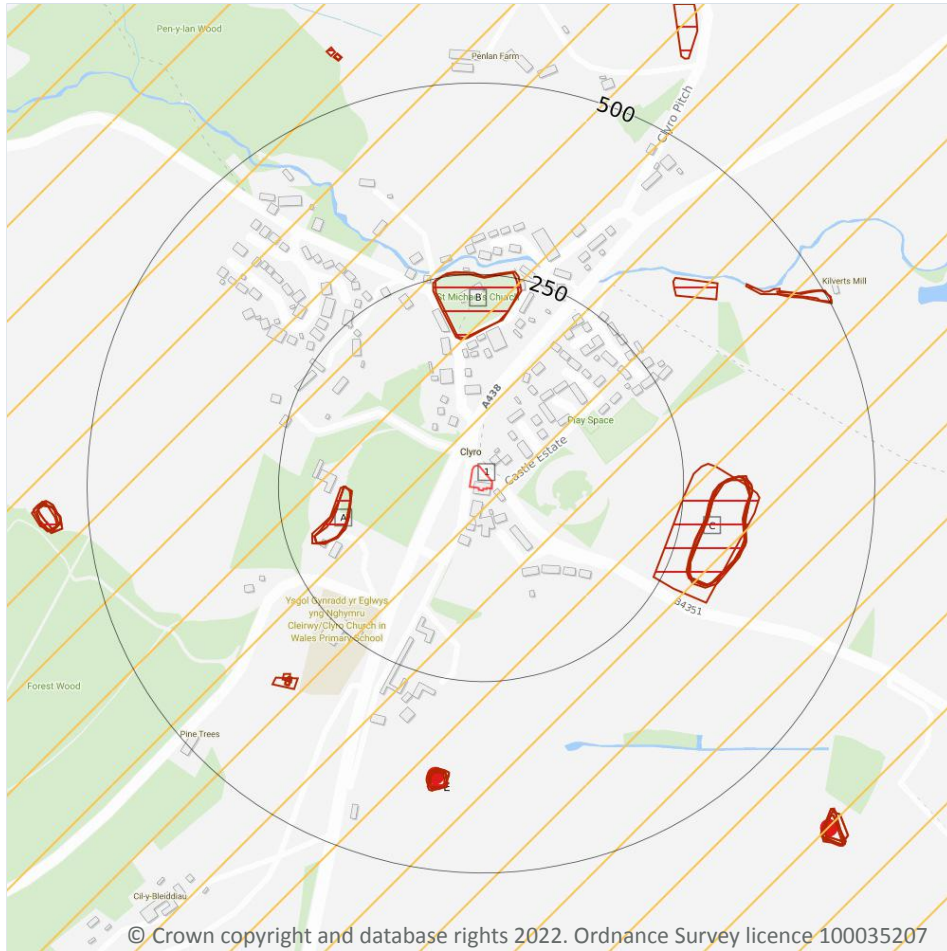
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 89**

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, ground workings and natural cavities



18.1 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.

18.2 BritPits

Records within 500m

1

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 90**

ID	Location	Details	Description
E	377m S	Name: Court Farm Address: Clyro, HAY-ON-WYE, Powys Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m

7

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 90**

ID	Location	Land Use	Year of mapping	Mapping scale
A	154m W	Unspecified Heap	1932	1:10560
A	154m W	Unspecified Heap	1932	1:10560
A	155m W	Unspecified Heap	1948	1:10560
A	157m W	Unspecified Heap	1948	1:10560
B	166m N	Grave Yard	1888	1:10560
B	167m N	Grave Yard	1887	1:10560
C	239m E	Gravel Pit	1983	1:10000

This data is sourced from Ordnance Survey/Groundsure.



18.4 Underground workings

Records within 1000m

0

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

This data is sourced from Ordnance Survey/Groundsure.

18.5 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

1

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 90**

ID	Location	Name	Commodity	Class	Likelihood
1	On site	Berwyn Hills	Vein Mineral	B	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered

This data is sourced from the British Geological Survey.

18.7 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.



18.8 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.

18.9 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.

18.10 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.

18.11 Gypsum areas

Records on site	0
-----------------	---

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

Records on site	0
-----------------	---

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.13 Clay mining

Records on site

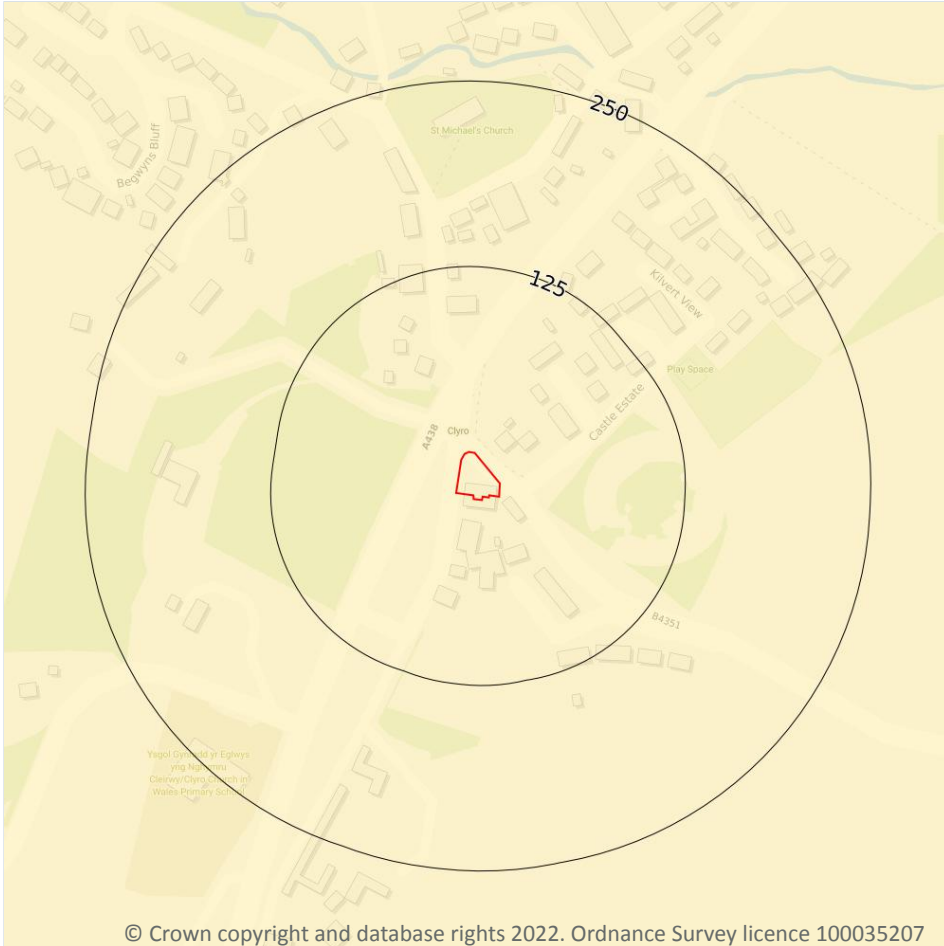
0

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 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%

19.1 Radon

Records on site

1

Estimated percentage of dwellings exceeding the Radon Action Level. This data is the highest resolution radon dataset available for the UK and is produced to a 75m level of accuracy to allow for geological data accuracy and a 'residential property' buffer. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain. The data was derived from both geological assessments and long term measurements of radon in more than 479,000 households.

Features are displayed on the Radon map on [page 95](#)

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

This data is sourced from the British Geological Survey and Public Health England.



20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m

3

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
32m N	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
34m NW	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



21 Railway infrastructure and projects

21.1 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.

21.2 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.

21.3 Railway tunnels

Records within 250m 0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 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.

21.5 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.

21.6 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.

21.7 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.

21.8 Crossrail 1

Records within 500m

0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

21.9 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.

21.10 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

Groundsure's Terms and Conditions can be accessed at this link: <https://www.groundsure.com/terms-and-conditions-jan-2020/>.



APPENDIX C

HISTORICAL MAPPING

Site Details:

KILVERTS SCHOOL, U1988
 FROM JUNCTION WITH B4351
 TO JUNCTION WITH A438
 CLYRO, CLYRO, HEREFORD,
 HR3 5SB

Client Ref: CLR5941
Report Ref: GS-8895956
Grid Ref: 321347, 243589

Map Name: County Series

Map date: 1889

Scale: 1:2,500

Printed at: 1:2,500



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

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

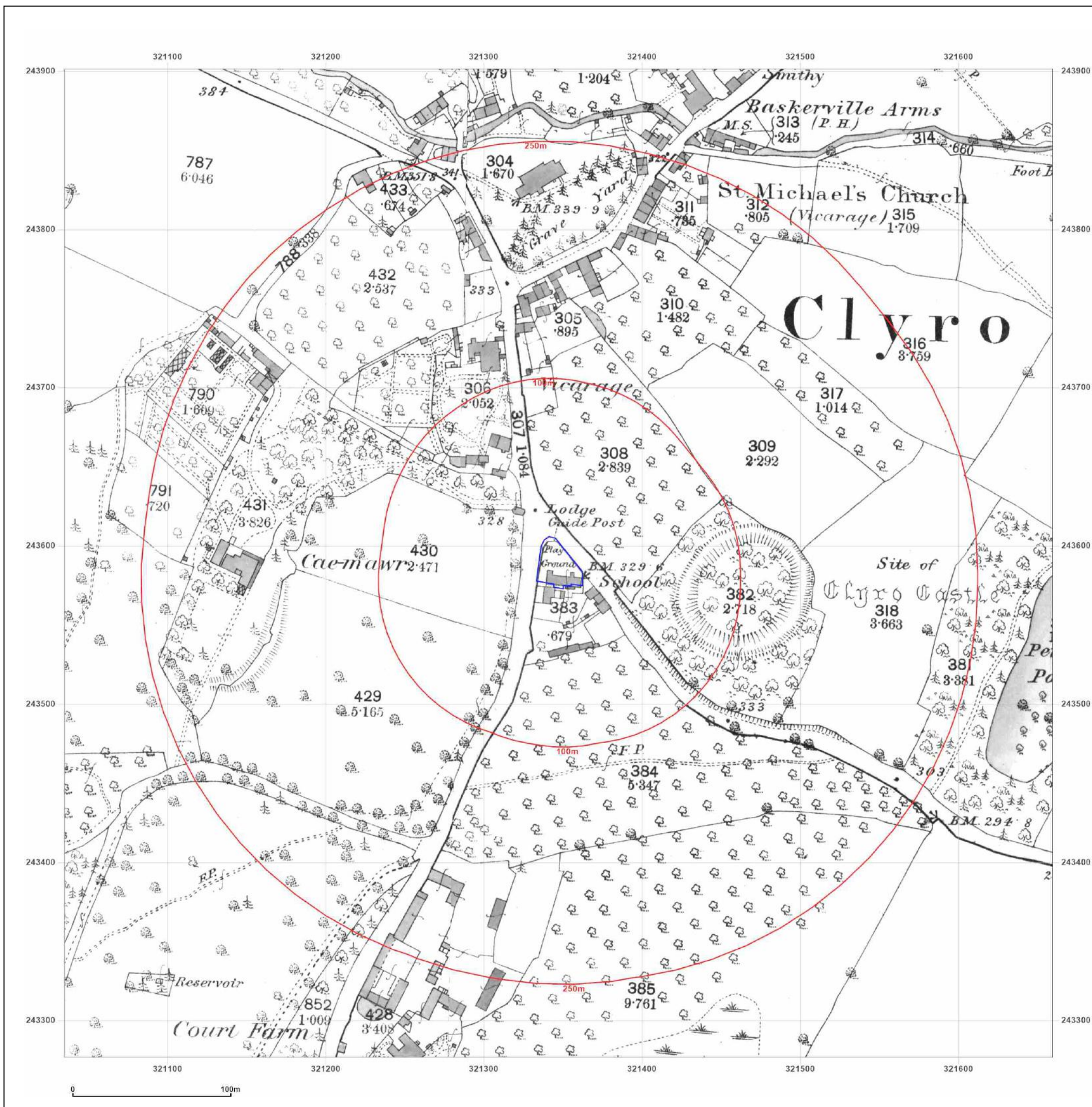


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Production date: 12 July 2022

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

KILVERTS SCHOOL, U1988
 FROM JUNCTION WITH B4351
 TO JUNCTION WITH A438
 CLYRO, CLYRO, HEREFORD,
 HR3 5SB

Client Ref: CLR5941
Report Ref: GS-8895956
Grid Ref: 321347, 243589

Map Name: County Series

Map date: 1904

Scale: 1:2,500

Printed at: 1:2,500



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

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

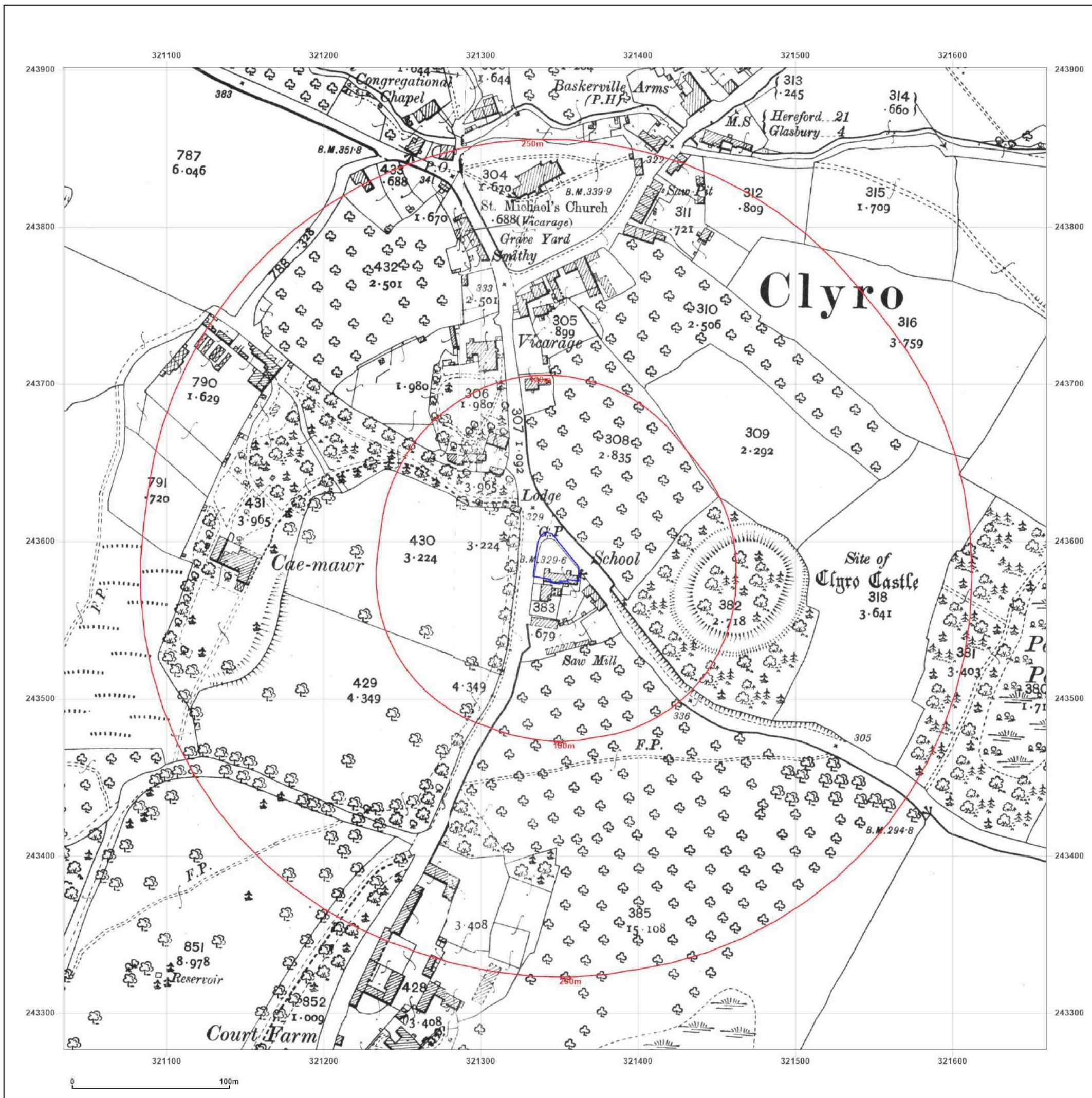


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Site Details:

KILVERTS SCHOOL, U1988
 FROM JUNCTION WITH B4351
 TO JUNCTION WITH A438
 CLYRO, CLYRO, HEREFORD,
 HR3 5SB

Client Ref: CLR5941
Report Ref: GS-8895956
Grid Ref: 321347, 243589

Map Name: County Series

Map date: 1928

Scale: 1:2,500

Printed at: 1:2,500



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

Surveyed 1928
 Revised 1928
 Edition N/A
 Copyright N/A
 Levelled N/A

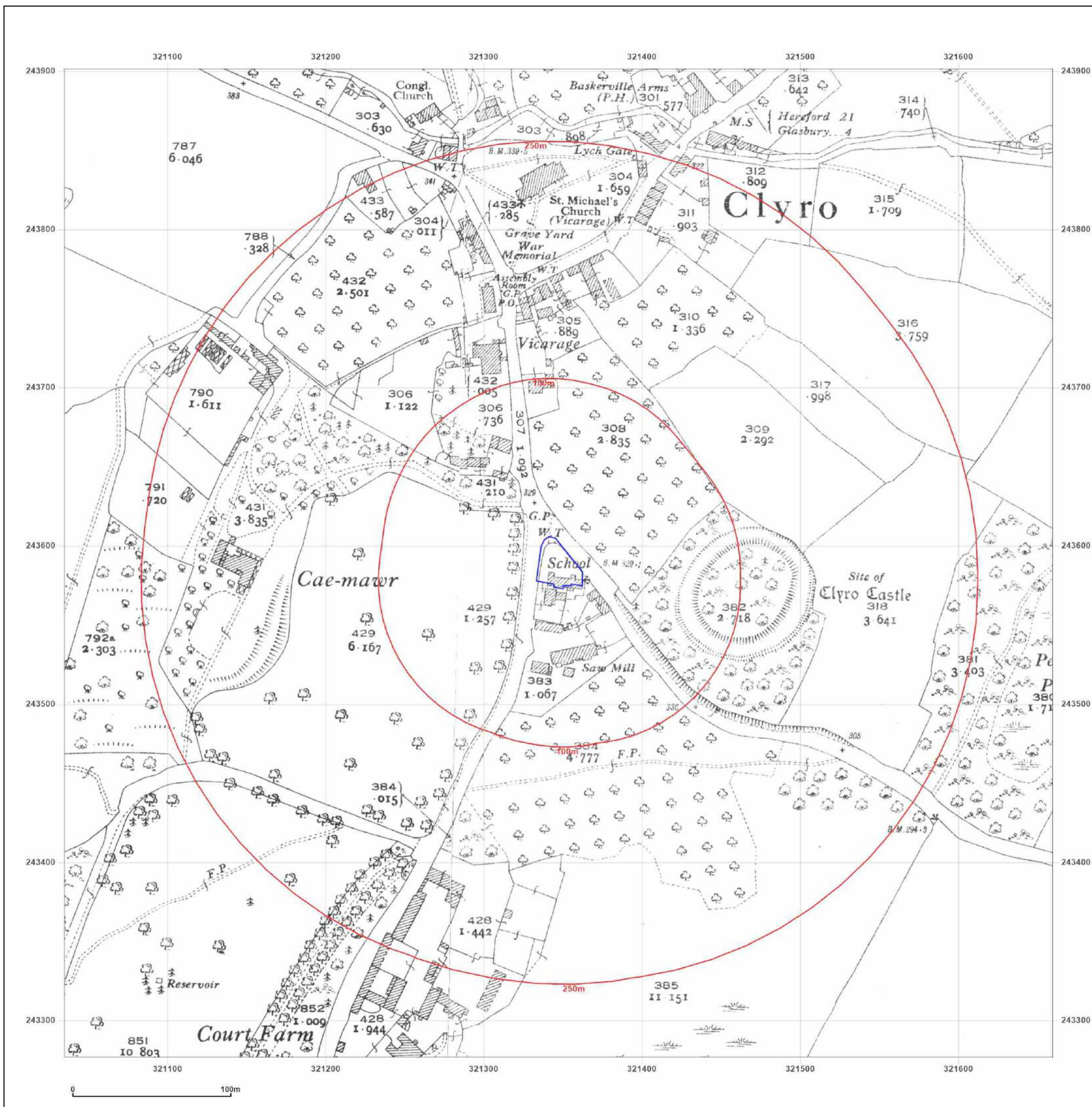


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Site Details:

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 CLYRO, CLYRO, HERFORD,
 HR3 5SB

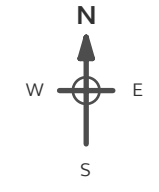
Client Ref: CLR5941
Report Ref: GS-8895956
Grid Ref: 321347, 243589

Map Name: County Series

Map date: 1930-1932

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1887
 Revised 1932
 Edition 1932
 Copyright N/A
 Levelled N/A

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

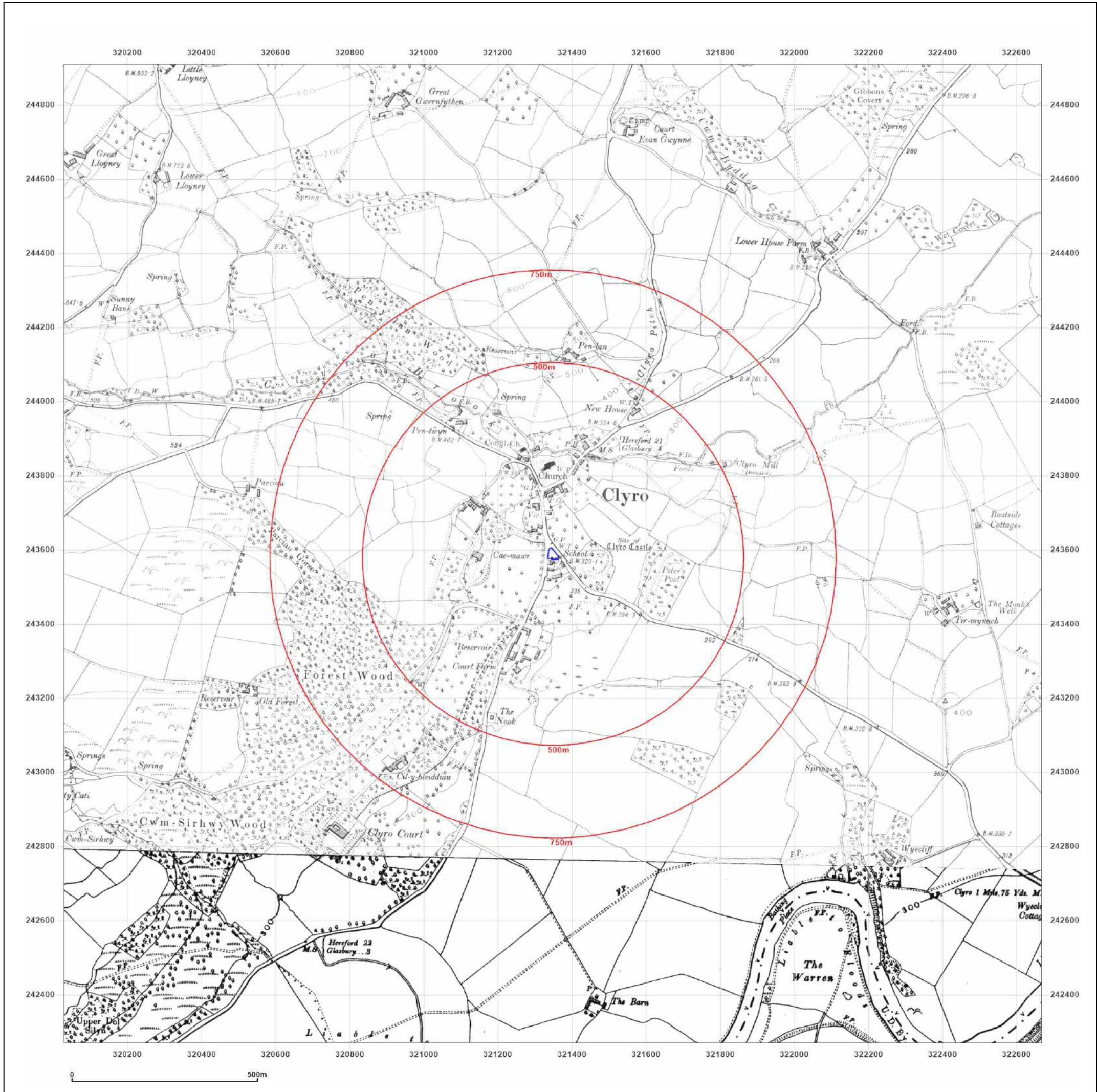


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Site Details:

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 TO JUNCTION WITH A438
 CLYRO, CLYRO, HEREFORD,
 HR3 5SB

Client Ref: CLR5941
Report Ref: GS-8895956
Grid Ref: 321347, 243589

Map Name: County Series

Map date: 1948

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1887
 Revised 1948
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1887
 Revised 1948
 Edition N/A
 Copyright N/A
 Levelled N/A

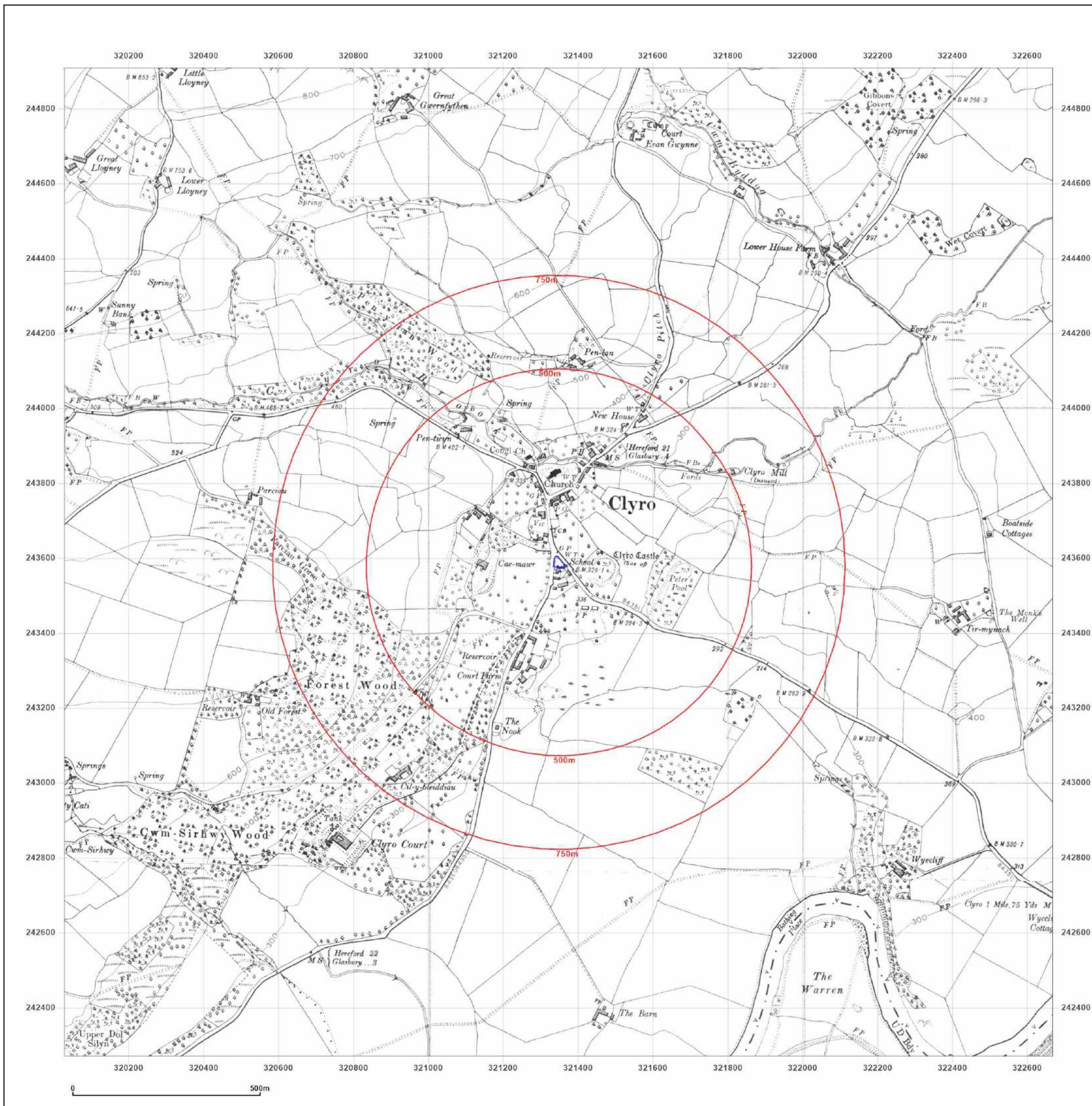


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Site Details:

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 CLYRO, CLYRO, HEREFORD,
 HR3 5SB

Client Ref: CLR5941
Report Ref: GS-8895956
Grid Ref: 321347, 243589

Map Name: Provisional

Map date: 1964

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
 Revised N/A
 Edition 1964
 Copyright 1964
 Levelled N/A

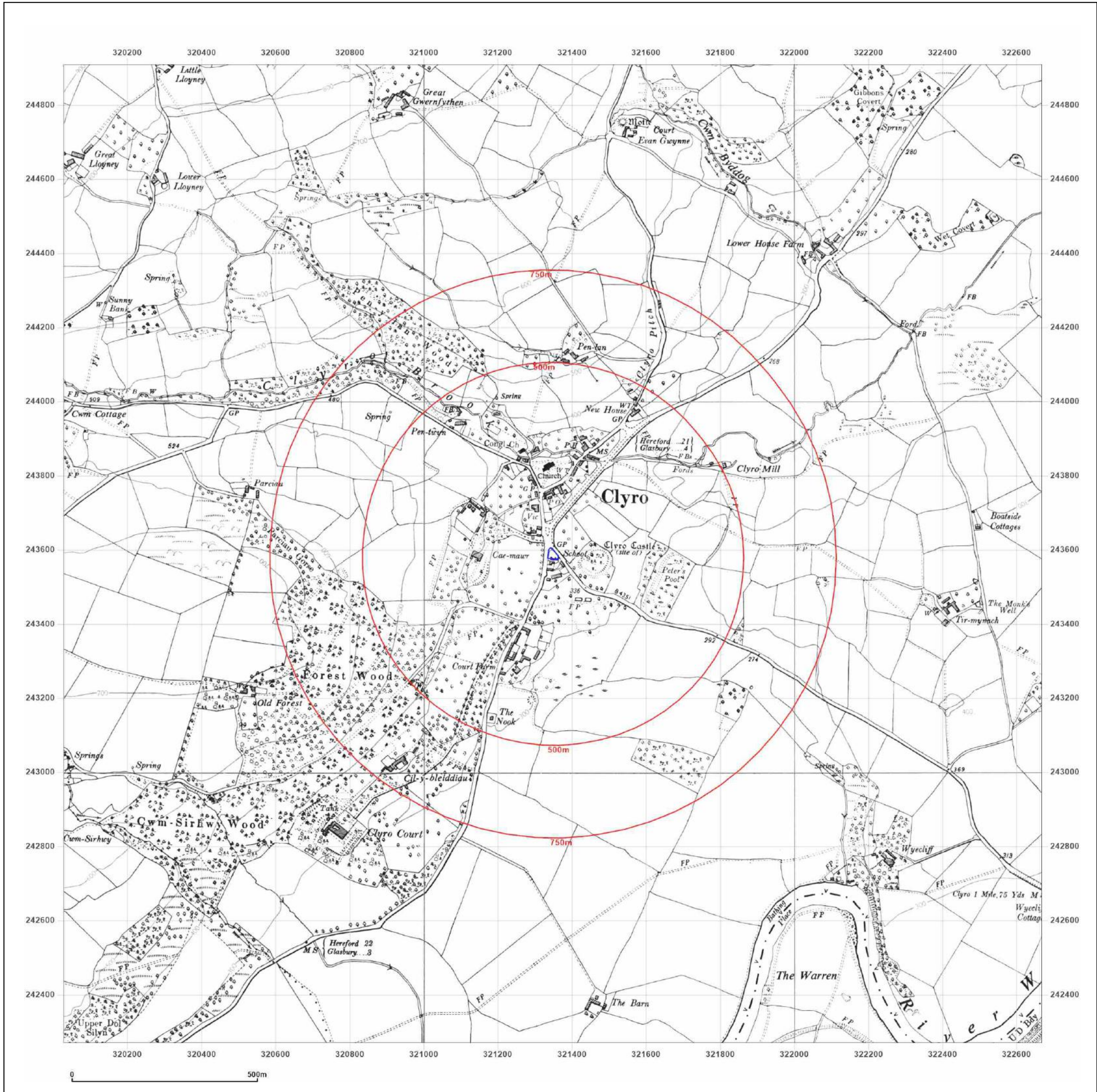


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Client Ref: CLR5941
Report Ref: GS-8895956
Grid Ref: 321347, 243589

Map Name: National Grid
Map date: 1974
Scale: 1:2,500
Printed at: 1:2,500



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

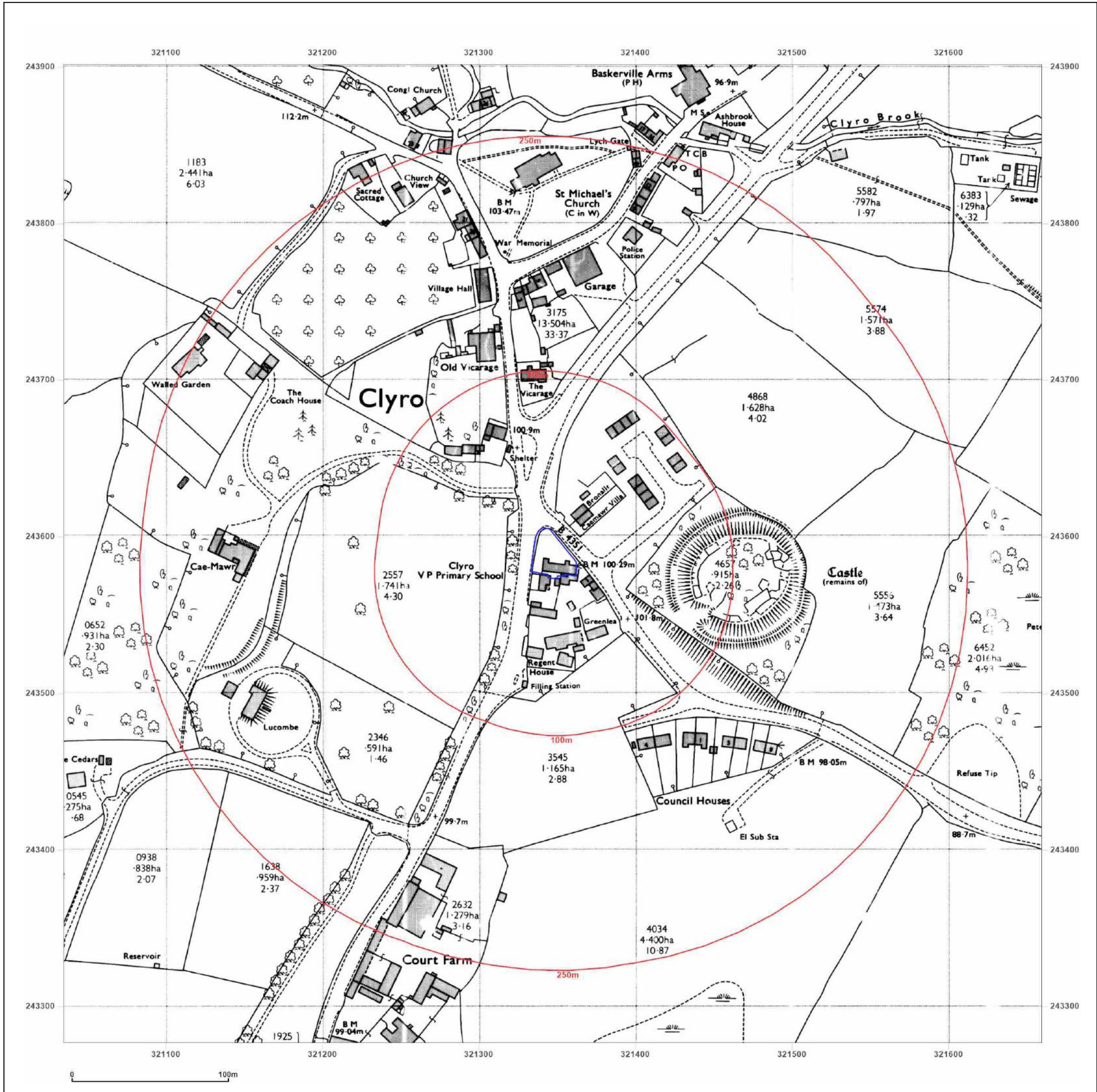


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Client Ref: CLR5941
Report Ref: GS-8895956
Grid Ref: 321347, 243589

Map Name: National Grid

Map date: 1984

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
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 TO JUNCTION WITH A438
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 HR3 5SB

Client Ref: CLR5941
Report Ref: GS-8895956
Grid Ref: 321347, 243589

Map Name: National Grid

Map date: 1995

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1995
 Revised N/A
 Edition N/A
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