



ASSOCIATED BRITISH PORTS

**HILL & SMITH COMPOUND OFFICE DEVELOPMENT
ALEXANDRA DOCKS, NEWPORT**

DESK STUDY AND PRELIMINARY RISK ASSESSMENT

MARCH 2025

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PREPARED BY:

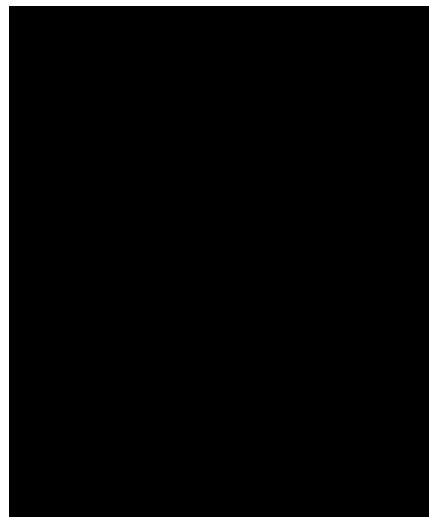
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DRAWING	TITLE	SCALE
CA13057-007	Site Location Plan	1:2,500

EXECUTIVE SUMMARY

Client	Associated British Ports
Site	Hill & Smith Compound Office Development, Alexandra Docks, Newport.
Current Land Use	The Site comprises converted storage containers for offices and welfare facilities, car parking, wagon storage, recycling bins, and open concrete hardstanding.
Proposals	The proposed development includes a new compound office development consisting of a two-storey portacabin, removal of the existing storage container offices, installation of sustainable drainage features, and provision of parking spaces.
Past Land Use	A review of historical maps identified no visible land use from 1882 to 1969 and comprised of marsh land and part of the Afon Ebwy (Ebbw River). Spoil heaps were recorded across the entire Site from 1992 to 1995. In 2006 aerial imagery, the Site was used as outside storage area for vehicles and equipment. The storage containers along the southern boundary of the Site first appear in 2009 aerial imagery.
Geology	The Site is underlain by superficial Till deposits and Mercia Mudstone bedrock across the whole of the Site according to the British Geological Society (BGS) and the Groundsure report.
Hydrogeology & Hydrology	The Afon Ebwy (Ebbw River) is located 150m – 170m west/southwest of the Site and the water contained within the Alexandra Dock is located 165m southeast.
Mining & Quarrying	The Groundsure report did not identify any records pertaining to coal or non-coal mining across the Site. The Coal Authority does not classify the Site as being located within a Development High Risk Area (DHRA) and therefore, does not require a Coal Mining Risk Assessment (CMRA). Records of surface workings identified on-site are associated with Alexandra Dock. Furthermore, the Groundsure report did not identify any records pertaining to underground workings on or within 500m of the Site.
Geoenvironmental Risk	Contaminants associated with the historical landfill, dockyard, and industrial land use of the site and surrounding site have the potential to pose a risk to human receptors, controlled waters, and the built environment. Potential contaminants associated with these sources include heavy metals, sulphur, asbestos, polycyclic aromatic hydrocarbons, chlorinated solvents, polychlorinated biphenyls, and ground gas generation. An increase in extreme weather conditions due to climate change may lead to an increase in the breakdown of organic compounds, leachate generation potential, contaminant root-uptake, and displacement of ground gases.
Geotechnical Constraints	The Groundsure identified that the site is considered a moderate hazard rating for running sand conditions and compressible deposits. The Site is also considered a negligible hazard rating for collapsible deposits and ground dissolution, very low hazard rating for landslides, and a low hazard rating for shrink swell clays. Changes to the hydrogeological cycle due to climate change may cause an increase in groundwater flooding and the shrink-heave behaviour of shallow clay-based soils.

Other Risks	The Zetica Unexploded Ordnance (UXO) risk interactive viewer indicates that the Site is considered to be at low risk of UXO. The Site is situated in an area within which less than 1% of properties exceed the Radon Action Level.
Recommendations	A ground investigation to include soil and water sampling for chemical analysis and soil sampling for geotechnical analysis is recommended to classify the ground conditions beneath the site. The development should consider sustainable means of construction throughout the project, from initiation and design, through remediation and groundworks, to internal fittings and finishing.
Environmental Risk Prior to Mitigation	Moderate to Low
Environmental Risk Following Mitigation	Moderate/Low to Very Low

1 INTRODUCTION

Instructions

- 1.1 Wardell Armstrong ('WA LLP') was instructed by Associated British Ports ('the Client') to undertake a Desk Study and Preliminary (Geoenvironmental) Risk Assessment in respect of the proposed construction of a new office compound at the Hill and Smith Site at Alexandra Docks, Newport.
- 1.2 The report has been prepared in line with our proposal (Ref. ZD/GC/CA13057/COS-003) and WA LLP Standard Terms of Engagement dated 13th September 2024. The Standard Terms and Limitations to this report are presented in **Appendix A**.

Site Location

- 1.3 The Site is located on land off Tom Lewis Way at the Alexandra Docks in Newport, NP20 2WF. The Site is 0.163 Ha and centred at E 331173, N 184616, shown below in **Figure 1** and on **Drawing CA13057-007**.



Figure 1 – Site boundary (Bing aerial imagery).

1.4 The Site is bounded by Tom Lewis Way in the east, where Site can be accessed, and the land owned by Hill & Smith Infrastructure Limited to the north and west of the Site. To the south of the Site comprises soft landscaping, hardstanding car park, and fencing surrounding the Speedy Newport Docks building.

1.5 The Site is relatively flat and is positioned at 10m to 11m above ordnance data (AOD).

Scope and Objectives

1.6 The purpose of this report is to identify and examine in broad terms readily available information relating to the:

- Past and current uses of the site and surrounding areas.
- Environmental setting including geology, mining, hydrogeology, and hydrology.
- Potential contamination sources, pathways, and receptors (Contaminant Linkages).
- Potential stability and geotechnical constraints and liabilities that may have arisen in connection with the historical and/or present use of the Site, and the requirement or otherwise for further studies including potential intrusive and non-intrusive ground investigation works.

1.7 This report has been produced in general accordance with current recognised guidance and with the procedures set out in the following:

- Environment Agency's Land Contamination Risk Management (LCRM) (published October 2020 (updated July 2023)).
- British Standard BS EN ISO 21365: 2020 Soil Quality – Conceptual Site Models for Potentially Contaminated Sites.
- British Standard BS 5930:2015 + A1:2020 – Code of Practice for Ground Investigations.

1.8 There is a need to understand how climate change effects affect the occurrence of geohazards and the designs that are required to safeguard future construction of structures that are likely to remain in place through ever changing conditions. Whilst this report considers the effects of climate change on the environment and the designs required to mitigate against these, the effects have a high level of uncertainty and are difficult to accurately predict.

Data Sources

- 1.9 This report has been prepared following examination of the following key information:
- Groundsure Insight report (Ref. GSWA1-XXV-32X-6F7-2PY) prepared by Groundsure Limited and is presented in **Appendix B**. The report contained the following information:
 - Hydrological and hydrogeological conditions.
 - Groundwater vulnerability mapping.
 - Details of sensitive land use.
 - Registered landfill, waste transfer and waste treatment or disposal sites.
 - Recorded pollution incidents.
 - Discharge consents.
 - Licenced groundwater abstractions.
 - British Geological Survey (BGS) recorded mineral sites.
 - Mining instability/hazards, including natural and mining cavities.
 - Ground instability hazards.
 - Radon affect areas.
 - Information provided by the Local Authority.
 - British Geological Survey (BGS) England and Wales 1:50,000, Sheet 249 Newport (1997) and Geological Survey of Great Britain National Grid Series 1:10 560 map, Sheet ST38SW (1980).
 - Publicly available BGS borehole records.
 - Zetica Interactive UXO Risk Map.
 - Natural Resources Wales Development (NRW) Advice Map.

Proposed Use

- 1.10 The proposed use of the Site includes a new compound office development consisting of a two-storey portacabin, removal of the existing storage container offices, installation of sustainable drainage features, and provision of parking spaces.
- 1.11 The proposed development drawings, at the time of writing this report, include the use of pad foundations for the portacabin structure.
- 1.12 Plans of the proposed development is presented in **Appendix C**.

2 SITE HISTORY & PRESENT LAND USE

Site History

2.1 Historical maps presented in **Appendix D** (1:2,500 and 1:10,560) have been assessed to identify previous land uses, significant potentially contaminative processes and/or ground workings or surface features that may present a geotechnical hazard.

2.2 The history of the site based upon the available Ordnance Survey mapping and freely available satellite imagery between 1882 and 2024 is summarised below in **Table 2.1**.

TABLE 2.1: SUMMARY OF HISTORICAL ON-SITE LAND USE	
Date	Site Land Use
1882 – 1901 (1:10,560 & 1:2,500)	- The northern half of the Site comprises the southern bank of the Afon Ebwy (Ebbw River), with the high water tide height within the northern boundary. - Historical mapping indicates that the remaining half of the Site comprised marshland with no recorded additional land use.
1920 – 1922 (1:10,560 & 1:2,500)	- The Afon Ebwy (Ebbw River) is recorded to have been artificially straightened and is no longer located within the Site boundary. - Site is still recorded as marshland.
1949 – 1956 (1:10,560 & 1:2,500)	No change in land use recorded.
1964 – 1969 (1:10,560 & 1:2,500)	No change in land use recorded.
1992 (1:2,500)	The Site is recorded to be covered by a “Spoil Heap”.
1995 (1:2,500)	- The previously identified “Spoil Heap” is no longer recorded. - The site is no longer recorded as marshland but does not contain any buildings or infrastructure. Possibly covered in hardstanding. - A road extends slightly into the southeast corner of the Site.
2001 – 2003 (1:10,560 & 1:2,500)	- No change in land use. - Aerial imagery confirms that the Site has been covered with hardstanding, with numerous floodlights positioned around the Site.
2006 (aerial imagery)	The Site is used as an outside storage area for vehicles and equipment.
2006-2024 (aerial imagery & 1:10,000)	- Storage containers are positioned along the southern boundary. - From 2009, the centre of the Site is used as a small car park.

2.3 **Table 2.2** summarises the history of the surrounding vicinity between 1882 and 2024.

TABLE 2.2: SUMMARY OF HISTORICAL OFF-SITE LAND USE

Date	Site Land Use
1882 – 1885 (1:10,560 & 1:2,500)	- The meanders of the Afon Ebwy (Ebbw River) surround the west, north, and east of the Site. - No development or buildings are recorded within 500m of the Site. - The original Alexandra Dock, and associated works, is located approximately 800m northeast of the Site.
1900 (1:10,560)	No significant change recorded elsewhere.
1920 – 1922 (1:10,560 & 1:2,500)	- The South Dock has extended eastwards and is now located approximately 175m east of the site. - Numerous coal railway lines are located west and east of the Site leading to the coal hoists at South Dock. - The Afon Ebwy (Ebbw River) has been straightened and runs west of the Site (120m).
1949 – 1950 (1:10,560 & 1:2,500)	No recorded change in surrounding land use.
1964 – 1965 (1:10,560)	No recorded change in surrounding land use.
1968 – 1969 (1:2,500)	Coal railway tracks to the east recorded to be dismantled and the tracks to the west of the Site recorded to have reduced in size.
1992 (1:2,500)	- Coal railway tracks in the west recorded to have been completely dismantled. - Spoil heaps completely surround the Site.
1995 (1:2,500)	- Spoil heaps no longer recorded. - Roads are recorded immediately southeast of the Site and extend towards the Alexandra Dock.
2001 (aerial imagery & 1:10,560 mapping)	- Large warehouse building located 230m east of the Site. - Hardstanding covering the Site extends to the west and north. The land east and south of the Site is covered in soft landscaping.
2006 (aerial imagery)	- Land immediately north, west, and south of the Site is apparently used as outside storage for shipping containers and equipment. - Tom Lewis Way is located immediately east of the Site. - Area of stockpiles located 130m east of the Site. - The construction of the assumed Docks Way landfill cells is recorded 350m – 585m northwest of the Site.
2009 – 2010 (aerial imagery)	- Building associated with Speedy Newport Docks constructed 70m south of the Site. - The Docks Way landfill identified northwest of the Site in 2006 has extended southeast and is now recorded to be approximately 185m northwest of the Site.
2013 (aerial imagery)	Docks Way landfill has been infilled.
2015 – 2020 (aerial imagery)	Minor changes recorded to surrounding areas.
2021 (aerial imagery)	A building is constructed (3,300m²) 130m east of the Site.
2024 (aerial imagery & 1:10,000)	The surrounding area remains unchanged.

Current Site Use

- 2.4 A site walkover survey was undertaken on 8th of October 2024. The key findings of the site walkover are summarised below and presented in full within **Appendix E**. Site photographs collected as part of the site walkover are presented within **Appendix F**. All photos can be made available upon request.
- 2.5 The Site is currently used as offices/welfare facilities for Hill & Smith Infrastructure, car parking, a wagon storage area, recycling bins, and open hardstanding area used for vehicle/machine movement. The Site is covered by hardstanding.
- 2.6 The Site was accessed through metal gates along the eastern boundary within the southeast corner of the Site off Tom Lewis Way (Photograph No. 1 in **Appendix F**).
- 2.7 The south and east of the Site is bounded by metal fencing and the metal gated site access within the southeast corner of the Site. The north and west boundaries of the site are open and are not bounded by fencing or walls.
- 2.8 The Site was relatively flat and no variations in topography were noted within the Site boundary.
- 2.9 The storage container offices/welfare comprises of a row of three containers long and two containers high located along the southern boundary of the Site (Photograph No. 2 & No. 3 & No. 4).
- 2.10 The west of the Site is an open area used for vehicle movement around the Site (Photograph No. 5).
- 2.11 The northern corner of the Site is used as outside storage for site wagons for Hill & Smith Infrastructure Limited (Photograph No. 6).
- 2.12 The centre of the Site is used as a car park (immediately south of the wagon storage separated by a temporary metal barrier) and an additional barrier entrance for vehicles wanting to access the remainder of the larger Hill & Smith site, north and west of the Site boundary (Photograph No. 7).

- 2.13 A row of three wooden recycle bins were noted immediately east of the central car park area along the eastern boundary of the Site (Photograph No. 7).
- 2.14 Outside of the metal access gate, a 15m and 5m stretch of pavement northeast and southwest of the gates was noted to be located within the Site boundary (Photograph No. 8 & 9 respectively). Both stretches of land comprise tarmacadam hardstanding pavement and occasional patches of grass surfacing through the tarmacadam. Two man-hole covers were also noted along the 5m stretch of pavement southwest of the Site access gates.
- 2.15 Occasional areas of vegetation breaking through the concrete hardstanding were noted across the southern boundary of the Site behind the storage container offices/welfare (Photography No.10).
- 2.16 Evidence of utilities were also noted behind the row of storage container offices/welfare consisting of an electricity cabinet (Photograph No. 10), manhole covers (Photograph No. 11), and additional utility surface covers (Photograph No. 12).
- 2.17 To the north of the Site is additional space wagons stored outside and to the east of the Site is Tom Lewis Way and a building (5,560m²) owned by the Client named “23 Shed” (Photograph No.1). To the south of the Site is unused grassed soft landscaping, recorded as elevated 0.7m-1.0m higher than the Site (Photograph No. 13). To the west of the Site is a 150m² metal shed adjacent to the shipping container offices/welfare and open land also covered in hardstanding used for the outside storage of vehicles and machinery.
- 2.18 No surface water features such as drains, watercourses, springs, ponds etc were noted within the Site boundary. At the time of the Site visit, occasional localised collections of surface water were noted on top of the impermeable concrete hardstanding.
- 2.19 No visible signs of contamination e.g., fly-tipping or discolouration, were noted on the Site walkover. No overhead utilities were record within the Site boundary.

3 GEOLOGICAL AND HYDROGEOLOGICAL SETTING

Geology

- 3.1 The assessment of the geology beneath the Site and the surrounding area is based on freely available geological mapping, online GeoIndex database published by the BGS, and supplementary information provided in the Groundsure Insights Report.
- 3.2 A copy of the Groundsure Insight Report can be found in **Appendix B**.
- 3.3 A summary of the geological information is provided below in **Table 3.1**.

TABLE 3.1 - SUMMARY OF GEOLOGICAL INFORMATION	
Strata	Description
<i>Artificial Deposits</i>	The BGS does not record artificial deposits covering the Site. However, WA LLP note that the most recent BGS 1:10,000 map of the Site is dated 1980 which does not record artificial deposits placed across the Site after 1980. Due to the industrial history of the Site, the artificially straightening of the Afon Ebwy (Ebbw River), and the record of a historical landfill (spoil heap) associated with the coal sidings identified on historical mapping records, WA LLP note the potential for artificial deposits across the Site.
<i>Superficial Deposits</i>	The Groundsure report and the BGS record Tidal Flat Deposits across the Site consisting of clay and silt.
<i>Bedrock Strata</i>	The Groundsure report and the BGS record Mercia Mudstone across the Site. The BGS describes the Mercia Mudstone as “ <i>mudstones and subordinate siltstones with thick halite-bearing units in some basal areas... thin beds of gypsum/anhydrite are widespread; thin sandstones are also present</i> ”.
<i>Geological Structure</i>	The Groundsure report and BGS do not identify any linear features intersecting the site.

BGS Borehole Records

- 3.4 There are no publicly available borehole records on-site. The details of the closest borehole record is as follows:
- Borehole ST38SW53, located 100m northwest of the Site at E 331086, N 184737, encountered the following ground conditions:
 - 0.00 – 0.30mbgl: Grey concrete.
 - 0.30 – 2.90mbgl: Firm to stiff sandy gravelly CLAY with a low clinker, concrete, brick, and metal cobble content.
 - 2.90 – 6.00mbgl: Soft to firm CLAY becoming slightly sandy at 3.20mbgl and mottled at 5.20mbgl.

- 6.00 – 12.50mbgl: Very soft to soft silty CLAY with rare fragments of black decomposed organic matter up to 2mm.
- 12.50 – 18.80mbgl: Sandy, clayey rounded to subrounded fine to coarse GRAVELS of mudstone quartzite conglomerate and coarse sandstone. Medium cobble content at 16.00mbgl.
- 18.80 – 20.00mbgl: Very stiff CLAY with frequent to occasional interbeds of extremely weak grey mudstone (weathering grade III to IVb).
- 20.00 – 22.04mbgl: Very weak calcareous MUDSTONE with occasional reduction spots up to 30mm and rare crystals of gypsum and halite (weathering grade II).
- 22.04 – 22.80mbgl: Firm to stiff gravelly CLAY, gravels are fine to coarse mudstone lithorelicts (weathering grade III).
- 22.80 – 35.00mbgl: Interchanging beds of soft to stiff CLAY and very weak to extremely weak MUDSTONE.
- Groundwater was encountered at 1.5mbgl.

Soil Geochemistry

- 3.5 One record of soil concentrations for a selection of determinands from natural soil have been estimated by the BGS and are provided within the Groundsure Insight report and summarised in **Table 3.2** below. These are estimated on a regional basis and should not be taken as representative of the actual soil chemistry of the Site.

TABLE 3.2: SUMMARY OF BGS ESTIMATED SOIL GEOCHEMISTRY					
Determinand	Arsenic	Cadmium	Chromium	Lead	Nickel
Estimated Concentration range (mg/kg)	15	1.8	60-90	100	15-30

Hydrogeology

- 3.6 The hydrogeology of the ground beneath the site is summarised in **Table 3.3** below.

TABLE 3.3: SUMMARY OF HYDROGEOLOGY OF THE SITE	
Aquifer Designation	Location on-site
<i>Unproductive Aquifer – Superficial Deposits</i> Unproductive aquifers are comprised of rocks that have negligible significance for water supply or baseflow to rivers, lakes and wetlands. They consist of bedrock or superficial deposits with a low permeability that naturally offer protection to any aquifers that may be present beneath.	Tidal Flat Deposits
<i>Secondary B Aquifer – Bedrock Geology</i> Secondary B aquifers are mainly lower permeability layers that may store and yield limited amounts of groundwater through characteristics like thin cracks (called fissures) and openings or eroded layers.	Mercia Mudstone

3.7 The BGS groundwater vulnerability data presented in the Groundsure report describes the Mercia Mudstone as a “*secondary bedrock aquifer of low permeability with well-connected fractures*”.

3.8 The Groundsure report indicated that the Site is situated within the SE Valley Southern Devonian Old Red Sandstone & Triassic Mercia Mudstone groundwater body (ID. GB40902G201500), as designated by the Water Framework Directive (WFD). The groundwater body was classified in 2017 with overall rating of “*Good*” and a chemical rating of “*Good*”.

3.9 The Groundsure report shows that there are no records of groundwater abstraction licenses or source protection zones associated with the site or the land within a 250m radius of the Site.

Hydrology

3.10 The OS MasterMap water network dataset provided in the Groundsure report did not identify any water network features within the site boundary. However, the Groundsure report and aerial imagery identified the following water networks within 250m of the site, summarised below:

- Afon Ebwy (Ebbw River) located 129m – 170m west/southwest of the Site (tidal river or stream at ground level).
- Alexandra Dock located 165m southeast of the Site.

- 3.11 The Groundsure report indicates that Site is located within the “Usk” surface water body catchment (ID: GB530905415404), managed under the WFD. The surface water body catchment was classified in 2019 with overall rating of “Moderate”, a “Good” chemical rating, and “Moderate” ecological rating.
- 3.12 The Groundsure report indicates that there are no active surface water abstraction licences or potable abstractions located on or within 250m of the Site.

Flooding

- 3.13 Natural Resources Wales (NRW) interactive Flood Risk Map viewer maintains flood maps based on ground level, predicted flood levels, information on flood defences and local knowledge. The flood maps show the predicted likelihood of flooding in an area in the context of current land use.
- 3.14 In accordance with Natural Resources Wales Development (NRW) Advice Map, the application Site is located within Zone B; areas known to have flooded before.

Rivers and Coastal Flooding

- 3.15 The Groundsure report indicated that the site is not at risk of river and coastal flooding and is not located within a Flood Zone.

Surface Water Flooding

- 3.16 The Groundsure report records that the highest risk of surface flooding within the Site boundary is a 1 in 30 years return period at a depth greater than 0.1m to 0.3m.

Groundwater Flooding

- 3.17 The Groundsure report records that the Site is of negligible risk of groundwater flooding.

Flood Defences

- 3.18 The Groundsure report has not identified any records of historical flood event, flood defences, or areas benefiting from flood defences within the Site boundary. However, it records an area benefiting from flood defences and a record of a flood defence 237m west of the site pertaining to the Afon Ebwy (Ebbw River).

4 MINING AND QUARRYING

- 4.1 Research of the mining and quarrying setting is based on examination of the published geological and topographical information and the Groundsure Report (**Appendix B**) together with other mining archive information.
- 4.2 According to the Coal Authority, the Site is not located within a Coal Mining Reporting Area or a Development High Risk Area, and therefore, does not require a Coal Mining Risk Assessment.

Surface Ground Workings (Groundsure)

- 4.3 The Groundsure report records 10no. records of surface ground workings within 250m of the Site, summarised in the following:
- Three records located on-site pertaining to Docks (1922, 1:10,560 mapping).
 - Two records located 25m and 67m south pertaining to Ponds (1882, 1:10,560 mapping).
 - One record located 62m east pertaining to Docks (1938, 1:10,560 mapping).
 - One record located 69m southwest pertaining to Docks (1964, 1:10,560 mapping).
 - One record located 110m west pertaining to Unspecified Ground Workings (1922, 1:10,560 mapping).
 - One record located 127m south pertaining to Ponds (1882, 1:10,560 mapping).
 - One record located 247m east pertaining to Docks (1949, 1:10,560 mapping).

Underground Workings

- 4.4 The Groundsure report did not identify any records pertaining to underground workings on or within 500m of the Site.
- 4.5 The Site is not located within a known brine area, so collapse issues associated with brine are not expected.

Surface and/or Underground Pits

- 4.6 The Groundsure report did not identify any records pertaining to surface and/or underground pits (British Pits) on or within 500m of the Site.

Coal Mining

- 4.7 The Groundsure report did not identify any records pertaining to coal mining across the Site. According to the Coal Authority, the site is not located within a Development High Risk Area (DHRA) or within an area of mine entries, shallow coal workings, workable coal, or coal seam outcrops.

Non-coal Mining

- 4.8 The Groundsure report did not identify any records pertaining to non-coal mining on or within 500m of the Site.

5 ENVIRONMENTAL DATA AND CONSULTATION

Recent Industrial Land Use

- 5.1 Based upon a review of the of the Groundsure report, the following environmental information and consultations have been noted.
- 5.2 Within 250m of the Site, the Groundsure report identified the following relevant records of recent industrial land use:
- One record located 82m south of the Site pertaining to Speedy Hire for construction and tool hire services.
 - One record located 116m southeast of the Site pertaining to an Electrical Substation.
- 5.3 The Groundsure report did not identify any records of current or recent petrol stations, electricity cables, or gas pipelines on or within 500m of the site.

Contaminated Land & Pollution Incidents

- 5.4 Based on the Groundsure Insight report, there are no records of any of the following designations associated with the site or land within 250m of the site:
- Sites determined as contaminated land.
 - Regulated explosive sites.
 - Hazardous substance storage/usage.
 - Historic licensed industrial activities (IPC).
 - Licensed industrial activities (Part A(1)).
 - Licensed pollutant release (Part A(2)/B).
 - Radioactive Substance Authorisations.
 - Pollutant release to surface water (Red list).
 - Pollutant release to public sewer.
 - List 1 & List 2 Dangerous Substances.
 - Pollution Incidents (EA/NRW).
 - Pollution Inventory Substances & Waste Transfers.
 - Pollution Inventory Radioactive Waste.
- 5.5 The Groundsure report identifies two records of Control of Major Accident Hazards (COMAH) within 250m of the Site associated with the following:

- One record 193m northeast of the Site pertaining to Mole Valley Forage Services Limited. Tier: COMAH Lower Tier Operator.
- One record 204m northeast of the Site pertaining to Thomas Bell & Sons Limited. Tier: COMAH Lower Tier Operator.

5.6 The Groundsure report identifies three records of licensed discharges to controlled waters within 250m of the Site. The licences are recorded as the following:

- One record located 139m west of the Site pertaining to ABP Bulk Cargo (north side south dock) associated with trade discharges (site drainage) into the Afon Ebwy (Ebbw River). Permit No. AN0395201.
- One record located 139m west of the Site pertaining to Laws Fertilisers South Dock Newport associated with trade discharges (site drainage) into the Afon Ebwy (Ebbw River). Permit No. AN0389201.
- One record located 139m west of the Site pertaining to Finnforest BBH Ltd associated with sewage (final/treated) discharged into the Afon Ebwy (Ebbw River). Permit No. AN0397001.

Unexploded Ordnance (UXO)

The Zetica UXO risk interactive viewer was consulted to provide an initial indication of the level of risk posed to the site from unexploded ordnance. The viewer indicated that the Site is considered to be at low risk. It should however be noted that there are a number of Luftwaffe bombing targets within the dock areas to the east. A detailed UXO Risk Assessment is not essential before construction.

Radon

5.7 The Groundsure report has indicated that the Site is situated in an area within which less than 1% of properties exceed the Radon Action Level, and therefore no radon protection measures are required.

Waste Management

5.8 The Groundsure report has not identified any records of the following designations within 250m of the Site:

- Historical landfill (BGS records).
- Historical landfill (LA/mapping records).
- Waste Exemptions.

- 5.9 The Groundsure report identified one record of an active or recent landfill within 250m of the Site pertaining to a landfill 97m west of the Site for household, commercial, and industrial waste. Operator: Newport City Council. Status: Closure.
- 5.10 The Groundsure report identified three records of historical landfills (EA/NRW records) within 250m of the Site. The records are as follows:
- One record of a historical landfill named “Old Coal Sidings” located across the Site associated with an inert, industrial, and environmental permitting waste. License Holder: H Wessen. License Issue: 22/04/1977. License Surrender: N/A. Site Reference: 015/77.
 - One record of a historical landfill on-site associated within an inert, industrial, and environmental permitting waste at South Dock, Eastern Wharf, Newport. License Holder: Gwent Haulage Company Limited. License Issue: 21/01/1977. License Surrender: 31/12/1990. Site Reference: 004/77.
 - One record of a historical landfill located 155m west of the site associated with inert, industrial, commercial, and household waste at Docks Way, Newport. License Holder: Newport County Borough Council. License Issue: 03/06/1987. License Surrender: N/A. Site Reference: 066/92.
- 5.11 It should be noted that the two landfills recorded within the Site boundary form part of a larger area that extends to the north and east.
- 5.12 The Groundsure report identified one historical waste Site located 121m south of the site at North Dock, Alexandra Dock, Newport. Type of Site: Waste Transfer Station (Conversion). The scheme comprises change of use to a waste transfer station with associated wood chipping plant. Planning application reference: 05/1155/F.
- 5.13 The Groundsure report identified 24no. records of licensed waste sites within 250m of the site. The records are as follows:
- Eight records located 142m southeast of the Site pertaining to a metal recycling (mixed MRS's) or an unknown site at Sims, Newport Docks. The size of the waste site ranges from unknown to 25,000 tonnes and annual tonnage ranges from 0 to 25,000 tonnes. Issue Date: 28/10/2003. Surrender Date: 23/07/2015.

- One record located 157m southeast of the Site pertaining to a metal recycling (mixed MRS's) at Newport Weee Facility, South Dock, Newport. Size: Unknown. Annual tonnage: 0.
- 11no. records located 184m to 200m south of the Site pertaining to a metal recycling (mixed MRS's) at Newport Weee Facility, South Dock, Newport. Size: ranging from unknown to $\geq 75,000$ tonnes. Annual tonnage: ranging from 0 to 74,999.
- Two records located 184m south of the Site pertaining to a physical treatment facility at Newport Weee Facility, South Dock, Newport. Size: ranging from 25,000 to $\geq 75,000$ tonnes. Annual tonnage: ranging from 0 to 74,999.
- Two records located 184m south of the Site pertaining to an unknown type of site at Newport Weee Facility, South Dock, Newport. Size: Unknown. Annual tonnage: 0.

Environmental Designations

5.14 The Groundsure report indicates that there are no records of the following environmental designations within 250m of the Site:

- Conserved wetland sites (Ramsar sites).
- Special Areas of Conservation.
- Special Protection Areas (SPA).
- National Nature Reserve (NNR).
- Local Nature Reserve (LNR).
- Designated Ancient Woodland.
- Biosphere Reserve.
- Forest Parks.
- Marine Conservation Zones.
- Green Belt.
- Proposed Ramsar Sites.
- Possible Special Areas of Conservation.
- Potential Special Protection Areas (pSAR).
- Nitrate Sensitive Areas or Vulnerable Zones.

5.15 The Groundsure report identifies the Gwent Levels – St. Bridge Site of Scientific Interest (SSSI) located 241m west of the Site.

6 AGRICULTURAL, VISUAL AND CULTURAL DESIGNATIONS

Agricultural

6.1 The Groundsure report indicates that the Site does not have an agricultural land classification. The nearest agricultural land classification is a Grade 4 area of land immediately east and southeast of the Site pertaining to poor quality agricultural land.

6.2 The Groundsure report has not identified any records of the following agricultural designations assigned to the site or any land within 250m of the Site:

- Tree Felling Licenses.
- Environmental Stewardship Schemes.
- Countryside Stewardship Schemes.
- Priority Habitat Inventory.
- Habitat Networks.
- Open Mosaic Habitat.

6.3 The Groundsure report identified an open access other statutory access land 128m west of the Site.

Visual and Cultural Designations

6.3.1 The Groundsure report has not identified any records of any of the following heritage designations associated with the Site or land within 250m of the Site:

- World Heritage Sites.
- Area of Outstanding Natural Beauty.
- National Parks.
- Listed Buildings.
- Conservation Areas.
- Scheduled Ancient Monuments.
- Registered Parks and Gardens.

7 CONCEPTUAL SITE MODEL

Methodology

- 7.1 On 8 October 2020, the Environment Agency (EA) republished Land Contamination Risk Management (LCRM) which replaced the previous guidance 'Model procedures for the management of land contamination' (CLR11).
- 7.2 The LCRM guidance is intended for all those responsible for managing land that is subject to contamination, not just land that falls under the contaminated land regime under Part 2A of the Environmental Protection Act 1990.
- 7.3 The LCRM approach includes a Conceptual Site Model (CSM) depicting the environmental processes that occur on and in the vicinity of the site and identifying the potential contaminant linkages. The assessment of the significance of these contaminant linkages can then be carried out through the risk assessment process.
- 7.4 The production of a CSM and the assessment of the associated risk is based upon the identification of the possible sources of contamination ("the sources"), the identification of who or what may be affected by the contaminants ("the receptors") and the possible pathways by which contaminants may migrate to any of the receptors ("the pathways").
- 7.5 The results of the Desk Study and site walkover have been used to identify the potential sources, pathways, and receptors that exist on the Site comprising contaminant linkages.

Potential Sources of Contamination

- 7.6 The potential sources of contamination are summarised below:

On-site:

- Historical landfill and backfill material (Old Coal Sidings).
- Historical spoil heap (1992 historical mapping 1:2,500).
- Dockyard land use.
- Organic peat horizons.

Off-site:

- Historical landfill and backfill material (Old Coal Sidings).

- Historical spoil heap (1992 historical mapping 1:2,500).
- Dockyard land use.
- Historical railway tracks and the activities associated with coal transportation through the dockyard.

TABLE 7.1: SOURCE OF CONTAMINATION AND POTENTIAL CONTAMINANTS.

On-site Sources	Activities/ contaminant source	Potential Contaminants
Source 1 – Historical landfill and backfill material	Unknown waste deposited in the Old Coal Sidings landfill beneath the site. Unknown waste associated with any backfilling (including old river channel) and levelling of the Site.	Heavy metals, organic compounds, inorganic compounds (ammonia, asbestos), polycyclic aromatic hydrocarbons & ground gas generation.
Source 2 – Historical Spoil Heap	Stored heaps of waste materials from coal importation to the docks and industrial activities associated with the Site and the surrounding Site.	Heavy metals, polycyclic aromatic hydrocarbons, spent oxide (sulphur), foul lime, inorganic compounds (ammonia) & organic compounds (phenols, coal tar).
Source 3 – Dockyard	Spillages and activities relating to the storage and movement of machinery, equipment, vehicles, and resources across the dockyard.	Heavy metals, acids, organic compounds (phenols, chlorinated solvents, polychlorinated biphenyl's), inorganic compounds (dissolved nitrate, dissolved sulphate, asbestos) & polycyclic aromatic hydrocarbons.
Source 4 – Potential peat horizons	Ground gas generated by the potential organic peat horizons within the superficial deposits across the site.	Ground gas generation.
Off-site Sources	Activities/ contaminant source	Potential Contaminants
Source 1 – Historical landfill and backfill material	Unknown waste deposited in the Old Coal Sidings landfill beneath the site. Unknown waste associated with any backfilling (including old river channel) and levelling of the site.	Heavy metals, organic compounds, inorganic compounds (ammonia, asbestos), polycyclic aromatic hydrocarbons & ground gas generation.
Source 2 – Historical Spoil Heap	Stored heaps of waste materials from coal importation to the docks and industrial activities associated with the Site and the surrounding Site.	Heavy metals, polycyclic aromatic hydrocarbons, spent oxide (sulphur), foul lime, inorganic compounds (ammonia) & organic compounds (phenols, coal tar).
Source 3 – Dockyard	Spillages and activities relating to the storage and movement of machinery, equipment, vehicles, and resources across the dockyard.	Heavy metals, acids, organic compounds (phenols, chlorinated solvents, polychlorinated biphenyl's), inorganic compounds (dissolved nitrate, dissolved sulphate, asbestos) & polycyclic aromatic hydrocarbons.
Source 5 – Railway tracks & coal transportation	Contaminants within the unknown artificial ground make-up of the railway ballast/embankments adjacent to the Site.	Heavy metals, inorganic compounds (phenols, asbestos), organic compounds (fuel oils), polycyclic

TABLE 7.1: SOURCE OF CONTAMINATION AND POTENTIAL CONTAMINANTS.

On-site Sources	Activities/ contaminant source	Potential Contaminants
	Contamination associated with spillages and activities relating to the transportation of coal through the dockyard.	aromatic hydrocarbons, sulphates, ash ballast.

Potential Sensitive Receptors

7.7 Based on the Desk Study research, the following potential sensitive receptors have been identified:

- Receptor 1: Human health – Construction workers, maintenance workers, and future site users.
- Receptor 2: Controlled waters – Surface water features (Afon Ebwy (Ebbw River)).
- Receptor 3: Controlled waters – Groundwater aquifer (Secondary B bedrock aquifer)
- Receptor 4: Built Environment – Proposed storage container offices/welfare facility, drainage strategy, and associated infrastructure.

Identification of Pathways

7.8 There are various routes by which any contaminant present within the soils or groundwater beneath the site may pose a direct risk to human health receptors, either during construction works or following development. These pathways include:

- Pathway 1: Ingestion of contaminated dust, soils and/or groundwater.
- Pathway 2: Dermal contact with contaminated dust, soil and/or groundwater in excavations.
- Pathway 3: Inhalation of dust, gases and/or vapours.

7.9 Contaminants may be transported to surface water features (Afon Ebwy (Ebbw River)) by lateral migration within shallow groundwater in hydraulic continuity or via leachate generated through surface water run-off (Pathway 4).

7.10 Mobile or leached contaminants could potentially migrate laterally or vertically from ground into the Secondary (B) bedrock aquifer (Pathway 5).

7.11 There is a potential for contamination on-site from the landfill, dockyard, and industrial history of the Site to produce aggressive ground conditions that come into

direct contact with the foundations of the proposed storage container offices/welfare facility and structures of the proposed drainage strategy (Pathway 6).

7.12 Ground gas generation from any organic/peat material or backfill material on or surrounding the Site has the potential to migrate from and through permeable materials including granular artificial and superficial deposits and accumulate in closed spaces (Pathway 7).

7.13 A summary of the completed pollutant linkages is present in **Table 7.2**.

TABLE 7.2: SOURCE OF CONTAMINATION AND POTENTIAL CONTAMINANTS.		
On-site Sources	Pathways	Receptors
Source 1 – Historical landfill and backfill material	Pathway 1: Ingestion Pathway 2: Dermal Contact Pathway 3: Inhalation Pathway 7: Ground gas generation	Receptor 1: Maintenance Workers & Construction Workers
	Pathway 4: Lateral migration of leachate	Receptor 2: Surface waters
	Pathway 5: Vertical migration of leachate	Receptor 3: Groundwater aquifer
	Pathway 6: Aggressive ground conditions Pathway 7: Ground gas generation	Receptor 4: Built Environment
Source 2 – Historical Spoil Heap	Pathway 1: Ingestion Pathway 2: Dermal Contact Pathway 3: Inhalation	Receptor 1: Maintenance Workers & Construction Workers
	Pathway 4: Lateral migration of leachate	Receptor 2: Surface waters
	Pathway 5: Vertical migration of leachate	Receptor 3: Groundwater aquifer
	Pathway 6: Aggressive ground conditions	Receptor 4: Built Environment
Source 3 – Dockyard	Pathway 1: Ingestion Pathway 2: Dermal Contact Pathway 3: Inhalation	Receptor 1: Maintenance Workers & Construction Workers
	Pathway 4: Lateral migration of leachate	Receptor 2: Surface waters
	Pathway 5: Vertical migration of leachate	Receptor 3: Groundwater aquifer
	Pathway 6: Aggressive ground conditions	Receptor 4: Built Environment
Source 4 – Potential peat horizons	Pathway 3: Inhalation	Receptor 1: Maintenance Workers & Construction Workers
	Pathway 7: Ground gas generation	Receptor 4: Built Environment
Off-site Sources	Pathways	Receptors
Source 1 – Historical landfill and backfill material	Pathway 1: Ingestion Pathway 2: Dermal Contact	Receptor 1: Maintenance Workers & Construction Workers

TABLE 7.2: SOURCE OF CONTAMINATION AND POTENTIAL CONTAMINANTS.

On-site Sources	Pathways	Receptors
	Pathway 3: Inhalation Pathway 7: Ground gas generation	
	Pathway 6: Aggressive ground conditions Pathway 7: Ground gas generation	Receptor 4: Built Environment
	Pathway 1: Ingestion Pathway 2: Dermal Contact Pathway 3: Inhalation	Receptor 1: Maintenance Workers & Construction Workers
	Pathway 6: Aggressive ground conditions	Receptor 4: Built Environment
Source 2 – Historical Spoil Heap	Pathway 1: Ingestion Pathway 2: Dermal Contact Pathway 3: Inhalation	Receptor 1: Maintenance Workers & Construction Workers
	Pathway 6: Aggressive ground conditions	Receptor 4: Built Environment
Source 3 – Dockyard	Pathway 1: Ingestion Pathway 2: Dermal Contact Pathway 3: Inhalation	Receptor 1: Maintenance Workers & Construction Workers
	Pathway 6: Aggressive ground conditions	Receptor 4: Built Environment
Source 5 – Railway tracks & coal transportation	Pathway 1: Ingestion Pathway 2: Dermal Contact Pathway 3: Inhalation	Receptor 1: Maintenance Workers & Construction Workers
	Pathway 6: Aggressive ground conditions	Receptor 4: Built Environment

8 QUALITATIVE ENVIRONMENTAL RISK ASSESSMENT

Introduction

- 8.1 In line with EA guidance - LCRM, plausible source, pathway and receptor linkages have been identified through the Conceptual Site Model (CSM). The information gathered in the CSM can now be used to carry out a Qualitative Risk Assessment (QRA).
- 8.2 LCRM outlines that for each tier of Risk Assessment the following steps must be taken:
- I. Identify the hazard - establish contaminant sources.
 - II. Assess the hazard - use a source-pathway-receptor (S-P-R) contaminant linkage approach to find out if there is the potential for unacceptable risk.
 - III. Estimate the risk - predict what degree of harm or pollution might result and how likely it is to occur by using the tiered approach to risk assessment.
 - IV. Evaluate the risk - decide whether a risk is unacceptable.
- 8.3 LCRM states that the assessment must be based on the potential severity that the risk poses to the receptors against the likelihood of it happening. Subsequently, it is necessary to employ a risk assessment matrix, the CIRIA document Contaminated Land Risk Assessment – a guide to good practice C552, 2001 provides a good example of a suitable risk assessment matrices.
- 8.4 The CIRIA document defines Consequence of Risk, Probability of Risk Being Realised and Risk Classification Definitions. These definitions are provided in **Appendix G**.
- 8.5 From the combination of the information collated within this report thus far, a qualitative assessment of the potential geo-environmental risk is provided in **Table 8.1**. Where indicated, these risks may need to be considered for any future redevelopment of the land.
- 8.6 In order to put the on-site assessment of contamination into full context, the contaminative impact of the present site use is assessed. This assessment is in relation to potential contaminant migration and general environmental setting of the surrounding area.

TABLE 8.1 – QUALITATIVE ENVIRONMENTAL RISK ASSESSMENT

Source	Contaminants	Pathway	Receptor	Risk (before mitigation)	Justification	Risk
On-site: Source 1 – Historical landfill and backfill material Source 2 - Historical Spoil Heap Source 3 – Dockyard Off-site: Source 1 – Historical landfill and backfill material Source 2 - Historical spoil heap Source 3 – Dockyard Source 5 – Railway tracks & coal transportation	Source 1 - Heavy metals, organic compounds, inorganic compounds (ammonia, asbestos), polycyclic aromatic hydrocarbons & ground gas generation. Source 2 - Heavy metals, polycyclic aromatic hydrocarbons, spent oxide (sulphur), foul lime, inorganic compounds (ammonia) & organic compounds (phenols, coal tar). Source 3 - Heavy metals, acids, organic compounds (phenols, chlorinated solvents, polychlorinated biphenyl's), inorganic compounds (dissolved nitrate, dissolved sulphate, asbestos) & polycyclic aromatic hydrocarbons.	• Ingestion of dust, soils and/or ground water. • Dermal contact with dust, soil and/or groundwater. • Inhalation of dust, gases and/or vapour.	Human Health – Construction workers (high sensitivity).	Consequence: Mild Probability: Likely Risk: Moderate/Low	There is potential for construction workers to encounter contaminants associated with the historical landfill, dockyard, and industrial land use of the site and surrounding Site and ground gas during the construction works and excavations. A ground investigation consisting of soil and water sampling for chemical analysis would be required to determine the extent of contamination across the Site. It is assumed that appropriate PPE such as gloves will be worn by construction workers when excavating materials at the surface.	Consequence: Mild Probability: Unlikely Risk: Very Low

TABLE 8.1 – QUALITATIVE ENVIRONMENTAL RISK ASSESSMENT

Source	Contaminants	Pathway	Receptor	Risk (before mitigation)	Justification	Risk
	Source 5 - Heavy metals, inorganic compounds (phenols, asbestos), organic compounds (fuel oils), polycyclic aromatic hydrocarbons, sulphates, ash ballast.					
On-site: Source 1 – Historical landfill and backfill material Source 2 - Historical Spoil Heap Source 3 – Dockyard	Source 1 - Heavy metals, organic compounds, inorganic compounds (ammonia, asbestos), polycyclic aromatic hydrocarbons & ground gas generation. Source 2 - Heavy metals, polycyclic aromatic hydrocarbons, spent oxide (sulphur), foul lime, inorganic compounds (ammonia) & organic compounds (phenols, coal tar).	• Ingestion of dust, soils and/or ground water. • Dermal contact with dust, soil and/or groundwater. • Inhalation of dust, gases and/or vapour.	Human Health – Maintenance workers, and future site users (low sensitivity).	Consequence: Mild Probability: Low Likelihood Risk: Low	There is a potential for contaminants associated with the historical landfill, dockyard, and industrial land use of the Site to pose a risk to human health. A ground investigation consisting of soil and water sampling for chemical analysis would be required to determine the extent of contamination across the Site. It is assumed that appropriate mitigation measures such as clean backfill material within service trenches will prevent the pathway of contamination to maintenance workers.	Consequence: Mild Probability: Unlikely Risk: Very Low

TABLE 8.1 – QUALITATIVE ENVIRONMENTAL RISK ASSESSMENT

Source	Contaminants	Pathway	Receptor	Risk (before mitigation)	Justification	Risk
Off-site: Source 1 – Historical landfill and backfill material Source 2 – Historical spoil heap Source 3 – Dockyard Source 5 – Railway tracks & coal transportation	Source 3 - Heavy metals, acids, organic compounds (phenols, chlorinated solvents, polychlorinated biphenyl's), inorganic compounds (dissolved nitrate, dissolved sulphate, asbestos) & polycyclic aromatic hydrocarbons. Source 5 - Heavy metals, inorganic compounds (phenols, asbestos), organic compounds (fuel oils), polycyclic aromatic hydrocarbons, sulphates, ash ballast.				It is assumed that appropriate mitigation measures such as a clean and impermeable hardstanding will prevent the pathway of contamination to future site users.	

TABLE 8.1 – QUALITATIVE ENVIRONMENTAL RISK ASSESSMENT

Source	Contaminants	Pathway	Receptor	Risk (before mitigation)	Justification	Risk
On-site: Source 1 – Historical landfill and backfill material Source 4 – Potential peat horizons	Artificial deposits - Ground Gas generation.	Ground gas migration onto site through natural strata (Inhalation/Asphyxiation Risk).	Human Health – Construction workers, maintenance workers, and site users.	Consequence: Severe Probability: Low Likelihood Risk: Moderate	There is potential for ground gas generation sourced from the unknown landfill and backfill material beneath the site and surrounding the Site. Ground gas has the potential to accumulate in enclosed spaces e.g., the proposed storage container offices/welfare facility. However, at the time of writing this report, the proposed development plans include raising the storage container facility above ground level from their pad foundations. Therefore, a void will separate the storage container facility from the ground and any gas generated and exposed to the surface would dissipate into open air.	Consequence: Severe Probability: Unlikely Risk: Moderate/Low

TABLE 8.1 – QUALITATIVE ENVIRONMENTAL RISK ASSESSMENT

Source	Contaminants	Pathway	Receptor	Risk (before mitigation)	Justification	Risk
On-site: Source 1 – Historical landfill and backfill material Source 2 – Historical Spoil Heap Source 3 – Dockyard	Source 1 - Heavy metals, organic compounds, inorganic compounds (ammonia, asbestos), polycyclic aromatic hydrocarbons & ground gas generation. Source 2 - Heavy metals, polycyclic aromatic hydrocarbons, spent oxide (sulphur), foul lime, inorganic compounds (ammonia) & organic compounds (phenols, coal tar). Source 3 - Heavy metals, acids, organic compounds (phenols, chlorinated solvents, polychlorinated biphenyl's), inorganic compounds (dissolved nitrate, dissolved sulphate, asbestos) & polycyclic aromatic hydrocarbons.	Lateral migration of leachate and contaminated surface water run-off.	Controlled Waters – Afon Ebwy (Ebbw River)	Consequence: Medium Probability: Low Likelihood Risk: Moderate/Low	Site investigation works including the installation and subsequent monitoring of ground gas monitoring wells across the site would allow for the characterisation of the ground gas regime beneath the site and ultimately the recommendation of appropriate levels of ground gas protection measures and inform the need for appropriate respiratory protection equipment and personal gas detection monitors. There is a potential for contaminants associated with the historical landfill, dockyard, and industrial land use of the Site and surrounding site to pose a risk to nearby water features such as the Afon Ebwy (Ebbw River). Whilst likely to be limited, surface water could migrate laterally through shallow groundwater or as contaminated surface water run-off.	Consequence: Medium Probability: Unlikely Risk: Low

TABLE 8.1 – QUALITATIVE ENVIRONMENTAL RISK ASSESSMENT

Source	Contaminants	Pathway	Receptor	Risk (before mitigation)	Justification	Risk
					Prior to development, a ground investigation should be carried out to assess any contamination at the Site. Any contamination which poses a risk to surface water may need to be remediated. It is assumed that the proposed development will include either hardstanding or a clean capping layer, with an appropriate drainage strategy and therefore reducing the potential for leachate generation.	

TABLE 8.1 – QUALITATIVE ENVIRONMENTAL RISK ASSESSMENT

Source	Contaminants	Pathway	Receptor	Risk (before mitigation)	Justification	Risk
On-site: Source 1 – Historical landfill and backfill material Source 2 – Historical Spoil Heap Source 3 – Dockyard	Source 1 - Heavy metals, organic compounds, inorganic compounds (ammonia, asbestos), polycyclic aromatic hydrocarbons & ground gas generation. Source 2 - Heavy metals, polycyclic aromatic hydrocarbons, spent oxide (sulphur), foul lime, inorganic compounds (ammonia) & organic compounds (phenols, coal tar). Source 3 - Heavy metals, acids, organic compounds (phenols, chlorinated solvents, polychlorinated biphenyl's), inorganic compounds (dissolved nitrate, dissolved sulphate, asbestos) & polycyclic aromatic hydrocarbons.	Vertical migration of leachate into the underlying aquifer.	Controlled Waters – Secondary (B) bedrock aquifer.	Consequence: Medium Probability: Low Likelihood Risk: Moderate/Low	There is a potential for contaminants associated with the historical industrial, dockyard, and landfill land use of the site and surrounding site to pose a risk to the underlying Secondary B bedrock aquifer. Whilst likely to be limited, surface water infiltration and subsequent leachate generate could allow for the vertical migration of contaminants. Furthermore, voids created from the potentially un-engineered backfill and landfill material beneath the site could act as pathways for contamination to the bedrock aquifer. Any construction and earthworks planned for the Site may disturb and loosen underlying material and expose potential contaminants.	Consequence: Medium Probability: Unlikely Risk: Low

TABLE 8.1 – QUALITATIVE ENVIRONMENTAL RISK ASSESSMENT

Source	Contaminants	Pathway	Receptor	Risk (before mitigation)	Justification	Risk
					Prior to development, a ground investigation should be carried out to assess any contamination at the site. Any contamination which poses a risk to the underlying aquifer should be remediated and therefore the risk to groundwater will be reduced.	
On-site: Source 1 – Historical landfill and backfill material Source 2 – Historical Spoil Heap Source 3 – Dockyard	Source 1 - Heavy metals, organic compounds, inorganic compounds (ammonia, asbestos), polycyclic aromatic hydrocarbons & ground gas generation. Source 2 - Heavy metals, polycyclic aromatic hydrocarbons, spent oxide (sulphur), foul lime, inorganic compounds (ammonia) & organic compounds (phenols, coal tar).	Aggressive ground conditions.	Built Environment (proposed storage container offices/welfare facility foundations, drainage strategy structures, and associated infrastructure).	Consequence: Mild Probability: Likely Risk: Moderate/Low	The Site could facilitate aggressive conditions because of the potential contaminants associated with historical industrial, dockyard, and landfill land use of the Site and surrounding site. The potential acidity could affect the built environment on-site consisting of the foundations of the proposed storage container offices/welfare facility.	Consequence: Mild Probability: Low Likelihood Risk: Low

TABLE 8.1 – QUALITATIVE ENVIRONMENTAL RISK ASSESSMENT

Source	Contaminants	Pathway	Receptor	Risk (before mitigation)	Justification	Risk
Off-site: Source 1 – Historical landfill and backfill material Source 2 – Historical spoil heap Source 3 – Dockyard Source 5 – Railway tracks & coal transportation	Source 3 - Heavy metals, acids, organic compounds (phenols, chlorinated solvents, polychlorinated biphenyl's), inorganic compounds (dissolved nitrate, dissolved sulphate, asbestos) & polycyclic aromatic hydrocarbons. Source 5 - Heavy metals, inorganic compounds (phenols, asbestos), organic compounds (fuel oils), polycyclic aromatic hydrocarbons, sulphates, ash ballast.				Soil sample collection and specialised testing as part of the proposed ground investigation works will allow for the classification of the ground conditions beneath the Site and the potential requirement for specific concrete type for the proposed foundations and PAH-resistant structures for the proposed drainage strategy.	

TABLE 8.1 – QUALITATIVE ENVIRONMENTAL RISK ASSESSMENT

Source	Contaminants	Pathway	Receptor	Risk (before mitigation)	Justification	Risk
On-site: Source 1 – Historical landfill and backfill material Source 4 – Potential peat horizons Off-site: Source 1 – Historical landfill and backfill material	Artificial deposits - Ground Gas generation.	Ground gas – Explosive Risk	Built Environment (proposed storage container offices/welfare facility foundations, drainage strategy structures, and associated infrastructure).	Consequence: Severe Probability: Low Likelihood Risk: Moderate	There is potential for ground gas generation sourced from the unknown landfill and backfill material beneath the Site and surrounding the Site. Ground gas has the potential to migrate through and onto Site via permeable deposits and air voids within the superficial deposits and the non-engineered backfill beneath the site. Ground gas has the potential to accumulate in enclosed spaces e.g., the proposed storage container offices/welfare facility. However, at the time of writing this report, the proposed development plans include raising the storage container facility above ground level from their pad foundations. Therefore, a void will separate the storage container facility from the ground and any gas generated and exposed to the surface would dissipate into open air.	Consequence: Severe Probability: Unlikely Risk: Moderate/Low

TABLE 8.1 – QUALITATIVE ENVIRONMENTAL RISK ASSESSMENT

Source	Contaminants	Pathway	Receptor	Risk (before mitigation)	Justification	Risk
					Site investigation works including the installation and subsequent monitoring of ground gas monitoring wells across the site would allow for the characterisation of the ground gas regime beneath the site and ultimately the recommendation of appropriate levels of ground gas protection measures and inform the need for appropriate respiratory protection equipment and personal gas detection monitors.	

Climate Change

- 8.7 As part of this risk assessment, WA has considered the likely changes from the current known baseline that are to occur at the site during the project lifespan as a result of climate change. Climate models indicate that there will be an increase in extreme weather events, such as heatwaves and floods, as well as changes to the hydrological cycle, with the resulting impacts (drier summers, shorter wetter winters) having an effect on all levels of society.
- 8.8 There may be several effects of climate change on ground and groundwater conditions such as; mobilising contaminants or increase in off-site transport, alter the nature of contaminants, undermine structures through erosion or soil volume changes, degrade land quality by causing subsidence or landslides, encourage wildfires, and/or altering the biodiversity.
- 8.9 It is important that potential future changes in site condition are assessed and considered when managing sites scheduled for development. The changes that may occur as a result of climate change and considered to affect the site are outlined in the table below.

Table 8.2 – Considered Site-Specific Climate Change Effects		
Change	Effect	Impact
Hotter & drier seasonal periods	Contaminant breakdown	Increased breakdown of volatile organic compounds present.
	Lowering of groundwater table	A lower groundwater table may lead to roots deepening to find water, leading to the upwards migration of contaminants through vegetation.
Wetter seasonal periods	Increased percolation of rainwater.	Increase in leachate generation potential within zones of mobile contaminants.
	Increase in groundwater level	Displacement of ground gases from infilled ground.

- 8.10 Rising temperature may lead to the breakdown of organic compounds at a quicker rate. Volatile Organic Compounds (VOCs) and TPHs give off vapour during degradation, which can migrate into buildings within the vicinity and affect receptors. The site investigation and risk assessment that will be undertaken should consider the concentrations of TPHs and whether there is a potential for vapour intrusion.

- 8.11 An increase in precipitation on soils that are impacted with contaminants could cause these contaminants to become mobile through leachate generated. These mobile contaminants may migrate to nearby surface water or surface where the receptors can be become impacted. The risk assessment should consider the mobility of contaminants, where appropriate, in order to ensure adequate design is incorporated.
- 8.12 A rise in groundwater level caused by wet weather may result in the rapid displacement of ground gases present within infilled land. Once a ground model for the site is fully understood, the viability of pathways between sources identified and the receptor should be interrogated, including gas monitoring should it be deemed necessary.
- 8.13 Should the effects of climate change cause a variation in the contamination profile or the displacement of ground gases and cause a risk to site users, controlled waters, and the built environment, mitigation measures to address these risks are outlined in the Conceptual Site Model (Table 8.1).

9 PRELIMINARY GEOTECHNICAL HAZARDS

Introduction

- 9.1 A brief summary of the geotechnical hazards associated with the Site identified within the Groundsure report are provided in **Table 9.1** below.
- 9.2 It should be noted that the BGS Ground Stability Hazard assessment data is derived from the BGS digital 1:50,00 geological mapping. The data relates to potential ground stability issues concerning natural geological conditions only, and does not cover any man-made hazards, such as waste disposal, contaminated land, or mining. The only exception to this is the “Compressible Ground” hazard layer, which does consider Made Ground deposits e.g., landfill.

TABLE 9.1 – SUMMARY OF GEOTECHNICAL HAZARDS	
Hazard	Hazard Rating
Potential for Collapsible Ground	Negligible
Potential for Compressible Ground	Moderate
Potential for Ground Dissolution	Negligible
Potential for Landslides	Very Low
Potential for Running Sand	Moderate
Potential for Shrinking or Swelling Clay	Low

Shrink-Swell Clays

- 9.3 The Site is classified as a low hazard rating of shrink-swell clays which is indicative of ground conditions of “*predominantly medium plasticity*”, according to the BGS.

Running Sands

- 9.4 The Site is classified as a moderate hazard rating of running sands, indicating that “running sand conditions are probably present... constraints may apply to land uses involving excavation or the addition or removal of water”, according to the BGS.

Compressible Deposits

- 9.5 The Site is classified as a moderate hazard rating of compressible deposits (potential for organic/peat materials within the superficial deposits), indicating that “compressibility and uneven settlement hazards are probably present... land use

should consider specifically the compressibility and variability of the site” according to the BGS.

Landslides

- 9.6 The Site is classified as a very low hazard rating for landslides, meaning “slope instability problems are not likely to occur but consideration to potential problems of adjacent area impacting on the site should always be considered” according to the BGS.

Ground Dissolution

- 9.7 The Site is classified as a negligible hazard rating for ground dissolution of soluble rocks, indicating that “soluble rocks are either not thought to be present within the ground or not prone to dissolution... dissolution features are unlikely to be present” according to the BGS.

Collapsible Deposits

- 9.8 The Site is classified as a negligible hazard rating for collapsible deposits, meaning that “*deposits with potential to collapse when loaded and saturated are believed not to be present*” according to the BGS.

Site Preparation/Temporary Works

- 9.9 Due to the potential for compressible ground, considerations will need to be given to the Site preparatory and temporary works i.e., roads and crane pads. Additionally, where the Site levels are likely to be raised, the effects of any upfilling across the site should be considered.

Services and Sub-surface Structures

- 9.10 Utility and services should be located prior to any future ground investigation and the proposed development works.

Topography and Groundwater

- 9.11 The Site is relatively flat and is positioned at 10m to 11m above ordnance data. Nearby borehole logs (Ref. ST38SW53 detailed in Chapter 3.2) encountered groundwater at 1.50mbgl, therefore, it is anticipated that shallow groundwater conditions may be encountered during any ground investigation or construction works at the site.

Excavations

- 9.12 The BGS records Tidal Flat Deposits consisting of clay and silt across the Site and a nearby BGS borehole record (Ref. ST38SW53) encountered primarily shallow cohesive ground conditions. However, other BGS boreholes located within 250m of the site record non-cohesive ground conditions at depths as shallow as 2.00mbgl (Borehole Ref. ST38SW57). Non-cohesive superficial deposits present a risk of any excavations to become unstable.

Climate Change

- 9.13 Wardell Armstrong has considered the likely changes from the current known baseline that are to occur at the site during the project lifespan as a result of climate change.
- 9.14 The changes that may occur as a result of climate change and considered to affect the site are outlined in the table below.

Table 9.2 – Considered Site-Specific Climate Change Effects		
Change	Effect	Impact
Changes to the hydrogeological cycle causing drying and saturation of shallow soils	Groundwater flooding.	Increase in groundwater level.
	Shrink and heave of shallow clay-based soils.	Increased rainfall may cause clay-based soils with a volume change potential to swell causing movement of foundations. During dry periods, soils may shrink, also causing damage.

- 9.15 As part of these considerations and the risk assessment undertaken, WA has identified the following geotechnical constraints.
- 9.16 An increase in rainfall, coupled with higher sea levels, the potential of groundwater flooding on site is expected to increase. The proposed drainage design should incorporate and accommodate the risk of future increased and heavier periods of rainfall onto the impermeable hardstanding across the Site.
- 9.17 Shrink swell clays of low volume change potential are recorded to be present on site. As part of any investigation, laboratory analysis should be undertaken to confirm the volume change potential of any soils to complete the ground model.

10 SUMMARY AND CONSTRAINTS

Current Land Use

- 10.1 The Site is located on land off of Tom Lewis Way at the Alexandra Docks in Newport, NP20 2WF.
- 10.2 At the time of undertaking the site walkover, the Site comprises converted storage containers for offices and welfare facilities, car parking, wagon storage, recycling bins, and open concrete hardstanding.
- 10.3 The Site was accessed through metal gates along the eastern boundary within the southeast corner of the Site off Tom Lewis Way.

Proposed Land Use

- 10.4 The proposed use of the Site is a new compound office development consisting of a new two-storey portacabin, removal of the existing storage container offices, installation of sustainable drainage features, and provision of parking spaces

Geology, Hydrogeology, and Hydrology

- 10.5 The Groundsure report and available BGS mapping records indicate that the entire site is underlain by superficial Tidal Flat deposits and Mercia Mudstone. The Tidal Flat deposits are classified as a superficial unproductive aquifer and the Mercia Mudstone is classified as a bedrock Secondary B aquifer.
- 10.6 The Groundsure report did not identify any groundwater or surface water abstraction licences within 250m of the Site.
- 10.7 The OS MasterMap water network dataset provided in the Groundsure report did not identify any water network features within the Site boundary. However, the Afon Ebwy (Ebbw River) is located 150m – 170m west/southwest of the site and the water contained within the Alexandra Dock is located 165m southeast.

Mining

- 10.8 According to the Coal Authority, the Site is not located within a Coal Mining Reporting Area or a Development High Risk Area, and therefore, does not require a Coal Mining Risk Assessment.

- 10.9 The Groundsure report did not identify any records pertaining to coal or non-coal mining across the Site. Records of surface workings identified on-site are associated with the Alexandra Docks. Furthermore, the Groundsure report did not identify any records pertaining to underground workings on or within 500m of the Site.

Environmental, Agricultural, Visual, and Cultural Designations

- 10.10 The Groundsure report indicates that there are no records of environmental, agricultural, or visual and cultural designations associated with the Site.

Geoenvironmental Constraints

- 10.11 A review of the Desk Study and the site walkover survey has identified the following geoenvironmental constraints:

On-site and off-site:

- Historical landfill material and backfill of the Site (Old Coal Sidings).
- Historical spoil heap (1992 historical mapping 1:2,500).
- Dockyard land use.

Off-site:

- Historical railway tracks and the activities associated with coal transport to the docks.

On-site:

- Potential peat horizons.

- 10.12 The listed sources of contamination above have the potential to cause harm to human health, controlled waters, and the proposed development.

Geotechnical Constraints

- 10.13 A review of the Desk Study and the site walkover survey has identified the following geotechnical constraints and the associated risks:

- Potential for compressible deposits and running sand ground conditions.
- Thick superficial deposits (rockhead estimated to be 18mbgl to 20mbgl from nearby historical borehole records).
- Potential for unstable non-cohesive horizons within superficial deposits and artificial ground deposits to present a risk to any excavations.
- Increased potential of groundwater flooding due to climate change.

- Increased risk of shrink and heave of shallow clay-based soils due to climate change.

11 CONCLUSIONS AND RECOMMENDATIONS

Contamination Potential

- 11.1 This Desk Study review has identified that there is a potential of contamination associated with the historical industrial, dockyard, and landfill use of the Site and surrounding Site.
- 11.2 A review of all available Desk Study information indicates that there is a Very Low to Moderate/Low risk to human health, controlled waters, and the built environment receptors with the recommended mitigation measures identified in **Table 8.1**.
- 11.3 An intrusive investigation to include the collection of soil samples for geoenvironmental testing is recommended to test the potential for soil contamination beneath the Site. Robust data collection and subsequent environmental monitoring works will support a contaminated land risk assessment and, where required, development of remediation measures to mitigate any unacceptable risks.
- 11.4 It is anticipated that any ground investigation works would include the installation of ground gas/groundwater monitoring boreholes across the site in order to identify and characterise the ground gas and groundwater regimes beneath the site.
- 11.5 Construction workers should wear appropriate PPE as identified in **Table 8.1** to protect against any potential contamination.
- 11.6 Mitigation measures to prevent the accumulation of ground gases into large, enclosed spaces such as ventilation systems or impermeable barriers should be used if the proposed storage container offices/welfare facility is not suspended above the ground on their foundations. A re-assessment of the ground risk may be required if permanent or temporary enclosed spaces are constructed on ground level.

Geotechnical Constraints

- 11.7 This Desk Study review has identified that there is a potential of compressible deposits, running sand ground conditions, thick superficial deposits, and shallow, unstable, non-cohesive horizons beneath the site.

- 11.8 An intrusive investigation to include the collection of soil samples for geotechnical testing is recommended to determine the engineering properties of the underlying geology to reassess the risks associated with the identified geotechnical constraint and to confirm the proposed foundation design (**Appendix C**).

Sustainability

- 11.9 The development should consider sustainable means of construction throughout the project, from initiation and design, through remediation and groundworks, to internal fittings and finishing. The development should balance the environmental, social and economic benefits in order to deliver the best possible sustainable project.
- 11.10 Examples include hiring local contractors and reducing the need to import new materials and instead encourage the re-use of materials on site where possible. If the importation of materials and export of site materials cannot be avoided, the materials can be sourced locally and waste material exported to local sites where possible.
- 11.11 Sustainable remediation requires the consideration of multiple remedial options and recommends the one that provides the best overall benefit. It must not, however, compromise the level of protection that is delivered.
- 11.12 As part of any sustainable remediation, it must: Protect human health and the environment; Be undertaken in line with safe working practices for workers and the community; Be consistent with reproducible results; and Be undertaken transparently, maintaining records and including any assumptions and uncertainties throughout design.

APPENDICES

Appendix A

Standard Terms and Conditions

STANDARD TERMS AND CONDITIONS AND LIMITATIONS TO REPORTS

This Report is provided for the stated purpose and for the sole use of the client in accordance with the Terms and Conditions of Appointment under which the services were performed. The Report is confidential to the client and no other warranty, expressed or implied, is made as to the professional advice included in the Report or any other services provided by Wardell Armstrong LLP. This Report may not be disclosed by the Client nor relied upon by any other party without the prior and express written agreement of Wardell Armstrong LLP.

The conclusions and recommendations contained in this Report are based upon information provided by others including details supplied by the client and/or professional advisors on the assumption that all relevant information from whom it has been requested and/or supplied is accurate. Information so provided and/or supplied has not been verified independently by Wardell Armstrong LLP, unless otherwise stated in the Report.

The methodology adopted and the sources of information used by Wardell Armstrong LLP in providing the services are outlined in this Report. The work described in this Report is based on the conditions and information as stated at the date the Report was completed. The scope of this Report and the services are accordingly limited by these circumstances. The findings outlined in the Report together with any opinions expressed and recommendations made are considered to be valid and appropriate at the time of preparation and for the specific purpose or purposes intended. Whilst a walk over site visit may have been carried out as part of the work this has been limited to observations only and no other physical investigations, sampling and testing work has been carried out as part of this work.

Wardell Armstrong LLP disclaim any undertaking or obligation to advise any person of any change in any matter affecting the Report which may come or be brought to Wardell Armstrong LLP's attention after the date of the Report. Unless otherwise stated in this Report, the assessments made assume that the sites and facilities will continue to be used for their current purpose without significant changes.

Where any site observations have been carried out, these have been restricted to a level of detail required to meet the stated objectives of the services. The results from any site observations made may vary and further confirmatory work should be made after the issuance of this Report. Wardell Armstrong LLP does not guarantee or warrant any estimates or projections contained in this Report.

Appendix B

Groundsure Insight Report

Hill & Smith Newport Docks, ABP

Order Details

Date: 02/10/2024
Your ref: CA12061
Our Ref: GSWA1-XKV-32X-6F7-2PY

Site Details

Location: 331168 184617
Area: 0.18 ha
Authority: [Casnewydd - Newport City Council](#) ↗



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Summary of findings

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

[p. 9 >](#)

OS MasterMap site plan

[p.14 >](#) [Insight User Guide](#) ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	3	0	11	22	-
17	1.2	Historical tanks	0	0	0	0	-
17	1.3	Historical energy features	0	0	0	0	-
17	1.4	Historical petrol stations	0	0	0	0	-
18	1.5	Historical garages	0	0	0	0	-
18	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
19 >	2.1 >	Historical industrial land uses >	3	0	12	30	-
21	2.2	Historical tanks	0	0	0	0	-
21	2.3	Historical energy features	0	0	0	0	-
22	2.4	Historical petrol stations	0	0	0	0	-
22	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
23 >	3.1 >	Active or recent landfill >	0	0	1	0	-
24	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24 >	3.4 >	Historical landfill (EA/NRW records) >	2	0	1	1	-
25 >	3.5 >	Historical waste sites >	0	0	1	0	-
26 >	3.6 >	Licensed waste sites >	0	0	24	1	-
32 >	3.7 >	Waste exemptions >	0	0	0	8	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
34 >	4.1 >	Recent industrial land uses >	0	0	2	-	-
35	4.2	Current or recent petrol stations	0	0	0	0	-
35	4.3	Electricity cables	0	0	0	0	-
35	4.4	Gas pipelines	0	0	0	0	-
35	4.5	Sites determined as Contaminated Land	0	0	0	0	-



35 >	4.6 >	Control of Major Accident Hazards (COMAH) >	0	0	2	1	-
36	4.7	Regulated explosive sites	0	0	0	0	-
36 >	4.8 >	Hazardous substance storage/usage >	0	0	0	2	-
37	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
37 >	4.10 >	Licensed industrial activities (Part A(1)) >	0	0	0	11	-
39	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
39	4.12	Radioactive Substance Authorisations	0	0	0	0	-
39 >	4.13 >	Licensed Discharges to controlled waters >	0	0	3	5	-
40	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
40	4.15	Pollutant release to public sewer	0	0	0	0	-
40	4.16	List 1 Dangerous Substances	0	0	0	0	-
41	4.17	List 2 Dangerous Substances	0	0	0	0	-
41	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
41	4.19	Pollution inventory substances	0	0	0	0	-
41	4.20	Pollution inventory waste transfers	0	0	0	0	-
41	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
42 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
43 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
45 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
46	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
46	5.5	Groundwater vulnerability- local information	None (within 0m)				
47	5.6	Groundwater abstractions	0	0	0	0	0
48 >	5.7 >	Surface water abstractions >	0	0	0	0	2
48	5.8	Potable abstractions	0	0	0	0	0
49	5.9	Source Protection Zones	0	0	0	0	-
49	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
50 >	6.1 >	Water Network (OS MasterMap) >	0	0	5	-	-



51 >	6.2 >	Surface water features >	0	0	2	-	-
51 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
52 >	6.4 >	WFD Surface water bodies >	0	0	1	-	-
52 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
53	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
54	7.2	Historical Flood Events	0	0	0	-	-
54 >	7.3 >	Flood Defences >	0	0	1	-	-
54 >	7.4 >	Areas Benefiting from Flood Defences >	0	0	1	-	-
55	7.5	Flood Storage Areas	0	0	0	-	-
56	7.6	Flood Zone 2	None (within 50m)				
56	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
57 >	8.1 >	Surface water flooding >	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
59 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
60 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	1	1	2
61 >	10.2 >	Conserved wetland sites (Ramsar sites) >	0	0	0	1	0
63 >	10.3 >	Special Areas of Conservation (SAC) >	0	0	0	1	1
63 >	10.4 >	Special Protection Areas (SPA) >	0	0	0	1	0
64 >	10.5 >	National Nature Reserves (NNR) >	0	0	0	0	1
64	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
64 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	6
65	10.8	Biosphere Reserves	0	0	0	0	0
65	10.9	Forest Parks	0	0	0	0	0
65	10.10	Marine Conservation Zones	0	0	0	0	0
66	10.11	Green Belt	0	0	0	0	0
66	10.12	Proposed Ramsar sites	0	0	0	0	0



66	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
66	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
66	10.15	Nitrate Sensitive Areas	0	0	0	0	0
67	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
68 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
69	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
70	11.1	World Heritage Sites	0	0	0	-	-
70	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
70	11.3	National Parks	0	0	0	-	-
70	11.4	Listed Buildings	0	0	0	-	-
71	11.5	Conservation Areas	0	0	0	-	-
71	11.6	Scheduled Ancient Monuments	0	0	0	-	-
71	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
72 >	12.1 >	Agricultural Land Classification >	Grade 4 (within 250m)				
73 >	12.2 >	Open Access Land >	0	0	1	-	-
73	12.3	Tree Felling Licences	0	0	0	-	-
74	12.4	Environmental Stewardship Schemes	0	0	0	-	-
74	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
75	13.1	Priority Habitat Inventory	0	0	0	-	-
75	13.2	Habitat Networks	0	0	0	-	-
75	13.3	Open Mosaic Habitat	0	0	0	-	-
75	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
76 >	14.1 >	10k Availability >	Identified (within 500m)				
77	14.2	Artificial and made ground (10k)	0	0	0	0	-
78 >	14.3 >	Superficial geology (10k) >	0	0	0	2	-



79	14.4	Landslip (10k)	0	0	0	0	-
80 >	14.5 >	Bedrock geology (10k) >	0	0	0	1	-
81	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
82 >	15.1 >	50k Availability >	Identified (within 500m)				
83	15.2	Artificial and made ground (50k)	0	0	0	0	-
83	15.3	Artificial ground permeability (50k)	0	0	-	-	-
84 >	15.4 >	Superficial geology (50k) >	1	0	2	0	-
85 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
85	15.6	Landslip (50k)	0	0	0	0	-
85	15.7	Landslip permeability (50k)	None (within 50m)				
86 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
87 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
87	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
88 >	16.1 >	BGS Boreholes >	0	0	4	-	-
Page	Section	Natural ground subsidence >					
90 >	17.1 >	Shrink swell clays >	Low (within 50m)				
91 >	17.2 >	Running sands >	Moderate (within 50m)				
92 >	17.3 >	Compressible deposits >	Moderate (within 50m)				
93 >	17.4 >	Collapsible deposits >	Negligible (within 50m)				
94 >	17.5 >	Landslides >	Very low (within 50m)				
95 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
97	18.1	BritPits	0	0	0	0	-
98 >	18.2 >	Surface ground workings >	3	1	6	-	-
98	18.3	Underground workings	0	0	0	0	0
98	18.4	Underground mining extents	0	0	0	0	-
99	18.5	Historical Mineral Planning Areas	0	0	0	0	-



99	18.6	Non-coal mining	0	0	0	0	0
99	18.7	JPB mining areas	None (within 0m)				
99	18.8	The Coal Authority non-coal mining	0	0	0	0	-
100	18.9	Researched mining	0	0	0	0	-
100	18.10	Mining record office plans	0	0	0	0	-
100	18.11	BGS mine plans	0	0	0	0	-
100	18.12	Coal mining	None (within 0m)				
100	18.13	Brine areas	None (within 0m)				
101	18.14	Gypsum areas	None (within 0m)				
101	18.15	Tin mining	None (within 0m)				
101	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
102	19.1	Natural cavities	0	0	0	0	-
102	19.2	Mining cavities	0	0	0	0	0
102	19.3	Reported recent incidents	0	0	0	0	-
102	19.4	Historical incidents	0	0	0	0	-
103	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
104 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
106 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	0	-	-	-
106	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
106	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
107	22.1	Underground railways (London)	0	0	0	-	-
107	22.2	Underground railways (Non-London)	0	0	0	-	-
108	22.3	Railway tunnels	0	0	0	-	-
108 >	22.4 >	Historical railway and tunnel features >	0	0	15	-	-
109	22.5	Royal Mail tunnels	0	0	0	-	-



109 >	22.6 >	Historical railways >	0	0	4	-	-
109	22.7	Railways	0	0	0	-	-
109	22.8	Crossrail 1	0	0	0	0	-
110	22.9	Crossrail 2	0	0	0	0	-
110	22.10	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 14/04/2020

Site Area: 0.18ha



Contact us with any questions at:

info@groundsure.com

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Date: 2 October 2024

Recent site history - 2017 aerial photograph



Capture Date: 25/05/2017

Site Area: 0.18ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 2 October 2024

Recent site history - 2014 aerial photograph



Capture Date: 23/07/2014

Site Area: 0.18ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 2 October 2024

Recent site history - 2009 aerial photograph



Capture Date: 12/10/2009

Site Area: 0.18ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 2 October 2024

Recent site history - 2000 aerial photograph



Capture Date: 06/10/2000

Site Area: 0.18ha



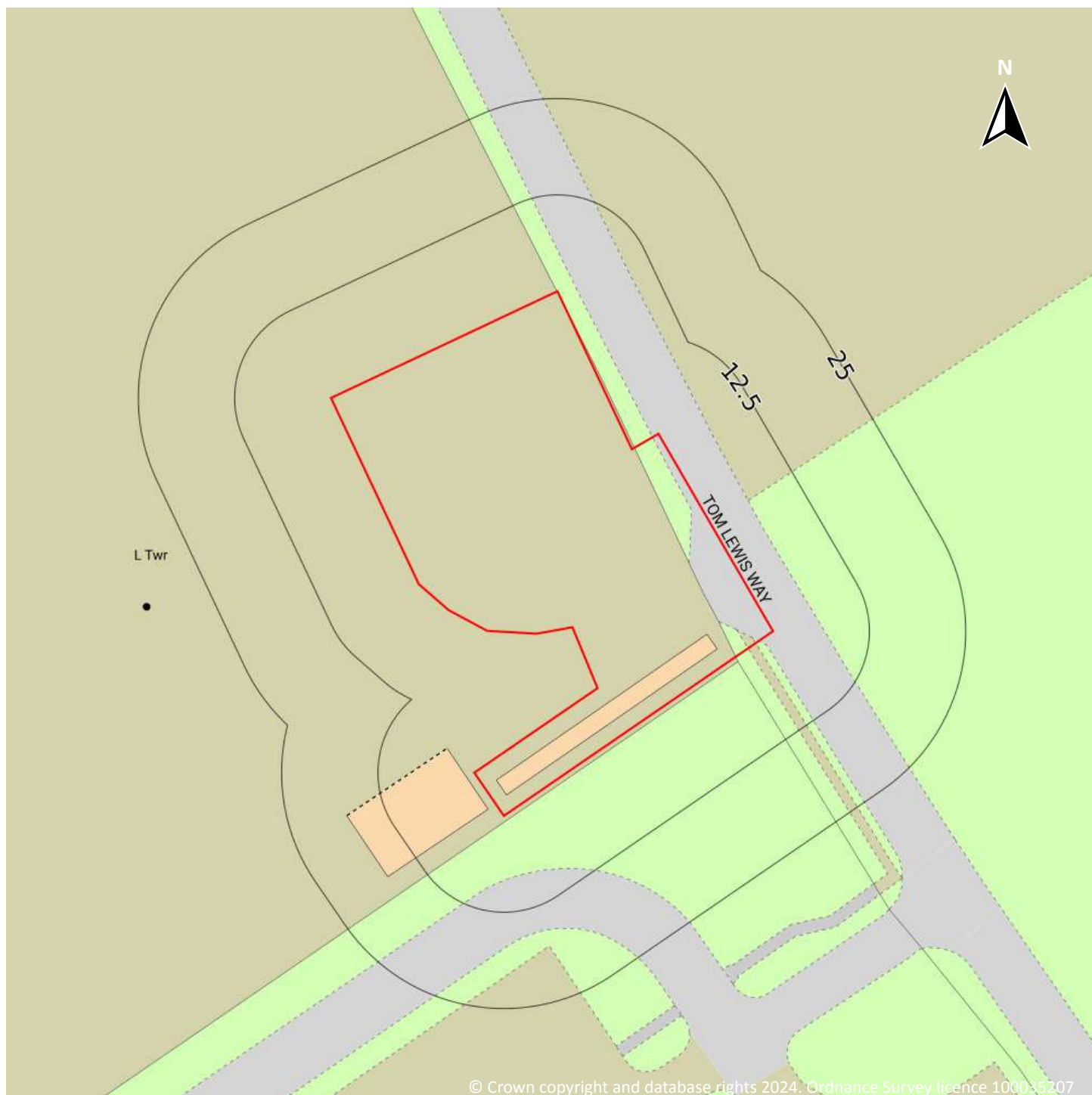
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Date: 2 October 2024

OS MasterMap site plan



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Site Area: 0.18ha



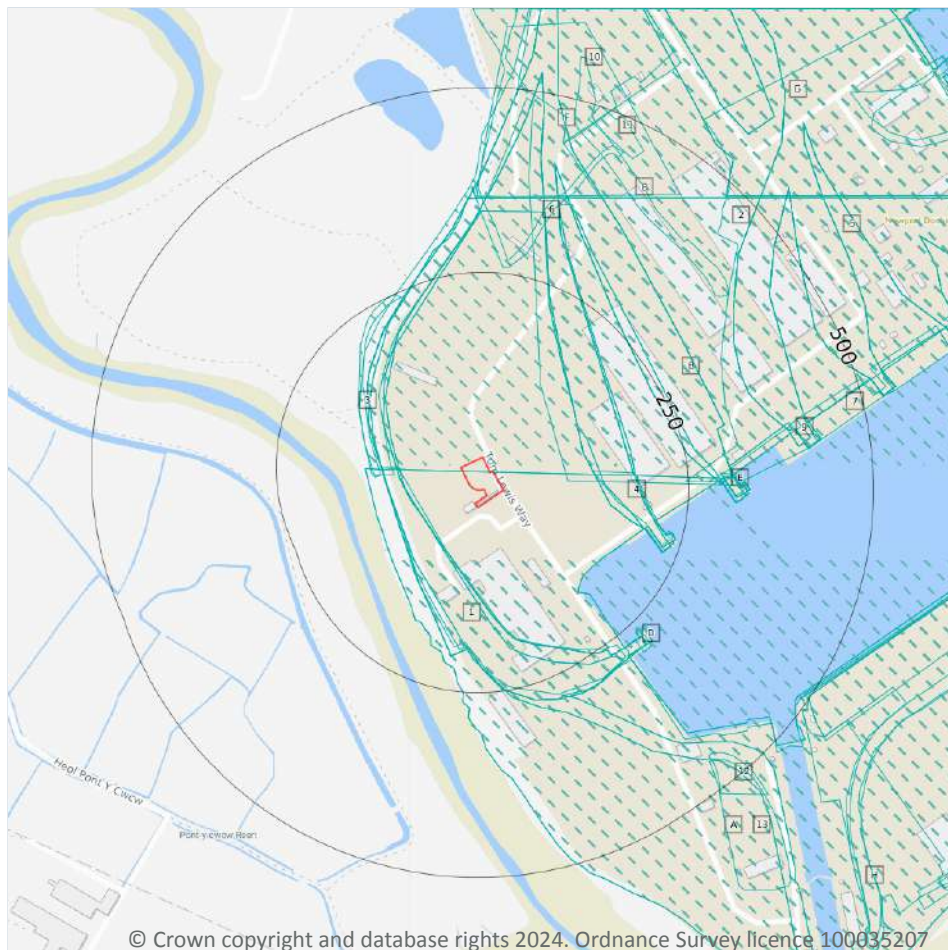
Contact us with any questions at:

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Date: 2 October 2024

1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

36

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

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

ID	Location	Land use	Dates present	Group ID
A	On site	Docks	1922	1177548



ID	Location	Land use	Dates present	Group ID
A	On site	Docks	1922	1177549
B	On site	Docks	1922 - 1938	1282226
1	65m SW	Railway Sidings	1950	1210406
C	69m SW	Railway Sidings	1922	1210341
C	69m SW	Railway Sidings	1922	1210342
C	69m SW	Railway Sidings	1922	1210343
C	69m SW	Railway Sidings	1922	1210344
B	69m SW	Railway Sidings	1964	1270073
B	69m SW	Dock	1964	1273052
2	87m E	Railway Sidings	1938 - 1949	1237329
3	110m W	Unspecified Ground Workings	1922	1182990
4	123m E	Railway Sidings	1950	1210407
5	247m E	Dock	1949	1210505
6	258m N	Unspecified Heap	1882	1200238
D	261m SE	Coal Hoist	1922 - 1950	1249174
D	270m SE	Coal Hoists	1922	1181064
7	277m E	Coal Hoists	1938 - 1949	1236094
E	294m E	Railway Sidings	1950	1210408
E	297m E	Coal Hoists	1922	1267122
E	297m E	Coal Hoist	1922	1208817
F	352m N	Railway Sidings	1965	1229586
F	353m N	Refuse Heap	1985	1268937
8	383m NE	Unspecified Ground Workings	1949	1182992
9	392m E	Coal Hoists	1949	1252087
10	439m N	Refuse Heap	1973 - 1981	1242812
11	451m NE	Hospital	1900	1205677
12	453m SE	Unspecified Pit	1922	1241348
13	461m SE	Unspecified Pit	1922	1231383



ID	Location	Land use	Dates present	Group ID
G	483m NE	Railway Sidings	1965 - 1985	1216620
G	483m NE	Dock	1965 - 1981	1245035
G	483m NE	Unspecified Commercial/Industrial	1965	1264701
H	491m SE	Railway Sidings	1922 - 1949	1272052
H	491m SE	Railway Sidings	1950	1210544
H	497m SE	Quay	1964	1187333
H	497m SE	Railway Sidings	1964	1210448

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

0

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'.

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or



succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

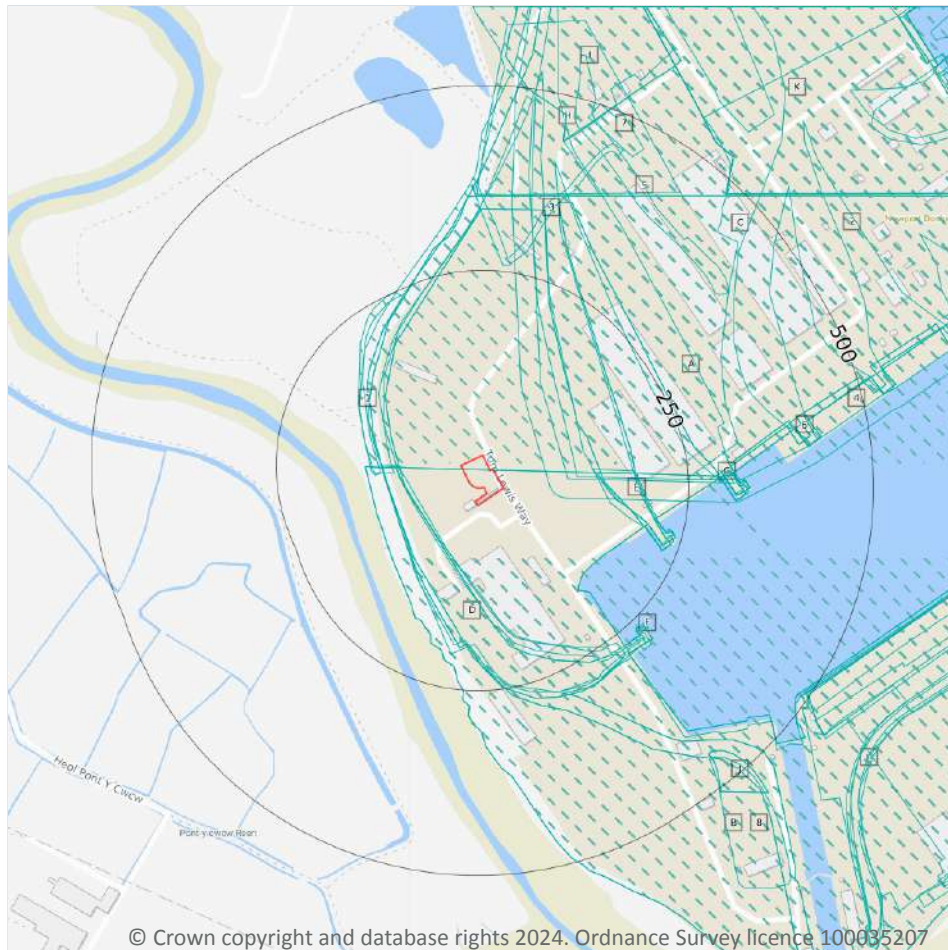
Records within 500m

0

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

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

2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

45

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 19](#) >

ID	Location	Land Use	Date	Group ID
A	On site	Docks	1922	1282226
B	On site	Docks	1922	1177548
B	On site	Docks	1922	1177549



ID	Location	Land Use	Date	Group ID
C	61m E	Docks	1938	1282226
D	65m SW	Railway Sidings	1950	1210406
D	69m SW	Railway Sidings	1922	1210342
A	69m SW	Dock	1964	1273052
A	69m SW	Railway Sidings	1964	1270073
C	72m SW	Railway Sidings	1922	1210341
C	87m E	Railway Sidings	1938	1237329
C	91m W	Railway Sidings	1949	1237329
1	110m W	Unspecified Ground Workings	1922	1182990
E	123m E	Railway Sidings	1950	1210407
E	129m E	Railway Sidings	1922	1210344
2	247m E	Dock	1949	1210505
3	258m N	Unspecified Heap	1882	1200238
F	261m SE	Coal Hoist	1950	1249174
F	263m SE	Coal Hoist	1922	1249174
F	270m SE	Coal Hoists	1922	1181064
G	277m E	Coal Hoists	1949	1236094
4	291m E	Coal Hoists	1938	1236094
G	294m E	Railway Sidings	1950	1210408
G	297m E	Coal Hoists	1922	1267122
G	297m E	Railway Sidings	1922	1210343
G	297m E	Coal Hoist	1922	1208817
H	352m N	Railway Sidings	1965	1229586
H	353m N	Refuse Heap	1985	1268937
5	383m NE	Unspecified Ground Workings	1949	1182992
6	392m E	Coal Hoists	1949	1252087
I	439m N	Refuse Heap	1981	1242812
I	439m N	Refuse Heap	1973	1242812



ID	Location	Land Use	Date	Group ID
7	451m NE	Hospital	1900	1205677
J	453m SE	Unspecified Pit	1922	1241348
J	453m SE	Unspecified Pit	1922	1241348
8	461m SE	Unspecified Pit	1922	1231383
K	483m NE	Railway Sidings	1965	1216620
K	483m NE	Unspecified Commercial/Industrial	1965	1264701
K	483m NE	Dock	1965	1245035
K	483m NE	Dock	1981	1245035
K	483m NE	Dock	1973	1245035
L	491m SE	Railway Sidings	1922	1272052
L	491m SE	Railway Sidings	1950	1210544
L	495m SE	Railway Sidings	1922	1272052
L	497m SE	Quay	1964	1187333
L	497m SE	Railway Sidings	1964	1210448

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

0

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'.

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

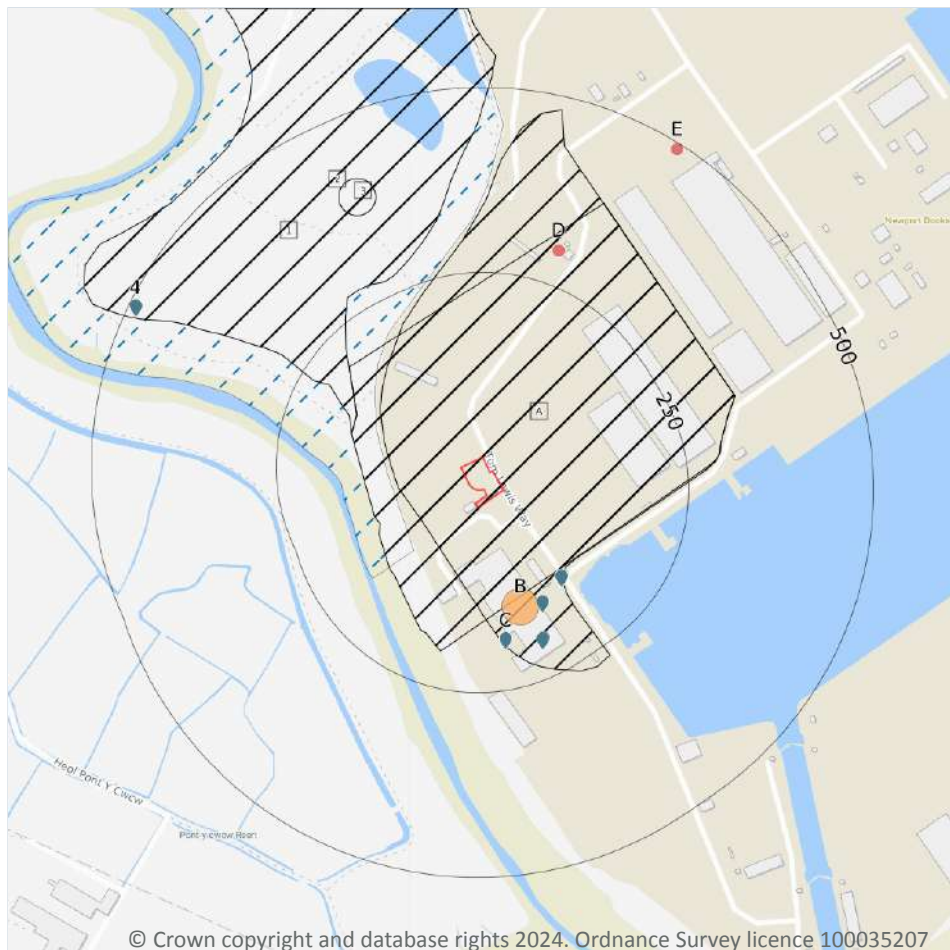
0

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

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Active or recent landfill
- Historical landfill (EA/NRW)
- Historical waste sites
- Licensed waste sites
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

1

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation. Features are displayed on the Waste and landfill map on [page 23](#) >

ID	Location	Details	
1	97m W	Operator: Newport City Council Site Address: Docks Way Landfill, Docks Way, Maesglas, Newport, Gwent, NP20 2NS	WML Number: 30058 EPR Reference: NEW002 Landfill type: A4 : Household, Commercial & Industrial Waste Landfill Status: Closure IPPC Reference: - EPR Number: EAEP\EA/EPR/NP3199FM/V002



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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

4

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 23 >](#)

ID	Location	Details		
A	On site	Site Address: Old Coal Sidings, Newport South Dock, Newport Licence Holder Address: -	Waste Licence: Yes Site Reference: 015/77 Waste Type: Inert, Industrial Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 22/04/1977 Licence Surrender: -	Operator: - Licence Holder: H Wessen First Recorded 31/12/1970 Last Recorded: 31/12/1983
A	On site	Site Address: South Dock, Eastern Wharf, Newport Licence Holder Address: -	Waste Licence: Yes Site Reference: 004/77 Waste Type: Inert, Industrial Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 21/01/1977 Licence Surrender: 31/12/1990	Operator: - Licence Holder: Gwent Haulage Company Limited First Recorded 31/01/1976 Last Recorded: 31/12/1990



ID	Location	Details		
2	155m W	Site Address: Docks Way, Landfill, Newport Licence Holder Address: -	Waste Licence: Yes Site Reference: 066/92 Waste Type: Inert, Industrial, Commercial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 03/06/1987 Licence Surrender: -	Operator: - Licence Holder: Newport County Borough Council First Recorded 31/12/1980 Last Recorded: -
3	366m NW	Site Address: Land adjoining Timber Terminal South Docks, Newport, Gwent Licence Holder Address: -	Waste Licence: Yes Site Reference: 043/86, 040/86, 6935/0050 Waste Type: Inert, Industrial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 27/02/1986 Licence Surrender: 11/08/1988	Operator: - Licence Holder: Volehurst Limited First Recorded - Last Recorded: -

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

3.5 Historical waste sites

Records within 500m	1
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Waste site records derived from Local Authority planning records and high detail historical mapping.

Features are displayed on the Waste and landfill map on [page 23 >](#)

ID	Location	Address	Further Details	Date
B	121m S	Site Address: North Dock, Alexandra Dock, Newport Docks, NEWPORT, Gwent, NP20 2NP	Type of Site: Waste Transfer Station (Conversion) Planning application reference: 05/1155/F Description: Scheme comprises change of use to a waste transfer station with associated wood chipping plant. An application (ref: 05/1155/F) for Detailed Planning permission was submitted to Newport B.C. on 22nd August 2005. Data source: Historic Planning Application Data Type: Point	-

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



3.6 Licensed waste sites

Records within 500m

25

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

Features are displayed on the Waste and landfill map on [page 23 >](#)

ID	Location	Details		
B	142m SE	Site Name: Sims Newport Site Address: South Dock, Westway Road, Newport Docks, Newport, Gwent, NP20 2WE Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: SIM009 EPR reference: TP3495FK/S005 Operator: Sims Group U K Ltd Waste Management licence No: 30273 Annual Tonnage: 0	Issue Date: 28/02/2003 Effective Date: - Modified: 27/10/2010 Surrendered Date: 2.01507e+016 Expiry Date: 0 Cancelled Date: 0 Status: Surrendered
B	142m SE	Site Name: - Site Address: Sims Newport, Newport Docks, Newport, Gwent, NP20 2WE Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: TP3495FK EPR reference: - Operator: - Waste Management licence No: 30273 Annual Tonnage: 0	Issue Date: 28/02/2003 Effective Date: 28/02/2003 Modified: - Surrendered Date: 23/07/2015 Expiry Date: - Cancelled Date: - Status: Surrender
B	142m SE	Site Name: Sims Newport Site Address: South Dock, Westway Road, Newport Docks, Newport, Gwent, NP20 2WE Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIM009 EPR reference: TP3495FK/V004 Operator: Sims Group U K Ltd Waste Management licence No: 30273 Annual Tonnage: 24999	Issue Date: 28/02/2003 Effective Date: - Modified: 27/10/2010 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified



ID	Location	Details		
B	142m SE	Site Name: Sims Group U K Ltd (fridge Storage) Site Address: Land/ Premises At, Westway Road, South Dock, Newport, Gwent, NP20 2WE Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIM009 EPR reference: TP3495FK/V002 Operator: Sims Group U K Ltd (fridge Storage) Waste Management licence No: 30273 Annual Tonnage: 25000	Issue Date: 28/02/2003 Effective Date: - Modified: 14/06/2004 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
B	142m SE	Site Name: - Site Address: Sims Newport, Newport Docks, Newport, Gwent, NP20 2WE Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: - Environmental Permitting Regulations (Waste) Licence Number: TP3495FK EPR reference: - Operator: Sims Group U K Ltd Waste Management licence No: - Annual Tonnage: 0	Issue Date: 28/02/2003 Effective Date: 28/02/2003 Modified: - Surrendered Date: 23/07/2015 Expiry Date: - Cancelled Date: - Status: Surrender
B	142m SE	Site Name: - Site Address: Sims Newport, Newport Docks, Newport, Newport, NP20 2WE Correspondence Address: -	Type of Site: - Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: TP3495FK EPR reference: - Operator: Sims Group U K Ltd Waste Management licence No: 0 Annual Tonnage: 0	Issue Date: 28/02/2003 Effective Date: 28/02/2003 Modified: - Surrendered Date: 23/07/2015 Expiry Date: - Cancelled Date: - Status: Surrendered
B	142m SE	Site Name: - Site Address: Sims Newport, Newport Docks, Gwent, Newport, Newport, NP20 2WE Correspondence Address: -	Type of Site: - Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: TP3495FK EPR reference: - Operator: Sims Group U K Ltd Waste Management licence No: 30273 Annual Tonnage: 0	Issue Date: 28/02/2003 Effective Date: 28/02/2003 Modified: - Surrendered Date: 23/07/2015 Expiry Date: - Cancelled Date: - Status: Surrender



ID	Location	Details		
B	142m SE	Site Name: - Site Address: Sims Newport, Newport Docks, Newport, Gwent, NP20 2WE Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: - Environmental Permitting Regulations (Waste) Licence Number: TP3495FK EPR reference: - Operator: Sims Group U K Ltd Waste Management licence No: - Annual Tonnage: 0	Issue Date: 28/02/2003 Effective Date: 28/02/2003 Modified: - Surrendered Date: 23/07/2015 Expiry Date: - Cancelled Date: - Status: Surrender
B	157m SE	Site Name: Newport Weee Facility (weee) Site Address: West Quay, Westway Road, South Dock, Newport, Gwent, NP20 2WE Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: SIM062 EPR reference: BP3992SG/S003 Operator: Sims Group U K Ltd Waste Management licence No: 100605 Annual Tonnage: 0	Issue Date: 28/10/2008 Effective Date: - Modified: 21/02/2011 Surrendered Date: 2.01507e+016 Expiry Date: 0 Cancelled Date: 0 Status: Surrendered
C	184m S	Site Name: Newport Weee Facility (weee) Site Address: West Quay, Westway Road, South Dock, Newport, Gwent, NP20 2WE Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIM062 EPR reference: BP3992SG/A001 Operator: Sims Group U K Limited (weee Plant) Waste Management licence No: 100605 Annual Tonnage: 74999	Issue Date: 28/10/2008 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
C	184m S	Site Name: Newport Weee Facility Site Address: West Quay, Westway Road, South Dock, Newport, Gwent, NP20 2WE Correspondence Address: -	Type of Site: 75kte WEEE Treatment Facility Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIM062 EPR reference: BP3992SG/A001 Operator: Sims Group U K Limited Waste Management licence No: 100605 Annual Tonnage: 74999	Issue Date: 28/10/2008 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued



ID	Location	Details		
C	184m S	Site Name: Newport Weee Facility Site Address: West Quay, Westway Road, South Dock, Newport, Gwent, NP20 2WE Correspondence Address: -	Type of Site: Material Recycling Treatment Facility Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIM062 EPR reference: BP3992SG/A001 Operator: Sims Group U K Limited Waste Management licence No: 100605 Annual Tonnage: 74999	Issue Date: 28/10/2008 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
C	184m S	Site Name: Newport Weee Facility (weee) Site Address: West Quay, Westway Road, South Dock, Newport, Gwent, NP20 2WE Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIM062 EPR reference: EA/EPR/BP3992SG/V002 Operator: Sims Group U K Limited Waste Management licence No: 100605 Annual Tonnage: 74999	Issue Date: 28/10/2008 Effective Date: - Modified: 21/02/2011 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
C	184m S	Site Name: Newport Weee Facility (weee) Site Address: West Quay, Westway Road, South Dock, Newport, Gwent, NP20 2WE Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIM062 EPR reference: BP3992SG/V002 Operator: Sims Group U K Ltd Waste Management licence No: 100605 Annual Tonnage: 74999	Issue Date: 28/10/2008 Effective Date: - Modified: 21/02/2011 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
C	184m S	Site Name: Newport Weee Facility (weee) Site Address: West Quay, Westway Road, South Dock, Newport, Gwent, NP20 2WE Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIM062 EPR reference: EA/EPR/BP3992SG/V002 Operator: Sims Group U K Ltd Waste Management licence No: 100605 Annual Tonnage: 74999	Issue Date: 28/10/2008 Effective Date: - Modified: 21/02/2011 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified



ID	Location	Details		
C	184m S	Site Name: Newport Weee Facility Site Address: West Quay, Westway Road, South Dock, Newport, Gwent, NP20 2WE Correspondence Address: Sims Group U K Ltd, Long Marston, Stratford Upon Avon, Warks, CV37 8AQ	Type of Site: Physical Treatment Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIM062 EPR reference: - Operator: Sims Group U K Limited Waste Management licence No: 100605 Annual Tonnage: 0	Issue Date: 10/28/2008 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
C	184m S	Site Name: Newport Weee Facility Site Address: West Quay, Westway Road, South Dock, Newport, Gwent, NP20 2WE Correspondence Address: Sims Group U K Ltd, Long Marston, Stratford Upon Avon, Warks, CV37 8AQ	Type of Site: Physical Treatment Facility Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIM062 EPR reference: EA/EPR/BP3992SG/A001 Operator: Sims Group U K Limited Waste Management licence No: 100605 Annual Tonnage: 74999	Issue Date: 10/28/2008 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
C	184m S	Site Name: - Site Address: Newport Weee Facility (weee), South Dock, Newport, Gwent, NP20 2WE Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: BP3992SG EPR reference: - Operator: - Waste Management licence No: 100605 Annual Tonnage: 0	Issue Date: 28/10/2008 Effective Date: 28/10/2008 Modified: - Surrendered Date: 22/07/2015 Expiry Date: - Cancelled Date: - Status: Surrender
C	184m S	Site Name: - Site Address: Newport Weee Facility (weee), South Dock, Newport, Gwent, NP20 2WE Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: - Environmental Permitting Regulations (Waste) Licence Number: BP3992SG EPR reference: - Operator: Sims Group U K Ltd Waste Management licence No: - Annual Tonnage: 0	Issue Date: 28/10/2008 Effective Date: 28/10/2008 Modified: - Surrendered Date: 22/07/2015 Expiry Date: - Cancelled Date: - Status: Surrender



ID	Location	Details		
C	184m S	Site Name: - Site Address: Newport Weee Facility (weee), South Dock, Newport, Gwent, NP20 2WE Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: - Environmental Permitting Regulations (Waste) Licence Number: BP3992SG EPR reference: - Operator: Sims Group U K Ltd Waste Management licence No: - Annual Tonnage: 0	Issue Date: 28/10/2008 Effective Date: 28/10/2008 Modified: - Surrendered Date: 22/07/2015 Expiry Date: - Cancelled Date: - Status: Surrender
C	184m S	Site Name: - Site Address: Newport Weee Facility (weee), South Dock, Newport, Newport, NP20 2WE Correspondence Address: -	Type of Site: - Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: BP3992SG EPR reference: - Operator: Sims Group U K Ltd Waste Management licence No: 0 Annual Tonnage: 0	Issue Date: 28/10/2008 Effective Date: 28/10/2008 Modified: - Surrendered Date: 22/07/2015 Expiry Date: - Cancelled Date: - Status: Surrendered
C	184m S	Site Name: - Site Address: Newport Weee Facility (weee), South Dock, Gwent, Newport, Newport, NP20 2WE Correspondence Address: -	Type of Site: - Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: BP3992SG EPR reference: - Operator: Sims Group U K Ltd Waste Management licence No: 100605 Annual Tonnage: 0	Issue Date: 28/10/2008 Effective Date: 28/10/2008 Modified: - Surrendered Date: 22/07/2015 Expiry Date: - Cancelled Date: - Status: Surrender
B	200m S	Site Name: Sims Group Uk Ltd Site Address: Sims Group Uk Ltd, North Side, South Dock, Alexandra Dock, Newport, Gwent, NP20 2WE Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIM011 EPR reference: CP3595FW/S002 Operator: Sims Group U K Ltd Waste Management licence No: 30305 Annual Tonnage: 1355	Issue Date: 30/01/2004 Effective Date: - Modified: - Surrendered Date: 2.00502e+016 Expiry Date: 0 Cancelled Date: 0 Status: Surrendered



ID	Location	Details		
B	200m S	Site Name: Sims Group U K Ltd Site Address: North Quay, South Dock, Westway Road, Newport Docks, Newport, NP9 2WE Correspondence Address: Sims Group U K Ltd, Long Marston, Stratford Upon Avon, Warwickshire, CU37 8AG	Type of Site: Metal Recycling Site (mixed MRS's) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIM009 EPR reference: - Operator: Sims Group U K Ltd (Newport) Waste Management licence No: 30273 Annual Tonnage: 24999.9	Issue Date: 28/02/2003 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
4	491m NW	Site Name: Docksway Landfill EPR/DP3733BK Site Address: Newport City Council, Docksway Landfill EPR/DP3733BK, Docksway Disposal Site - Phase 2 Docks Way, South Wales, NP20 2NS Correspondence Address: -	Type of Site: Borehole Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: DP3733BK EPR reference: - Operator: Newport City Council Waste Management licence No: 0 Annual Tonnage: 103500	Issue Date: 12/06/2009 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Effective

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

3.7 Waste exemptions

Records within 500m	8
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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 23 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
D	297m N	Scott Timber Ltd, Scott Pallets, Tom Lewis Way, Alexandra Docks, Newport, Newport, Np20 2wf	NRW-WME058316	Using waste exemption	Not on a farm	Use of waste to manufacture finished goods
D	297m N	Scott Timber Ltd, Scott Pallets, Tom Lewis Way, Alexandra Docks, Newport, Newport, Np20 2wf	NRW-WME058316	Treating waste exemption	Not on a farm	Manual treatment of waste
D	297m N	Scott Timber Ltd, Scott Pallets, Tom Lewis Way, Alexandra Docks, Newport, Newport, Np20 2wf	NRW-WME058316	Using waste exemption	Not on a farm	Use of waste for a specified purpose



ID	Location	Site	Reference	Category	Sub-Category	Description
D	297m N	Scott Timber Ltd, Scott Pallets, Tom Lewis Way, Alexandra Docks, Newport, Newport, Np20 2wf	NRW-WME094212	Using waste exemption	Not on a farm	Use of waste for a specified purpose
D	297m N	Scott Timber Ltd, Scott Pallets, Tom Lewis Way, Alexandra Docks, Newport, Newport, Np20 2wf	NRW-WME094212	Using waste exemption	Not on a farm	Use of waste to manufacture finished goods
D	297m N	Scott Timber Ltd, Scott Pallets, Tom Lewis Way, Alexandra Docks, Newport, Newport, Np20 2wf	NRW-WME094212	Treating waste exemption	Not on a farm	Manual treatment of waste
E	492m NE	Np202wf	NRW-WME001090	Using waste exemption	Waste exemption - non-agricultural	Use of waste for a specified purpose
E	492m NE	Np202wf	NRW-WME001090	Using waste exemption	Waste exemption - non-agricultural	Use of waste to manufacture finished goods

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



4 Current industrial land use



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- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Control of Major Accident Hazards
- ▲ Hazardous substance storage/usage
- 📍 Part A(1) industrial activities
- Licensed Discharges to controlled waters

4.1 Recent industrial land uses

Records within 250m

2

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 34](#) >

ID	Location	Company	Address	Activity	Category
1	82m S	Speedy Hire Plc	Tom Lewis Way, Newport, Gwent, NP20 2WF	Construction and Tool Hire	Hire Services
2	116m SE	Electricity Sub Station	Gwent, NP20	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.



4.2 Current or recent petrol stations

Records within 500m**0**

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m**0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m**0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m**3**

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.

Features are displayed on the Current industrial land use map on [page 34 >](#)

ID	Location	Company	Address	Operational status	Tier
B	193m NE	Mole Valley Forage Services Limited	Mole Valley Forage Services Limited, Newport, 8 shed, North Side, South Dock, Alexandra Docks, Newport, Gwent, NP20 2NQ	Historical COMAH Site	COMAH Lower Tier Operator



ID	Location	Company	Address	Operational status	Tier
B	204m NE	Thomas Bell & Sons Limited	Thomas Bell & Sons Limited, Newport, 8 shed, North Side, South Dock, Alexandra Docks, Newport, Gwent, NP20 2NQ	Current COMAH Site	COMAH Lower Tier Operator
E	418m NE	Origin UK Operations Limited	Origin UK Operations Limited, Alexandra Dock, West Way Road, South Dock, Newport, Gwent, NP9 2WZ	Current COMAH Site	COMAH Lower Tier Operator

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	2
----------------------------	----------

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.

Features are displayed on the Current industrial land use map on [page 34 >](#)

ID	Location	Details	
3	445m NE	Application reference number: No Details Application status: Approved Application date: No Details Address: Thomas Bell & Sons Ltd, Shed, North Side, South Dock, 8, Shed, North Side, Newport, Gwent, Wales, NP20 2NQ	Details: No Details Enforcement: No Details Date of enforcement: No Details Comment: No Details
E	453m NE	Application reference number: No Details Application status: Approved Application date: No Details Address: Associated British Ports Ltd, West Way Road, Alexandra Dock, South Dock, Newport, Wales, NP20 2NQ	Details: No Details Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

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

11

Records of Part A(1) 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 34 >](#)

ID	Location	Details	
F	491m NW	Operator: Newport City Council Installation Name: Docksway Landfill Process: BURNING ANY FUEL IN AN APPLIANCE WITH A RATED THERMAL INPUT OF 50 OR MORE MEGAWATTS Permit Number: DP3733BK Original Permit Number: -	EPR Reference: - Issue Date: 18/01/2022 Effective Date: 18/01/2022 Last date noted as effective: 06/08/2024 Status: Effective
F	491m NW	Operator: Newport City Council Installation Name: Docksway Landfill Process: THE DISPOSAL OF WASTE IN A LANDFILL RECEIVING MORE THAN 10 TONNES OF WASTE IN ANY DAY, OR WITH A TOTAL CAPACITY OF MORE THAN 25,000 TONNES, BUT EXCLUDING DISPOSALS IN A LANDFILL TAKING ONLY INERT WASTE. Permit Number: DP3733BK Original Permit Number: -	EPR Reference: - Issue Date: 18/01/2022 Effective Date: 18/01/2022 Last date noted as effective: 06/08/2024 Status: Effective
F	491m NW	Operator: NEWPORT CITY COUNCIL Installation Name: DOCKSWAY LANDFILL - AREA 2 Process: WASTE LANDFILLING; >10 T/D WITH CAPACITY >25,000T EXCLUDING INERT WASTE Permit Number: DP3733BK Original Permit Number: DP3733BK	EPR Reference: - Issue Date: 14/10/2005 Effective Date: 14/10/2005 Last date noted as effective: 17/11/2015 Status: SUPERCEDED
F	491m NW	Operator: NEWPORT CITY COUNCIL Installation Name: DOCKSWAY LANDFILL - AREA 2 Process: COMBUSTION; ANY FUEL =>50MW Permit Number: DP3733BK Original Permit Number: DP3733BK	EPR Reference: - Issue Date: 14/10/2005 Effective Date: 14/10/2005 Last date noted as effective: 17/11/2015 Status: SUPERCEDED



ID	Location	Details	
F	491m NW	Operator: NEWPORT CITY COUNCIL Installation Name: DOCKSWAY LANDFILL EPR/DP3733BK Process: COMBUSTION; ANY FUEL =>50MW Permit Number: HP3036GT Original Permit Number: DP3733BK	EPR Reference: - Issue Date: 12/06/2009 Effective Date: 12/06/2009 Last date noted as effective: 17/11/2015 Status: EFFECTIVE
F	491m NW	Operator: NEWPORT CITY COUNCIL Installation Name: DOCKSWAY LANDFILL EPR/DP3733BK Process: WASTE LANDFILLING; >10 T/D WITH CAPACITY >25,000T EXCLUDING INERT WASTE Permit Number: HP3036GT Original Permit Number: DP3733BK	EPR Reference: - Issue Date: 12/06/2009 Effective Date: 12/06/2009 Last date noted as effective: 17/11/2015 Status: EFFECTIVE
F	491m NW	Operator: NEWPORT CITY COUNCIL Installation Name: DOCKSWAY LANDFILL - AREA 2 Process: COMBUSTION; ANY FUEL =>50MW Permit Number: MP3730MJ Original Permit Number: DP3733BK	EPR Reference: - Issue Date: 10/05/2007 Effective Date: 10/05/2007 Last date noted as effective: 17/11/2015 Status: SUPERCEDED
F	491m NW	Operator: NEWPORT CITY COUNCIL Installation Name: DOCKSWAY LANDFILL - AREA 2 Process: WASTE LANDFILLING; >10 T/D WITH CAPACITY >25,000T EXCLUDING INERT WASTE Permit Number: MP3730MJ Original Permit Number: DP3733BK	EPR Reference: - Issue Date: 10/05/2007 Effective Date: 10/05/2007 Last date noted as effective: 17/11/2015 Status: SUPERCEDED
F	491m NW	Operator: NEWPORT CITY COUNCIL Installation Name: DOCKSWAY LANDFILL Process: THE DISPOSAL OF WASTE IN A LANDFILL RECEIVING MORE THAN 10 TONNES OF WASTE IN AN... Permit Number: DP3733BK Original Permit Number: HP3036GT	EPR Reference: - Issue Date: 18/07/2016 Effective Date: 18/07/2016 Last date noted as effective: 01/04/2018 Status: EFFECTIVE
F	491m NW	Operator: NEWPORT CITY COUNCIL Installation Name: DOCKSWAY LANDFILL Process: THE DISPOSAL OF WASTE IN A LANDFILL RECEIVING MORE THAN 10 TONNES OF WASTE IN AN... Permit Number: DP3733BK Original Permit Number: HP3036GT	EPR Reference: - Issue Date: 18/07/2016 Effective Date: 18/07/2016 Last date noted as effective: 01/04/2018 Status: EFFECTIVE
F	491m NW	Operator: NEWPORT CITY COUNCIL Installation Name: DOCKSWAY LANDFILL Process: - Permit Number: DP3733BK Original Permit Number: -	EPR Reference: - Issue Date: 18/07/2016 Effective Date: 18/07/2016 Last date noted as effective: 01/04/2017 Status: ISSUED

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



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

Records within 500m

0

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

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m

0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m

8

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 34 >](#)

ID	Location	Address	Details	
A	139m W	ABP BULK CARGO NORTH SIDE SOUTH, ABP BULK CARGO, NORTH SIDE SOUTH DOCK, ALEXANDRA DOCK, NEWPORT, NP20 2UW	Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: AN0395201 Permit Version: 0 Receiving Water: THE RIVER EBBW	Status: Effective Issue date: 02/03/2006 Effective Date: 02/03/2006 Revocation Date: -
A	139m W	IAWS FERTILISERS SOUTH DOCK NEWPORT, IAWS FERTILISERS (UK) LTD, NORTH SIDE, SOUTH DOCK, ALEXANDRA DOCKS NEWPORT, NP20 2NP	Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: AN0389201 Permit Version: 0 Receiving Water: THE RIVER EBBW	Status: Effective Issue date: 21/10/2005 Effective Date: 21/10/2005 Revocation Date: -
A	139m W	FINNFOREST BBH LTD NEWPORT, FINNFOREST BBH LTD, ALEXANDRA DOCK, NEWPORT, SOUTH WALES, NP20 2WA	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: AN0397001 Permit Version: 0 Receiving Water: THE RIVER EBBW	Status: Effective Issue date: 15/06/2006 Effective Date: 15/06/2006 Revocation Date: -
C	324m E	NEWPORT DOCKS	Effluent Type: UNSPECIFIED Permit Number: AN0033301 Permit Version: 1 Receiving Water: SEVERN ESTUARY	Status: CONSENT EXPIRED - TIME LIMIT Issue date: 10/09/1987 Effective Date: 10/09/1987 Revocation Date: 06/03/1995



ID	Location	Address	Details	
C	335m E	PREMISES AT NEWPORT DOCKS, PREMISES AT NEWPORT DOCKS, NEWPORT, GWENT, WALES, NP20 2NP	Effluent Type: - Permit Number: AN0033302 Permit Version: 0 Receiving Water: SOUTH DOCK	Status: Effective Issue date: 03/11/1992 Effective Date: 03/02/1993 Revocation Date: -
D	372m N	PREMISES AT NEWPORT DOCKS, PREMISES AT NEWPORT DOCKS	Effluent Type: - Permit Number: AN0033343 Permit Version: 0 Receiving Water: RIVER EBBW	Status: Effective Issue date: 03/11/1992 Effective Date: 03/02/1993 Revocation Date: -
D	402m N	PREMISES AT PORT OF NEWPORT, PREMISES AT PORT OF NEWPORT	Effluent Type: - Permit Number: AB0055401 Permit Version: 0 Receiving Water: RIVER EBBW	Status: Effective Issue date: 14/06/1994 Effective Date: 14/06/1994 Revocation Date: -
4	496m SE	New Plasterboard Manufacturing Plant, Tom Lewis Way, ABP Alexandra Docks, Newport, NP20 2WZ	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CB3291CD Permit Version: 0 Receiving Water: Ebbw River	Status: Effective Issue date: 06/08/2021 Effective Date: 06/08/2021 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

0

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

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

4.19 Pollution inventory substances

Records within 500m

0

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

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

4.20 Pollution inventory waste transfers

Records within 500m

0

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

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

4.21 Pollution inventory radioactive waste

Records within 500m

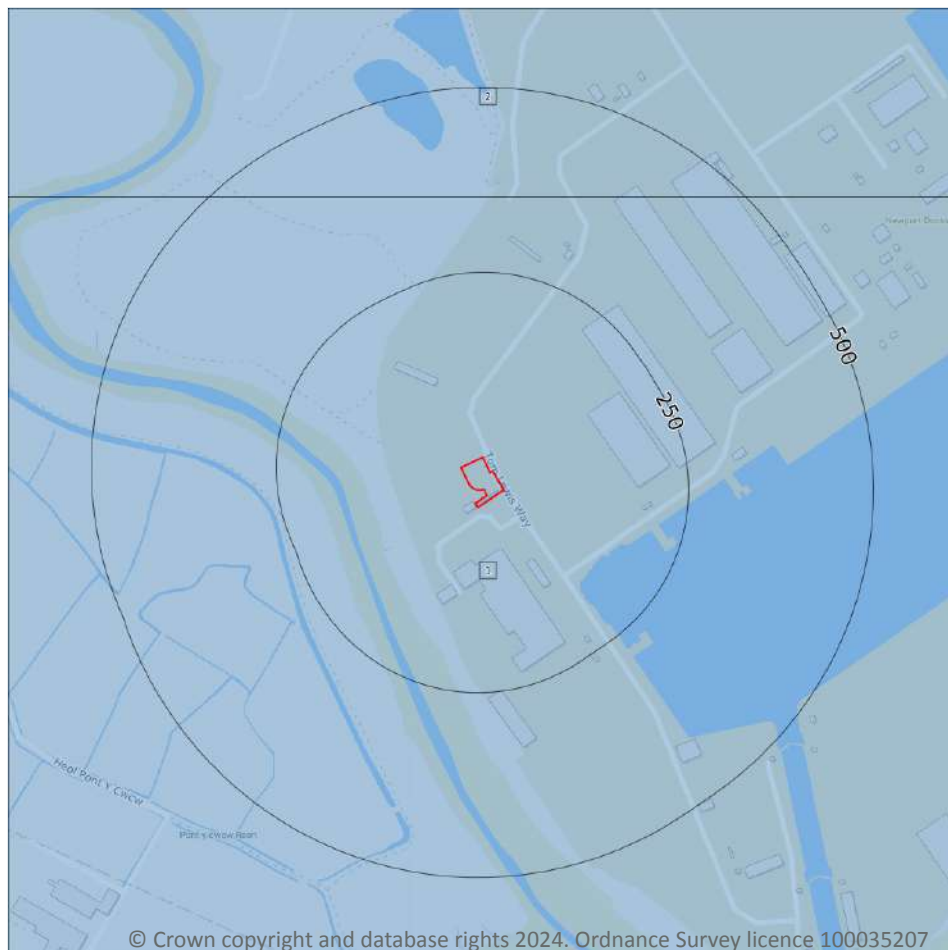
0

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

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



5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

2

Aquifer status of groundwater held within superficial geology.

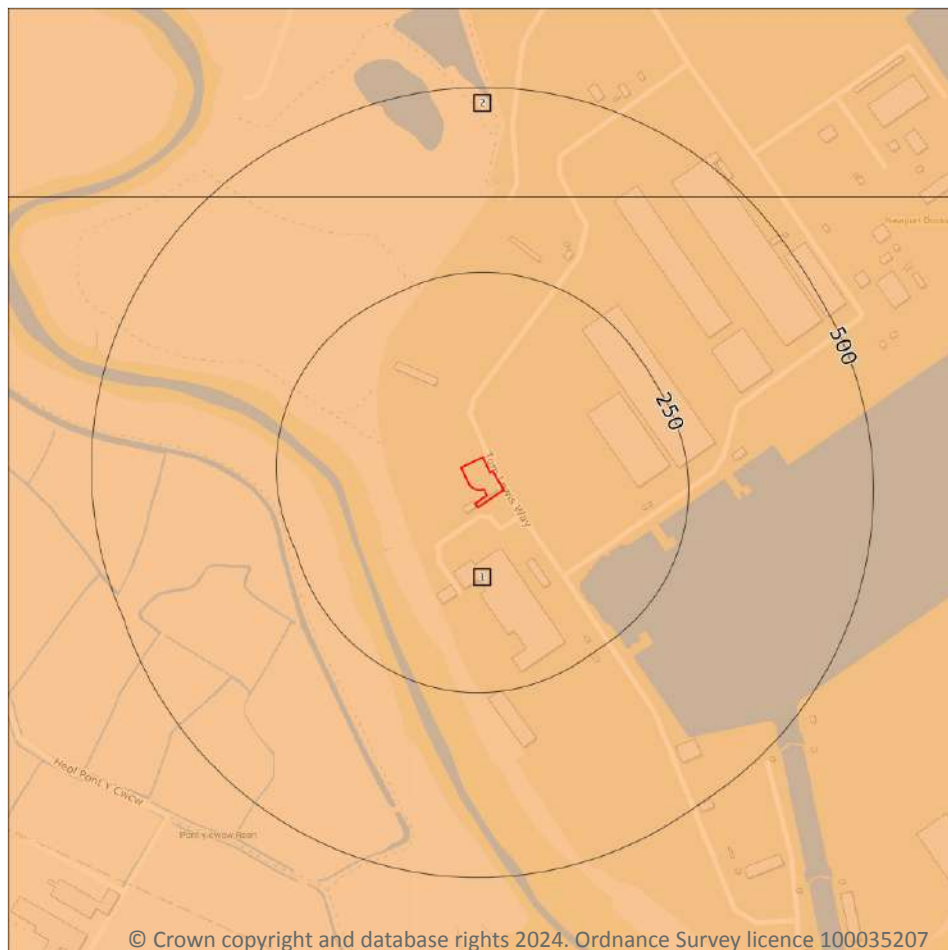
Features are displayed on the Hydrogeology map on [page 42 >](#)

ID	Location	Designation	Description
1	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
2	352m N	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



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

5.2 Bedrock aquifer

Records within 500m

2

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 43](#) >

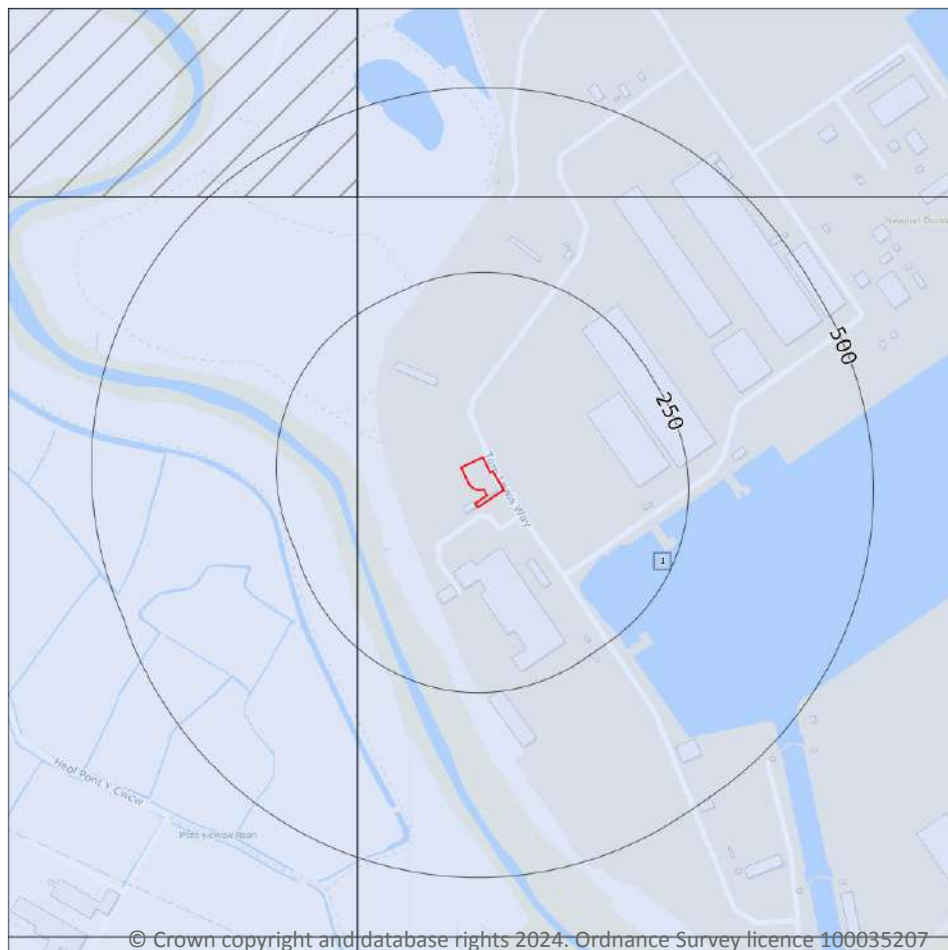
ID	Location	Designation	Description
1	On site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
2	352m N	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers



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



Groundwater vulnerability



— Site Outline

Search buffers in metres (m)

Superficial vulnerability

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

Bedrock vulnerability

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

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m

1

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 45](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary bedrock aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Unproductive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: >550mm/year	Vulnerability: Unproductive Aquifer type: Unproductive Thickness: >10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

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

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

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

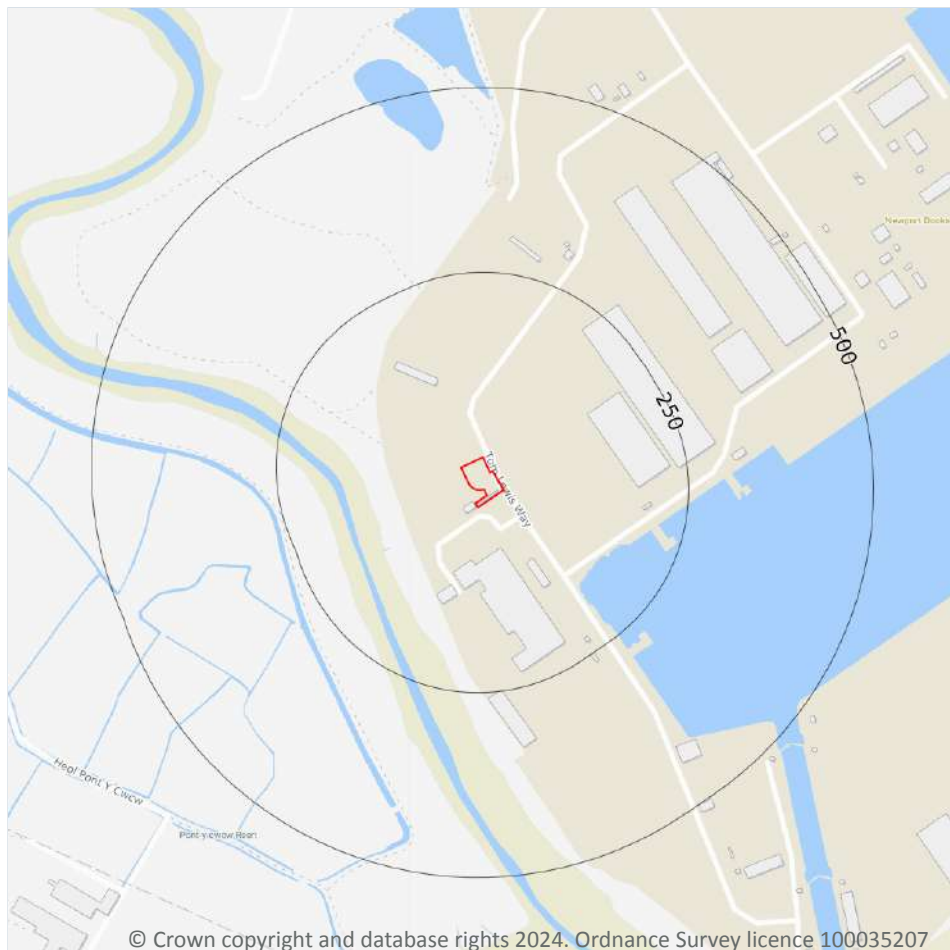
5.5 Groundwater vulnerability- local information

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

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

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

Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

0

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.

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



5.7 Surface water abstractions

Records within 2000m

2

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 47 >](#)

ID	Location	Details	
-	1498m N	Status: Historical Licence No: 20/56/11/0013 Details: General use relating to Secondary Category (Medium Loss) Direct Source: EAW Surface Water Point: DOCK FEEDER AT PILLGWENLLY TO WHITEHEAD Data Type: Point Name: Corus UK Ltd Easting: 330800 Northing: 186100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 22/10/1973 Expiry Date: - Issue No: 102 Version Start Date: 17/04/2000 Version End Date: -
-	1722m NW	Status: Active Licence No: WA/056/0061/0004 Details: Transfer between Sources (Post Water Act 2003) - Very Low Direct Source: River Ebbw Point: - Data Type: Point Name: - Easting: 329752 Northing: 185652	Annual Volume (m ³): 0 Max Daily Volume (m ³): - Original Application No: - Original Start Date: 24/11/2022 Expiry Date: 31/03/2029 Issue No: - Version Start Date: - Version End Date: -

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

5.8 Potable abstractions

Records within 2000m

0

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

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



5.9 Source Protection Zones

Records within 500m

0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

0

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

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

5

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

Features are displayed on the Hydrology map on [page 50 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
A	129m SW	Tidal river or stream.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
A	140m SW	Foreshore. Watercourse flows over the foreshore between mean high water and mean low water.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
5	166m W	Tidal river or stream.	On ground surface	Watercourse contains water year round (in normal circumstances)	Afon Ebwy
A	167m SW	Tidal river or stream.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
6	170m SW	Tidal river or stream.	On ground surface	Watercourse contains water year round (in normal circumstances)	Afon Ebwy

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

2

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

Features are displayed on the Hydrology map on [page 50 >](#)

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

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

Features are displayed on the Hydrology map on [page 50 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	Coastal catchment	Not part of a river WB catchment	142	Ebbw Sirhowy	South East Valleys

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



6.4 WFD Surface water bodies

Records identified

1

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

Features are displayed on the Hydrology map on [page 50 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
3	129m W	Transitional	USK	GB530905415404	Moderate	Good	Moderate	2019

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.

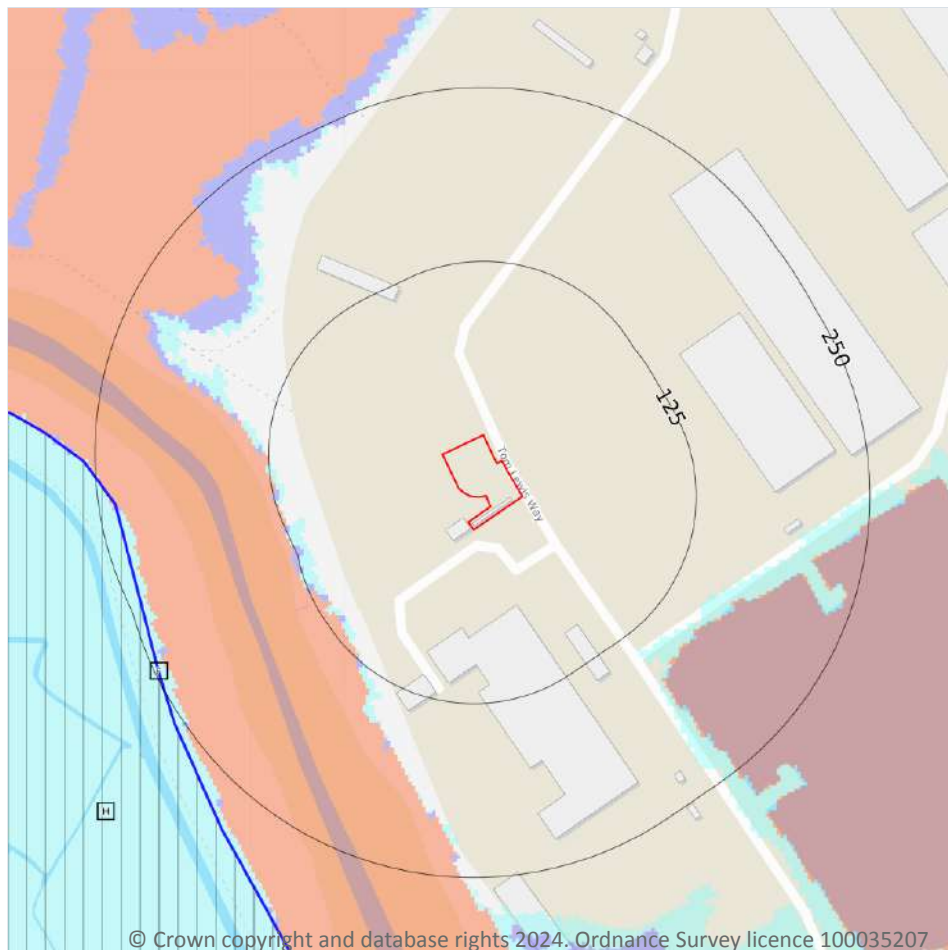
Features are displayed on the Hydrology map on [page 50 >](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	On site	SE Valleys Southern Devonian Old Red Sandstone & Triassic Mercia Mudstone	GB40902G201500	Good	Good	Good	2017

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



7 River and coastal flooding



- Site Outline
- Search buffers in metres (m)
- River and coastal flooding:
- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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

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



7.2 Historical Flood Events

Records within 250m

0

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

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

7.3 Flood Defences

Records within 250m

1

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.

Features are displayed on the River and coastal flooding map on [page 53](#) >

ID	Location	Update
F	237m W	08/11/2022

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

7.4 Areas Benefiting from Flood Defences

Records within 250m

1

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.

Features are displayed on the River and coastal flooding map on [page 53](#) >

ID	Location	
H	237m W	Area benefiting from flood defences

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



— Site Outline

Search buffers in metres (m)

1 in 1000 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site

1 in 30 year, 0.1m - 0.3m

Highest risk within 50m

1 in 30 year, 0.1m - 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 57 >](#)

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 Ambiantal Risk Analytics.



9 Groundwater flooding



Site Outline
Search buffers in metres (m)

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

9.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

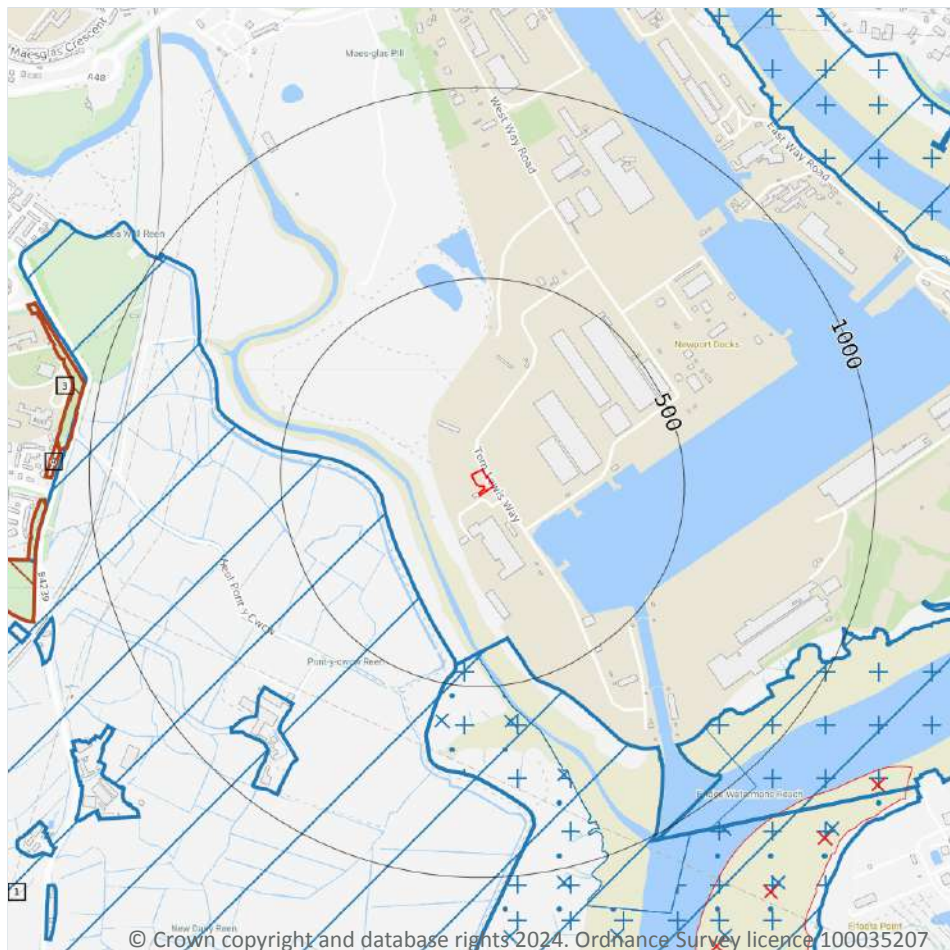
Negligible

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 59](#) >

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)
- X Conserved wetland sites (Ramsar sites)
- + Special Areas of Conservation (SAC)
- Special Protection Areas (SPA)
- X National Nature Reserves (NNR)
- ▨ Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

4

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 60](#) >

ID	Location	Name	Data source
1	241m W	Gwent Levels - St. Brides	Natural Resources Wales



ID	Location	Name	Data source
2	380m S	Severn Estuary	Natural Resources Wales
B	830m SE	River Usk (Lower Usk) / Afon Wysg (Wysg Isaf)	Natural Resources Wales
-	1757m SE	Gwlyptiroedd Casnewydd / Newport Wetlands	Natural Resources Wales

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

1

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.

Features are displayed on the Environmental designations map on [page 60](#) >



ID	Location	Site	Details
A	415m S	Name: Severn Estuary (Wales) Site status: - Data source: Natural Resources Wales	Overview: The estuary's classic funnel shape, unique in Britain, is a factor causing the Severn to have the second-largest tidal range in the world (after the Bay of Fundy, Canada). This tidal regime results in plant and animal communities typical of the extreme physical conditions of liquid mud and tide swept sand and rock. The species-poor invertebrate community includes high densities of ragworms, lugworms and other invertebrates forming an important food source for passage and wintering waders. A further consequence of the large tidal range is the extensive intertidal zone, one of the largest in the UK, comprising mudflats, sand banks, shingle, and rocky platforms. Glassworts and annual sea-blite colonise the open mud, with beds of all three species of eelgrass <i>Zostera</i> occurring on more sheltered mud and sandbanks. Large expanses of common cord-grass also occur on the outer marshes. Heavily grazed saltmarsh fringes the estuary with a range of saltmarsh types present. The middle marsh sward is dominated by common saltmarsh-grass with typical associated species. In the upper marsh, red fescue and saltmarsh rush become more prominent. Ramsar criteria: Ramsar criterion 1 Due to immense tidal range (second-largest in world), this affects both the physical environment and biological communities. Habitats Directive Annex I features present on the pSAC include: H1110 Sandbanks which are slightly covered by sea water all the time H1130 Estuaries H1140 Mudflats and sandflats not covered by seawater at low tide H1330 Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) Ramsar criterion 3 Due to unusual estuarine communities, reduced diversity and high productivity. Ramsar criterion 4 This site is important for the run of migratory fish between sea and river via estuary. Species include Salmon <i>Salmo salar</i>, sea trout <i>S. trutta</i>, sea lamprey <i>Petromyzon marinus</i>, river lamprey <i>Lampetra fluviatilis</i>, allis shad <i>Alosa alosa</i>, twaite shad <i>A. fallax</i>, and eel <i>Anguilla anguilla</i>. It is also of particular importance for migratory birds during spring and autumn. Ramsar criterion 8 The fish of the whole estuarine and river system is one of the most diverse in Britain, with over 110 species recorded. Salmon <i>Salmo salar</i>, sea trout <i>S. trutta</i>, sea lamprey <i>Petromyzon marinus</i>, river lamprey <i>Lampetra fluviatilis</i>, allis shad <i>Alosa alosa</i>, twaite shad <i>A. fallax</i>, and eel <i>Anguilla anguilla</i> use the Severn Estuary as a key migration route to their spawning grounds in the many tributaries that flow into the estuary. The site is important as a feeding and nursery ground for many fish species particularly allis shad <i>Alosa alosa</i> and twaite shad <i>A. fallax</i> which feed on mysid shrimps in the salt wedge.

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



10.3 Special Areas of Conservation (SAC)

Records within 2000m

2

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 60 >](#)

ID	Location	Name	Features of interest	Habitat description	Data source
A	415m S	Severn Estuary (Wales)	Subtidal sandbanks; Estuaries; Intertidal mudflats and sandflats; Reefs; Glasswort and other annuals colonising mud and sand; Cord-grass swards; Atlantic salt meadows; Shifting dunes; Sea lamprey; River lamprey; Allis shad; Twaite shad.	Salt marshes, Salt pastures, Salt steppes; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins)	Natural Resources Wales
B	838m SE	River Usk / Afon Wysg	Estuaries; Intertidal mudflats and sandflats; Atlantic salt meadows; Rivers with floating vegetation often dominated by water-crowfoot; Beech forests on neutral to rich soils; 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; Otter.	Improved grassland; Dry grassland, Steppes; Inland water bodies (Standing water, Running water); Broad-leaved deciduous woodland; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites); Bogs, Marshes, Water fringed vegetation, Fens; Heath, Scrub, Maquis and Garrigue, Phygrana; Humid grassland, Mesophile grassland	Natural Resources Wales

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

10.4 Special Protection Areas (SPA)

Records within 2000m

1

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.

Features are displayed on the Environmental designations map on [page 60 >](#)



ID	Location	Name	Species of interest	Habitat description	Data source
A	415m S	Severn Estuary (Wales)	Tundra swan; Common shelduck; Gadwall; Common redshank; Greater white-fronted goose; Dunlin	Coastal sand dunes, Sand beaches, Machair; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Improved grassland; Salt marshes, Salt pastures, Salt steppes	Natural Resources Wales

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

10.5 National Nature Reserves (NNR)

Records within 2000m	1
-----------------------------	----------

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.

Features are displayed on the Environmental designations map on [page 60 >](#)

ID	Location	Name	Data source
6	1132m SE	Newport Wetlands	Natural Resources Wales

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	6
-----------------------------	----------

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 60 >](#)



ID	Location	Name	Woodland Type
3	1040m W	Unknown	Restored Ancient Woodland Site
4	1079m W	Unknown	Ancient Woodland Site of Unknown Category
5	1117m W	Unknown	Restored Ancient Woodland Site
-	1593m NW	Unknown	Restored Ancient Woodland Site
-	1631m NW	Unknown	Ancient Semi Natural Woodland
-	1777m NW	Unknown	Ancient Semi Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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



10.11 Green Belt

Records within 2000m

0

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

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was



closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

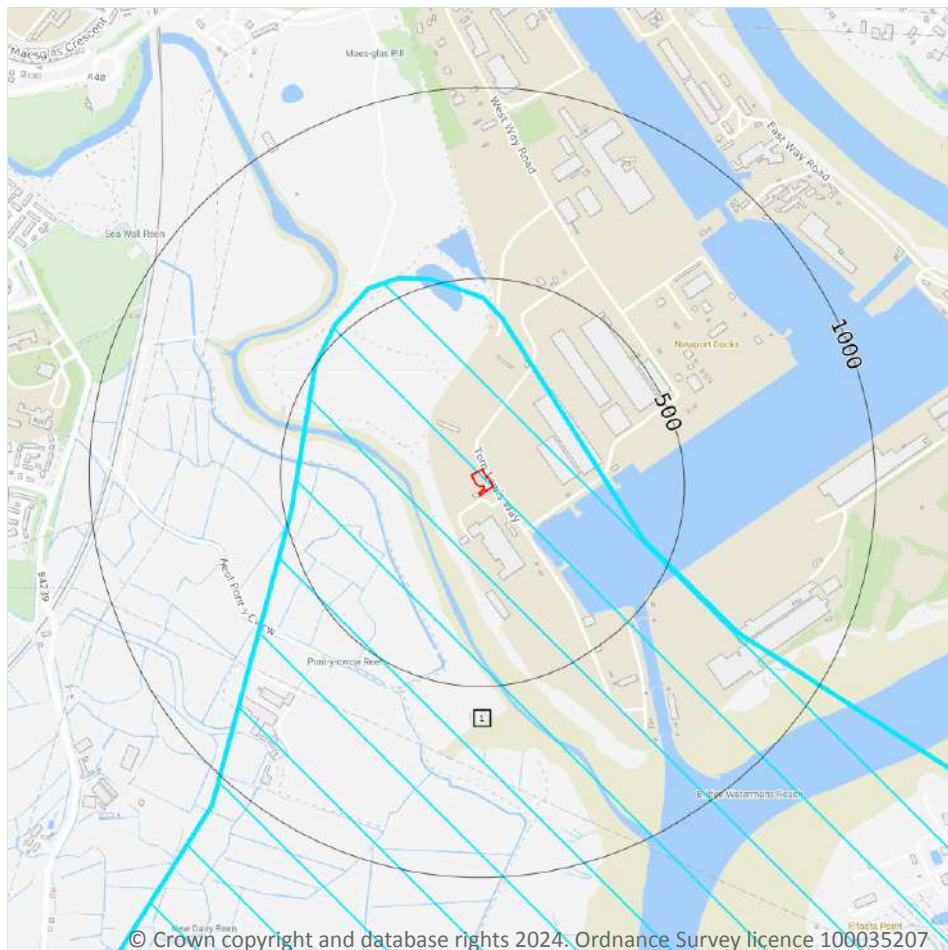
0

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

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



SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 68](#) >

ID	Location	Type of developments requiring consultation
1	On site	All applications - All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures. Infrastructure - Pipelines and underground cables, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals. Wind and Solar - Solar schemes with footprint > 0.5ha, all wind turbines. 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. Rural non-residential - Large non residential developments outside existing settlements/urban areas where net additional gross internal floorspace is > 1,000m² or footprint exceeds 0.2ha. Residential - Residential development of 10 units or more. Rural residential - Any residential developments outside of existing settlements/urban areas with a total net gain in residential units. Waste - Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0
-----------------------------	----------

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

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



11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

0

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



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

11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

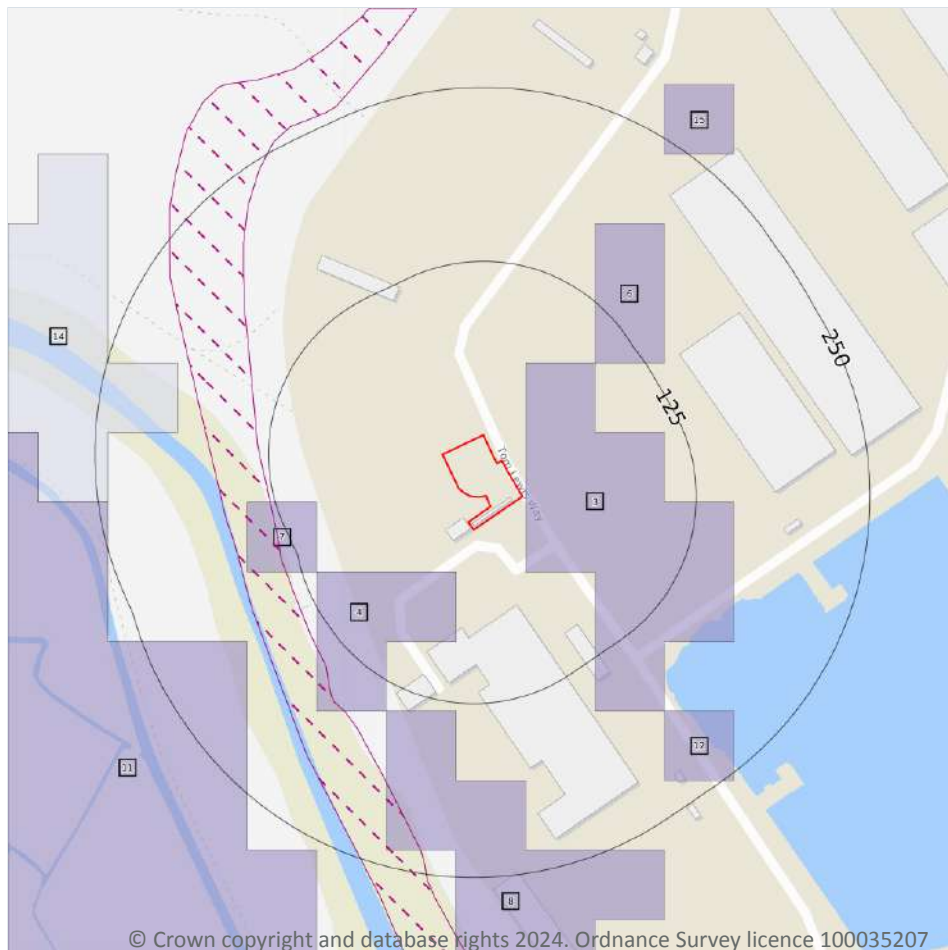
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Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process,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

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



12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 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

9

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

Features are displayed on the Agricultural designations map on [page 72](#) >

ID	Location	Classification	Description
3	2m SE	Grade 4	Poor quality agricultural land
4	33m S	Grade 4	Poor quality agricultural land
6	95m NE	Grade 4	Poor quality agricultural land

ID	Location	Classification	Description
7	97m W	Grade 4	Poor quality agricultural land
8	131m S	Grade 4	Poor quality agricultural land
11	181m SW	Grade 4	Poor quality agricultural land
12	185m SE	Grade 4	Poor quality agricultural land
14	191m W	Grade 3b	Moderate quality agricultural land
15	240m NE	Grade 4	Poor quality agricultural land

This data is sourced from Natural Resources Wales.

12.2 Open Access Land

Records within 250m

1

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.

Features are displayed on the Agricultural designations map on [page 72 >](#)

ID	Location	Name	Classification	Other relevant legislation
A	128m W	-	Open Access Other Statutory Access Land	-

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

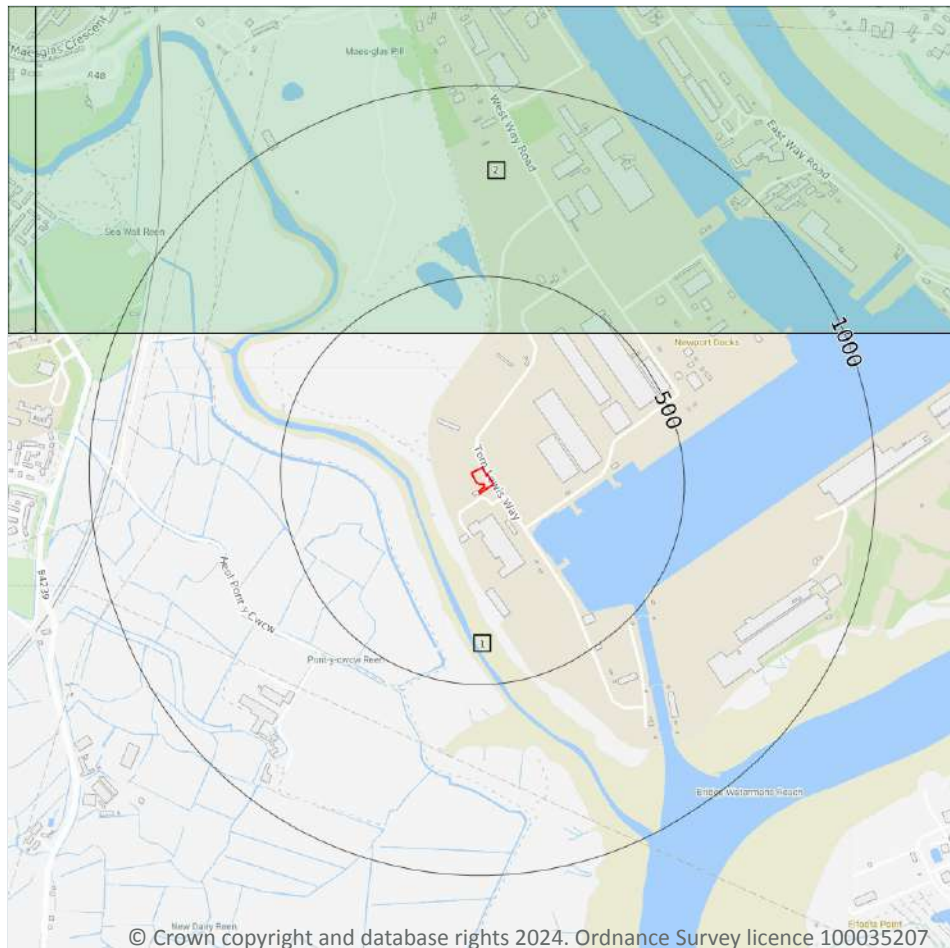
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Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- Full coverage
 - Partial coverage
 - No coverage

14.1 10k Availability

Records within 500m

2

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

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 76](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	No coverage	No coverage	No coverage	NoCov
2	352m N	No coverage	Full	Full	No coverage	ST38NW

This data is sourced from the British Geological Survey.



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

14.2 Artificial and made ground (10k)

Records within 500m

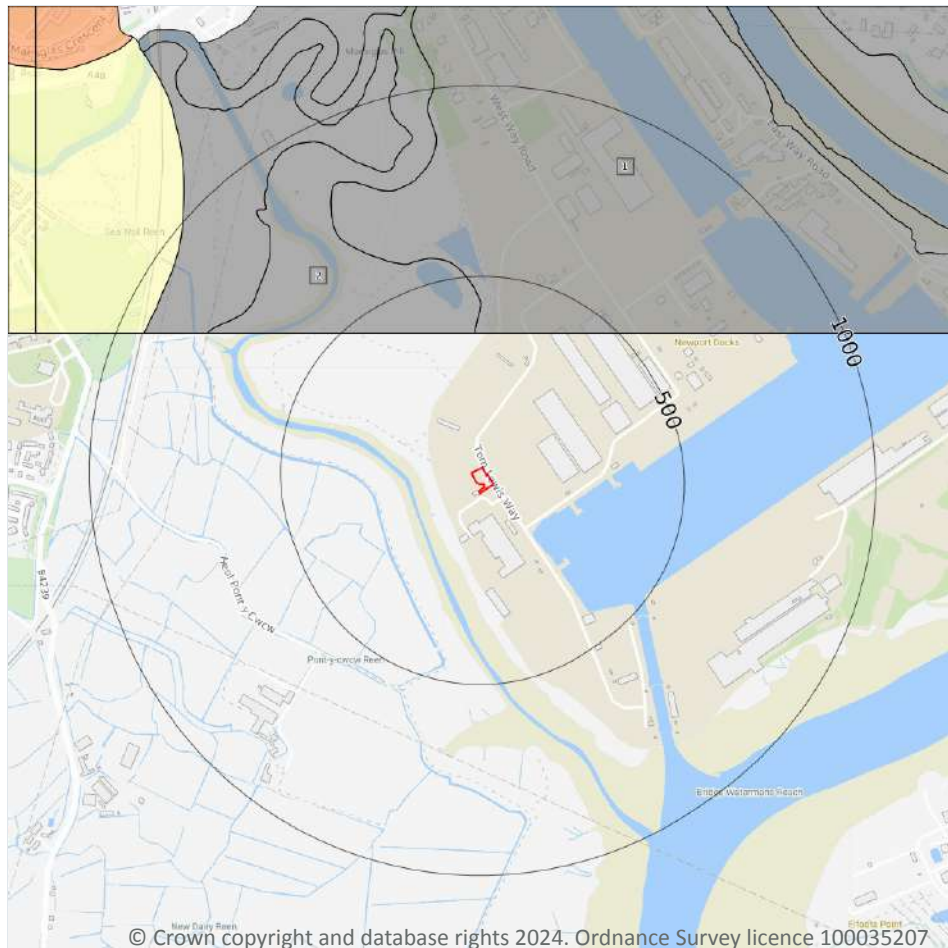
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



- Site Outline
- Search buffers in metres (m)
- Landslip (10k)
- Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m

2

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 78](#) >

ID	Location	LEX Code	Description	Rock description
1	352m N	TFD-CZ	Tidal Flat Deposits - Clay, Silty (unlithified Deposits Coding Scheme)	Clay, Silty
2	353m N	BCHD-XCSV	Beach Deposits - Clay, Sand And Gravel	Clay, Sand And Gravel

This data is sourced from the British Geological Survey.



14.4 Landslip (10k)

Records within 500m

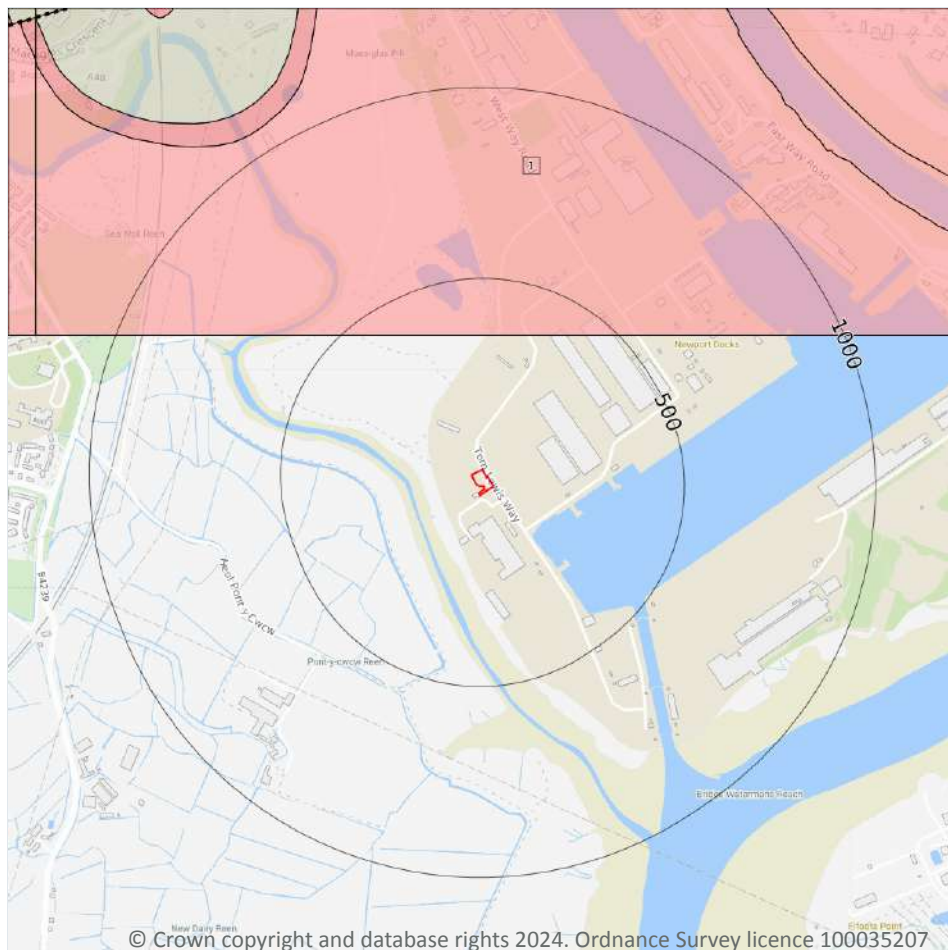
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 80](#) >

ID	Location	LEX Code	Description	Rock age
1	352m N	MMG-MDST	Mercia Mudstone Group - Mudstone	Rhaetian Age - Early Triassic Epoch

This data is sourced from the British Geological Survey.



14.6 Bedrock faults and other linear features (10k)

Records within 500m

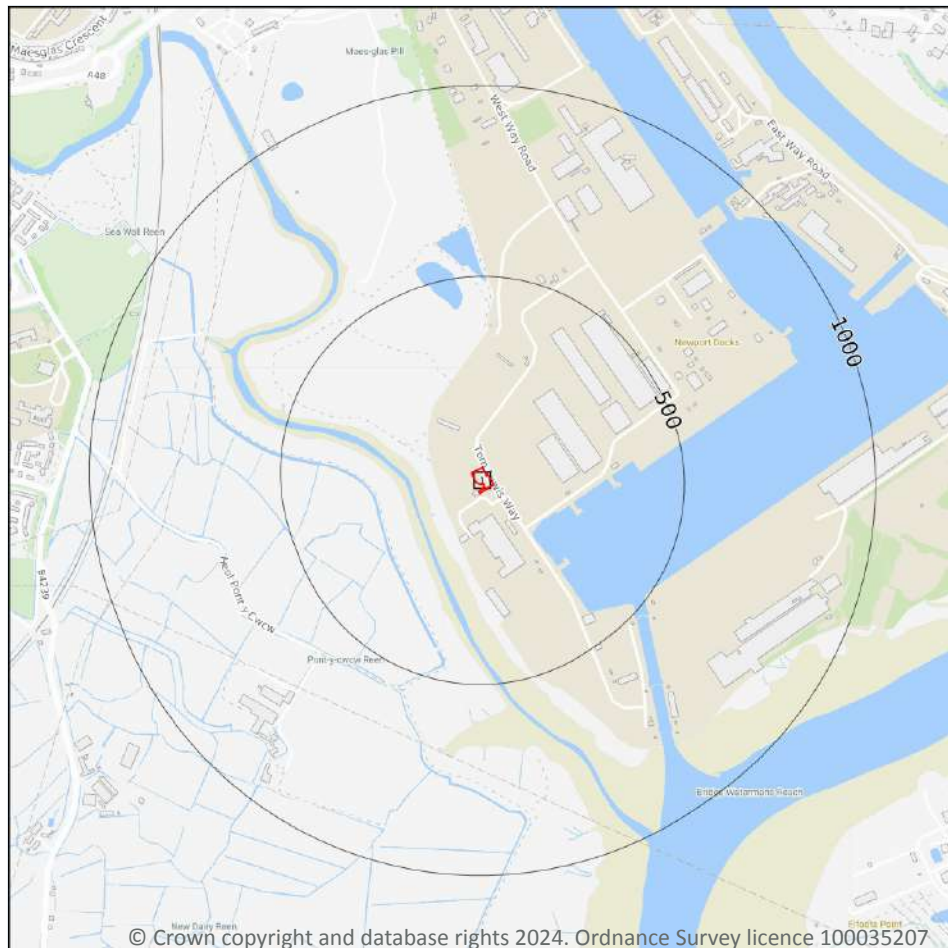
0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- ☐ Geological map tile

15.1 50k Availability

Records within 500m

1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme. 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 82](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW249_newport_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

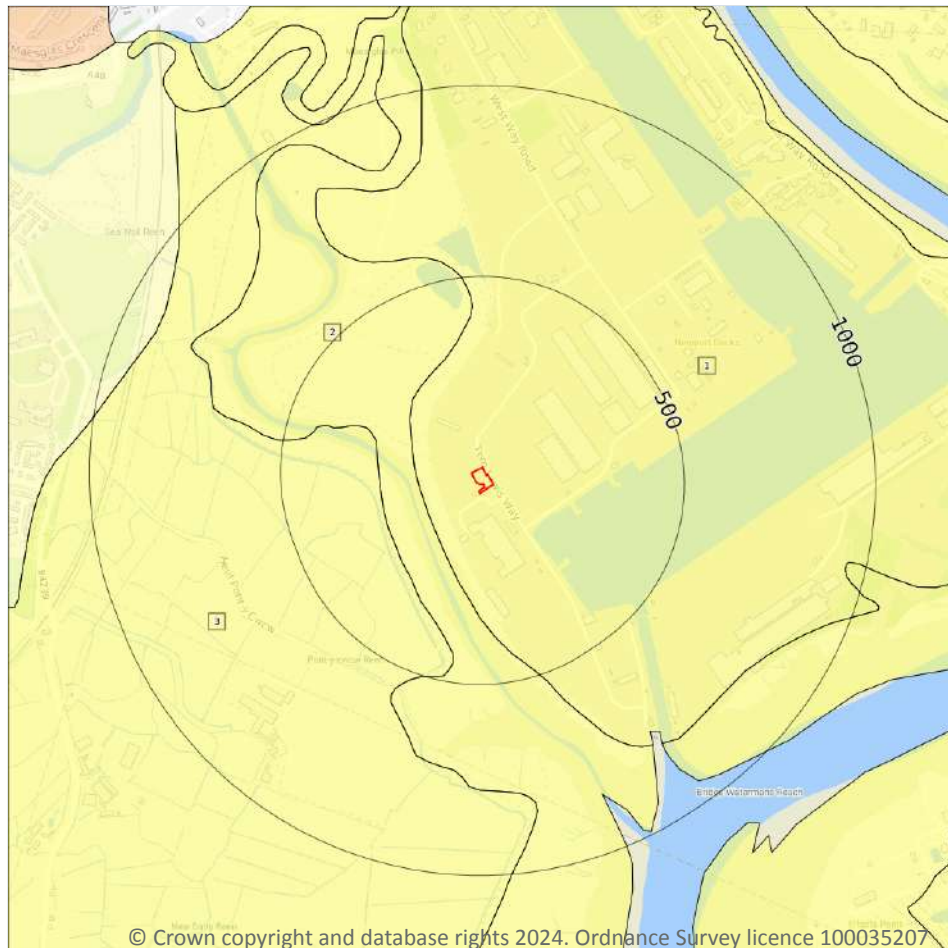
0

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

3

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 84](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	TFD-XCZ	TIDAL FLAT DEPOSITS	CLAY AND SILT
2	141m W	TFD-XCZ	TIDAL FLAT DEPOSITS	CLAY AND SILT
3	242m W	TFD-XCZ	TIDAL FLAT DEPOSITS	CLAY AND SILT

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m

1

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

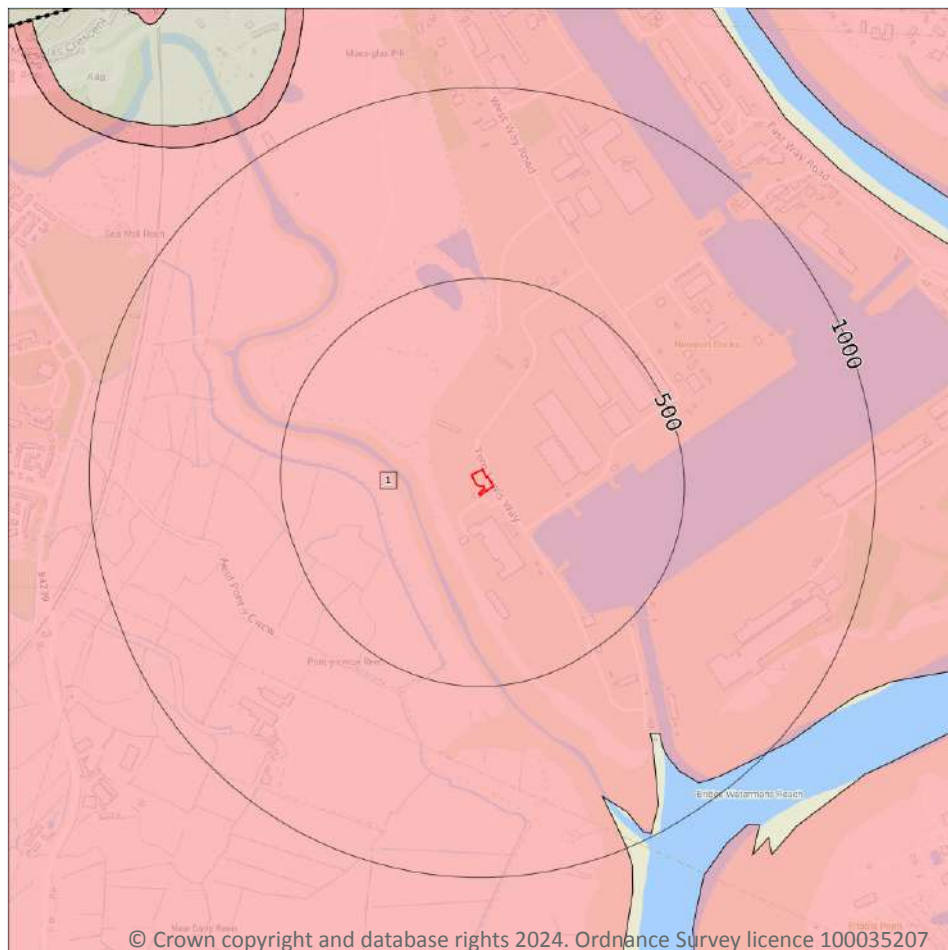
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 86](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	MMG-MDST	MERCIA MUDSTONE GROUP - MUDSTONE	-

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m

1

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

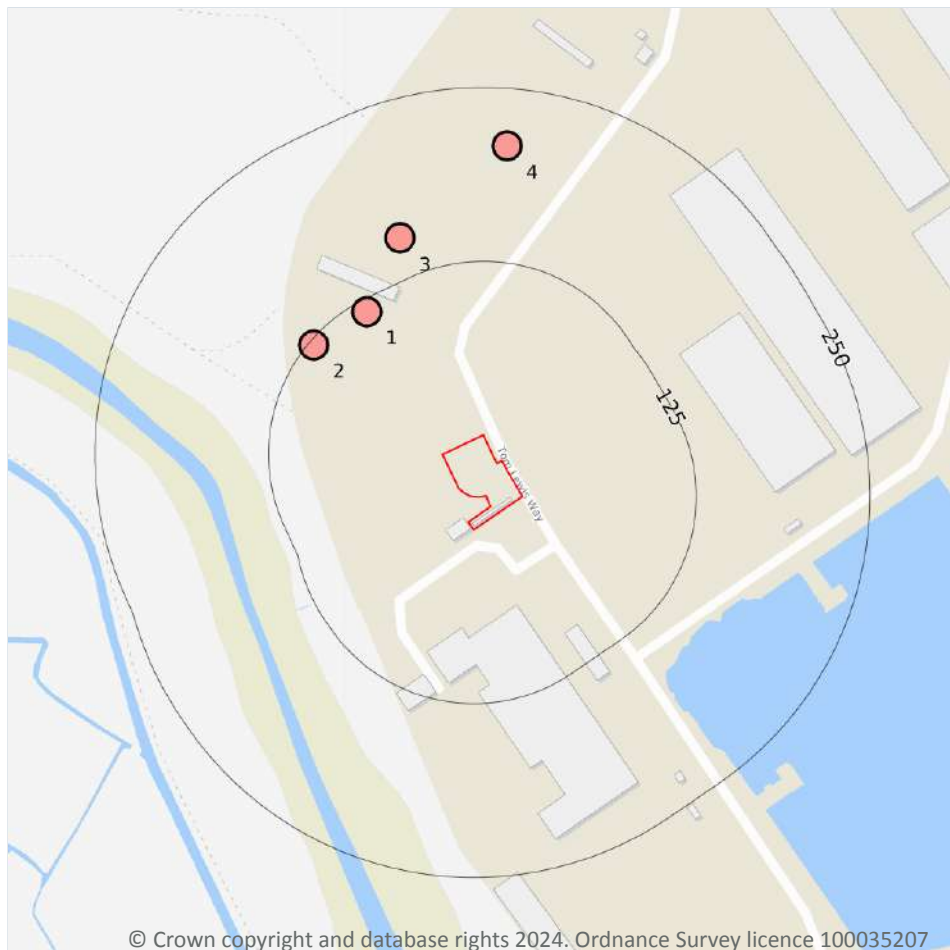
0

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

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m

4

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

Features are displayed on the Boreholes map on [page 88](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	116m NW	331086 184737	M4CAN: Key Stage 6 BHM4CAN109	35.0	N	20783581 ↗
2	121m NW	331048 184713	M4CAN: Key Stage 6 BHM4CAN108	35.0	N	20783580 ↗

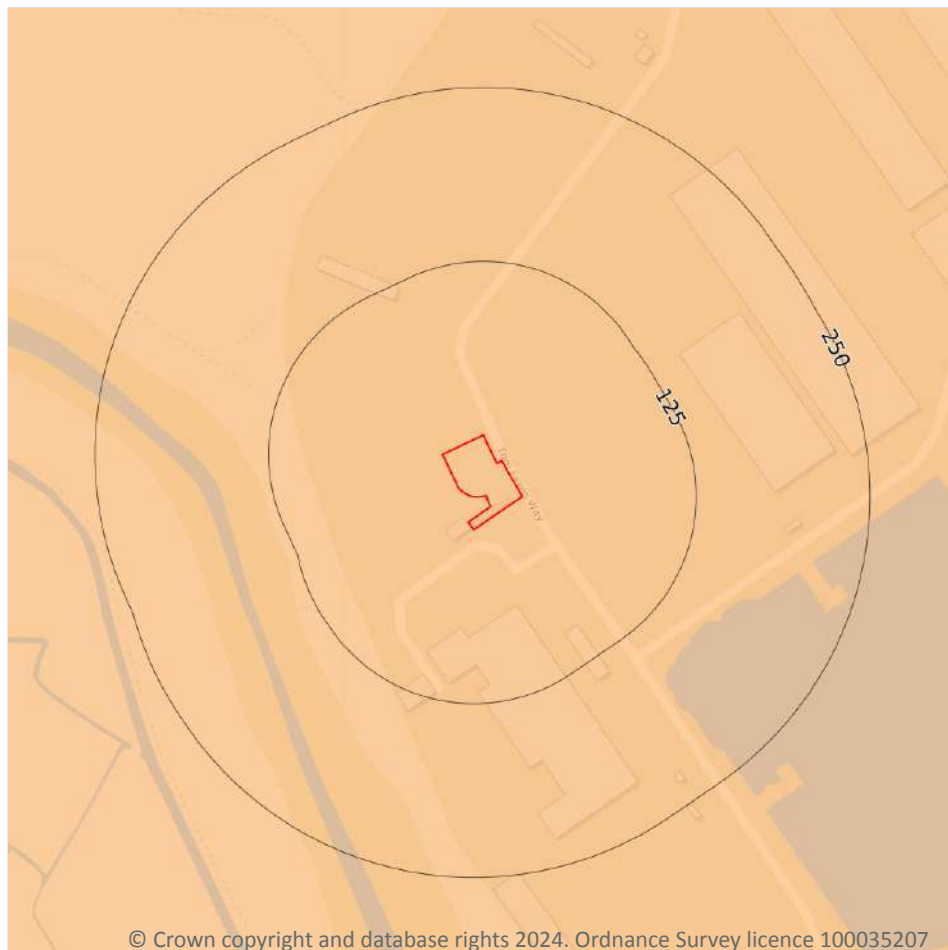


ID	Location	Grid reference	Name	Length	Confidential	Web link
3	154m N	331110 184790	M4CAN: Key Stage 6 BHM4CAN145	35.0	N	20783600 ↗
4	209m N	331187 184856	M4CAN: Key Stage 6 BHM4CAN110	35.45	N	20783582 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



— Site Outline
Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m

1

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

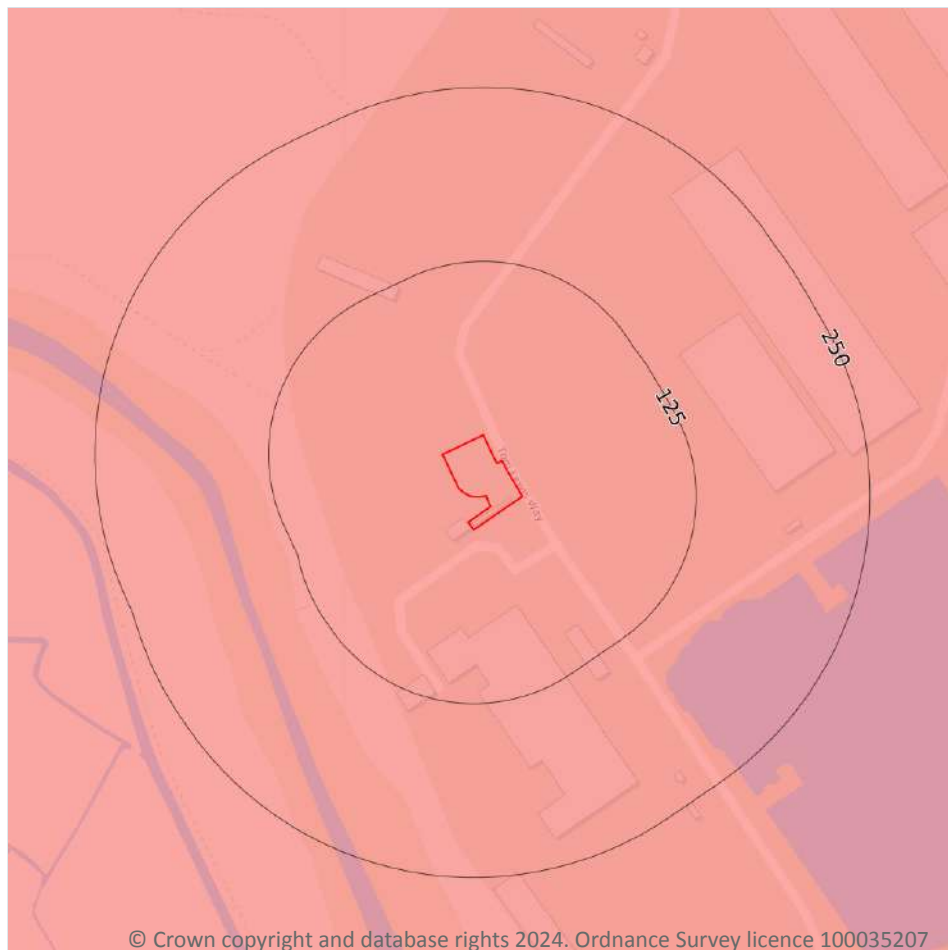
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 90 >](#)

Location	Hazard rating	Details
On site	Low	Ground conditions predominantly medium 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

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17.2 Running sands

Records within 50m

1

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

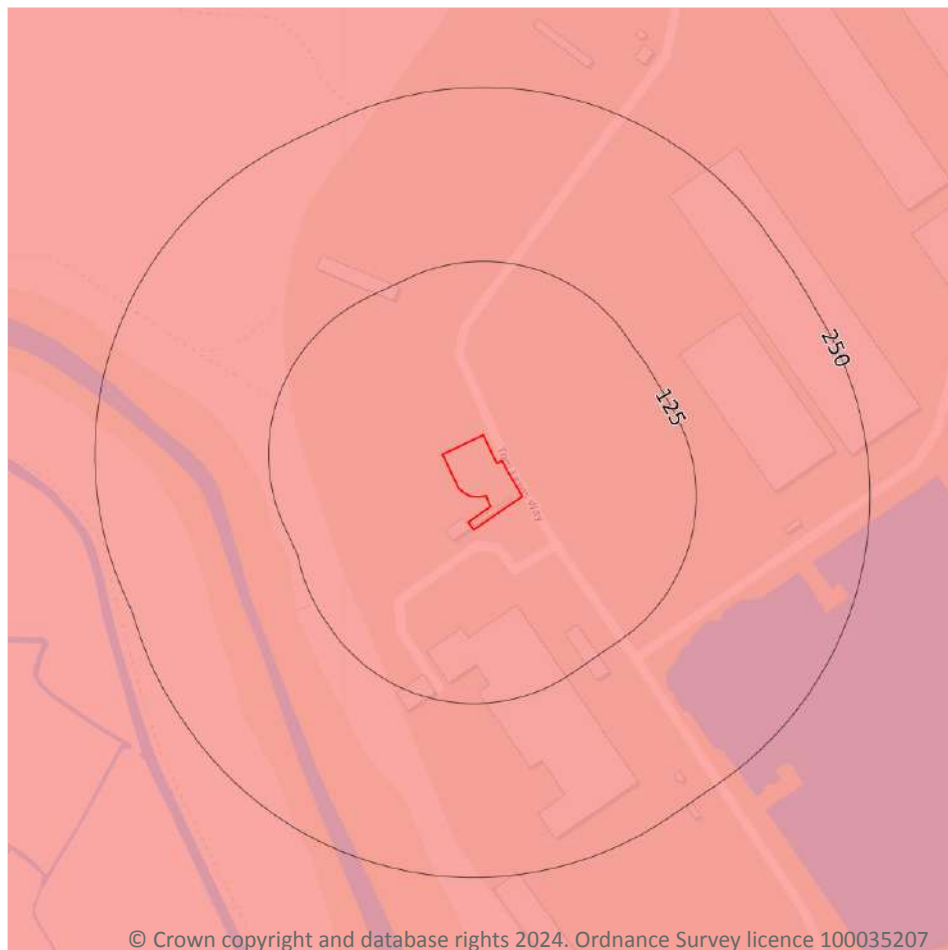
Features are displayed on the Natural ground subsidence - Running sands map on [page 91](#) >

Location	Hazard rating	Details
On site	Moderate	Running sand conditions are probably present. Constraints may apply to land uses involving excavation or the addition or removal of water.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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

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17.3 Compressible deposits

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 92 >](#)

Location	Hazard rating	Details
On site	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

1

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

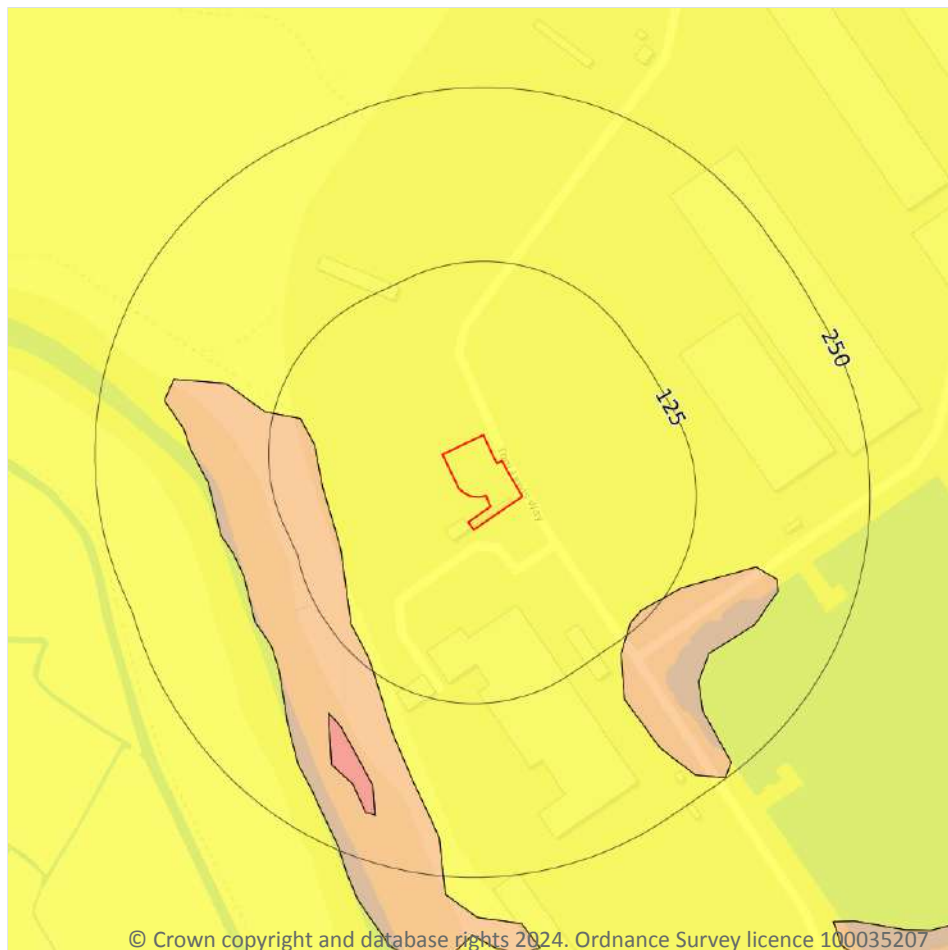
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 93](#) >

Location	Hazard rating	Details
On site	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

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17.5 Landslides

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Landslides map on [page 94](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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

17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 95](#) >

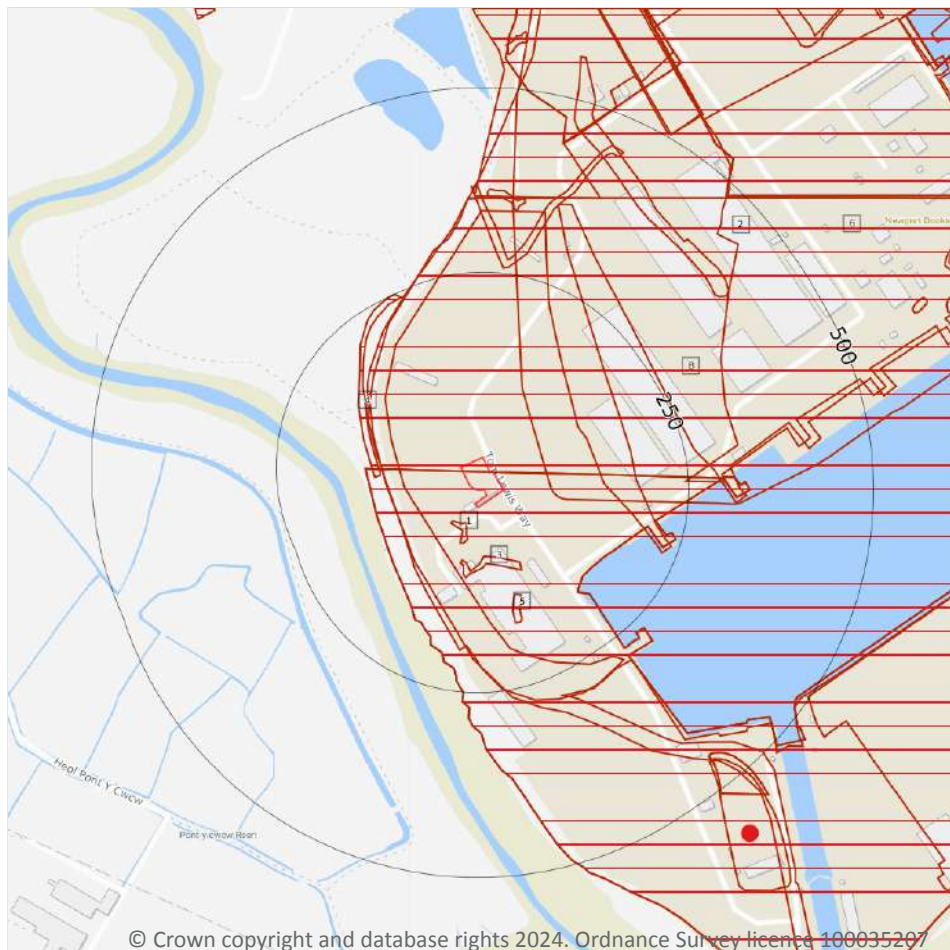
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- ▢ Surface ground workings
- ▢ Underground workings
- ▢ Underground mining extents
- ▢ Historical mineral planning areas
- ▢ TCA non-coal mining
- Non Coal Mining
- ▢ Sporadic underground mining of restricted extent possible
- ▢ Localised small scale underground mining possible
- ▢ Small scale mining possible
- ▢ Underground mining known or likely within or in close proximity
- ▢ Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

0

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

This data is sourced from the British Geological Survey.



18.2 Surface ground workings

Records within 250m

10

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

Features are displayed on the Mining and ground workings map on [page 97 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
A	On site	Docks	1922	1:10560
A	On site	Docks	1922	1:10560
B	On site	Docks	1922	1:10560
1	25m S	Ponds	1882	1:10560
2	62m E	Docks	1938	1:10560
3	67m S	Ponds	1882	1:10560
B	69m SW	Dock	1964	1:10560
4	110m W	Unspecified Ground Workings	1922	1:10560
5	127m S	Ponds	1882	1:10560
6	247m E	Dock	1949	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.



18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

0

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

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

This data is sourced from The Coal Authority.



18.9 Researched mining

Records within 500m

0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site

0

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

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



18.14 Gypsum areas

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

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

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

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

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



This data is sourced from Groundsure.

19.5 National karst database

Records within 500m

0

This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

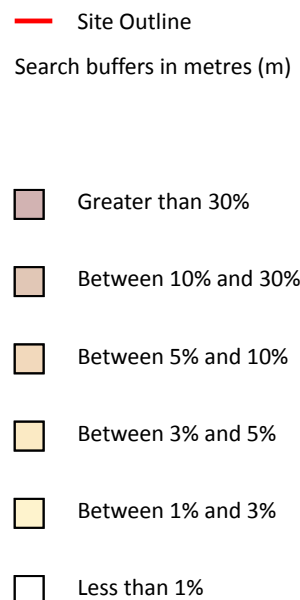
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.



20 Radon



20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 104](#) >

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



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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m**1**

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

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m**0**

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

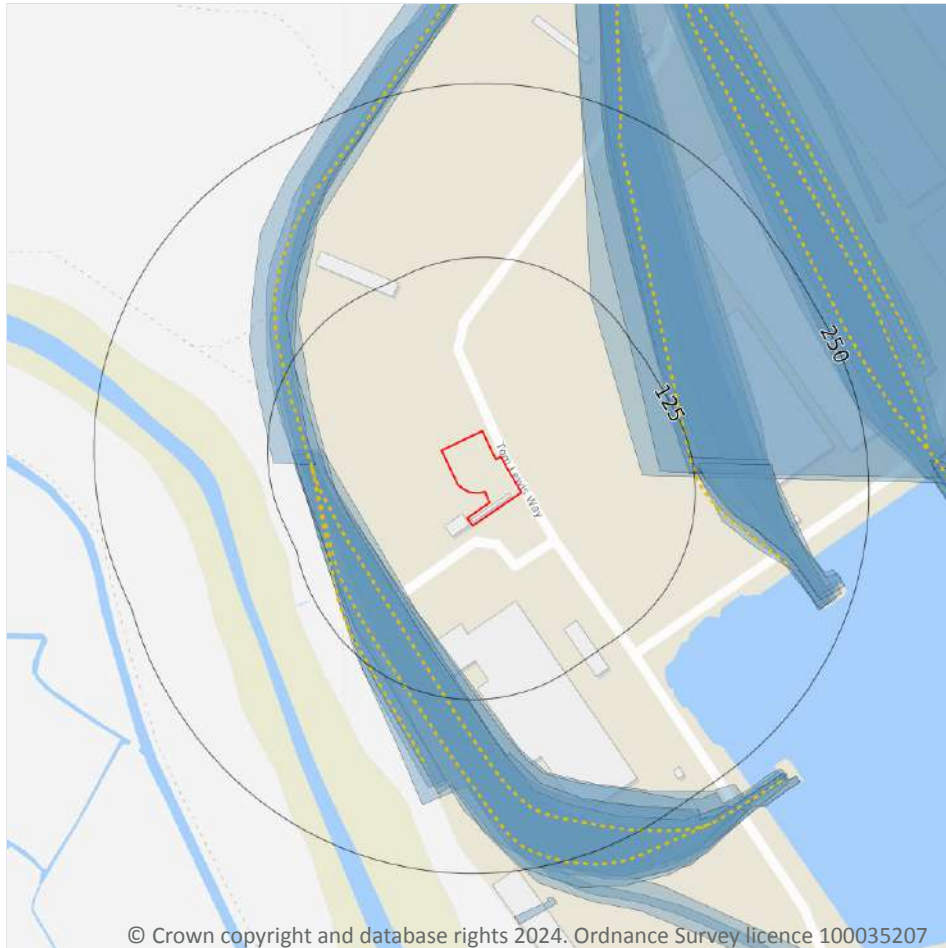
Records within 50m**0**

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



- Site Outline
- Search buffers in metres (m)
- C1 Crossrail 1 Stations
- Crossrail 1 Route
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- ... Active railways
- ... Active tunnels
- ... Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

22.1 Underground railways (London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

15

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

Features are displayed on the Railway infrastructure and projects map on [page 107](#) >

Location	Land Use	Year of mapping	Mapping scale
65m SW	Railway Sidings	1950	10560
69m SW	Railway Sidings	1922	10560
69m SW	Railway Sidings	1964	10560
72m SW	Railway Sidings	1922	10560
73m SW	Railway Sidings	1956	2500
74m SW	Railway Sidings	1920	2500
87m E	Railway Sidings	1938	10560
91m W	Railway Sidings	1949	10560
119m E	Railway Sidings	1937	2500
119m E	Railway Sidings	1921	2500
123m E	Railway Sidings	1950	10560
125m E	Railway Sidings	1920	2500
129m E	Railway Sidings	1922	10560
130m NE	Railway Sidings	1955	1250
131m NE	Railway Sidings	1956	2500

This data is sourced from Ordnance Survey/Groundsure.



22.5 Royal Mail tunnels

Records within 250m**0**

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m**4**

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

Features are displayed on the Railway infrastructure and projects map on [page 107 >](#)

Location	Description
82m SW	Abandoned
94m W	Abandoned
94m W	Abandoned
124m E	Abandoned

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m**0**

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 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.



22.9 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.

22.10 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> ↗.

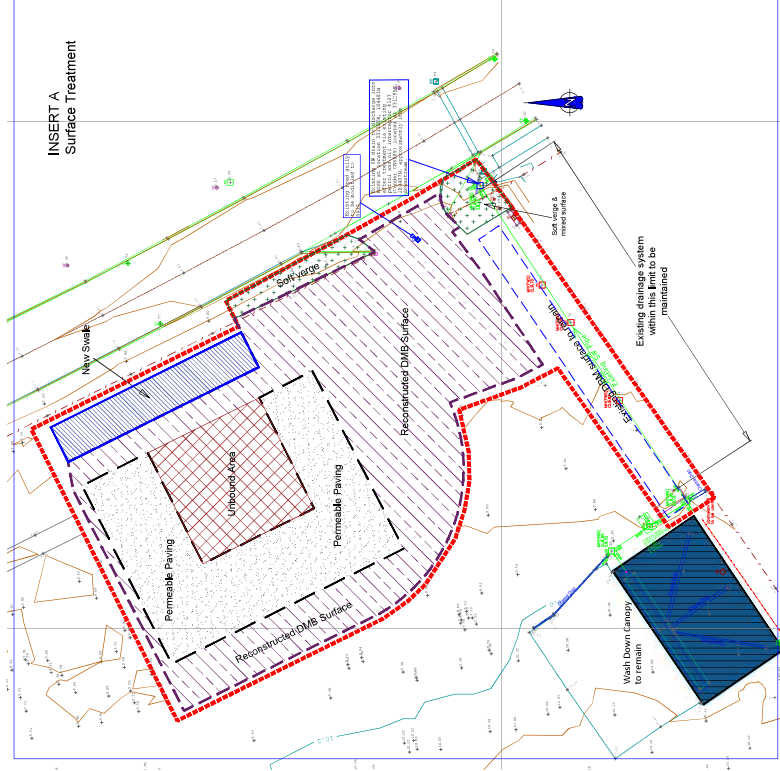
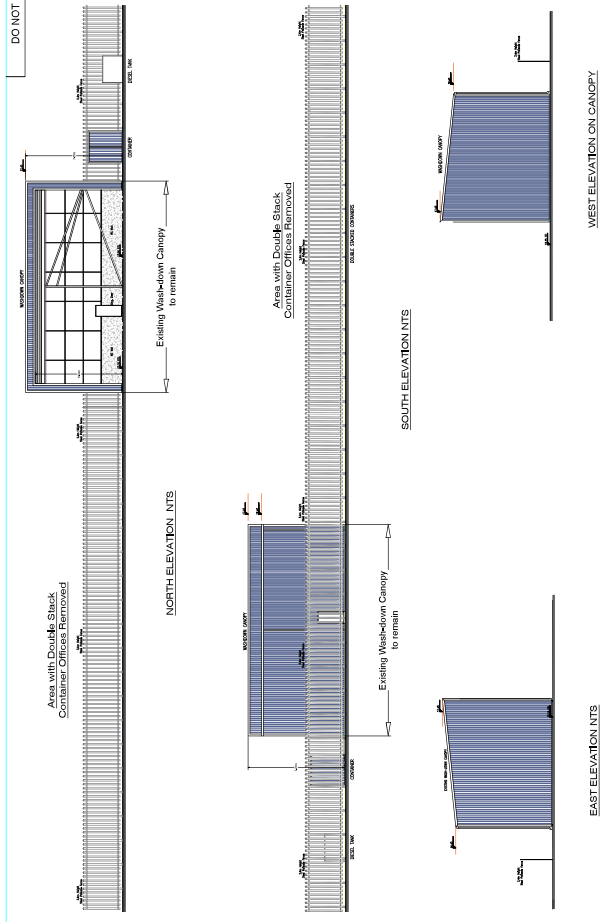
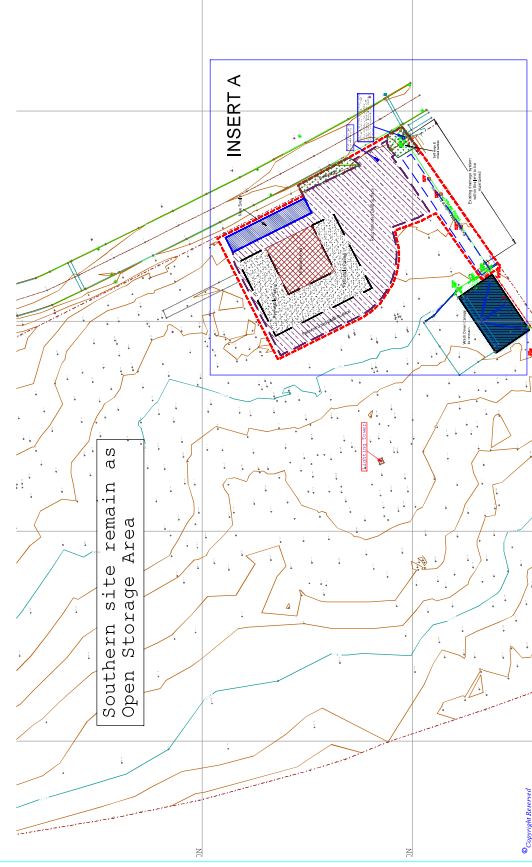
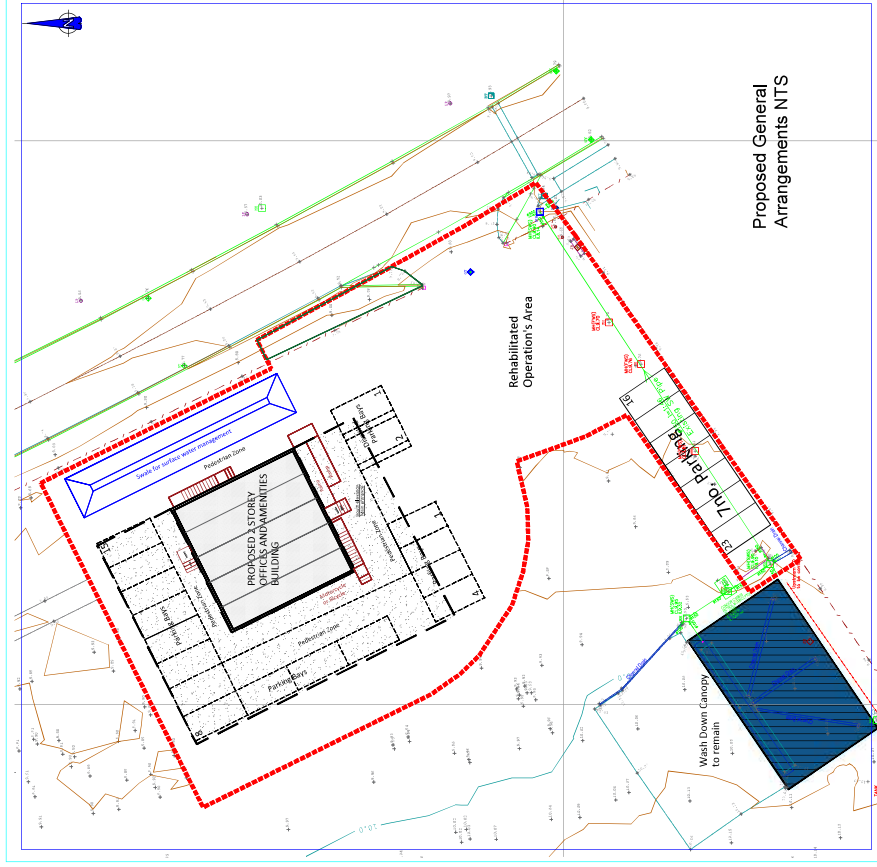
Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗.



Appendix C

Proposed Development Plans



Notes:-

1. This drawing is to be read in conjunction with the following Plans:-
 - CA13057-001 Site Location and Application Boundary
 - CA13057-002 Existing Site Layout & Elevations
 - CA13057-004 Office and Amenities Building Layout and Elevations
 - CA13057-005 Proposed Drainage Layout

Application area	Application area
Sho. stock, stacked ore and container areas and in the vicinity of the ore stockpiles	Sho. stock, stacked ore and container areas and in the vicinity of the ore stockpiles
Existing OBM surface to be removed, replaced in situ and covered with a new structure installation (1156sqm)	Existing OBM surface to be removed, replaced in situ and covered with a new structure installation (1156sqm)
Area of new permeable paving (322sqm)	Area of new permeable paving (322sqm)
Area of non-permeable paving beneath new office building (105sqm)	Area of non-permeable paving beneath new office building (105sqm)
Area of new tarmac to manage surface water runoff from permeable surface and office building roof (41sqm)	Area of new tarmac to manage surface water runoff from permeable surface and office building roof (41sqm)
Area of road verge permeable replacement to match	Area of road verge permeable replacement to match

A	Planning Application Issue	10/27/24	10/31
NO. 02246	CDT 1.1.1.1	CDT 1.1.1.1	CDT 1.1.1.1

CLIENT

ABP
South Wales and Shorthsea
Alexandra Docks, Newport
Hill & Smith Compound Development

Proposed Site General Arrangements and Elevations

DWG NO.	CA13057 - 003		REV	A
DWG SIZE	A1	SCALE	DATE 27.06.24	
DRAWN BY	PP	CHECKED BY	SJ	APPROVED BY SW

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