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PHASE I LAND CONTAMINATION ASSESSMENT

1-2 Compton Close
Earley
Reading
RG6 7EA

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EXECUTIVE SUMMARY

Reports4Planning was commissioned by Mr V Tandon to undertake a Phase I Land Contamination Assessment of a development site at 1-2 Compton Close, Earley, Reading, RG6 7EA. Following detailed review of geo-environmental data and a detailed site reconnaissance, a Preliminary Risk Assessment has been undertaken to assess potential contaminative sources and applicable pollutant pathways which may give rise to adverse impact to environmental receptors and future site users.

The subject site formed predominantly undeveloped land associated with three small apparent residential buildings, prior to its residential redevelopment in the middle part of the last century to create the semi-detached properties that remain to the present day. No evidence of contaminative activity associated with the current or historical use of the site itself has been identified.

Land use in the vicinity of the site is, and has historically been, predominantly residential in nature. However, historical industrial works included Parker Plating 20m north east of the site and Shell Oil Storage Depot, 100m east of the site. Both sites have subsequently been redeveloped to support residential properties, with the respective planning permissions containing contamination-related conditions. Based on information gathered to date, it is considered unlikely that organic and/or inorganic contaminant migration onto the subject site from either of these sources has occurred. An EIR request for further information relating to the redevelopment of these sites is still outstanding, but will likely support this premise.

The site is directly underlain by London Clay, an unproductive aquifer. There are no surface water features in the site's vicinity and, as such, the site setting is considered to be of low to moderate environmental sensitivity.

No significantly contaminative activities are associated with the current or former uses of the subject site itself. Based on information gathered during this assessment, the risk associated with on-site migration of contaminants from previous industrial works in the site's vicinity is considered to be very low, with no plausible pollutant linkages identified. The conceptual model of the site demonstrates that potential pollutant linkages are generally of low risk to human health and to the natural environment.

No further investigation of the site is considered necessary at this stage.

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

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

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1.0 INTRODUCTION

Reports4Planning was commissioned by Mr V Tandon to undertake a Phase I Land Contamination Assessment of a development site at 1-2 Compton Close, Earley, Reading, RG6 7EA.

Planning permission (24/0694/FUL) has been granted for the proposed erection of 4no. residential dwellings and 1no. detached garage along with landscaping and access following demolition of the existing 2no houses. Condition 5 relates to the assessment of risk associated with the potential presence of contaminative materials in the soil, groundwater and/or ground gas (including radon) environments beneath the site.

In considering any future applications the Local Planning Authority has to determine 'whether, as a result of the proposed change of use, taking into account any proposed mitigation, the site will be contaminated land as described in Part 2A of the Environmental Protection Act 1990, and in doing so have regard to the Contaminated Land Statutory Guidance issued by the Secretary of State for the Environment, Food and Rural Affairs in April 2012. The client should also take note and abide by the requirements of the LCRM regulations which are the latest guidelines issued by the Environment Agency in October 2020.

The purpose of this Environmental Desk study and Preliminary Risk Assessment report is to gather information on the site to develop an initial conceptual site model (CSM) and establish whether or not there are any potentially unacceptable risks posed by either current or historical use of the land or the surrounding area which may affect the proposed development. The consultant who has prepared this report is an environmental risk specialist, with over twenty-five years' experience in environmental liability appraisal, contaminated land assessment, brownfield development and risk assessment. The Preliminary Risk Assessment report was undertaken based on Desk Study findings utilising publicly available data, along with data sourced directly and indirectly from various providers including the Environment Agency, the Local Authority, the British Geological Survey, The Coal Authority and Ordnance Survey. This has allowed characterisation of the site with respect to its geology, hydrology, hydrogeology, history and environmental setting. The site characterisation has been undertaken in general accordance with the methods and procedures of the LCRM, as released in October 2020.

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

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

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

2.0 SOURCES OF INFORMATION

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

2.1 Internet Sources

- British Geological Survey Digital Map of Great Britain;
- British Geological Survey Borehole Database;
- Environment Agency Pollution Inventory Database;
- Multi-Agency Geographic Information for the Countryside Database; and
- Publicly available information available through the LPA planning portal.

2.2 Reports

- Groundsure Dataset Report, GS-KND-1GS-XBD-SFL;
- Groundsure Historical Maps, GS-VN7-YF3-MEG-KGF.

2.3 Site Observations

A site reconnaissance was completed on 30th April 2025, with selected photographs of the site reproduced in Appendix A.

3.0 SITE DETAILS

3.1 Site Location

The subject site supports numbers 1 and 2 Compton Close, located in Earley in the western fringes of Reading, Berkshire.

Figure 1 and 2 Site Location Plan Small and Large Scale, and Figure 3 Site Aerial Photograph shows the location and current layout of the site. A selection of photographs of the site are contained in Appendix A.

3.2 Site Access

Number 1 is currently accessed from Station Road and number 2 is accessed off Compton Close.

3.3 Site Description

The site forms a roughly square parcel of land and extends to approximately 0.14 hectares. In addition to the semi-detached residential properties, the site includes garage and shed facilities, access and garden areas. No obvious evidence of contamination or other potential environmental concern was noted during the site reconnaissance.

3.3.1 Site Topography

The site topography is largely flat with a very gentle fall towards the east.

3.3.2 Structures

The main building is a brick-built semi-detached structure, appearing to date back to the middle part of the last century. Both properties appeared to have been extended to the sides in the past.

3.3.3 Surfacing

Access and parking areas to the front and side are a mixture of concrete, gravel and paved areas.

3.3.4 Vegetation

Vegetation around the site is typical of mature garden areas, with a predominance of amenity grassland and mature shrub borders. Hedgerows are present to the front and side of number 2 and along the Station Road boundary of number 1. No obvious evidence of distressed vegetation was noted during the site reconnaissance. Furthermore, no non-native invasive plant species were identified on or in the vicinity of the site.

3.3.5 Underground and Aboveground Fuel Storage Tanks

No evidence of underground or above ground bulk fuel storage was apparent.

3.3.6 Raw Material and Chemical Use and Storage

No evidence of significant volumes of potentially harmful chemical storage was observed at the site.

3.3.7 Solid Wastes

There are no significant solid waste accumulations at the site.

3.3.8 Hazardous and Industrial Waste

No significant quantities of hazardous or industrial waste was noted at the site.

3.3.9 Air Emissions

No evidence of significant air emission sources was observed.

3.3.10 Wastewater and stormwater

Below ground drainage infrastructure is believed to be connected to the mains drain network.

3.3.11 Asbestos Containing Materials (ACM)

No obvious asbestos-containing materials were identified during the site reconnaissance. Although their presence within the building fabric is considered unlikely, no specific asbestos survey was carried out as part of this assessment.

3.3.12 Polychlorinated Biphenyls (PCBs)

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

3.3.13 Ionising Radiation

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

3.3.14 Spills and Releases

No evidence of significant spillage or uncontrolled release of materials was noted.

3.4 Surrounding Land Use

The site is bordered on all sides by residential properties along Compton Close and Station Road.

Parker Court, which was developed on the site of the former Parker Plating, lies approximately 20m north east of the site.

No obvious current potentially contaminative off-site land uses, with the potential to impact the subject site, were recorded.

4.0 CURRENT LAND USES

4.1 Current Site Use

The site supports two semi-detached properties dating back to the mid twentieth century.

4.2 Potentially Contaminative Current Surrounding Land Use

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

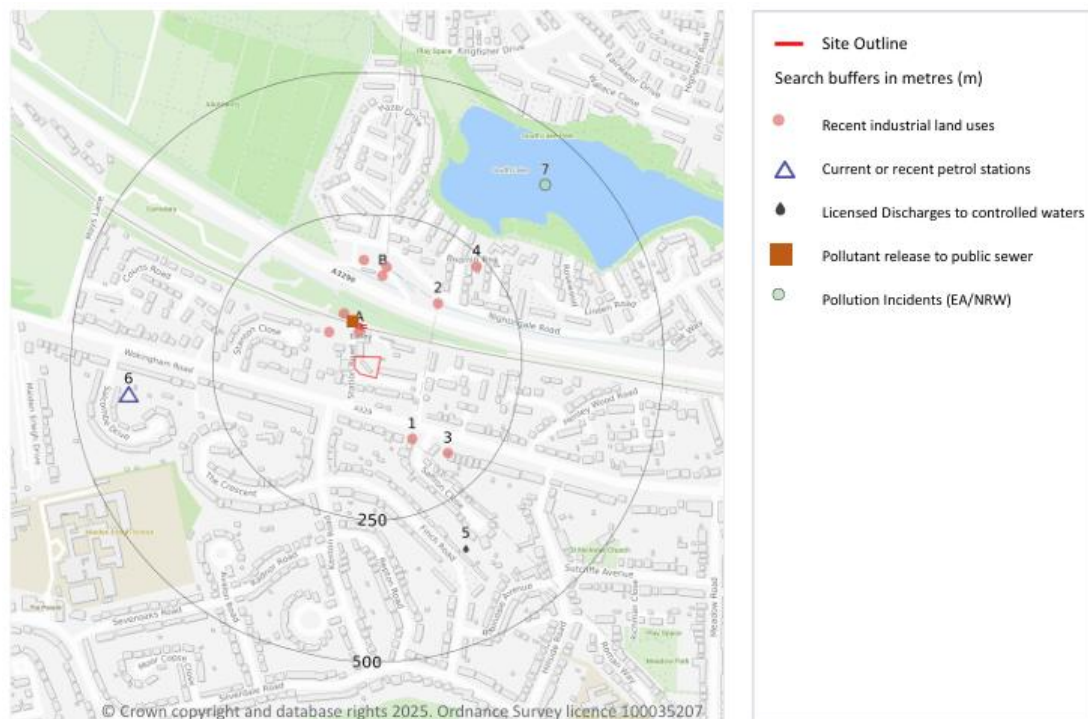


Table 1: Potentially Contaminative Current Surrounding Land Use

Reference	Distance m	Company	Activity
A	40m North	Earley Rail Station	Rail infrastructure
B	170m North	SSE	Electricity substation

4.3 Petrol and Fuel Sites

There are no recorded active petrol station within 250m of the site.

4.4 Underground HV Electricity Cables & High Pressure Gas Transmission Pipelines

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

4.5 Sites Determined as Contaminated Land

There are no records of any sites identified as potentially contaminated under Part IIA of the Environmental Protection Act 1990 within 500m of the site.

4.6 Control of Major Accident Hazards

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

4.7 Regulated Explosive Sites

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

4.8 Hazardous Substance Storage/Usage Sites

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

4.9 Historical Licensed Industrial Activities

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

4.10 Licensed Industrial Activities

There are no recorded Part A(1) installation sites within 500m of the site.

4.11 Licensed Pollutant Release

There is no licensed release of pollutants from processes authorised under Part A(2)/B within a 500m radius of the site.

4.12 Radioactive Substance Authorisations

There are no authorisations for the storage, use, accumulation and/or disposal of radioactive substances within 500m of the site.

5.0 HISTORICAL LAND USES

5.1 Site Observational Evidence

The on-site semi-detached properties appear typical of those constructed in the mid twentieth century.

5.2 Historical Maps Assessment

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

Table 2: Historical Land Use

Map Year (Scale)	Site Use	Surrounding Land Use
1872 (1:2500)	The subject site forms predominantly undeveloped land (field 352) in Little Hungerford. Three small apparent residential buildings are present in the south west corner of the site.	The following notable features are observed: North: Residential gardens border the site. Beyond these, Earley Station is apparent 40m from the site, with railway sidings off South East Railway (Reading Branch) to the north. An old gravel pit extends to approximately 100m from the site. South: Residential gardens of properties on the north side of Wokingham Road border the site.
1899 (1:2500)	No significant changes shown.	No significant changes shown.
1912 (1:2500)	No significant changes shown.	No significant changes shown.
1932 (1:2500)	No significant changes shown.	The following notable changes are observed: East: A depot with rows of rectangular tanks has been developed 100m from the site.
1938 (1:10560)	No significant changes shown.	No significant changes shown.
1960 (1:1250)	Redevelopment has now taken place with 1-2 Compton Close on the site.	The following notable changes are observed: North East: An L-shaped industrial works is now evident 10m from the site boundary. A complex of warehouse buildings is also shown on the opposite side of the railway, 80m from the site.
1970 (1:2500)	Two small structures (presumably garages) have been added to either end of the semi-detached properties.	The following notable changes are observed: North East: The L-shaped industrial property is now shown as metal works. East: The depot at 100m has now been redeveloped to support multiple cylindrical tanks and is marked as an oil storage depot.

Map Year (Scale)	Site Use	Surrounding Land Use
1975 (1:2500)	No significant changes shown.	The following notable changes are observed: North East: The L-shaped industrial property is now shown as electroplating works.
1993 (1:2500)	No significant changes shown.	The following notable changes are observed: East: The oil storage depot appears to have been demolished by this time.
2003 (1:1250)	No significant changes shown.	The following notable changes are observed: East: The former depot site has now been redeveloped to support residential properties at Amber Close.
2010 (1:10000)	No significant changes shown.	No significant changes shown.
2025 (1:10000)	No significant changes shown.	No significant changes shown.

5.3 Historical Photographs

A selection of historical aerial photographs have been reviewed, which show the site from September 1999 to April 2022 (reproduced in Appendix B). The site itself appears to have remained relatively unchanged throughout this period. The 1999 photograph does show the apparent redevelopment of both the former Parker Plating Works and Shell Oil Storage Depot at this time.

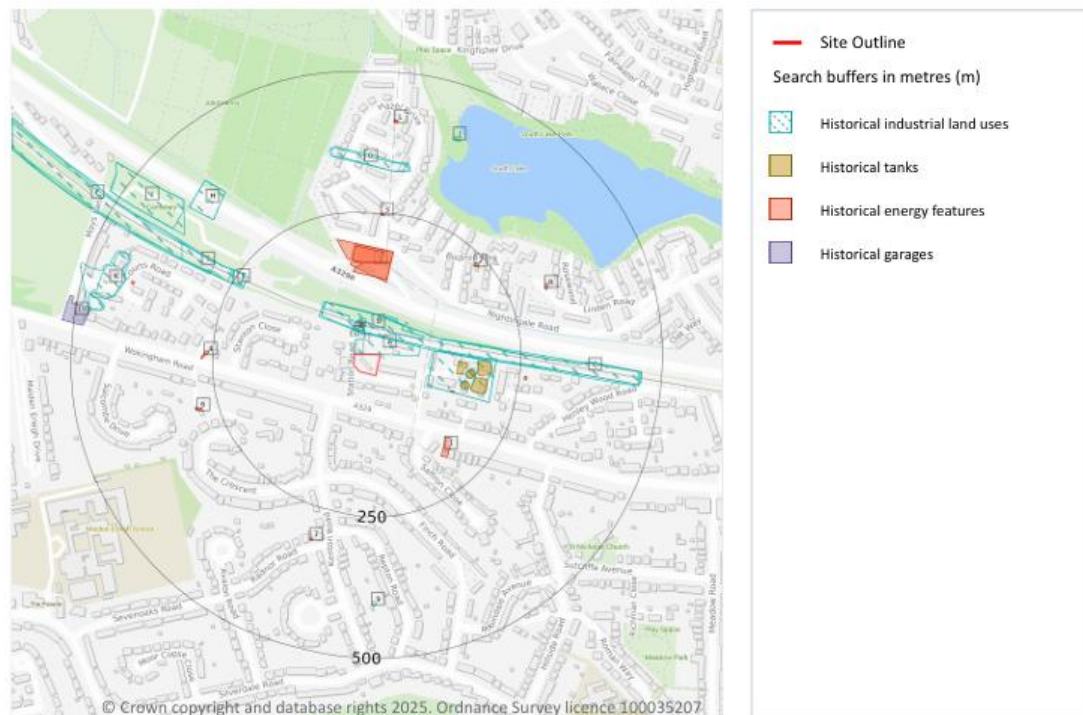
5.4 Historical Land Use Data

5.4.1 Potentially Contaminative Historical Uses

The following records are made of potentially contaminative historical industrial sites within 500m of the property.

Table 3: Potentially Contaminative Historical Land Uses

Distance (m)	Direction	Activity	Date
20m	North east	Unspecified works <i>Then</i> Metal works <i>Then</i> Electro-plating works	1960 - 1970 1970 - 1975 1975 - 2003
30m	North east	Railway sidings	1932 – 1960
100m	East	Unspecified Depot <i>Then</i> Oil storage depot	1932 – 1962 1970 - 1986
330m	North	Unspecified pit	1910 – 1960
425m	West	Ealey gravel pit (disused)	1898 - 1913



5.4.2 Historical Tank Database

There are 9no. records of the presence of historical tanks within 500m of the site. The closest of these was identified in 1970 at former warehouses 70m north east of site. This area now forms part of the A329. Other tanks were associated with the former Shell Oil Storage Depot, 100m east of the site

5.4.3 Historical Energy Features Database

There are 6no. individual historical records of electricity substations or other energy features within 250m of the subject site. The closest of these is an electricity transformer station site, 130m to the north, which has been present from the 1970s to the present day.

5.4.4 Historical Petrol and Fuel Sites

There are no records of historical petrol stations within 500m of the subject site.

5.4.5 Historical Garage and Motor Vehicle Sites

There is 1no. record of historical garage and motor vehicle sites within 500m of the site. The garage was present from at least 1957 to 1966, 470m west of the site.

5.4.6 Historical Military Land

There are no records of historical military land within 500m of the subject site.

5.5 Regulatory Information

In its original consultation response to planning application (24/0694/FUL), the Environmental Health Team at Wokingham Borough Council highlighted potential concerns associated with heavy metals in this area, resulting in the imposition of Condition 5 on the planning permission (see Appendix D).

Following subsequent correspondence with the Environmental Protection Officer, a formal Environmental Information Regulations' request has been made to ascertain the background

in relation to the heavy metals concern. This request is currently outstanding and should pertinent additional data be included in the response, then this will be included as an addendum to this report. In the interim, further details relating to the redevelopment of former industrial sites in the vicinity of the site has been obtained. These details have been sourced from local long-term residents and from a review of relevant information held on the LPA Planning Portal and the wider internet.

The concern in relation to heavy metals is believed to date back to the redevelopment of the former Parker Plating Works in 2002. Electroplating is a potentially contaminative industrial process involving the storage and use of acids, alkalis, organic solvents, heavy metals etc. Wastewaters from the processes involved can include heavy metals such as chromium, cadmium and nickel as well as other inorganic and organic compounds.

Planning permission for application F/2002/6785 relating to the demolition of Parker Plating Ltd and the erection of a block of 12no. flats was conditionally granted to Kingfisher Housing Association in September 2002. Condition 10 of this permission related to appropriate contaminated land assessment, remediation (where necessary) and verification in the form of a closure report.

It is understood that some degree of residual contamination associated with the disused works was identified during the subsequent redevelopment of the site. This was likely associated with a remnant soakaway on the former industrial site. Human health concerns were raised at the time in relation to the potential impact on residents along Compton Close, with independent soil samples reportedly removed from the rear gardens of properties along the northern side. This is understood to have included 1-2 Compton Close and, through this analytical testing, it was confirmed that no on-site migration of contamination onto the subject site had occurred. Some impact of rear garden areas further down Compton Close (especially numbers 7-8) that were topographically down gradient from the redevelopment site was reported, with soil excavation subsequently undertaken to remove the contaminant source material.

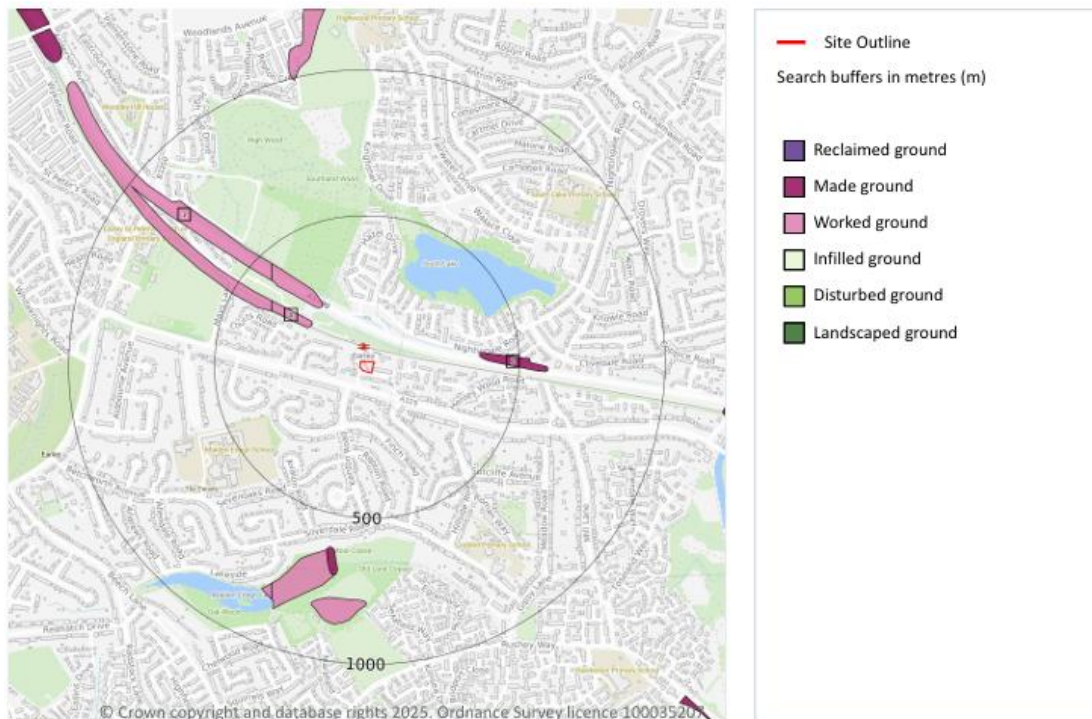
The redevelopment of the former Shell Oil Storage Depot (100m to the east) to support residential development of Amber Close was also subject to remedial measures to ensure contamination risk issues were addressed. Although some concern was raised by specific local residents in relation to the works undertaken, no plausible pollutant linkage to the subject site is evident.

Based on this information, it is considered unlikely that organic and/or inorganic contaminant migration onto the subject site from either of these sources in the site's vicinity has occurred. It is believed that the EIR request will support this premise.

6.0 GEOLOGY

6.1 Artificial and Made Ground

There are multiple records of made, worked, infilled, disturbed and landscaped ground within 500m of the site. These are associated with the construction of local infrastructure (roads and railways), with the closest being 200m north west of the site.



6.2 Superficial and Drift Geology



The British Geological Survey 1:50,000 Geological Map of Great Britain shows the absence of superficial deposits beneath the site itself. River Terrace Deposits of sand and gravel and the Boyn Hill Gravel Member are located 185m south east and 340m north west of the site.

6.3 Solid Geology

The British Geological Survey 1:50,000 Geological Map of Great Britain shows that the subject site is directly underlain by the London Clay Formation – clay, silt and sand.

6.4 Mining

The site is not within a surface area that could be affected by current or historical underground or surface coal mining activities.

6.5 Non-coal Mining



BritPits (an abbreviation of British Pits) is a database maintained by BGS of currently active and closed surface and underground mineral workings. There is 1no. record of a ceased surface mineral working within 500m of the site. This is the former Earley Gravel Pit, which was centred 470m west of the site and has subsequently been redeveloped to support residential housing. Other historical surface ground workings in the area were associated with reduction in the size of South Lake to the north east.

6.6 Brine Affected Areas

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

6.7 Shrink Swell

The shrink swell hazard for the site's vicinity has been rated by the BGS as low, with superficial ground conditions predominantly of medium plasticity.

6.8 Landslip/Slide

The potential for landsliding to be a hazard on site is considered to be very low, with slope instability problems not likely to occur.

6.9 Soluble Rocks

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

6.10 Compressible Ground

The compressible ground hazard for the site and its vicinity has been rated by the BGS as negligible, with compressible strata not thought to occur.

6.11 Collapsible Rocks

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

6.12 Running Sand

There is a very low risk associated with running sand issues in the area. Running sand conditions are unlikely and there are no identified constraints on land use due to running conditions, unless the water table rises rapidly.

6.13 Radon

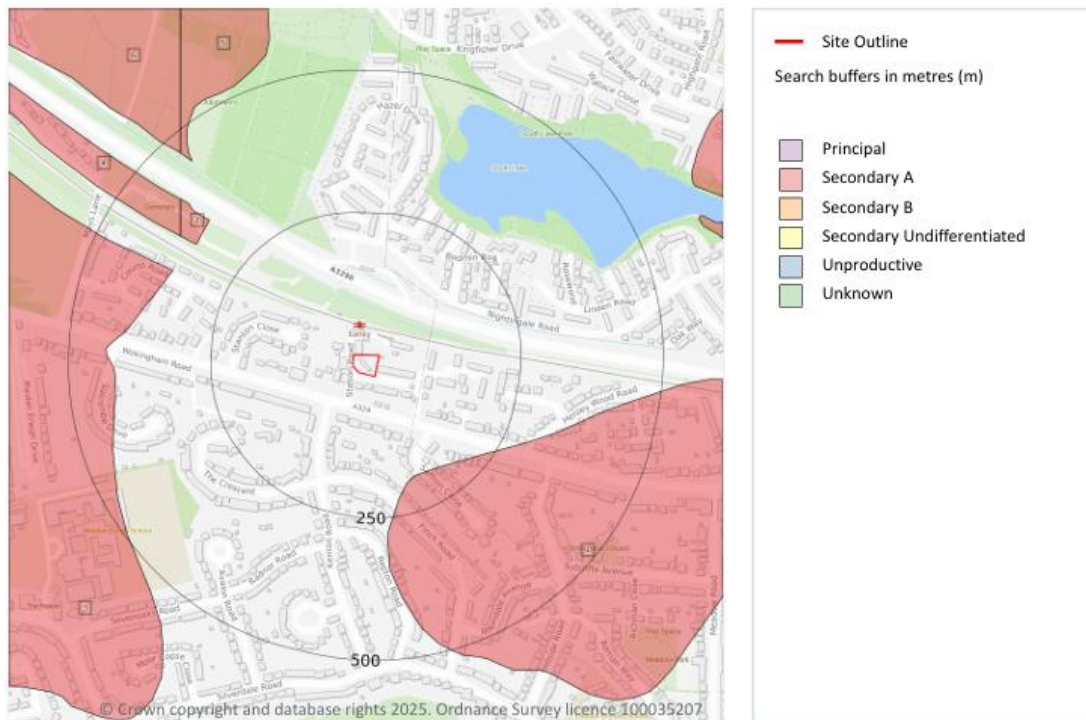
The Indicative Atlas of Radon in England and Wales as prepared by both the Health Protection Agency and the British Geological Survey shows that the site is located in a radon area where less than 1% of properties are above the Radon Action Level. No radon protection measures are required.

6.14 BGS Estimated Background Soil Chemistry

It is estimated by the BGS that on site there is the potential for the following natural contaminants to be present: arsenic 15-25mg/kg, lead 100mg/kg, cadmium 1.8mg/kg, chromium 60-90mg/kg, nickel 15-30mg/kg.

7.0 HYDROGEOLOGY

7.1 Groundwater Vulnerability and Soil Classification



The bedrock aquifer contained within the London Clay Formation is classified as unproductive. These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.

7.2 Groundwater Abstraction Licences

There are reportedly 2no. active licensed groundwater abstractions within 2,000m of the site. Neither of these are for potable water use. The closest of the abstractions is located 1,880m east of the subject site and is licensed to Winnersh Midco SARL for the operation of a heat pump at a commercial development. A number of other former abstractions in the vicinity of the site are no longer active.

7.3 Licensed Discharges to Controlled Waters

There are no currently licensed discharges to controlled waters within 500m of the site.

7.4 Pollutant Release to Surface Waters (Red List)

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

7.5 Pollutant Release to a Public Sewer

There is 1no. recorded permission relating to pollutant releases to a public sewer within 500m of the site. This was at the former Parker Plating Holdings Ltd factory, 20m north of the site. The status is currently recorded as “dead”.

7.6 List 1 and List 2 Dangerous Substances

There are no records of discharges of substances as identified on Lists 1 and 2 of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015 within 500m of the site.

7.7 Pollution Incidents

There is 1 no. record of a pollution incident within 500m of the site. This occurred in February 2019 at a site 420m north east of the subject site (likely at South Lake) and was classified as a category 2 (significant) impact to water. Given its distance from the subject site, it is considered highly unlikely to have impacted the site itself.

7.8 Pollution Inventory Substances

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

7.9 Pollution Inventory Waste Transfers

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

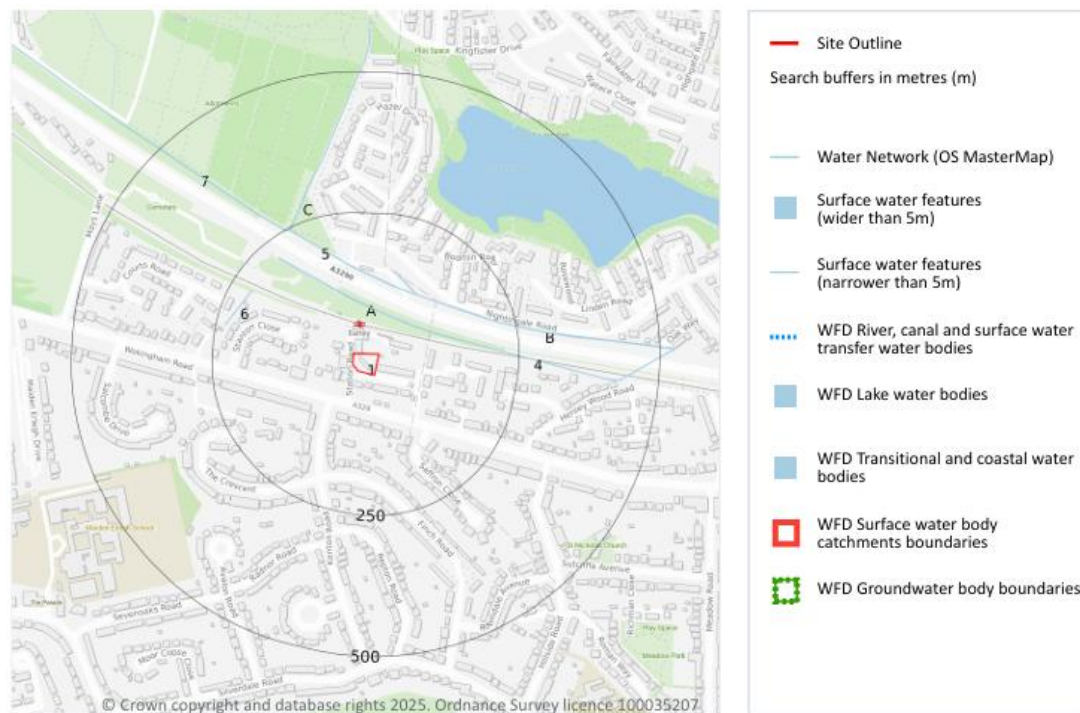
7.10 Pollution Inventory Radioactive Waste

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

7.11 Source Protection Zones

The site lies within source protection zone 3 (total catchment) for potable abstractions.

8.0 HYDROLOGY



8.1 Surface Waters

There are no surface water features within the immediate vicinity of the site. The closest surface water courses to the site are un-named drainage channels located on the opposite side of the main railway line, 70m north of the site. South Lake is located 275m to the north east.

8.2 Surface Water Abstraction Licenses

There are no active licensed surface water abstractions within 2,000m of the site..

8.3 Flooding

8.3.1 Risk of Flooding from Rivers and Seas (RoFRaS)

The subject site itself is not located on ground which is affected by flooding.

8.3.2 Historical Flood Events

There are no records of historical flood events within the vicinity of the site.

8.3.3 River and Coastal Flooding (Flood Zones)

The Environment Agency Flood map (from rivers and the sea) shows that the site is within Flood Zone 1, with a less than 0.1% annual probability of flooding.

8.3.4 Surface Water Flooding

The on-site risk associated with surface water flooding (1 in 100 years flood event) is reported to be negligible.

8.3.5 Groundwater Flooding

There is reported to be a negligible risk of groundwater flooding at the site and within 50m of the site.

9.0 WASTE

9.1 Landfill Sites

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

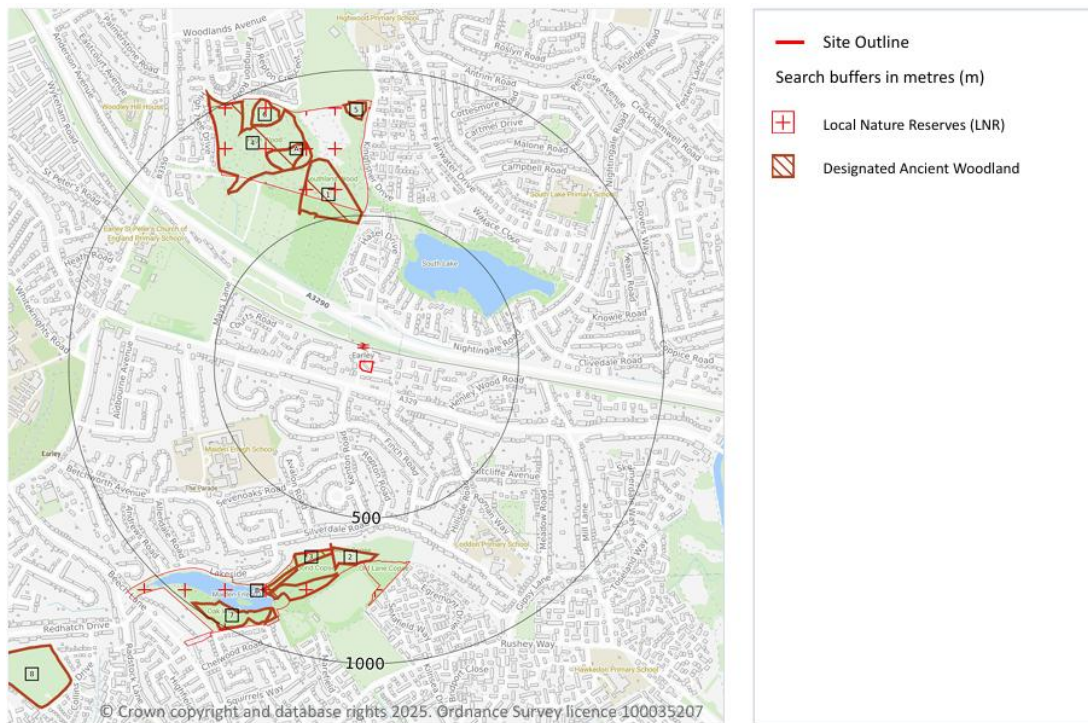
Furthermore, there are no records of historical landfill sites identified by British Geological Survey, the Environment Agency or the local authority within the site's vicinity.

9.2 Waste Sites

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

There are also no licensed waste exemptions for the storage, treatment, use or disposal of waste within 500m of the site.

10.0 DESIGNATED ENVIRONMENTALLY SENSITIVE SITES



10.1 Sites of Special Scientific Interest (SSSI)

There are no SSSI sites within 2,000 metres of the subject site. The subject site is, however, located within a SSSI Impact Risk Zone, whereby developments that involve infrastructure, minerals, oil, gas, air pollution and combustion require consultation to be held with Natural England.

10.2 Other Designated Sites

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

10.3 Locally Designated Sites

There are 2no. locally designated nature conservation sites within 2,000m of the subject site. Highwood Local Nature Reserve is 510m north of the site and previously formed part of the grounds of Woodley Lodge. It forms an expanse of mixed lowland woodland, with an expanse of heathland also. Maiden Erlegh Park Local Nature Reserve is 620m south of the site. Extending to 12 hectares, the site contains ancient and secondary woodland, grassland, a large lake, a brook, an old woodland pond and surrounding wetland habitat.

Designated ancient woodland is located within both of these locally designated sites.

10.4 Cultural Designations

There are understood to be no sites designated for their visual, cultural or heritage value within the vicinity of the subject site.

11.0 CONCEPTUAL SITE MODEL

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

Table 4: Conceptual Site Model

Consideration of Potential Contaminants:	
On-Site Contaminants	- The subject site formed predominantly undeveloped land associated with three small apparent residential buildings from at least 1872 and was redeveloped in the middle part of the last century to support the existing semi-detached residential dwellings. - No significant on-site contamination sources associated with the site's current or historical residential use have been identified.
Off-Site Contaminants	- Historical industrial works in the vicinity of the subject site included Parker Plating 20m north east of the site and Shell Oil Storage Depot, 100m east of the site. - Both sites have subsequently been redeveloped to support residential properties, with the respective planning permissions containing contamination-related conditions. - Based on information gathered to date, it is considered unlikely that organic and/or inorganic contaminant migration onto the subject site from either of these sources has occurred.
Consideration of Potential Receptors:	
Controlled Waters	No obvious controlled water receptors have been identified.
Human Health	- Future site occupants - Construction workers primarily those involved in groundworks excavation. - Neighbouring residents subject to disturbed vapours and dusts arising from on-site development.
Other	Existing and new underground service infrastructure.
Potential Contaminant Pathways and Pollutant Linkages:	
On-Site Contaminants	No obvious pollutant linkages have been identified.
Off-Site Contaminants	- The risk associated with the on-site migration of contaminants from previous industrial works in the site's vicinity is considered to be very low. - No plausible pollutant linkages have been identified.
Other Considerations:	
EIR Request	A request for information under the Environmental Information regulations has been made to ascertain the background in relation to the reported heavy metals concern in the general area. This request is currently outstanding and should pertinent additional data be included in the response, then this will be included as an addendum to this report.

12.0 PRELIMINARY ENVIRONMENTAL RISK ASSESSMENT

12.1 Introduction

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

Contaminated Land is defined as:

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

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

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

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

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

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

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

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

Classification of a Consequence

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

Classification of a Probability

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

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

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

- **High Risk** – there is a high probability that severe harm could risk a receptor, or there is evidence that a receptor is being harmed. The risk is realised is likely to result in liability and/or significant harm, and urgent investigation or remediation will be required.
- **Medium Risk** - it is probable that harm will arise to a receptor. However it is relatively unlikely that such harm would be severe, or if harm does occur then the harm is likely to be relatively mild. Investigation will be required to determine the liability, and some remedial works may be required in the long term.
- **Low Risk** – it is possible that harm may arise to a receptor, but it is likely that the harm would be mild.
- **Very Low Risk** – There is a very low risk of harm to the receptor. In the event of harm being realised the harm is not likely to be severe.

12.2 Potential Sources

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

The risk of contaminant source material located on site is low. The site was developed in the mid twentieth century for residential purposes, with no current sources identified.

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

12.3 Potential Pathways

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

Future Site Workers, including Construction Workers

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

Future Site Users, Occasional Visitors and Neighbouring Residents including Children

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

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

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

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

<i>Surface Water Mobilisation (SWM)</i>	Surface water run-off from site, migrating off site Also infiltration into the site from off-site.
<i>Groundwater Mobilisation (Leaching Potential) (GWM)</i>	Percolation and mobilisation of contaminants within the soil into waters held locally within pore space beneath the site.

12.4 Potential Receptors

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

Human Receptors (H):	Site workers (W)
Water Resources (SW, GW):	Un-named ditch 70m north
Site Infrastructure (SI):	Existing and future foundations and drainage services
Buildings and Services (BS):	Site and neighbouring buildings
Flora and Fauna (FL, FA)	Future, on and off-site Fauna and Flora
Archaeological (A):	Designations in vicinity of the site
Cultural (C):	Designations in vicinity of the site

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

12.5 Qualitative Risk Assessment

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

Table 5: Risk Assessment

Hazard Identification			Hazard Assessment		Risk Estimation			Risk Evaluation
Sources	Location	Potential Contaminants	Pathway	Receptor	Magnitude of Consequence	Probability Occurrence	Risk Appraisal	Rationale
Historical use of the site Apparent garden areas, then residential	On-site	Made Ground	W-O, W-I, W-D, O-O, O-I, O-D, FLPU, FaOP SWM, GWM	H, GW	Minor	Low	Very Low	- Residential development of the site in the 1950's. - No potential contaminative sources associated with current use. - No obvious significantly contaminative historical uses of the site. - Low risk previous site operations. - No further assessment required.
Historical use of surrounding land Plating works	20m North	Heavy metals, other inorganic and organic contaminants	SWM, GWM	H, GW, SW, SI, FL, FA	Mild	Low	Low	- Remediation of residual contamination reportedly managed through the residential redevelopment in the early C21st. - No reported on-site contaminant migration. - No obvious pollutant linkage. - No further assessment required.
Historical use of surrounding land Railway station and sidings	50m North	Inorganic and organic contaminants	SWM, GWM	H, GW, SW, SI, FL, FA	Minor	Low	Very low	- No evidence of historical issues associated with the railway activities. - Distance to the subject site. - No obvious pollutant linkage. - No further assessment required.
Historical use of surrounding land Oil storage depot	100m East	Organic contaminants	SWM, GWM	H, GW, SW, SI, FL, FA	Minor	Low	Very low	- Contamination issues managed through the residential redevelopment of the site in the later 1990s. - Distance to the subject site. - No obvious pollutant linkage. - No further assessment required.
Historical use of surrounding land Old gravel pit, worked and made ground, surface ground workings	>100m North, North West and West	Ground gas; inorganic and organic contaminants	W-I, O-I, SWM, GWM	H, GW, BS, SI	Minor	Low	Very Low	- No evidence of widespread impact in the site's vicinity. - All areas have been subject to redevelopment, predominantly to support residential uses. - No reported on-site contaminant migration. - No obvious pollutant linkage. - No further assessment required.

13.0 CONCLUSIONS AND RECOMMENDATIONS

13.1 Conclusions

A Phase I Land Contamination Assessment has been completed of a proposed residential redevelopment site at 1-2 Compton Close, Earley, Reading, RG6 7EA. Following a review of geo-environmental data for the site and a detailed site reconnaissance, a full Preliminary Risk Assessment has been undertaken to assess potentially contaminative sources and applicable pollutant pathways which may give rise to adverse impact to future users of the site.

The subject site formed predominantly undeveloped land associated with three small apparent residential buildings, prior to its residential redevelopment in the middle part of the last century to create the residential properties that remains to the present day. No evidence of contaminative activity associated with the current or historical use of the site has been identified.

Land use in the vicinity of the site is, and has historically been, predominantly residential in nature. However, historical industrial works included Parker Plating 20m north east of the site and Shell Oil Storage Depot, 100m east of the site. Both sites have subsequently been redeveloped to support residential properties, with the respective planning permissions containing contamination-related conditions. Based on information gathered to date, it is considered unlikely that organic and/or inorganic contaminant migration onto the subject site from either of these sources has occurred. An EIR request for further information relating to the redevelopment of these sites is still outstanding, but will likely support this premise. Other potentially contaminative historical activities in the wider vicinity are considered highly unlikely to have impacted the subject site.

The site is directly underlain by London Clay, an unproductive aquifer. There are no surface water features in the site's vicinity and, as such, the site setting is considered to be of low to moderate environmental sensitivity.

No significantly contaminative activities are associated with the current or former uses of the subject site itself. Based on information gathered during this assessment, the risk associated with on-site migration of contaminants from previous industrial works in the site's vicinity is considered to be very low, with no plausible pollutant linkages identified. The conceptual model of the site demonstrates that potential pollutant linkages are generally of low risk to human health and to the natural environment.

13.2 Recommendations

No further investigation of the site is considered necessary at this stage.

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

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

FIGURES

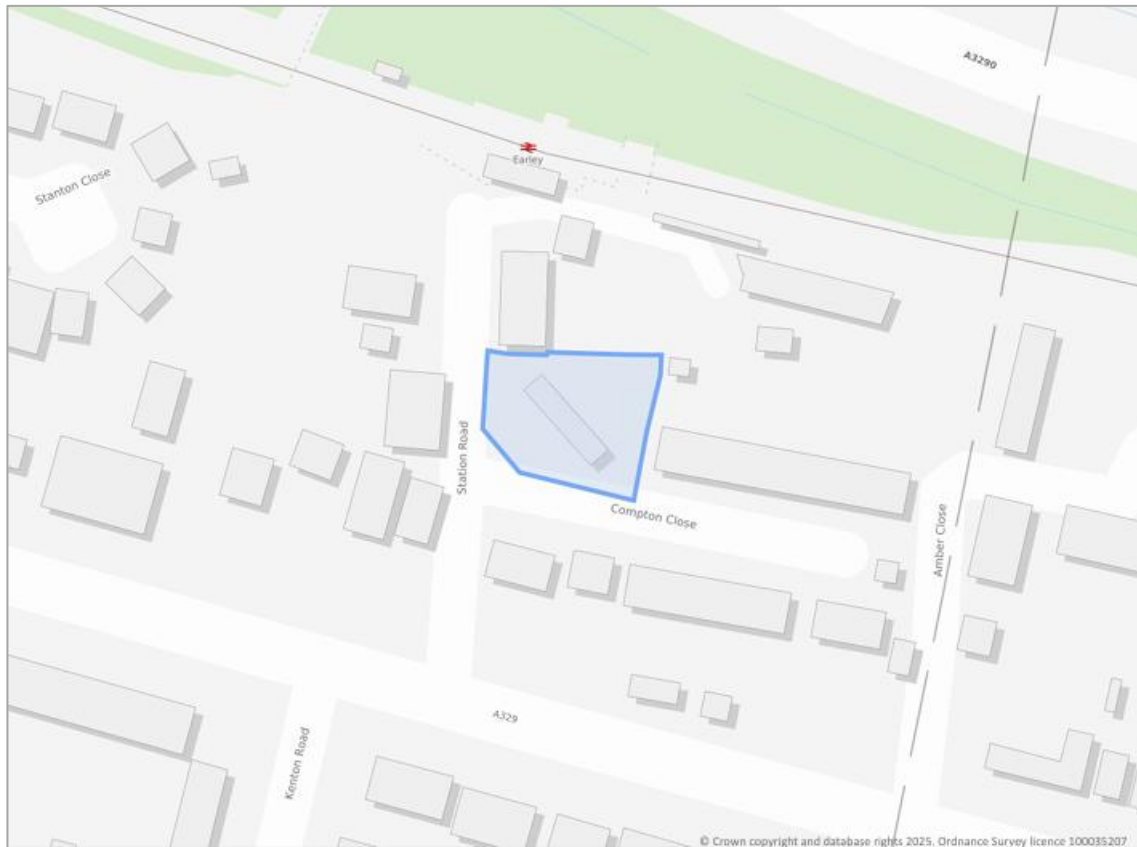


FIGURE 1

SITE LOCATION PLAN
SMALL SCALE

1-2 COMPTON CLOSE
EARLEY
READING
RG6 7EA



FIGURE 2

SITE LOCATION PLAN
LARGE SCALE

1-2 COMPTON CLOSE
EARLEY
READING
RG6 7EA

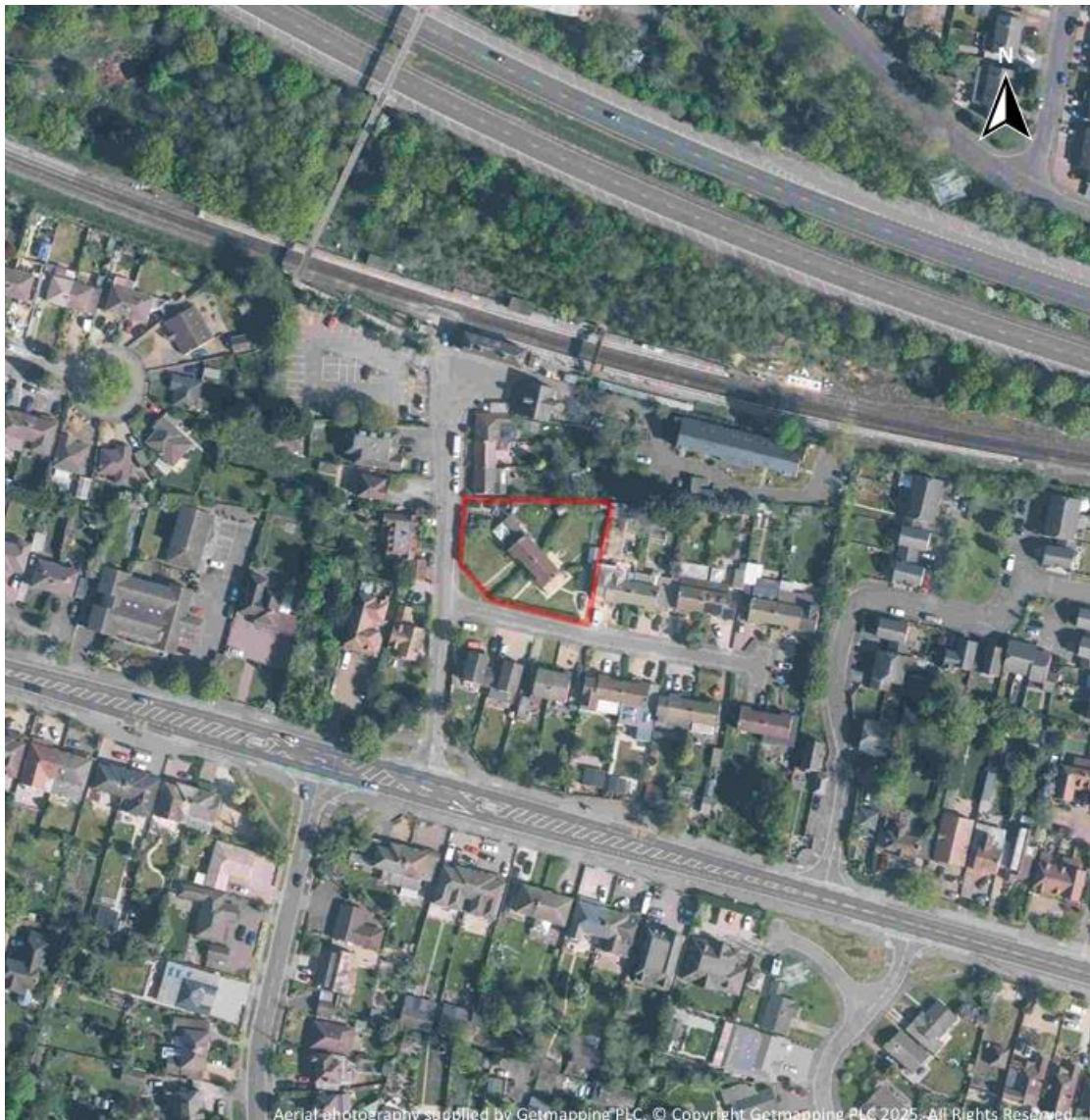


FIGURE 3

SITE AERIAL PHOTOGRAPH

1-2 COMPTON CLOSE
EARLEY
READING
RG6 7EA



FIGURE 4

PROPOSED SITE PLAN

1-2 COMPTON CLOSE
EARLEY
READING
RG6 7EA

APPENDICES

APPENDIX A

SITE PHOTOGRAPHS



Photograph 1: View of site from Station Road / Compton Close junction



Photograph 2: View to rear of properties



Photograph 3: Access off Station Road, showing existing garage



Photograph 4: View from site looking north east to Parker Court



Photograph 5: View from Parker Court looking south west to the site



Photograph 6: View from Parker Court looking south to the site

APPENDIX B

DATA REPORT

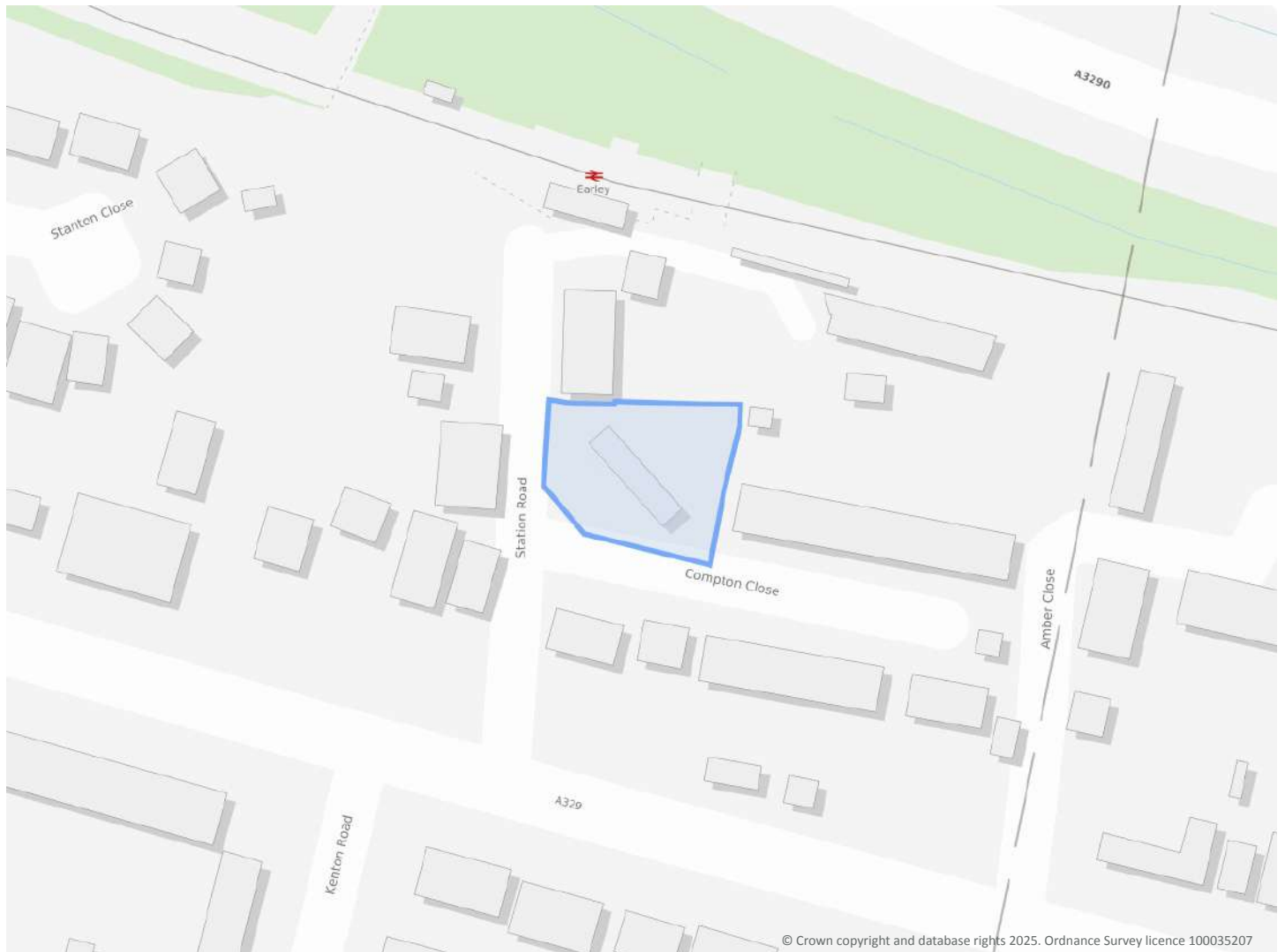
1-2, COMPTON CLOSE, EARLEY, WOKINGHAM, RG6 7EA

Order Details

Date: 28/04/2025
Your ref: CLR7491NH
Our Ref: GS-KND-1GS-XBD-SFL

Site Details

Location: 475326 171821
Area: 0.14 ha
Authority: [Wokingham Borough Council](#) ↗



[Summary of findings](#)

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

[p. 9 >](#)

[OS MasterMap site plan](#)

[p.14 >](#) [Insight User Guide](#) ↗

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	10	15	13	-
17 >	1.2 >	Historical tanks >	0	0	9	0	-
18 >	1.3 >	Historical energy features >	0	0	8	8	-
19	1.4	Historical petrol stations	0	0	0	0	-
19 >	1.5 >	Historical garages >	0	0	0	1	-
19	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
20 >	2.1 >	Historical industrial land uses >	0	13	19	20	-
22 >	2.2 >	Historical tanks >	0	0	15	0	-
23 >	2.3 >	Historical energy features >	0	0	12	13	-
24	2.4	Historical petrol stations	0	0	0	0	-
25 >	2.5 >	Historical garages >	0	0	0	4	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
26	3.1	Active or recent landfill	0	0	0	0	-
26	3.2	Historical landfill (BGS records)	0	0	0	0	-
26	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
26	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
26	3.5	Historical waste sites	0	0	0	0	-
27	3.6	Licensed waste sites	0	0	0	0	-
27	3.7	Waste exemptions	0	0	0	0	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
28 >	4.1 >	Recent industrial land uses >	0	1	9	-	-
29 >	4.2 >	Current or recent petrol stations >	0	0	0	1	-
29	4.3	Electricity cables	0	0	0	0	-
30	4.4	Gas pipelines	0	0	0	0	-
30	4.5	Sites determined as Contaminated Land	0	0	0	0	-



30	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
30	4.7	Regulated explosive sites	0	0	0	0	-
30	4.8	Hazardous substance storage/usage	0	0	0	0	-
31	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
31	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
31	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
31	4.12	Radioactive Substance Authorisations	0	0	0	0	-
31 >	4.13 >	Licensed Discharges to controlled waters >	0	0	0	1	-
32	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
32 >	4.15 >	Pollutant release to public sewer >	0	0	1	0	-
32	4.16	List 1 Dangerous Substances	0	0	0	0	-
33	4.17	List 2 Dangerous Substances	0	0	0	0	-
33 >	4.18 >	Pollution Incidents (EA/NRW) >	0	0	0	1	-
33	4.19	Pollution inventory substances	0	0	0	0	-
33	4.20	Pollution inventory waste transfers	0	0	0	0	-
34	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
35 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
37 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
38 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
39	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
39	5.5	Groundwater vulnerability- local information	None (within 0m)				
40 >	5.6 >	Groundwater abstractions >	0	0	0	0	4
41 >	5.7 >	Surface water abstractions >	0	0	0	0	1
42	5.8	Potable abstractions	0	0	0	0	0
42 >	5.9 >	Source Protection Zones >	1	0	0	0	-
42	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
43 >	6.1 >	Water Network (OS MasterMap) >	0	0	9	-	-



44 >	6.2 >	Surface water features >	0	0	8	-	-
45 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
45 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
46	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
47	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
47	7.2	Historical Flood Events	0	0	0	-	-
47	7.3	Flood Defences	0	0	0	-	-
48	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
48	7.5	Flood Storage Areas	0	0	0	-	-
49	7.6	Flood Zone 2	None (within 50m)				
49	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
50 >	8.1 >	Surface water flooding >	1 in 1000 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
52 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
53	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
54	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
54	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
54	10.4	Special Protection Areas (SPA)	0	0	0	0	0
54	10.5	National Nature Reserves (NNR)	0	0	0	0	0
55 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	2
55 >	10.7 >	Designated Ancient Woodland >	0	0	0	1	14
56	10.8	Biosphere Reserves	0	0	0	0	0
56	10.9	Forest Parks	0	0	0	0	0
56	10.10	Marine Conservation Zones	0	0	0	0	0
56	10.11	Green Belt	0	0	0	0	0
57	10.12	Proposed Ramsar sites	0	0	0	0	0



57	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
57	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
57	10.15	Nitrate Sensitive Areas	0	0	0	0	0
58 >	10.16 >	Nitrate Vulnerable Zones >	0	0	0	0	1
59 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
60	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
61	11.1	World Heritage Sites	0	0	0	-	-
61	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
61	11.3	National Parks	0	0	0	-	-
61	11.4	Listed Buildings	0	0	0	-	-
62	11.5	Conservation Areas	0	0	0	-	-
62	11.6	Scheduled Ancient Monuments	0	0	0	-	-
62	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
63 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
64	12.2	Open Access Land	0	0	0	-	-
64	12.3	Tree Felling Licences	0	0	0	-	-
64	12.4	Environmental Stewardship Schemes	0	0	0	-	-
64	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
65 >	13.1 >	Priority Habitat Inventory >	0	0	8	-	-
66	13.2	Habitat Networks	0	0	0	-	-
66	13.3	Open Mosaic Habitat	0	0	0	-	-
66	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
67 >	14.1 >	10k Availability >	Identified (within 500m)				
68 >	14.2 >	Artificial and made ground (10k) >	0	0	2	2	-
70 >	14.3 >	Superficial geology (10k) >	0	0	1	7	-



71	14.4	Landslip (10k)	0	0	0	0	-
72 >	14.5 >	Bedrock geology (10k) >	1	0	0	1	-
73	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
74 >	15.1 >	50k Availability >	Identified (within 500m)				
75	15.2	Artificial and made ground (50k)	0	0	0	0	-
75	15.3	Artificial ground permeability (50k)	0	0	-	-	-
76 >	15.4 >	Superficial geology (50k) >	0	0	1	4	-
77	15.5	Superficial permeability (50k)	None (within 50m)				
77	15.6	Landslip (50k)	0	0	0	0	-
77	15.7	Landslip permeability (50k)	None (within 50m)				
78 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
79 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
79	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
80	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
81 >	17.1 >	Shrink swell clays >	Low (within 50m)				
82 >	17.2 >	Running sands >	Very low (within 50m)				
83 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
84 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
85 >	17.5 >	Landslides >	Very low (within 50m)				
86 >	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
88 >	18.1 >	BritPits >	0	0	0	1	-
89 >	18.2 >	Surface ground workings >	0	0	10	-	-
90	18.3	Underground workings	0	0	0	0	0
90	18.4	Underground mining extents	0	0	0	0	-
90	18.5	Historical Mineral Planning Areas	0	0	0	0	-

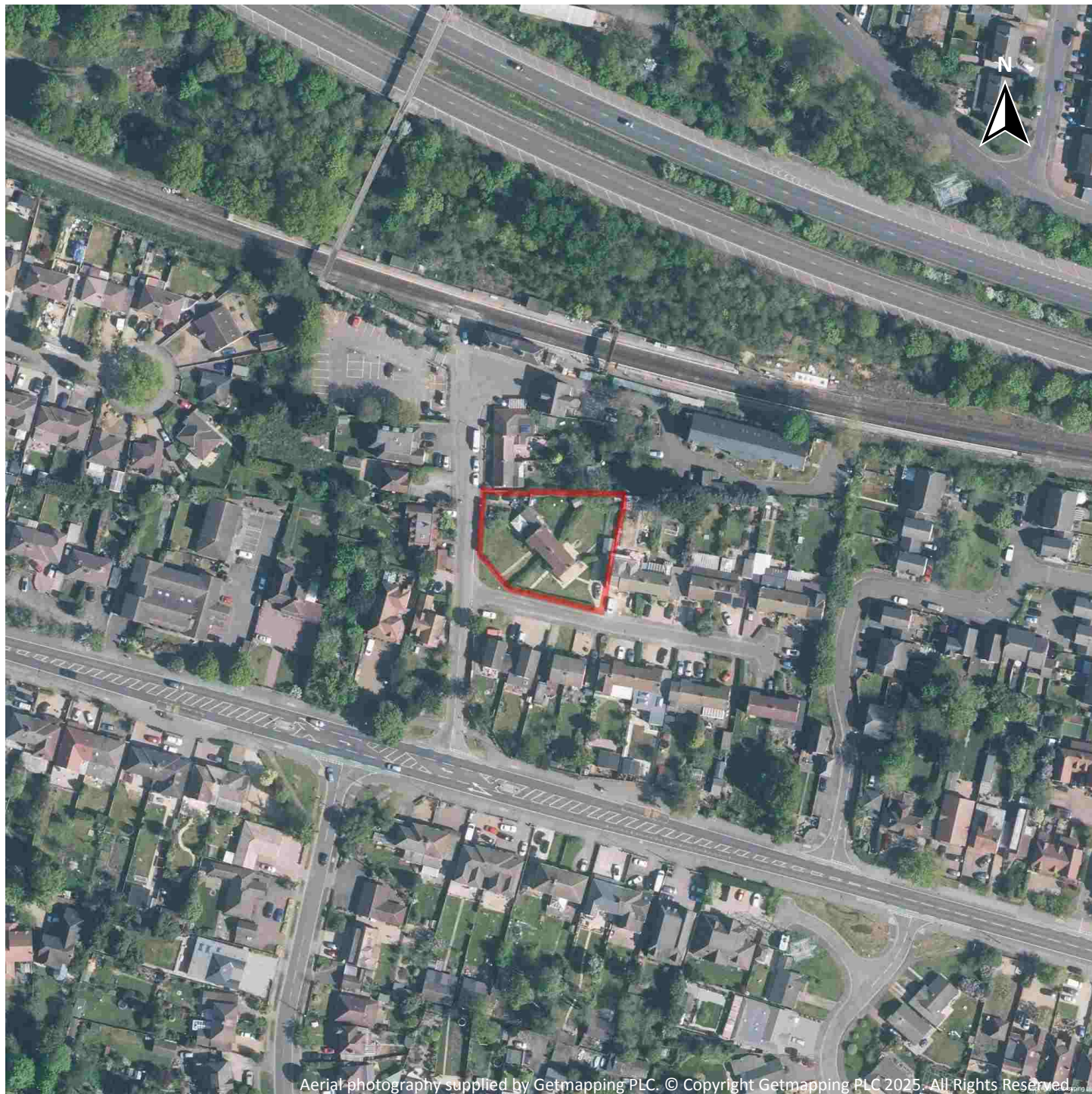


90 >	18.6 >	Non-coal mining >	0	0	0	0	1
91 >	18.7 >	JPB mining areas >	Identified (within 0m)				
91	18.8	The Coal Authority non-coal mining	0	0	0	0	-
91	18.9	Researched mining	0	0	0	0	-
92	18.10	Mining record office plans	0	0	0	0	-
92	18.11	BGS mine plans	0	0	0	0	-
92	18.12	Coal mining	None (within 0m)				
92	18.13	Brine areas	None (within 0m)				
92	18.14	Gypsum areas	None (within 0m)				
93	18.15	Tin mining	None (within 0m)				
93	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
94	19.1	Natural cavities	0	0	0	0	-
94	19.2	Mining cavities	0	0	0	0	0
94	19.3	Reported recent incidents	0	0	0	0	-
94	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
96 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
98 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	0	-	-	-
98	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
98	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
99	22.1	Underground railways (London)	0	0	0	-	-
99	22.2	Underground railways (Non-London)	0	0	0	-	-
100	22.3	Railway tunnels	0	0	0	-	-
100 >	22.4 >	Historical railway and tunnel features >	0	12	11	-	-
101	22.5	Royal Mail tunnels	0	0	0	-	-
101	22.6	Historical railways	0	0	0	-	-



101 >	22.7 >	Railways >	0	3	2	-	-
102	22.8	Crossrail 2	0	0	0	0	-
102	22.9	HS2	0	0	0	0	-

Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved

Capture Date: 30/04/2022

Site Area: 0.14ha



Recent site history - 2019 aerial photograph



Capture Date: 29/06/2019

Site Area: 0.14ha



Recent site history - 2013 aerial photograph



Capture Date: 11/07/2013

Site Area: 0.14ha



Recent site history - 2010 aerial photograph



Capture Date: 22/09/2010

Site Area: 0.14ha



Recent site history - 1999 aerial photograph



Capture Date: 04/09/1999

Site Area: 0.14ha



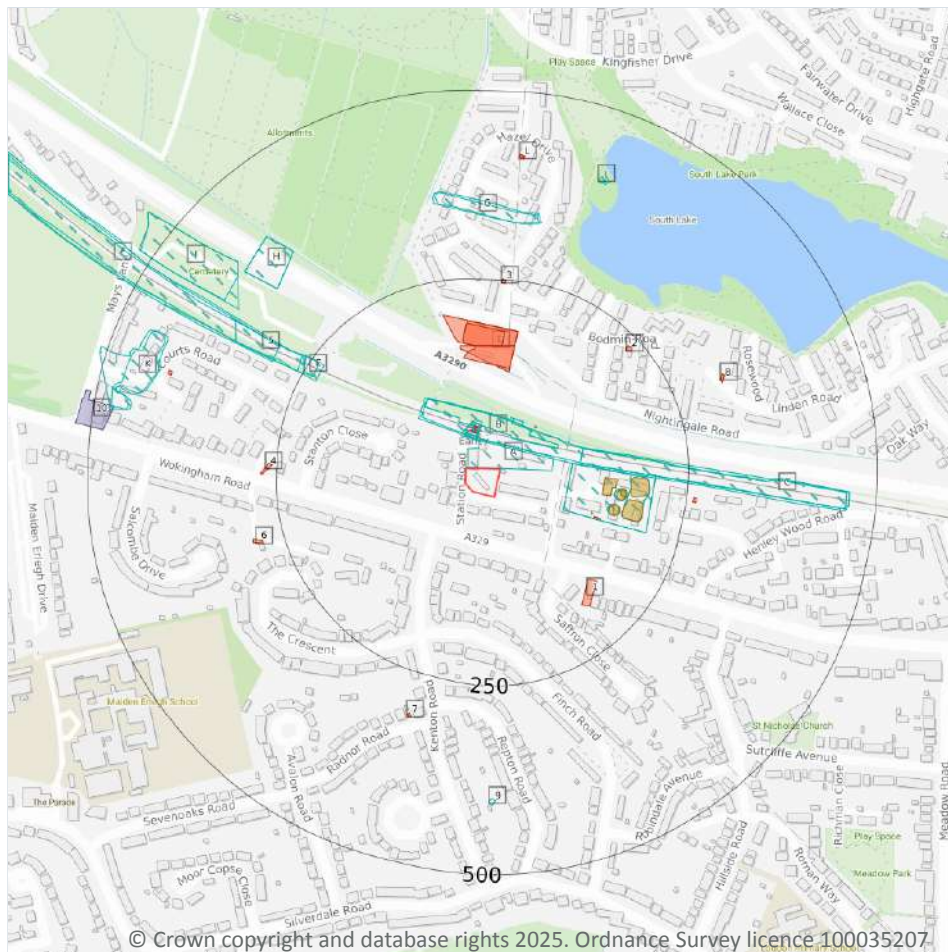
OS MasterMap site plan



Site Area: 0.14ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

38

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	1m NE	Unspecified Works	1986	1890848



ID	Location	Land use	Dates present	Group ID
B	30m NE	Railway Sidings	1960	1994415
B	33m NE	Railway Sidings	1932	1943750
A	36m N	Railway Station	1938	1954340
A	36m N	Railway Station	1898 - 1910	1992209
A	39m N	Railway Station	1977 - 1986	1929861
A	39m N	Railway Station	1960	1974210
A	42m N	Railway Station	1932	1983172
A	43m NE	Railway Sidings	1898 - 1910	1915371
A	43m NE	Railway Sidings	1938	1926540
A	62m NE	Railway Building	1898 - 1910	1980708
B	92m E	Unspecified Depot	1977	1918767
B	92m E	Unspecified Depot	1986	1983562
C	107m E	Railway Sidings	1910	1938744
C	107m E	Railway Sidings	1938	1952702
B	150m E	Unspecified Tank	1977	1932007
B	150m E	Unspecified Tank	1986	1989072
B	155m E	Unspecified Tank	1986	1931207
B	155m E	Unspecified Tank	1977	1963916
B	170m E	Unspecified Tanks	1977	1929987
B	170m E	Unspecified Tanks	1986	1937718
E	230m NW	Cuttings	1932	1921694
E	236m NW	Cuttings	1938	1935745
F	236m NW	Cuttings	1910 - 1913	1977001
F	248m NW	Cuttings	1933 - 1938	1915130
5	258m NW	Cuttings	1960	1939151
F	293m NW	Cuttings	1898	1918102
G	326m N	Unspecified Pit	1960	1948737
G	326m N	Unspecified Pit	1910 - 1938	1938247



ID	Location	Land use	Dates present	Group ID
H	345m NW	Cuttings	1977	1933544
H	345m NW	Cuttings	1986	1990966
I	367m NW	Unspecified Yard	1989	1951946
I	390m NW	Unspecified Yard	1979	1977131
9	399m S	Pump House	1932 - 1938	1983643
J	401m N	Boat House	1960	1918745
J	401m N	Boat House	1898 - 1938	1997702
K	425m W	Old Gravel Pit	1913	1925292
K	427m W	Old Gravel Pit	1898	1954100

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

9

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

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

ID	Location	Land use	Dates present	Group ID
A	71m NE	Unspecified Tank	1970	321053
B	130m E	Unspecified Tank	1970 - 1975	335267
B	139m E	Tanks	1933	317024
B	152m E	Unspecified Tank	1970 - 1975	332048
B	157m E	Tanks	1970 - 1975	340684
B	157m E	Tanks	1975	317027
B	162m E	Unspecified Tank	1960 - 1962	337396
B	170m E	Tanks	1970 - 1975	331438
B	175m E	Tanks	1970 - 1975	343728



This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	16
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Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land use	Dates present	Group ID
D	129m N	Electricity Transformer Station	1972 - 1975	226483
D	133m N	Electricity Transformer Station	1970	225388
B	134m E	Electricity Substation	1970 - 1975	230222
D	162m N	Electricity Substation	1981	212699
D	162m N	Electricity Substation	1993	226050
1	165m SE	Electricity Substation	1975	209101
2	229m NE	Electricity Substation	1975 - 1993	212552
3	246m N	Electricity Substation	1981 - 1993	215705
4	257m W	Electricity Substation	1970 - 1975	214529
C	258m E	Electricity Substation	1970 - 1993	226748
6	279m W	Electricity Substation	1975	209100
7	305m S	Electricity Substation	1970 - 1975	216871
8	315m NE	Electricity Substation	1975 - 1993	216510
K	409m W	Electricity Substation	1993	209121
L	411m N	Electricity Substation	1981	210174
L	412m N	Electricity Substation	-	207071

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**1**

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

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

ID	Location	Land use	Dates present	Group ID
10	473m W	Garage	1957 - 1966	70288

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

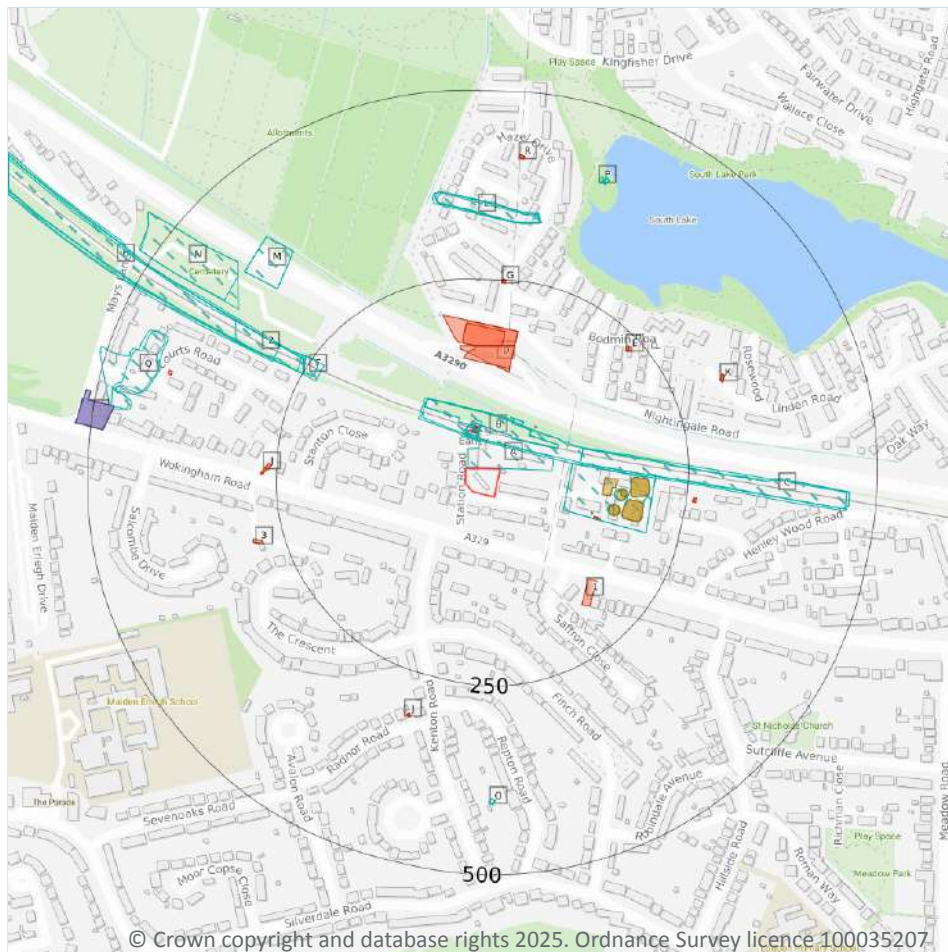
Records within 500m**0**

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

52

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 20](#) >

ID	Location	Land Use	Date	Group ID
A	1m NE	Unspecified Works	1986	1890848
B	30m NE	Railway Sidings	1960	1994415
B	33m NE	Railway Sidings	1932	1943750



ID	Location	Land Use	Date	Group ID
A	36m N	Railway Station	1938	1954340
A	36m N	Railway Station	1910	1992209
A	36m N	Railway Station	1898	1992209
A	39m N	Railway Station	1986	1929861
A	39m N	Railway Station	1977	1929861
A	39m N	Railway Station	1960	1974210
A	42m N	Railway Station	1932	1983172
A	43m NE	Railway Sidings	1938	1926540
A	43m NE	Railway Sidings	1910	1915371
A	43m NE	Railway Sidings	1898	1915371
A	62m NE	Railway Building	1910	1980708
A	62m NE	Railway Building	1898	1980708
B	92m E	Unspecified Depot	1986	1983562
B	92m E	Unspecified Depot	1977	1918767
C	107m E	Railway Sidings	1938	1952702
C	107m E	Railway Sidings	1910	1938744
B	150m E	Unspecified Tank	1986	1989072
B	150m E	Unspecified Tank	1977	1932007
B	155m E	Unspecified Tank	1986	1931207
B	155m E	Unspecified Tank	1977	1963916
B	170m E	Unspecified Tanks	1986	1937718
B	170m E	Unspecified Tanks	1977	1929987
F	230m NW	Cuttings	1932	1921694
F	236m NW	Cuttings	1938	1935745
F	236m NW	Cuttings	1910	1977001
H	248m NW	Cuttings	1938	1915130
H	248m NW	Cuttings	1913	1977001
H	249m NW	Cuttings	1938	1915130



ID	Location	Land Use	Date	Group ID
H	249m NW	Cuttings	1933	1915130
2	258m NW	Cuttings	1960	1939151
H	293m NW	Cuttings	1898	1918102
L	326m N	Unspecified Pit	1960	1948737
L	326m N	Unspecified Pit	1932	1938247
L	326m N	Unspecified Pit	1932	1938247
L	327m N	Unspecified Pit	1938	1938247
L	327m N	Unspecified Pit	1910	1938247
M	345m NW	Cuttings	1986	1990966
M	345m NW	Cuttings	1977	1933544
N	367m NW	Unspecified Yard	1989	1951946
N	390m NW	Unspecified Yard	1979	1977131
O	399m S	Pump House	1938	1983643
O	399m S	Pump House	1932	1983643
P	401m N	Boat House	1960	1918745
P	401m N	Boat House	1938	1997702
P	401m N	Boat House	1910	1997702
P	401m N	Boat House	1898	1997702
P	403m N	Boat House	1932	1997702
Q	425m W	Old Gravel Pit	1913	1925292
Q	427m W	Old Gravel Pit	1898	1954100

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

15

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

Features are displayed on the Past land use - un-grouped map on [page 20 >](#)



ID	Location	Land Use	Date	Group ID
A	71m NE	Unspecified Tank	1970	321053
B	130m E	Unspecified Tank	1975	335267
B	130m E	Unspecified Tank	1970	335267
B	139m E	Tanks	1933	317024
B	152m E	Unspecified Tank	1975	332048
B	152m E	Unspecified Tank	1970	332048
B	157m E	Tanks	1975	340684
B	157m E	Tanks	1970	340684
B	157m E	Tanks	1975	317027
B	162m E	Unspecified Tank	1960	337396
B	162m E	Unspecified Tank	1962	337396
B	170m E	Tanks	1975	331438
B	170m E	Tanks	1970	331438
B	175m E	Tanks	1975	343728
B	175m E	Tanks	1970	343728

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

25

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

Features are displayed on the Past land use - un-grouped map on [page 20 >](#)

ID	Location	Land Use	Date	Group ID
D	129m N	Electricity Transformer Station	1975	226483
D	133m N	Electricity Transformer Station	1970	225388
B	134m E	Electricity Substation	1975	230222
B	134m E	Electricity Substation	1970	230222
D	162m N	Electricity Transformer Station	1972	226483



ID	Location	Land Use	Date	Group ID
D	162m N	Electricity Substation	1981	212699
D	162m N	Electricity Substation	1993	226050
1	165m SE	Electricity Substation	1975	209101
E	229m NE	Electricity Substation	1975	212552
E	229m NE	Electricity Substation	1993	212552
G	246m N	Electricity Substation	1981	215705
G	246m N	Electricity Substation	1993	215705
I	257m W	Electricity Substation	1975	214529
I	257m W	Electricity Substation	1970	214529
C	258m E	Electricity Substation	1993	226748
C	259m E	Electricity Substation	1975	226748
C	259m E	Electricity Substation	1970	226748
3	279m W	Electricity Substation	1975	209100
J	305m S	Electricity Substation	1975	216871
J	305m S	Electricity Substation	1970	216871
K	315m NE	Electricity Substation	1993	216510
K	316m NE	Electricity Substation	1975	216510
Q	409m W	Electricity Substation	1993	209121
R	411m N	Electricity Substation	1981	210174
R	412m N	Electricity Substation	-	207071

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

4

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

Features are displayed on the Past land use - un-grouped map on [page 20 >](#)

ID	Location	Land Use	Date	Group ID
S	473m W	Garage	1966	70288
S	473m W	Garage	1957	70288
S	473m W	Garage	1962	70288
S	473m W	Garage	1958	70288

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

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

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

3.5 Historical waste sites

Records within 500m

0

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

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



3.6 Licensed waste sites

Records within 500m

0

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

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

3.7 Waste exemptions

Records within 500m

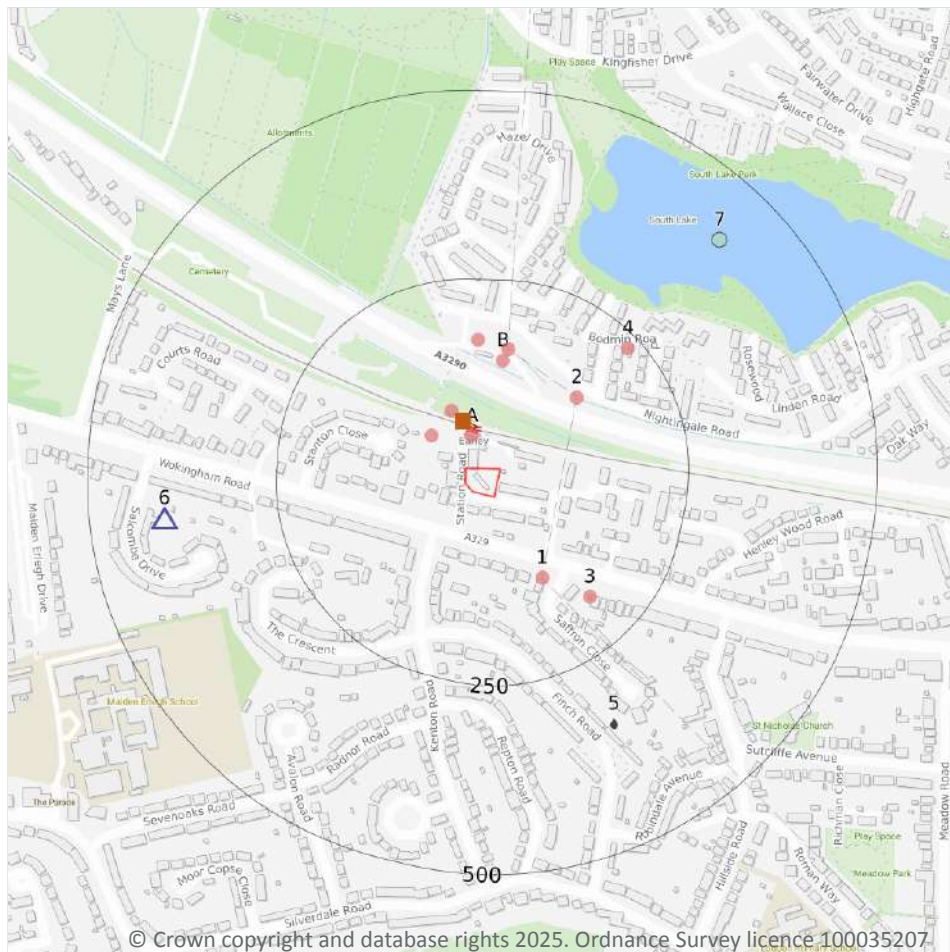
0

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.

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- △ Current or recent petrol stations
- ◆ Licensed Discharges to controlled waters
- Pollutant release to public sewer
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

10

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 28](#) >

ID	Location	Company	Address	Activity	Category
A	43m N	Earley Rail Station	Berkshire, RG6	Railway Stations, Junctions and Halts	Public Transport, Stations and Infrastructure
A	63m NW	Mast (Telecommunication)	Berkshire, RG6	Telecommunications Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
A	78m NW	Mast (Telecommu nication)	Berkshire, RG6	Telecommunication s Features	Infrastructure and Facilities
1	124m SE	Pylon	Berkshire, RG6	Electrical Features	Infrastructure and Facilities
2	139m NE	Pylon	Berkshire, RG5	Electrical Features	Infrastructure and Facilities
B	144m N	Mast	Berkshire, RG5	Telecommunication s Features	Infrastructure and Facilities
B	159m N	Pylon	Berkshire, RG5	Electrical Features	Infrastructure and Facilities
B	170m N	Electricity Sub Station	Berkshire, RG5	Electrical Features	Infrastructure and Facilities
3	183m SE	Electricity Sub Station	Berkshire, RG6	Electrical Features	Infrastructure and Facilities
4	233m NE	Electricity Sub Station	Berkshire, RG5	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

1

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 28](#) >

ID	Location	Company	Address	LPG	Status
6	401m W	OBSOLETE	209, Wokingham Road, Reading, Wokingham, RG6 7DU	Not Applicable	Obsolete

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.



4.4 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m

0

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m**0**

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m**0**

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

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

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

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m**0**

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m**1**

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

Features are displayed on the Current industrial land use map on [page 28 >](#)

ID	Location	Address	Details	
5	339m SE	STWATWESTCROFT,EARLEY, READING,STWATWESTCROFT ,EARLEY,READI,NG,BERKS	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CTCR.0369 Permit Version: 1 Receiving Water: LODDON	Status: REVOKED - UNSPECIFIED Issue date: 14/07/1959 Effective Date: 14/07/1959 Revocation Date: 16/04/1987

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	1
----------------------------	----------

Discharges of Special Category Effluents to the public sewer.

Features are displayed on the Current industrial land use map on [page 28 >](#)

ID	Location	Address	Details	
A	62m N	PARKER PLATING HOLDINGS LTD, STATION ROAD, EARLEY, READING, BERKSHIRE, RG6 2DY	Permission reference: AK9305 Local Authority: READING BOROUGH COUNCIL First received date: 01/06/2001	Last received date: 01/01/2018 Status: DEAD (APPLICATION)

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

1

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

Features are displayed on the Current industrial land use map on [page 28 >](#)

ID	Location	Details	
7	420m NE	Incident Date: 18/02/2019 Incident Identification: 1680760 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m

0

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

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

4.20 Pollution inventory waste transfers

Records within 500m

0

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

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



4.21 Pollution inventory radioactive waste

Records within 500m

0

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

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



Wokingham railway station is marked with a red star and a red square. Two concentric circles are drawn around the station, labeled 250 and 500, representing distances in meters. The map shows various roads, including Wokingham Road, Station Close, and A3280. A large blue area represents a lake or pond. The map is overlaid with a grid of red and green areas.

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- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

Records within 500m 6

Features are displayed on the Hydrogeology map on [page 35](#) >

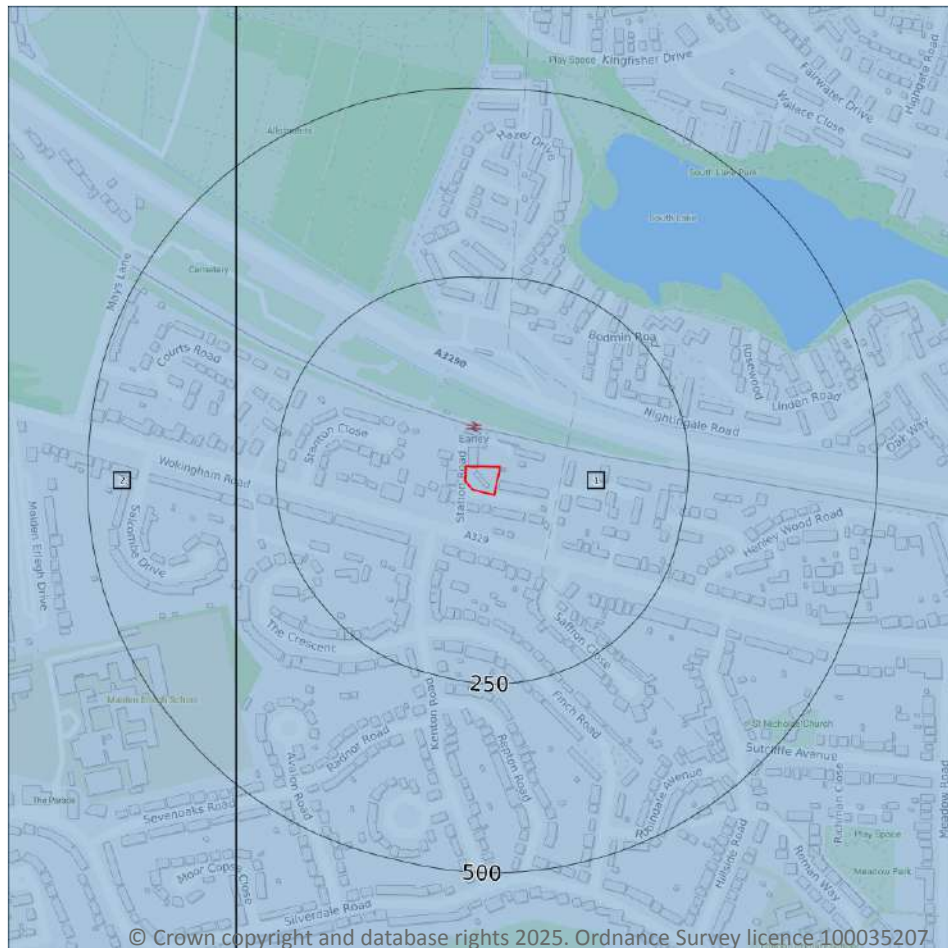
ID	Location	Designation	Description
1	189m SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	338m NW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

ID	Location	Designation	Description
3	350m NW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	369m NW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	444m NW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
6	467m NW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

2

Aquifer status of groundwater held within bedrock geology.

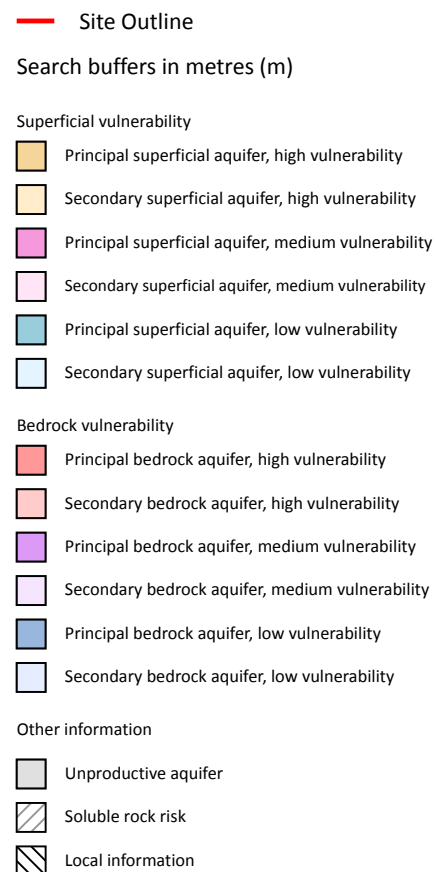
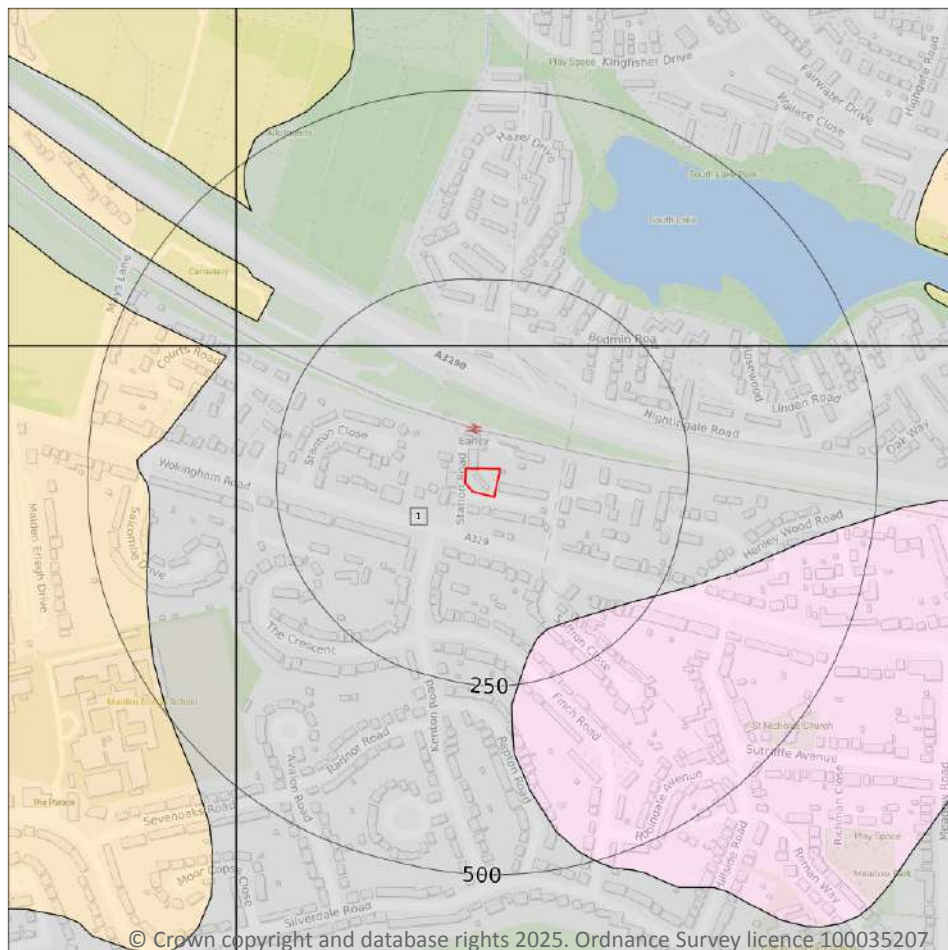
Features are displayed on the Bedrock aquifer map on [page 37](#) >

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	303m W	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.



Groundwater vulnerability



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 38](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed

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.

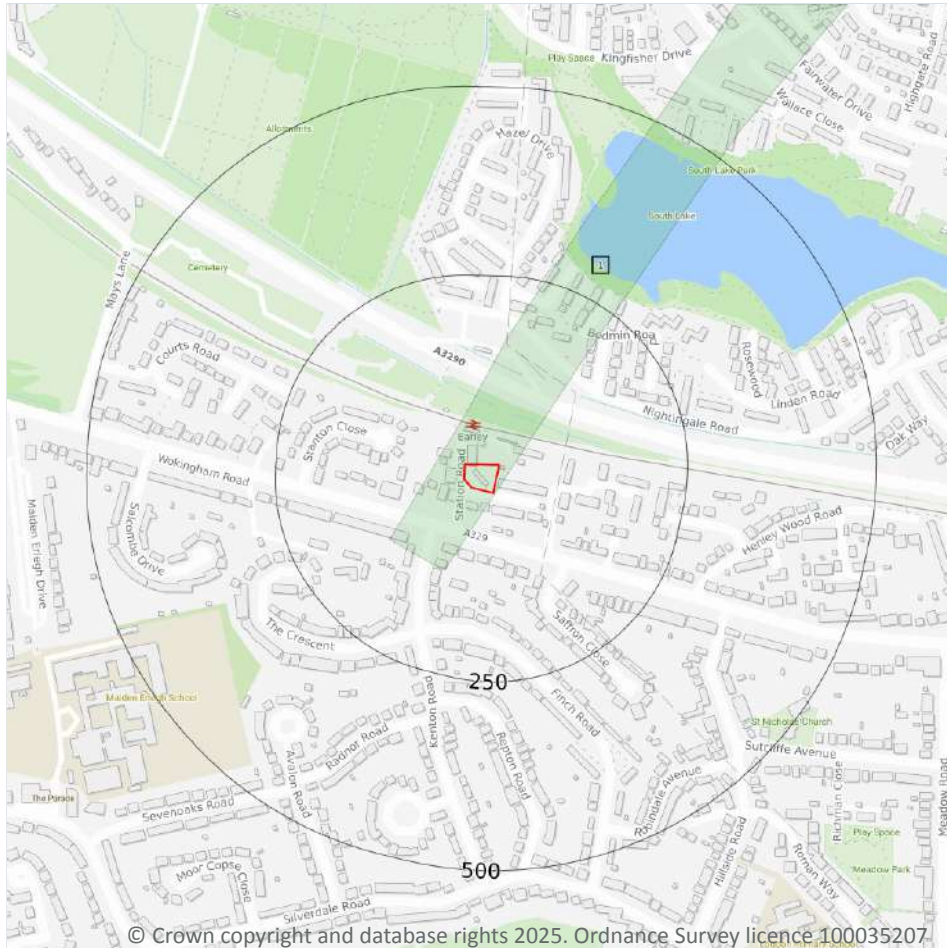
5.5 Groundwater vulnerability- local information

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
Polygon features
- Drinking water abstraction licences
Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m

4

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 40](#) >



ID	Location	Details	
-	1881m E	Status: Active Licence No: TH/039/0024/006/R01 Details: Heat Pump Direct Source: THAMES GROUNDWATER Point: WINNERSH TRIANGLE BOREHOLE A2 Data Type: Point Name: Winnersh Midco SARL Easting: 477222 Northing: 171662	Annual Volume (m ³): 1090806 Max Daily Volume (m ³): 3456 Original Application No: NPS/WR/019578 Original Start Date: 27/04/2016 Expiry Date: 31/03/2028 Issue No: 1 Version Start Date: 27/04/2016 Version End Date: -
-	1889m E	Status: Historical Licence No: TH/039/0024/006 Details: Heat Pump Direct Source: THAMES GROUNDWATER Point: WINNERSH TRIANGLE BOREHOLE A2 Data Type: Point Name: Winnersh Midco SARL Easting: 477230 Northing: 171660	Annual Volume (m ³): 1090806 Max Daily Volume (m ³): 3456 Original Application No: - Original Start Date: 21/10/2009 Expiry Date: 31/03/2016 Issue No: 2 Version Start Date: 03/07/2015 Version End Date: -
-	1905m E	Status: Active Licence No: TH/039/0024/006/R01 Details: Heat Pump Direct Source: THAMES GROUNDWATER Point: WINNERSH TRIANGLE BOREHOLE A1 Data Type: Point Name: Winnersh Midco SARL Easting: 477235 Northing: 171567	Annual Volume (m ³): 1090806 Max Daily Volume (m ³): 3456 Original Application No: NPS/WR/019578 Original Start Date: 27/04/2016 Expiry Date: 31/03/2028 Issue No: 1 Version Start Date: 27/04/2016 Version End Date: -
-	1909m E	Status: Historical Licence No: TH/039/0024/006 Details: Heat Pump Direct Source: THAMES GROUNDWATER Point: WINNERSH TRIANGLE BOREHOLE A1 Data Type: Point Name: Winnersh Midco SARL Easting: 477240 Northing: 171570	Annual Volume (m ³): 1090806 Max Daily Volume (m ³): 3456 Original Application No: - Original Start Date: 21/10/2009 Expiry Date: 31/03/2016 Issue No: 2 Version Start Date: 03/07/2015 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

1

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 40 >](#)



ID	Location	Details	
-	1262m SE	Status: Historical Licence No: 28/39/24/0099 Details: Spray Irrigation - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: RIVER LODDON AT HATCH FARM, SINDLESHAM Data Type: Line Name: HATCH FARM DAIRIES LTD Easting: 476400 Northing: 169800	Annual Volume (m ³): 6000 Max Daily Volume (m ³): 163.66 Original Application No: - Original Start Date: 10/04/1967 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2001 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	1
----------------------------	----------

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination. Features are displayed on the Abstractions and Source Protection Zones map on [page 40 >](#)

ID	Location	Type	Description
1	On site	3	Total catchment

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

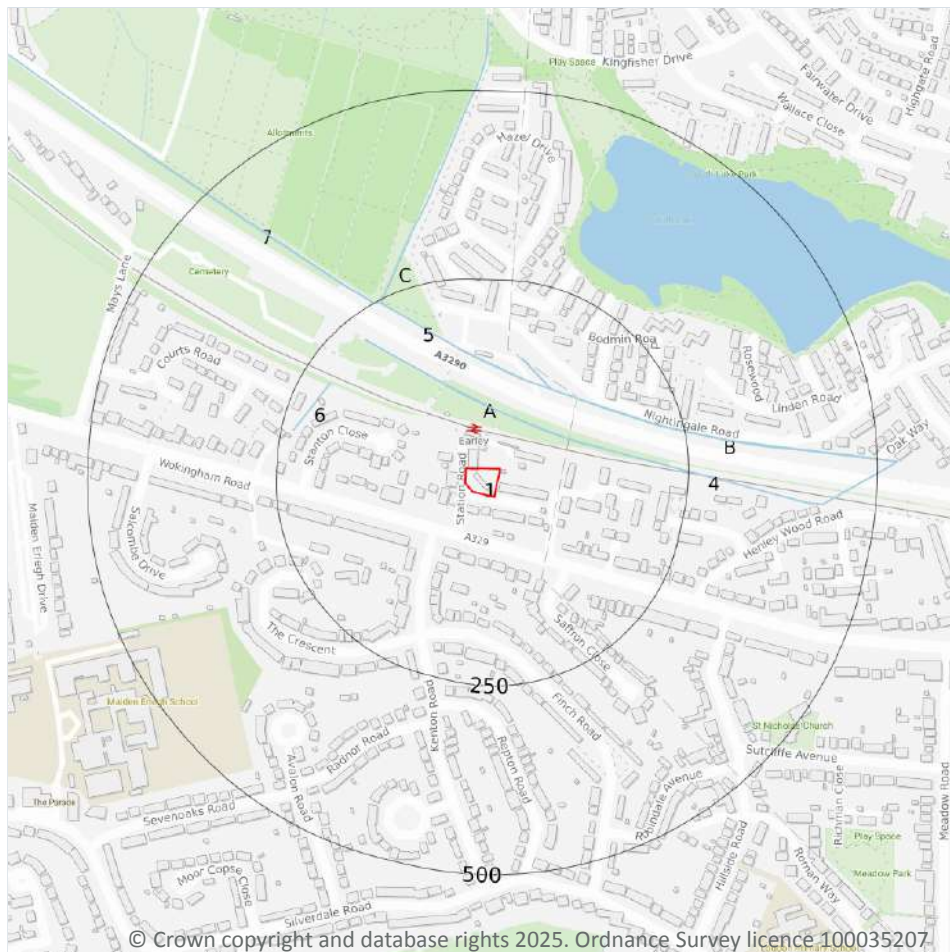
5.10 Source Protection Zones (confined aquifer)

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

9

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

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

ID	Location	Type of water feature	Ground level	Permanence	Name
A	70m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
A	122m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	126m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	126m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
4	142m E	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
5	157m N	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
6	212m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
7	246m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	246m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

8

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

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

This data is sourced from the Ordnance Survey.



6.3 WFD Surface water body catchments

Records on site

1

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

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

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Loddon (Swallowfield to River Thames confluence)	GB106039023160	Loddon	Loddon and Trib

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

6.4 WFD Surface water bodies

Records identified

1

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

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

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1232m E	River	Loddon (Swallowfield to River Thames confluence)	GB106039023160 ↗	Moderate	Fail	Moderate	2019

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



6.5 WFD Groundwater bodies

Records on site

0

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

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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m**0**

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

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

7.2 Historical Flood Events

Records within 250m**0**

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

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

7.3 Flood Defences

Records within 250m**0**

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

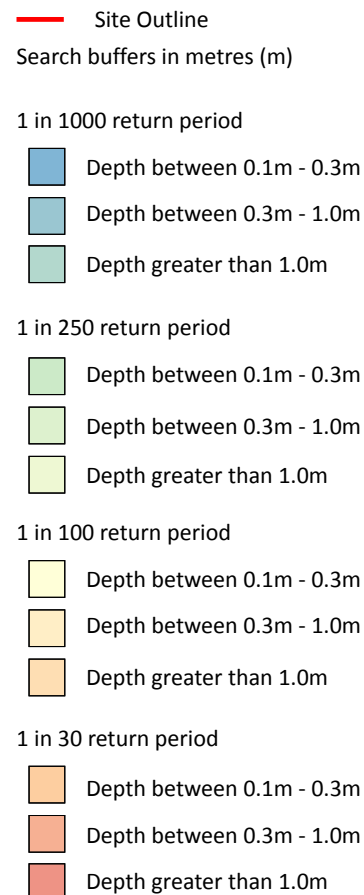
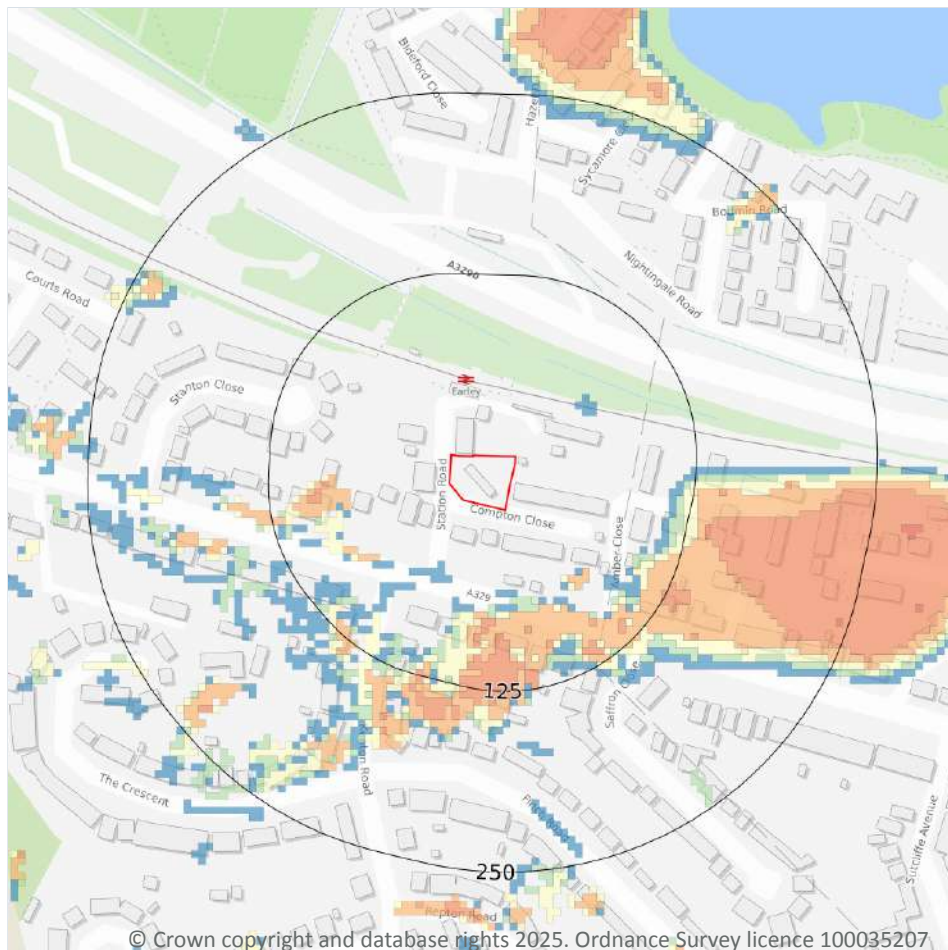
0

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

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



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

1 in 1000 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 50](#) >

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

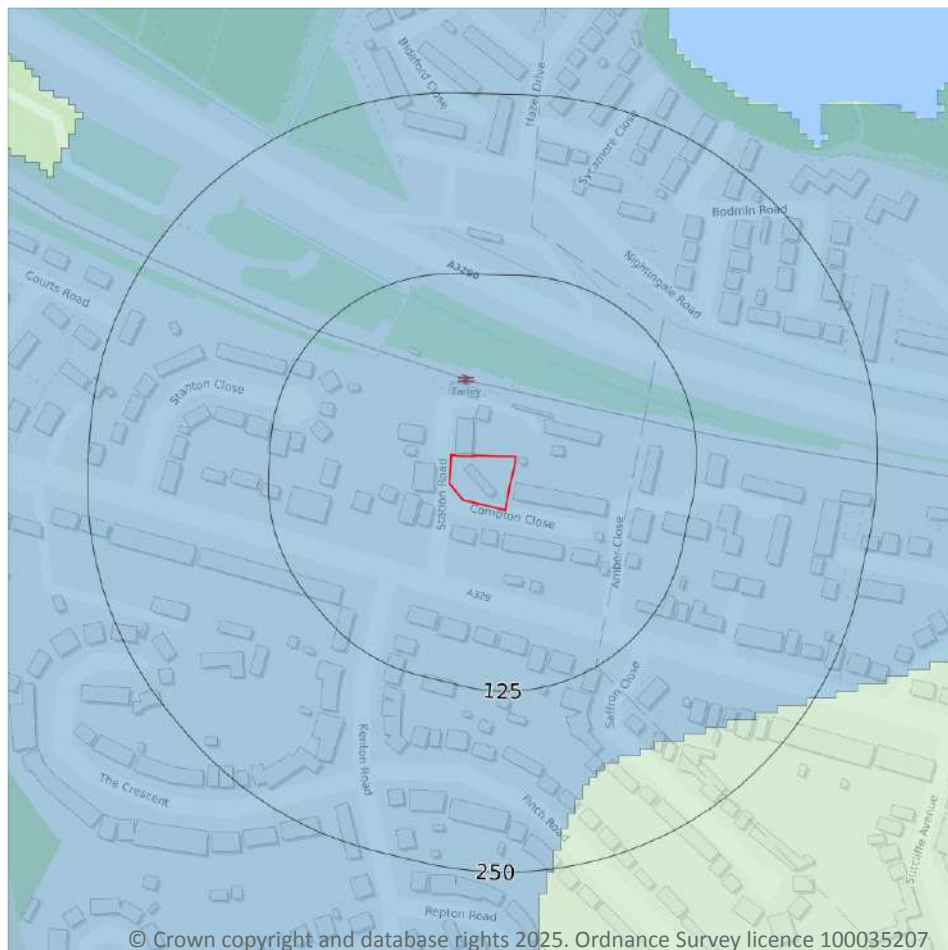
The table below shows the maximum flood depths for a range of return periods for the site.

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

This data is sourced from 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

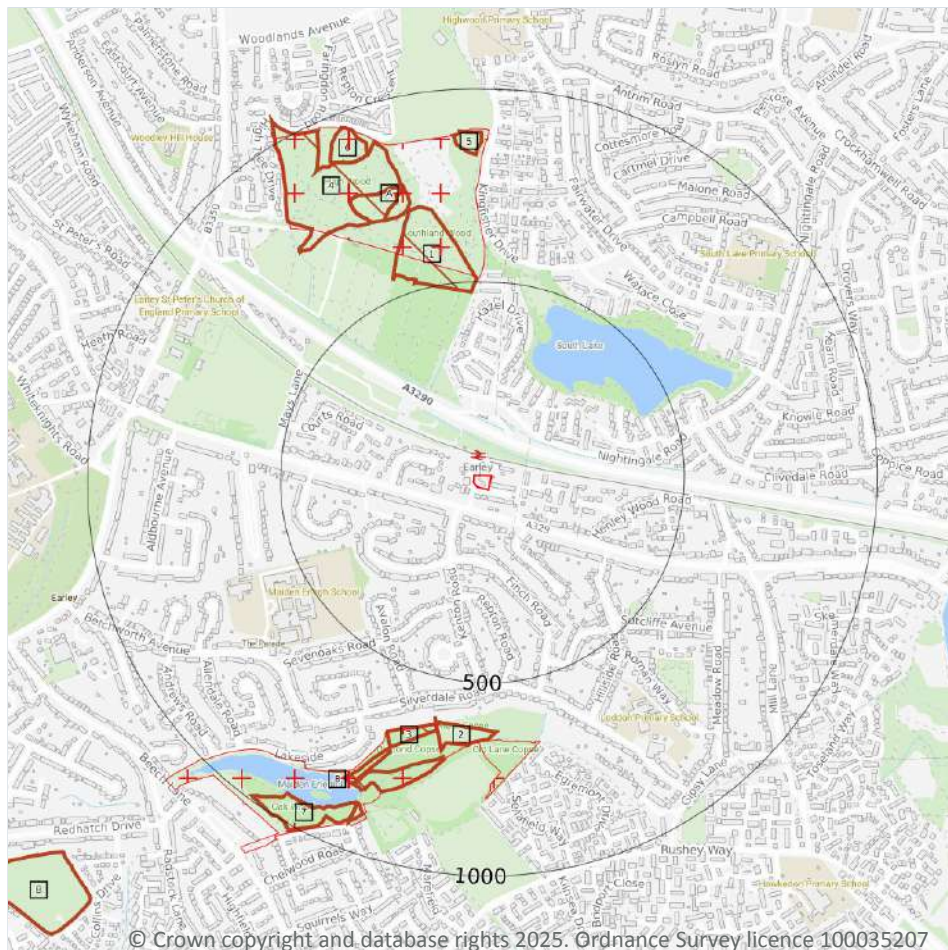
Negligible

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 52 >](#)

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



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

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

2

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

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

ID	Location	Name	Data source
A	512m N	Highwood	Natural England
B	622m S	Maiden Erleigh Park	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

15

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 53 >](#)

ID	Location	Name	Woodland Type
1	474m N	Southland Wood(tithe:park Coppice)	Ancient & Semi-Natural Woodland
2	615m S	Maiden Erleigh: Moor Copse	Ancient & Semi-Natural Woodland
3	620m S	Maiden Erleigh: Oldpond Copse	Ancient & Semi-Natural Woodland
4	697m N	High Wood(tithe:south Land Coppice)	Ancient & Semi-Natural Woodland
A	700m N	High Wood(tithe:south Land Coppice)	Ancient Replanted Woodland
B	702m S	Maiden Erleigh: Oldpond Copse(tithe:coppice Adjoining Lower Pond)	Ancient & Semi-Natural Woodland
B	714m S	Maiden Erleigh: Oldpond Copse(tithe:212=coppice Adjoining Lower Pond)	Ancient & Semi-Natural Woodland
5	831m N	(Tithe:south Land Coppice)	Ancient & Semi-Natural Woodland
6	868m N	High Wood(tithe:wood Ajoining Coppice)	Ancient & Semi-Natural Woodland
B	875m S	Maiden Erleigh: Oak Wood(tithe:new Pond Wood)	Ancient & Semi-Natural Woodland
7	875m S	Maiden Erleigh: Oak Wood(tithe:new Pond Wood)	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
8	1430m SW	Redhatch Copse(tithe:seven Acre Coppice)	Ancient & Semi-Natural Woodland
-	1633m N	(Tithe:colcrafts Coppice)	Ancient & Semi-Natural Woodland
-	1636m N	(Tithe:great Bramleys Park)	Ancient & Semi-Natural Woodland
-	1656m N	(Tithe:great Bramleys Park)	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

1

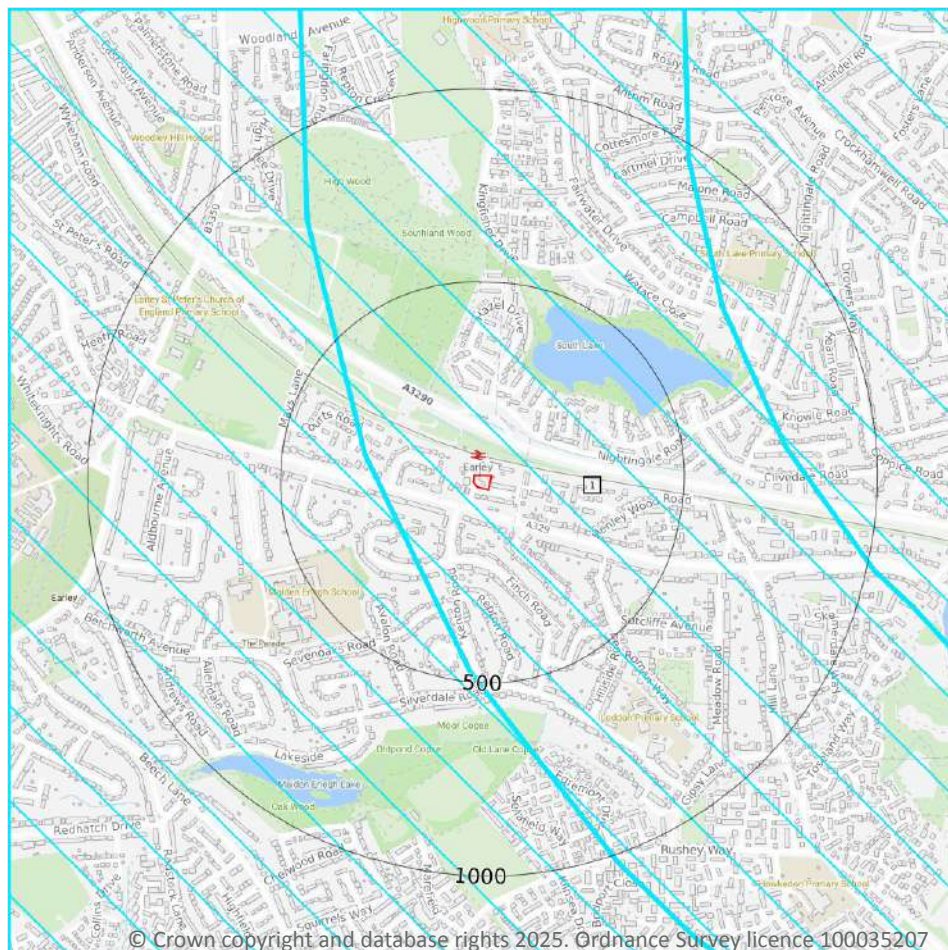
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
1893m E	Emm Brook NVZ	Surface Water	460	Existing

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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 59 >](#)

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. 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. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t. Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.

This data is sourced from Natural England.

10.18 SSSI Units

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

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

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

11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

0

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



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

11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

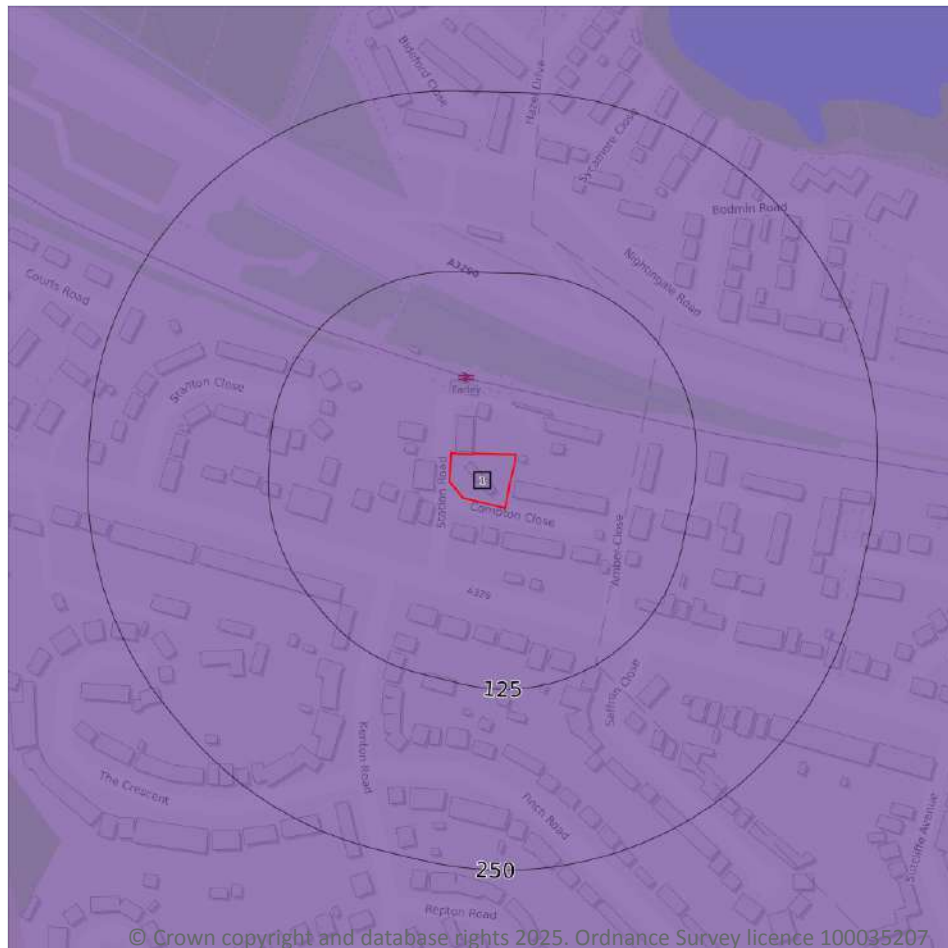
0

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

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



12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m

1

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 63](#) >

ID	Location	Classification	Description
1	On site	Urban	Non-agricultural/no quality assigned

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

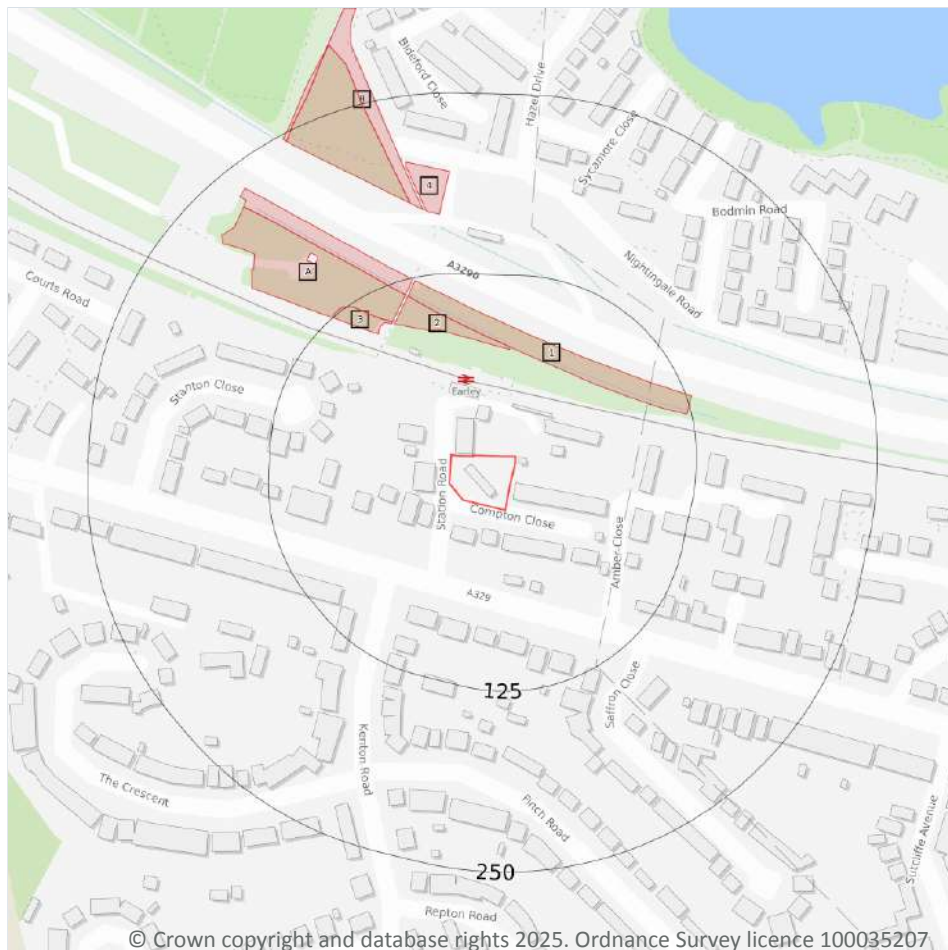
Records within 250m

0

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

This data is sourced from Natural England.

13 Habitat designations



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

13.1 Priority Habitat Inventory

Records within 250m

8

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

Features are displayed on the Habitat designations map on [page 65](#) >

ID	Location	Main Habitat	Other habitats
1	68m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	74m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	98m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	101m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
A	115m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	166m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	170m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	176m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0
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Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

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

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

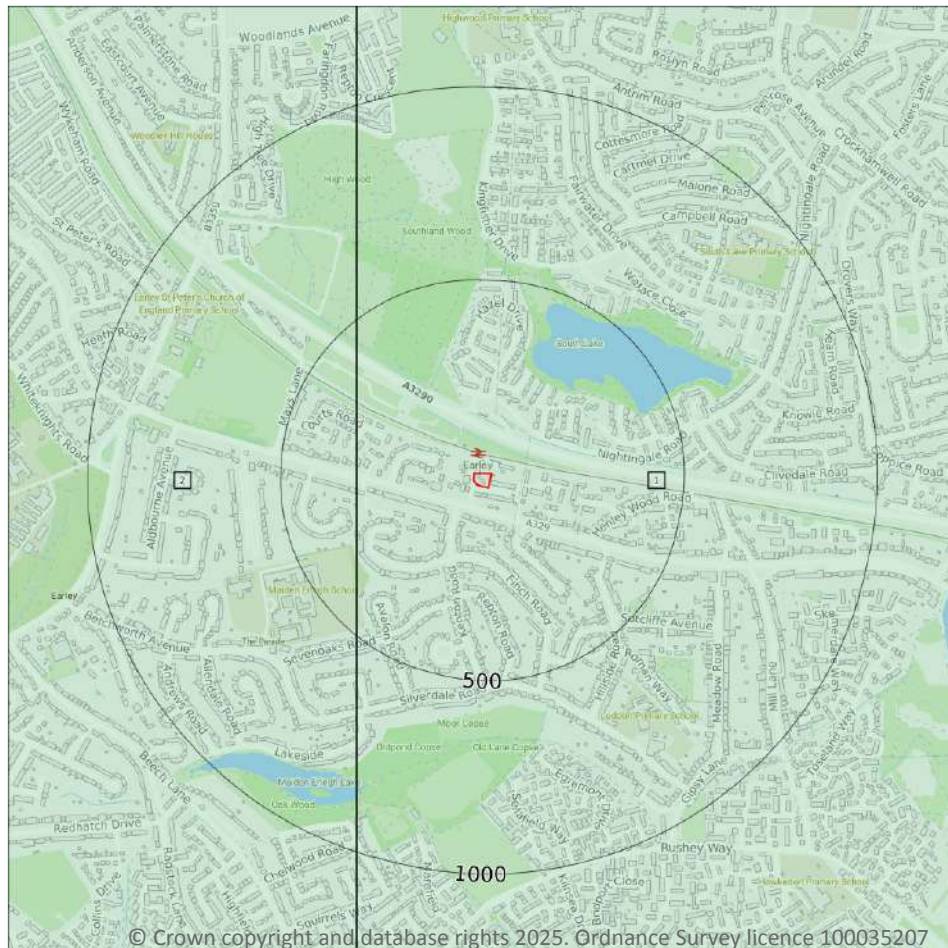
Records within 250m	0
----------------------------	----------

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

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.

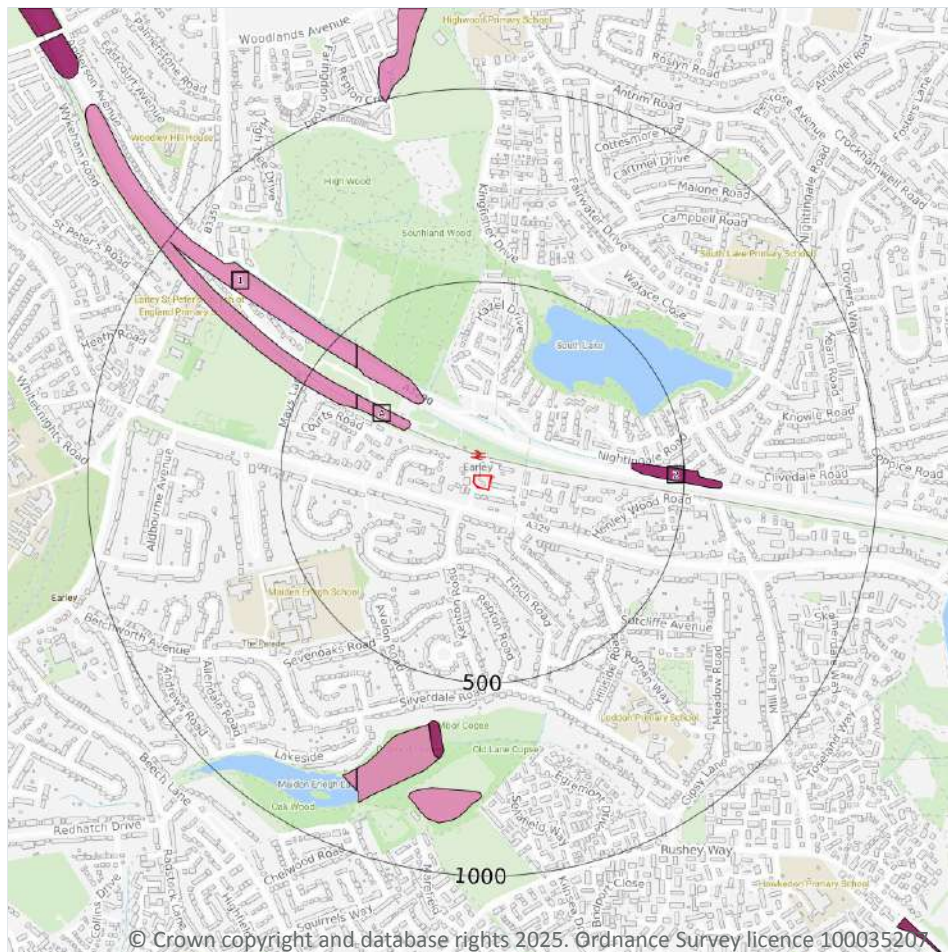
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 67](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SU77SE
2	303m W	Full	Full	Full	No coverage	SU77SW

This data is sourced from the British Geological Survey.



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



- Site Outline**
- Search buffers in metres (m)**
- Reclaimed ground
 - Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

4

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.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 68](#) >

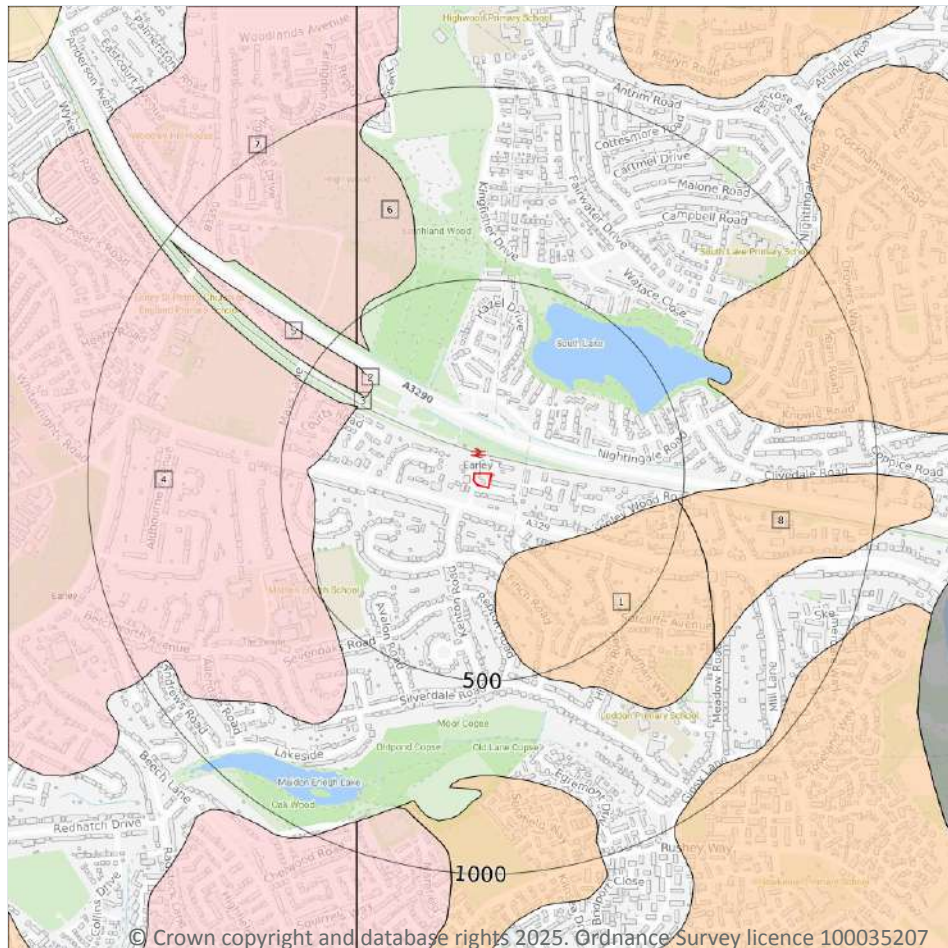
ID	Location	LEX Code	Description	Rock description
A	208m NW	WGR-VOID	Worked Ground (Undivided)	Void
A	230m NW	WGR-VOID	Worked Ground (Undivided)	Void
1	350m NW	WGR-VOID	Worked Ground (Undivided)	Void
2	365m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit



This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landlip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

8

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 70](#) >

ID	Location	LEX Code	Description	Rock description
1	185m SE	RTD4-XSV	River Terrace Deposits, 4 - Sand And Gravel	Sand And Gravel
2	341m NW	BHT-XSV	Boyn Hill Gravel Member - Sand And Gravel	Sand And Gravel
3	347m NW	BHT-XSV	Boyn Hill Gravel Member - Sand And Gravel	Sand And Gravel
4	348m NW	BHT-XSV	Boyn Hill Gravel Member - Sand And Gravel	Sand And Gravel



ID	Location	LEX Code	Description	Rock description
5	370m NW	BHT-XSV	Boyn Hill Gravel Member - Sand And Gravel	Sand And Gravel
6	417m NW	BHT-XSV	Boyn Hill Gravel Member - Sand And Gravel	Sand And Gravel
7	454m NW	BHT-XSV	Boyn Hill Gravel Member - Sand And Gravel	Sand And Gravel
8	487m E	RTD3-XSV	River Terrace Deposits, 3 - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

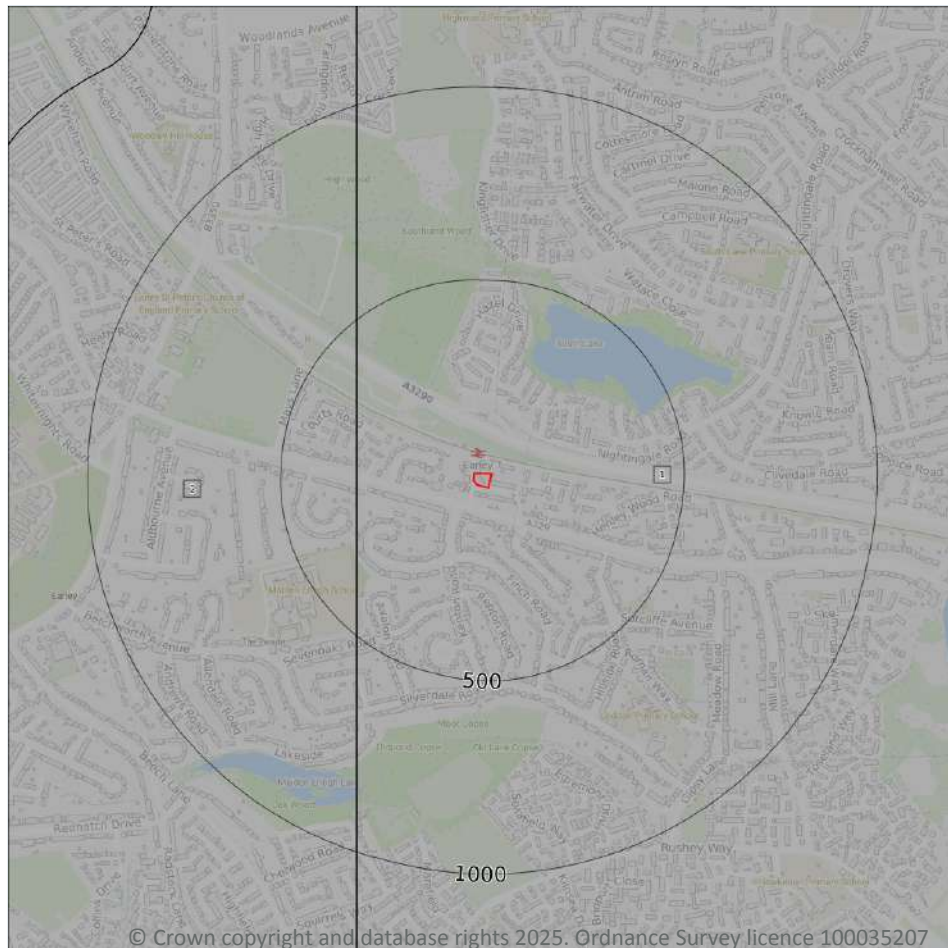
0

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

2

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 72 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch
2	303m W	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch

This data is sourced from the British Geological Survey.



14.6 Bedrock faults and other linear features (10k)

Records within 500m

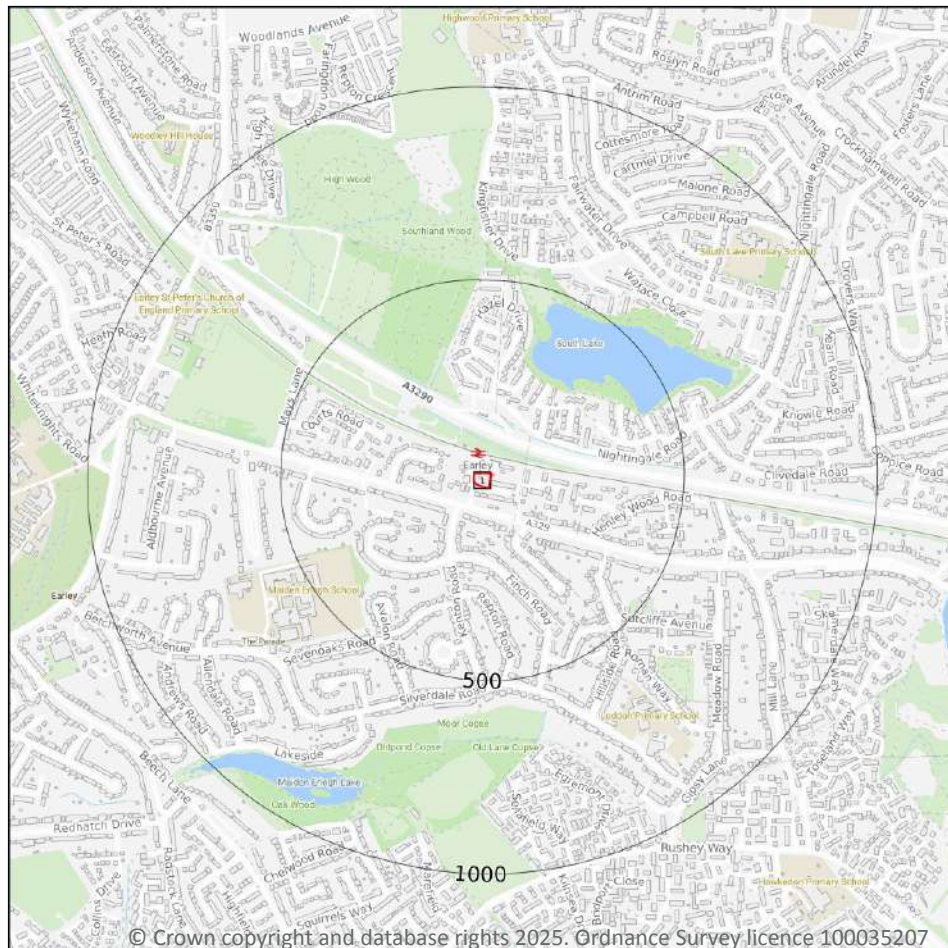
0

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.

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 74](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	EW268_reading_v4

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Artificial and made ground

15.2 Artificial and made ground (50k)

Records within 500m

0

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

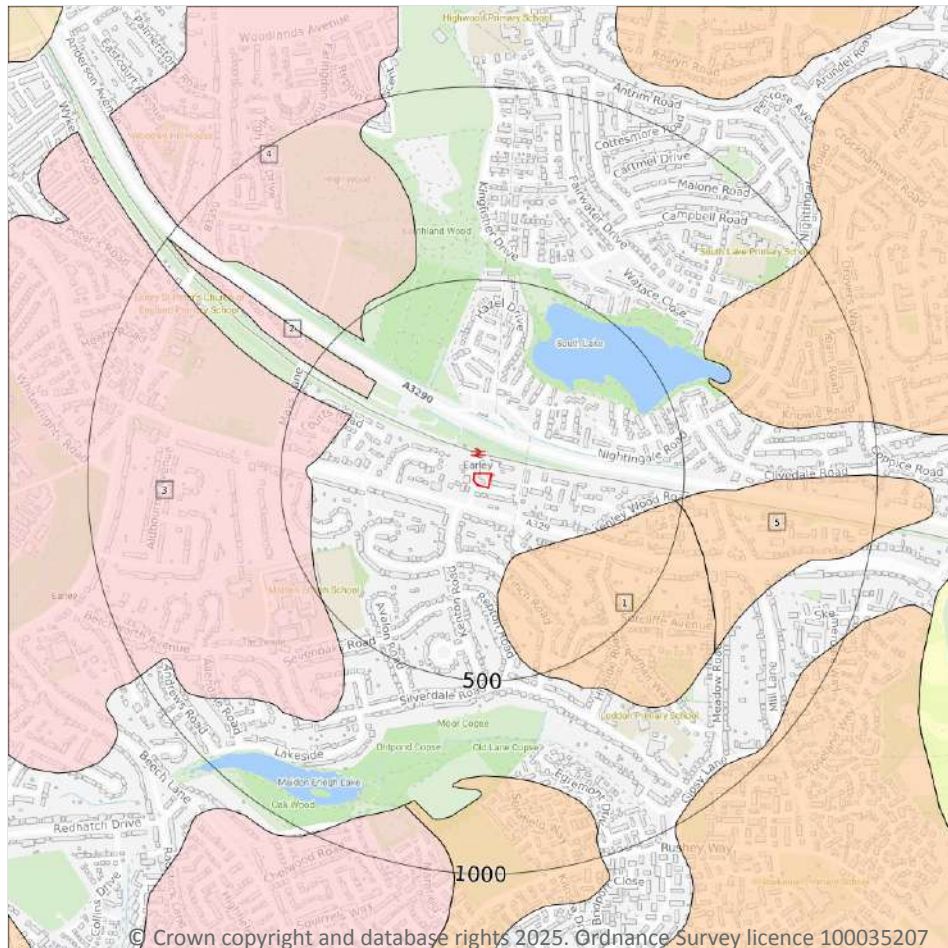
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

5

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 76 >](#)

ID	Location	LEX Code	Description	Rock description
1	189m SE	RTD4-XSV	RIVER TERRACE DEPOSITS, 4	SAND AND GRAVEL
2	338m NW	BHT-XSV	BOYN HILL GRAVEL MEMBER	SAND AND GRAVEL
3	350m NW	BHT-XSV	BOYN HILL GRAVEL MEMBER	SAND AND GRAVEL
4	444m NW	BHT-XSV	BOYN HILL GRAVEL MEMBER	SAND AND GRAVEL



ID	Location	LEX Code	Description	Rock description
5	483m E	RTD3-XSV	RIVER TERRACE DEPOSITS, 3	SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	0
--------------------	---

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

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

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

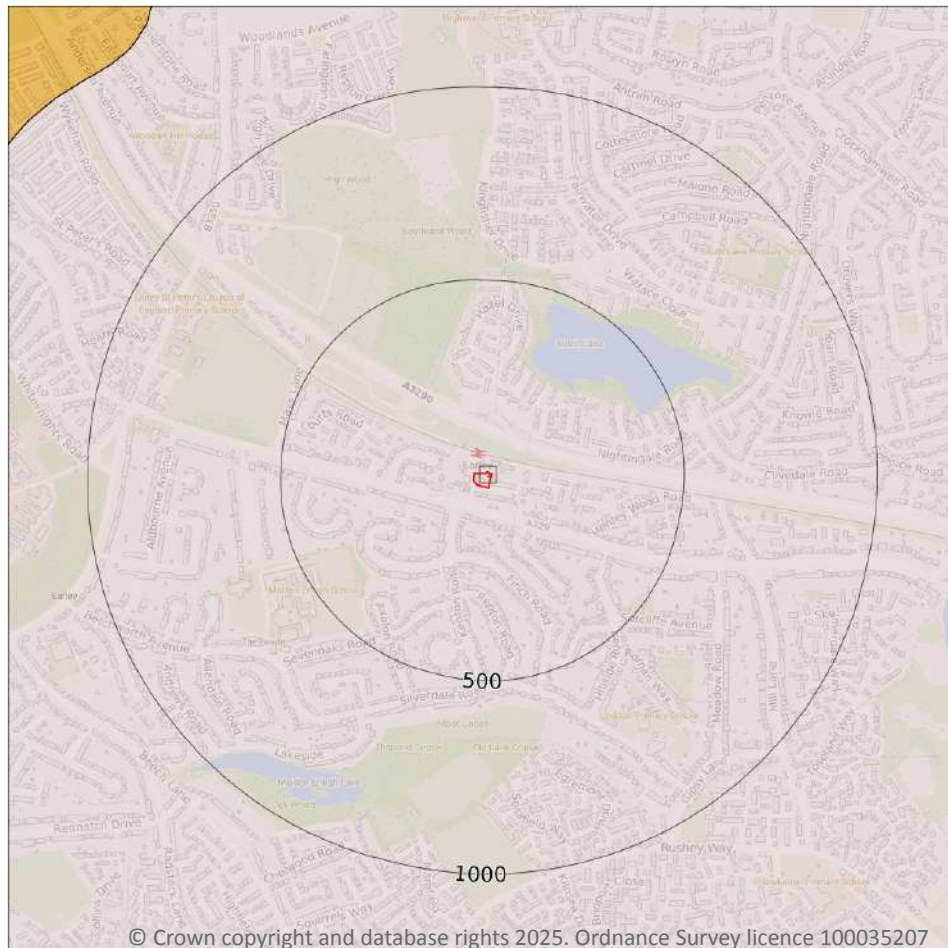
Records within 50m	0
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A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



- Site Outline
- Search buffers in metres (m)
- Bedrock faults and other linear features (50k)
- Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 78 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	LC-XCZS	LONDON CLAY FORMATION - CLAY, SILT AND SAND	YPRESIAN

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	Mixed	Moderate	Very 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

16.1 BGS Boreholes

Records within 250m

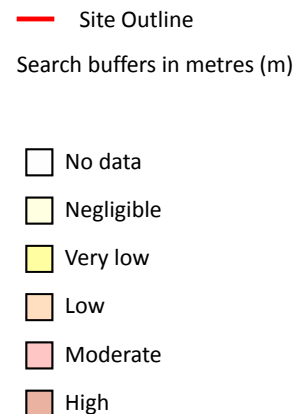
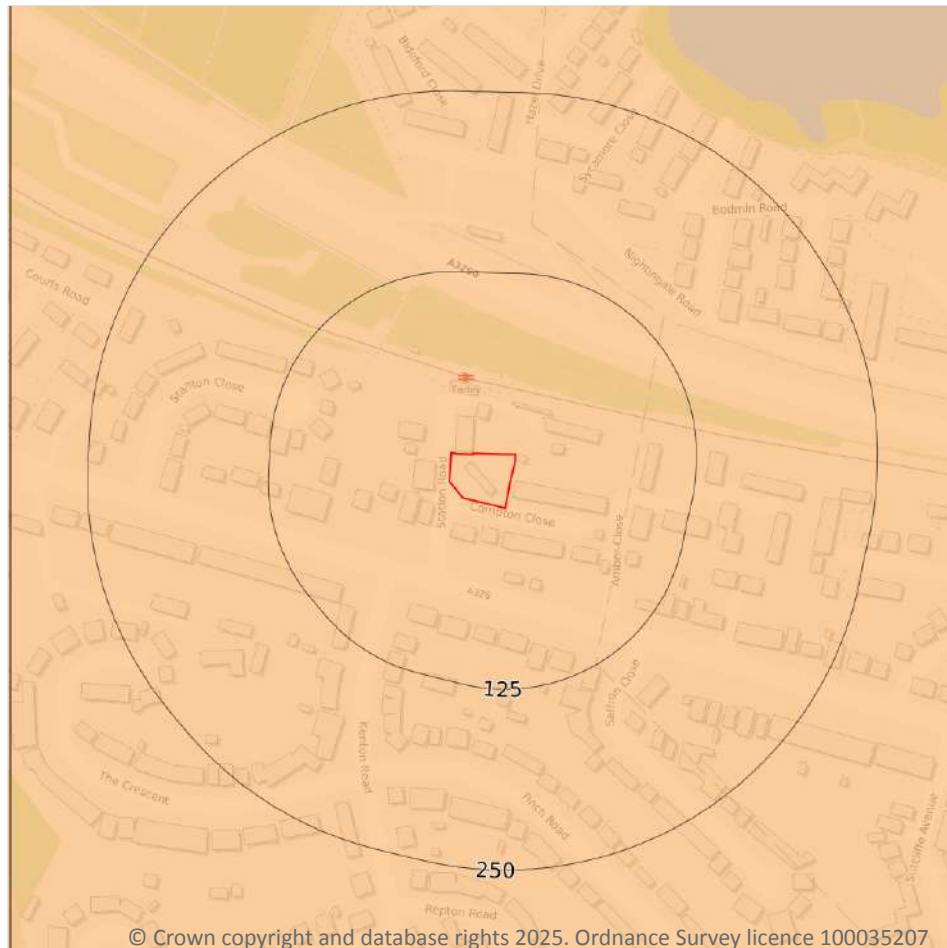
0

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

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m

1

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

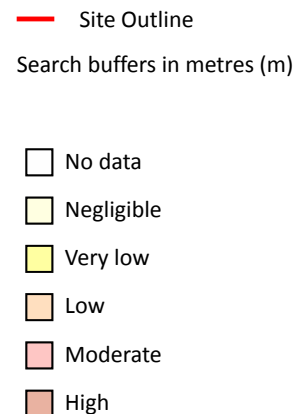
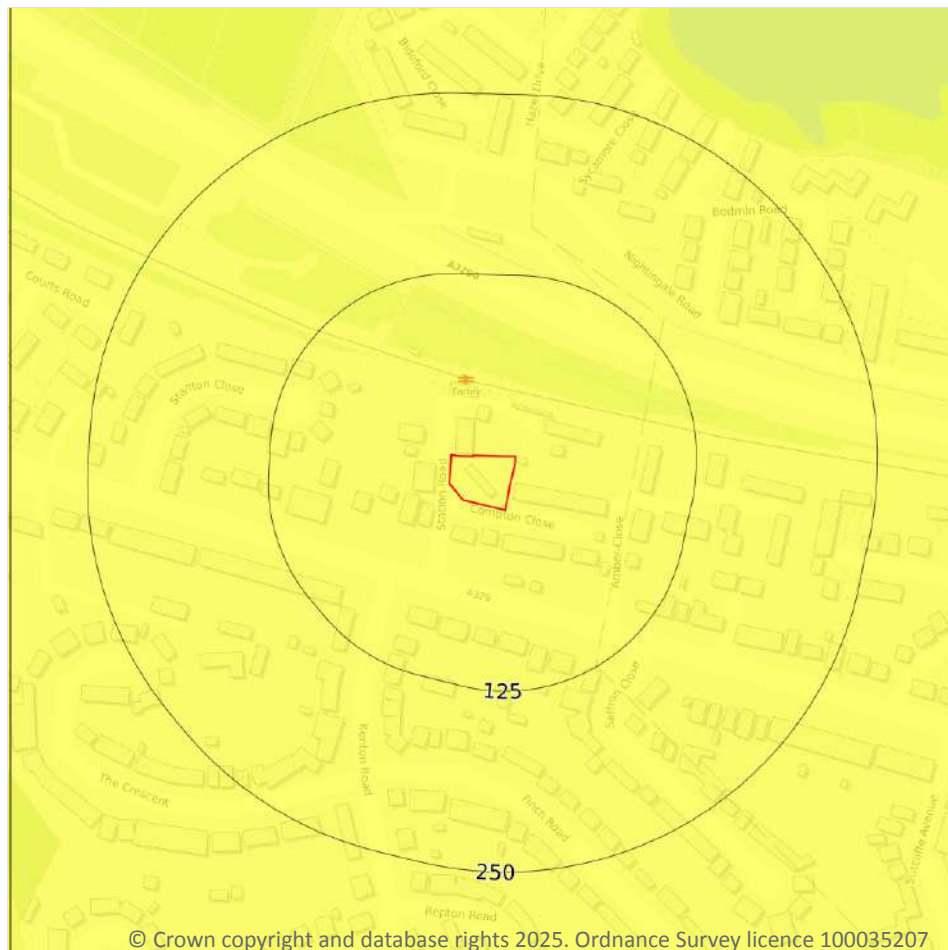
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 81](#) >

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



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.

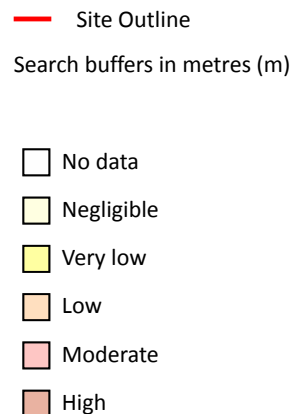
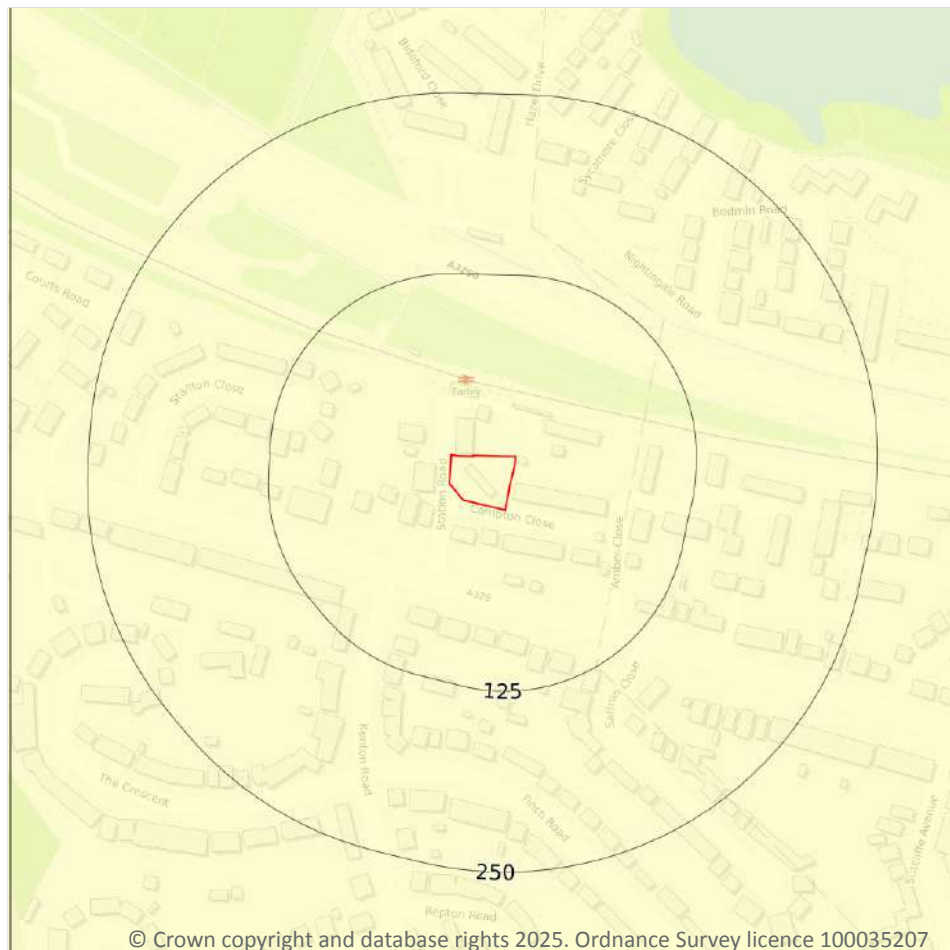
Features are displayed on the Natural ground subsidence - Running sands map on [page 82 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

1

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

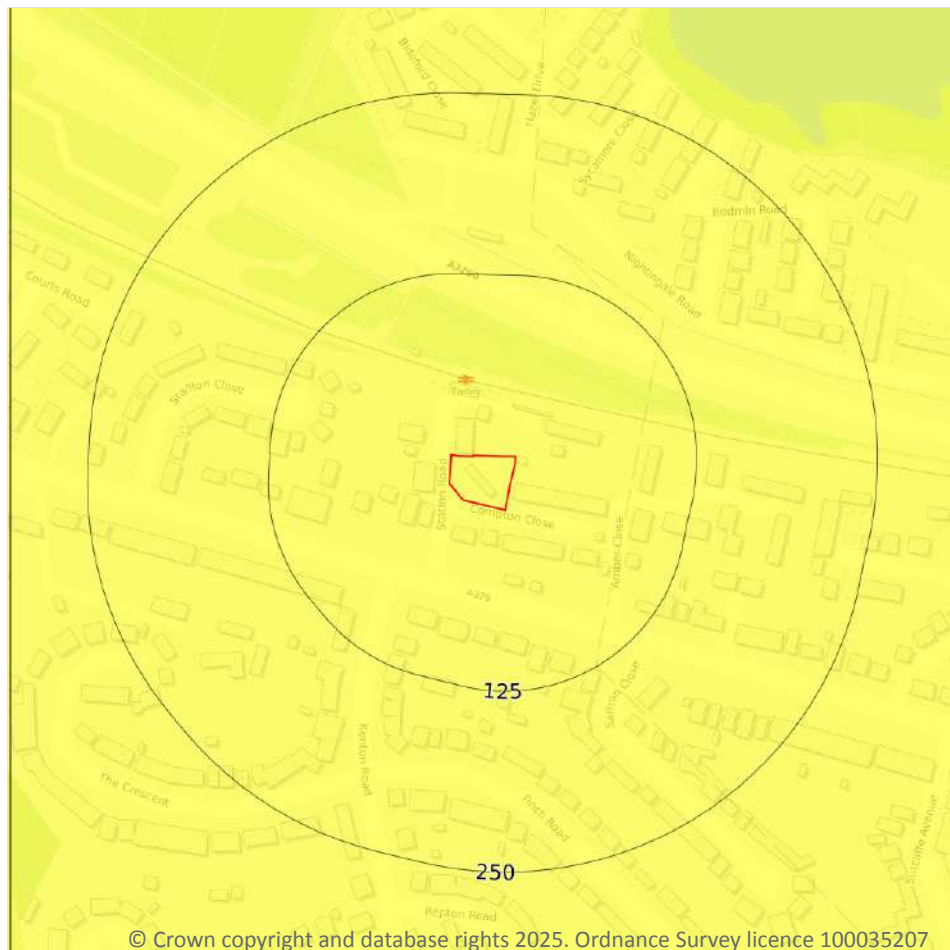
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 83](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

1

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

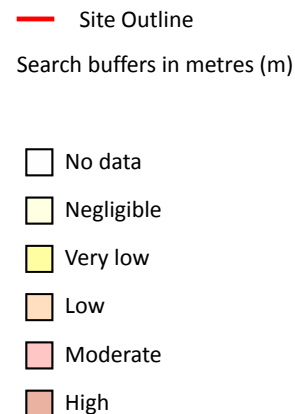
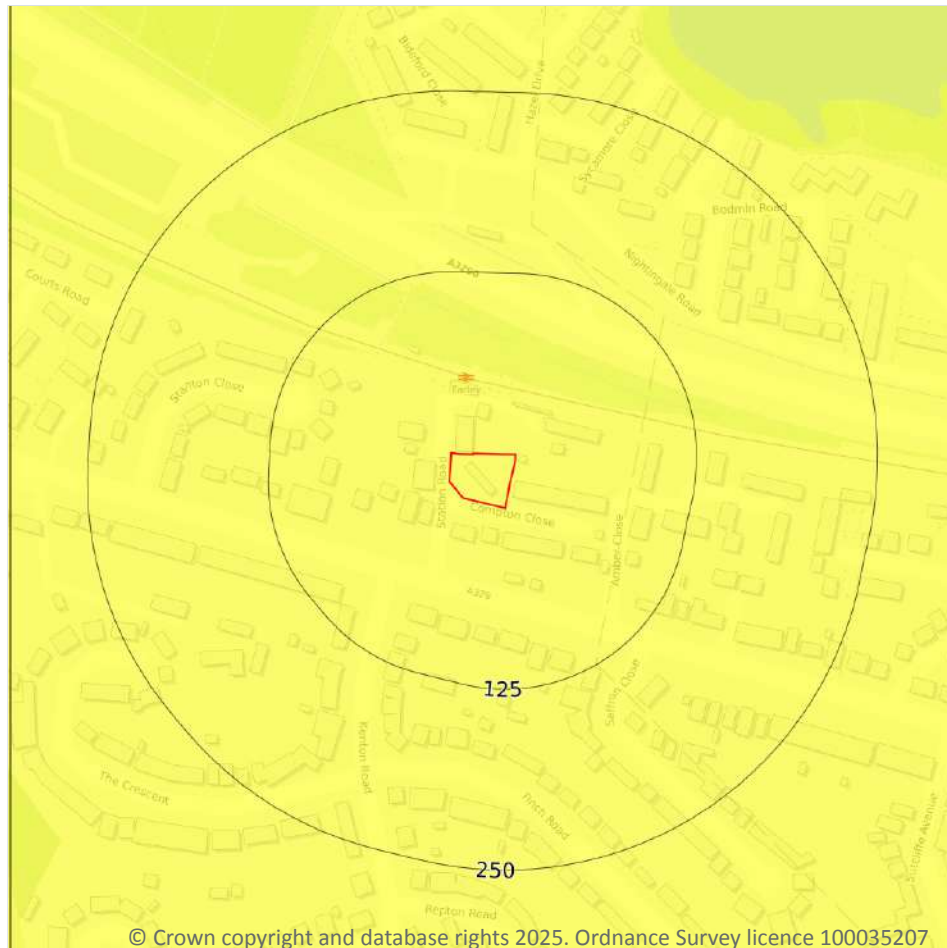
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 84 >](#)

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



17.5 Landslides

Records within 50m

1

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

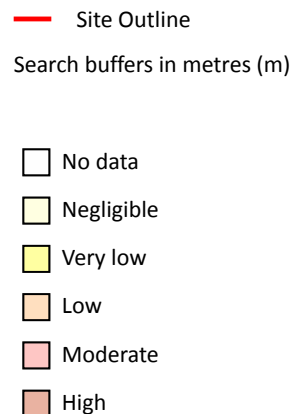
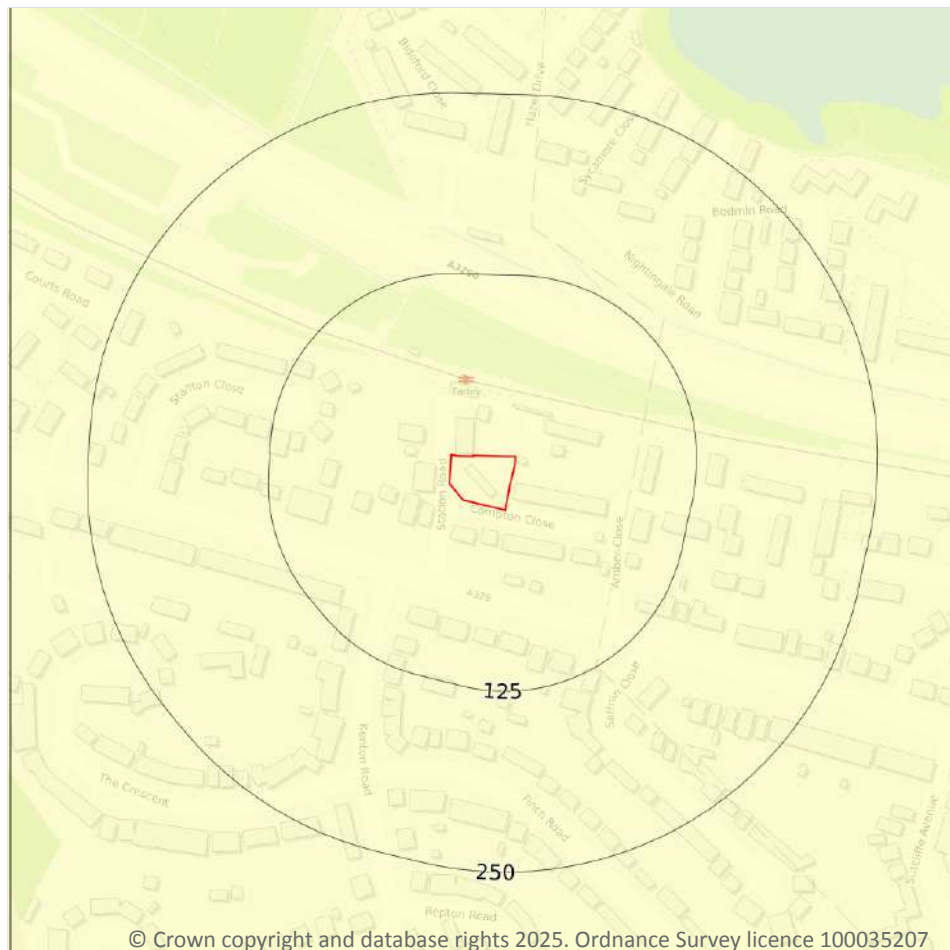
Features are displayed on the Natural ground subsidence - Landslides map on [page 85 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

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 86](#)

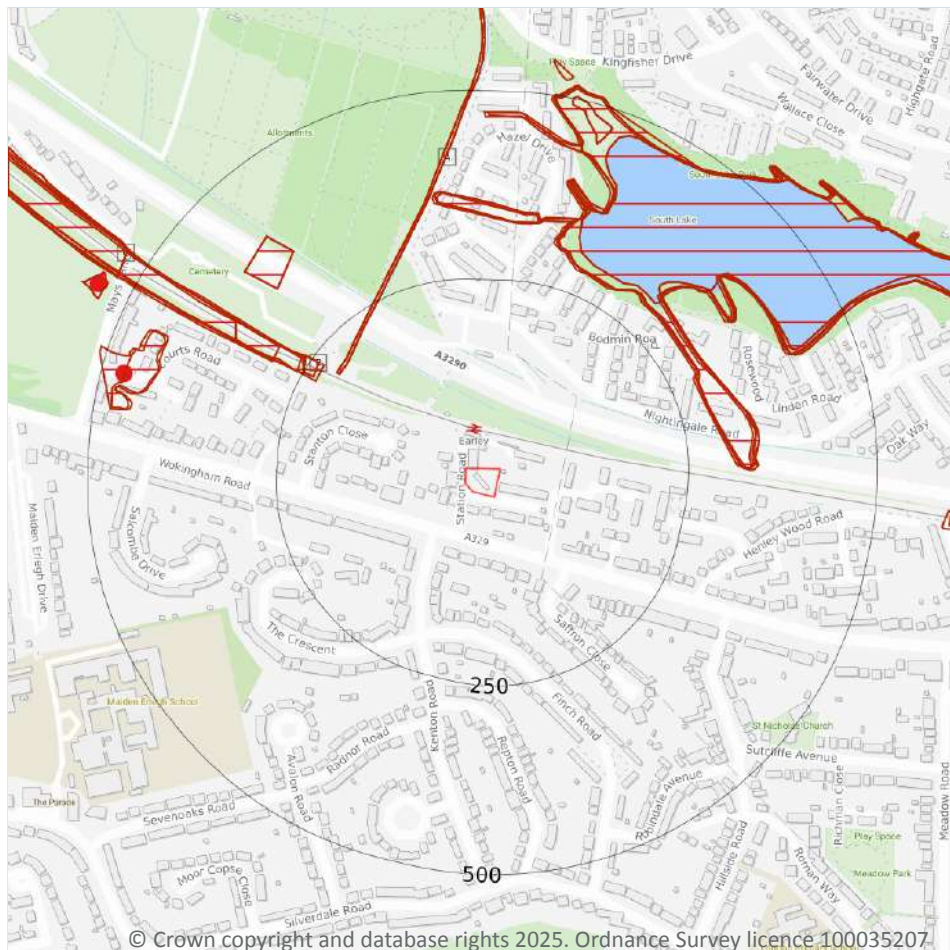
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



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

1

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

Features are displayed on the Mining and ground workings map on [page 88 >](#)

ID	Location	Details	Description
G	470m W	Name: Earley Gravel Pit Address: Earley Rise, READING, Berkshire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

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 88](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
A	209m NW	Canal	1938	1:10560
A	209m NW	Canal	1910	1:10560
A	209m NW	Canal	1898	1:10560
B	230m NW	Cuttings	1932	1:10560
B	236m NW	Cuttings	1938	1:10560
B	236m NW	Cuttings	1910	1:10560
C	248m NW	Cuttings	1938	1:10560
C	248m NW	Cuttings	1913	1:10560
C	249m NW	Cuttings	1938	1:10560
C	249m NW	Cuttings	1933	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

1

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

Features are displayed on the Mining and ground workings map on [page 88 >](#)

ID	Location	Name	Commodity	Class	Likelihood
-	922m NW	Not available	Chalk	C	Underground mine workings may have occurred in the past, or current mines may be operating to modern engineering standards. Potential for difficult ground conditions should be considered.

This data is sourced from the British Geological Survey.



18.7 JPB mining areas

Records on site

1

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

Location	Details
On site	Whilst outside of an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) may have information such as mining plans and maps held within their archive that have occurred within 1km of this property. Please note, the plans held by JPB may also relate to non-mining records. Further details and a quote for services (if appropriate) can be obtained by emailing this report to enquiries.gs@jpb.co.uk ↗.

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
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Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

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

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

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



19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

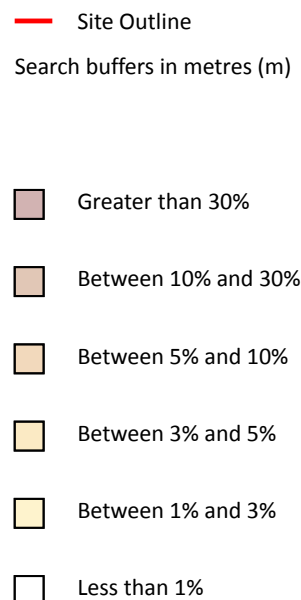
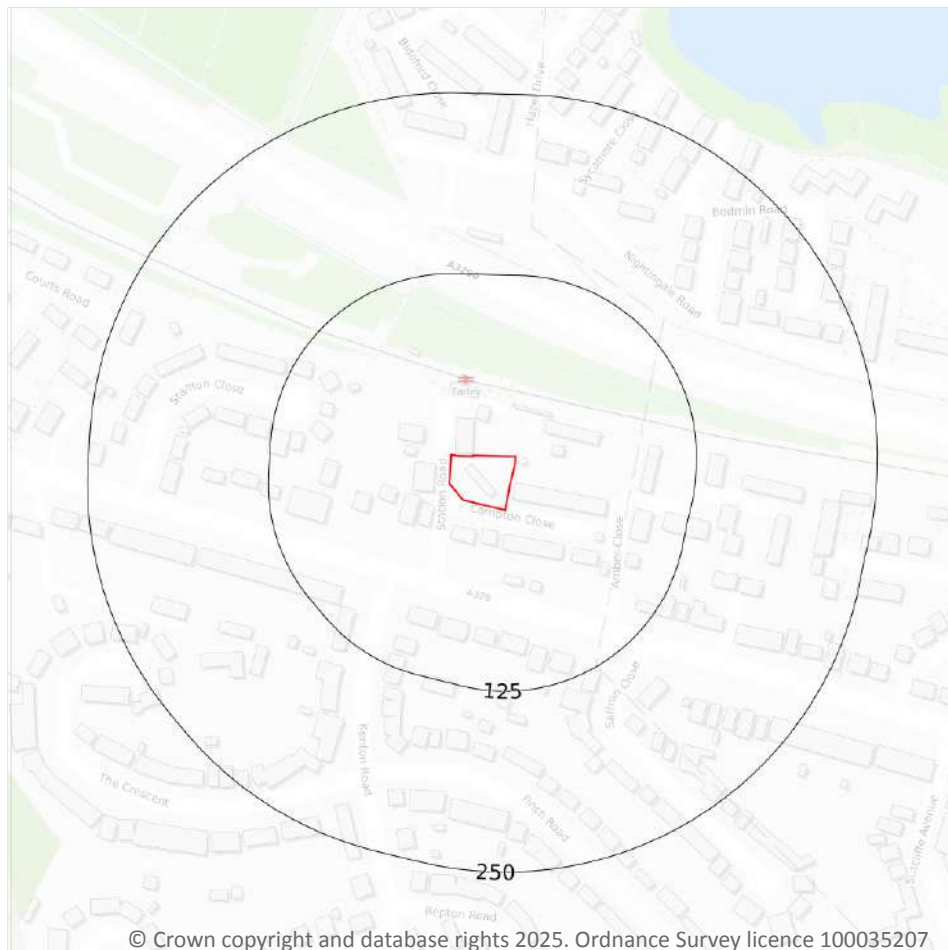
Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



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 96 >](#)

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 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

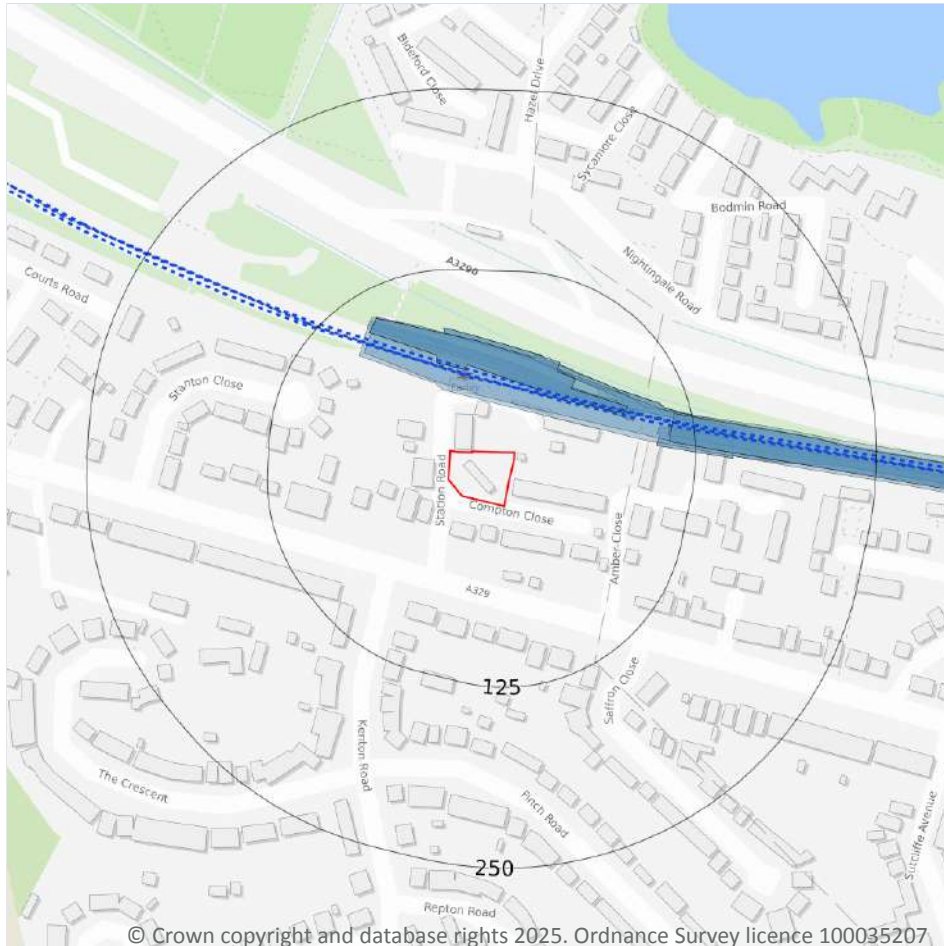
0

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



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

22.1 Underground railways (London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

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



This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

23

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 99 >](#)

Location	Land Use	Year of mapping	Mapping scale
30m NE	Railway Sidings	1960	10560
33m NE	Railway Sidings	1932	10560
43m NE	Railway Sidings	1938	10560
43m NE	Railway Sidings	1910	10560
43m NE	Railway Sidings	1898	10560
48m NE	Railway Sidings	1933	2500
48m NE	Railway Sidings	1912	2500
48m NE	Railway Sidings	1871	2500
48m NE	Railway Sidings	1899	2500
49m NE	Railway Sidings	1962	2500
49m NE	Railway Sidings	1960	1250
49m NE	Railway Sidings	1970	1250
99m E	Railway Sidings	1975	1250
99m E	Railway Sidings	1970	1250
107m E	Railway Sidings	1933	2500
107m E	Railway Sidings	1912	2500
107m E	Railway Sidings	1938	10560



Location	Land Use	Year of mapping	Mapping scale
107m E	Railway Sidings	1910	10560
108m E	Railway Sidings	1960	1250
118m E	Railway Sidings	1975	1250
151m E	Railway Sidings	1960	1250
151m E	Railway Sidings	1975	1250
151m E	Railway Sidings	1970	1250

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m **0**

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m **0**

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m **5**

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways. Features are displayed on the Railway infrastructure and projects map on [page 99 >](#)

Location	Name	Type
43m NE	North Downs Line	rail
44m NE	Not given	Multi Track
47m NE	North Downs Line	rail



Location	Name	Type
132m NW	Not given	Multi Track
143m E	Not given	Multi Track

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

Terms and conditions

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



APPENDIX C

HISTORICAL MAPPING

Site Details:

1-2, COMPTON CLOSE, EARLEY,
WOKINGHAM, RG6 7EA

Client Ref: CLR7491NH
Report Ref: GS-VN7-YF3-MEG-KGF
Grid Ref: 475326, 171819

Map Name: County Series

Map date: 1871-1872

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1872
Revised 1872
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1871
Revised 1871
Edition N/A
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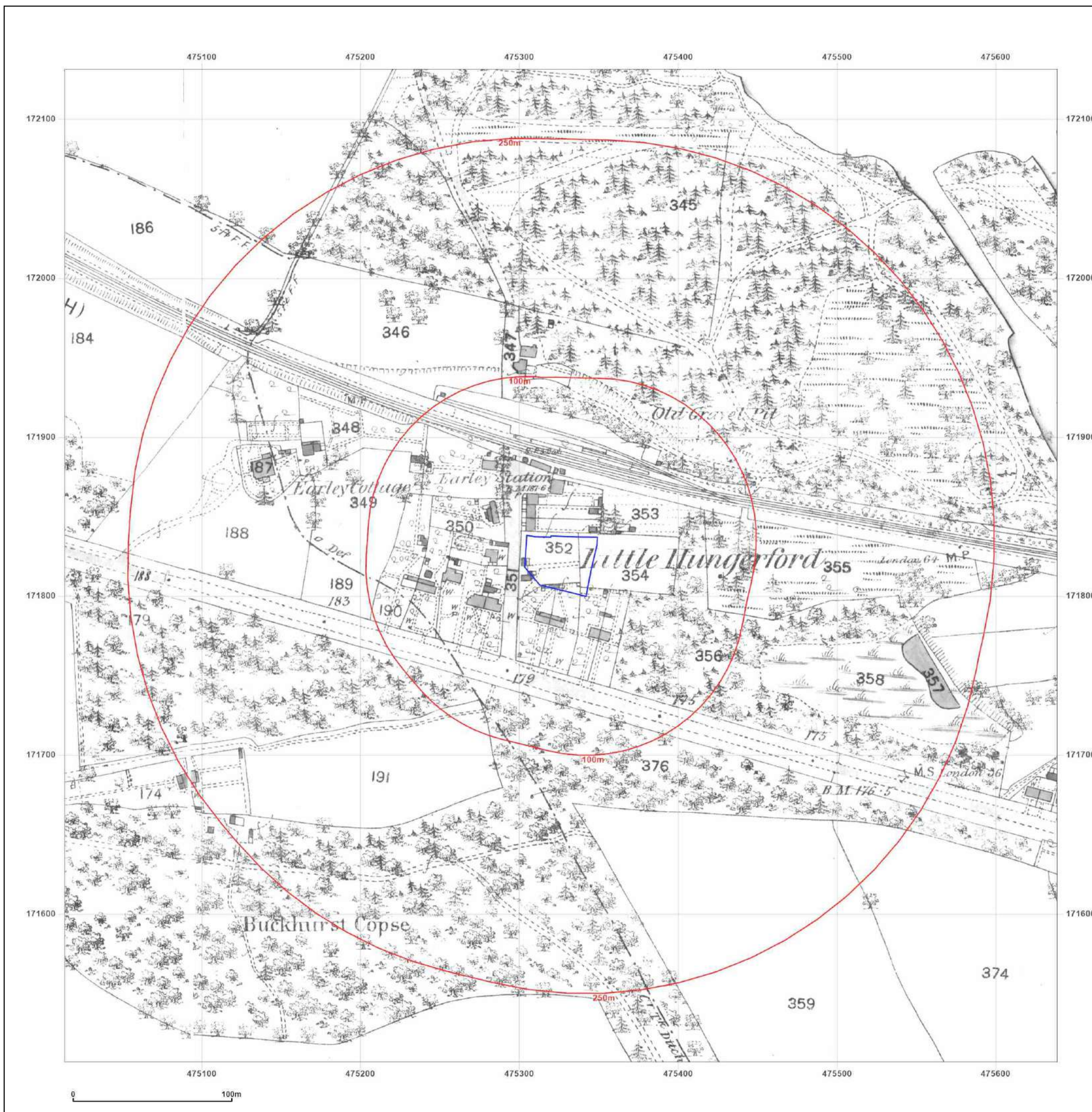


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Production date: 28 April 2025

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



Site Details:

1-2, COMPTON CLOSE, EARLEY,
WOKINGHAM, RG6 7EA

Client Ref: CLR7491NH
Report Ref: GS-VN7-YF3-MEG-KGF
Grid Ref: 475326, 171819

Map Name: County Series

Map date: 1898

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1877
Revised 1898
Edition N/A
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Levelled N/A

Surveyed 1876
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

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

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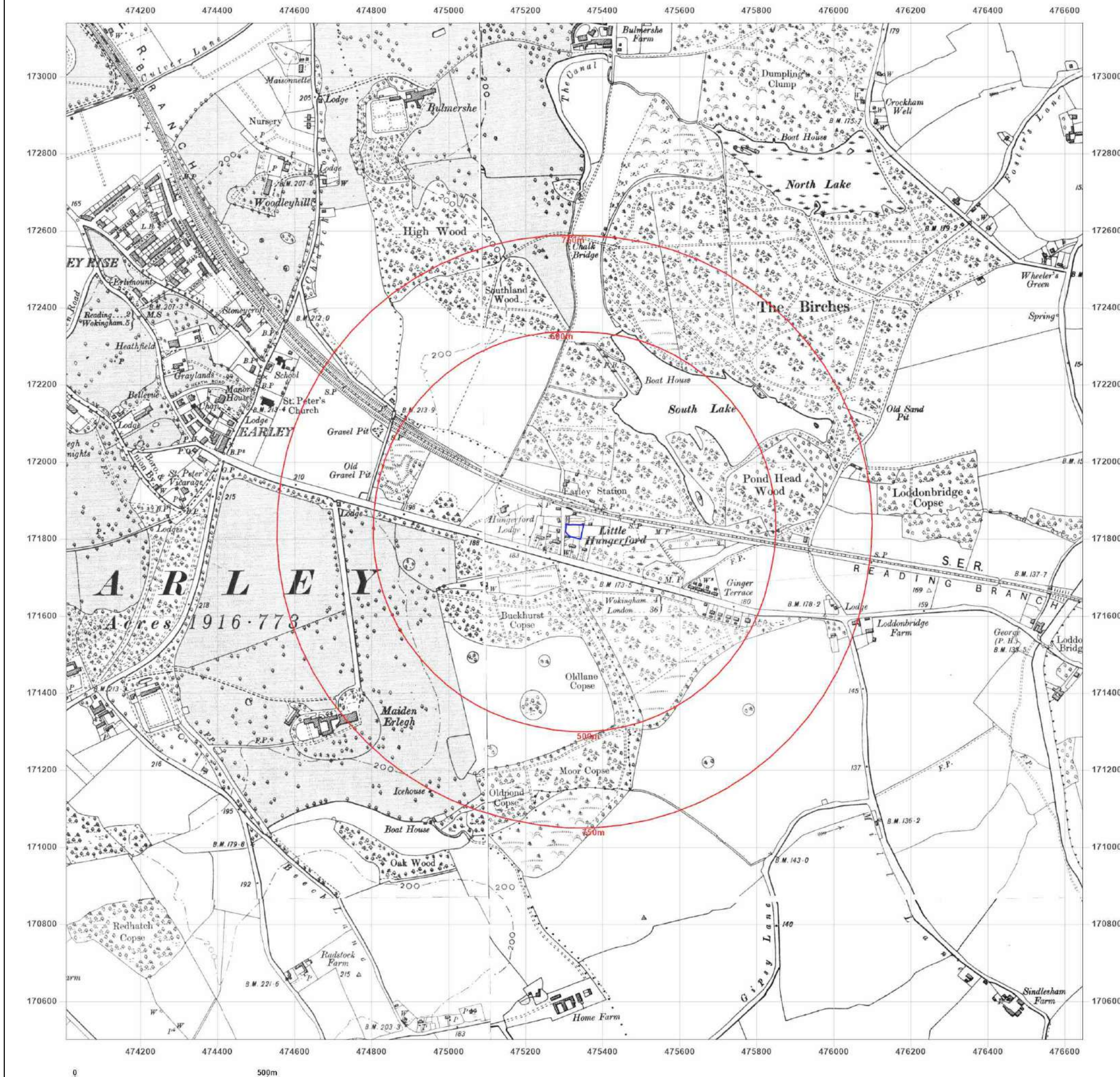


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Site Details:

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WOKINGHAM, RG6 7EA

Client Ref: CLR7491NH
Report Ref: GS-VN7-YF3-MEG-KGF
Grid Ref: 475326, 171819

Map Name: County Series

Map date: 1899

Scale: 1:2,500

Printed at: 1:2,500



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Surveyed 1899
Revised 1899
Edition N/A
Copyright N/A
Levelled N/A

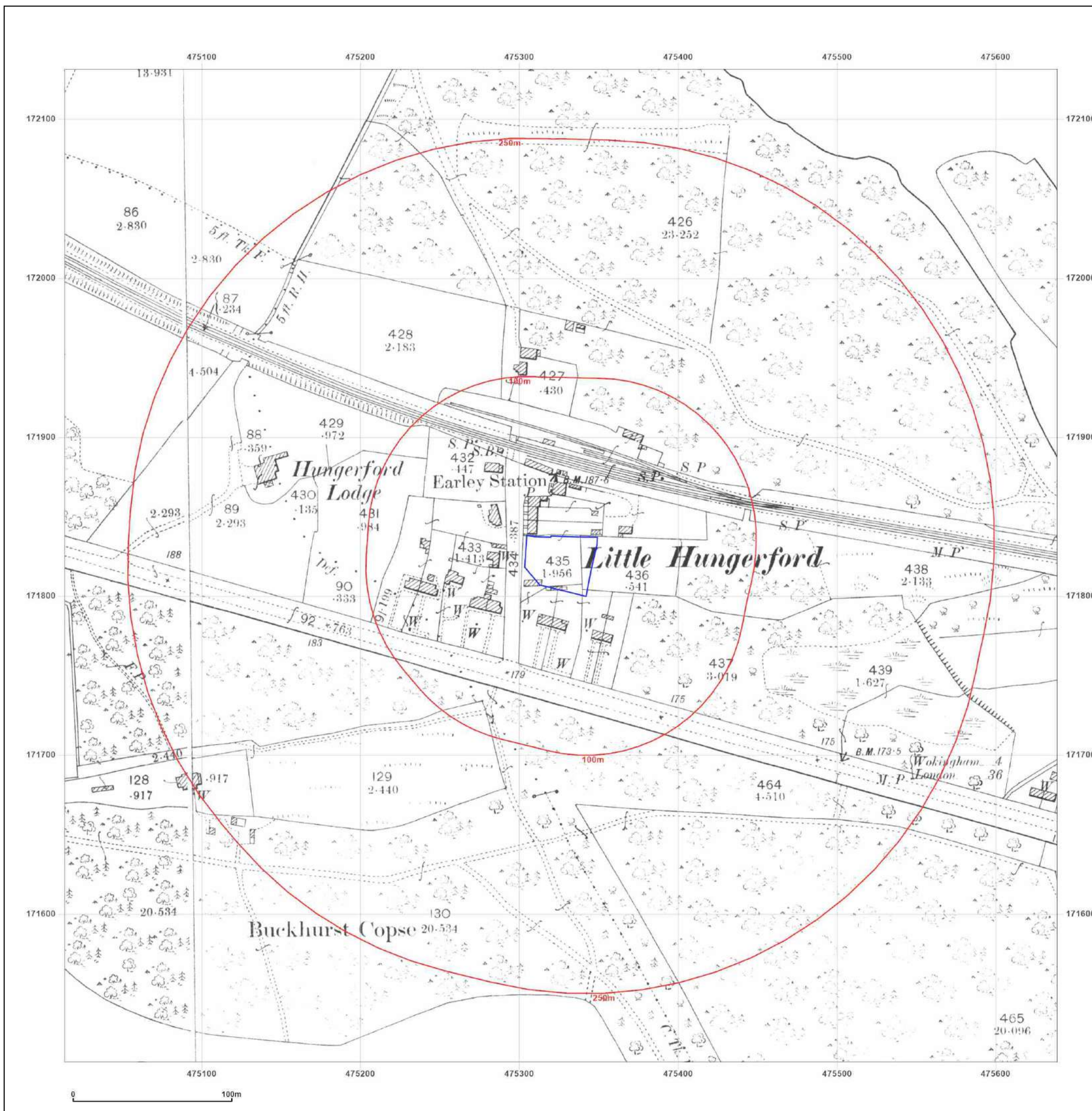


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Site Details:

1-2, COMPTON CLOSE, EARLEY,
WOKINGHAM, RG6 7EA

Client Ref: CLR7491NH
Report Ref: GS-VN7-YF3-MEG-KGF
Grid Ref: 475326, 171819

Map Name: County Series

Map date: 1911-1912

Scale: 1:2,500

Printed at: 1:2,500



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Surveyed 1912
Revised 1912
Edition N/A
Copyright N/A
Levelled N/A

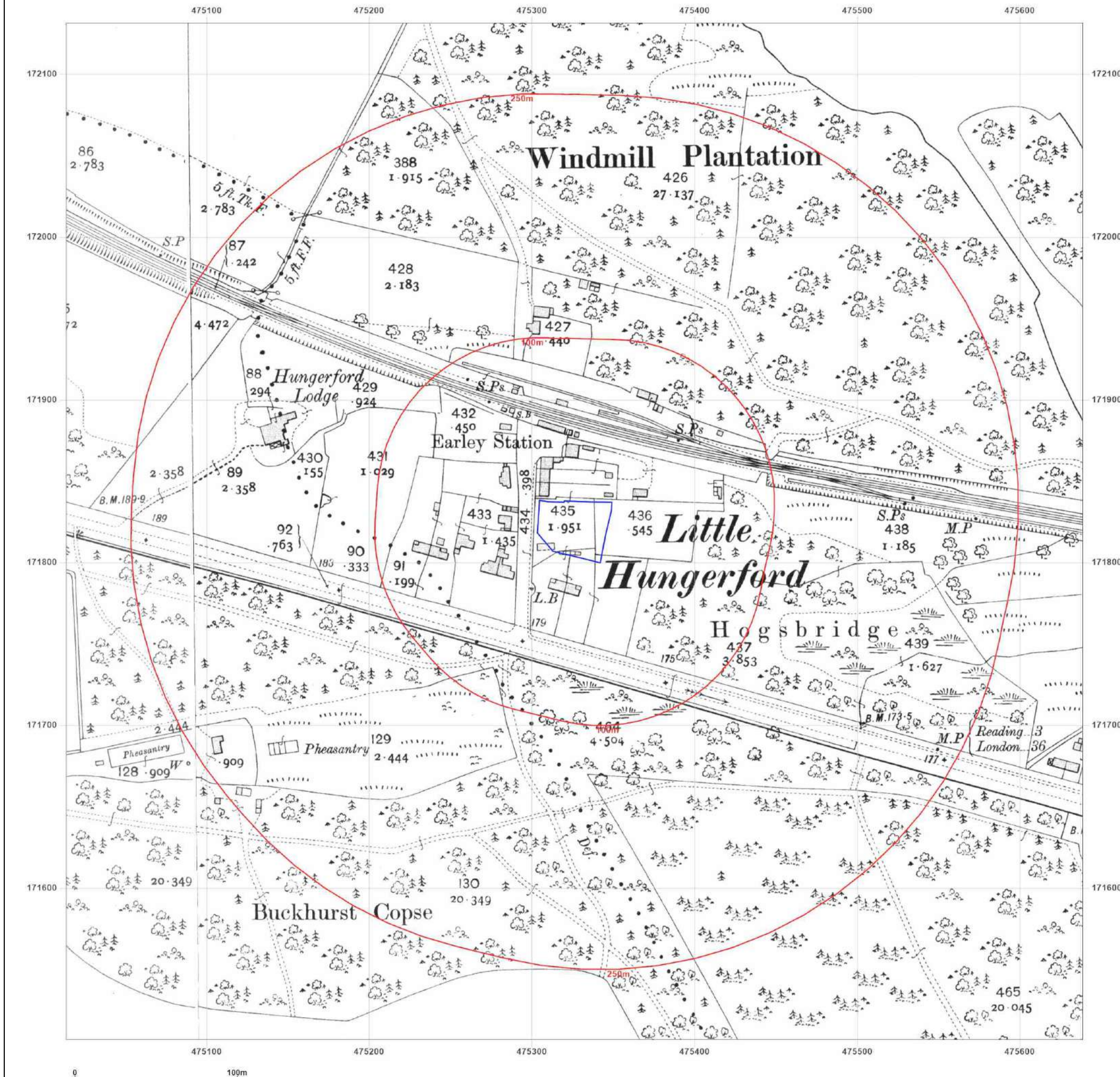


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Site Details:

1-2, COMPTON CLOSE, EARLEY,
WOKINGHAM, RG6 7EA

Client Ref: CLR7491NH
Report Ref: GS-VN7-YF3-MEG-KGF
Grid Ref: 475326, 171819

Map Name: County Series

Map date: 1932-1933

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1933
Edition N/A
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Levelled N/A

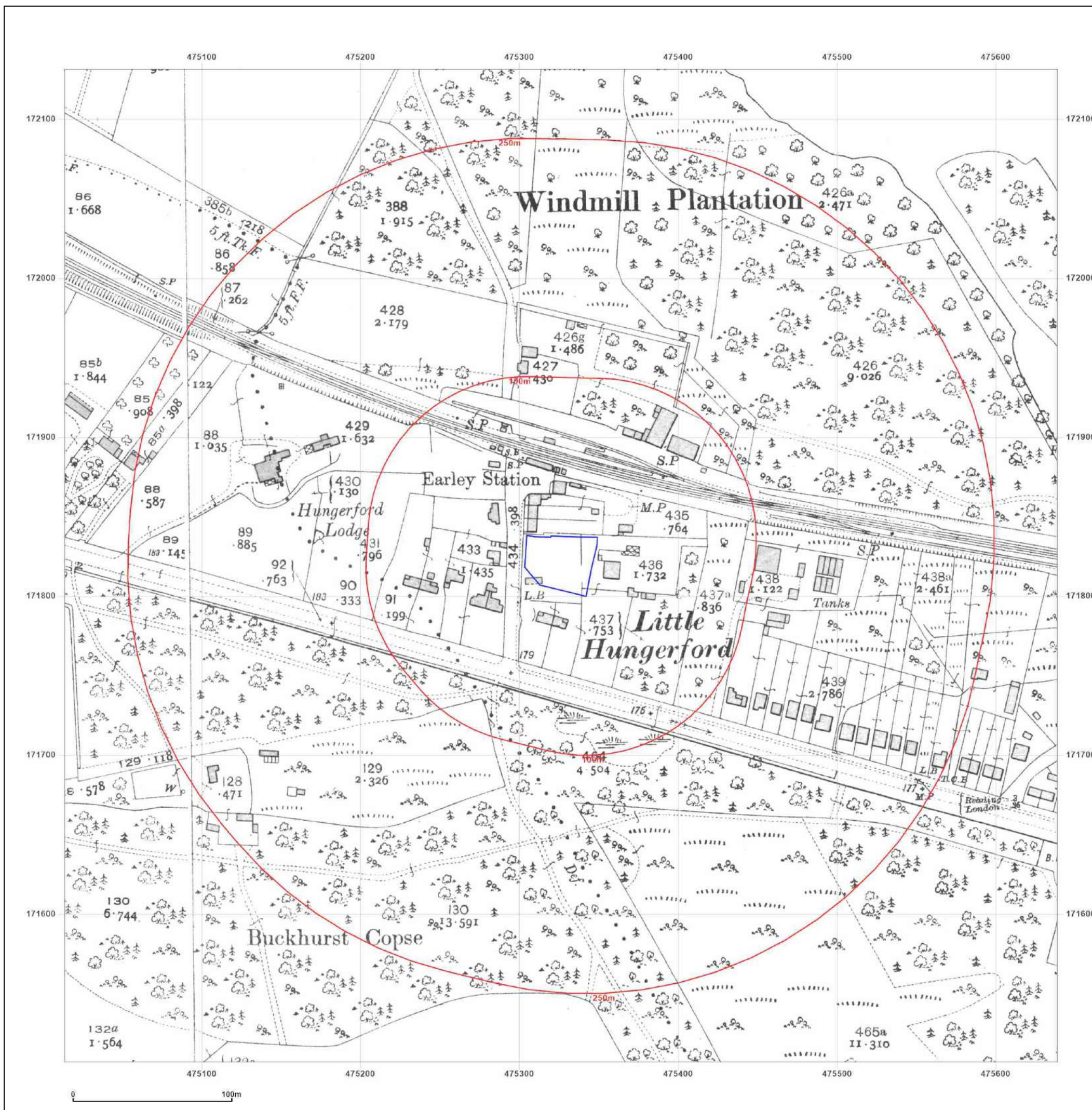


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Site Details:

1-2, COMPTON CLOSE, EARLEY,
WOKINGHAM, RG6 7EA

Client Ref: CLR7491NH
Report Ref: GS-VN7-YF3-MEG-KGF
Grid Ref: 475326, 171819

Map Name: National Grid

Map date: 1960

Scale: 1:1,250

Printed at: 1:2,000



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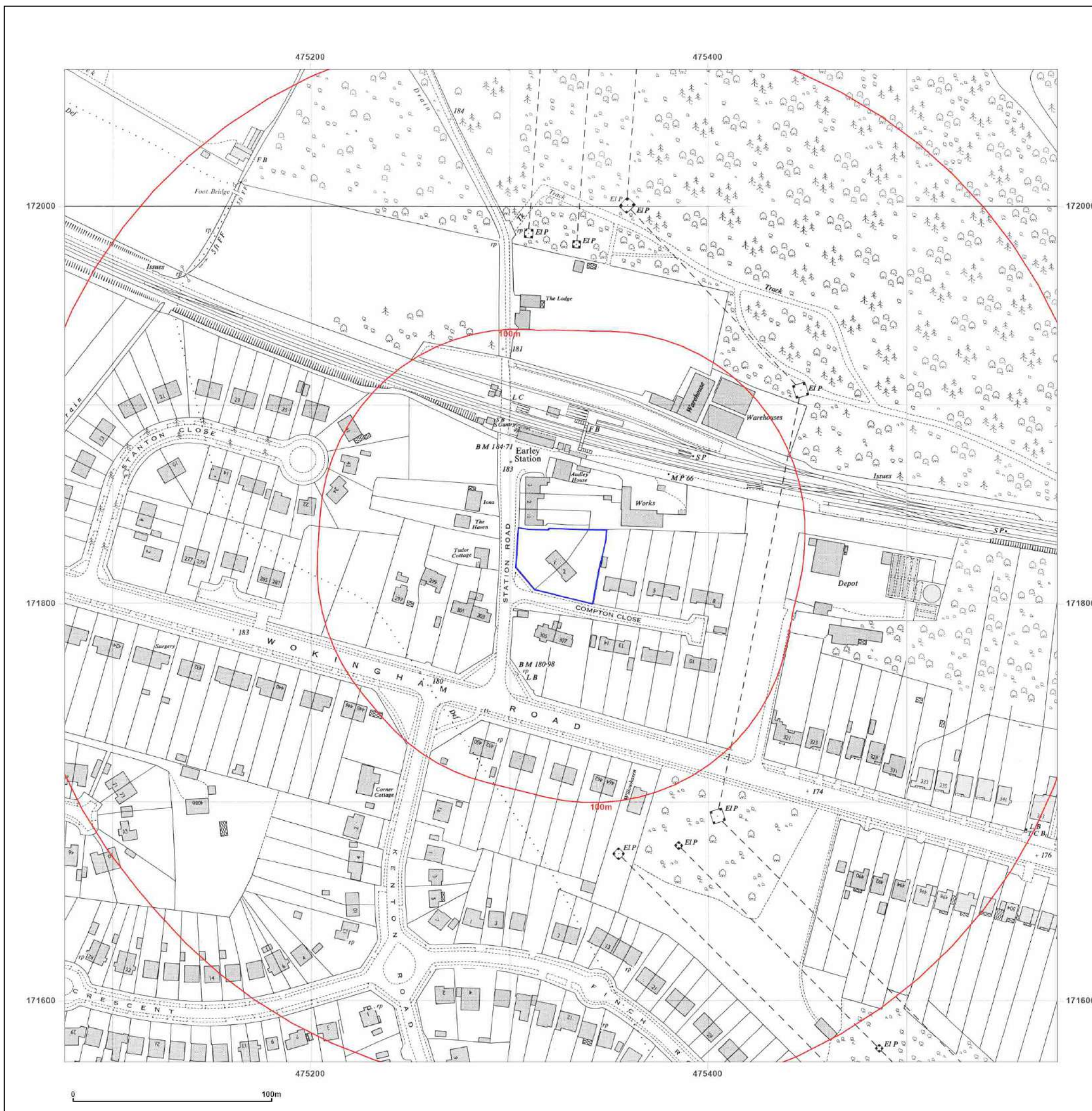


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WOKINGHAM, RG6 7EA

Client Ref: CLR7491NH
Report Ref: GS-VN7-YF3-MEG-KGF
Grid Ref: 475326, 171819

Map Name: National Grid

Map date: 1961-1962

Scale: 1:2,500

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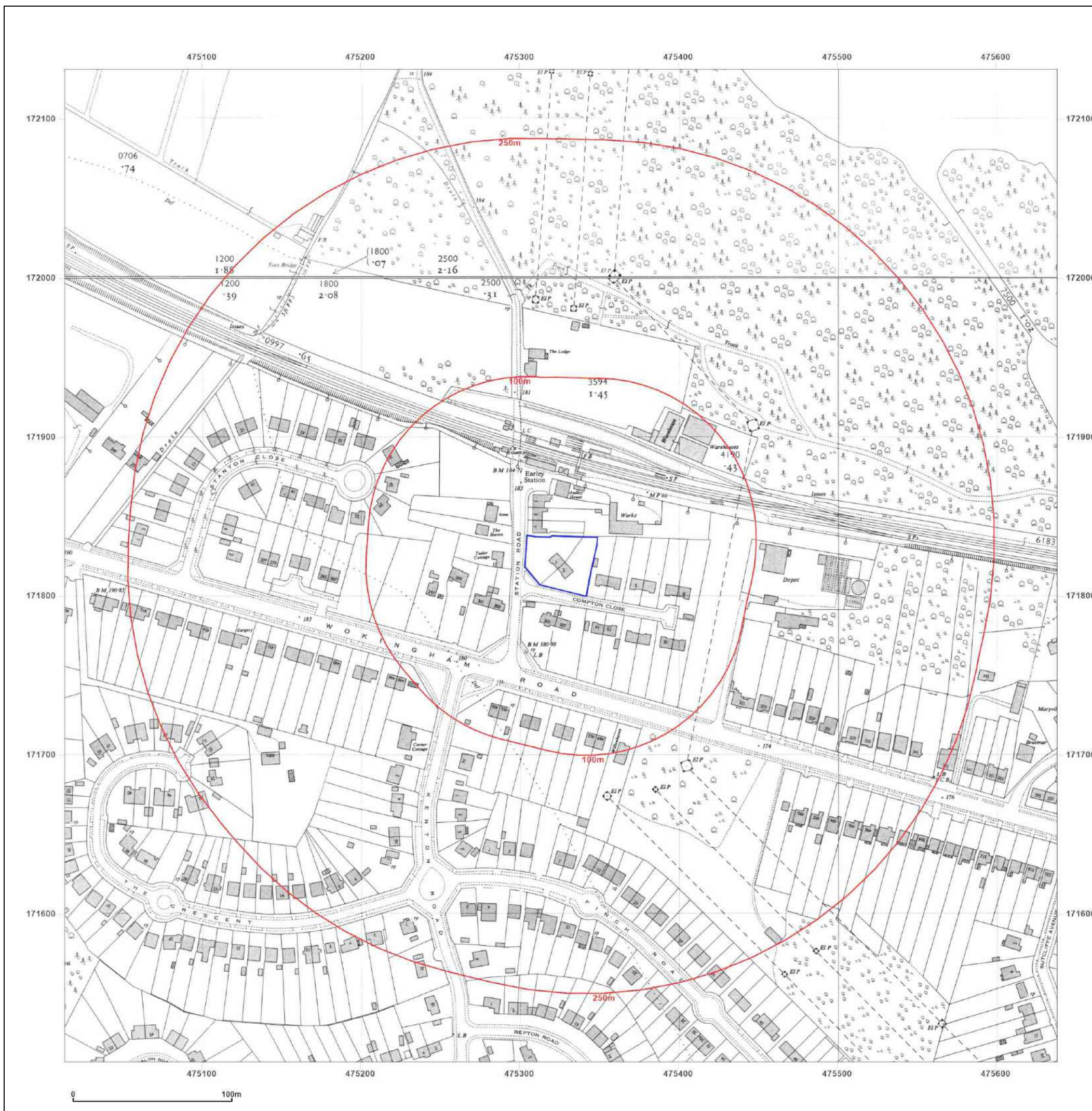


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Site Details:

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WOKINGHAM, RG6 7EA

Client Ref: CLR7491NH
Report Ref: GS-VN7-YF3-MEG-KGF
Grid Ref: 475326, 171819

Map Name: National Grid

Map date: 1970-1972

Scale: 1:1,250

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Revised 1969
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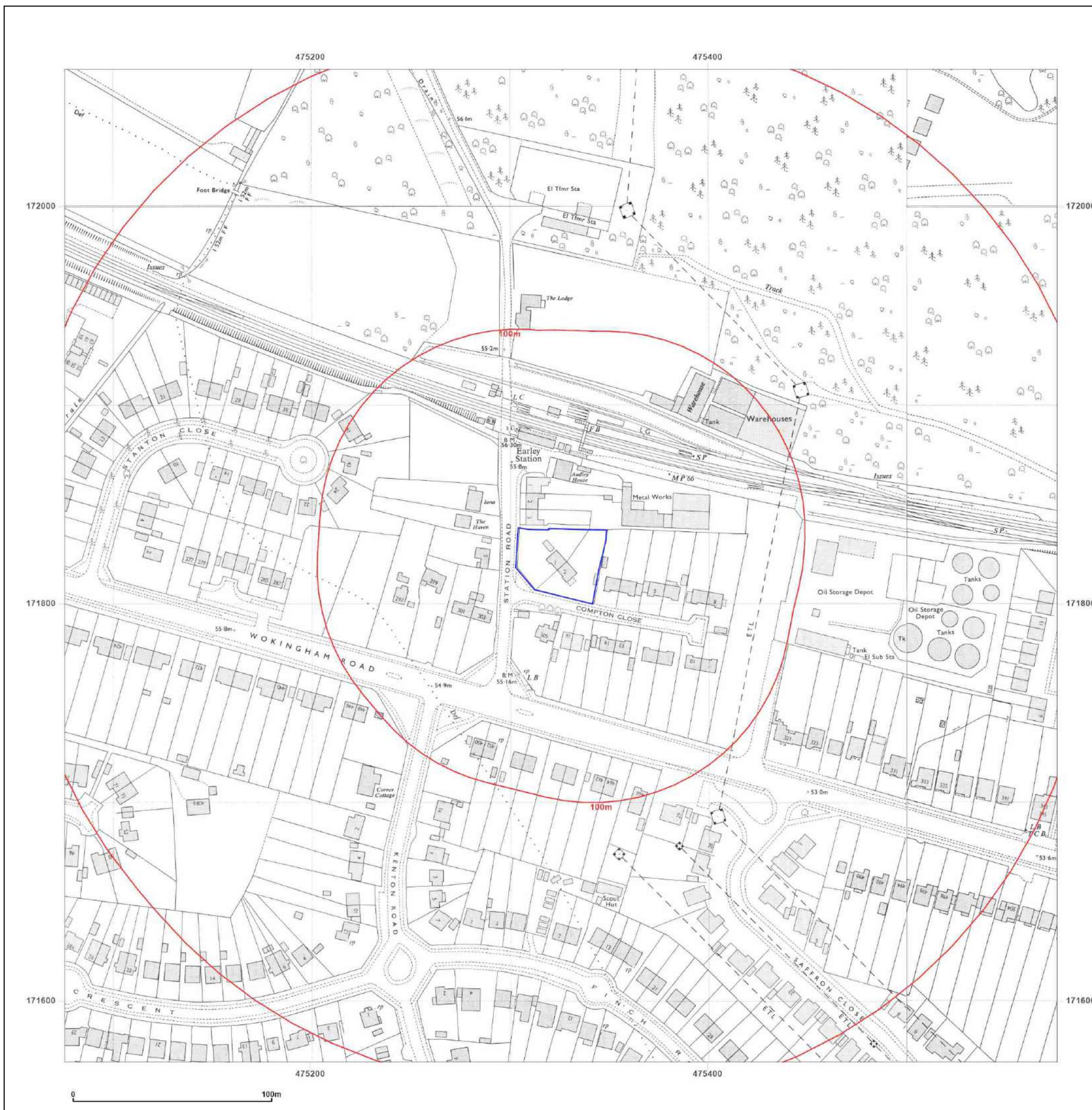


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Site Details:

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Client Ref: CLR7491NH
Report Ref: GS-VN7-YF3-MEG-KGF
Grid Ref: 475326, 171819

Map Name: National Grid

Map date: 1973-1974

Scale: 1:1,250

Printed at: 1:2,000



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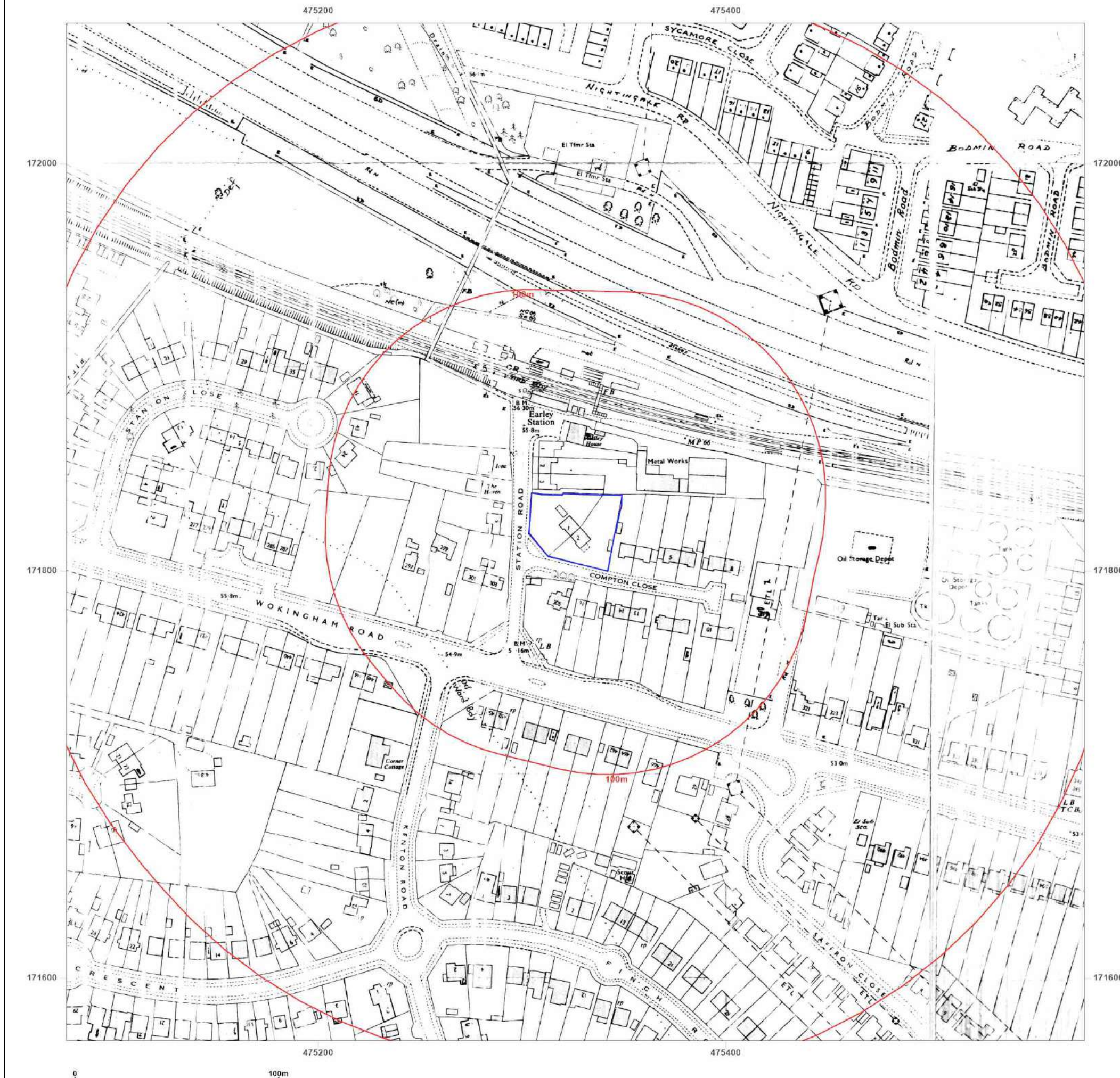


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Client Ref: CLR7491NH
Report Ref: GS-VN7-YF3-MEG-KGF
Grid Ref: 475326, 171819

Map Name: National Grid

Map date: 1975-1977

Scale: 1:1,250

Printed at: 1:2,000



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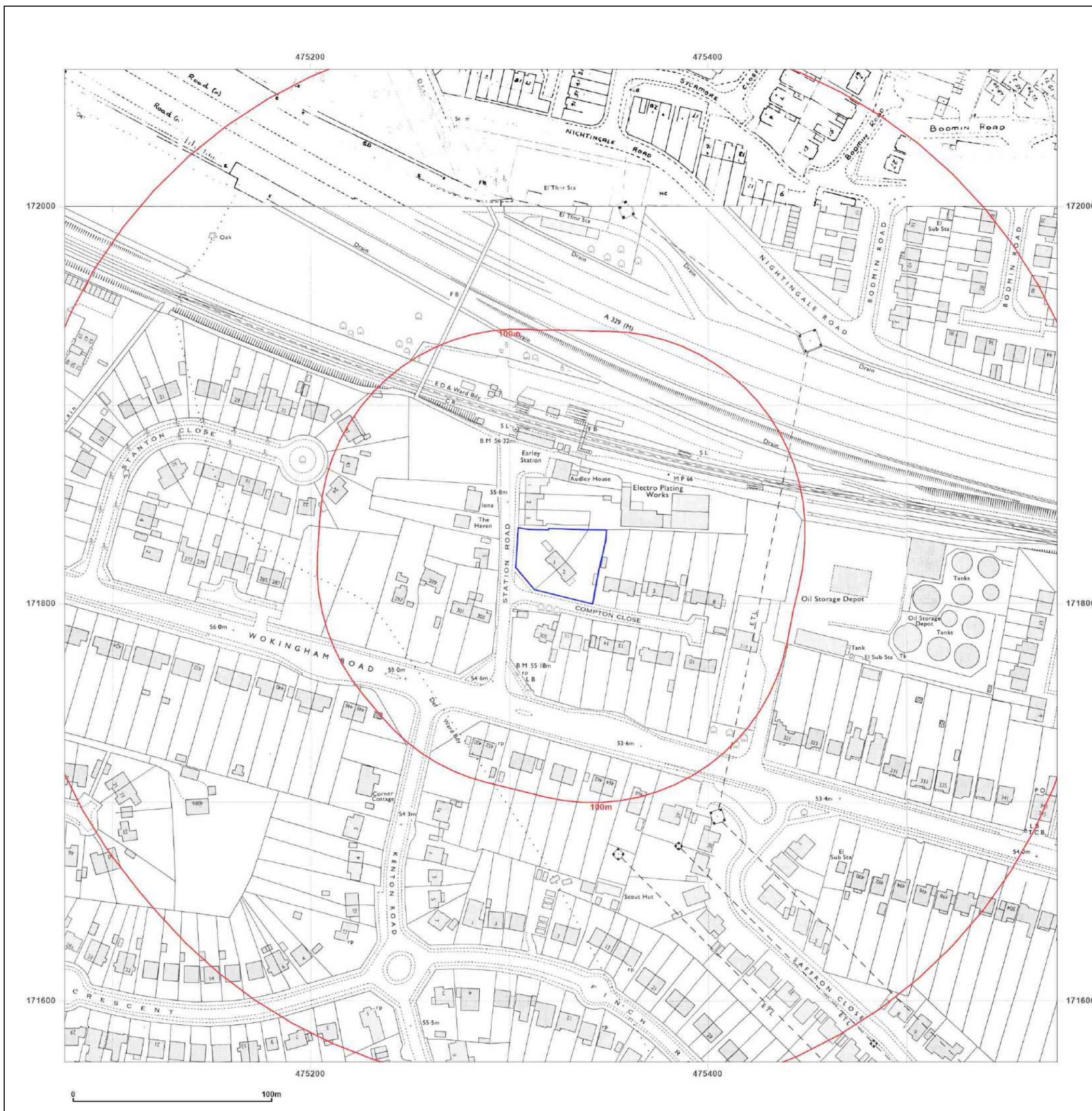


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Site Details:

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WOKINGHAM, RG6 7EA

Client Ref: CLR7491NH
Report Ref: GS-VN7-YF3-MEG-KGF
Grid Ref: 475326, 171819

Map Name: National Grid

Map date: 1993

Scale: 1:1,250

Printed at: 1:2,000



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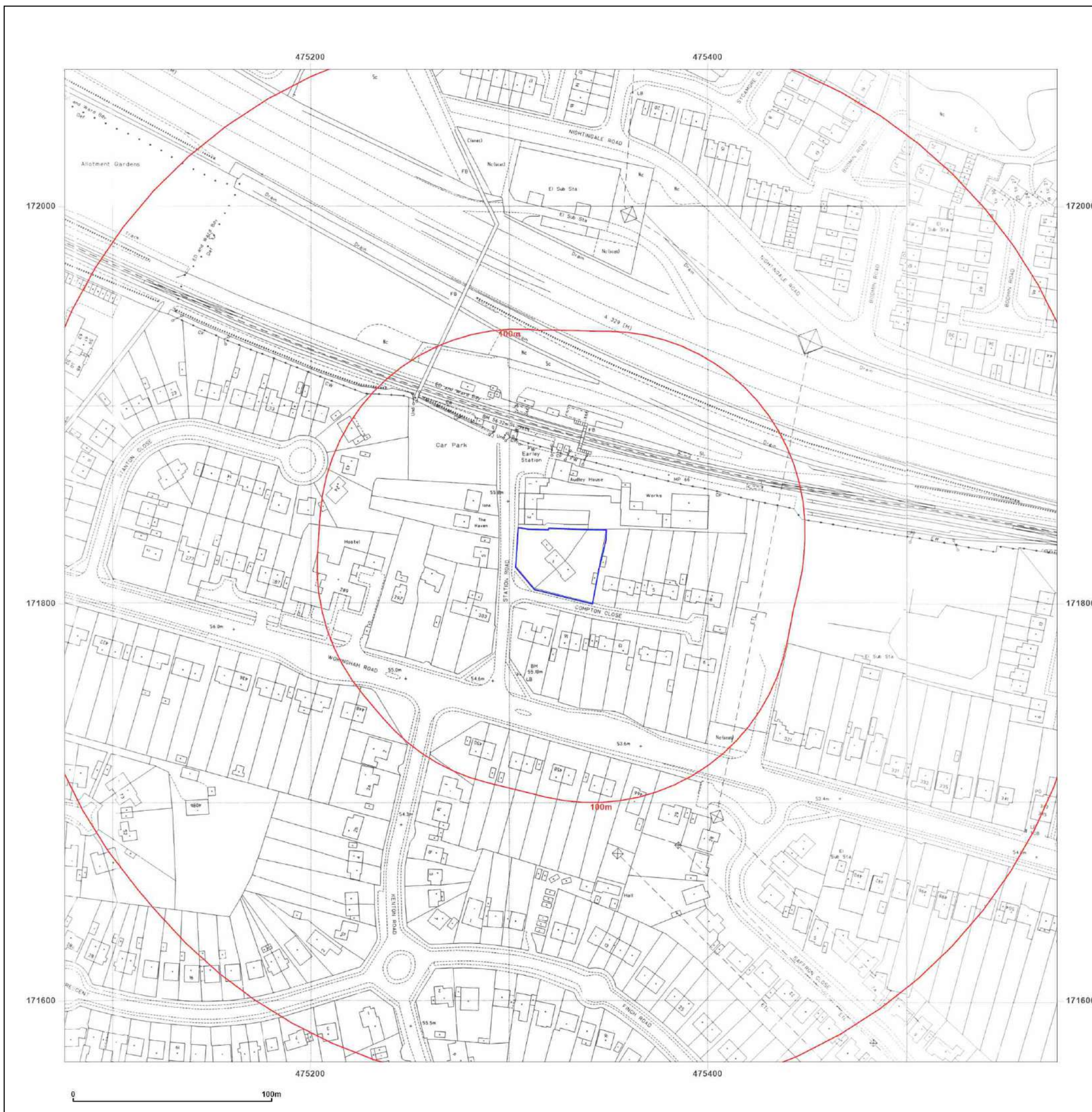


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Site Details:

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WOKINGHAM, RG6 7EA

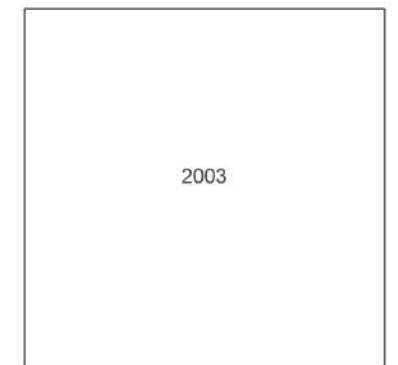
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Grid Ref: 475326, 171819

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Site Details:

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WOKINGHAM, RG6 7EA

Client Ref: CLR7491NH
Report Ref: GS-VN7-YF3-MEG-KGF
Grid Ref: 475326, 171819

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010

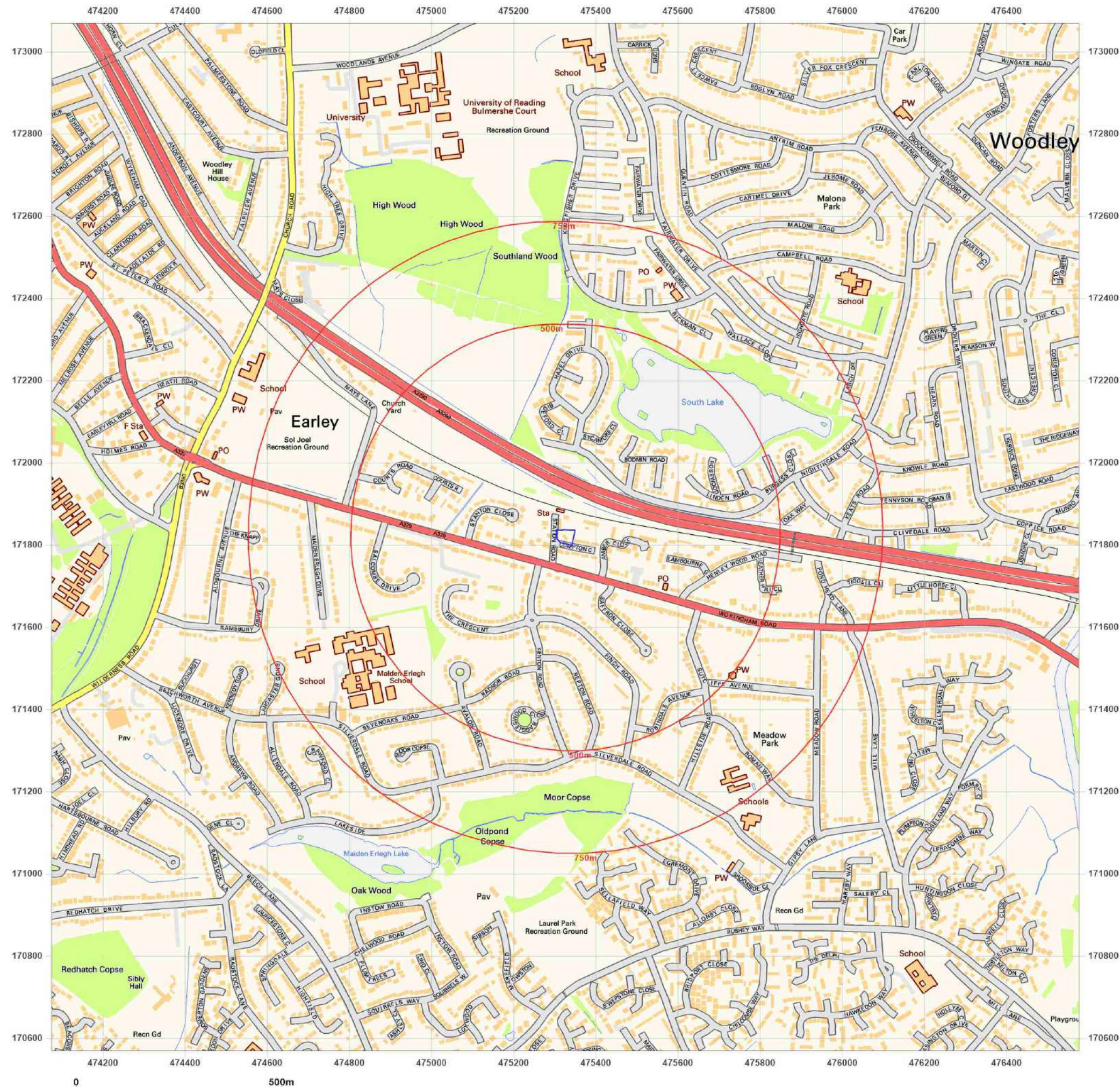


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APPENDIX D

REGULATORY INFORMATION

Date: 21 March 2024
Application: 240694



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Environmental Health,

Full Planning Approval Consultation

Application Number: 240694

Applicant: Mr V Tandon

Site Address: 1 Compton Close, Earley, Wokingham, RG6 7EA

Parish: Earley

Grid Reference: Easting - 475321, Northing - 171823

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 4No dwellings and 1No detached garage along with landscaping and access following demolition of the existing 2No dwellings.

Case Officer: Baldeep Pulahi

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 240694. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Chris Christofis Env Protection Officer		
Service	WBC Environmental Health	App No:	240694
Address:	1 Compton Close, Earley, Wokingham, RG6 7EA.		
Proposal:	Full application for the proposed erection of 4No dwellings and 1No detached garage along with landscaping and access following demolition of the existing 2No dwellings.		
Type of Development:	Minor Dwellings (1-9)		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

In reviewing this application from an environmental health perspective, my role as a consultee is to support planning by being considerate of issues relating to public health and the environment and if any environmental health factor will adversely affect future occupants of the proposed site or nearby properties.

My comments are from an environmental health perspective only.

On review of the proposed site, it appears to be large enough for the proposal although I cannot see how the new dwelling will fit into the plot from the plans provided. I can also see that there is a flag on our GIS mapping for potential for contaminated land (heavy metals), I will recommend that a land contamination investigation is carried out to support the application to identify if there is any risk to human health and if necessary, any remediation required. I will also recommend a permitted working hours condition is applied as there is a lot of work involved in the proposal to protect nearby residents from noise.

Advisory.

Sewage handling, the plans should demonstrate how this will be managed if mains connected or if any sewage treatment plant is intended.

Where waste and recycling are to be stored and collected for the new dwellings should be clear in the plans.

An overview or block plan showing the position of the proposed new dwellings within the plot would be advisable.

Conditions & Reasons (if required)

Site Characterisation/Land Contamination Investigation.

An investigation and risk assessment should be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, including radon gas, (whether it originates on the site or not). The investigation and risk assessment should be undertaken by competent persons and a written report of the findings produced. The written report would be subject to the approval in writing of the Local Planning Authority. The report of the findings should include:

- (i) a survey of the extent, scale, and nature of any contamination.
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Submission of Remediation Scheme (where required).

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment should be prepared and would be subject to the approval in writing of the Local Planning Authority. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme should ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Unexpected Land Contamination.

If land contamination is found at any time during site clearance, groundwork, and construction the discovery shall be reported as soon as possible to the local planning authority. A full contamination risk assessment shall be carried out and if found to be necessary, a 'remediation method statement' shall be submitted to the local planning authority for written approval.

Reason - To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

Hours of work

No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason - to protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery

Local Plan policy CC06

Date:

03/04/2024

Signed:

C Christofis