

Desk Top Study & Preliminary Risk Assessment

University of Reading – Loddon Garden Village / Thames Valley Science Park Link Road (LGV / TVSP Link Road).

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3

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Approval for issue

K. Wray

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Executive summary

Section	Summary
Background	Tetra Tech RPS Consulting Services Ltd (RPS) was commissioned by the University of Reading to undertake a Phase 1 Geo-Environmental Desk Study and Preliminary Environmental Risk Assessment, to support a planning application for the Loddon Garden Village / Thames Valley Science Park Link Road . The report has been commissioned prior to the proposed redevelopment of the Application Site.
Site Details	Site Area: Approximately 4.8 ha National Grid Reference: SU 74482, 69361 Current site use: The Application Site is indicated to extend from Cutbush Lane East in the west across multiple agricultural fields, and minor tracks with overhead electricity lines in the east. Proposed site use: The proposed development comprises construction of an elevated asphalt roadway including a roundabout for access to the NHM building, with a spur following an approximately eastward alignment towards Loddon Garden Village and a proposed foul pumping station area, as well as a northern spur linking to additional new development areas. Surrounding land use: The site is located in an area of predominantly agricultural land use with localised areas of woodland. The British Museum Archaeological Research Collection buildings are located towards the south-west, the M4 motorway is aligned east-west to the north of the Application Site, with farm buildings close to the north-west.
Site History	A review of historical maps indicates the site to have comprised undeveloped agricultural land since 1872. Currently present features of interest include electricity pylons on and in close proximity to the Application Site. Nearby features of interest include the M4 Motorway to the north, former landfill to the east and Brown Greens Gravel Pit to the south-west.
Environmental Setting	The Application Site is indicated to be underlain by River Terrace Deposits overlain by Brickearth deposits across the majority of the route. These deposits are designated as Secondary A and Secondary B Aquifers respectively and are known from ground investigations to be mostly saturated across the Application Site. The superficial deposits are indicated to be underlain by the London Clay Formation, designated as unproductive strata. The Application Site is not indicated to be within a Source Protection Zone (SPZ). Nearby surface water features include the River Loddon, approximately 400 m south-east and fed by minor watercourses on and in close proximity to the Application Site. Multiple drainage ditches are indicated to be present surrounding the Application Site.
Regulatory Consultation	Regulatory Consultation was undertaken by Tetra Tech RPS as part of a 2022 Ground Condition report compiled for the larger Loddon Garden development. The site was not indicated to be within an area of environmental consultation, as defined by Wokingham Borough Council.
Preliminary Risk Assessment	A Preliminary Risk Assessment has identified that there are no significant 'contaminant-pathway-receptor' linkages for the Application Site given the proposed end use. Any potentially active linkages, are designated as having a low-risk rating.
Conclusions and Recommendations	Based on the Preliminary Risk Assessment, Tetra Tech RPS considers that the low risk of soil or groundwater contamination identified is unlikely to present an intolerable risk to human health, controlled waters or nearby ecological receptors. If any visual or olfactory evidence of contamination is encountered during construction, works in the affected area will cease until further investigations are completed by a qualified consultant. Any necessary mitigation measures will then be put in place.

1 Introduction

1.1 Preamble

- 1.1.1 Tetra Tech RPS Consulting Services Ltd (RPS) was commissioned by Artelia UK, on behalf of the University of Reading (UoR) herein referred to as the 'Client' to undertake a Desk Top Study (DTS) and Preliminary Risk Assessment (PRA) for land south of the M4, Shinfield, Wokingham RG2 8QD, herein referred to as the 'Application Site'.
- 1.1.2 It is understood that the works are required to support a detailed planning application for the construction of Loddon Garden Village / Thames Valley Science Park Link Road (LGV / TVSP Link Road).
- 1.1.3 The Application Site, detailed further in Section 2, falls within an area of previous assessment undertaken on the wider Loddon Garden Village development scheme and has previously been subject to preliminary ground investigation by Tetra Tech RPS and DTS and PRA reports undertaken in 2023 for previous applications for the sections of route to the west and east of the proposed access road roundabout.
- 1.1.4 The Application Site covers approximately 4.8 ha, comprising undeveloped fields and existing minor tracks/roadways.
- 1.1.5 The Desk Study assessment is based upon a review of published information available from local, regional, and national agencies. The desk study information is derived from 2023 GeoInsight Reports provided by Groundsure, Refs. GS-GD3-HYX-5JC-F5T, GS-B3V-7KD-TRA-W1Y, GS-GMX-8DF-UML-LXV and GS-6YC-VRY-SGZ-M9A for the previous DTS and PRA reports, and which are presented as Appendix A. It should be noted that the site boundary has changed from that shown after the Groundsure reports were initially sourced. Please note the terms and conditions attached to the supply of data from Groundsure.
- 1.1.6 The 2023 Groundsure reports have been supplemented with current publicly available environmental data where available from the Groundsure IO and DEFRA MAGIC websites.

1.2 Objectives

- 1.2.1 The principal objectives of this assessment were as follows:
- To assess potential sources of contamination of the Application Site, associated with historical and current land uses both on site and in the surrounding area;
 - To review the environmental setting to assess the sensitivity of the surrounding area to contamination/pollution; and
 - To produce an outline Conceptual Site Model (CSM) detailing how any contamination may impact on the identified receptors via pollutant linkages.

1.3 Legislation and Guidance

- 1.3.1 The assessment has been undertaken in general accordance with British Standard BS EN ISO 21365:2020 and is considered suitable to meet the initial requirements of planning as outlined within the National Planning Policy Framework (NPPF). The assessment also reflects the recommendations of Environment Agency guidance, Land Contamination: Risk Management, (LCRM 2025).
- 1.3.2 This report has been produced in general accordance with:
- Contaminated Land (England) Regulations 2006 (as amended);

- DEFRA Environmental Protection Act 1990: Part 2A - Contaminated Land Statutory Guidance (2012);
- Environment Agency (2025) Land Contamination: Risk Management (LCRM 2025);
- National Planning Policy Framework (2024);
- British Standard requirements for the 'Investigation of potentially contaminated sites - Code of practice' (ref. BS10175:2026); and
- British Standard requirements for the 'Code of practice for ground investigations' (ref. BS5930:2015+A1:2020).

1.3.3 Details of the limitations of this type of assessment are described in Appendix B.

2 Site Description and Desk Study

2.1 Site Location

- 2.1.1 The Application Site is located, east of Cutbush Lane, to the south of Reading in Berkshire. The nearest postcode is RG2 9AA.
- 2.1.2 The Application Site is centred at approximate Ordnance Survey (OS) National Grid Reference (NGR) SU 74482, 69361.
- 2.1.3 The redline boundary plan for the Application Site, based upon Abley Letchford Site Plan Drawing Ref HD169-TVSP-0100 dated February 2026 is provided as Figure 1 below.

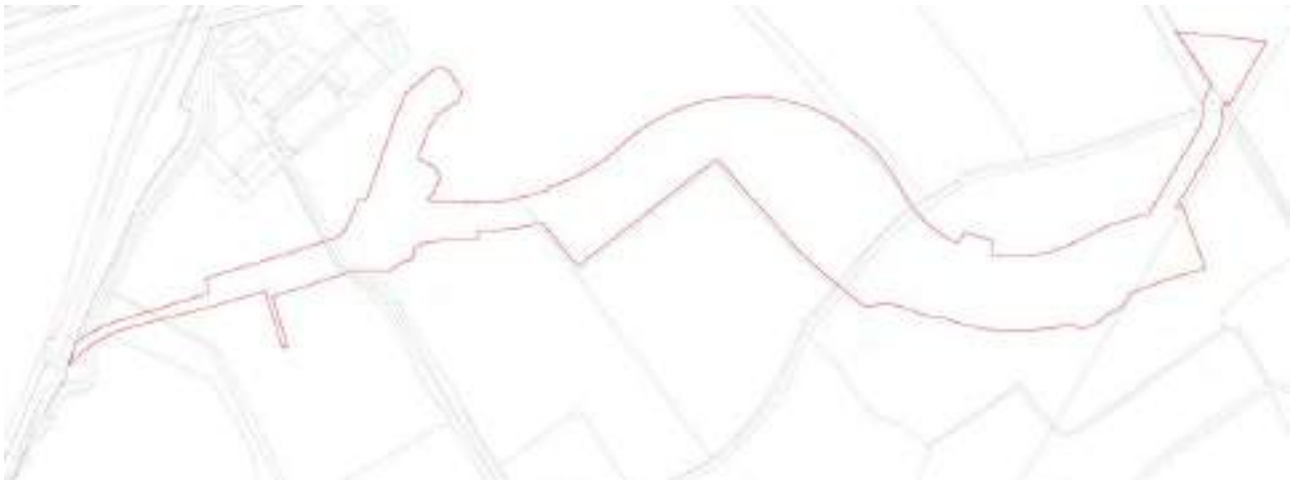


Figure 1 - Application Site Boundary

2.2 Site Description

- 2.2.1 The topography of the Application Site is indicated from site survey data to range from approximately 41 metres Above Ordnance Datum (mAOD) in the east to 45 mAOD in the west generally sloping from north to south and west to east.
- 2.2.2 A targeted site inspection was not undertaken of the Application Site given the absence of any site-permitted current activities or identified potential contamination sources from environmental data searches.
- 2.2.3 From July, 2022 Google Earth aerial photo images, the Application Site is shown as located within an area of mainly agricultural land use with localised areas of woodland.

Table 2-1 – Current Neighbouring Land Uses

Direction	Description
North:	Upperwood Farm, M4 Motorway, mixed development, agricultural land, mature woodland.
East:	Mature woodland, agricultural land
South:	Mature woodland, agricultural land
West:	Mature woodland, agricultural land, Cutbush Lane East, existing mixed development

2.3 Proposed Development

- 2.3.1 The proposed development comprises construction of an asphalt spine road extending between the Thames Valley Science Park (Application Ref: 232995) and Loddon Garden Village roundabout (Application Ref: 252498), along with soft landscaping, surface water attenuation basins, surface water conveyance ditches, lighting and other associated infrastructure. On the northern side of the road is a proposed 4.0m wide asphalt cycleway for the majority of the route. The western limits of the Application Site consists of Cutbush Lane East with a proposed asphalt road, approved under Application Ref: 232995 leading to a roundabout providing southerly access to the National History Museum (NHM) building also previously approved under Planning Application 232833. From the northern side of the roundabout is a proposed asphalt spur road leading northward.
- 2.3.2 At the eastern end of the proposed road is a proposed granular access track leading to a Thames Water foul pumping station compound at the north-eastern end of the Application Site.
- 2.3.3 The proposed layout of the site is shown on Drawing 1 (HD169-TVSP-001 TVSP ACCESS ROAD)

2.4 Site History

Historical Map Review

- 2.4.1 The following review is based on past editions of readily available Ordnance Survey (OS) maps. These include scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560 dated 1872 to 2023. These are presented within Appendix A.

Table 2-2 – Historical Site Uses

On-site Land Use and Features	Dates
Undeveloped Agricultural Land	1872 - 2023
Track crossing Application Site in the east aligned south-east to north-west	1898 - 1988
Track intersecting the Application Site in the east aligned south-west to north-east	1898 - 1988

Table 2-3 – Historical Neighbouring Site Uses

Surrounding Land Uses (250 m radius)	Orientation	Distance	Dates	
			From	To
Undeveloped Agricultural Land	all	0 – 250 m	1872	2023
Electricity pylons	east and west	0-10 m	1961	2023
M4 Motorway	north	50 m	1979	2023
New Covert woodland	south	5 m	1961	2023
'Browns Green' Gravel Pit (subsequently infilled)	South-west	150 m	1895	1956
Upperwood Farm	north-west	100 m	1872	2023

- 2.4.2 'Browns Green' Gravel Pit was the subject of previous ground investigation and reporting, as discussed further in Section 2.5.

Site Planning History

- 2.4.3 Relevant and readily available planning records for within 600 m of the Application Site, as obtained from Wokingham Borough Council (WBC) planning website as part of the 2023 DTS and PRA reports are summarised as follows:
- Application Reference 140603: includes construction of four wind turbines on land at Rushy Mead south of Lower Early Way (Upperwood Farm). It was proposed that ground contamination be scoped out of the EIA. Status: Refused April 2011.
 - Application Reference 231937: Full application for the proposed change of use of land from agriculture to mixed use of agriculture, storage and distribution for a temporary period of 24 months (retrospective). (Status Approved)
 - Application Reference 231561: Full application for the proposed relocation of Workshop T4 to become Workshop G (Status: Approved July 2023)
 - Application Reference 222906: Full planning application for the proposed erection of a temporary film studio backlot (for a period of 5 years). (Status: Approved November 2022)
 - Application Reference 211841: Science Park Creative Hub at the Thames Valley Science Park including the erection of film stages, workshops and office space. A contamination assessment undertaken for the development site identified no significant soil contamination exceeding generic human health comparison criteria was found within the area. It was also found that there was no significant risk from bacterial pathogens. Asbestos fibres with a concentration of <0.001% were found locally on the site. Ground gas and vapour sampling was carried out due to the presence of an infilled gravel pit/pond on the site. For the majority of the site gas assessment concluded that CIRIA characteristic situation (CS1) was considered appropriate meaning that gas protection measures were not deemed necessary. In the vicinity of the infilled pond, CS2 gas protection measures were considered to be potentially required, subject to further ground gas sampling in the area. Status: Approved December 2021. (Located circa 370 m south-west)
 - Application Reference 210387: Erection of film studio stages and workshops. Status: Approved March 2021. (Located circa 100 m south-west)
 - Application Reference 163609: Outline planning application for Phase 2 of the Thames Valley Science Park. Status: Approved July 2017. (Located 370 m south-west)
 - Application Reference O/2009/1027: Outline application for Phase 1 development of Science & Innovation Park plus full application for the construction of access road, foot and cycle ways, M4 overbridge and associated works for Phase 1. Reserved Matters application 151988. Status: Approved August 2015. (Located on site extending eastwards)

2.5 Previous Ground Investigation Reports

RPS Ground Investigations undertaken for Client:

RPS (2024): Factual and Interpretative Ground Investigation Report, University of Reading Access Roads, Ref 794-ENV-GDE-20318 v1 r1

- 2.5.1 This comprised a preliminary ground investigation to assist with design parameters for the access roads linking Cutbush Lane East to the proposed NHM building roundabout and southern spur from the roundabout (NHM Access Road) and for the section of road to the east of the proposed roundabout linking to the pumping station access track.
- 2.5.2 The intrusive ground investigation works were undertaken between 27th February and 29th February 2024 and comprised six dynamic cone penetrometer (DCP) tests, five windowless dynamic sampling boreholes and six hand excavated pits with associated laboratory testing and groundwater level monitoring.
- 2.5.3 The locations of the exploratory holes undertaken are presented in Figure 2 below;



Figure 2 – RPS NHM Access Road Investigation

- 2.5.4 A sequence of superficial deposits was proven by the RPS ground investigation beneath an initial thin cover of topsoil extending to approximately 0.30 metres below ground level (mbgl). In all but one location this was identified as brickearth deposits of soft to firm light grey, mottled orangish brown slightly gravelly sandy clay, with occasional bands of slightly gravelly clayey sand, the gravel comprising mainly subangular to subrounded fine to medium, rarely coarse flint.
- 2.5.5 Underlying this were River Terrace Deposits of medium dense to very dense, light brown, sandy or very sandy, slightly clayey to clayey, angular to subrounded fine to coarse flint gravel.
- 2.5.6 Groundwater levels were shallow across the area of investigation, typically less than 1.40 mbgl.
- 2.5.7 No Made Ground was identified and no elevated contaminant concentrations were recorded in topsoil samples taken.

RPS (2025): Factual Ground Investigation Report, Deep Sewer Ground Investigation, University of Reading Access Roads, Ref 794-ENV-GDE-21622 v1 r0

- 2.5.8 This investigation comprising an additional three boreholes to a depth of 6.00 mbgl was undertaken to further characterise the thickness of the superficial deposits encountered in 2024 and the depth and condition of the shallow bedrock strata.
- 2.5.9 The site works were undertaken between the 15th October 2024 and 18th October 2024 and comprised the advancement of 3 cable percussive boreholes (CP01-CP03) at the following locations.



Figure 3 – RPS Deep Sewer Investigation

- 2.5.10 Recorded thicknesses of the superficial deposits ranged from 2.85 m to 4.85 m. Groundwater strikes were noted in these deposits at 0.50 to 2.15 mbgl and monitoring data indicated depths of 1.01 to 1.33 mbgl. The London Clay Formation encountered below the superficial deposits comprised stiff dark grey clay.

RPS (2008), Science and Innovation Park, Ground Conditions Report, November 2008

- 2.5.11 This investigation was undertaken in relation to planning (Application Reference O/2009-1027) approximately 180 m south-west of the Application Site. The following figure details the extent of the investigation works.

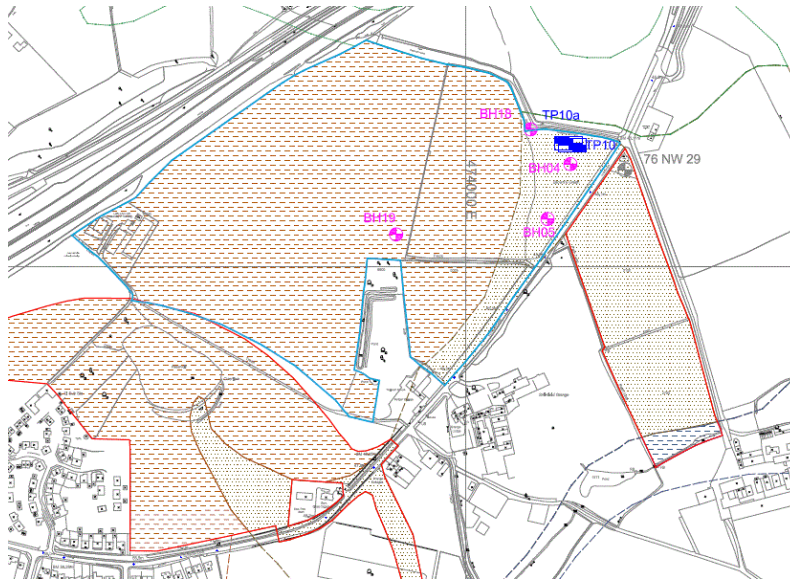


Figure 4 - Site Boundary - Reference O/2009-1027

Ground investigation

2.5.12 The ground investigation comprised the formation of four window sample boreholes and one trial pit.

Ground Conditions

2.5.13 The ground investigation encountered the following strata and thicknesses:

- Topsoil from 0.2 – 0.5 m;
- Made Ground (where present) 0.9 m;
- River Terrace Deposits (unproven); and
- London Clay Formation(unproven).

Groundwater

2.5.14 Subsequent monitoring recorded groundwater levels between 1.40 mbgl and 2.85 mbgl. One borehole was recorded to have flooded on one occasion.

Contamination

2.5.15 No soil contaminants were recorded exceeding Generic Assessment Criteria (GAC) screening values for a commercial land use.

2.5.16 Hydrocarbon contamination was recorded within perched groundwater, within the old gravel pit, relating to heavy oils with low mobility. It was concluded that the contamination was localised within the perched groundwater table.

Reports undertaken by others:

2.5.17 A review of other relevant ground investigation reports available on WBC's planning website is provided below.

2.5.18 Tetra Tech RPS cannot vouch for the accuracy or validity of the information provided within third party reports and the following opinion is based solely upon the reports. Legal

reliance should be sought from the original authors of these reports where their content is considered material to the characterisation of the site. Tetra Tech RPS comments are provided in *italics*.

MLM Group, Shinfield Studios, Tier 2 Contamination Assessment, May 2012

2.5.19 This investigation was undertaken in relation to planning application Reference 211841 approximately 370 m south-west of the Application Site. The ground investigation undertaken on two parcels of land, north and south of Cutbush Lane East, comprised the following:

- Southern Parcel
 - o One cable percussion borehole;
 - o Three windowless sampler boreholes; and
 - o Twelve trial pits.
- Northern Parcel
 - o Thirteen cable percussion boreholes;
 - o Eleven windowless sampler boreholes; and
 - o Sixty-two trial pits.



Figure 5 - Site Boundary - Application Reference 211841

2.5.20 *The investigation undertaken on the northern parcel included exploratory hole locations targeting the infilled 'Browns Green' Gravel Pit.*

Ground Conditions

2.5.21 The following strata and proven depths were encountered:

- Southern Parcel
 - o Topsoil up to 0.60 mbgl.
 - o River Terrace Deposits up to 3.60 mbgl.
- Northern Parcel
 - o Topsoil up to 0.75 mbgl.
 - o Made Ground up to 3.00 mbgl.
 - o Possible infilled pond up to 3.40 mbgl.
 - o River Terrace Deposits up to 4.90 mbgl.
 - o London Clay Formation up to 5.00 mbgl.

2.5.22 Groundwater was encountered at depths of between 0.85 m and 4.40 mbgl during investigation and from ground level to 2.51 mbgl during post fieldwork monitoring.

Groundwater Contamination

- Southern Parcel - Contamination in groundwater was not recorded above water quality standards screened against UK Drinking Water Standards and Environmental Quality Standards (EQS).
- Northern Parcel - Groundwater was considered to be impacted by low levels of selenium above drinking water standards, including perched water within the area of the infilled pond and marginally elevated in the River Terrace Deposits.

Soil Contamination

- Southern Parcel - Asbestos fibres were identified in one sample of topsoil. However, quantification analysis indicated a concentration in soil of <0.001 % and therefore asbestos was not considered to present a risk to human health during either the construction or operation of the development.
- Northern Parcel - Soil contamination exceeding commercial human health comparison criteria was not identified. This included samples taken from the former 'Browns Green' Quarry location. Laboratory testing for bacterial pathogens, recorded *Clostridium perfringens* at concentrations ranging from 440 cfu/g to 900 cfu/g at depths between 0.10 m and 0.20 mbgl in the historical gravel pit area, however at such levels, they were reported as not to present a human health risk.

Ground gases

- Southern Parcel - Gas screening values for methane and carbon dioxide indicated that the site should be designated CIRIA C665 Characteristic Situation CS1. Although carbon dioxide was recorded above the 5 % carbon dioxide threshold, the exceedance was marginal, gas flows were negligible and Made Ground is minimal, therefore it was considered that the designation should not be increased further.

- Northern Parcel - Gas screening values for methane and carbon dioxide indicated that the majority of the site should fall within CIRIA C665 Characteristic Situation CS1 and gas protection measures were not deemed to be required. Carbon dioxide was elevated in the area of the infilled pond and following detailed gas risk assessment it was identified that locally CIRIA C665 Characteristic Situation CS2 suitable protection measures would be required. Monitoring wells located on and close to the former quarry also recorded no evidence of elevated methane or carbon dioxide concentrations.

Remediation

- Southern Parcel - Remediation was not required.
- Northern Parcel - Remediation was considered necessary to address the potential risk from ground gas as part of the permanent development in the northern parcel recommended remediation and mitigation included the following:
 - Gas protection achieving a BS8485:2015+A1:2019 solution score of 3.5 for Type B buildings and 1.5 for Type D buildings locally in the vicinity of the infilled pond in the northern parcel and potentially in the southern parcel.

WSP, Thames Valley Science Park, Ground Investigation Report, February 2015

- 2.5.23 This investigation was undertaken in relation to planning application Reference 151988, some 370 m south-west from the Application Site.

Ground Investigation

- 2.5.24 The ground investigation comprised twenty-two rotary cored boreholes and fifteen trial pits.

Ground Conditions

- 2.5.25 The ground investigation encountered the following strata and thicknesses:
- Made Ground (where present) 0 – 1.7 m;
 - Alluvium (where present) 0.3 – 2.7 m;
 - River Terrace Deposits (where present) 0 – 4.2 m;
 - London Clay Formation (unproved depth exceeding 25 mbgl).
- 2.5.26 *Subsequent monitoring recorded shallow groundwater levels between 0.24 mbgl and 3.57 mbgl.*

WSP, Thames Valley Science Park, Generic Quantitative Risk Assessment, March 2015

- 2.5.27 *This report is for the same application as the above summarised report (Application Reference: 151988).*
- 2.5.28 No significant extents of Made Ground was identified. The area of the former gravel pits identified the presence of natural deposits and no anthropogenic material.
- 2.5.29 No significant concentrations of contaminants or significant risks to human health or controlled waters were identified.

WSP, Thames Valley Science Park, Ground Gas Risk Assessment, May 2015

- 2.5.30 *This report is for same application as the previously summarised report (Application Reference: 151988) and an additional planning application (210387) and relates to the same area mentioned above.*
- 2.5.31 Works comprised seven gas monitoring rounds of nine monitoring wells installed as part of the WSP ground investigation. Boreholes targeted potential ground gas sources including a filled gravel pit and spoil from construction of the M4.
- 2.5.32 The site was classified in terms of ground gas as CIRIA C665 Characteristic Situation 2. The Gas Screening Value threshold of 0.07 of CIRIA C665 Characteristic Situation 1 had been exceeded and maximum carbon dioxide concentrations of 19.2 % were recorded. It was noted that hydrogen sulphide was also detected on three occasions at concentrations of between 1 and 166 ppm.

2.6 Environmental Setting

Geology

- 2.6.1 Based on British Geological Survey (BGS) mapping (1:50,000-scale), RPS ground investigation for the NHM Access Road and the Environment Agency (EA) Groundwater Vulnerability mapping (1:100,000-scale), the stratigraphic sequence and aquifer classifications beneath the Application Site are indicated to be as follows:

Table 2-4 – Descriptions of Geological Strata

Strata	Description & Approx. Thickness	Aquifer Classification
Brickearth - Clay, Silt & Sand	Superficial yellow-brown clay and silt deposits. Up to 1.55 mbgl in RPS boreholes.	Secondary B Aquifer
River Terrace Deposits - Sand and Gravel	Superficial Sand and Gravel deposits, local lenses of silt, clay or peat. Thickness in RPS boreholes of 1.00 – 4.00 mbgl.	Secondary A Aquifer
London Clay Formation – Clay, Silt and Sand	Blue-grey or grey-brown, slightly calcareous clay. Approximate thickness of 150 mbgl generally – unproven thickness on Application Site.	Unproductive Stratum

Hydrogeology

- 2.6.2 The Application Site is located above a Secondary A Aquifer relating to the River Terrace Deposits and a Secondary B Aquifer relating to the Brickearth Deposits which are of low to medium vulnerability. The London Clay Formation bedrock, underlying these has been designated as an unproductive stratum.
- Secondary A Aquifer: These formations are formed of permeable layers capable of supporting water supplies at a local scale, in some cases forming an important source of base flow to rivers.

- Secondary B Aquifer: These formations are generally formed of lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering.
- Unproductive Stratum: These formations have a low permeability and have negligible significance for water supply or base flow.

2.6.3 According to EA data, the Application Site is not located in a groundwater Source Protection Zone (SPZ).

2.6.4 Information provided by the EA indicates that there are records of two active licensed groundwater abstractions within 1 km of the Application Site. These are detailed in the table below:

Table 2-5 – Licensed Groundwater Abstractions

Licence Holder	Approx. Distance and Direction from Site	Source	Use
University of Reading	905 m south-east	Thames Groundwater	Non-Evaporative Cooling and General Farming & Domestic
Thames Water Utilities	964 m south	Thames Groundwater	Potable Supply

Hydrology

2.6.7 There is one watercourse within 1 km of the Application Site which is classified within a River Basin Management Plan published by the EA under the European Water Framework Directive (2000). A list of readily identifiable nearby watercourses and water bodies is as follows:

Table 2-6 – Nearby Watercourses and Water Bodies

Watercourse / Body	Quality Classification	Approx. Distance and Direction from Site
Loddon (Swallowfield to River Thames confluence)	Overall - Moderate (2019) Chemical - Fail (2019) Ecological - Moderate (2019)	399 m south-east

2.6.8 There are a number of minor drainage ditches crossing the east of the Application Site forming existing field boundaries and the western area leading from Cutbush Lane East to the western perimeter of St John's Copse.

2.6.9 Information provided by the EA indicates that there are no records of active licensed surface water abstractions within 1 km of the Application Site.

2.6.10 EA records show that much of the extent of the Application Site to the east of New Covert is within a designated Flood Zone 2 area.

Ecologically Sensitive Sites

2.6.11 Natural England data indicates that there are the following ecologically sensitive sites, that constitute environmental receptors as defined within Table 1 of the DEFRA

Environmental Protection Act 1990: Part 2A - Contaminated Land Statutory Guidance (2012), located within a 1 km radius of the Application Site.

Table 2-7 – Ecologically Sensitive Sites

Sensitive Site	Approx. Distance and Direction from Site	Details
Local Nature Reserves (LNR)		
Pearman's Copse	540 m west	Site managed for nature conservation, research, and education or for enjoying nature.
Designated Ancient Woodland		
St John's Copse	150 m south	Ancient & Semi-Natural Woodland
The Gorse	640 m south-east	Ancient & Semi-Natural Woodland
Pearman's Copse	640 m west	Ancient & Semi-Natural Woodland
The Shaw	860 m south-west	Ancient & Semi-Natural Woodland
Loader's Copse	986 m east	Ancient & Semi-Natural Woodland

Radon

- 2.6.12 The Radon Potential dataset, included within the Groundsure GeoInsight reports, identifies that the Application Site is indicated to have a maximum radon potential of less than 1 % and therefore radon is not considered further as a risk for future development.

Mining Remediation Authority

- 2.6.13 The Interactive Map Viewer on the Mining Remediation Authority website indicates that the Application Site is not located within a Development High Risk Area or coal mining reporting area.

Non-Coal Mining

- 2.6.14 BGS indicates that the Application Site is not within a known area of former or current non-coal mining including Brine, Gypsum, Tin and Clay mining.
- 2.6.15 BGS indicates that there is one record in the BritishPit (BritPit) database of currently active or ceased surface or underground mineral workings within 250 m of the Application Site. The details of these are as follows:

Table 2-8 – Non-Coal Mining

Name	Approx. Distance and Direction from Site	Commodity	Status
Brown's Green Gravel Pit	211 m south-west	Sand & Gravel	Ceased

BGS Ground Stability Hazard Ratings

- 2.6.16 BGS Ground Stability Hazard ratings for the Application Site are summarised as follows:

Table 2-9 – BGS Ground Stability Hazard Ratings

Ground Stability Hazard	BGS Risk rating
Collapsible ground	Very Low
Compressible ground	Negligible
Ground dissolution	Negligible
Landslide	Very Low
Running sand	Very Low
Shrinking or swelling clay	Negligible/Very Low with rating of Low for proposed granular access track to pumping station

2.7 Authorised Processes and Pollution Incidents

Landfills and Waste Sites

2.7.1 Information provided by the EA indicates that there is one recorded licensed or known landfill site within 250 m of the Application Site. This is detailed in the following table:

Table 2-10 – Landfill / Waste Transfer Sites

Source of Record	Approx. Distance and Direction	Licence Details	Waste Type and Details
Landfill Sites			
Lower Earley Way, Reading	224 m east (north of the M4)	Ref. WOK66	Not specified

Environmental Permits

2.7.2 EA and Local Authority data indicates that there are no processes regulated by an Environmental Permit (under the Environmental Permitting Regulations 2010) within 500 m of the Application Site.

COMAH Sites

2.7.3 There are no records of any operations under the Control of Major Accident Hazards (COMAH) Regulations 1999, located within 500 m of the Application Site.

Pollution Incidents

2.7.4 EA data indicates that there are no records of 'major' or 'significant' pollution incidents within 500 m of the Application Site.

2.8 Unexploded Ordnance

2.8.1 CIRIA Report C681 (Stone et al (2009)) outlines recommendations for dealing with the potential risk associated with the legacy of Unexploded Ordnance risk, largely relating to WWII bombing and military sites.

2.8.2 Reference to the Zetica Unexploded Bomb Risk mapping indicates that the Application Site is in an area of low potential risk from Unexploded Ordnance. As the Application Site

is not within an area of known military history, in general accordance with CIRIA Report C681 no further consideration of Unexploded Ordnance is considered necessary.

2.9 Regulatory Consultations

- 2.9.1 WBC Contaminated Land Strategy has identified approximately 840 potentially contaminated sites within the borough. A previous Ground Conditions Desktop Study and Preliminary Risk Assessment was undertaken by RPS, with the Application Site being included within the land considered for the report. Throughout this report, the Application Site fell under the referenced NW Sector. (Report Ref. 230704 R JER9482 South of M4 V1 R1 PT Final). A regulatory consultation, reviewed to be applicable to the current Application Site is enclosed as Appendix C. This confirms that at the time of issue there were no areas designated as 'contaminated land' on the Application Site.
- 2.9.2 A Gas Consultation Zone, designated by WBC, is indicated to be present in relation to the historical landfill approximately 224 m east of the Application Site. The Gas Consultation Zone (Figure 6) is indicated to extend to within approximately 125 m of the east of the Application Site.



Figure 6 - Gas Consultation Zone

- 2.9.3 An area designated as a Potentially Contaminated Land Consultation Zone (Figure 7) is indicated to be present occupying the same footprint as the gas consultation zone. The Potentially Contaminated Land Consultation Zone is again indicated to be present some 125 m east of the Application Site



Figure 7 - Potentially Contaminated Land Consultation Zone

3 Outline Conceptual Site Model

3.1 Background

- 3.1.1 An outline conceptual site model (CSM) consists of an appraisal of the *source-pathway-receptor* 'contaminant linkages' which is central to the approach used to determine the existence of 'contaminated land' according to the definition set out under Part 2A of the Environmental Protection Act 1990. For a risk to exist (under Part 2A), all three of the following components must be present to facilitate a potential 'pollutant linkage'.
- **Source** referring to the source of contamination (Hazard).
 - **Pathway** for the contaminant to move/migrate to receptor(s).
 - **Receptor** (Target) that could be affected by the contaminant(s).
- 3.1.2 Receptors include human beings, controlled waters and buildings / structures. The National Planning Policy Framework, used to address contaminated land through the planning process, follows the same principles as those set out under Part 2A.
- 3.1.3 As part of the assessment the potential risks to receptors for potential source is given one of the following classifications:
- **Low risk** - it is considered unlikely that issues within the category will give rise to significant harm to identified receptors;
 - **Moderate risk** - it is possible, but not certain that issues within the category will give rise to significant harm to receptors; or
 - **High risk** - there is a high potential that issues within the category will give rise to significant harm to identified receptors.
- 3.1.4 The risk assessment considers the development proposals set out within Section 2.3.

3.2 Potential Pollutant Linkages

- 3.2.1 Each stage of the potential pollutant linkage sequence has been assessed individually on the basis of information obtained from previous reports undertaken including the Application Site, a review of previous Phase 2 reports and the desk study exercise. These are discussed in the following section.

Potential Contaminant Sources

On Site – Current

- 3.2.2 The Application Site is of agricultural usage, which presents the following potential sources of contamination:
- Possible Localised hydrocarbon contamination from leaks/spills from farm equipment and machinery or Made Ground associated with existing trackways/minor roads; and
 - Whilst there is potential for contaminants such as pesticides, herbicides and insecticides to have been used on-site and in its proximity, these chemicals typically have a low residency time in soils and they degrade rapidly in compliance with the requirements for crops and grazing prior to products being used for human consumption. Therefore, these are not considered a potential significant source of contamination.
- 3.2.3 Laboratory analysis undertaken as part of the 2024 preliminary ground investigation for the Pumping Station Access Road Track and NHM Access Road included hydrocarbon

analysis of five soil samples, none of which identified detectable concentrations of hydrocarbons. It is concluded that current site use is unlikely to represent a significant contamination source. No Made Ground was recorded within the Application Site from the boreholes undertaken.

On Site – Historical

- 3.2.4 No historical on site potentially contaminative land uses have been identified.

Off-site – Current

- 3.2.5 No current off-site potentially contaminative land uses have been identified within 250 m radius.

Off-Site – Historical

- 3.2.6 A historical landfill is indicated to be present approximately 224 m east of the Application Site, identified as Lower Earley Way, Reading, however there is no information available on the nature of the infill material. Through WBC consultation previously undertaken by RPS, the landfill is associated with a Gas Consultation Zone and a Potentially Contaminated Land Consultation Zone designated by WBC Environmental Health Department. The Application Site does not fall within either of these zones and it is considered that this is unlikely to impact on the Application Site.
- 3.2.7 Historical maps indicate the following potential off-site historical sources:
- 'Browns Green' Gravel Pit. Review of previous ground investigations of this source as available on WBC planning website identified Made Ground to approximately 3.00 mbgl but no soil contaminants exceeding screening criteria for a commercial land use or elevated methane or carbon dioxide concentrations. Available information would suggest that this can be discounted as a viable source of contamination.

Potential Pathways

- 3.2.8 Groundwater levels recorded in the preliminary ground investigation on the Application Site are indicated to be shallow, between 1-2 m below surface level, varying within the underlying superficial deposits. The River Terrace Deposits represent granular horizons that will readily permit migration of shallow groundwater. These may impact controlled water receptors and off-site human health receptors via the dermal contact, ingestion and vapour inhalation pathways.
- 3.2.9 The proposed development is considered to primarily include hardstanding; the risks to future site users via the pathways of dermal contact and ingestion will be mitigated from any residual soils. However, in areas of soft landscaping, i.e. verges and areas around and including SUDs, the pathways of dermal contact and ingestion could still be active. In addition, there would be the potential for the airborne mitigation of soil derived dusts from these areas during any ground disturbance.
- 3.2.10 There is the potential for ground gas, associated with the historical landfill, and volatile contaminants of concern in soil and/or groundwater (if present) beneath the site to migrate via shallow granular strata and impact on future site users of the pumping station via the inhalation in indoor areas pathway, however the Application Site is not within a designated Local Authority Consultation Zone for gas or contaminated land and the granular superficial deposits have a high groundwater table indicating that the migration pathway is limited and risk presented is negligible.

Potential Receptors

Controlled Waters

- 3.2.11 The primary anticipated controlled waters receptor is considered to be the underlying superficial deposits designated as Secondary A and Secondary B Aquifers.
- 3.2.12 The River Loddon is indicated to be present south-east of the Application Site, with topographical analysis suggesting that inland rivers (drainage ditches) present along and within the Application Site drain into this feature. These are also considered potentially sensitive receptors.

Ecologically Sensitive Sites

- 3.2.13 Areas of mature Ancient & Semi-Natural Woodland are indicated to be within 500 m of the Application Site. The areas of woodland are considered sensitive receptors albeit in the absence of confirmed on site contamination sources the risk can be concluded to be negligible.

Human Health

- 3.2.14 Potential post development human health receptors include future users of the pumping station in the east of the Application Site, cyclists, pedestrians using the spine road, as well as maintenance workers for any areas of soft landscaping. The risks posed to road users and maintenance workers are considered to be negligible given the historical site usage and short-term exposure to residual soils.
- 3.2.15 Off-site users may include agricultural workers or those employed at the British Museum Archaeological Research Collection buildings to the south-west.
- 3.2.16 Ground gas accumulation within the pumping station building is considered unlikely given the distance from the landfill, the location outside of the gas consultation zone and the generally high-water table in the River Terrace Deposits which may inhibit movement of gases and as such structures have been discounted as a potential receptor due to absence of viable pathways.
- 3.2.17 The assessment does not consider the risk to construction/demolition workers during redevelopment. These risks will be managed through appropriate Health and Safety legislation including the Health and Safety at Work Act (1974) and Construction Design and Management (2015) regulations.

3.3 Outline Conceptual Site Model

- 3.3.1 An outline CSM has been developed on the basis of the desk study findings. The CSM is used to identify potential sources, pathways, and receptors (i.e. potential pollutant linkages) on site post development and is summarised in the table below. Based on the identified potential sources and the site setting there is not considered to be a significant risk to ecological receptors, crops/vegetation or archaeological receptors.

Table 3-1 - Outline Conceptual Site Model

Potential Source	Contaminants of Concern	Via	Potential Pathways	Linkage Potentially Active?	Receptors	Qualitative Risk Rating	Notes
On site – current: Agricultural Land Use	Hydrocarbons, Heavy metals asbestos		Direct contact/ingestion	✖	Future site users	N/A	Proposed development will be raised from current ground level and does not include areas where there will be long-term exposure to soils in soft landscaping. No preliminary investigation evidence of elevated contaminants in soils. No active linkage identified.
			Inhalation of volatiles	✖		N/A	
			Airborne migration of soil or dust	✖	Off-site users	N/A	There is unlikely to be mobilisation of soil dust from development post construction. No Made Ground identified in preliminary investigation. Low density occupation of immediate surrounding area. No active linkage identified.
		Soil	Leaching of mobile contaminants	✖	Secondary A/B Aquifers	N/A	Proposed development includes hardstanding, reducing infiltration leaching potential. No Made Ground identified in preliminary investigation. No active linkage identified.
		Groundwater	Direct contact/ingestion	✖	Off-site users	N/A	Even though a high-water table has been identified, no significant site derived contamination or exposure pathway is anticipated post construction. No active linkage identified.
				✖	Future Site Users	N/A	
			Vertical and lateral migration in permeable strata	✓	Secondary A/B Aquifers	Low	
Off-site – historical: Landfill Former Browns Green Gravel Pit	Leachable Metals, hydrocarbons.	Groundwater	Direct contact/ingestion	✖	Future site users	N/A	Future site users are envisaged to be passing cyclists/motorists or workers present for short periods of time during routine maintenance. No viable source-pathway-receptor identified. Even though a high-water table has been identified, no indication from previous ground investigation of elevated contaminant concentrations at source or Local Authority Potentially Contaminated Land Consultation Zones within the Application Site.
			Inhalation of volatiles	✖	Future site users	N/A	
	Ground gases (Carbon dioxide and methane)	Ground Gas	Inhalation of ground gas	✖	Future site users	N/A	Landfill gas can migrate through granular horizons and accumulate in structures, however, the location of the Application Site outside identified gas consultation zones and the high-water table would indicate risk is at worst low. Previous investigation of former gravel pit source identified no elevated ground gas concentrations.
			Explosive risks	✖	Off-site users	N/A	
				✓	Future site structures	Low	

Note ✖ The Qualitative Risk Rating does not consider the potential for the pathway to be active. In the event that a Moderate or High Qualitative Risk Rating is identified further assessment is recommended.

4 Conclusions and Recommendations

4.1 Conclusions

- 4.1.1 The majority of source-pathway-receptor linkages within the outline CSM are demonstrated to be inactive with limited low risk identified to underlying groundwater.
- 4.1.2 On completion, the development is expected to be compliant with NPPF and will no longer be able to be captured under the Part 2A regime.

4.2 Recommendations

- 4.2.1 If any visual or olfactory evidence of contamination is encountered during construction, works in the affected area should cease until further investigations are completed by a qualified consultant. Any necessary mitigation measures will then be put in place. The Local Authority should be notified.

References

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RPS (2024): Factual and Interpretative Ground Investigation Report, University of Reading Access Roads, 794-ENV-GDE-20318 v1 r1.

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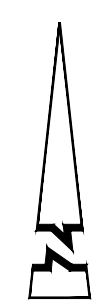
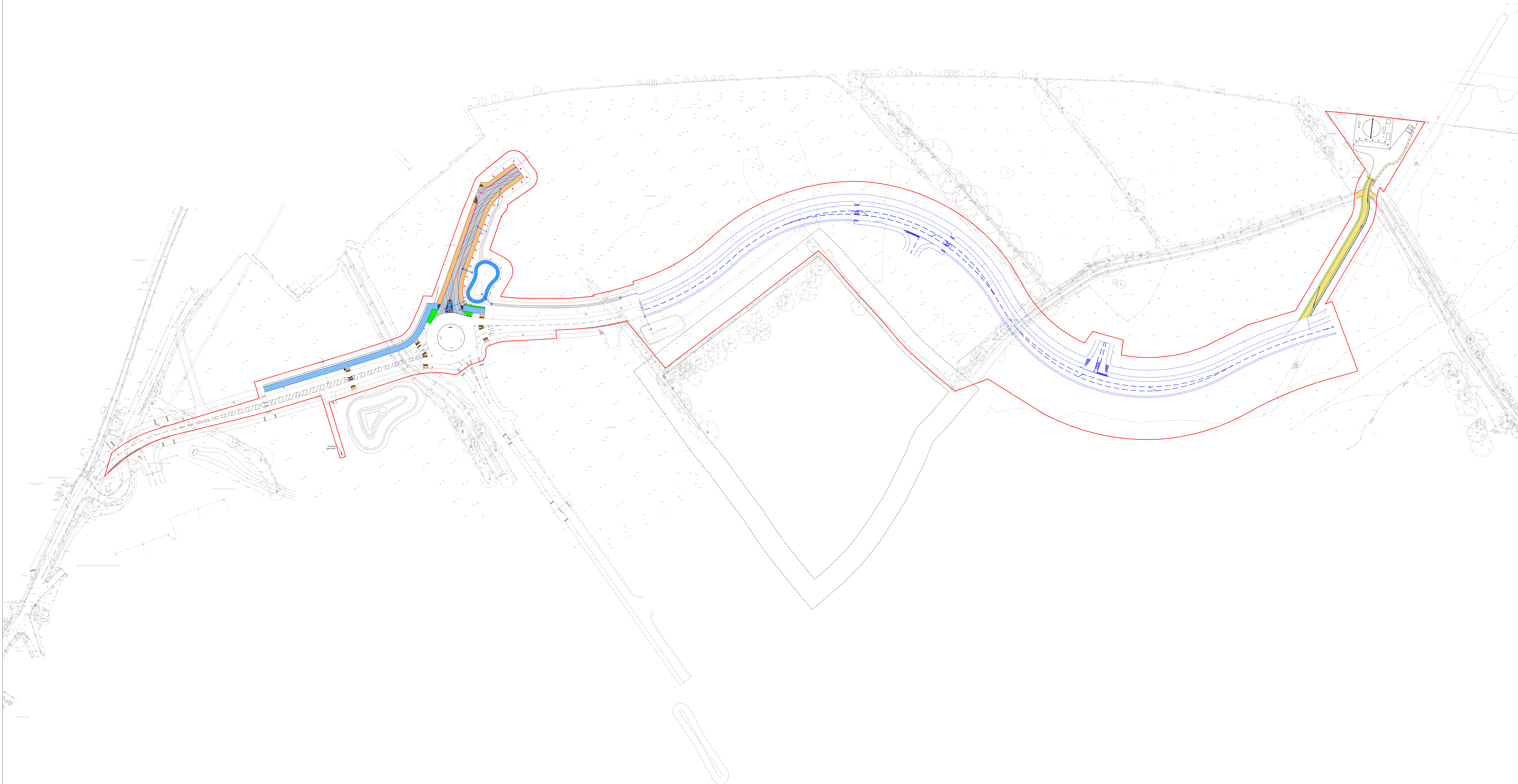
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Drawings

Drawing 1 HD169-TVSP-001 TVSP ACCESS ROAD



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KEY
INDICATIVE APPLICATION RED LINE BOUNDARY

P1	01.26	First Issue		TDM	PJ
Rev	Date	Description	Drawn	Checked	



Client
UNIVERSITY OF READING

Project
THAMES VALLEY SCIENCE
PARK

Title
TVSP ACCESS ROAD

Status
FOR DISCUSSION

Scale	Date	Drawn	Checked
1:1000@ A0	JAN 2026	TDM	PJ
Drawing No	Revision		
HD169-TVSP-001	P1		

Appendices

Appendix A – Groundsure Reports

Appendix B – Limitations of Assessment

Appendix C – Regulatory Consultation

Appendix A Groundsure Reports

5, BASSETT CLOSE, EARLEY, RG6 4JL

Order Details

Date: 05/09/2023
Your ref: PO23-0597
Our Ref: GS-6YC-VRY-SGZ-M9A

Site Details

Location: 474767 169452
Area: 0.95 ha
Authority: [Wokingham Borough Council](#) ↗



Summary of findings

[p. 2 >](#)

Aerial image

[p. 9 >](#)

OS MasterMap site plan

[p.13 >](#)

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Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
14 >	1.1 >	Historical industrial land uses >	0	0	0	5	-
15 >	1.2 >	Historical tanks >	0	0	0	1	-
15 >	1.3 >	Historical energy features >	0	0	0	5	-
16	1.4	Historical petrol stations	0	0	0	0	-
16	1.5	Historical garages	0	0	0	0	-
16	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
17 >	2.1 >	Historical industrial land uses >	0	0	0	8	-
18 >	2.2 >	Historical tanks >	0	0	0	3	-
18 >	2.3 >	Historical energy features >	0	0	0	8	-
19	2.4	Historical petrol stations	0	0	0	0	-
19	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
20	3.1	Active or recent landfill	0	0	0	0	-
20	3.2	Historical landfill (BGS records)	0	0	0	0	-
21	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
21 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	1	0	-
21	3.5	Historical waste sites	0	0	0	0	-
21	3.6	Licensed waste sites	0	0	0	0	-
22 >	3.7 >	Waste exemptions >	0	0	0	10	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
24 >	4.1 >	Recent industrial land uses >	0	3	3	-	-
25	4.2	Current or recent petrol stations	0	0	0	0	-
25	4.3	Electricity cables	0	0	0	0	-
25	4.4	Gas pipelines	0	0	0	0	-
25	4.5	Sites determined as Contaminated Land	0	0	0	0	-



26	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
26	4.7	Regulated explosive sites	0	0	0	0	-
26	4.8	Hazardous substance storage/usage	0	0	0	0	-
26	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
26	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
27	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
27	4.12	Radioactive Substance Authorisations	0	0	0	0	-
27	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
27	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
27	4.15	Pollutant release to public sewer	0	0	0	0	-
28	4.16	List 1 Dangerous Substances	0	0	0	0	-
28	4.17	List 2 Dangerous Substances	0	0	0	0	-
28 >	4.18 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	0	1	-
28	4.19	Pollution inventory substances	0	0	0	0	-
29	4.20	Pollution inventory waste transfers	0	0	0	0	-
29	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
30 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
32 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
34 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
35	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
35	5.5	Groundwater vulnerability- local information	None (within 0m)				
36 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	13
40 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	5
41 >	5.8 >	<u>Potable abstractions ></u>	0	0	0	0	4
43	5.9	Source Protection Zones	0	0	0	0	-
43	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
44 >	6.1 >	<u>Water Network (OS MasterMap) ></u>	3	9	42	-	-



49 >	6.2 >	Surface water features >	1	7	16	-	-
49 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
49 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
50	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
51 >	7.1 >	Risk of flooding from rivers and the sea >	Medium (within 50m)				
52 >	7.2 >	Historical Flood Events >	2	1	2	-	-
52	7.3	Flood Defences	0	0	0	-	-
53	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
53	7.5	Flood Storage Areas	0	0	0	-	-
54 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
55 >	7.7 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
56 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
58 >	9.1 >	Groundwater flooding >	High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
59	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
60	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
60	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
60	10.4	Special Protection Areas (SPA)	0	0	0	0	0
60	10.5	National Nature Reserves (NNR)	0	0	0	0	0
61 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	2
61 >	10.7 >	Designated Ancient Woodland >	0	0	1	0	22
63	10.8	Biosphere Reserves	0	0	0	0	0
63	10.9	Forest Parks	0	0	0	0	0
63	10.10	Marine Conservation Zones	0	0	0	0	0
63	10.11	Green Belt	0	0	0	0	0
63	10.12	Proposed Ramsar sites	0	0	0	0	0



64	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
64	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
64	10.15	Nitrate Sensitive Areas	0	0	0	0	0
64 >	10.16 >	Nitrate Vulnerable Zones >	0	0	0	0	2
66 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
67	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
68	11.1	World Heritage Sites	0	0	0	-	-
69	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
69	11.3	National Parks	0	0	0	-	-
69	11.4	Listed Buildings	0	0	0	-	-
69 >	11.5 >	Conservation Areas >	1	0	0	-	-
70	11.6	Scheduled Ancient Monuments	0	0	0	-	-
70	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
71 >	12.1 >	Agricultural Land Classification >	Grade 4 (within 250m)				
72	12.2	Open Access Land	0	0	0	-	-
72 >	12.3 >	Tree Felling Licences >	0	1	2	-	-
72	12.4	Environmental Stewardship Schemes	0	0	0	-	-
73 >	12.5 >	Countryside Stewardship Schemes >	1	0	2	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
74 >	13.1 >	Priority Habitat Inventory >	3	3	26	-	-
76 >	13.2 >	Habitat Networks >	2	0	3	-	-
76	13.3	Open Mosaic Habitat	0	0	0	-	-
76	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
77 >	14.1 >	10k Availability >	Identified (within 500m)				
79 >	14.2 >	Artificial and made ground (10k) >	0	1	1	5	-
81 >	14.3 >	Superficial geology (10k) >	3	0	3	4	-

82	14.4	Landslip (10k)	0	0	0	0	-
83 >	14.5 >	Bedrock geology (10k) >	2	0	0	2	-
84	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
85 >	15.1 >	50k Availability >	Identified (within 500m)				
86	15.2	Artificial and made ground (50k)	0	0	0	0	-
86	15.3	Artificial ground permeability (50k)	0	0	-	-	-
87 >	15.4 >	Superficial geology (50k) >	2	0	3	0	-
88 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
88	15.6	Landslip (50k)	0	0	0	0	-
88	15.7	Landslip permeability (50k)	None (within 50m)				
89 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
90 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
90	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
91 >	16.1 >	BGS Boreholes >	0	0	9	-	-
Page	Section	Natural ground subsidence >					
93 >	17.1 >	Shrink swell clays >	Low (within 50m)				
95 >	17.2 >	Running sands >	Very low (within 50m)				
96 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
97 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
98 >	17.5 >	Landslides >	Very low (within 50m)				
99 >	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
101	18.1	BritPits	0	0	0	0	-
102 >	18.2 >	Surface ground workings >	0	0	4	-	-
102	18.3	Underground workings	0	0	0	0	0
102	18.4	Underground mining extents	0	0	0	0	-
102	18.5	Historical Mineral Planning Areas	0	0	0	0	-



103	18.6	Non-coal mining	0	0	0	0	0
103	18.7	JPB mining areas	None (within 0m)				
103	18.8	The Coal Authority non-coal mining	0	0	0	0	-
103	18.9	Researched mining	0	0	0	0	-
104	18.10	Mining record office plans	0	0	0	0	-
104	18.11	BGS mine plans	0	0	0	0	-
104	18.12	Coal mining	None (within 0m)				
104	18.13	Brine areas	None (within 0m)				
104	18.14	Gypsum areas	None (within 0m)				
105	18.15	Tin mining	None (within 0m)				
105	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
106	19.1	Natural cavities	0	0	0	0	-
106	19.2	Mining cavities	0	0	0	0	0
106	19.3	Reported recent incidents	0	0	0	0	-
106	19.4	Historical incidents	0	0	0	0	-
107	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
108 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
110 >	21.1 >	BGS Estimated Background Soil Chemistry >	4	2	-	-	-
110	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
111	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
112	22.1	Underground railways (London)	0	0	0	-	-
112	22.2	Underground railways (Non-London)	0	0	0	-	-
112	22.3	Railway tunnels	0	0	0	-	-
112	22.4	Historical railway and tunnel features	0	0	0	-	-
112	22.5	Royal Mail tunnels	0	0	0	-	-



113	22.6	Historical railways	0	0	0	-	-
113	22.7	Railways	0	0	0	-	-
113	22.8	Crossrail 1	0	0	0	0	-
113	22.9	Crossrail 2	0	0	0	0	-
113	22.10	HS2	0	0	0	0	-



Recent aerial photograph



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Capture Date: 29/06/2019

Site Area: 0.95ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 5 September 2023

Recent site history - 2013 aerial photograph



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Capture Date: 11/07/2013

Site Area: 0.95ha



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Date: 5 September 2023

Recent site history - 2010 aerial photograph



Capture Date: 22/09/2010

Site Area: 0.95ha



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01273 257 755

Date: 5 September 2023

Recent site history - 1999 aerial photograph



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Capture Date: 04/09/1999

Site Area: 0.95ha



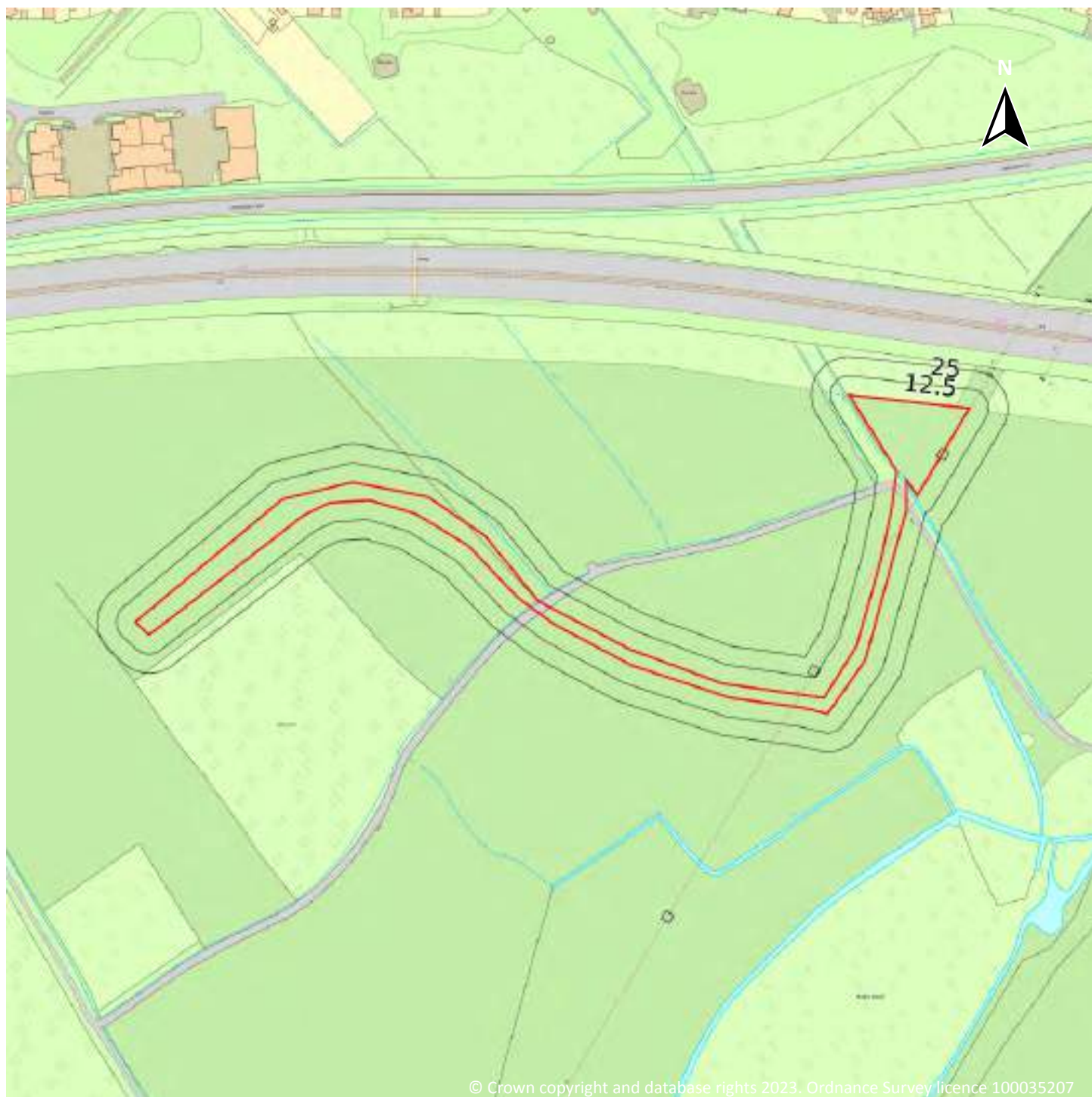
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Date: 5 September 2023

OS MasterMap site plan



Site Area: 0.95ha



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Date: 5 September 2023

1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

5

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

Features are displayed on the Past land use map on [page 14 >](#)

ID	Location	Land use	Dates present	Group ID
2	273m NE	Filter Beds	1909 - 1938	1895540



ID	Location	Land use	Dates present	Group ID
4	332m W	Unspecified Heap	1988	1869778
5	345m W	Unspecified Heap	1988	1869777
6	345m W	Gas Valve Compound	1988	1863869
7	461m W	Cuttings	1975	1941045

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

1

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

Features are displayed on the Past land use map on [page 14 >](#)

ID	Location	Land use	Dates present	Group ID
1	264m W	Unspecified Tank	1967 - 1994	321594

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

5

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

Features are displayed on the Past land use map on [page 14 >](#)

ID	Location	Land use	Dates present	Group ID
3	281m NW	Electricity Substation	1986 - 1988	198274
A	442m N	Electricity Substation	1992	203175
A	443m N	Electricity Substation	1989 - 1993	207379



ID	Location	Land use	Dates present	Group ID
B	479m NE	Electricity Substation	-	187690
B	479m NE	Electricity Substation	1988	189567

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

8

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 17](#) >

ID	Location	Land Use	Date	Group ID
B	273m NE	Filter Beds	1938	1895540
B	273m NE	Filter Beds	1909	1895540
B	273m NE	Filter Beds	1932	1895540

ID	Location	Land Use	Date	Group ID
B	273m NE	Filter Beds	1932	1895540
1	332m W	Unspecified Heap	1988	1869778
2	345m W	Unspecified Heap	1988	1869777
3	345m W	Gas Valve Compound	1988	1863869
4	461m W	Cuttings	1975	1941045

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

3

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 17 >](#)

ID	Location	Land Use	Date	Group ID
A	264m W	Unspecified Tank	1994	321594
A	264m W	Unspecified Tank	1974	321594
A	264m W	Unspecified Tank	1967	321594

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

8

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 17 >](#)

ID	Location	Land Use	Date	Group ID
C	281m NW	Electricity Substation	1986	198274
C	282m NW	Electricity Substation	1988	198274
C	282m NW	Electricity Substation	1986	198274



ID	Location	Land Use	Date	Group ID
D	442m N	Electricity Substation	1992	203175
D	443m N	Electricity Substation	1989	207379
D	443m N	Electricity Substation	1993	207379
E	479m NE	Electricity Substation	-	187690
E	479m NE	Electricity Substation	1988	189567

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical landfill (EA/NRW)
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

1

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

Features are displayed on the Waste and landfill map on [page 20 >](#)

ID	Location	Details		
1	224m E	Site Address: Lower Earley Way, Reading, Berkshire Licence Holder Address: -	Waste Licence: - Site Reference: WOK66 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded - Last Recorded: -

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

10

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on [page 20 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
A	280m W	UPPERWOOD, CUTBUSH LANE EAST, SHINFIELD, READING, RG2 9AA	WEX292353	Using waste exemption	On a farm	Use of waste for a specified purpose
A	280m W	UPPERWOOD, CUTBUSH LANE EAST, SHINFIELD, READING, RG2 9AA	WEX292353	Storing waste exemption	On a farm	Storage of waste in a secure place
A	280m W	UPPERWOOD, CUTBUSH LANE EAST, SHINFIELD, READING, RG2 9AA	WEX292353	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	280m W	Shinfield Studios, Cut Bush Lane East, Shinfield Grange, RG2 9AA	WEX270975	Using waste exemption	Not on a farm	Use of waste in construction
A	300m W	UPPERWOOD FARM, CUTBUSH LANE EAST, SHINFIELD, READING, RG2 9AA	WEX155102	Using waste exemption	On a Farm	Use of waste for a specified purpose
A	300m W	UPPERWOOD FARM, CUTBUSH LANE EAST, SHINFIELD, READING, RG2 9AA	WEX155102	Storing waste exemption	On a Farm	Storage of waste in a secure place
A	300m W	UPPERWOOD FARM, CUTBUSH LANE EAST, SHINFIELD, READING, RG2 9AA	WEX155102	Treating waste exemption	On a Farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	305m W	Upperwood Cutbush Lane READING RG2 9AA	EPR/TF0139VY /A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste in construction
2	308m NW	15, STATION ROAD, ST. IVES, PE27 5BH	WEX097960	Using waste exemption	Not on a farm	Use of waste for a specified purpose
3	370m S	-	WEX072817	Disposing of waste exemption	On a farm	Burning waste in the open



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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

6

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 24](#) >

ID	Location	Company	Address	Activity	Category
1	0m E	Pylon	Berkshire, RG2	Electrical Features	Infrastructure and Facilities
2	15m SE	Pylon	Berkshire, RG2	Electrical Features	Infrastructure and Facilities
A	25m NE	Electricity Poles	Berkshire, RG2	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
A	54m E	Electricity Poles	Berkshire, RG2	Electrical Features	Infrastructure and Facilities
3	89m NE	Electricity Poles	Berkshire, RG41	Electrical Features	Infrastructure and Facilities
4	150m S	Pylon	Berkshire, RG2	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m

0

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

This data is sourced from Local Authority records.



4.6 Control of Major Accident Hazards (COMAH)

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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



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

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m**0**

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m**0**

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

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m**0**

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

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

4.15 Pollutant release to public sewer

Records within 500m**0**

Discharges of Special Category Effluents to the public sewer.

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



4.16 List 1 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

4.17 List 2 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m

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 24 >](#)

ID	Location	Details	
5	409m NW	Incident Date: 21/03/2003 Incident Identification: 144861 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m

0

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

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

4.20 Pollution inventory waste transfers

Records within 500m

0

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

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

4.21 Pollution inventory radioactive waste

Records within 500m

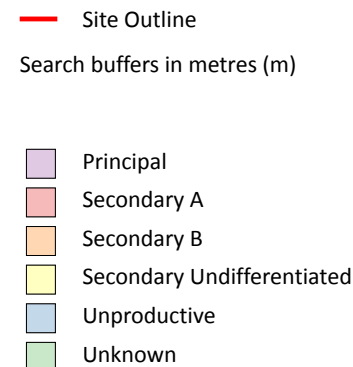
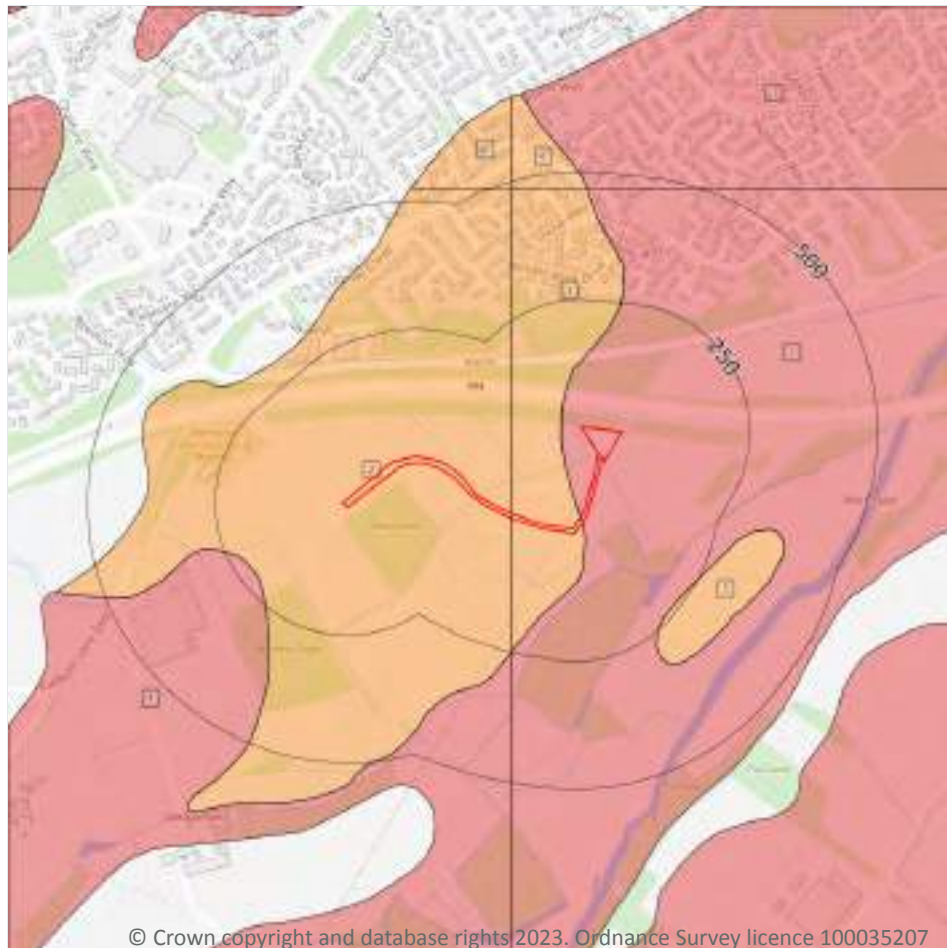
0

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

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



5 Hydrogeology - Superficial aquifer



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5.1 Superficial aquifer

Records within 500m

8

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 30 >](#)

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	On site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers



ID	Location	Designation	Description
3	On site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
4	219m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	239m SE	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
6	468m N	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
7	468m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
8	488m N	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers

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



Bedrock aquifer



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

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5.2 Bedrock aquifer

Records within 500m

4

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 32 >](#)

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	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
3	468m N	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

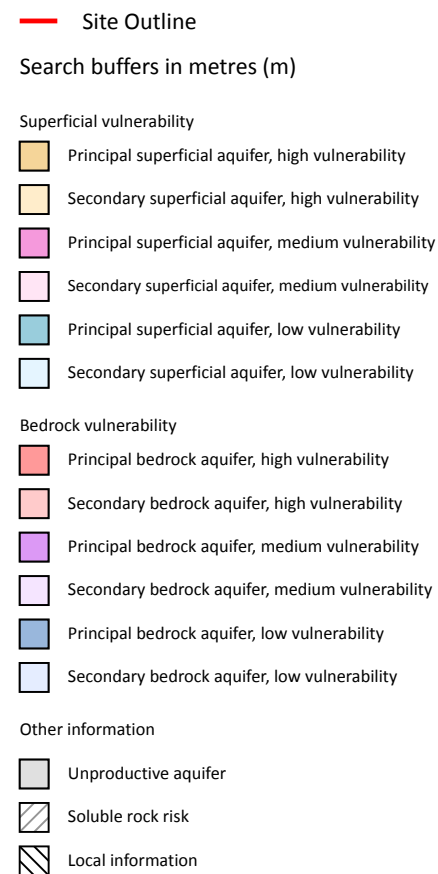


ID	Location	Designation	Description
4	488m N	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

3

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 34](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: High Aquifer type: Secondary Thickness: 3-10m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed
2	On site	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: High Aquifer type: Secondary Thickness: <3m Patchiness value: >90% Recharge potential: High	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed
3	On site	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: High Aquifer type: Secondary Thickness: <3m Patchiness value: >90% Recharge potential: High	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

13

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 36 >](#)

ID	Location	Details	
-	905m SE	Status: Active Licence No: 28/39/24/0255/R01 Details: Non-Evaporative Cooling Direct Source: THAMES GROUNDWATER Point: HALL FARM, ARBORFIELD, READING - BOREHOLE Data Type: Point Name: UNIVERSITY OF READING Easting: 475500 Northing: 168500	Annual Volume (m ³): 65700 Max Daily Volume (m ³): 180 Original Application No: NPS/WR/019295 Original Start Date: 01/04/2016 Expiry Date: 31/03/2028 Issue No: 1 Version Start Date: 01/04/2016 Version End Date: -
-	905m SE	Status: Active Licence No: 28/39/24/0255/R01 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: HALL FARM, ARBORFIELD, READING - BOREHOLE Data Type: Point Name: UNIVERSITY OF READING Easting: 475500 Northing: 168500	Annual Volume (m ³): 65700 Max Daily Volume (m ³): 180 Original Application No: NPS/WR/019295 Original Start Date: 01/04/2016 Expiry Date: 31/03/2028 Issue No: 1 Version Start Date: 01/04/2016 Version End Date: -
-	905m SE	Status: Historical Licence No: 28/39/24/0255 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: HALL FARM, ARBORFIELD, READING - BOREHOLE Data Type: Point Name: UNIVERSITY OF READING Easting: 475500 Northing: 168500	Annual Volume (m ³): 73000 Max Daily Volume (m ³): 200 Original Application No: - Original Start Date: 17/11/2008 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 17/11/2008 Version End Date: -
-	905m SE	Status: Historical Licence No: 28/39/24/0255 Details: General Washing/Process Washing Direct Source: THAMES GROUNDWATER Point: HALL FARM, ARBORFIELD, READING - BOREHOLE Data Type: Point Name: UNIVERSITY OF READING Easting: 475500 Northing: 168500	Annual Volume (m ³): 73000 Max Daily Volume (m ³): 200 Original Application No: - Original Start Date: 17/11/2008 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 17/11/2008 Version End Date: -



ID	Location	Details	
-	905m SE	Status: Historical Licence No: 28/39/24/0255 Details: Non-Evaporative Cooling Direct Source: THAMES GROUNDWATER Point: HALL FARM, ARBORFIELD, READING - BOREHOLE Data Type: Point Name: UNIVERSITY OF READING Easting: 475500 Northing: 168500	Annual Volume (m ³): 73000 Max Daily Volume (m ³): 200 Original Application No: - Original Start Date: 17/11/2008 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 17/11/2008 Version End Date: -
-	1144m S	Status: Active Licence No: 28/39/24/0014 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: ARBORFIELD PUMPING STATION POINT A Data Type: Point Name: Thames Water Utilities Ltd Easting: 474900 Northing: 168200	Annual Volume (m ³): 818298 Max Daily Volume (m ³): 2273.05 Original Application No: RG959 Original Start Date: 10/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 10/01/1966 Version End Date: -
-	1547m SW	Status: Historical Licence No: 28/39/24/0008 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: READING UNIVERSITY HORTICULTURAL STATION BOREHOLE Data Type: Point Name: UNIVERSITY OF READING Easting: 473400 Northing: 168500	Annual Volume (m ³): 19728 Max Daily Volume (m ³): 272.76 Original Application No: - Original Start Date: 13/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 13/05/1968 Version End Date: -
-	1547m SW	Status: Historical Licence No: 28/39/24/0008 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: READING UNIVERSITY HORTICULTURAL STATION BOREHOLE Data Type: Point Name: UNIVERSITY OF READING Easting: 473400 Northing: 168500	Annual Volume (m ³): 19728 Max Daily Volume (m ³): 272.76 Original Application No: - Original Start Date: 13/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 13/05/1968 Version End Date: -



ID	Location	Details	
-	1547m SW	Status: Historical Licence No: 28/39/24/0008 Details: Spray Irrigation - Spray Irrigation Definition Order Direct Source: THAMES GROUNDWATER Point: READING UNIVERSITY HORTICULTURAL STATION BOREHOLE Data Type: Point Name: UNIVERSITY OF READING Easting: 473400 Northing: 168500	Annual Volume (m ³): 19728 Max Daily Volume (m ³): 272.76 Original Application No: - Original Start Date: 13/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 13/05/1968 Version End Date: -
-	1846m E	Status: Active Licence No: TH/039/0024/036 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: ABSTRACTION POINT BEARWOOD PARK Data Type: Point Name: RFC Bearwood Limited Easting: 476984 Northing: 168987	Annual Volume (m ³): 35000 Max Daily Volume (m ³): 250 Original Application No: NPS/WR/027872 Original Start Date: 11/10/2019 Expiry Date: 31/03/2028 Issue No: 1 Version Start Date: 11/10/2019 Version End Date: -
-	1871m E	Status: Historical Licence No: 28/39/24/0152 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: BEAR WOOD, SINDLESHAM - BOREHOLE 'B' Data Type: Point Name: ROYAL MERCHANT NAVY SCHOOL FOUNDATION Easting: 476900 Northing: 168700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 09/10/1972 Expiry Date: - Issue No: 100 Version Start Date: 05/03/1980 Version End Date: -
-	1905m E	Status: Historical Licence No: 28/39/24/0152 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: BEARWOOD COLLEGE, WINNERSH,WOKINGHAM - BOREHOLE Data Type: Point Name: ROYAL MERCHANT NAVY SCHOOL FOUNDATION Easting: 476980 Northing: 168800	Annual Volume (m ³): 36000 Max Daily Volume (m ³): 120 Original Application No: - Original Start Date: 09/10/1972 Expiry Date: - Issue No: 101 Version Start Date: 04/03/2005 Version End Date: -



ID	Location	Details	
-	1905m E	Status: Historical Licence No: 28/39/24/0152 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: BEARWOOD COLLEGE WINNERSH WOKINGHAM - BOREHOLE Data Type: Point Name: TRUSTEES FOR THE TIME BEING OF BEARWOOD COLLEGE Easting: 476980 Northing: 168800	Annual Volume (m ³): 36000 Max Daily Volume (m ³): 120 Original Application No: - Original Start Date: 09/10/1972 Expiry Date: - Issue No: 102 Version Start Date: 18/08/2006 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

5

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 36 >](#)

ID	Location	Details	
1	552m SE	Status: Historical Licence No: 28/39/24/0198 Details: Spray Irrigation - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: RIVER LODDON AT ARBORFIELD Data Type: Point Name: UNIVERSITY OF READING Easting: 475300 Northing: 168800	Annual Volume (m ³): 29094 Max Daily Volume (m ³): 430 Original Application No: - Original Start Date: 07/11/1988 Expiry Date: - Issue No: 100 Version Start Date: 20/08/1996 Version End Date: -
-	1173m S	Status: Historical Licence No: TH/039/0024/026 Details: Dust Suppression Direct Source: THAMES SURFACE WATER - NON TIDAL Point: RIVER LODDEN TRIBUTARY ADJACENT TO HALL FARM (POINT B) Data Type: Point Name: Hochtief (UK) Construction Limited Easting: 474872 Northing: 168175	Annual Volume (m ³): 12000 Max Daily Volume (m ³): 60 Original Application No: - Original Start Date: 17/08/2015 Expiry Date: 17/04/2016 Issue No: 1 Version Start Date: 17/08/2015 Version End Date: -



ID	Location	Details	
-	1215m E	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: -
-	1383m S	Status: Historical Licence No: TH/039/0024/008 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: THAMES SURFACE WATER - NON TIDAL Point: ARBORFIELD OFF-TAKE STRUCTURE Data Type: Point Name: THE ENVIRONMENT AGENCY Easting: 474687 Northing: 167991	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: NPS/WR/002619 Original Start Date: 28/05/2010 Expiry Date: 31/03/2028 Issue No: 1 Version Start Date: 01/01/2012 Version End Date: -
-	1643m SW	Status: Historical Licence No: TH/039/0024/026 Details: Dust Suppression Direct Source: THAMES SURFACE WATER - NON TIDAL Point: RIVER LODDEN- RIVER LODDEN TRIBUTARY (POINT A) Data Type: Point Name: Hochtief (UK) Construction Limited Easting: 474051 Northing: 167856	Annual Volume (m ³): 12000 Max Daily Volume (m ³): 60 Original Application No: - Original Start Date: 17/08/2015 Expiry Date: 17/04/2016 Issue No: 1 Version Start Date: 17/08/2015 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m

4

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 36 >](#)



ID	Location	Details	
-	1144m S	Status: Active Licence No: 28/39/24/0014 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: ARBORFIELD PUMPING STATION POINT A Data Type: Point Name: Thames Water Utilities Ltd Easting: 474900 Northing: 168200	Annual Volume (m ³): 818298 Max Daily Volume (m ³): 2273.05 Original Application No: RG959 Original Start Date: 10/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 10/01/1966 Version End Date: -
-	1871m E	Status: Historical Licence No: 28/39/24/0152 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: BEAR WOOD, SINDLESHAM - BOREHOLE 'B' Data Type: Point Name: ROYAL MERCHANT NAVY SCHOOL FOUNDATION Easting: 476900 Northing: 168700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 09/10/1972 Expiry Date: - Issue No: 100 Version Start Date: 05/03/1980 Version End Date: -
-	1905m E	Status: Historical Licence No: 28/39/24/0152 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: BEARWOOD COLLEGE, WINNERSH, WOKINGHAM - BOREHOLE Data Type: Point Name: ROYAL MERCHANT NAVY SCHOOL FOUNDATION Easting: 476980 Northing: 168800	Annual Volume (m ³): 36000 Max Daily Volume (m ³): 120 Original Application No: - Original Start Date: 09/10/1972 Expiry Date: - Issue No: 101 Version Start Date: 04/03/2005 Version End Date: -
-	1905m E	Status: Historical Licence No: 28/39/24/0152 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: BEARWOOD COLLEGE WINNERSH WOKINGHAM - BOREHOLE Data Type: Point Name: TRUSTEES FOR THE TIME BEING OF BEARWOOD COLLEGE Easting: 476980 Northing: 168800	Annual Volume (m ³): 36000 Max Daily Volume (m ³): 120 Original Application No: - Original Start Date: 09/10/1972 Expiry Date: - Issue No: 102 Version Start Date: 18/08/2006 Version End Date: -

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



5.9 Source Protection Zones

Records within 500m

0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

0

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

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



6 Hydrology



- 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

54

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 44](#) >

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

ID	Location	Type of water feature	Ground level	Permanence	Name
B	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	On site	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
C	1m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	8m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	8m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	10m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	12m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
F	17m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	35m NE	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
G	43m NE	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
2	46m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
I	70m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
3	77m E	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
H	101m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
J	107m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
J	107m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
J	107m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	108m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	114m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
J	124m E	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
K	126m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
L	126m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
L	127m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
M	147m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
J	161m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
J	163m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
J	163m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	166m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	166m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
O	167m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
P	167m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
J	170m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
J	170m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	171m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
Q	172m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	173m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	173m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
P	175m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
R	180m NW	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
5	186m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
N	189m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
Q	193m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
J	193m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
J	197m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	200m N	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
J	201m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
R	203m NW	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
J	203m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
J	206m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
7	206m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
S	220m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	226m N	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
G	226m N	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

24

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 44](#) >

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 44](#) >

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 44](#) >

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
17	399m SE	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



— Site Outline
Search buffers in metres (m)

River and coastal flooding:

- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m

2

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

Features are displayed on the River and coastal flooding map on [page 51 >](#)

Distance	Flood risk category
On site	Medium
0 - 50m	Medium

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

7.2 Historical Flood Events

Records within 250m	5
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Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

Features are displayed on the River and coastal flooding map on [page 51 >](#)

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
3	On site	Thames Se Area July 2007	2007-07-20 2007-07-21	Main river	Channel capacity exceeded (no raised defences)	Fluvial
A	On site	06februarywinter1991	1991-01-01 1991-12-12	Main river	Channel capacity exceeded (no raised defences)	Fluvial
A	2m SE	06februarywinter1990	1990-01-01 1990-12-12	Main river	Channel capacity exceeded (no raised defences)	Fluvial
4	103m SE	South West England	2014-01-30 2014-02-10	Unclassified	Unclassified	No data
B	196m E	Thames Se Area July 2007	2007-07-20 2007-07-21	Main river	Channel capacity exceeded (no raised defences)	Fluvial

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

7.3 Flood Defences

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

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

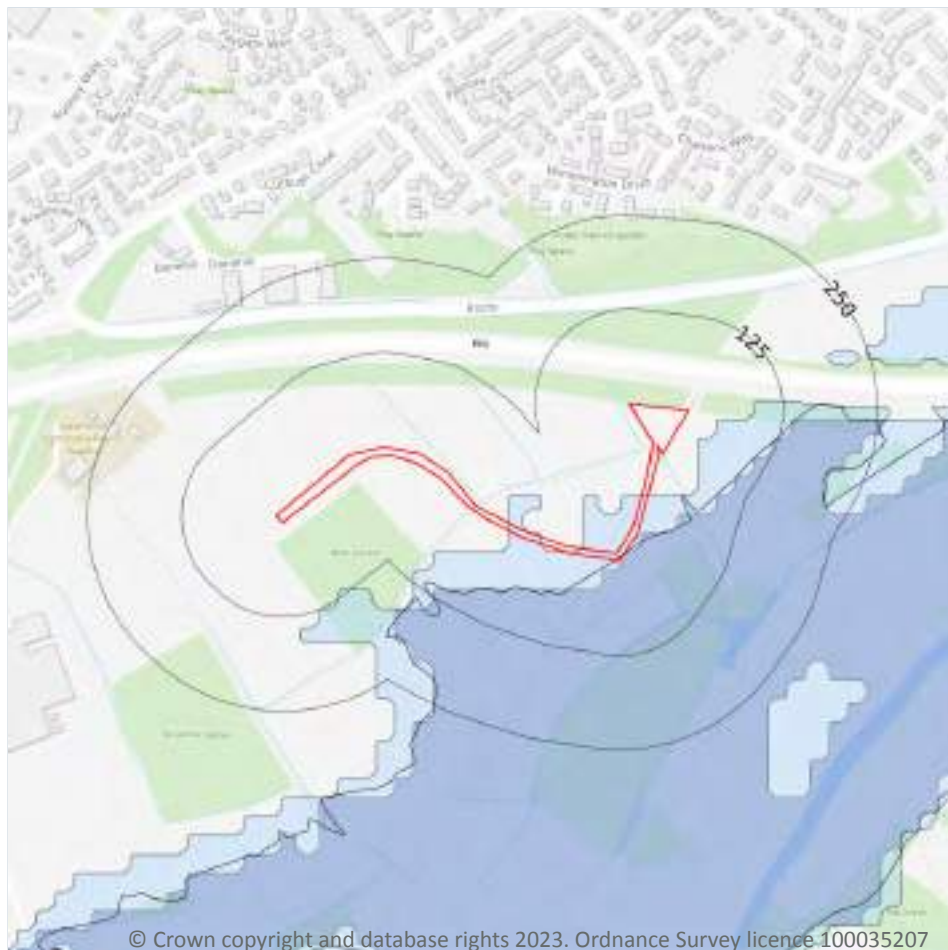
0

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

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



River and coastal flooding - Flood Zones



- Site Outline
- Search buffers in metres (m)
- Flood zone 2
- Flood zone 3

7.6 Flood Zone 2

Records within 50m

1

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

Features are displayed on the River and coastal flooding map on [page 51](#) >

Location	Type
On site	Zone 2 - (Fluvial /Tidal Models)

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

7.7 Flood Zone 3

Records within 50m

1

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

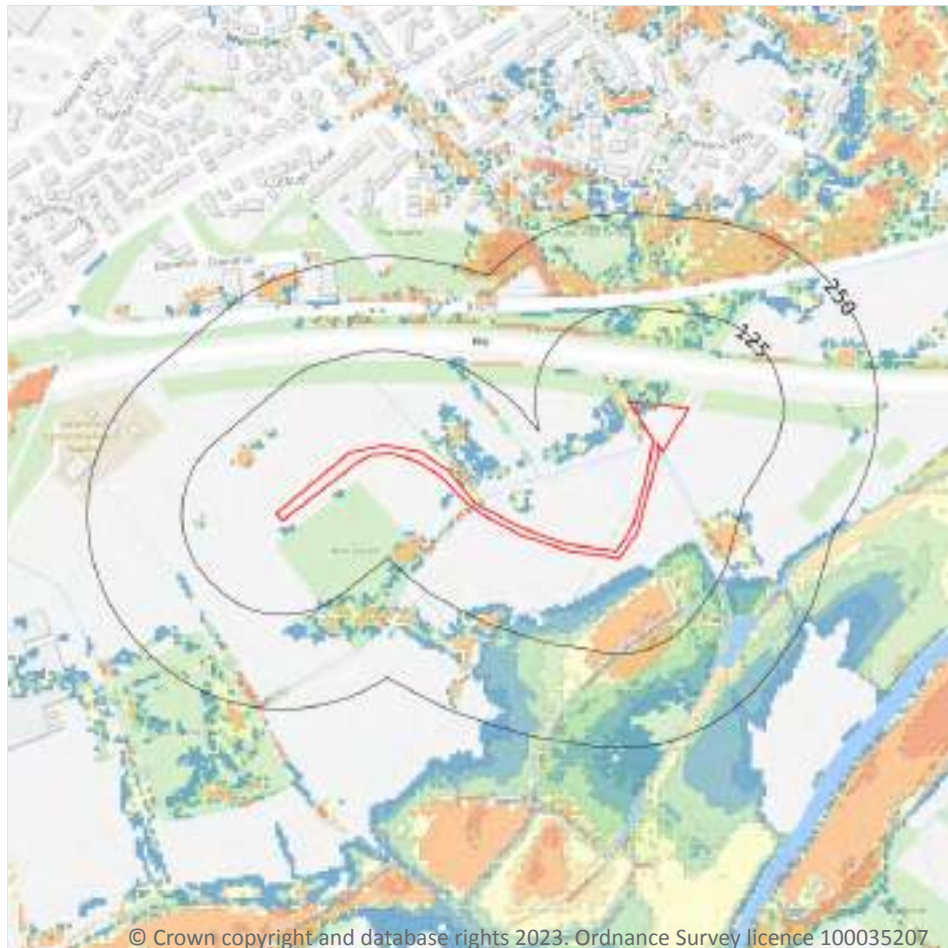
Features are displayed on the River and coastal flooding map on [page 51](#) >

Location	Type
On site	Zone 3 - (Fluvial /Tidal Models)

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



8 Surface water flooding



— Site Outline

Search buffers in metres (m)

1 in 1000 return period

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

1 in 250 return period

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

1 in 100 return period

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

1 in 30 return period

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

8.1 Surface water flooding

Highest risk on site

1 in 100 year, 0.3m - 1.0m

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

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

Features are displayed on the Surface water flooding map on [page 56 >](#)

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

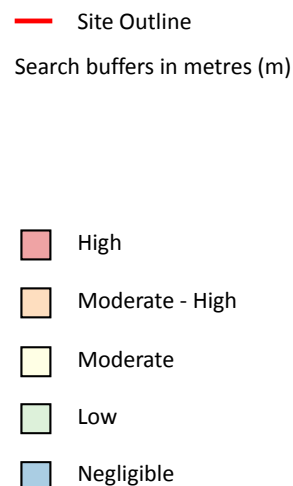
The table below shows the maximum flood depths for a range of return periods for the site.

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

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Moderate-High

Highest risk within 50m

High

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 58](#) >

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



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

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

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 59 >](#)

ID	Location	Name	Data source
A	906m W	Pearman's Copse	Natural England
C	1389m N	Maiden Eriegh 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

23

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 59 >](#)

ID	Location	Name	Woodland Type
1	182m SW	St. John's Copse (Tithe Map: St Johns Coppice)(tithe:saint Johns Coppice)	Ancient & Semi-Natural Woodland
2	573m SE	(Epoch2: The Gorse; Tithe:newburys Copse)	Ancient & Semi-Natural Woodland
3	986m E	Loader's Copse(tithe:loaders Copse)	Ancient & Semi-Natural Woodland
A	1018m W	Pearman's Copse (Tithe Map: Pearmans Coppice)(tithe:pearmans Coppice)	Ancient & Semi-Natural Woodland
4	1199m E	(Epo3=gravelpit Wood)	Ancient & Semi-Natural Woodland
B	1233m W	(Tithe:the Shaw)	Ancient & Semi-Natural Woodland
B	1291m SW	(Tithe: The Shaw)	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
5	1309m NW	Redhatch Copse(tithe:seven Acre Coppice)	Ancient & Semi-Natural Woodland
6	1417m N	Maiden Erlegh: Oak Wood(tithe:new Pond Wood)	Ancient & Semi-Natural Woodland
C	1417m N	Maiden Erlegh: Oak Wood(tithe:new Pond Wood)	Ancient & Semi-Natural Woodland
-	1487m N	Maiden Erlegh: Oldpond Copse(tithe:coppice Adjoining Lower Pond)	Ancient & Semi-Natural Woodland
-	1488m SW	(Tithe:coppice Adjoining Home Close)	Ancient & Semi-Natural Woodland
8	1492m SE	(Tithe:dog Kennel Copse)	Ancient & Semi-Natural Woodland
-	1515m N	Maiden Erlegh: Oldpond Copse(tithe:212=coppice Adjoining Lower Pond)	Ancient & Semi-Natural Woodland
-	1520m S	(Tithe Map: Furzen Coppice Parson's Coppice)(tithe:furzen Or Parsons Coppice)	Ancient & Semi-Natural Woodland
-	1597m N	Maiden Erlegh: Moor Copse	Ancient & Semi-Natural Woodland
-	1603m N	Maiden Erlegh: Oldpond Copse	Ancient & Semi-Natural Woodland
-	1631m SE	(Tithe Map: Brick Kiln Coppice)(tithe:brickkiln Coppice)	Ancient & Semi-Natural Woodland
-	1745m W	(Tithe Map: Great Whitley Wood Coppice)(tithe:great Whitley Wood Coppice)	Ancient & Semi-Natural Woodland
-	1812m W	Nores Hill (Tithe Map: Nores Hill Coppice)(tithe:noves Hill Coppice)	Ancient & Semi-Natural Woodland
-	1911m W	(Tithe Map: Little Whitley Wood Coppice)(tithe:little Whitley Wood Coppice)	Ancient & Semi-Natural Woodland
-	1912m E	Unknown	Ancient & Semi-Natural Woodland
-	1931m S	Pound Copse (Tithe Map: Pound Coppice Wellan's Coppice)(tithe:pond Or Willans Coppice)	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

2

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
586m E	Barkham Brook NVZ	Surface Water	449	Existing

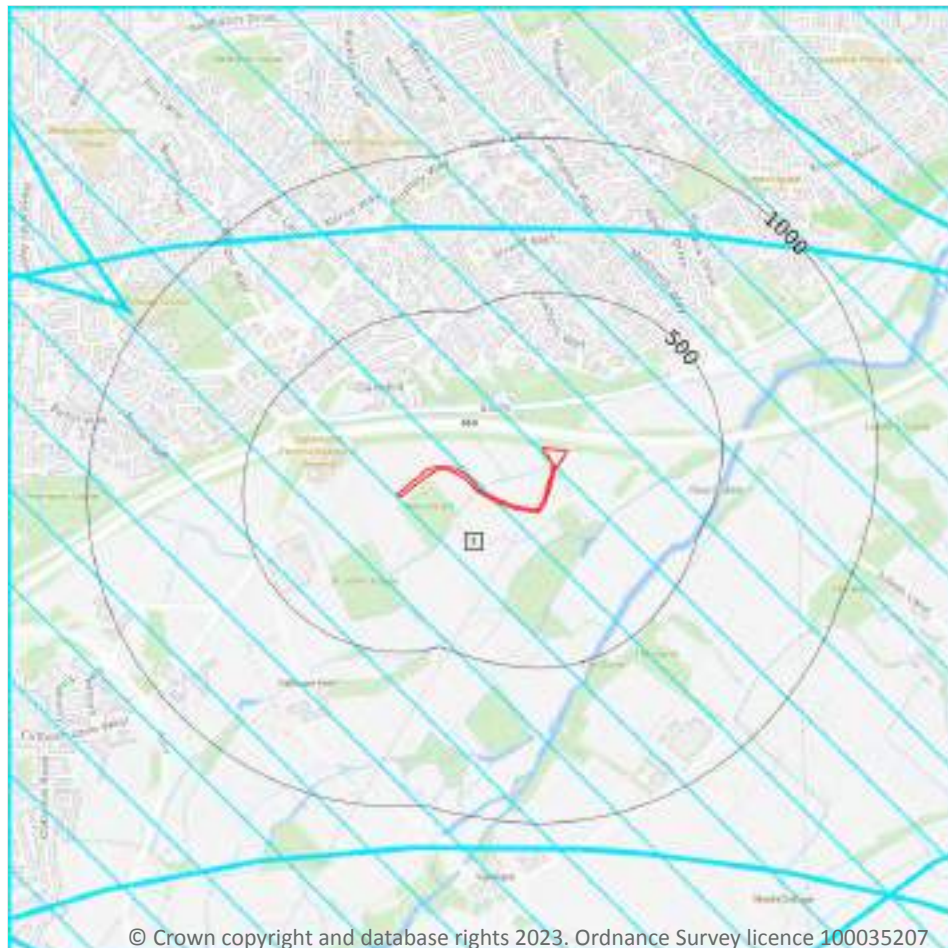


Location	Name	Type	NVZ ID	Status
1359m W	Foudry Brook (West End Brook to M4) NVZ	Surface Water	459	Existing

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 66](#) >

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. 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. Notes: Strategic solutions for recreational impacts are in place. Please contact your Local Planning Authority as they have the information to advise on specific requirements.

This data is sourced from Natural England.

10.18 SSSI Units

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

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

11 Visual and cultural designations



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m**0**

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

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

11.3 National Parks

Records within 250m**0**

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

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

11.4 Listed Buildings

Records within 250m**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**1**

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



Features are displayed on the Visual and cultural designations map on [page 68](#) >

ID	Location	Name	District	Date of designation
1	On site	The Local Authority for this area have not supplied conservation area data.		-

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

11.6 Scheduled Ancient Monuments

Records within 250m	0
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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
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Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

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

12 Agricultural designations



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

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12.1 Agricultural Land Classification

Records within 250m

2

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

Features are displayed on the Agricultural designations map on [page 71](#) >

ID	Location	Classification	Description
1	On site	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.



ID	Location	Classification	Description
5	215m SE	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

3

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.

Features are displayed on the Agricultural designations map on [page 71](#) >

ID	Location	Description	Reference	Application date
2	18m W	Selective Fell/Thin (Conditional)	016/72/96-97	-
3	73m NE	Selective Fell/Thin (Unconditional)	018/366/15-16	-
4	91m NE	Selective Fell/Thin (Unconditional)	018/366/15-16	-

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.



12.5 Countryside Stewardship Schemes

Records within 250m**3**

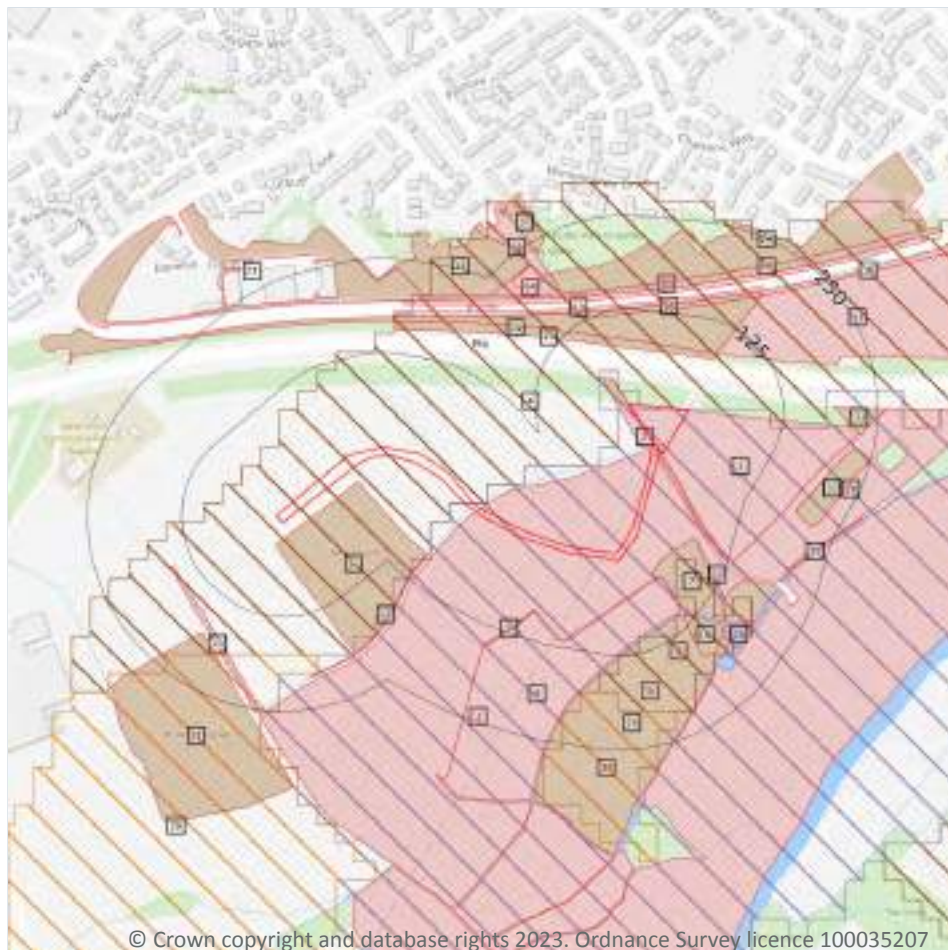
Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

Location	Reference	Scheme	Start Date	End Date
On site	555187	Countryside Stewardship (Middle Tier)	01/01/2018	31/12/2022
162m W	555187	Countryside Stewardship (Middle Tier)	01/01/2018	31/12/2022
189m SE	555187	Countryside Stewardship (Middle Tier)	01/01/2018	31/12/2022

This data is sourced from Natural England.



13 Habitat designations



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- 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

32

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

Features are displayed on the Habitat designations map on [page 74](#) >

ID	Location	Main Habitat	Other habitats
1	On site	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
2	On site	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
3	On site	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
6	18m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
7	45m SE	Deciduous woodland	Main habitat: CFPGM (INV > 50%); DWOOD (INV > 50%)
8	47m SE	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
10	71m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
11	80m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
12	83m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
13	84m NE	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
14	86m S	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
15	104m SE	Deciduous woodland	Main habitat: CFPGM (INV > 50%); DWOOD (INV > 50%)
16	110m SE	Deciduous woodland	Main habitat: CFPGM (INV > 50%); DWOOD (INV > 50%)
17	112m SE	Deciduous woodland	Main habitat: CFPGM (INV > 50%); DWOOD (INV > 50%)
18	119m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
19	126m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
20	130m E	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
21	140m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
22	147m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
23	151m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
24	154m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
25	167m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
26	172m SE	Deciduous woodland	Main habitat: CFPGM (INV > 50%); DWOOD (INV > 50%)
27	173m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
30	180m NE	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
31	182m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
32	190m E	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
33	192m E	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
34	199m N	No main habitat but additional habitats present	Main habitat: DWOOD (INV > 50%)
35	199m E	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
36	205m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
37	233m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.



Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Date: 5 September 2023

13.2 Habitat Networks

Records within 250m

5

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.

Features are displayed on the Habitat designations map on [page 74 >](#)

ID	Location	Type	Habitat
4	On site	Network Enhancement Zone 2	Not specified
5	On site	Restorable Habitat	Not specified
9	61m SE	Network Enhancement Zone 2	Not specified
28	173m SE	Network Enhancement Zone 1	Not specified
29	175m SW	Network Enhancement Zone 1	Not specified

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

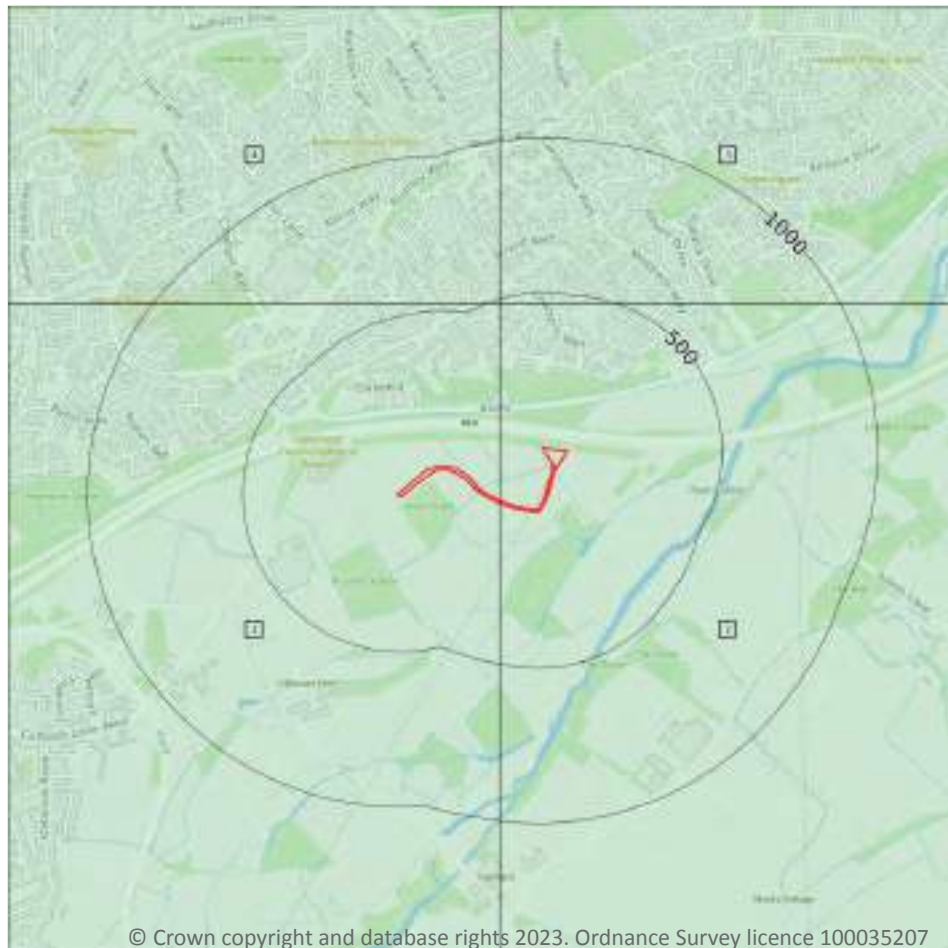
0

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

4

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

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 77](#) >

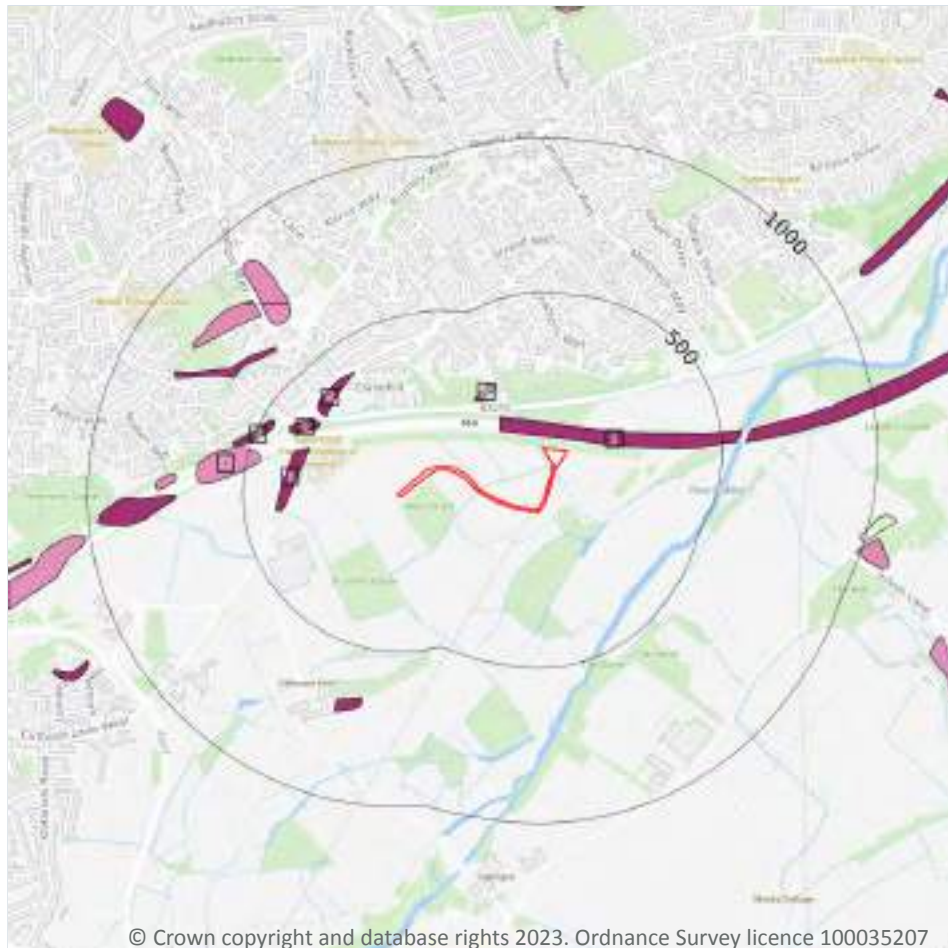
ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SU76NW
2	On site	Full	Full	Full	No coverage	SU76NE
3	468m N	Full	Full	Full	No coverage	SU77SE
4	488m N	Full	Full	Full	No coverage	SU77SW



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

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14.2 Artificial and made ground (10k)

Records within 500m

7

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 79](#) >

ID	Location	LEX Code	Description	Rock description
1	37m NE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	228m N	WGR-VOID	Worked Ground (Undivided)	Void
3	319m W	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
4	333m W	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

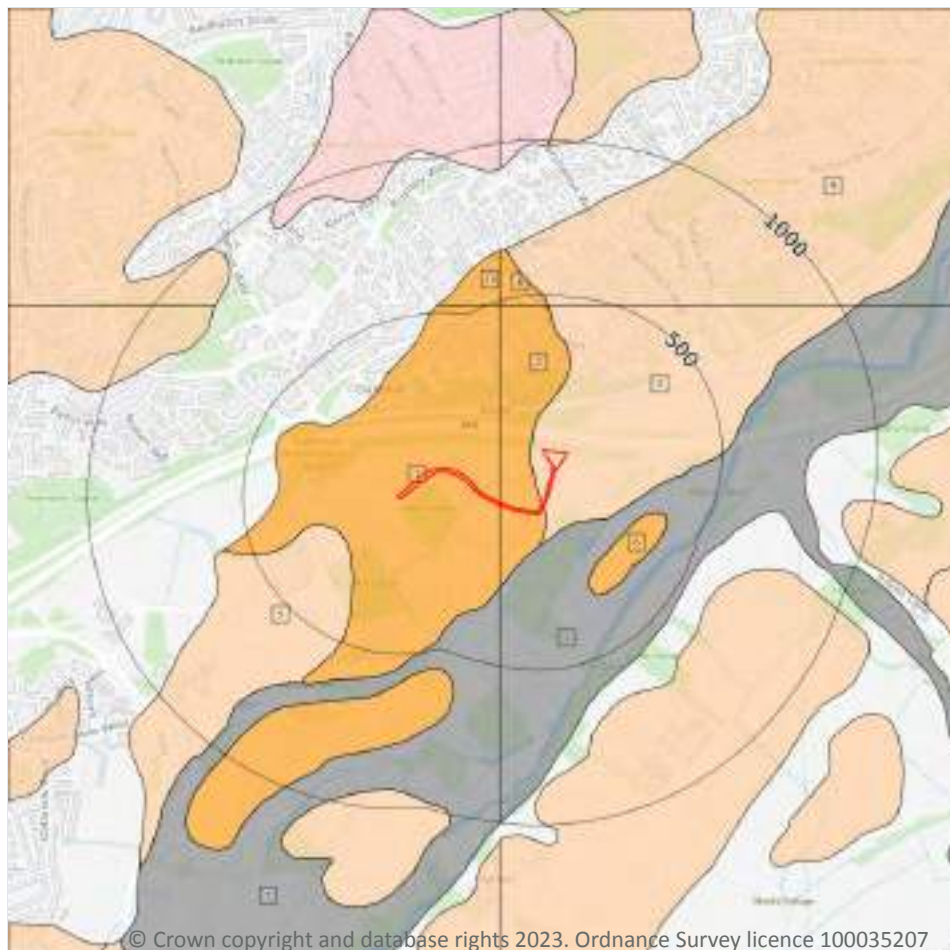


ID	Location	LEX Code	Description	Rock description
5	339m W	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
6	455m W	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
7	459m W	WGR-VOID	Worked Ground (Undivided)	Void

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



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

14.3 Superficial geology (10k)

Records within 500m

10

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 81](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	BRK-XCZS	Brickearth - Clay, Silt And Sand	Clay, Silt And Sand
2	On site	BRK-XCZS	Brickearth - Clay, Silt And Sand	Clay, Silt And Sand
3	On site	RTD2-XSV	River Terrace Deposits, 2 - Sand And Gravel	Sand And Gravel
4	83m SE	ALV-Z	Alluvium - Silt (unlithified Deposits Coding Scheme)	Silt



ID	Location	LEX Code	Description	Rock description
5	218m W	RTD2-XSV	River Terrace Deposits, 2 - Sand And Gravel	Sand And Gravel
6	244m SE	BRK-XCZS	Brickearth - Clay, Silt And Sand	Clay, Silt And Sand
7	252m S	ALV-Z	Alluvium - Silt (unlithified Deposits Coding Scheme)	Silt
8	468m N	BRK-XCZS	Brickearth - Clay, Silt And Sand	Clay, Silt And Sand
9	468m N	RTD2-XSV	River Terrace Deposits, 2 - Sand And Gravel	Sand And Gravel
10	488m N	BRK-XCZS	Brickearth - Clay, Silt And Sand	Clay, Silt And Sand

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

4

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 83](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch
2	On site	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch
3	468m N	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch
4	488m N	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 85](#) >

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

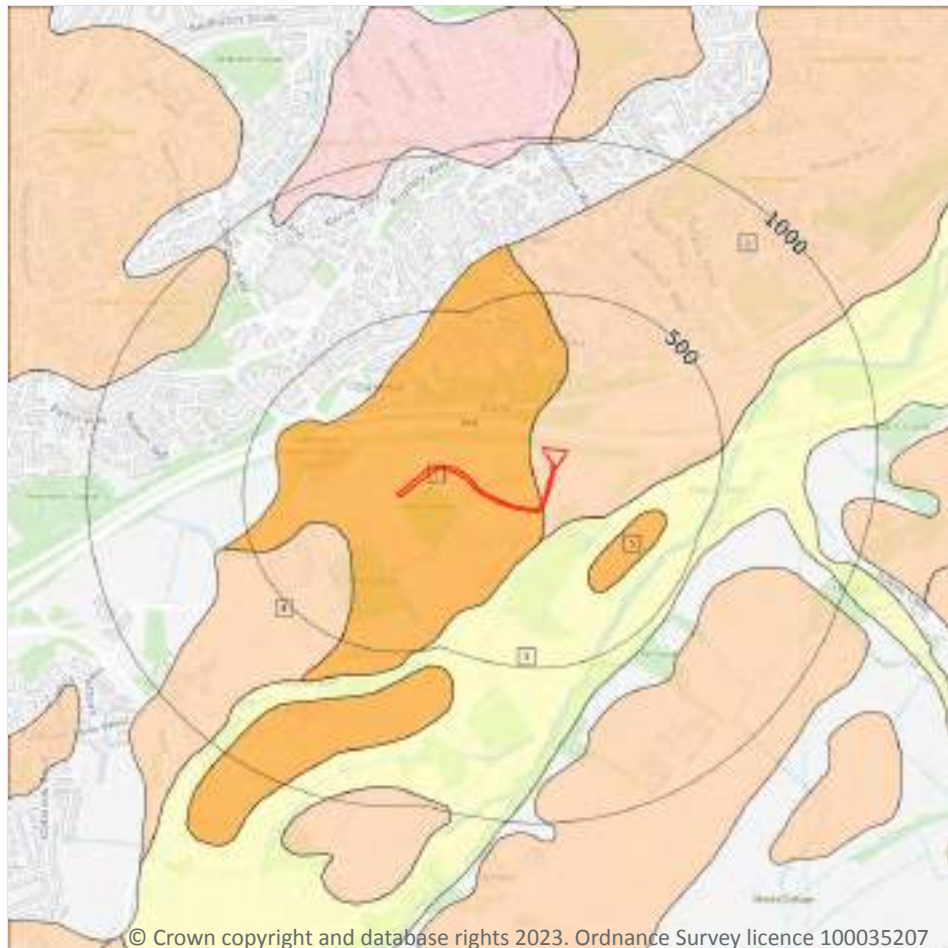
0

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 87](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	BRK-XCZS	BRICKEARTH	CLAY, SILT AND SAND
2	On site	RTD2-XSV	RIVER TERRACE DEPOSITS, 2	SAND AND GRAVEL
3	80m SE	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
4	219m W	RTD2-XSV	RIVER TERRACE DEPOSITS, 2	SAND AND GRAVEL



ID	Location	LEX Code	Description	Rock description
5	239m SE	BRK-XCZS	BRICKEARTH	CLAY, SILT AND SAND

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	3
---------------------------	----------

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

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

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

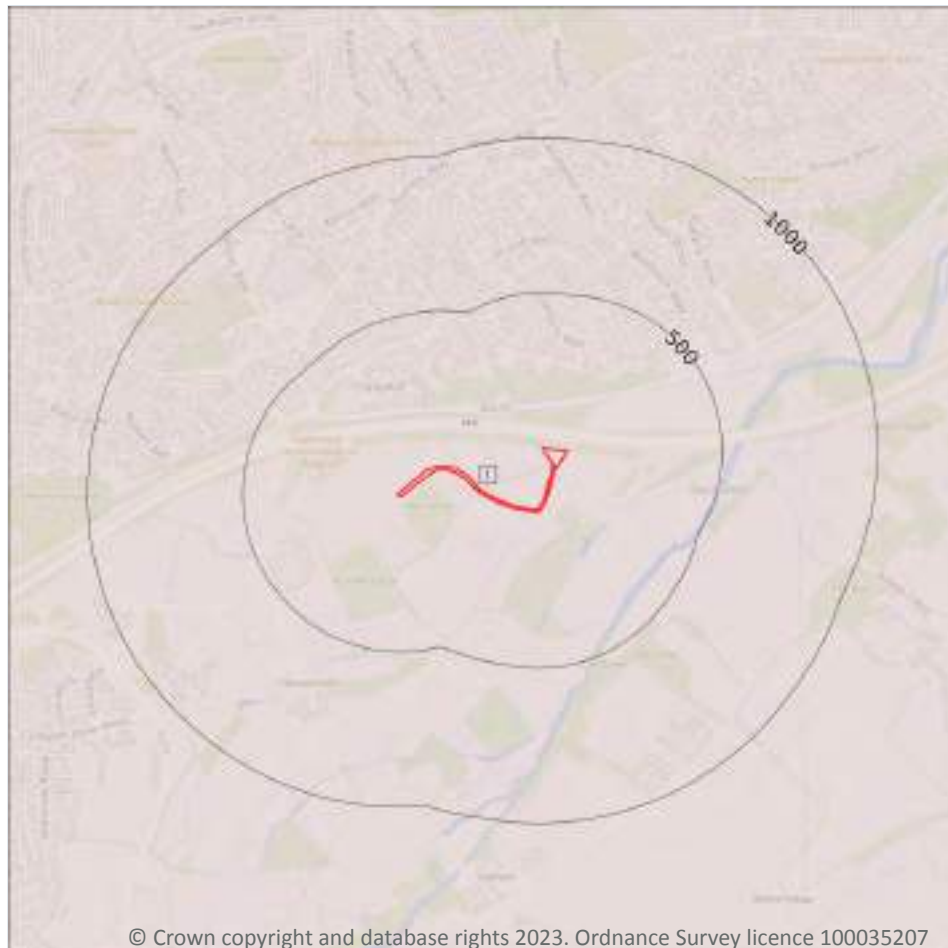
Records within 50m	0
---------------------------	----------

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

15.8 Bedrock geology (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 89](#) >

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**2**

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
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



— Site Outline
Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m

9

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

Features are displayed on the Boreholes map on [page 91](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	76m NE	475240 169596	M4 WIDEN JCTS 8(9)-12RWS TP133	2.0	N	427007 ↗
2	98m NE	475053 169580	M4 WIDEN JCTS 8(9)-12RWS TP134	2.0	N	427008 ↗
3	139m SE	475270 169290	SOUTH OF LOWER EARLEY FARM EARLEY	2.6	N	426976 ↗

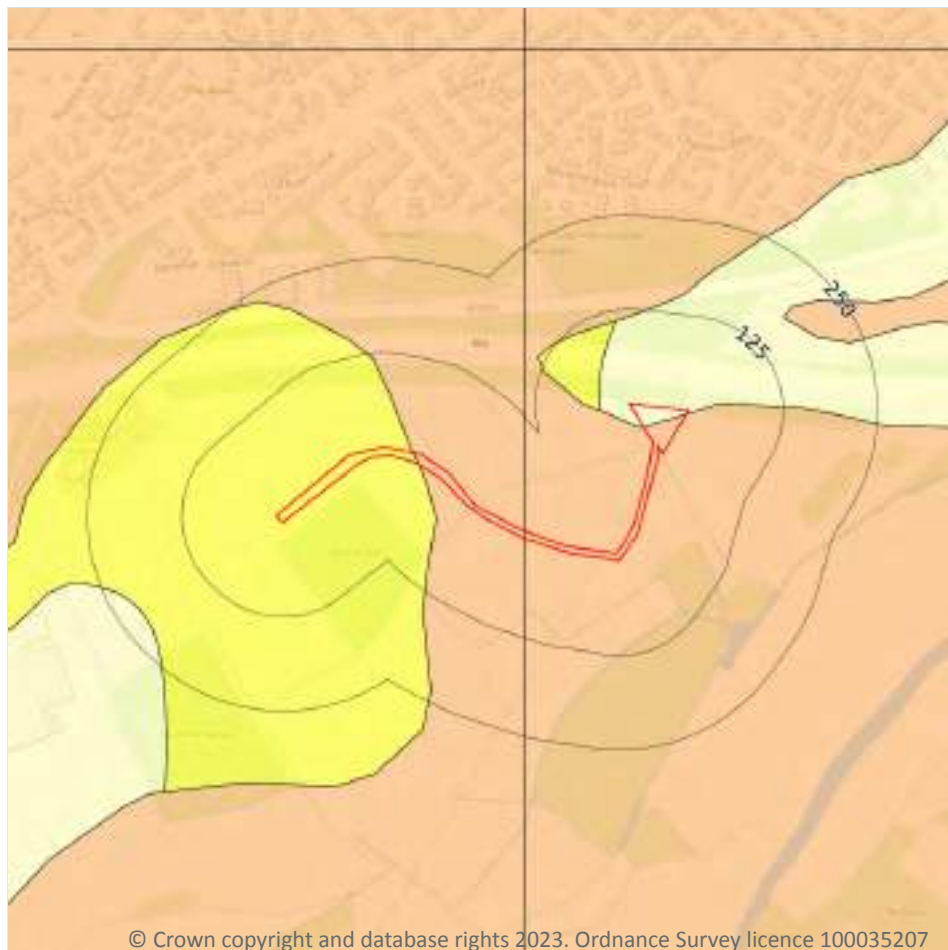


ID	Location	Grid reference	Name	Length	Confidential	Web link
4	156m NW	474833 169630	M4 WIDEN JCTS 8(9)-12RWS TP135	2.0	N	427202 ↗
5	160m E	475376 169534	M4 WIDEN JCTS 8(9)-12RWS TT132	2.0	N	427006 ↗
6	167m NW	474651 169584	M4 WIDEN JCTS 8(9)-12RWS TP136	2.0	N	427203 ↗
7	191m W	474560 169540	NEAR UPPERWOOD FARM EARLEY	6.9	N	427140 ↗
8	197m NW	474740 169660	CUTBUSH CLOSE LOWER EARLEY TP3	2.0	N	15043728 ↗
9	237m NW	474670 169680	CUTBUSH CLOSE LOWER EARLEY TP2	2.3	N	15043727 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

17.1 Shrink swell clays

Records within 50m

4

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 93](#) >

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
On site	Very low	Ground conditions predominantly low plasticity.
On site	Low	Ground conditions predominantly medium plasticity.

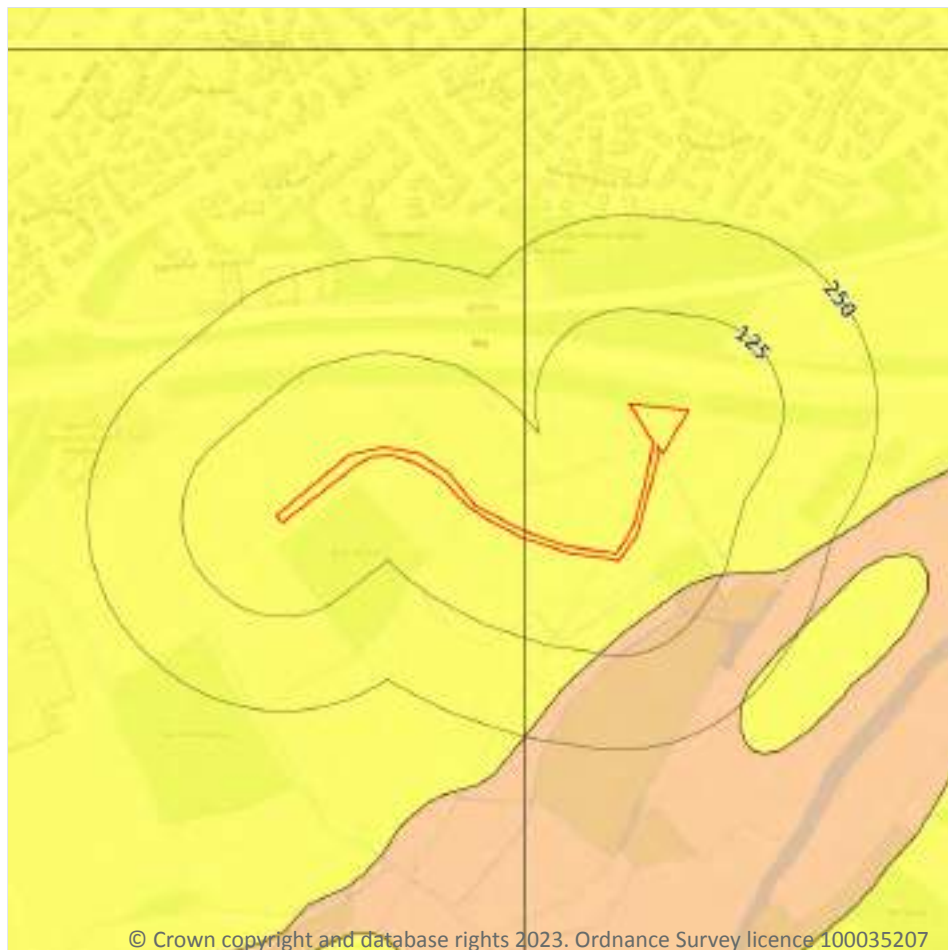


Location	Hazard rating	Details
40m NE	Very low	Ground conditions predominantly low plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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

17.2 Running sands

Records within 50m

1

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

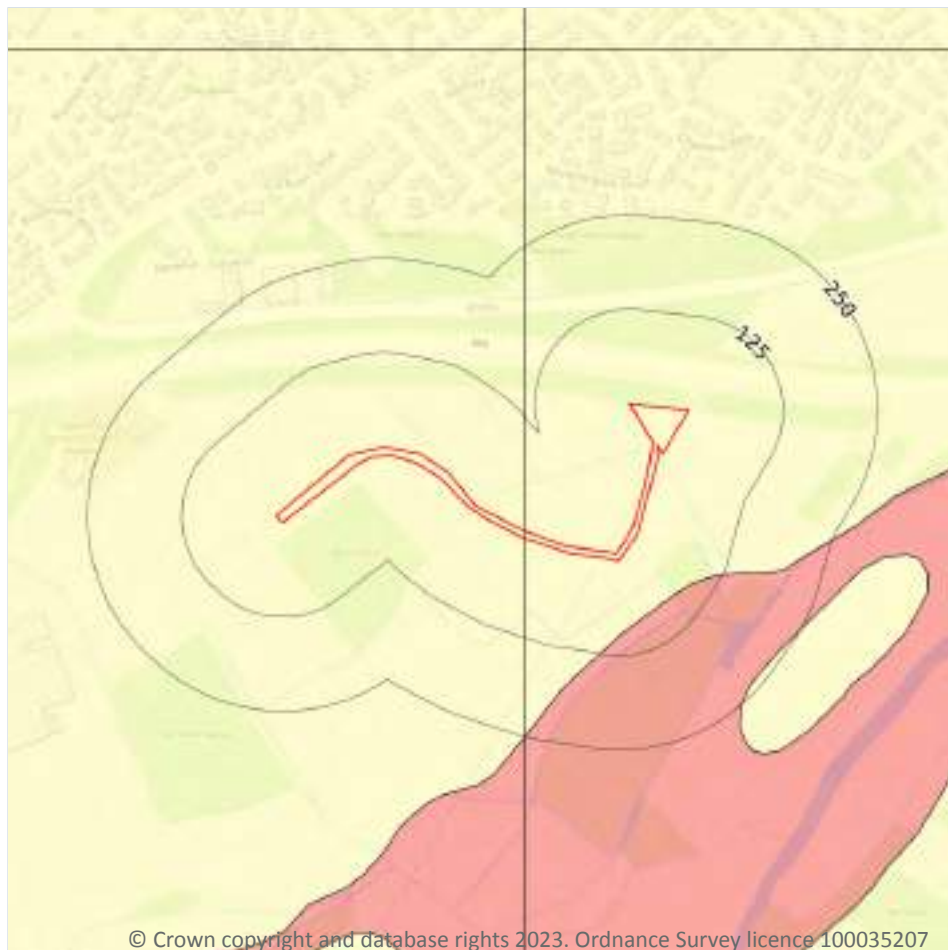
Features are displayed on the Natural ground subsidence - Running sands map on [page 95 >](#)

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



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

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17.3 Compressible deposits

Records within 50m

1

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

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

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.

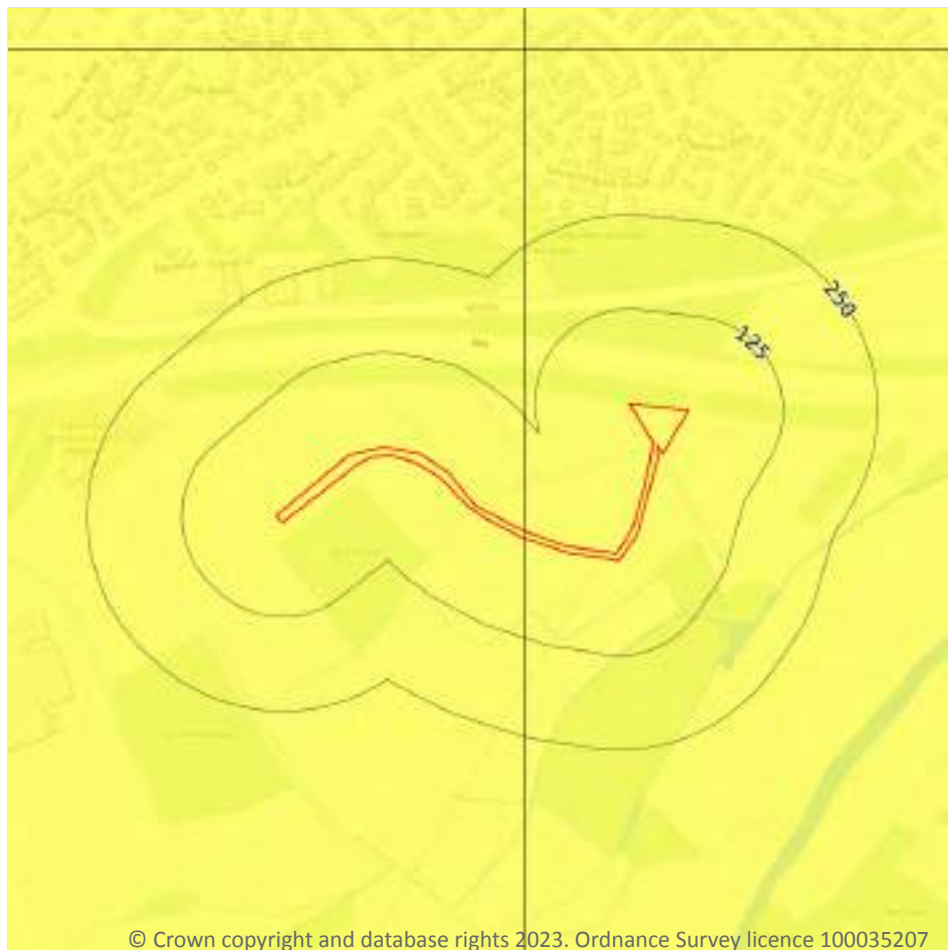
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 97 >](#)

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



— Site Outline
Search buffers in metres (m)

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

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17.5 Landslides

Records within 50m

1

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

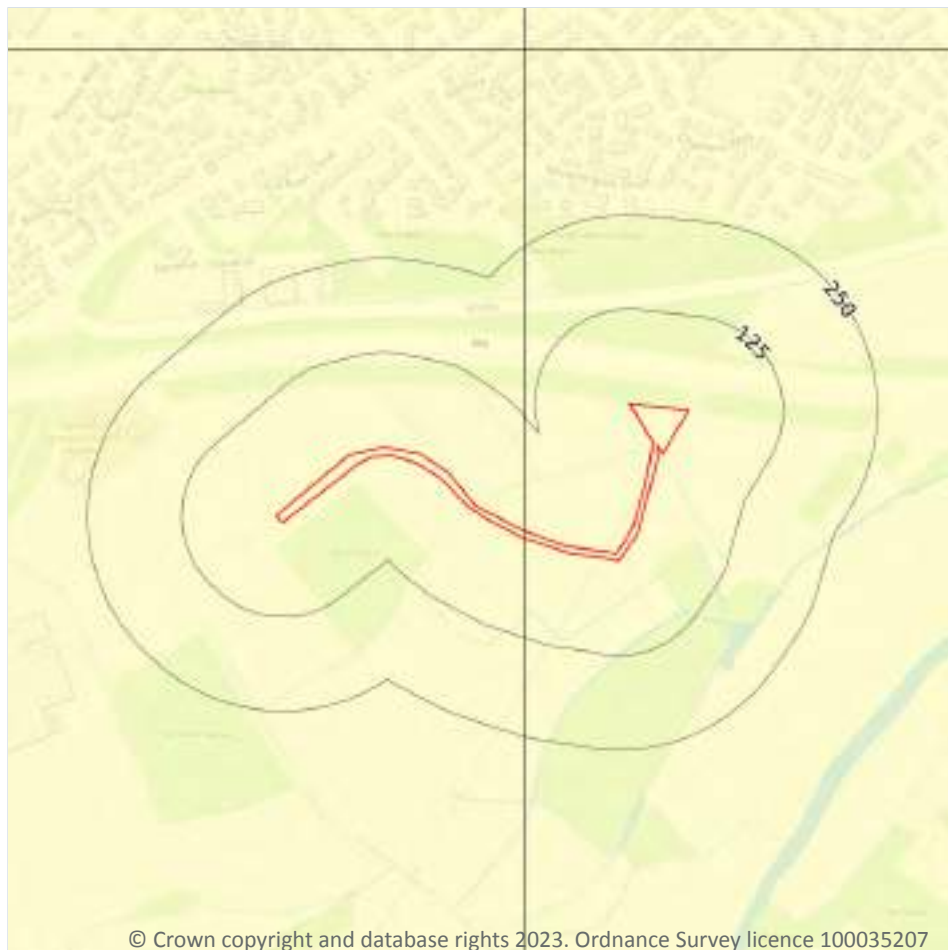
Features are displayed on the Natural ground subsidence - Landslides map on [page 98](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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

17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 99](#)

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



This data is sourced from the British Geological Survey.



18 Mining and ground workings



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

18.1 BritPits

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

4

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 101](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
1	97m SE	Pond	1969	1:10000
A	178m SE	Pond	1988	1:10000
A	178m SE	Ponds	1969	1:10000
A	178m SE	Pond	1978	1:10000

This data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.



18.6 Non-coal mining

Records within 1000m

0

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

0

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

This data is sourced from Groundsure.



18.10 Mining record office plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site

0

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

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

18.14 Gypsum areas

Records on site

0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

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

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

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



19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

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



This data is sourced from Groundsure.

19.5 National karst database

Records within 500m

0

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

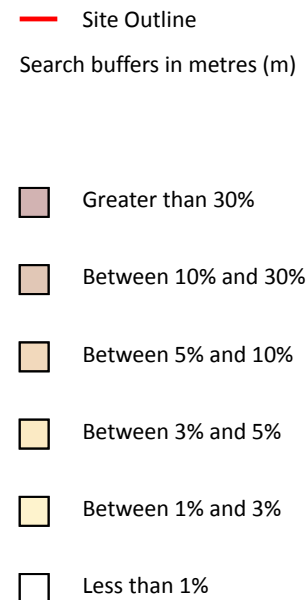
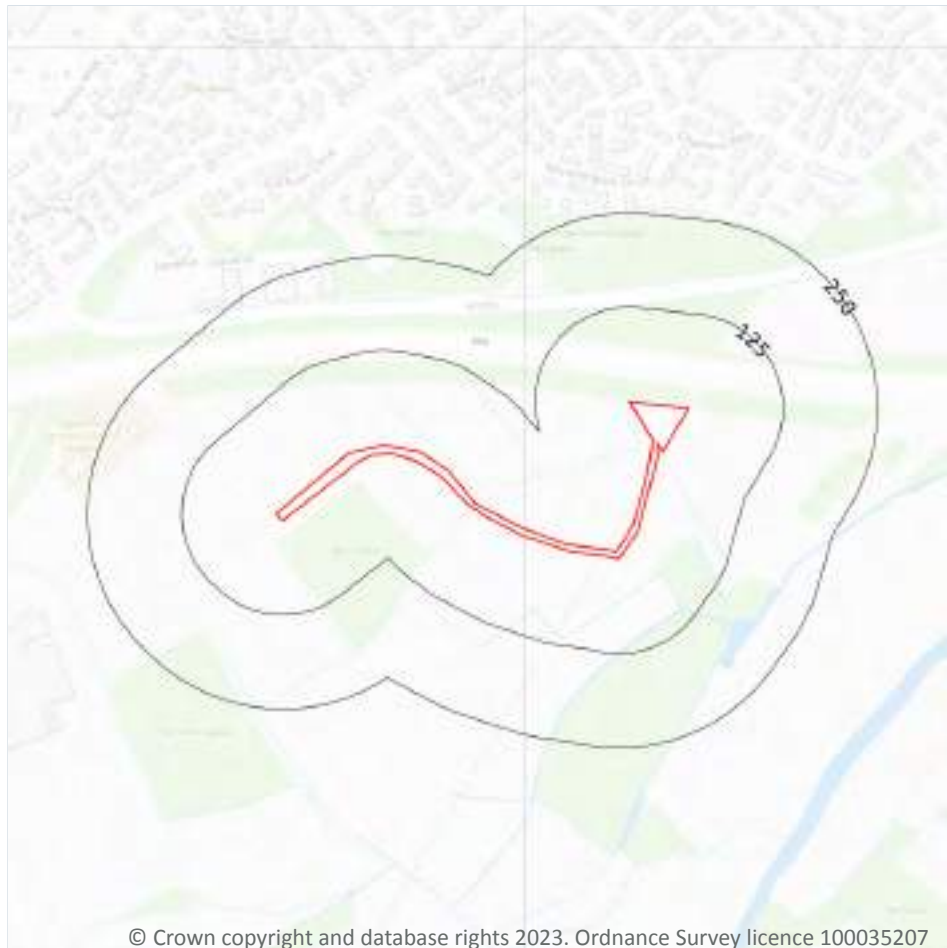
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over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

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

This data is sourced from the British Geological Survey.



20 Radon



20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 108](#) >

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



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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

6

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 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 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
25m W	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
40m NE	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 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

22.1 Underground railways (London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m**0**

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m**0**

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m**0**

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



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

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Site Details:

5, BASSETT CLOSE, EARLEY,
RG6 4JL

Client Ref: PO23-0597
Report Ref: GS-GMX-8DF-UML-LXV
Grid Ref: 474943, 169427

Map Name: County Series

Map date: 1898

Scale: 1:10,560

Printed at: 1:10,560



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

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

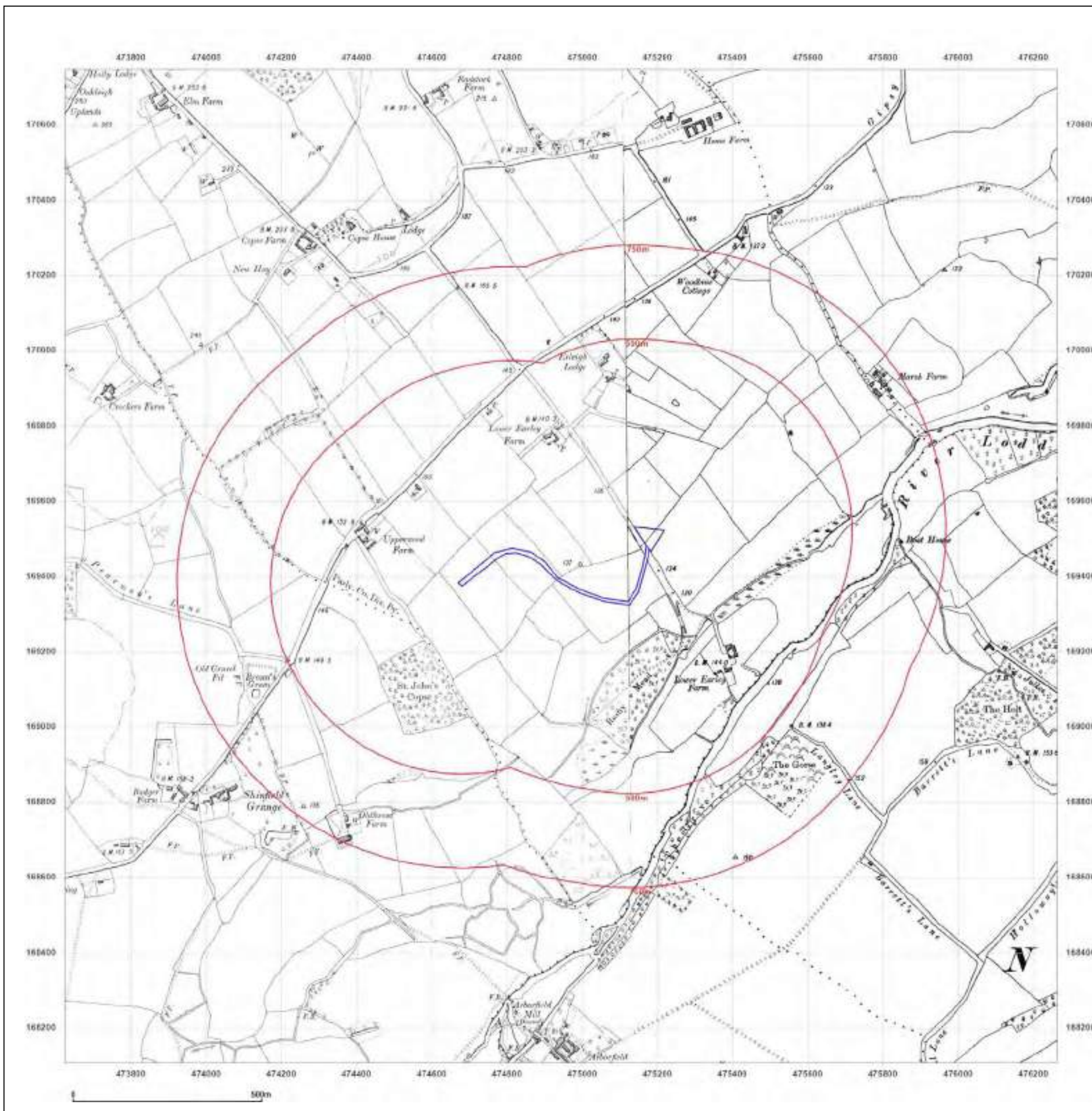


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W: www.groundsure.com

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Production date: 05 September 2023

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



Site Details:

5, BASSETT CLOSE, EARLEY,
RG6 4JL

Client Ref: PO23-0597
Report Ref: GS-GMX-8DF-UML-LXV
Grid Ref: 474943, 169427

Map Name: County Series

Map date: 1898-1900

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1876
Revised 1895
Edition 1900
Copyright N/A
Levelled N/A

Surveyed 1871
Revised 1886
Edition N/A
Copyright N/A
Levelled N/A

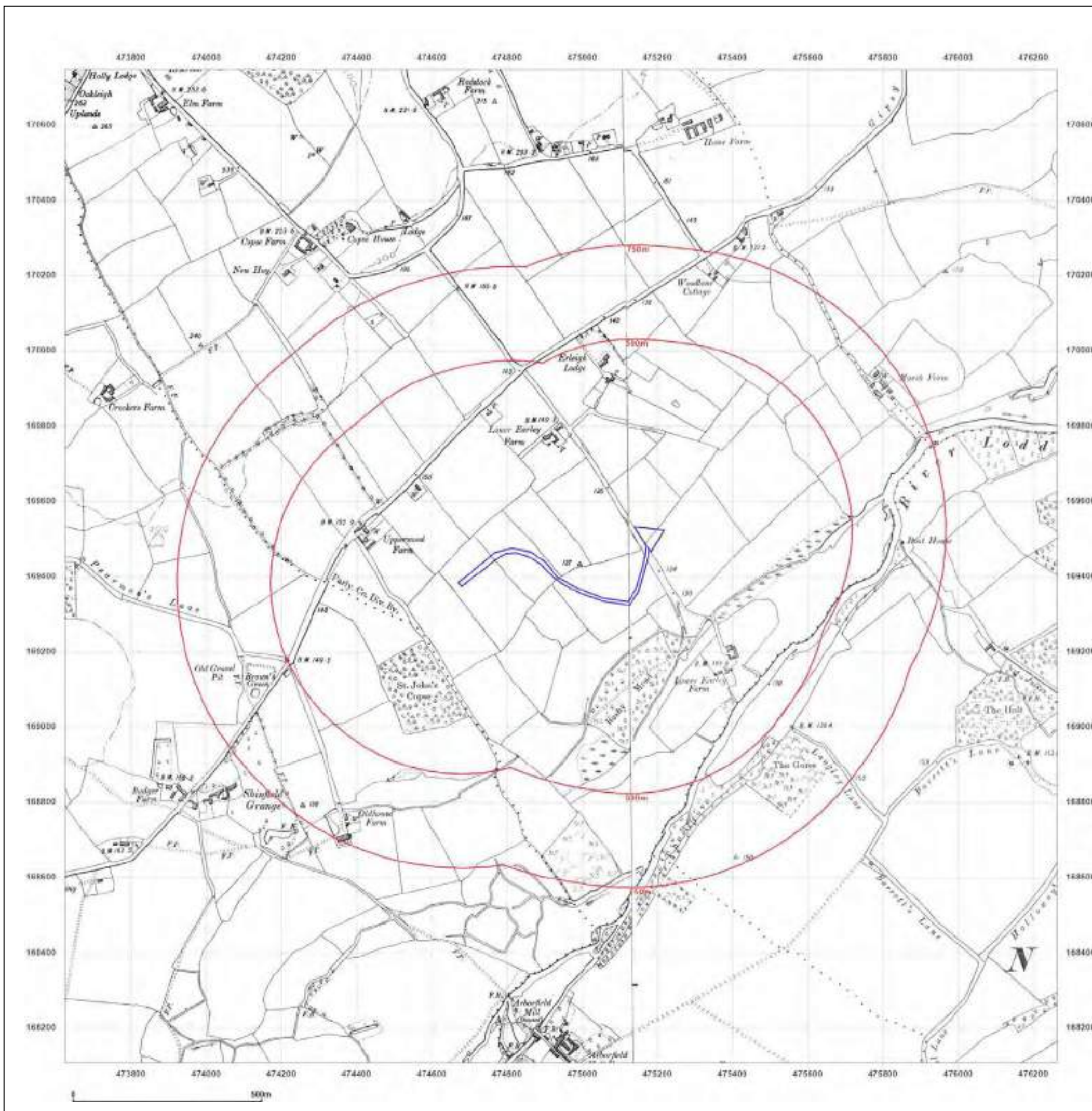


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Site Details:

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RG6 4JL

Client Ref: PO23-0597
Report Ref: GS-GMX-8DF-UML-LXV
Grid Ref: 474943, 169427

Map Name: County Series

Map date: 1909-1913

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1875
Revised 1913
Edition 1913
Copyright N/A
Levelled N/A

Surveyed 1871
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

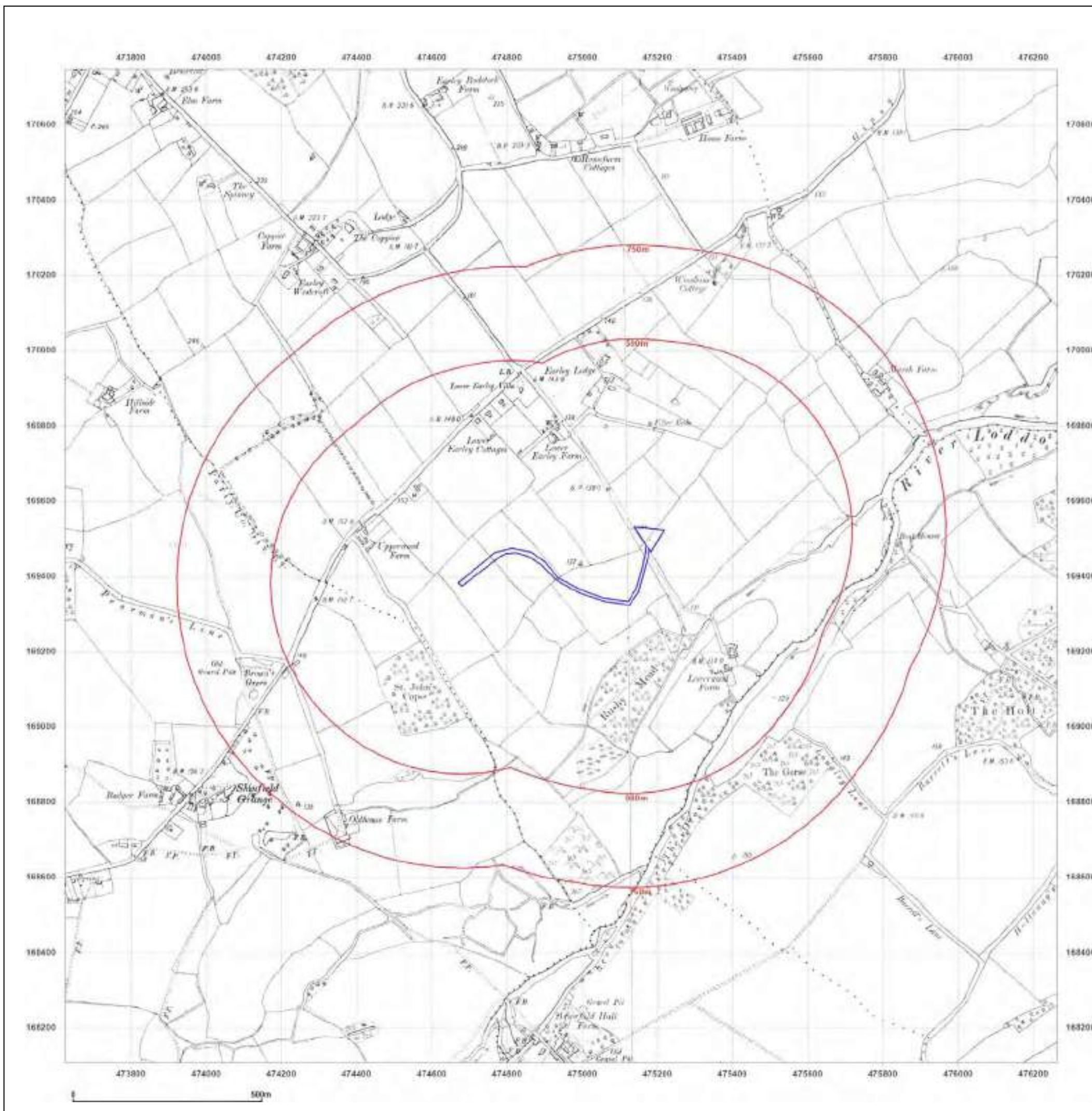


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Production date: 05 September 2023

Map legend available at:
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Site Details:

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RG6 4JL

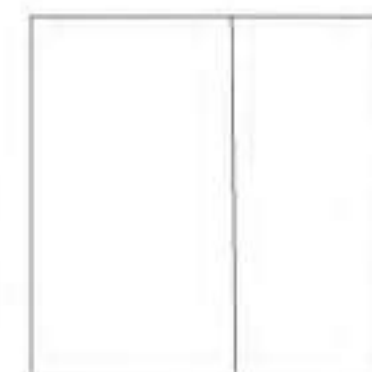
Client Ref: PO23-0597
Report Ref: GS-GMX-8DF-UML-LXV
Grid Ref: 474943, 169427

Map Name: County Series

Map date: 1932

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1871
Revised 1932
Edition N/A
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Levelled N/A



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