

479274,173515,

Order Details

Date: 15/11/2022
Your ref: 26519-GELO
Our Ref: GS-9197660

Site Details

Location: 479466 173681
Area: 10.55 ha
Authority: [Wokingham Borough Council](#)



Summary of findings

p. 2

Aerial image

p. 8

OS MasterMap site plan

N/A: >10ha

groundsure.com/insightuserguide

Contact us with any questions at:

info@groundsure.com

08444 159 000

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
12	1.1	Historical industrial land uses	2	7	8	9	-
14	1.2	Historical tanks	0	0	1	3	-
14	1.3	Historical energy features	0	0	5	2	-
15	1.4	Historical petrol stations	0	0	2	0	-
15	1.5	Historical garages	0	0	3	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	2	9	9	13	-
19	2.2	Historical tanks	0	0	1	8	-
19	2.3	Historical energy features	0	0	11	5	-
20	2.4	Historical petrol stations	0	0	6	0	-
21	2.5	Historical garages	0	0	7	0	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
22	3.1	Active or recent landfill	0	0	1	2	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
23	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
23	3.4	Historical landfill (EA/NRW records)	0	0	0	2	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	3	-
25	3.7	Waste exemptions	8	0	1	22	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
29	4.1	Recent industrial land uses	0	1	4	-	-
30	4.2	Current or recent petrol stations	0	0	0	0	-
30	4.3	Electricity cables	0	0	0	0	-
30	4.4	Gas pipelines	0	0	0	0	-
30	4.5	Sites determined as Contaminated Land	0	0	0	0	-



31	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
31	4.7	Regulated explosive sites	0	0	0	0	-
31	4.8	Hazardous substance storage/usage	0	0	0	0	-
31	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
31	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
32	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
32	4.12	Radioactive Substance Authorisations	0	0	0	0	-
32	4.13	<u>Licensed Discharges to controlled waters</u>	0	0	1	4	-
33	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
33	4.15	Pollutant release to public sewer	0	0	0	0	-
33	4.16	List 1 Dangerous Substances	0	0	0	0	-
34	4.17	List 2 Dangerous Substances	0	0	0	0	-
34	4.18	<u>Pollution Incidents (EA/NRW)</u>	0	3	1	0	-
34	4.19	Pollution inventory substances	0	0	0	0	-
35	4.20	Pollution inventory waste transfers	0	0	0	0	-
35	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
36	5.1	<u>Superficial aquifer</u>	Identified (within 500m)				
38	5.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
40	5.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
41	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
41	5.5	Groundwater vulnerability- local information	None (within 0m)				
42	5.6	<u>Groundwater abstractions</u>	0	0	0	0	22
47	5.7	<u>Surface water abstractions</u>	0	0	0	0	2
48	5.8	<u>Potable abstractions</u>	0	0	0	0	3
49	5.9	<u>Source Protection Zones</u>	1	0	0	0	-
49	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
50	6.1	<u>Water Network (OS MasterMap)</u>	4	3	14	-	-



52	6.2	<u>Surface water features</u>	1	1	9	-	-
52	6.3	<u>WFD Surface water body catchments</u>	1	-	-	-	-
53	6.4	<u>WFD Surface water bodies</u>	0	0	0	-	-
53	6.5	<u>WFD Groundwater bodies</u>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
54	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
55	7.2	<u>Historical Flood Events</u>	2	0	5	-	-
55	7.3	Flood Defences	0	0	0	-	-
56	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
56	7.5	Flood Storage Areas	0	0	0	-	-
57	7.6	Flood Zone 2	None (within 50m)				
57	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
58	8.1	<u>Surface water flooding</u>	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding					
60	9.1	<u>Groundwater flooding</u>	Moderate (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
61	10.1	<u>Sites of Special Scientific Interest (SSSI)</u>	0	0	0	0	2
62	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
62	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
62	10.4	Special Protection Areas (SPA)	0	0	0	0	0
62	10.5	National Nature Reserves (NNR)	0	0	0	0	0
63	10.6	<u>Local Nature Reserves (LNR)</u>	0	0	0	0	2
63	10.7	<u>Designated Ancient Woodland</u>	0	0	0	0	24
64	10.8	Biosphere Reserves	0	0	0	0	0
64	10.9	Forest Parks	0	0	0	0	0
65	10.10	Marine Conservation Zones	0	0	0	0	0
65	10.11	<u>Green Belt</u>	0	0	0	0	3
65	10.12	Proposed Ramsar sites	0	0	0	0	0



65	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
66	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
66	10.15	Nitrate Sensitive Areas	0	0	0	0	0
66	10.16	<u>Nitrate Vulnerable Zones</u>	1	0	1	0	0
67	10.17	<u>SSSI Impact Risk Zones</u>	2	-	-	-	-
68	10.18	<u>SSSI Units</u>	0	0	0	0	2
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
70	11.1	World Heritage Sites	0	0	0	-	-
71	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
71	11.3	National Parks	0	0	0	-	-
71	11.4	<u>Listed Buildings</u>	0	0	8	-	-
72	11.5	<u>Conservation Areas</u>	1	0	0	-	-
72	11.6	Scheduled Ancient Monuments	0	0	0	-	-
72	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
74	12.1	<u>Agricultural Land Classification</u>	Grade 4 (within 250m)				
75	12.2	<u>Open Access Land</u>	0	0	1	-	-
75	12.3	Tree Felling Licences	0	0	0	-	-
76	12.4	Environmental Stewardship Schemes	0	0	0	-	-
76	12.5	<u>Countryside Stewardship Schemes</u>	0	0	1	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
77	13.1	<u>Priority Habitat Inventory</u>	0	1	7	-	-
78	13.2	Habitat Networks	0	0	0	-	-
78	13.3	Open Mosaic Habitat	0	0	0	-	-
78	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
79	14.1	<u>10k Availability</u>	Identified (within 500m)				
80	14.2	<u>Artificial and made ground (10k)</u>	0	1	0	3	-
82	14.3	<u>Superficial geology (10k)</u>	1	0	0	5	-

83	14.4	Landslip (10k)	0	0	0	0	-
84	14.5	<u>Bedrock geology (10k)</u>	1	0	1	2	-
85	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
86	15.1	<u>50k Availability</u>	Identified (within 500m)				
87	15.2	<u>Artificial and made ground (50k)</u>	0	1	0	1	-
88	15.3	<u>Artificial ground permeability (50k)</u>	0	1	-	-	-
89	15.4	<u>Superficial geology (50k)</u>	1	0	0	3	-
90	15.5	<u>Superficial permeability (50k)</u>	Identified (within 50m)				
90	15.6	Landslip (50k)	0	0	0	0	-
90	15.7	Landslip permeability (50k)	None (within 50m)				
91	15.8	<u>Bedrock geology (50k)</u>	1	0	1	0	-
92	15.9	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
92	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
93	16.1	<u>BGS Boreholes</u>	0	1	11	-	-
Page	Section	Natural ground subsidence					
95	17.1	<u>Shrink swell clays</u>	Moderate (within 50m)				
96	17.2	<u>Running sands</u>	Very low (within 50m)				
97	17.3	<u>Compressible deposits</u>	Moderate (within 50m)				
99	17.4	<u>Collapsible deposits</u>	Very low (within 50m)				
100	17.5	<u>Landslides</u>	Very low (within 50m)				
101	17.6	<u>Ground dissolution of soluble rocks</u>	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
103	18.1	Natural cavities	0	0	0	0	-
104	18.2	<u>BritPits</u>	0	0	1	0	-
104	18.3	<u>Surface ground workings</u>	0	11	30	-	-
106	18.4	Underground workings	0	0	0	0	0
106	18.5	<u>Historical Mineral Planning Areas</u>	0	0	0	2	-



<u>106</u>	<u>18.6</u>	<u>Non-coal mining</u>	0	0	0	0	2
107	18.7	Mining cavities	0	0	0	0	0
<u>107</u>	<u>18.8</u>	<u>JPB mining areas</u>	Identified (within 0m)				
107	18.9	Coal mining	None (within 0m)				
108	18.10	Brine areas	None (within 0m)				
108	18.11	Gypsum areas	None (within 0m)				
108	18.12	Tin mining	None (within 0m)				
108	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
<u>109</u>	<u>19.1</u>	<u>Radon</u>	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
<u>110</u>	<u>20.1</u>	<u>BGS Estimated Background Soil Chemistry</u>	3	1	-	-	-
110	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
110	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
111	21.1	Underground railways (London)	0	0	0	-	-
111	21.2	Underground railways (Non-London)	0	0	0	-	-
111	21.3	Railway tunnels	0	0	0	-	-
111	21.4	Historical railway and tunnel features	0	0	0	-	-
111	21.5	Royal Mail tunnels	0	0	0	-	-
112	21.6	Historical railways	0	0	0	-	-
112	21.7	Railways	0	0	0	-	-
112	21.8	Crossrail 1	0	0	0	0	-
112	21.9	Crossrail 2	0	0	0	0	-
112	21.10	HS2	0	0	0	0	-



Recent aerial photograph



Capture Date: 29/06/2019

Site Area: 10.55ha



Recent site history - 2015 aerial photograph



Capture Date: 20/04/2015

Site Area: 10.55ha



Recent site history - 2010 aerial photograph



Capture Date: 22/09/2010

Site Area: 10.55ha



Recent site history - 1999 aerial photograph



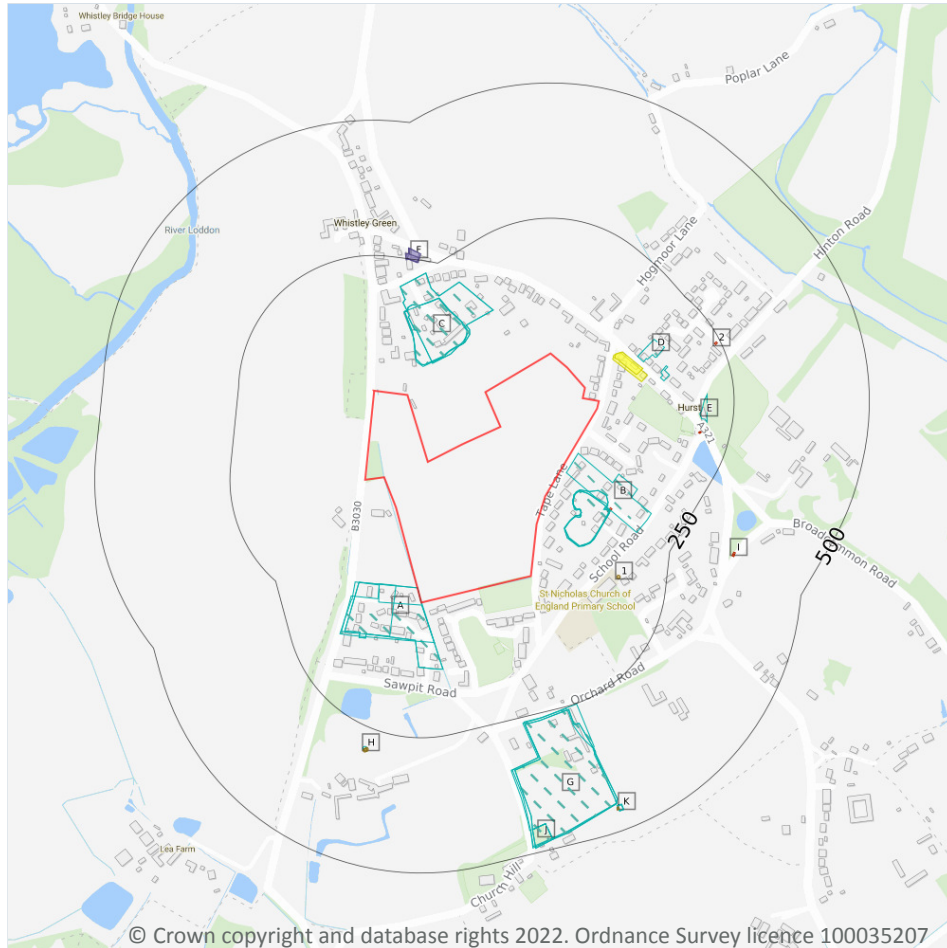
Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2022. All Rights Reserved

Capture Date: 04/09/1999

Site Area: 10.55ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

26

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 12**

ID	Location	Land use	Dates present	Group ID
A	On site	Nursery	1986	1910685



ID	Location	Land use	Dates present	Group ID
A	On site	Nursery	1975	1937135
A	5m SW	Nursery	1932 - 1938	1948381
B	12m E	Nursery	1975	1867903
A	37m SW	Nursery	1910	1962331
B	44m E	Old Gravel Pit	1910	1874036
B	44m E	Unspecified Pit	1938	1905828
B	45m E	Unspecified Pit	1960	1959021
B	45m E	Unspecified Pit	1932	1950462
C	60m NW	Nursery	1932	1965338
C	62m NW	Nursery	1938 - 1960	1937231
C	62m NW	Nursery	1910	1963039
C	75m N	Nursery	1986	1945726
C	75m N	Nursery	1975	1966332
D	109m NE	Smithy	1898	1875909
D	122m NE	Smithy	1910	1875911
E	188m E	Refuse Heap	1910	1884329
G	251m SE	Nursery	1960	1929012
G	254m S	Nursery	1932 - 1938	1936691
G	256m S	Nursery	1986	1955738
G	256m S	Nursery	1975	1948717
H	286m SW	Sewage Tank	1932 - 1938	1888717
J	451m S	Grave Yard	1975	1920670
J	451m S	Grave Yard	1986	1954951
K	453m SE	Unspecified Tank	1938 - 1960	1921005
K	454m SE	Unspecified Tank	1932	1910523

This data is sourced from Ordnance Survey / Groundsure.



1.2 Historical tanks

Records within 500m

4

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 12**

ID	Location	Land use	Dates present	Group ID
1	158m SE	Sewage Tank	1966	309320
H	286m SW	Sewage Tank	1933 - 1995	312773
H	288m SW	Sewage Tank	1990	316337
K	456m SE	Unspecified Tank	1933	306319

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

7

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 12**

ID	Location	Land use	Dates present	Group ID
B	113m E	Electricity Substation	1990	189733
B	114m E	Electricity Substation	1993 - 1995	205157
E	193m E	Gas Governor	1990	191933
E	194m E	Gas Governor	1993 - 1995	199261
2	239m NE	Electricity Substation	1995	189870
I	353m E	Electricity Substation	1993 - 1995	205850
I	353m E	Electricity Substation	1990	189732



This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

2

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

Features are displayed on the Past land use map on **page 12**

ID	Location	Land use	Dates present	Group ID
D	74m NE	Filling Station	1990	3396
D	78m NE	Filling Station	1966 - 1995	3492

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

3

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

Features are displayed on the Past land use map on **page 12**

ID	Location	Land use	Dates present	Group ID
F	245m N	Garage	1972	61478
F	245m N	Garage	1993 - 1997	64724
F	246m N	Garage	1966	61834

This data is sourced from Ordnance Survey / Groundsure.



1.6 Historical military land

Records within 500m

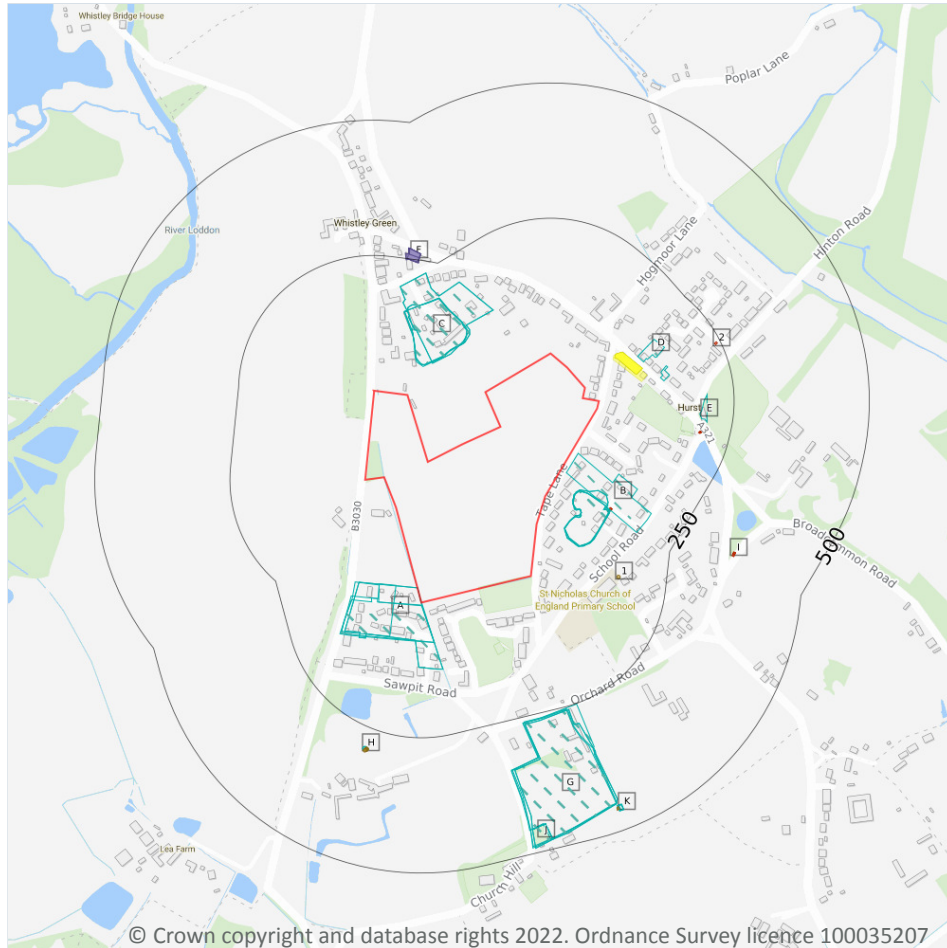
0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

33

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
A	On site	Nursery	1986	1910685
A	On site	Nursery	1975	1937135
A	5m SW	Nursery	1932	1948381



ID	Location	Land Use	Date	Group ID
A	6m SW	Nursery	1938	1948381
B	12m E	Nursery	1975	1867903
A	37m SW	Nursery	1910	1962331
B	44m E	Unspecified Pit	1938	1905828
B	44m E	Old Gravel Pit	1910	1874036
B	45m E	Unspecified Pit	1960	1959021
B	45m E	Unspecified Pit	1932	1950462
B	45m E	Unspecified Pit	1932	1950462
C	60m NW	Nursery	1932	1965338
C	62m NW	Nursery	1938	1937231
C	62m NW	Nursery	1910	1963039
C	62m NW	Nursery	1960	1937231
C	75m N	Nursery	1986	1945726
C	75m N	Nursery	1975	1966332
D	109m NE	Smithy	1898	1875909
D	122m NE	Smithy	1910	1875911
E	188m E	Refuse Heap	1910	1884329
G	251m SE	Nursery	1960	1929012
G	254m S	Nursery	1932	1936691
G	255m S	Nursery	1938	1936691
G	256m S	Nursery	1986	1955738
G	256m S	Nursery	1975	1948717
H	286m SW	Sewage Tank	1932	1888717
H	286m SW	Sewage Tank	1932	1888717
H	286m SW	Sewage Tank	1938	1888717
J	451m S	Grave Yard	1986	1954951
J	451m S	Grave Yard	1975	1920670
K	453m SE	Unspecified Tank	1960	1921005



ID	Location	Land Use	Date	Group ID
K	453m SE	Unspecified Tank	1938	1921005
K	454m SE	Unspecified Tank	1932	1910523

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

9

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. 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
1	158m SE	Sewage Tank	1966	309320
H	286m SW	Sewage Tank	1995	312773
H	286m SW	Sewage Tank	1994	312773
H	286m SW	Sewage Tank	1993	312773
H	286m SW	Sewage Tank	1995	312773
H	288m SW	Sewage Tank	1966	312773
H	288m SW	Sewage Tank	1990	316337
H	290m SW	Sewage Tank	1933	312773
K	456m SE	Unspecified Tank	1933	306319

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

16

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
B	113m E	Electricity Substation	1990	189733
B	114m E	Electricity Substation	1995	205157
B	114m E	Electricity Substation	1994	205157
B	114m E	Electricity Substation	1993	205157
B	114m E	Electricity Substation	1995	205157
E	193m E	Gas Governor	1990	191933
E	194m E	Gas Governor	1995	199261
E	194m E	Gas Governor	1994	199261
E	194m E	Gas Governor	1993	199261
E	194m E	Gas Governor	1995	199261
2	239m NE	Electricity Substation	1995	189870
I	353m E	Electricity Substation	1995	205850
I	353m E	Electricity Substation	1994	205850
I	353m E	Electricity Substation	1993	205850
I	353m E	Electricity Substation	1995	205850
I	353m E	Electricity Substation	1990	189732

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

6

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

Features are displayed on the Past land use - un-grouped map on **page 17**

ID	Location	Land Use	Date	Group ID
D	74m NE	Filling Station	1990	3396
D	78m NE	Filling Station	1966	3492
D	78m NE	Filling Station	1995	3492
D	78m NE	Filling Station	1994	3492



ID	Location	Land Use	Date	Group ID
D	78m NE	Filling Station	1993	3492
D	78m NE	Filling Station	1995	3492

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

7

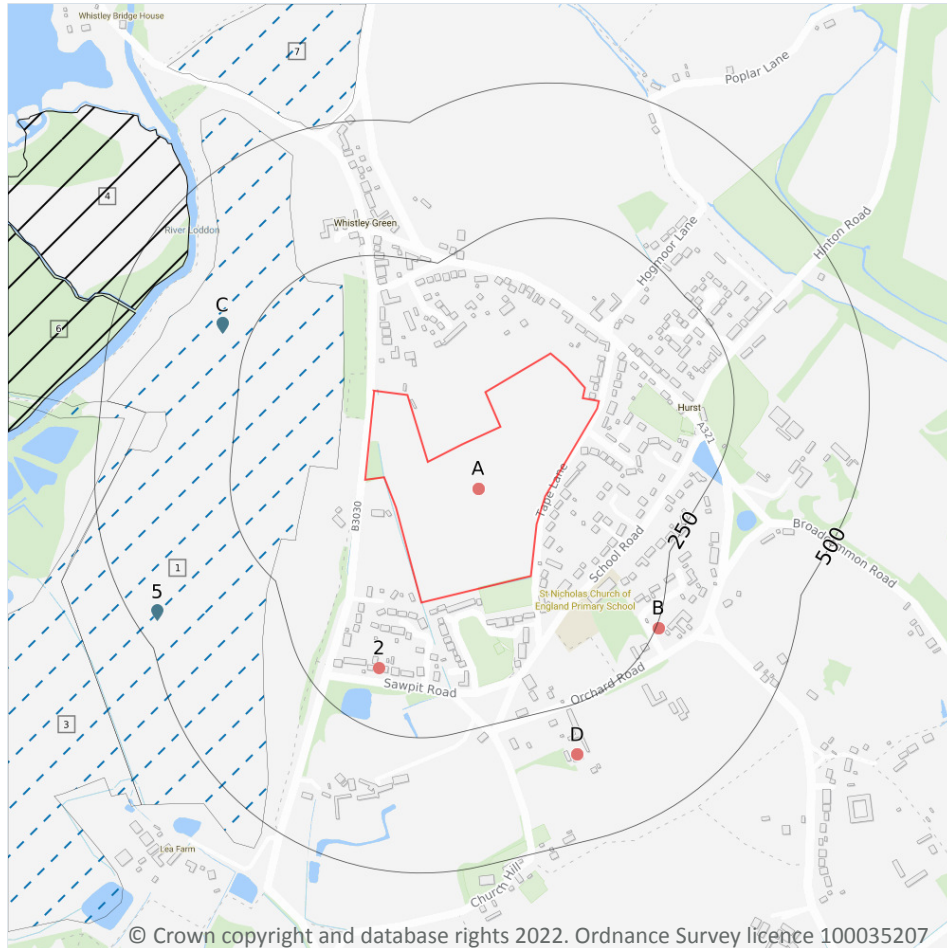
Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 17**

ID	Location	Land Use	Date	Group ID
F	245m N	Garage	1972	61478
F	245m N	Garage	1997	64724
F	245m N	Garage	1995	64724
F	245m N	Garage	1996	64724
F	245m N	Garage	1993	64724
F	245m N	Garage	1995	64724
F	246m N	Garage	1966	61834

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



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

3.1 Active or recent landfill

Records within 500m

3

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation. Features are displayed on the Waste and landfill map on **page 22**

ID	Location	Details	
1	53m W	Operator: Summerleaze Ltd Site Address: Summerleaze Ltd, Whistley Court Farm & Lea Farm, Mohawk Way, Woodley, Reading, Berkshire, RG5 4UE	WML Number: 83152 EPR Reference: SUM003 Landfill type: A01: Co-Disposal Landfill Site Status: Closure IPPC Reference: - EPR Number: EA/EPR/DP3893ER/V008



ID	Location	Details	
3	415m W	Operator: Summerlease Ltd Site Address: Whistley Court and Lea Farm, Mohawk Way, Woodley, Reading, Berkshire, RG5 4UE	WML Number: 0 EPR Reference: - Landfill type: WASTE LANDFILLING; >10 T/D WITH CAPACITY >25,000T EXCLUDING INERT WASTE Status: Effective IPPC Reference: - EPR Number: -
7	494m NW	Operator: Tarmac Aggregates Limited Site Address: Alan Hadley Ltd, Whistley Mill (Stage 4), Broadwater, Hurst, Twyford, Berkshire, RG10	WML Number: 83154 EPR Reference: LAF004 Landfill type: A06: Landfill taking other wastes Status: Closure IPPC Reference: - EPR Number: EA/EPR/DP3293EG/V009

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

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

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

ID	Location	Details		
4	421m NW	Site Address: Whistley Mill Stage 1, Hurst, Near Twyford Licence Holder Address: -	Waste Licence: - Site Reference: 54/12/4/25 Waste Type: Inert, Industrial Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: Alan Hadley Limited First Recorded 31/12/1978 Last Recorded: 31/12/1985
6	463m NW	Site Address: Sandford Farm No.2, Woodley Licence Holder Address: -	Waste Licence: - Site Reference: WOK79 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	3
----------------------------	----------

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

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

ID	Location	Details		
C	305m NW	Site Name: Whistley Court Site Address: Summerleaze Ltd, Whistley Court Farm & Lea Farm, Mohawk Way, Woodley, Reading, Berkshire, RG5 4UE Correspondence Address: -	Type of Site: Co-Disposal Landfill Site Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SUM003 EPR reference: EA/EPR/DP3893ER/V008 Operator: Summerleaze Ltd Waste Management licence No: 83152 Annual Tonnage: 74999	Issue Date: 16/08/1988 Effective Date: - Modified: 16/03/2001 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Closure



ID	Location	Details		
C	305m NW	Site Name: Whistley Court Site Address: Summerleaze Ltd, Whistley Court Farm & Lea Farm, Mohawk Way, Woodley, Reading, Berkshire, RG5 4UE Correspondence Address: -	Type of Site: Co-Disposal Landfill Site Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SUM003 EPR reference: EA/EPR/DP3893ER/V008 Operator: Summerleaze Ltd Waste Management licence No: 83152 Annual Tonnage: 74999	Issue Date: 16/08/1988 Effective Date: - Modified: 16/03/2001 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Closure
5	456m W	Site Name: Whistley Court, Mohawk Way, Woodley Rg5 Site Address: Summerleaze Ltd, Whistley Court & Lea Farm, Mohawk Way, Woodley, Reading, Berks, RG5 4UE Correspondence Address: S L R Consulting, 1, Kelso Place, Upper Bristol Road, Bath, BA1 3AU	Type of Site: Co-Disposal Landfill Site Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SUM003 EPR reference: - Operator: Summerleaze Ltd Waste Management licence No: 83152 Annual Tonnage: 0	Issue Date: 16/08/1988 Effective Date: - Modified: 16/03/2001 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified

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

3.7 Waste exemptions

Records within 500m	31
----------------------------	-----------

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

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

ID	Location	Site	Reference	Category	Sub-Cat egory	Description
A	On site	-	WEX294090	Disposing of waste exemption	On a Farm	Burning waste in the open
A	On site	-	WEX294090	Disposing of waste exemption	On a Farm	Deposit of waste from dredging of inland waters



ID	Location	Site	Reference	Category	Sub-Category	Description
A	On site	-	WEX294090	Treating waste exemption	On a Farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	On site	-	WEX294090	Using waste exemption	On a Farm	Spreading of plant matter to confer benefit
A	On site	-	WEX294090	Using waste exemption	On a Farm	Use of mulch
A	On site	-	WEX294090	Using waste exemption	On a Farm	Spreading waste on agricultural land to confer benefit
A	On site	-	WEX294090	Using waste exemption	On a Farm	Use of waste for a specified purpose
A	On site	-	WEX294090	Using waste exemption	On a Farm	Use of waste in construction
2	145m SW	MATHEW PHILLIPS, HAMBRIDGE FARM, EAST HAMPSTEAD ROAD, READING, RG10 0SE	WEX090049	Using waste exemption	On a farm	Use of waste in construction
B	254m SE	The Old Rose Garden, Orchard Road, Hurst, Wokingham, RG10 0SD	WEX302610	Using waste exemption	Not on a Farm	Use of waste in construction
B	254m SE	Land at, Orchard Road, Hurst, RG10 0SD	WEX232264	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	254m SE	Land at, Orchard Road, Hurst, RG10 0SD	WEX232264	Using waste exemption	Not on a farm	Use of mulch
D	342m S	ORCHARD NURSERY, ORCHARD ROAD, HURST, READING, RG10 0SD	WEX302650	Storing waste exemption	Not on a Farm	Storage of waste in a secure place
D	342m S	ORCHARD NURSERY, ORCHARD ROAD, HURST, READING, RG10 0SD	WEX302650	Using waste exemption	Not on a Farm	Use of waste in construction
D	342m S	ORCHARD NURSERY, ORCHARD ROAD, HURST, READING, RG10 0SD	WEX314317	Storing waste exemption	On a Farm	Storage of waste in a secure place
D	342m S	ORCHARD NURSERY, ORCHARD ROAD, HURST, READING, RG10 0SD	WEX314317	Disposing of waste exemption	On a Farm	Burning waste in the open



ID	Location	Site	Reference	Category	Sub-Category	Description
D	342m S	ORCHARD NURSERY, ORCHARD ROAD, HURST, READING, RG10 OSD	WEX296350	Storing waste exemption	On a Farm	Storage of waste in a secure place
D	342m S	ORCHARD NURSERY, ORCHARD ROAD, HURST, READING, RG10 OSD	WEX296350	Disposing of waste exemption	On a Farm	Burning waste in the open
D	342m S	ORCHARD NURSERY, ORCHARD ROAD, HURST, READING, RG10 OSD	WEX296350	Treating waste exemption	On a Farm	Recovery of scrap metal
D	342m S	ORCHARD NURSERY, ORCHARD ROAD, HURST, READING, RG10 OSD	WEX296350	Using waste exemption	On a Farm	Use of mulch
D	342m S	ORCHARD NURSERY, ORCHARD ROAD, HURST, READING, RG10 OSD	WEX296350	Using waste exemption	On a Farm	Spreading waste on agricultural land to confer benefit
D	342m S	ORCHARD NURSERY, ORCHARD ROAD, HURST, READING, RG10 OSD	WEX296350	Using waste exemption	On a Farm	Use of waste in construction
D	342m S	ORCHARD NURSERY, ORCHARD ROAD, HURST, READING, RG10 OSD	WEX185128	Disposing of waste exemption	On a farm	Burning waste in the open
D	342m S	ORCHARD NURSERY, ORCHARD ROAD, HURST, READING, RG10 OSD	WEX185128	Storing waste exemption	On a farm	Storage of waste in a secure place
D	342m S	ORCHARD NURSERY, ORCHARD ROAD, HURST, READING, RG10 OSD	WEX161558	Using waste exemption	On a Farm	Use of mulch
D	342m S	ORCHARD NURSERY, ORCHARD ROAD, HURST, READING, RG10 OSD	WEX161558	Disposing of waste exemption	On a Farm	Burning waste in the open
D	342m S	ORCHARD NURSERY, ORCHARD ROAD, HURST, READING, RG10 OSD	WEX161558	Treating waste exemption	On a Farm	Recovery of scrap metal
D	342m S	ORCHARD NURSERY, ORCHARD ROAD, HURST, READING, RG10 OSD	WEX161558	Using waste exemption	On a Farm	Spreading waste on agricultural land to confer benefit
D	342m S	ORCHARD NURSERY, ORCHARD ROAD, HURST, READING, RG10 OSD	WEX161558	Using waste exemption	On a Farm	Use of waste in construction

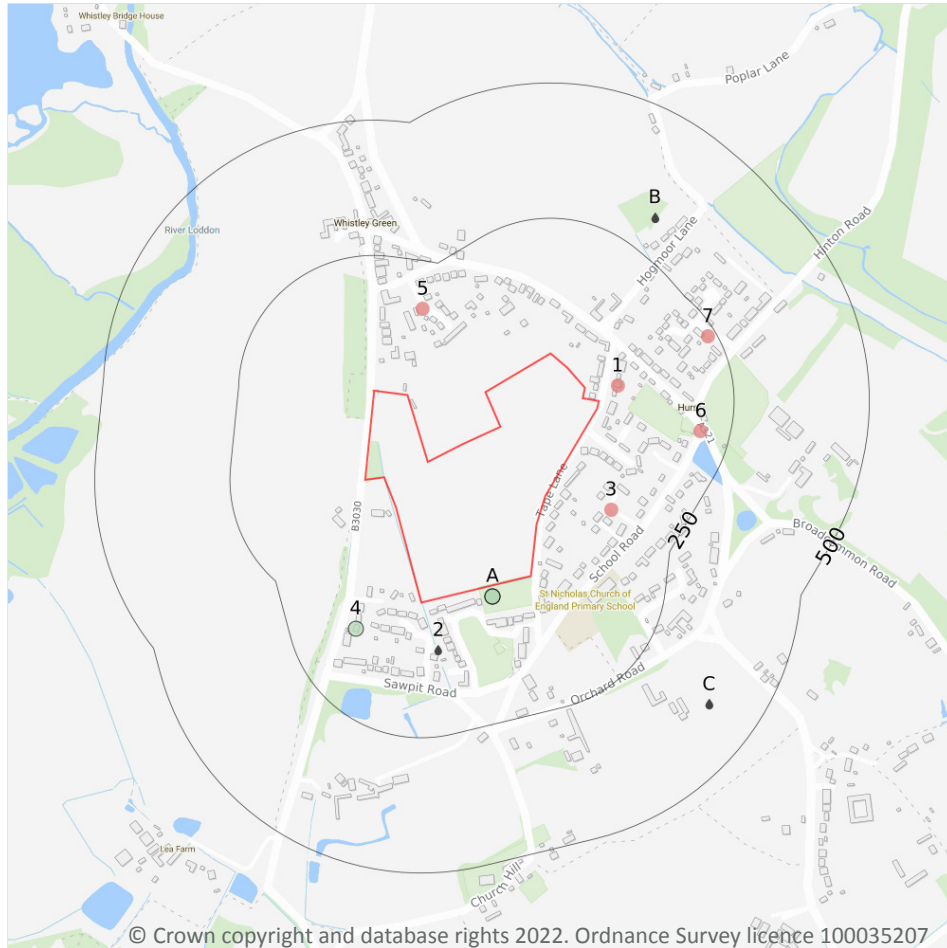


ID	Location	Site	Reference	Category	Sub-Category	Description
D	342m S	ORCHARD NURSERY, ORCHARD ROAD, HURST, READING, RG10 0SD	WEX161558	Storing waste exemption	On a Farm	Storage of waste in a secure place
D	342m S	ORCHARD NURSERY, ORCHARD ROAD, HURST, READING, RG10 0SD	WEX027737	Disposing of waste exemption	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
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

5

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 29**

ID	Location	Company	Address	Activity	Category
1	45m NE	Simply Sewing	6, Tape Lane, Hurst, Berkshire, RG10 ODP	Curtains and Blinds	Consumer Products
3	117m E	Electricity Sub Station	Berkshire, RG10	Electrical Features	Infrastructure and Facilities
5	162m N	Electricity Sub Station	Berkshire, RG10	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
6	196m E	Gas Governor Station	Berkshire, RG10	Gas Features	Infrastructure and Facilities
7	234m NE	Electricity Sub Station	Berkshire, RG10	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

5

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

Features are displayed on the Current industrial land use map on **page 29**

ID	Location	Address	Details	
2	93m S	HURST NURSERIES DEVELOPMENT,SAWPIT, HURST NURSERIES DEVELOPMENT SAWP, IT ROAD/LODGE ROAD HURST WOKINGH, AM,BERKS	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CTWC.2431 Permit Version: 1 Receiving Water: CHURCH LANEDITCHES	Status: REVOKED - UNSPECIFIED Issue date: 16/05/1988 Effective Date: 16/05/1988 Revocation Date: 24/03/1992
B	316m NE	Hogmoor Lane	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.1170 Permit Version: 1 Receiving Water: TWYFORD BROOK	Status: TEMPORARY CONSENTS (WATER ACT 1989, SECTION 113) Issue date: 02/11/1989 Effective Date: 02/11/1989 Revocation Date: 02/09/2010
B	316m NE	Hogmoor Lane	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.1170 Permit Version: 2 Receiving Water: Twyford Brook	Status: SURRENDERED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 13/10/2015



ID	Location	Address	Details	
C	405m SE	Wokingham Road	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.2288 Permit Version: 1 Receiving Water: LODDON	Status: TEMPORARY CONSENTS (WATER ACT 1989, SECTION 113) Issue date: 02/11/1989 Effective Date: 02/11/1989 Revocation Date: 02/09/2010
C	405m SE	Wokingham Road	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.2288 Permit Version: 2 Receiving Water: Loddon	Status: SURRENDERED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 19/08/2014

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

4

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 29**

ID	Location	Details	
A	19m S	Incident Date: 11/10/2001 Incident Identification: 35998 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)
A	19m S	Incident Date: 18/07/2003 Incident Identification: 174718 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
A	19m S	Incident Date: 18/02/2002 Incident Identification: 61021 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
4	130m SW	Incident Date: 09/09/2001 Incident Identification: 29739 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m

0

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



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

4.20 Pollution inventory waste transfers

Records within 500m

0

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

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

4.21 Pollution inventory radioactive waste

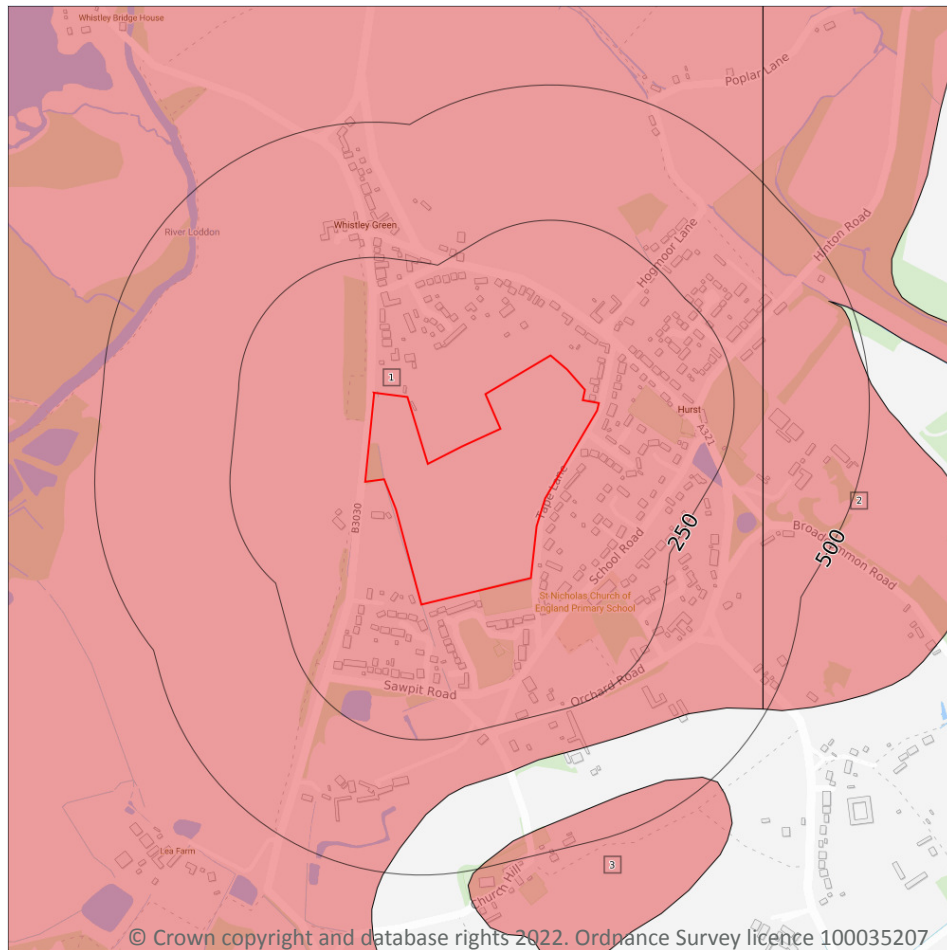
Records within 500m

0

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

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

5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

3

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 36**

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	303m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

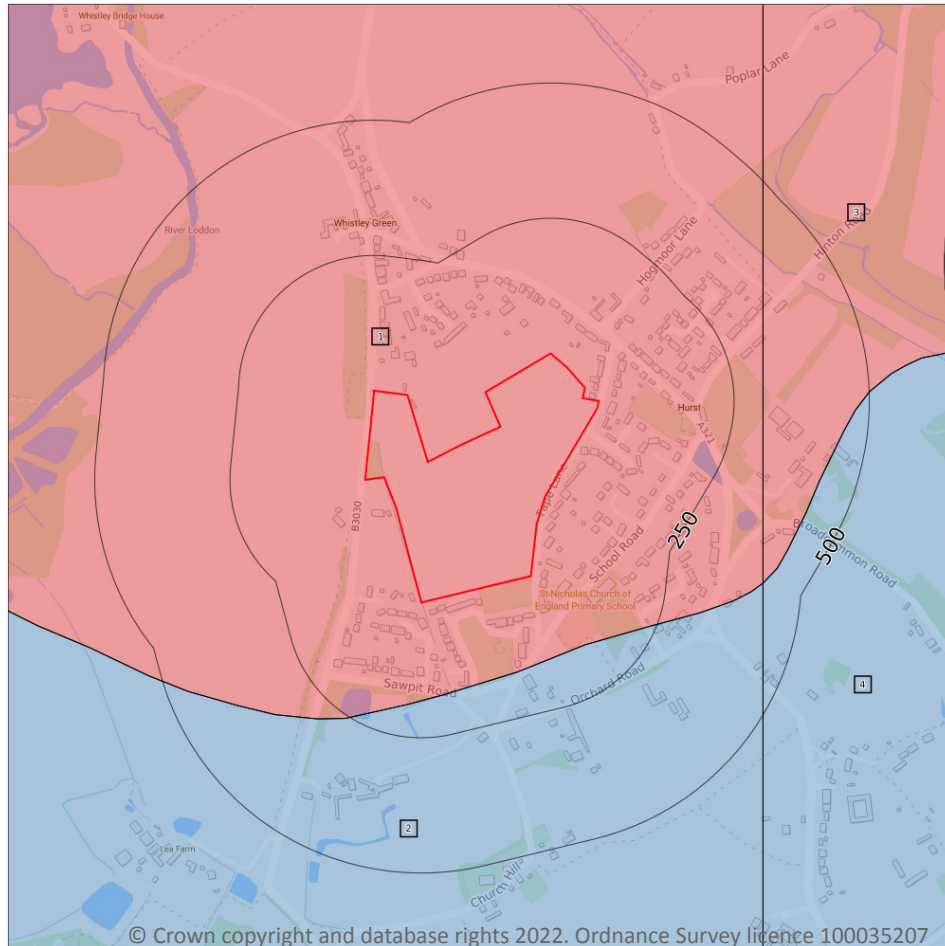


ID	Location	Designation	Description
3	435m SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

4

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 38**

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	155m SE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

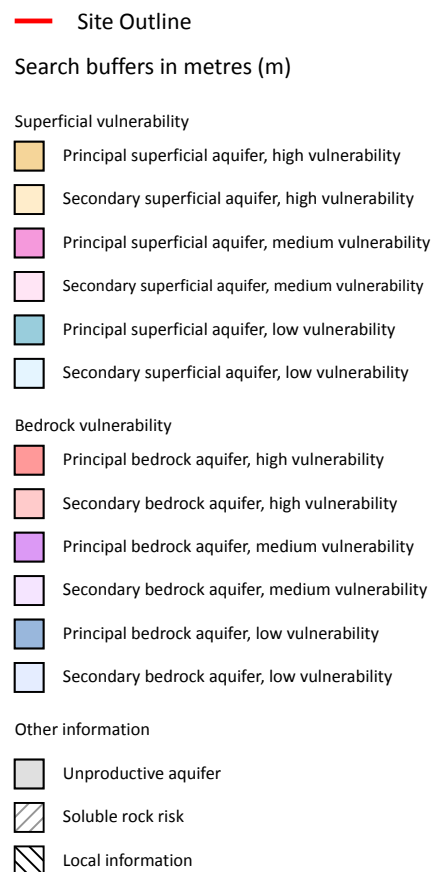
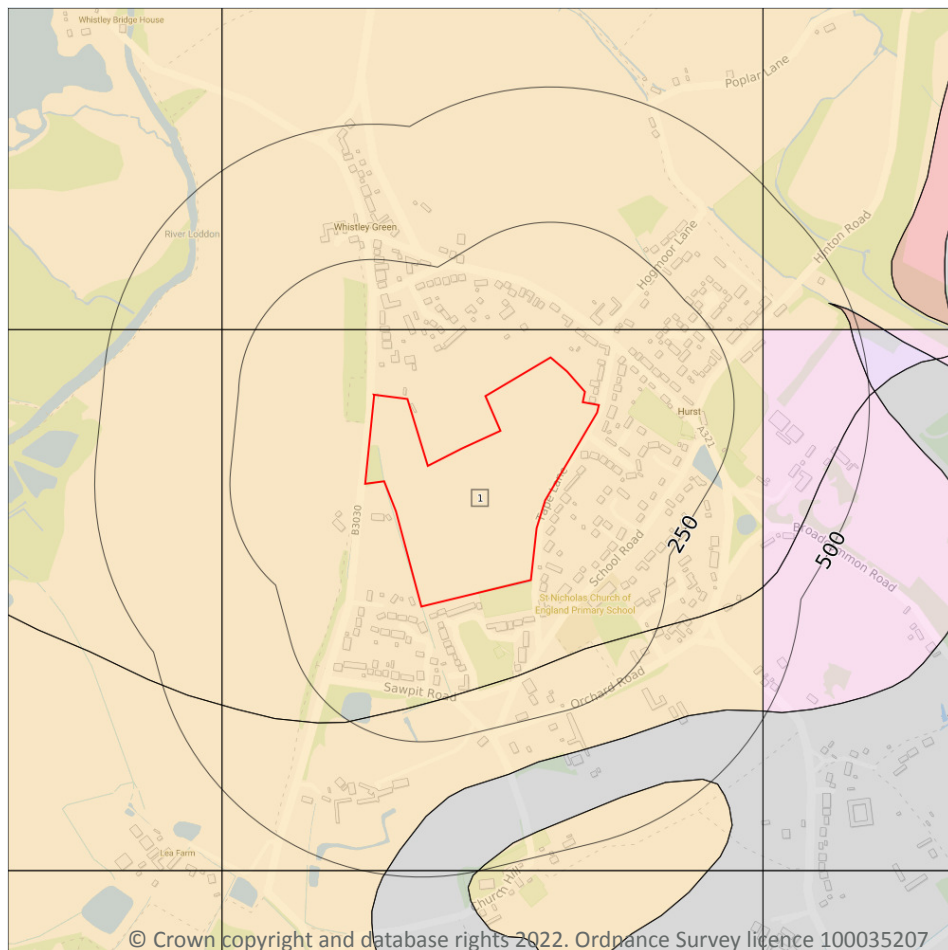


ID	Location	Designation	Description
3	303m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	428m E	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

1

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

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

Features are displayed on the Groundwater vulnerability map on **page 40**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: High Aquifer type: Secondary Thickness: <3m Patchiness value: >90% Recharge potential: High	Vulnerability: Medium Aquifer type: Secondary 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

22

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 42**

ID	Location	Details	
-	714m W	Status: Historical Licence No: 28/39/24/0246 Details: General Washing/Process Washing Direct Source: THAMES GROUNDWATER Point: SANDFORD FARM, WOODLEY, BERKS - WET PIT 'B' Data Type: Point Name: SUMMERLEAZE LIMITED Easting: 478550 Northing: 173700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 05/08/2004 Expiry Date: 31/12/2005 Issue No: 1 Version Start Date: 05/08/2004 Version End Date: -
-	714m W	Status: Historical Licence No: 28/39/24/0246 Details: Make-Up or Top Up Water Direct Source: THAMES GROUNDWATER Point: SANDFORD FARM, WOODLEY, BERKS - WET PIT 'B' Data Type: Point Name: SUMMERLEAZE LIMITED Easting: 478550 Northing: 173700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 05/08/2004 Expiry Date: 31/12/2005 Issue No: 1 Version Start Date: 05/08/2004 Version End Date: -
-	714m W	Status: Historical Licence No: 28/39/24/0246 Details: Mineral Washing Direct Source: THAMES GROUNDWATER Point: SANDFORD FARM, WOODLEY, BERKS - WET PIT 'B' Data Type: Point Name: SUMMERLEAZE LIMITED Easting: 478550 Northing: 173700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 05/08/2004 Expiry Date: 31/12/2005 Issue No: 1 Version Start Date: 05/08/2004 Version End Date: -
-	1088m W	Status: Historical Licence No: 28/39/24/0212 Details: Mineral Washing Direct Source: THAMES GROUNDWATER Point: WET PIT AT SANDFORD FARM, WOODLEY Data Type: Point Name: SUMMERLEAZE LIMITED Easting: 478240 Northing: 174200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 09/07/1992 Expiry Date: 31/12/2004 Issue No: 100 Version Start Date: 23/04/1993 Version End Date: -

ID	Location	Details	
-	1088m W	Status: Historical Licence No: 28/39/24/0246 Details: General Washing/Process Washing Direct Source: THAMES GROUNDWATER Point: SANDFORD FARM, WOODLEY, BERKS - WET PIT 'A' Data Type: Point Name: SUMMERLEAZE LIMITED Easting: 478240 Northing: 174200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 05/08/2004 Expiry Date: 31/12/2005 Issue No: 1 Version Start Date: 05/08/2004 Version End Date: -
-	1088m W	Status: Historical Licence No: 28/39/24/0246 Details: Make-Up or Top Up Water Direct Source: THAMES GROUNDWATER Point: SANDFORD FARM, WOODLEY, BERKS - WET PIT 'A' Data Type: Point Name: SUMMERLEAZE LIMITED Easting: 478240 Northing: 174200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 05/08/2004 Expiry Date: 31/12/2005 Issue No: 1 Version Start Date: 05/08/2004 Version End Date: -
-	1088m W	Status: Historical Licence No: 28/39/24/0246 Details: Mineral Washing Direct Source: THAMES GROUNDWATER Point: SANDFORD FARM, WOODLEY, BERKS - WET PIT 'A' Data Type: Point Name: SUMMERLEAZE LIMITED Easting: 478240 Northing: 174200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 05/08/2004 Expiry Date: 31/12/2005 Issue No: 1 Version Start Date: 05/08/2004 Version End Date: -
-	1088m W	Status: Historical Licence No: 28/39/24/0216 Details: Process Water Direct Source: THAMES GROUNDWATER Point: MOHAWK WAY, WOODLEY Data Type: Point Name: RMC MATERIALS LIMITED Easting: 478240 Northing: 174200	Annual Volume (m ³): 25000 Max Daily Volume (m ³): 120 Original Application No: - Original Start Date: 23/04/1993 Expiry Date: 31/12/2008 Issue No: 102 Version Start Date: 20/04/2005 Version End Date: -
-	1281m E	Status: Historical Licence No: 28/39/24/0022 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: HAINES HILL BOREHOLE B Data Type: Point Name: GODSAL Easting: 480900 Northing: 174300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 14/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 14/02/1966 Version End Date: -



ID	Location	Details	
-	1281m E	Status: Historical Licence No: 28/39/24/0215 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: HAINES HILL BOREHOLE B Data Type: Point Name: GODSAL Easting: 480900 Northing: 174300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 19/03/1993 Expiry Date: 31/12/2001 Issue No: 100 Version Start Date: 19/03/1993 Version End Date: -
-	1281m E	Status: Historical Licence No: 28/39/24/0215 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: HAINES HILL BOREHOLE B Data Type: Point Name: GODSAL Easting: 480900 Northing: 174300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 19/03/1993 Expiry Date: 31/12/2001 Issue No: 100 Version Start Date: 19/03/1993 Version End Date: -
-	1316m NE	Status: Active Licence No: 28/39/24/0022 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: HAINES HILL, TWYFORD, BERKS (BOREHOLE B) Data Type: Point Name: Zeal Easting: 480930 Northing: 174320	Annual Volume (m ³): 19,905 Max Daily Volume (m ³): 326.40 Original Application No: NPS/WR/019275 Original Start Date: 14/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 01/04/2016 Version End Date: -
-	1316m NE	Status: Active Licence No: 28/39/24/0022 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: THAMES GROUNDWATER Point: HAINES HILL, TWYFORD, BERKS (BOREHOLE B) Data Type: Point Name: Zeal Easting: 480930 Northing: 174320	Annual Volume (m ³): 19,905 Max Daily Volume (m ³): 326.40 Original Application No: NPS/WR/019275 Original Start Date: 14/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 01/04/2016 Version End Date: -
-	1325m E	Status: Historical Licence No: 28/39/24/0022 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: HAINES HILL BOREHOLE A Data Type: Point Name: GODSAL Easting: 481000 Northing: 174100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 14/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 14/02/1966 Version End Date: -

ID	Location	Details	
-	1325m E	Status: Historical Licence No: 28/39/24/0215 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: HAINES HILL BOREHOLE A Data Type: Point Name: GODSAL Easting: 481000 Northing: 174100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 19/03/1993 Expiry Date: 31/12/2001 Issue No: 100 Version Start Date: 19/03/1993 Version End Date: -
-	1381m E	Status: Historical Licence No: 28/39/24/0022 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: HAINES HILL, TWYFORD, BERKS (BOREHOLE A) Data Type: Point Name: Zeal Easting: 481050 Northing: 174140	Annual Volume (m ³): 20457 Max Daily Volume (m ³): 326.4 Original Application No: - Original Start Date: 14/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 15/05/2011 Version End Date: -
-	1381m E	Status: Historical Licence No: 28/39/24/0022 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: THAMES GROUNDWATER Point: HAINES HILL, TWYFORD, BERKS (BOREHOLE A) Data Type: Point Name: Zeal Easting: 481050 Northing: 174140	Annual Volume (m ³): 20457 Max Daily Volume (m ³): 326.4 Original Application No: - Original Start Date: 14/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 15/05/2011 Version End Date: -
-	1383m E	Status: Active Licence No: 28/39/24/0022 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: HAINES HILL, TWYFORD, BERKS (BOREHOLE A) Data Type: Point Name: Zeal Easting: 481051 Northing: 174141	Annual Volume (m ³): 19,905 Max Daily Volume (m ³): 326.40 Original Application No: NPS/WR/019275 Original Start Date: 14/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 01/04/2016 Version End Date: -
-	1383m E	Status: Active Licence No: 28/39/24/0022 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: THAMES GROUNDWATER Point: HAINES HILL, TWYFORD, BERKS (BOREHOLE A) Data Type: Point Name: Zeal Easting: 481051 Northing: 174141	Annual Volume (m ³): 19,905 Max Daily Volume (m ³): 326.40 Original Application No: NPS/WR/019275 Original Start Date: 14/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 01/04/2016 Version End Date: -



ID	Location	Details	
-	1468m SE	Status: Historical Licence No: 28/39/24/0176 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: CROSSLANDS FARM, NELSON LANE, HURST - BOREHOLE Data Type: Point Name: HOLDSTOCK Easting: 480500 Northing: 172400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 14/12/1977 Expiry Date: - Issue No: 100 Version Start Date: 14/12/1977 Version End Date: -
-	1602m SE	Status: Active Licence No: 28/39/24/0191 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: GRANGE FARM BOREHOLE Data Type: Point Name: BELCHER Easting: 480700 Northing: 172400	Annual Volume (m ³): 8,128 Max Daily Volume (m ³): 22.28 Original Application No: WRA/5176 Original Start Date: 10/11/1981 Expiry Date: - Issue No: 100 Version Start Date: 10/11/1981 Version End Date: -
-	1644m N	Status: Historical Licence No: 28/39/24/0197 Details: Process water Direct Source: THAMES GROUNDWATER Point: HURST ROAD, TWYFORD BOREHOLE Data Type: Point Name: WINTERTON BROTHERS Easting: 479000 Northing: 175500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 12/12/1988 Expiry Date: - Issue No: 100 Version Start Date: 12/12/1988 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

2

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 42**



ID	Location	Details	
-	1049m SW	Status: Active Licence No: 28/39/24/0057 Details: Spray Irrigation - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: EMM BROOK AT DINTON PASTURES GC Data Type: Line Name: THE BRACKNELL & WOKINGHAM JOINT GOLF COURSE COMMITTEE Easting: 478500 Northing: 172900	Annual Volume (m ³): 16,366 Max Daily Volume (m ³): 218 Original Application No: WRA/2241 Original Start Date: 01/08/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2012 Version End Date: -
-	1501m N	Status: Active Licence No: TH/039/0024/025 Details: Heat Pump Direct Source: THAMES SURFACE WATER - NON TIDAL Point: TWYFORD BROOK Data Type: Point Name: Stanlake Park Company Limited Easting: 479979 Northing: 175403	Annual Volume (m ³): 46,000 Max Daily Volume (m ³): 245 Original Application No: NPS/WR/018183 Original Start Date: 18/08/2015 Expiry Date: 31/03/2028 Issue No: 1 Version Start Date: 01/04/2019 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m

3

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 42**

ID	Location	Details	
-	1316m NE	Status: Active Licence No: 28/39/24/0022 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: THAMES GROUNDWATER Point: HAINES HILL, TWYFORD, BERKS (BOREHOLE B) Data Type: Point Name: Zeal Easting: 480930 Northing: 174320	Annual Volume (m ³): 19,905 Max Daily Volume (m ³): 326.40 Original Application No: NPS/WR/019275 Original Start Date: 14/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 01/04/2016 Version End Date: -



ID	Location	Details	
-	1381m E	Status: Historical Licence No: 28/39/24/0022 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: THAMES GROUNDWATER Point: HAINES HILL, TWYFORD, BERKS (BOREHOLE A) Data Type: Point Name: Zeal Easting: 481050 Northing: 174140	Annual Volume (m ³): 20457 Max Daily Volume (m ³): 326.4 Original Application No: - Original Start Date: 14/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 15/05/2011 Version End Date: -
-	1383m E	Status: Active Licence No: 28/39/24/0022 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: THAMES GROUNDWATER Point: HAINES HILL, TWYFORD, BERKS (BOREHOLE A) Data Type: Point Name: Zeal Easting: 481051 Northing: 174141	Annual Volume (m ³): 19,905 Max Daily Volume (m ³): 326.40 Original Application No: NPS/WR/019275 Original Start Date: 14/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 01/04/2016 Version End Date: -

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

5.9 Source Protection Zones

Records within 500m	1
----------------------------	----------

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination. Features are displayed on the Abstractions and Source Protection Zones map on **page 42**

ID	Location	Type	Description
1	On site	3	Total catchment

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

5.10 Source Protection Zones (confined aquifer)

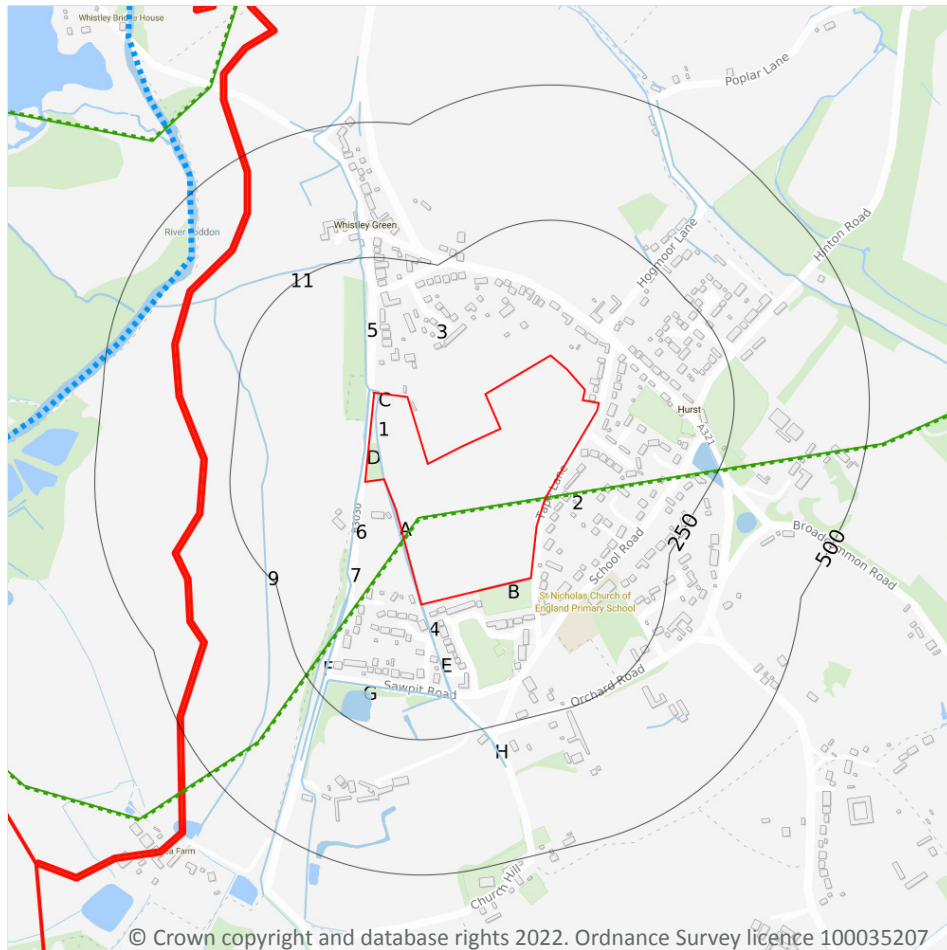
Records within 500m	0
----------------------------	----------

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

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

21

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

Features are displayed on the Hydrology map on **page 50**

ID	Location	Type of water feature	Ground level	Permanence	Name
1	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
A	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
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.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
4	1m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	7m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
5	11m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
6	54m W	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
E	80m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
7	91m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	124m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	127m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	127m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	161m S	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
E	174m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	174m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	175m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	180m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
9	183m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
H	238m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
11	244m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

11

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

Features are displayed on the Hydrology map on **page 50**

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

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



Features are displayed on the Hydrology map on **page 50**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
2	On site	River	Twyford Brook	GB106039023190	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 50**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	833m N	River	Twyford Brook	GB106039023190	Bad	Fail	Bad	2019

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

6.5 WFD Groundwater bodies

Records on site	1
------------------------	----------

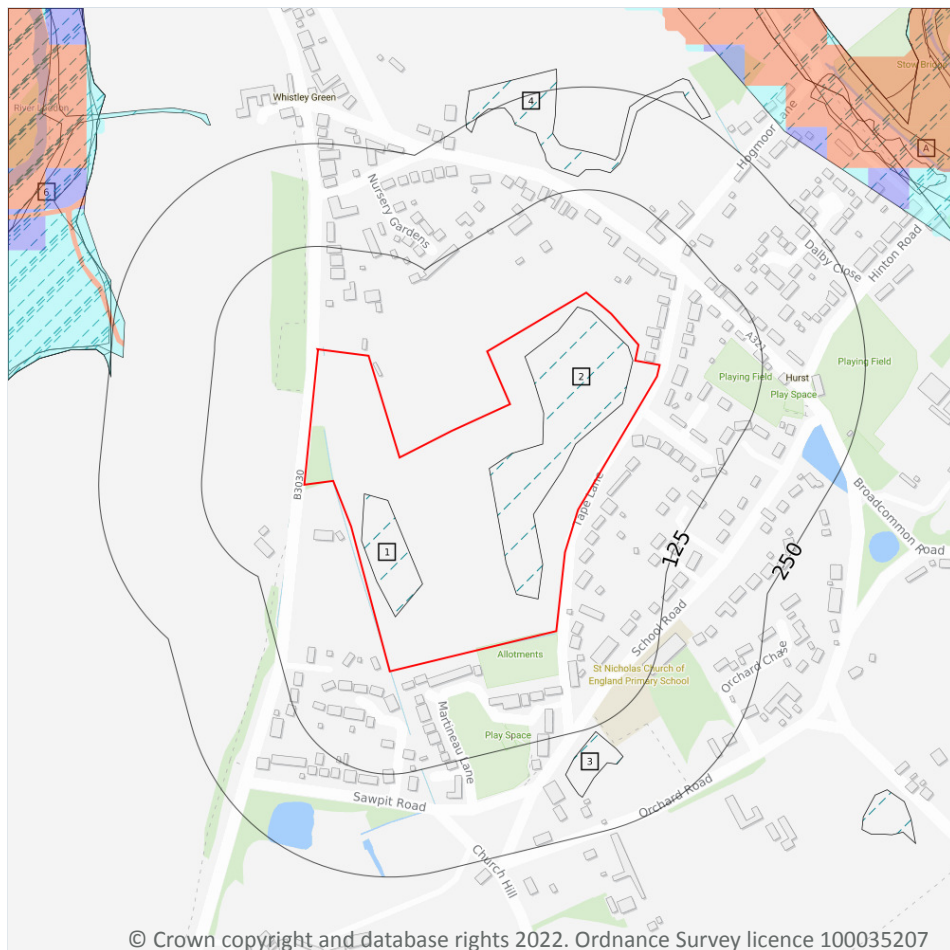
Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 50**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
3	On site	Twyford Tertiaries	GB40602G602700	Good	Good	Good	2019

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

7 River and coastal flooding



© Crown copyright and database rights 2022. Ordnance Survey licence 100035207

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

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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

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



7.2 Historical Flood Events

Records within 250m

7

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 54**

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
1	On site	06januarynewyear2003	2002-12-23 2003-01-12	Other	Channel capacity exceeded (no raised defences)	Fluvial
2	On site	06januarynewyear2003	2002-12-23 2003-01-12	Other	Channel capacity exceeded (no raised defences)	Fluvial
3	131m SE	06januarynewyear2003	2002-12-23 2003-01-12	Other	Channel capacity exceeded (no raised defences)	Fluvial
4	142m N	06januarynewyear2003	2002-12-23 2003-01-12	Other	Channel capacity exceeded (no raised defences)	Fluvial
6	235m W	06februarywinter1991	1991-01-01 1991-12-12	Main river	Channel capacity exceeded (no raised defences)	Fluvial
A	247m W	06decemberwinter1981	1981-01-01 1981-12-12	Main river	Channel capacity exceeded (no raised defences)	Fluvial
A	247m W	06marchspring1947	1947-01-01 1947-12-12	Main river	Channel capacity exceeded (no raised defences)	Fluvial

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

7.3 Flood Defences

Records within 250m

0

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

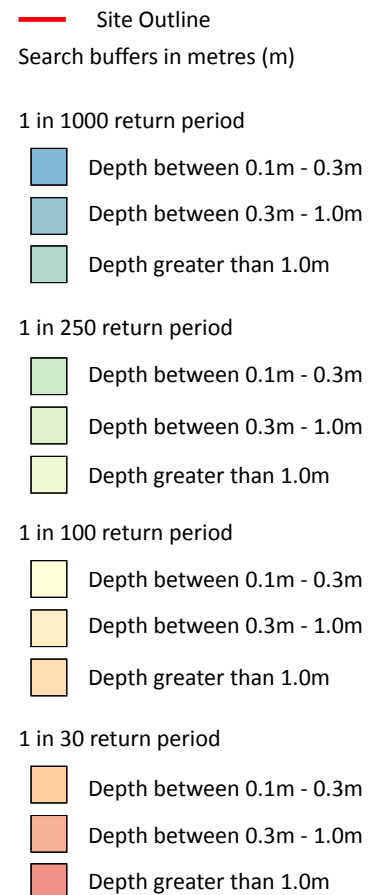
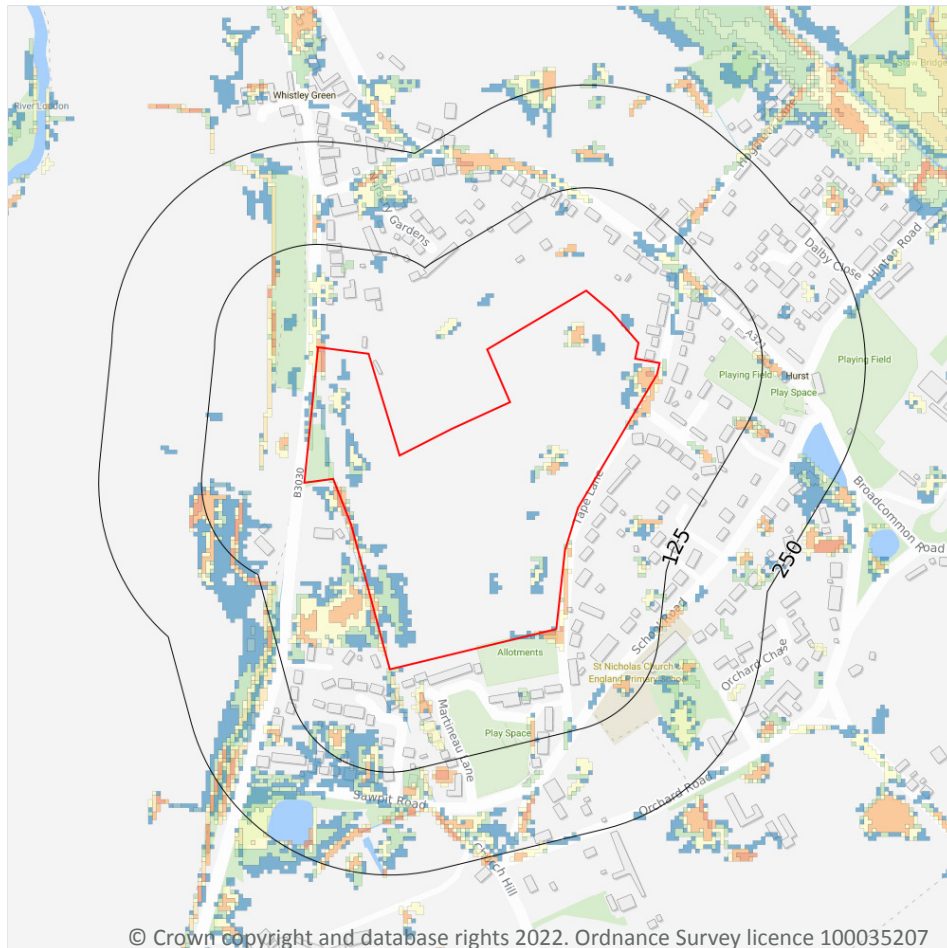
0

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

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



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

1 in 30 year, 0.3m - 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 58**

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.

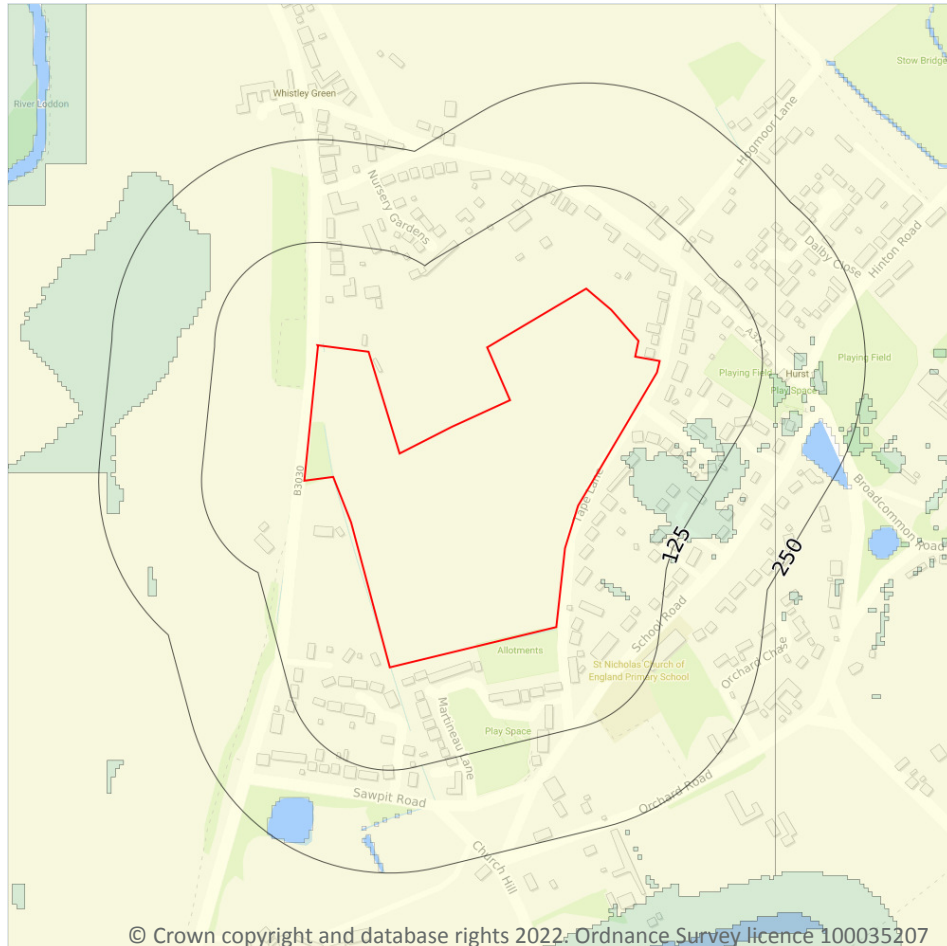
The table below shows the maximum flood depths for a range of return periods for the site.

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	Between 0.3m and 1.0m

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

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

9.1 Groundwater flooding

Highest risk on site

Moderate

Highest risk within 50m

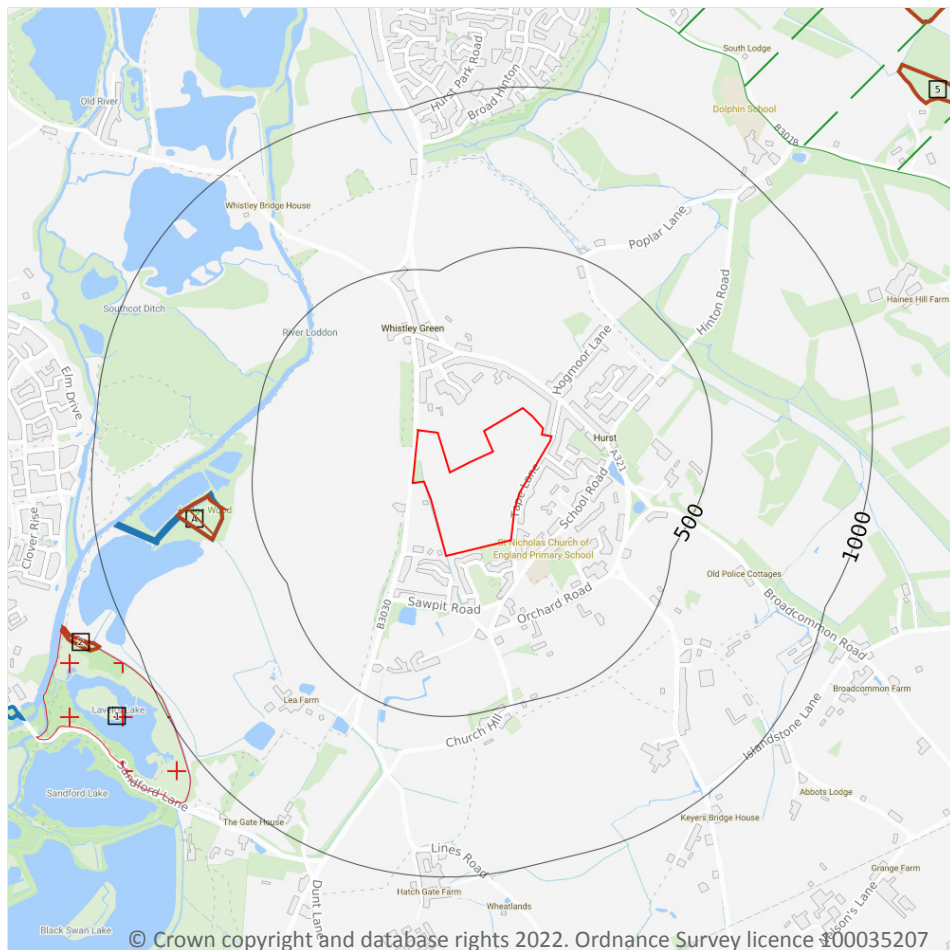
Moderate

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 60**

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)
- + Local Nature Reserves (LNR)
- / Designated Ancient Woodland
- Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

2

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

Features are displayed on the Environmental designations map on **page 61**

ID	Location	Name	Data source
A	601m W	Lodge Wood & Sandford Mill	Natural England



ID	Location	Name	Data source
4	1412m SW	Lodge Wood & Sandford Mill	Natural England

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

10.2 Conserved wetland sites (Ramsar sites)

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

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	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 61**

ID	Location	Name	Data source
1	990m SW	Lavells Lake	Natural England
-	1466m W	Alder Moors	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

24

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 61**

ID	Location	Name	Woodland Type
A	601m W	Lodge Wood	Ancient & Semi-Natural Woodland
2	1101m SW	(Tithe:douglas's Shaw)	Ancient & Semi-Natural Woodland
-	1424m W	Alder Moors(tithe:ridges Coppice)	Ancient & Semi-Natural Woodland
-	1466m W	Alder Moors	Ancient & Semi-Natural Woodland
5	1557m NE	Cameron's Copse	Ancient & Semi-Natural Woodland
-	1648m SW	Sandfordmill Copse(tithe:the Coppice)	Ancient & Semi-Natural Woodland
-	1649m SW	Sandfordmill Copse(tithe:the Coppice)	Ancient & Semi-Natural Woodland
-	1657m SW	Sandfordmill Copse(tithe:the Coppice)	Ancient & Semi-Natural Woodland
-	1677m W	Alder Moors(tithe:alder Moors)	Ancient & Semi-Natural Woodland
-	1694m W	Alder Moors(tithe:alder Moors)	Ancient & Semi-Natural Woodland
7	1725m NE	Botanybay Copse (Tithe:nearer Coppice)	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
-	1732m SW	Sandfordmill Copse(tithe:the Coppice)	Ancient & Semi-Natural Woodland
-	1735m W	Alder Moors(tithe:alder Moors)	Ancient & Semi-Natural Woodland
-	1743m NE	Botanybay Copse (Tithe:nearer Coppice)	Ancient Replanted Woodland
-	1747m NE	Botanybay Copse (Tithe:nearer Coppice)	Ancient & Semi-Natural Woodland
-	1782m W	Alder Moors(tithe:alder Moors)	Ancient & Semi-Natural Woodland
-	1803m SW	Sandfordmill Copse(tithe:the Coppice)	Ancient & Semi-Natural Woodland
-	1923m NE	Middle Copse (Tithe:further Coppice)	Ancient & Semi-Natural Woodland
-	1926m NE	Middle Copse (Tithe:further Coppice)	Ancient & Semi-Natural Woodland
-	1948m W	Norris's Copse(tithe:wiscomb Coppice)	Ancient & Semi-Natural Woodland
-	1972m S	(Tithe:small Wood)	Ancient & Semi-Natural Woodland
-	1975m E	Charity Wood (Tithe:part Of Sherwell Wood)	Ancient & Semi-Natural Woodland
-	1988m E	Surrells/charity Woods	Ancient Replanted Woodland
-	1998m E	Charity Wood(tithe:part Of Sherwell Wood)	Ancient Replanted 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

3

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

Features are displayed on the Environmental designations map on **page 61**

ID	Location	Name	Local Authority name
3	1167m NE	London	Wokingham
-	1574m NE	London	Windsor and Maidenhead
-	1991m E	London	Wokingham

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

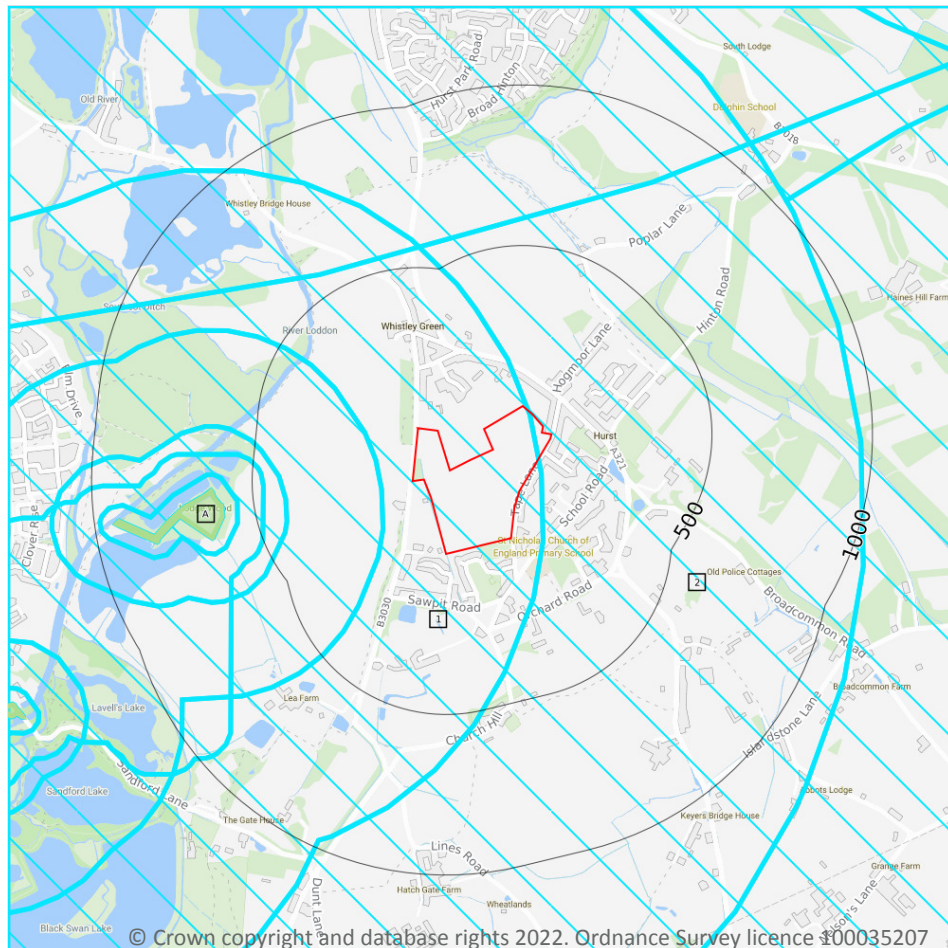
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	Sheeplands	Groundwater	88	Existing
88m S	Emm Brook NVZ	Surface Water	460	Existing

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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

2

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 67**

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Pipelines, pylons and overhead cables. any transport proposal including road, rail and by water (excluding routine maintenance). airports, helipads and other aviation proposals. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, review of minerals permissions (romp), extensions, variations to conditions etc. oil & gas exploration/extraction. Residential - Residential development of 100 units or more. Rural residential - Any residential development of 50 or more houses outside existing settlements/urban areas. Air pollution - Any industrial/agricultural development that could cause air pollution (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 200m², manure stores > 250t). Combustion - General combustion processes >20mw energy input. incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Waste - Landfill. incl: inert landfill, non-hazardous landfill, hazardous landfill. Composting - Any composting proposal with more than 500 tonnes maximum annual operational throughput. incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management. Water supply - Large infrastructure such as warehousing / industry where net additional gross internal floorspace is > 1,000m² or any development needing its own water supply .
2	On site	Infrastructure - Pipelines, pylons and overhead cables. any transport proposal including road, rail and by water (excluding routine maintenance). airports, helipads and other aviation proposals. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, review of minerals permissions (romp), extensions, variations to conditions etc. oil & gas exploration/extraction. Air pollution - Any industrial/agricultural development that could cause air pollution (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 200m², manure stores > 250t). Combustion - General combustion processes >20mw energy input. incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Waste - Landfill. incl: inert landfill, non-hazardous landfill, hazardous landfill. Composting - Any composting proposal with more than 75000 tonnes maximum annual operational throughput. incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management. Water supply - Large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000m² or more.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

2

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

Features are displayed on the SSSI Impact Zones and Units map on **page 67**



ID: A
Location: 601m W
SSSI name: Lodge Wood & Sandford Mill
Unit name: Lodge Wood- Bbont
Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Population of RDB plant - Leucojum aestivum, Summer Snowflake	Favourable	07/04/2016
Wet woodland	Favourable	07/04/2016

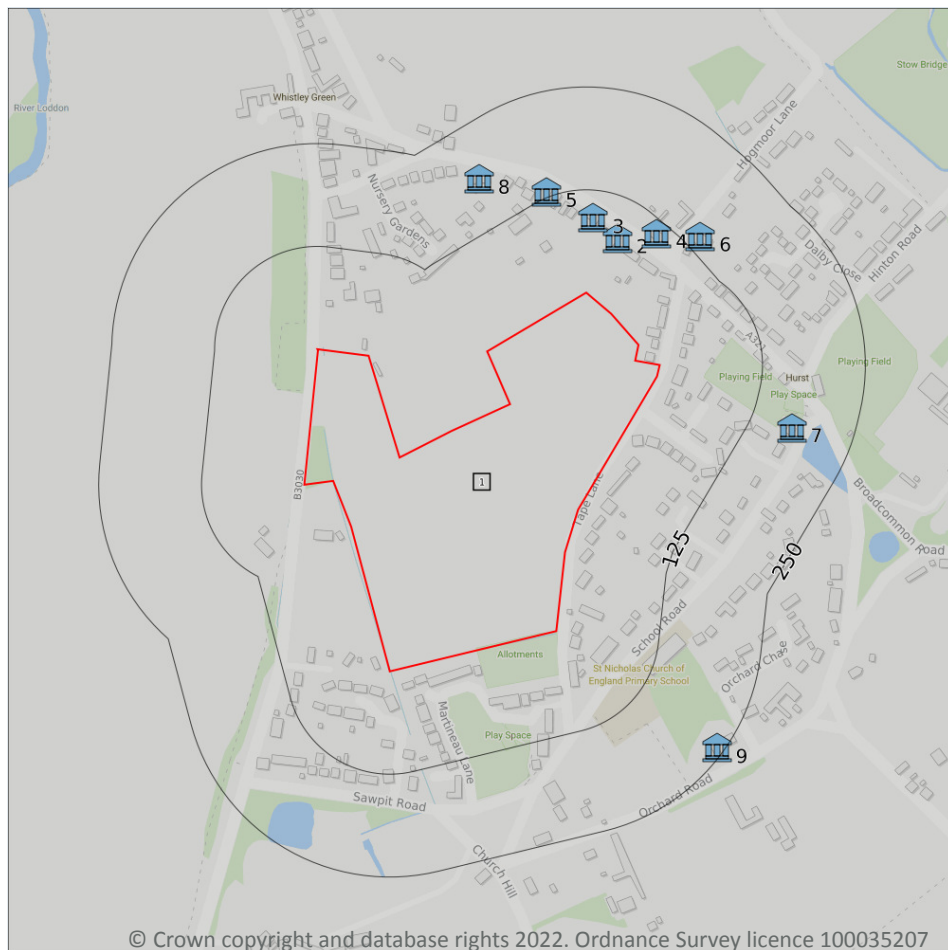
ID: 12
Location: 1412m SW
SSSI name: Lodge Wood & Sandford Mill
Unit name: Southern Unit- Attfield Seall
Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Population of RDB plant - Leucojum aestivum, Summer Snowflake	Favourable	07/04/2016
Wet woodland	Favourable	07/04/2016

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

8

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

Features are displayed on the Visual and cultural designations map on **page 70**

ID	Location	Name	Grade	Reference Number	Listed date
2	76m NE	Elder Cottage, St. Nicholas, Hurst, Wokingham, RG10	II	1117441	17/10/1983
3	91m NE	Parkers Cottage, St. Nicholas, Hurst, Wokingham, RG10	II	1136017	11/09/1979
4	110m NE	Hunters Lodge, St. Nicholas, Hurst, Wokingham, RG10	II	1312957	17/10/1983
5	132m N	Bower Cottage, St. Nicholas, Hurst, Wokingham, RG10	II	1117398	17/10/1983
6	144m NE	Old Posting House, St. Nicholas, Hurst, Wokingham, RG10	II	1117408	17/10/1983
7	175m E	Peacocks, St. Nicholas, Hurst, Wokingham, RG10	II	1117411	17/10/1983



ID	Location	Name	Grade	Reference Number	Listed date
8	186m N	Buttercups, St. Nicholas, Hurst, Wokingham, RG10	II	1117399	17/10/1983
9	241m SE	Vine Cottage, St. Nicholas, Hurst, Wokingham, RG10	II	1312969	17/10/1983

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 70**

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

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

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

11.7 Registered Parks and Gardens

Records within 250m

0

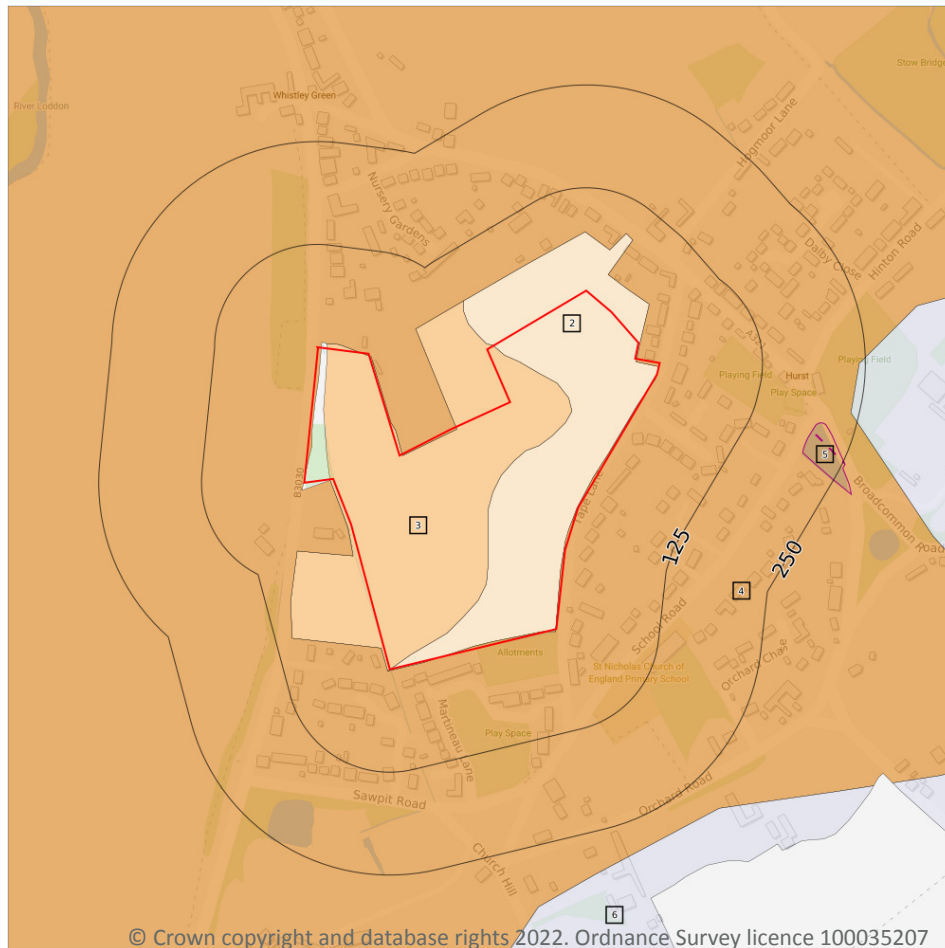
Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the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



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



12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

4

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 74**

ID	Location	Classification	Description
2	On site	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.

ID	Location	Classification	Description
3	On site	Grade 3a	Good quality agricultural land. Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.
4	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.
6	239m E	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

1

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

Features are displayed on the Agricultural designations map on **page 74**

ID	Location	Name	Classification	Other relevant legislation
5	199m E	Townsend's Pond	Section 4 Conclusive Registered Common Land	-

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.



12.4 Environmental Stewardship Schemes

Records within 250m**0**

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m**1**

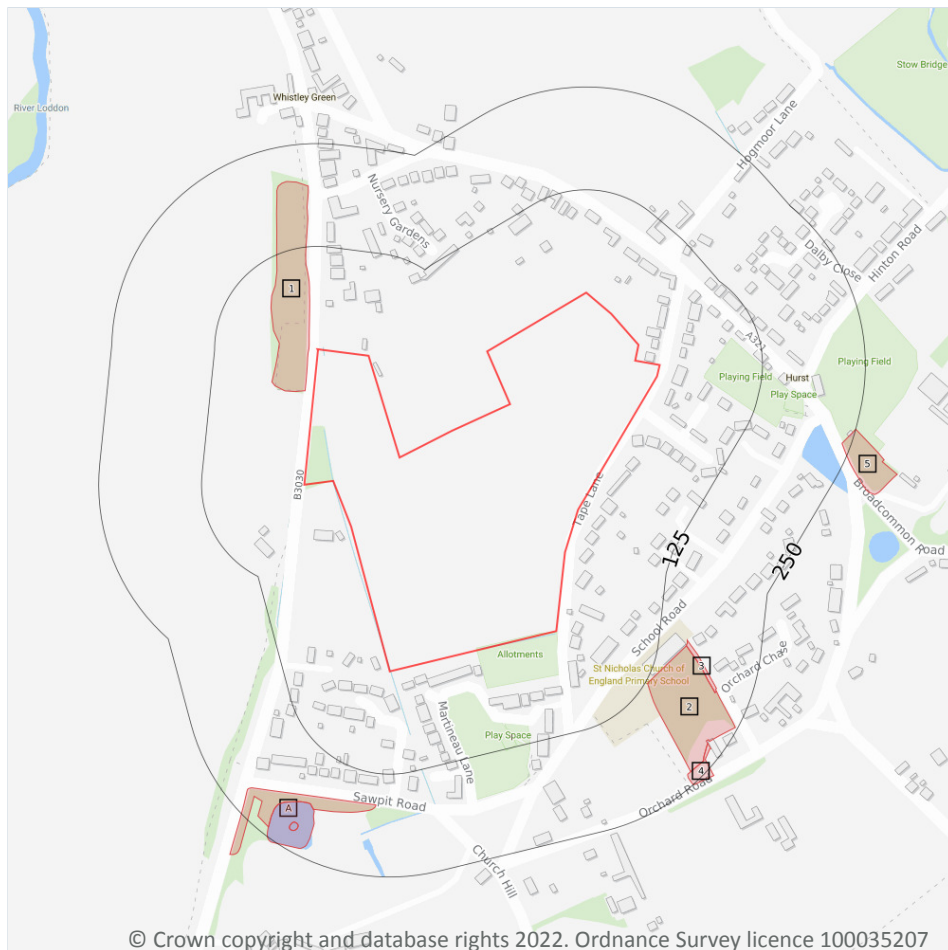
Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

Location	Reference	Scheme	Start Date	End Date
177m N	1056972	Countryside Stewardship (Middle Tier)	01/01/2021	31/12/2025

This data is sourced from Natural England.



13 Habitat designations



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

13.1 Priority Habitat Inventory

Records within 250m

8

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

Features are displayed on the Habitat designations map on **page 77**

ID	Location	Main Habitat	Other habitats
1	10m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	128m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	159m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	163m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
A	188m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	217m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	229m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
5	239m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

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

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

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

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

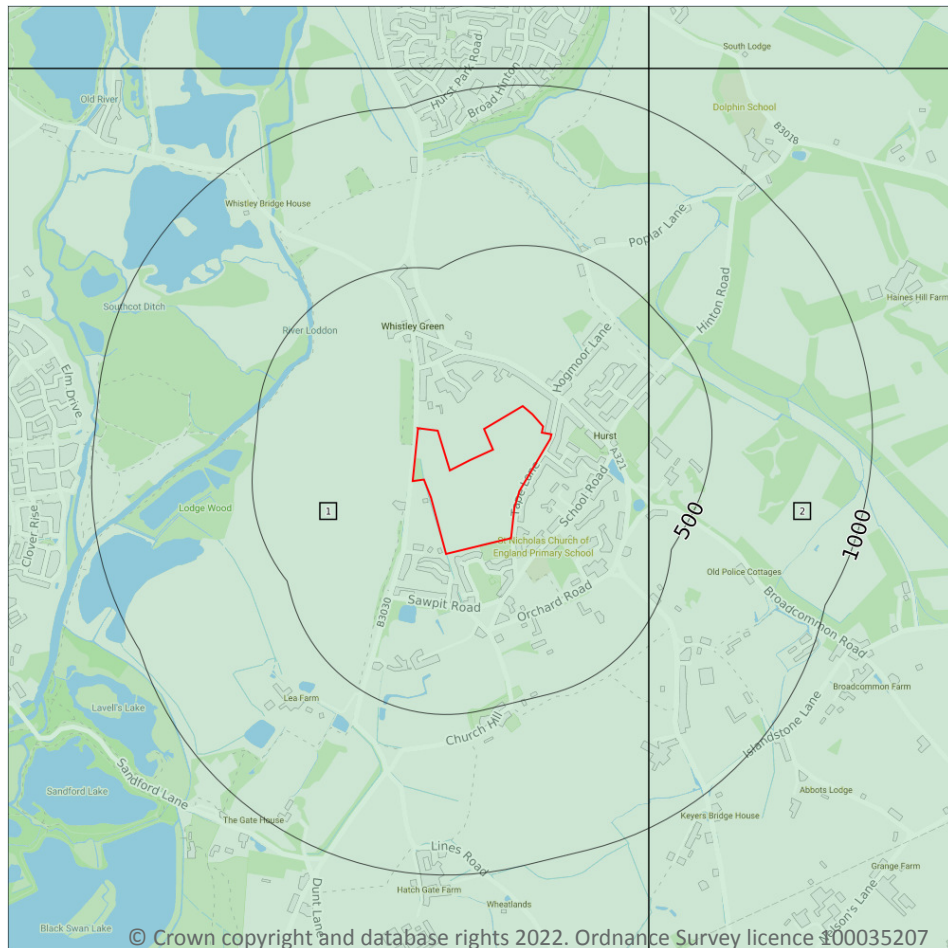
Records within 250m	0
----------------------------	----------

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

2

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

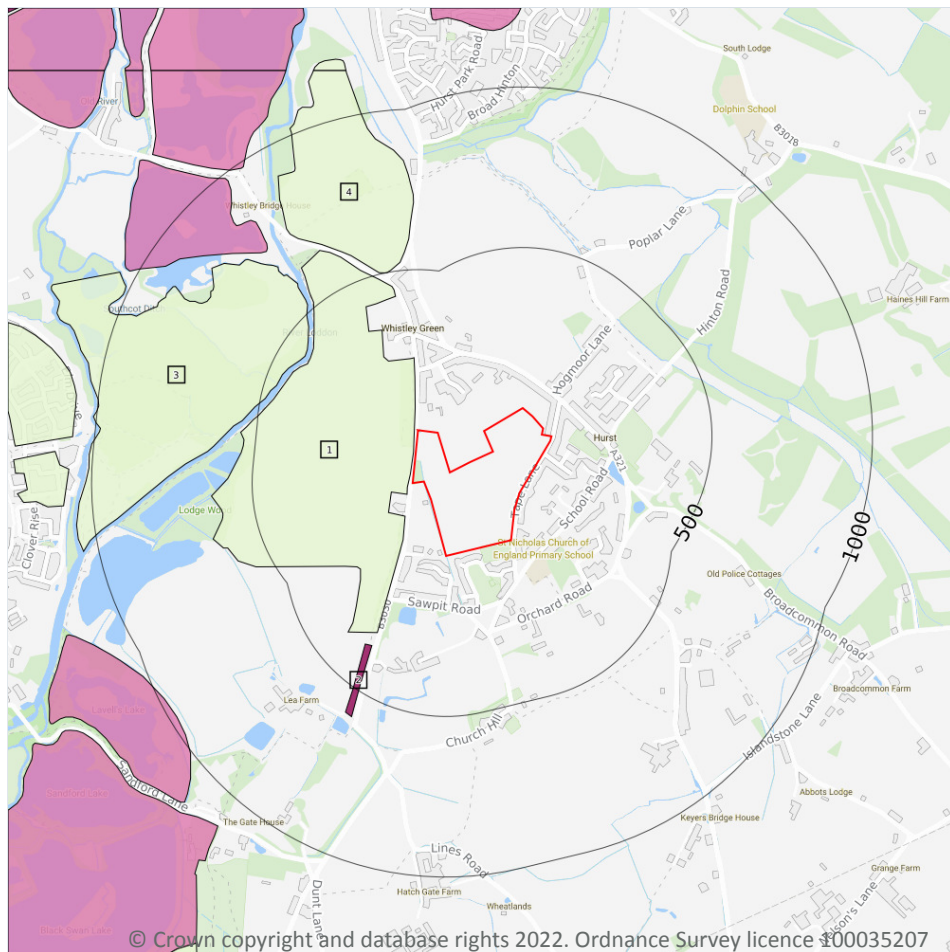
Features are displayed on the Geology 1:10,000 scale - Availability map on **page 79**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SU77SE
2	303m E	Full	Full	Full	No coverage	SU87SW

This data is sourced from the British Geological Survey.



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



— Site Outline
Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

4

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

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 80**

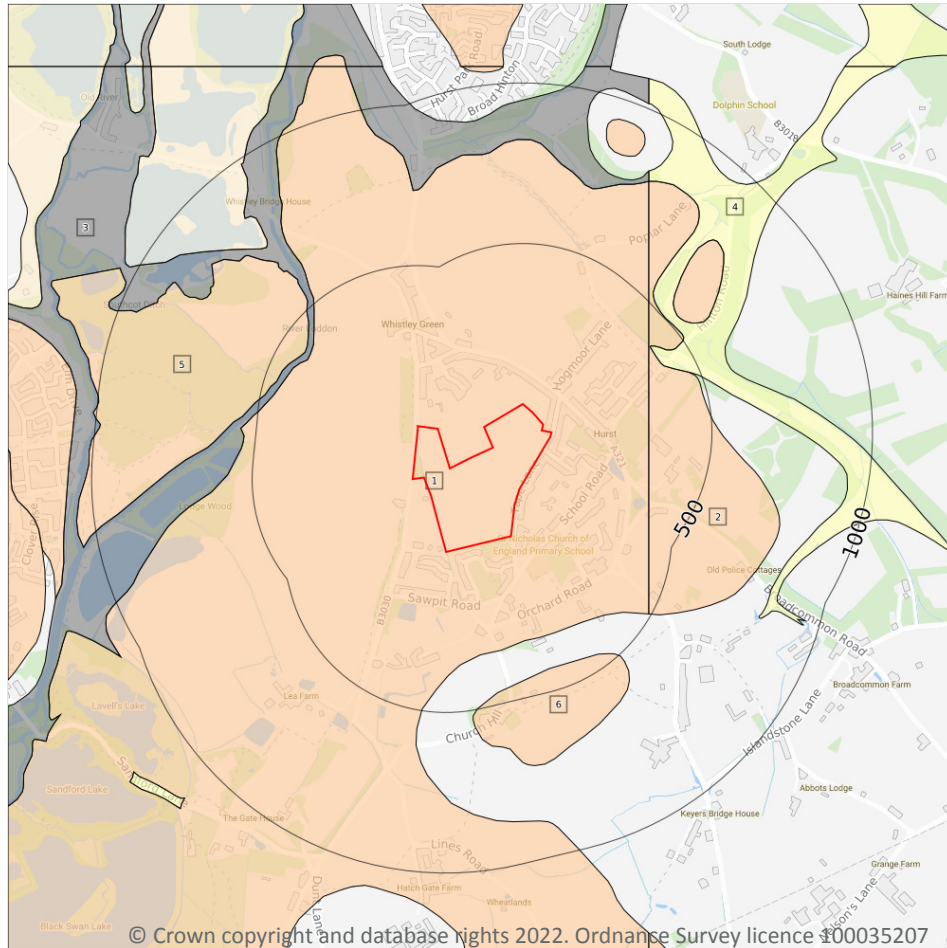
ID	Location	LEX Code	Description	Rock description
1	7m NW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
2	362m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
3	420m NW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
4	500m NW	WMGR-ARTDP	Infilled Ground	Artificial Deposit



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

6

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 82**

ID	Location	LEX Code	Description	Rock description
1	On site	RTD2-XSV	River Terrace Deposits, 2 - Sand And Gravel	Sand And Gravel
2	303m E	RTDU-XSV	River Terrace Deposits (undifferentiated) - Sand And Gravel	Sand And Gravel
3	401m NW	ALV-Z	Alluvium - Silt (unlithified Deposits Coding Scheme)	Silt
4	403m NE	ALV-XSZC	Alluvium - Sand, Silt And Clay	Sand, Silt And Clay



ID	Location	LEX Code	Description	Rock description
5	420m NW	RTD2-XSV	River Terrace Deposits, 2 - Sand And Gravel	Sand And Gravel
6	429m S	RTD3-XSV	River Terrace Deposits, 3 - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

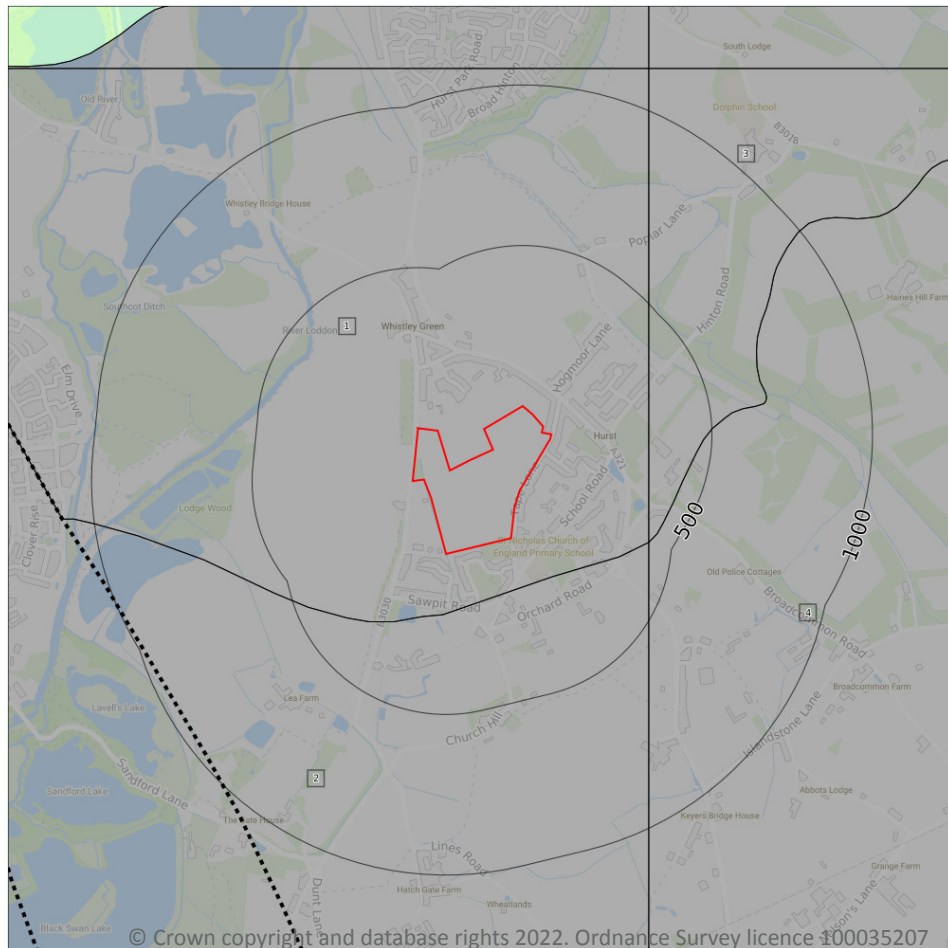
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

14.5 Bedrock geology (10k)

Records within 500m

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 84**

ID	Location	LEX Code	Description	Rock age
1	On site	LMBE-CLSISA	Lambeth Group - Clay, Silt And Sand	Paleocene Epoch
2	156m SE	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch
3	303m E	LMBE-SACL	Lambeth Group - Sandy Clay	Paleocene Epoch



ID	Location	LEX Code	Description	Rock age
4	428m E	LC-SICL	London Clay Formation - Silty Clay	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.

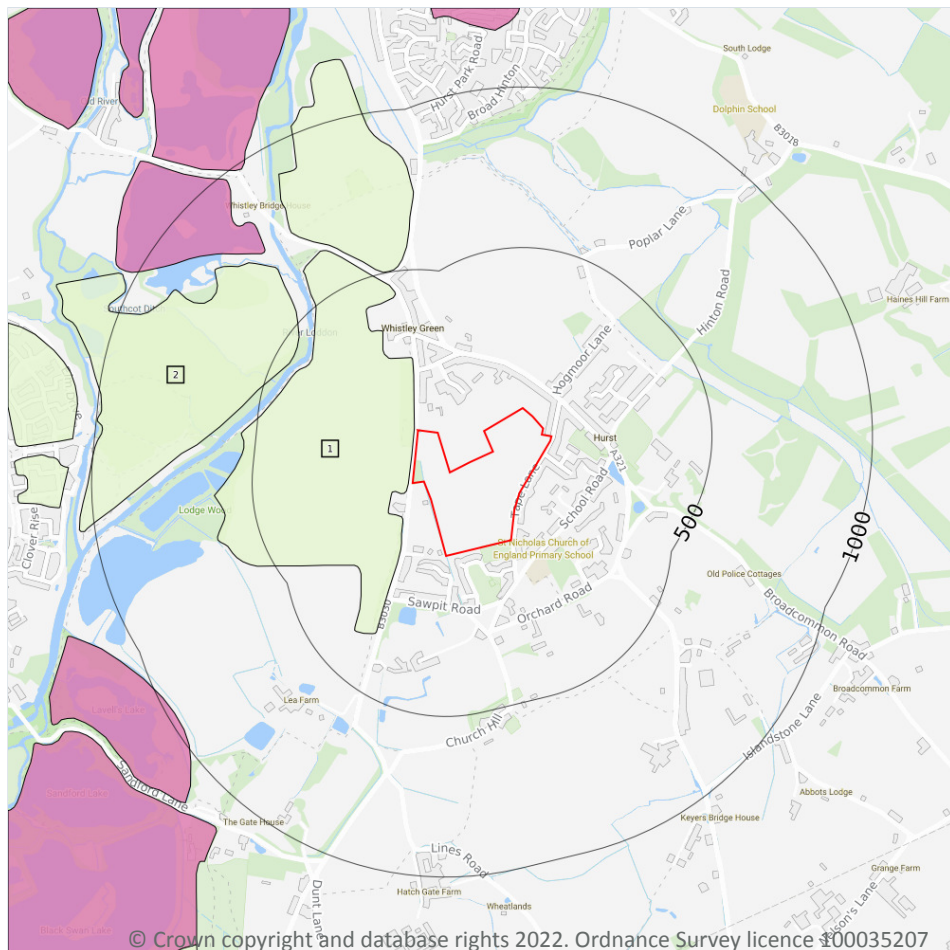
Features are displayed on the Geology 1:50,000 scale - Availability map on **page 86**

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



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

15.2 Artificial and made ground (50k)

Records within 500m

2

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.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on **page 87**

ID	Location	LEX Code	Description	Rock description
1	11m NW	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT
2	450m NW	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

1

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

Location	Flow type	Maximum permeability	Minimum permeability
11m NW	Mixed	Very High	Low

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

4

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 89**

ID	Location	LEX Code	Description	Rock description
1	On site	KPGR-XSV	KEMPTON PARK GRAVEL MEMBER	SAND AND GRAVEL
2	396m NW	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
3	435m SE	RTD3-XSV	RIVER TERRACE DEPOSITS, 3	SAND AND GRAVEL
4	450m NW	RTD2-XSV	RIVER TERRACE DEPOSITS, 2	SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

1

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Intergranular	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

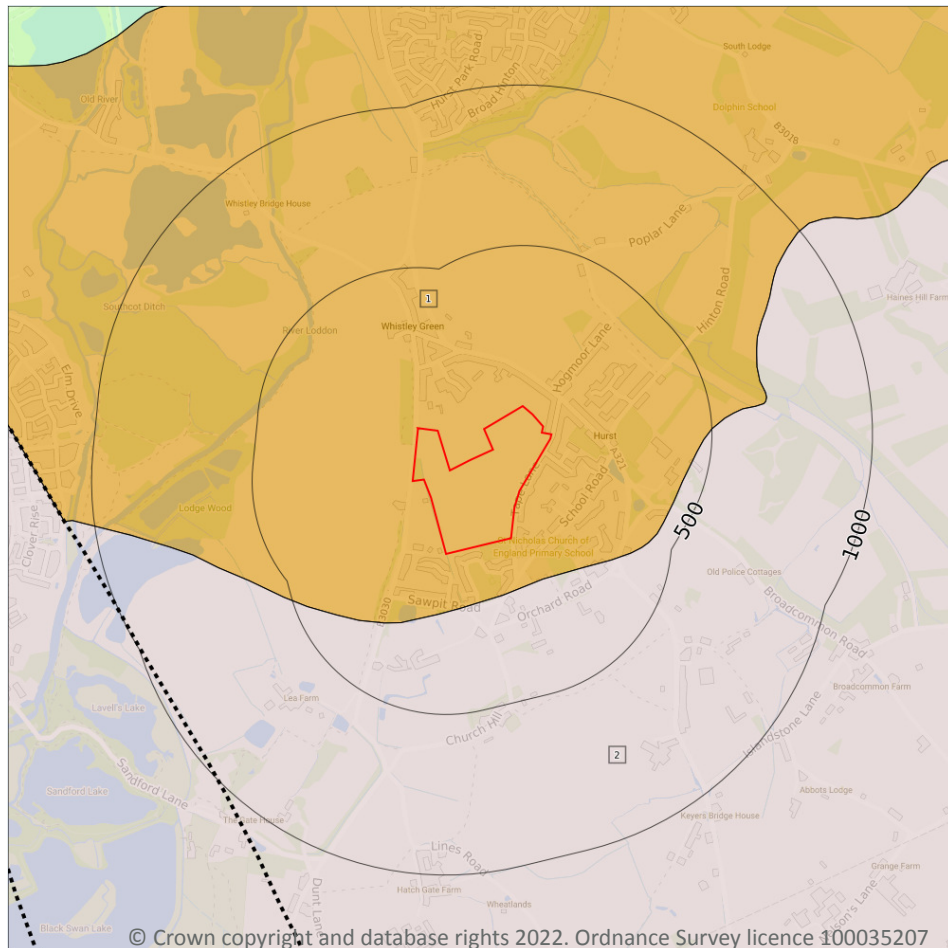
0

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

2

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 91**

ID	Location	LEX Code	Description	Rock age
1	On site	LMBE-XCZS	LAMBETH GROUP - CLAY, SILT AND SAND	THANETIAN
2	155m SE	LC-XCZS	LONDON CLAY FORMATION - CLAY, SILT AND SAND	YPRESIAN

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m

1

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

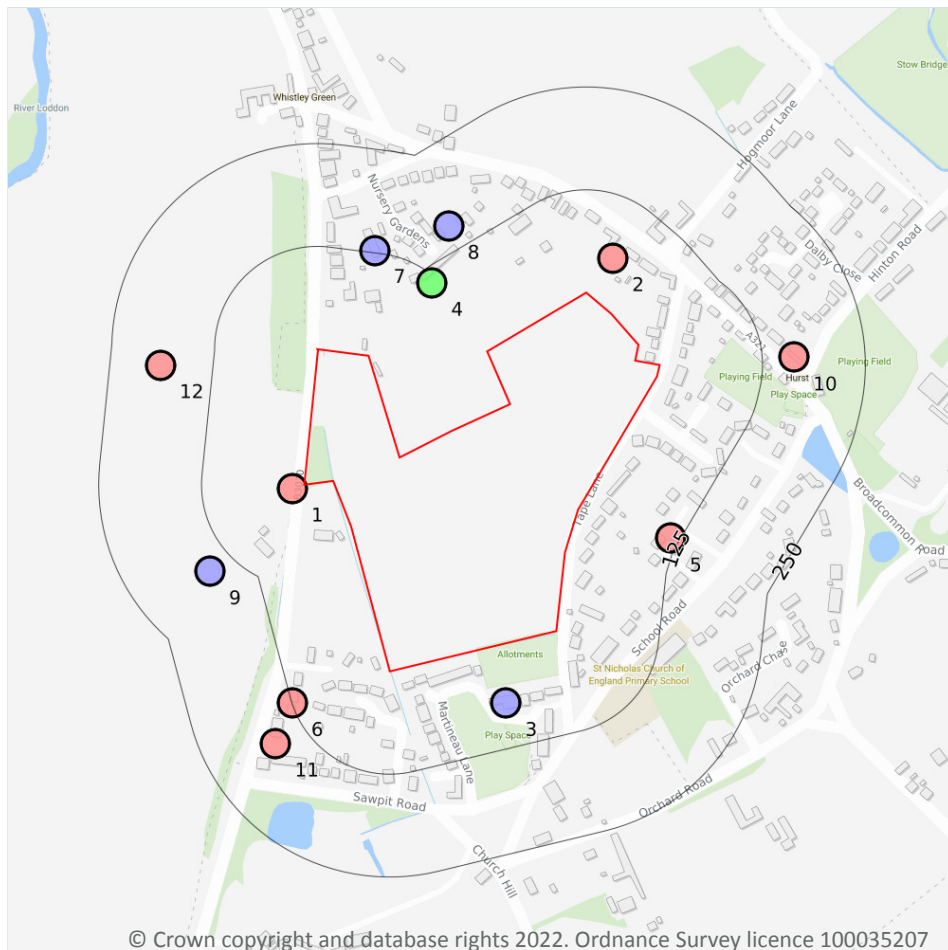
0

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

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m

12

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 93**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	16m W	479250 173710	WHISTLEY GREEN MAIN HURST BERKS	91.44	N	428034
2	53m NE	479640 173990	DORNDON HOUSE TAPE LANE HURST	30.63	N	428009
3	70m S	479510 173450	ALLOTMENTS HURST	3.66	N	428129

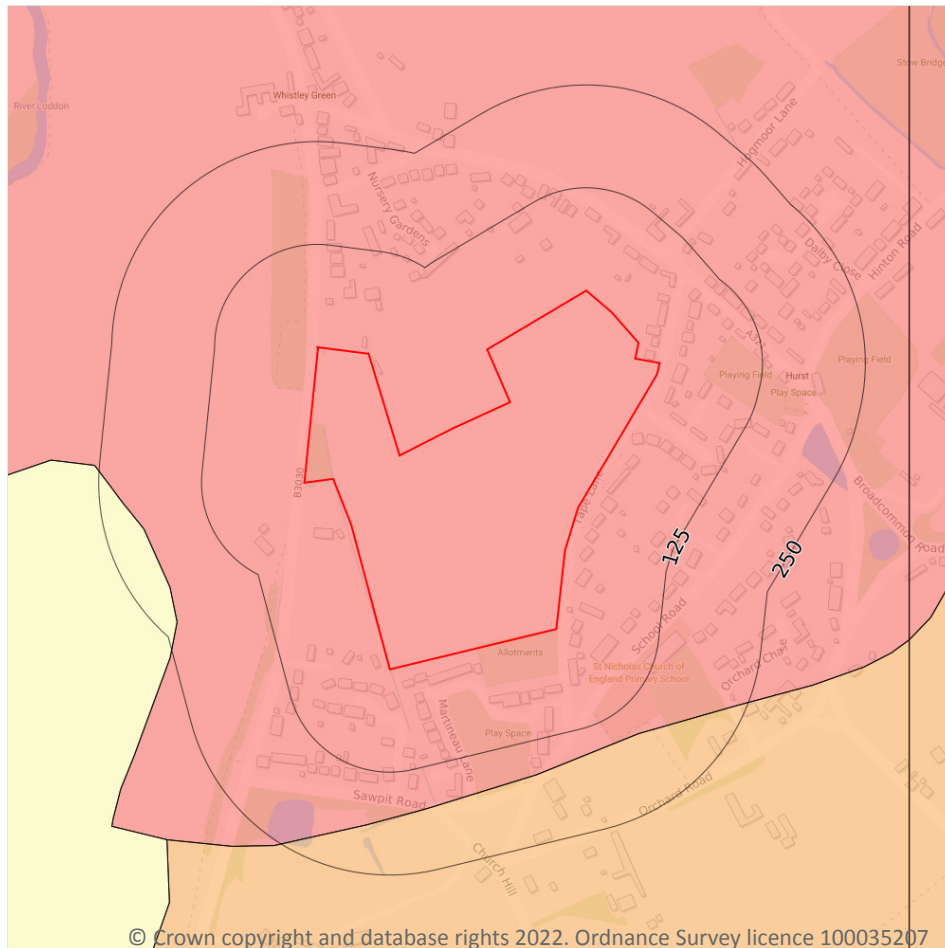


ID	Location	Grid reference	Name	Length	Confidential	Web link
4	107m N	479420 173960	VALLEY NURSERY HURST	21.34	N	428136
5	115m E	479710 173650	LODDEN VALE NURSERIES HURST	56.39	N	428138
6	125m SW	479250 173450	HURST NURSERIES HURST	36.57	N	428023
7	128m NW	479350 174000	VALLEY NURSERY HURST	3.05	N	428134
8	156m N	479440 174030	VALLEY NURSERY HURST	3.05	N	428135
9	156m W	479150 173610	WHISTLEY PARK HURST	4.4	N	428007
10	164m E	479860 173870	WARDS CROSS HURST	30.48	N	428012
11	164m SW	479230 173400	NICHOLAS STREET HURST	51.81	N	428022
12	188m W	479090 173860	WHISTLEY GREEN TRIAL BH268/578 HURST	36.57	N	428033

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

17.1 Shrink swell clays

Records within 50m

1

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

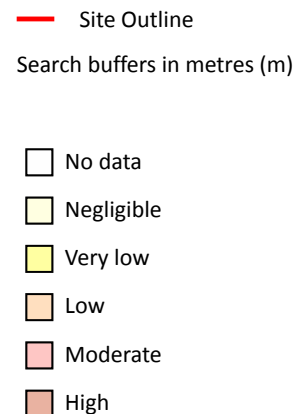
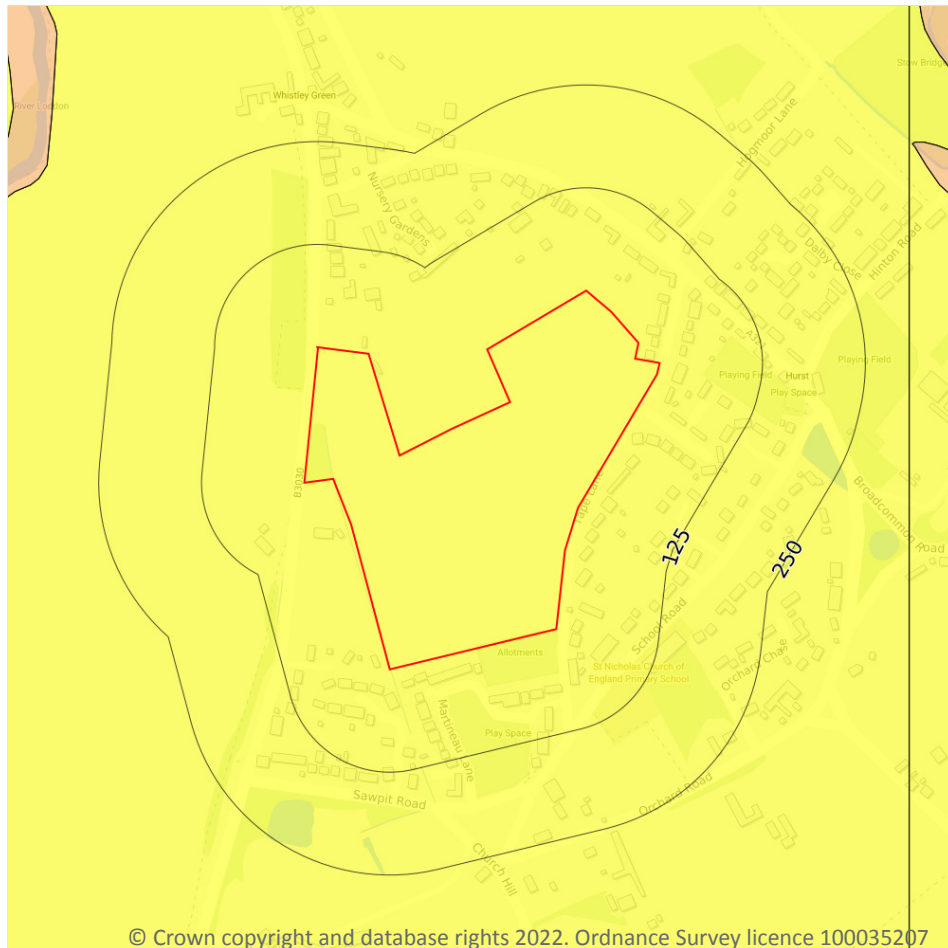
Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 95**

Location	Hazard rating	Details
On site	Moderate	Ground conditions predominantly high plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



© Crown copyright and database rights 2022. Ordnance Survey licence 100035207

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.

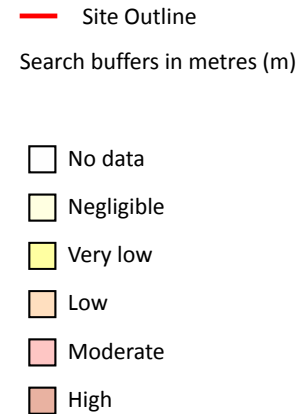
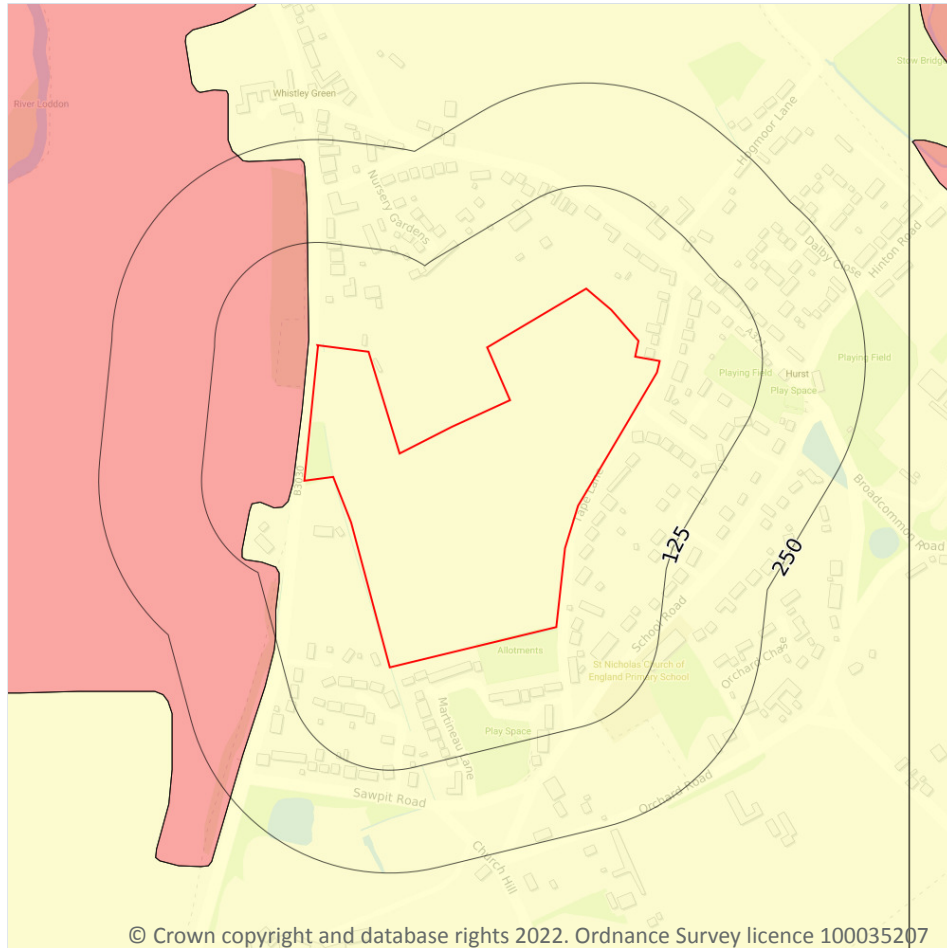
Features are displayed on the Natural ground subsidence - Running sands map on **page 96**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

2

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.

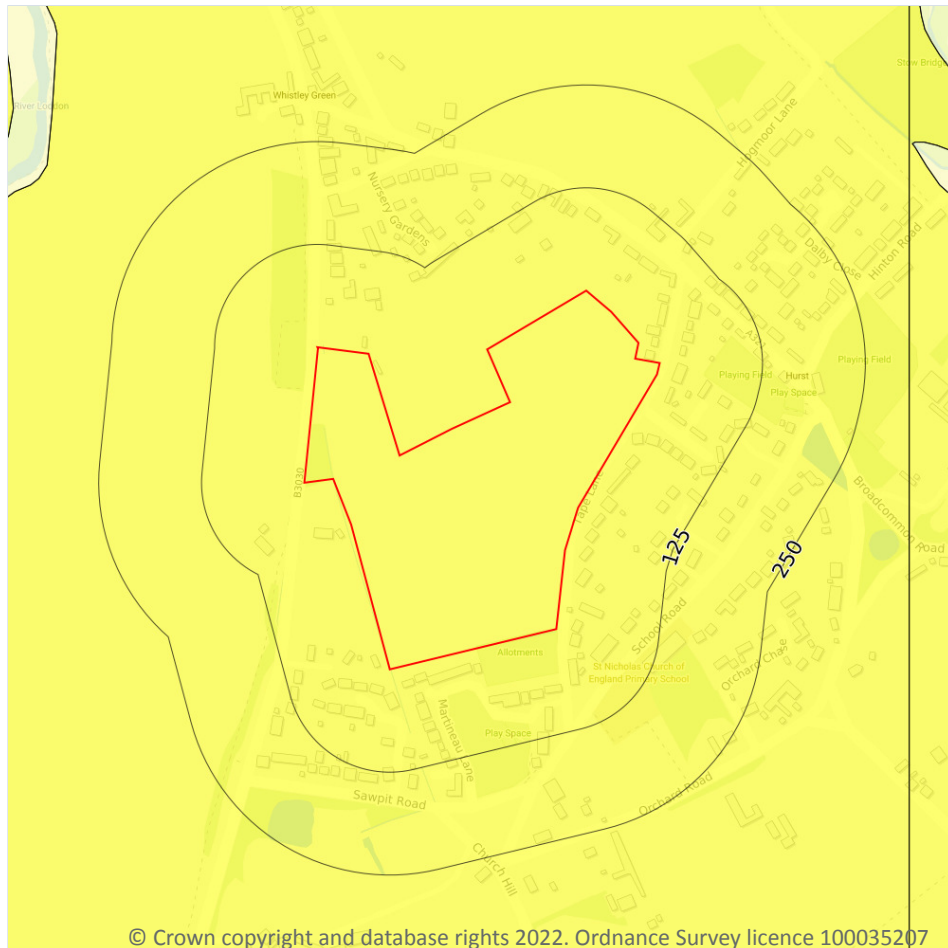
Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 97**

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
11m NW	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

1

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

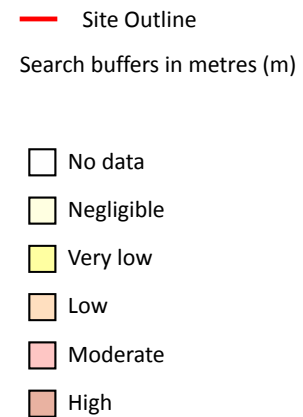
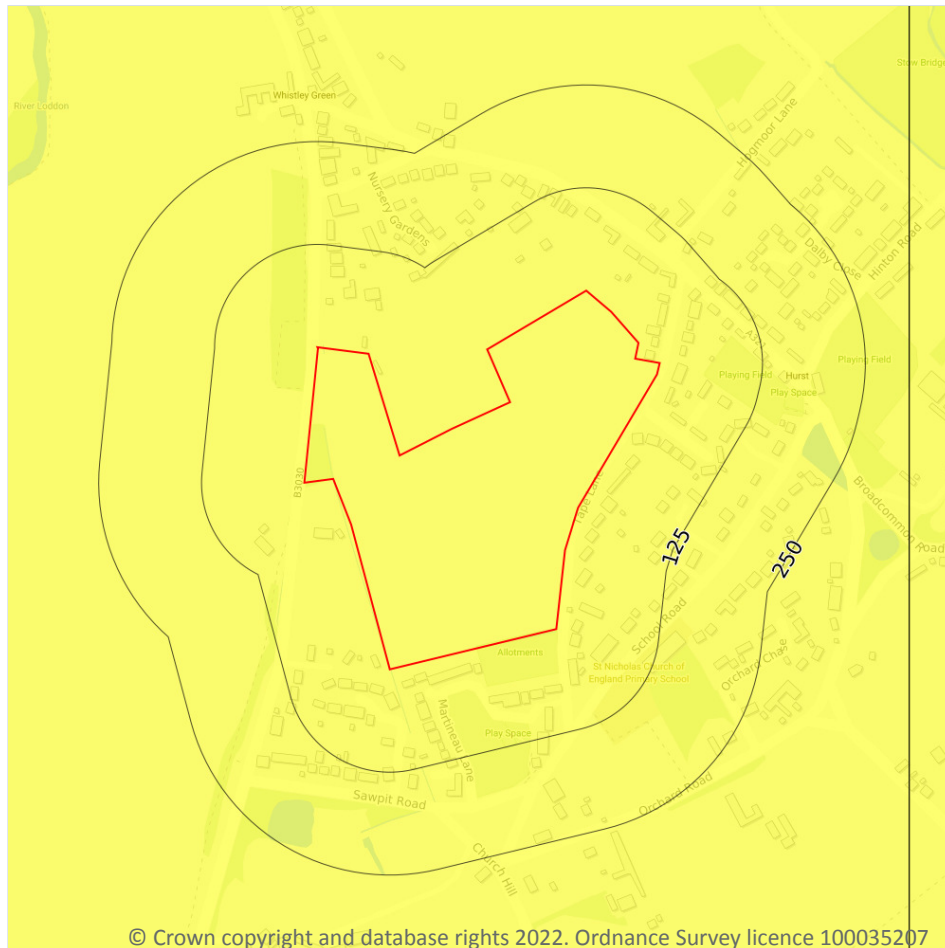
Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 99**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



17.5 Landslides

Records within 50m

1

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

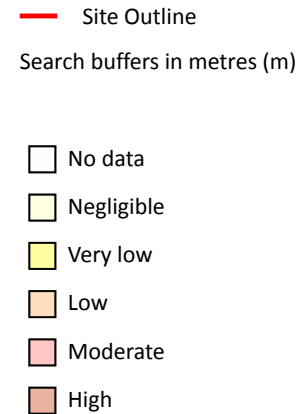
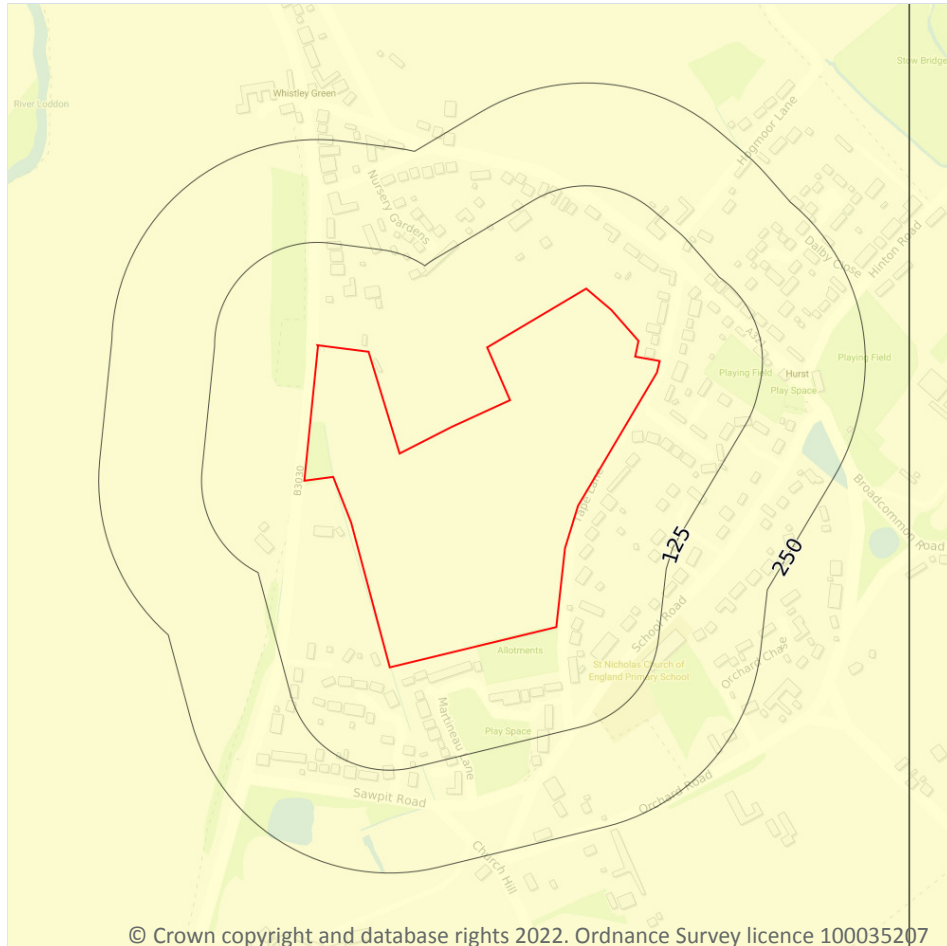
Features are displayed on the Natural ground subsidence - Landslides map on **page 100**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

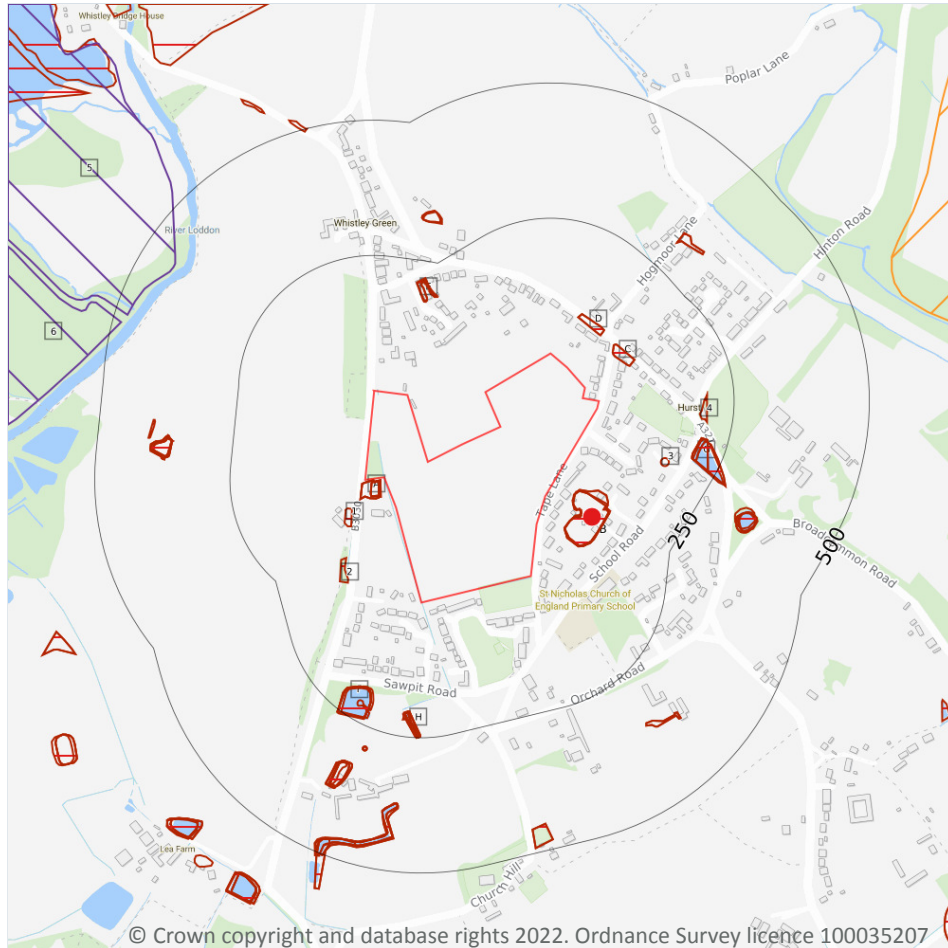
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 101**

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

This data is sourced from the British Geological Survey.



18 Mining, ground workings and natural cavities



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- BritPits
- Surface ground workings
- Underground workings
- Historical Mineral Planning Areas
- Mining Cavities
- 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 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

18.2 BritPits

Records within 500m

1

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 103**

ID	Location	Details	Description
B	93m E	Name: Tape Lane Gravel Pit Address: Whistley Green, READING, Berkshire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m

41

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 103**

ID	Location	Land Use	Year of mapping	Mapping scale
A	3m W	Ponds	1960	1:10560
A	3m W	Ponds	1986	1:10000
A	3m W	Ponds	1975	1:10000
A	5m W	Pond	1938	1:10560
A	5m W	Pond	1910	1:10560
A	5m W	Pond	1898	1:10560
B	44m E	Unspecified Pit	1938	1:10560
B	44m E	Old Gravel Pit	1910	1:10560
B	45m E	Unspecified Pit	1960	1:10560
B	45m E	Unspecified Pit	1932	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
B	45m E	Unspecified Pit	1932	1:10560
1	59m W	Pond	1960	1:10560
C	80m NE	Pond	1910	1:10560
C	80m NE	Pond	1898	1:10560
D	84m NE	Pond	1910	1:10560
D	84m NE	Pond	1898	1:10560
2	113m SW	Pond	1960	1:10560
3	151m E	Pond	1932	1:10560
E	175m N	Pond	1938	1:10560
E	178m N	Pond	1932	1:10560
F	185m SW	Pond	1898	1:10560
F	186m SW	Pond	1960	1:10560
F	186m SW	Pond	1986	1:10000
F	186m SW	Pond	1975	1:10000
F	186m SW	Pond	1938	1:10560
F	186m SW	Pond	1910	1:10560
4	188m E	Refuse Heap	1910	1:10560
F	189m SW	Pond	1932	1:10560
G	195m E	Pond	1938	1:10560
G	195m E	Pond	1910	1:10560
G	195m E	Pond	1898	1:10560
G	199m E	Pond	1960	1:10560
H	202m S	Pond	1938	1:10560
H	202m S	Pond	1910	1:10560
H	202m S	Pond	1898	1:10560
H	203m S	Pond	1960	1:10560
H	204m S	Pond	1986	1:10000
H	204m S	Pond	1975	1:10000



ID	Location	Land Use	Year of mapping	Mapping scale
G	205m E	Pond	1986	1:10000
G	205m E	Pond	1975	1:10000
H	205m S	Pond	1932	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m

0

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

This data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

2

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.

Features are displayed on the Mining, ground workings and natural cavities map on **page 103**

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
5	435m NW	Whistley Mill Farm	Sand and gravel	Surface mineral working	Valid	30/12/74
6	484m NW	Sandford Farm	Sand and gravel	Surface mineral working	Refused	13/12/74

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

2

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 103**



ID	Location	Name	Commodity	Class	Likelihood
9	588m NE	Not available	Chalk	C	Small scale underground mining may have occurred; mine adits, shafts and tunnels may be present. Potential for localised difficult ground conditions are at a level where they should be considered
-	898m N	Not available	Chalk	C	Small scale underground mining may have occurred; mine adits, shafts and tunnels may be present. Potential for localised difficult ground conditions are at a level where they should be considered

This data is sourced from the British Geological Survey.

18.7 Mining cavities

Records within 1000m **0**

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

This data is sourced from Stantec UK Ltd.

18.8 JPB mining areas

Records on site **1**

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

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

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site **0**

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

This data is sourced from the Coal Authority.



18.10 Brine areas

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

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

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

18.11 Gypsum areas

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

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

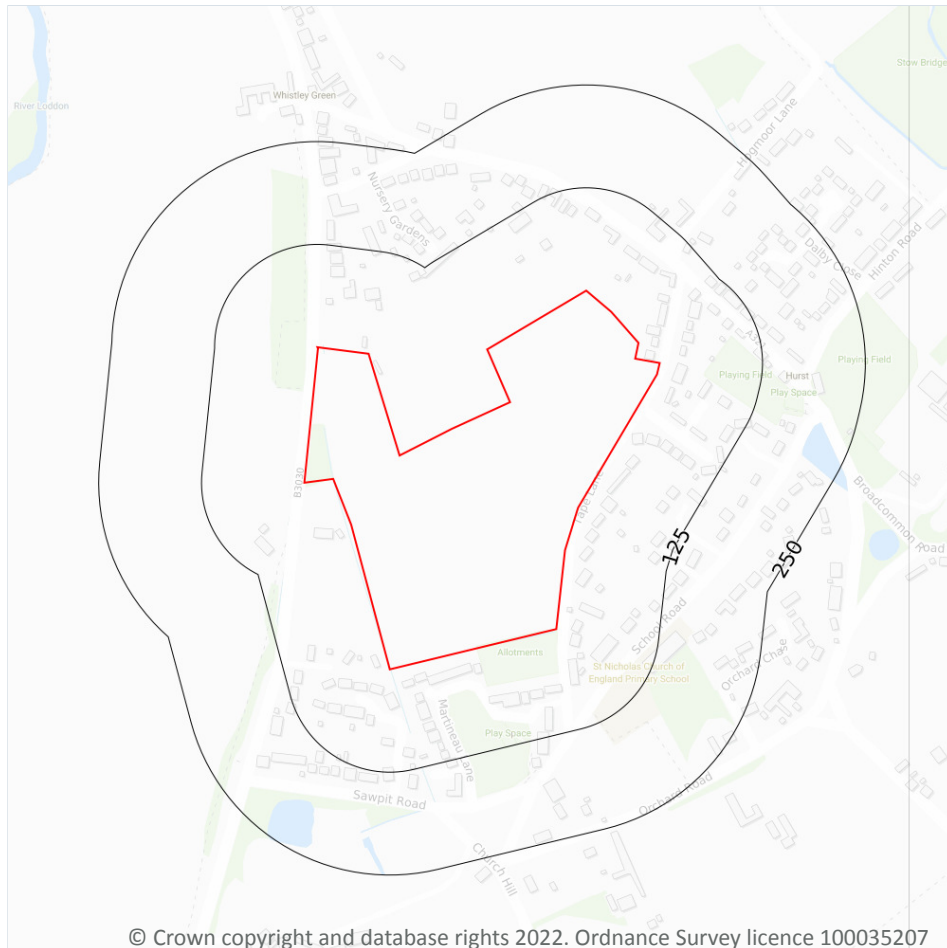
18.13 Clay mining

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

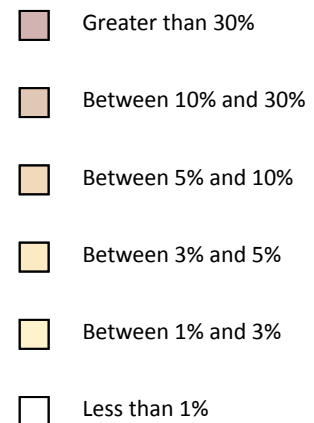
Generalised areas that may be affected by kaolin and ball clay extraction.

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

19 Radon



— Site Outline
Search buffers in metres (m)



© Crown copyright and database rights 2022. Ordnance Survey licence 100035207

19.1 Radon

Records on site

1

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

Features are displayed on the Radon map on **page 109**

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

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



20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m

4

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
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 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
19m S	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



21 Railway infrastructure and projects

21.1 Underground railways (London)

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

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

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

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

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

This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

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

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

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

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

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

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

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



This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

21.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

Terms and conditions

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

