

Land off Kirton's Farm Road, Reading

Phase 1 Preliminary Risk Assessment Report

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DECEMBER 2024

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1 Introduction

1.1 Background

- 1.1.1 Arcadis Consulting (UK) Limited ("Arcadis") has been commissioned by M&G Real Estate (M&G) acting on behalf of Prudential Assurance Company Ltd ("the Client") to prepare a Phase 1 Environmental Site Assessment (ESA) in support of a Town and Country Planning Act (TCPA) application for the removal of soils and subsequent restoration of a site for future agricultural use (the Proposed Development), for a parcel of land off Kirton's Farm Road, near Reading, Berkshire.
- 1.1.2 The Site is currently vacant with scrub and vegetation growth present. A quantity of natural soils generated as a result of forming a development platform for an adjacent historical development in the area were located to part of the Site under agreement with Englefield Estate Trust Corporation Limited (the 'Freeholders') and have been present at the Site for over 20 years.

1.2 Proposed Development

- 1.2.1 The Proposed Development involves the removal of the previously imported soils (approximately 18,000 m³) currently stored on part of the Site, including required enabling works, followed by the restoration and reprofiling of the land to its original level (using only indigenous material, placed elsewhere on the site only) and condition for future agricultural use, as originally intended.

1.3 Aim & Objectives

- 1.3.1 The overall aim of this report is to assess whether the presence of the soils on Site since circa 2001 could have resulted in the presence of Constituents of Potential Concern (COPC), leading to the potential for active source-pathway-receptor linkages which need to be addressed as part of the soils removal scheme.
- 1.3.2 The specific objectives of this report were:
- To assess the likely baseline conditions at the Site pre-2001 and evaluate whether the soils located to the Site post 2001 could represent a Potential Area of Concern (PAOC) through desk top study;
 - To carry out a site walkover to provide additional information to support the development of an initial Conceptual Site Model (CSM); and,
 - To prepare a Preliminary Risk Assessment (PRA) report to identify potentially active contaminant linkages warranting further consideration associated with the introduced soils.
- 1.3.3 The scope of work has been prepared in accordance with the requirements of the Environment Agency's (EA) Land Contamination Risk Management (LCRM) guidance¹.

¹ Environment Agency, "Land Contamination Risk Management (LCRM)," Last updated 20 July 2023. Available: <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>.

1.4 Reliability of Information / Limitations

- 1.4.1 This report is only valid when used in its entirety. Any information or advice included in the report should not be relied upon until considered in the context of the whole report and previous work. Reference should be made to the Study Limitations presented in Appendix A.
- 1.4.2 Arcadis' liability, pursuant to the terms of the appointment of Arcadis by M&G, is strictly limited to the work undertaken and the matters contained and specifically referred to in this report.

1.5 Reliance

- 1.5.1 It is understood that the current report will be prepared for the use of M&G. The contents of this report may not be used or relied upon by any person other than this party without the express written consent and authorisation of Arcadis.

1.6 Data Sources

- 1.6.1 The following information sources were reviewed during the preparation of this Phase 1 ESA:
- British Geological Survey (BGS) Map Viewer [<https://mapapps2.bgs.ac.uk/geoindex/home.html>] (accessed 29/11/2024);
 - Department of Environment (DoE) website [Available: <https://www.clare.co.uk/useful-government-legislation-and-guidance-by-country/198-doe-industry-profiles>] (accessed 04/12/2024);
 - Department for Environment, Food and Rural Affairs (DEFRA) Magic Map Application [<https://magic.defra.gov.uk>] (accessed 29/11/2024);
 - Ordnance Survey Mapping website [<https://osmaps.ordnancesurvey.co.uk/>] (accessed 29/11/2024);
 - Gov. UK Flood Map for Planning website [flood-map-for-planning.service.gov.uk] (accessed 29/11/2024);
 - Google Maps Satellite Imagery (accessed 29/11/2024);
 - Groundsure Report [report reference: GS-DOD-DRT-WHU-LPH, dated 29/11/2024 (presented in Appendix B)];
 - Zetica Limited Regional Unexploded Ordnance (UXO) Risk map and Pre-Desk Study Assessment (PDSA) [Available:<https://zeticauxo.com/downloads-and-resources/risk-maps/>] (presented in Appendix D);
 - Wokingham Borough Council Planning Applications online map portal [<https://experience.arcgis.com/experience/d7dbd7abe271468ba132402bbbd0f53b>] (accessed 11/12/2024); and
 - Ramboll UK Ltd, Green Park: Assessment of Stockpiled Materials (Ref.no. L1620011452-035_01.docx01), October 2021.

2 Environmental Setting

2.1 Description of Site and Surroundings

2.1.1 The summary below has been developed based on information provided in the data sources listed in Section 1.5.

Item	Details
Site status	The Site is currently vacant with scrub and vegetation growth present.
Grid Reference (Easting and Northing)	469754 (Easting), 169714 (Northing).
Elevation	39m to 41m Above Ordnance Datum (m AOD).
Site size	Approximately 2.4 hectares (ha).
Topography	The Site is uneven and undulating due to the presence of the introduced soils. Higher elevations are present to the east of the Site with a gradual fall to the west. The surrounding land is generally flat and level, although the western part of the Site which was not subject to soils introduction by M&G is also slightly raised above the land to the north and south. Embankments are present up towards the M4 and Kirton's Farm Road. Surrounding topographic levels are generally 37-39 mAOD with Site levels being approximately between 39-41 mAOD.
Land use to north	To the north of the Site is agricultural land (vacant grassed field) of which the eastern half was being used as a compound for Balfour Beatty at the time of the walkover. A large soil stockpile was present directly adjacent to the northern site boundary associated with the compound. Beyond this are commercial/industrial buildings, a lake and a residential development.
Land use to east	The Site is bound immediately to the east by Kirton's Farm Road and a small maintenance depot. Beyond this lies Green Park commercial area, it is assumed the maintenance depot serves the Green Park commercial area.
Land use to south	The Site is immediately bound to the south by a drainage ditch, with vacant agricultural land (grassed field) present immediately south of the site. Beyond this is the M4 motorway (up an embankment) and a lagoon park.
Land use to west	The Site is bound to the west by a railway line beyond which is an unnamed lake understood to be used for water-sport activities.

2.2 Site History

2.2.1 The historical use of the Site and surrounding area was determined from inspection of 1:2,500, 1:1,250, 1:10,000 and 1:10,560 scale OS maps and satellite imagery from Google Maps. Historical OS maps are presented with the Groundsure Report presented in Appendix B.

2.2.2 In brief, the history of the Site, as shown on the maps, is as follows:

Date	Site Use
1872 – 1993 (most recent available 1:2,500 scale map)	The Site appears to be undeveloped agricultural land.
Est. 2003 – 2006	Placement of imported soil (termed herein as previously imported soil) on the eastern portion of the Site which remain in place to date. Google satellite imagery shows a fence line running north-south through the centre of the Site, dividing the western and eastern portions.

2.2.3 The surrounding land use was determined from inspection of 1:2,500, 1:1,250, 1:10,000 and 1:10,560 scale OS maps and satellite imagery from Google Maps. Historical OS maps are presented with the Groundsure Report presented in Appendix B.

2.2.4 In brief, the history of the Site surroundings, as shown on the maps, is as follows:

Year	Surrounding Land Use
1872 – 1898	The Site is surrounded by the agricultural land on all sides and associated farm buildings, including Kirton's Farm and Farm No. 2 (later Small Mead Farm). A railway line, the "Reading to Basingstoke branch" is mapped approximately 39m west of the Site, running in a north-south orientation.
1898 – 1910	Small buildings are mapped to the north, west and northeast of the Site, believed to be associated with local farms (Kirton's and Small Mead Farm).
1910 – 1938	No significant changes were identified.
1961 – 1962	No significant changes were identified.
1969 – 1973	The M4 motorway was constructed by 1973, crossing over the existing railway line and located approximately 200m south of the Site, running in an east-west orientation.
1976 – 1979	One gravel pit mapped approximately 84m to the west.
1982 – 1991	The gravel pit is now shown as a lake: Pingewood Lake.
2001	The buildings associated with the Kirton's Farm by Pingewood Lake are now developed as a hotel (Kirton's Farm Hotel, later Copthorne Hotel Reading).
2010	Significant development has been identified to the east and northeast of the Site, including the construction of Green Park business park and later the associated residential development. A new water feature 'Longwater Lake' is now mapped, construction of which was associated with this development.

Year	Surrounding Land Use
2024	No significant changes were identified.

2.3 Geology

Geology	Unit	Thickness (m)	Aquifer Classification
Regional	Sources: BGS GeoIndex and BGS Lexicon [accessed on 29/11/2024]		
Superficial Deposits	Beenham Grange Gravel Member - Gravel, variably sandy and clayey.	Up to 10 metres (m) of gravel underlying the terrace surface	Secondary A Aquifer
Bedrock	Lambeth Group - Vertically and laterally variable sequences mainly of clay, some silty or sandy, with some sands and gravels, minor limestones and lignites and occasional sandstone and conglomerate.	Up to 39m in the west of the London Basin	Secondary A Aquifer
Local	Sources: BGS GeoIndex [accessed on 29/12/2024] and Ramboll, Green Park: Assessment of Stockpiled Materials (Ref.no. L1620011452-035_01.docx01), October 2021		
Previously Imported Soils (on-site, above ground)	The previously imported soils were generally described as light brown, poorly compacted, damp, slightly clayey sand and gravel (Ramboll,2021), believed to be subsoil or topsoil	Maximum proven thickness of 3.5m	N/A
Superficial Deposits	No Site specific data is available, although the Ramboll investigation locations terminated on natural ground. However, from the BGS logs SU66NE163 (approximately 106m southeast) and SU66NE102 (approximately 176m southwest) the superficial deposit comprises of medium to coarse sand and flint gravels.	Maximum proven depth of 4.4m bgl	Secondary A Aquifer
Bedrock	The BGS borehole logs SU66NE163 (approximately 106m southeast) and SU66NE102 (approximately 176m southwest) indicate that the bedrock comprises of stiff to very stiff dark grey mottled dark brown clay to green clay with abundant traces and parting of light green fine sandy silt and rare pockets of lignite and shells.	Maximum proven depth of 22.40 m bgl	Secondary A Aquifer

2.3.1 The BGS Borehole record SU66NE163 (approximately 106m southeast) and SU66NE102 (approximately 176m southwest) are presented in Appendix C.

2.4 Hydrogeology

Hydrogeology	Details
Aquifer designation	Superficial aquifer – the Beenham Grange Gravel Member is designated as a Secondary A Aquifer. Bedrock aquifer – the Lambeth Group is designated as a Secondary A Aquifer.
Groundwater depth	No site-specific information is available, however based on BGS borehole record SU66NE163 located 106m southeast of the Site, water was recorded at 1.7m bgl (14 September 1983). It is likely that groundwater is present within the Beenham Grange Gravel, potentially perched on the Lambeth Group, and daylighting in field drains in the area.
Groundwater flow direction	Based on regional surface water features (the River Kennet and the River Thames) the regional groundwater is anticipated to flow in a northerly direction.
Licensed groundwater abstractions	There are seven records of groundwater abstraction recorded within 500m of the Site. Two of them are active, while the remaining five are historical. The active abstractions are listed below: - Approximately 415m north of the Site, an active groundwater abstraction relating to Kennet Valley Park Ltd. The licence is for both “general farming and domestic” and for “drinking, cooking, sanitary, washing, (small garden) – household”, under the licence number 28/39/22/0463, with a maximum daily volume of 22.73 m³ (potable). - Approximately 486m east of the Site, an active groundwater abstraction relating to the Reading Football Club Limited. The details are given as “general use relating to secondary category (low loss)”, under the licence number 28/39/22/0644/R01, with a maximum daily volume of 519 m³ (non-potable).
Groundwater Source Protection Zones (SPZ)	The Site is not located within an EA defined groundwater Source Protection Zone.

2.5 Hydrology

Item	Details
Nearest surface water features	There are several surface water features in the vicinity of the Site. The key features identified are listed below: - The nearest surface water feature to the Site is an unnamed drainage ditch bordering the Site to the south and the east. - Pingewood Lake is located 84m to the west.
Licensed potable surface water abstractions within 1km	No active potable surface water abstractions are recorded within 1km of the Site (Groundsure, 2024).
Licensed non potable surface water abstractions within 1km	Four records of non-potable surface water abstractions are recorded within 1km of the Site (Groundsure, 2024), the nearest one is located 380m

Item	Details
	southeast of the Site. However, the status of all these abstractions are considered historical and none are currently active.

2.6 Ecologically Sensitive Sites

- 2.6.1 None of the following statutory designations have been identified within a 1km radius of the Site: Ramsar Site, National Park, Special Area of Conservation (SAC), Special Protection Area (SPA), Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR), Local Nature Reserves (LNR), Biosphere Reserves, Forest Parks, Marine Conservation Zones, Green Belt, Proposed Ramsar sites, Possible Special Areas of Conservation, Potential Special Protection Areas, National Park and Area of Outstanding Natural Beauty (AONB).

3 Potential Contamination Sources & Information

3.1 Previous Third-Party Reporting

3.1.1 A summary of the previous investigations undertaken at the Site as detailed in the reports provided to Arcadis is summarised below.

Consultant, / Report Title	Report Date	Summary
Ramboll, Green Park: Assessment of Stockpiled Materials (Ref.no. L1620011452-035_01.docx01)	October 2021	In 2015, Ramboll was commissioned by M&G to assess the volume and composition of soils introduced at the Site early in the 2000s. Whilst the 2015 Ramboll report has not been made available to Arcadis, an update to the 2015 assessment was provided by Ramboll on 2nd October 2021, and was made available for review. A summary of that report is provided below: - The previously imported soil was understood to have been generated by historical site preparation works on an adjacent plot of land, also former agricultural land. The report indicates that material had been stored on the Site since at least 2006, under an agreement between the Prudential Assurance Company (a subsidiary of M&G) and Englefield Estate Trust Corporation Limited (the 'Freeholders'). <i>Review of Google satellite imagery indicates that importing of soils had commenced by 2003, with the agreement in place since 2001.</i> - The ground investigation work comprised the advancement of 37 machine excavated trial pits. The pits were dug until underlying natural ground was encountered. The maximum proven depth of the previously imported soils was 3.5m. - The previously imported soils were described as comprising "light brown, poorly compacted, damp, slightly clayey sand and gravel". - A discreet small (<1% of the total volume) portion in the north of the Site, was observed to consist of demolition rubble with frequent fragments of brick, ash, glass, plastic, concrete and wire in a matrix of dark brown clayey sand and gravel. - MK Surveys completed the survey on 4 February 2015, calculated volumes are as follows: Imported soils of 17,690 m³ and "Demolition rubble" of 170 m³. - No visual or olfactory evidence of contamination was observed during trial pitting works. Soil samples were monitored in the field for volatile organic compounds (VOCs) using a photo-ionisation detector (PID); no elevated readings were recorded. - A total of 38 samples were collected and are analysed of general suite of heavy metals, Total Petroleum Hydrocarbons (TPH), Polycyclic Aromatic Hydrocarbons (PAHs), Total Organic Carbon (TOC), cyanide, pH, sulphates, phenols, and asbestos. Additionally, four samples were analysed for pesticide and herbicide suite, given the probable agricultural origin of the previously imported soils. - Laboratory analysis of soil samples collected during the investigation identified the concentrations were generally reported below laboratory method detection levels (MDLs). - The results were screened against Ramboll's Generic Assessment Criteria (GACs) for soil used for residential, commercial and public

Consultant, / Report Title	Report Date	Summary
		open space in a residential setting. No recorded exceedances of the Ramboll GAC were identified. - No asbestos fibres were identified in samples collected from the previously imported soils. - One sample collected from the from demolition rubble (TP34) reported a positive identification of asbestos (amosite fibre bundles). Subsequent quantification analysis reported a weight/weight concentration of <0.001% (below the threshold for classification as hazardous waste). - Six composite samples were tested against British Standard 3882:2007 Specification for Topsoil (now superseded), with some marginal exceedances of the comparison criteria, suggesting the material could not be classified as a topsoil on its own. Arcadis interprets the results as indicating that the soils are more likely classed as subsoils rather than topsoil - One demolition rubble sample (TP34, depth of 1m) was tested for Waste Acceptance Criteria (WAC) leachate analysis and the material was classified as inert. - Additionally, twenty samples were sent for geotechnical analysis, for the assessment of use as engineering fill material in accordance with the DoT Specification for Highway Works, Series 600. Following the analysis, most of the samples fell in the Class 2C category, with two samples falling in to Class 2A & 2B category. Due to the presence of organic material these soils were not recommended for use as an engineering fill and the report states it should be considered for landscaping purposes only.

3.2 Discharge Consents

Item	Details (Groundsure Report)
Discharge consents for the Site	None identified.

3.3 Environmental Permits

Item	Details (Groundsure Report)
Environmental permits for the Site	None identified.

3.4 Registered Radioactive Substances

Item	Details (Groundsure Report)
Registered radioactive substances on-site	None identified.
Registered radioactive substances within 500m	None identified.

3.5 Pollution Incidents to Controlled Waters

Item	Details (Groundsure Report)
Pollution incidents at the Site	None reported.
Pollution incidents within 1km	None reported.

3.6 Unexploded Ordnance

- 3.6.1 The Regional Unexploded Bomb Risk map (Zetica) indicates that the Site is in an area of Low Unexploded Ordnance (UXO) risk, and is included within Appendix D. The Zetica pre-desk study assessment (PDSA) indicates that no significant military activity affecting the Site has been identified. During WWII, several anti-invasion defences, including one pillbox and an Anti-Tank (AT) ditch, were established in close proximity to the Site. No readily available records have been found indicating that the Site was bombed. The PDSA recommends that, while always prudent, a detailed desk study is not considered essential in this instance. The Zetica PDSA is appended as Appendix D.

4 Site Walkover

4.1.1 A site walkover was conducted on 10 December 2024 to identify PAOC with regard to the environmental condition of the Site. Photographs taken during the visit are presented in Appendix E and referred to in the below sections.

4.2 Site Features

4.2.1 The Site comprises a vacant triangular parcel of land that historically a quantity of natural soils were transported to and placed on the eastern half of the Site (Plates 3,4 7,8 and 10). The Site is bounded on all three sides by bramble, ruderal vegetation and semi-mature or mature trees. Along the eastern edge of the Site a small access track is present (bounds Kirton's Farm Road) of which a small portion is asphalt surfacing (Plate 2) with the remainder presumed to be of granular fill materials. The western part of the Site which was not subject to soils introduction by M&G is also slightly raised above the land to the north and south which concurs with the known history of the Site where indigenous materials were re-profiled and moved to the eastern part of the Site prior to the import of the soils placed in the eastern half. Distinct areas denoted by small dips are visible in the eastern part of the Site that was subject to soils introduction by M&G (Plate 8). A definitive line was observed between the two areas where original ground level was visible. The Site appears to have been recently de-vegetated with grass and cut down bramble / scrub present at surface.

4.2.2 The main features observed at the Site during the site walkover include:

- General fly tipped rubbish was present at the Site entrance including bottles, empty oil containers, plastics, tyres and presumed Asbestos Containing Materials (fibre cement corrugated sheeting) (Plate 1);
- Asphalt surfacing present along part of the access track which appears to be present for approximately 50m length (Plate 2);
- Previously imported soils present across extent of the Site at variable levels (Plates 3,4 7,8 and 10);
- A small ditch bounds the Site to the south assumed to be for field drainage (Plate 5); and
- A stand of Japanese Knotweed was noted on the northern boundary of the Site (Plate 13) within the northern face of the demolition rubble.

4.3 Site Setting

Direction	Detail
North	To the north of the Site is agricultural land (vacant grassed field) of which the eastern half is being used as a compound for Balfour Beatty (Plate 9 and 10). A large soil stockpile is present directly adjacent to the northern site boundary associated with the compound. Beyond this are commercial/industrial buildings, a lake and a residential development. A small brick tank structure was noted as present on the northern central boundary of Site, its use is unknown but is assumed to be agricultural related (Plate 12).
East	The Site is bound immediately to the east by Kirton's Farm Road which is located on an embankment up from the Site as the road heads to the south (Plate 1). A small maintenance

Direction	Detail
	depot is present beyond Kirton's Farm Road. Beyond this lies Green Park commercial area, it is assumed the maintenance depot serves the Green Park commercial area.
South	The Site is immediately bound to the south by a drainage ditch, with vacant agricultural land (grassed field) present immediately south of the Site. Beyond this is the M4 motorway (up an embankment as shown in Plate 6) and a lagoon park. A rectangular paved / concrete block structure (Plate14) is present in the centre of this field (use unknown). In the south-western corner of the offsite field numerous pallets / general rubbish were visible (Plate 15).
West	The Site is bound to the west by a small ditch, a railway line and beyond which is an unnamed lake understood to be used for water-sport activities.

4.4 Visual and Olfactory Evidence of Land Contamination

4.4.1 No visual or olfactory evidence of land contamination was encountered during the site walkover.

4.5 Monitoring Wells

4.5.1 Two monitoring wells were noted to be present in the vacant field located offsite to the south of the Site.

5 Development of the Conceptual Site Model

5.1.1 In order to develop a preliminary CSM for the Site, the following sections summarise the findings of the desk study and walkover in the context of the components of a potential contaminant linkage.

5.2 Potential Areas of Concern (Sources)

5.2.1 The PAOC associated with the Site which have been identified during the desk study and site walkover are outlined below.

5.2.2 On-Site

	PAOC
Current usage	Storage of previously imported natural soils including portion of demolition rubble, in place since the early 2000s.
Historical usage	None identified – historically the Site was undeveloped agricultural land.

5.2.3 Off-Site

	PAOC
Current usage	None identified.
Historical usage	None identified.

5.3 Constituents of Potential Concern (COPC)

5.3.1 COPC for the Site have been selected based on the current and historical on- and off-Site PAOC and with reference to the relevant Department of Environment (DoE) Industry Profiles².

PAOC	COPC
On-Site	
Previously imported soil (COPC considered based on review of Ramboll investigation)	• Total Petroleum Hydrocarbons (TPH) • Polycyclic Aromatic Hydrocarbons (PAH) • Asbestos

² Department of Environment, "DoE Industry Profiles" [Online]. Available: <https://www.clare.co.uk/useful-government-legislation-and-guidance-by-country/198-doe-industry-profiles>

PAOC	COPC
	• Cyanide • Ground gases (including methane and carbon dioxide)

5.4 Receptors

5.4.1 The following potential receptors have been identified:

Type of Receptor	Potential Receptors
Human Health	Future on-site users, noting that there are no current users of the Site.
Controlled Waters	Groundwater within the superficial deposit (Beenham Grange Gravel Member) and bedrock (Lambeth Group), designated as a Secondary A Aquifer.
	Unnamed drainage ditch bordering the Site to the south and the east of the Site.

5.5 Potentially Active Pathways

5.5.1 Based on the information presented in this report, the following pathways are considered potentially active:

5.5.2 Human Health:

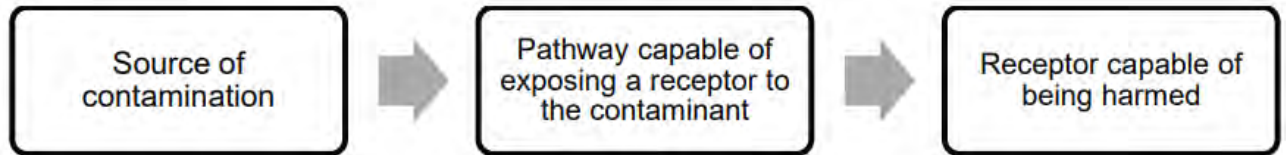
- Partitioning of COPC from soil into soil vapour and subsequent vertical migration of vapours / ground gases into outdoor air.
- Direct contact, including dermal, inhalation or ingestion of COPC in soil.

5.5.3 Controlled Waters:

- Migration to Groundwater
 - Leaching and vertical migration of COPC from soil into groundwater within the underlying aquifer.
- Migration to Surface water
 - Leaching of COPC from soil into groundwater, subsequent migration in groundwater towards off-Site surface water receptors.
 - Surface runoff of rainfall and surface contamination into nearby surface water receptors.

5.6 Preliminary Conceptual Site Model

- 5.6.1 For a land contamination risk to be realised, a 'contaminant linkage' must exist. A contaminant linkage requires the presence of:



- 5.6.2 The CSM therefore only presents information from Sections 5.2 to 5.4 where a complete contaminant linkage can be reasonably assessed as existing, based on considerations of the environmental site setting.

6 Preliminary Risk Assessment

6.1.1 Following development of the preliminary CSM, the plausible Source-Pathway-Receptor contaminant linkages and evaluation of the preliminary level of risk posed to the identified receptors are summarised below. The definitions and classifications of risk are presented in Appendix F.

Source	Pathway	Receptor	Severity	Likelihood	Risk	Justification
Human Health						
Previously imported soil	Partitioning of COPC from soils into vapour, lateral and vertical migration (upwards) and subsequent inhalation of vapours.	None identified – previously imported soils will be removed from Site.	NA	NA	NA	Removal of previously imported soils is planned.
	Direct contact: ingestion, inhalation, dermal contact with potentially impacted soil particulates.	None identified – previously imported soils will be removed from Site.	NA	NA	NA	Removal of previously imported soils is planned.
Controlled Waters						
Previously imported soil	Leaching of COPC from soils into groundwater and subsequent migration of COPC in groundwater.	Secondary A Aquifers (Beenham Grange Gravel Member and Lambeth Group) Unnamed drainage ditch	Mild	Unlikely	Very Low	- Ramboll, 2021 reported no visual or olfactory evidence of contamination. - Laboratory analysis of soil samples collected during the investigation identified the concentrations were generally reported below laboratory method detection levels (MDLs) and there were no recorded exceedances of the Ramboll GAC. - Evidence indicates that the previously imported soils have not acted as a source of contamination for the underlying natural soils / groundwater.

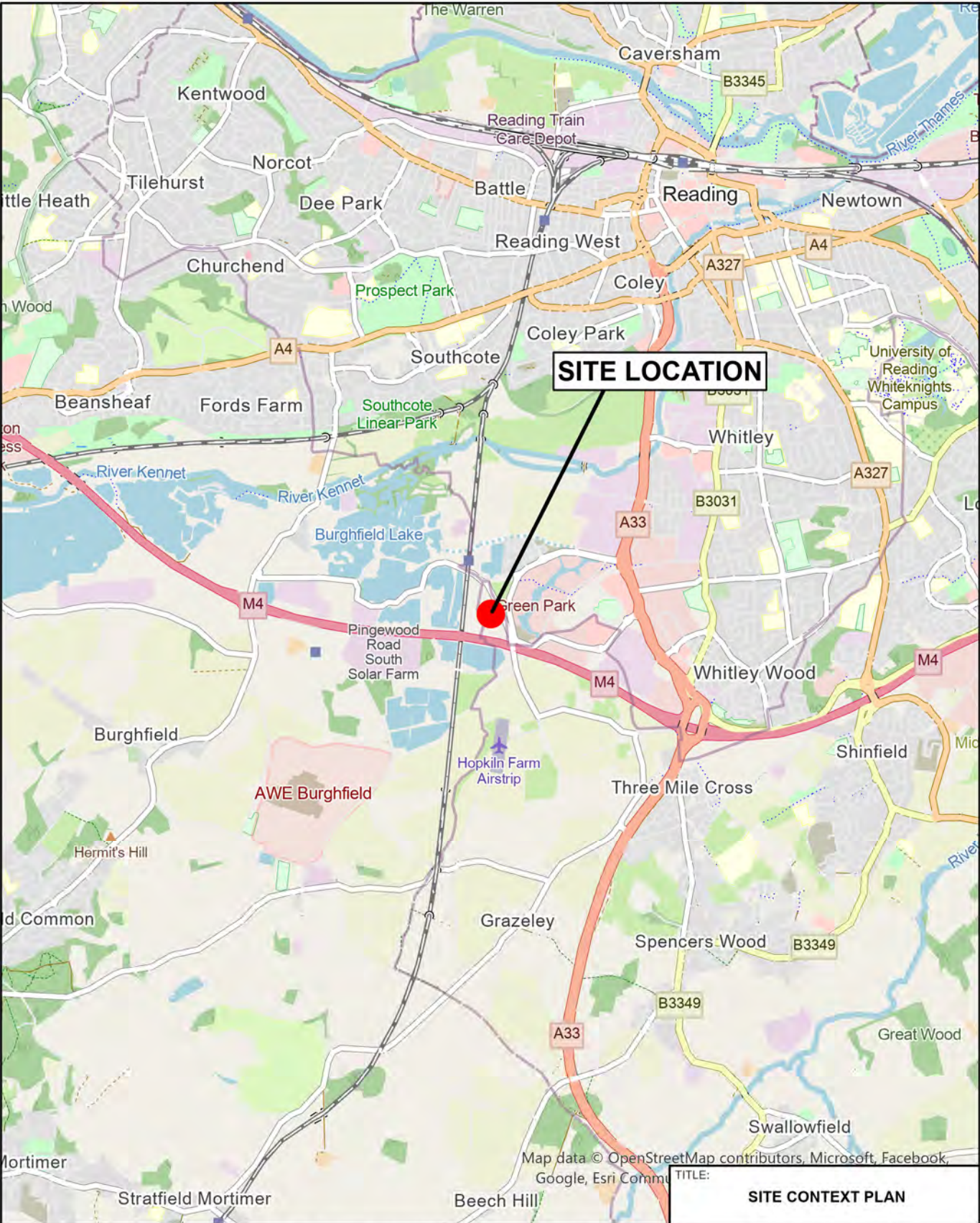
7 Conclusions

- 7.1.1 The Site is a former field, with a volume of previously imported natural soils stored under agreement with the landowner since the early 2000s. Removal of the soils under full Duty of Care is planned, restoring the natural ground level and enabling the land to be restored.
- 7.1.2 Previous testing of the soils in 2015 (updated assessment in 2021) has confirmed that COPC are not present at concentrations which could have resulted in an impact on the underlying natural ground or aquifer (Beenham Grange Gravel Member). Further confirmatory testing is proposed to provide more recent soil quality data. However, based on the planned removal of the soils and results of the PRA presented within this report, Arcadis concludes that there are no contamination-related concerns regarding the removal of the material.

Figures

Figure 1 – Site Context Plan

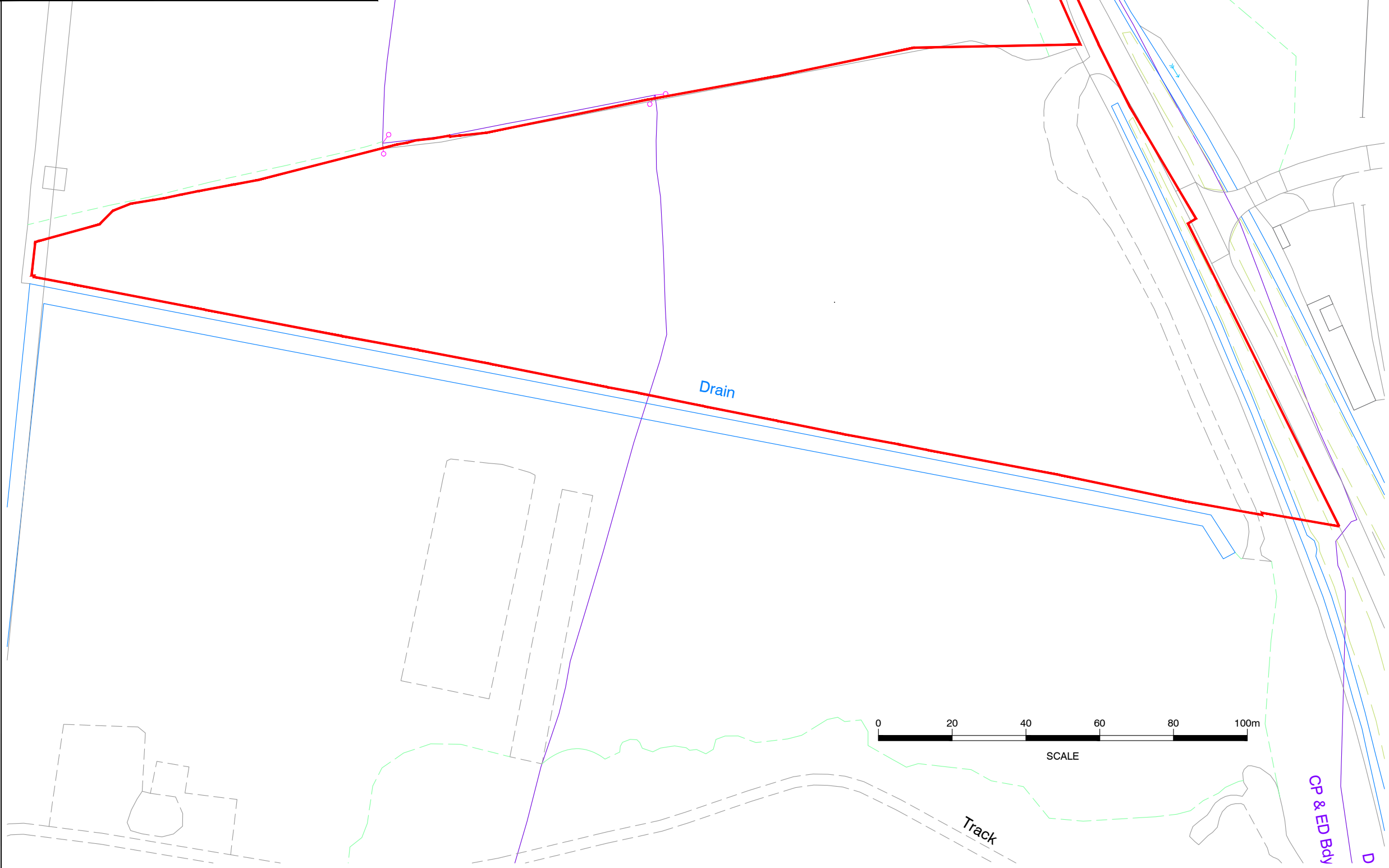
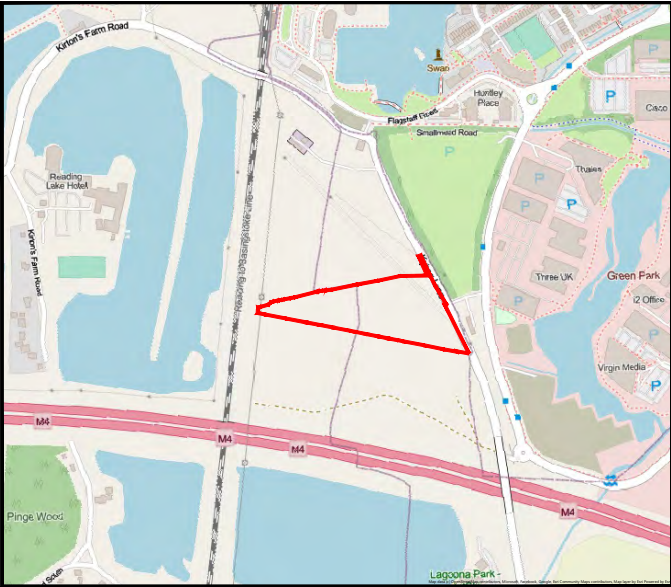
Figure 2 – Site Location Plan



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CONTACT ARCADIS UK IN CASE ANY QUERY

LEGEND	NOTES
SITE LOCATION	
00.20.40.81.21.62 Kilometres	

TITLE: SITE CONTEXT PLAN	
SITE : LAND OFF KIRTON'S FARM ROAD, READING	
CLIENT : M&G REAL ESTATE	
PROJECT : 30280066	FIGURE 1
DATE : 03/08/26	DRAWN BY : BNB
DRG No. : 30280066-AUK-XX-ZZ-DR-ZZ-0055-P001	
SCALE : 1:50,000	PRINT : A4
ARCADIS	



Shelter

CP & ED Bdy
D

LEGEND:

RED LINE BOUNDARY

LOCAL AUTHORITY BOUNDARY

NOTES:
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All entities shown on this drawing are to be regarded as approximate and are indicative only. No measurements taken from this drawing should be used for the location of intrusive investigation works on site. Symbols for boreholes, trial pits and other specific features are representations of location only and unless otherwise specified, do not represent the true size of the feature. Contact ARCADIS UK in case of any query.

2	31/07/2026	SITE BOUNDARY REVISED	BNB		
1	10/07/2026	FIRST ISSUED	BNB		
Rev	Date	Description	Drawn	Check	Approv

PROJECT:
LAND OFF KIRTON'S
FARM ROAD, READING

Site

LAND OFF KIRTON'S FARM ROAD
READING

Client

MAG REAL ESTATE
10 FENCHURCH AVENUE
LONDON
EC3M 5AG

Registered office:
80Fen
80 Fenchurch Street
London
EC3M 4BY

Coordinating office:
Office 107, WeiWork
50-60 Station Road
Cambridge
CB1 2JH

www.arcadis.com

TITLE:

SITE LOCATION PLAN

Designed		Date	Signed
Drawn	B. Brinkman	Date 31/07/2026	Signed
Checked		Date	Signed
Approved		Date	Signed
Scale:		Datum:	AOD
Original Size:	A3	Grid:	OS
Suitability Code:	S2	Project Number:	30280066

Suitability Description:
For Information

Drawing Number: 30280066-AUK-XX-ZZ-DR-ZZ-0057-P002	Revision: 2
---	----------------

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Appendix A

Study Limitations

This appendix should be read before reliance is placed on any of the information, opinions, advice, recommendations or conclusions contained in this report.

1. This report has been prepared by Arcadis (UK) Limited ('Arcadis'), with all reasonable skill, care and diligence within the terms of the Appointment and with the resources and manpower agreed with M&G Real Estate Limited (M&G) acting on behalf of Prudential Assurance Company Ltd (the 'Client'). Arcadis does not accept responsibility for any matters outside the agreed scope.
2. This report has been prepared for the sole benefit of the Client unless agreed otherwise in writing. The contents of this report may not be used or relied upon by any person other than this party without the express written consent and authorisation of Arcadis.
3. Unless stated otherwise, no consultations with authorities or funders or other interested third parties have been carried out. Arcadis is unable to give categorical assurance that the findings will be accepted by these third parties as such bodies may have unpublished, more stringent objectives. Further work may be required by these parties.
4. All work carried out in preparing this report has used, and is based on, Arcadis' professional knowledge and understanding of current relevant legislation. Changes in legislation or regulatory guidance may cause the opinion or advice contained in this report to become inappropriate or incorrect. In giving opinions and advice, pending changes in legislation, of which Arcadis is aware, have been considered. Following delivery of the report, Arcadis has no obligation to advise the Client or any other party of such changes or their repercussions.
5. This report is only valid when used in its entirety. Any information or advice included in the report should not be relied upon until considered in the context of the whole report.
6. Whilst this report and the opinions made are correct to the best of Arcadis' belief, Arcadis cannot guarantee the accuracy or completeness of any information provided by third parties. provided by third parties. Arcadis has taken reasonable steps to ensure that the information sources used for this assessment provided accurate information and has therefore assumed this to be the case.
7. This report has been prepared based on the information reasonably available during the project programme. All information relevant to the scope may not have been received.
8. This report refers, within the limitations stated, to the condition of the Site at the time of the inspection. No warranty is given as to the possibility of changes in the condition of the Site since the time of the investigation.
9. The content of this report represents the professional opinion of experienced environmental consultants. Arcadis does not provide specialist legal or other professional advice. The advice of other professionals may be required.
10. Where intrusive investigation techniques have been employed, they have been designed to provide a reasonable level of assurance on the conditions. Given the discrete nature of sampling, no investigation technique is capable of identifying all conditions present in all areas. In some cases, the investigation is further limited by Site operations, underground obstructions and above ground structures. Unless otherwise stated, areas beyond the boundary of the Site have not been investigated.
11. If below ground intrusive investigations have been conducted as part of the scope, safe location of exploratory holes has been carried out with reference to the Arcadis ground disturbances procedure. No guarantee can be given that all services have been identified. Additional services, structures or other below ground obstructions, not indicated on the drawing, may be present on Site.
12. Unless otherwise stated the report provides no comment on the nature of building materials, operational integrity of the facility or on any regulatory compliance issues.
13. Unless otherwise stated, an inspection of the Site has not been undertaken and there may be conditions present at the Site which have not been identified within the scope of this assessment.
14. Unless otherwise stated, samples from the Site (soil, groundwater, building fabric or other samples) have not been obtained.
15. Arcadis has relied upon the accuracy of documents, oral information and other material and information provided by the Client and others, and Arcadis assumes no liability for the accuracy of such data, although in the event of apparent conflicts in information, Arcadis would highlight this and seek to resolve.
16. Unless otherwise stated, the scope of works has not included an environmental compliance review, health and safety compliance review, hazardous building materials assessment, interviews or contacting Local Authority, requests for information to the petroleum officer, sampling or analyses of soil, ground water, surface water, air or hazardous building materials or a chain of title review.
17. Unless otherwise stated, this assessment has considered the ongoing use of the Site and has not been prepared for the purposes of redevelopment which may act as a trigger for Site investigation and remediation works not needed for ongoing use.

Appendix B

Groundsure Report

Green Park, Reading

Order Details

Date: 29/11/2024
Your ref: UK2102325
Our Ref: GS-DOD-DRT-WHU-LPH

Site Details

Location: 469711 169709
Area: 2.16 ha
Authority: [West Berkshire Council](#) ↗, [Wokingham Borough Council](#) ↗



Summary of findings

[p. 2 >](#)

Aerial image

[p. 9 >](#)

OS MasterMap site plan

[p.14 >](#)

[Insight User Guide](#) ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Certified



Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	1	1	-
16	1.2	Historical tanks	0	0	0	0	-
16 >	1.3 >	Historical energy features >	0	0	0	1	-
16	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
17	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
18 >	2.1 >	Historical industrial land uses >	0	0	1	2	-
19	2.2	Historical tanks	0	0	0	0	-
19 >	2.3 >	Historical energy features >	0	0	0	2	-
19	2.4	Historical petrol stations	0	0	0	0	-
19	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
20 >	3.1 >	Active or recent landfill >	0	0	0	2	-
21	3.2	Historical landfill (BGS records)	0	0	0	0	-
21	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
21 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	1	4	-
23 >	3.5 >	Historical waste sites >	0	0	0	2	-
23 >	3.6 >	Licensed waste sites >	0	0	0	7	-
25 >	3.7 >	Waste exemptions >	0	0	0	4	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
27 >	4.1 >	Recent industrial land uses >	0	1	3	-	-
28	4.2	Current or recent petrol stations	0	0	0	0	-
28	4.3	Electricity cables	0	0	0	0	-
28	4.4	Gas pipelines	0	0	0	0	-
28	4.5	Sites determined as Contaminated Land	0	0	0	0	-



28	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
29	4.7	Regulated explosive sites	0	0	0	0	-
29 >	4.8 >	Hazardous substance storage/usage >	0	0	0	1	-
29	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
29	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
30	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
30	4.12	Radioactive Substance Authorisations	0	0	0	0	-
30 >	4.13 >	Licensed Discharges to controlled waters >	0	0	0	9	-
32	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
32	4.15	Pollutant release to public sewer	0	0	0	0	-
32	4.16	List 1 Dangerous Substances	0	0	0	0	-
32	4.17	List 2 Dangerous Substances	0	0	0	0	-
32	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
33	4.19	Pollution inventory substances	0	0	0	0	-
33	4.20	Pollution inventory waste transfers	0	0	0	0	-
33	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
34 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
36 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
38 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
39	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
39	5.5	Groundwater vulnerability- local information	None (within 0m)				
40 >	5.6 >	Groundwater abstractions >	0	0	0	7	54
54 >	5.7 >	Surface water abstractions >	0	0	0	2	7
56 >	5.8 >	Potable abstractions >	0	0	0	1	37
64	5.9	Source Protection Zones	0	0	0	0	-
64	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
65 >	6.1 >	Water Network (OS MasterMap) >	0	10	30	-	-



69 >	6.2 >	Surface water features >	0	7	12	-	-
69 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
69 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
70 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
71 >	7.1 >	Risk of flooding from rivers and the sea >	High (within 50m)				
72 >	7.2 >	Historical Flood Events >	3	1	3	-	-
73	7.3	Flood Defences	0	0	0	-	-
73	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
73 >	7.5 >	Flood Storage Areas >	0	0	1	-	-
74 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
75 >	7.7 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
76 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
78 >	9.1 >	Groundwater flooding >	High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
79	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
80	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
80	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
80	10.4	Special Protection Areas (SPA)	0	0	0	0	0
80	10.5	National Nature Reserves (NNR)	0	0	0	0	0
81	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
81 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	3
81	10.8	Biosphere Reserves	0	0	0	0	0
82	10.9	Forest Parks	0	0	0	0	0
82	10.10	Marine Conservation Zones	0	0	0	0	0
82	10.11	Green Belt	0	0	0	0	0
82	10.12	Proposed Ramsar sites	0	0	0	0	0



82	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
83	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
83	10.15	Nitrate Sensitive Areas	0	0	0	0	0
83 >	10.16 >	Nitrate Vulnerable Zones >	0	0	1	0	1
84 >	10.17 >	SSSI Impact Risk Zones >	2	-	-	-	-
85	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
86	11.1	World Heritage Sites	0	0	0	-	-
86	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
86	11.3	National Parks	0	0	0	-	-
86	11.4	Listed Buildings	0	0	0	-	-
87	11.5	Conservation Areas	0	0	0	-	-
87	11.6	Scheduled Ancient Monuments	0	0	0	-	-
87	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
88 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
89	12.2	Open Access Land	0	0	0	-	-
89 >	12.3 >	Tree Felling Licences >	0	0	3	-	-
90	12.4	Environmental Stewardship Schemes	0	0	0	-	-
90	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
91 >	13.1 >	Priority Habitat Inventory >	0	0	1	-	-
92	13.2	Habitat Networks	0	0	0	-	-
92 >	13.3 >	Open Mosaic Habitat >	0	0	1	-	-
92	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
93 >	14.1 >	10k Availability >	Identified (within 500m)				
95 >	14.2 >	Artificial and made ground (10k) >	0	1	4	11	-
97 >	14.3 >	Superficial geology (10k) >	1	0	2	4	-



98	14.4	Landslip (10k)	0	0	0	0	-
99 >	14.5 >	Bedrock geology (10k) >	1	0	4	1	-
100	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
101 >	15.1 >	50k Availability >	Identified (within 500m)				
102 >	15.2 >	Artificial and made ground (50k) >	0	0	4	7	-
103	15.3	Artificial ground permeability (50k)	0	0	-	-	-
104 >	15.4 >	Superficial geology (50k) >	1	0	0	2	-
105 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
105	15.6	Landslip (50k)	0	0	0	0	-
105	15.7	Landslip permeability (50k)	None (within 50m)				
106 >	15.8 >	Bedrock geology (50k) >	1	0	1	0	-
107 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
107	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
108 >	16.1 >	BGS Boreholes >	0	0	25	-	-
Page	Section	Natural ground subsidence >					
111 >	17.1 >	Shrink swell clays >	Moderate (within 50m)				
112 >	17.2 >	Running sands >	Very low (within 50m)				
113 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
114 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
115 >	17.5 >	Landslides >	Very low (within 50m)				
116 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
118 >	18.1 >	BritPits >	0	0	0	3	-
119 >	18.2 >	Surface ground workings >	0	0	1	-	-
119	18.3	Underground workings	0	0	0	0	0
120	18.4	Underground mining extents	0	0	0	0	-
120 >	18.5 >	Historical Mineral Planning Areas >	0	0	1	3	-

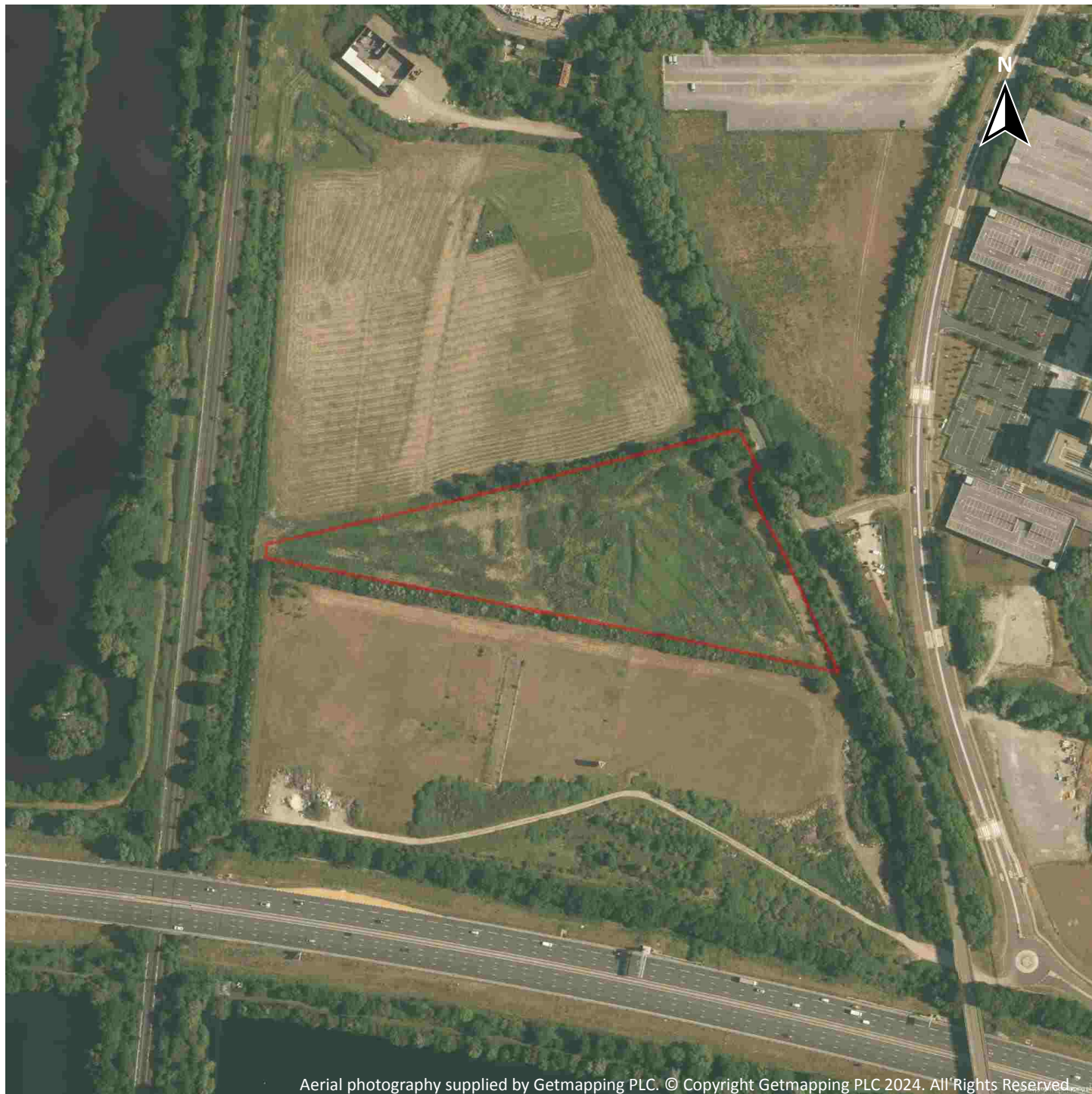


120	18.6	Non-coal mining	0	0	0	0	0
121	18.7	JPB mining areas	None (within 0m)				
121	18.8	The Coal Authority non-coal mining	0	0	0	0	-
121 >	18.9 >	Researched mining >	0	0	2	5	-
122	18.10	Mining record office plans	0	0	0	0	-
122	18.11	BGS mine plans	0	0	0	0	-
122	18.12	Coal mining	None (within 0m)				
122	18.13	Brine areas	None (within 0m)				
122	18.14	Gypsum areas	None (within 0m)				
123	18.15	Tin mining	None (within 0m)				
123	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
124	19.1	Natural cavities	0	0	0	0	-
124	19.2	Mining cavities	0	0	0	0	0
124	19.3	Reported recent incidents	0	0	0	0	-
124	19.4	Historical incidents	0	0	0	0	-
125	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
126 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
128 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	1	-	-	-
128	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
128	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
129	22.1	Underground railways (London)	0	0	0	-	-
129	22.2	Underground railways (Non-London)	0	0	0	-	-
130	22.3	Railway tunnels	0	0	0	-	-
130	22.4	Historical railway and tunnel features	0	0	0	-	-
130	22.5	Royal Mail tunnels	0	0	0	-	-



130	22.6	Historical railways	0	0	0	-	-
130 >	22.7 >	Railways >	0	3	1	-	-
131	22.8	Crossrail 2	0	0	0	0	-
131	22.9	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 25/06/2023

Site Area: 2.16ha



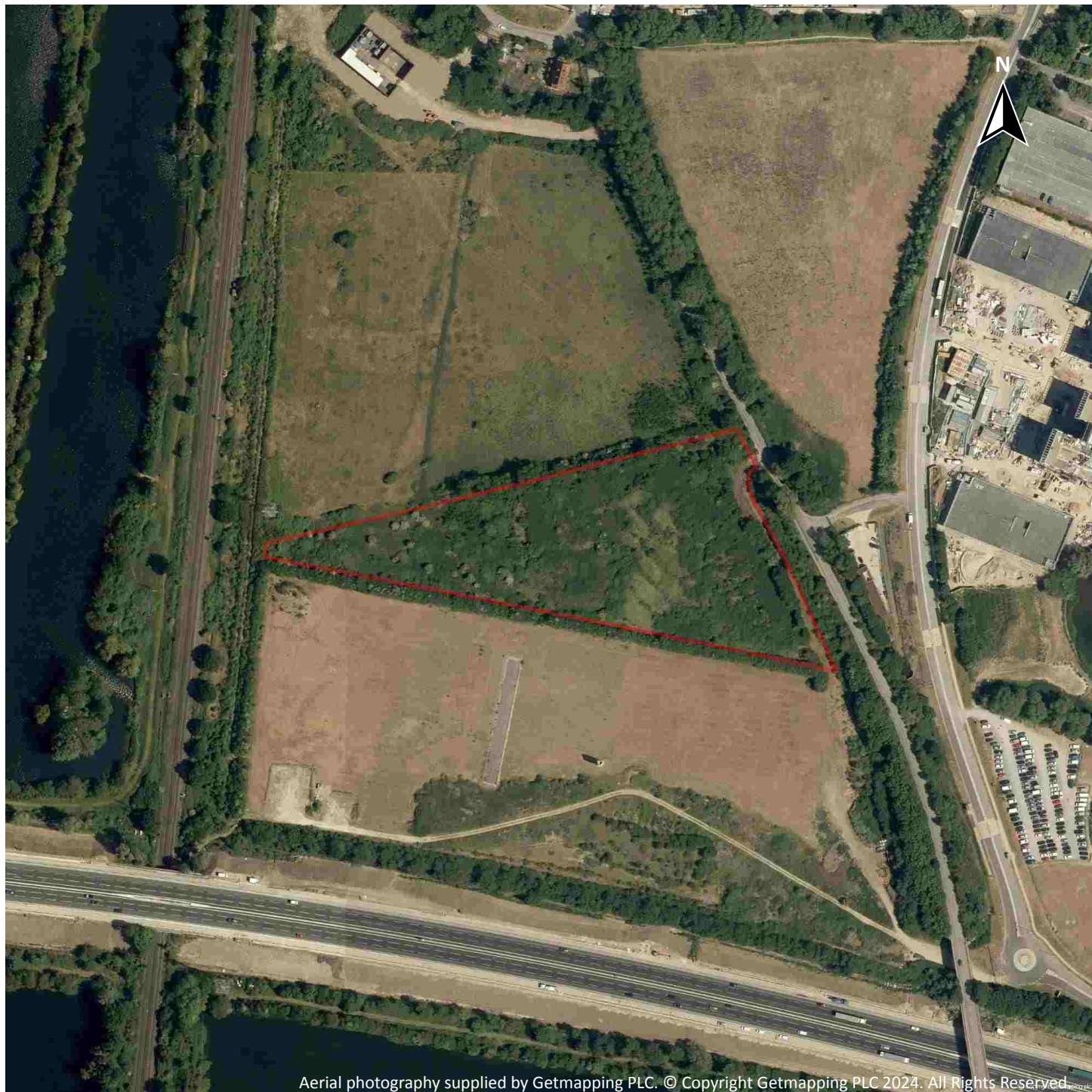
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01273 257 755

Date: 29 November 2024

Recent site history - 2020 aerial photograph



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Capture Date: 02/06/2020

Site Area: 2.16ha



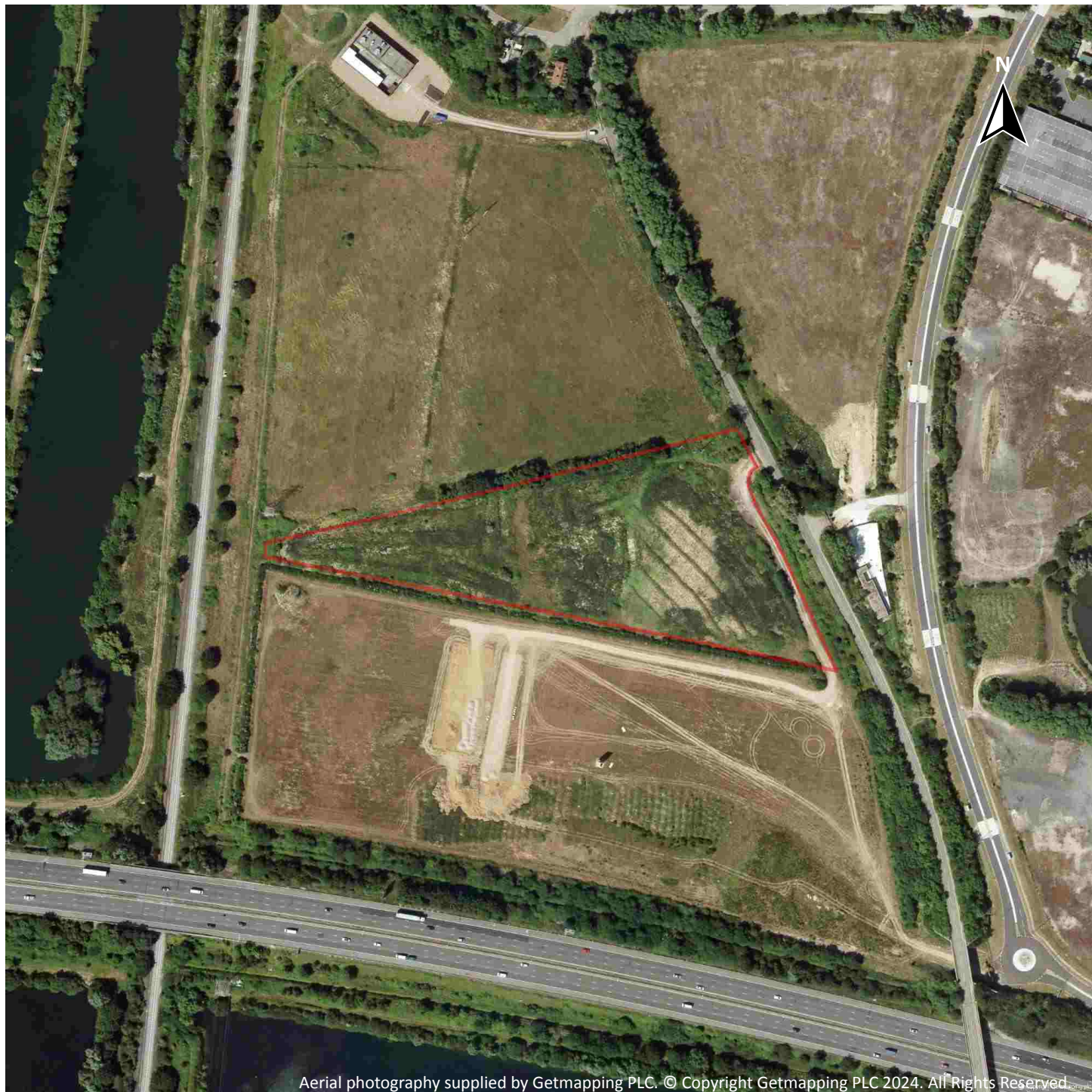
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Date: 29 November 2024

Recent site history - 2013 aerial photograph



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Capture Date: 08/07/2013

Site Area: 2.16ha



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01273 257 755

Date: 29 November 2024

Recent site history - 2006 aerial photograph



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Capture Date: 29/07/2006

Site Area: 2.16ha



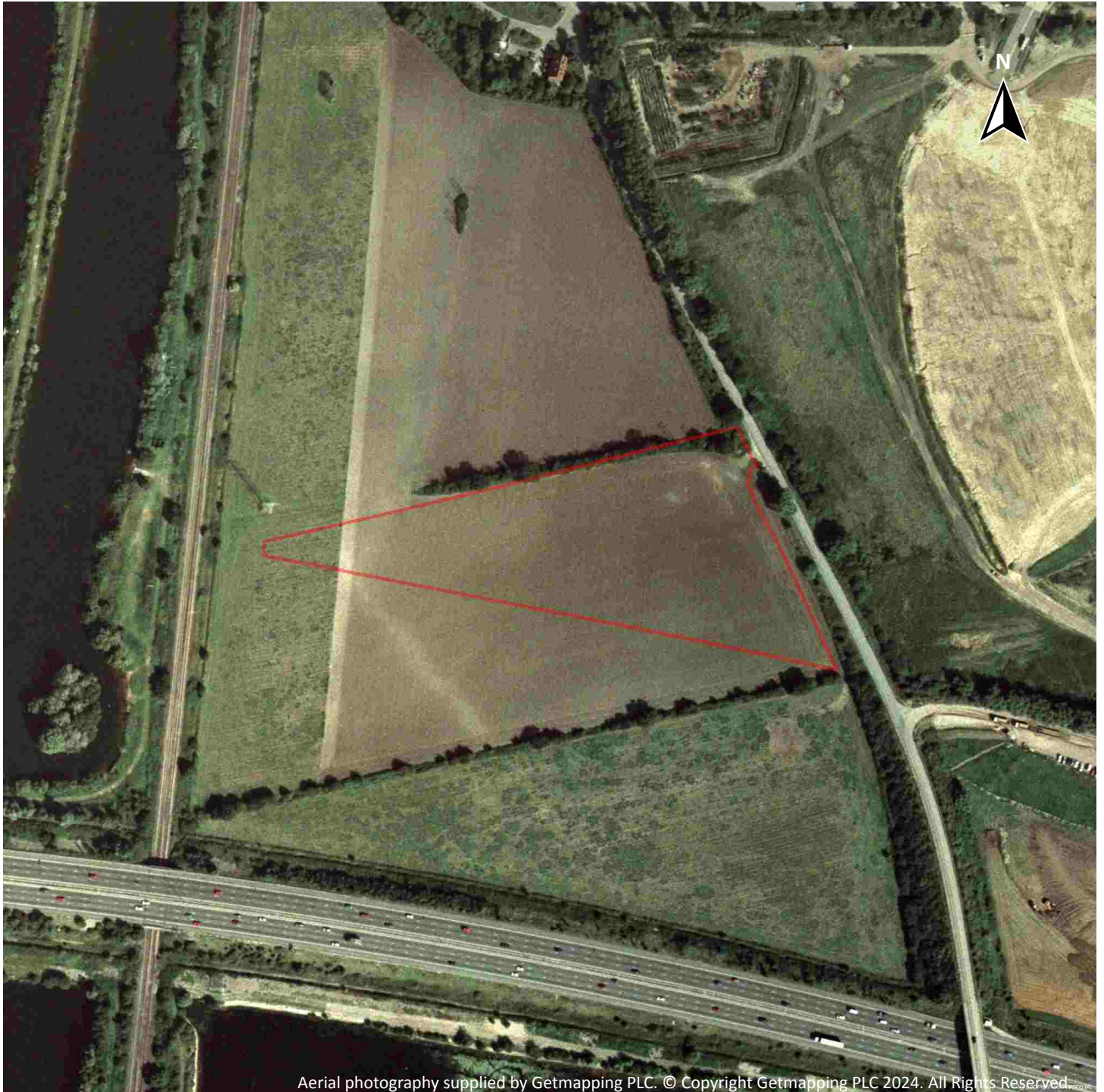
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info@groundsure.com

01273 257 755

Date: 29 November 2024

Recent site history - 1999 aerial photograph



Capture Date: 04/09/1999

Site Area: 2.16ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 29 November 2024

1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

2

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

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

ID	Location	Land use	Dates present	Group ID
1	84m W	Gravel Pit	1976	1927601



ID	Location	Land use	Dates present	Group ID
3	490m W	Unspecified Heap	1972	1895163

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

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

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

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

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

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

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

ID	Location	Land use	Dates present	Group ID
2	313m W	Electricity Substation	1989	225559

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

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

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

This data is sourced from Ordnance Survey / Groundsure.



1.5 Historical garages

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

3

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

Features are displayed on the Past land use - un-grouped map on [page 18](#) >

ID	Location	Land Use	Date	Group ID
1	84m W	Gravel Pit	1976	1927601
2	285m NW	Gravel Pit	1976	1927601
3	490m W	Unspecified Heap	1972	1895163



This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

2

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

Features are displayed on the Past land use - un-grouped map on [page 18 >](#)

ID	Location	Land Use	Date	Group ID
A	313m W	Electricity Substation	1989	225559
A	313m W	Electricity Substation	1989	225559

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

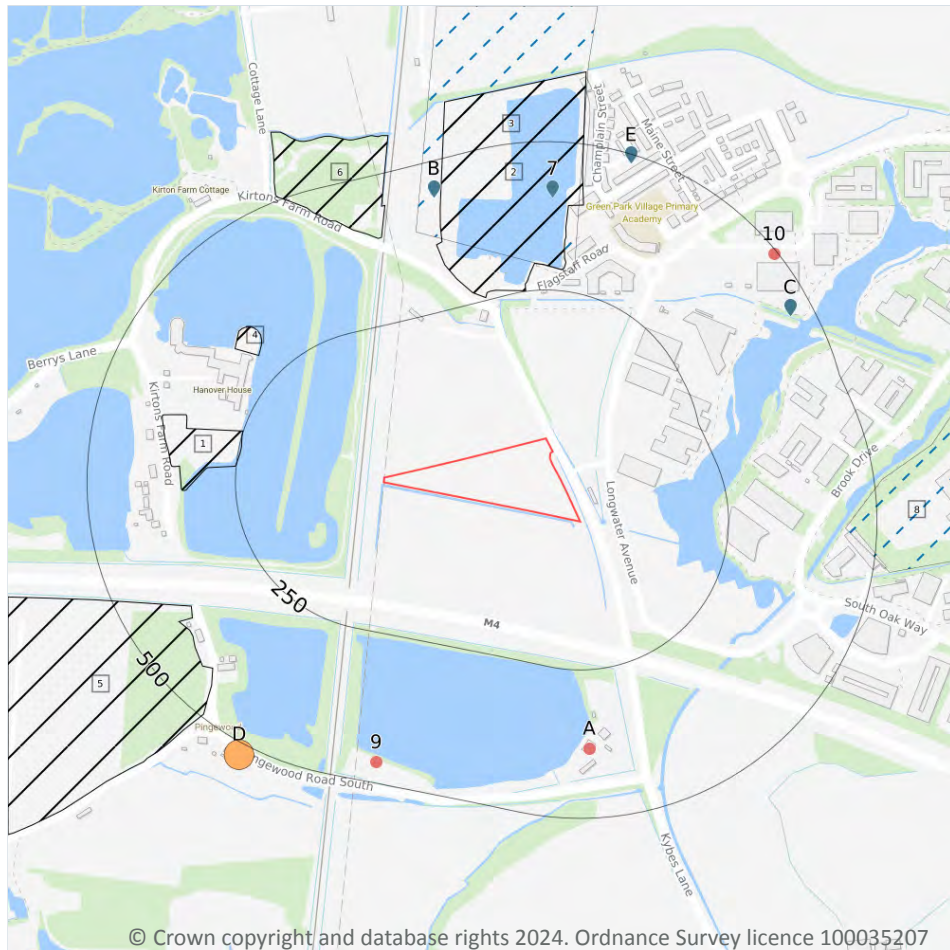
0

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

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



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

3.1 Active or recent landfill

Records within 500m

2

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

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

ID	Location	Details	
3	283m N	Operator: Cemex Uk Materials Limited Site Address: Burghfield Lfs, Burghfield Landfill Site A Epr/mp3933cj, Island Road, Reading, Warwickshire, RG2 0RR	WML Number: 0 EPR Reference: - Landfill type: Waste Landfilling; >10 T/D With Capacity >25,000T Excluding Inert Waste - 5.2 A(1) a) Status: Effective IPPC Reference: - EPR Number: EPR/MP3933CJ



ID	Location	Details	
8	447m E	Operator: Reading Football Club Site Address: Reading Football Club, Smallmead, Bennet Road, Reading, Berkshire, RG2 0JL	WML Number: 86039 EPR Reference: 656562 Landfill type: A04: Household, Commercial & Industrial Waste Landfill Status: Closure IPPC Reference: - EPR Number: EA/EPR/XP3199EZ

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	5
----------------------------	----------

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

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

ID	Location	Details		
1	246m W	Site Address: Kirtons Farm, Pingewood, Berkshire Licence Holder Address: -	Waste Licence: Yes Site Reference: 54/12/4/205, TP0164, NEW108, 0340/0288 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 07/04/1987 Licence Surrender: 01/06/1994	Operator: - Licence Holder: J Stevens Esquire First Recorded 01/01/1987 Last Recorded: 31/12/1990
2	251m N	Site Address: Burghfield Area D, Burghfield, Reading, Berkshire Licence Holder Address: RMC House, The Square, Lightwater, Surrey	Waste Licence: Yes Site Reference: - Waste Type: - Environmental Permitting Regulations (Waste) Reference: TF1/L/RMC006 Licence Issue: 13/07/2001 Licence Surrender: 09/06/2003	Operator: - Licence Holder: RMC Aggregates (Southern) Limited First Recorded - Last Recorded: -
4	295m NW	Site Address: Kirtons Farm, Pingewood, Berkshire Licence Holder Address: -	Waste Licence: Yes Site Reference: 54/12/4/205, TP0164, NEW108, 0340/0288 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 07/04/1987 Licence Surrender: 01/06/1994	Operator: - Licence Holder: J Stevens Esquire First Recorded 01/01/1987 Last Recorded: 31/12/1990
5	386m W	Site Address: Pingewood Road, Pingewood, Berkshire Licence Holder Address: High Wycombe	Waste Licence: Yes Site Reference: NEW106, 54/20/5/18, TP0226, 54/12/4/77 Waste Type: Inert, Industrial, Commercial, Household, Liquid sludge Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 26/08/1981 Licence Surrender: 13/11/1991	Operator: Biffa Waste Licence Holder: Biffa Limited First Recorded 01/03/1983 Last Recorded: 30/06/1991
6	395m NW	Site Address: Cottage Lane No.1, Pingewood, Berkshire Licence Holder Address: -	Waste Licence: - Site Reference: TP0162, NEW127 Waste Type: Inert, Industrial Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded 01/01/1977 Last Recorded: 31/12/1981

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



3.5 Historical waste sites

Records within 500m

2

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

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

ID	Location	Address	Further Details	Date
D	495m SW	Site Address: Moores Farm, Pingewood Road, South Out Of Reading Borough, Pingewood, READING, Berkshire, RG30 3UH	Type of Site: Recycling Plant Planning application reference: 05/00930/WBKADJ/LC Description: Scheme comprises proposed construction of recycling plant. An application (ref: 05/00930/WBKADJ/LC) for Detailed Planning permission was submitted to Reading B.C. on 15th August 2005. Data source: Historic Planning Application Data Type: Point	-
D	495m SW	Site Address: Moores Farm, Pingewood, READING, Berkshire, RG30 3UH	Type of Site: Recycling Plant/Storage Planning application reference: 05/01814/MINMAJ Description: Scheme comprises proposed construction of recycling plant and storage of skips. An application (ref: 05/01814/MINMAJ) for Detailed Planning permission was granted by West Berkshire D.C. on 8th November 2005. Planning decision obtained Data source: Historic Planning Application Data Type: Point	-

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

3.6 Licensed waste sites

Records within 500m

7

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

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



ID	Location	Details		
7	420m N	Site Name: Trout Lakes Site Address: Trout Lakes, Pingewood, Reading, Berkshire, RG30 3UG Correspondence Address: -	Type of Site: Deposit of waste to land as a recovery operation Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 636424 EPR reference: EA/EPR/BB3039DS Operator: Alan Hadley Limited Waste Management licence No: 103168 Annual Tonnage: 0	Issue Date: 31/05/2012 Effective Date: 31/05/2012 Modified: 31/05/2012 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Surrendered
B	454m N	Site Name: Lakeside Site Address: Mr A L Clements_, Lakeside, Smallmead Road, Pingewood, Reading, Berkshire, RG2 0QS Correspondence Address: Mr A L Clements, Pitchkettle Farm, Goodboys Lane, Grazeley Green, Reading, Berkshire, RG7 1ND	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CLE002 EPR reference: - Operator: Mr A L Clements Waste Management licence No: 86018 Annual Tonnage: 24900	Issue Date: 12/06/1995 Effective Date: - Modified: 18/09/2006 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
B	454m N	Site Name: Lakeside Site Address: Lakeside, Smallmead Road, Pingewood, Reading, Berkshire, RG2 0QS Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 648008 EPR reference: EA/EPR/AP3694SM Operator: A L Clements Waste Management licence No: 86018 Annual Tonnage: 0	Issue Date: 12/06/1995 Effective Date: 12/06/1995 Modified: - Surrendered Date: 12/06/1995 Expiry Date: - Cancelled Date: - Status: Surrendered
C	466m NE	Site Name: Smallmead Farm Yard Site Address: Mr A L Clements, Smallmead Farm Yard, Smallmead Road, Pingewood, Reading, Berkshire, RG30 3UR Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CLE001 EPR reference: EA/EPR/MP3299EM/S006 Operator: Mr A L Clements Waste Management licence No: 86012 Annual Tonnage: 25000	Issue Date: 16/12/1991 Effective Date: - Modified: 24/03/1997 Surrendered Date: Mar 31 1999 12:00AM Expiry Date: - Cancelled Date: - Status: Surrendered



ID	Location	Details		
C	466m NE	Site Name: Smallmead Farm Yard Site Address: Smallmead Farm Yard, Smallmead Road, Pingewood, Reading, Berkshire, RG30 3UR Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 636260 EPR reference: EA/EPR/MP3299EM Operator: A L Clements Waste Management licence No: 86012 Annual Tonnage: 25000	Issue Date: 16/12/1991 Effective Date: 16/12/1991 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Surrendered
E	498m N	Site Name: Green Park Village Site Address: Green Park Village, Longwater Avenue, Reading, Berkshire, RG30 3UR Correspondence Address: -	Type of Site: Deposit of waste to land as a recovery operation Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: WOO190 EPR reference: EA/EPR/DB3206HL/S002 Operator: Wooldridge Ecotec Limited Waste Management licence No: 402643 Annual Tonnage: 622800	Issue Date: 11/05/2016 Effective Date: - Modified: 06/03/2017 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
E	498m N	Site Name: Green Park Village Site Address: Green Park Village, Longwater Avenue, Reading, Berkshire, RG30 3UR Correspondence Address: -	Type of Site: Deposit of waste to land as a recovery operation Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 651810 EPR reference: EA/EPR/DB3206HL Operator: Wooldridge Ecotec Limited Waste Management licence No: 402643 Annual Tonnage: 622800	Issue Date: 11/05/2016 Effective Date: 11/05/2016 Modified: - Surrendered Date: 09/06/2023 Expiry Date: - Cancelled Date: - Status: Surrendered

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

3.7 Waste exemptions

Records within 500m

4

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

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

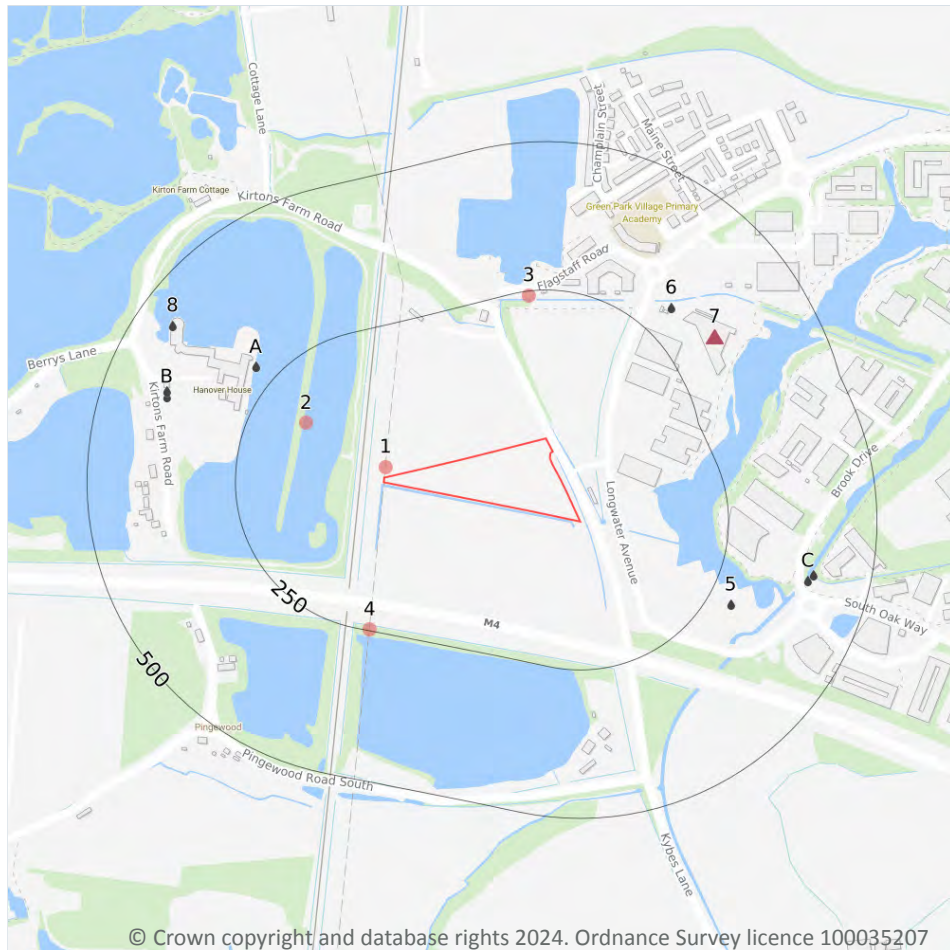


ID	Location	Site	Reference	Category	Sub-Category	Description
A	383m S	Pingewood, Reading, Rg30 3uh	WEX287221	Using waste exemption	Not on a farm	Use of waste in construction
A	383m S	15-17, Hall Grove Farm Industrial Estate, Bagshot, Gu19 5hp	WEX094259	Using waste exemption	Not on a farm	Use of waste in construction
9	466m SW	-	WEX352949	Using waste exemption	Not on a farm	Use of waste in construction
10	493m NE	Green Park Village Longwater Ave Berkshire Rg2 6ge	EPR/EE5840EZ /A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- ▲ Hazardous substance storage/usage
- Licensed Discharges to controlled waters

4.1 Recent industrial land uses

Records within 250m

4

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 27 >](#)

ID	Location	Company	Address	Activity	Category
1	17m W	Pylon	Berkshire, RG30	Electrical Features	Infrastructure and Facilities
2	161m W	Jetty	Berkshire, RG30	Moorings and Unloading Facilities	Water
3	243m N	Electricity Sub Station	Berkshire, RG2	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
4	248m SW	Pylon	Berkshire, RG30	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	0
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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

1

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

Features are displayed on the Current industrial land use map on [page 27 >](#)

ID	Location	Details	
7	331m NE	Application reference number: No Details Application status: Historical Consent Application date: No Details Address: Thales UK Ltd, 350, Longwater Avenue, Green Park, Reading, Reading Council, England, RG2 6GF	Details: No Details Enforcement: No Details Date of enforcement: No Details Comment: No Details

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

9

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 27 >](#)

ID	Location	Address	Details	
A	286m NW	KIRTONSFARMWATERSKICLUB,PIN GEWOOD,READING,BERKS	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CTWC.0129 Permit Version: 1 Receiving Water: GRAVEL OVERLYING CHALK	Status: TRANSFERRED FROM COPA 1974 Issue date: 10/07/1985 Effective Date: 10/07/1985 Revocation Date: 12/07/2006
A	286m NW	KIRTONSFARMWATERSKICLUB,PIN GEWOOD,READING,BERKS	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CTWC.0129 Permit Version: 2 Receiving Water: GROUNDWATER VIA SUB IRRIGATION	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 12/07/2006 Effective Date: 13/07/2006 Revocation Date: 31/03/2019
5	289m SE	GREENPARK,SOUTHERNSECTOR,KY BESLANE,PINGEWOOD,READING,B ERKSHIRE,RG303UR	Effluent Type: TRADE DISCHARGES - UNSPECIFIED Permit Number: CAWM.0097 Permit Version: 1 Receiving Water: TO THE FOUdry BROOK	Status: CONSENT EXPIRED - TIME LIMIT Issue date: 06/12/1999 Effective Date: 13/10/1999 Revocation Date: 30/11/1999



ID	Location	Address	Details	
6	305m NE	WinnershTriangle,WinnershTriangle	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.2277 Permit Version: 1 Receiving Water: FOUdry BROOK	Status: REVOKED - UNSPECIFIED Issue date: 02/11/1989 Effective Date: 02/11/1989 Revocation Date: 27/01/1997
B	391m W	KIRTONSFARMWATERSKICLUB,PIN GEWOOD,READING,BERKS	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CTWC.2211 Permit Version: 1 Receiving Water: GRAVELS OVERREADING BEDS	Status: REVOKED - UNSPECIFIED Issue date: 25/02/1988 Effective Date: 25/02/1988 Revocation Date: 10/10/1990
B	395m W	KIRTONSFARMWATERSKICLUB,PIN GEWOOD,READING,BERKS	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CTWC.2366 Permit Version: 1 Receiving Water: GRAVELS OVERREADING BEDS	Status: TRANSFERRED FROM COPA 1974 Issue date: 05/05/1988 Effective Date: 05/05/1988 Revocation Date: -
C	396m E	READINGBUSINESSPARK,SMALLME ADFA,READINGBUSINESSPARK,SM ALLMEAD,FARM,SMALLMEADROA D,PINGEWOOD,READING	Effluent Type: MISCELLANEOUS DISCHARGES - UNSPECIFIED Permit Number: CNTM.2231 Permit Version: 1 Receiving Water: FOUdry BROOK	Status: REVOKED - UNSPECIFIED Issue date: 29/03/1996 Effective Date: 29/03/1996 Revocation Date: 01/05/1997
C	403m E	GREENPARK(SOUTHERNSECTOR,KY BESLANE,PINGEWOOD,READING,B ERKSHIRE,RG303UR	Effluent Type: MISCELLANEOUS DISCHARGES - UNSPECIFIED Permit Number: CAWM.0210 Permit Version: 1 Receiving Water: FOUdry BROOK	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 20/07/2000 Effective Date: 16/06/2000 Revocation Date: 26/02/2001
8	439m NW	KIRTONSFARMWATERSKICLUB,PIN GEWOOD,READING,BERKS	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CNTW.0729 Permit Version: 1 Receiving Water: RIVER GRAVELS	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: 10/10/1990 Effective Date: 10/10/1990 Revocation Date: 05/10/2000

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



4.14 Pollutant release to surface waters (Red List)

Records within 500m**0**

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

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

4.15 Pollutant release to public sewer

Records within 500m**0**

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m**0**

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

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

4.17 List 2 Dangerous Substances

Records within 500m**0**

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m**0**

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

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



4.19 Pollution inventory substances

Records within 500m

0

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

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

4.20 Pollution inventory waste transfers

Records within 500m

0

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

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

4.21 Pollution inventory radioactive waste

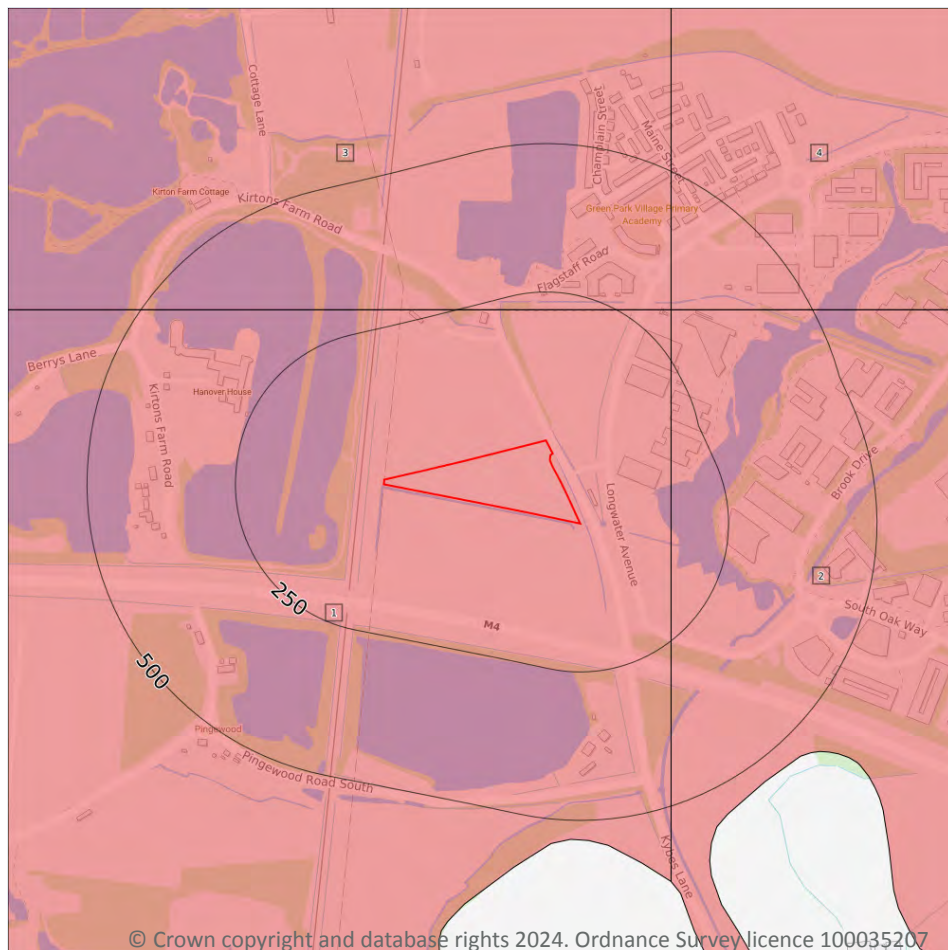
Records within 500m

0

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

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

5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

4

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 34](#) >

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	153m 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

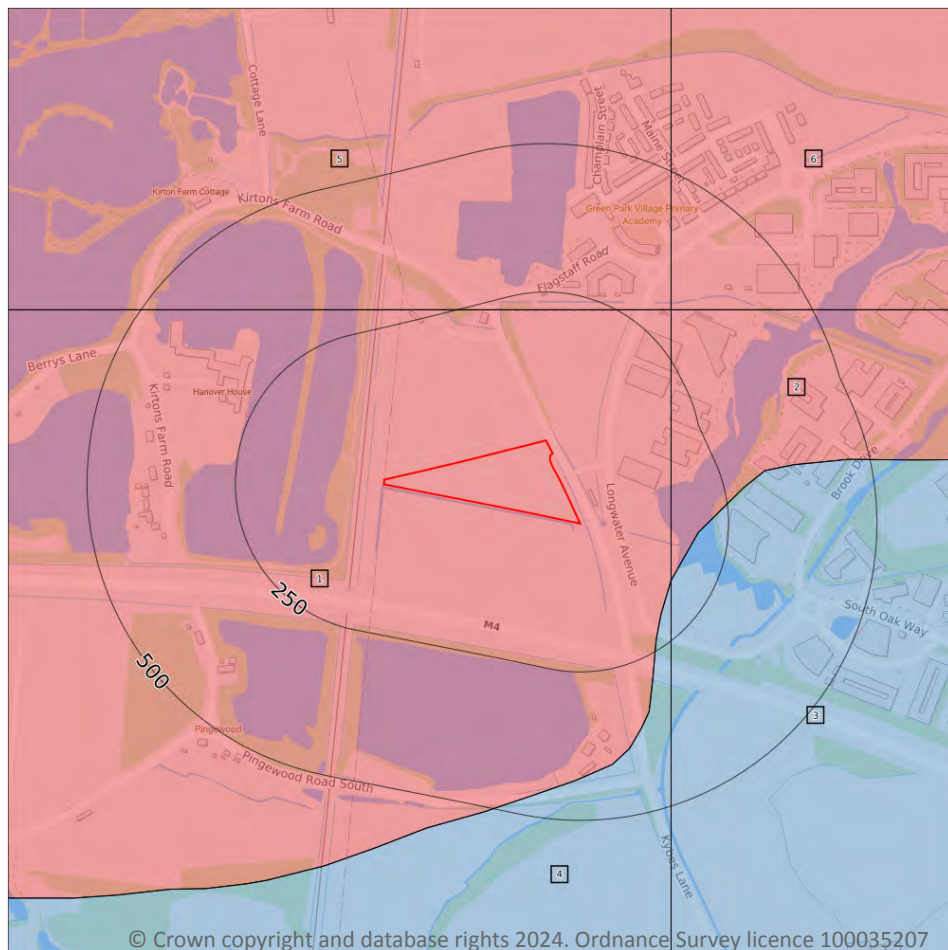


ID	Location	Designation	Description
3	220m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	305m NE	Secondary 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

6

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer 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	153m 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	181m SE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
4	181m SE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
5	220m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
6	305m NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Groundwater vulnerability



— Site Outline

Search buffers in metres (m)

Superficial vulnerability

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

Bedrock vulnerability

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

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m

1

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

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

Features are displayed on the Groundwater vulnerability map on [page 38](#) >



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: 3-10m 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
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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.

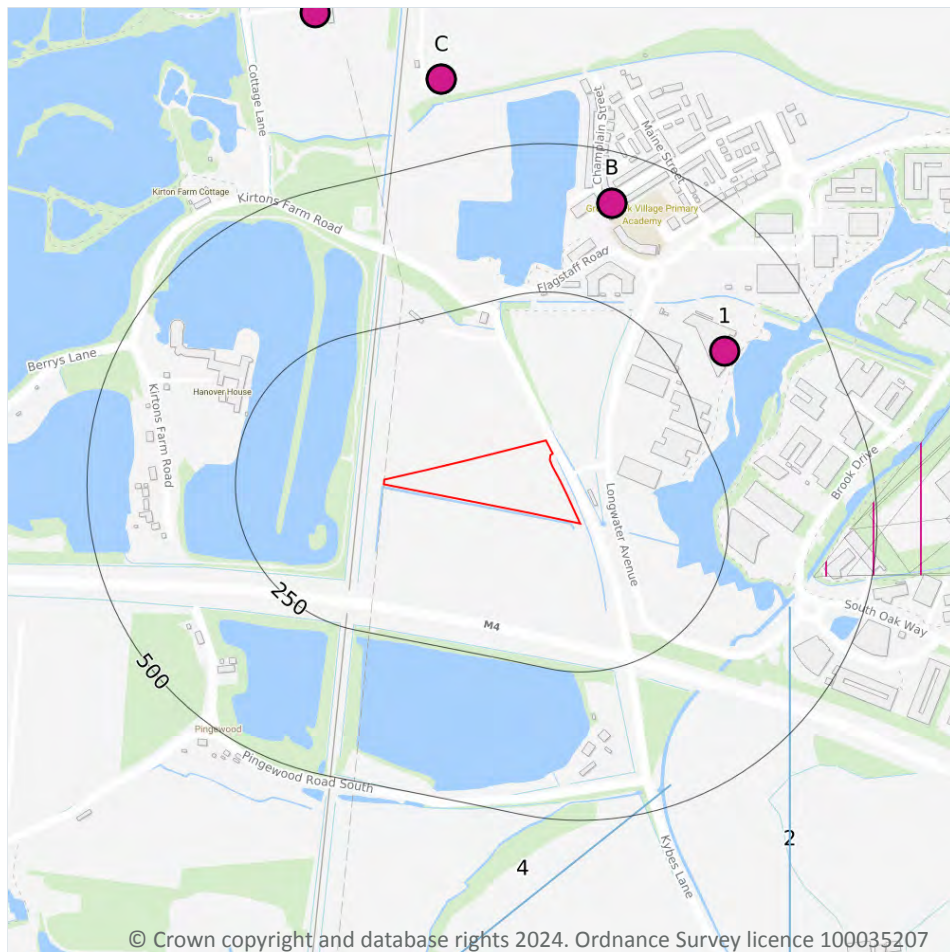
5.5 Groundwater vulnerability- local information

Records on site	0
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This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

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

Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

61

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

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



ID	Location	Details	
1	336m NE	Status: Historical Licence No: 28/39/22/0276 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: SMALLMEAD FARM, PINGEWOOD Data Type: Point Name: THE PRUDENTIAL ASSUR. COM. LTD Easting: 470090 Northing: 169930	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 09/01/1967 Expiry Date: - Issue No: 101 Version Start Date: 30/07/1999 Version End Date: -
A	403m E	Status: Historical Licence No: 28/39/22/0578 Details: General Use Relating To Secondary Category (Low Loss) Direct Source: THAMES GROUNDWATER Point: MADEJSKI STADIUM WELLPOINTS Data Type: Poly4 Name: READING FOOTBALL CLUB PLC Easting: 470520 Northing: 169900	Annual Volume (m ³): 189734 Max Daily Volume (m ³): 518.4 Original Application No: - Original Start Date: 08/06/1998 Expiry Date: 30/06/2008 Issue No: 100 Version Start Date: 08/06/1998 Version End Date: -
B	415m N	Status: Active Licence No: 28/39/22/0463 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: PINGEWOOD BUSINESS ESTATE, SMALLMEAD ROAD, READING Data Type: Point Name: KENNET VALLEY PARK LTD Easting: 469900 Northing: 170180	Annual Volume (m ³): 6819 Max Daily Volume (m ³): 22.73 Original Application No: - Original Start Date: 29/07/1980 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2008 Version End Date: -
B	415m N	Status: Active Licence No: 28/39/22/0463 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: THAMES GROUNDWATER Point: PINGEWOOD BUSINESS ESTATE, SMALLMEAD ROAD, READING Data Type: Point Name: KENNET VALLEY PARK LTD Easting: 469900 Northing: 170180	Annual Volume (m ³): 6819 Max Daily Volume (m ³): 22.73 Original Application No: - Original Start Date: 29/07/1980 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2008 Version End Date: -



ID	Location	Details	
A	453m E	Status: Historical Licence No: 28/39/22/0644 Details: General Use Relating To Secondary Category (Low Loss) Direct Source: THAMES GROUNDWATER Point: MADEJSKI STADIUM COMPLEX - 424 WELLPOINTS Data Type: Poly4 Name: READING FOOTBALL CLUB PLC Easting: 470720 Northing: 170020	Annual Volume (m ³): 189735 Max Daily Volume (m ³): 518.4 Original Application No: WRW/A/1220 Original Start Date: 28/07/2008 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 28/07/2008 Version End Date: -
3	458m E	Status: Historical Licence No: 28/39/22/0644/R01 Details: General Use Relating To Secondary Category (Low Loss) Direct Source: THAMES GROUNDWATER Point: SELECT CAR LEASING STADIUM, READING - 424 WELLPOINTS Data Type: Poly4 Name: THE READING FOOTBALL CLUB PLC Easting: 470695 Northing: 170046	Annual Volume (m ³): 189735 Max Daily Volume (m ³): 519 Original Application No: NPS/WR/06576 Original Start Date: 18/05/2023 Expiry Date: 31/03/2035 Issue No: 1 Version Start Date: 18/05/2023 Version End Date: -
5	486m E	Status: Active Licence No: 28/39/22/0644/R01 Details: General Use Relating To Secondary Category (Low Loss) Direct Source: THAMES GROUNDWATER Point: CAR LEASING STADIUM READING #1 Data Type: Poly4 Name: The Reading Football Club Limited Easting: 470333 Northing: 169655	Annual Volume (m ³): 189735 Max Daily Volume (m ³): 519 Original Application No: NPS/WR/036576 Original Start Date: 18/05/2023 Expiry Date: 31/03/2035 Issue No: 1 Version Start Date: 18/05/2023 Version End Date: -
C	633m N	Status: Active Licence No: TH/039/0022/058 Details: Dewatering Direct Source: THAMES GROUNDWATER Point: POINT A AT BURGFIELD LANDFILL Data Type: Point Name: CEMEX UK MATERIALS LIMITED Easting: 469613 Northing: 170388	Annual Volume (m ³): 1008790 Max Daily Volume (m ³): 6250 Original Application No: NPS/WR/039767 Original Start Date: 22/07/2022 Expiry Date: 31/03/2035 Issue No: 2 Version Start Date: 08/06/2023 Version End Date: -



ID	Location	Details	
C	633m N	Status: Historical Licence No: TH/039/0022/058 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: THAMES GROUNDWATER Point: POINT A AT BURGHFIELD LANDFILL Data Type: Point Name: CEMEX UK MATERIALS LIMITED Easting: 469613 Northing: 170388	Annual Volume (m ³): 1008790 Max Daily Volume (m ³): 6250 Original Application No: NPS/NA/001662 Original Start Date: 22/07/2022 Expiry Date: 31/03/2035 Issue No: 1 Version Start Date: 22/07/2022 Version End Date: -
D	792m N	Status: Historical Licence No: 28/39/22/0432 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: SEB COTTAGE LANE, BURGHFIELD Data Type: Point Name: SOUTHERN ELECTRICITY BOARD Easting: 469400 Northing: 170500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 28/07/1976 Expiry Date: - Issue No: 100 Version Start Date: 28/07/1976 Version End Date: -
-	820m E	Status: Active Licence No: 28/39/22/0644/R01 Details: General Use Relating To Secondary Category (Low Loss) Direct Source: THAMES GROUNDWATER Point: CAR LEASING STADIUM READING #2 Data Type: Poly4 Name: The Reading Football Club Limited Easting: 470664 Northing: 169705	Annual Volume (m ³): 189735 Max Daily Volume (m ³): 519 Original Application No: NPS/WR/036576 Original Start Date: 18/05/2023 Expiry Date: 31/03/2035 Issue No: 1 Version Start Date: 18/05/2023 Version End Date: -
-	868m SE	Status: Historical Licence No: 28/39/22/0166 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: HARTLEY COURT FARM, THREE MILE CROSS Data Type: Point Name: HEWISON Easting: 470300 Northing: 168900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 21/11/1985 Version End Date: -



ID	Location	Details	
-	960m SE	Status: Historical Licence No: 28/39/22/0556 Details: General use relating to Secondary Category (Medium Loss) Direct Source: THAMES GROUNDWATER Point: BERKSHIRE BREWERY POINT 'D' Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 470700 Northing: 169200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: 31/12/2001 Issue No: 100 Version Start Date: 09/05/2000 Version End Date: -
-	987m SE	Status: Historical Licence No: 28/39/22/0614 Details: Process Water Direct Source: THAMES GROUNDWATER Point: BERKSHIRE BREWERY POINT 'D' Data Type: Point Name: Heineken UK Ltd Easting: 470740 Northing: 169220	Annual Volume (m ³): 3000000 Max Daily Volume (m ³): 9550 Original Application No: - Original Start Date: 01/01/2002 Expiry Date: 31/12/2011 Issue No: 4 Version Start Date: 23/11/2009 Version End Date: -
-	1096m SE	Status: Historical Licence No: 28/39/22/0556 Details: General use relating to Secondary Category (Medium Loss) Direct Source: THAMES GROUNDWATER Point: BERKSHIRE BREWERY POINT 'C' Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 470800 Northing: 169100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: 31/12/2001 Issue No: 100 Version Start Date: 09/05/2000 Version End Date: -
-	1175m SE	Status: Historical Licence No: 28/39/22/0614 Details: Process Water Direct Source: THAMES GROUNDWATER Point: BERKSHIRE BREWERY - POINT 'C' Data Type: Point Name: Heineken UK Ltd Easting: 470890 Northing: 169100	Annual Volume (m ³): 3000000 Max Daily Volume (m ³): 9550 Original Application No: - Original Start Date: 01/01/2002 Expiry Date: 31/12/2011 Issue No: 4 Version Start Date: 23/11/2009 Version End Date: -
-	1253m E	Status: Historical Licence No: 28/39/22/0614 Details: Process Water Direct Source: THAMES GROUNDWATER Point: BERKSHIRE BREWERY - POINT 'E' Data Type: Point Name: Heineken UK Ltd Easting: 471100 Northing: 169650	Annual Volume (m ³): 3000000 Max Daily Volume (m ³): 9550 Original Application No: - Original Start Date: 01/01/2002 Expiry Date: 31/12/2011 Issue No: 4 Version Start Date: 23/11/2009 Version End Date: -



ID	Location	Details	
-	1438m SE	Status: Historical Licence No: 28/39/22/0614 Details: Process Water Direct Source: THAMES GROUNDWATER Point: BERKSHIRE BREWERY - POINT 'A' Data Type: Point Name: Heineken UK Ltd Easting: 471130 Northing: 168990	Annual Volume (m ³): 3000000 Max Daily Volume (m ³): 9550 Original Application No: - Original Start Date: 01/01/2002 Expiry Date: 31/12/2011 Issue No: 4 Version Start Date: 23/11/2009 Version End Date: -
-	1455m SE	Status: Historical Licence No: 28/39/22/0556 Details: General use relating to Secondary Category (Medium Loss) Direct Source: THAMES GROUNDWATER Point: BERKSHIRE BREWERY POINT 'A' Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 471100 Northing: 168900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: 31/12/2001 Issue No: 100 Version Start Date: 09/05/2000 Version End Date: -
-	1509m N	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH E' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470300 Northing: 171200	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1509m N	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'E' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470300 Northing: 171200	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1509m N	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH E' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470300 Northing: 171200	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -



ID	Location	Details	
-	1509m N	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH E' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470300 Northing: 171200	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -
-	1538m NE	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH F' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470380 Northing: 171200	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1538m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'F' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470380 Northing: 171200	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1538m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH F' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470380 Northing: 171200	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1538m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH F' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470380 Northing: 171200	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -



ID	Location	Details	
-	1607m NE	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH H' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470660 Northing: 171130	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1607m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'H' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470660 Northing: 171130	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1607m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH H' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470660 Northing: 171130	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1607m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH H' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470660 Northing: 171130	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -
-	1631m NE	Status: Historical Licence No: 28/39/22/0525 Details: Laundry Use Direct Source: THAMES GROUNDWATER Point: DARWIN CLOSE, WHITLEY, READING Data Type: Point Name: CLEAN LINEN SERVICES LTD Easting: 471300 Northing: 170400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: 31/12/2001 Issue No: 101 Version Start Date: 01/04/2000 Version End Date: -



ID	Location	Details	
-	1666m NE	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH G' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470610 Northing: 171230	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1666m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'G' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470610 Northing: 171230	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1666m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH G' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470610 Northing: 171230	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1666m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH G' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470610 Northing: 171230	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -
-	1676m SE	Status: Historical Licence No: 28/39/22/0601 Details: Make-Up or Top Up Water Direct Source: THAMES GROUNDWATER Point: READING INTERNATIONAL BUSINESS PARK Data Type: Point Name: AKELER DEVELOPMENTS LTD Easting: 471320 Northing: 168840	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 10/11/2000 Expiry Date: - Issue No: 1 Version Start Date: 10/11/2000 Version End Date: -



ID	Location	Details	
-	1690m NE	Status: Historical Licence No: 28/39/22/0612 Details: Laundry Use Direct Source: THAMES GROUNDWATER Point: DARWIN CLOSE, WHITLEY, READING, BERKSHIRE Data Type: Point Name: CLEAN LINEN SERVICES LTD Easting: 471360 Northing: 170410	Annual Volume (m ³): 181840 Max Daily Volume (m ³): 655 Original Application No: - Original Start Date: 01/01/2002 Expiry Date: 31/03/2017 Issue No: 1 Version Start Date: 01/01/2002 Version End Date: -
-	1702m NE	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH C' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470680 Northing: 171230	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1702m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'C' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470680 Northing: 171230	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1702m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH C' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470680 Northing: 171230	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1702m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH C' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470680 Northing: 171230	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -



ID	Location	Details	
-	1710m NE	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH B' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470770 Northing: 171180	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1710m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH B' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470770 Northing: 171180	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1710m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH B' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470770 Northing: 171180	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -
-	1726m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'B' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470770 Northing: 171200	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1751m NE	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH A' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470840 Northing: 171180	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -



ID	Location	Details	
-	1751m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH A' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470840 Northing: 171180	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1751m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH A' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470840 Northing: 171180	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -
-	1773m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'A' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470850 Northing: 171200	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1816m NE	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH D' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470970 Northing: 171160	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1816m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'D' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470970 Northing: 171160	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -



ID	Location	Details	
-	1816m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH D' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470970 Northing: 171160	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1816m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH D' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470970 Northing: 171160	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -
-	1884m SW	Status: Active Licence No: TH/039/0022/057 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: GRAZELEY PUMPING STATION BOREHOLE B Data Type: Point Name: AWE PLC Easting: 468683 Northing: 168016	Annual Volume (m ³): 301268 Max Daily Volume (m ³): 1710 Original Application No: NPS/NA/001245 Original Start Date: 22/07/2022 Expiry Date: 31/03/2035 Issue No: 1 Version Start Date: 22/07/2022 Version End Date: -
-	1884m SW	Status: Active Licence No: TH/039/0022/057 Details: Boiler Feed Direct Source: THAMES GROUNDWATER Point: GRAZELEY PUMPING STATION BOREHOLE B Data Type: Point Name: AWE PLC Easting: 468683 Northing: 168016	Annual Volume (m ³): 301268 Max Daily Volume (m ³): 1710 Original Application No: NPS/NA/001245 Original Start Date: 22/07/2022 Expiry Date: 31/03/2035 Issue No: 1 Version Start Date: 22/07/2022 Version End Date: -
-	1884m SW	Status: Active Licence No: TH/039/0022/057 Details: Evaporative Cooling Direct Source: THAMES GROUNDWATER Point: GRAZELEY PUMPING STATION BOREHOLE B Data Type: Point Name: AWE PLC Easting: 468683 Northing: 168016	Annual Volume (m ³): 301268 Max Daily Volume (m ³): 1710 Original Application No: NPS/NA/001245 Original Start Date: 22/07/2022 Expiry Date: 31/03/2035 Issue No: 1 Version Start Date: 22/07/2022 Version End Date: -



ID	Location	Details	
-	1911m SW	Status: Active Licence No: TH/039/0022/057 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: GRAZELEY PUMPING STATION BOREHOLE A Data Type: Point Name: AWE PLC Easting: 468612 Northing: 168022	Annual Volume (m ³): 301268 Max Daily Volume (m ³): 1710 Original Application No: NPS/NA/001245 Original Start Date: 22/07/2022 Expiry Date: 31/03/2035 Issue No: 1 Version Start Date: 22/07/2022 Version End Date: -
-	1911m SW	Status: Active Licence No: TH/039/0022/057 Details: Boiler Feed Direct Source: THAMES GROUNDWATER Point: GRAZELEY PUMPING STATION BOREHOLE A Data Type: Point Name: AWE PLC Easting: 468612 Northing: 168022	Annual Volume (m ³): 301268 Max Daily Volume (m ³): 1710 Original Application No: NPS/NA/001245 Original Start Date: 22/07/2022 Expiry Date: 31/03/2035 Issue No: 1 Version Start Date: 22/07/2022 Version End Date: -
-	1911m SW	Status: Active Licence No: TH/039/0022/057 Details: Evaporative Cooling Direct Source: THAMES GROUNDWATER Point: GRAZELEY PUMPING STATION BOREHOLE A Data Type: Point Name: AWE PLC Easting: 468612 Northing: 168022	Annual Volume (m ³): 301268 Max Daily Volume (m ³): 1710 Original Application No: NPS/NA/001245 Original Start Date: 22/07/2022 Expiry Date: 31/03/2035 Issue No: 1 Version Start Date: 22/07/2022 Version End Date: -
-	1929m N	Status: Historical Licence No: 28/39/22/0266 Details: General use relating to Secondary Category (Medium Loss) Direct Source: THAMES GROUNDWATER Point: RAILTRACK PROPERTY, SOUTHCOTE, READING Data Type: Point Name: NETWORK RAIL INFRASTR LTD Easting: 469600 Northing: 171700	Annual Volume (m ³): 250035 Max Daily Volume (m ³): 909.22 Original Application No: - Original Start Date: 12/12/1966 Expiry Date: - Issue No: 101 Version Start Date: 03/02/2003 Version End Date: -

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



5.7 Surface water abstractions

Records within 2000m

9

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

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

ID	Location	Details	
2	380m SE	Status: Historical Licence No: 28/39/22/0232 Details: Spray Irrigation - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: FOUdry BROOK AT HARTLEY COURT FARM Data Type: Line Name: Hewison Farms limited Easting: 470200 Northing: 168600	Annual Volume (m ³): 18184 Max Daily Volume (m ³): 681.91 Original Application No: - Original Start Date: 14/11/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2016 Version End Date: -
4	466m SE	Status: Historical Licence No: 28/39/22/0232 Details: Spray Irrigation - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: BURGHFIELD BROOK AT HARTLEY COURT FARM Data Type: Line Name: Hewison Farms limited Easting: 469500 Northing: 168800	Annual Volume (m ³): 18184 Max Daily Volume (m ³): 681.91 Original Application No: - Original Start Date: 14/11/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2016 Version End Date: -
-	806m W	Status: Historical Licence No: TH/039/0022/001 Details: Process Water Direct Source: THAMES SURFACE WATER - NON TIDAL Point: AVAGO LAKE, BURGHFIELD, READING Data Type: Point Name: Tarmac Trading Limited Easting: 468710 Northing: 169695	Annual Volume (m ³): 23320 Max Daily Volume (m ³): 80 Original Application No: - Original Start Date: 10/09/2009 Expiry Date: 31/03/2017 Issue No: 3 Version Start Date: 26/10/2015 Version End Date: -
-	806m W	Status: Historical Licence No: TH/039/0022/001/R01 Details: Process Water Direct Source: THAMES SURFACE WATER - NON TIDAL Point: AVAGO LAKE, BURGHFIELD, READING Data Type: Point Name: Tarmac Trading Limited Easting: 468710 Northing: 169695	Annual Volume (m ³): 12000 Max Daily Volume (m ³): 80 Original Application No: NPS/WR/021768 Original Start Date: 06/06/2017 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 06/06/2017 Version End Date: -



ID	Location	Details	
-	1499m NE	Status: Historical Licence No: 28/39/22/0527 Details: Fish Farm/Cress Pond Throughflow Direct Source: THAMES SURFACE WATER - NON TIDAL Point: FOBNEY FISH FARM INTAKES Data Type: Line Name: ENVIRONMENT AGENCY Easting: 470420 Northing: 171140	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 11/08/1993 Version End Date: -
-	1499m NE	Status: Historical Licence No: 28/39/22/0527 Details: Fish Farm/Cress Pond Throughflow Direct Source: THAMES SURFACE WATER - NON TIDAL Point: KENNET AND AVON CANAL AT FOBNEY FISH FARM INTAKES Data Type: Line Name: ENVIRONMENT AGENCY Easting: 470420 Northing: 171140	Annual Volume (m ³): 2382154 Max Daily Volume (m ³): 12730 Original Application No: - Original Start Date: 11/08/1993 Expiry Date: - Issue No: 100 Version Start Date: 11/08/1993 Version End Date: -
-	1508m NE	Status: Historical Licence No: 28/39/22/0527 Details: Fish Farm/Cress Pond Throughflow Direct Source: THAMES SURFACE WATER - NON TIDAL Point: KENNET AND AVON CANAL AT FOBNEY FISH FARM INTAKES Data Type: Line Name: ENVIRONMENT AGENCY Easting: 470460 Northing: 171130	Annual Volume (m ³): - Max Daily Volume (m ³): 5000 Original Application No: - Original Start Date: 11/08/1993 Expiry Date: 31/03/2011 Issue No: 101 Version Start Date: 10/10/2006 Version End Date: -
-	1509m N	Status: Historical Licence No: 28/39/22/0435 Details: Potable Water Supply - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: FOBNEY WATERWORKS INTAKE Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470300 Northing: 171200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 05/04/1977 Expiry Date: - Issue No: 100 Version Start Date: 05/04/1977 Version End Date: -
-	1509m N	Status: Historical Licence No: 28/39/22/0435 Details: Potable Water Supply - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: KENNET AND AVON CANAL AT FOBNEY WATERWORKS INTAKE Data Type: Point Name: Thames Water Utilities Ltd Easting: 470300 Northing: 171200	Annual Volume (m ³): 26621933 Max Daily Volume (m ³): 72737.52 Original Application No: S228 Original Start Date: 05/04/1977 Expiry Date: - Issue No: 100 Version Start Date: 05/04/1977 Version End Date: -



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

5.8 Potable abstractions

Records within 2000m	38
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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 40 >](#)

ID	Location	Details	
B	415m N	Status: Active Licence No: 28/39/22/0463 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: THAMES GROUNDWATER Point: PINGEWOOD BUSINESS ESTATE, SMALLMEAD ROAD, READING Data Type: Point Name: KENNET VALLEY PARK LTD Easting: 469900 Northing: 170180	Annual Volume (m ³): 6819 Max Daily Volume (m ³): 22.73 Original Application No: - Original Start Date: 29/07/1980 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2008 Version End Date: -
D	792m N	Status: Historical Licence No: 28/39/22/0432 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: SEB COTTAGE LANE, BURGFIELD Data Type: Point Name: SOUTHERN ELECTRICITY BOARD Easting: 469400 Northing: 170500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 28/07/1976 Expiry Date: - Issue No: 100 Version Start Date: 28/07/1976 Version End Date: -
-	1509m N	Status: Active Licence No: 28/39/22/0435 Details: Potable Water Supply - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: KENNET AND AVON CANAL AT FOBNEY WATERWORKS INTAKE Data Type: Point Name: Thames Water Utilities Ltd Easting: 470300 Northing: 171200	Annual Volume (m ³): 26621933 Max Daily Volume (m ³): 72737.52 Original Application No: S228 Original Start Date: 05/04/1977 Expiry Date: - Issue No: 100 Version Start Date: 05/04/1977 Version End Date: -



ID	Location	Details	
-	1509m N	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH E' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470300 Northing: 171200	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1509m N	Status: Historical Licence No: 28/39/22/0435 Details: Potable Water Supply - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: FOBNEY WATERWORKS INTAKE Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470300 Northing: 171200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 05/04/1977 Expiry Date: - Issue No: 100 Version Start Date: 05/04/1977 Version End Date: -
-	1509m N	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'E' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470300 Northing: 171200	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1509m N	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH E' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470300 Northing: 171200	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1509m N	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH E' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470300 Northing: 171200	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -



ID	Location	Details	
-	1538m NE	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH F' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470380 Northing: 171200	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1538m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'F' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470380 Northing: 171200	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1538m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH F' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470380 Northing: 171200	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1538m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH F' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470380 Northing: 171200	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -
-	1607m NE	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH H' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470660 Northing: 171130	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -



ID	Location	Details	
-	1607m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'H' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470660 Northing: 171130	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1607m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH H' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470660 Northing: 171130	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1607m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH H' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470660 Northing: 171130	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -
-	1666m NE	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH G' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470610 Northing: 171230	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1666m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'G' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470610 Northing: 171230	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -



ID	Location	Details	
-	1666m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH G' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470610 Northing: 171230	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1666m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH G' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470610 Northing: 171230	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -
-	1702m NE	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH C' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470680 Northing: 171230	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1702m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'C' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470680 Northing: 171230	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1702m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH C' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470680 Northing: 171230	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -



ID	Location	Details	
-	1702m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH C' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470680 Northing: 171230	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -
-	1710m NE	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH B' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470770 Northing: 171180	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1710m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH B' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470770 Northing: 171180	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1710m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH B' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470770 Northing: 171180	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -
-	1726m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'B' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470770 Northing: 171200	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -



ID	Location	Details	
-	1751m NE	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH A' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470840 Northing: 171180	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1751m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH A' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470840 Northing: 171180	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1751m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH A' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470840 Northing: 171180	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -
-	1773m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'A' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470850 Northing: 171200	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1816m NE	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH D' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470970 Northing: 171160	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -



ID	Location	Details	
-	1816m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'D' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470970 Northing: 171160	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1816m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH D' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470970 Northing: 171160	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1816m NE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH D' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470970 Northing: 171160	Annual Volume (m ³): 1500000 Max Daily Volume (m ³): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -
-	1884m SW	Status: Active Licence No: TH/039/0022/057 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: GRAZELEY PUMPING STATION BOREHOLE B Data Type: Point Name: AWE PLC Easting: 468683 Northing: 168016	Annual Volume (m ³): 301268 Max Daily Volume (m ³): 1710 Original Application No: NPS/NA/001245 Original Start Date: 22/07/2022 Expiry Date: 31/03/2035 Issue No: 1 Version Start Date: 22/07/2022 Version End Date: -
-	1911m SW	Status: Active Licence No: TH/039/0022/057 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: GRAZELEY PUMPING STATION BOREHOLE A Data Type: Point Name: AWE PLC Easting: 468612 Northing: 168022	Annual Volume (m ³): 301268 Max Daily Volume (m ³): 1710 Original Application No: NPS/NA/001245 Original Start Date: 22/07/2022 Expiry Date: 31/03/2035 Issue No: 1 Version Start Date: 22/07/2022 Version End Date: -



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

5.9 Source Protection Zones

Records within 500m

0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

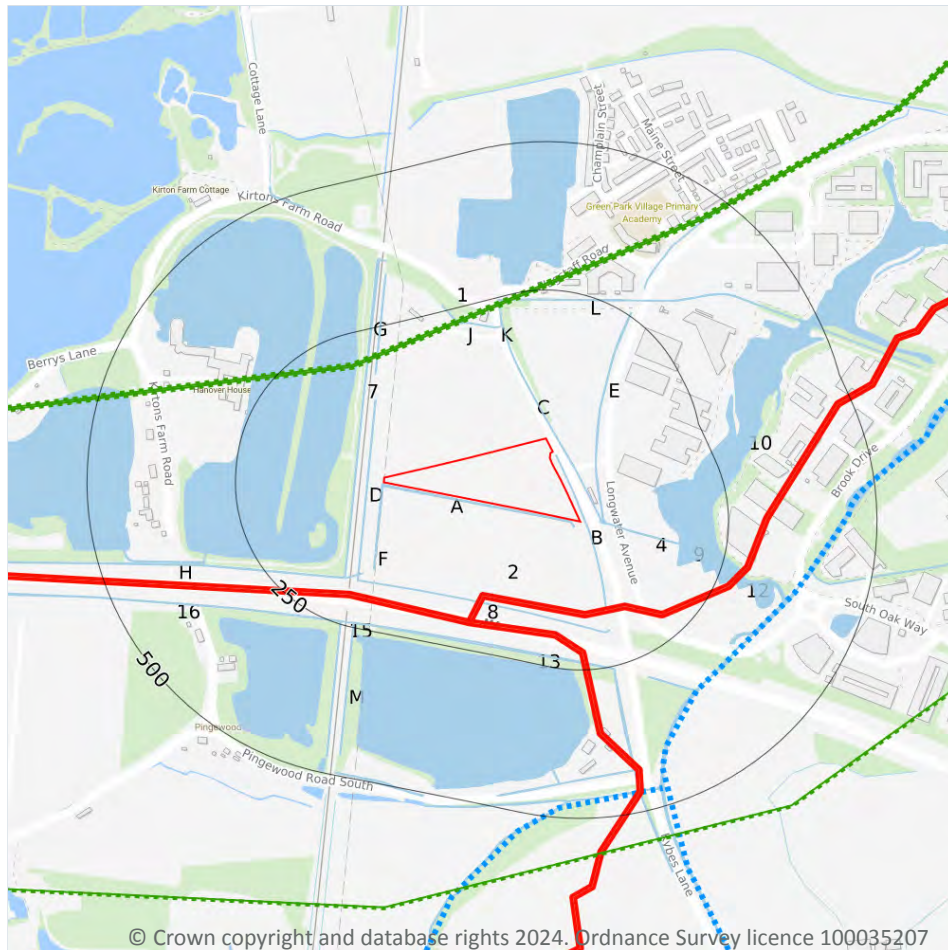
0

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

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

40

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 65](#) >

ID	Location	Type of water feature	Ground level	Permanence	Name
A	4m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
B	8m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	17m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	28m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	30m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
B	30m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	38m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	38m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	44m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
D	49m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	60m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
E	70m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
4	84m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	114m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
F	119m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	157m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
7	160m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
F	160m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	161m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	161m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	163m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
G	164m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
8	167m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
9	168m E	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	173m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	173m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
H	174m SW	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
10	190m E	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
J	201m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
K	201m N	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
K	202m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
K	202m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
12	215m E	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
13	232m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
L	234m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
K	235m N	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
15	242m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
M	242m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
16	245m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
M	245m SW	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

19

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 65 >](#)

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 65 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Lower Kennet (Sheffield Bottom to Reading)	GB106039023140	Kennet	Kennet 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 65 >](#)



ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1442m N	River	Lower Kennet (Sheffield Bottom to Reading)	GB106039023140 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	1
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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.

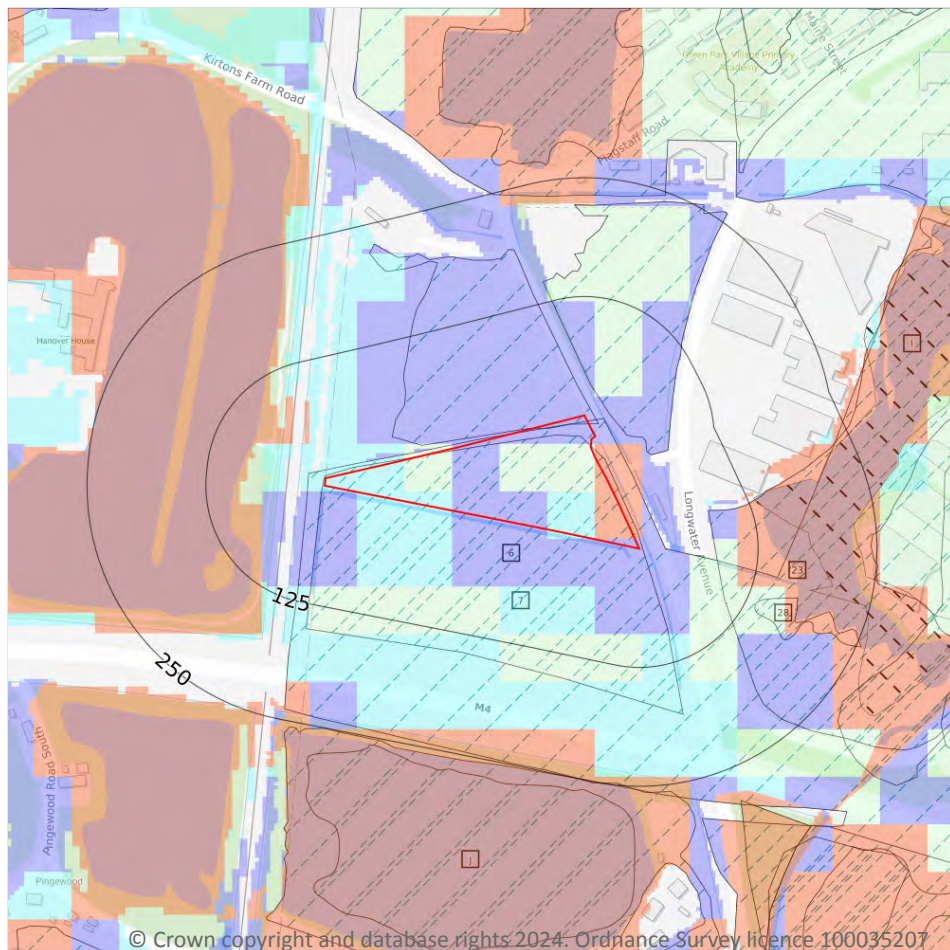
Features are displayed on the Hydrology map on [page 65 >](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	On site	Thatcham Tertiaries	GB40602G601600 ↗	Good	Good	Good	2019

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



7 River and coastal flooding



— Site Outline
Search buffers in metres (m)

River and coastal flooding:

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

7.1 Risk of flooding from rivers and the sea

Records within 50m

22

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

Features are displayed on the River and coastal flooding map on [page 71](#) >



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

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

7.2 Historical Flood Events

Records within 250m	7
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Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

Features are displayed on the River and coastal flooding map on [page 71 >](#)

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
6	On site	06januarynewyear2003	2002-12-23 2003-01-12	Other	Channel capacity exceeded (no raised defences)	Fluvial
7	On site	06junesummer1971	1971-01-01 1971-12-12	Main river	Channel capacity exceeded (no raised defences)	Fluvial
B	On site	06januarynewyear2003	2002-12-23 2003-01-12	Other	Channel capacity exceeded (no raised defences)	Fluvial
E	23m NE	06januarynewyear2003	2002-12-23 2003-01-12	Other	Channel capacity exceeded (no raised defences)	Fluvial
23	79m E	06januarynewyear2003	2002-12-23 2003-01-12	Main river	Channel capacity exceeded (no raised defences)	Fluvial
28	136m SE	South West England	2014-01-30 2014-02-10	Unclassified	Unclassified	No data
J	248m S	06januarynewyear2003	2002-12-23 2003-01-12	Other	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**1**

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.

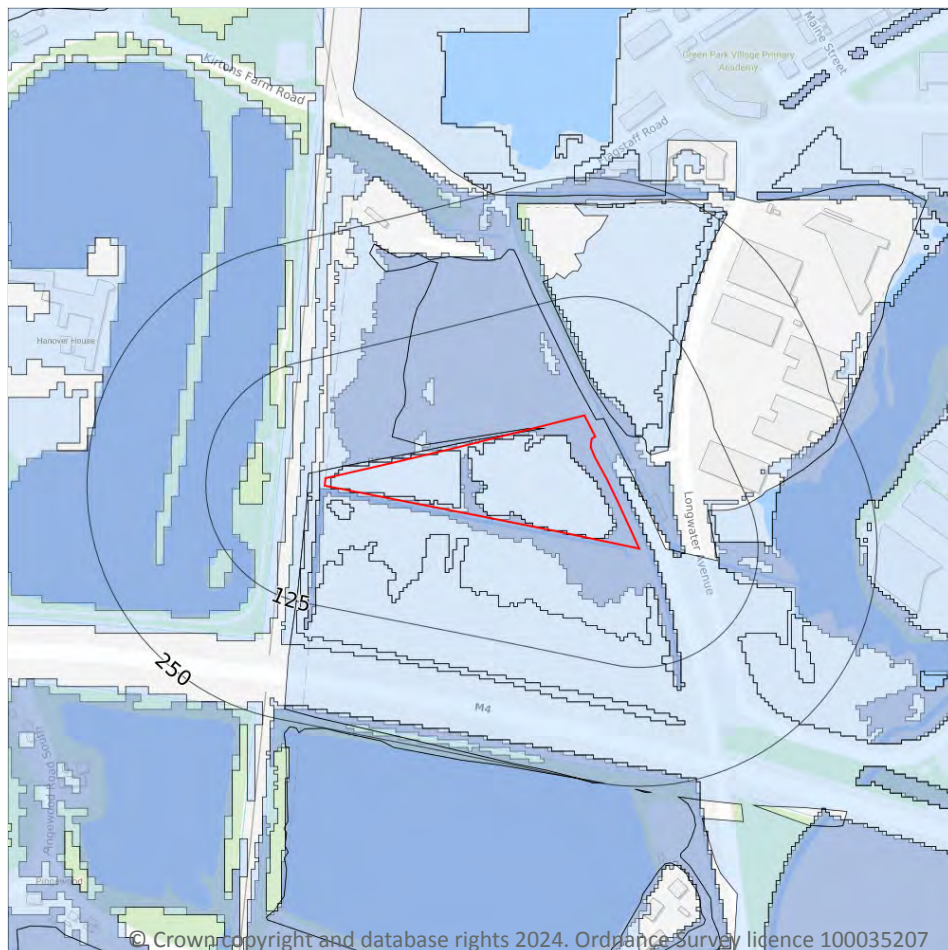
Features are displayed on the River and coastal flooding map on [page 71](#) >

ID	Location	Update
I	132m E	Flood Storage Area

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



River and coastal flooding - Flood Zones



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

7.6 Flood Zone 2

Records within 50m

1

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

Features are displayed on the River and coastal flooding map on [page 71](#) >

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

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



7.7 Flood Zone 3

Records within 50m

1

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

Features are displayed on the River and coastal flooding map on [page 71](#) >

Location	Type
On site	Zone 3 - (Fluvial Models)

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



8 Surface water flooding



— Site Outline

Search buffers in metres (m)

1 in 1000 return period

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

1 in 250 return period

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

1 in 100 return period

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

1 in 30 return period

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

8.1 Surface water flooding

Highest risk on site

1 in 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 76 >](#)

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.

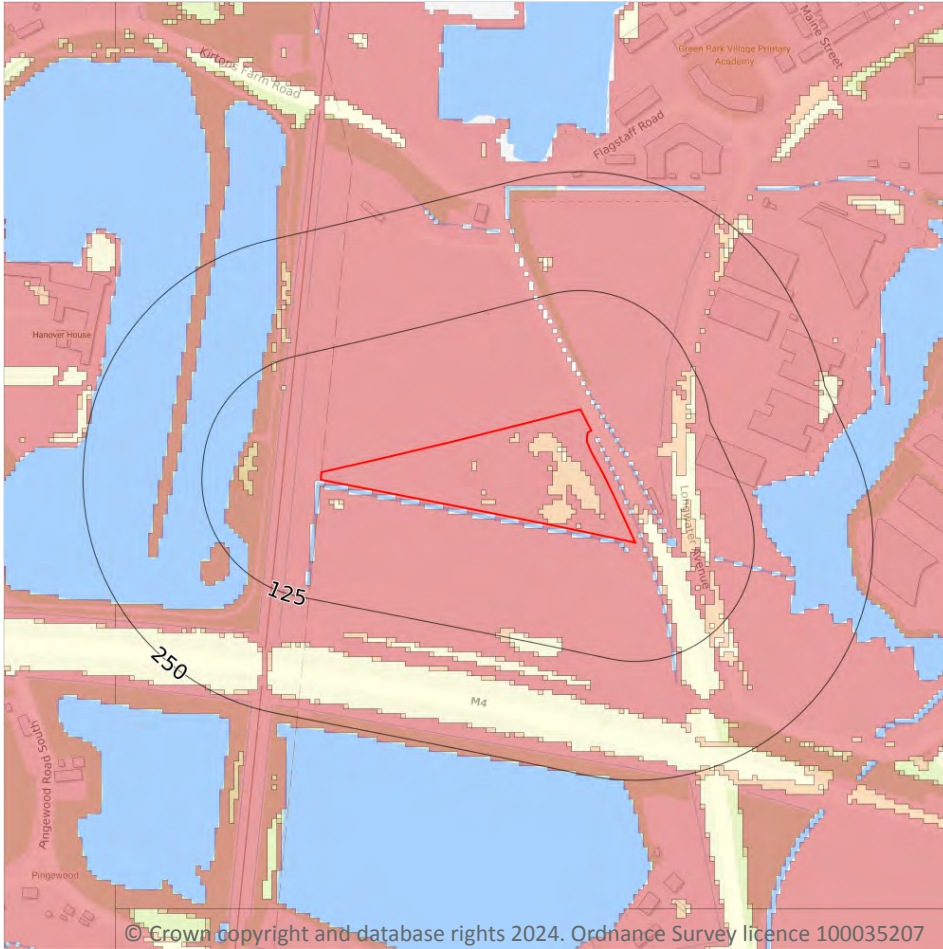
The table below shows the maximum flood depths for a range of return periods for the site.

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 Ambiental 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

High

Highest risk within 50m

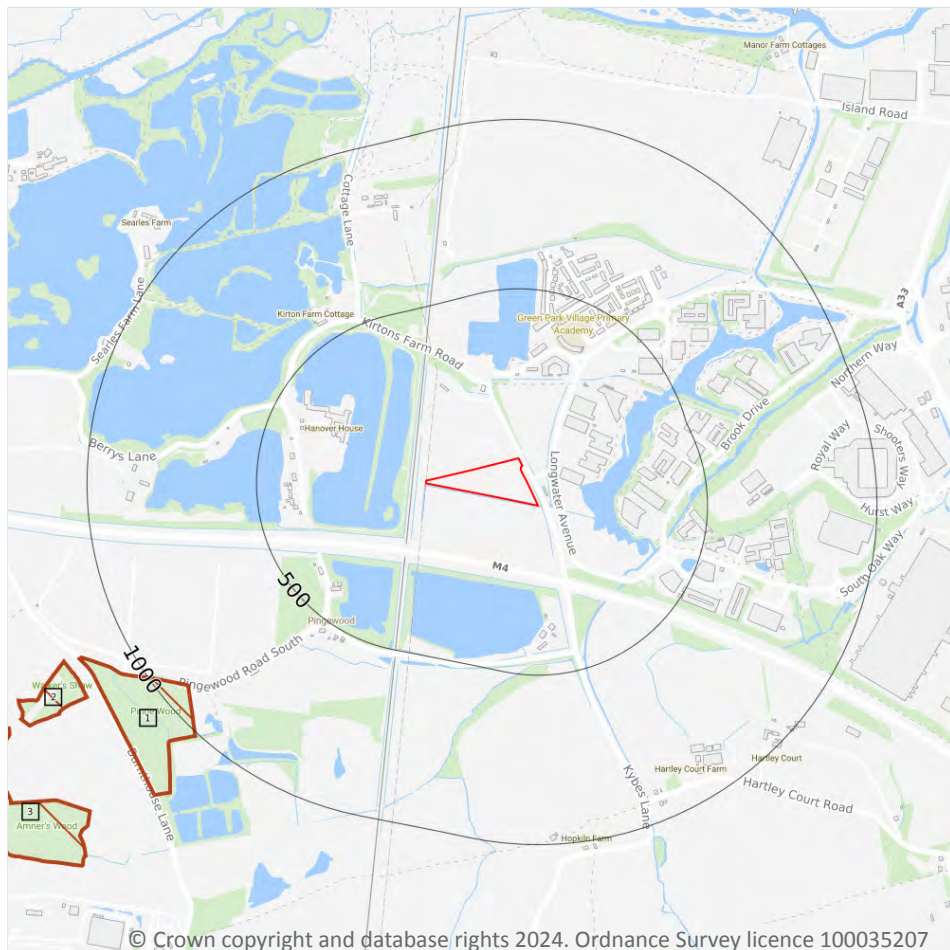
High

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on [page 78](#) >

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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



10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m**0**

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

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

10.7 Designated Ancient Woodland

Records within 2000m**3**

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 79 >](#)

ID	Location	Name	Woodland Type
1	921m SW	Unknown	Ancient & Semi-Natural Woodland
2	1178m SW	Walkers Shaw	Ancient & Semi-Natural Woodland
3	1385m SW	Amners Wood	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m**0**

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

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



10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

0

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

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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



10.14 Potential Special Protection Areas (pSPA)

Records within 2000m**0**

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m**0**

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m**2**

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

Location	Name	Type	NVZ ID	Status
147m SE	Foudry Brook (West End Brook to M4) NVZ	Surface Water	459	Existing
1394m W	Clayhill Brook NVZ	Surface Water	833	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 84 >](#)

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 4000m². Combustion - General combustion processes > 50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.



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

This data is sourced from Natural England.

10.18 SSSI Units

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

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



11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

0

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



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

11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

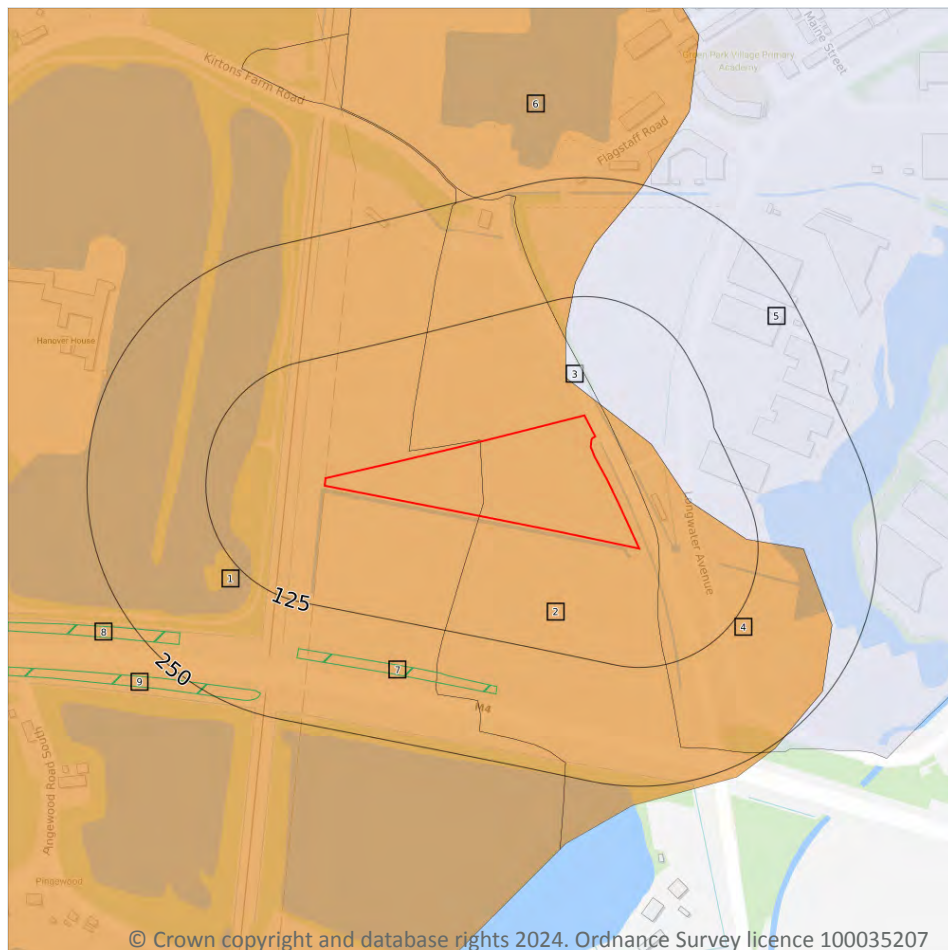
0

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

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



12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

6

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 88](#) >

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



ID	Location	Classification	Description
2	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.
3	19m NE	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.
4	20m NE	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.
5	20m NE	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.
6	82m N	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.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

3

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

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



ID	Location	Description	Reference	Application date
7	170m SW	Selective Fell/Thin (Unconditional)	018/366/15-16	-
8	217m SW	Selective Fell/Thin (Unconditional)	018/366/15-16	-
9	227m SW	Selective Fell/Thin (Unconditional)	018/366/15-16	-

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.



13 Habitat designations



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

13.1 Priority Habitat Inventory

Records within 250m

1

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 91](#) >

ID	Location	Main Habitat	Other habitats
2	167m SW	No main habitat but additional habitats present	Additional: 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

1

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.

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

ID	Location	Site reference	Identification confidence	Primary source	Secondary source	Tertiary source
1	67m E	NLUD Ref: 34500202	Low	National Land Use Database - Previously Developed Land	UK Perspectives Aerial Photography	-

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

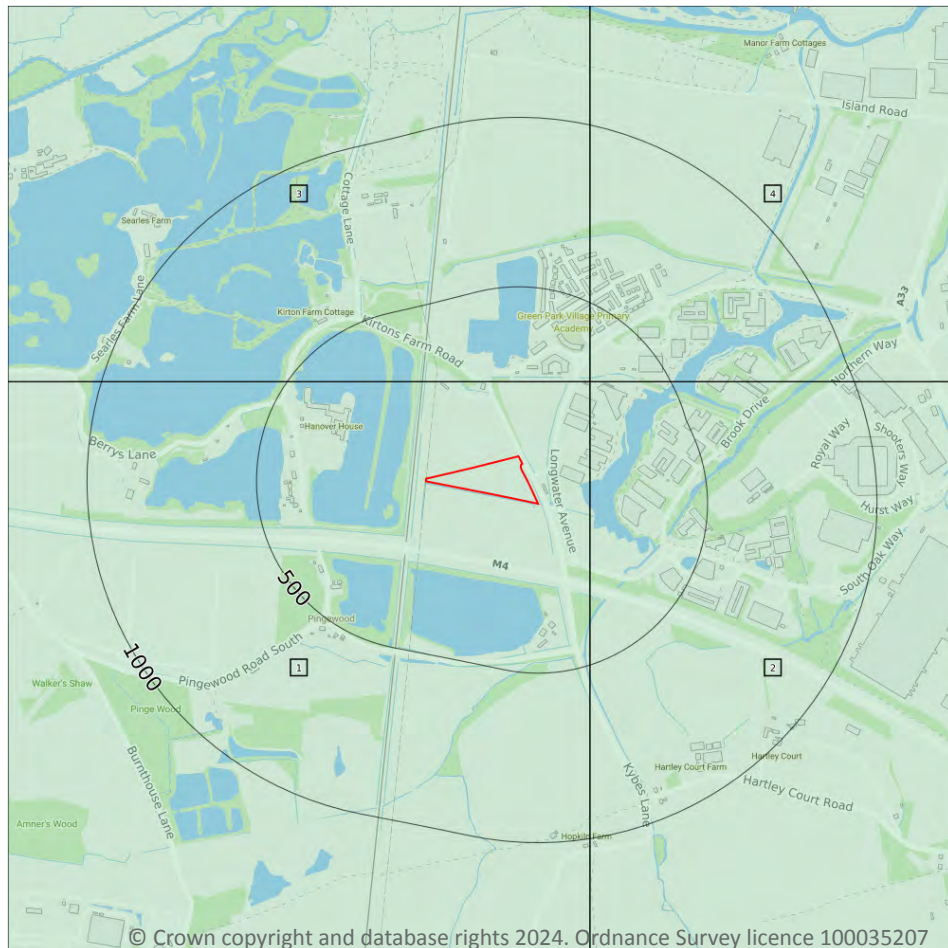
0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

4

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

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 93](#) >

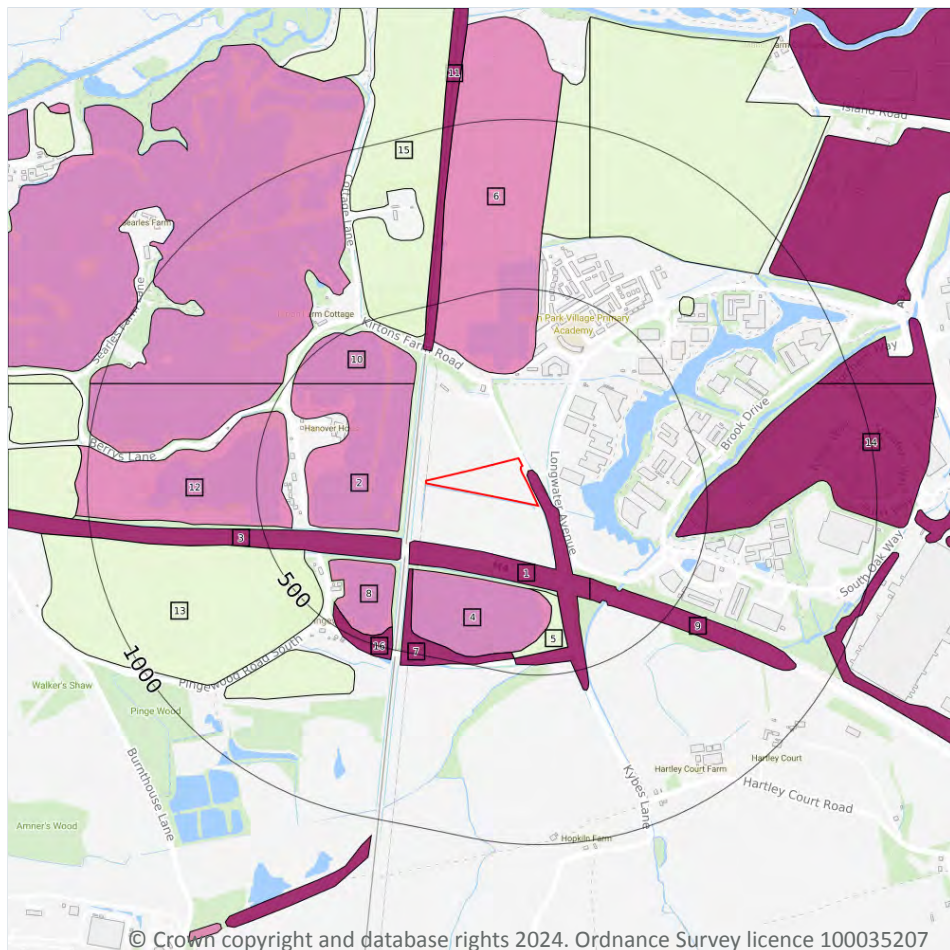
ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SU66NE
2	153m E	Full	Full	Full	No coverage	SU76NW
3	220m N	Full	Full	Full	No coverage	SU67SE
4	305m NE	Full	Full	Full	No coverage	SU77SW



This data is sourced from the British Geological Survey.



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



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

14.2 Artificial and made ground (10k)

Records within 500m

16

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 95](#) >

ID	Location	LEX Code	Description	Rock description
1	6m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	66m W	WGR-VOID	Worked Ground (Undivided)	Void
3	179m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
4	246m S	WGR-VOID	Worked Ground (Undivided)	Void

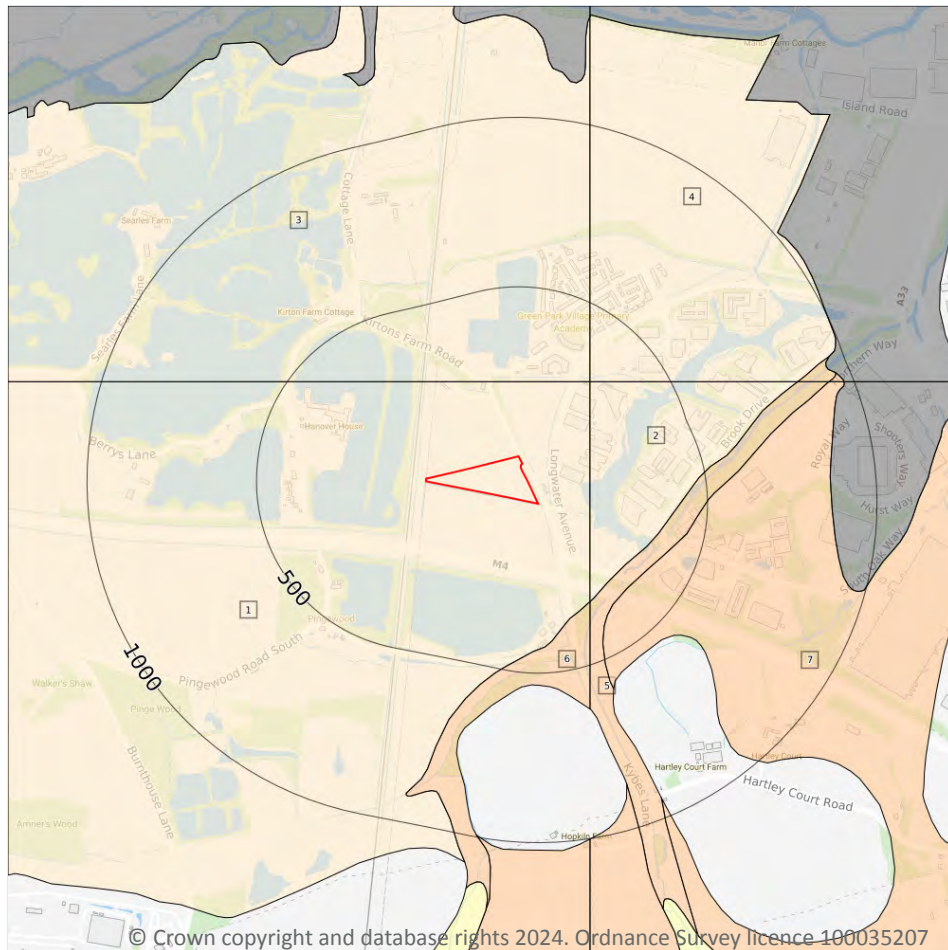


ID	Location	LEX Code	Description	Rock description
5	246m S	WMGR-ARTDP	Infilled Ground	Artificial Deposit
6	251m N	WGR-VOID	Worked Ground (Undivided)	Void
7	256m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
8	260m SW	WGR-VOID	Worked Ground (Undivided)	Void
9	263m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
10	287m NW	WGR-VOID	Worked Ground (Undivided)	Void
11	369m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
12	406m W	WGR-VOID	Worked Ground (Undivided)	Void
13	408m W	WMGR-ARTDP	Infilled Ground	Artificial Deposit
14	415m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
15	419m NW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
16	436m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

7

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 97](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	BGGR-XSV	Beenham Grange Gravel Member - Sand And Gravel	Sand And Gravel
2	153m E	BGGR-XSV	Beenham Grange Gravel Member - Sand And Gravel	Sand And Gravel
3	220m N	BGGR-XSV	Beenham Grange Gravel Member - Sand And Gravel	Sand And Gravel
4	305m NE	BGGR-XSV	Beenham Grange Gravel Member - Sand And Gravel	Sand And Gravel



ID	Location	LEX Code	Description	Rock description
5	309m SE	RTD1-XSV	River Terrace Deposits, 1 - Sand And Gravel	Sand And Gravel
6	327m SE	RTD1-XSV	River Terrace Deposits, 1 - Sand And Gravel	Sand And Gravel
7	363m SE	RTD2-XSV	River Terrace Deposits, 2 - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

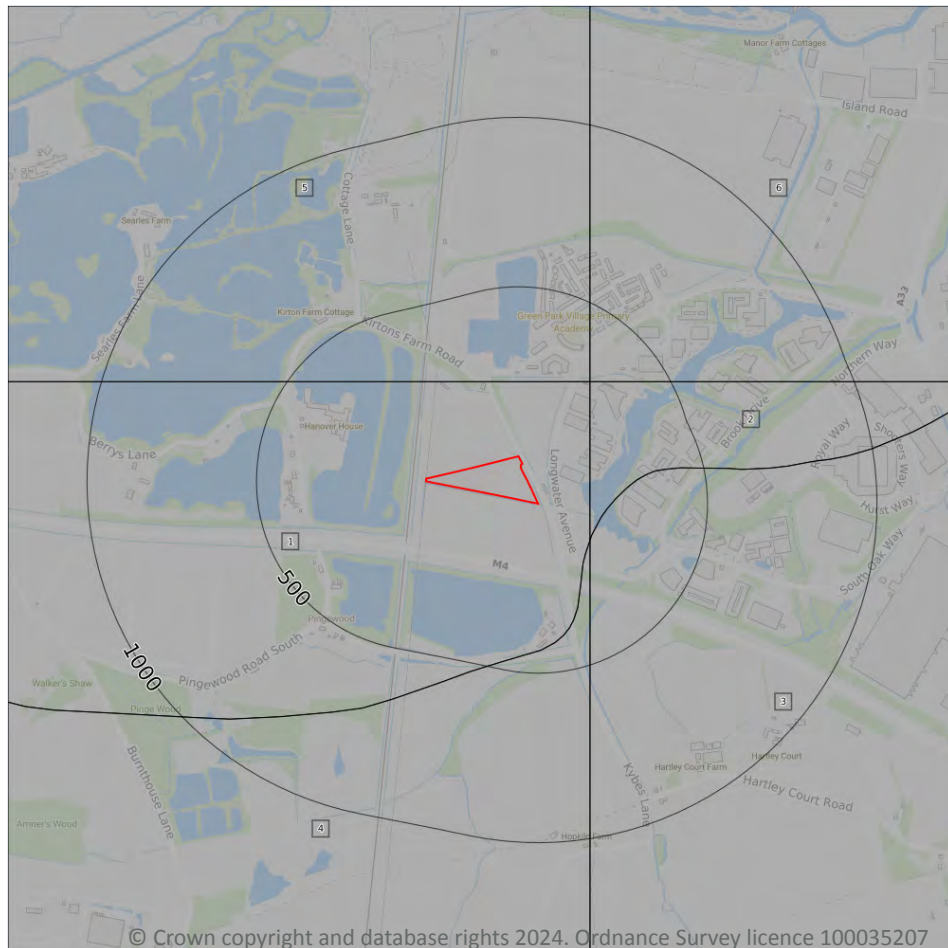
0

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

6

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 99](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	LMBE-CLSISA	Lambeth Group - Clay, Silt And Sand	Paleocene Epoch
2	153m E	LMBE-CLSISA	Lambeth Group - Clay, Silt And Sand	Paleocene Epoch
3	183m SE	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch



ID	Location	LEX Code	Description	Rock age
4	188m SE	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch
5	220m N	LMBE-CLSISA	Lambeth Group - Clay, Silt And Sand	Paleocene Epoch
6	305m NE	LMBE-CLSISA	Lambeth Group - Clay, Silt And Sand	Paleocene 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.

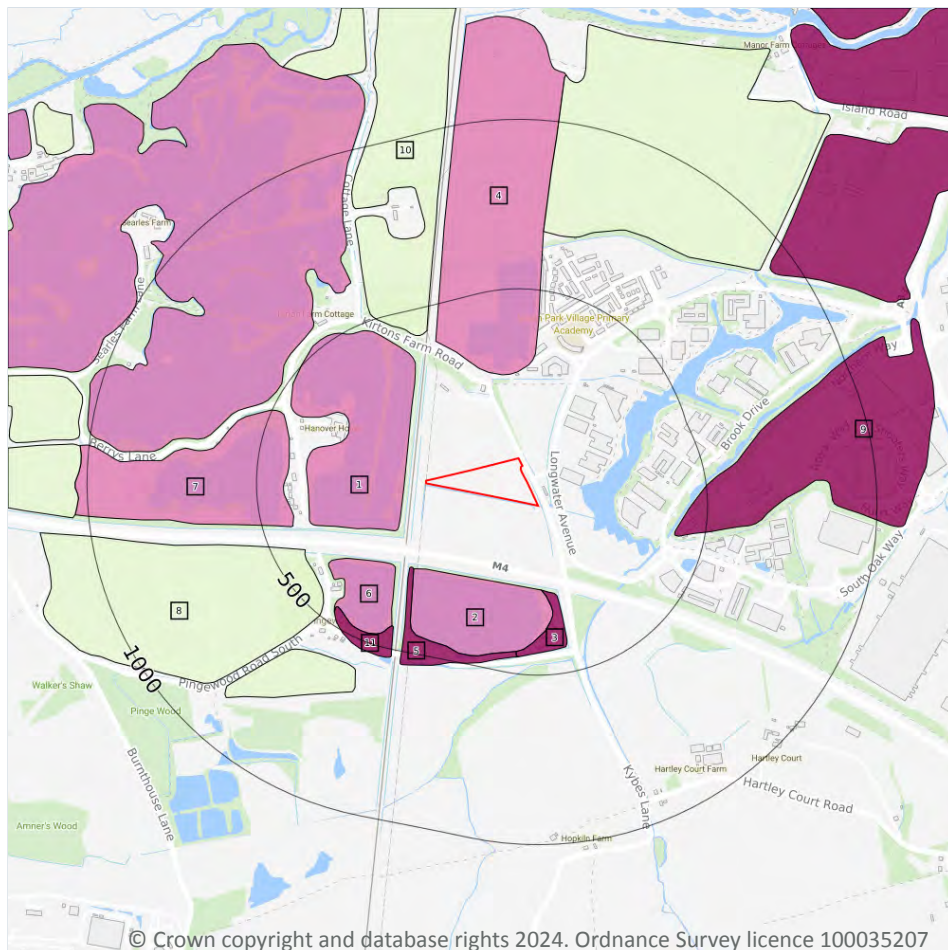
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 101](#) >

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

11

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 102](#) >

ID	Location	LEX Code	Description	Rock description
1	64m W	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID
2	243m S	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID
3	249m SE	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
4	249m N	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID



ID	Location	LEX Code	Description	Rock description
5	251m SW	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
6	259m SW	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID
7	402m W	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID
8	407m W	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT
9	411m E	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
10	422m NW	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT
11	432m SW	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

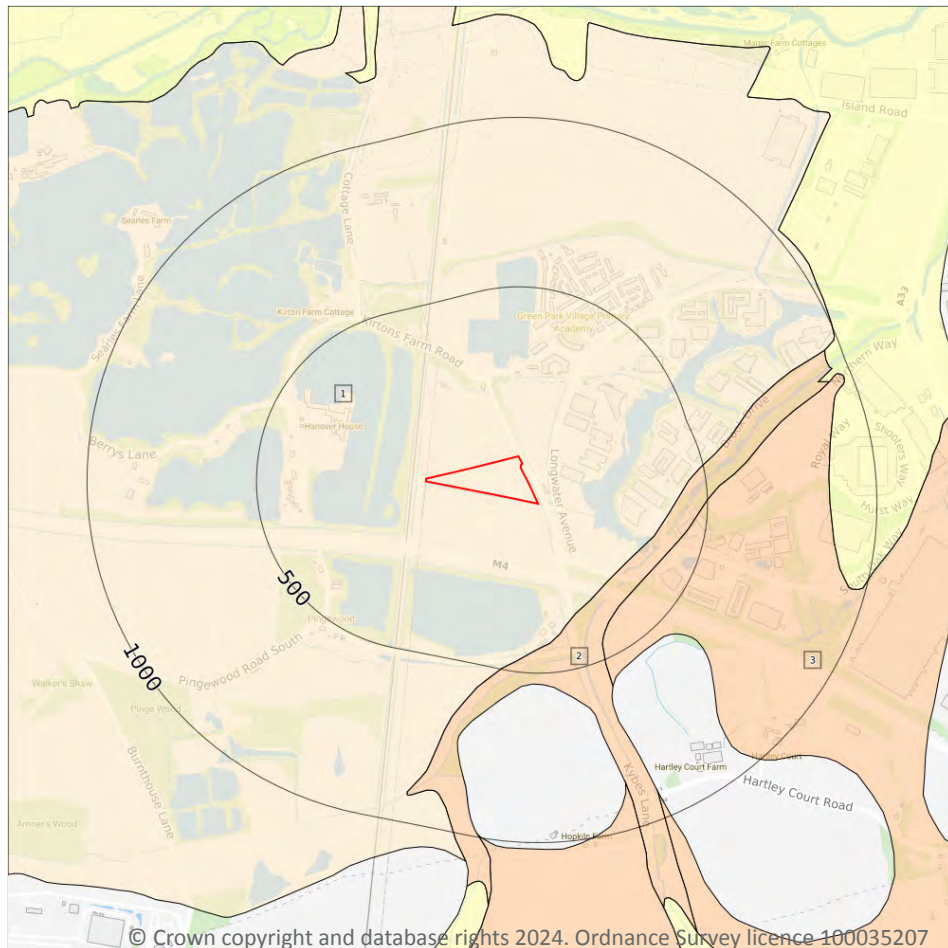
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

3

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 104](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	BGGR-XSV	BEENHAM GRANGE GRAVEL MEMBER	SAND AND GRAVEL
2	307m SE	RTD1-XSV	RIVER TERRACE DEPOSITS, 1	SAND AND GRAVEL
3	380m SE	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)

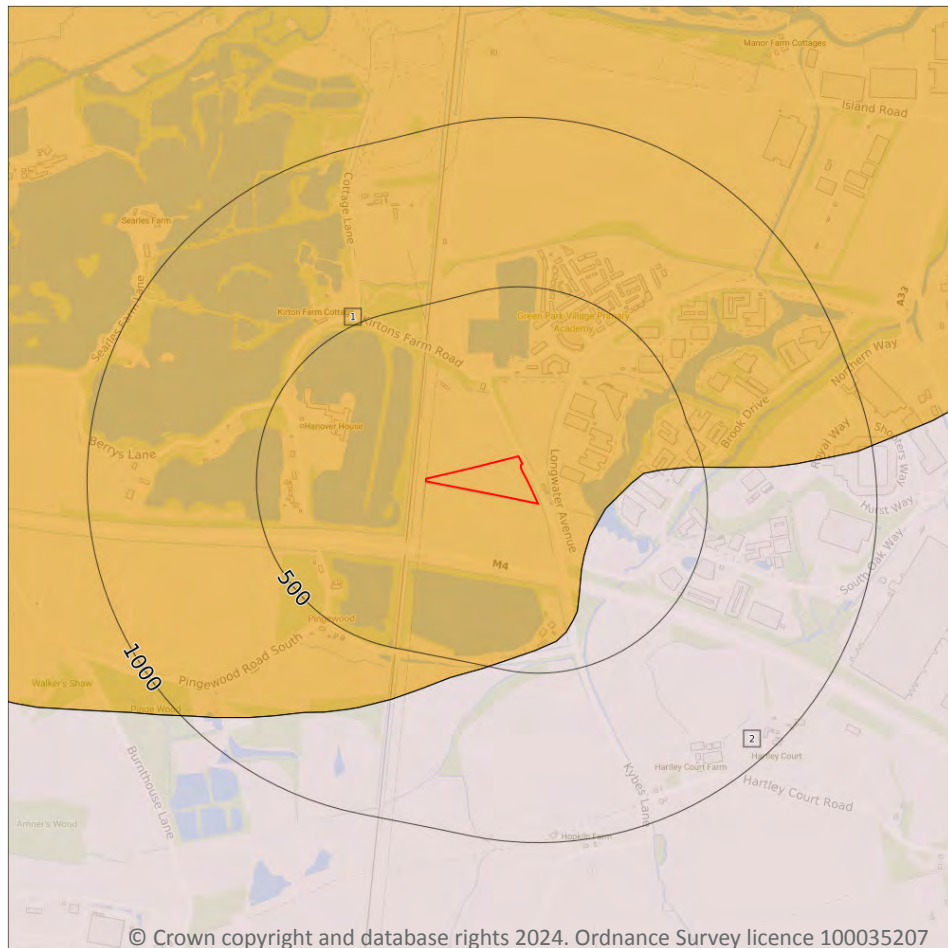
Records within 50m**0**

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 106](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	LMBE-XCZS	LAMBETH GROUP - CLAY, SILT AND SAND	THANETIAN
2	181m 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.



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

108

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	176m SW	469482 169533	M4 WIDEN JCTS 8(9)-RWS 181A	26.0	N	422526 ↗
B	177m SW	469587 169512	M4 WIDEN JCTS 8(9)-RWS 180A	10.0	N	422524 ↗
A	180m SW	469480 169530	LONDON/S.WALES M4 24	21.79	N	422431 ↗
A	191m SW	469473 169520	M4 WIDEN JCTS 8(9)-RWS 181	9.0	N	422525 ↗
3	192m SW	469440 169530	LONDON/S.WALES M4 BH22	21.33	N	422429 ↗
4	200m E	470040 169590	READING BUSINESS PARK PACKAGE 1A 2A AND 2B 33	-	Y	N/A
B	200m SW	469574 169491	M4 J10-15 CLASS 1 EARTHWORK DEFECTS WSL6	2.0	N	18951242 ↗
5	204m SE	469920 169450	LONDON/S.WALES M4 B2/12	21.79	N	422433 ↗
C	206m S	469647 169471	M4 J10-15 CLASS 1 EARTHWORK DEFECTS WSL9	2.1	N	18951246 ↗
B	207m SW	469573 169484	M4 J10-15 CLASS 1 EARTHWORK DEFECTS WSL5	4.0	N	18951241 ↗
C	209m S	469646 169468	M4 J10-15 CLASS 1 EARTHWORK DEFECTS WSL8	4.7	N	18951245 ↗
D	209m SW	469536 169489	M4 J10-15 CLASS 1 EARTHWORK DEFECTS WSL2	5.0	N	18951238 ↗
C	213m S	469646 169464	M4 J10-15 CLASS 1 EARTHWORK DEFECTS TPL1	1.2	N	18951251 ↗
C	213m S	469646 169464	M4 J10-15 CLASS 1 EARTHWORK DEFECTS WSL7	5.0	N	18951244 ↗
B	214m SW	469573 169477	M4 J10-15 CLASS 1 EARTHWORK DEFECTS WSL4	6.0	N	18951240 ↗
6	215m S	469802 169430	M4 WIDEN JCTS 8(9)-RWS 179	8.9	N	422523 ↗
D	215m SW	469536 169483	M4 J10-15 CLASS 1 EARTHWORK DEFECTS WSL1	6.0	N	18951237 ↗
7	231m SW	469470 169480	LONDON/S.WALES M4 BH23	21.79	N	422430 ↗
8	232m SE	469980 169450	WORTON GRANGE PHASE 2 BH10	10.0	N	13325184 ↗
9	233m SW	469430 169490	LONDON/S.WALES M4 BH21	30.94	N	422428 ↗
E	241m SW	469399 169496	M4 J10-15 CLASS 1 EARTHWORK DEFECTS WSK1	6.0	N	18951209 ↗
10	241m SE	469920 169410	LONDON/S.WALES M4 B2/13	21.79	N	422434 ↗

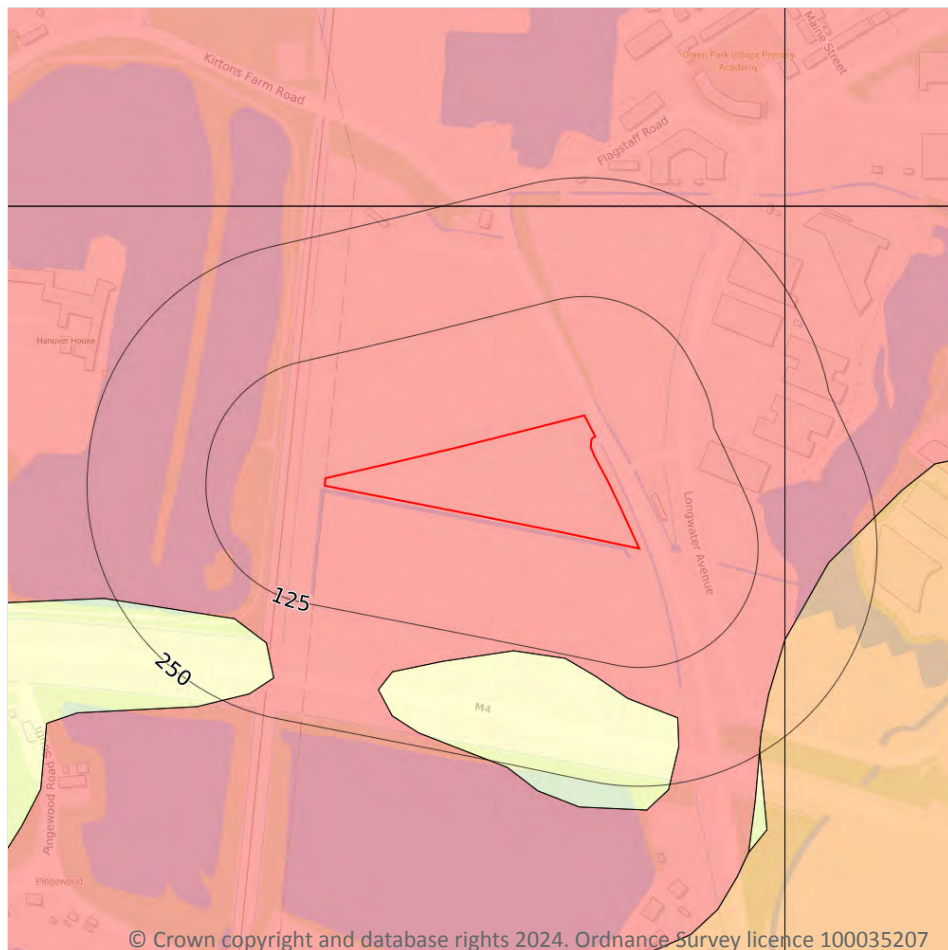


ID	Location	Grid reference	Name	Length	Confidential	Web link
E	244m SW	469398 169493	M4 J10-15 CLASS 1 EARTHWORK DEFECTS WSK2	2.0	N	18951211 ↗

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).

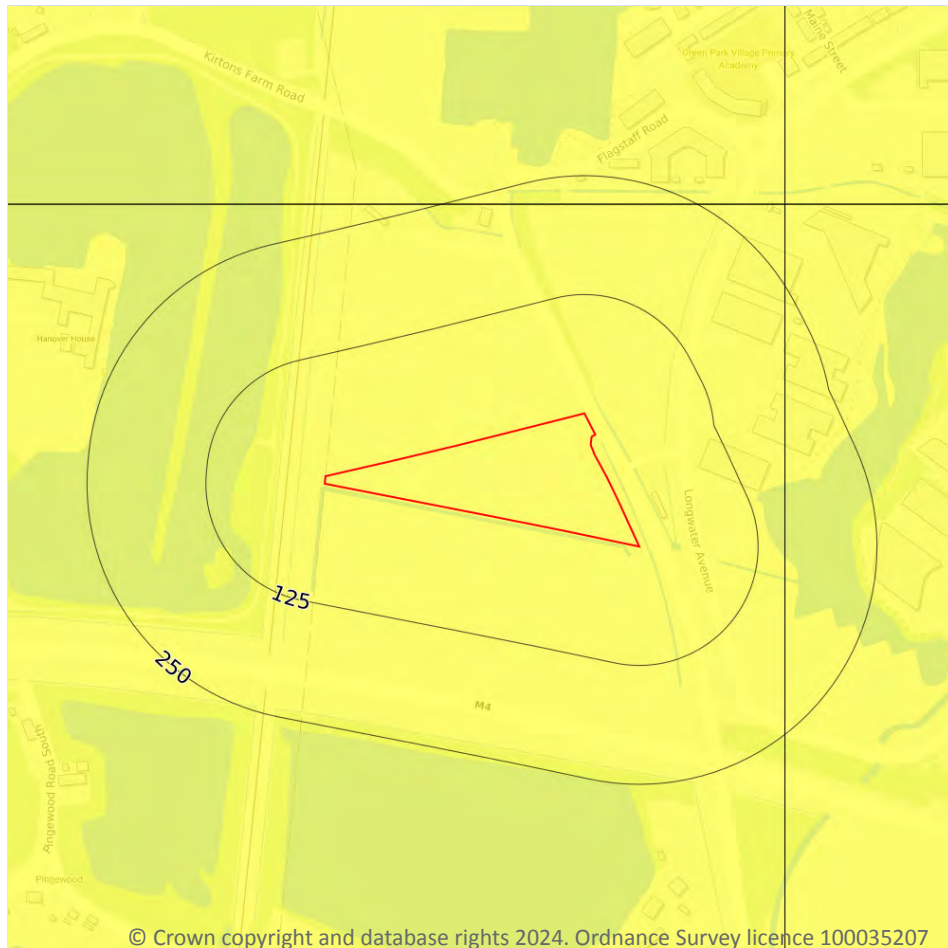
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 111](#) >

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



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

17.2 Running sands

Records within 50m

1

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

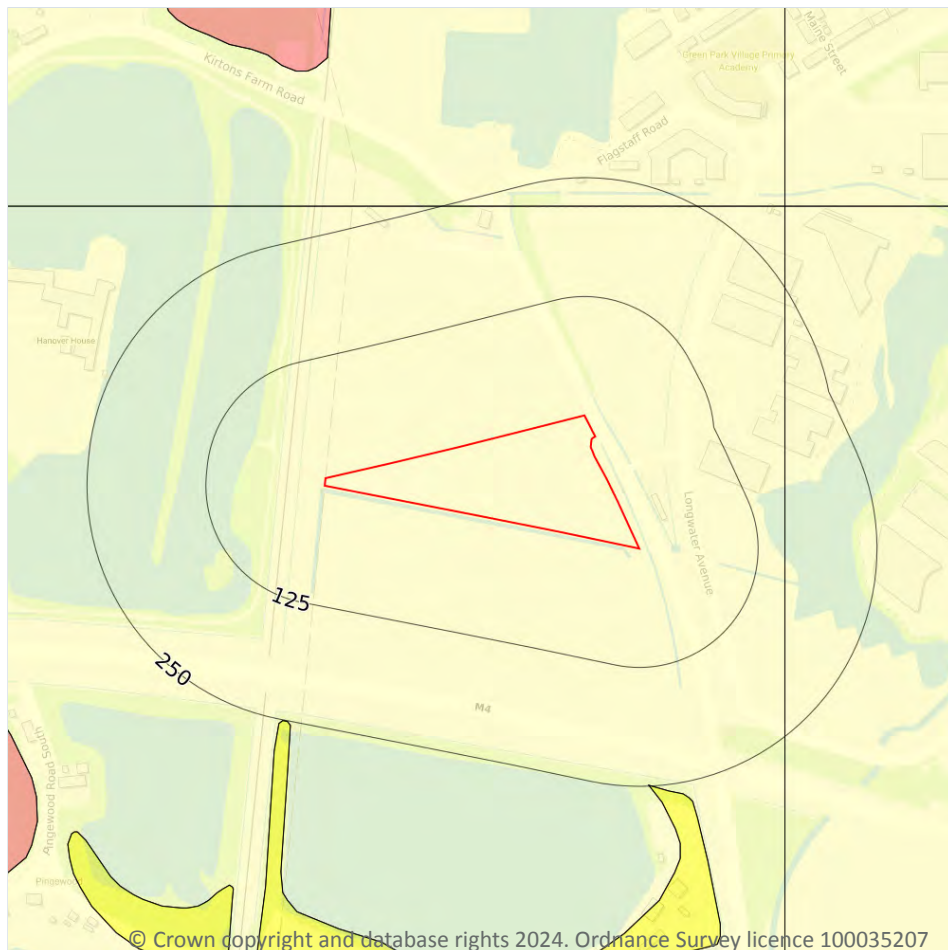
Features are displayed on the Natural ground subsidence - Running sands map on [page 112 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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

17.3 Compressible deposits

Records within 50m

1

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

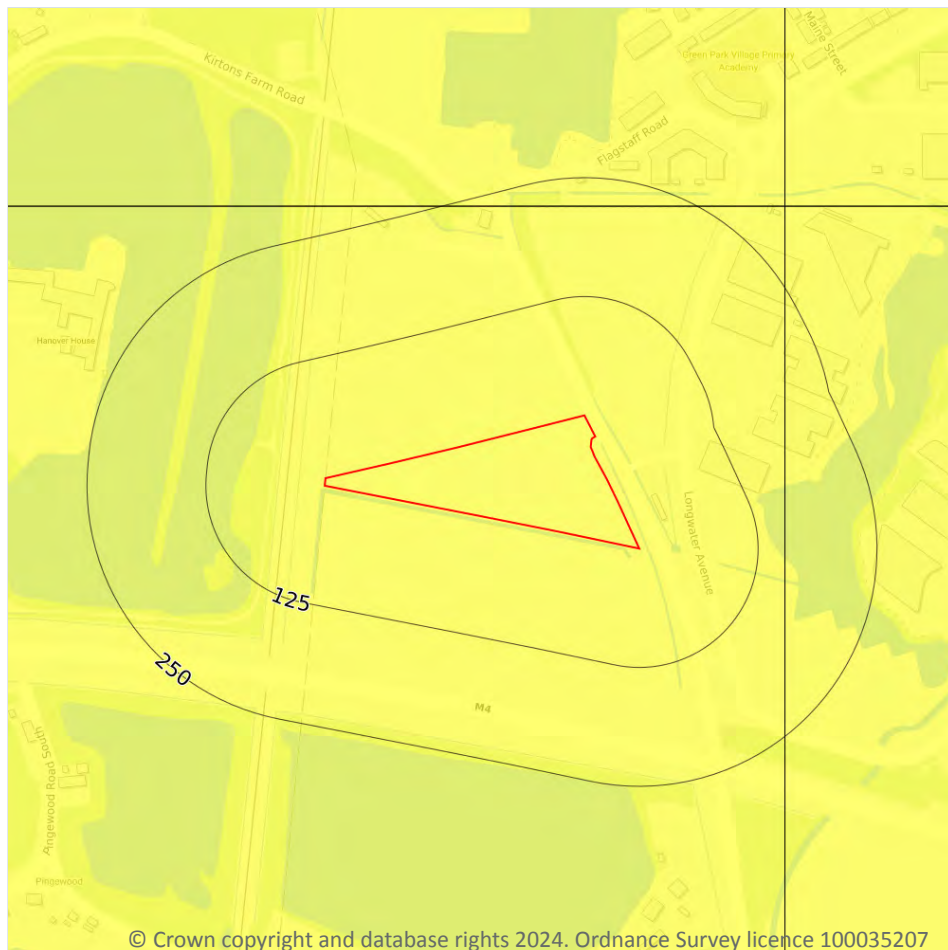
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 113](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

1

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

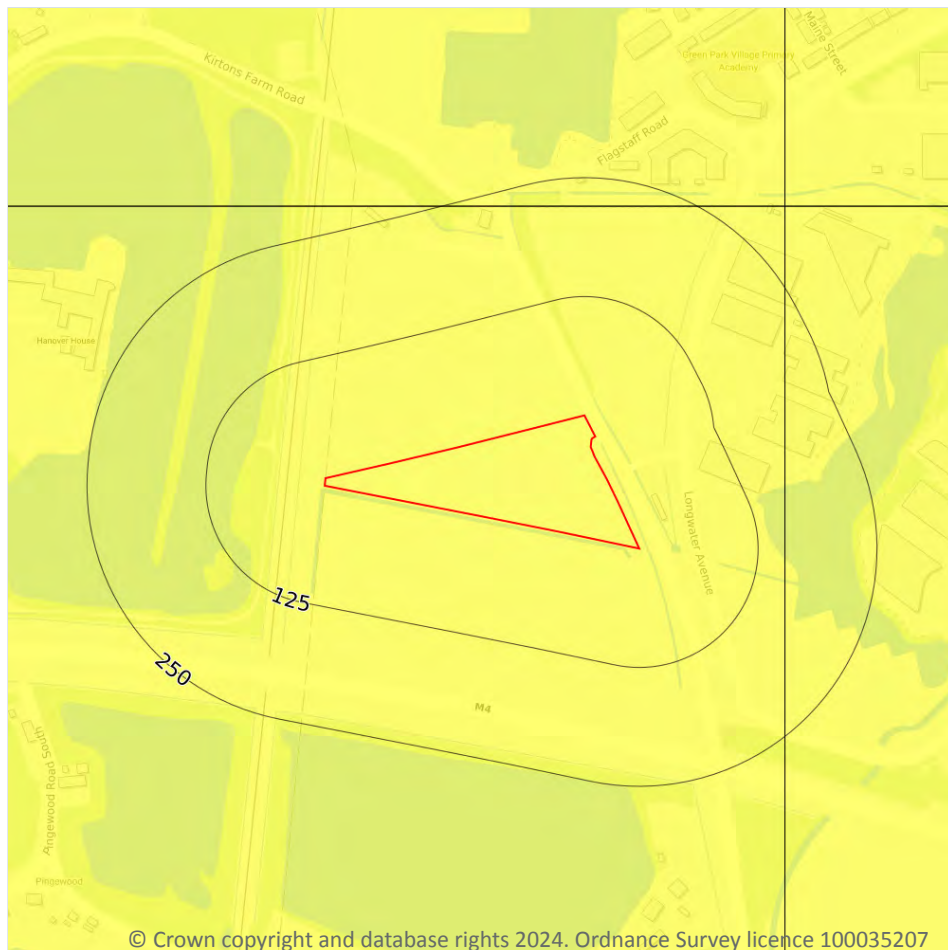
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 114](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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

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.

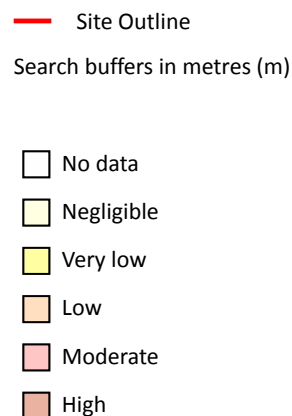
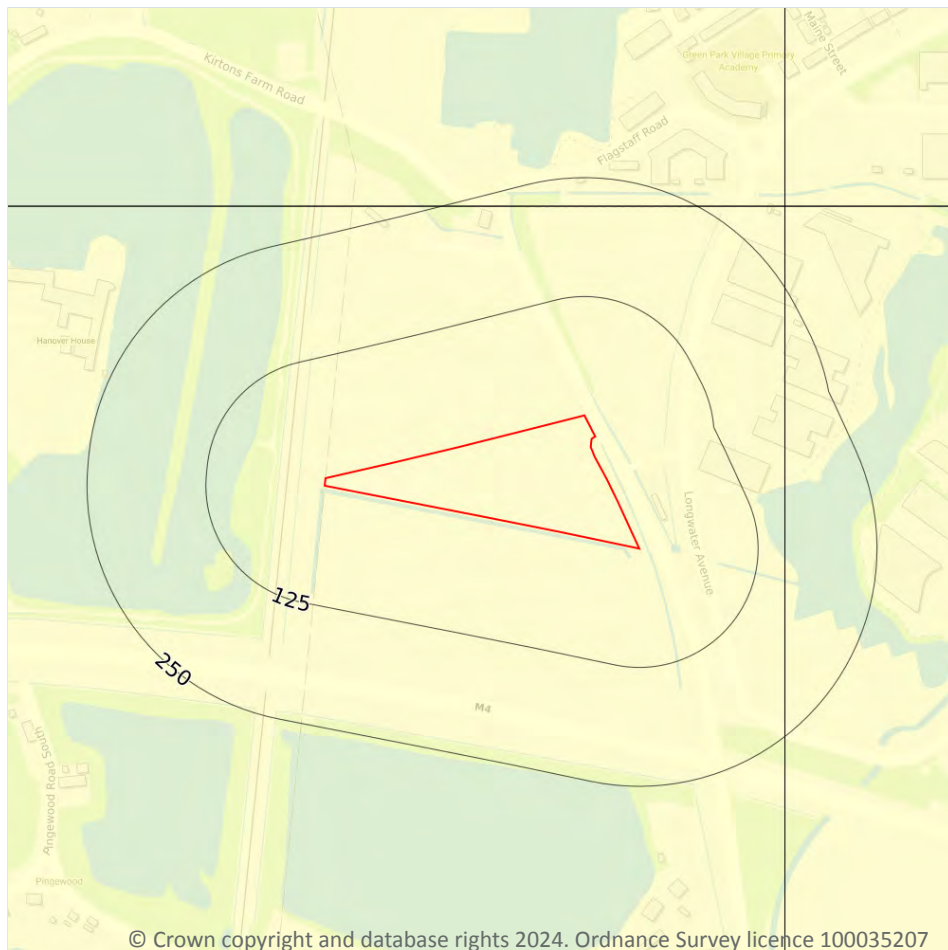
Features are displayed on the Natural ground subsidence - Landslides map on [page 115 >](#)

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 116](#) >

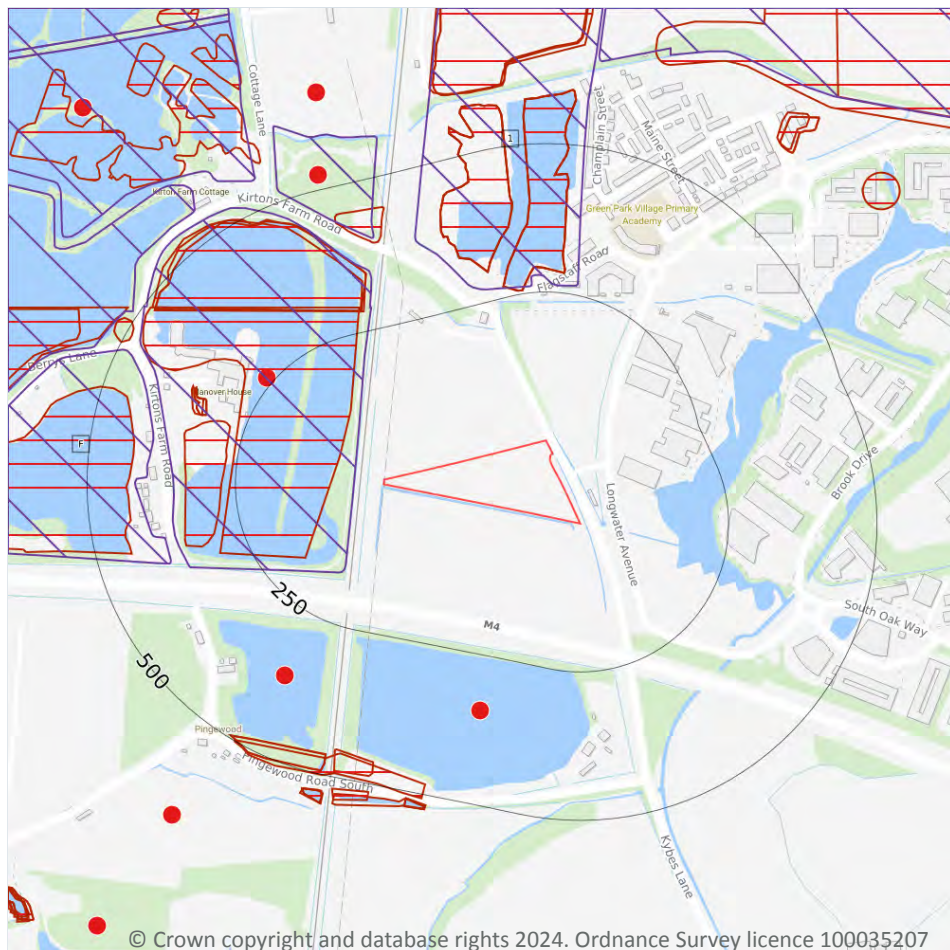
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



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

18.1 BritPits

Records within 500m

3

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

Features are displayed on the Mining and ground workings map on [page 118](#) >

ID	Location	Details	Description
A	262m NW	Name: Knight's Farm Gravel Pit Address: Pingewood, 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
3	343m S	Name: Pingewood Jet Ski Lake Address: Pingewood, 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
4	362m SW	Name: Amners Farm Gravel Pit Address: Pingewood, READING, Berkshire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

1

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

Features are displayed on the Mining and ground workings map on [page 118](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
A	84m W	Gravel Pit	1976	1:10000

This data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This data is sourced from Ordnance Survey/Groundsure.



18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

4

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 and ground workings map on [page 118 >](#)

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
A	50m W	Knights Farm	Sand and gravel	Surface mineral working	Valid	1970
1	261m N	Smallmead Farm	Sand and gravel	Surface mineral working	Valid	Not available
F	379m W	Knights Farm	Sand and gravel	Surface mineral working	Valid	1964
G	402m NW	Burghfield	Sand and gravel	Surface mineral working	Valid	15/09/60

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

0

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

This data is sourced from the British Geological Survey.



18.7 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

7

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

Location	Mineral type
66m W	Stone
246m S	Stone
251m N	Stone
260m SW	Stone
406m W	Stone
407m W	Stone
421m NW	Stone

This data is sourced from Groundsure.



18.10 Mining record office plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site

0

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

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

18.14 Gypsum areas

Records on site

0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0
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Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0
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Generalised areas that may be affected by kaolin and ball clay extraction.

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



19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

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



This data is sourced from Groundsure.

19.5 National karst database

Records within 500m

0

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

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

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

This data is sourced from the British Geological Survey.

