Preliminary Risk Assessment: Desk Study

Brunninghams Farm

Heath Ride

Finchampstead

Wokingham

RG40 3QJ

17 September 2025

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Executive Summary

Brief	Arbtech Consulting Ltd (Arbtech) was commissioned by to undertake a Phase 1 Preliminary Geo-Environmental Risk Assessment for Brunninghams Farm, Heath Ride, Finchampstead, Wokingham, RG40 3QJ, in support of a planning proposal for 8 detached residential properties with access, parking, and landscaping following demolition of the existing buildings.
Site Use & Surrounding Area	Arbtech Consulting Ltd (Arbtech) was commissioned by to undertake a Phase 1 Preliminary Geo-Environmental Risk Assessment for Brunninghams Farm, Heath Ride, Finchampstead, Wokingham, RG40 3QJ, supporting a planning proposal for 8 detached residential properties with access, parking, and landscaping after demolition of existing buildings.
Environmental Setting	The site is underlain mainly by Windlesham Formation Sand, with a small southeastern area of Camberley Sand Formation, both Secondary A aquifers with intergranular flow. It lies outside a Source Protection Zone in an area of medium aquifer vulnerability. No made ground or landfills exist within 500 m. Flooding risk is negligible, and ground conditions are predominantly granular.
Contamination Potential Sources	Potential contamination is low. On-site risks relate to minor residual impacts from residential use, including metals, hydrocarbons, and asbestos in older structures. Off-site potential sources include a small electricity substation 17 m northeast and adjacent residential gardens. No industrial or commercial sources were identified within 100 m.
Development Considerations	Construction-phase exposure represents the main risk, including dust, minor hydrocarbons, and asbestos. Nearby ecological receptors should be protected through careful management of runoff, material storage, and construction practices. Standard precautions such as PPE, dust suppression, and safe excavation will mitigate risks to workers and future residents.
Uncertainty and Data Gaps	No intrusive investigation has been undertaken, so the extent and depth of any made ground or minor contaminants are uncertain. Ground conditions are assumed granular, but soil profiles, bearing capacity, and drainage are unconfirmed. Limited targeted soil sampling post-demolition during geotechnical investigation is recommended.
Recommendations	An intrusive investigation is recommended post-demolition to support geotechnical design and confirm the nature of any made ground. A discovery strategy should identify unexpected contamination (hydrocarbons, metals, asbestos). Targeted soil sampling and classification will guide reuse or disposal of excavated materials. Groundwater monitoring is not required, but standard precautions should be applied. Investigative data should inform foundation design, drainage, and any necessary remediation, with flexibility to adapt if unexpected contamination is encountered.

This is intended as a summary only. Further detail and the limitations of the assessment is provided within the main body of the Report.

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Introduction

Background

Arbtech Consulting Ltd (Arbtech) was instructed by to produce a Preliminary Geo-Environmental Risk Assessment to inform a planning proposal with Wokingham Borough Council for 8No. detached residential properties with associated access, parking infrastructure and landscaping, following demolition of the existing buildings at the site known as Brunninghams Farm, Heath Ride, Finchampstead, Wokingham, RG40 3QJ.

A Phase I report is required to assess the historical use and present condition of the site, determine the extent and nature of any contamination risk, and identify potential risks to future users of the land, neighbouring properties, workers, and other offsite receptors. This assessment will ensure that the development can be carried out safely without unacceptable risks to workers, neighbours, controlled waters, property, or ecological systems with suitable recommendations.

Objectives

The objectives of the Arbtech Consulting preliminary geoenvironmental site assessment was to undertake a Phase I Desk Study for the site. Guidance set out in LCRM [1], GPLC1-3[2] and the National Planning Policy Framework (NPPF)[3] states that a Preliminary Risk Assessment with a site reconnaissance is required as a minimum to ascertain if there is a potential contamination risk. If contamination is a potential, then site investigation works are carried out to establish a viable pollutant linkage to assess the potential risks to human health and controlled water receptors. Based on the findings of this report, an appropriate site investigation can be derived, if required, once planning approval has been granted.

1 EA (2020). Land contamination risk management (LCRM).

2 EA (2016). Guiding Principles for Land Contamination. GPLC1- Risk Assessment and Conceptual Models GPLC 2. Site Investigation and Good Practice GPLC 3

3 DCL (2025). National Planning Policy Framework. Department of Communities and Local Government.

Scope of Works

- ⇒ Review of the environmental setting of the Site, including the current use / status of the Site and surrounding area, and review of the geology, hydrogeology and hydrology;
- ⇒ Review of the historical activities of the Site and surrounding area;
- ⇒ Review of regulatory information relating to the Site;
- ⇒ Review of the online planning records for the Site;
- ⇒ Consult and review information from the Local Authority in relation to Part 2A of the 1990 Environmental Protection Act; and
- ⇒ Develop an outline Conceptual Site Model and undertake a Preliminary Risk Assessment with respect to potential contamination focussed on the proposed end use of the Site.

In completing this Assessment, Arbtech Consulting Ltd has utilised the following data sources and third-party information:

- ⇒ Current and Historical Ordnance Survey (OS) maps;
- ⇒ British Geological Survey (BGS) data;
- ⇒ Environment Agency (EA) online data; and
- ⇒ Review of third-party environmental reports.

Site Context

Site Information

Fig.1 2022 Aerial Photograph
Contains Data from, © 2025 Groundsure Insights (Appendix 3)

Fig 2 OS Mastermap site plan
Contains Data from, © 2025 Groundsure Insights

Site co-ordinates:	(NGR) 480805 164353	**Site Area:**	1.78ha
Site Location	The application site is situated to the northeast of Finchamstead and to the southeast of Wick Hill, within the borough of Wokingham. Access is gained from the B3430 Nine Mile Ride, leading onto Heath Ride, which runs in a northwest–southeast orientation. Brunnigans Farm is located approximately 800 m to the south along Heath Ride.		
Current Site use	The site is rectangular shaped oriented northeast to southwest and features one dwelling to the northeast end of the site, with associated outbuildings hardstanding surfaces and other grass with scattered trees, wet woodland with vegetated scrubland predominantly to the southwest. The vegetation on site has been unmanaged for approximately 10 years, with previous land use comprising of a pig farm. Historical maps dating back to the 1800s indicate that the site was previously covered by woodland. Representative photos are presented as Appendix 2.		
Surrounding Area features	Brunninghams Farm, Heath Ride, Finchampstead, is located within a predominantly rural setting characterised by low-density housing with gardens, extensive areas of priority deciduous woodland and lowland heathland, and pockets of arable farmland and grazing pasture. The wider landscape includes scattered ponds, scrub, and wet heath habitats, with nearby sites such as Heathlake and Finchampstead Ridges. Public footpaths and rights of way traverse the area, linking residential clusters with surrounding countryside, reinforcing the rural and semi-natural character of the locality.		

Data Review

Historical Features	
Strategy	The Groundsure Report provides a database of environmental information held by various statutory bodies including the EA, Local Authority (LA), Health & Safety Executive (HSE) and HPA amongst others. A full copy of the Groundsure Report is provided in Appendix 3, and the most relevant information is summarised below. The historical development of the Site and surrounding area has been assessed through a review of available historical OS maps and Google Earth historical satellite imagery. A summary of the key historical Site uses and developments in the surrounding area is presented below. Copies of pertinent historical maps are included as Appendix 4.
Historical Features On-Site	Historically, based on the earliest available mapping dated 1871 the site features as part of a larger area of dense woodland identified as Barkham with a footpath noted from the northwest to the south and southwest of site. Mapping dated 1939 identifies several small residential properties surrounding the site within close proximity, though the site remains undeveloped, a division line is now present, oriented northeast to southwest and a drain to the north. The site is shown to be cleared from mapping dated 1964 with a relative increase in surrounding development for residential properties and a road directly to the northern boundary labelled as Heath Ride. Mapping dated 1983 identifies a small structure to the northwest corner with division lines splitting the feature into sections. By 1992-1993 a second structure is noted to the southeast of the previous, a rectangular shaped building-oriented northeast to southwest, identified as Brunning Hams. By the late 1990's several smaller buildings are noted around the main house forming a cluster around Brunninghams with the site being listed as Pianomart (closed), forming current configuration.
Potentially Contaminative Historical Features Off-Site	Potential sources of contamination identified in the surrounding area within 100m include: ⇒ 9m northeast electricity substation 1983
Implications for historic Land Contamination Risk	Limited potential sources of historic contamination have been identified both on the site and within close proximity. Surrounding sources can generally be discounted due to the time elapsed since any activities occurred and subsequent redevelopment, with the principal consideration being potential risks to construction workers during groundworks and to future residents. The site itself was historically woodland until the 1980s, after which it has been in residential use, with no recorded industrial land uses within 100 m. The wider area is characterised by a rural setting with predominantly residential land use.

Environmental Setting

Feature		Information	
Published Geology	**Artificial**	No Artificial and Made Ground records within 500m.	
	Superficial	No Superficial geology is recorded on site. The nearest is 226m southwest as River Terrace Deposits 8 Sand and Gravel. No landslip records within 500m.	
	Bedrock	Bedrock geology is recorded as Windlesham Formation Sand across the majority of the site. A small area to the southeastern corner is recorded as Camberley Sand formation Sand. Noted as intergranular with high to low permeability. No Bedrock faults or any other linear features present.	
	BGS Logs	No BGS logs recorded within 250m.	
Hydrogeology	**Aquifer Designation**	**Superficial**	None recorded
		Bedrock	Secondary A
	Source Protection Zone (SPZ)	No Source Protection Zones within 500m. The site is in an area of medium vulnerability for the combined Aquifer. Bedrock shows intergranular flow mechanism.	
	Groundwater Abstractions	3No. recorded groundwater abstractions within 1km - the nearest is active 583m northeast for transfer between sources No potable abstractions within 2km.	
Hydrology	**Nearest Surface Water**	4No. surface water features and 7No. Water Network (OS Master Map) within 250m - the nearest is on site for inland river not influenced by normal tidal action. 1No. entry on site for WFD Surface water body catchments for the Emm Brook (River).	
	Water Quality Data	Emm Brook (River) has an overall moderate rating. On site Groundwater body Farnborough Bagshot Beds is recorded as overall good rating.	
	Flooding	No entries recorded within 50m for risk of flooding from rivers or sea, no historical flood events, no flood defences	

Environmental Setting

Feature		Information
		or areas benefiting from flood defences, and no flood storage areas. No flood zones within 50m. Surface water highest flooding risk on site and in 50m – 1 in 30 year, 0.3m - 1.0m. Highest groundwater flooding risk on site and within 50m – negligible.
	Surface Water Abstractions	No surface water abstractions recorded within 1km.
	Discharge Consents	12No. Licensed discharge to controlled waters within 500m - the nearest is 151m east (revoked). The nearest active is 332m east for sewage discharges. No. Licensed pollutant (Part A(2)/B) release within 500m.
	Pollution Incidents	No pollution incidents recorded within 500m.
Minerals and Mining	**Coal Report**	The site and surrounding areas are not within a JPB mining area. The site is not within an area which could be affected by past, current or future coal mining.
	Coal Mining Development Risk	No development high risk is associated with the site from coal mining.
	Surface Extractions	1No. entries recorded within 250m for Surface Ground Workings – the nearest is 177m southwest unspecified hole 1992. No Brit pits recorded within 500m.
	Mining Instability / Non-Coal Mining Area	No records for non-coal mining within 500m.
Ground Stability	**Collapsible Ground**	Very low
	Compressible Ground	Negligible
	Ground Dissolution	Negligible
	Landslide	Very low
	Running Sand	Low

Environmental Setting		
Feature		**Information**
	Shrinking/Swelling Clay	Very low
Landfill Site	**Registered**	No active, recent or historical landfill records within 500m. No recent or historic waste sites recorded within 500m - No Waste exemption sites within 500m.
	Potential: infilled land	No Artificial and Made Ground recorded within 500m.
Radon	Less than 1% no protective measures required.	
Designated Sites	Within 1km: ⇒ SSSI Impact Zones and Units and Nitrate vulnerable zone. ⇒ 2No. Designated ancient woodland Tithe: Wix Hill 515m northwest. ⇒ 1No. conservation area 116m southeast ⇒ Agricultural land classification on site – non agricultural / no quality assigned ⇒ 35No. Priority Habitat Inventory - 3 listed on the subject site as 2No. deciduous woodland & no main habitat but additional habitats present No other environmental designation records.	
Contemporary Trade Directory	1No. Entry for Recent industrial land uses within 250m: ⇒ 17m northeast Electricity substation	
Fuel Station Entries	No fuel station entries within 500m.	
Unexploded Bomb Risk (UXO)	Zetica Risk maps presented in Appendix 5 identifies a low risk of UXO.	
Environmental Search (other)	N/A	

Environmental Database Review	
Features on Site	The site has a limited potential for contamination pertaining to residential land use to the north of the site.
Potentially Contaminative Features Off-Site (250m)	Offsite potential to onsite migration potential from: Historical: ⇒ 9m northeast electricity substation 1983 Current: 17m northeast Electricity substation Other: ⇒ On site current buildings due for demolition and associated Made Ground
Implications for Land Contamination Risk	Limited potential sources of contamination have been identified within 100m. These are considered further in the conceptual site model below.

Planning Review	
Planning Portal Records	The site is presented to inform a planning proposal with Wokingham Borough Council for 8No. detached residential properties with associated access, parking infrastructure and landscaping, following demolition of the existing buildings. Indicative development plans are presented as Appendix 6.
Part 2A of the Environmental Protection Act (EPA) 1990	No recorded sites determined as Contaminated Land within 500m.
Local Authority Records	Arbtech Consulting Ltd. have not contacted Wokingham Borough Council for however, consultations can be made at Contaminated land.

Conceptual Site Model

Overview

A conceptual site model (CSM) is a representation of the characteristics of the site. It shows the possible relationships between contaminants, pathways and receptors. The CSM is used to identify potential contaminants, receptors (e.g., humans, groundwater), and pathways (e.g., inhalation, ingestion).

Overall Site Sensitivity

The site is located within a predominantly rural area of Finchampstead, Wokingham, surrounded by low-density residential properties, gardens, priority deciduous woodland, and areas of lowland heathland. Historically, the land was woodland until the 1980s, after which it has been used for residential purposes with associated outbuildings, hardstanding, and managed gardens. No significant industrial or commercial land uses are recorded on-site or within 100 m, with the only potentially contaminative feature nearby being a small electricity substation to the northeast. This limited range of potential sources, combined with the largely undeveloped character of the site, suggests a low likelihood of significant contamination.

Geologically, the site is underlain mainly by Windlesham Formation Sand, with a small southeastern portion of Camberley Sand Formation, both Secondary A aquifers with intergranular flow. The site is outside a Source Protection Zone but lies in an area of medium aquifer vulnerability. Surface water features are present within 250 m, and the site forms part of the Emm Brook catchment. Several groundwater abstractions are located within 1 km, the nearest being 583 m northeast, although no potable abstractions are within 2 km.

Human health sensitivity is considered low, as the current and proposed end use is residential, consistent with historic use, and no significant contaminative activities are recorded. Potential pathways, such as localised migration from nearby land or existing hardstanding, are limited. Controlled water sensitivity is moderate due to the presence of a Secondary A aquifer, nearby surface water features, and groundwater abstractions. Ecological sensitivity is elevated by priority habitats, nearby ancient woodland, lowland heathland, and SSSI Impact Risk Zones, requiring careful management of construction and storage of potential pollutants.

Overall, considering the predominantly undeveloped character of the site, the absence of industrial land uses, the limited on- and off-site contamination sources, and the continuation of residential use, the site's sensitivity to land contamination is assessed as low to moderate, tending towards the lower end of this range. While standard precautions for construction, surface water management, and ecological protection are recommended, no significant constraints to redevelopment are anticipated.

Identified potential contamination sources within 100m of the Site are presented in the following table:

Contamination Sources				
Ref.	**Source**	**Location**	**Dates Present**	**Potential Associated Contaminants of Concern**
Source 1	On-Site Potential	Residential land use to the north of the site; existing buildings and associated hardstanding	c.1980s–present	Metals, hydrocarbons (from minor fuel/oil storage), asbestos (possible in older building materials), general demolition debris
Source 2	Off-Site Potential – Historical	9 m northeast electricity substation (since 1983); surrounding land historically woodland or residential	1983–present (substation), 1800s–1980s (woodland/residential)	Minor hydrocarbons, potential PCB or transformer residues (substation); negligible risk from historic woodland/residential
Source 3	Off-Site Potential – Current	17 m northeast electricity substation; adjacent residential properties with gardens	Current	Minor hydrocarbons, chemicals from domestic use, garden pesticides/fertilizers (generally low risk)

Potential Receptors

Relevant potential receptors are considered to include:

⇒ Construction workers during groundworks (hardstanding).
⇒ Third parties (adjacent Site users and adjacent residents).
⇒ Future Site users (residential).
⇒ Secondary A Aquifer / surface water
⇒ The Built Environment (the building and infrastructure / utilities).

Potential Pathways

The potential pathways are considered to be:

⇒ Direct contact, ingestion or inhalation of soil bound contaminants / dust during or following
⇒ redevelopment.
⇒ Inhalation of organic vapours associated with contamination.
⇒ Migration of ground gas / vapours into on-site buildings.
⇒ Leaching of contamination into groundwater followed by migration of groundwater to the wider groundwater environment.

Pollutant Linkage Assessment

Source	Pathway	Receptor	Risk Rating	Justification and any Mitigation	Investigation Required
On-Site Residential Use (existing buildings, hardstanding)	Direct contact with soils/dust; inhalation of fibres or dust during demolition; leaching of minor contaminants to groundwater	Construction workers; future residents; secondary A aquifer; built environment	Low	Residential use historically present with minor potential contaminants (metals, hydrocarbons, asbestos). Risks can be mitigated by standard good practice during demolition and construction, including PPE, dust suppression, and asbestos management if encountered.	Limited Phase 2 investigation may be considered if suspected asbestos or fuel/oil storage residues are encountered. Geotechnical investigation required for ground conditions regardless.
Off-Site – Historical Substation (9 m NE)	Migration via soil, groundwater, or vapours	Construction workers; future residents; secondary A aquifer	Very Low	Substation is small, historic, and well managed. Low likelihood of off-site migration. Standard good practice during excavation sufficient.	No additional investigation required specifically for contamination.
Off-Site – Current Substation / Nearby Residences	Migration via soil, groundwater, or vapours	Construction workers; future residents; secondary A aquifer	Very Low	Substation active but limited size; residential properties low risk. Standard good practice recommended during groundworks.	No investigation required.
General Geotechnical Conditions (granular soils, made ground)	Physical instability, settlement, or collapse during construction	Future residents; buildings and infrastructure	Moderate (geotechnical, not contamination)	Site underlain by granular soils with potential made ground/filled areas. Geotechnical investigation required to confirm bearing capacity, settlement, drainage, and foundation design.	Geotechnical site investigation recommended. Limited contamination testing may be combined as a precaution.

Conclusions and Recommendations

Land Contamination Summary	
Uncertainty and Data Gaps	No intrusive investigation has been undertaken, so the extent and depth of any made ground or minor contaminants are uncertain. Historical use has been residential, but small-scale fuel or oil storage, demolition debris, or residual asbestos cannot be ruled out. Ground conditions are assumed to be granular, though soil profiles, bearing capacity, and drainage remain unconfirmed. Overall contamination risk is low, with limited targeted soil sampling during geotechnical works sufficient to address these uncertainties.
Soils	The site predominantly comprises granular natural soils with isolated areas of made ground from historic residential use and minor site modifications. Woodland persisted until the 1980s, after which residential development introduced hardstanding and landscaping. Potential localised contaminants include metals, hydrocarbons, asbestos in older structures, and general demolition debris. Risks to construction workers and future residents are low and manageable through standard excavation and handling procedures.
Groundwater	The site is underlain by Windlesham Formation Sand, with a small southeastern area of Camberley Sand Formation, both Secondary A aquifers with intergranular flow. Outside a Source Protection Zone but within a medium aquifer vulnerability area, the site requires standard construction precautions. Given the limited potential contaminants and depth to groundwater, the risk of off-site migration is low.
Ground Gas	No historic landfill or industrial activity is recorded on or near the site. Made ground is limited, so ground gas generation is negligible, and no monitoring is required. Standard precautions should be applied when excavating any infilled areas.
Volatile Organic Vapours	No significant VOC sources are present. Minor vapours from residual hydrocarbons are possible but unlikely. Risks to workers and future residents are low and can be managed with standard soil handling, dust control, and ventilation.
Potential Contaminated Land Development Risks	Main risks relate to construction-phase exposure to minor contaminants such as dust, hydrocarbons, and asbestos from older structures. Future residential users are unlikely to encounter significant contamination if standard mitigation is implemented. Groundwater risks are low, and ecological receptors nearby (priority habitats, ancient woodland, lowland heathland) should be protected through careful management of runoff, material storage, and construction practices. Residual soil uncertainty can be addressed via targeted sampling during geotechnical investigation, reducing the need for a more extensive Phase 2 unless unexpected materials are encountered.

Recommendations and Development	
Ground Investigation Recommendations	Based on the preliminary assessment, an intrusive investigation is recommended post-demolition, once existing buildings and hardstanding have been removed, to support geotechnical design given the granular soils and potential made ground. A discovery strategy should be employed during site preparation to identify any unexpected contamination, such as residual hydrocarbons, metals, or asbestos-containing materials beneath former structures. Limited targeted soil sampling can then confirm the presence or absence of these contaminants. Groundwater monitoring is not considered necessary due to the low contamination risk and depth to the Secondary A aquifer, but standard precautions should be applied during excavation. The investigation should provide sufficient data to inform foundation design, drainage, and any targeted remediation measures, with flexibility to adapt if unanticipated contamination is discovered. Soil testing and classification may also be required for the reuse or disposal of surplus soils.
Development Considerations	Health and Safety: Safe working practices must be followed throughout all intrusive works. Site workers should be equipped with appropriate Personal Protective Equipment (PPE) to minimize exposure to potential contaminants. Mitigation Measures: Depending on investigation remediation and mitigation measures may be required to safeguard future site users. Material Management: Soil testing and classification should guide the reuse or disposal of excavated materials to ensure compliance with waste regulations and avoid spreading contamination.

Appendices

Appendix 1: Risk Evaluation

Appendix 2: Site Photographs

Appendix 3: Groundsure Enviro + Geo Insight

Appendix 4: Historical Map Selection

Appendix 5: Zetica UXO Mapping

Appendix 6: Development Plans

Appendix 7: Document Production Record

If you require clarification of the information contained herein, please do not hesitate to contact us via 01244 661170.

Yours Sincerely,

Charlotte Radiven BSc Hons

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Appendix 1: Risk Evaluation

PRINCIPLES OF RISK EVALUATION

The risk evaluation methodology presented below is qualitative in nature and is therefore a subjective method. It is based upon guidance presented in CIRIA publication referenced C552, 'Contaminated land risk assessment ~ A guide to good practice', 2001 and involves the classification of the following:

- The magnitude of the potential consequence (severity) of risk occurring
- The magnitude of the probability (likelihood) of the risk occurring
- These are then considered in conjunction to give a risk matrix

Consequence to Receptor Definition Matrix			
	Human Health	**Controlled Waters**	**Buildings/Services**
Severe Consequence	Acute or chronic permanent impact on human health.	Sensitive controlled water pollution ongoing, or just about to occur.	Catastrophic collapse
Medium Consequence	Chronic permanent impact on human health	Gradual pollution of sensitive controlled water	Degradation of materials
Mild Consequence	Chronic temporary impact on human health	Gradual pollution of non-sensitive controlled water	Damage to building rendering it unsafe.to occupy (e.g. foundation damage resulting in instability).
Minor Consequence	Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc).	Slight discoloration of water	Easily repairable effects of damage to buildings, structures and services, i.e. discoloration of concrete

Probability Definitions	
Probability	**Definition in Context**
Higher	There is a pollution linkage and an event that either appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution. Positive evidence of source, pathway and receptor.
Likely	There is a pollution linkage, and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term. Suspect source, pathway, and receptor
Low Likelihood	There is a pollution linkage, and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place and is less likely in the shorter term.
Unlikely	There is a pollution linkage, but circumstances are such that it is improbable that an event would occur even in the very long term. No evidence of hazard, pathway, and receptor

Standard Risk Matrix

		Consequence/Magnitude of impact			
		Severe	**Medium**	**Mild**	**Minor**
Probability	**High**	Very High	High	Moderate	Moderate/Low
	Likely	High	Moderate	Moderate/low	Low
	Low Likelihood	Moderate	Moderate/low	Low	Very Low
	Unlikely	Moderate/low	Low	Very Low	Very Low

Classified risks and likely action

Significance Level	Definition/Comments
Very High Risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required. Demonstrable contaminated land situation, highest threat & liability level, urgent action recommended.
High Risk	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the longer term. Likely contaminated land situation, risk assessment and action recommended.
Moderate	It is possible that harm could arise to a designated receptor from an identified hazard. However, if is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term. Plausible contaminated land situation, risk assessment and possible action recommended.
Low Risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild. Unlikely contaminated land situation, possible risk assessment and possible action.
Very Low Risk	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe. Negligible risk, no action recommended except vigilance for changes in conditions.

Appendix 2: Site Photographs

Site Walkover Photos

Plate 5: south grassland section

Plate 6: North grassland section

Plate 7: wet woodland in west section

Plate 8: Sealed surface courtyard area.

Plate 9: Bracken in south section

Plate 10: ditch running alongside north boundary

Plate 5: large barn which forms part of a wider barn complex. The roof is comprised of corrugated metal, and walls are comprised of both cement brick and corrugated metal

Plate 6: storage shed comprised of corrugated metal roofing and walls. This shed is well sealed, with no areas of roosting habitat available for crevice dwellers.

Plate 7: outbuilding adjacent to the west woodland and bramble scrub

Plate 8: This shed is well sealed, with no areas of roosting habitat available for crevice dwellers

Appendix 3: Groundsure Enviro + Geo Insight

Groundsure LOCATION INTELLIGENCE

Enviro+Geo Insight

Brunninghams Farm,Heath Ride,Finchampstead, Wokingham, RG40 3QJ

Order Details

Date: 22/08/2025

Your ref: Brunninghams Farm RG40 3QJ 40967843

Our Ref: GS-2H2-ZSZ-MNU-N3R

Site Details

Location: 480805 164353

Area: 1.78 ha

Authority: Wokingham Borough Council ↗

Summary of findings p. 2 >

OS MasterMap site plan p.14 >

Aerial image p. 9 >

Insight User Guide ↗

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Certified B 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	8	-
16	1.2	Historical tanks	0	0	0	0	-
16 >	1.3 >	Historical energy features >	0	1	0	1	-
17	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	14	-
19	2.2	Historical tanks	0	0	0	0	-
19 >	2.3 >	Historical energy features >	0	2	0	2	-
20	2.4	Historical petrol stations	0	0	0	0	-
20	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
21	3.1	Active or recent landfill	0	0	0	0	-
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	0	0	-
21	3.5	Historical waste sites	0	0	0	0	-
22	3.6	Licensed waste sites	0	0	0	0	-
22	3.7	Waste exemptions	0	0	0	0	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
23 >	4.1 >	Recent industrial land uses >	0	1	0	-	-
24	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
24	4.3	Current or recent petrol stations	0	0	0	0	-
24	4.4	Electricity cables	0	0	0	0	-
24	4.5	Gas pipelines	0	0	0	0	-

24	4.6	Sites determined as Contaminated Land	0	0	0	0	-
24	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
25	4.8	Regulated explosive sites	0	0	0	0	-
25	4.9	Hazardous substance storage/usage	0	0	0	0	-
25	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
25	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
25	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
26	4.13	Radioactive Substance Authorisations	0	0	0	0	-
26 >	**4.14 >**	**Licensed Discharges to controlled waters >**	0	0	2	10	-
28	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
28	4.16	Pollutant release to public sewer	0	0	0	0	-
28	4.17	List 1 Dangerous Substances	0	0	0	0	-
29	4.18	List 2 Dangerous Substances	0	0	0	0	-
29	4.19	Pollution Incidents (EA/NRW)	0	0	0	0	-
29	4.20	Pollution inventory substances	0	0	0	0	-
29	4.21	Pollution inventory waste transfers	0	0	0	0	-
29	4.22	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
30 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
32 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
33 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
34	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
34	5.5	Groundwater vulnerability- local information	None (within 0m)				
35 >	**5.6 >**	**Groundwater abstractions >**	0	0	0	0	15
39	5.7	Surface water abstractions	0	0	0	0	0
39	5.8	Potable abstractions	0	0	0	0	0
39	5.9	Source Protection Zones	0	0	0	0	-
40	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m

41 >	6.1 >	Water Network (OS MasterMap) >	1	1	5	-	-
42 >	6.2 >	Surface water features >	0	1	3	-	-
42 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
43 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
43 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-

Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
44	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
44	7.2	Historical Flood Events	0	0	0	-	-
44	7.3	Flood Defences	0	0	0	-	-
45	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
45	7.5	Flood Storage Areas	0	0	0	-	-
46	7.6	Flood Zone 2	None (within 50m)				
46	7.7	Flood Zone 3	None (within 50m)				

Page	Section	Surface water flooding >	
47 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)

Page	Section	Groundwater flooding >	
49 >	9.1 >	Groundwater flooding >	Negligible (within 50m)

Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
50 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	1
51	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
51	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
51	10.4	Special Protection Areas (SPA)	0	0	0	0	0
51	10.5	National Nature Reserves (NNR)	0	0	0	0	0
52 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
52 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	16
53	10.8	Biosphere Reserves	0	0	0	0	0
53	10.9	Forest Parks	0	0	0	0	0
53	10.10	Marine Conservation Zones	0	0	0	0	0
53	10.11	Green Belt	0	0	0	0	0

54	10.12	Proposed Ramsar sites	0	0	0	0	0
54	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
54	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
54	10.15	Nitrate Sensitive Areas	0	0	0	0	0
55 >	**10.16 >**	**Nitrate Vulnerable Zones >**	1	0	0	1	2
56 >	**10.17 >**	**SSSI Impact Risk Zones >**	2	-	-	-	-
57 >	**10.18 >**	**SSSI Units >**	0	0	0	0	1
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
58	11.1	World Heritage Sites	0	0	0	-	-
58	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
58	11.3	National Parks	0	0	0	-	-
58	11.4	Listed Buildings	0	0	0	-	-
59	11.5	Conservation Areas	0	0	0	-	-
59	11.6	Scheduled Ancient Monuments	0	0	0	-	-
59	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	**Agricultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
60 >	**12.1 >**	**Agricultural Land Classification >**	Non Agricultural (within 250m)				
61	12.2	Open Access Land	0	0	0	-	-
61	12.3	Tree Felling Licences	0	0	0	-	-
61	12.4	Environmental Stewardship Schemes	0	0	0	-	-
61	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	**Habitat designations >**	On site	0-50m	50-250m	250-500m	500-2000m
62 >	**13.1 >**	**Priority Habitat Inventory >**	2	8	25	-	-
64	13.2	Habitat Networks	0	0	0	-	-
64	13.3	Open Mosaic Habitat	0	0	0	-	-
64	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
65 >	**14.1 >**	**10k Availability >**	Identified (within 500m)				
66	14.2	Artificial and made ground (10k)	0	0	0	0	-

67 >	14.3 >	Superficial geology (10k) >	0	0	1	1	-
68	14.4	Landslip (10k)	0	0	0	0	-
69 >	14.5 >	Bedrock geology (10k) >	2	0	0	2	-
70	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
71 >	15.1 >	50k Availability >	Identified (within 500m)				
72	15.2	Artificial and made ground (50k)	0	0	0	0	-
72	15.3	Artificial ground permeability (50k)	0	0	-	-	-
73 >	15.4 >	Superficial geology (50k) >	0	0	1	1	-
74	15.5	Superficial permeability (50k)	None (within 50m)				
74	15.6	Landslip (50k)	0	0	0	0	-
74	15.7	Landslip permeability (50k)	None (within 50m)				
75 >	15.8 >	Bedrock geology (50k) >	2	0	0	1	-
76 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
76	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
77	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
78 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
79 >	17.2 >	Running sands >	Low (within 50m)				
81 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
82 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
83 >	17.5 >	Landslides >	Very low (within 50m)				
84 >	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
86	18.1	BritPits	0	0	0	0	-
87 >	18.2 >	Surface ground workings >	0	0	1	-	-
87	18.3	Underground workings	0	0	0	0	0
87	18.4	Underground mining extents	0	0	0	0	-

87	18.5	Historical Mineral Planning Areas	0	0	0	0	-
88	18.6	Non-coal mining	0	0	0	0	0
88	18.7	JPB mining areas	None (within 0m)				
88	18.8	The Coal Authority non-coal mining	0	0	0	0	-
88	18.9	Researched mining	0	0	0	0	-
89	18.10	Mining record office plans	0	0	0	0	-
89	18.11	BGS mine plans	0	0	0	0	-
89	18.12	Coal mining	None (within 0m)				
89	18.13	Brine areas	None (within 0m)				
89	18.14	Gypsum areas	None (within 0m)				
90	18.15	Tin mining	None (within 0m)				
90	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
91	19.1	Natural cavities	0	0	0	0	-
91	19.2	Mining cavities	0	0	0	0	0
91	19.3	Reported recent incidents	0	0	0	0	-
91	19.4	Historical incidents	0	0	0	0	-
Page	Section	**Radon** >					
93 >	**20.1** >	**Radon** >	Less than 1% (within 0m)				
Page	Section	**Soil chemistry** >	On site	0-50m	50-250m	250-500m	500-2000m
95 >	**21.1** >	**BGS Estimated Background Soil Chemistry** >	2	1	-	-	-
95	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
95	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
96	22.1	Underground railways (London)	0	0	0	-	-
96	22.2	Underground railways (Non-London)	0	0	0	-	-
96	22.3	Railway tunnels	0	0	0	-	-
96	22.4	Historical railway and tunnel features	0	0	0	-	-
96	22.5	Royal Mail tunnels	0	0	0	-	-

97	22.6	Historical railways	0	0	0	-	-
97	22.7	Railways	0	0	0	-	-
97	22.8	Crossrail 2	0	0	0	0	-
97	22.9	HS2	0	0	0	0	-

Recent aerial photograph

Capture Date: 30/04/2022

Site Area: 1.78ha

Recent site history - 2019 aerial photograph

Capture Date: 29/06/2019

Site Area: 1.78ha

Recent site history - 2013 aerial photograph

Capture Date: 11/07/2013

Site Area: 1.78ha

Recent site history - 2005 aerial photograph

Capture Date: 19/06/2005

Site Area: 1.78ha

Recent site history - 1999 aerial photograph

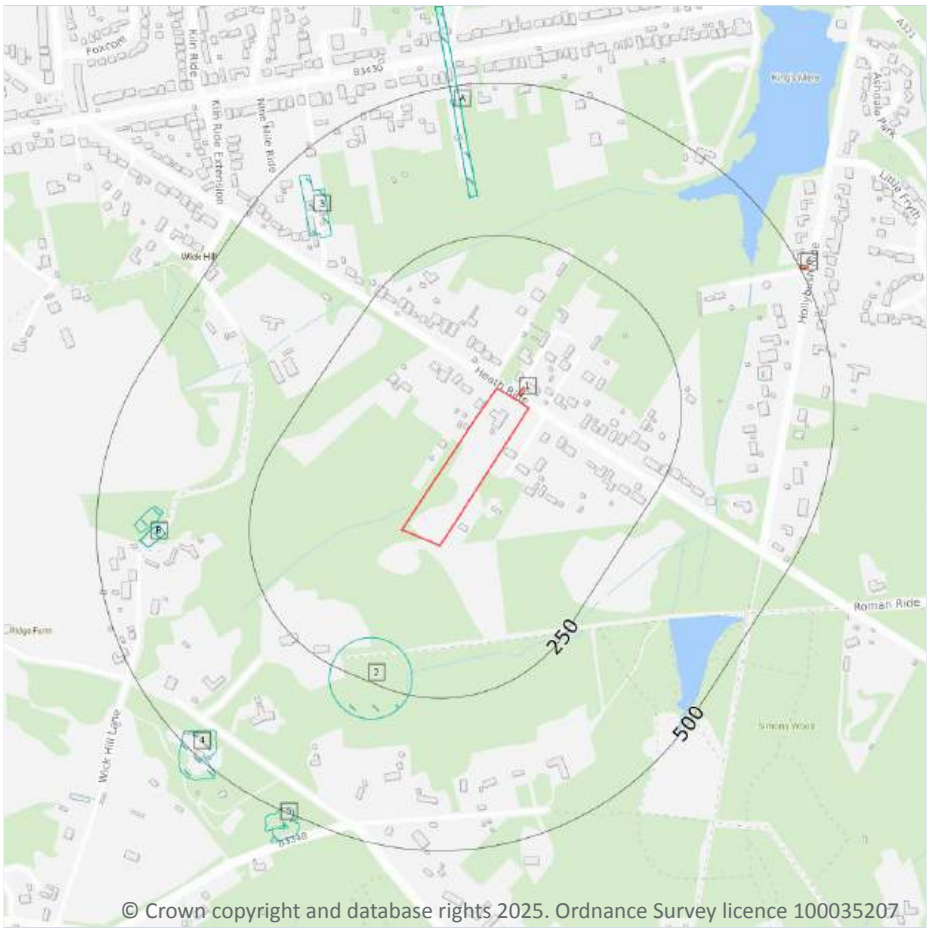
Capture Date: 04/09/1999

Site Area: 1.78ha

OS MasterMap site plan

Site Area: 1.78ha

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	9

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
2	177m SW	Unspecified Holes	1992	1894520

ID	Location	Land use	Dates present	Group ID
A	316m N	Old Rifle Range	1938	1918626
A	316m N	Rifle Range	1898 - 1910	1988402
3	369m NW	Unspecified Works	1983 - 1988	1940872
B	388m W	Cuttings	1898 - 1910	1922084
B	388m W	Cuttings	1930	1936088
B	392m W	Cuttings	1913	1939069
4	450m SW	Gravel Pit	1913	1931453
5	491m SW	Old Gravel Pit	1898 - 1913	1940260

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 un-grouped 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	2

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 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	9m NE	Electricity Substation	1983 - 1993	223311
6	499m NE	Electricity Substation	1983 - 1993	228340

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 un-grouped 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 un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

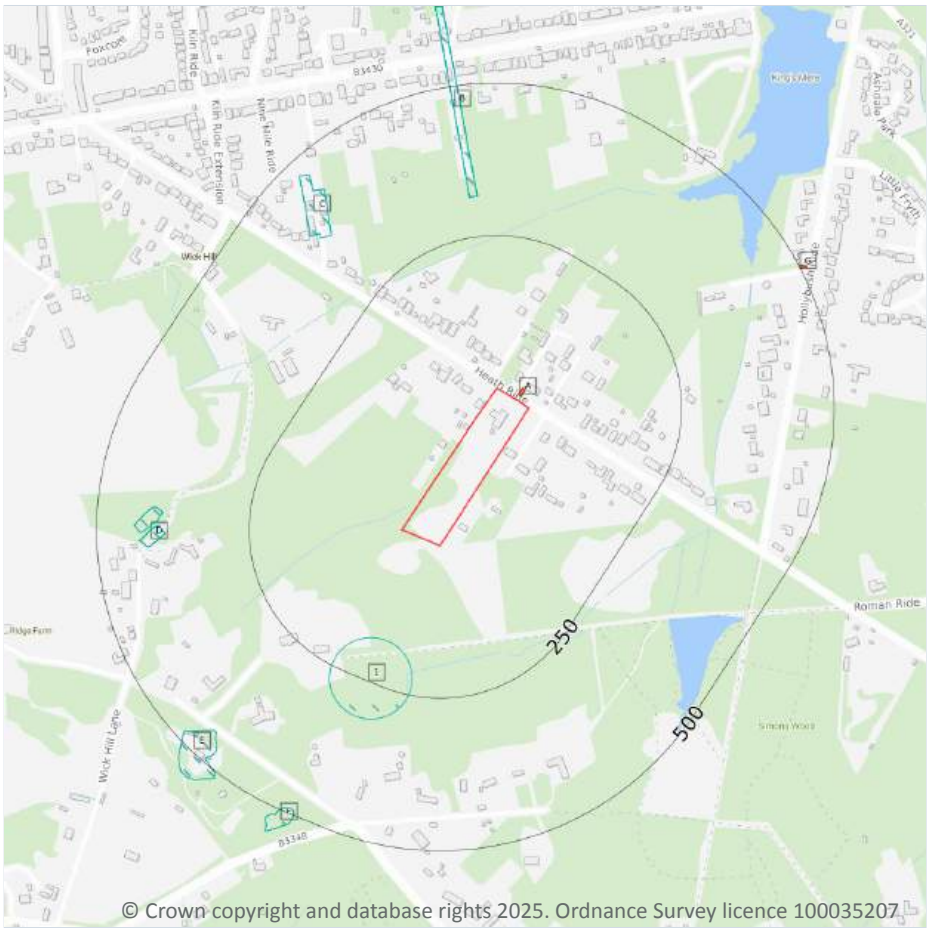
1.6 Historical military land

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	15

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	177m SW	Unspecified Holes	1992	1894520
B	316m N	Rifle Range	1910	1988402
B	316m N	Rifle Range	1898	1988402

ID	Location	Land Use	Date	Group ID
B	316m N	Old Rifle Range	1938	1918626
C	369m NW	Unspecified Works	1988	1940872
C	369m NW	Unspecified Works	1983	1940872
D	388m W	Cuttings	1930	1936088
D	388m W	Cuttings	1910	1922084
D	388m W	Cuttings	1898	1922084
D	392m W	Cuttings	1913	1939069
D	392m W	Cuttings	1913	1939069
E	450m SW	Gravel Pit	1913	1931453
E	450m SW	Gravel Pit	1913	1931453
F	491m SW	Old Gravel Pit	1913	1940260
F	491m SW	Old Gravel Pit	1913	1940260

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	4

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	9m NE	Electricity Substation	1983	223311

ID	Location	Land Use	Date	Group ID
A	16m NE	Electricity Substation	1993	223311
G	499m NE	Electricity Substation	1988	228340
G	499m NE	Electricity Substation	1992	228340

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

3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

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

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

3.5 Historical waste sites

Records within 500m	0

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

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

3.6 Licensed waste sites

Records within 500m	0

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

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

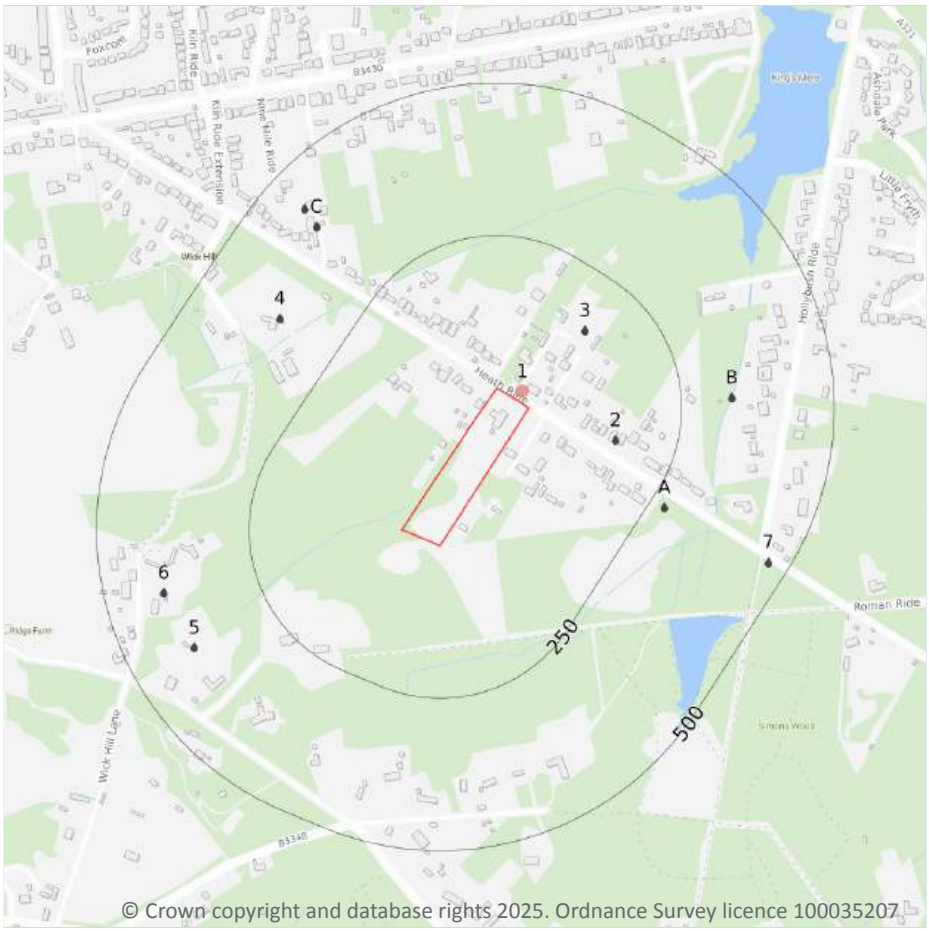
3.7 Waste exemptions

Records within 500m	0

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

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

4 Current industrial land use



Site Outline

Search buffers in metres (m)

Recent industrial land uses

Licensed Discharges to controlled waters

4.1 Recent industrial land uses

Records within 250m	1

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 23 >**

ID	Location	Company	Address	Activity	Category
1	17m NE	Electricity Sub Station	Berkshire, RG40	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 National Geographic Database (NGD) - Current or recent tanks

Records within 250m	0

Current or recent tanks identified from the Ordnance Survey NGD.

This data is sourced from Ordnance Survey.

4.3 Current or recent petrol stations

Records within 500m	0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 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.

4.7 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.

4.8 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.

4.9 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.10 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.

4.11 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.

4.12 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.

4.13 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.

4.14 Licensed Discharges to controlled waters

Records within 500m	12

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 23 >**

ID	Location	Address	Details	
2	151m E	LAND FORMERLEY KNOWN AS WILD ACRES, LAND FORMERLEY KNOWN AS WILD ACR, ES, HEATH RIDE, WOKINGHAM, BERKS	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CTCU.1691 Permit Version: 1 Receiving Water: BRACKLESHAMBEDS STRATA	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 09/04/1984 Effective Date: 09/04/1984 Revocation Date: 01/10/1996
3	157m NE	ASHLEY, HEATH RIDE, WOKINGHAM, BERK, ASHLEY, HEATH RIDE, WOKINGHAM, B, ERKS	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CTWC.2068 Permit Version: 1 Receiving Water: BRACKLESHAMBEDS	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 27/11/1987 Effective Date: 27/11/1987 Revocation Date: 01/10/1996
A	275m SE	DEVELOPMENT BEHIND RHODALMAR, HEATH, DEVELOPMENT BEHIND RHODALMAR, HE, ATH RIDE, FINCHAMPSTEAD, BERKSHI, RE	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CNTW.0812 Permit Version: 1 Receiving Water: BRACKLESHAMBEDS	Status: TRANSFERRED FROM WATER ACT 1989 Issue date: 09/11/1990 Effective Date: 09/11/1990 Revocation Date: 18/05/1992
A	275m SE	DEVELOPMENT BEHIND RHODALMAR, HEATH, DEVELOPMENT BEHIND RHODALMAR, HE, ATH RIDE, FINCHAMPSTEAD, BERKSHI, RE	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CNTW.0812 Permit Version: 2 Receiving Water: BRACKLESHAMBEDS	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 09/11/1990 Effective Date: 19/05/1992 Revocation Date: 01/10/1996

ID	Location	Address	Details	
B	332m E	RED ACER, HOLLYBUSH RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 3QR	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPRWB3192RG Permit Version: 1 Receiving Water: TRIB FEEDING KING'S MERE	Status: NEW ISSUED UNDER EPR 2010 Issue date: 04/01/2022 Effective Date: 04/01/2022 Revocation Date: -
B	332m E	RED ACER, HOLLYBUSH RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 3QR	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPRWB3192RG Permit Version: 1 Receiving Water: TRIB FEEDING KING'S MERE	Status: NEW ISSUED UNDER EPR 2010 Issue date: 04/01/2022 Effective Date: 04/01/2022 Revocation Date: -
4	359m NW	TOUCHWOOD, HEATH RIDE, WOKINGHAM, BERKSHIRE	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CTWC.1009 Permit Version: 1 Receiving Water: BRACKLESHAMBEDS	Status: TRANSFERRED FROM COPA 1974 Issue date: 16/07/1986 Effective Date: 16/07/1986 Revocation Date: -
5	391m SW	DENE COTTAGE, THE RIDGES, FINCHAMPS, DENE COTTAGE, THE RIDGES, FINCHA, MPSTEAD, BERKS	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CTWC.2633 Permit Version: 1 Receiving Water: PLATEAU GRAVS OVR BARTON BEDS	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 26/07/1988 Effective Date: 26/07/1988 Revocation Date: 01/10/1996
C	397m NW	REAR OF KUMARLO, HEATH RIDE, FINCHA, REAR OF KUMARLO, HEATH RIDE, FIN, CHAMPSTEAD, WOKINGHAM, BERKS	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CTWC.2216 Permit Version: 1 Receiving Water: BRACKLESHAMBEDS	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 01/03/1988 Effective Date: 01/03/1988 Revocation Date: 01/10/1996
6	404m W	LAMBDA COTTAGE, WICK HILL LANE, FIN, LAMBDA COTTAGE, WICK HILL LANE, FINCHAMPSTEAD, WOKINGHAM, BERKSH, IRE	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CNTM.0505 Permit Version: 1 Receiving Water: PLATEAU GRAVELS	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 25/09/1992 Effective Date: 25/09/1992 Revocation Date: 01/10/1996

ID	Location	Address	Details	
C	432m NW	REAR OF KUMARLO, HEATH RIDE, FINCHA, REAR OF KUMARLO, HEATH RIDE, FIN, CHAMPSTEAD, WOKINGHAM, BERKS	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CTWC.2215 Permit Version: 1 Receiving Water: BRACKLESHAMBEDS	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 01/03/1988 Effective Date: 01/03/1988 Revocation Date: 01/10/1996
7	466m SE	DILIGENCE, HOLLYBUSH RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 3QP	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CTWC.2939 Permit Version: 1 Receiving Water: BRACKLESHAMBEDS	Status: TRANSFERRED FROM COPA 1974 Issue date: 02/12/1988 Effective Date: 02/12/1988 Revocation Date: -

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

4.15 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.

4.16 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.

4.17 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.

4.18 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.

4.19 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.

4.20 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.

4.21 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.

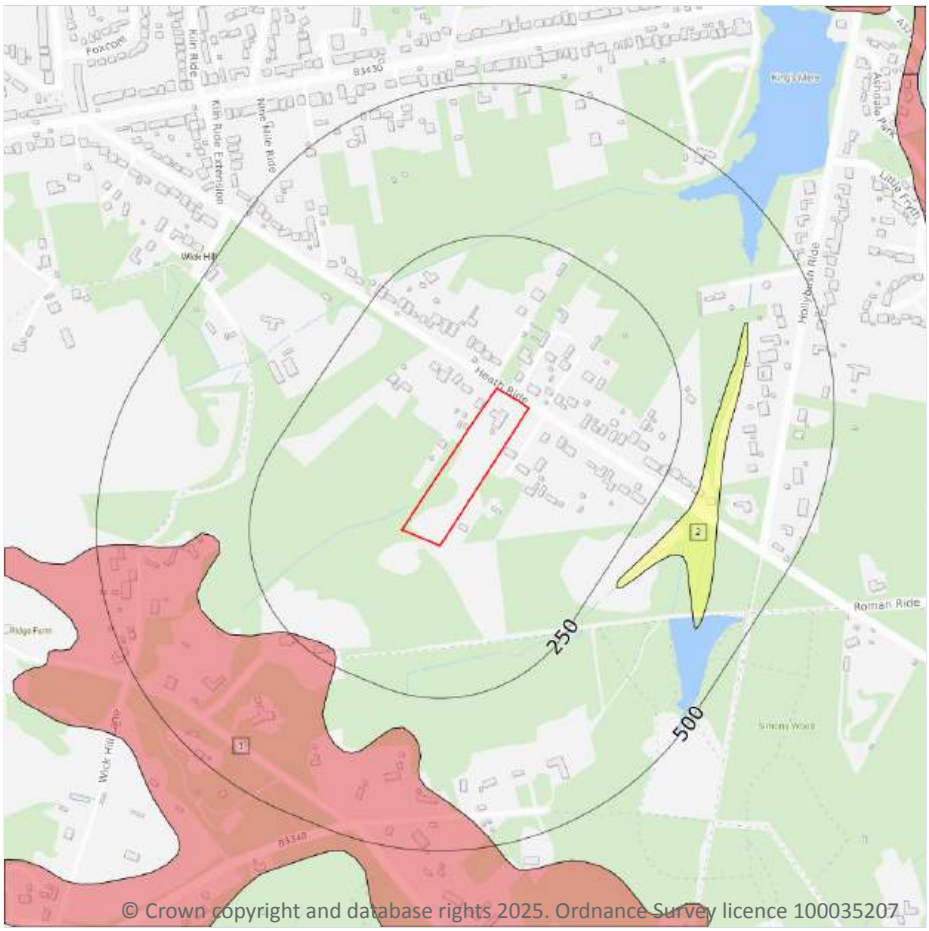
4.22 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

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

5.1 Superficial aquifer

Records within 500m	2

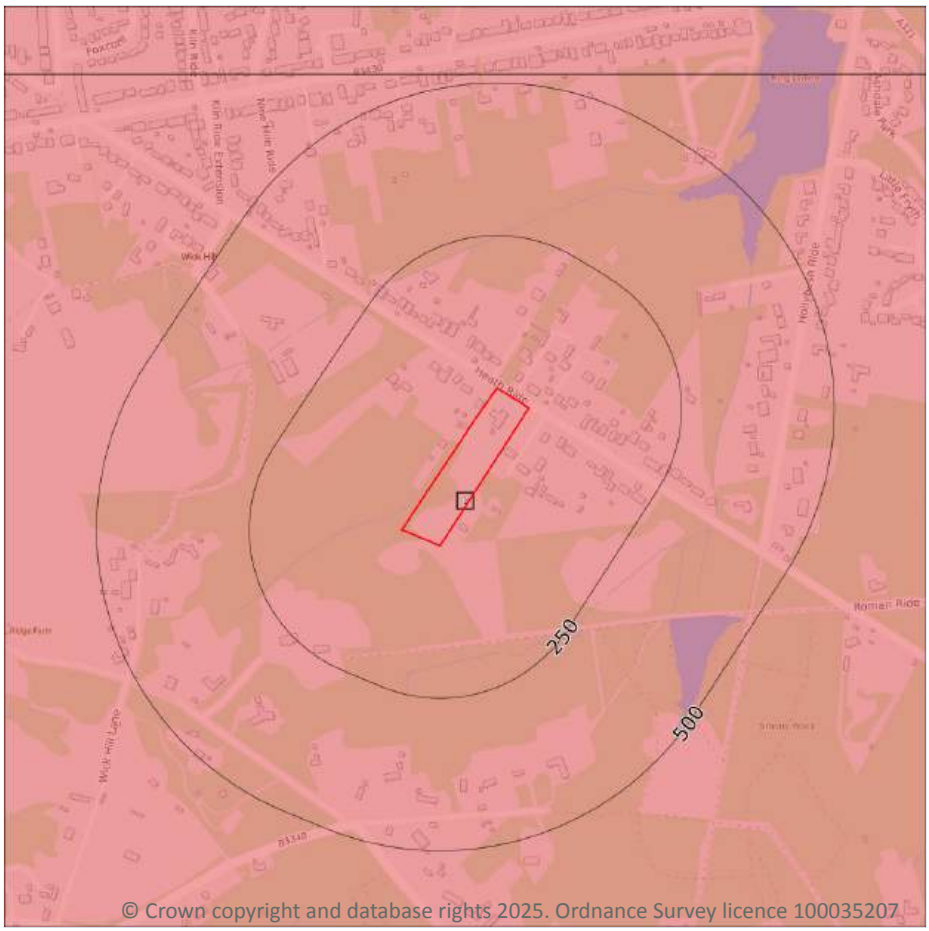
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 30 >**

ID	Location	Designation	Description
1	226m SW	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	276m SE	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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	1

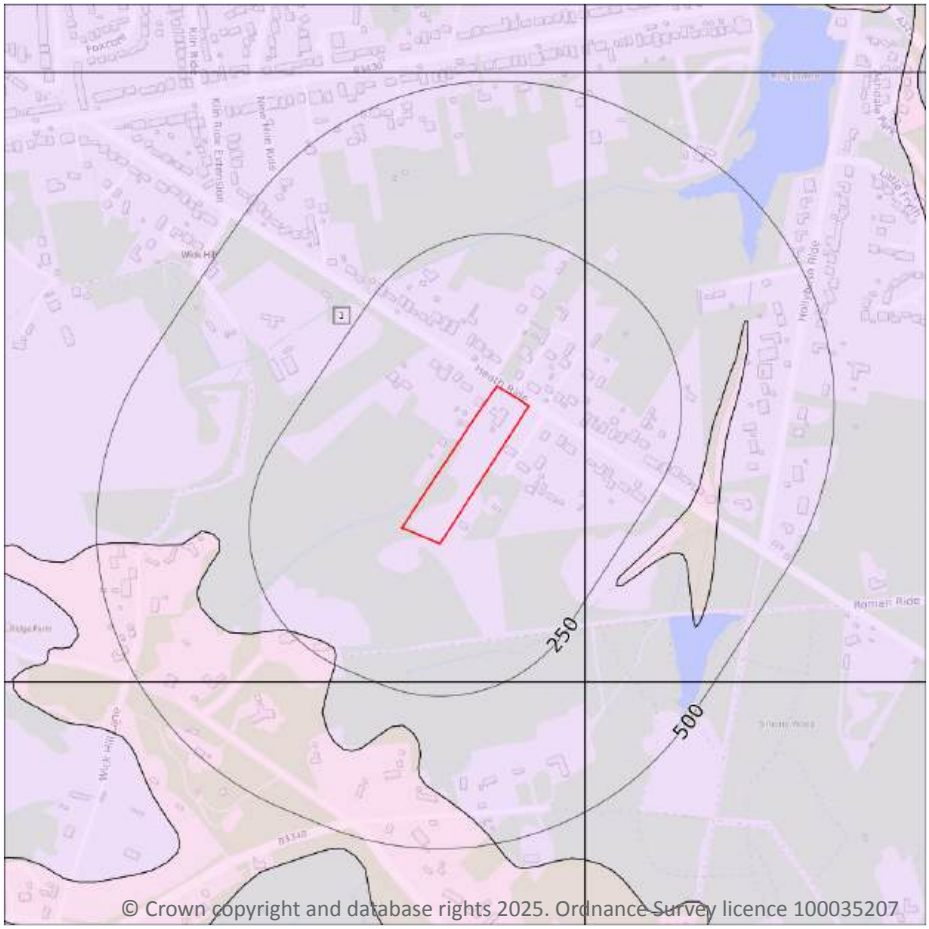
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 32 >**

ID	Location	Designation	Description
1	On site	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 33 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	**On site**	**Summary Classification: Secondary bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer**	**Leaching class: Intermediate Infiltration value: >70% Dilution value: 300-550mm/year**	**Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data**	**Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Intergranular**

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	**0**

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

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

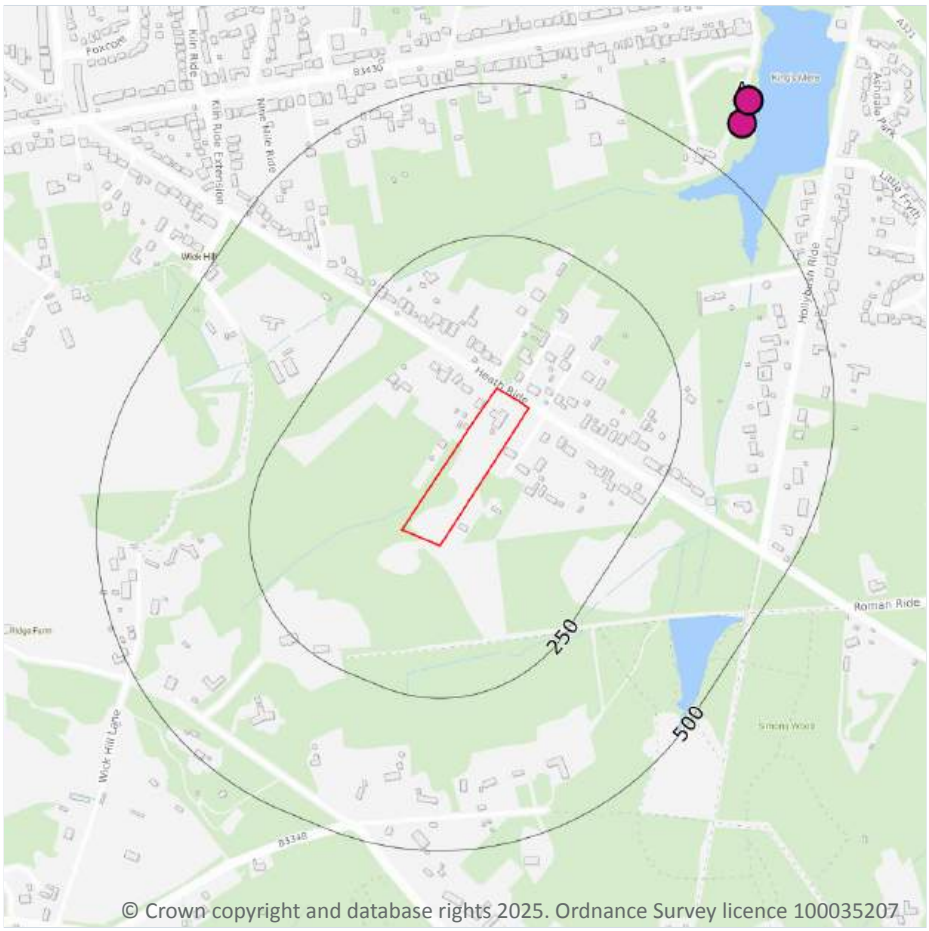
5.5 Groundwater vulnerability- local information

Records on site	**0**

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

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

Abstractions and Source Protection Zones



Site Outline

Search buffers in metres (m)

- Source Protection Zone 1 — Inner catchment
- Source Protection Zone 2 — Outer catchment
- Source Protection Zone 3 — Total catchment
- Source Protection Zone 4 — Zone of Special Interest
- Source Protection Zone 1c — Inner catchment - confined aquifer
- Source Protection Zone 2c — Outer catchment - confined aquifer
- Source Protection Zone 3c — Total catchment - confined aquifer
- Drinking water abstraction licences
- 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	15

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 35 >**

ID	Location	Details	
A	583m NE	Status: Active Licence No: TH/039/0024/023 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT KINGS MERE LAKE Data Type: Point Name: Flurin Holdings Ltd Easting: 481257 Northing: 164919	Annual Volume (m^3): 29000 Max Daily Volume (m^3): 210 Original Application No: NPS/WR/015547 Original Start Date: 31/10/2014 Expiry Date: 31/03/2028 Issue No: 1 Version Start Date: 01/04/2020 Version End Date: -
A	620m NE	Status: Active Licence No: TH/039/0024/024 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT KINGS MERE LAKE Data Type: Point Name: Flurin Holdings Ltd Easting: 481268 Northing: 164957	Annual Volume (m^3): 3085 Max Daily Volume (m^3): 24 Original Application No: NPS/WR/016527 Original Start Date: 28/08/2014 Expiry Date: 31/03/2028 Issue No: 1 Version Start Date: 01/04/2021 Version End Date: -
A	620m NE	Status: Historical Licence No: TH/039/0024/024 Details: Spray Irrigation - Storage Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT KINGS MERE LAKE Data Type: Point Name: Flurin Holdings Ltd Easting: 481268 Northing: 164957	Annual Volume (m^3): 3085 Max Daily Volume (m^3): 24 Original Application No: - Original Start Date: 28/08/2014 Expiry Date: 31/03/2028 Issue No: 1 Version Start Date: 28/08/2014 Version End Date: -
-	1165m SW	Status: Active Licence No: TH/039/0024/018 Details: Spray Irrigation - Storage Direct Source: THAMES GROUNDWATER Point: MANOR FARM BOREHOLE C Data Type: Point Name: EU Plants Limited Easting: 480030 Northing: 163300	Annual Volume (m^3): 119262 Max Daily Volume (m^3): 576 Original Application No: NPS/NA/001175 Original Start Date: 04/04/2014 Expiry Date: 31/03/2028 Issue No: 2 Version Start Date: 24/09/2021 Version End Date: -
-	1165m SW	Status: Active Licence No: TH/039/0024/018 Details: Trickle Irrigation - Storage Direct Source: THAMES GROUNDWATER Point: MANOR FARM BOREHOLE C Data Type: Point Name: EU Plants Limited Easting: 480030 Northing: 163300	Annual Volume (m^3): 119262 Max Daily Volume (m^3): 576 Original Application No: NPS/NA/001175 Original Start Date: 04/04/2014 Expiry Date: 31/03/2028 Issue No: 2 Version Start Date: 24/09/2021 Version End Date: -

ID	Location	Details	
-	1230m SW	Status: Active Licence No: TH/039/0024/018 Details: Spray Irrigation - Storage Direct Source: THAMES GROUNDWATER Point: MANOR FARM BOREHOLE B Data Type: Point Name: EU Plants Limited Easting: 480289 Northing: 163092	Annual Volume (m^3): 119262 Max Daily Volume (m^3): 576 Original Application No: NPS/NA/001175 Original Start Date: 04/04/2014 Expiry Date: 31/03/2028 Issue No: 2 Version Start Date: 24/09/2021 Version End Date: -
-	1230m SW	Status: Active Licence No: TH/039/0024/018 Details: Trickle Irrigation - Storage Direct Source: THAMES GROUNDWATER Point: MANOR FARM BOREHOLE B Data Type: Point Name: EU Plants Limited Easting: 480289 Northing: 163092	Annual Volume (m^3): 119262 Max Daily Volume (m^3): 576 Original Application No: NPS/NA/001175 Original Start Date: 04/04/2014 Expiry Date: 31/03/2028 Issue No: 2 Version Start Date: 24/09/2021 Version End Date: -
-	1338m SW	Status: Active Licence No: TH/039/0024/018 Details: Trickle Irrigation - Storage Direct Source: THAMES GROUNDWATER Point: MANOR FARM BOREHOLE A Data Type: Point Name: EU Plants Limited Easting: 480123 Northing: 163046	Annual Volume (m^3): 119262 Max Daily Volume (m^3): 576 Original Application No: NPS/NA/001175 Original Start Date: 04/04/2014 Expiry Date: 31/03/2028 Issue No: 2 Version Start Date: 24/09/2021 Version End Date: -
-	1338m SW	Status: Active Licence No: TH/039/0024/018 Details: Spray Irrigation - Storage Direct Source: THAMES GROUNDWATER Point: MANOR FARM BOREHOLE A Data Type: Point Name: EU Plants Limited Easting: 480123 Northing: 163046	Annual Volume (m^3): 119262 Max Daily Volume (m^3): 576 Original Application No: NPS/NA/001175 Original Start Date: 04/04/2014 Expiry Date: 31/03/2028 Issue No: 2 Version Start Date: 24/09/2021 Version End Date: -
-	1811m N	Status: Active Licence No: 28/39/24/0250/R01 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: SANDMARTINS GOLF CLUB WOKINGHAM -BOREHOLE 'A' Data Type: Point Name: SANDMARTINS GOLF CLUB LIMITED Easting: 480169 Northing: 166161	Annual Volume (m^3): 15000 Max Daily Volume (m^3): 150 Original Application No: NPS/WR/019290 Original Start Date: 01/04/2016 Expiry Date: 31/03/2028 Issue No: 1 Version Start Date: 01/04/2021 Version End Date: -

ID	Location	Details	
-	1811m N	Status: Historical Licence No: 28/39/24/0250 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: SANDMARTINS GOLF CLUB WOKINGHAM -BOREHOLE 'A' Data Type: Point Name: SANDMARTINS GOLF CLUB LIMITED Easting: 480169 Northing: 166161	Annual Volume (m^3): 30000 Max Daily Volume (m^3): 150 Original Application No: - Original Start Date: 31/08/2006 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 31/08/2006 Version End Date: -
-	1854m N	Status: Historical Licence No: 28/39/24/0250 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: SANDMARTINS GOLF CLUB WOKINGHAM -BOREHOLE 'A' Data Type: Point Name: SANDMARTINS GOLF CLUB LIMITED Easting: 480150 Northing: 166200	Annual Volume (m^3): 30000 Max Daily Volume (m^3): 150 Original Application No: - Original Start Date: 31/08/2006 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 31/08/2006 Version End Date: -
-	1870m NW	Status: Historical Licence No: 28/39/24/0250 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: SANDMARTINS GOLF CLUB WOKINGHAM-BOREHOLE 'B' Data Type: Point Name: SANDMARTINS GOLF CLUB LIMITED Easting: 480110 Northing: 166200	Annual Volume (m^3): 30000 Max Daily Volume (m^3): 150 Original Application No: - Original Start Date: 31/08/2006 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 31/08/2006 Version End Date: -
-	1880m NW	Status: Active Licence No: 28/39/24/0250/R01 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: SANDMARTINS GOLF CLUB WOKINGHAM-BOREHOLE 'B' Data Type: Point Name: SANDMARTINS GOLF CLUB LIMITED Easting: 480112 Northing: 166212	Annual Volume (m^3): 15000 Max Daily Volume (m^3): 150 Original Application No: NPS/WR/019290 Original Start Date: 01/04/2016 Expiry Date: 31/03/2028 Issue No: 1 Version Start Date: 01/04/2021 Version End Date: -

ID	Location	Details	
-	1880m NW	Status: Historical Licence No: 28/39/24/0250 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: SANDMARTINS GOLF CLUB WOKINGHAM-BOREHOLE 'B' Data Type: Point Name: SANDMARTINS GOLF CLUB LIMITED Easting: 480112 Northing: 166212	Annual Volume (m^3): 30000 Max Daily Volume (m^3): 150 Original Application No: - Original Start Date: 31/08/2006 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 31/08/2006 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	0

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.

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

5.8 Potable abstractions

Records within 2000m	0

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

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

5.9 Source Protection Zones

Records within 500m	0

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

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

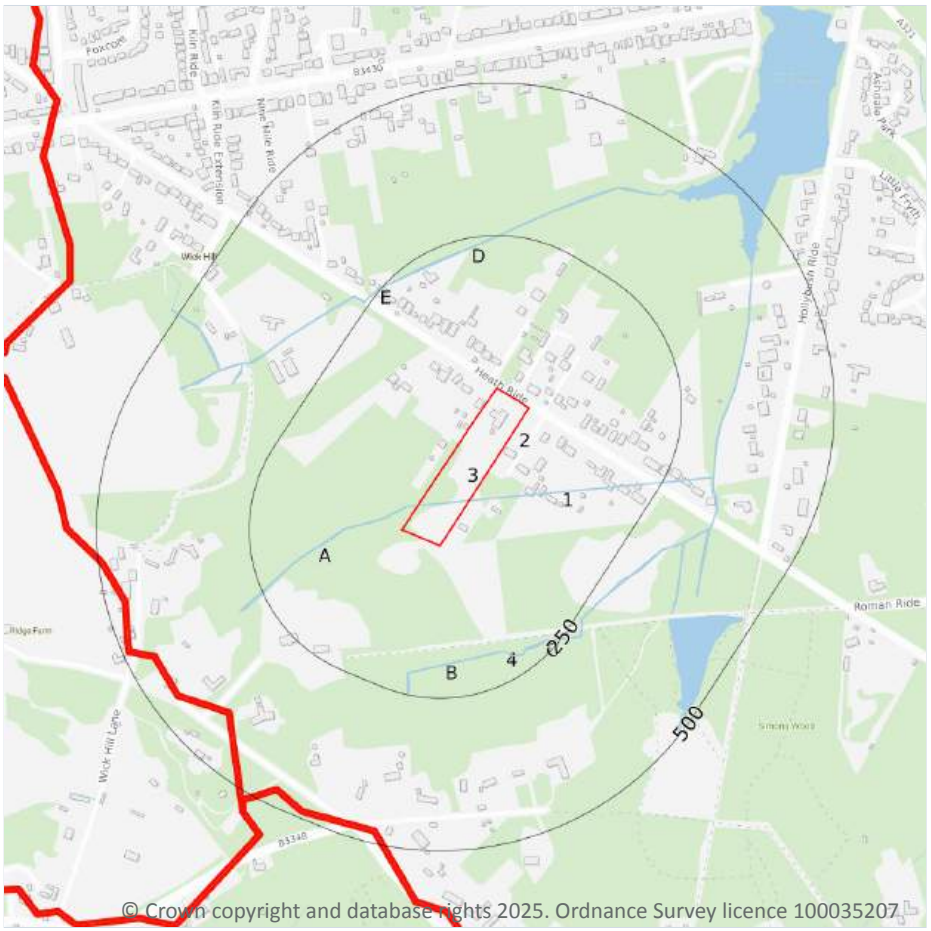
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology



Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	7

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 41 >**

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

ID	Location	Type of water feature	Ground level	Permanence	Name
A	15m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	192m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
4	201m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
C	206m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	230m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	242m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	**4**

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 41 >**

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 41 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
2	**On site**	**River**	**Emm Brook**	**GB106039023130**	**Loddon**	**Loddon and Trib**

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

6.4 WFD Surface water bodies

Records identified	**1**

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

Features are displayed on the Hydrology map on **page 41 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	2970m NE	River	Emm Brook	GB106039023130 ↗	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**

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 41 >**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
3	**On site**	**Farnborough Bagshot Beds**	**GB40602G601300 ↗**	**Good**	**Good**	**Good**	**2019**

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	0

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

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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

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

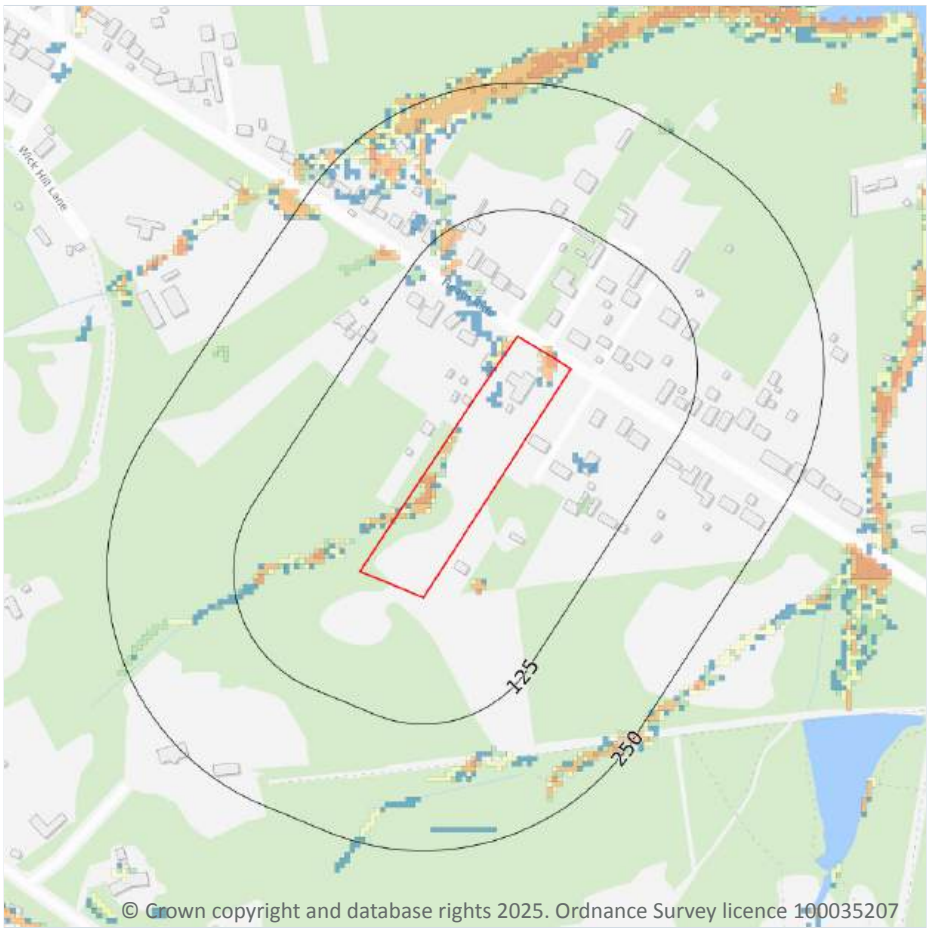
7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding



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 47 >**

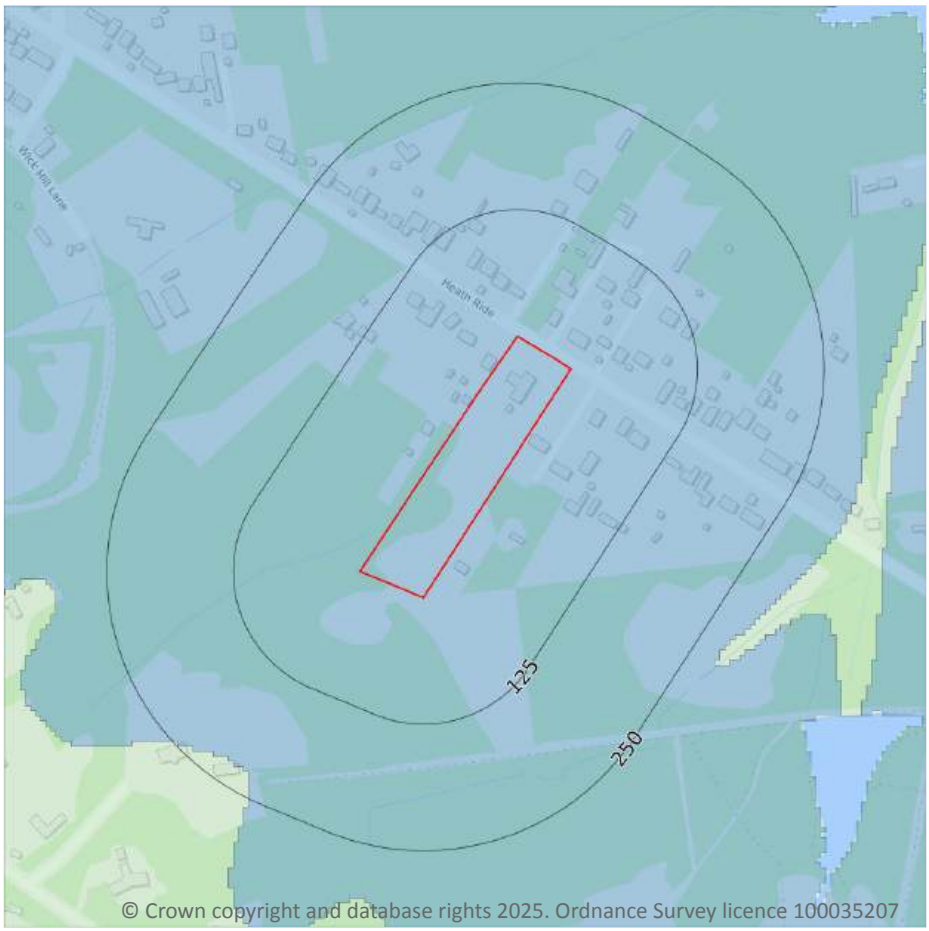
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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

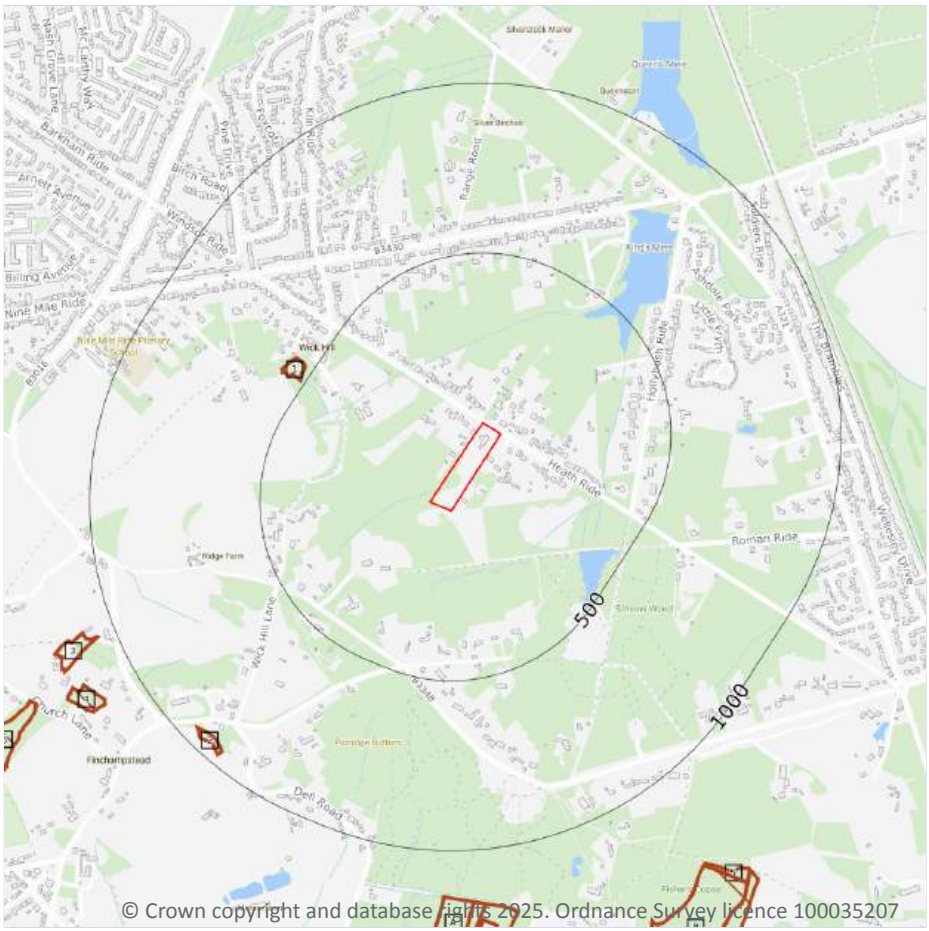
Highest risk on site	**Negligible**
Highest risk within 50m	**Negligible**

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

Features are displayed on the Groundwater flooding map on **page 49 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



Site Outline

Search buffers in metres (m)

Sites of Special Scientific Interest (SSSI)

Local Nature Reserves (LNR)

Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	1

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

Features are displayed on the Environmental designations map on **page 50 >**

ID	Location	Name	Data source
-	1880m NE	Heath Lake SSSI	Natural England

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	1

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

Features are displayed on the Environmental designations map on **page 50 >**

ID	Location	Name	Data source
-	1821m E	Heathlake	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m	16

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 50 >**

ID	Location	Name	Woodland Type
1	515m NW	(Tithe: Wix Hill)	Ancient & Semi-Natural Woodland
2	940m SW	(Tithe: Nut Shaw)	Ancient & Semi-Natural Woodland
3	1055m W	Pie Hill(tithe: Pie Hill)	Ancient & Semi-Natural Woodland
4	1119m SW	Pie Hill(tithe: Lions Copse)	Ancient & Semi-Natural Woodland
A	1136m S	(Tithe: Both=the Copse)	Ancient & Semi-Natural Woodland
A	1152m S	(Tithe: Burchetts)	Ancient & Semi-Natural Woodland
A	1161m S	(Tithe: 756=heath Copse)	Ancient & Semi-Natural Woodland
A	1206m S	(Tithe: Heath Copse)	Ancient & Semi-Natural Woodland
5	1278m SE	(Tithe: Fishers Copse)	Ancient & Semi-Natural Woodland
B	1281m SE	Fishers Copse(tithe: Fishers Copse)	Ancient & Semi-Natural Woodland
6	1302m SW	Unknown	Ancient & Semi-Natural Woodland
B	1373m SE	Fishers Copse (Tithe: 46=long Moor Coppice)	Ancient & Semi-Natural Woodland

ID	Location	Name	Woodland Type
-	1376m S	(Tithe: Home Copse)	Ancient & Semi-Natural Woodland
-	1512m SE	Fishers Copse (Tithe: Long Moor Coppice)	Ancient & Semi-Natural Woodland
-	1714m SE	Coalpit Copse (Part)(tithe: Coal Pit Close)	Ancient & Semi-Natural Woodland
-	1792m SE	Coalpit Copse (Part)(tithe: Coal Pit Close)	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

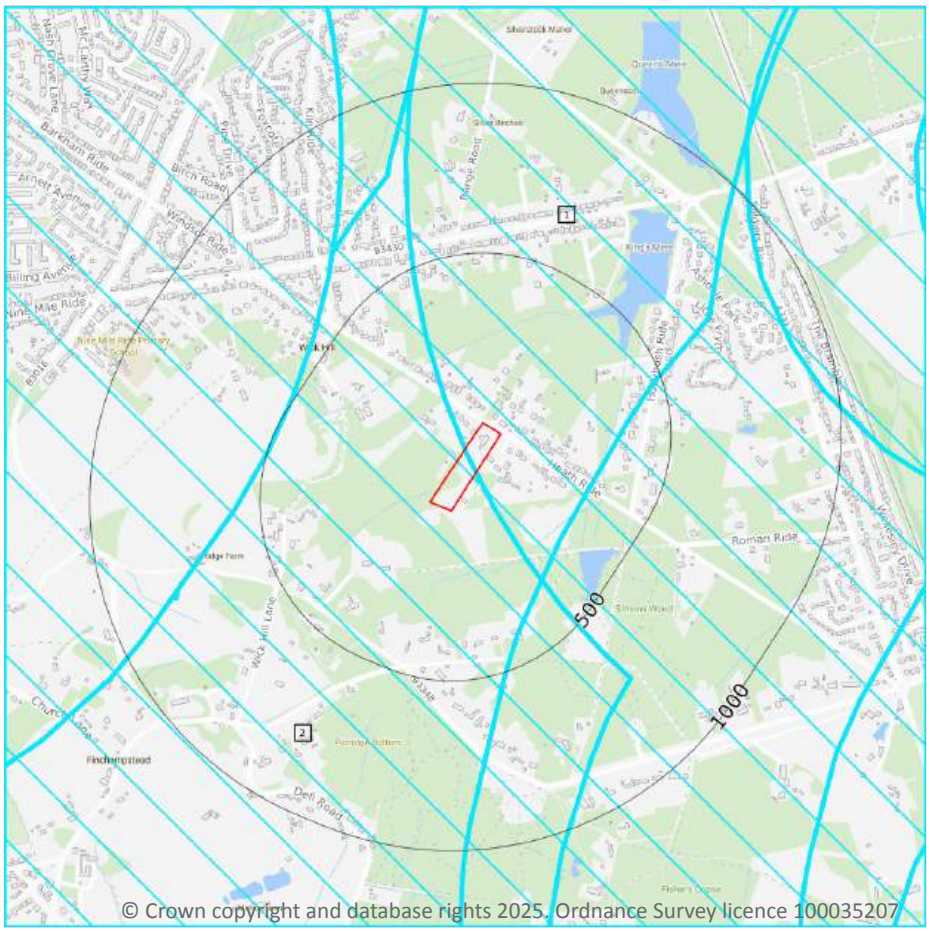
Records within 2000m	4

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

Location	Name	Type	NVZ ID	Status
On site	**Emm Brook NVZ**	**Surface Water**	**460**	**Existing**
393m SW	Barkham Brook NVZ	Surface Water	449	Existing
1497m N	Emm Brook NVZ	Surface Water	460	Existing
1671m NW	Barkham Brook NVZ	Surface Water	449	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 56 >**

ID	Location	Type of developments requiring consultation
1	**On site**	**https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302&notes=11401&location=481766,166418%20(IRZ%20polygon%20centre)**
2	**On site**	**https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000432000&notes=11401&location=480059,163550%20(IRZ%20polygon%20centre)**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	1

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

Features are displayed on the SSSI Impact Zones and Units map on **page 56 >**

ID: -
Location: 1880m NE
SSSI name: Heath Lake
Unit name: 1
Broad habitat: Standing Open Water And Canals
Condition: Unfavourable - No change
Reportable features:

Feature name	Feature condition	Date of assessment
Oligotrophic lakes	Unfavourable - No change	25/03/2008

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

11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	0

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

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

11.5 Conservation Areas

Records within 250m	0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations

Site Outline

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m	1

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

Features are displayed on the Agricultural designations map on **page 60 >**

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

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

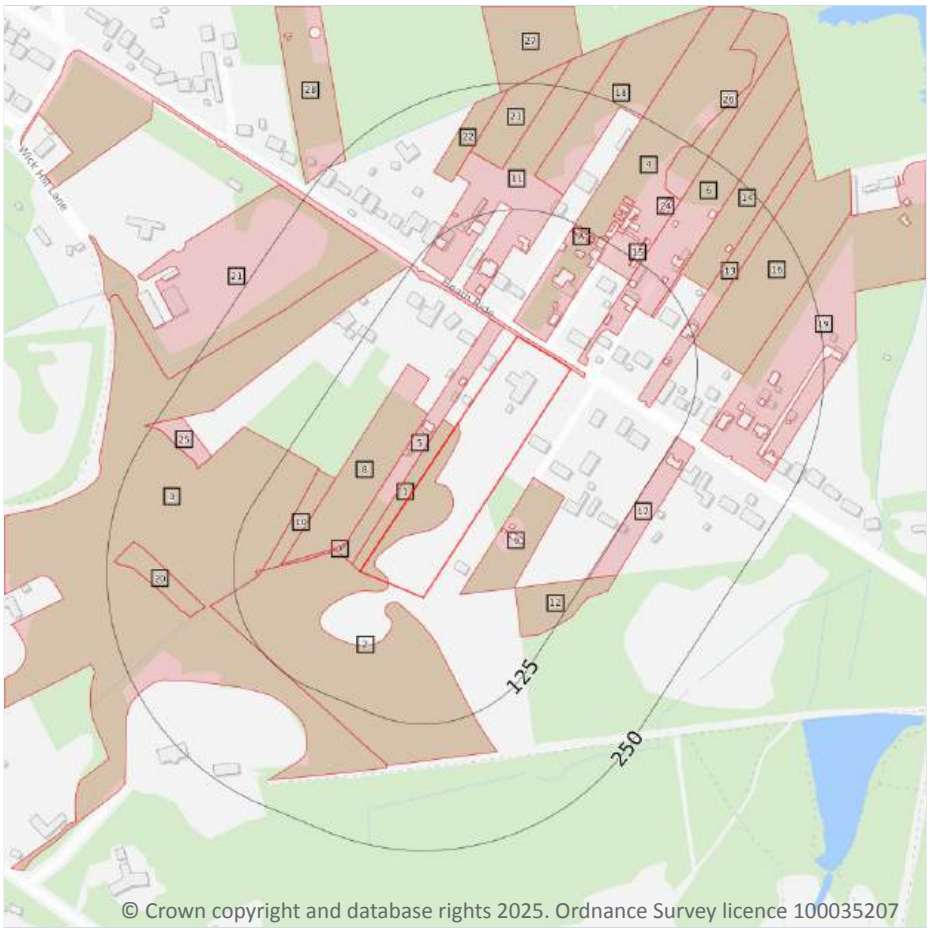
12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations



Site Outline

Search buffers in metres (m)

Priority Habitat Inventory
Open Mosaic Habitat
Limestone Pavement Orders

Habitat Networks

Primary Habitat
Restorable Habitat
Associated Habitats
Habitat Restoration-Creation
Network Enhancement Zone 1
Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m	35

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 62 >**

ID	Location	Main Habitat	Other habitats
1	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
2	**On site**	**No main habitat but additional habitats present**	**Additional: DWOOD (INV 50%)**
3	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
4	9m NE	No main habitat but additional habitats present	Additional: DWOOD (INV 50%)

ID	Location	Main Habitat	Other habitats
5	10m NW	No main habitat but additional habitats present	Main habitat: DWOOD (INV > 50%)
6	11m NE	No main habitat but additional habitats present	Main habitat: DWOOD (INV > 50%)
7	27m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	27m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	27m SE	No main habitat but additional habitats present	Main habitat: DWOOD (INV > 50%)
10	32m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
11	52m NW	No main habitat but additional habitats present	Main habitat: DWOOD (INV > 50%)
12	71m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
13	73m SE	No main habitat but additional habitats present	Main habitat: DWOOD (INV > 50%)
14	95m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	116m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
15	117m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	121m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
16	123m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
17	124m SE	No main habitat but additional habitats present	Main habitat: DWOOD (INV > 50%)
A	126m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	136m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	140m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
18	146m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
19	147m SE	No main habitat but additional habitats present	Main habitat: DWOOD (INV > 50%)
A	151m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
20	157m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
21	162m NW	No main habitat but additional habitats present	Additional: DWOOD (INV 50%)
22	165m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
23	166m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	168m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
24	178m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
25	185m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

ID	Location	Main Habitat	Other habitats
26	199m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
27	241m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
28	242m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

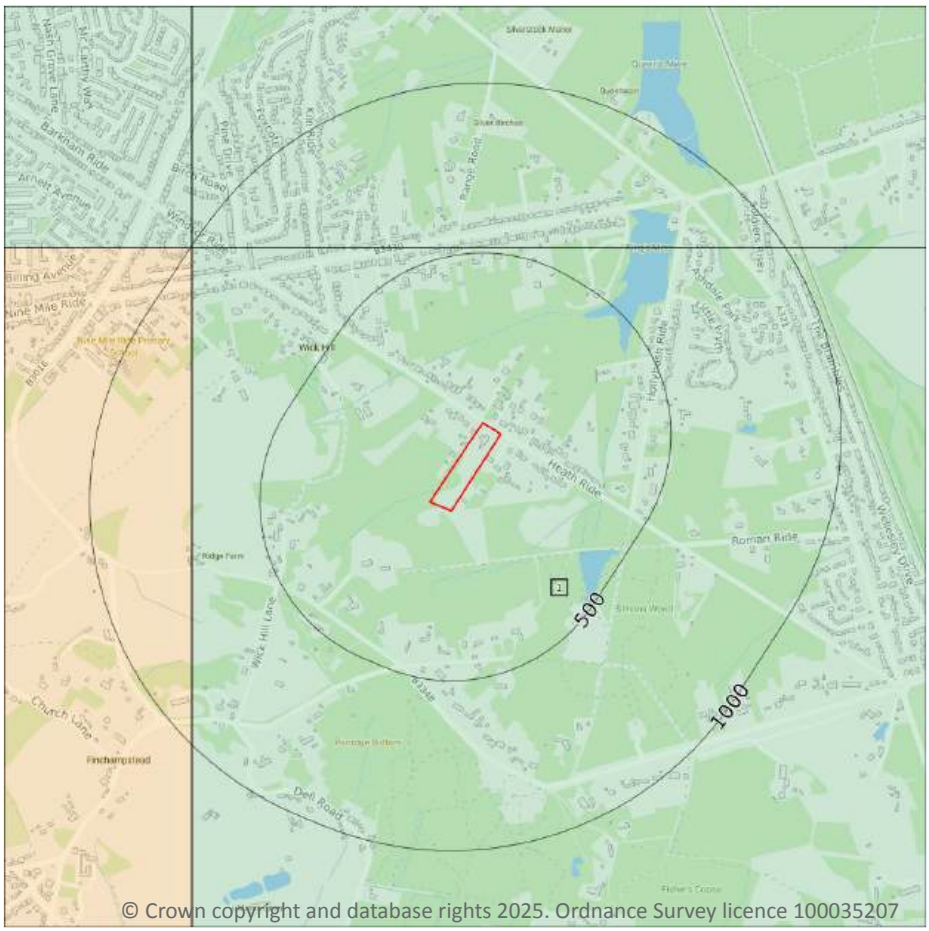
13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m	1

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 65 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**SU86SW**

This data is sourced from the British Geological Survey.

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

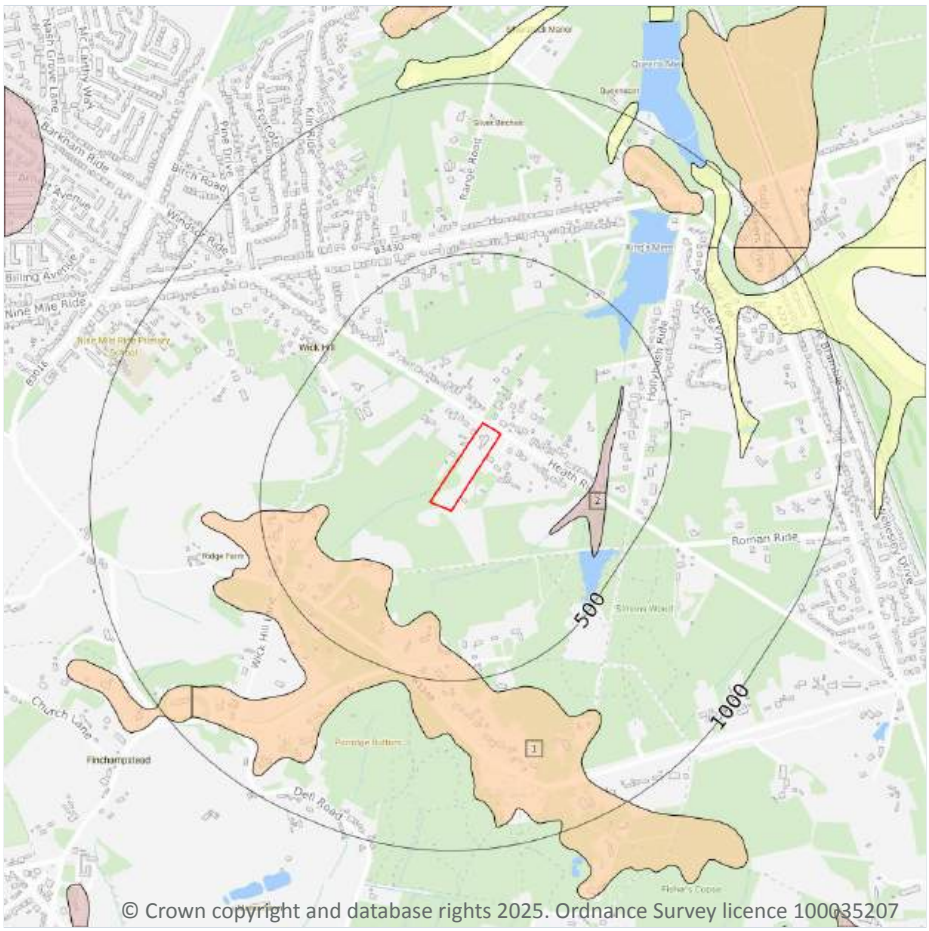
14.2 Artificial and made ground (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m	2

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 67 >**

ID	Location	LEX Code	Description	Rock description
1	226m SW	RTD8-XSV	River Terrace Deposits, 8 - Sand And Gravel	Sand And Gravel
2	276m SE	HEAD-DMTN	Head - Diamicton	Diamicton

This data is sourced from the British Geological Survey.

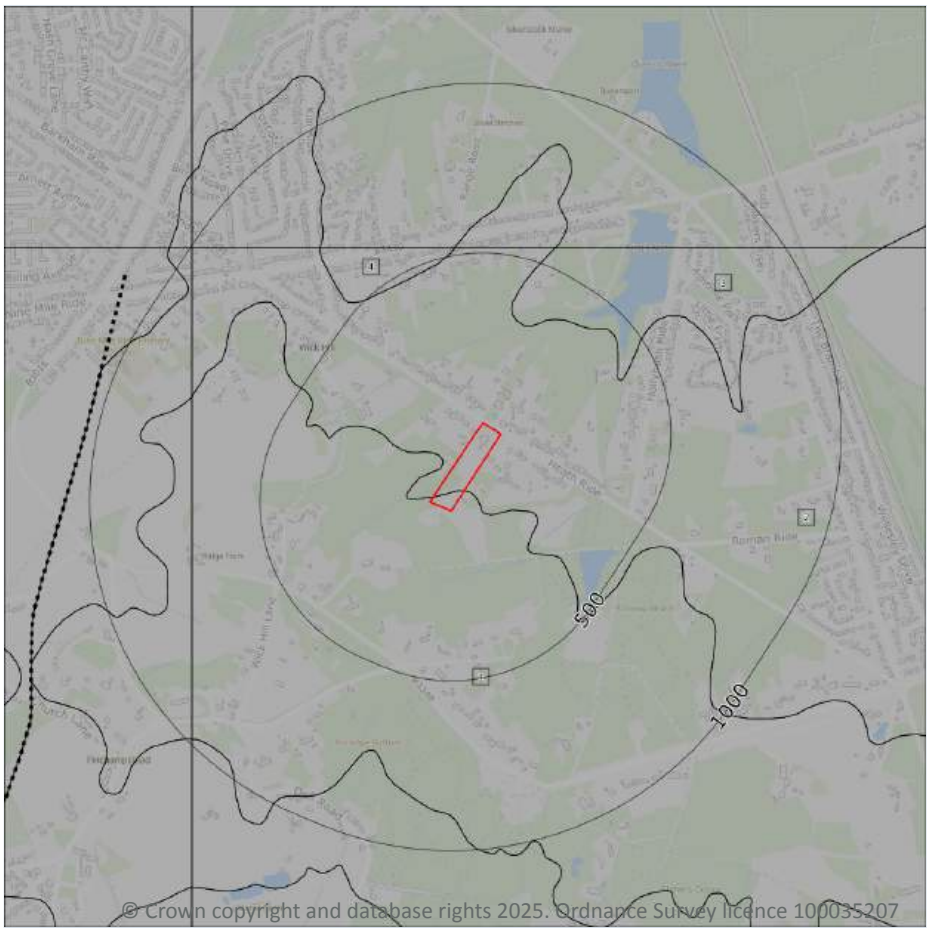
14.4 Landslip (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m **4**

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 69 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CMBS-SANDU**	**Camberley Sand Formation - Sand**	**Eocene Epoch**
2	**On site**	**WIDS-SANDU**	**Windlesham Formation - Sand**	**Eocene Epoch**
3	311m NE	BGS-SANDU	Bagshot Formation - Sand	Eocene Epoch

ID	Location	LEX Code	Description	Rock age
4	476m NW	BGS-SANDU	Bagshot Formation - Sand	Eocene Epoch

This data is sourced from the British Geological Survey.

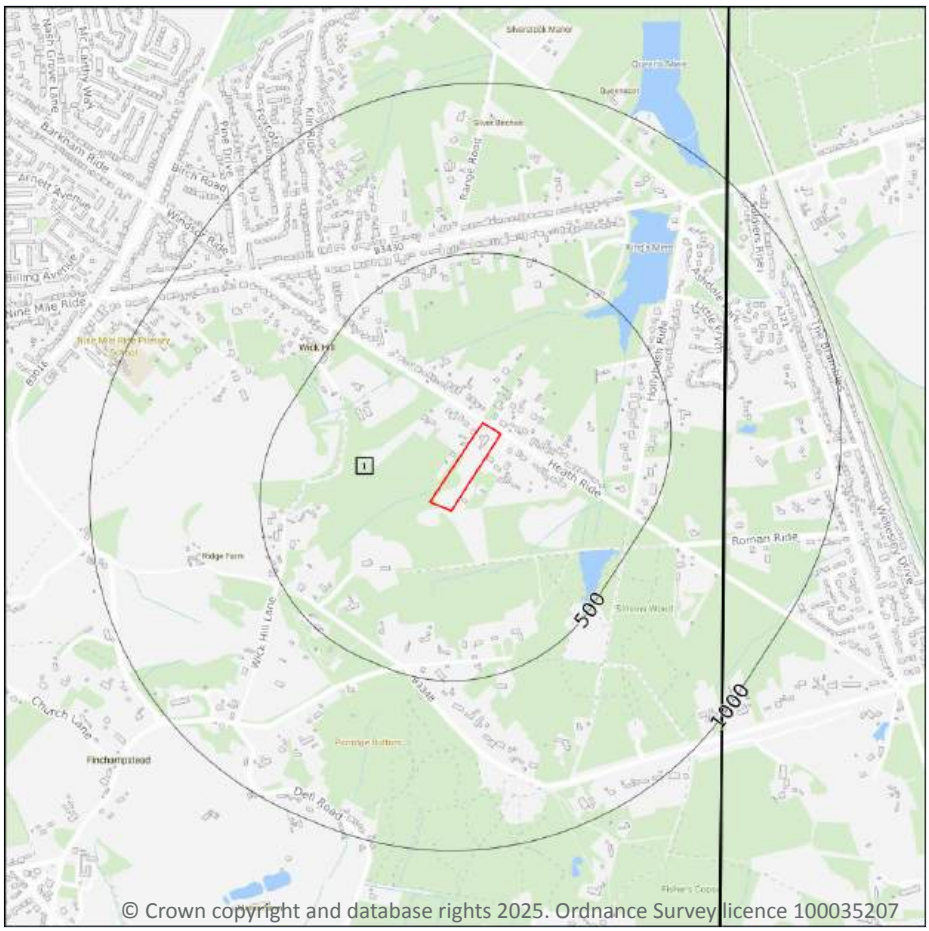
14.6 Bedrock faults and other linear features (10k)

Records within 500m	**0**

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

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 71 >**

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

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

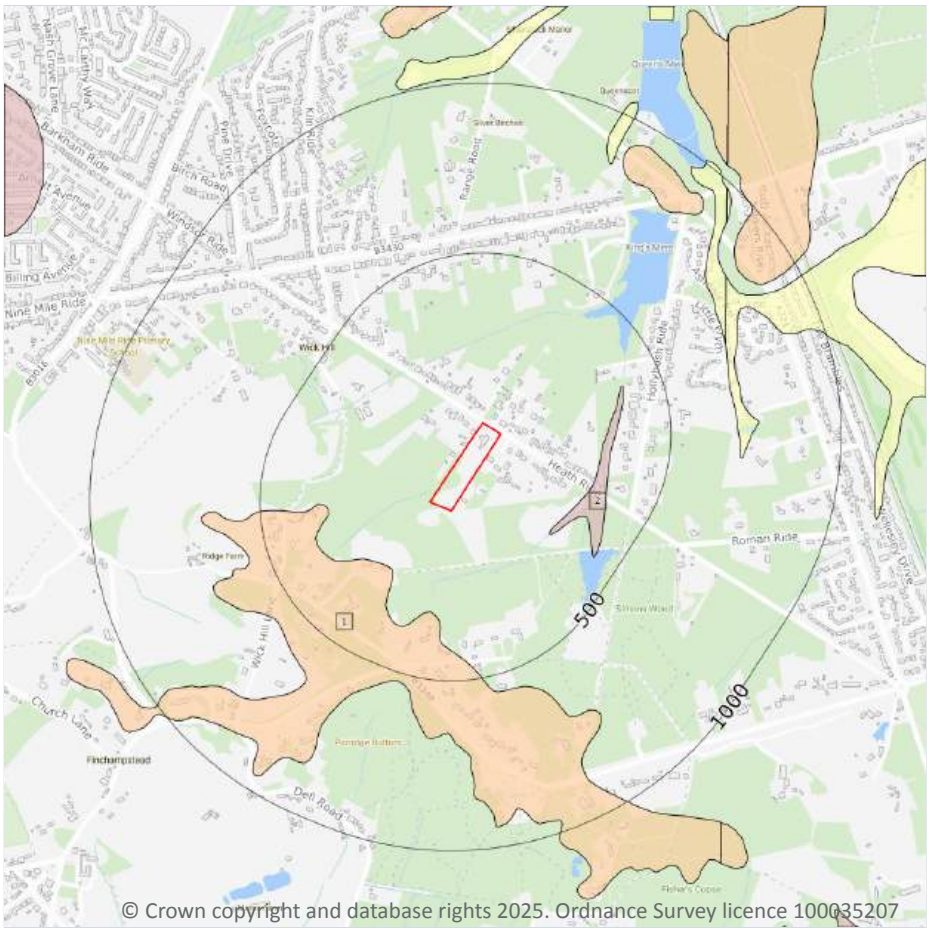
15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m **2**

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 73 >**

ID	Location	LEX Code	Description	Rock description
1	226m SW	RTD8-XSV	RIVER TERRACE DEPOSITS, 8	SAND AND GRAVEL
2	276m SE	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

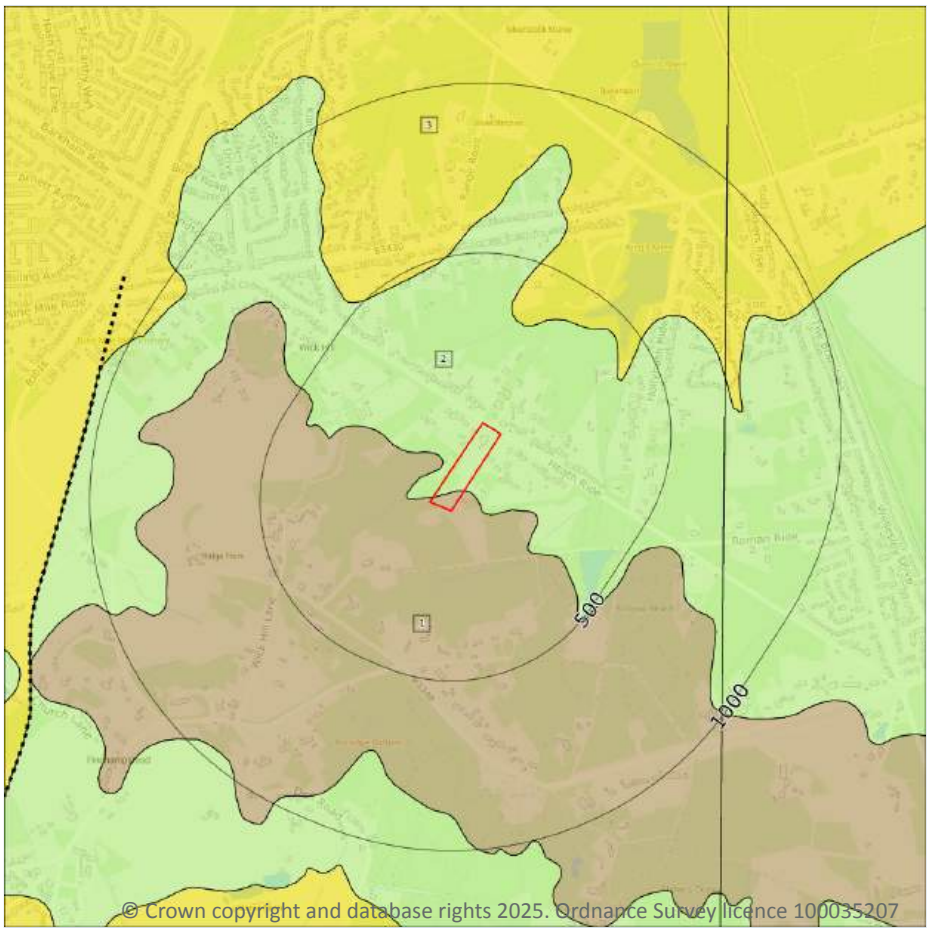
15.7 Landslip permeability (50k)

Records within 50m	0

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 **3**

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 75 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CMBS-S**	**CAMBERLEY SAND FORMATION - SAND**	**LUTETIAN**
2	**On site**	**WIDS-XSZC**	**WINDLESHAM FORMATION - SAND, SILT AND CLAY**	**-**
3	312m NE	BGS-S	BAGSHOT FORMATION - SAND	YPRESIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	2

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Intergranular**	**High**	**Low**
On site	**Intergranular**	**High**	**High**

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

16 Boreholes

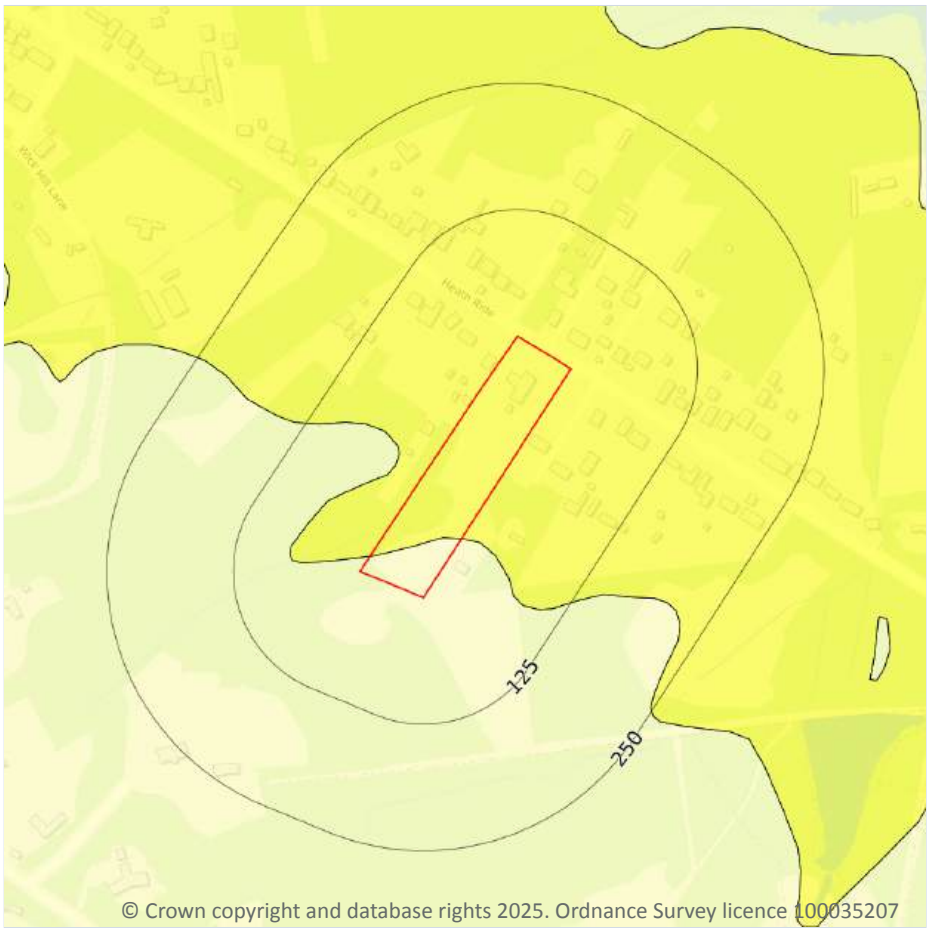
16.1 BGS Boreholes

Records within 250m	0

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

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	2

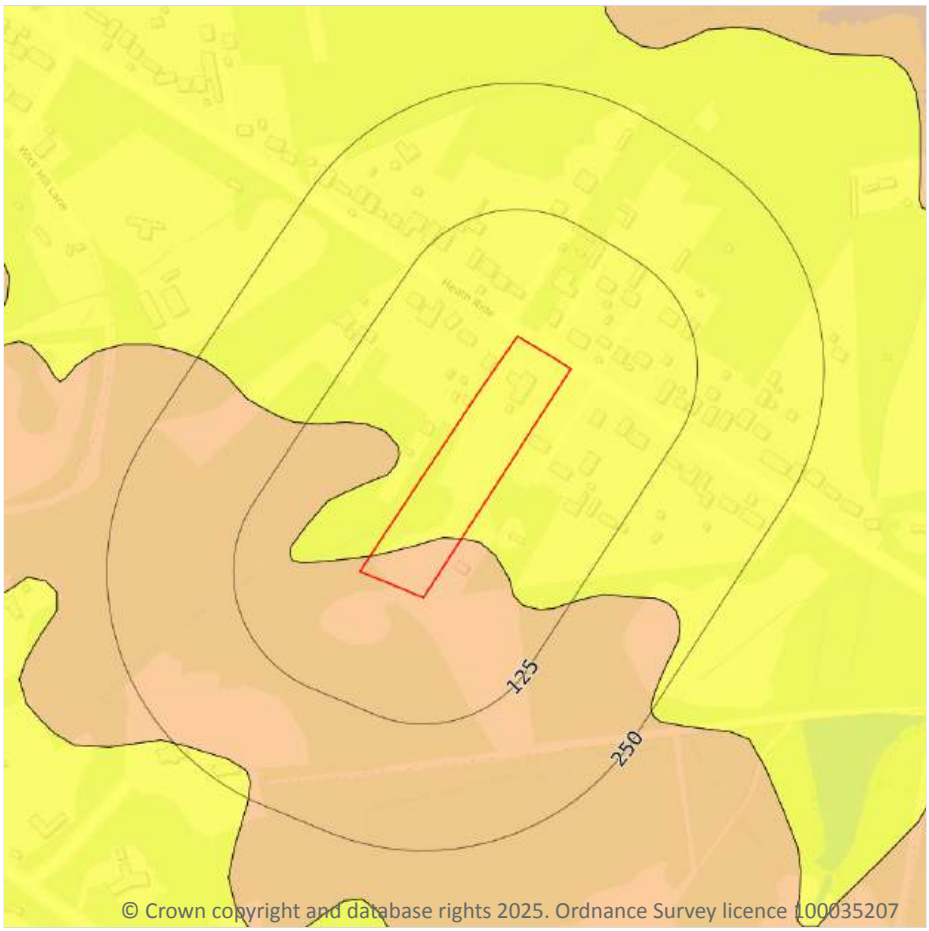
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 78 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	2

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.

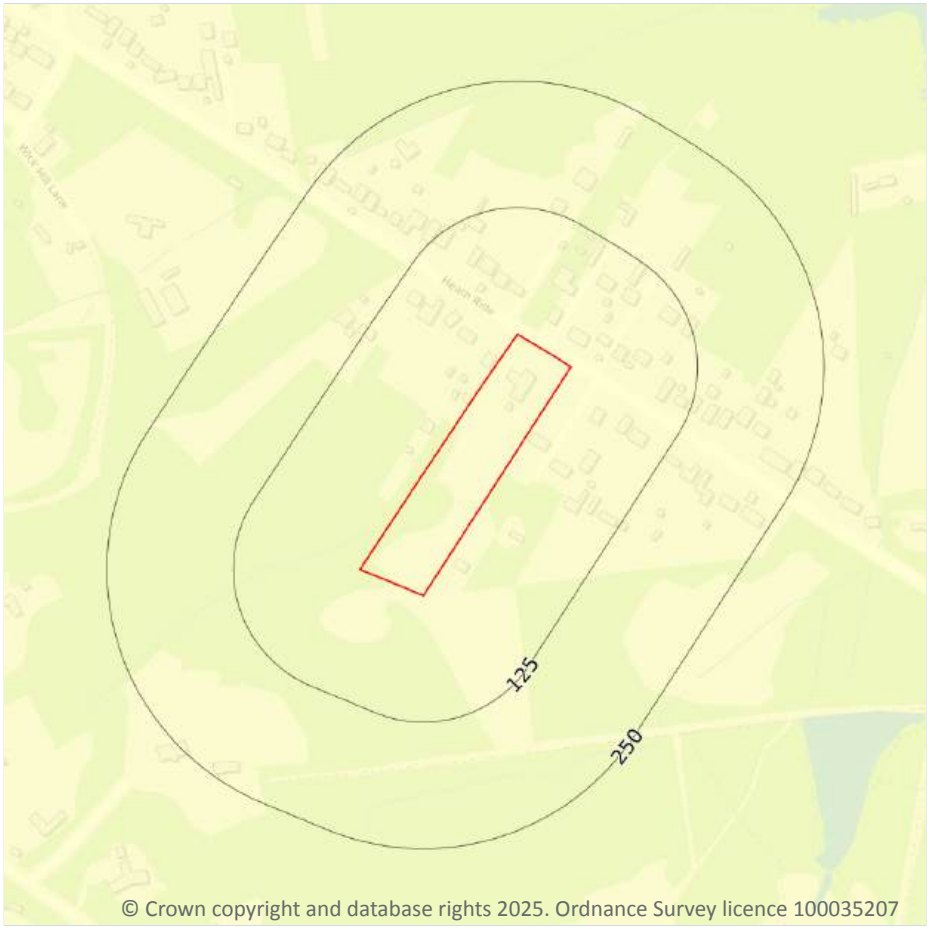
Features are displayed on the Natural ground subsidence - Running sands map on **page 79 >**

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.**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	1

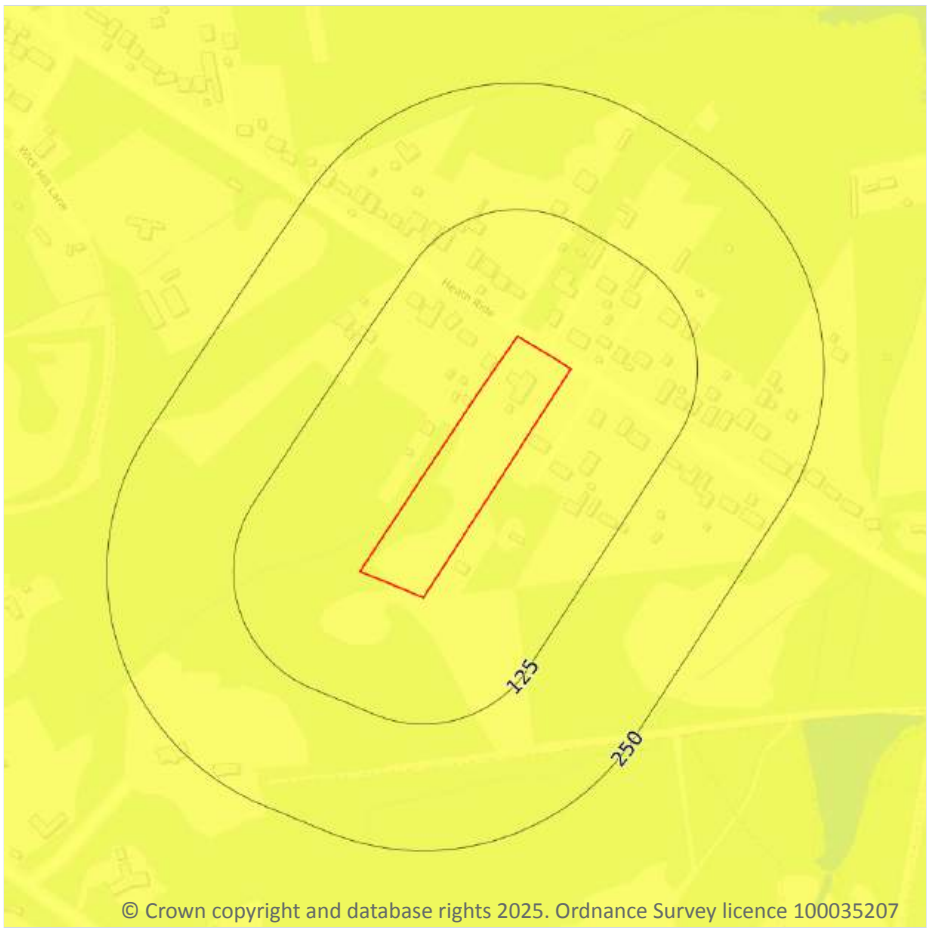
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 81 >**

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

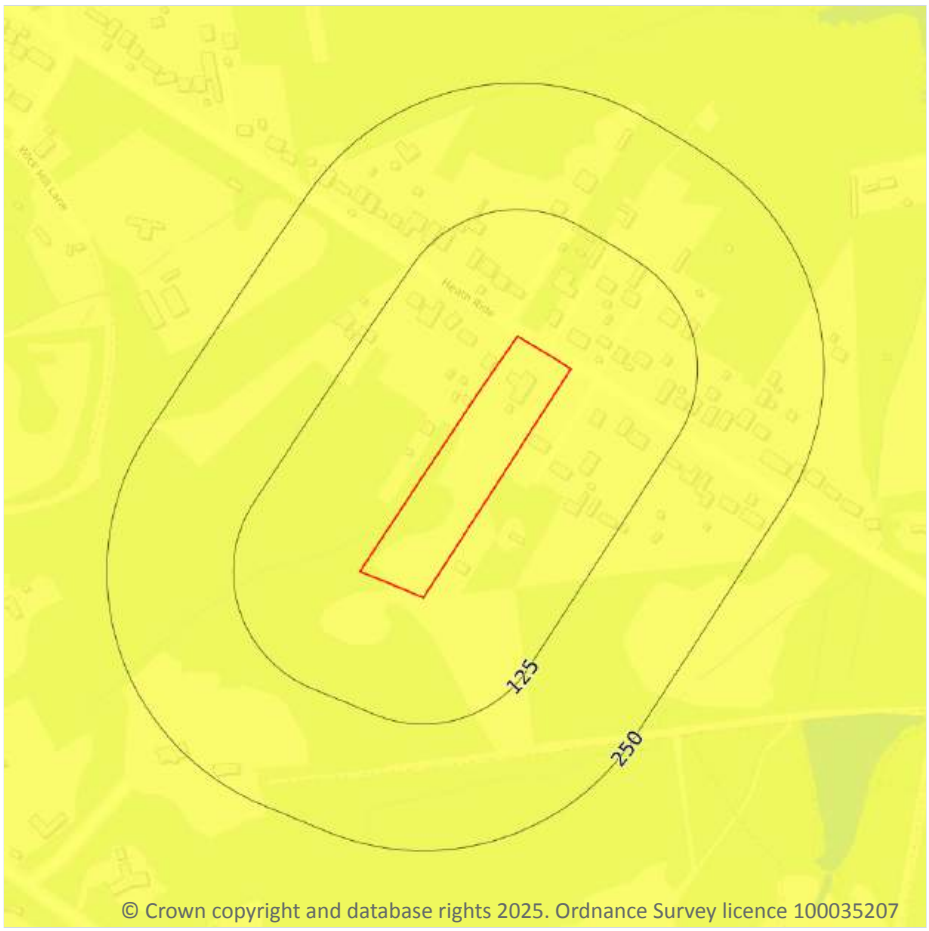
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 82 >**

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

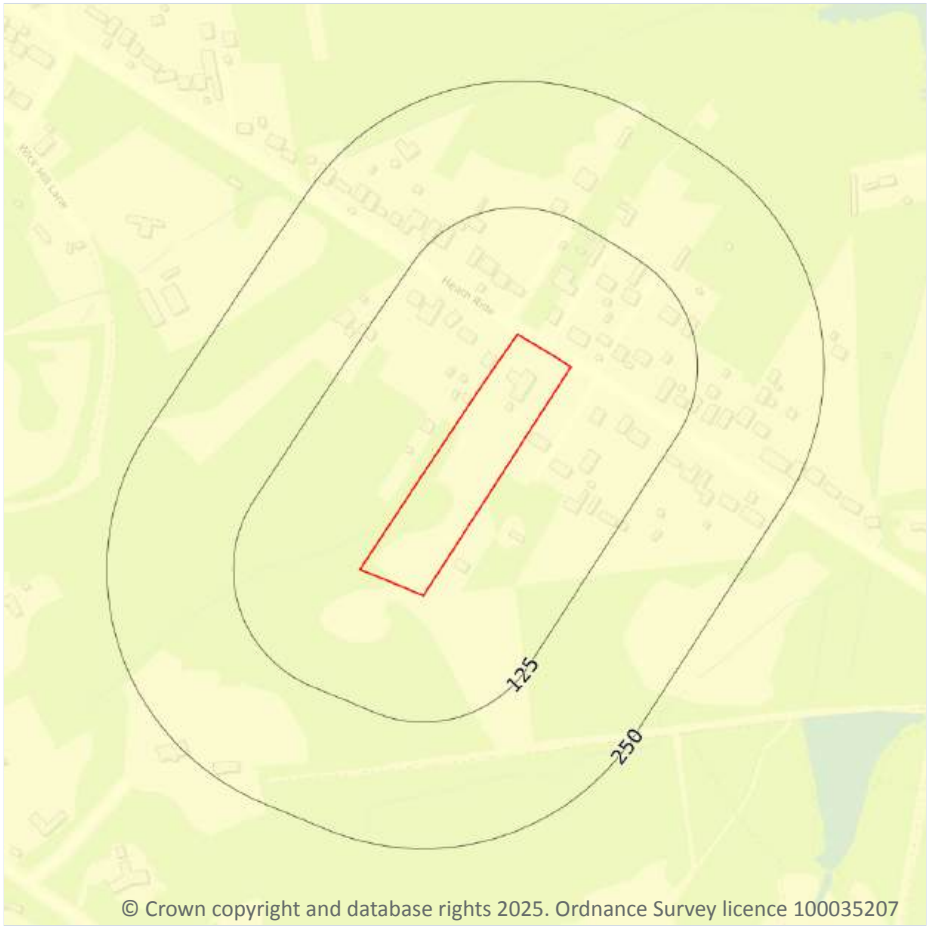
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 83 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

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

17.6 Ground dissolution of soluble rocks

Records within 50m	1

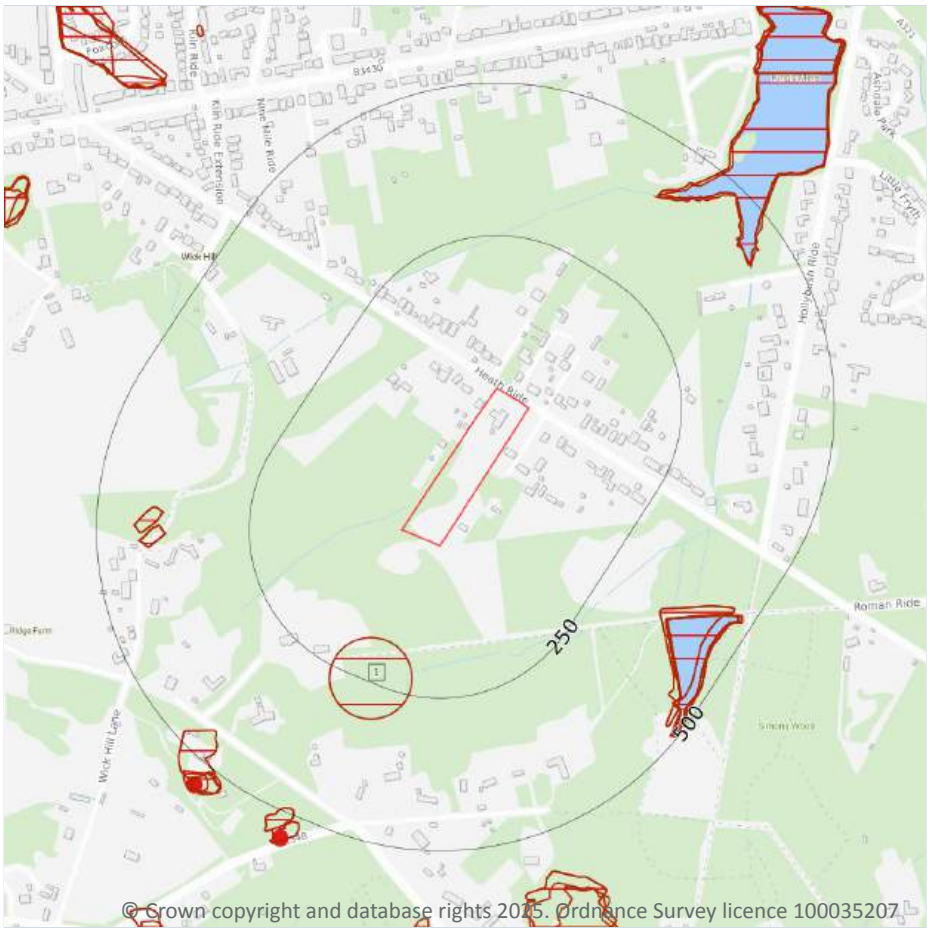
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 84 >**

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

This data is sourced from the British Geological Survey.

18 Mining and ground workings



Site Outline

Search buffers in metres (m)

- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining

Non Coal Mining

- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	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 86 >**

ID	Location	Land Use	Year of mapping	Mapping scale
1	177m SW	Unspecified Holes	1992	1:10000

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

18.4 Underground mining extents

Records within 500m	0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

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

This data is sourced from Groundsure.

19.4 Historical incidents

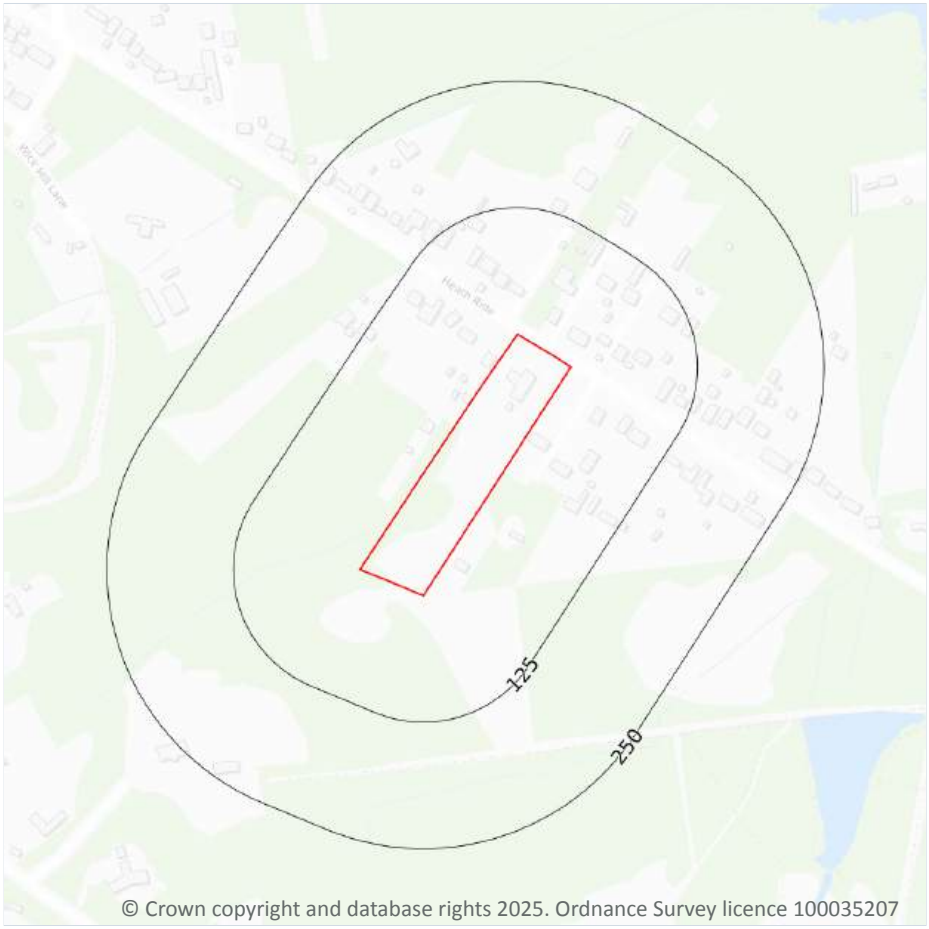
Records within 500m	0

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

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

This data is sourced from Groundsure.

20 Radon



Site Outline

Search buffers in metres (m)

Greater than 30%

Between 10% and 30%

Between 5% and 10%

Between 3% and 5%

Between 1% and 3%

Less than 1%

20.1 Radon

Records on site	1

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

Features are displayed on the Radon map on **page 93 >**

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

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

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	3

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**40 - 60 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**40 - 60 mg/kg**	**15 - 30 mg/kg**
15m N	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km^2).

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km^2.

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	0

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

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

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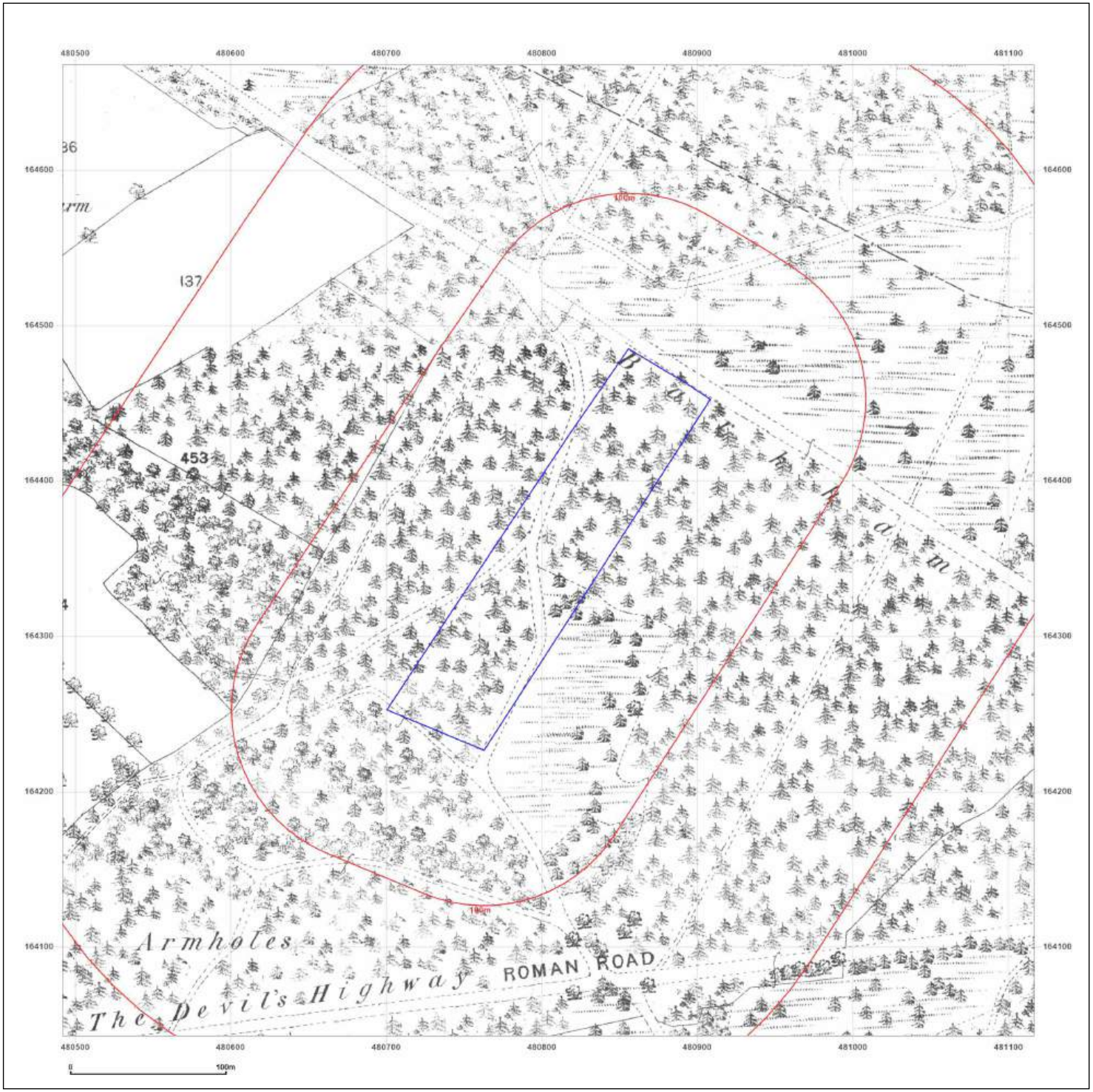
Appendix 4: Historical Map Selection



Groundsure INSIGHTS

Site Details:

Brunninghams Farm,Heath Ride,Finchampstead, Wokingham, RG40 3QJ

Client Ref:	Brunninghams Farm RG40 3QJ 40967843
Report Ref:	GS-YB6-5WR-9CE-6XA
Grid Ref:	480804, 164355

Map Name:	County Series
Map date:	**1871**
Scale:	1:2,500
Printed at:	1:2,500

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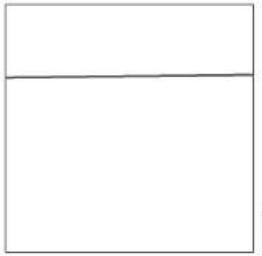
Surveyed 1871
Revised 1871
Edition N/A
Copyright N/A
Levelled N/A



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

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Production date: 22 August 2025

Map legend available at:
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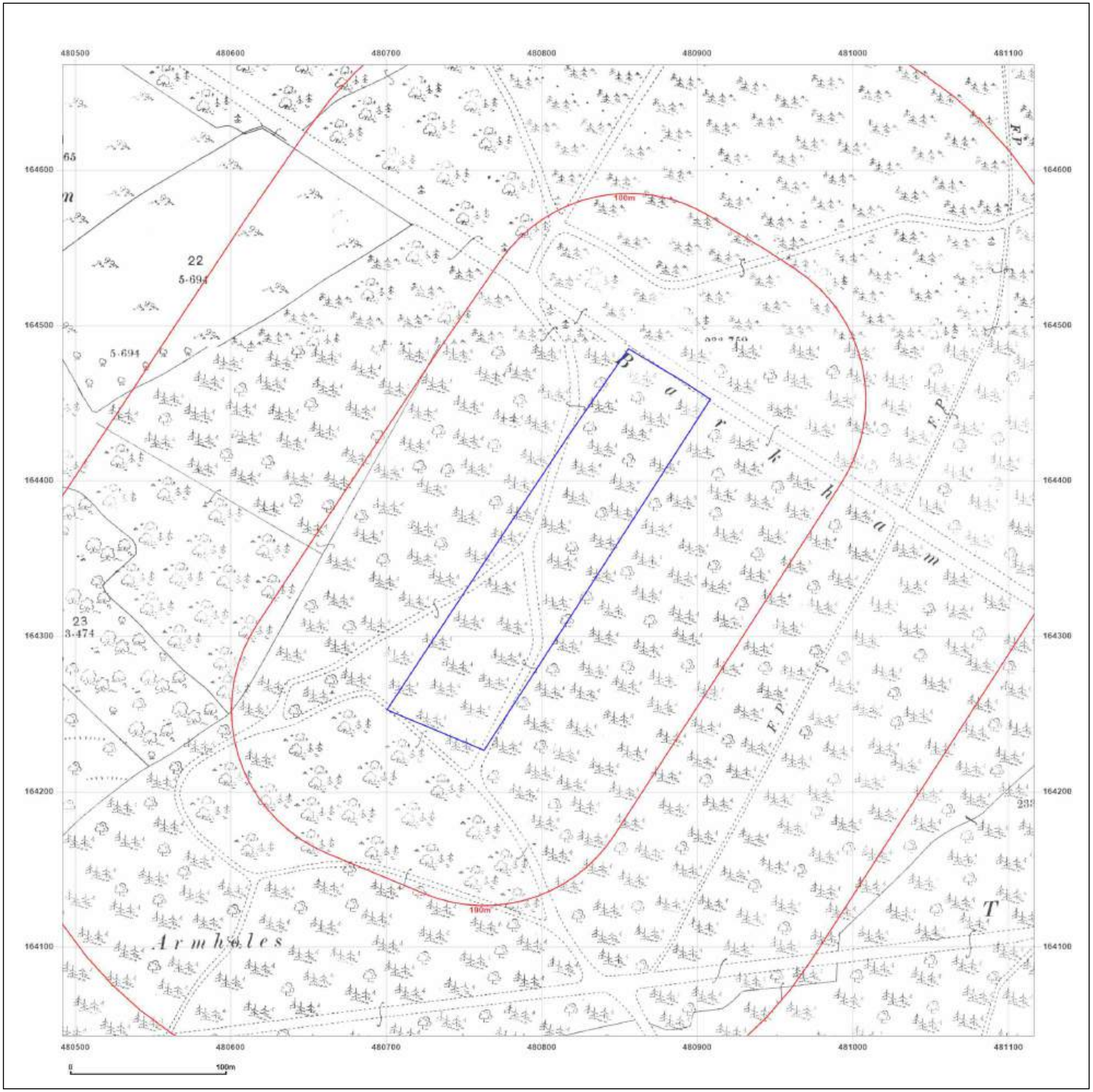

Groundsure INSIGHTS

Site Details:

Brunninghams Farm,Heath Ride,Finchampstead, Wokingham, RG40 3QJ

Client Ref:	Brunninghams Farm RG40 3QJ 40967843
Report Ref:	GS-YB6-5WR-9CE-6XA
Grid Ref:	480804, 164355

Map Name:	County Series
Map date:	**1899**
Scale:	1:2,500
Printed at:	1:2,500

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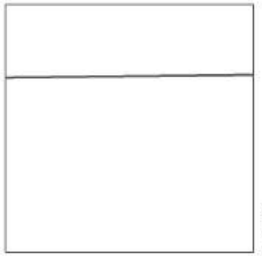
Surveyed 1899
Revised 1899
Edition N/A
Copyright N/A
Levelled N/A



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

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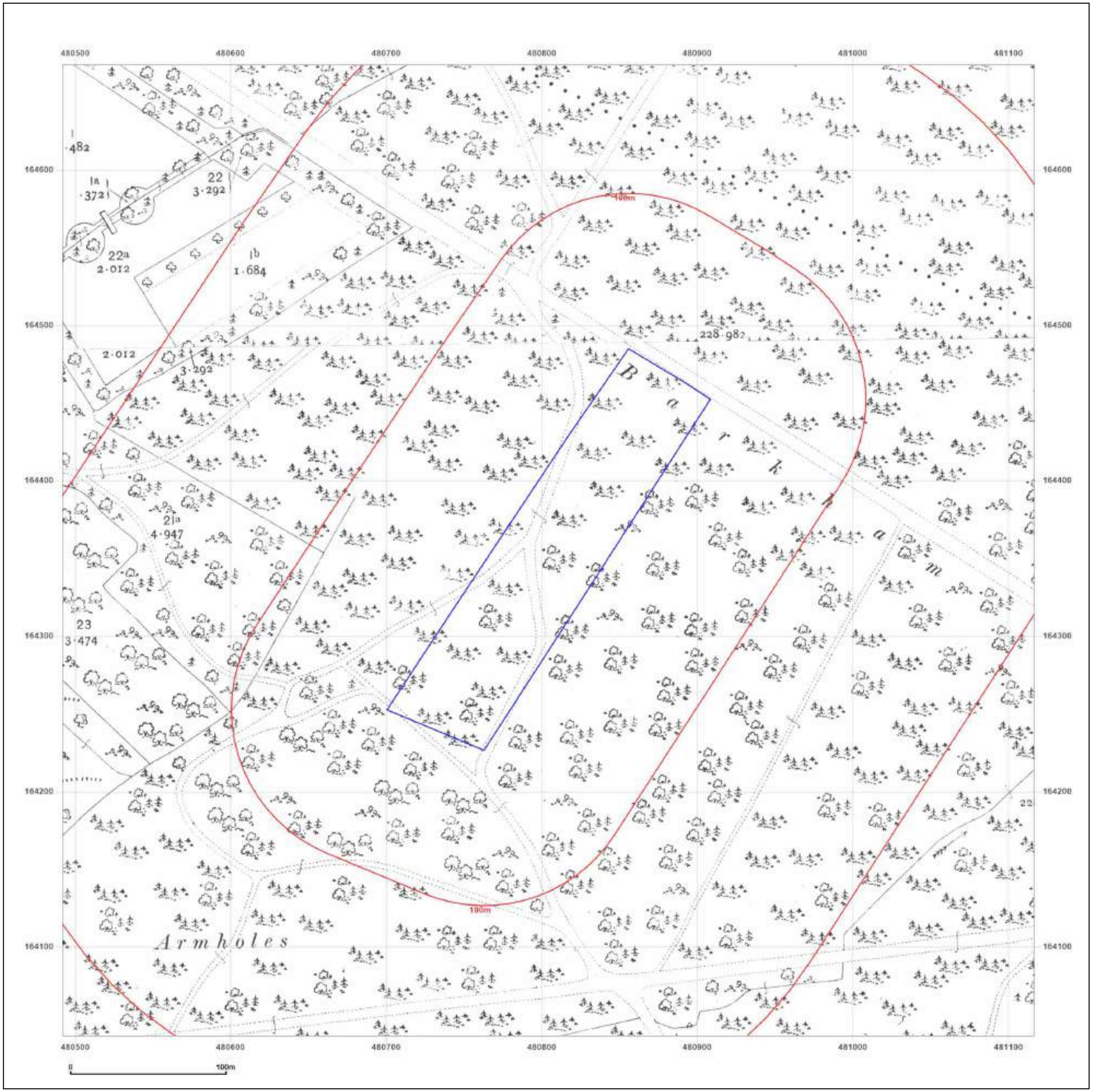

Groundsure INSIGHTS

Site Details:

Brunninghams Farm,Heath Ride,Finchampstead, Wokingham, RG40 3QJ

Client Ref:	Brunninghams Farm RG40 3QJ 40967843
Report Ref:	GS-YB6-5WR-9CE-6XA
Grid Ref:	480804, 164355

Map Name:	County Series
Map date:	**1911**
Scale:	1:2,500
Printed at:	1:2,500

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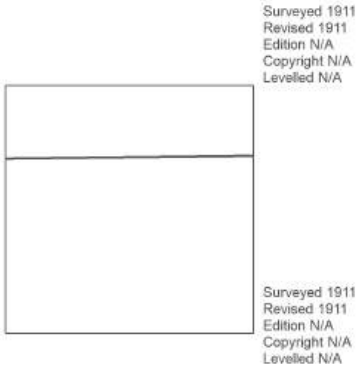

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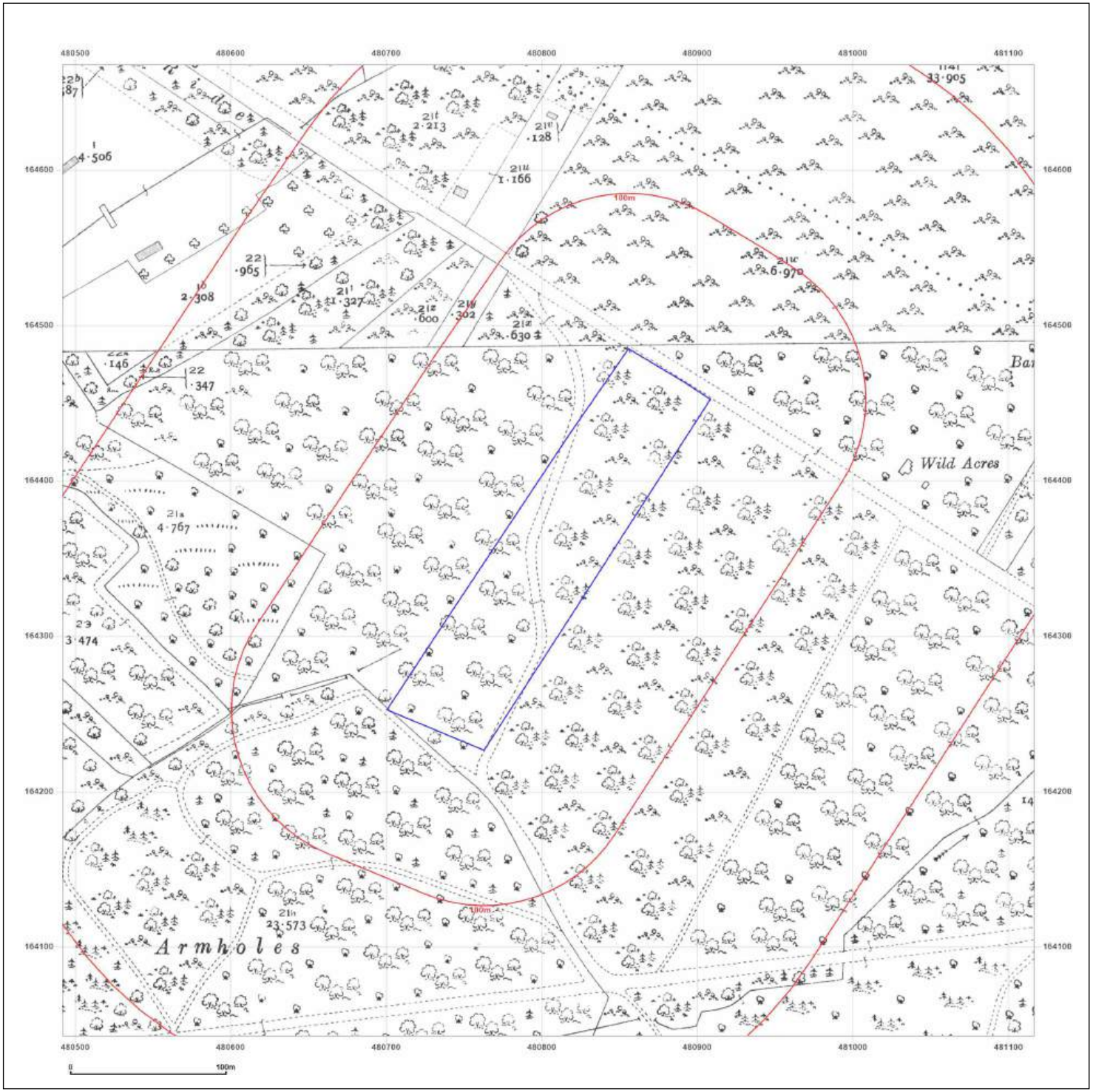

Groundsure INSIGHTS

Site Details:

Brunninghams Farm,Heath Ride,Finchampstead, Wokingham, RG40 3QJ

Client Ref:	Brunninghams Farm RG40 3QJ 40967843
Report Ref:	GS-YB6-5WR-9CE-6XA
Grid Ref:	480804, 164355

Map Name:	County Series
Map date:	**1932-1933**
Scale:	1:2,500
Printed at:	1:2,500

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Surveyed 1933
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

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

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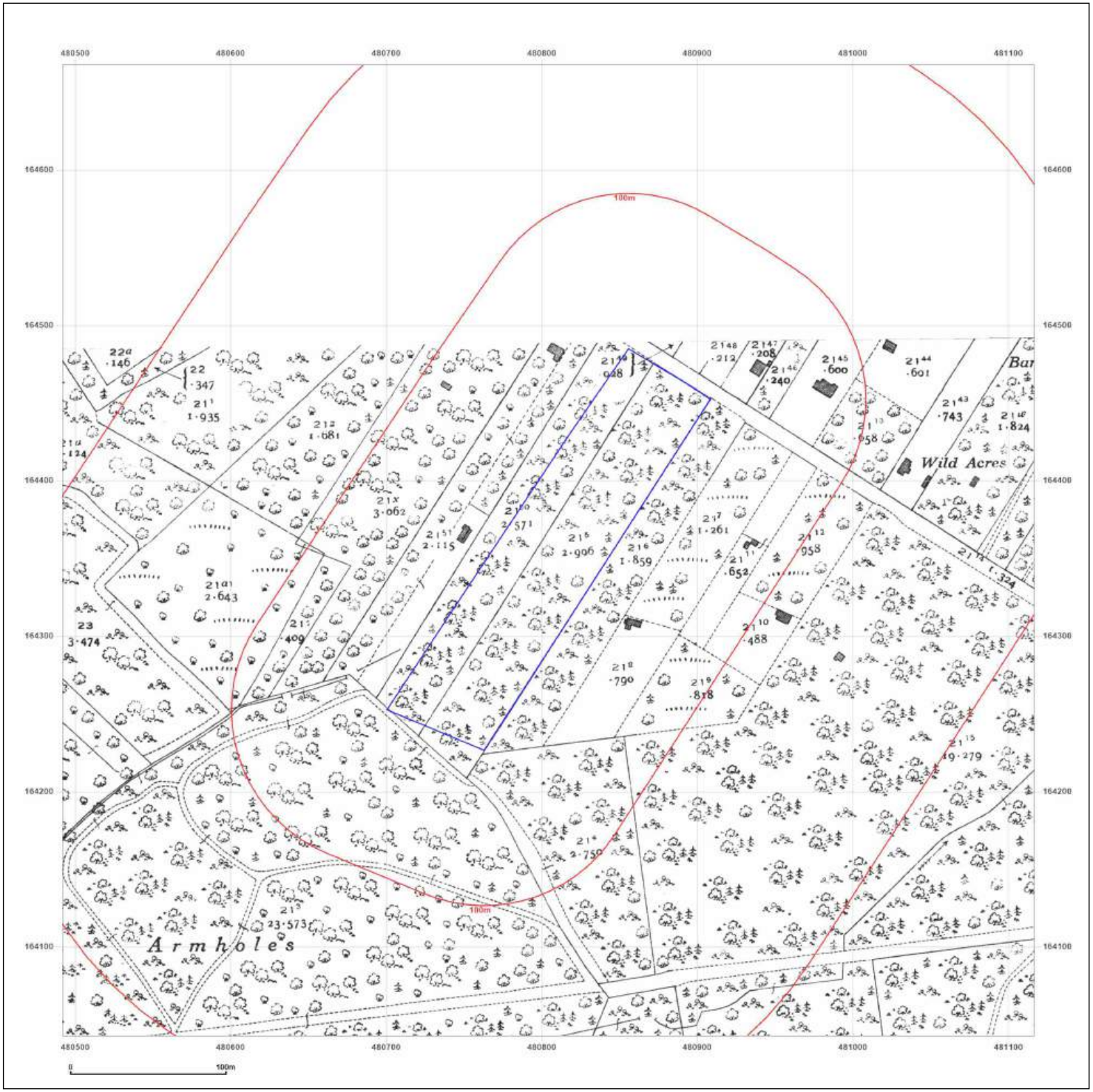

Groundsure INSIGHTS

Site Details:

Brunninghams Farm,Heath Ride,Finchampstead, Wokingham, RG40 3QJ

Client Ref: Brunninghams Farm RG40 3QJ 40967843
Report Ref: GS-YB6-5WR-9CE-6XA
Grid Ref: 480804, 164355

Map Name: County Series
Map date: 1939
Scale: 1:2,500
Printed at: 1:2,500

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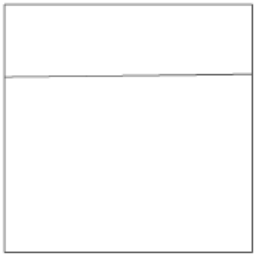

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Edition N/A
Copyright N/A
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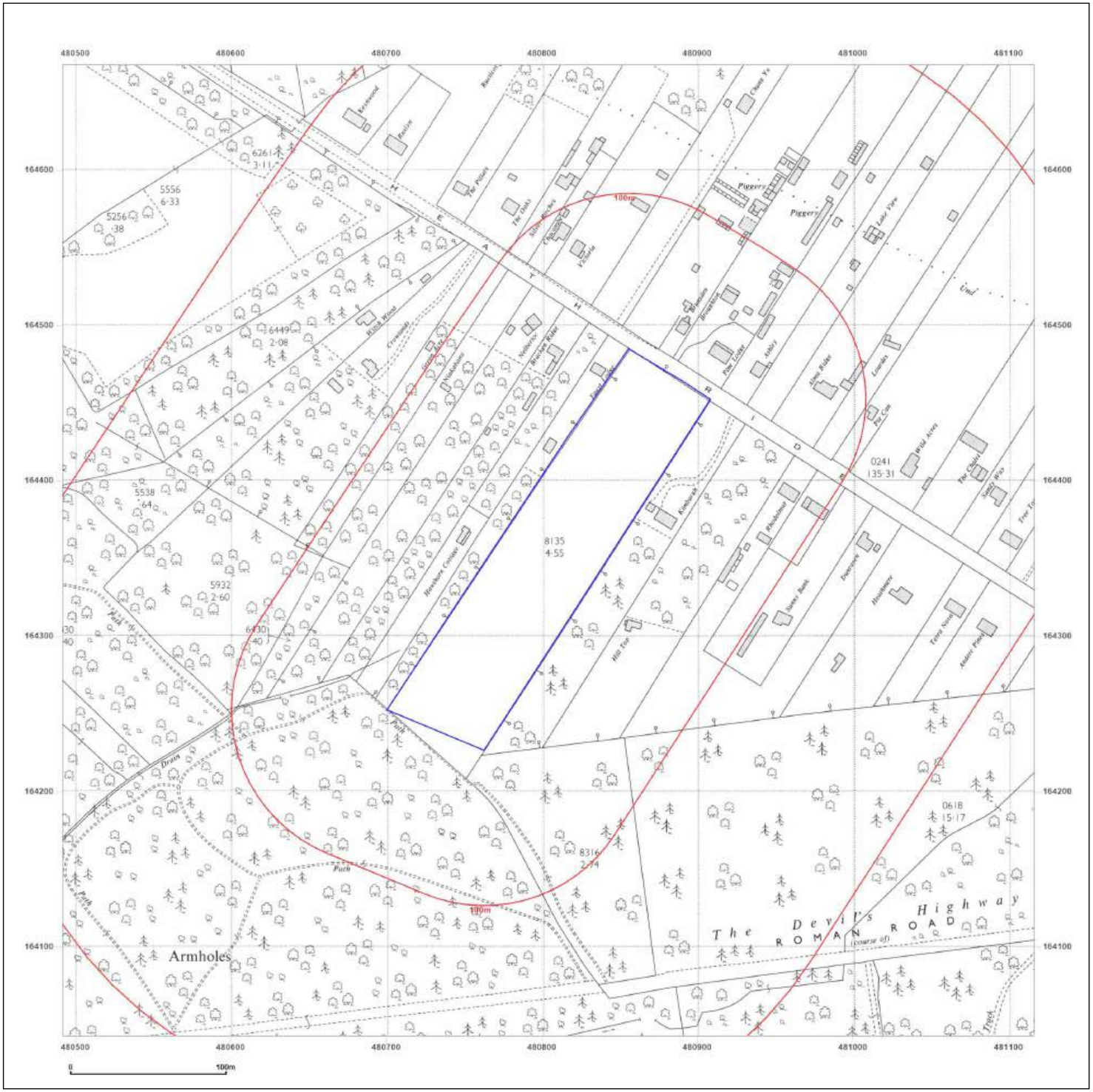

Groundsure INSIGHTS

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Client Ref: Brunninghams Farm RG40 3QJ 40967843
Report Ref: GS-YB6-5WR-9CE-6XA
Grid Ref: 480804, 164355

Map Name: National Grid
Map date: **1964**
Scale: 1:2,500
Printed at: 1:2,500

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Surveyed 1963
Revised 1963
Edition N/A
Copyright 1964
Levelled 1958

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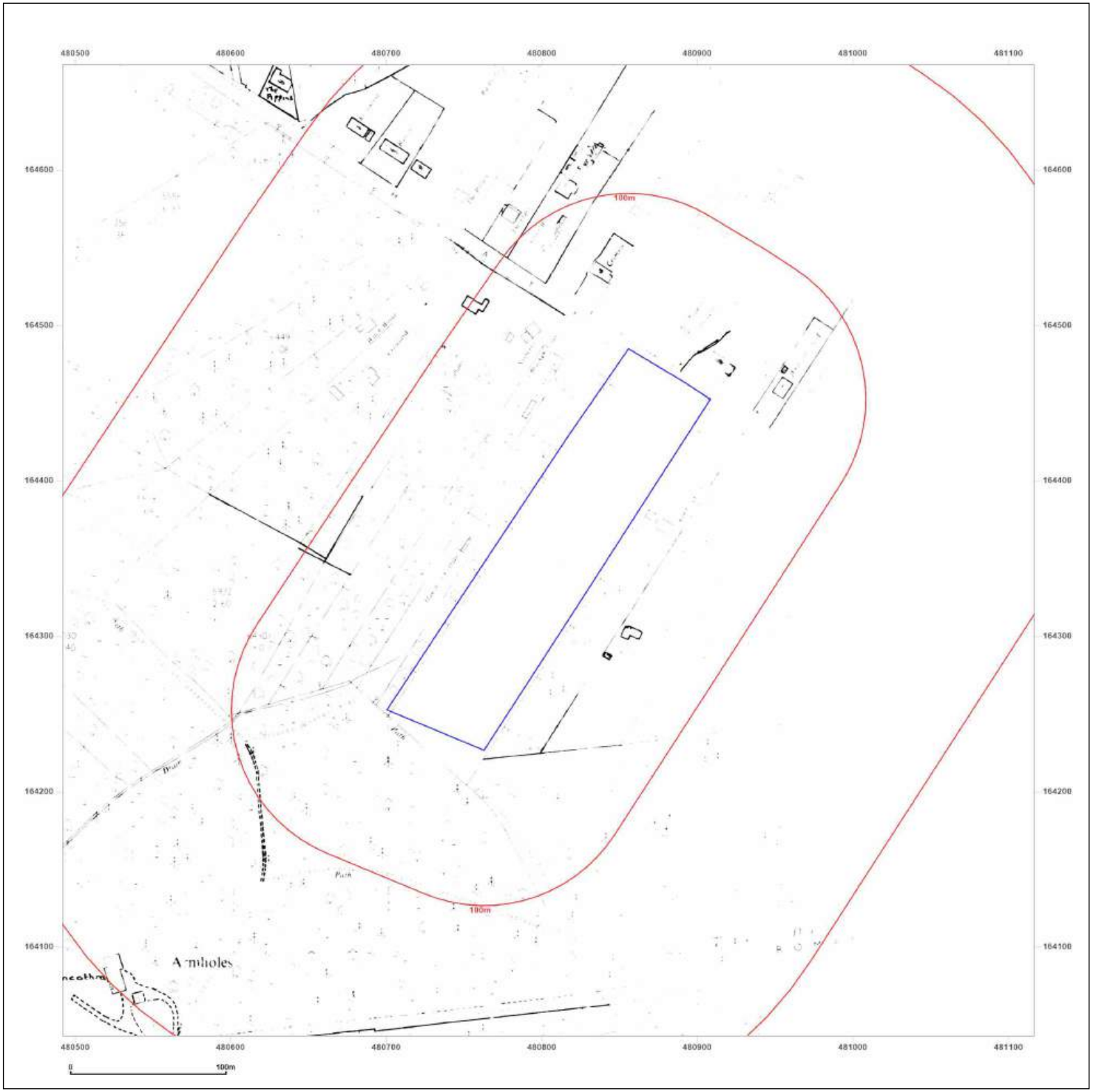

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Brunninghams Farm,Heath Ride,Finchampstead, Wokingham, RG40 3QJ

Client Ref: Brunninghams Farm RG40 3QJ 40967843
Report Ref: GS-YB6-5WR-9CE-6XA
Grid Ref: 480804, 164355

Map Name: National Grid
Map date: 1975
Scale: 1:2,500
Printed at: 1:2,500

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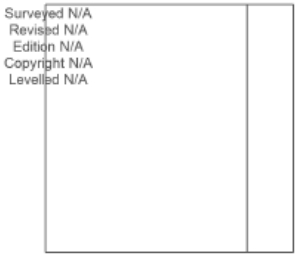

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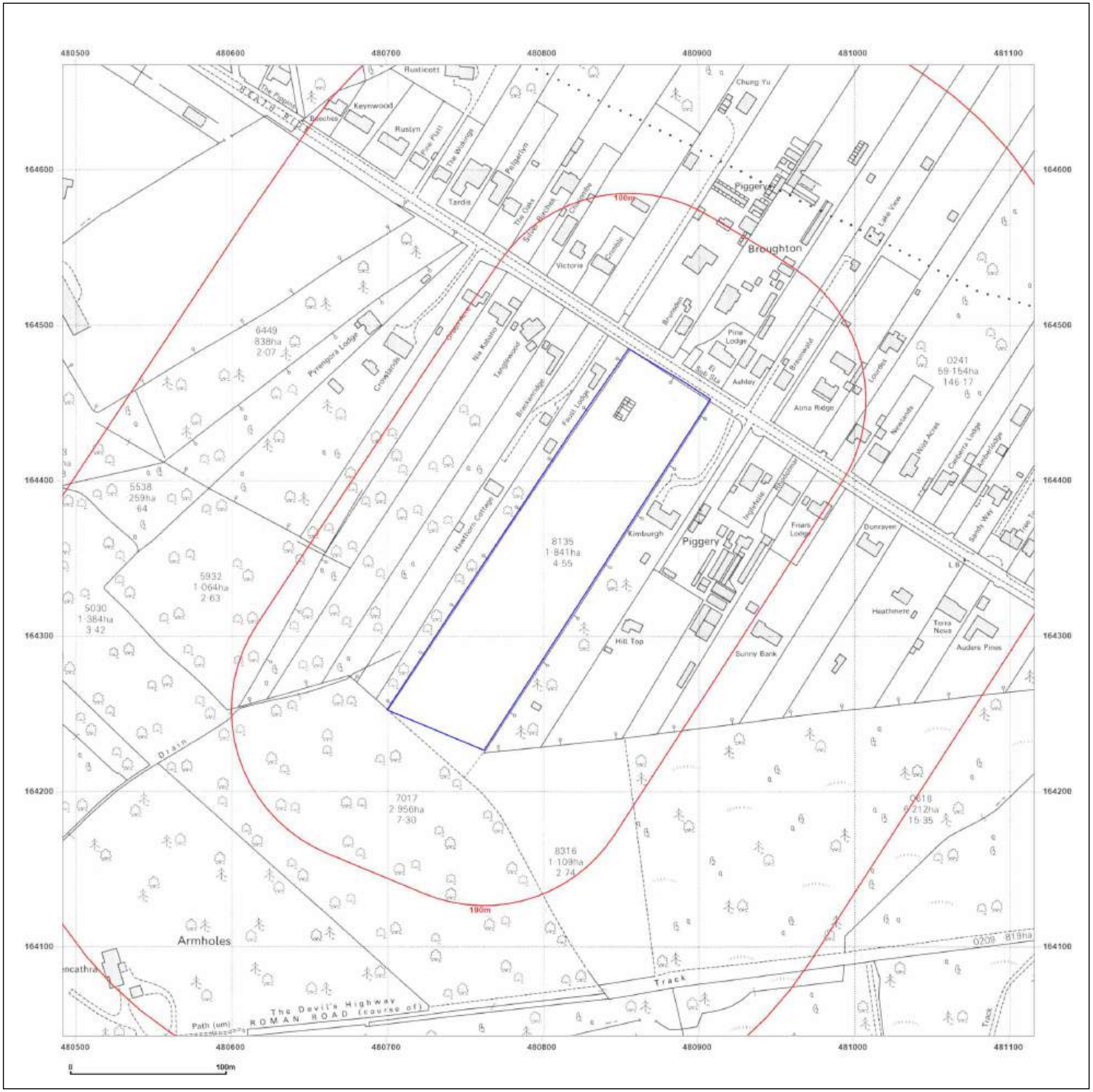

Groundsure INSIGHTS

Site Details:

Brunninghams Farm,Heath Ride,Finchampstead, Wokingham, RG40 3QJ

Client Ref: Brunninghams Farm RG40 3QJ 40967843
Report Ref: GS-YB6-5WR-9CE-6XA
Grid Ref: 480804, 164355

Map Name: National Grid
Map date: **1983**
Scale: 1:2,500
Printed at: 1:2,500

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Surveyed 1982
Revised 1982
Edition N/A
Copyright 1983
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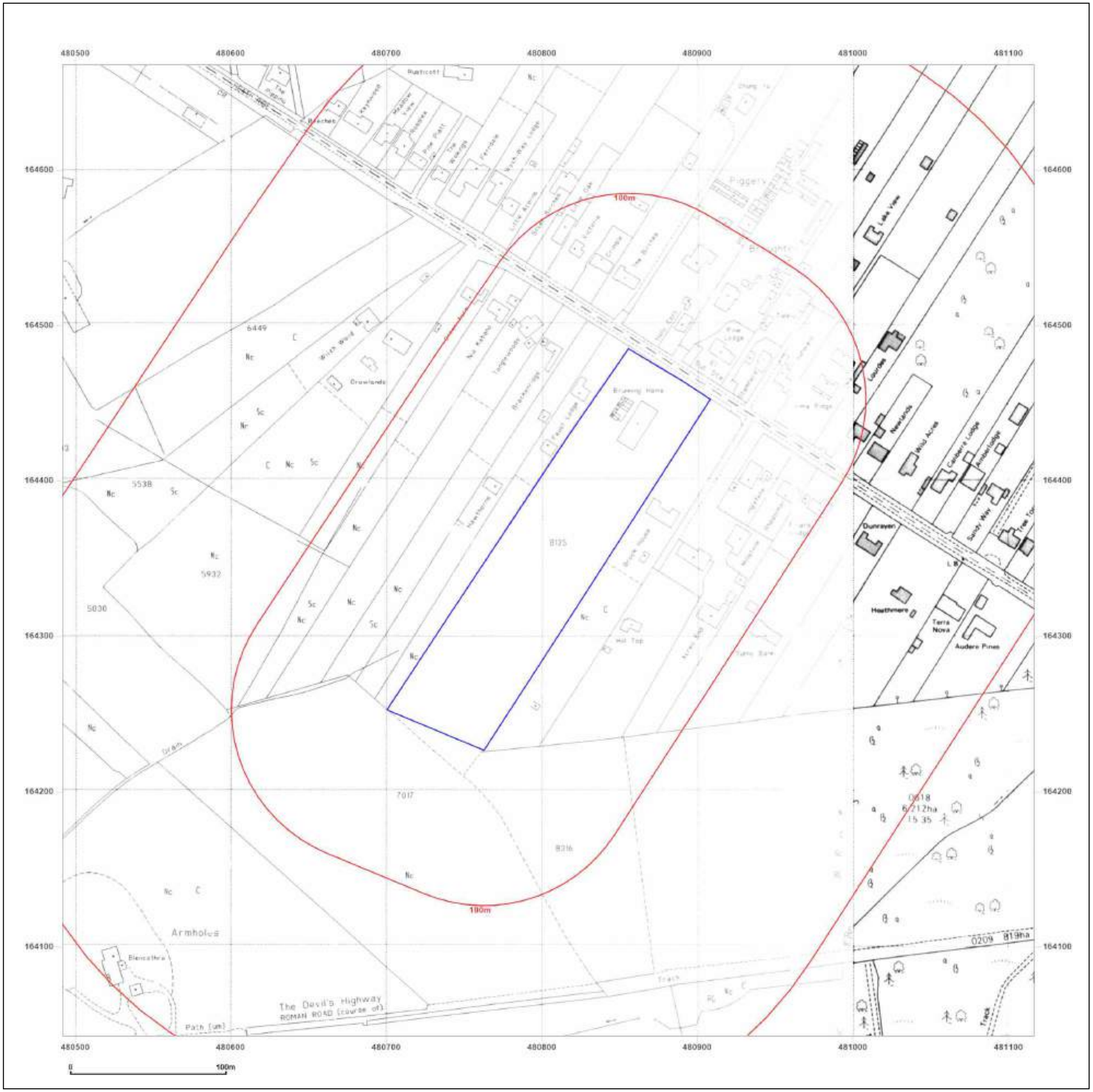

Groundsure INSIGHTS

Site Details:

Brunninghams Farm,Heath Ride,Finchampstead, Wokingham, RG40 3QJ

Client Ref:	Brunninghams Farm RG40 3QJ 40967843
Report Ref:	GS-YB6-5WR-9CE-6XA
Grid Ref:	480804, 164355

Map Name:	National Grid
Map date:	**1992-1993**
Scale:	1:2,500
Printed at:	1:2,500

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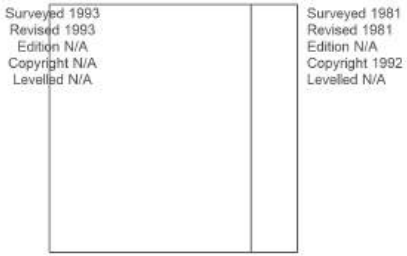

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Groundsure INSIGHTS

Site Details:

Brunninghams Farm,Heath Ride,Finchampstead, Wokingham, RG40 3QJ

Client Ref: Brunninghams Farm RG40 3QJ 40967843
Report Ref: GS-YB6-5WR-9CE-6XA
Grid Ref: 480804, 164355

Map Name: LandLine
Map date: 2003
Scale: 1:1,250
Printed at: 1:1,250

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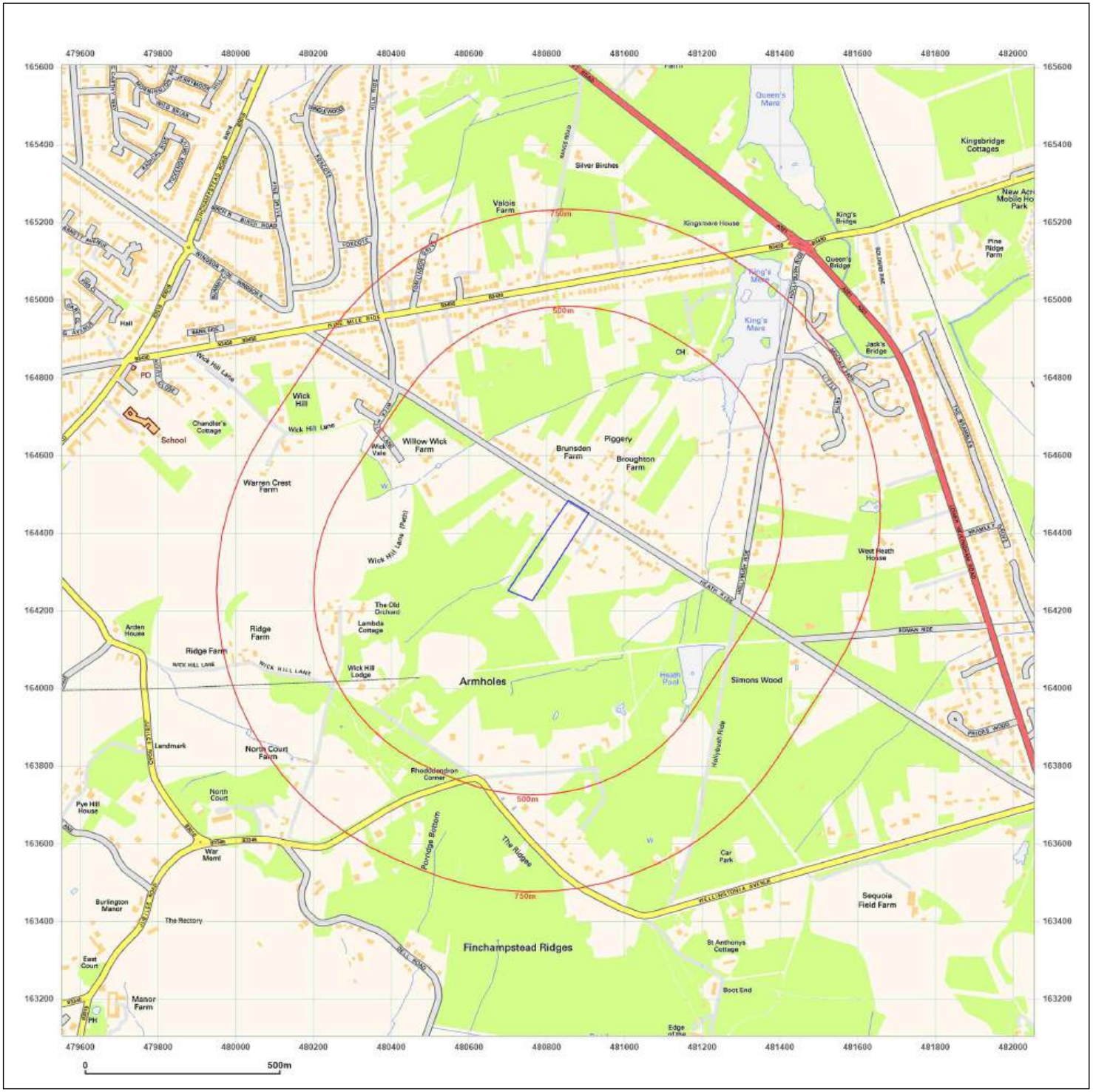

Groundsure INSIGHTS

Site Details:

Brunninghams Farm,Heath
Ride,Finchampstead,
Wokingham, RG40 3QJ

Client Ref: Brunninghams Farm RG40 3QJ 40967843
Report Ref: GS-YB6-5WR-9CE-6XA
Grid Ref: 480804, 164355

Map Name: National Grid
Map date: 2010
Scale: 1:10,000
Printed at: 1:10,000

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2010

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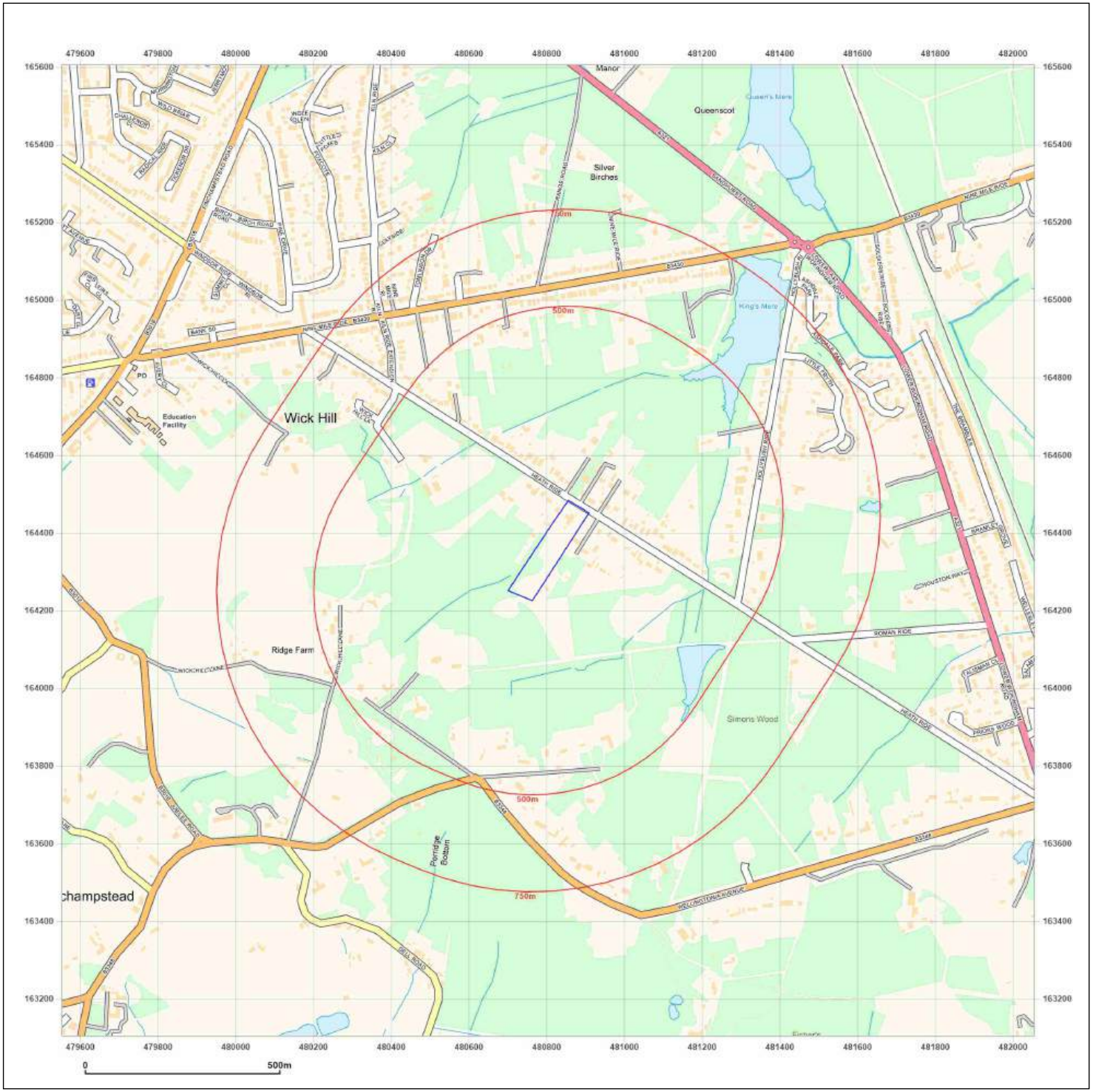

Groundsure INSIGHTS

Site Details:

Brunninghams Farm,Heath Ride,Finchampstead, Wokingham, RG40 3QJ

Client Ref:	Brunninghams Farm RG40 3QJ 40967843
Report Ref:	GS-YB6-5WR-9CE-6XA
Grid Ref:	480804, 164355

Map Name:	National Grid
Map date:	**2025**
Scale:	1:10,000
Printed at:	1:10,000

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Production date: 22 August 2025

Map legend available at:
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Appendix 5: Zetica UXO Mapping

UNEXPLODED BOMB RISK MAP

zeticaUXO

SITE LOCATION

Location: RG40 3QJ,
Map Centre: 480827,164553

This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- **High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- **Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- **Low:** Areas indicated as having 15 bombs per 1000acre or less.

Miltary | **Industry** | **UXO find** | **Other**
Transport | **Docks** | **Luftwaffe targets**
Utilities | **Bombing decoy** | **Airfields**

How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density.
Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then additional detailed research is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our pre-desk study assessments (PDSA) by emailing a site boundary and location to pdsa@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: +44 (0) 1993 886682 **email:** uxo@zetica.com **web:** www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the accompanying notes on our website.

Appendix 6: Development Plans

BF01	project north	revisions	client details	notes	title	drawing no.	
courtney@oshigroup.co.uk +44 7714236456					Proposed Habitat Site Plan drawn by: CA approved by: SA date: 10.04.2025	BF01-P02	Brunninghams Farm

Appendix 7: Document Production Record

Document number	Editor	Position	Issue number	Date
Arbtech LQ-PRARG403QJR1V0 40967843	C.A.Radiven Bsc Hons MiEnvSci, MIMMM	Geo-Environmental Manager	01	17/09/25

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