



Enviro All-in-One

Residential search report

ARBORFIELD, WOKINGHAM, RG2 9LZ

Professional findings



Coal Mining
None identified

[Page 5 >](#)



Contaminated Land Liability
Passed

[Page 4 >](#)

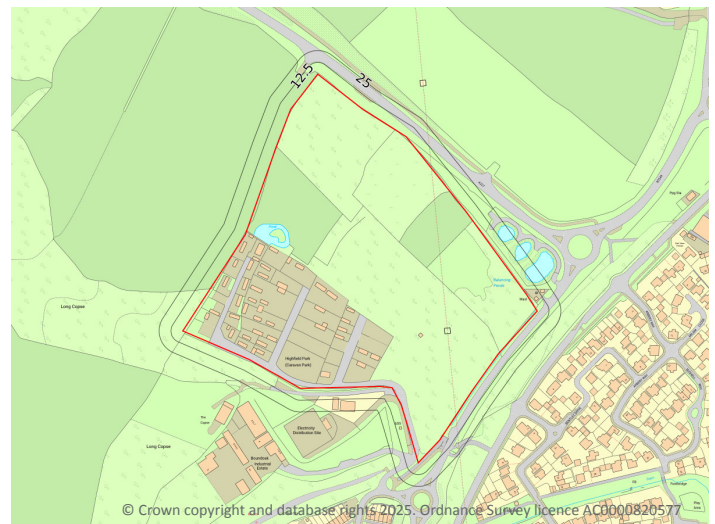


Flooding
Moderate-High

[page 4 >](#)

Addresses the Law Society guidance on Coal mining risks, Contaminated Land and Flood risk.

Site plan



Further guidance



Other Ground Stability
Not identified



Radon
Passed



Planning Constraints
Identified

[page 16 >](#)

Screenings



Energy
Identified

[page 13 >](#)



Transportation
Not identified



Planning Applications
Identified

[page 16 >](#)

Full assessments for other environmental risks are available in other Groundsure searches including the Groundsure Avista report. Contact Groundsure or your search provider for further details.

Useful contacts

Wokingham Borough Council:
<https://www.wokingham.gov.uk/> ↗
wokinghambc@wokingham.gov.uk ↗
01189 746 000

Environment Agency National Customer
Contact Centre (NCCC):
enquiries@environment-agency.gov.uk ↗
03708 506 506

Overview of findings and recommendations



Coal mining

According to the records held by the Coal Authority at the time the report was produced, the search report did not identify any areas of concern regarding coal mining.

Environmental Findings

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on [page 18](#) >.



Contaminated Land

The property has passed Groundsure's Contaminated Land Liability assessment. Historical land uses (detailed in the Contaminated Land section of this report) may necessitate further assessment should the property be developed. The Local Planning Authority may formally request this through planning conditions. Occupation and enjoyment of the property for ongoing, continued use should not be affected.



Flooding

Flooding

An elevated level of flood risk has been identified at the property.

Next steps for consideration:

- Ensure buildings and contents insurance covering flood risk is available and affordable;
- Make enquiries of the seller (e.g. in the TA6) and other nearby residents on any flooding that may have occurred;
- Sign up to the government's Flood Warnings and Alerts <https://www.gov.uk/sign-up-for-flood-warnings> ↗;
- Investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood;
- Create a flood plan <https://www.gov.uk/prepare-for-flooding> ↗;
- The assessment is based on the highest flood risk found within the site boundary. Whilst the maps within the report provide a visual representation, we are able to provide a manual flood assessment breaking down the risk to the main dwelling/building and the outside areas. Please contact us at info@groundsure.com ↗;
- If the property has recently been constructed, the risk assessment within this report will not take into account measures put in place by the developer. This should be factored in when making any purchase decisions.

Other considerations

These are potential actions associated with non-environmental search returns such as planning constraints.



Planning constraints

Environmental designations

The property lies within 50m of an environmentally protected site or area.

Next steps for consideration:

- seek further guidance from the local planning department on any likely restrictions if considering any property development

Environmental summary



Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Please see [page 2](#) > for further advice.



Contaminated Land

Our Contaminated Land searches have found some potential contamination risks, although these are not considered to be significant under Contaminated Land legislation. If any part of the site was to be (re)developed it is possible that you might have to investigate the presence of contamination from these land uses further.

Please see [page 10](#) > for details of the identified issues and [Click here](#) ↗ for our assessment methodology.

Contaminated Land Liability	Passed
Past Land Use	Passed
Waste and Landfill	Identified
Current and Recent Industrial	Passed



Flooding

The property and area within the site outline is at risk from one or more kinds of flooding. Property's overall risk assessment for past flooding and river, coastal, surface water and groundwater flooding is moderate-high.

Please see [page 11](#) > for details of the identified issues.

River and Coastal Flooding	Very Low
Groundwater Flooding	Negligible
Surface Water Flooding	Significant
Past Flooding	Not identified
Flood Storage Areas	Not identified

FloodScore™ insurance rating	High	Compiled by Ambiental, a leading flood risk analysis company. Click here ↗ for details.
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Ground stability

No significant concerns have been identified as a result of the ground stability searches. No action required.

Natural Ground Stability	Low
Non-Natural Ground Stability	Not identified

Radon

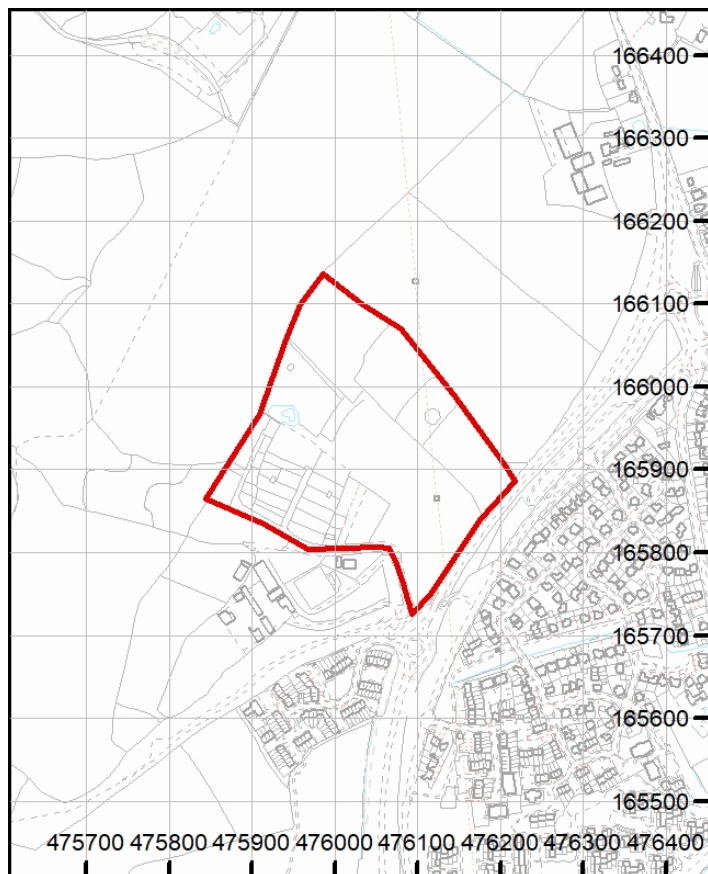
Local levels of radon are considered normal. However, if an underground room makes up part of the accommodation, the property should be tested regardless of radon Affected Area status.

**Not in a radon
affected area**

Coal Mining

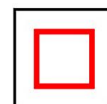


This report is based on, and limited to, the records held by the Coal Authority, at the time we answer the search.



Key

Approximate position of
enquiry boundary shown



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Detailed findings

1. Past underground coal mining

The property is not within a surface area that could be affected by any past recorded underground coal mining.

2. Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3. Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

4. Mine entries

There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.

5. Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

6. Past opencast coal mining

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

7. Present opencast coal mining

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

8. Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

9. Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

10. Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

11. Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures.

Additional remarks

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. This report is prepared in accordance with the Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.

Insurance is included as part of this residential report to cover loss in property value arising from any changes in the information contained in this report. Please refer to the attached Certificate of Insurance for the terms and conditions of this insurance. The insurance does not cover non-residential property or further recommended reports.

Disclaimer

The Coal Authority owns the copyright in this report and the information used to produce this report is protected by our database rights. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.

Alternative formats

If you would like the coal mining section of this report in an alternative format, please contact the Coal Authority's communications team on 0345 762 6848 or email communications@coal.gov.uk ↗.

Coal Mining Report Insurance Policy



On behalf of the insurer

Schedule

Policy number: **30481912**

The insurer: **Liberty Legal Indemnities – underwritten by Liberty Mutual Insurance Europe SE**

Binding Authority contract number: **RNMFP2503841**

Property: **ARBORFIELD, WOKINGHAM, RG2 9LZ**

Reference: **81008063799001**

Limit of cover: **£100,000**

Dated: **30 May 2025**

This policy and schedule shall be read together and any word or expression to which a specific meaning has been attached in either shall bear such meaning wherever it may appear.

Where a Coal Mining Report has been obtained in connection with a sale of the property, cover is provided for the benefit of a purchaser and their lender; in the case of a re-mortgage or where the existing owner chooses to obtain a Coal Mining Report, cover is provided for the benefit of the owner and their lender.

The policy offers protection against loss sustained by the owner of the property if any new problems or adverse entries are revealed in a subsequent Coal Mining Report which were not revealed by the original report to which the policy was attached.

The insured shall at all times comply with the requirements of the Conditions of this Policy.

Coal Mining Report Terms and Conditions can be viewed online at this link:

<https://www.groundstability.com//insurance/terms/20190404/terms.html> ↗

Contaminated land / Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Waste site no longer in use

Waste site no longer in use

These are records of former waste storage, treatment or transfer sites that have been identified from high detailed historical maps or Local Authority planning records. Depending on the nature of the waste that was handled and stored at these facilities, there may be a risk of ground contamination.

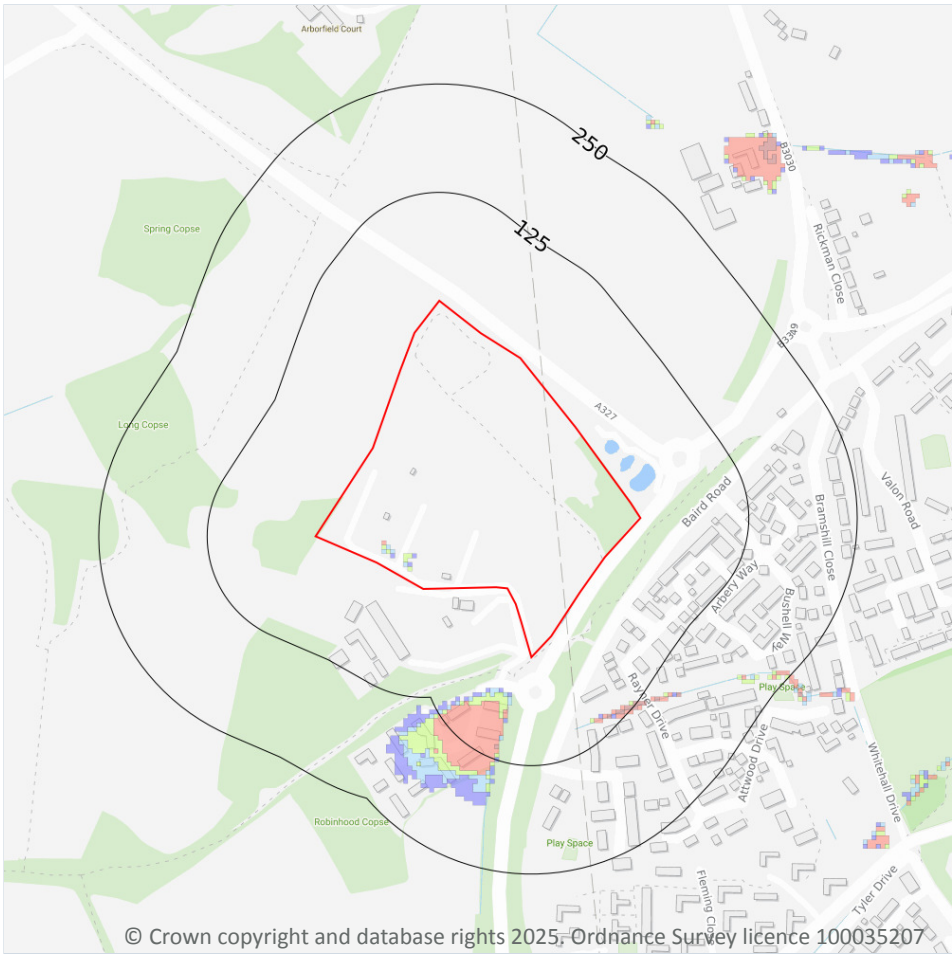
Please see [page 2](#) > for further advice.

Distance	Direction	Details		
2 m	SW	Type of Site: Breaker's Yard Site Address: N/A	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon	Details: N/A Date: 1995

Distance	Direction	Details		
2 m	SW	Type of Site: Breaker's Yard Site Address: N/A	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon	Details: N/A Date: 1995

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

Flooding / Surface water flood risk



- Site Outline
- Search buffers in metres (m)
- Surface water flood risk
- Highly significant
 - Significant
 - High
 - Moderate to high
 - Moderate
 - Low to moderate
 - Low

Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: www.floodre.co.uk/ ↗

The area in which the property is located has been assessed to be at a Significant risk of surface water flooding. This area is considered to have a 1 in 30 probability of surface water flooding due to rainfall in a given year to a depth of between 0.3m and 1.0m. However, as is the case with probability statistics and predictions,

this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. 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.

These risk calculations are based on Ambiental Risk Analytics maps.

Energy summary



The property has been identified to lie within 5km of one or more solar energy features or within 10km of one or more wind energy features.

If required, full details on these energy features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.



Oil and gas

No historical, active or planned wells or extraction areas have been identified near the property.

Oil and gas areas	Not identified
Oil and gas wells	Not identified



Wind and Solar

Our search of existing and planned renewable wind and solar infrastructure has identified results.

Planned Multiple Wind Turbines	Identified
Planned Single Wind Turbines	Identified
Existing Wind Turbines	Identified
Proposed Solar Farms	Identified
Existing Solar Farms	Identified



Energy Infrastructure

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has identified results.

Power stations	Not identified
Energy Infrastructure	Identified
Projects	Not identified

Electricity transmission lines



Electricity transmission lines and pylons

The nearest overhead transmission lines and/or pylon is located 0m from the property.

Overhead power transmission lines are known to emit electromagnetic fields (EMF). For further information on issues associated with transmission lines you may wish to contact the EMF Unit Public Information Line on 0845 7023270 or visit www.emfs.info ↗. Guidance on electromagnetic fields resulting from transmission and distribution lines can also be found on the Public Health England (PHE) website.

This data is sourced from the National Grid. Groundsure provide the data for information only and do not make any judgment on the risks or otherwise of EMFs. However, if the existence of overhead power transmission may have a material impact with regard to the decision to purchase the property, Groundsure recommends contacting these organisations.

Transportation summary



The property has not been identified to lie within the specified distance of one or more of the transportation features detailed below.

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.



HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

HS2 Route	Not identified
HS2 Safeguarding	Not identified
HS2 Stations	Not identified
HS2 Depots	Not identified
HS2 Noise	Not assessed
HS2 Visual impact	Not assessed



Crossrail

The property is not within 250 metres of the Crossrail 2 project.

Crossrail 2 Route	Not identified
Crossrail 2 Stations	Not identified
Crossrail 2 Worksites	Not identified
Crossrail 2 Safeguarding	Not identified
Crossrail 2 Headhouse	Not identified



Other Railways

The property is not within 250 metres of any active or former railways, subway lines, DLR lines, subway stations or railway stations.

Active Railways and Tunnels	Not identified
Historical Railways and Tunnels	Not identified
Railway and Tube Stations	Not identified
Underground	Not identified

Planning summary



Planning Applications

Using Local Authority planning information supplied and processed by Serac Tech dating back 7 years, this information is designed to help you understand possible changes to the area around the property. Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

76 Total applications

This total includes mixed and commercial developments within 750m, large residential within 750m, medium residential within 500m, small residential within 250m and home improvement applications within 250m. If required, full details on these applications including a detailed location plan relative to the property are available when you purchase a Groundsure Planning Report via your preferred searches provider.



Planning constraints

Protected areas have been identified within 50 metres of the property.

Please see [page 17 >](#) for details of the identified issues.

Environmental Protected Areas Identified
Visual and Cultural Protected Areas Not identified

Planning constraints



Site Outline
Search buffers in metres (m)

- Listed buildings
- Certificates of immunity from listing
- Conservation areas
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites
- Internationally important wetland sites (Ramsar Sites)
- Sites of Special Scientific Interest
- Designated Ancient Woodland
- Green Belt
- Local Nature Reserves
- Special Areas of Conservation
- National Nature Reserves
- Special Protection Areas (for birds)

Designated Ancient Woodland

Ancient Woodland are areas that are believed to have had a continuous woodland cover for at least 400 years and have a higher nature conservation value than those that have developed recently. Any development within an area of ancient woodland will be extremely restricted.

Distance	Direction	Ancient Woodland Name	Ancient Woodland Type
0	on site	Long Copse (Tithe Map: The Long Coppice)(tithe:long Coppice Hurdle Coppice)	Ancient & Semi-Natural Woodland

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information please see www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences for further information

Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Not identified
Former tanks	Not identified
Former energy features	Not identified
Former petrol stations	Not identified
Former garages	Not identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified
Waste site no longer in use	Identified
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Not identified
Active or recent licensed waste sites	Not identified
Recent industrial land uses	Not identified
Current or recent petrol stations	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Not identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	Not identified
Pollutant release to surface waters	Not identified
Pollutant release to public sewer	Not identified
Dangerous industrial substances (D.S.I. List 1)	Not identified

Contaminated Land	
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Not identified

Flooding	
Risk of flooding from rivers and the sea	Not identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified

Surface water flood risk	Identified
Groundwater flooding	Not identified

Natural ground subsidence	
Natural ground subsidence	Not identified
Natural geological cavities	Not identified

Non-natural ground subsidence	
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	Not identified

Radon	
Radon	Not identified

Enviro All-in-One

Coal Authority ref: 81008063799001

Reference: GS-WXZ-ZO5-RV5-66L

Your reference: Arborfield

Grid reference: 476034 165927

Date: 30 May 2025

Energy

Electricity transmission lines and pylons **Identified**

Planning constraints

Sites of Special Scientific Interest	Not identified
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Internationally important wetland sites (Ramsar Sites)	Not identified
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Special Areas of Conservation	Not identified
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Special Protection Areas (for birds)	Not identified
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National Nature Reserves	Not identified
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Local Nature Reserves	Not identified
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Designated Ancient Woodland	Identified
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Green Belt	Not identified
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World Heritage Sites	Not identified
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Areas of Outstanding Natural Beauty	Not identified
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National Parks	Not identified
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Conservation Areas	Not identified
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Listed Buildings	Not identified
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Certificates of Immunity from Listing	Not identified
---------------------------------------	----------------

Scheduled Monuments	Not identified
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Registered Parks and Gardens	Not identified
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Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations ↗.

Data providers

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

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd. Groundsure adheres to the Conveyancing Information Executive Standards.

In addition to The Property Ombudsman (TPO) redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) and where the customer meets the following criteria:

- a small business (or group of companies) with an annual turnover of less than £3 million;
- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

Complaints Advice

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.com

↗ If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see www.groundsure.com/remediation ↗ for full details.

ARBORFIELD, WOKINGHAM, RG2 9LZ

Order Details

Date: 11/09/2025
Your ref: Arborfield
Our Ref: GS-CI1-V7U-N6F-5R8

Site Details

Location: 476034 165927
Area: 7.61 ha
Authority: [Wokingham Borough Council](#) ↗



[Summary of findings](#)

[p.2 >](#)

[Aerial image](#)

[p.6 >](#)

[OS MasterMap site plan](#)

[p.11 >](#)

[Insight User Guide](#) ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
12 >	1.1 >	Historical industrial land uses >	1	2	0	14	-
13 >	1.2 >	Historical tanks >	0	2	3	2	-
14 >	1.3 >	Historical energy features >	0	2	0	16	-
15	1.4	Historical petrol stations	0	0	0	0	-
15	1.5	Historical garages	0	0	0	0	-
15	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
16 >	2.1 >	Historical industrial land uses >	2	2	0	18	-
17 >	2.2 >	Historical tanks >	0	3	5	3	-
18 >	2.3 >	Historical energy features >	0	3	0	26	-
19	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	-
22	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
22 >	3.4 >	Historical landfill (EA/NRW records) >	0	1	0	1	-
22 >	3.5 >	Historical waste sites >	0	3	1	0	-
24 >	3.6 >	Licensed waste sites >	0	1	0	2	-
25 >	3.7 >	Waste exemptions >	0	0	8	10	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
27 >	4.1 >	Recent industrial land uses >	1	3	8	-	-
28	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
28	4.3	Current or recent petrol stations	0	0	0	0	-
29	4.4	Electricity cables	0	0	0	0	-
29	4.5	Gas pipelines	0	0	0	0	-



29	4.6	Sites determined as Contaminated Land	0	0	0	0	-
29	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
29	4.8	Regulated explosive sites	0	0	0	0	-
30	4.9	Hazardous substance storage/usage	0	0	0	0	-
30	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
30	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
30	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
30	4.13	Radioactive Substance Authorisations	0	0	0	0	-
31 >	4.14 >	<u>Licensed Discharges to controlled waters ></u>	0	0	0	1	-
31	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
31	4.16	Pollutant release to public sewer	0	0	0	0	-
31	4.17	List 1 Dangerous Substances	0	0	0	0	-
32	4.18	List 2 Dangerous Substances	0	0	0	0	-
32 >	4.19 >	<u>Pollution Incidents (EA/NRW) ></u>	0	3	1	0	-
33	4.20	Pollution inventory substances	0	0	0	0	-
33	4.21	Pollution inventory waste transfers	0	0	0	0	-
33	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Geology (basic) ></u>					
34	5.1	Superficial geology (625k)	None (within 500m)				
34 >	5.2 >	<u>Bedrock geology (625k) ></u>	Identified (within 500m)				
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
35 >	6.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
37 >	6.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
38 >	6.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
40	6.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
40	6.5	Groundwater vulnerability- local information	None (within 0m)				
41 >	6.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	2
42	6.7	Surface water abstractions	0	0	0	0	0
42	6.8	Potable abstractions	0	0	0	0	0



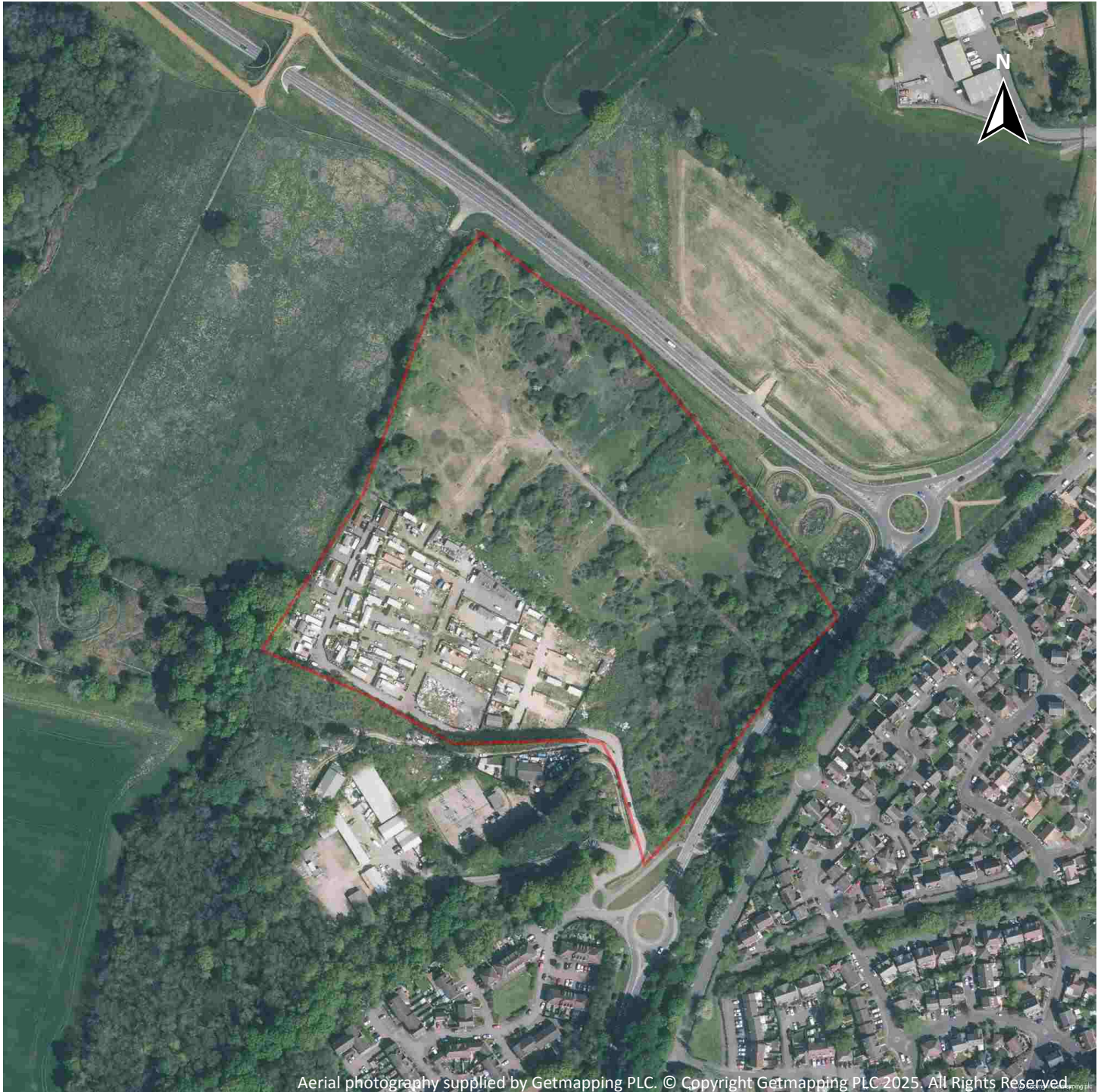
43	6.9	Source Protection Zones	0	0	0	0	-
43	6.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
44 >	7.1 >	Water Network (OS MasterMap) >	1	0	4	-	-
45 >	7.2 >	Surface water features >	1	2	5	-	-
45 >	7.3 >	WFD Surface water body catchments >	1	-	-	-	-
46 >	7.4 >	WFD Surface water bodies >	0	0	0	-	-
46	7.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
47	8.1	Risk of flooding from rivers and the sea	None (within 50m)				
47	8.2	Historical Flood Events	0	0	0	-	-
47	8.3	Flood Defences	0	0	0	-	-
48	8.4	Areas Benefiting from Flood Defences	0	0	0	-	-
48	8.5	Flood Storage Areas	0	0	0	-	-
49	8.6	Flood Zone 2	None (within 50m)				
49	8.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
50 >	9.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
52 >	10.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
53 >	11.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	1
54	11.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
54	11.3	Special Areas of Conservation (SAC)	0	0	0	0	0
54	11.4	Special Protection Areas (SPA)	0	0	0	0	0
54	11.5	National Nature Reserves (NNR)	0	0	0	0	0
55 >	11.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
55 >	11.7 >	Designated Ancient Woodland >	1	0	6	3	79
60	11.8	Biosphere Reserves	0	0	0	0	0



60	11.9	Forest Parks	0	0	0	0	0
60	11.10	Marine Conservation Zones	0	0	0	0	0
61	11.11	Green Belt	0	0	0	0	0
61	11.12	Proposed Ramsar sites	0	0	0	0	0
61	11.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
61	11.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
61	11.15	Nitrate Sensitive Areas	0	0	0	0	0
62 >	11.16 >	<u>Nitrate Vulnerable Zones</u> >	2	0	0	0	0
63 >	11.17 >	<u>SSSI Impact Risk Zones</u> >	3	-	-	-	-
64 >	11.18 >	<u>SSSI Units</u> >	0	0	0	0	1
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
65	12.1	World Heritage Sites	0	0	0	-	-
65	12.2	Area of Outstanding Natural Beauty	0	0	0	-	-
65	12.3	National Parks	0	0	0	-	-
65	12.4	Listed Buildings	0	0	0	-	-
66	12.5	Conservation Areas	0	0	0	-	-
66	12.6	Scheduled Ancient Monuments	0	0	0	-	-
66	12.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	<u>Agricultural designations</u> >	On site	0-50m	50-250m	250-500m	500-2000m
67 >	13.1 >	<u>Agricultural Land Classification</u> >	Grade 4 (within 250m)				
68	13.2	Open Access Land	0	0	0	-	-
68	13.3	Tree Felling Licences	0	0	0	-	-
68	13.4	Environmental Stewardship Schemes	0	0	0	-	-
69 >	13.5 >	<u>Countryside Stewardship Schemes</u> >	0	0	1	-	-
Page	Section	<u>Habitat designations</u> >	On site	0-50m	50-250m	250-500m	500-2000m
70 >	14.1 >	<u>Priority Habitat Inventory</u> >	1	3	6	-	-
71	14.2	Habitat Networks	0	0	0	-	-
71	14.3	Open Mosaic Habitat	0	0	0	-	-
71	14.4	Limestone Pavement Orders	0	0	0	-	-



Recent aerial photograph



Capture Date: 30/04/2022

Site Area: 7.61ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 11 September 2025

Recent site history - 2019 aerial photograph



Capture Date: 29/06/2019

Site Area: 7.61ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 11 September 2025

Recent site history - 2010 aerial photograph



Capture Date: 25/09/2010

Site Area: 7.61ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 11 September 2025

Recent site history - 2005 aerial photograph



Capture Date: 12/07/2005

Site Area: 7.61ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 11 September 2025

Recent site history - 1999 aerial photograph



Capture Date: 04/09/1999

Site Area: 7.61ha



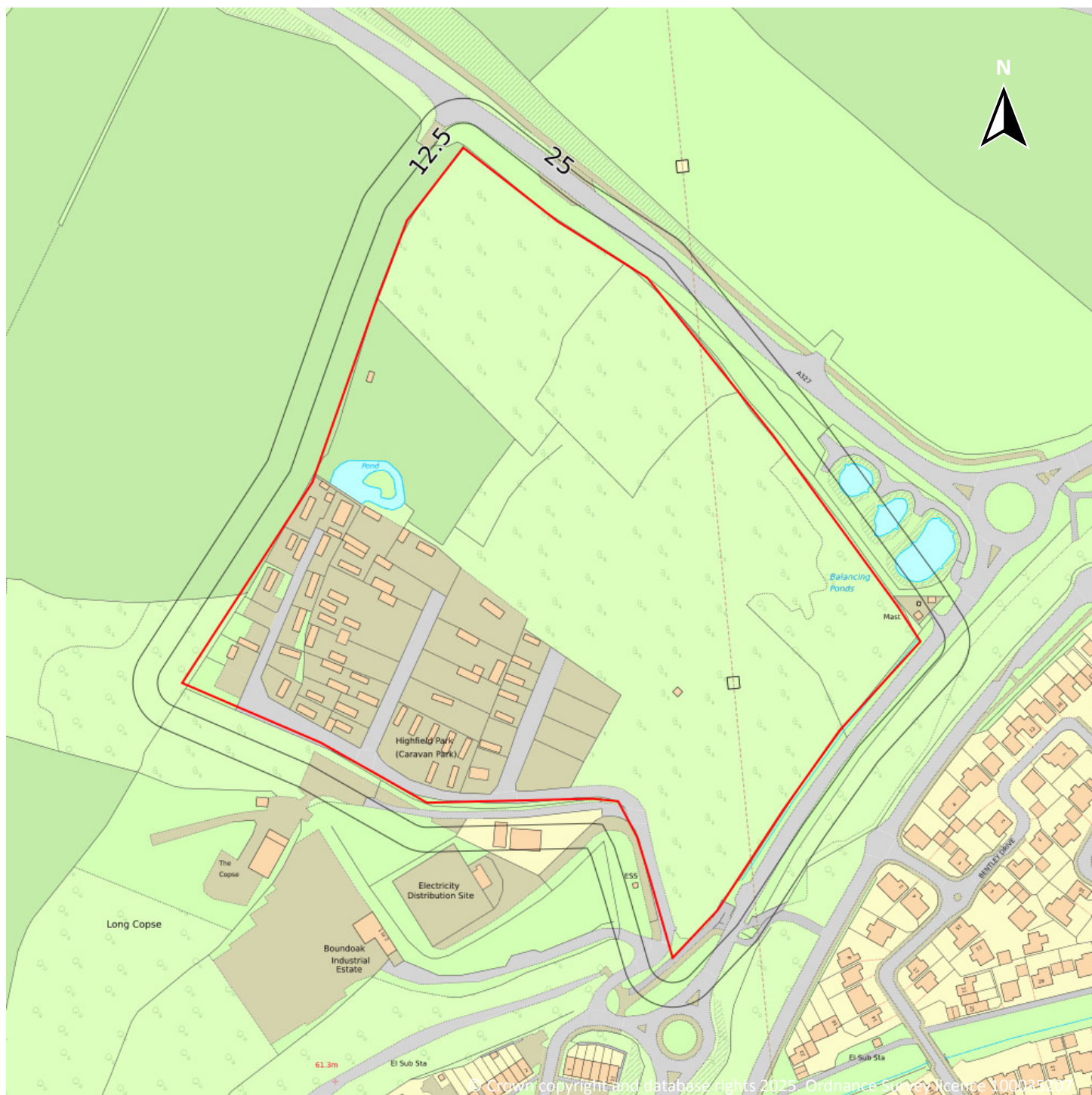
Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 11 September 2025

OS MasterMap site plan



Site Area: 7.61ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 11 September 2025

33

11

1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

17

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

Features are displayed on the Past land use map on [page 12 >](#)

ID	Location	Land use	Dates present	Group ID
A	On site	Barracks	1969 - 1979	1976916



ID	Location	Land use	Dates present	Group ID
B	12m S	Electricity Transformer Station	1979	1928758
B	12m S	Electricity Transformer Station	1988	1998242
E	301m W	Unspecified Tank	1932 - 1938	1923290
3	306m NW	Cuttings	1938 - 1961	1979503
E	312m W	Unspecified Tank	1961	1892364
H	364m SE	Unspecified Ground Workings	1969	1879822
4	400m SE	Unspecified Depot	1932 - 1938	1979943
5	412m NE	Brick Kiln	1898	1909485
K	464m SE	Unspecified Works	1961	1890888
K	464m SE	Brick and Tile Works	1988	1951560
K	464m SE	Brick and Tile Works	1969 - 1979	1996714
6	471m SE	Brick Works	1938	1897455
L	476m SE	Unspecified Pit	1961	1901877
7	483m NE	Unspecified Tank	1961	1892365
L	484m SE	Clay Pit	1988	1921358
L	484m SE	Clay Pit	1969 - 1979	1978291

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

7

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

Features are displayed on the Past land use map on [page 12 >](#)

ID	Location	Land use	Dates present	Group ID
A	27m SE	Unspecified Tank	1968	326673
A	36m SE	Unspecified Tank	1968 - 1976	338866



ID	Location	Land use	Dates present	Group ID
C	115m S	Unspecified Tank	1968	326674
C	127m S	Unspecified Tank	1968 - 1976	327435
1	149m SE	Unspecified Tank	1968 - 1976	331719
2	261m SE	Unspecified Tank	1968 - 1976	336456
E	305m W	Unspecified Tank	1933	326661

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	18
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Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 12 >](#)

ID	Location	Land use	Dates present	Group ID
A	8m SE	Electricity Substation	1968	208915
B	21m S	Electricity Substation	1995	221772
D	298m E	Electricity Substation	1987	215741
D	299m E	Electricity Substation	1999	211636
D	300m E	Electricity Substation	-	206886
D	300m E	Electricity Substation	1976	215404
F	338m S	Electricity Substation	1976 - 1999	232695
F	340m S	Electricity Substation	-	207036
G	340m NE	Electricity Substation	1978 - 1987	211677
G	341m NE	Electricity Substation	1993 - 1996	232289
H	389m SE	Electricity Substation	1976 - 1999	232031
H	390m SE	Electricity Substation	-	207037
I	416m E	Electricity Substation	1987	213559



ID	Location	Land use	Dates present	Group ID
I	418m E	Electricity Substation	1999	221530
I	418m E	Electricity Substation	-	206887
I	418m E	Electricity Substation	1976	218446
J	463m E	Electricity Substation	1978 - 1987	231578
J	463m E	Electricity Substation	1993 - 1996	225782

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

22

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 16](#) >

ID	Location	Land Use	Date	Group ID
A	On site	Barracks	1969	1976916
A	On site	Barracks	1979	1976916
B	12m S	Electricity Transformer Station	1988	1998242



ID	Location	Land Use	Date	Group ID
B	12m S	Electricity Transformer Station	1979	1928758
G	301m W	Unspecified Tank	1932	1923290
G	304m W	Unspecified Tank	1938	1923290
H	306m NW	Cuttings	1938	1979503
G	312m W	Unspecified Tank	1961	1892364
H	315m NW	Cuttings	1961	1979503
K	364m SE	Unspecified Ground Workings	1969	1879822
1	400m SE	Unspecified Depot	1938	1979943
2	412m NE	Brick Kiln	1898	1909485
N	464m SE	Brick and Tile Works	1988	1951560
N	464m SE	Brick and Tile Works	1969	1996714
N	464m SE	Brick and Tile Works	1979	1996714
N	464m SE	Unspecified Works	1961	1890888
3	471m SE	Brick Works	1938	1897455
O	476m SE	Unspecified Pit	1961	1901877
4	483m NE	Unspecified Tank	1961	1892365
O	484m SE	Clay Pit	1988	1921358
O	484m SE	Clay Pit	1969	1978291
O	484m SE	Clay Pit	1979	1978291

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

11

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

Features are displayed on the Past land use - un-grouped map on [page 16 >](#)

ID	Location	Land Use	Date	Group ID
A	27m SE	Unspecified Tank	1968	326673



ID	Location	Land Use	Date	Group ID
A	36m SE	Unspecified Tank	1976	338866
A	36m SE	Unspecified Tank	1968	338866
C	115m S	Unspecified Tank	1968	326674
C	127m S	Unspecified Tank	1976	327435
C	127m S	Unspecified Tank	1968	327435
D	149m SE	Unspecified Tank	1976	331719
D	149m SE	Unspecified Tank	1968	331719
E	261m SE	Unspecified Tank	1976	336456
E	261m SE	Unspecified Tank	1968	336456
G	305m W	Unspecified Tank	1933	326661

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	29
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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 16 >](#)

ID	Location	Land Use	Date	Group ID
A	8m SE	Electricity Substation	1968	208915
B	21m S	Electricity Substation	1995	221772
B	21m S	Electricity Substation	1995	221772
F	298m E	Electricity Substation	1987	215741
F	299m E	Electricity Substation	1999	211636
F	300m E	Electricity Substation	-	206886
F	300m E	Electricity Substation	1976	215404
I	338m S	Electricity Substation	1999	232695
I	340m S	Electricity Substation	-	207036
J	340m NE	Electricity Substation	1978	211677



ID	Location	Land Use	Date	Group ID
J	340m NE	Electricity Substation	1987	211677
I	340m S	Electricity Substation	1987	232695
J	341m NE	Electricity Substation	1996	232289
J	341m NE	Electricity Substation	1993	232289
J	341m NE	Electricity Substation	1993	232289
I	341m S	Electricity Substation	1976	232695
K	389m SE	Electricity Substation	1999	232031
K	389m SE	Electricity Substation	1987	232031
K	390m SE	Electricity Substation	-	207037
K	392m SE	Electricity Substation	1976	232031
L	416m E	Electricity Substation	1987	213559
L	418m E	Electricity Substation	1999	221530
L	418m E	Electricity Substation	-	206887
L	418m E	Electricity Substation	1976	218446
M	463m E	Electricity Substation	1978	231578
M	463m E	Electricity Substation	1987	231578
M	463m E	Electricity Substation	1996	225782
M	463m E	Electricity Substation	1993	225782
M	463m E	Electricity Substation	1993	225782

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



2.5 Historical garages

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



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

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

2

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

Features are displayed on the Waste and landfill map on [page 21 >](#)

ID	Location	Details		
A	32m SW	Site Address: The Piggery, Arborfield Licence Holder Address: -	Waste Licence: Yes Site Reference: 54/12/4/109, WOK10 Waste Type: Inert, Industrial, Commercial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 10/08/1980 Licence Surrender: 31/03/1981	Operator: - Licence Holder: R Hind First Recorded 31/12/1978 Last Recorded: 31/12/1985
2	477m SE	Site Address: Whitehall Brickworks, Arborfield Licence Holder Address: -	Waste Licence: - Site Reference: 54/12/5/8, WOK12 Waste Type: Inert, Industrial, Commercial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded 31/12/1981 Last Recorded: 31/12/1982

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

3.5 Historical waste sites

Records within 500m

4

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

Features are displayed on the Waste and landfill map on [page 21 >](#)



ID	Location	Address	Further Details	Date
A	2m SW	Site Address: N/A	Type of Site: Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1995
A	2m SW	Site Address: N/A	Type of Site: Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1995
A	39m SW	Site Address: The Copse Yard, 1 Eversley Road, Arborfield Cross, READING, Berkshire, RG2 9PN	Type of Site: Waste Recycling Centre (Conversion) - Planning application reference: F/2007/3004 Description: Scheme comprises change of use from vehicle dismantling and part storage to waste recycling site. An application (ref: F/2007/3004) for detailed planning permission was refused by Wokingham B.C. Planning decision obtained Data source: Historic Planning Application Data Type: Point	
A	54m SW	Site Address: Poperinghe Barracks, Arborfield, READING, Berkshire, RG2	Type of Site: Industrial Units/Waste Transfer Station Planning application reference: 43320/94 Description: Scheme comprises construction on a clear site of general industrial units waste transfer station, access road, surface parking for 50 cars and associated landscaping. Construction - brick, metal cladding walls; pitched, metal cladding roof; steel fram portal frame frame. Scheme comprises construction on a clear site of general industrial units waste transfer station, access road, surface parking for 50 cars and associated landscaping. Detailed plans have been submitted to Wokingham Council, there were objections raised at the planning committee and the applicant is now waiting for a decision from the High Court which is due to be made on the 15th of March, 1995. An application (ref: 43320/94) for Detailed Planning permission was submitted to Wokingham B.C. on 19th August 1994. Data source: Historic Planning Application Data Type: Point	01/04/1996

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



3.6 Licensed waste sites

Records within 500m

3

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

Features are displayed on the Waste and landfill map on [page 21 >](#)

ID	Location	Details		
A	13m SW	Site Name: Berkshire Car Spares, Arborfield Rg2 Site Address: The Copse, Eversley Road, Arborfield Cross, Berkshire, RG2 9PN Correspondence Address: -	Type of Site: Metal Recycling Site (Vehicle Dismantler) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 664539 EPR reference: EA/EPR/RP3793EG Operator: L Dunne, T/a Berkshire Car Spares Waste Management licence No: 83147 Annual Tonnage: 4999	Issue Date: 22/03/1996 Effective Date: 22/03/1996 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked
C	305m NE	Site Name: Ducks Nest Farm Site Address: Unit 4, Ducks Nest Farm, Eversley Road, Arborfield, RG2 9PJ Correspondence Address: -	Type of Site: 75kte WEEE Treatment Facility Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: 629288 EPR reference: EA/EPR/WE8542AB Operator: Intelligent Waste Management Ltd Waste Management licence No: 120875 Annual Tonnage: 0	Issue Date: 12/06/2024 Effective Date: 09/06/2024 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
C	305m NE	Site Name: Ducks Nest Farm Site Address: Unit 4 Ducks Nest Farm, Eversley Road, Reading, RG2 9PJ Correspondence Address: -	Type of Site: 75kte WEEE Treatment Facility Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: - EPR reference: EA/EPR/WE8542AB/A001 Operator: Intelligent Waste Management Limited Waste Management licence No: 120875 Annual Tonnage: 0	Issue Date: 12/06/2024 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

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



3.7 Waste exemptions

Records within 500m

18

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

Features are displayed on the Waste and landfill map on [page 21 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
B	75m NE	-	WEX270844	Treating waste exemption	Not on a farm	Screening and blending of waste
B	75m NE	-	WEX271072	Using waste exemption	Not on a farm	Use of waste in construction
B	79m NE	-	WEX270939	Treating waste exemption	Not on a farm	Screening and blending of waste
B	81m NE	-	WEX253449	Using waste exemption	Not on a farm	Use of waste in construction
B	98m NE	-	WEX247516	Using waste exemption	Not on a farm	Use of waste in construction
B	102m NE	-	WEX249554	Using waste exemption	Not on a farm	Use of waste in construction
B	102m NE	-	WEX255002	Using waste exemption	Not on a farm	Use of waste in construction
B	102m NE	-	WEX255007	Using waste exemption	Not on a farm	Use of waste in construction
1	256m NE	Ducks Nest Farm Eversley Road Reading Berkshire Rg2 9pj	EPR/PF0704SZ /A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste in construction
C	300m NE	-	WEX357169	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
C	300m NE	-	WEX357169	Storing waste exemption	Not on a farm	Storage of waste in a secure place
C	300m NE	-	WEX357169	Storing waste exemption	Not on a farm	Storage of waste in secure containers
C	300m NE	-	WEX357169	Treating waste exemption	Not on a farm	Recovery of scrap metal
C	300m NE	-	WEX357169	Treating waste exemption	Not on a farm	Sorting mixed waste

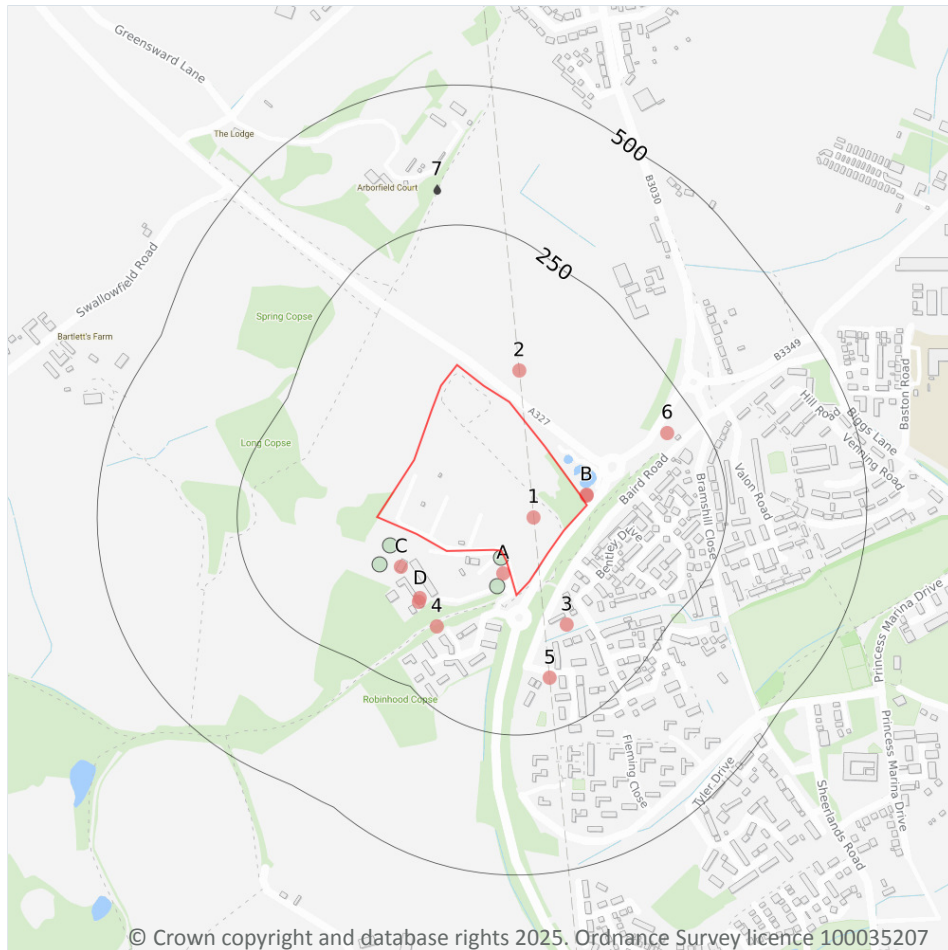


ID	Location	Site	Reference	Category	Sub-Category	Description
C	319m NE	Ducks Nest Farm, Eversley Road, Arborfield Cross, Reading, Rg2 9pj	WEX157842	Using waste exemption	On a farm	Use of waste in construction
C	319m NE	Ducks Nest Farm, Eversley Road, Arborfield Cross, Reading, Rg2 9pj	WEX293263	Using waste exemption	On a farm	Use of waste in construction
C	319m NE	Ducks Nest Farm, Eversley Road, Arborfield Cross, Reading, Rg2 9pj	WEX370522	Using waste exemption	On a farm	Use of waste in construction
C	321m NE	Unit 4 Ducks Nest Farm, Eversley Road, Arborfield, Rg2 9pj	EXP/KP3846YQ	Treating waste exemption	Not on a farm	Repair or refurbishment of WEEE

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

12

Current potentially contaminative industrial sites.

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

ID	Location	Company	Address	Activity	Category
1	On site	Pylon	Berkshire, RG2	Electrical Features	Infrastructure and Facilities
B	9m NE	Pylon	Berkshire, RG2	Electrical Features	Infrastructure and Facilities
B	10m NE	Mast	Berkshire, RG2	Telecommunications Features	Infrastructure and Facilities



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ID	Location	Company	Address	Activity	Category
A	13m W	Electricity Sub Station	Berkshire, RG2	Electrical Features	Infrastructure and Facilities
2	57m NE	Pylon	Berkshire, RG2	Electrical Features	Infrastructure and Facilities
C	64m SW	Berkshire Waste Solutions Ltd	The Copse, Eversley Road, Arborfield, Berkshire, RG2 9PN	Waste Storage, Processing and Disposal	Infrastructure and Facilities
D	97m SW	Industrial Estate	Berkshire, RG2	Business Parks and Industrial Estates	Industrial Features
3	101m SE	Electricity Sub Station	Berkshire, RG2	Electrical Features	Infrastructure and Facilities
D	103m SW	Woodley Cabinet Co	14 Bound Oak Industrial Estate, Wokingham Lane, Arborfield, Berkshire, RG2 9PN	Furniture	Consumer Products
4	136m S	Electricity Sub Station	Berkshire, RG2	Electrical Features	Infrastructure and Facilities
5	159m S	Pylon	Berkshire, RG2	Electrical Features	Infrastructure and Facilities
6	191m NE	Pump House	Berkshire, RG2	Water Pumping Stations	Industrial Features

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

1

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

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

ID	Location	Address	Details	
7	316m N	NEW BUNGALOW AT ARBOURFIELD COURT, NEW BUNGALOW AT ARBOURFIELD COUR, T, ARBORFIELD CROSS, BERKS	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CTCU.1380 Permit Version: 1 Receiving Water: LOWER BAGSHOT BEDS STRATA	Status: REVOKED - UNSPECIFIED Issue date: 17/05/1983 Effective Date: 17/05/1983 Revocation Date: 07/10/1996

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

4

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

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

ID	Location	Details	
A	6m SW	Incident Date: 08/01/2002 Incident Identification: 51296 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
A	29m W	Incident Date: 04/07/2002 Incident Identification: 89192 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Other General Biodegradable Material or Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
C	38m SW	Incident Date: 29/03/2002 Incident Identification: 67667 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
C	76m SW	Incident Date: 20/05/2008 Incident Identification: 588768 Pollutant: Inert Materials and Wastes Pollutant Description: Other Inert Material or Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)

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 Geology (basic)

5.1 Superficial geology (625k)

Records within 500m**0**

Generalised geology data based on BGS's published poster maps of the UK (North and South). Superficial related themes digitised from 1977 first edition Quaternary map (North and South).

This data is sourced from the British Geological Survey.

5.2 Bedrock geology (625k)

Records within 500m**2**

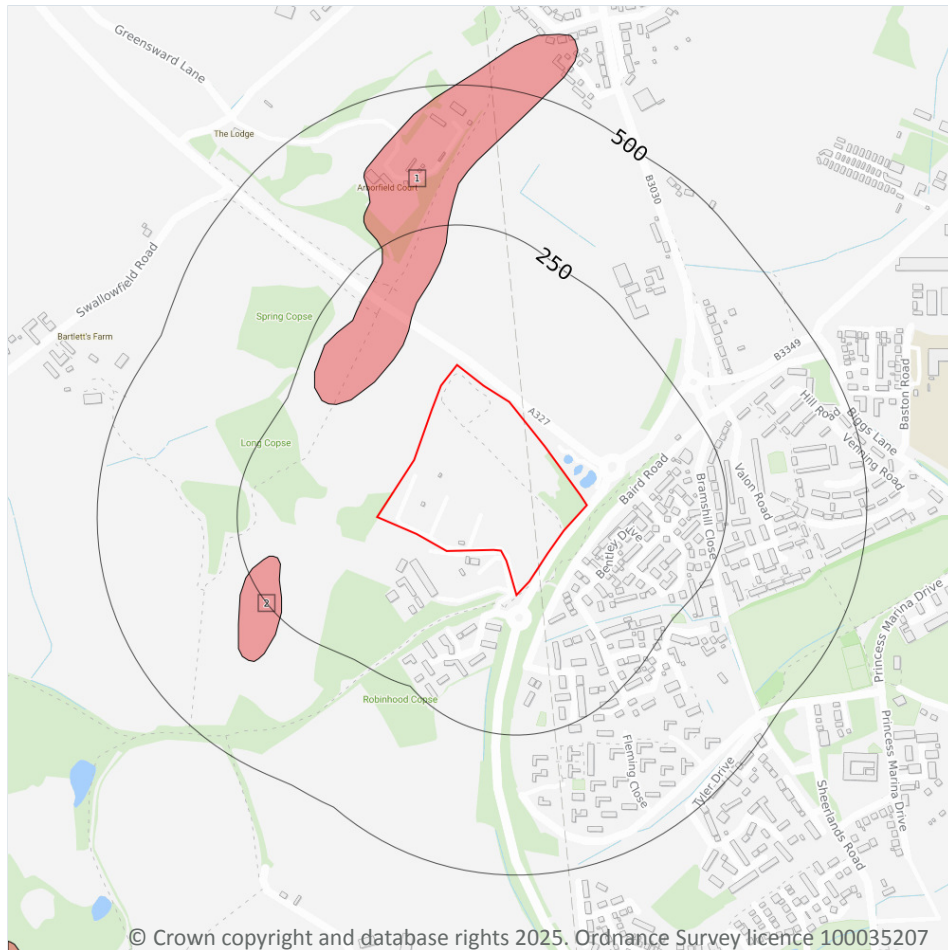
Generalised geology data based on BGS's published poster maps of the UK (North and South). Bedrock related themes created through generalisation of 1:50,000 data.

Location	Lex code	Description	Rock type
On site	BRBA-SSCL	BRACKLESHAM GROUP AND BARTON GROUP (UNDIFFERENTIATED)	SAND, SILT AND CLAY
On site	THAM-CLSSG	THAMES GROUP	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.



6 Hydrogeology - Superficial aquifer



— Site Outline

Search buffers in metres (m)

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

6.1 Superficial aquifer

Records within 500m

2

Aquifer status of groundwater held within superficial geology.

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

ID	Location	Designation	Description
1	96m NW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	192m 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



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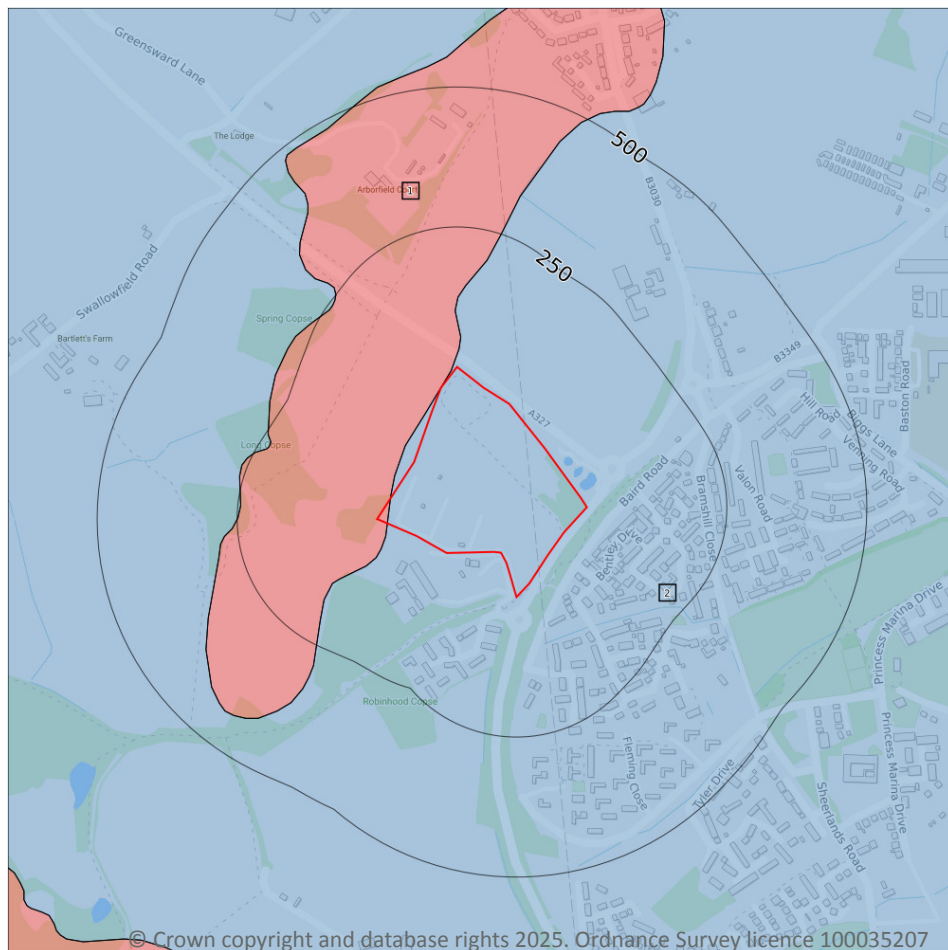
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This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Bedrock aquifer



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

6.2 Bedrock aquifer

Records within 500m

2

Aquifer status of groundwater held within bedrock geology.

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

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

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



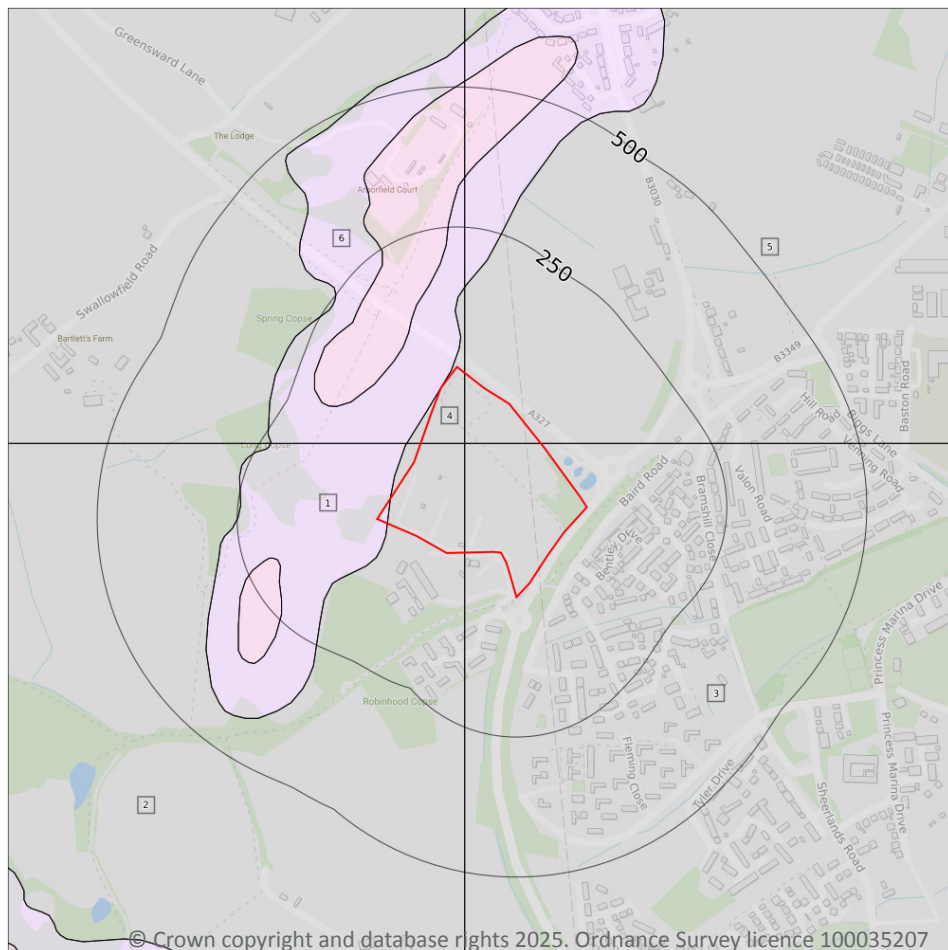
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Groundwater vulnerability



— 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

6.3 Groundwater vulnerability

Records within 50m

6

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

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

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



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40- 70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: 3-10m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Mixed
2	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40- 70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: 3-10m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed
3	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40- 70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed
4	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40- 70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed
5	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40- 70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed
6	On site	Summary Classification: Secondary bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40- 70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Mixed

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



6.4 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.

6.5 Groundwater vulnerability- local information

Records on site

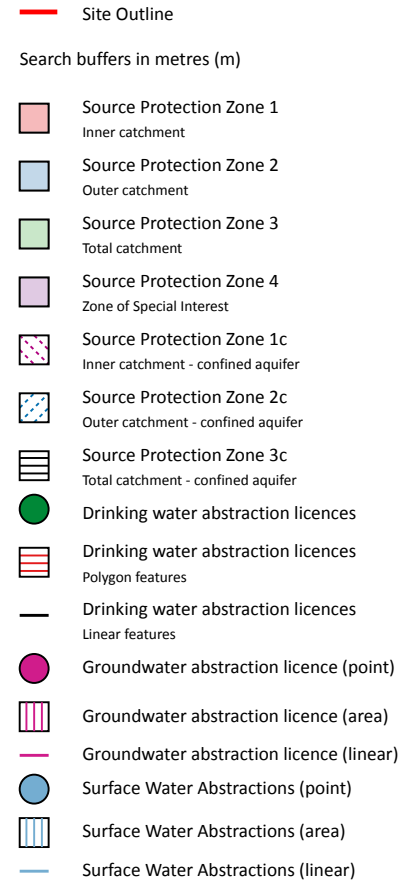
0

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



6.6 Groundwater abstractions

Records within 2000m

2

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 41](#) >

ID	Location	Details	
-	1430m SW	Status: Historical Licence No: 28/39/24/0079 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: FARLEY HALL, FARLEY HILL, BERKS -WELL Data Type: Point Name: THE RT HON VISCOUNT NICHOLAS BEARSTED Easting: 475000 Northing: 164710	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 09/01/1967 Expiry Date: - Issue No: 101 Version Start Date: 30/09/2002 Version End Date: -
-	1438m SW	Status: Historical Licence No: 28/39/24/0079 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT FARLEY HALL, FARLEY HILL, BERKS Data Type: Point Name: SAMUEL Easting: 475000 Northing: 164700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 09/01/1967 Expiry Date: - Issue No: 100 Version Start Date: 09/01/1967 Version End Date: -

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

6.7 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.

6.8 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.



6.9 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.

6.10 Source Protection Zones (confined aquifer)

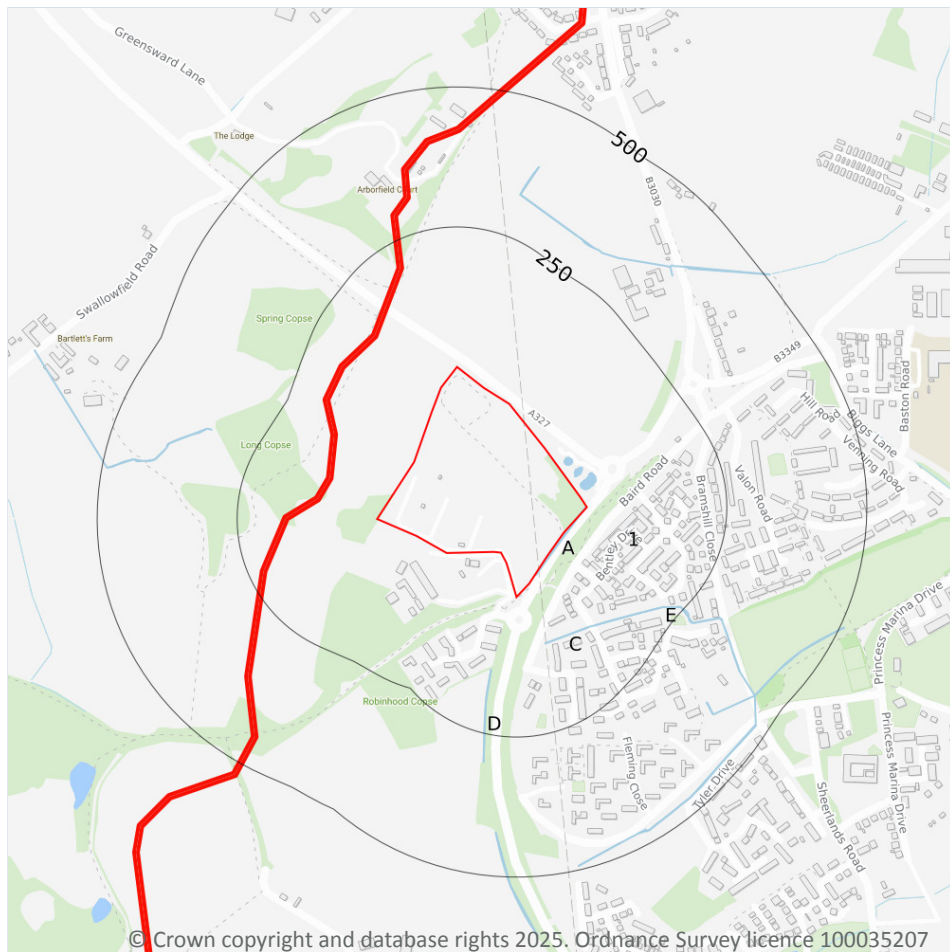
Records within 500m**0**

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.



7 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

7.1 Water Network (OS MasterMap)

Records within 250m

5

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

Features are displayed on the Hydrology map on [page 44](#) >

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



ID	Location	Type of water feature	Ground level	Permanence	Name
C	97m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	132m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
D	136m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	138m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

7.2 Surface water features

Records within 250m	8
----------------------------	----------

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

Features are displayed on the Hydrology map on [page 44 >](#)

This data is sourced from the Ordnance Survey.

7.3 WFD Surface water body catchments

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

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

Features are displayed on the Hydrology map on [page 44 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Barkham Brook	GB106039017400	Loddon	Loddon and Trib

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



7.4 WFD Surface water bodies

Records identified

1

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

Features are displayed on the Hydrology map on [page 44 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1475m NE	River	Barkham Brook	GB106039017400 ↗	Moderate	Fail	Moderate	2019

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

7.5 WFD Groundwater bodies

Records on site

0

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

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



8 River and coastal flooding

8.1 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.

8.2 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.

8.3 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.



8.4 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.

8.5 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

8.6 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.

8.7 Flood Zone 3

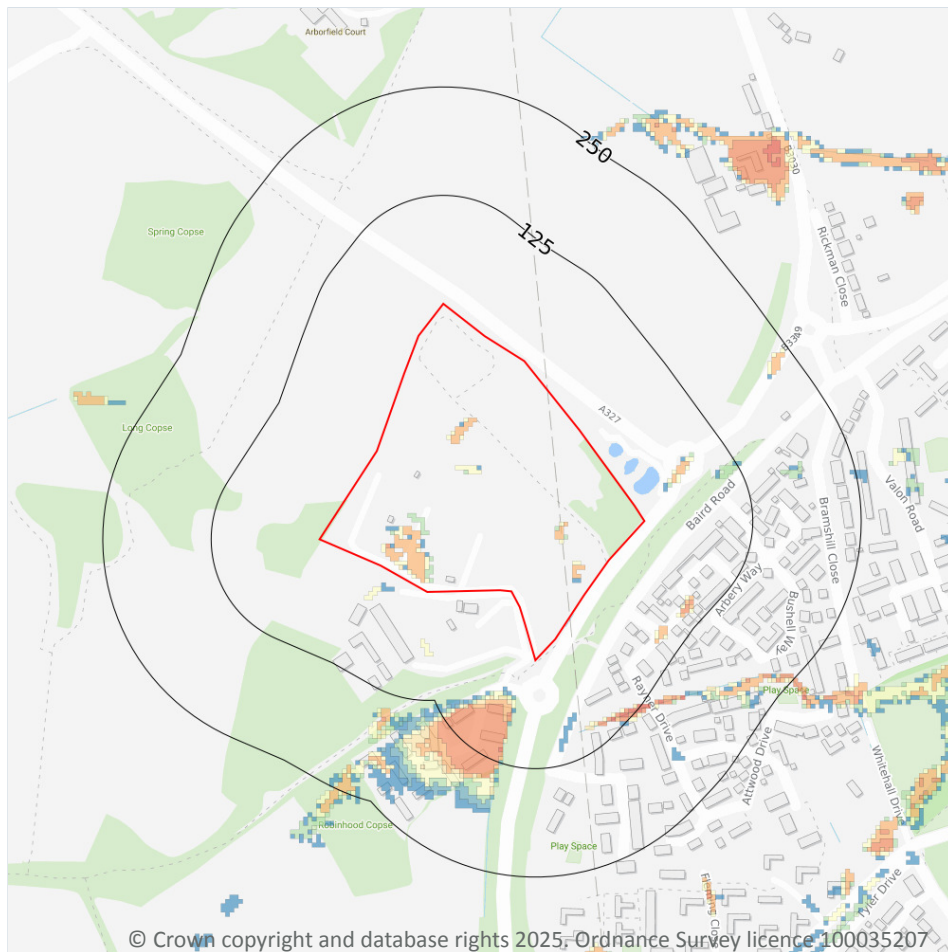
Records within 50m

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.

9 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

9.1 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 50](#) >

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

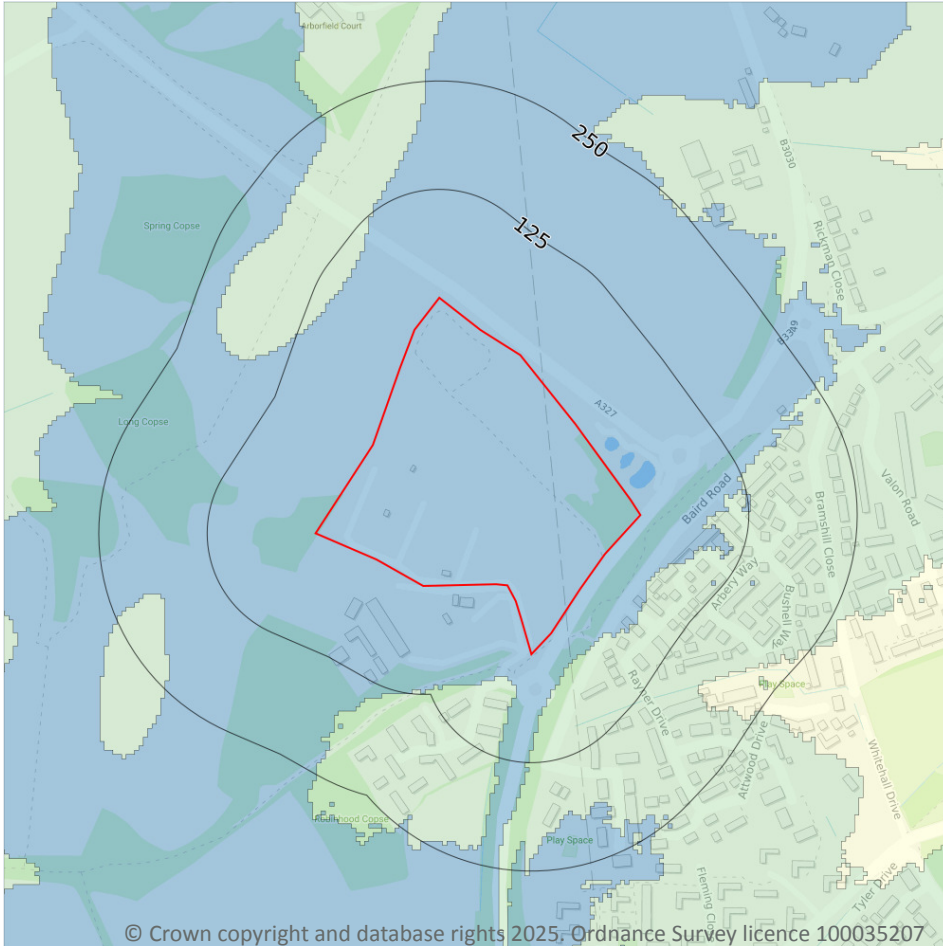
The table below shows the maximum flood depths for a range of return periods for the site.

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

This data is sourced from Ambiantal Risk Analytics.



10 Groundwater flooding



— Site Outline
Search buffers in metres (m)

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

10.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

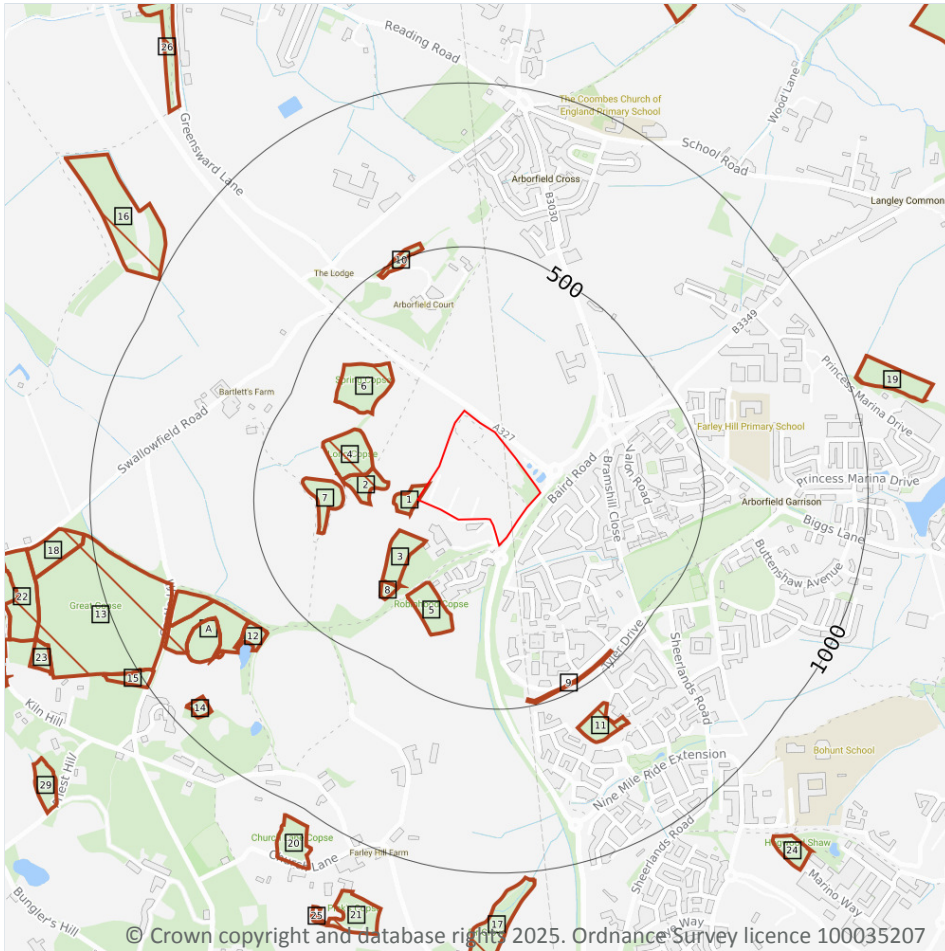
Low

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

Features are displayed on the Groundwater flooding map on [page 52 >](#)

This data is sourced from Ambiantal Risk Analytics.

11 Environmental designations



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

11.1 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 53](#) >

ID	Location	Name	Data source
-	1676m E	Longmoor Bog SSSI	Natural England



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

11.2 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.

11.3 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.

11.4 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.

11.5 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.



11.6 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 53 >](#)

ID	Location	Name	Data source
-	1679m E	Longmoor Bog	Natural England

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

11.7 Designated Ancient Woodland

Records within 2000m

89

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

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

ID	Location	Name	Woodland Type
1	On site	Long Copse (Tithe Map: The Long Coppice)(tithe:long Coppice Hurdle Coppice)	Ancient & Semi-Natural Woodland
2	99m NW	Long Copse (Tithe Map: The Long Coppice)(tithe:long Coppice Hurdle Coppice)	Ancient & Semi-Natural Woodland
3	105m SW	(Tithe Map: Hurdle Coppice)(tithe:long Coppice Hurdle Coppice)	Ancient & Semi-Natural Woodland
4	168m NW	Long Copse (Tithe Map: The Long Coppice)(tithe:long Coppice Hurdle Coppice)	Ancient & Semi-Natural Woodland
5	212m SW	Robinhood Copse (Tithe Map: Robin Hood's Coppice)(tithe:robin Wood Coppice)	Ancient & Semi-Natural Woodland
6	226m NW	(Epo2:spring Copse. Tithe Map: Spring Coppice)(tithe:spring Coppice)	Ancient & Semi-Natural Woodland
7	227m W	(Tithe Map: Coppice)	Ancient & Semi-Natural Woodland
8	267m SW	Unknown	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
9	468m SE	Whitehall Copse (Tithe Map: White Hall Coppice)(tithe:white Hall Coppice)	Ancient & Semi-Natural Woodland
10	475m NW	Unknown	Ancient & Semi-Natural Woodland
11	576m SE	Whitehall Copse (Tithe Map: White Hall Coppice)(tithe:white Hall Coppice)	Ancient & Semi-Natural Woodland
12	612m SW	Castle Copse (Tithe Map: Castle Coppice)	Ancient & Semi-Natural Woodland
A	636m SW	Castle Copse (Tithe Map: Castle Coppice)	Ancient & Semi-Natural Woodland
A	694m SW	Castle Copse (Tithe Map: Castle Coppice)	Ancient & Semi-Natural Woodland
A	716m SW	Castle Copse (Tithe Map: Castle Coppice)	Ancient & Semi-Natural Woodland
A	751m SW	Castle Copse (Tithe Map: Castle Coppice)	Ancient & Semi-Natural Woodland
13	794m W	Great Copse (Tithe Map: Horns Coppice)(tithe:hornes Coppice)	Ancient & Semi-Natural Woodland
14	889m SW	(Tithe Map: Castle Coppice)	Ancient & Semi-Natural Woodland
15	960m SW	Great Copse (Tithe Map: Horns Coppice)(tithe:hornes Coppice)	Ancient & Semi-Natural Woodland
16	1004m NW	Bottom Copse (Tithe Map: Bottoms Coppice)(tithe:bottom Coppice)	Ancient Replanted Woodland
17	1017m S	(Epoch2:fir Grove)(tithe: Yew Tree Copse)	Ancient & Semi-Natural Woodland
18	1024m W	Great Copse(tithe:mag Green Coppice)	Ancient & Semi-Natural Woodland
19	1024m E	Kidgem Copse (Tithe:kitchem Coppice)(tithe:kitchen Coppice)(osd=kidghans (?) Coppice)	Ancient & Semi-Natural Woodland
20	1038m SW	Churchland Copse(tithe:burchetts Coppice)	Ancient & Semi-Natural Woodland
21	1147m SW	Pink's Copse(tithe:pinks Coppice)	Ancient & Semi-Natural Woodland
22	1192m W	Kiln Copse(tithe:lower Moss Coppice)	Ancient & Semi-Natural Woodland
23	1212m W	Great Copse	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
24	1220m SE	Hogwood Shaw(tithe: Hogwood Shaw)	Ancient & Semi-Natural Woodland
25	1235m SW	Pink's Copse(tithe:pinks Coppice)	Ancient & Semi-Natural Woodland
26	1273m NW	Pound Copse (Tithe Map: Pound Coppice Wellan's Coppice)(tithe:pond Or Willans Coppice)	Ancient & Semi-Natural Woodland
B	1293m W	New Plantation(tithe:rapleys Shaw)	Ancient & Semi-Natural Woodland
-	1299m E	Kidgem Copse (Tithe:kitchem Coppice)(tithe:kitchen Coppice)(osd=kidghans (?) Coppice)	Ancient & Semi-Natural Woodland
-	1313m W	New Plantation(tithe:rapleys Shaw)	Ancient Replanted Woodland
-	1320m W	New Plantation(tithe:rapleys Shaw)	Ancient & Semi-Natural Woodland
-	1322m W	New Plantation(tithe:rapleys Shaw)	Ancient Replanted Woodland
28	1352m NE	(Epo2: Hazeltons Copse; Tithe:hazletons Copse)	Ancient & Semi-Natural Woodland
-	1360m W	New Plantation(tithe:rapleys Shaw)	Ancient & Semi-Natural Woodland
-	1368m W	New Plantation(tithe:rapleys Shaw)	Ancient & Semi-Natural Woodland
-	1370m W	New Plantation(tithe:rapleys Shaw)	Ancient Replanted Woodland
-	1372m W	New Plantation(tithe:rapleys Shaw)	Ancient & Semi-Natural Woodland
-	1379m W	New Plantation(tithe:rapleys Shaw)	Ancient Replanted Woodland
29	1387m SW	Unknown	Ancient & Semi-Natural Woodland
-	1401m W	Emms Copse(tithe:emms Coppice)	Ancient & Semi-Natural Woodland
-	1405m W	Emms Copse(tithe:emms Coppice)	Ancient & Semi-Natural Woodland
-	1445m E	Kidgem Copse (Tithe:kitchem Coppice)(tithe:kitchen Coppice)(osd=kidghans (?) Coppice)	Ancient & Semi-Natural Woodland
-	1465m W	Emms Copse(tithe:emms Coppice)	Ancient & Semi-Natural Woodland
-	1465m W	New Plantation(tithe:first Dunnings Hole)	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
-	1475m E	Kidgem Copse (Tithe:kitchem Coppice)(tithe:kitchen Coppice)(osd=kidghans (?) Coppice)	Ancient & Semi-Natural Woodland
-	1485m SW	(Tithe Map: Farley Hill Common)	Ancient & Semi-Natural Woodland
-	1489m W	New Plantation(tithe:first Dunnings Hole)	Ancient Replanted Woodland
-	1496m S	Unknown	Ancient & Semi-Natural Woodland
-	1505m SW	(Tithe Map: Farley Hill Common)	Ancient Replanted Woodland
-	1511m S	Westwood Copse(tithe: Westwood Copse)	Ancient & Semi-Natural Woodland
-	1550m SW	(Tithe Map: Farley Hill Common)	Ancient & Semi-Natural Woodland
-	1552m SW	Unknown	Ancient & Semi-Natural Woodland
-	1552m E	(Tithe=411=the Clumps; Osd=long Moor)	Ancient & Semi-Natural Woodland
-	1557m E	Kidgem Copse (Tithe:kitchem Coppice)(tithe:kitchen Coppice)(osd=kidghans (?) Coppice)	Ancient & Semi-Natural Woodland
-	1557m SW	(Tithe Map: Farley Hill Common)	Ancient & Semi-Natural Woodland
-	1575m W	New Plantation(tithe:part Of Third Dunnings Hole)	Ancient & Semi-Natural Woodland
-	1577m W	(Epo2: New Plantation)(tithe:part Of Third Dunnings Hole)	Ancient & Semi-Natural Woodland
-	1577m W	New Plantation(tithe:second Dunnings Hole)	Ancient & Semi-Natural Woodland
-	1626m W	New Plantation(tithe:second Dunnings Hole)	Ancient Replanted Woodland
-	1642m N	(Tithe Map: Brick Kiln Coppice)(tithe:brickkiln Coppice)	Ancient & Semi-Natural Woodland
-	1643m E	Kidgem Copse (Tithe:kitchem Coppice)(tithe:kitchen Coppice)(osd=kidghans (?) Coppice)	Ancient & Semi-Natural Woodland
-	1647m SW	Wyvols Copse (Tithe Map: Wyfold Coppice)(tithe:wyfold Copse)	Ancient Replanted Woodland
-	1650m W	New Plantation(tithe:part Of Third Dunnings Hole)	Ancient Replanted Woodland
-	1674m S	Claypits(tithe: Clay Pit)	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
-	1683m E	Kidgem Copse (Tithe:kitchem Coppice)(tithe:kitchen Coppice)(osd=kidghans (?) Coppice)	Ancient & Semi-Natural Woodland
-	1714m S	(Tithe:little Coppice Late Hornes)	Ancient & Semi-Natural Woodland
-	1715m SE	(Tithe: Redgates Shaw)	Ancient & Semi-Natural Woodland
-	1725m N	(Tithe Map: Furzen Coppice Parson's Coppice)(tithe:furzen Or Parsons Coppice)	Ancient & Semi-Natural Woodland
-	1732m W	New Plantation(tithe:part Of Third Dunnings Hole)	Ancient & Semi-Natural Woodland
-	1755m W	Moor Copse (Tithe Map: Moor Coppice)(tithe:moor Coppice)	Ancient & Semi-Natural Woodland
-	1768m S	Pickets Copse (Tithe Map: Piggots Coppice)(tithe:piggots Or Picketts Coppice)	Ancient Replanted Woodland
44	1777m NE	The Coombes	Ancient & Semi-Natural Woodland
-	1816m SE	(Tithe: Garden Shaw)	Ancient & Semi-Natural Woodland
-	1882m NW	Rounds Copse	Ancient & Semi-Natural Woodland
-	1887m NW	Rounds Copse(tithe:driftway Waste)	Ancient & Semi-Natural Woodland
-	1900m SW	(Epo3: Cocksetters)	Ancient & Semi-Natural Woodland
-	1903m S	Hornes Copse	Ancient & Semi-Natural Woodland
-	1937m NW	Rounds Copse	Ancient & Semi-Natural Woodland
-	1945m NW	Rounds Copse (Tithe Map: Round Coppice)(tithe:round Coppice)	Ancient & Semi-Natural Woodland
-	1946m NW	Rounds Copse(tithe:driftway Waste)	Ancient & Semi-Natural Woodland
-	1949m S	Lea Copse(tithe: Lea Copse)	Ancient & Semi-Natural Woodland
-	1955m NE	Bignell's Copse(tithe:bignolds Coppice)	Ancient & Semi-Natural Woodland
-	1960m S	Lea Copse(tithe: Lea Copse)	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
-	1976m W	Swallowfield Park: Great Wood(tithe:great Wood; Osd+swallowfield Place)	Ancient & Semi-Natural Woodland
-	1982m W	Swallowfield Park: Great Wood(tithe:great Wood; Osd=swallowfield Place)	Ancient & Semi-Natural Woodland
-	1982m NE	(Tithe:little Coppice)	Ancient & Semi-Natural Woodland

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

11.8 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.

11.9 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.

11.10 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.



11.11 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.

11.12 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.

11.13 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.

11.14 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.

11.15 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.

11.16 Nitrate Vulnerable Zones

Records within 2000m

2

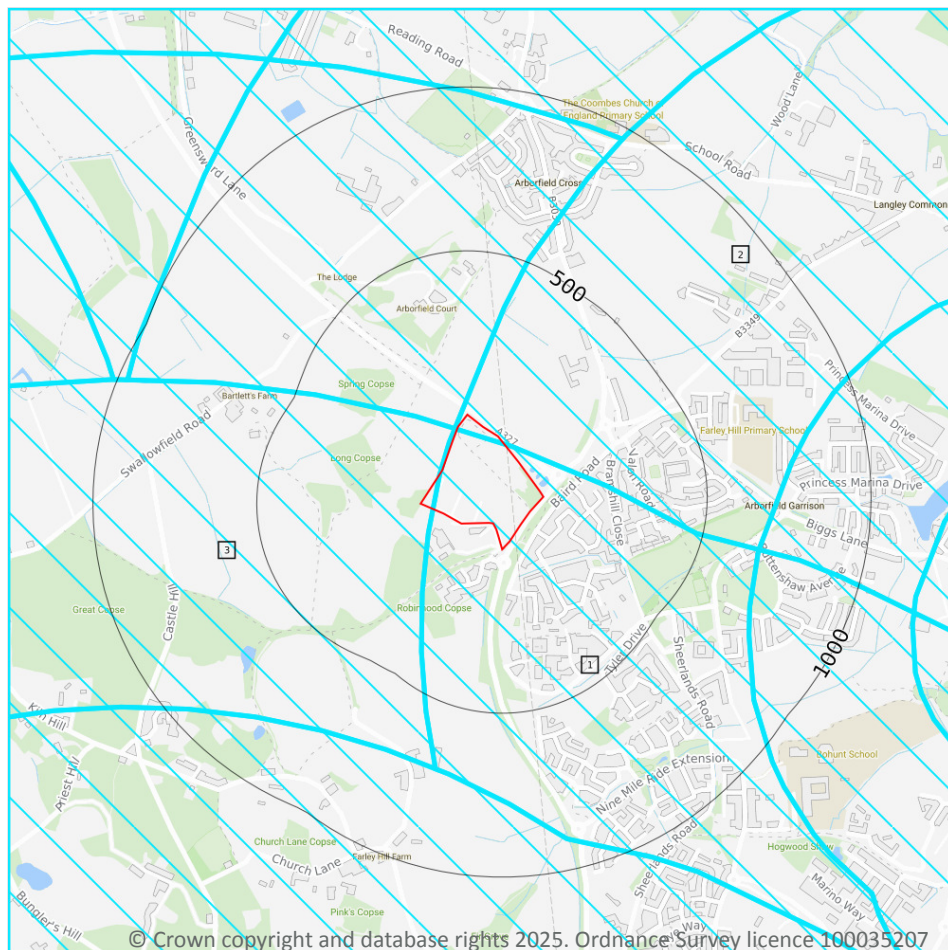
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	Barkham Brook NVZ	Surface Water	449	Existing
On site	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

11.17 SSSI Impact Risk Zones

Records on site

3

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 63](#) >

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0121000322302&notes=11401&location=477179,164550%20(IRZ%20polygon%20centre)
2	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302&notes=11401&location=479935,165401%20(IRZ%20polygon%20centre)



ID	Location	Type of developments requiring consultation
3	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0321000432000&notes=11401&location=474944,165646%20(IRZ%20polygon%20centre)

This data is sourced from Natural England.

11.18 SSSI Units

Records within 2000m	1
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Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

Features are displayed on the SSSI Impact Zones and Units map on [page 63 >](#)

ID: -
 Location: 1676m E
 SSSI name: Longmoor Bog
 Unit name: Wdc
 Broad habitat: Fen, Marsh And Swamp - Lowland
 Condition: Unfavourable - Recovering
 Reportable features:

Feature name	Feature condition	Date of assessment
Lowland fens, including basin, flood-plain, open water transition and valley fens	Unfavourable - Recovering	22/07/2013
Lowland wet heath	Unfavourable - Recovering	22/07/2013
Wet woodland	Favourable	22/07/2013

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



12 Visual and cultural designations

12.1 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.

12.2 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.

12.3 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.

12.4 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.

12.5 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.

12.6 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.

12.7 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.



13 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

13.1 Agricultural Land Classification

Records within 250m

2

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

Features are displayed on the Agricultural designations map on [page 67](#) >

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



ID	Location	Classification	Description
2	6m SE	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.

This data is sourced from Natural England.

13.2 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.

13.3 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.

13.4 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.



13.5 Countryside Stewardship Schemes

Records within 250m**1**

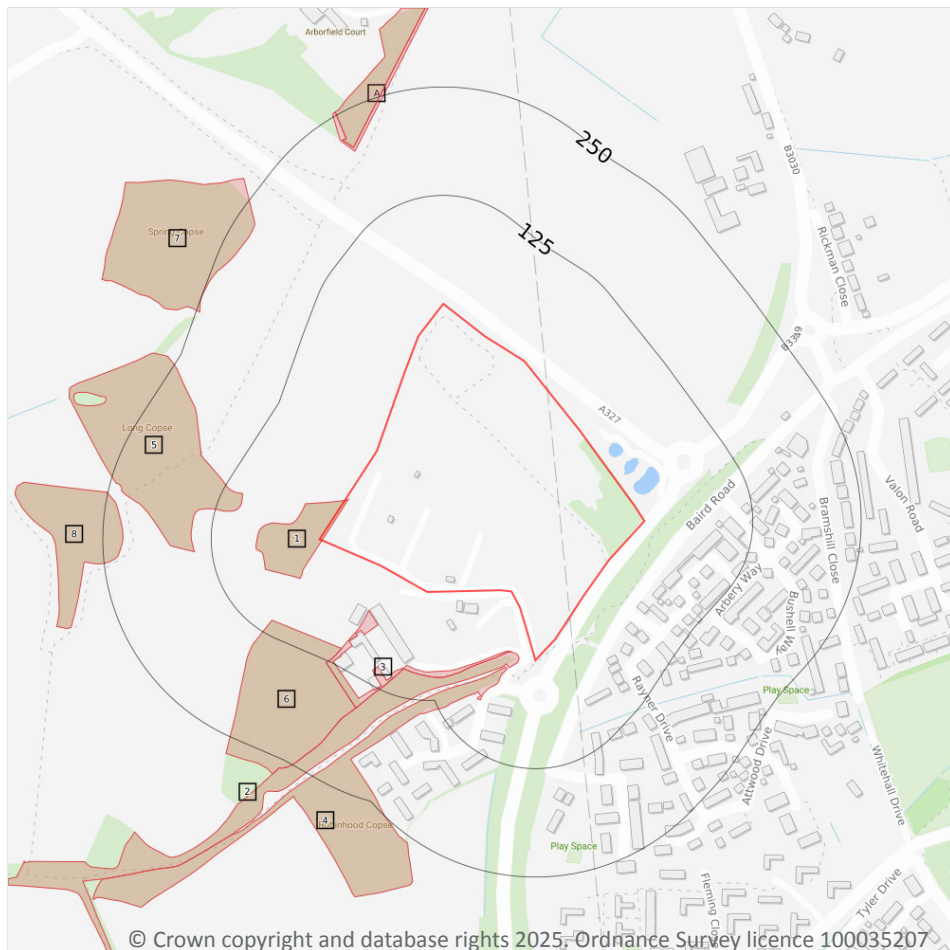
Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

Location	Reference	Scheme	Start Date	End Date
137m S	1228527	Countryside Stewardship (Middle Tier)	01/01/2022	31/12/2026

This data is sourced from Natural England.



14 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

14.1 Priority Habitat Inventory

Records within 250m

10

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 70 >](#)

ID	Location	Main Habitat	Other habitats
1	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	17m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	24m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	34m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
5	99m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	105m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	203m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	208m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	226m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	227m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

14.2 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.

14.3 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.

14.4 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.



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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