ENVIRONMENTAL DESK STUDY
AND
PRELIMINARY
RISK ASSESSMENT

Land to the east of
Lodge Road
Hurst
Wokingham
RG10 0SG

apple environmental

January 2026

Contents

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Lane to the east of
Lodge Road
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1 Introduction and objectives

1.1 Introduction

Apple Environmental Limited has been appointed to provide a Phase I environmental desk study report in support of the proposal to construct three dwellings. This assessment has been carried out in accordance with the requirements of LCRM April 2021.

1.2 Aim

The principal aim of a Phase I environmental report is to gather the information needed in order to be in a position to assess the presence and/or significance of any land contamination on this site. The resultant information then enables a preliminary risk assessment to be carried out to conclusions in which an acceptable degree of confidence can be placed. These conclusions form the basis of the conceptual site model (CSM). The CSM therefore highlights any potential pollutant linkages at the site based on current and historical use of the land and its immediate surroundings, and if appropriate, proposes further investigation. Any such further investigation will focus on areas currently and previously used for purposes that may give rise to contamination and will take account of land use in the proposed future development, one of the principal goals being the reduction of any uncertainty in the CSM (BSI 10175:2011+A2:2017).

1.3 Objectives

The broad objectives of this report are to obtain information in order to:

- provide information from which likely contaminant-pathway-receptor relationships can be identified;
- evaluate the environmental setting of the site and to identify sensitive receptors;
- assess the likelihood of finding contamination, its nature and extent; and
- determine the need or requirements for further investigation, by means of generic or detailed risk assessment.

2 Site history

2.1 Introduction

The site is located in the village of Hurst, in Berkshire.

2.2 Historical maps

Historical mapping and other archive material has been consulted to ascertain the past use of the site.

1872

The site exists as an open undeveloped field, with the western boundary marked by an unnamed road running in a north-south direction.

The only constructed features within 100m are a small elongated glasshouse 10m to the north, a small dwelling 30m to the northwest labelled as Lodge, and two large ponds located 60m to the north. Further afield there are two small detached dwellings located around 120m to the south, and the Hurst Brewery located around 220m to the east of the site comprising several buildings.

1899 - 1900

No significant changes at the subject site or within 100m. The aforementioned brewery is no longer shown, and has been replaced by some new buildings labelled as Dorndon.

1912 - 1913

The western side of the road to the immediate west of the site now has a stream present running parallel to the road. The land to the immediate south of the site is now shown as a nursery. It includes a dwelling around 20m from the site southern boundary along with a number of glasshouses slightly further to the south. The land 50m to the southeast of the site, and beyond out to 250m now exists as allotment gardens. An old gravel pit is shown around 350m to the east of the site.

1932 - 1933

The site is still undeveloped. A row of 10 semi-detached dwellings are now shown to the immediate south of the nursery site, accessed from the newly labelled Sawpit Road.

1960 - 1986

A land drain is now shown marking the eastern boundary of the site. The aforementioned road marking the western boundary is now labelled as Lodge Road.

A Pool House is now shown around 20m to the north of the site, and the aforementioned Lodge is now labelled as The Old Lodge. The nursery site to the south has seen further development including the introduction of more glasshouses; one of which is very large. A large pond is shown around 200m to the south of the site.

1990 - 1993

The site is still undeveloped. The nursery dwelling to the south of the site is still present, and now labelled as Hurst Nurseries, however all of the nursery glasshouses etc. have been demolished to make way for the construction of a new road (Amber Close) and 11 dwellings. Furthermore, additional dwellings are now shown to the south of these dwellings.

1994 - 1995

Two new dwellings have been constructed around 20m to the south of the site on the newly constructed Nursery Close.

2001 - 2025

No significant changes at the subject site or within 100m.

2.3 Identified historical commercial/industrial sites

Through reference to historical data, the only feature identified within 250m of the subject site was the aforementioned nursery located 14m to the south of the site.

There are no records relating to historical tanks, historical garages, historical petrol/fuel sites or historical energy features within this same distance.

2.4 Street View information

Reference has been made to on-line historical Street View photography and other archive photographs for the nearby surrounding roads.

Street View photography goes back to October 2008, where it shows the site to be an open field. Environmental datasheets go back to September 1999 and appear to show that the site has seen no significant change since this time.

2.5 UXO information

During the Second World War the general area was subjected to bombing raids; the closest of which is understood to have occurred between Bracknell and Wokingham, around 7km south of the subject site.

3 Current setting

3.1 General

The subject site essentially exists as an open field located to the immediate east of Lodge Road. The northern section of the site comprises a shipping container, along with some deposited household items and building materials. Adjacent to this there is a mound of construction waste, comprising bricks, concrete, soil and ceramic tiles. There is a small structure is present on the northeastern section which houses a tractor.

A drainage ditch is present along the eastern boundary, whilst a stream is present to the west on the opposite side of Lodge Road; running parallel with the road. There are dwellings located to the immediate north and northwest, and also to the south of the site. A large area of land to the northwest, west and southwest of Lodge Road was a former landfill site and it evident that this was sitting approximately 2m higher than the adjacent road.

The site walk-over was undertaken on the 7th January 2026. Photographs 1 to 7 below show some of the features described above.

Photograph 1 Showing the subject site looking northwards

Photograph 2 Showing the site looking eastwards

Photograph 3 Showing part of the raised former landfill site beyond the trees

Photograph 4 Showing land drain at the eastern boundary

Photograph 5 Showing the stream to the fairly immediate west of the site

Photograph 6 Showing Lodge Road looking northwards

Photograph 7 Showing Lodge Road looking southwards

3.2 Development surrounding the site

Through reference to environmental datasheets, there are no commercial or industrial activities or other potentially significant features which currently exist within 100m of the site.

There are no underground high pressure oil or gas pipes recorded within 500m of the site, nor are there any underground electricity transmission cables within this same distance.

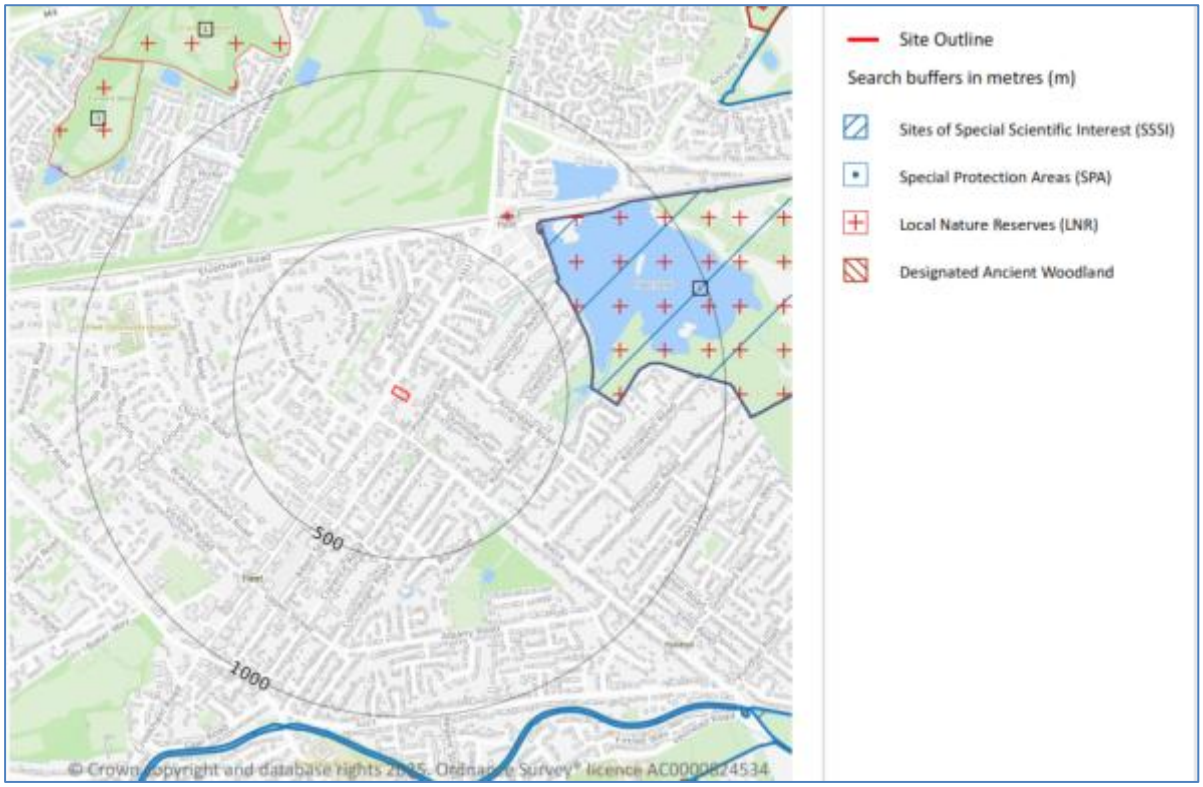
4 Environmental setting

Ordnance Survey maps were used in conjunction with the MAGIC website (formerly English Nature's Nature on the Map) in order to ascertain the location of sensitive habitat areas and other places of special or scientific interest within the vicinity of the site.

The site does not lie within a designated environmentally sensitive area; the closest of which is Lodge Wood and Sandford Mill SSSI which has been designated as a Site of Special Scientific Interest (SSSI). It is located 577m to the west, as shown below in Figure 1. Lavells Lake Local /Nature Reserve (LNR) is also present 914m to the southwest.

The agricultural land classification for the site is Grade 3a equating to good quality agricultural land capable of consistently producing moderate to high yields of a narrow range of arable crops.

Figure 1 Location of closest environmentally sensitive area



5 Geology

5.1 Bedrock

Geological data states that the underlying geology upon the subject site consists of the Lambeth Group (Cclay, silt and sand). This sedimentary bedrock was formed approximately 56 to 59 million years ago in the Paleogene Period. The depth of this bedrock beneath the subject site is not known.

5.2 Superficial deposits

The bedrock in this area is expected to be overlain by superficial deposits of the Kempton Park Gravel Member (sand and gravel). Again, the depth or presence of these deposits has not been confirmed. BGS data suggests that these may extend to a depth of up to 3m in this area.

5.3 Artificial deposits

BGS mapping does not record any artificial deposits overlying the geological deposits at this site location. The closest of such appears to be 16m to the west where infilled ground is present, which appears to surround a historic landfill site.

5.4 Borehole data

British Geological Survey (BGS) borehole data has been consulted for this study. In doing so, there are five borehole logs within 500m which are expected to share similar geological characteristics to that which is present beneath the site. The closest of these have been detailed below.

Borehole SU77SE77 was located at Whistley Green, 78m to the north and continued to a depth of 91.4m. The log details 0.3m of topsoil underlain by 2.9m of gravel. This was subsequently underlain by 8.2m of mottled clay and 7.3m of green brown sandy clay. For the next 1.8m blue clay and stones and 0.5m of blue, sandy, silty clay was present. From here to the base of the borehole chalk and flints was noted.

Groundwater was recorded at a depth of 11.5m(bgl).

Borehole SU77SE77 was located at Hurst Nurseries, 93m to the south and continued to a depth of 36.5m. The log details 10m of gravel drift underlain by 9.7m of mottled clay. This was subsequently underlain by 3m of sandy clay and 4.2m of mottled clay. For the next 2.1m green sand and dark clay was present. From here to the base of the borehole chalk and flints was noted.

Groundwater was recorded at a depth of 2.7m(bgl).

5.5 Soil chemistry

Through reference to available data, the soil in the local area is expected to have a natural arsenic concentration of 15mg/kg, a cadmium concentration of 1.8mg/kg, a chromium concentration of 60 - 90mg/kg, a nickel concentration of 15 - 30mg/kg, and a lead concentration of 100mg/kg.

5.6 Radon affected areas

According to the UK Radon Map the site is not located within a radon affected area, where less than 1% of properties are expected to be above the 'Action Level' within a 1km radius of the site. As such, radon protection measures are not deemed necessary for new development in this area.

5.7 Coal and non-coal mining

Environmental datasheets indicate that there has been no coal mining or other mineral extraction within the general vicinity of the site.

The closest feature appears to be a gravel pit which was located approximately 350m to the east, and appeared to be operative in the early 1910s. It was subsequently developed for housing in or around 1970s.

6 Hydrology

6.1 Groundwater

Both the bedrock geology and the overlying superficial deposits beneath the site have been given 'Secondary (A)' aquifer status by the Environment Agency. This classification relates to permeable layers capable of supporting water supplies on a local scale rather than a strategic scale. These are also expected to provide an active base-flow to the neighbouring stream.

Through reference to the borehole logs above, groundwater is presumed to be present in the general area, where depths of around 2.7m(bgl) have been reported. This belief is supported by the fact that the site lies within a Source protection Zone 3 (SPZ3), although there is no licenced abstraction currently active in this area.

The groundwater has been designated as being of high leaching class and high vulnerability.

6.2 Surface water

There are several surface waters feature recorded within 250m of the site. The closest of these are the aforementioned land drain marking the eastern boundary of the site and the stream 12m to the west. The stream flows between the road and the aforementioned infilled area/landfill site.

Further afield, there are water courses also located 29m to the south and 34m to the north.

With regards to any surface water on the site, due to the soft landscaping present this is likely to percolate down into the semi-permeable bedrock below, and/or managed by the land drain on the eastern boundary.

6.3 Discharge consents

According to the environmental datasheets there is no licensed discharging currently occurring within 250m of the site.

6.4 Flooding

6.4.1 Surface water flooding

Through reference to Environment Agency pluvial flood data, the subject site is expected to be at low-moderate risk from surface water flooding.

The areas of moderate risk are localised in the southern and southeastern sections of the site; presumably due to natural topographic features.

This has been shown below in Figure 2.

Figure 2 Showing the nearest surface water flood risk areas to the site

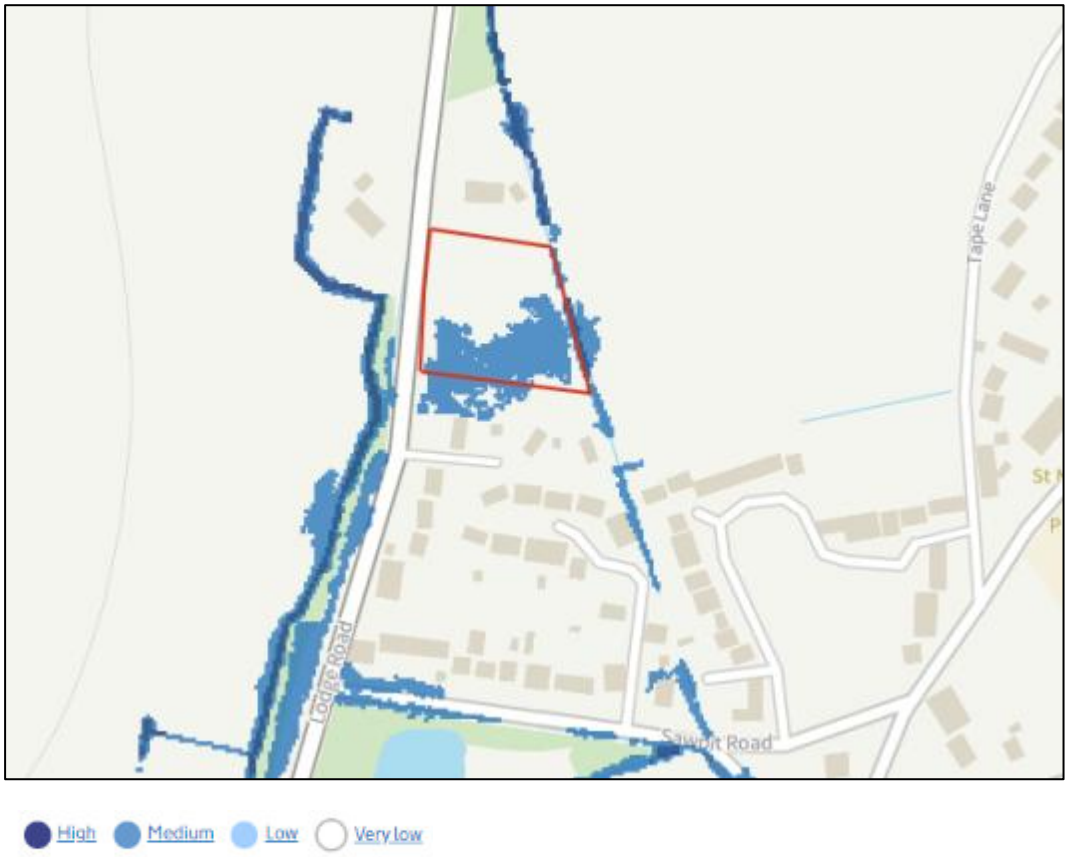
6.4.2 Fluvial flooding

Through reference to Environment Agency fluvial flood data the site falls within designated Flood Zones 2 and 3; hence the risk from river flooding across the site is deemed to be moderate-high.

Again, the areas of higher risk are localised across the southern and southeastern section of the site.

This has been shown below in Figure 3.

Figure 3 Showing the nearest fluvial water flood risk areas to the site



7 Waste and other infilled land

7.1 Landfill

Environment Agency data, Local Authority data, environmental datasheets and historical maps referenced during the compiling of the report indicate that there have been two historic landfill sites within 500m of the subject site. The closest of these was a co-disposal site covering a large land area 112m to the northwest, west and southwest. No other operational details were available.

There are also two active landfill sites within this same distance with the closest being a co-disposal facility located 376m to the west.

7.2 Infill

There is no evidence of infilling on the subject site. The environmental datasheets indicate that infilled ground is however present to the west of the subject site on and around the former landfill site. It is not known why the area around the landfill would have been infilled, unless this was to prevent any resultant leachate entering the adjacent stream.

7.3 Other waste facilities

There are no recorded Environment Agency permitted waste facilities within 250m of the subject site, although there are several exempted activities within this same distance; all of which are located 163m to the northeast and include the following;

- deposit of waste dredging of inland waters;
- use of waste in construction;
- spreading waste on agricultural land to confer benefit;
- burning waste in the open;
- use of waste for a specific purpose;
- use of mulch;
- spreading of plant matter to confer benefit; and
- treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising.

8 Available contaminated land information

8.1 Statutory contaminated land

Environmental datasheets state that there are no sites determined as Contaminated Land under Part 2A of the EPA 1990 within 500m of the site.

8.2 Planning search

Recent planning records have been referred to for this area of Hurst in order to determine whether or not land contamination had been a material consideration in any corresponding decision notice, and if so, to consider any impact that these could have had on the subject site.

Through reference to Wokingham Borough Council planning records there have been no requests for a contaminated land assessment within the general vicinity of the subject site in the last five years.

8.3 Other environmental incidents

Through reference to environmental datasheets, there have been four recorded environmental incidents within 250m of the site, as follows;

- diesel had no impact to either air, land and water, 104m to the south of the site in September 2001;
- construction and demolition materials and wastes had a minor impact to land, 150m to the east of the site in October 2001;
- household waste had a minor impact to land, 150m to the east in February 2002; and
- household waste had a minor impact to land, 150m to the east in July 2003.

9 Conceptual site model

9.1 Overview

The site is currently an open soft landscaped field albeit with a shipping container and a small structure present on the northern section, along with a small mound of soil and construction waste. A nursery has been present to the south of the site since the early 1910s, although there is little to suggest that the subject site had any association with the nursery.

Further afield, there was a co-disposal landfill site 112m to the west-northwest. This does not appear on historical mapping, and therefore the operational dates are not known.

9.2 Sources

There do not appear to have been any potentially concerning activities undertaken on the site, other than possibly the aforementioned deposited construction waste. It appears to comprise inert material only, and therefore unlikely to have resulted in any significant ground contamination.

With regard to off-site sources, there is a potential concern from the large former landfill facility to the northwest, west and southwest for which consideration should be given to the migration of resultant ground gases through the semi-permeable geology.

9.3 Receptors

The receptors that would need to be considered in this instance are:

- future users of the site;
- construction workers;
- buildings, structures and associated services; and
- groundwater and surface water features.

9.4 Pathways

On the understanding that the site will be redeveloped for residential use with recreational soft landscaped features, the potential contamination pathways to receptors would appear to be the inhalation or ignition of gases during both the construction phase and subsequent occupation of the three proposed dwellings.

Gases could potentially enter the new buildings through the sub-surface structure or via incoming service routes.

It is possible also that ground gases could impact the biota within the surface water features; however the subject site would not be the source for this pathway.

9.5 Possible pathway linkages

9.5.1 Ground gases

- Inhalation - toxic ground gases such as carbon dioxide, carbon monoxide and hydrogen sulphide may well be present due to the breakdown of any remaining organic material beneath the former nearby landfill site, such that these could migrate to the subject site and be inhaled by construction workers and future users of the subject site; and

- ignition - migrating flammable and explosive methane gas may well accumulate beneath the new dwellings and enter via pathways of low resistance.

9.6 Assumptions and uncertainties

9.6.1 Site history

It has been assumed that all relevant potentially contaminating activities and features at the site have been identified. Where there is any uncertainty a precautionary approach will generally have been made.

9.6.2 Geology and groundwater

It has been assumed that the geological map is representative of the site; however any unexpected variation could affect the risk to groundwater beneath the site. This includes the possible presence, extent and nature of any made-ground at the site which would not have been characterised.

In addition to this, the nature and presence of groundwater beneath the site is similarly not known, including the possible rest level and any flow characteristics; although the available information suggests that flowing groundwater may well be present at an accessible or vulnerable depth in this location.

9.6.3 Contaminants

Although the presence of several contaminants is possible, their nature, location, concentration and mobility are not known.

9.6.4 Pathways

The absence or presence of preferential flow paths such as pipe-work, drains and service runs has not been confirmed.

9.6.5 Future site use

The likelihood or details of any future alteration or redevelopment of the site is not known; hence risk can only be ascertained with regard to the proposed use at this moment in time.

9.7 Assessment of risk

The perceived risk associated with identified linkages has been assessed below in Table 1. The risk algorithm used has been shown below in Figure 4.

Risk has been assessed on the understanding that the site will be redeveloped for residential use with new areas of soft recreational landscaping created.

Figure 4 Risk assessment algorithm

Potential severity	Risk rating						Severity of hazard	Probability of hazard	Overall risk
	5	5	10	15	20	25	5 = Fatality	1 = Improbable	1 - 6 Low
	4	4	8	12	16	20	4 = Major	2 = Remote	8 - 12 Moderate
	3	3	6	9	12	15	3 = Minor	3 = Possible	15 - 25 High
	2	2	4	6	8	10	2 = Negligible	4 = Probable	
	1	1	2	3	4	5	1 = None	5 = Certainty	
		1	2	3	4	5			
	Probability						Severity of hazard x probability = risk rating		

Table 1 Perceived risk to receptors

Source(s) identified	Identified pathways	Overall risk	Comments
Ground gases (methane, carbon dioxide, carbon monoxide and hydrogen sulphide)	Dermal contact with soil or soil-dust	4	The likelihood of contact with soil during construction work, gardening or recreation is high; however as no chemical contamination is expected the corresponding risk must be considered low.
	Direct ingestion of soil or soil-dust	4	The likelihood of ingesting soil during construction work, gardening or recreation is low; furthermore as no chemical contamination is expected the corresponding risk must be considered low.
	Inhalation of soil or soil-dust	4	The potential for inhaling soil or airborne soil-derived dust during construction work, gardening and recreation etc. is generally low; furthermore, as no chemical contamination is expected the corresponding risk must be considered low.
	Uptake via home-grown produce	9	The likelihood of ingesting any significant concentration of soil contamination through home-grown vegetables or fruit is low; however the potential presence of ground gases could have a moderate risk on the growth and quality of produce, with some potential for impacting health.
	Inhalation, ignition and exposure to gases and vapours	15	Due to the presence of the underlying infill and waste on land to the northwest, west and southwest, the likelihood of ground gases being generated is high. Until such time that gas generation can be dismissed on the subject site, the risk from gas migration must be considered to be potentially moderate - high at least.

Table 1 (Cont.) Perceived risk to receptors

Source(s) identified	Identified pathways	Overall risk	Comments
Ground gases (methane, carbon dioxide, carbon monoxide and hydrogen sulphide)	Contact with buildings and main services	15	Gases themselves are unlikely to present a significant risk to building fabric or underground services, but they do have the potential to accumulate beneath building foundation voids and enter via service runs. As such the corresponding risk must again at least be considered to be potentially moderate to high.
	Contact with groundwater, surface water, and other off-site environmental receptors	10	Ground gases are unlikely to significantly impact groundwater or other off-site receptors through dispersion, but could impact the natural biota within the nearby surface water features. The corresponding risk must at east be considered moderate.

10 Summary and recommendations

10.1 Summary

This report has highlighted the fact that although the subject site has seen no former activity, however; a co-disposal landfill site was present on a large area of land to the northwest, west and southwest of the site.

As such the report has identified a potential contamination concern due to the possible presence of ground gases which may have migrated away from the degrading waste towards the subject site.

In addition to this contamination source, the conceptual model has identified a number of pathway linkages, suggesting that there could be some degree of unacceptable risk to receptors; principally future site occupiers, although it is possible that the sub-surface building features and services could exacerbate this concern. In addition to this, surface water could become impacted also.

Despite the likely presence of groundwater beneath this site, these gases are unlikely to have any significant impact.

10.2 Recommendations

In view of the above conclusion further assessment of risk would need to be undertaken in the form of precautionary ground gas monitoring.

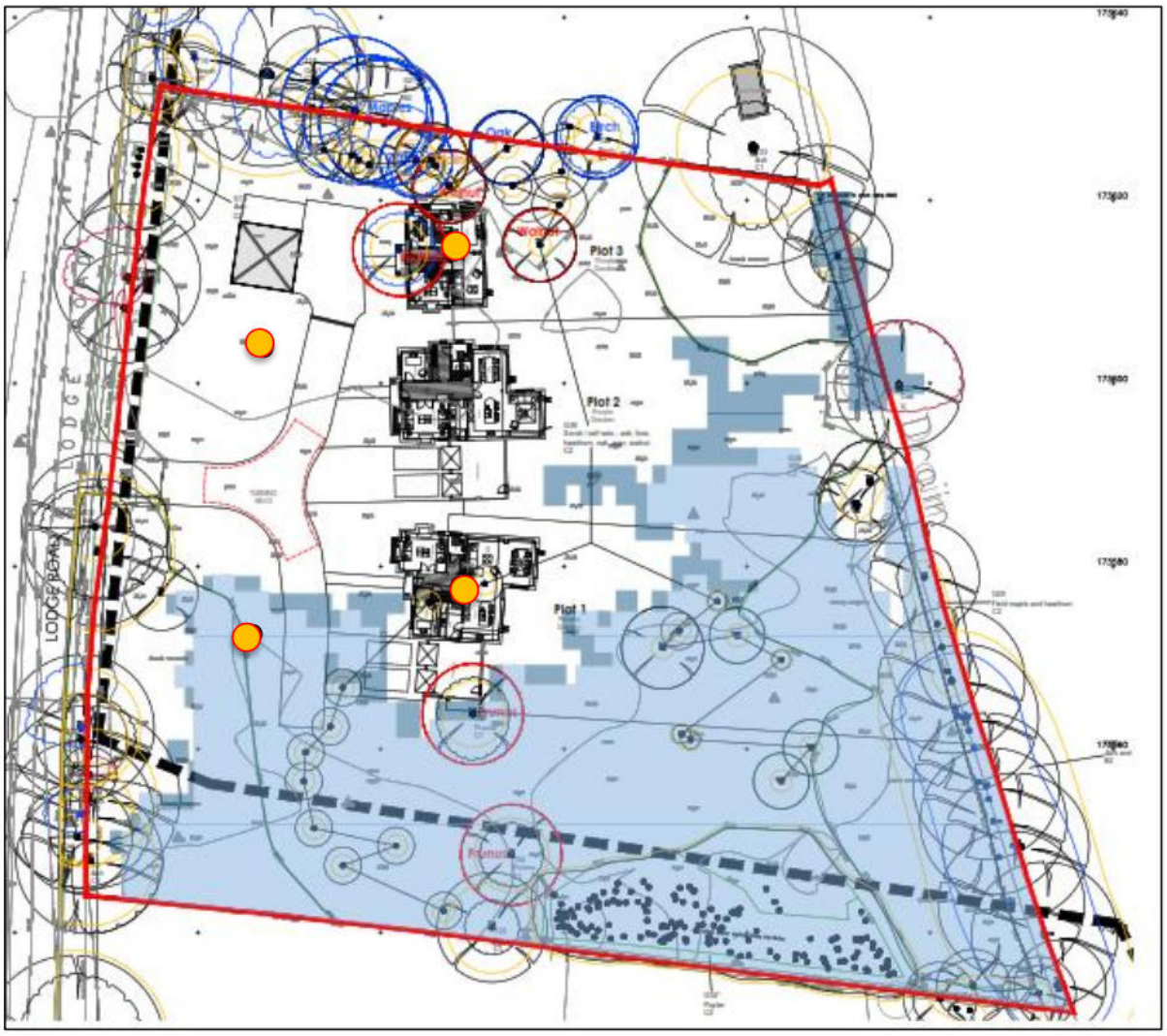
It is recommended that four boreholes should be drilled to a depth of 3m below the surface, to allow for the installation of ground gas wells.

Ground gas monitoring should be undertaken for an initial minimum period of 3 months, recording concentrations of methane and carbon dioxide. At least one of these visits should be made after a rapid fall in atmospheric pressure.

If significantly elevated gas concentrations are detected during this time then the monitoring period may need to be extended.

The suggested gas well locations have been indicated below in Figure 5.

Figure 5 Suggested sampling locations



Suggested gas well locations

It is further recommended that an informal observation strategy should be put in place during all ground-works that may take place as part of this redevelopment. Care should be taken during the working of the site to investigate any soils, which are suspected by sight, odour or suspicion, to be contaminated.

In the event of any discovery of potentially contaminated soils or materials, the location, type and quantity should be recorded, and the contaminated land officer at Wokingham Borough Council notified immediately. Approval should be sought prior to continuing groundworks or implementing any mitigation. The findings from such an investigation should allow any uncertainties or presumptions within the conceptual site model to be readdressed, and the risk reassessed accordingly.

11 Limitations

The results, comments and recommendations within this report are based upon the information made available at the time of undertaking this work, and relate to this specific work only. They must not be used to assess similar concerns at any other time, or at any other location.

Furthermore it should be pointed out that Apple Environmental Limited has been contracted to provide an objective preliminary risk assessment only, and as such has made every effort to achieve this aim.

Apple Environmental Limited will not be held responsible for the accuracy of information quoted from third party sources, and furthermore will not be held responsible for any subsequent outcomes arising from the implementation of recommendations herein based on this information.

It is further stated that this report details the environmental conditions of the site and its locality as at January 2026, and therefore can not take account of any changes that may have subsequently occurred since this report has been completed.

12 References and other sources of information

1. Investigation of potentially contaminated sites - code of practice (BSI 10175:2011+A2:2017)

2. Land Contamination Risk Management (LCRM) - Environment Agency (April 2021)

3. Groundsure EnviroInsight - historical mapping and environmental data report.

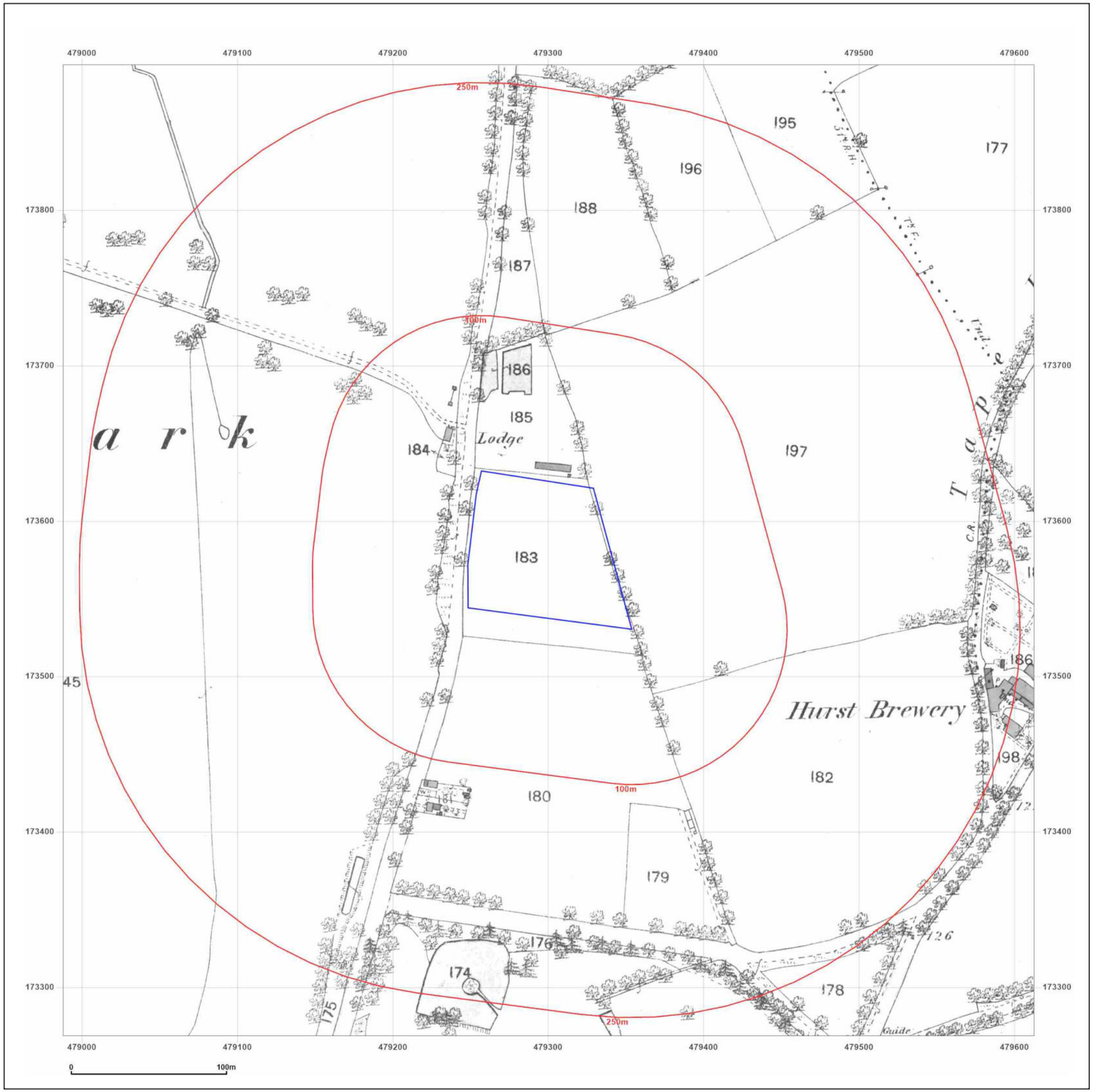
4. Natural England Nature on the map: http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx.

5. British Geological Survey website: http://www.bgs.ac.uk.

6. Environment Agency website: http://apps.environment-agency.gov.uk/wiyby/default.aspx.

APPENDICES

Historical maps
Environmental and geological datasheets



Groundsure INSIGHTS

Site Details:

LAND TO THE EAST OF LODGE ROAD, HURST, WOKINGHAM, RG10 0SG

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Report Ref: GS-NZY-WAM-EAW-JZ5
Grid Ref: 479300, 173581

Map Name: County Series
Map date: **1872**
Scale: 1:2,500
Printed at: 1:2,500

N
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Surveyed 1872
Revised 1872
Edition N/A
Copyright N/A
Levelled N/A

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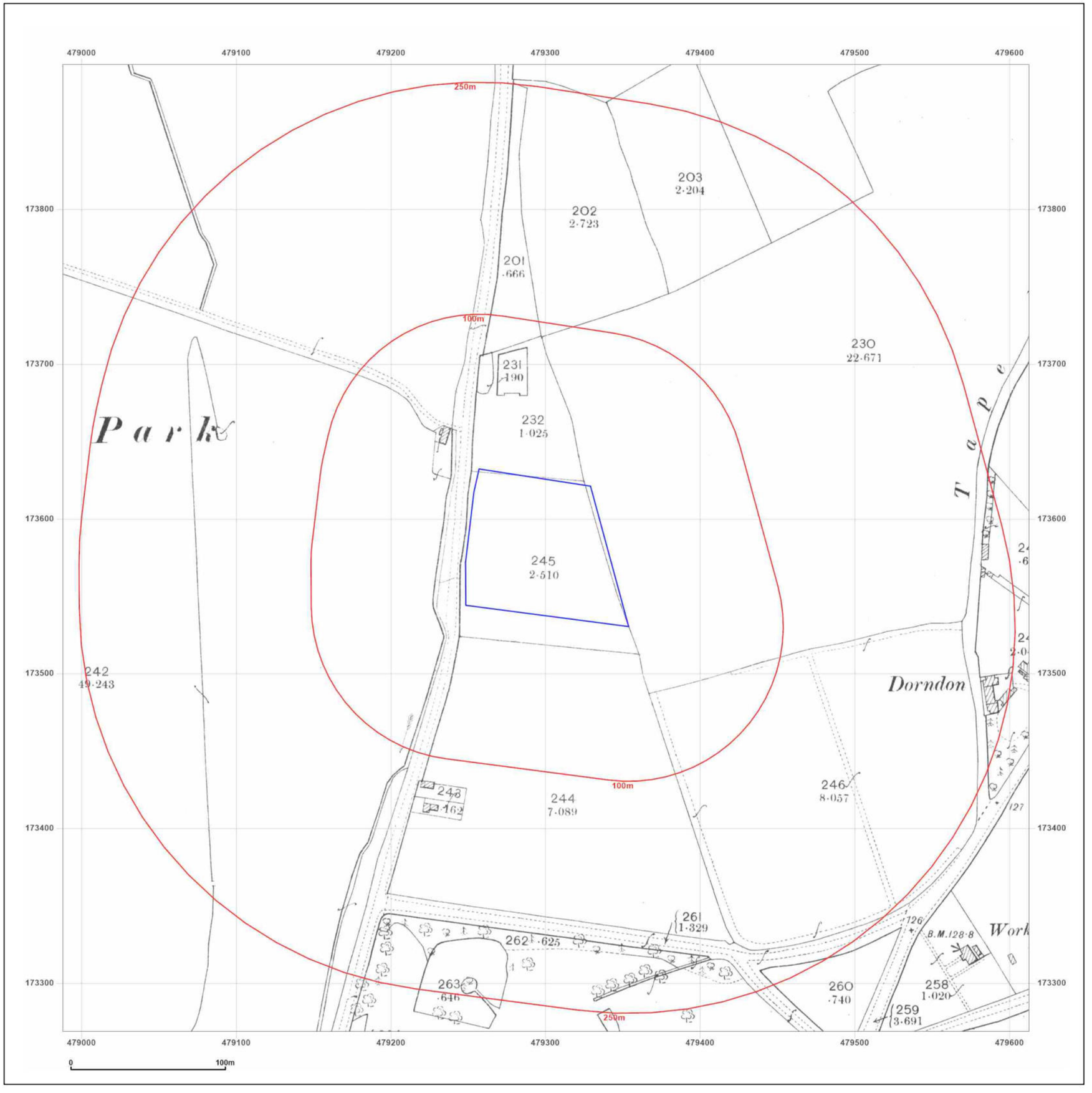
Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

Production date: 24 December 2025

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



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Grid Ref: 479300, 173581

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

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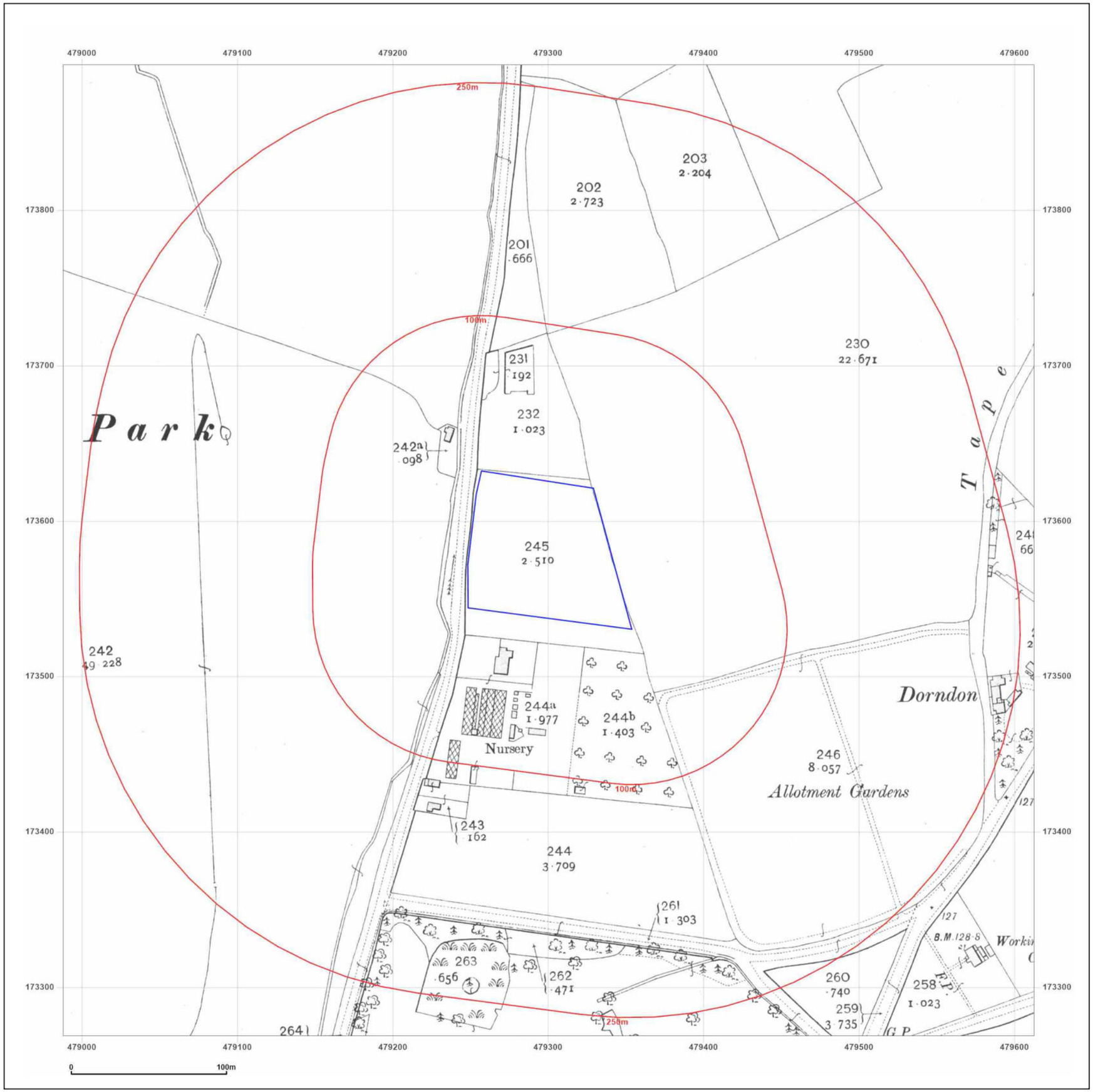

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Grid Ref: 479300, 173581

Map Name: County Series
Map date: **1912**
Scale: 1:2,500
Printed at: 1:2,500

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Surveyed 1912
Revised 1912
Edition N/A
Copyright N/A
Levelled N/A

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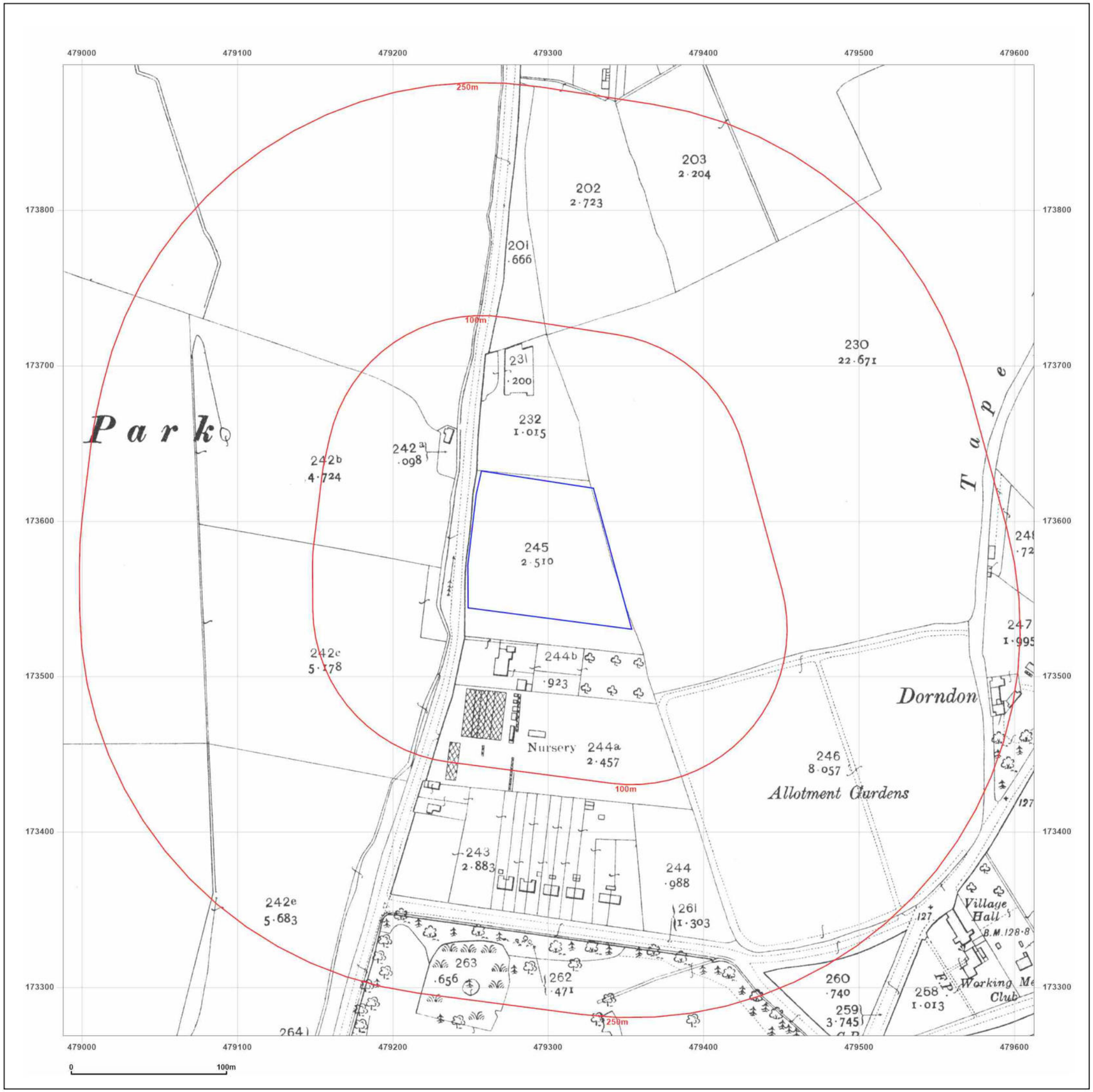

Groundsure INSIGHTS

Site Details:

LAND TO THE EAST OF LODGE ROAD, HURST, WOKINGHAM, RG10 0SG

Client Ref: CL-3872-FOR
Report Ref: GS-NZY-WAM-EAW-JZ5
Grid Ref: 479300, 173581

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

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Revised 1933
Edition N/A
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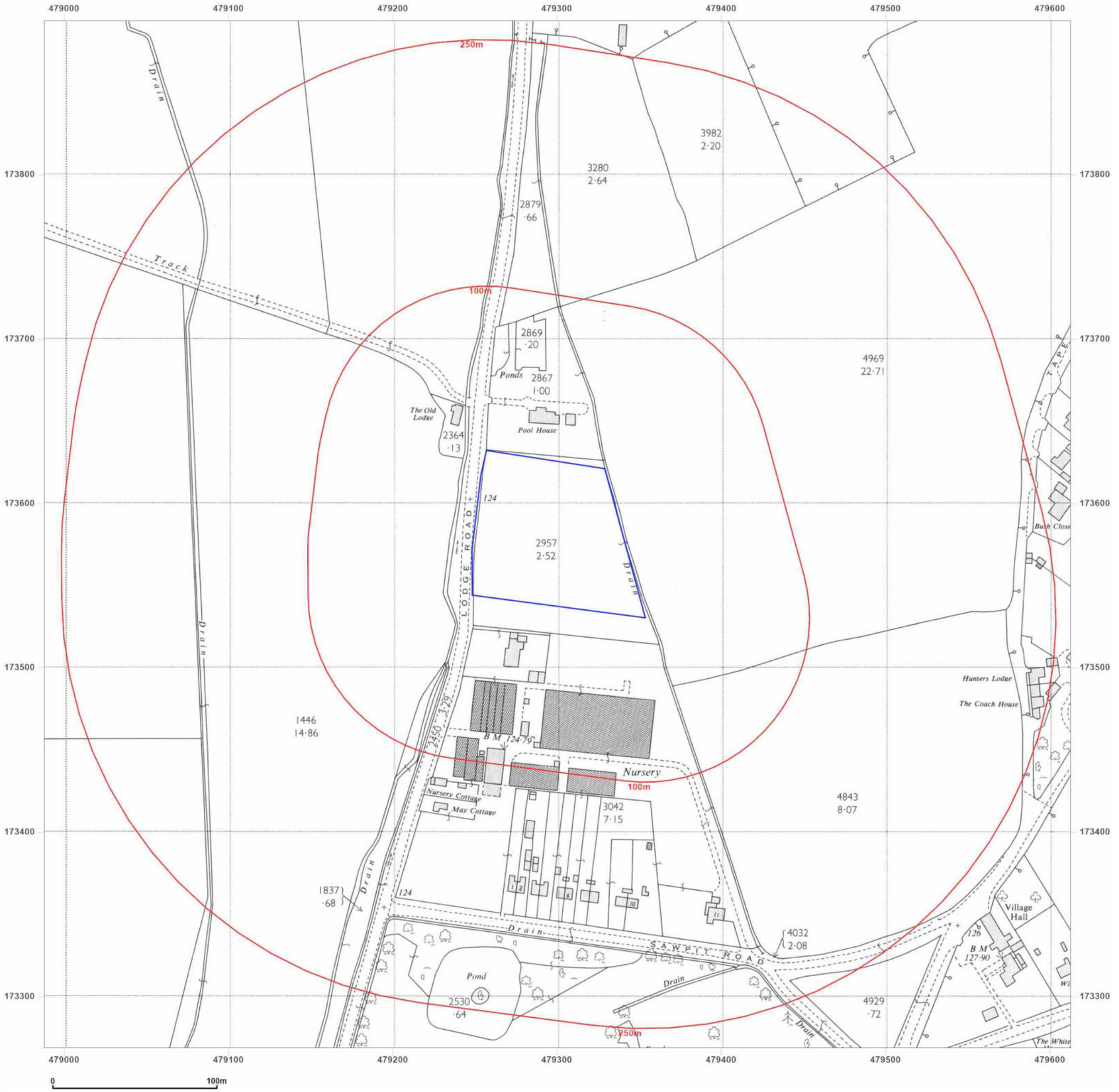

Groundsure INSIGHTS

Site Details:

LAND TO THE EAST OF LODGE ROAD, HURST, WOKINGHAM, RG10 0SG

Client Ref: CL-3872-FOR
Report Ref: GS-NZY-WAM-EAW-JZ5
Grid Ref: 479300, 173581

Map Name: National Grid

Map date: **1967**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1966
Revised 1966
Edition N/A
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Levelled 1965

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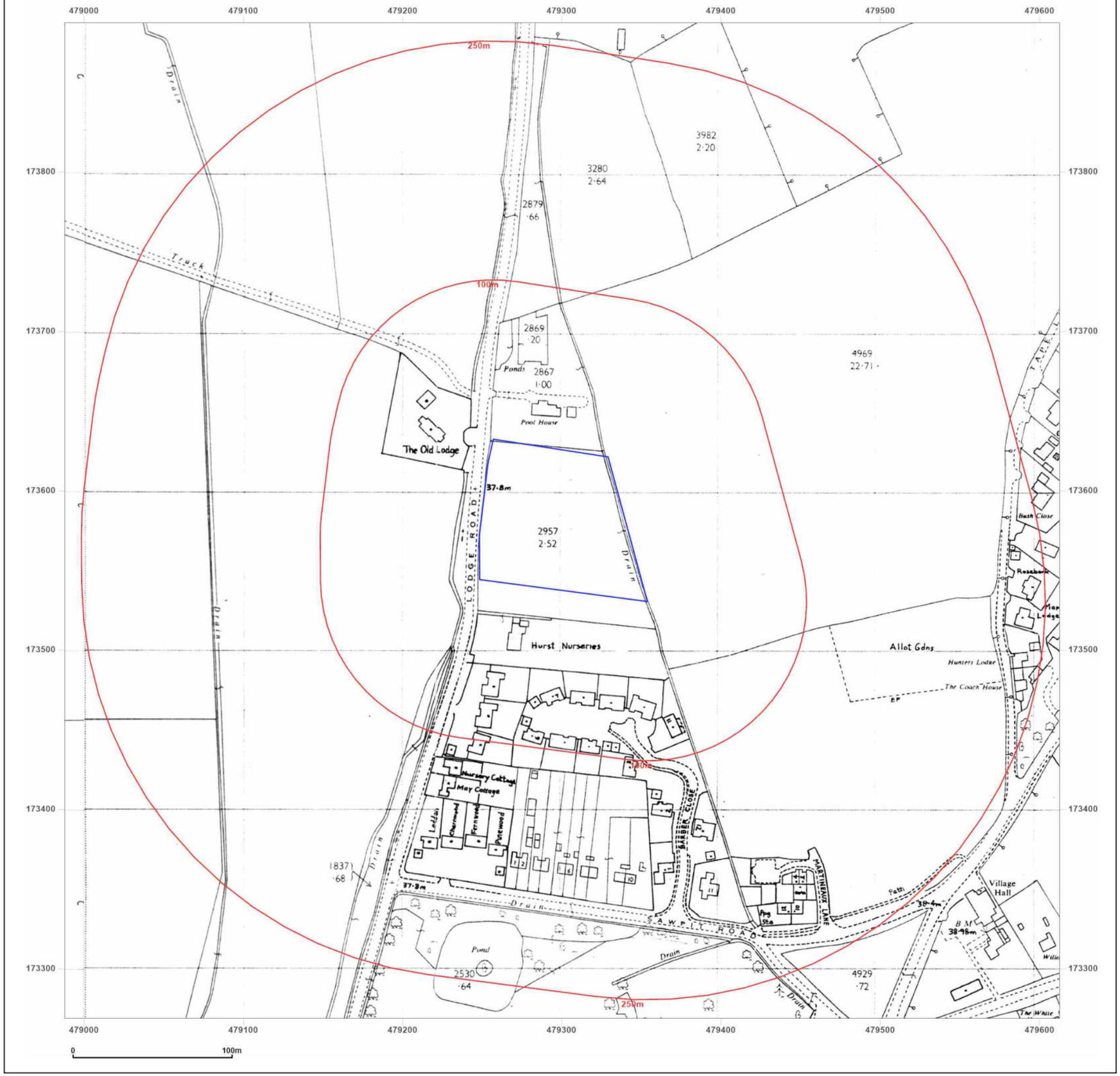

Groundsure INSIGHTS

Site Details:

LAND TO THE EAST OF LODGE ROAD, HURST, WOKINGHAM, RG10 0SG

Client Ref: CL-3872-FOR
Report Ref: GS-NZY-WAM-EAW-JZ5
Grid Ref: 479300, 173581

Map Name: National Grid
Map date: **1989-1990**
Scale: 1:2,500
Printed at: 1:2,500

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Surveyed 1989	Surveyed 1990
Revised 1989	Revised 1990
Edition N/A	Edition N/A
Copyright 1989	Copyright 1990
Levelled N/A	Levelled N/A

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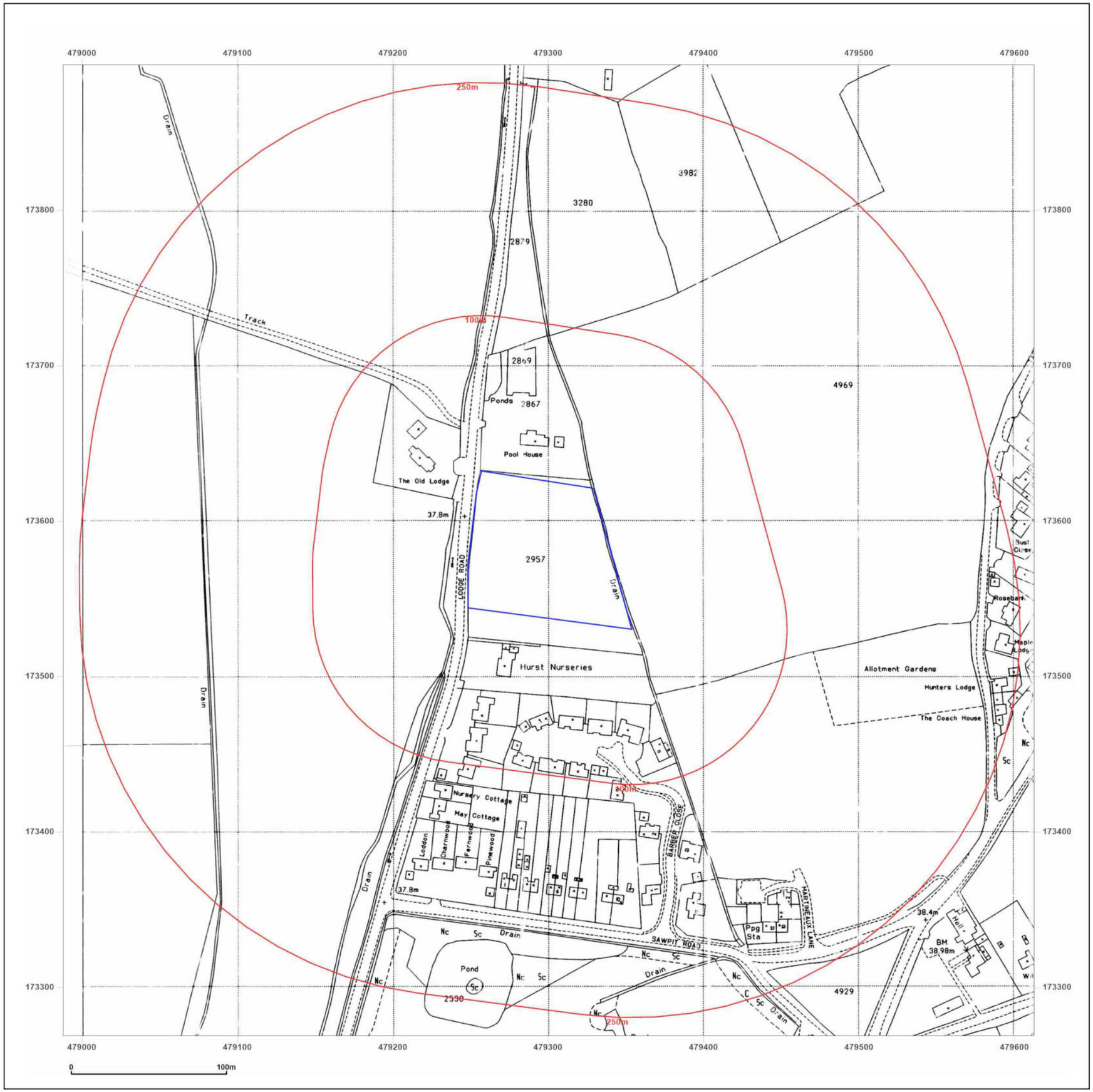

Groundsure INSIGHTS

Site Details:

LAND TO THE EAST OF LODGE ROAD, HURST, WOKINGHAM, RG10 0SG

Client Ref: CL-3872-FOR
Report Ref: GS-NZY-WAM-EAW-JZ5
Grid Ref: 479300, 173581

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

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Surveyed 1993	Surveyed N/A
Revised 1993	Revised N/A
Edition N/A	Edition N/A
Copyright N/A	Copyright 1993
Levelled N/A	Levelled N/A

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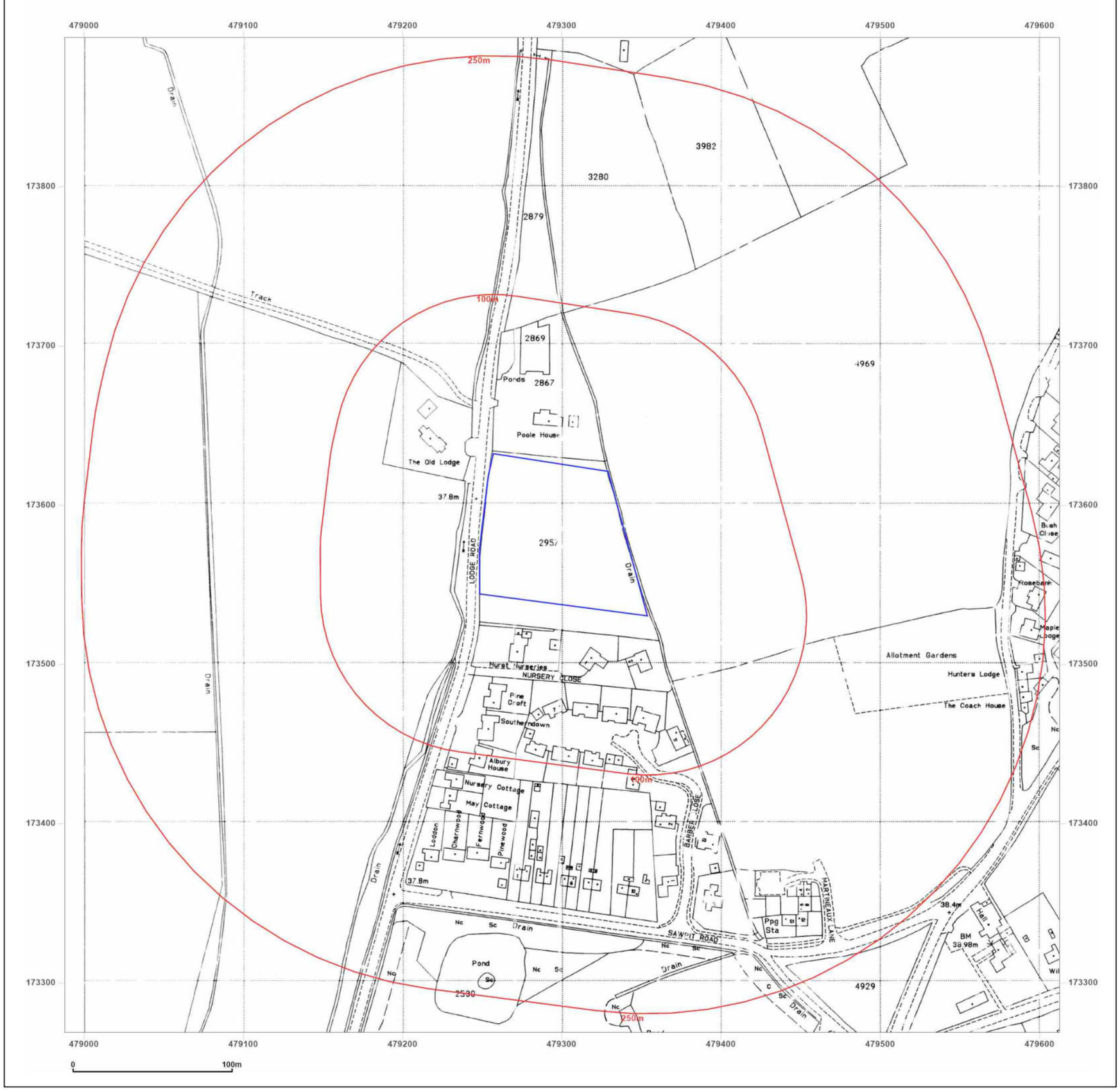

Groundsure INSIGHTS

Site Details:

LAND TO THE EAST OF LODGE ROAD, HURST, WOKINGHAM, RG10 0SG

Client Ref: CL-3872-FOR
Report Ref: GS-NZY-WAM-EAW-JZ5
Grid Ref: 479300, 173581

Map Name: National Grid

Map date: **1994**

Scale: 1:2,500

Printed at: 1:2,500

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Groundsure INSIGHTS

Site Details:

LAND TO THE EAST OF LODGE ROAD, HURST, WOKINGHAM, RG10 0SG

Client Ref: CL-3872-FOR
Report Ref: GS-NZY-WAM-EAW-JZ5
Grid Ref: 479300, 173581

Map Name: National Grid

Map date: **1995**

Scale: 1:2,500

Printed at: 1:2,500

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Edition N/A
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Production date: 24 December 2025

Map legend available at:
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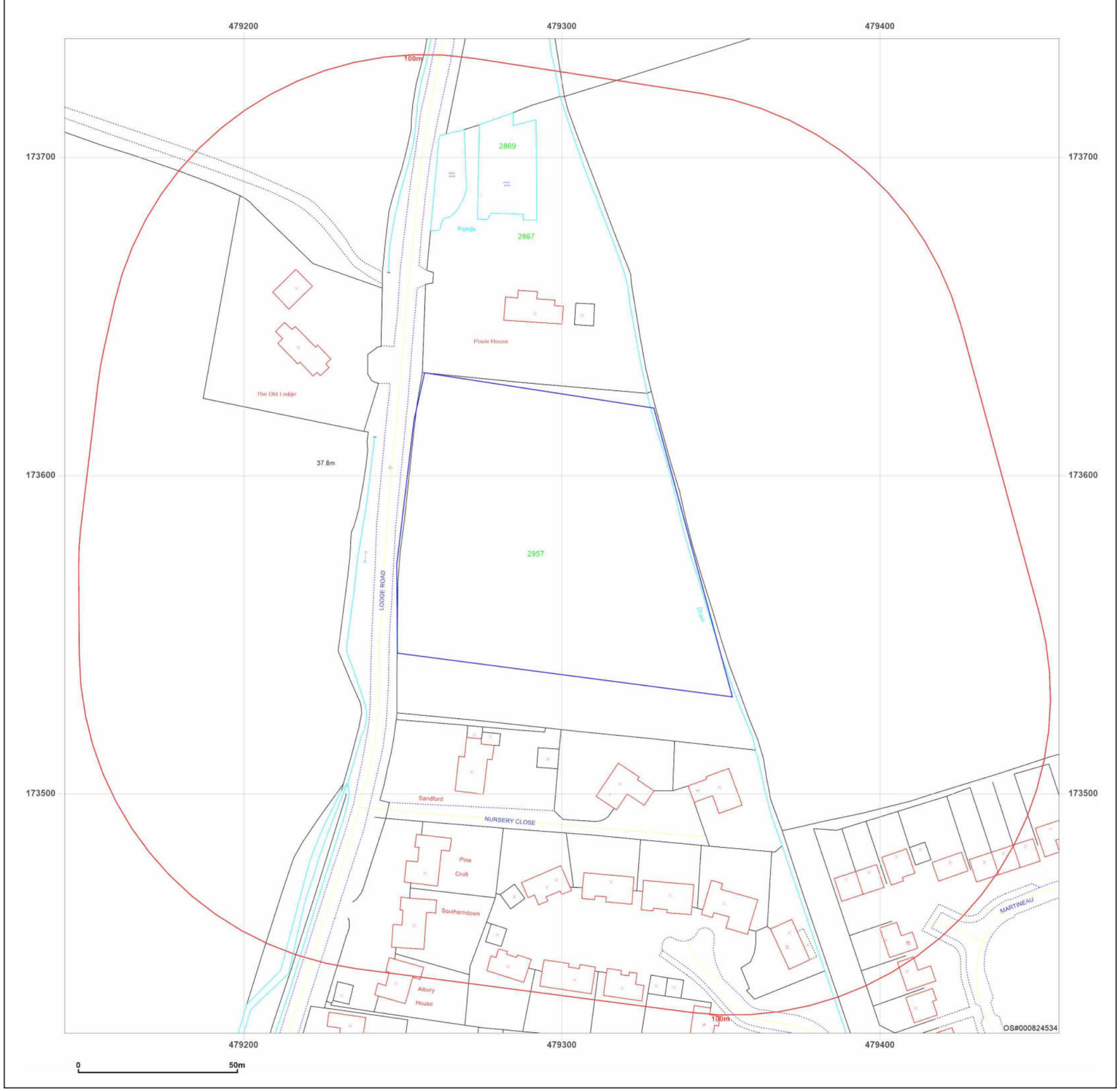

Groundsure INSIGHTS

Site Details:

LAND TO THE EAST OF LODGE ROAD, HURST, WOKINGHAM, RG10 0SG

Client Ref: CL-3872-FOR
Report Ref: GS-NZY-WAM-EAW-JZ5
Grid Ref: 479300, 173581

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

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Production date: 24 December 2025

Map legend available at:
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Groundsure LOCATION INTELLIGENCE

Enviro+Geo Insight

LAND TO THE EAST OF LODGE ROAD, HURST, WOKINGHAM, RG10 0SG

Order Details

Date: 24/12/2025

Your ref: CL-3872-FOR

Our Ref: GS-84A-9GP-KCG-A8M

Site Details

Location: 479296 173579

Area: 0.8 ha

Authority: Wokingham Borough Council ↗

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

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	4	0	15	-
16 >	1.2 >	Historical tanks >	0	0	0	4	-
17 >	1.3 >	Historical energy features >	0	0	0	2	-
17	1.4	Historical petrol stations	0	0	0	0	-
18 >	1.5 >	Historical garages >	0	0	0	3	-
18	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
19 >	2.1 >	Historical industrial land uses >	0	5	0	20	-
20 >	2.2 >	Historical tanks >	0	0	0	8	-
21 >	2.3 >	Historical energy features >	0	0	0	5	-
22	2.4	Historical petrol stations	0	0	0	0	-
22 >	2.5 >	Historical garages >	0	0	0	7	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
23 >	3.1 >	Active or recent landfill >	0	0	1	1	-
24	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
24	3.5	Historical waste sites	0	0	0	0	-
25 >	3.6 >	Licensed waste sites >	0	0	0	3	-
26 >	3.7 >	Waste exemptions >	0	0	17	33	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
30	4.1	Recent industrial land uses	0	0	0	-	-
30	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
31	4.3	Current or recent petrol stations	0	0	0	0	-
31	4.4	Electricity cables	0	0	0	0	-
31	4.5	Gas pipelines	0	0	0	0	-

31	4.6	Sites determined as Contaminated Land	0	0	0	0	-
31	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
32	4.8	Regulated explosive sites	0	0	0	0	-
32	4.9	Hazardous substance storage/usage	0	0	0	0	-
32	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
32	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
32	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
33	4.13	Radioactive Substance Authorisations	0	0	0	0	-
33 >	**4.14 >**	**Licensed Discharges to controlled waters >**	0	0	1	1	-
33	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
34	4.16	Pollutant release to public sewer	0	0	0	0	-
34	4.17	List 1 Dangerous Substances	0	0	0	0	-
34	4.18	List 2 Dangerous Substances	0	0	0	0	-
34 >	**4.19 >**	**Pollution Incidents (EA/NRW) >**	0	0	4	0	-
35	4.20	Pollution inventory substances	0	0	0	0	-
35	4.21	Pollution inventory waste transfers	0	0	0	0	-
35	4.22	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
36 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
37 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
38 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
39	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
39	5.5	Groundwater vulnerability- local information	None (within 0m)				
40 >	**5.6 >**	**Groundwater abstractions >**	0	0	0	0	22
46 >	**5.7 >**	**Surface water abstractions >**	0	0	0	0	2
46 >	**5.8 >**	**Potable abstractions >**	0	0	0	0	3
47 >	**5.9 >**	**Source Protection Zones >**	1	0	0	0	-
48	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

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

49 >	6.1 >	Water Network (OS MasterMap) >	1	6	12	-	-
51 >	6.2 >	Surface water features >	1	2	8	-	-
51 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
52 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
52 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
53	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
54 >	7.2 >	Historical Flood Events >	0	1	1	-	-
54	7.3	Flood Defences	0	0	0	-	-
54	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
55	7.5	Flood Storage Areas	0	0	0	-	-
56 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
57 >	7.7 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
58 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
60 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
61 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	2
62	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
62	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
62	10.4	Special Protection Areas (SPA)	0	0	0	0	0
62	10.5	National Nature Reserves (NNR)	0	0	0	0	0
63 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	2
63 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	14
64	10.8	Biosphere Reserves	0	0	0	0	0
64	10.9	Forest Parks	0	0	0	0	0
64	10.10	Marine Conservation Zones	0	0	0	0	0
64 >	10.11 >	Green Belt >	0	0	0	0	1

65	10.12	Proposed Ramsar sites	0	0	0	0	0
65	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
65	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
65	10.15	Nitrate Sensitive Areas	0	0	0	0	0
66 >	10.16 >	Nitrate Vulnerable Zones >	1	0	1	0	0
67 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
68 >	10.18 >	SSSI Units >	0	0	0	0	2
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
69	11.1	World Heritage Sites	0	0	0	-	-
69	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
69	11.3	National Parks	0	0	0	-	-
69	11.4	Listed Buildings	0	0	0	-	-
70	11.5	Conservation Areas	0	0	0	-	-
70	11.6	Scheduled Ancient Monuments	0	0	0	-	-
70	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
71 >	12.1 >	Agricultural Land Classification >	Grade 3b (within 250m)				
72	12.2	Open Access Land	0	0	0	-	-
72	12.3	Tree Felling Licences	0	0	0	-	-
72	12.4	Environmental Stewardship Schemes	0	0	0	-	-
73	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
74 >	13.1 >	Priority Habitat Inventory >	0	0	4	-	-
75	13.2	Habitat Networks	0	0	0	-	-
75	13.3	Open Mosaic Habitat	0	0	0	-	-
75	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
76 >	14.1 >	10k Availability >	Identified (within 500m)				
77 >	14.2 >	Artificial and made ground (10k) >	0	1	0	1	-

78 >	14.3 >	Superficial geology (10k) >	1	0	0	0	-
79	14.4	Landslip (10k)	0	0	0	0	-
80 >	14.5 >	Bedrock geology (10k) >	1	0	1	0	-
81	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
82 >	15.1 >	50k Availability >	Identified (within 500m)				
83 >	15.2 >	Artificial and made ground (50k) >	0	1	0	0	-
84 >	15.3 >	Artificial ground permeability (50k) >	0	1	-	-	-
85 >	15.4 >	Superficial geology (50k) >	1	0	0	0	-
86 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
86	15.6	Landslip (50k)	0	0	0	0	-
86	15.7	Landslip permeability (50k)	None (within 50m)				
87 >	15.8 >	Bedrock geology (50k) >	1	0	1	0	-
88 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
88	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
89 >	16.1 >	BGS Boreholes >	0	0	5	-	-
Page	Section	Natural ground subsidence >					
91 >	17.1 >	Shrink swell clays >	Moderate (within 50m)				
92 >	17.2 >	Running sands >	Very low (within 50m)				
93 >	17.3 >	Compressible deposits >	Moderate (within 50m)				
95 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
96 >	17.5 >	Landslides >	Very low (within 50m)				
97 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
99 >	18.1 >	BritPits >	0	0	0	1	-
100 >	18.2 >	Surface ground workings >	0	5	17	-	-
101	18.3	Underground workings	0	0	0	0	0
101	18.4	Underground mining extents	0	0	0	0	-

101	18.5	Historical Mineral Planning Areas	0	0	0	0	-
102	18.6	Non-coal mining	0	0	0	0	0
102 >	**18.7 >**	**JPB mining areas >**	Identified (within 0m)				
102	18.8	The Coal Authority non-coal mining	0	0	0	0	-
102	18.9	Researched mining	0	0	0	0	-
103	18.10	Mining record office plans	0	0	0	0	-
103	18.11	BGS mine plans	0	0	0	0	-
103	18.12	Coal mining	None (within 0m)				
103	18.13	Brine areas	None (within 0m)				
103	18.14	Gypsum areas	None (within 0m)				
104	18.15	Tin mining	None (within 0m)				
104	18.16	Clay mining	None (within 0m)				

Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
105	19.1	Natural cavities	0	0	0	0	-
105	19.2	Mining cavities	0	0	0	0	0
105	19.3	Reported recent incidents	0	0	0	0	-
105	19.4	Historical incidents	0	0	0	0	-

Page	Section	**Radon >**
107 >	**20.1 >**	**Radon >** Less than 1% (within 0m)

Page	Section	**Soil chemistry >**	On site	0-50m	50-250m	250-500m	500-2000m
109 >	**21.1 >**	**BGS Estimated Background Soil Chemistry >**	1	1	-	-	-
109	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
109	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-

Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
110	22.1	Underground railways (London)	0	0	0	-	-
110	22.2	Underground railways (Non-London)	0	0	0	-	-
110	22.3	Railway tunnels	0	0	0	-	-
110	22.4	Historical railway and tunnel features	0	0	0	-	-
110	22.5	Royal Mail tunnels	0	0	0	-	-

111	22.6	Historical railways	0	0	0	-	-
111	22.7	Railways	0	0	0	-	-
111	22.8	Crossrail 2	0	0	0	0	-
111	22.9	HS2	0	0	0	0	-

Recent aerial photograph

Capture Date: 30/04/2022

Site Area: 0.8ha

Recent site history - 2019 aerial photograph

Capture Date: 29/06/2019

Site Area: 0.8ha

Recent site history - 2015 aerial photograph

Capture Date: 20/04/2015

Site Area: 0.8ha

Recent site history - 2010 aerial photograph

Capture Date: 22/09/2010

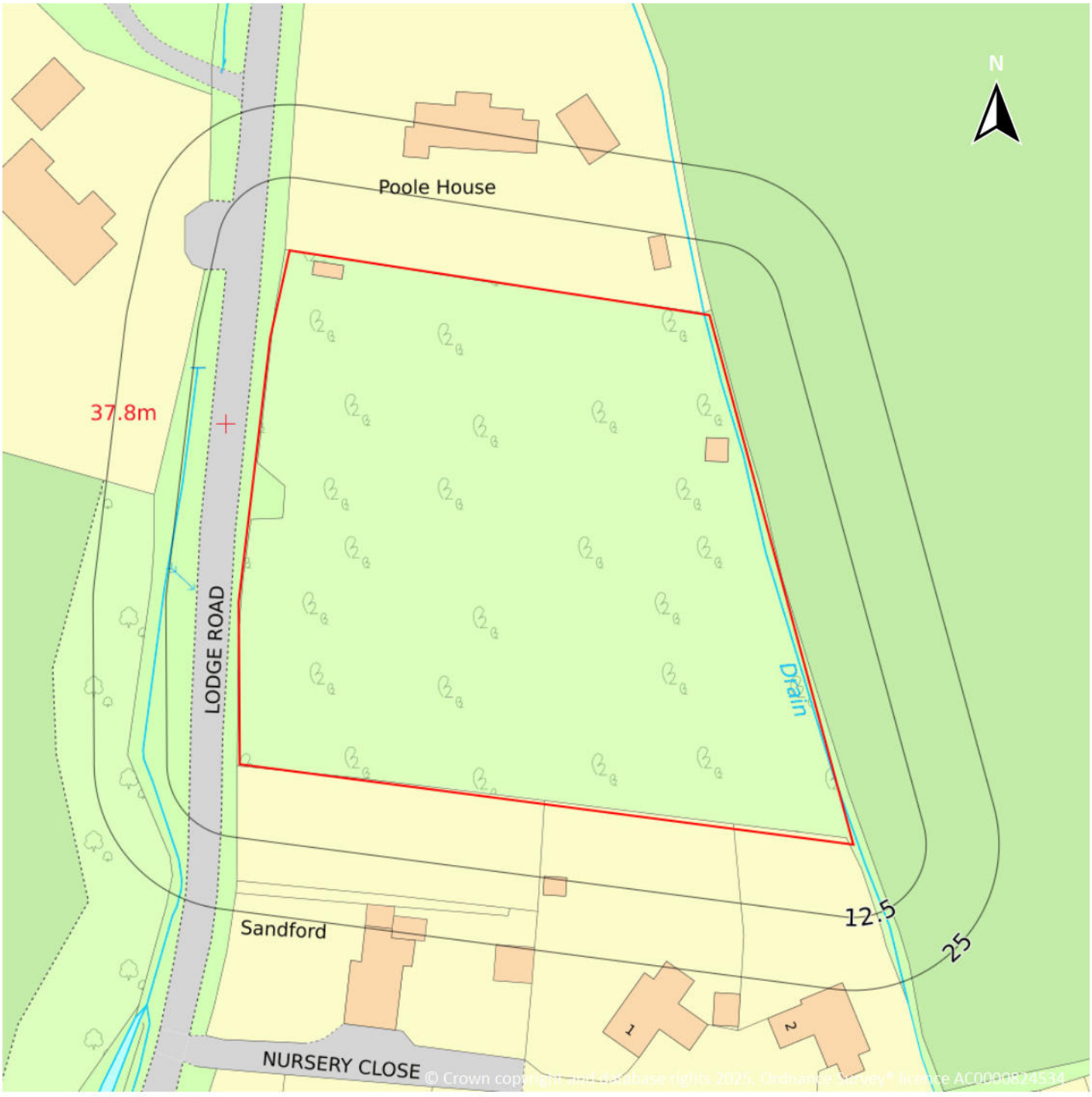
Site Area: 0.8ha

Recent site history - 1999 aerial photograph

Capture Date: 04/09/1999

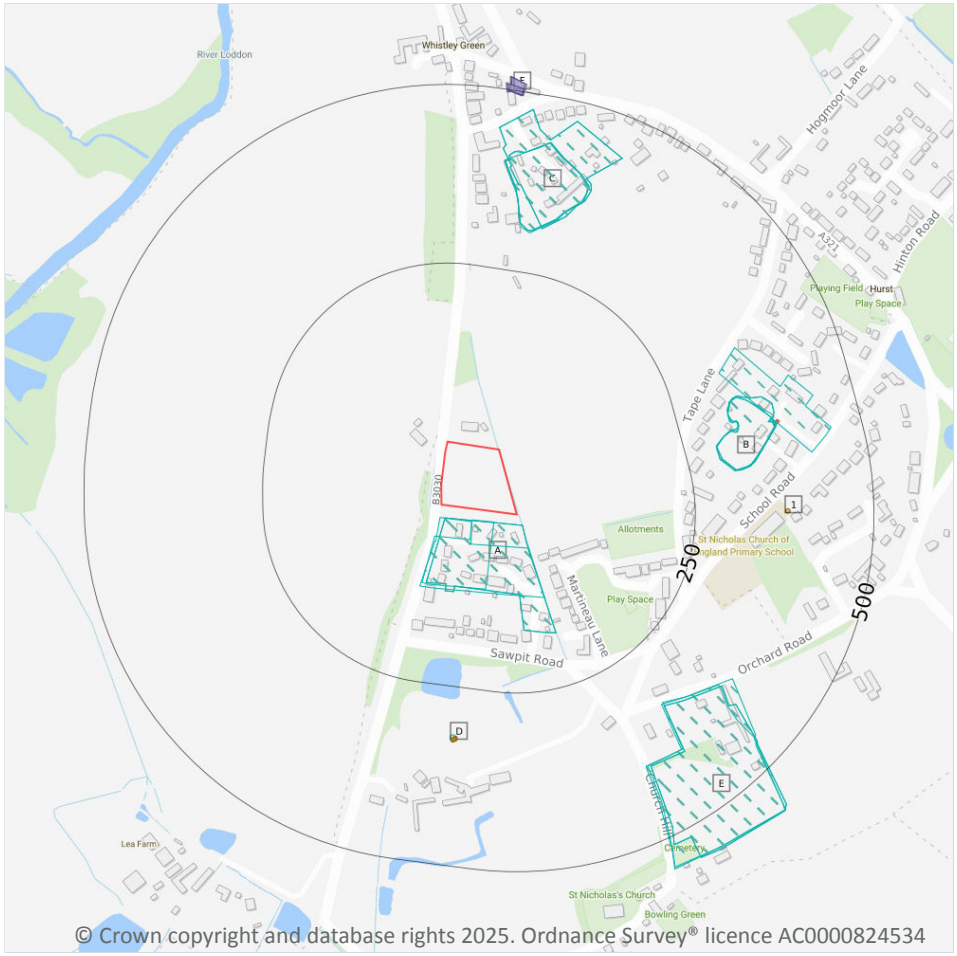
Site Area: 0.8ha

OS MasterMap site plan



Site Area: 0.8ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

1.1 Historical industrial land uses

Records within 500m	19

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
A	14m S	Nursery	1986	1932297

ID	Location	Land use	Dates present	Group ID
A	14m S	Nursery	1977	1958265
A	15m S	Nursery	1910	1945186
A	18m S	Nursery	1932 - 1938	1981016
B	294m E	Unspecified Pit	1960	1919682
B	295m E	Unspecified Pit	1932	1914335
B	295m E	Old Gravel Pit	1910	1881968
B	295m E	Unspecified Pit	1938	1982215
C	306m N	Nursery	1932	1937274
C	309m N	Nursery	1938 - 1960	1970683
C	309m N	Nursery	1910	1944632
C	315m N	Nursery	1977	1936731
C	315m N	Nursery	1986	1996445
D	317m S	Sewage Tank	1932 - 1938	1931610
B	326m E	Nursery	1977	1897737
E	333m SE	Nursery	1960	1994560
E	334m SE	Nursery	1932 - 1938	1947186
E	338m SE	Nursery	1977	1916889
E	338m SE	Nursery	1986	1976317

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m	**4**

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
D	319m S	Sewage Tank	1993 - 1995	330600
D	320m S	Sewage Tank	1933 - 1967	339652
D	321m S	Sewage Tank	1990	339721
1	376m E	Sewage Tank	1967	319120

This data is sourced from Ordnance Survey® / Groundsure.

1.3 Historical energy features

Records within 500m	2

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
B	379m E	Electricity Substation	1990	208090
B	384m E	Electricity Substation	1993 - 1995	228484

This data is sourced from Ordnance Survey® / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey® / Groundsure.

1.5 Historical garages

Records within 500m	3

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
F	494m N	Garage	1972	71580
F	495m N	Garage	1993 - 1997	70167
F	495m N	Garage	1967	69754

This data is sourced from Ordnance Survey® / Groundsure.

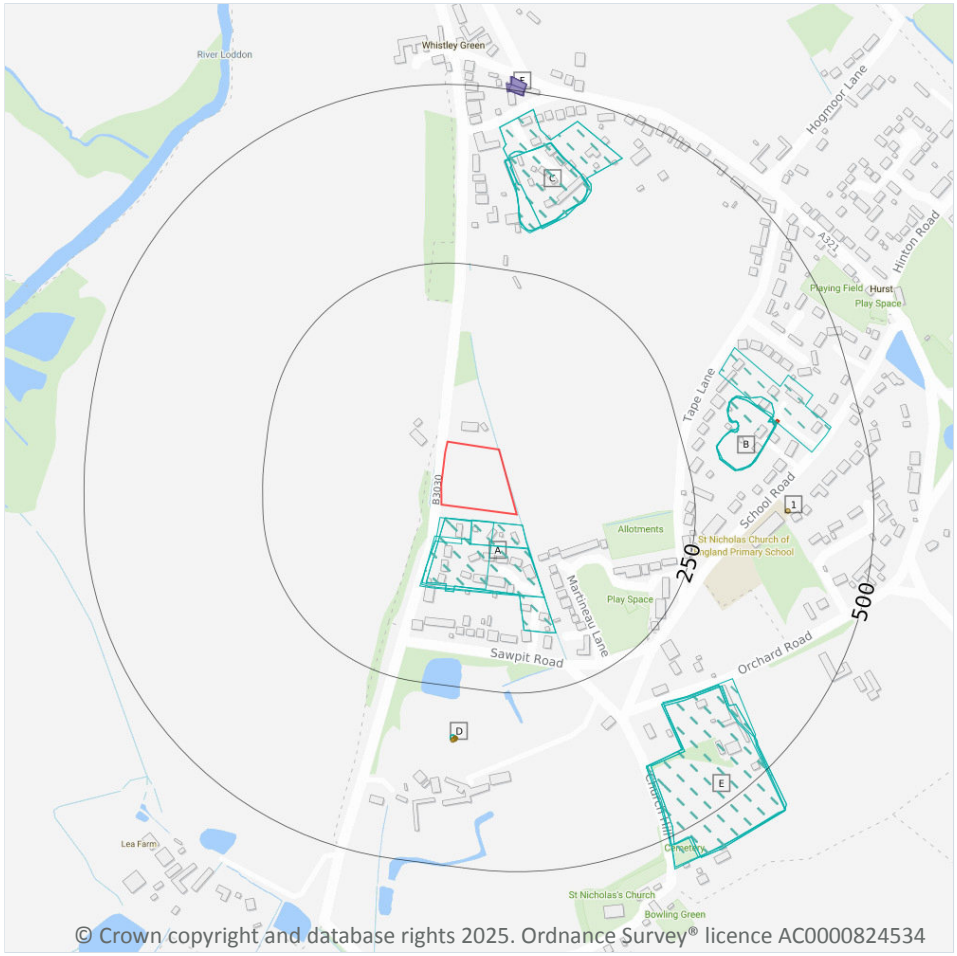
1.6 Historical military land

Records within 500m	0

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

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

2 Past land use - un-grouped



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

2.1 Historical industrial land uses

Records within 500m	25

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 19 >**

ID	Location	Land Use	Date	Group ID
A	14m S	Nursery	1986	1932297
A	14m S	Nursery	1977	1958265
A	15m S	Nursery	1910	1945186

ID	Location	Land Use	Date	Group ID
A	18m S	Nursery	1932	1981016
A	43m S	Nursery	1938	1981016
B	294m E	Unspecified Pit	1960	1919682
B	295m E	Unspecified Pit	1932	1914335
B	295m E	Unspecified Pit	1932	1914335
B	295m E	Unspecified Pit	1938	1982215
B	295m E	Old Gravel Pit	1910	1881968
C	306m N	Nursery	1932	1937274
C	309m N	Nursery	1960	1970683
C	309m N	Nursery	1938	1970683
C	309m N	Nursery	1910	1944632
C	315m N	Nursery	1986	1996445
C	315m N	Nursery	1977	1936731
D	317m S	Sewage Tank	1932	1931610
D	317m S	Sewage Tank	1932	1931610
D	318m S	Sewage Tank	1938	1931610
B	326m E	Nursery	1977	1897737
E	333m SE	Nursery	1960	1994560
E	334m SE	Nursery	1938	1947186
E	334m SE	Nursery	1932	1947186
E	338m SE	Nursery	1986	1976317
E	338m SE	Nursery	1977	1916889

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m	**8**

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 19 >**

ID	Location	Land Use	Date	Group ID
D	319m S	Sewage Tank	1995	330600
D	319m S	Sewage Tank	1994	330600
D	319m S	Sewage Tank	1993	330600
D	319m S	Sewage Tank	1995	330600
D	320m S	Sewage Tank	1967	339652
D	321m S	Sewage Tank	1990	339721
D	322m S	Sewage Tank	1933	339652
1	376m E	Sewage Tank	1967	319120

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m	**5**

Energy features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. 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 19 >**

ID	Location	Land Use	Date	Group ID
B	379m E	Electricity Substation	1990	208090
B	384m E	Electricity Substation	1995	228484
B	384m E	Electricity Substation	1994	228484
B	384m E	Electricity Substation	1993	228484
B	384m E	Electricity Substation	1995	228484

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	7

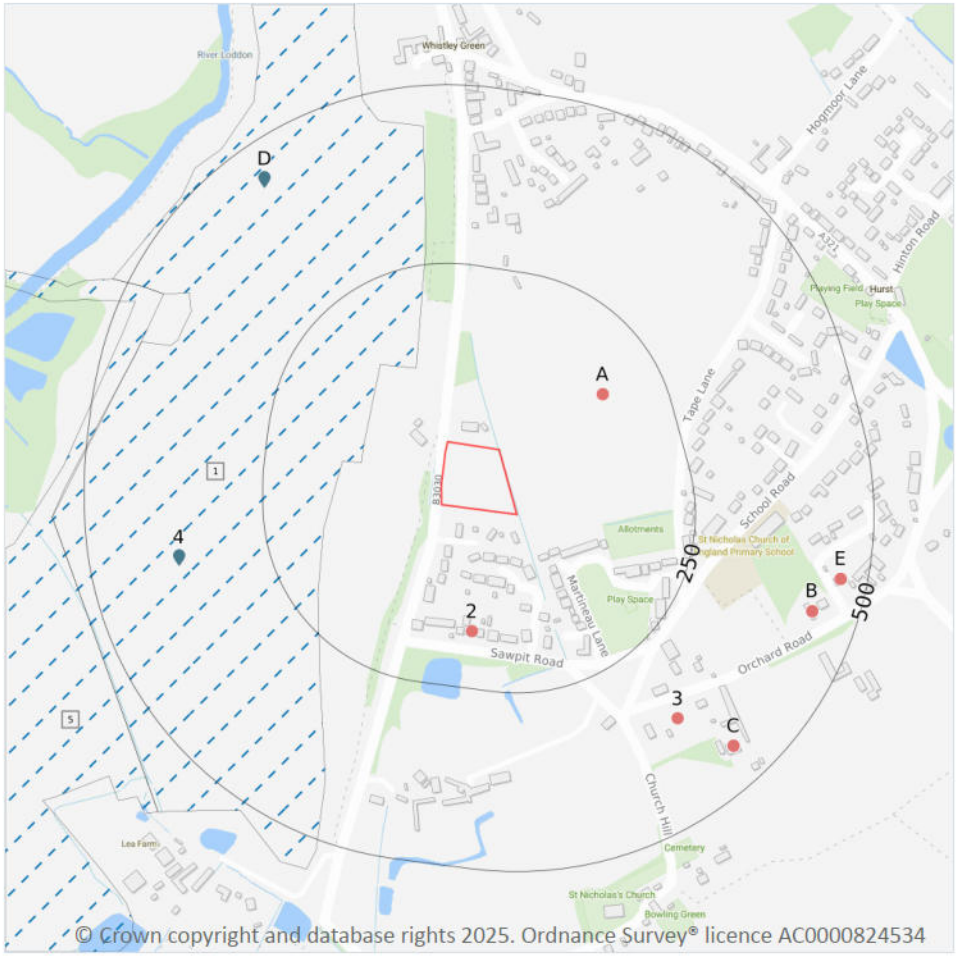
Garages digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 19 >**

ID	Location	Land Use	Date	Group ID
F	494m N	Garage	1972	71580
F	495m N	Garage	1997	70167
F	495m N	Garage	1995	70167
F	495m N	Garage	1996	70167
F	495m N	Garage	1993	70167
F	495m N	Garage	1995	70167
F	495m N	Garage	1967	69754

This data is sourced from Ordnance Survey® / Groundsure.

3 Waste and landfill



Site Outline

Search buffers in metres (m)

Active or recent landfill

Licensed waste sites

Waste exemptions

3.1 Active or recent landfill

Records within 500m	2

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

Features are displayed on the Waste and landfill map on page 23 >

ID	Location	Details	
1	112m NW	Operator: Summerleaze Limited Site Address: Summerleaze Limited, Whistley Court Farm & Lea Farm, Mohawk Way, Woodley, Reading, Berkshire, RG5 4UE	WML Number: 83152 EPR Reference: 647313 Landfill type: A01: Co-Disposal Landfill Site Status: Closure IPPC Reference: - EPR Number: EA/EPR/DP3893ER

ID	Location	Details	
5	448m NW	Operator: Summerleaze Limited Site Address: Whistley Court And Lea Farm, Hurst Landfill Site Epr/bv7222iv, Mohawk Way, Woodley, Reading, Berkshire, RG5 4UE	WML Number: 0 EPR Reference: - Landfill type: Waste Landfilling; >10 T/D With Capacity >25,000T Excluding Inert Waste - 5.2 A(1) a) Status: Effective IPPC Reference: - EPR Number: EPR/BV7222IV

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

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

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

3.5 Historical waste sites

Records within 500m	0

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

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

3.6 Licensed waste sites

Records within 500m **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 23 >**

ID	Location	Details		
4	376m W	Site Name: Whistley Court, Mohawk Way, Woodley Rg5 Site Address: Summerleaze Ltd, Whistley Court & Lea Farm, Mohawk Way, Woodley, Reading, Berks, RG5 4UE Correspondence Address: S L R Consulting, 1, Kelso Place, Upper Bristol Road, Bath, BA1 3AU	Type of Site: Co-Disposal Landfill Site Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SUM003 EPR reference: - Operator: Summerleaze Ltd Waste Management licence No: 83152 Annual Tonnage: 0	Issue Date: 16/08/1988 Effective Date: - Modified: 16/03/2001 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
D	448m NW	Site Name: Whistley Court Site Address: Summerleaze Ltd, Whistley Court Farm & Lea Farm, Mohawk Way, Woodley, Reading, Berkshire, RG5 4UE Correspondence Address: -	Type of Site: Co-Disposal Landfill Site Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SUM003 EPR reference: EA/EPR/DP3893ER/V008 Operator: Summerleaze Ltd Waste Management licence No: 83152 Annual Tonnage: 74999	Issue Date: 16/08/1988 Effective Date: - Modified: 16/03/2001 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Closure
D	448m NW	Site Name: Whistley Court Site Address: Whistley Court Farm & Lea Farm, Mohawk Way, Woodley, Reading, Berkshire, RG5 4UE Correspondence Address: -	Type of Site: Co-Disposal Landfill Site Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 647313 EPR reference: EA/EPR/DP3893ER Operator: Summerleaze Limited Waste Management licence No: 83152 Annual Tonnage: 74999	Issue Date: 16/08/1988 Effective Date: 16/08/1988 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Closure

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

3.7 Waste exemptions

Records within 500m	50

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 23 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	163m NE	-	WEX424738	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
A	163m NE	-	WEX424738	Using waste exemption	On a farm	Use of waste in construction
A	163m NE	-	WEX424738	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
A	163m NE	-	WEX424738	Disposing of waste exemption	On a farm	Burning waste in the open
A	163m NE	-	WEX424738	Using waste exemption	On a farm	Use of waste for a specified purpose
A	163m NE	-	WEX424738	Using waste exemption	On a farm	Use of mulch
A	163m NE	-	WEX424738	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
A	163m NE	-	WEX424738	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	163m NE	-	WEX294090	Disposing of waste exemption	On a farm	Burning waste in the open
A	163m NE	-	WEX294090	Using waste exemption	On a farm	Use of mulch
A	163m NE	-	WEX294090	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
A	163m NE	-	WEX294090	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters

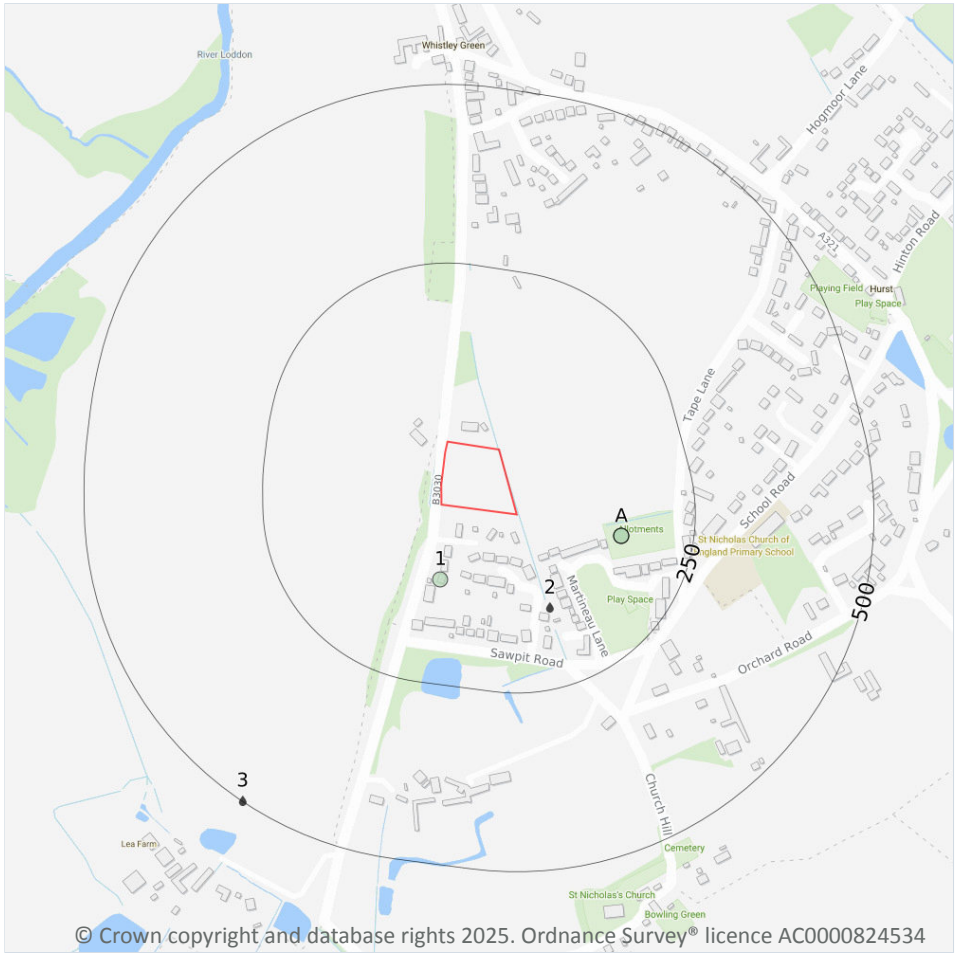
ID	Location	Site	Reference	Category	Sub-Category	Description
A	163m NE	-	WEX294090	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	163m NE	-	WEX294090	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
A	163m NE	-	WEX294090	Using waste exemption	On a farm	Use of waste for a specified purpose
A	163m NE	-	WEX294090	Using waste exemption	On a farm	Use of waste in construction
2	171m S	Mathew Phillips, Hambridge Farm, East Hampstead Road, Reading, Rg10 0se	WEX090049	Using waste exemption	On a farm	Use of waste in construction
3	364m SE	-	WEX447445	Using waste exemption	Not on a farm	Use of waste in construction
B	434m E	Orchard Nursery, Orchard Road, Hurst, Reading, Rg10 0sd	WEX426127	Storing waste exemption	On a farm	Storage of waste in a secure place
B	434m E	Orchard Nursery, Orchard Road, Hurst, Reading, Rg10 0sd	WEX426127	Treating waste exemption	On a farm	Recovery of scrap metal
B	434m E	Orchard Nursery, Orchard Road, Hurst, Reading, Rg10 0sd	WEX426127	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
B	434m E	Orchard Nursery, Orchard Road, Hurst, Reading, Rg10 0sd	WEX426127	Disposing of waste exemption	On a farm	Burning waste in the open
B	434m E	Orchard Nursery, Orchard Road, Hurst, Reading, Rg10 0sd	WEX426127	Using waste exemption	On a farm	Use of waste in construction
B	434m E	Orchard Nursery, Orchard Road, Hurst, Reading, Rg10 0sd	WEX426127	Using waste exemption	On a farm	Use of mulch
B	434m E	Orchard Nursery, Orchard Road, Hurst, Reading, Rg10 0sd	WEX445900	Storing waste exemption	On a farm	Storage of waste in a secure place

ID	Location	Site	Reference	Category	Sub-Category	Description
B	434m E	Orchard Nursery, Orchard Road, Hurst, Reading, Rg10 0sd	WEX445900	Disposing of waste exemption	On a farm	Burning waste in the open
C	444m SE	Orchard Nursery, Orchard Road, Hurst, Reading, Rg10 0sd	WEX161558	Using waste exemption	On a farm	Use of waste in construction
C	444m SE	Orchard Nursery, Orchard Road, Hurst, Reading, Rg10 0sd	WEX161558	Storing waste exemption	On a farm	Storage of waste in a secure place
C	444m SE	Orchard Nursery, Orchard Road, Hurst, Reading, Rg10 0sd	WEX185128	Storing waste exemption	On a farm	Storage of waste in a secure place
C	444m SE	Orchard Nursery, Orchard Road, Hurst, Reading, Rg10 0sd	WEX185128	Disposing of waste exemption	On a farm	Burning waste in the open
C	444m SE	Orchard Nursery, Orchard Road, Hurst, Reading, Rg10 0sd	WEX161558	Using waste exemption	On a farm	Use of mulch
C	444m SE	Orchard Nursery, Orchard Road, Hurst, Reading, Rg10 0sd	WEX161558	Disposing of waste exemption	On a farm	Burning waste in the open
C	444m SE	Orchard Nursery, Orchard Road, Hurst, Reading, Rg10 0sd	WEX161558	Treating waste exemption	On a farm	Recovery of scrap metal
C	444m SE	Orchard Nursery, Orchard Road, Hurst, Reading, Rg10 0sd	WEX161558	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
C	444m SE	Orchard Nursery, Orchard Road, Hurst, Reading, Rg10 0sd	WEX027737	Disposing of waste exemption	On a farm	Burning waste in the open
C	444m SE	Orchard Nursery, Orchard Road, Hurst, Reading, Rg10 0sd	WEX296350	Storing waste exemption	On a farm	Storage of waste in a secure place
C	444m SE	Orchard Nursery, Orchard Road, Hurst, Reading, Rg10 0sd	WEX296350	Using waste exemption	On a farm	Use of waste in construction
C	444m SE	Orchard Nursery, Orchard Road, Hurst, Reading, Rg10 0sd	WEX302650	Storing waste exemption	Not on a farm	Storage of waste in a secure place

ID	Location	Site	Reference	Category	Sub-Category	Description
C	444m SE	Orchard Nursery, Orchard Road, Hurst, Reading, Rg10 0sd	WEX302650	Using waste exemption	Not on a farm	Use of waste in construction
C	444m SE	Orchard Nursery, Orchard Road, Hurst, Reading, Rg10 0sd	WEX296350	Disposing of waste exemption	On a farm	Burning waste in the open
C	444m SE	Orchard Nursery, Orchard Road, Hurst, Reading, Rg10 0sd	WEX296350	Treating waste exemption	On a farm	Recovery of scrap metal
C	444m SE	Orchard Nursery, Orchard Road, Hurst, Reading, Rg10 0sd	WEX296350	Using waste exemption	On a farm	Use of mulch
C	444m SE	Orchard Nursery, Orchard Road, Hurst, Reading, Rg10 0sd	WEX296350	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
C	444m SE	Orchard Nursery, Orchard Road, Hurst, Reading, Rg10 0sd	WEX314317	Storing waste exemption	On a farm	Storage of waste in a secure place
C	444m SE	Orchard Nursery, Orchard Road, Hurst, Reading, Rg10 0sd	WEX314317	Disposing of waste exemption	On a farm	Burning waste in the open
E	461m E	-	WEX358039	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
E	461m E	-	WEX358039	Using waste exemption	Not on a farm	Use of mulch
E	461m E	Land At, Orchard Road, Hurst, Rg10 0sd	WEX232264	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
E	461m E	Land At, Orchard Road, Hurst, Rg10 0sd	WEX232264	Using waste exemption	Not on a farm	Use of mulch
E	461m E	The Old Rose Garden, Orchard Road, Hurst, Wokingham, Rg10 0sd	WEX302610	Using waste exemption	Not on a farm	Use of waste in construction

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

4 Current industrial land use



Site Outline

Search buffers in metres (m)

Licensed Discharges to controlled waters

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	0

Current potentially contaminative industrial sites.

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	2

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 30 >**

ID	Location	Address	Details	
2	139m S	HURST NURSERIES DEVELOPMENT, SAWPIT, HURST NURSERIES DEVELOPMENT, SAWP, IT ROAD/LODGE ROAD, HURST, WOKINGH, AM, BERKS	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CTWC.2431 Permit Version: 1 Receiving Water: CHURCH LANEDITCHES	Status: REVOKED - UNSPECIFIED Issue date: 16/05/1988 Effective Date: 16/05/1988 Revocation Date: 24/03/1992
3	499m SW	WASTE RECYCLING FACILIT SANDFORD FM, WHISTLEY COURT FARM/LEA FARM, LANDFILL SITE, SANDFORD FARM, MOHAWK WAY, WOODLEY, HURST, BERKSHIRE, RG5 4SU	Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: CASM.0318 Permit Version: 1 Receiving Water: TRIB. OF THE RIVER LODDON	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 30/04/2001 Effective Date: 31/08/2000 Revocation Date: -

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

4.15 Pollutant release to surface waters (Red List)

Records within 500m	0

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

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

4.16 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

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

4.17 List 1 Dangerous Substances

Records within 500m	0

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

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

4.18 List 2 Dangerous Substances

Records within 500m	0

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

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

4.19 Pollution Incidents (EA/NRW)

Records within 500m	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 30 >**

ID	Location	Details	
1	104m S	Incident Date: 09/09/2001 Incident Identification: 29739 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
A	150m E	Incident Date: 11/10/2001 Incident Identification: 35998 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

ID	Location	Details	
A	150m E	Incident Date: 18/02/2002 Incident Identification: 61021 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
A	150m E	Incident Date: 18/07/2003 Incident Identification: 174718 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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

4.20 Pollution inventory substances

Records within 500m	0

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

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

4.21 Pollution inventory waste transfers

Records within 500m	0

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

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

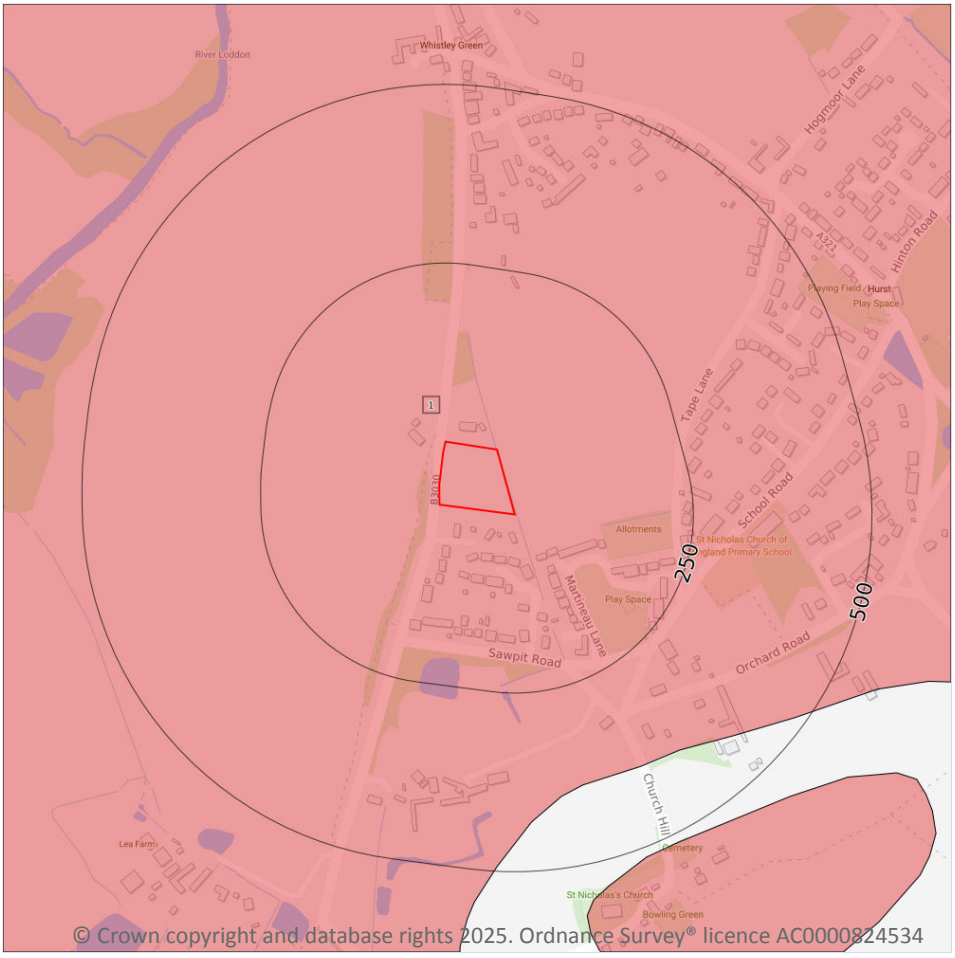
4.22 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

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

5.1 Superficial aquifer

Records within 500m	1

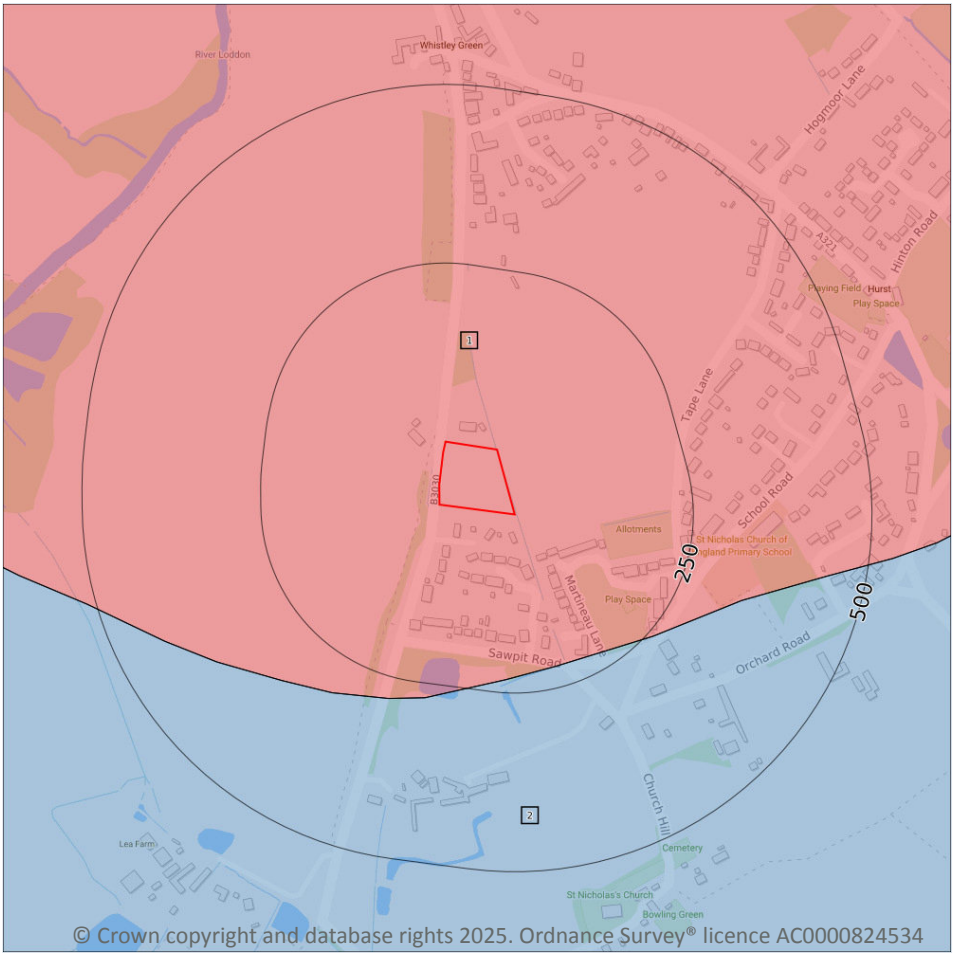
Aquifer status of groundwater held within superficial geology.

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

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

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

Bedrock aquifer



Site Outline

Search buffers in metres (m)

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

5.2 Bedrock aquifer

Records within 500m	2

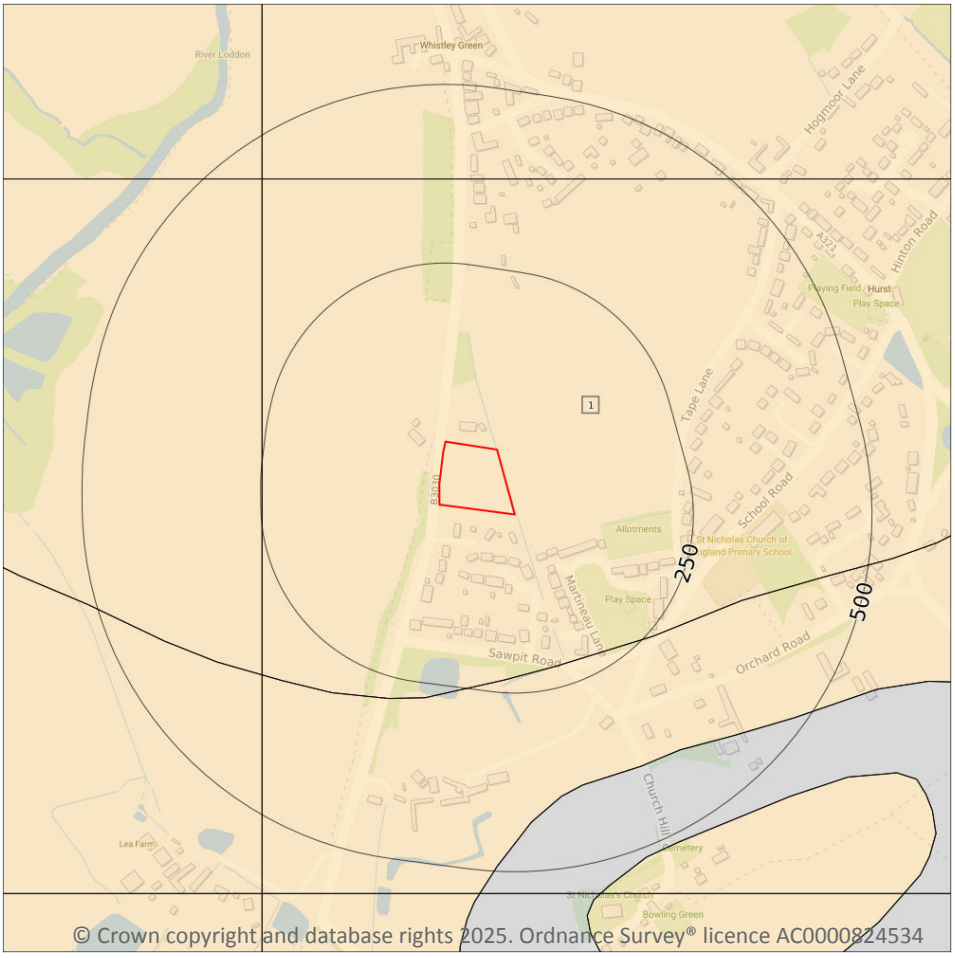
Aquifer status of groundwater held within bedrock geology.

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	220m S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

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

Bedrock vulnerability

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

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	1

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

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

Features are displayed on the Groundwater vulnerability map on **page 38 >**

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

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0

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

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

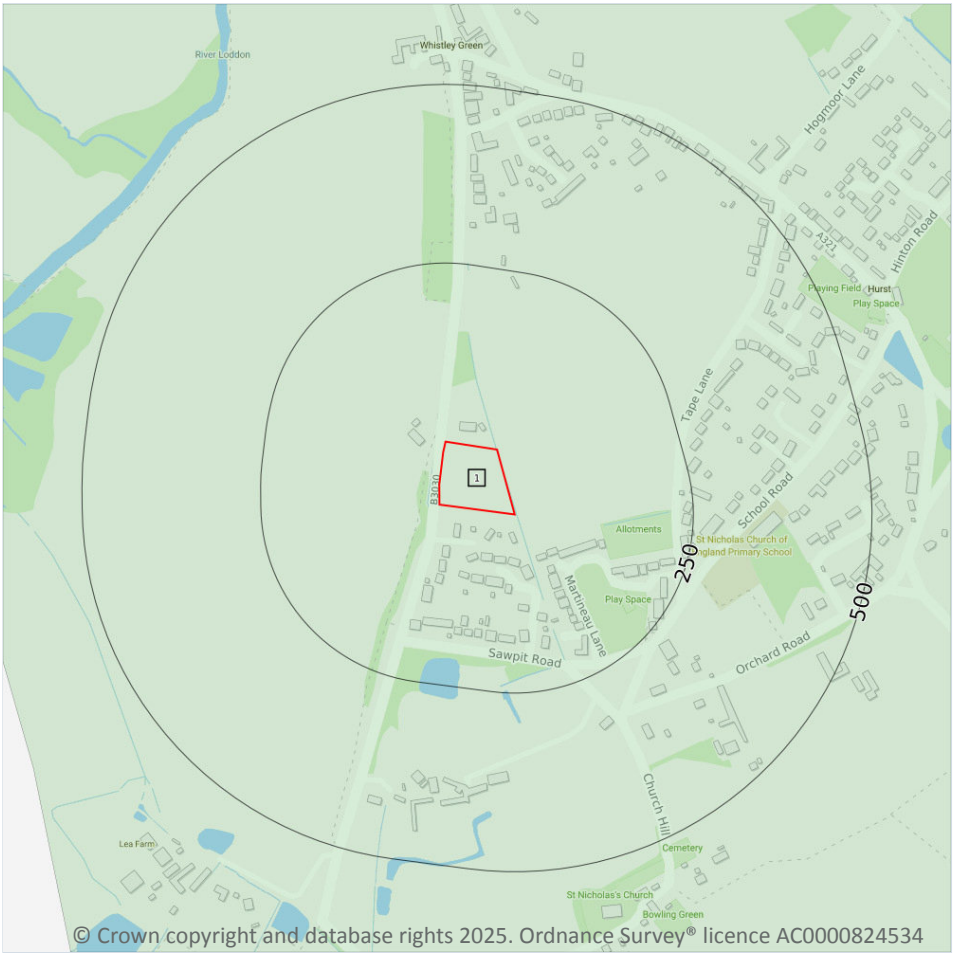
5.5 Groundwater vulnerability- local information

Records on site	0

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

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

Abstractions and Source Protection Zones



Site Outline

Search buffers in metres (m)

- Source Protection Zone 1 — Inner catchment
- Source Protection Zone 2 — Outer catchment
- Source Protection Zone 3 — Total catchment
- Source Protection Zone 4 — Zone of Special Interest
- Source Protection Zone 1c — Inner catchment - confined aquifer
- Source Protection Zone 2c — Outer catchment - confined aquifer
- Source Protection Zone 3c — Total catchment - confined aquifer
- Drinking water abstraction licences
- Drinking water abstraction licences — Polygon features
- Drinking water abstraction licences — Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m	22

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 40 >**

ID	Location	Details	
-	708m W	Status: Historical Licence No: 28/39/24/0246 Details: General Washing/Process Washing Direct Source: THAMES GROUNDWATER Point: SANDFORD FARM, WOODLEY, BERKS - WET PIT 'B' Data Type: Point Name: SUMMERLEAZE LIMITED Easting: 478550 Northing: 173700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 05/08/2004 Expiry Date: 31/12/2005 Issue No: 1 Version Start Date: 05/08/2004 Version End Date: -
-	708m W	Status: Historical Licence No: 28/39/24/0246 Details: Make-Up or Top Up Water Direct Source: THAMES GROUNDWATER Point: SANDFORD FARM, WOODLEY, BERKS - WET PIT 'B' Data Type: Point Name: SUMMERLEAZE LIMITED Easting: 478550 Northing: 173700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 05/08/2004 Expiry Date: 31/12/2005 Issue No: 1 Version Start Date: 05/08/2004 Version End Date: -
-	708m W	Status: Historical Licence No: 28/39/24/0246 Details: Mineral Washing Direct Source: THAMES GROUNDWATER Point: SANDFORD FARM, WOODLEY, BERKS - WET PIT 'B' Data Type: Point Name: SUMMERLEAZE LIMITED Easting: 478550 Northing: 173700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 05/08/2004 Expiry Date: 31/12/2005 Issue No: 1 Version Start Date: 05/08/2004 Version End Date: -
-	1165m NW	Status: Historical Licence No: 28/39/24/0212 Details: Mineral Washing Direct Source: THAMES GROUNDWATER Point: WET PIT AT SANDFORD FARM, WOODLEY Data Type: Point Name: SUMMERLEAZE LIMITED Easting: 478240 Northing: 174200	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 09/07/1992 Expiry Date: 31/12/2004 Issue No: 100 Version Start Date: 23/04/1993 Version End Date: -

ID	Location	Details	
-	1165m NW	Status: Historical Licence No: 28/39/24/0246 Details: General Washing/Process Washing Direct Source: THAMES GROUNDWATER Point: SANDFORD FARM, WOODLEY, BERKS - WET PIT 'A' Data Type: Point Name: SUMMERLEAZE LIMITED Easting: 478240 Northing: 174200	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 05/08/2004 Expiry Date: 31/12/2005 Issue No: 1 Version Start Date: 05/08/2004 Version End Date: -
-	1165m NW	Status: Historical Licence No: 28/39/24/0246 Details: Make-Up or Top Up Water Direct Source: THAMES GROUNDWATER Point: SANDFORD FARM, WOODLEY, BERKS - WET PIT 'A' Data Type: Point Name: SUMMERLEAZE LIMITED Easting: 478240 Northing: 174200	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 05/08/2004 Expiry Date: 31/12/2005 Issue No: 1 Version Start Date: 05/08/2004 Version End Date: -
-	1165m NW	Status: Historical Licence No: 28/39/24/0246 Details: Mineral Washing Direct Source: THAMES GROUNDWATER Point: SANDFORD FARM, WOODLEY, BERKS - WET PIT 'A' Data Type: Point Name: SUMMERLEAZE LIMITED Easting: 478240 Northing: 174200	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 05/08/2004 Expiry Date: 31/12/2005 Issue No: 1 Version Start Date: 05/08/2004 Version End Date: -
-	1165m NW	Status: Historical Licence No: 28/39/24/0216 Details: Process Water Direct Source: THAMES GROUNDWATER Point: MOHAWK WAY, WOODLEY Data Type: Point Name: RMC MATERIALS LIMITED Easting: 478240 Northing: 174200	Annual Volume (m^3): 25000 Max Daily Volume (m^3): 120 Original Application No: - Original Start Date: 23/04/1993 Expiry Date: 31/12/2008 Issue No: 102 Version Start Date: 20/04/2005 Version End Date: -

ID	Location	Details	
-	1610m SE	Status: Historical Licence No: 28/39/24/0176 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: CROSSLANDS FARM, NELSON LANE, HURST - BOREHOLE Data Type: Point Name: HOLDSTOCK Easting: 480500 Northing: 172400	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 14/12/1977 Expiry Date: - Issue No: 100 Version Start Date: 14/12/1977 Version End Date: -
-	1712m NE	Status: Historical Licence No: 28/39/24/0022 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: HAINES HILL BOREHOLE B Data Type: Point Name: GODSAL Easting: 480900 Northing: 174300	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 14/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 14/02/1966 Version End Date: -
-	1712m NE	Status: Historical Licence No: 28/39/24/0215 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: HAINES HILL BOREHOLE B Data Type: Point Name: GODSAL Easting: 480900 Northing: 174300	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 19/03/1993 Expiry Date: 31/12/2001 Issue No: 100 Version Start Date: 19/03/1993 Version End Date: -
-	1712m NE	Status: Historical Licence No: 28/39/24/0215 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: HAINES HILL BOREHOLE B Data Type: Point Name: GODSAL Easting: 480900 Northing: 174300	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 19/03/1993 Expiry Date: 31/12/2001 Issue No: 100 Version Start Date: 19/03/1993 Version End Date: -
-	1738m E	Status: Historical Licence No: 28/39/24/0022 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: HAINES HILL BOREHOLE A Data Type: Point Name: GODSAL Easting: 481000 Northing: 174100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 14/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 14/02/1966 Version End Date: -

ID	Location	Details	
-	1738m E	Status: Historical Licence No: 28/39/24/0215 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: HAINES HILL BOREHOLE A Data Type: Point Name: GODSAL Easting: 481000 Northing: 174100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 19/03/1993 Expiry Date: 31/12/2001 Issue No: 100 Version Start Date: 19/03/1993 Version End Date: -
-	1747m NE	Status: Active Licence No: 28/39/24/0022 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: HAINES HILL, TWYFORD, BERKS (BOREHOLE B) Data Type: Point Name: Zeal Easting: 480930 Northing: 174320	Annual Volume (m^3): 19905 Max Daily Volume (m^3): 326.4 Original Application No: NPS/WR/019275 Original Start Date: 14/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 01/04/2016 Version End Date: -
-	1747m NE	Status: Active Licence No: 28/39/24/0022 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: THAMES GROUNDWATER Point: HAINES HILL, TWYFORD, BERKS (BOREHOLE B) Data Type: Point Name: Zeal Easting: 480930 Northing: 174320	Annual Volume (m^3): 19905 Max Daily Volume (m^3): 326.4 Original Application No: NPS/WR/019275 Original Start Date: 14/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 01/04/2016 Version End Date: -
-	1758m SE	Status: Active Licence No: 28/39/24/0191 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: GRANGE FARM BOREHOLE Data Type: Point Name: BELCHER Easting: 480700 Northing: 172400	Annual Volume (m^3): 8128 Max Daily Volume (m^3): 22.28 Original Application No: WRA/5176 Original Start Date: 10/11/1981 Expiry Date: - Issue No: 100 Version Start Date: 10/11/1981 Version End Date: -
-	1798m E	Status: Historical Licence No: 28/39/24/0022 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: HAINES HILL, TWYFORD, BERKS (BOREHOLE A) Data Type: Point Name: Zeal Easting: 481050 Northing: 174140	Annual Volume (m^3): 20457 Max Daily Volume (m^3): 326.4 Original Application No: - Original Start Date: 14/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 15/05/2011 Version End Date: -

ID	Location	Details	
-	1798m E	Status: Historical Licence No: 28/39/24/0022 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: THAMES GROUNDWATER Point: HAINES HILL, TWYFORD, BERKS (BOREHOLE A) Data Type: Point Name: Zeal Easting: 481050 Northing: 174140	Annual Volume (m^3): 20457 Max Daily Volume (m^3): 326.4 Original Application No: - Original Start Date: 14/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 15/05/2011 Version End Date: -
-	1799m E	Status: Active Licence No: 28/39/24/0022 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: THAMES GROUNDWATER Point: HAINES HILL, TWYFORD, BERKS (BOREHOLE A) Data Type: Point Name: Zeal Easting: 481051 Northing: 174141	Annual Volume (m^3): 19905 Max Daily Volume (m^3): 326.4 Original Application No: NPS/WR/019275 Original Start Date: 14/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 01/04/2016 Version End Date: -
-	1799m E	Status: Active Licence No: 28/39/24/0022 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: HAINES HILL, TWYFORD, BERKS (BOREHOLE A) Data Type: Point Name: Zeal Easting: 481051 Northing: 174141	Annual Volume (m^3): 19905 Max Daily Volume (m^3): 326.4 Original Application No: NPS/WR/019275 Original Start Date: 14/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 01/04/2016 Version End Date: -
-	1885m N	Status: Historical Licence No: 28/39/24/0197 Details: Process water Direct Source: THAMES GROUNDWATER Point: HURST ROAD, TWYFORD BOREHOLE Data Type: Point Name: WINTERTON BROTHERS Easting: 479000 Northing: 175500	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 12/12/1988 Expiry Date: - Issue No: 100 Version Start Date: 12/12/1988 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	2

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 40 >**

ID	Location	Details	
-	987m SW	Status: Historical Licence No: 28/39/24/0057 Details: Spray Irrigation - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: EMM BROOK AT DINTON PASTURES GC Data Type: Line Name: THE BRACKNELL & WOKINGHAM JOINT GOLF COURSE COMMITTEE Easting: 478500 Northing: 172900	Annual Volume (m^3): 16366 Max Daily Volume (m^3): 218 Original Application No: WRA/2241 Original Start Date: 01/08/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2012 Version End Date: -
-	1897m N	Status: Active Licence No: TH/039/0024/025 Details: Heat Pump Direct Source: THAMES SURFACE WATER - NON TIDAL Point: TWYFORD BROOK Data Type: Point Name: Stanlake Park Company Limited Easting: 479979 Northing: 175403	Annual Volume (m^3): 46000 Max Daily Volume (m^3): 245 Original Application No: NPS/WR/018183 Original Start Date: 18/08/2015 Expiry Date: 31/03/2028 Issue No: 1 Version Start Date: 01/04/2019 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	3

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 40 >**

ID	Location	Details	
-	1747m NE	Status: Active Licence No: 28/39/24/0022 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: THAMES GROUNDWATER Point: HAINES HILL, TWYFORD, BERKS (BOREHOLE B) Data Type: Point Name: Zeal Easting: 480930 Northing: 174320	Annual Volume (m^3): 19905 Max Daily Volume (m^3): 326.4 Original Application No: NPS/WR/019275 Original Start Date: 14/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 01/04/2016 Version End Date: -
-	1798m E	Status: Historical Licence No: 28/39/24/0022 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: THAMES GROUNDWATER Point: HAINES HILL, TWYFORD, BERKS (BOREHOLE A) Data Type: Point Name: Zeal Easting: 481050 Northing: 174140	Annual Volume (m^3): 20457 Max Daily Volume (m^3): 326.4 Original Application No: - Original Start Date: 14/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 15/05/2011 Version End Date: -
-	1799m E	Status: Active Licence No: 28/39/24/0022 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: THAMES GROUNDWATER Point: HAINES HILL, TWYFORD, BERKS (BOREHOLE A) Data Type: Point Name: Zeal Easting: 481051 Northing: 174141	Annual Volume (m^3): 19905 Max Daily Volume (m^3): 326.4 Original Application No: NPS/WR/019275 Original Start Date: 14/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 01/04/2016 Version End Date: -

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

5.9 Source Protection Zones

Records within 500m **1**

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 40 >**

ID	Location	Type	Description
1	**On site**	**3**	**Total catchment**

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

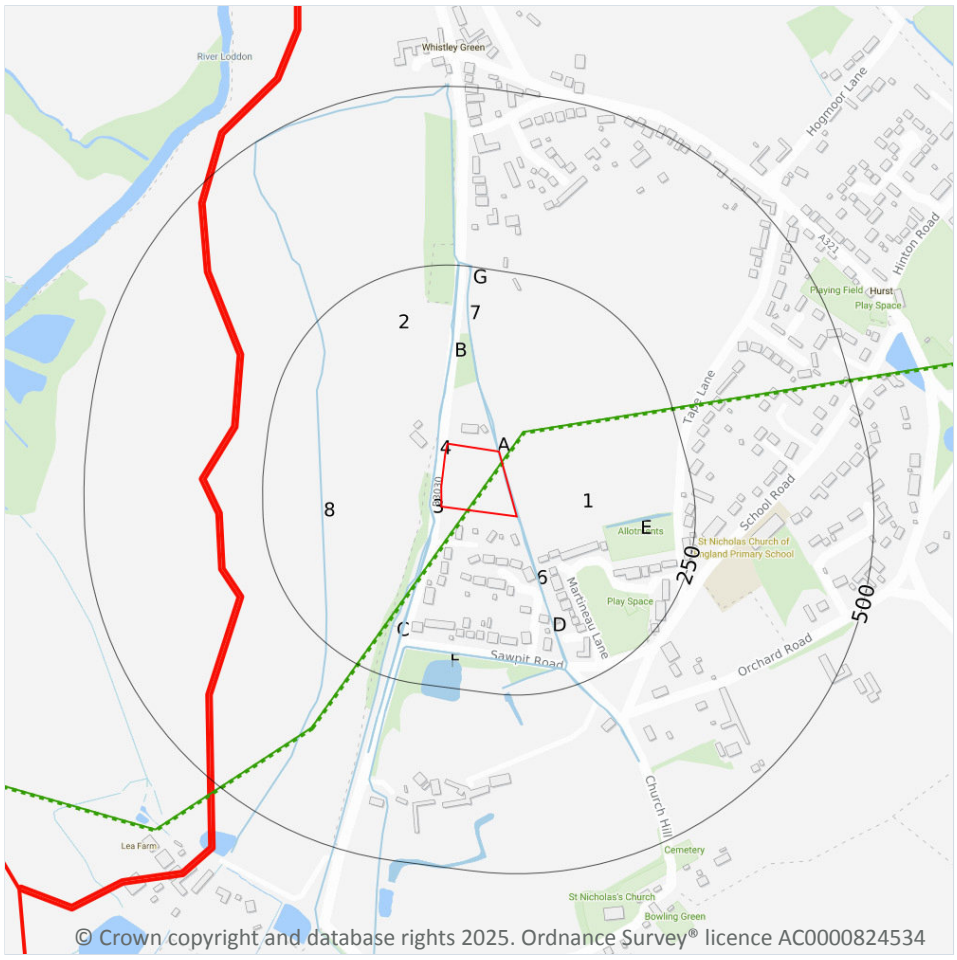
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology



Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	19

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 49 >**

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
3	12m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
4	12m W	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
6	29m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	34m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	44m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	44m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	126m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
E	126m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
7	152m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
8	167m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	170m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	201m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	217m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
D	220m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	220m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	221m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	225m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	242m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey®.

6.2 Surface water features

Records within 250m	11

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

Features are displayed on the Hydrology map on **page 49 >**

This data is sourced from the Ordnance Survey®.

6.3 WFD Surface water body catchments

Records on site	1

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

Features are displayed on the Hydrology map on **page 49 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**River**	**Twyford Brook**	**GB106039023190**	**Loddon**	**Loddon and Trib**

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

6.4 WFD Surface water bodies

Records identified	1

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

Features are displayed on the Hydrology map on **page 49 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1112m N	River	Twyford Brook	GB106039023190 ↗	Bad	Fail	Bad	2019

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

6.5 WFD Groundwater bodies

Records on site	1

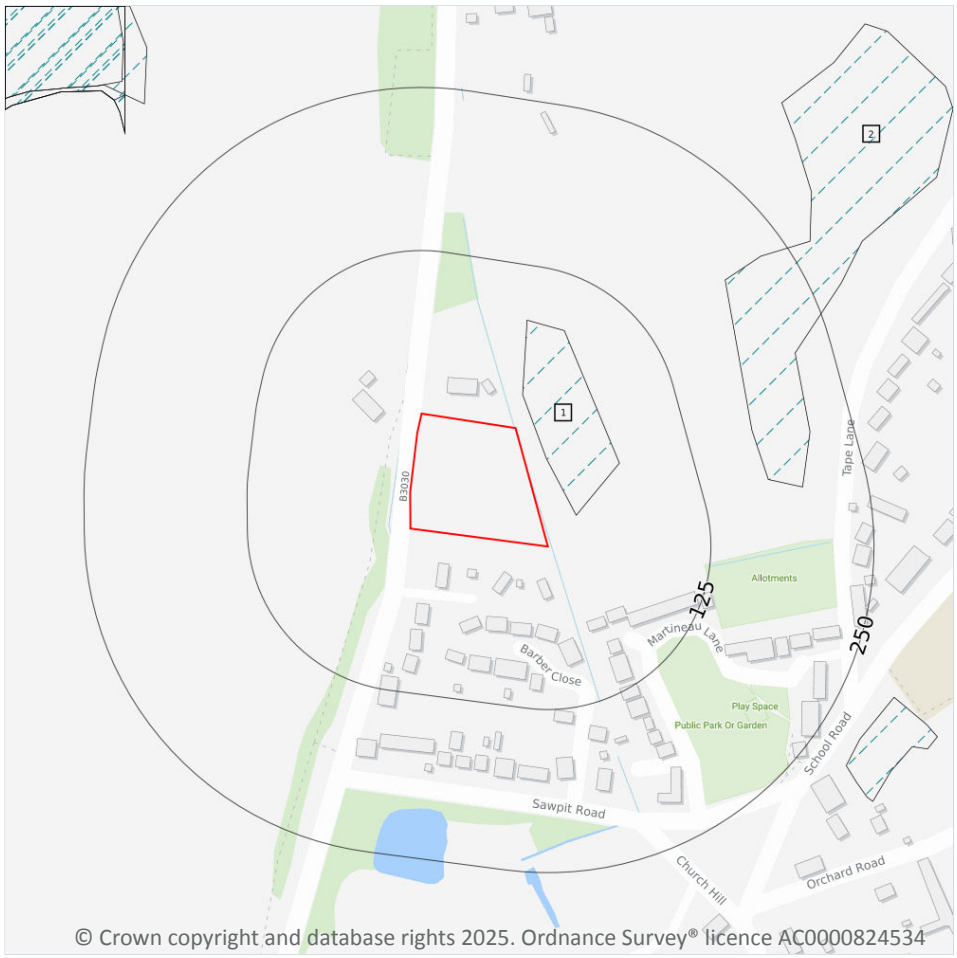
Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 49 >**

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

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

7 River and coastal flooding



Site Outline

Search buffers in metres (m)

River and coastal flooding:

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

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	2

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

Features are displayed on the River and coastal flooding map on **page 53 >**

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
1	14m E	06januarynewyear2003	2002-12-23 2003-01-12	Other	Channel capacity exceeded (no raised defences)	Fluvial
2	174m E	06januarynewyear2003	2002-12-23 2003-01-12	Other	Channel capacity exceeded (no raised defences)	Fluvial

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

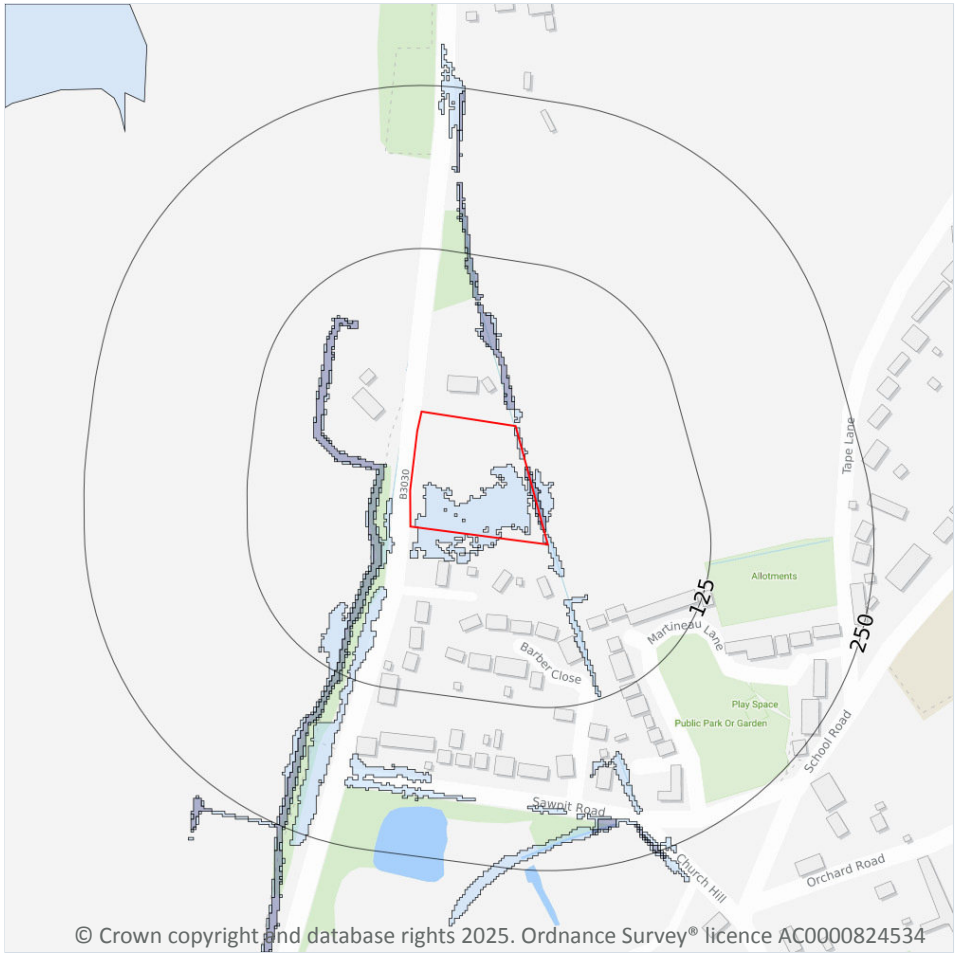
7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones



Site Outline

Search buffers in metres (m)

Flood zone 2

Flood zone 3

7.6 Flood Zone 2

Records within 50m	1

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

Features are displayed on the River and coastal flooding map on **page 53 >**

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

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

7.7 Flood Zone 3

Records within 50m	1

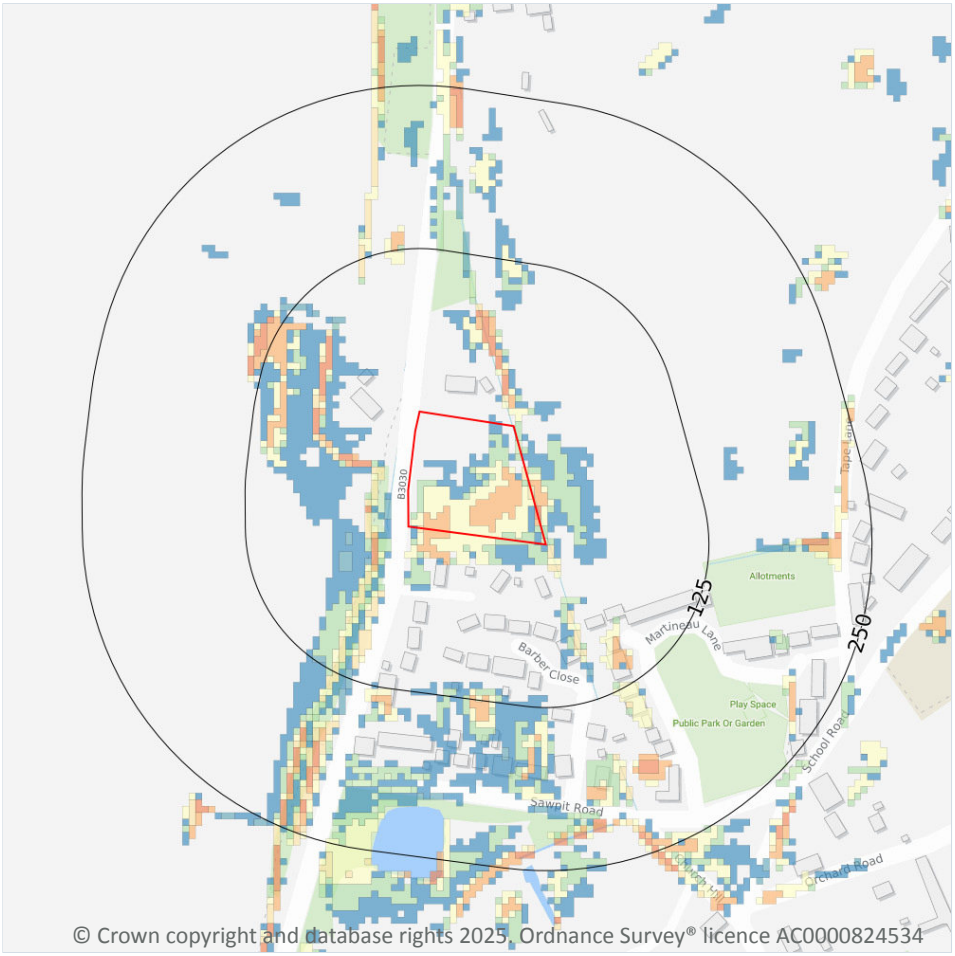
Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

Features are displayed on the River and coastal flooding map on **page 53 >**

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

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

8 Surface water flooding



Site Outline
Search buffers in metres (m)

1 in 1000 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site	**1 in 30 year, 0.3m - 1.0m**
Highest risk within 50m	**1 in 30 year, 0.3m - 1.0m**

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

Features are displayed on the Surface water flooding map on **page 58 >**

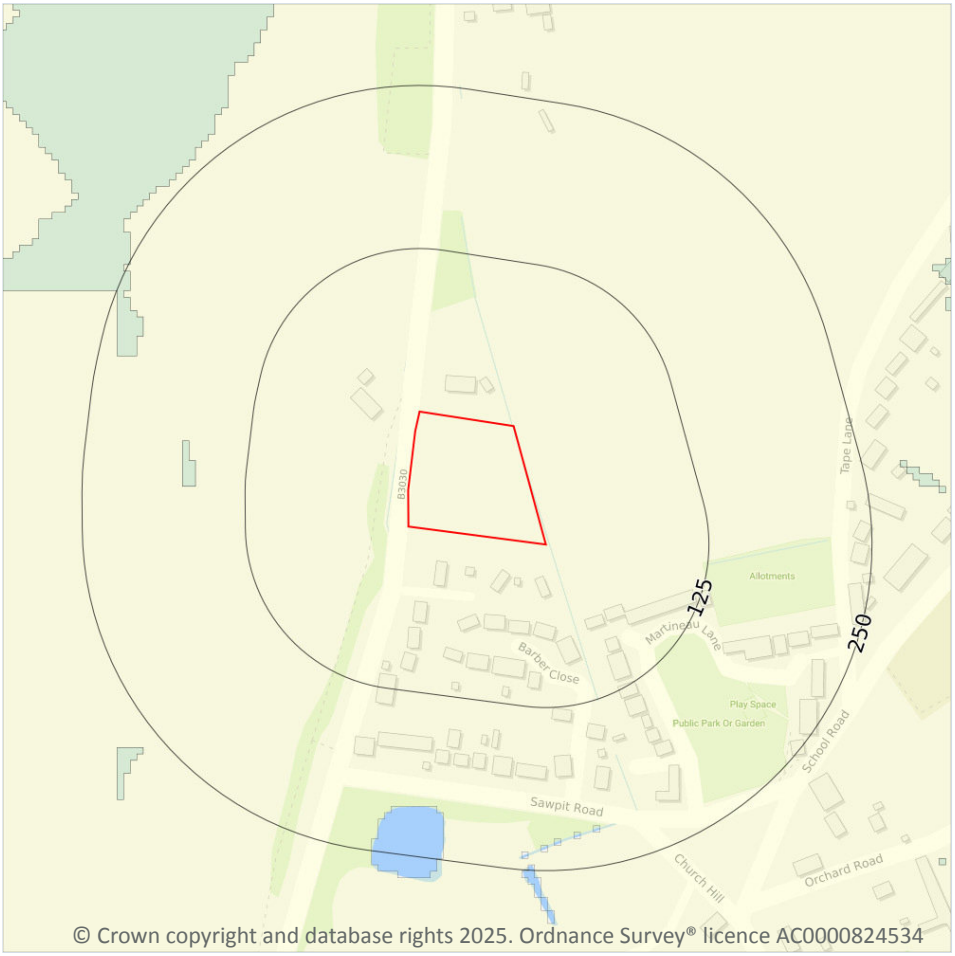
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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

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

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

Low

Negligible

9.1 Groundwater flooding

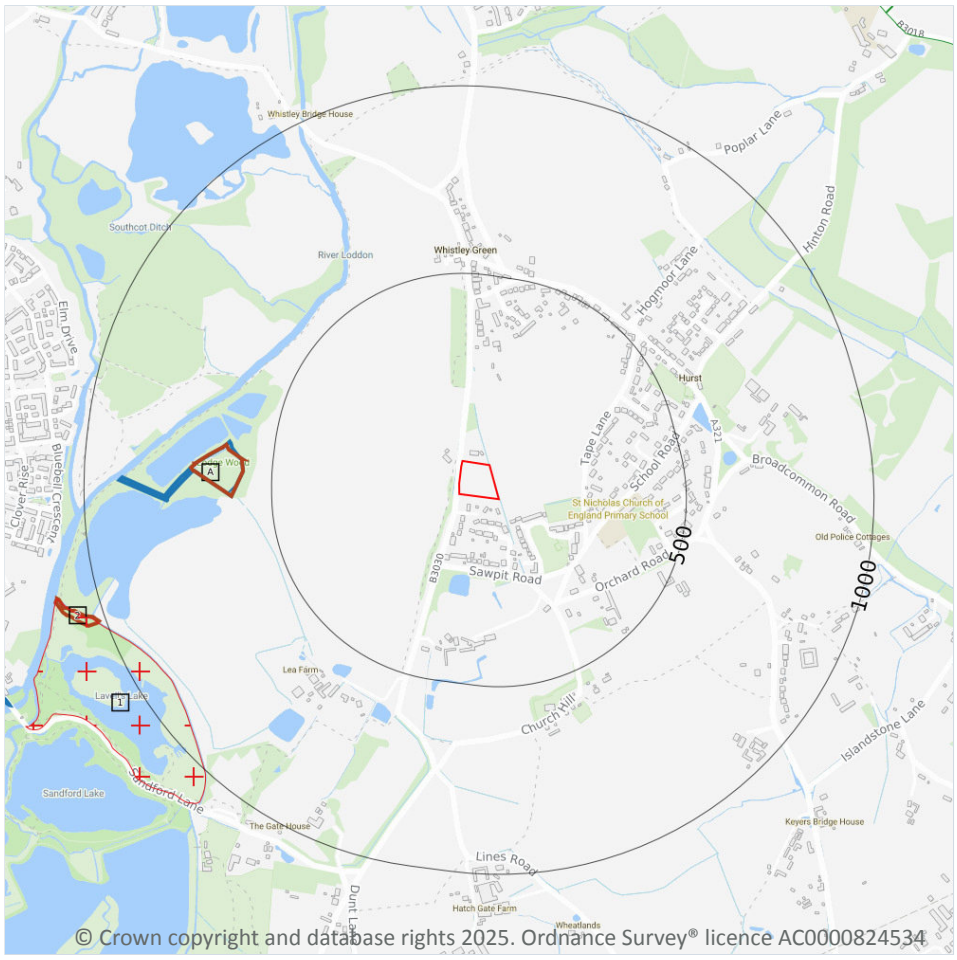
Highest risk on site	**Moderate**
Highest risk within 50m	**Moderate**

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

Features are displayed on the Groundwater flooding map on **page 60 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



Site Outline

Search buffers in metres (m)

Sites of Special Scientific Interest (SSSI)

Local Nature Reserves (LNR)

Designated Ancient Woodland

Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	2

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

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

ID	Location	Name	Data source
A	577m W	Lodge Wood & Sandford Mill SSSI	Natural England

ID	Location	Name	Data source
3	1324m SW	Lodge Wood & Sandford Mill SSSI	Natural England

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	2

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

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

ID	Location	Name	Data source
1	914m SW	Lavells Lake	Natural England
-	1512m W	Alder Moors	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m	14

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

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

ID	Location	Name	Woodland Type
A	577m W	Lodge Wood	Ancient & Semi-Natural Woodland
2	1018m W	(Tithe:douglas's Shaw)	Ancient & Semi-Natural Woodland
-	1483m NW	Alder Moors(tithe:ridges Coppice)	Ancient & Semi-Natural Woodland
-	1512m W	Alder Moors	Ancient & Semi-Natural Woodland
-	1567m W	Sandfordmill Copse(tithe:the Coppice)	Ancient & Semi-Natural Woodland
-	1567m W	Sandfordmill Copse(tithe:the Coppice)	Ancient & Semi-Natural Woodland
-	1571m W	Sandfordmill Copse(tithe:the Coppice)	Ancient & Semi-Natural Woodland
-	1648m W	Sandfordmill Copse(tithe:the Coppice)	Ancient & Semi-Natural Woodland
-	1692m W	Alder Moors(tithe:alder Moors)	Ancient & Semi-Natural Woodland
-	1713m W	Alder Moors(tithe:alder Moors)	Ancient & Semi-Natural Woodland
-	1720m W	Sandfordmill Copse(tithe:the Coppice)	Ancient & Semi-Natural Woodland

ID	Location	Name	Woodland Type
-	1741m W	Alder Moors(tithe:alder Moors)	Ancient & Semi-Natural Woodland
-	1782m W	Alder Moors(tithe:alder Moors)	Ancient & Semi-Natural Woodland
-	1991m NE	Cameron's Copse	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	1

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

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

ID	Location	Name	Local Authority name
4	1598m NE	London Green Belt	Wokingham

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

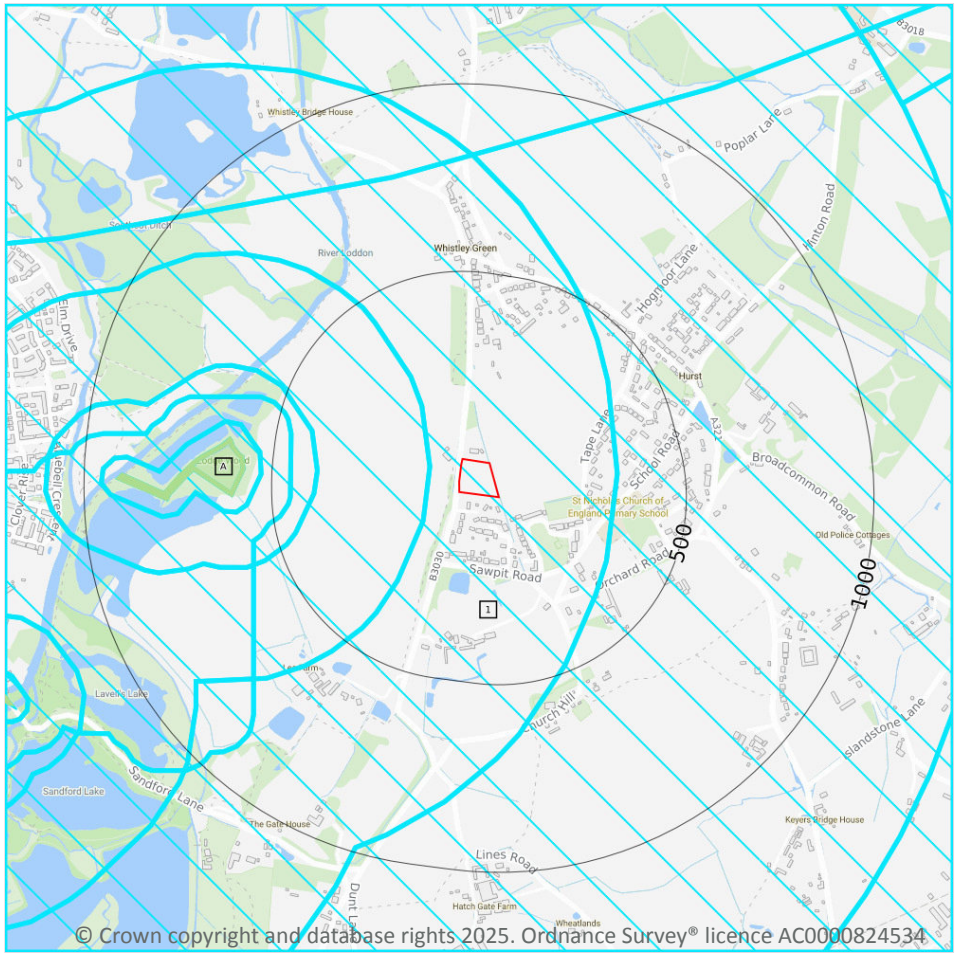
Records within 2000m	**2**

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

Location	Name	Type	NVZ ID	Status
On site	**Sheeplands**	**Groundwater**	**88**	**Existing**
131m S	Emm Brook NVZ	Surface Water	460	Existing

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

SSSI Impact Zones and Units



10.17 SSSI Impact Risk Zones

Records on site	1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

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

ID	Location	Type of developments requiring consultation
1	**On site**	**https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101054322201&notes=&location=479258,173155%20(IRZ%20polygon%20centre)**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	2

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

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

ID: A
Location: 577m W
SSSI name: Lodge Wood & Sandford Mill
Unit name: Lodge Wood- Bbont
Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
Condition: Favourable
Reportable features:

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

ID: 11
Location: 1324m SW
SSSI name: Lodge Wood & Sandford Mill
Unit name: Southern Unit- Attfield Seall
Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
Condition: Favourable
Reportable features:

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

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

11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	0

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

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

11.5 Conservation Areas

Records within 250m	0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

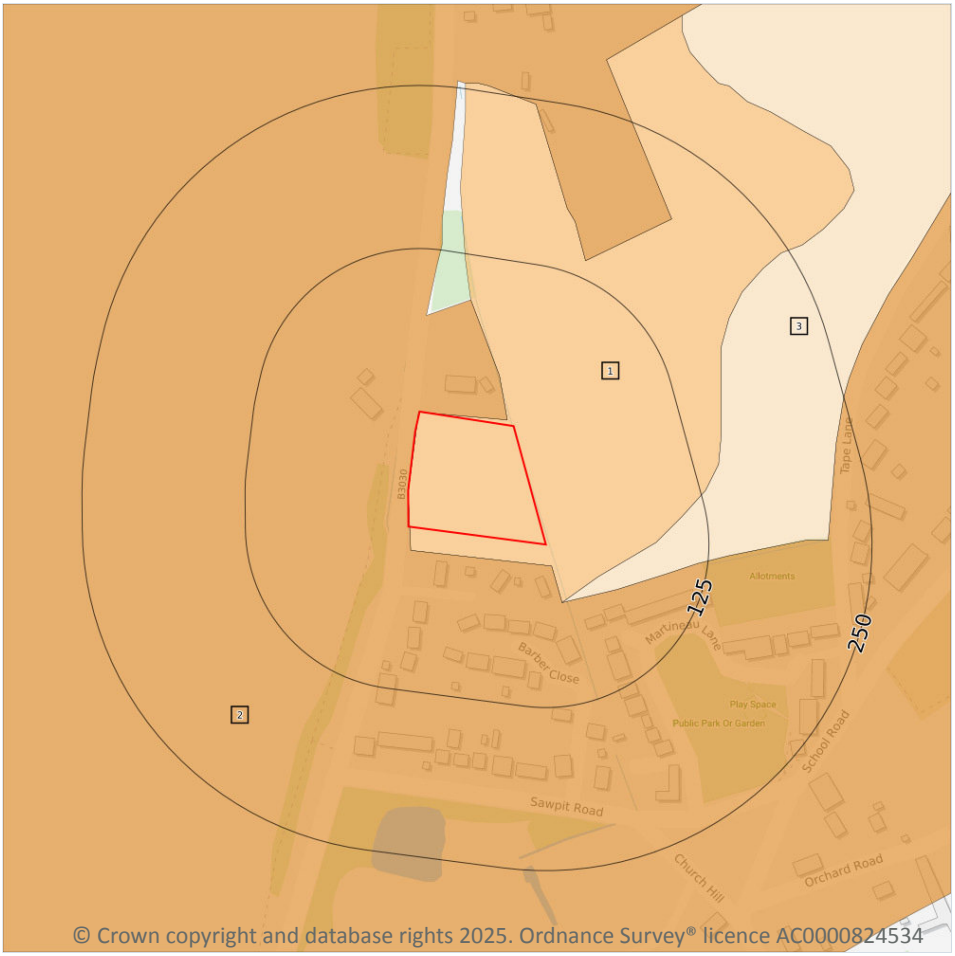
11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

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

12.1 Agricultural Land Classification

Records within 250m	3

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

Features are displayed on the Agricultural designations map on **page 71 >**

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

ID	Location	Classification	Description
2	**On site**	**Grade 3**	**Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.**
3	44m SE	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

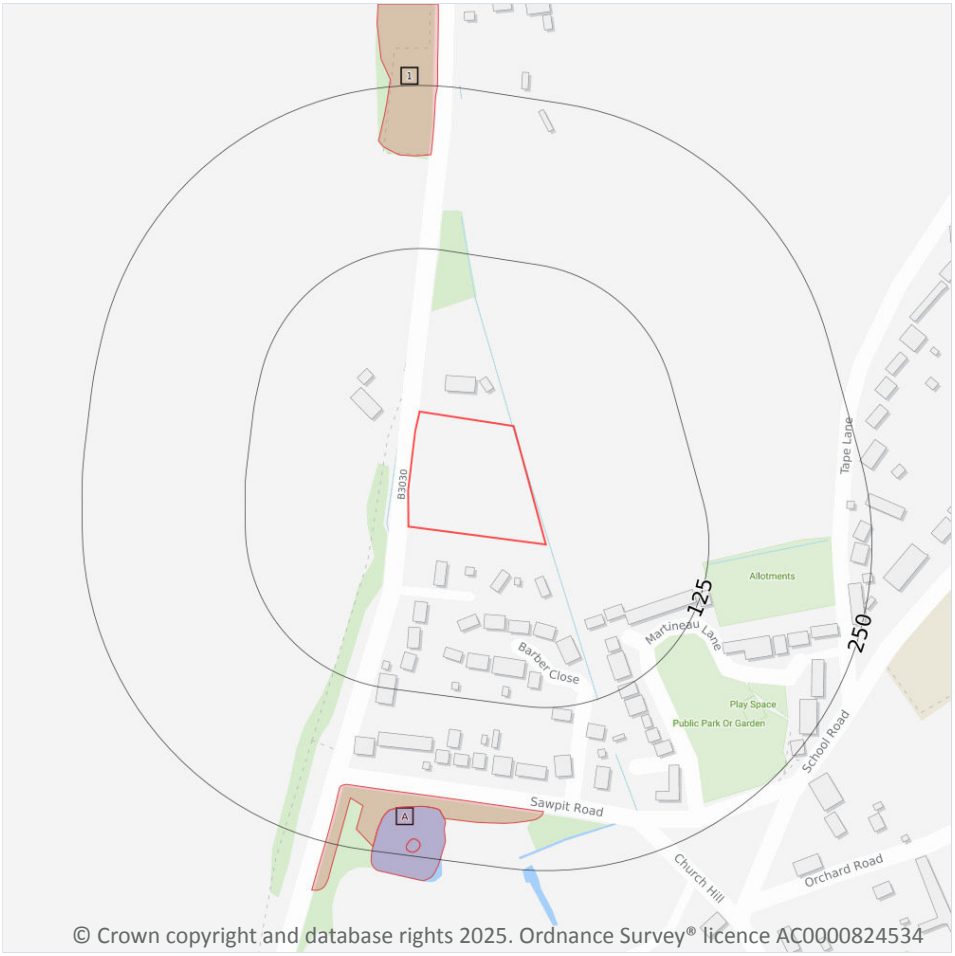
12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations



Site Outline

Search buffers in metres (m)

Priority Habitat Inventory
Open Mosaic Habitat
Limestone Pavement Orders

Habitat Networks

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

13.1 Priority Habitat Inventory

Records within 250m	4

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

Features are displayed on the Habitat designations map on **page 74 >**

ID	Location	Main Habitat	Other habitats
1	196m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	202m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	211m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	237m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

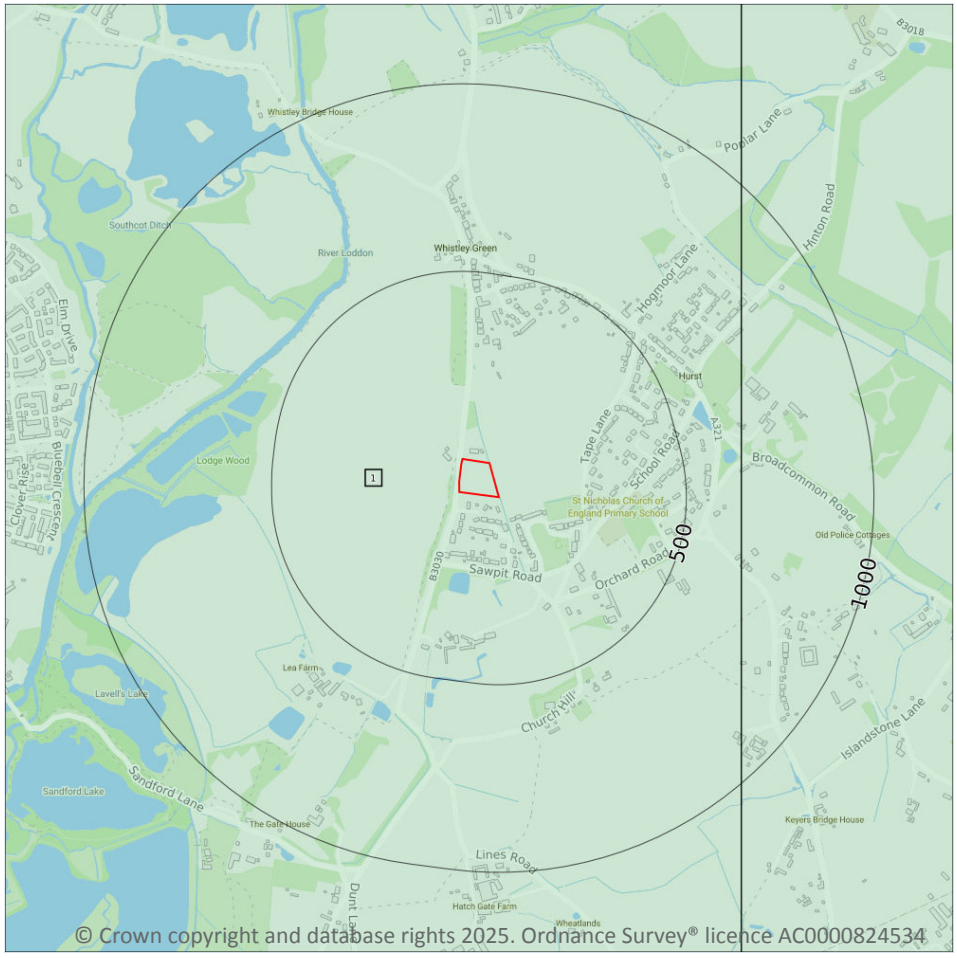
13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

Full coverage

Partial coverage

No coverage

14.1 10k Availability

Records within 500m	1

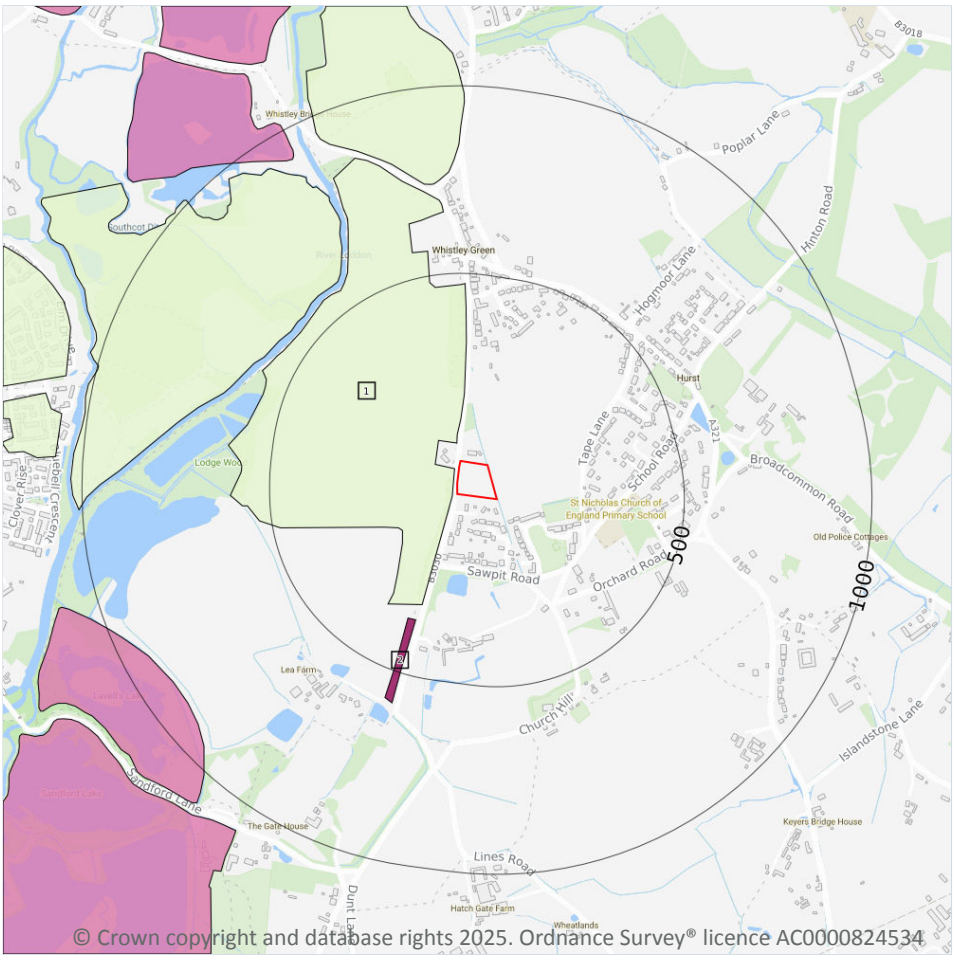
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 76 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**SU77SE**

This data is sourced from the British Geological Survey.

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



14.2 Artificial and made ground (10k)

Records within 500m	2

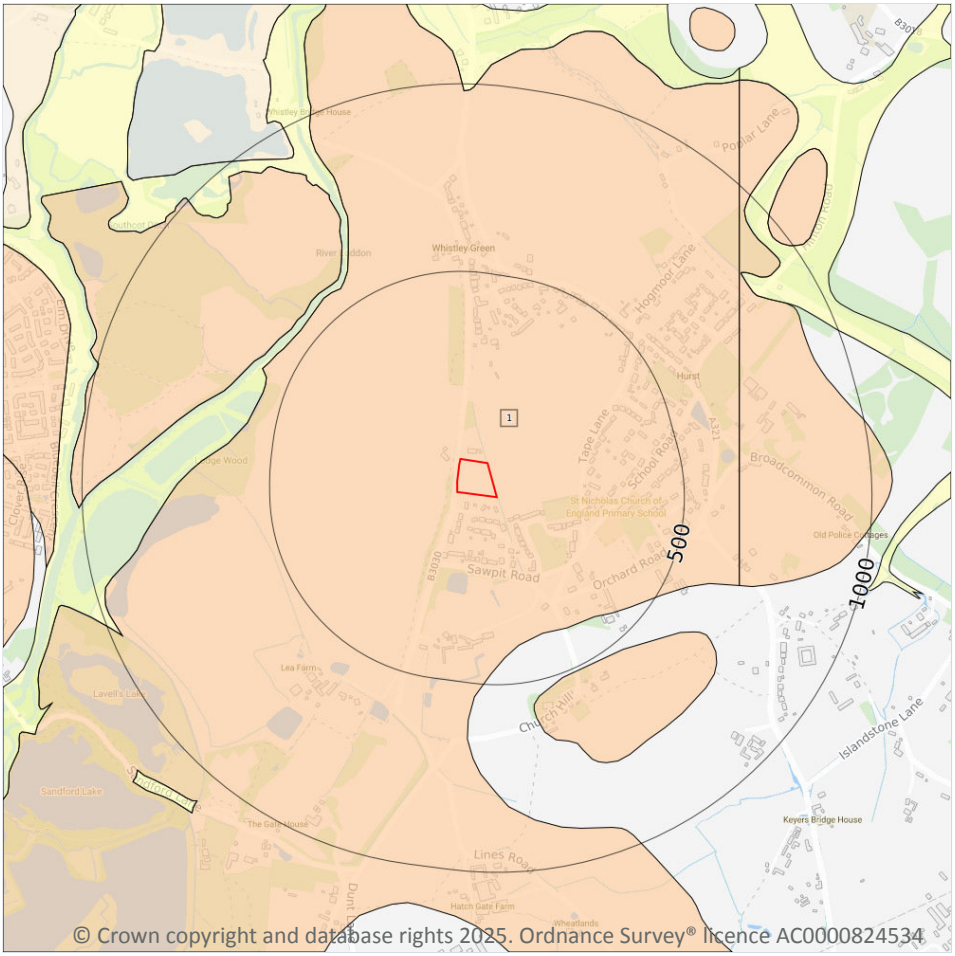
Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 77 >**

ID	Location	LEX Code	Description	Rock description
1	10m W	WMGR-ARTDP	Infilled Ground	Artificial deposit
2	353m S	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m	1

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 78 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**RTD2-XSV**	**River Terrace Deposits, 2-Sand And Gravel**	**Sand and gravel**

This data is sourced from the British Geological Survey.

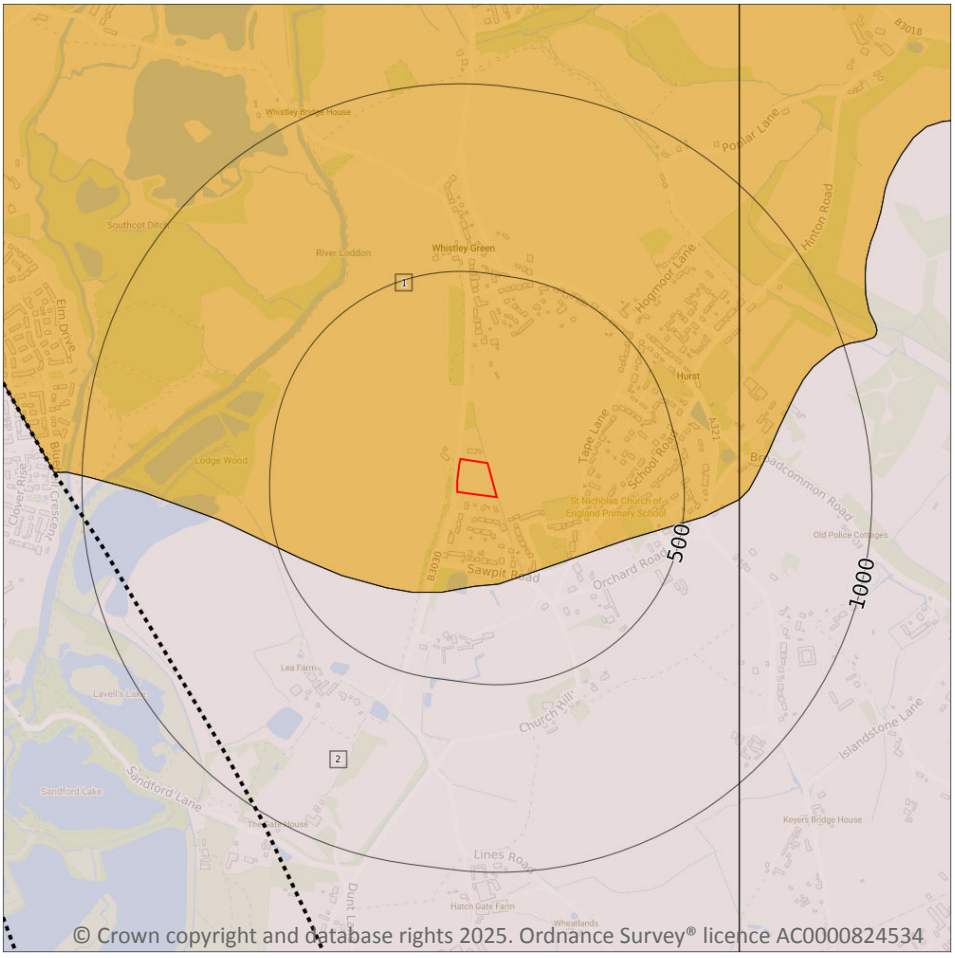
14.4 Landslip (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m	2

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 80 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**LMBE-XCZS**	**Lambeth Group-Clay, Silt And Sand**	**Thanetian**
2	221m S	LC-XCZS	London Clay Formation-Clay, Silt And Sand	Ypresian

This data is sourced from the British Geological Survey.

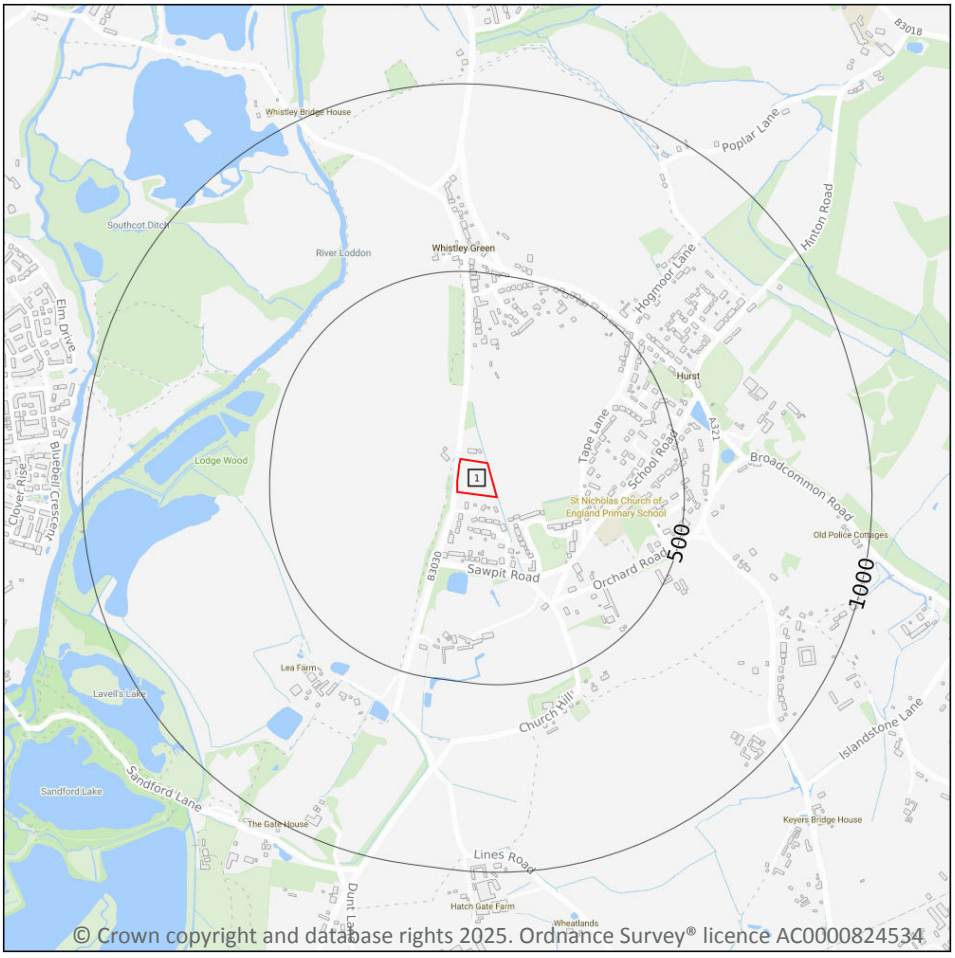
14.6 Bedrock faults and other linear features (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

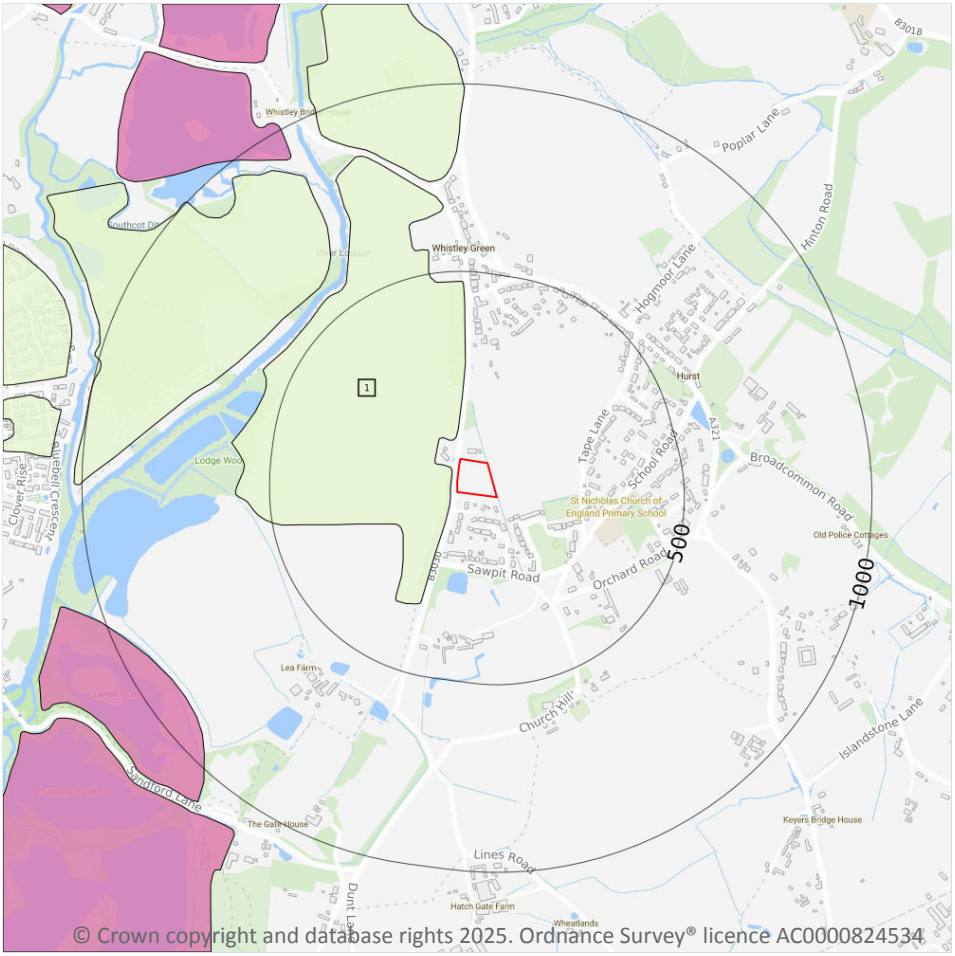
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 82 >**

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

This data is sourced from the British Geological Survey.

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



15.2 Artificial and made ground (50k)

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on **page 83 >**

ID	Location	LEX Code	Description	Rock description
1	16m W	WMGR-ARTDP	Infilled Ground	Artificial deposit

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

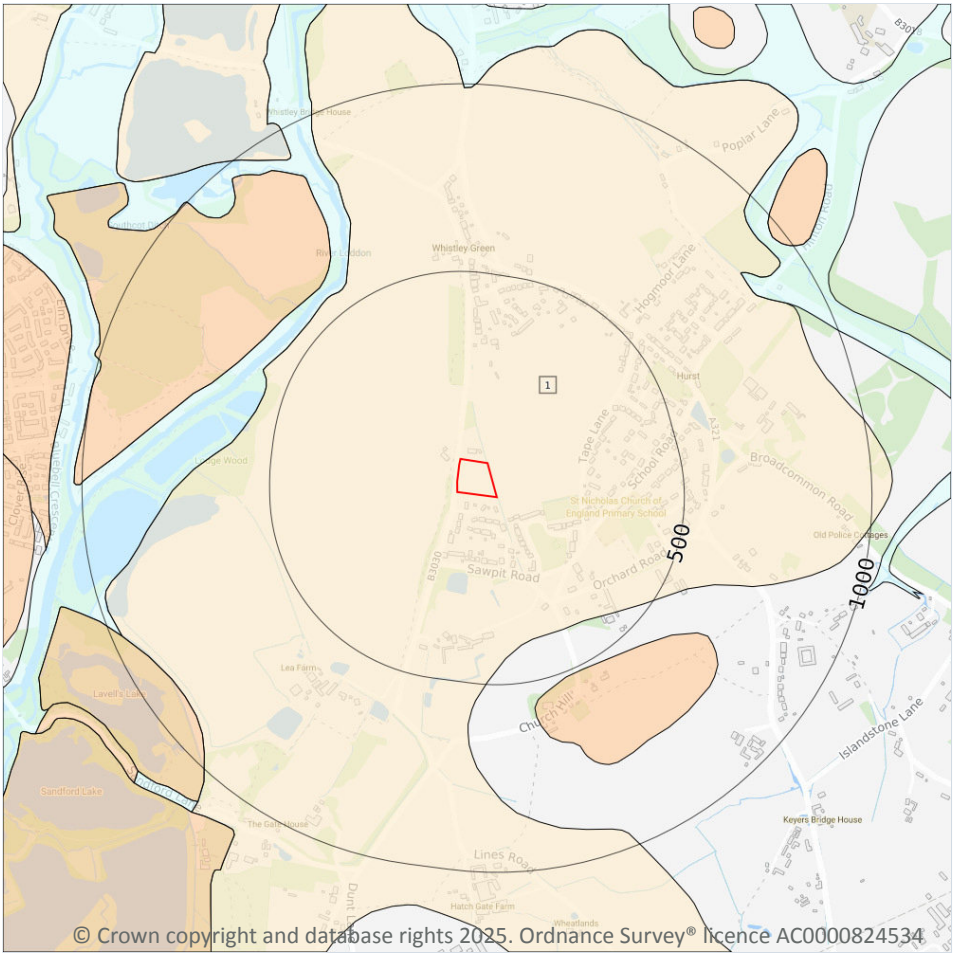
Records within 50m	**1**

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

Location	Flow type	Maximum permeability	Minimum permeability
16m W	Mixed	Very High	Low

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 85 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**KPGR-XSV**	**Kempton Park Gravel Member**	**Sand and gravel**

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

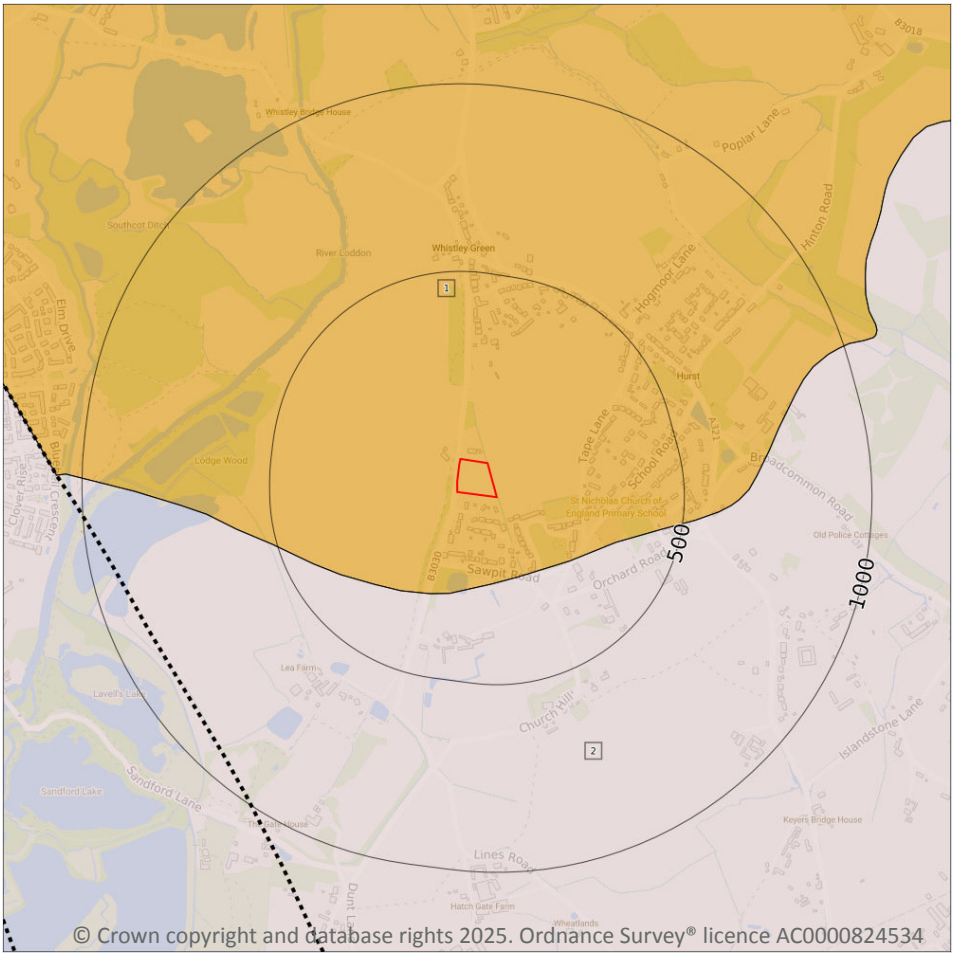
15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m	2

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 87 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**LMBE-XCZS**	**Lambeth Group-Clay, silt and sand**	**Thanetian**
2	220m S	LC-XCZS	London Clay Formation-Clay, silt and sand	Ypresian

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

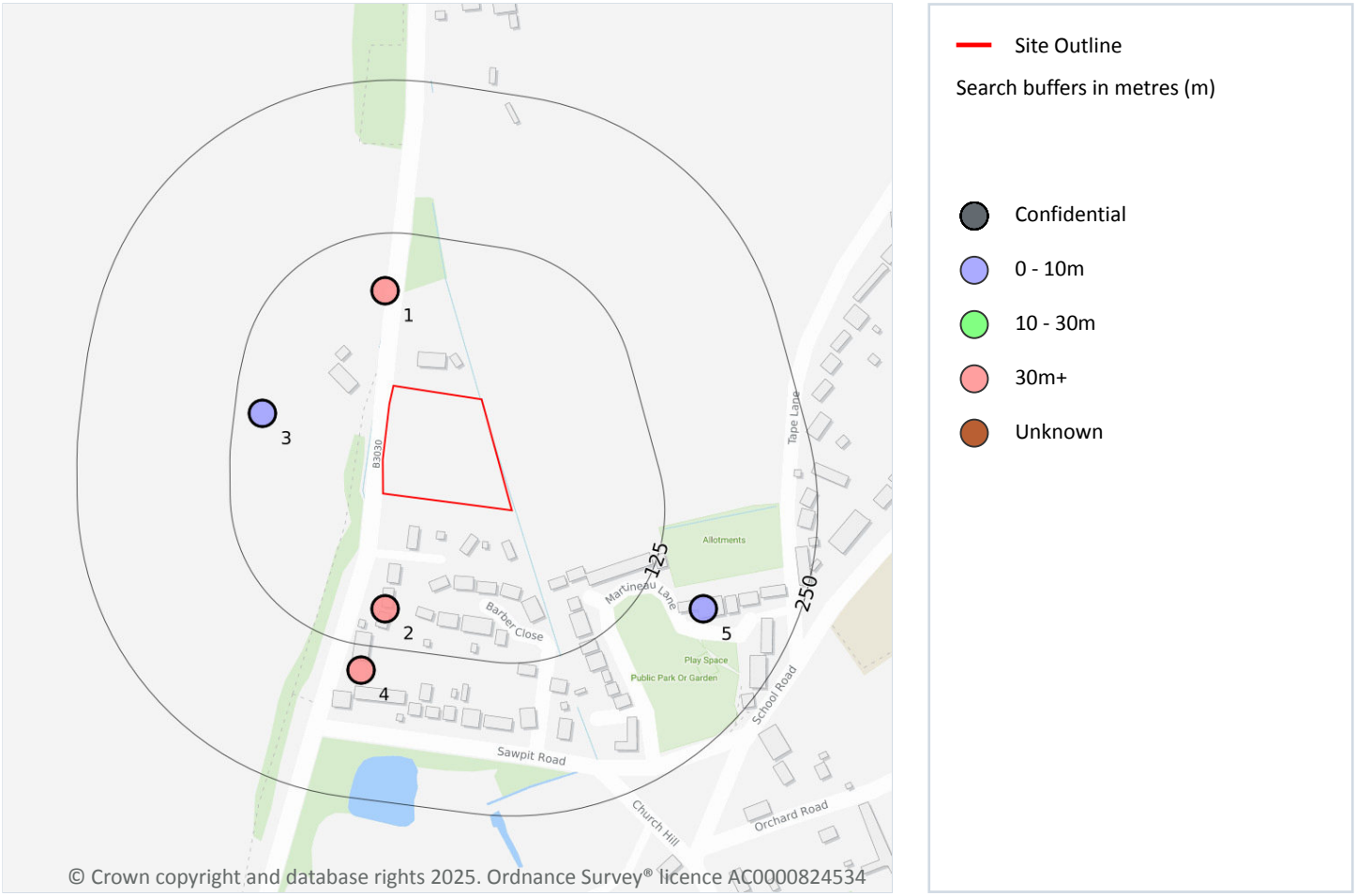
15.10 Bedrock faults and other linear features (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

16 Boreholes



16.1 BGS Boreholes

Records within 250m	5

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

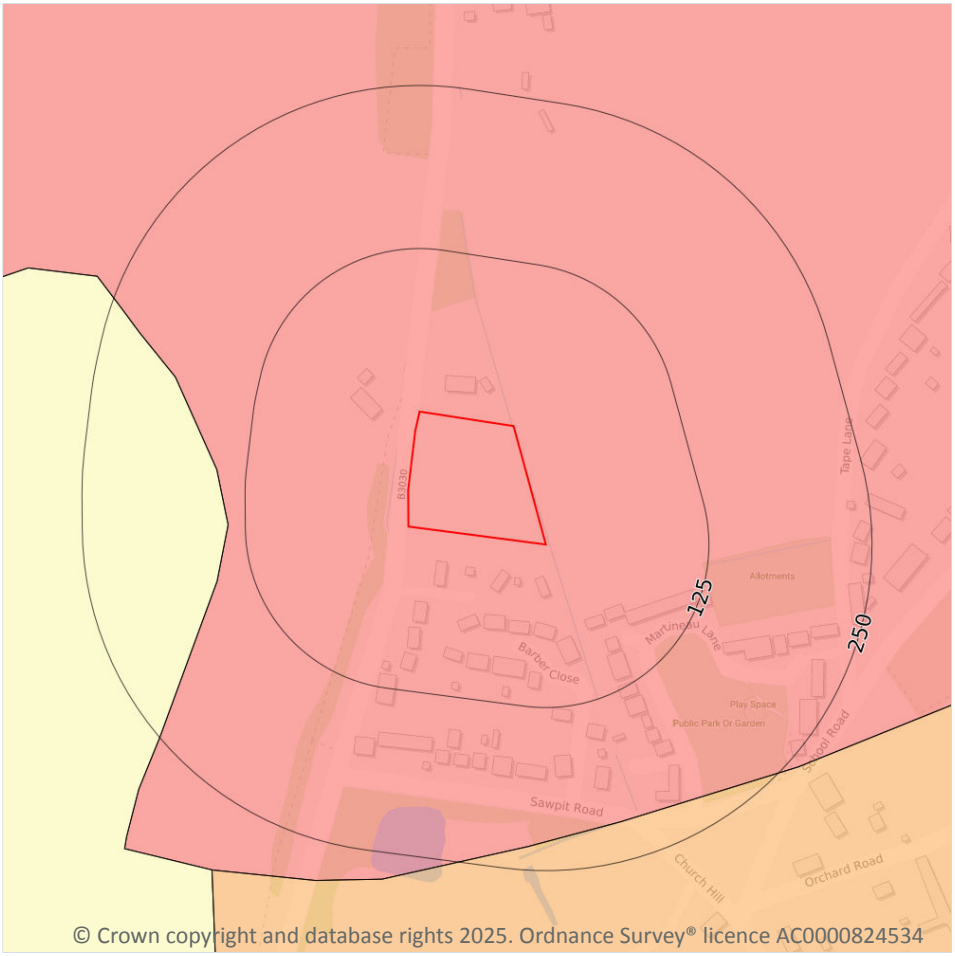
Features are displayed on the Boreholes map on **page 89 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	78m N	479250 173710	WHISTLEY GREEN MAIN HURST BERKS	91.44	N	428034 ↗
2	93m S	479250 173450	HURST NURSERIES HURST	36.57	N	428023 ↗
3	102m W	479150 173610	WHISTLEY PARK HURST	4.4	N	428007 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
4	145m S	479230 173400	NICHOLAS STREET HURST	51.81	N	428022 ↗
5	176m SE	479510 173450	ALLOTMENTS HURST	3.66	N	428129 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	1

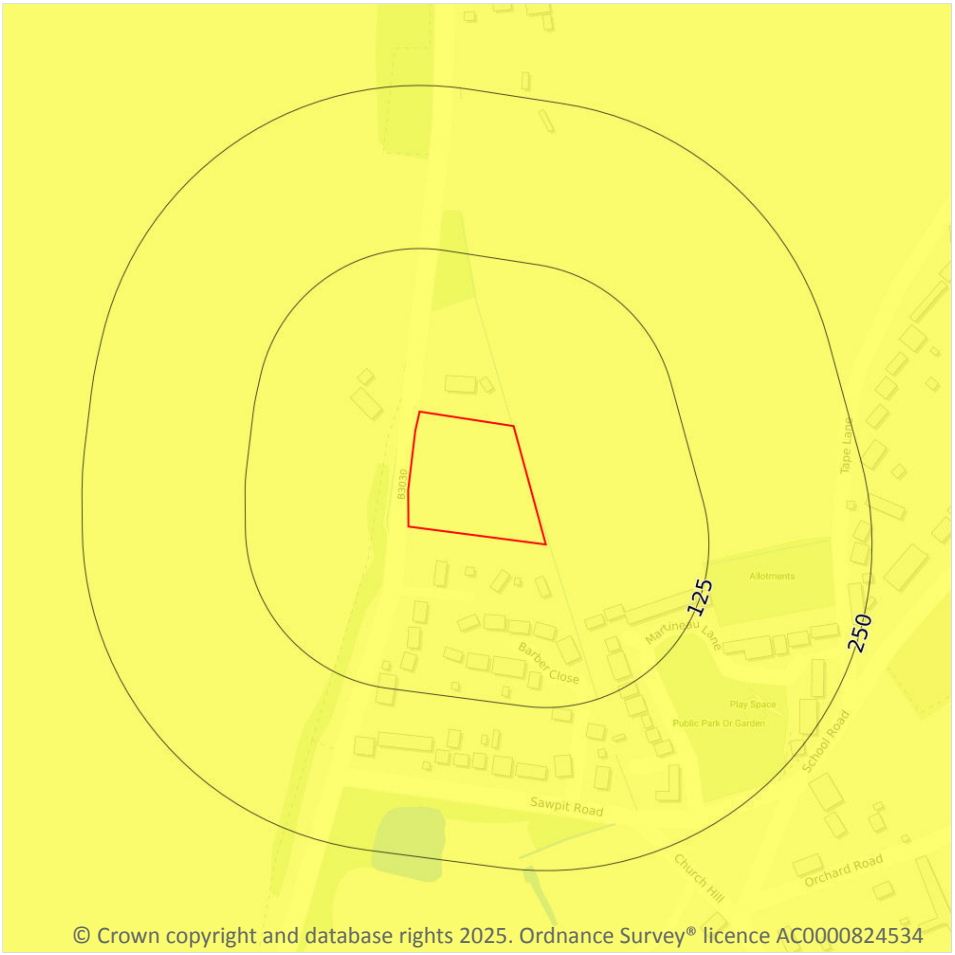
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 91 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	1

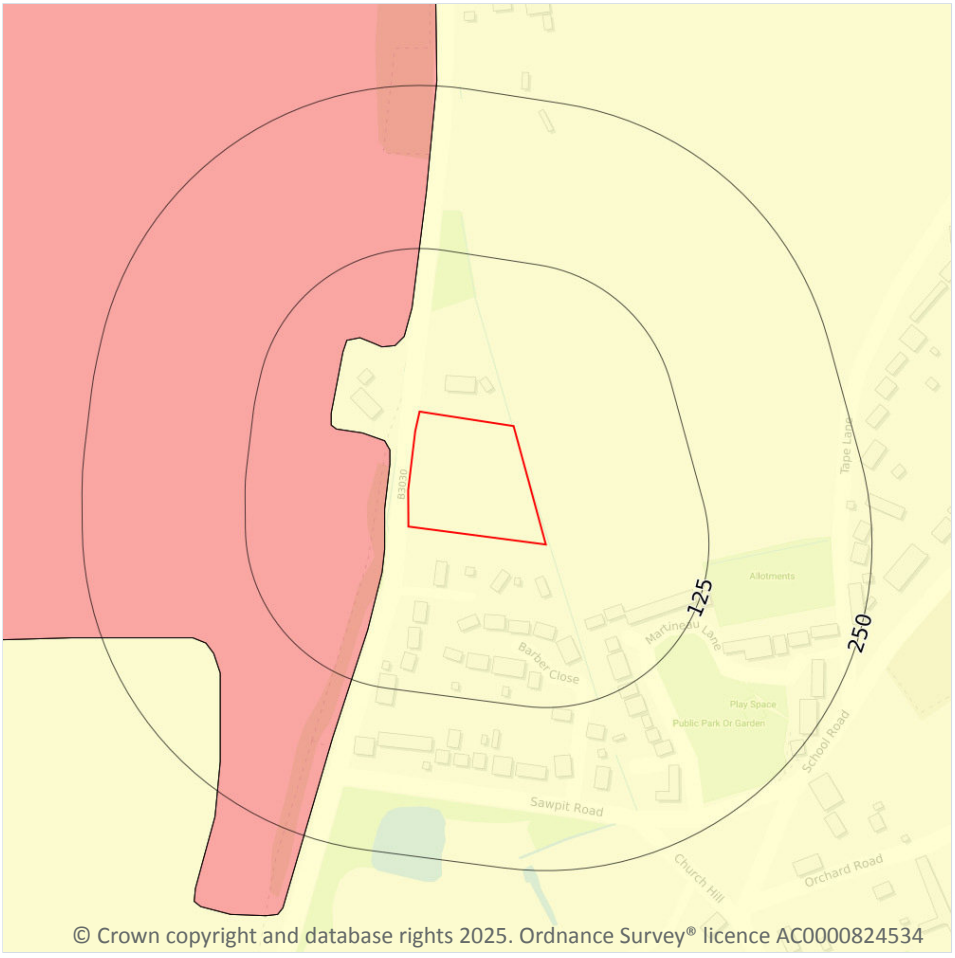
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 92 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	2

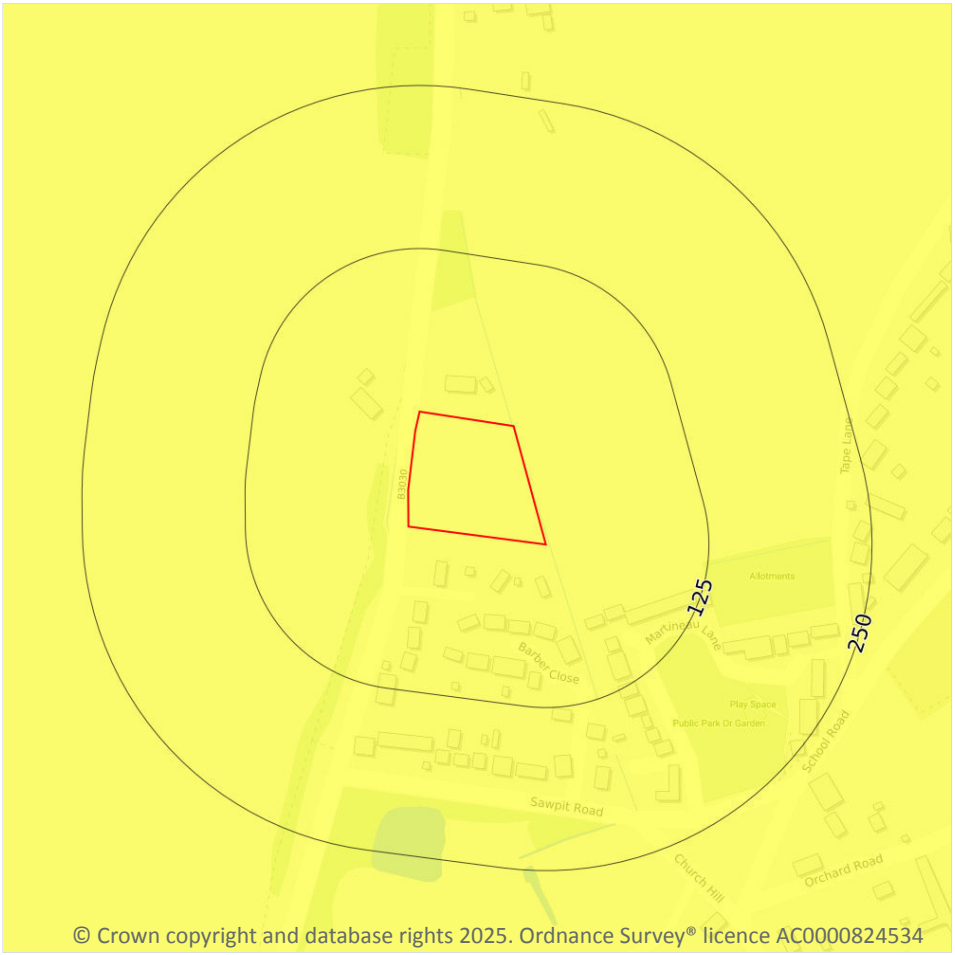
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 93 >**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**
16m W	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	1

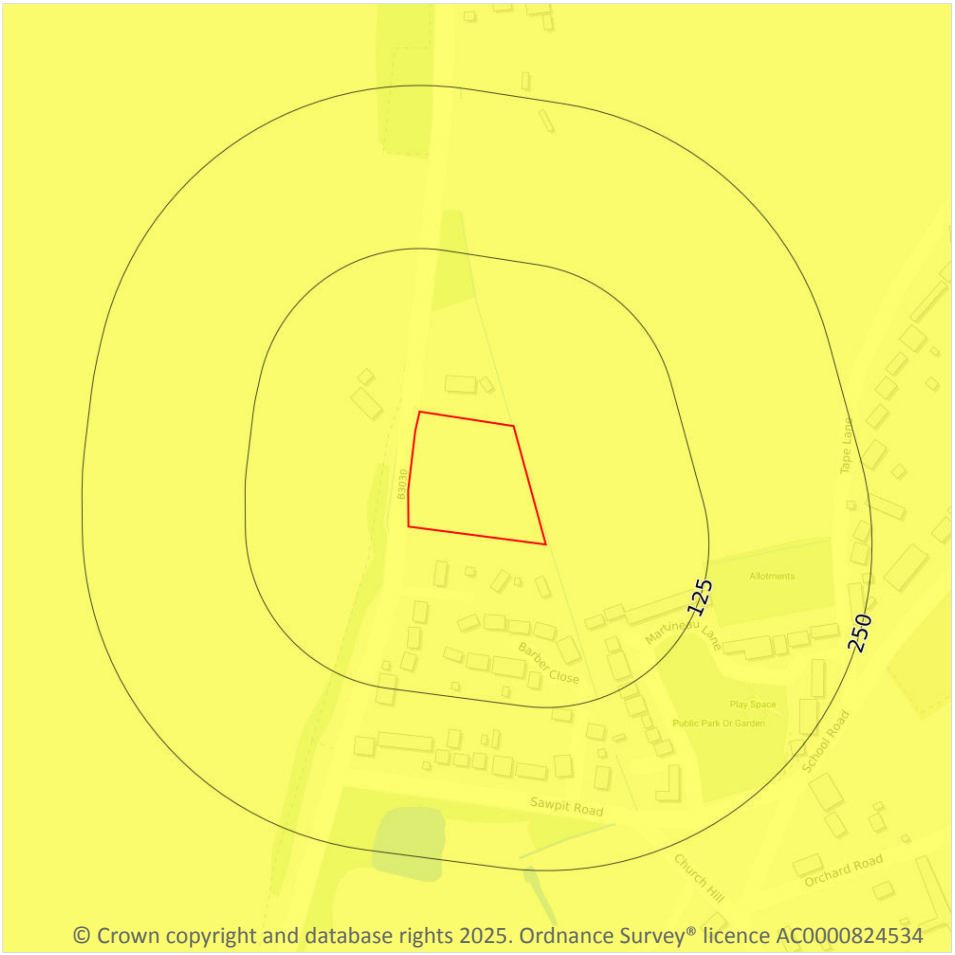
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 95 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

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

17.5 Landslides

Records within 50m	1

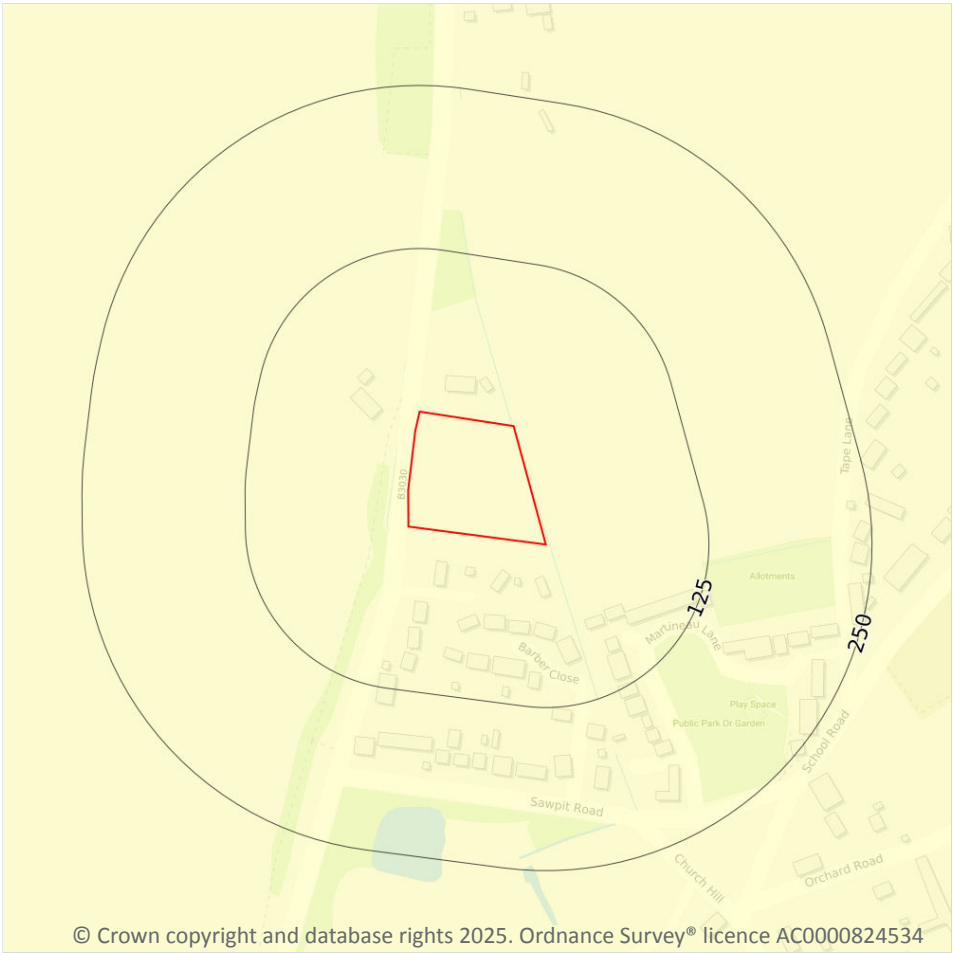
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 96 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

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

17.6 Ground dissolution of soluble rocks

Records within 50m	1

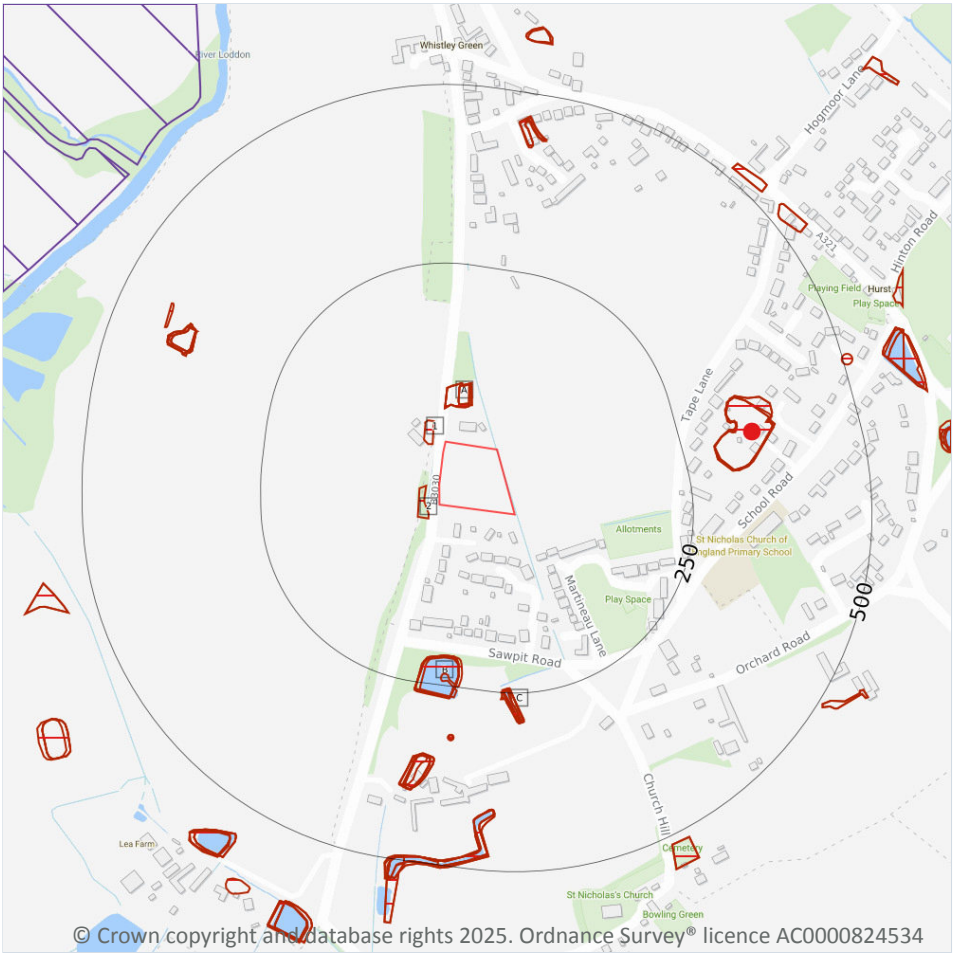
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 97 >**

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

This data is sourced from the British Geological Survey.

18 Mining and ground workings



Site Outline

Search buffers in metres (m)

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

Non Coal Mining

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

18.1 BritPits

Records within 500m	1

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

Features are displayed on the Mining and ground workings map on **page 99 >**

ID	Location	Details	Description
D	350m E	Name: Tape Lane Gravel Pit Address: Whistley Green, READING, Berkshire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	**22**

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

Features are displayed on the Mining and ground workings map on **page 99 >**

ID	Location	Land Use	Year of mapping	Mapping scale
1	17m W	Pond	1960	1:10560
2	18m W	Pond	1960	1:10560
A	47m N	Ponds	1960	1:10560
A	47m N	Ponds	1986	1:10000
A	47m N	Ponds	1977	1:10000
A	55m N	Pond	1938	1:10560
A	55m N	Pond	1910	1:10560
A	55m N	Pond	1898	1:10560
B	208m S	Pond	1960	1:10560
B	208m S	Pond	1986	1:10000
B	208m S	Pond	1977	1:10000
B	208m S	Pond	1898	1:10560
B	209m S	Pond	1938	1:10560
B	209m S	Pond	1910	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
B	211m S	Pond	1932	1:10560
C	244m S	Pond	1938	1:10560
C	244m S	Pond	1910	1:10560
C	244m S	Pond	1898	1:10560
C	244m S	Pond	1960	1:10560
C	246m S	Pond	1986	1:10000
C	246m S	Pond	1977	1:10000
C	246m S	Pond	1932	1:10560

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

18.3 Underground workings

Records within 1000m	0

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

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

18.4 Underground mining extents

Records within 500m	0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	1

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

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

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

risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

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

This data is sourced from Groundsure.

19.4 Historical incidents

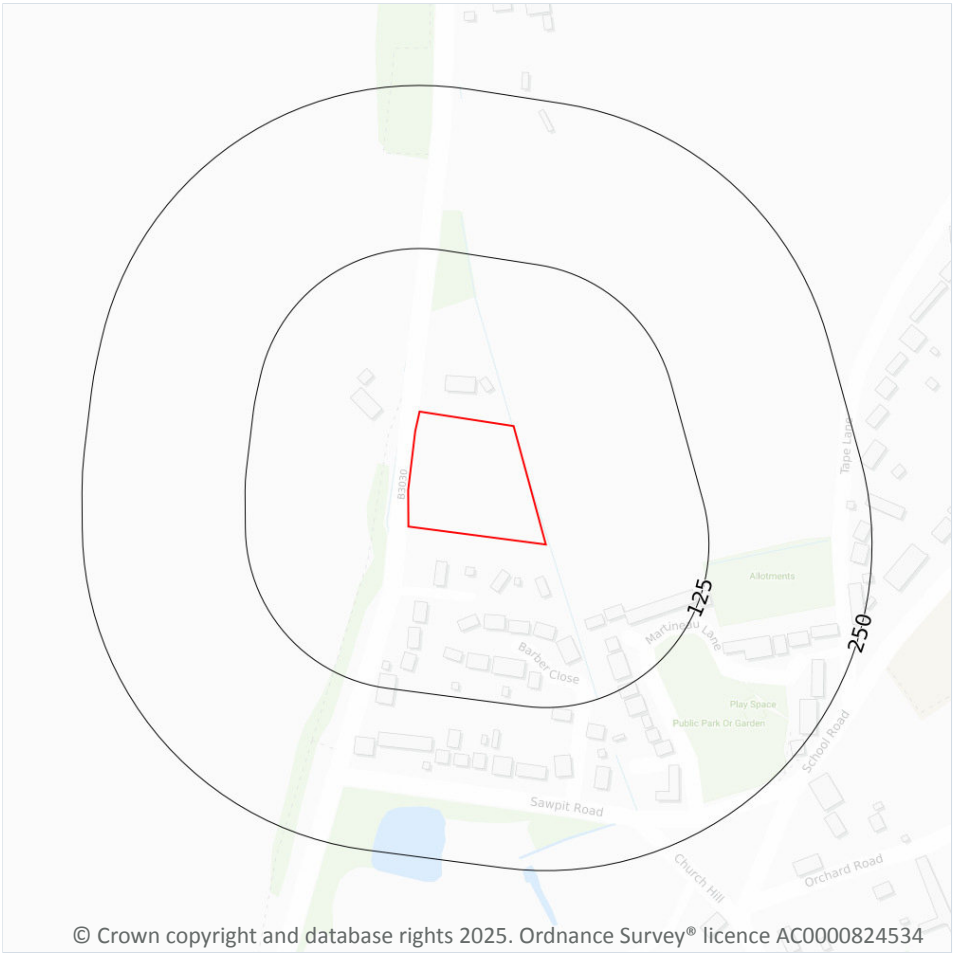
Records within 500m	0

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

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

This data is sourced from Groundsure.

20 Radon



Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

20.1 Radon

Records on site	1

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

Features are displayed on the Radon map on **page 107 >**

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

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

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	2

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
31m S	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

22.4 Historical railway and tunnel features

Records within 250m	0

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

This data is sourced from Ordnance Survey®/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

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

This data is sourced from Ordnance Survey® and OpenStreetMap.

22.8 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

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

Terms and conditions

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