EARTH ENVIRONMENTAL & GEOTECHNICAL

PHASE I GEO-ENVIRONMENTAL DESK STUDY REPORT

WOKINGHAM BOROUGH COUNCIL

RADSTOCK PRIMARY SCHOOL

RADSTOCK LANE

EARLEY

READING

RG6 5UZ

PROJECT REF: R4319

DECEMBER 2024

Earth Environmental & Geotechnical (Southern) Ltd
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Prepared on Behalf of:

Wokingham Borough Council

By:

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DISTRIBUTION:

1 electronic copy Wokingham Borough Council

PHASE I GEO-ENVIRONMENTAL DESK STUDY REPORT

Radstock Primary School, Radstock Lane, Earley, Reading, RG6 5UZ

Report Reference: R4319/24/DTS

Version A.0

Date: 16th December 2024

Prepared for: Wokingham Borough Council

Prepared by: Earth Environmental & Geotechnical (Southern) Ltd
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Definition of Version Code:
D. Applied during initial drafting of the report before it has been reviewed.
C. Applied after the report has been reviewed but before it has been approved by the Project Manager.
B. Applied after the Project Manager has approved the report ready for issue to the client.
A. Applied to reports after external/internal review.

The version number starts at "0" and is raised by "1" at each re-type.

Written by:

Ashley Thorne
Senior Geo-Environmental Consultant

Approved by: **John Grace**
Director

TABLE OF CONTENTS

LIST OF FIGURES

TABLES

APPENDICES

1.0 INTRODUCTION

1.1 Background

Earth Environmental & Geotechnical (Southern) Ltd (EEGSL) was commissioned by Wokingham Borough Council (the 'Client'), to undertake a Phase I Geo-Environmental Desk Study for a new classroom, car park and playground at Radstock Primary School, Radstock Lane, Earley, Reading, RG6 5UZ (herein referred to as the 'assessment site').

1.2 Proposed Development

At the time of writing no detailed proposed development plans were made available to EEGSL, however it is understood that the development will consist of a new classroom, car park and playground.

1.3 Terms of Reference

EEGSL was commissioned by the Client to undertake a Phase I Geo-Environmental Desk Study for the assessment site in accordance with a proposal reference R4319, dated 4th October 2024.

The objectives of this assessment are as follows:

- *Undertake a desk-based study of the geology of site, including contamination sources, radon potential, natural cavities, surface workings and mining activity. As part of this study historical plans would be obtained.*
- *Assess the implications of any potential environmental risks, liabilities and development constraints associated with the assessment site in relation to the future use of the assessment site and in relation to off-site receptors.*

1.4 Sources of Information

The Phase 1 Desk Study comprises of a review of the following information sources:

- British Geological Survey online maps.
- Google Earth imagery.
- Environment Agency online data.
- Historical Ordnance Survey maps.
- Site-specific Groundsure Insight Report (REF: GS-ZN3-NXI-LHA-GOO)

1.5 Limitations of the Study

The report is written in the context of an agreed scope of work and budget and should not be used in a different context. New information, improved practices or changes in legislation may require a reinterpretation of the report in whole or in part. EEGSL reserve the right to amend either conclusions or recommendations in light of any further information that may become available. The report is provided for the sole use by the client and is confidential to them.

Recommendations within this report are based on records produced by others. It is assumed this information is accurate and no liability can be accepted for errors made by others.

2.0 SITE LOCATION & DESCRIPTION

The assessment site is located at Radstock Primary School, Radstock Lane, Earley, Reading, RG6 5UZ. The assessment site is centred on National Grid Reference SU 74633 70509 (E: 474633, N: 170509) The assessment site and surrounding area are shown in Figure 1.

Figure 1 – Site Location Plan

The assessment site is 0.14ha in size and currently consists of part of the wider playground associated with Radstock Primary School. Site is mostly covered in tarmacadam and edged with soft landscaping. Buildings and classrooms associated with Radstock Primary School are located to the north, playing fields and the wider playground are located to the southwest and west, whilst residential housing associated with Laniver Close and Northbourne Close are located to the south and east.

3.0 GEOLOGICAL SETTING

The geology of the assessment site is covered by British Geological Survey (BGS) online data and the assessment site-specific Groundsure Insight Report (Appendix 1).

The following sections are generally limited to locations within 250m of the assessment site boundary unless it is considered that installation or activities beyond that range could potentially have an impact on the assessment site or its redevelopment.

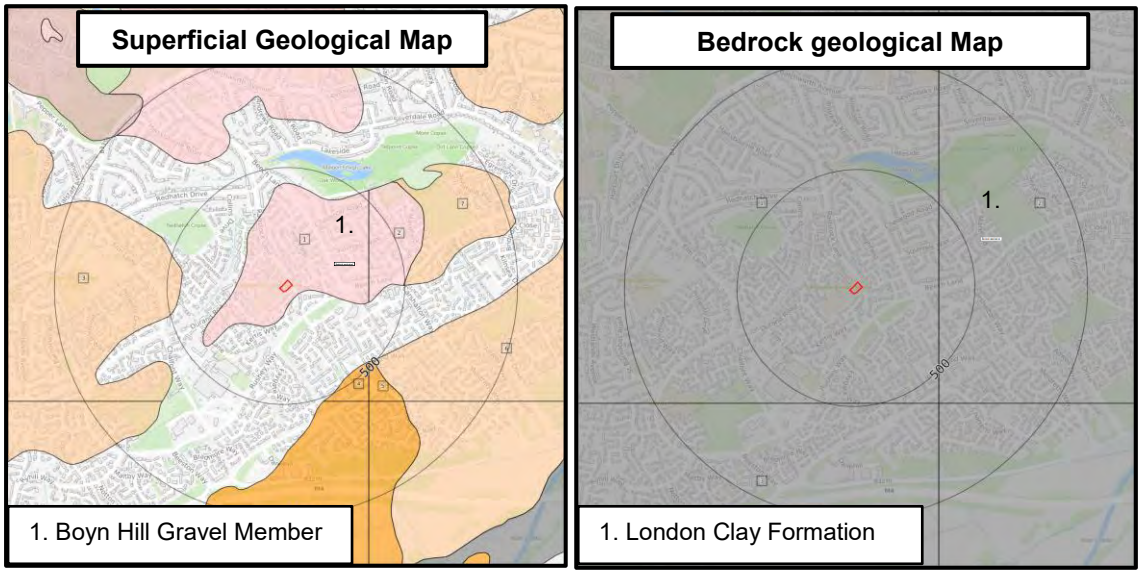
3.1 Geology

The Groundsure report indicates that the assessment site is not underlain by artificial ground (Made Ground).

The Groundsure report indicates that the assessment site is underlain by superficial deposits of the Boyn Hill Gravel Member - Sand and Gravel. Beneath the Boyn Hill Gravel Member is bedrock of the London Clay Formation - Clay, Silt and Sand.

A geological map extract of the assessment site is presented in Figure 2.

Figure 2 – Geological Map Extract



There are no records of geological faults within 250m of the assessment site.

There are five BGS borehole records located within 250m of the assessment site. A review of the two closest records shows a thin layer of topsoil present overlying very stiff brown clay (London Clay) to a maximum proven depth of 3.4mbgl.

3.2 Ground Stability

The hazard ratings for specific Geohazards in the surrounding area are presented in Table 1.

Table 1 - Geohazards Risk Ratings

Geohazards:	Risk Rating
Highly Compressible Ground	Negligible risk
Collapsible Soils	Very Low risk
Shrink Swell Clays	Low risk
Running Sand	Very Low risk
Ground Dissolution	Negligible risk
Landslides	Very Low risk
Mining & Quarrying	No mining or quarrying is recorded as taking place on-site. The site is not located within a Coal Mining Reporting Area.

3.3 Radon Potential

The assessment site is in an area where <1% of properties are expected to be above the Radon Action Level. Therefore, radon protection measures are unlikely to be required unless a basement development is being considered.

3.4 Mining, Ground Workings & Natural Cavities

Reference to the Coal Authority Interactive viewer shows the assessment site is not within a coal mining area, and therefore, is not located within a coal mining Development High Risk Area.

The assessment site is also not located within gypsum, brine, tin, or clay mining areas.

There are no records of historical mineral planning areas, British Pits (BritPit) or surface ground workings located within 250m of the assessment site boundary.

4.0 ENVIRONMENTAL SETTING

Environmental conditions are covered by Environment Agency (EA) and BGS online data, and the site-specific Groundsure Insight report (Appendix 1).

The following sections are generally limited to locations within 250m of the assessment site boundary unless it is considered that installations or activities beyond that range could potentially have an impact on the assessment site or its redevelopment.

4.1 Industrial Land Use Information

Historical and current industrial land usage on-site and within 250m of the assessment site is summarised in Table 2:

Table 2 - Summary of Industrial Land Use

Description	On-Site	Records within 250m	Details of nearest Record
Historical Industrial Land Uses	0	0	-
Historical Tanks	0	1	Nearest off-site: 130m N, Unspecified Tank (1972).
Historical Energy Features	0	1	Nearest off-site: 134m W, Electricity Substation 1993.
Historical Petrol Station	0	0	-
Historical Garage	0	0	-
Historical Military Land	0	0	-
Historical Railway and Tunnel Features	0	0	-
Historical Railways	0	0	-
Recent Industrial Land Use	0	4	Nearest off-site: 142m W, Electricity Substation.
Current/Recent Petrol Stations	0	0	-
Electricity Cables	0	0	-
Gas Pipelines	0	0	-
Current Railway Features	0	0	-

4.2 UXO Assessment

A review of freely available UXO risk mapping indicates that the risk from Unexploded Ordnance (UXO) is considered to be Low.

4.3 Waste and Landfill Sites

There are no records of active or historical landfills or waste exemptions / licences within 250m of the assessment site.

4.4 Environmental Permits, Incidents and Registers

Table 3 below details environmental permits, incidents and registers within 250m of the assessment site.

Table 3 - Environmental Permits, Incidents and Registers Within 250m

Permit/Incident/Register	Number	Closest Record
Sites Determined as Contaminated Land under Part 2A EPA1990	0	
Dangerous or Hazardous (COMAH and NIHHS) Sites	0	
Regulated Explosive Sites	0	
Hazardous Substance Storage/Usage	0	
Historical Licensed Industrial Activities (IPC)	0	
Licensed Industrial Activities Part A (1)	0	
Licensed Pollutant Release Part A (2) and Part B	0	
Radioactive Substance Authorisations	0	
Licensed Discharge to Controlled Waters	0	
Pollutant Release to surface waters (Red List)	0	
Pollutant Release to Public Sewer	0	
List 1 Dangerous Substances	0	
List 2 Dangerous Substances	0	
Pollution Incidents (EA/NRW)	0	
Pollution Inventory Substances / Waste Transfers/ Radioactive Waste	0	

4.5 Hydrogeology and Hydrology

The superficial geology beneath the assessment site has been classified as a Secondary A Aquifer.

The EA definition of a Secondary A Aquifer is provided below:

> ***"Secondary A aquifer"*** *- 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.*

The underlying London Clay Bedrock has been classed as Unproductive Strata and is therefore not classed as an aquifer.

There is no groundwater, surface water or potable water abstractions located within 250m of the assessment site, and the assessment site is not located within Source Protection Zone (SPZ).

The nearest surface water feature is located 203m northeast and is noted as an inland river at ground surface within the GroundSure report. Given the distance from the river to the assessment site, it is deemed insignificant in this instance.

Overall it is recommended that the sensitivity of controlled waters surrounding the assessment site is low to moderate, with shallow groundwater within the superficial deposits being the only sensitive receptor noted.

4.6 Potential Flood Risks

A comprehensive flood risk assessment is not within the scope of this report. However, based on a preliminary examination of flood data, the following observations can be made:

- The assessment site does not fall within flood risk zone 2 or 3.
- There is a negligible risk of surface water flooding on-site and within a 50m radius of the assessment site.
- There is a low risk of groundwater flooding on-site and within a 50m radius of the assessment site.
- There are no records of flood defences, areas benefitting from flood defences, and no flood storage areas within 250m of the assessment site.

4.7 Environmentally Sensitive Sites

There are no records of special sites of scientific interest, special areas of conservation, special protection areas, designated ancient woodlands, local or national nature reserves within 250m of the assessment site.

5.0 SITE HISTORY

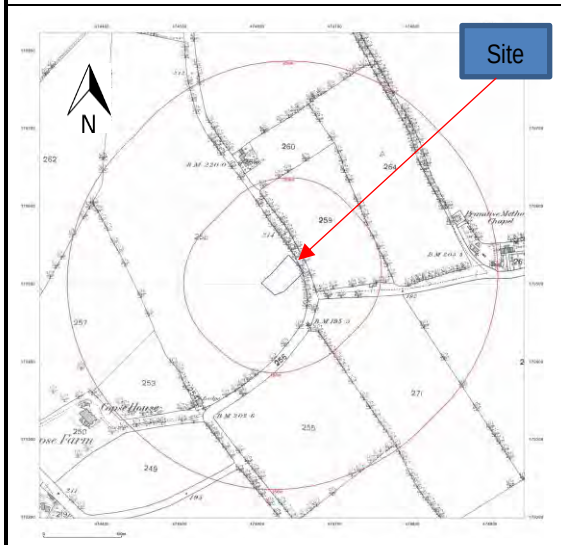
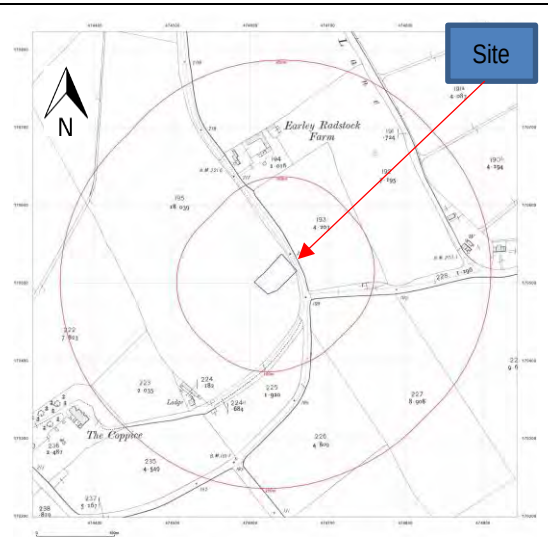
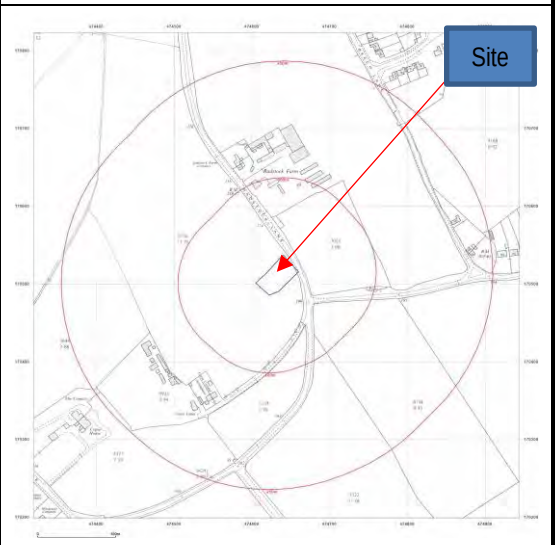
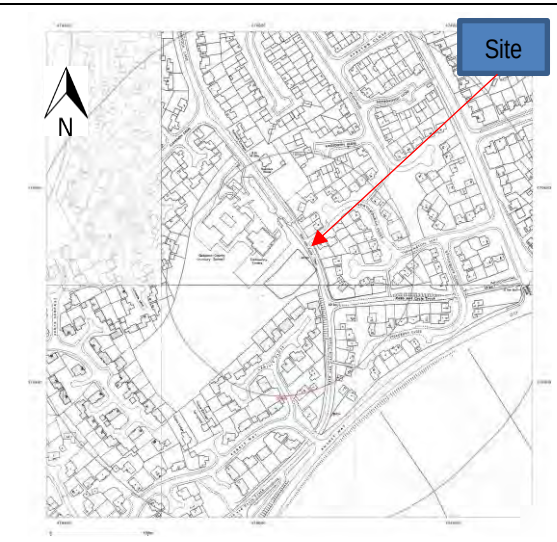
The historical development of the assessment site has been determined by reference to historical plans and Google Earth imagery. The reviewed historical plans comprise only readily available records and may be limited; however, the information available to date indicates that additional searches are unlikely to add to our understanding of the assessment Site. The earliest available historical mapping covering the assessment site is from 1872. The assessment site history is summarised in Table 4.

Table 4 - Summary of Site History

Date	Site	Surrounding Land Use (Within 250m of Site)
1872	The assessment site is located within the boundary of an open field, likely to be associated with either Copse Farm (~450m SW) or Radstock Farm (~100m N).	The site is immediately bound to the east by an access road and on all other sides is bound by the wider open field. Radstock Farm is located ~100m north whilst a Methodist Church and several small terrace houses are located ~200-250m east. In general, the surrounding area is rural farmland.
1877	No significant changes observed.	No significant changes observed.
1899	No significant changes observed.	No significant changes observed.
1911	No significant changes observed.	Radstock Farm has been renamed as Early Radstock Farm
1936	No significant changes observed.	No significant changes observed.
1967	No significant changes observed.	No significant changes observed.
1973	No significant changes observed.	No significant changes observed.
1984	No significant changes observed.	Significant residential developments have occurred within the wider area, with the closest being Laniver Close to the south (~10-20m to the nearest house). Early Radstock Farm is no longer present. Radstock House (expected to have once been the main farm building) is still present, however the surrounding land has been redeveloped into Kingsdown Close (residential housing).
1985	No significant changes observed.	Radstock County Primary School and Community Centre is now shown on maps to the north of the assessment site (10-20m N).
1993	No significant changes observed.	No significant changes observed.
2003	No significant changes observed.	No significant changes observed.
2008 Google Earth Image	The assessment site has now been developed, with the creation of a hardstanding playground associated with the school. The playground is connected to the wider playground and grassed spots pitches to the northwest and west. The playground appears to be covered in tarmacadam or similar materials.	No significant changes observed.
2008-2024	No significant changes observed.	No significant changes observed.

Selected extracts from historical maps are presented in Figure 4.

Figure 4 – Historical Map Extracts

1872	1911	1967
		
1984	**1985**	**2008**
		

6.0 PRELIMINARY CONTAMINATION RISK ASSESSMENT

6.1 Introduction

The following paragraphs outline a Preliminary Risk Assessment (PRA) for the assessment site based on the above desk study information as defined by DEFRA and the EA Land contamination risk management, LCRA (2020) guidance.

Table 7 provides a Preliminary Conceptual Model (PCM) which considers the source-pathway receptor linkages present alongside the likelihood, severity and risk level as defined within Table 5 and Table 6 below. The assessment of probability, a modified risk table, and certain consequence definitions are based on CIRIA C552 and the former Environment Agency CLR11.

Table 7 considers whether a pollution linkage is potentially present and provides a preliminary qualitative assessment of risk based on the information currently available. Where a possible linkage is identified, it does not necessarily mean that a significant risk exists but indicates that further information is required through appropriate site investigation to substantiate the conceptual model.

The PCM/PRA is based on a residential end use (as this is the most conservative and deemed appropriate for a school setting).

Table 5 - Consequence, Probability and Risk

Probability	Consequence,	Risk
High Likelihood- There is a pollution linkage and an event either appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution	Very High – acute risk to the human health likely to result in significant harm. Risk of severe or irreversible effect on ground/surface water quality. Catastrophic damage to buildings / property.	Very High – there is a high potential that the source-pathway-receptor scenarios may give rise to harm to human health or the environment and remedial action is likely to be required.
Likely – there is a pollution linkage and all the elements are present, which means that it is probable an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.	High – Severe or irreversible effect on human health. Temporary severe or irreversible effect on ground/surface water quality. Reduction of water quality rendering groundwater or surface water unfit to drink and/or substantial adverse impact on groundwater dependant environmental receptors.	High – it is likely that the source-pathway-receptor scenarios may give rise to an impact on human health or the environment, which may require remediation and/or control measures to mitigate risks
Low likelihood– there is a pollutant linkage and circumstances are possible for an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term	Moderate – Long term or short term moderate effect on human health. Moderate effect on ground/surface water quality, reversible with time. Reduced reliability of a supply at a groundwater or surface water abstraction source	Moderate – it is possible that the source-pathway-receptor scenarios may give rise to an impact on human health or the environment, however it is either relatively unlikely that such would be severe, or if any harm were to occur it is more likely that harm would be mild.
Unlikely – there is a pollution linkage, but circumstances are such that it is doubtful that an event would occur even in the very long term.	Low – Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc.) Slight effect on ground/surface water quality, reversible with time. Marginal reduced reliability of a supply at a groundwater or surface water abstraction source.	Low – it is possible that harm could arise at the source, however it is likely that they would at worst be mild.
		Very Low – it is unlikely that the source-pathway-receptor scenarios will give rise to an impact on human health or the environment.

Table 6 - Estimation of Level of Risk by Comparison of Consequence and Probability

		Consequence			
		High	**Moderate**	**Low**	**Very low**
Probability	**High Likelihood**	Very High	High risk	Moderate risk	Moderate to low risk
	Likely	High risk	Moderate risk	Moderate to low risk	Low risk
	Low Likelihood	Moderate risk	Moderate to low risk	Low risk	Very low risk
	Unlikely	Moderate to low risk	Low risk	Very low risk	Very low risk

6.2 Potential Sources

The following potential sources have been considered for the assessment site.

Onsite:

No significant sources of contamination have been noted on-site. The assessment site remained undeveloped until 2008 when it was turned into a hardstanding playground.

Offsite:

Several offsite sources have been considered as part of this assessment, including a historical tank noted 130m north of the assessment site and a small electrical substation located 142m west. However, when considering the nature of the development, and the age and distance between the proposed classroom and the offsite sources, it is deemed unlikely that either offsite source would have caused significant contamination to be present onsite. Therefore in this instance, it is recommended that there are no significant onsite or offsite sources of contamination present.

6.3 Potential Receptors

The following receptors have been considered as part of this assessment.

- Current land users.
- Adjacent land users.
- Future land users.
- Construction workers during site development works.
- Controlled waters

6.4 Potential Pathways

The following pathways have been considered as part of this assessment.

- Direct / dermal contact, ingestion, inhalation pathways of potentially contaminated soils.
- Vertical and lateral migration of contamination via leaching into shallow groundwater.

Table 7 - Preliminary Conceptual Model

Source	Pathway	Receptor	Probability	Consequence	Risk	Comment
On-site Sources						
Contamination of the ground beneath site due to historical site uses.	Dermal contact, ingestion and inhalation of soils dust	Current Site Users	Unlikely	Low	Very Low Risk	The assessment site remained unchanged between 1872 and 2008, with no development occurring onsite during this time. Since 2008 the site has been used as a playground with hardstanding covering the majority of the site. Given the lack of significant onsite development, it is unlikely that significant contamination exists beneath the site from historical onsite land uses. The risk to current site users has therefore been determined as VERY LOW.
		Future Site users	Unlikely	Low	Very Low Risk	As detailed above there are thought to be no significant onsite sources of contamination, therefore the risk to future site users is deemed as VERY LOW.
		Construction Workers	Unlikely	Low	Very Low Risk	As detailed above there are thought to be no significant onsite sources of contamination, therefore the risk to construction site users is deemed as VERY LOW.
		Adjacent Site users	Unlikely	Low	Very Low Risk	As detailed above, there are thought to be no significant onsite sources of contamination, therefore the risk to adjacent site users is deemed as VERY LOW.
	Vertical or horizontal migration of contaminants into the groundwater beneath the assessment site.	Controlled Waters	Unlikely	Low	Very Low Risk	Despite the superficial geology being classed as a Secondary A aquifer, the lack of on-site sources of contamination means the risk to controlled waters is deemed as VERY LOW.
Off-site Sources						
Contamination of the ground beneath site due to offsite historical site uses.	Dermal contact, ingestion and inhalation of soils dust	Current Site Users	Unlikely	Low	Very Low Risk	A review of historical and current day mapping and environmental data has proven a lack of significant offsite sources present. Given the lack of significant offsite sources, the risk to current site users from offsite sources is deemed as VERY LOW.
		Future Site users	Unlikely	Low	Very Low Risk	As detailed above, the risk to future site users from offsite contamination is also considered VERY LOW.
		Construction Workers	Unlikely	Low	Very Low Risk	As detailed above, the risk to construction site users from offsite contamination is also considered VERY LOW.

6.5 Preliminary Risk Assessment

A review of the assessment site's historical and current land use information suggests it remained undeveloped between the 1870's and 2008. Since 2008 the assessment site has been used as playground associated with Radstock Primary School.

A review of the surrounding site area has confirmed a lack of significant nearby significant off-site sources of contamination.

Given the above information, a conceptual site model has been created. The conceptual site model has considered the the proposed development and the nature of its future use. When considered in context, it has been concluded that only a **VERY LOW** risk should be assigned to the assessment site and proposed development. This very low risk should be applied to all potential receptors, including the moderately sensitive underlying groundwater and current and future school users.

7.0 GEOTECHNICAL HAZARDS ASSOCIATED WITH THE DEVELOPMENT

Local Authorities now follow the National Planning Policy Framework (NPPF) which requires that a site be suitable for its use considering the ground conditions and land instability, including from natural hazards and former activities such as mining.

A summary of the geotechnical considerations and risks for the assessment are therefore provided in Table 8.

Table 8: Summary of Geotechnical Hazards

Geohazards:	Potential Risk
Highly Compressible Ground	Negligible risk
Collapsible Soils	Very Low risk
Swelling Clay	Low risk
Running Sand	Very Low risk
Ground Dissolution	Negligible risk
Landslip	Very Low risk
Mining & Quarrying	No mining or quarrying is recorded as taking place on-site. The site is not located within a Coal Mining Reporting Area.
Geotechnical Design Considerations	
Existing Buildings/Obstructions	It is likely that some (if not all) of the current hardstanding will need to be removed prior to development.
Foundations	It is expected that shallow pad or strip foundations will be used for the proposed development. The nature of the underlying shallow soils is currently unknow. Ground investigation works should be undertaken to determine appropriate foundation design.
Floor Slabs	The nature of the underlying shallow soils is currently unknow. Ground investigation works should be undertaken to determine appropriate floor slab design.
Groundwater	The depth to groundwater is currently unknown. Ground Investigation works would be required to determine its depth below site.
Earthworks	Significant earthworks are not expected to be required.
Slopes	The site is generally flat therefore no slope stability issues are expected.
Retaining Walls	There are no retaining walls present on-site.
Chemically aggressive ground conditions	The nature of the underlying shallow soils is currently unknow. Ground investigation works should be undertaken to determine the aggressivity of underlying soils.

8.0 CONCLUSIONS & RECOMMENDATIONS

Conclusions

It is understood that the client intends to develop a new classroom, car park and playground at Radstock Primary School.

Earth Environmental & Geotechnical Ltd has been commissioned by Wokingham Borough Council to undertake a Phase I Geo-Environmental Desk Study for the assessment site. The assessment has been supported by the review of relevant historical maps, environmental data and available local planning documents.

From review of available information, EEGSL can confirm that the site has remained unchanged between the 1870's and 2008. Since 2008 the assessment site has been used as playground associated with Radstock Primary School. Given the lack of significant onsite development, no significant onsite sources of contamination have been identified.

Review of offsite sources of contamination have also found no significant sources present that may impact the proposed development.

A conceptual site model has been generated for the assessment site based on a continued educational use.

The outcome of this assessment has proven that only a **Very Low** risk is present to current, adjacent and future site users as well as construction workers.

Recommendations

At this stage it is recommended that ground investigation works are completed to inform drainage and foundation design. During the ground investigation works it is recommended that a limited number of soil samples be tested for a general contamination suite. This testing will enable a quantitative risk assessment to be completed and confirm the absence or present of any contamination.

A review of this risk assessment may be required if future development plans change or additional evidence regarding potential contamination at the assessment site is identified.

It is currently assumed that the classroom will be placed on shallow pad or strip foundations.

APPENDIX 1

GROUNDSURE REPORT

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

RADSTOCK PRIMARY SCHOOL, RADSTOCK LANE, EARLEY, WOKINGHAM, RG6 5UZ

Order Details

Date: 02/12/2024

Your ref: R4319

Our Ref: GS-ZN3-NXI-LHA-GOO

Site Details

Location: 474633 170509

Area: 0.14 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	0	0	1	-
16 >	1.2 >	Historical tanks >	0	0	2	0	-
16 >	1.3 >	Historical energy features >	0	0	5	11	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
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	0	0	1	-
20 >	2.2 >	Historical tanks >	0	0	2	0	-
20 >	2.3 >	Historical energy features >	0	0	30	30	-
22	2.4	Historical petrol stations	0	0	0	0	-
23	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
24	3.1	Active or recent landfill	0	0	0	0	-
24	3.2	Historical landfill (BGS records)	0	0	0	0	-
25	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
25 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	1	-
25	3.5	Historical waste sites	0	0	0	0	-
25	3.6	Licensed waste sites	0	0	0	0	-
26 >	3.7 >	Waste exemptions >	0	0	0	6	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
27 >	4.1 >	Recent industrial land uses >	0	0	5	-	-
28	4.2	Current or recent petrol stations	0	0	0	0	-
28	4.3	Electricity cables	0	0	0	0	-
28	4.4	Gas pipelines	0	0	0	0	-
28	4.5	Sites determined as Contaminated Land	0	0	0	0	-

29	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
29	4.7	Regulated explosive sites	0	0	0	0	-
29	4.8	Hazardous substance storage/usage	0	0	0	0	-
29	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
29	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
30	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
30	4.12	Radioactive Substance Authorisations	0	0	0	0	-
30	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
30	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
30	4.15	Pollutant release to public sewer	0	0	0	0	-
31	4.16	List 1 Dangerous Substances	0	0	0	0	-
31	4.17	List 2 Dangerous Substances	0	0	0	0	-
31 >	**4.18 >**	**Pollution Incidents (EA/NRW) >**	0	0	0	1	-
31	4.19	Pollution inventory substances	0	0	0	0	-
32	4.20	Pollution inventory waste transfers	0	0	0	0	-
32	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
33 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
35 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
37 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
38	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
38	5.5	Groundwater vulnerability- local information	None (within 0m)				
39 >	**5.6 >**	**Groundwater abstractions >**	0	0	0	0	1
40 >	**5.7 >**	**Surface water abstractions >**	0	0	0	0	2
41 >	**5.8 >**	**Potable abstractions >**	0	0	0	0	1
41	5.9	Source Protection Zones	0	0	0	0	-
41	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m
42 >	**6.1 >**	**Water Network (OS MasterMap) >**	0	0	3	-	-

43 >	6.2 >	Surface water features >	0	0	4	-	-
43 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
44 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
44	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
45	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
45	7.2	Historical Flood Events	0	0	0	-	-
45	7.3	Flood Defences	0	0	0	-	-
46	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
46	7.5	Flood Storage Areas	0	0	0	-	-
47	7.6	Flood Zone 2	None (within 50m)				
47	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
48	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
49 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
50	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
51	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
51	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
51	10.4	Special Protection Areas (SPA)	0	0	0	0	0
51	10.5	National Nature Reserves (NNR)	0	0	0	0	0
52 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	1	2
52 >	10.7 >	Designated Ancient Woodland >	0	0	0	2	14
53	10.8	Biosphere Reserves	0	0	0	0	0
53	10.9	Forest Parks	0	0	0	0	0
54	10.10	Marine Conservation Zones	0	0	0	0	0
54	10.11	Green Belt	0	0	0	0	0
54	10.12	Proposed Ramsar sites	0	0	0	0	0

54	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
54	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
55	10.15	Nitrate Sensitive Areas	0	0	0	0	0
55 >	10.16 >	Nitrate Vulnerable Zones >	0	0	0	0	2
56 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
57	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
58	11.1	World Heritage Sites	0	0	0	-	-
59	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
59	11.3	National Parks	0	0	0	-	-
59 >	11.4 >	Listed Buildings >	0	0	1	-	-
60	11.5	Conservation Areas	0	0	0	-	-
60	11.6	Scheduled Ancient Monuments	0	0	0	-	-
60	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
61 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
62	12.2	Open Access Land	0	0	0	-	-
62 >	12.3 >	Tree Felling Licences >	0	0	1	-	-
62	12.4	Environmental Stewardship Schemes	0	0	0	-	-
62	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
63 >	13.1 >	Priority Habitat Inventory >	0	0	5	-	-
64	13.2	Habitat Networks	0	0	0	-	-
64	13.3	Open Mosaic Habitat	0	0	0	-	-
64	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
65 >	14.1 >	10k Availability >	Identified (within 500m)				
66	14.2	Artificial and made ground (10k)	0	0	0	0	-
67 >	14.3 >	Superficial geology (10k) >	1	0	0	6	-

68	14.4	Landslip (10k)	0	0	0	0	-
69 >	14.5 >	Bedrock geology (10k) >	1	0	0	2	-
70	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
71 >	15.1 >	50k Availability >	Identified (within 500m)				
72	15.2	Artificial and made ground (50k)	0	0	0	0	-
72	15.3	Artificial ground permeability (50k)	0	0	-	-	-
73 >	15.4 >	Superficial geology (50k) >	1	0	0	4	-
74 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
74	15.6	Landslip (50k)	0	0	0	0	-
74	15.7	Landslip permeability (50k)	None (within 50m)				
75 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
76 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
76	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
77 >	16.1 >	BGS Boreholes >	0	0	5	-	-
Page	Section	Natural ground subsidence >					
79 >	17.1 >	Shrink swell clays >	Low (within 50m)				
80 >	17.2 >	Running sands >	Very low (within 50m)				
81 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
82 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
83 >	17.5 >	Landslides >	Very low (within 50m)				
84 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings	On site	0-50m	50-250m	250-500m	500-2000m
86	18.1	BritPits	0	0	0	0	-
86	18.2	Surface ground workings	0	0	0	-	-
86	18.3	Underground workings	0	0	0	0	0
86	18.4	Underground mining extents	0	0	0	0	-
87	18.5	Historical Mineral Planning Areas	0	0	0	0	-

87	18.6	Non-coal mining	0	0	0	0	0
87 >	**18.7 >**	**JPB mining areas >**	Identified (within 0m)				
87	18.8	The Coal Authority non-coal mining	0	0	0	0	-
88	18.9	Researched mining	0	0	0	0	-
88	18.10	Mining record office plans	0	0	0	0	-
88	18.11	BGS mine plans	0	0	0	0	-
88	18.12	Coal mining	None (within 0m)				
88	18.13	Brine areas	None (within 0m)				
89	18.14	Gypsum areas	None (within 0m)				
89	18.15	Tin mining	None (within 0m)				
89	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
90	19.1	Natural cavities	0	0	0	0	-
90	19.2	Mining cavities	0	0	0	0	0
90	19.3	Reported recent incidents	0	0	0	0	-
90	19.4	Historical incidents	0	0	0	0	-
91	19.5	National karst database	0	0	0	0	-
Page	Section	**Radon >**					
92 >	**20.1 >**	**Radon >**	Less than 1% (within 0m)				
Page	Section	**Soil chemistry >**	On site	0-50m	50-250m	250-500m	500-2000m
94 >	**21.1 >**	**BGS Estimated Background Soil Chemistry >**	2	1	-	-	-
94	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
94	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
95	22.1	Underground railways (London)	0	0	0	-	-
95	22.2	Underground railways (Non-London)	0	0	0	-	-
95	22.3	Railway tunnels	0	0	0	-	-
95	22.4	Historical railway and tunnel features	0	0	0	-	-
95	22.5	Royal Mail tunnels	0	0	0	-	-

96	22.6	Historical railways	0	0	0	-	-
96	22.7	Railways	0	0	0	-	-
96	22.8	Crossrail 2	0	0	0	0	-
96	22.9	HS2	0	0	0	0	-

Recent aerial photograph

Capture Date: 30/04/2022

Site Area: 0.14ha

Recent site history - 2019 aerial photograph

Capture Date: 29/06/2019

Site Area: 0.14ha

Recent site history - 2013 aerial photograph

Capture Date: 08/07/2013

Site Area: 0.14ha

Recent site history - 2010 aerial photograph

Capture Date: 22/09/2010

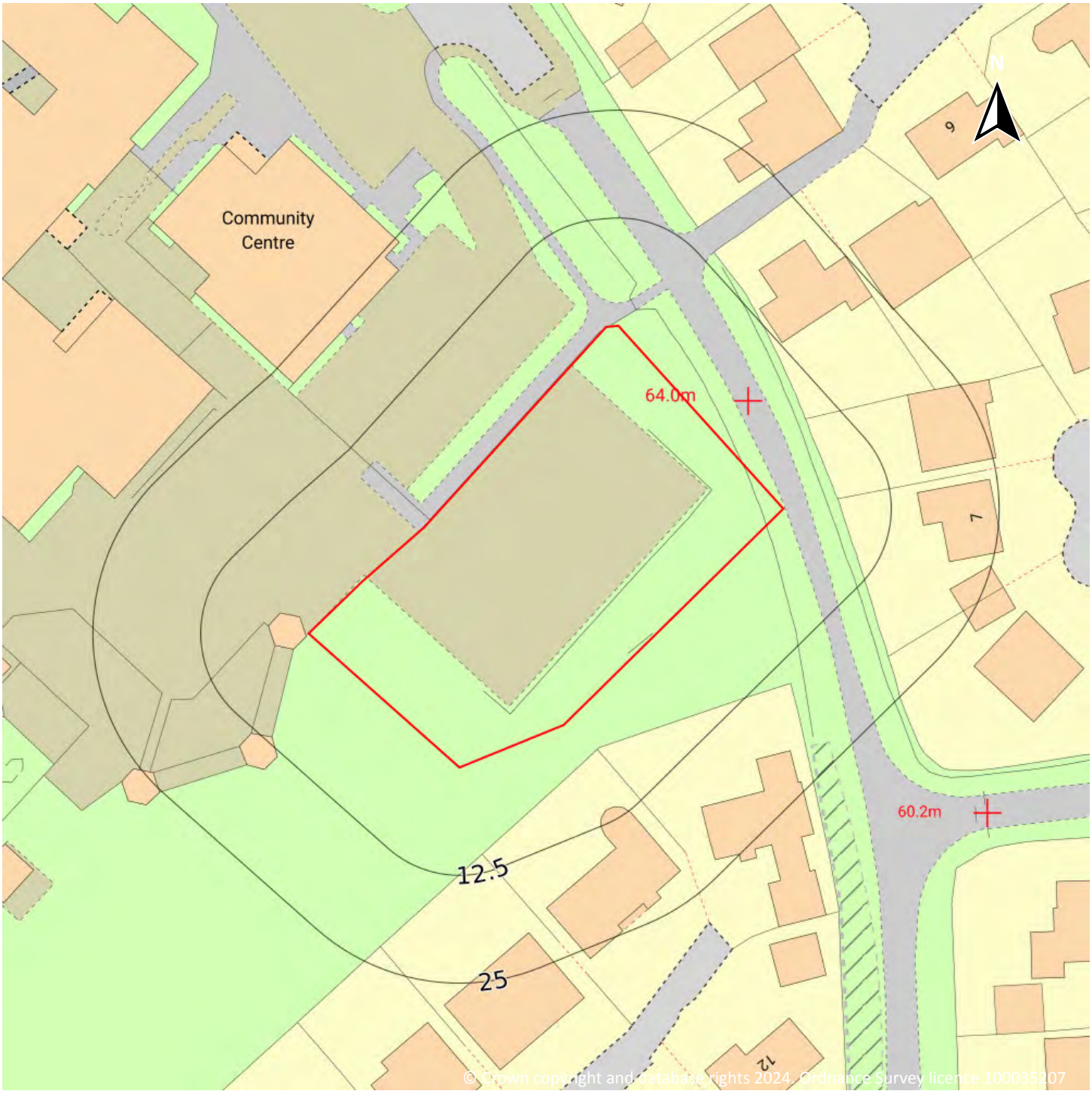
Site Area: 0.14ha

Recent site history - 1999 aerial photograph

Capture Date: 04/09/1999

Site Area: 0.14ha

OS MasterMap site plan



Site Area: 0.14ha

1 Past land use

Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

1.1 Historical industrial land uses

Records within 500m	1

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
E	476m NW	Unspecified Tank	1962	1892253

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	2

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
A	130m N	Unspecified Tank	1972	320775
A	149m N	Unspecified Tank	1967	320779

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	16

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, 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	134m W	Electricity Substation	1993	208921
B	139m W	Electricity Substation	1984 - 1986	224719
1	205m E	Electricity Substation	1984 - 1999	231434
2	225m SE	Electricity Substation	1995 - 1999	231208
3	239m S	Electricity Substation	1984 - 1999	224739
4	266m N	Electricity Substation	1981 - 1993	214296
5	301m NE	Electricity Substation	1972 - 1993	212158
C	375m NE	Electricity Substation	1972 - 1993	216705

ID	Location	Land use	Dates present	Group ID
C	380m NE	Electricity Substation	1993	232373
C	380m NE	Electricity Substation	1988	226893
D	390m SE	Electricity Substation	1985	216183
D	390m SE	Electricity Substation	1994 - 1999	227758
E	451m NW	Electricity Substation	1984 - 1986	224468
E	452m NW	Electricity Substation	1993	224476
E	454m NW	Electricity Substation	1977 - 1984	224872
6	496m SW	Electricity Substation	1991 - 1993	233674

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m	0

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

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

2 Past land use - un-grouped

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Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

2.1 Historical industrial land uses

Records within 500m	1

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
J	476m NW	Unspecified Tank	1962	1892253

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	2

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
A	130m N	Unspecified Tank	1972	320775
A	149m N	Unspecified Tank	1967	320779

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	60

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	134m W	Electricity Substation	1993	208921
B	139m W	Electricity Substation	1984	224719
B	140m W	Electricity Substation	1984	224719
B	140m W	Electricity Substation	1986	224719
C	205m E	Electricity Substation	1984	231434
C	205m E	Electricity Substation	1985	231434
C	206m E	Electricity Substation	1995	231434
C	206m E	Electricity Substation	1994	231434
C	206m E	Electricity Substation	1995	231434
C	206m E	Electricity Substation	1996	231434
C	206m E	Electricity Substation	1999	231434
C	206m E	Electricity Substation	1998	231434

ID	Location	Land Use	Date	Group ID
C	206m E	Electricity Substation	1995	231434
C	206m E	Electricity Substation	1984	231434
D	225m SE	Electricity Substation	1995	231208
D	225m SE	Electricity Substation	1996	231208
D	225m SE	Electricity Substation	1999	231208
D	225m SE	Electricity Substation	1998	231208
D	225m SE	Electricity Substation	1995	231208
D	225m SE	Electricity Substation	1995	231208
E	239m S	Electricity Substation	1984	224739
E	239m S	Electricity Substation	1995	224739
E	239m S	Electricity Substation	1994	224739
E	239m S	Electricity Substation	1995	224739
E	239m S	Electricity Substation	1996	224739
E	239m S	Electricity Substation	1999	224739
E	239m S	Electricity Substation	1998	224739
E	239m S	Electricity Substation	1995	224739
E	240m S	Electricity Substation	1984	224739
E	240m S	Electricity Substation	1985	224739
F	266m N	Electricity Substation	1985	214296
F	267m N	Electricity Substation	1981	214296
F	267m N	Electricity Substation	1993	214296
G	301m NE	Electricity Substation	1985	212158
G	301m NE	Electricity Substation	1981	212158
G	301m NE	Electricity Substation	1972	212158
G	301m NE	Electricity Substation	1993	212158
H	375m NE	Electricity Substation	1985	216705
H	376m NE	Electricity Substation	1981	216705
H	376m NE	Electricity Substation	1972	216705

ID	Location	Land Use	Date	Group ID
H	376m NE	Electricity Substation	1993	216705
H	380m NE	Electricity Substation	1993	232373
H	380m NE	Electricity Substation	1988	216705
H	380m NE	Electricity Substation	1988	226893
I	390m SE	Electricity Substation	1985	216183
I	390m SE	Electricity Substation	1995	227758
I	390m SE	Electricity Substation	1995	227758
I	390m SE	Electricity Substation	1994	227758
I	390m SE	Electricity Substation	1995	227758
I	390m SE	Electricity Substation	1996	227758
I	390m SE	Electricity Substation	1999	227758
I	390m SE	Electricity Substation	1998	227758
J	451m NW	Electricity Substation	1984	224468
J	451m NW	Electricity Substation	1986	224468
J	452m NW	Electricity Substation	1993	224476
J	454m NW	Electricity Substation	1977	224872
J	454m NW	Electricity Substation	1984	224872
K	496m SW	Electricity Substation	1991	233674
K	496m SW	Electricity Substation	1993	233674
K	496m SW	Electricity Substation	1991	233674

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill

3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	1

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

Features are displayed on the Waste and landfill map on **page 24 >**

ID	Location	Details		
1	498m N	Site Address: Bovis Homes, Earley, Buckinghamshire Licence Holder Address: -	Waste Licence: - Site Reference: WOK4 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded 31/12/1986 Last Recorded: 31/12/1986

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

3.5 Historical waste sites

Records within 500m	0

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

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

3.6 Licensed waste sites

Records within 500m	0

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

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

3.7 Waste exemptions

Records within 500m	6

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 24 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	404m SW	Chalfont Close, Earley, Reading, Rg6 5hz	WEX358350	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	404m SW	Chalfont Close, Earley, Reading, Rg6 5hz	WEX231384	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	404m SW	Chalfont Close, Earley, Reading, Rg6 5hz	WEX087599	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	464m SW	Unit 4, Chalfont Court, Lower Earley District Centre, Lower Earley, Reading, Rg6 5sy	WEX320089	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	465m SW	Silhouweight T/a Slimmingmedics, 4 Chalfont Court, Shinfield, Reading, Rg6 5sy	WEX151757	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	472m SW	Silhouweight T/a Slimmingmedics, 4 Chalfont Court, Shinfield, Reading, Rg6 5sy	WEX290344	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

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

4 Current industrial land use

4.1 Recent industrial land uses

Records within 250m **5**

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 27 >**

ID	Location	Company	Address	Activity	Category
1	142m W	Electricity Sub Station	Berkshire, RG6	Electrical Features	Infrastructure and Facilities
2	207m E	Electricity Sub Station	Berkshire, RG6	Electrical Features	Infrastructure and Facilities
3	231m SE	Electricity Sub Station	Berkshire, RG6	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
4	242m S	Electricity Sub Station	Berkshire, RG6	Electrical Features	Infrastructure and Facilities
5	250m SE	Earley Bus	The Crescent Resource Centre, Warbler Drive, Earley, Berkshire, RG6 4HD	Vehicle Hire and Rental	Hire Services

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

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

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m	0

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

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

4.13 Licensed Discharges to controlled waters

Records within 500m	0

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

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0

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

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

4.15 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0

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

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

4.17 List 2 Dangerous Substances

Records within 500m	0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	1

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

Features are displayed on the Current industrial land use map on **page 27 >**

ID	Location	Details	
6	477m N	Incident Date: 02/01/2003 Incident Identification: 128798 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m	0

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

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

4.20 Pollution inventory waste transfers

Records within 500m	0

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

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

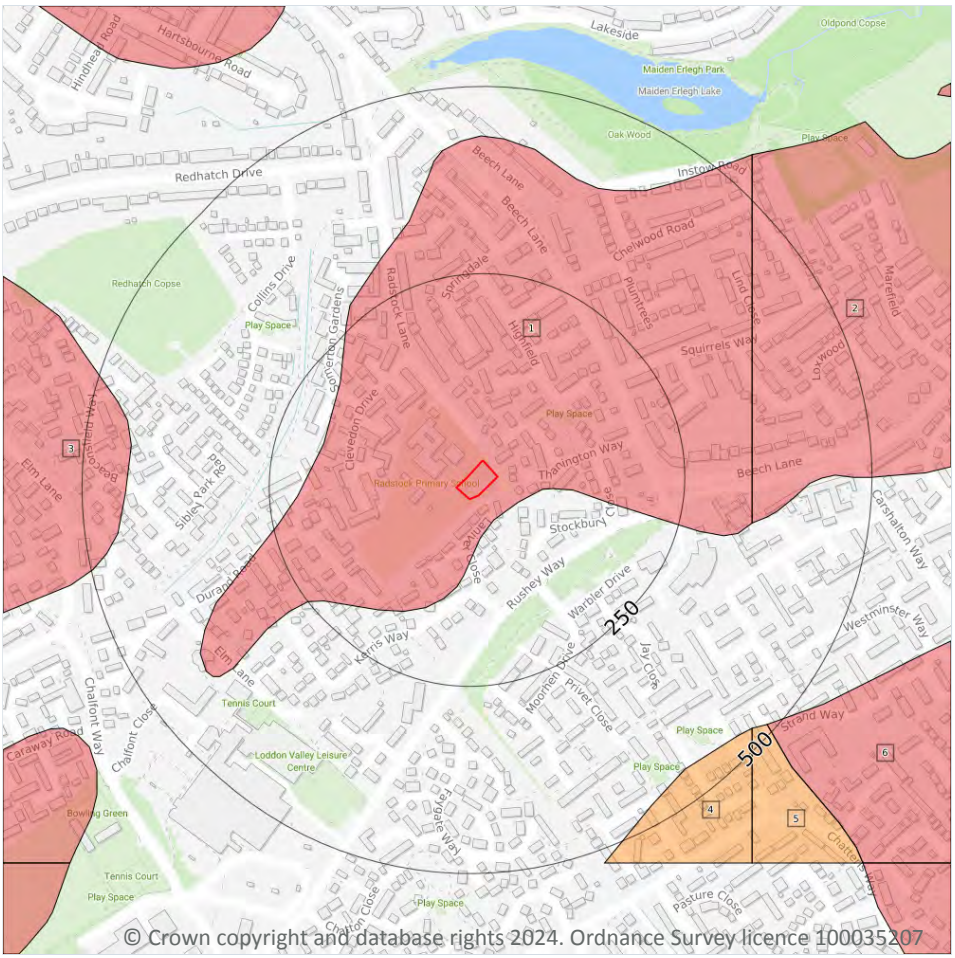
4.21 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



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Site Outline

Search buffers in metres (m)

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

5.1 Superficial aquifer

Records within 500m	6

Aquifer status of groundwater held within superficial geology.

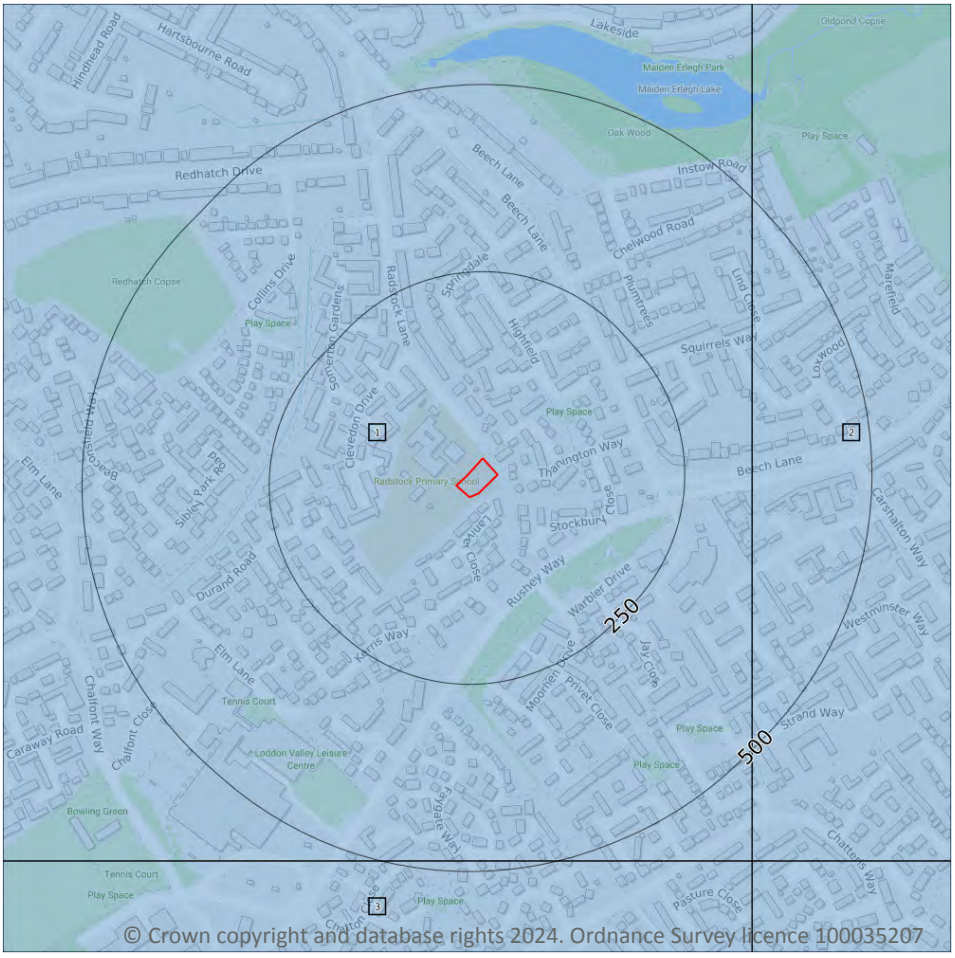
Features are displayed on the Hydrogeology map on **page 33 >**

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	340m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

ID	Location	Designation	Description
3	438m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	458m SE	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
5	478m SE	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
6	489m SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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

Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m	3

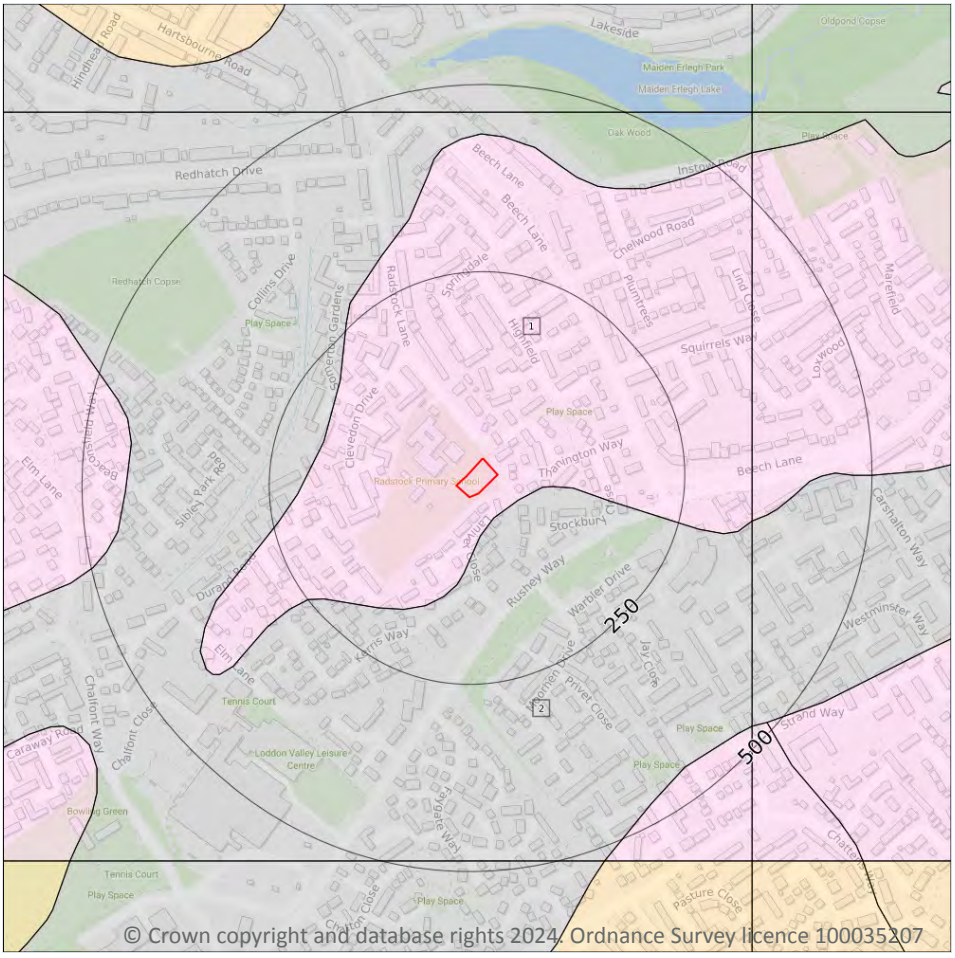
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 35 >**

ID	Location	Designation	Description
1	**On site**	**Unproductive**	**These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow**
2	340m E	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
3	486m 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



5.3 Groundwater vulnerability

Records within 50m	2

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 37 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	**On site**	**Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer**	**Leaching class: Low Infiltration value: 40-70% Dilution value: <300mm/year**	**Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: <90% Recharge potential: No Data**	**Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed**
2	39m SE	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: 3-10m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed

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

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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	1

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 39 >**

ID	Location	Details	
-	1971m NW	Status: Historical Licence No: 28/39/22/0077 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: WHITEKNIGHTS PARK - READING - BOREHOLE Data Type: Point Name: UNIVERSITY OF READING Easting: 473040 Northing: 171700	Annual Volume (m^3): 240000 Max Daily Volume (m^3): 1032 Original Application No: - Original Start Date: 14/03/1966 Expiry Date: - Issue No: 103 Version Start Date: 01/04/2011 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 39 >**

ID	Location	Details	
-	1784m E	Status: Historical Licence No: 28/39/24/0099 Details: Spray Irrigation - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: RIVER LODDON AT HATCH FARM, SINDLESHAM Data Type: Line Name: HATCH FARM DAIRIES LTD Easting: 476400 Northing: 169800	Annual Volume (m^3): 6000 Max Daily Volume (m^3): 163.66 Original Application No: - Original Start Date: 10/04/1967 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2001 Version End Date: -
-	1817m S	Status: Historical Licence No: 28/39/24/0198 Details: Spray Irrigation - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: RIVER LODDON AT ARBORFIELD Data Type: Point Name: UNIVERSITY OF READING Easting: 475300 Northing: 168800	Annual Volume (m^3): 29094 Max Daily Volume (m^3): 430 Original Application No: - Original Start Date: 07/11/1988 Expiry Date: - Issue No: 100 Version Start Date: 20/08/1996 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	1

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 39 >**

ID	Location	Details	
-	1971m NW	Status: Historical Licence No: 28/39/22/0077 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: WHITEKNIGHTS PARK - READING - BOREHOLE Data Type: Point Name: UNIVERSITY OF READING Easting: 473040 Northing: 171700	Annual Volume (m^3): 240000 Max Daily Volume (m^3): 1032 Original Application No: - Original Start Date: 14/03/1966 Expiry Date: - Issue No: 103 Version Start Date: 01/04/2011 Version End Date: -

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

5.9 Source Protection Zones

Records within 500m	0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology

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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	3

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 42 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
A	203m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
B	236m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
2	241m NE	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	**4**

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

Features are displayed on the Hydrology map on **page 42 >**

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 42 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**River**	**Loddon (Swallowfield to River Thames confluence)**	**GB106039023160**	**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 42 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1452m SE	River	Loddon (Swallowfield to River Thames confluence)	GB106039023160 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	0

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

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	0

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

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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

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

7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding

8.1 Surface water flooding

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

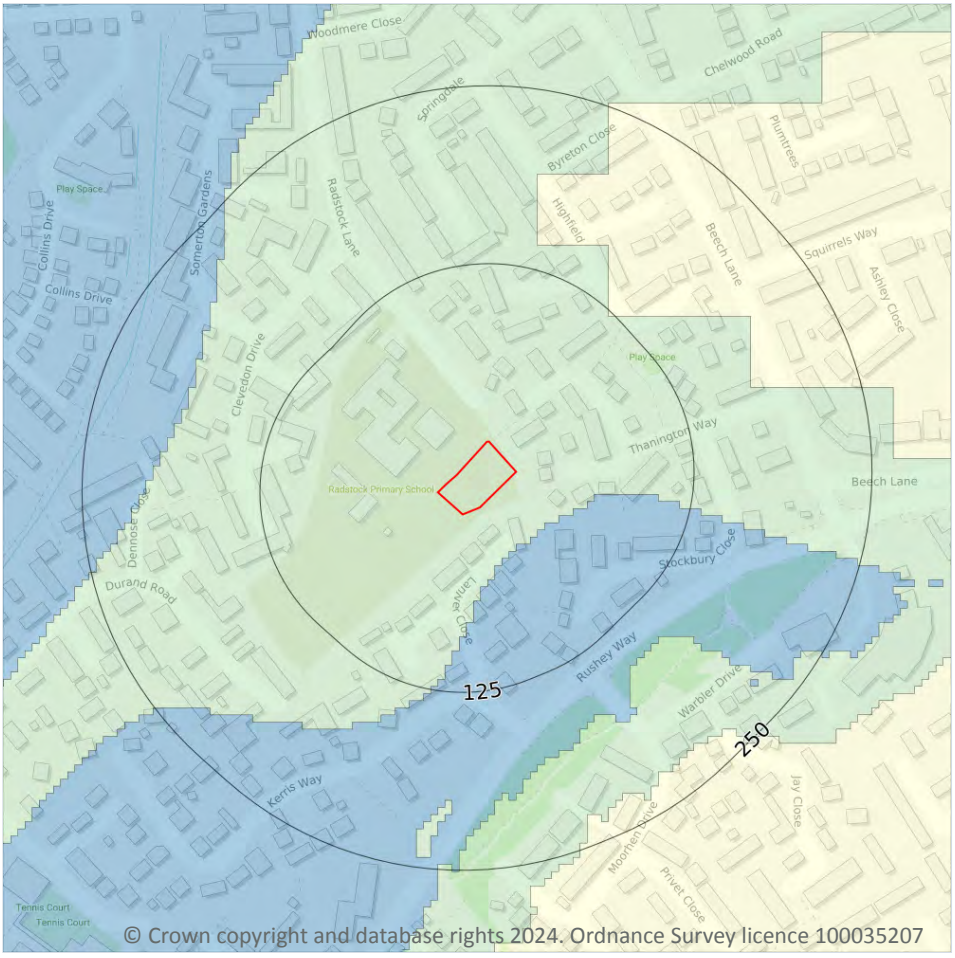
Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year 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.

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	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

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

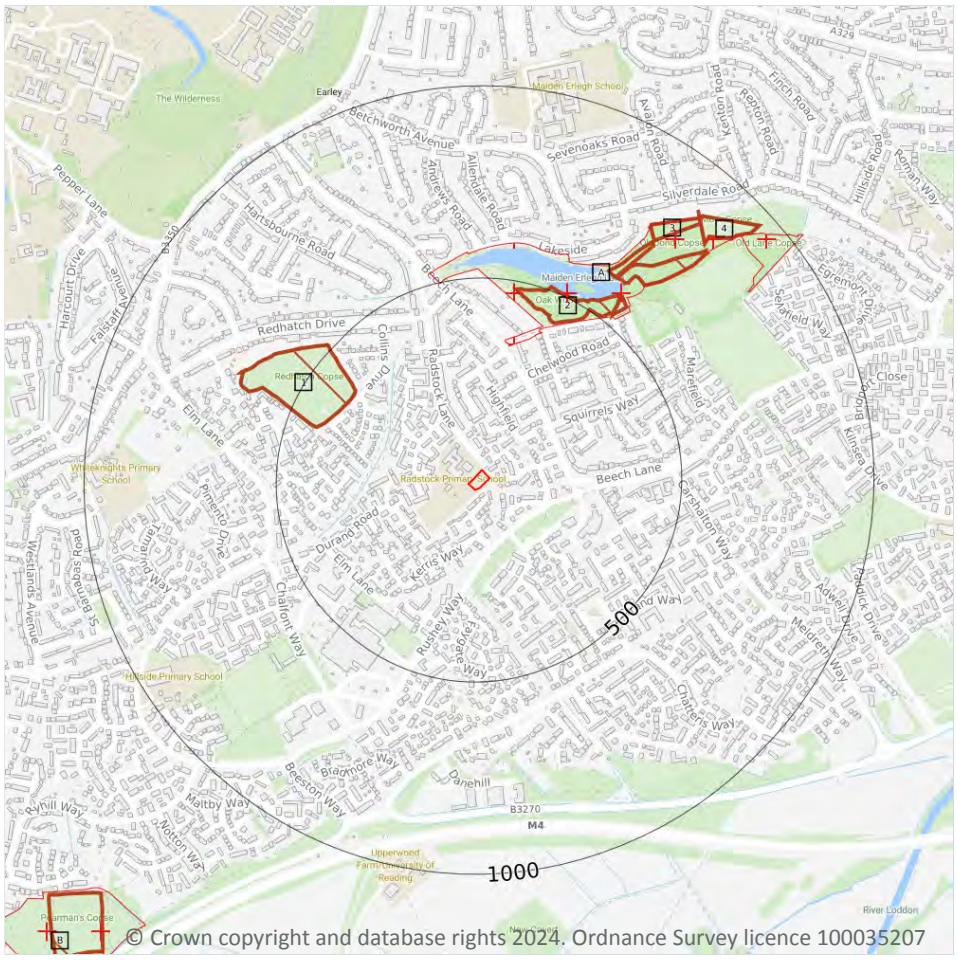
Highest risk on site	**Low**
Highest risk within 50m	**Low**

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

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

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



Site Outline

Search buffers in metres (m)

Local Nature Reserves (LNR)

Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	3

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

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

ID	Location	Name	Data source
A	331m N	Maiden Eriegh Park	Natural England
B	1415m SW	Pearman's Copse	Natural England
-	1930m N	Highwood	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m	16

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

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

ID	Location	Name	Woodland Type
1	377m NW	Redhatch Copse(tithe:seven Acre Coppice)	Ancient & Semi-Natural Woodland
2	426m NE	Maiden Erlegh: Oak Wood(tithe:new Pond Wood)	Ancient & Semi-Natural Woodland
A	527m NE	Maiden Erlegh: Oak Wood(tithe:new Pond Wood)	Ancient & Semi-Natural Woodland
A	611m NE	Maiden Erlegh: Oldpond Copse(tithe:212=coppice Adjoining Lower Pond)	Ancient & Semi-Natural Woodland
A	611m NE	Maiden Erlegh: Oldpond Copse(tithe:coppice Adjoining Lower Pond)	Ancient & Semi-Natural Woodland
3	746m NE	Maiden Erlegh: Oldpond Copse	Ancient & Semi-Natural Woodland

ID	Location	Name	Woodland Type
4	826m NE	Maiden Erlegh: Moor Copse	Ancient & Semi-Natural Woodland
-	1259m S	St. John's Copse (Tithe Map: St Johns Coppice)(tithe:saint Johns Coppice)	Ancient & Semi-Natural Woodland
B	1431m SW	Pearman's Copse (Tithe Map: Pearmans Coppice)(tithe:pearmans Coppice)	Ancient & Semi-Natural Woodland
-	1791m SE	Loader's Copse(tithe:loaders Copse)	Ancient & Semi-Natural Woodland
-	1830m SE	(Epoch2: The Gorse; Tithe:newburys Copse)	Ancient & Semi-Natural Woodland
-	1865m N	Southland Wood(tithe:park Coppice)	Ancient & Semi-Natural Woodland
-	1890m N	High Wood(tithe:south Land Coppice)	Ancient & Semi-Natural Woodland
-	1936m SW	(Tithe:the Shaw)	Ancient & Semi-Natural Woodland
-	1956m SW	(Tithe Map: Great Whitley Wood Coppice)(tithe:great Whitley Wood Coppice)	Ancient & Semi-Natural Woodland
-	1995m N	High Wood(tithe:south Land Coppice)	Ancient Replanted Woodland

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	0

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

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

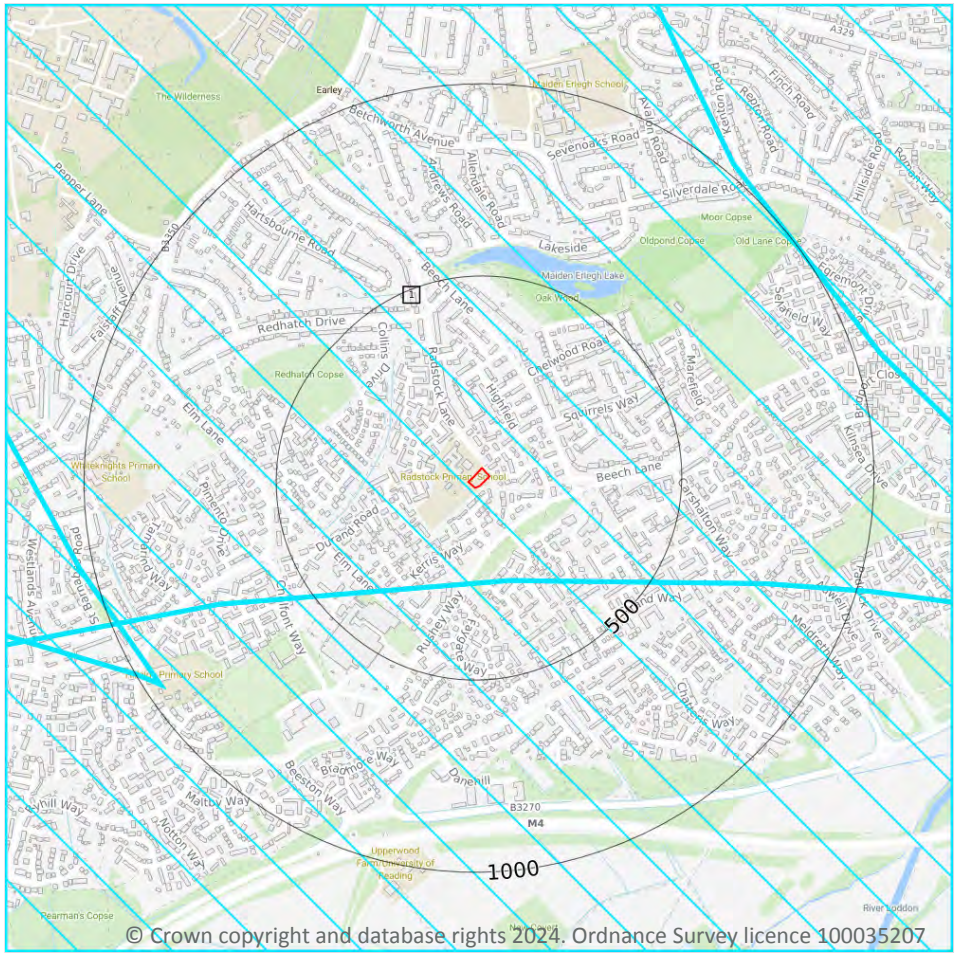
Records within 2000m	2

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

Location	Name	Type	NVZ ID	Status
1225m W	Foudry Brook (West End Brook to M4) NVZ	Surface Water	459	Existing
1586m SE	Barkham Brook NVZ	Surface Water	449	Existing

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

SSSI Impact Zones and Units



Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site	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 56 >**

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

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	**0**

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

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

11 Visual and cultural designations

Site Outline

Search buffers in metres (m)

Listed buildings

Conservation areas

Conservation areas - no data

National Parks

Areas of Outstanding Natural Beauty

Registered parks and gardens

Scheduled Monuments

World Heritage Sites

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	1

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

Features are displayed on the Visual and cultural designations map on **page 58 >**

ID	Location	Name	Grade	Reference Number	Listed date
1	135m N	Radstock Cottage	II	1136320	12/01/1989

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

11.5 Conservation Areas

Records within 250m	0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

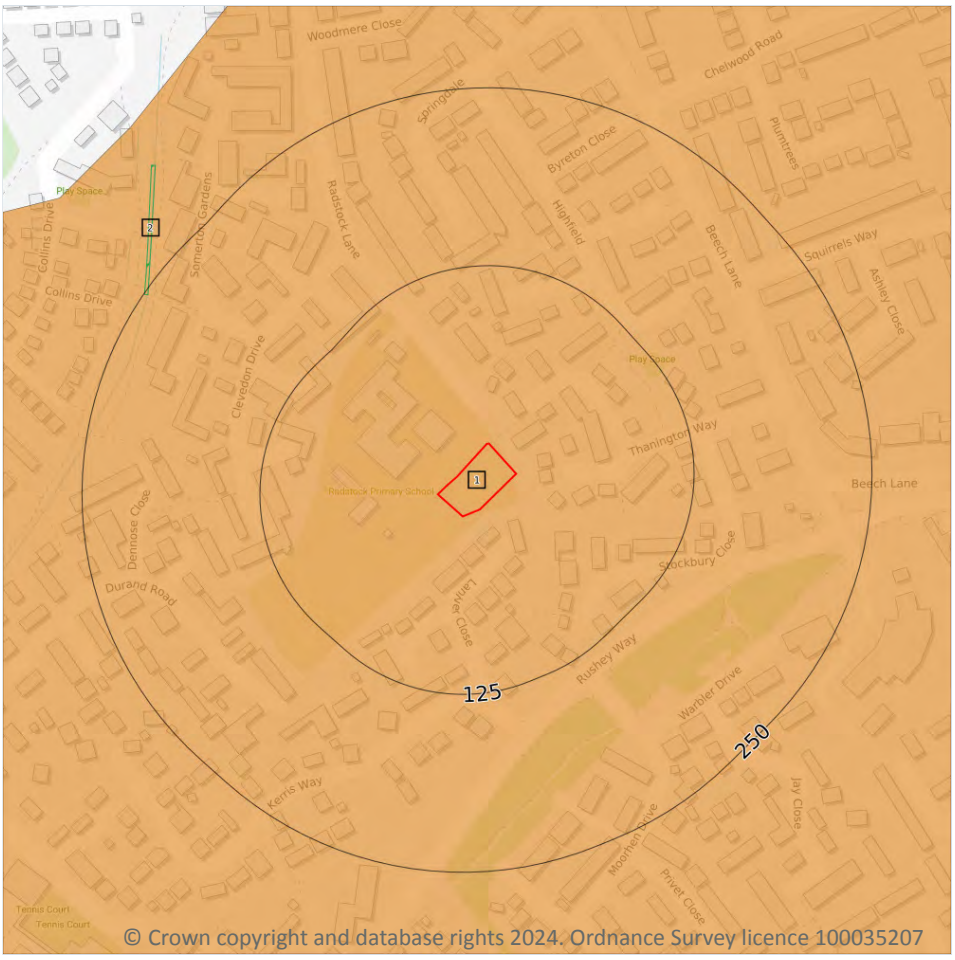
11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

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

12.1 Agricultural Land Classification

Records within 250m	1

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

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

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

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	1

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

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

ID	Location	Description	Reference	Application date
2	247m NW	Clear Fell (Conditional)	019/229/08-09	19/11/2008

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	5

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 63 >**

ID	Location	Main Habitat	Other habitats
1	146m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	152m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	169m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	176m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

ID	Location	Main Habitat	Other habitats
5	178m SE	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	3

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

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 65 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**SU77SW**
2	340m E	Full	Full	Full	No coverage	SU77SE
3	486m S	Full	Full	Full	No coverage	SU76NW

This data is sourced from the British Geological Survey.

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

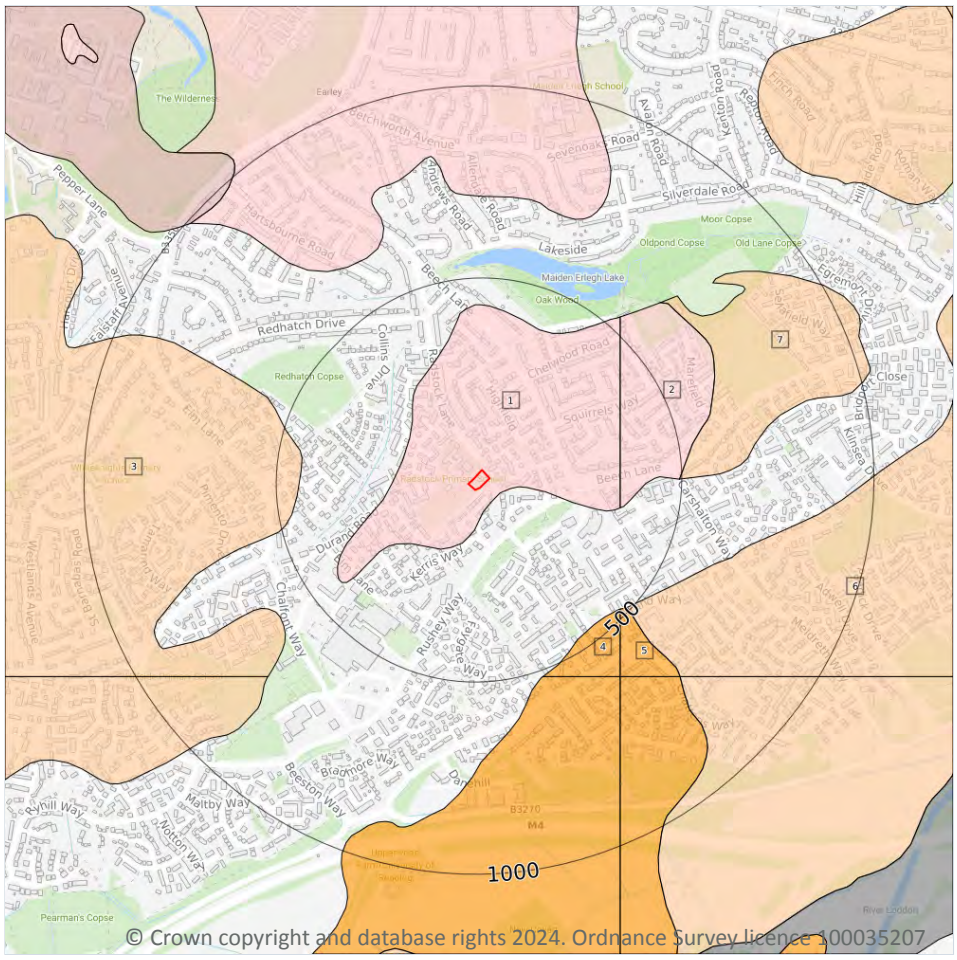
14.2 Artificial and made ground (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m **7**

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

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

ID	Location	LEX Code	Description	Rock description
1	**On site**	**BHT-XSV**	**Boyn Hill Gravel Member - Sand And Gravel**	**Sand And Gravel**
2	340m E	BHT-XSV	Boyn Hill Gravel Member - Sand And Gravel	Sand And Gravel
3	436m W	RTD6-XSV	River Terrace Deposits, 6 - Sand And Gravel	Sand And Gravel
4	463m SE	BRK-XCZS	Brickearth - Clay, Silt And Sand	Clay, Silt And Sand

ID	Location	LEX Code	Description	Rock description
5	481m SE	BRK-XCZS	Brickearth - Clay, Silt And Sand	Clay, Silt And Sand
6	491m SE	RTD2-XSV	River Terrace Deposits, 2 - Sand And Gravel	Sand And Gravel
7	494m E	RTD4-XSV	River Terrace Deposits, 4 - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.

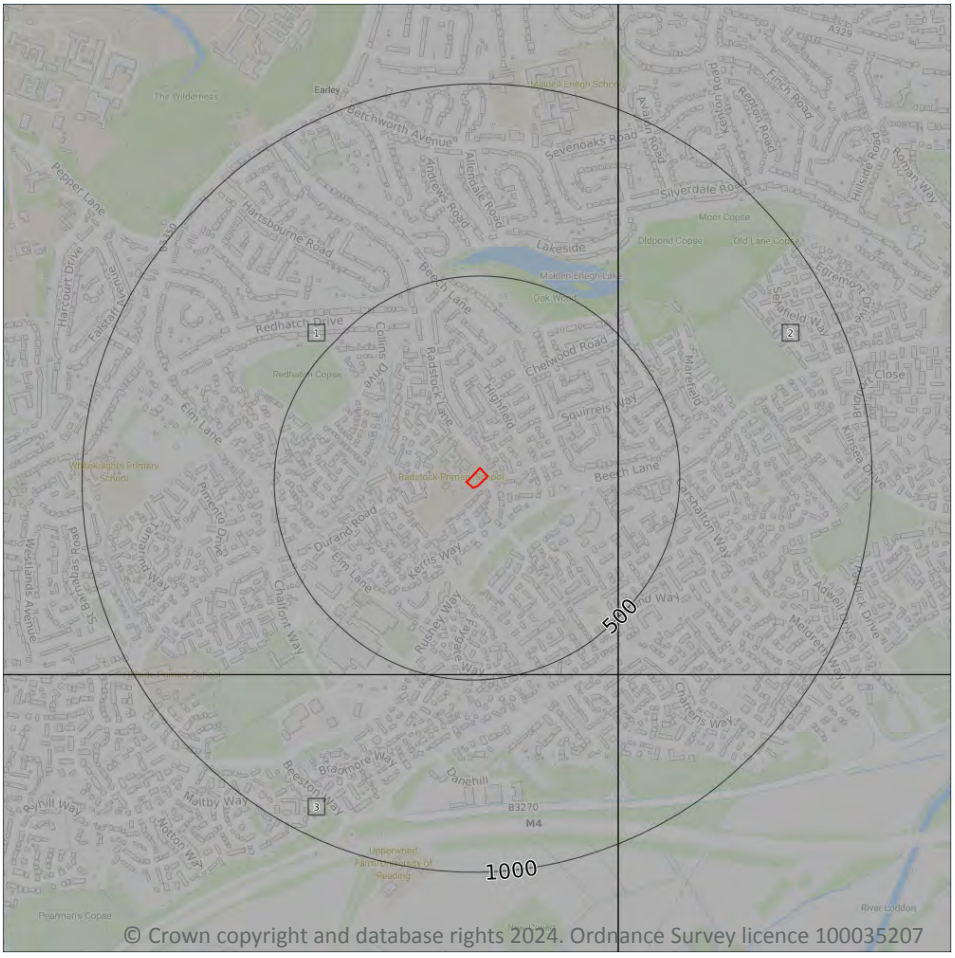
14.4 Landslip (10k)

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	3

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

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

ID	Location	LEX Code	Description	Rock age
1	**On site**	**LC-CLSISA**	**London Clay Formation - Clay, Silt And Sand**	**Eocene Epoch**
2	340m E	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch
3	486m S	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability

Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

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

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

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

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

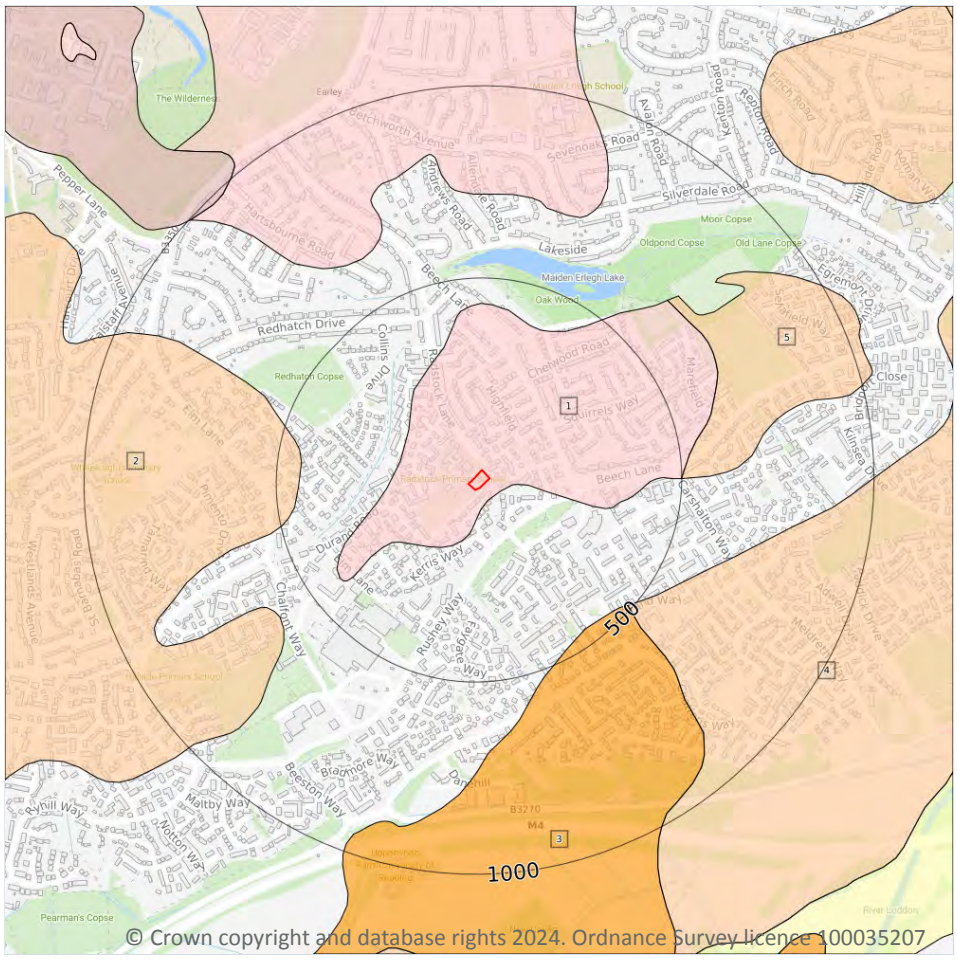
15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m	5

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 73 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**BHT-XSV**	**BOYN HILL GRAVEL MEMBER**	**SAND AND GRAVEL**
2	438m W	RTD6-XSV	RIVER TERRACE DEPOSITS, 6	SAND AND GRAVEL
3	458m SE	BRK-XCZS	BRICKEARTH	CLAY, SILT AND SAND
4	489m SE	RTD2-XSV	RIVER TERRACE DEPOSITS, 2	SAND AND GRAVEL

ID	Location	LEX Code	Description	Rock description
5	499m E	RTD4-XSV	RIVER TERRACE DEPOSITS, 4	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.

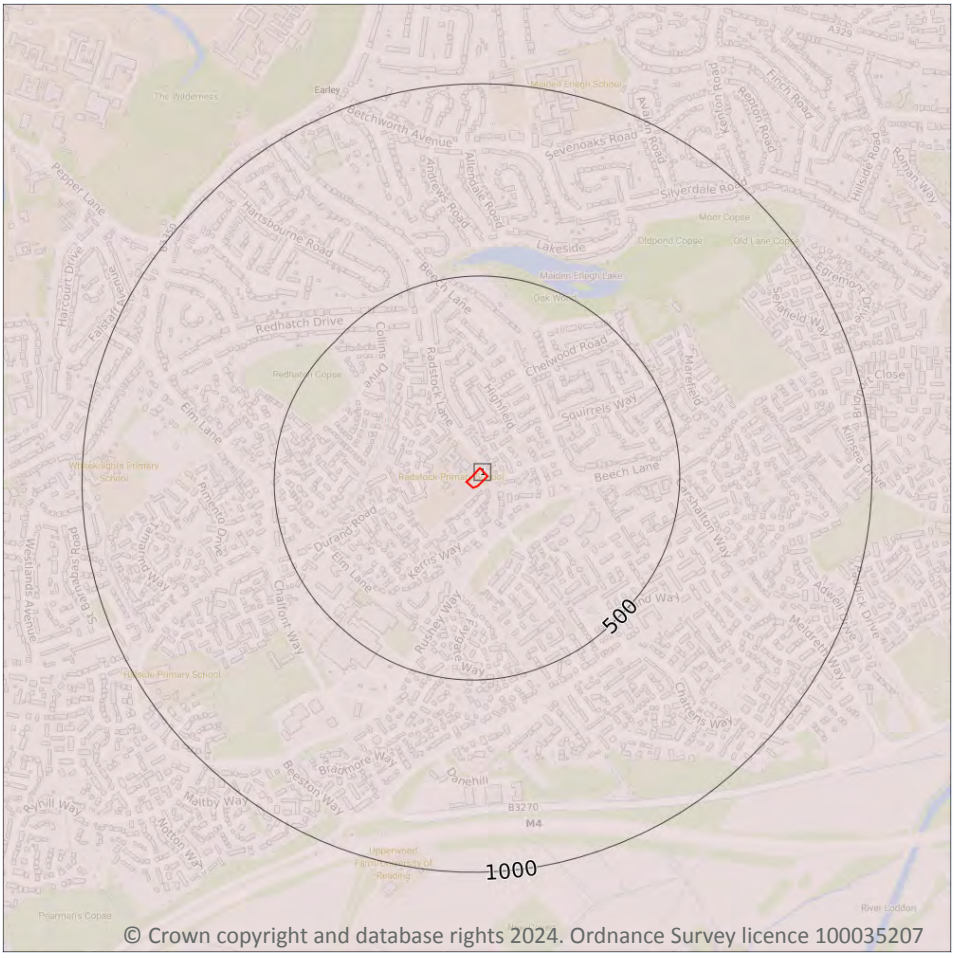
15.7 Landslip permeability (50k)

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	1

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 75 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**LC-XCZS**	**LONDON CLAY FORMATION - CLAY, SILT AND SAND**	**YPRESIAN**

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

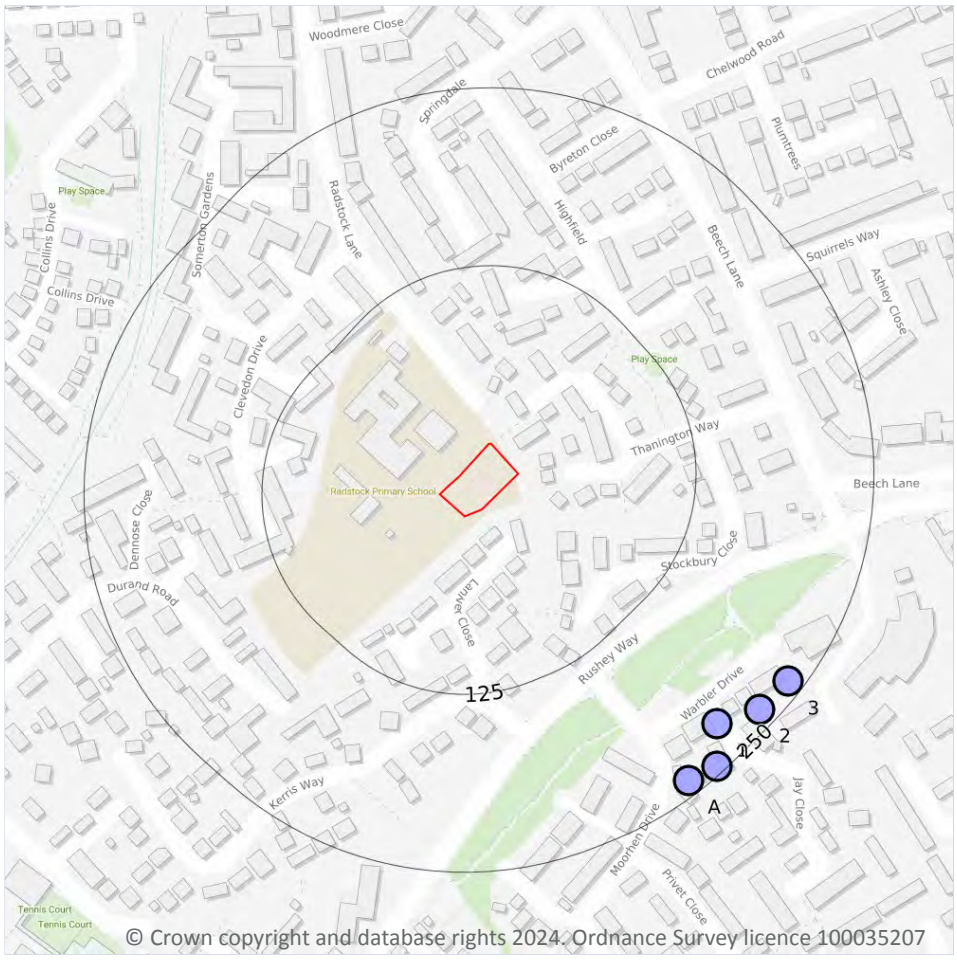
15.10 Bedrock faults and other linear features (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

16 Boreholes



Site Outline

Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m	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.

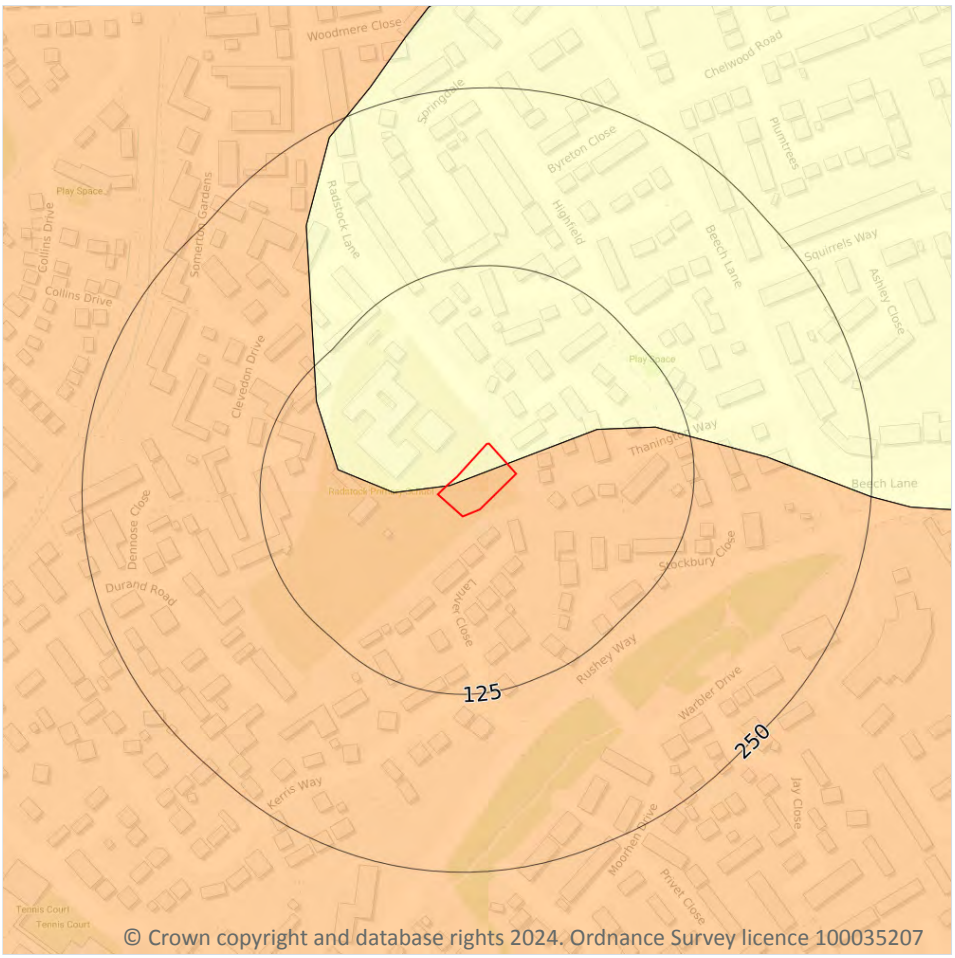
Features are displayed on the Boreholes map on **page 77 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	224m SE	474800 170340	RUSHEY WAY - LOWER EARLEY TP1	2.1	N	12830625 ↗
2	237m SE	474830 170350	RUSHEY WAY - LOWER EARLEY TP2	2.1	N	12830626 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
3	239m SE	474850 170370	RUSHEY WAY - LOWER EARLEY TP3	3.4	N	12830627 ↗
A	240m SE	474780 170300	RUSHEY WAY - LOWER EARLEY TP7	2.2	N	12830631 ↗
A	245m SE	474800 170310	RUSHEY WAY - LOWER EARLEY TP6	2.1	N	12830630 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	2

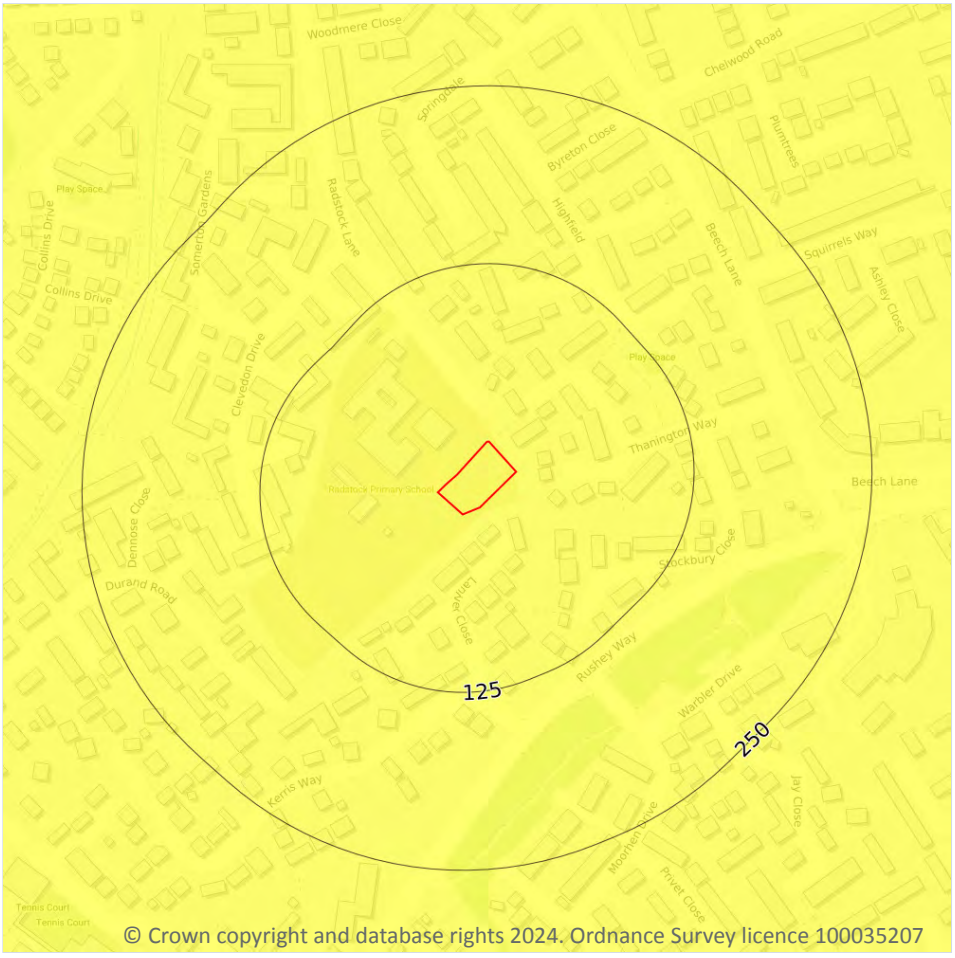
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 79 >**

Location	Hazard rating	Details
On site	**Negligible**	**Ground conditions predominantly non-plastic.**
On site	**Low**	**Ground conditions predominantly medium 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

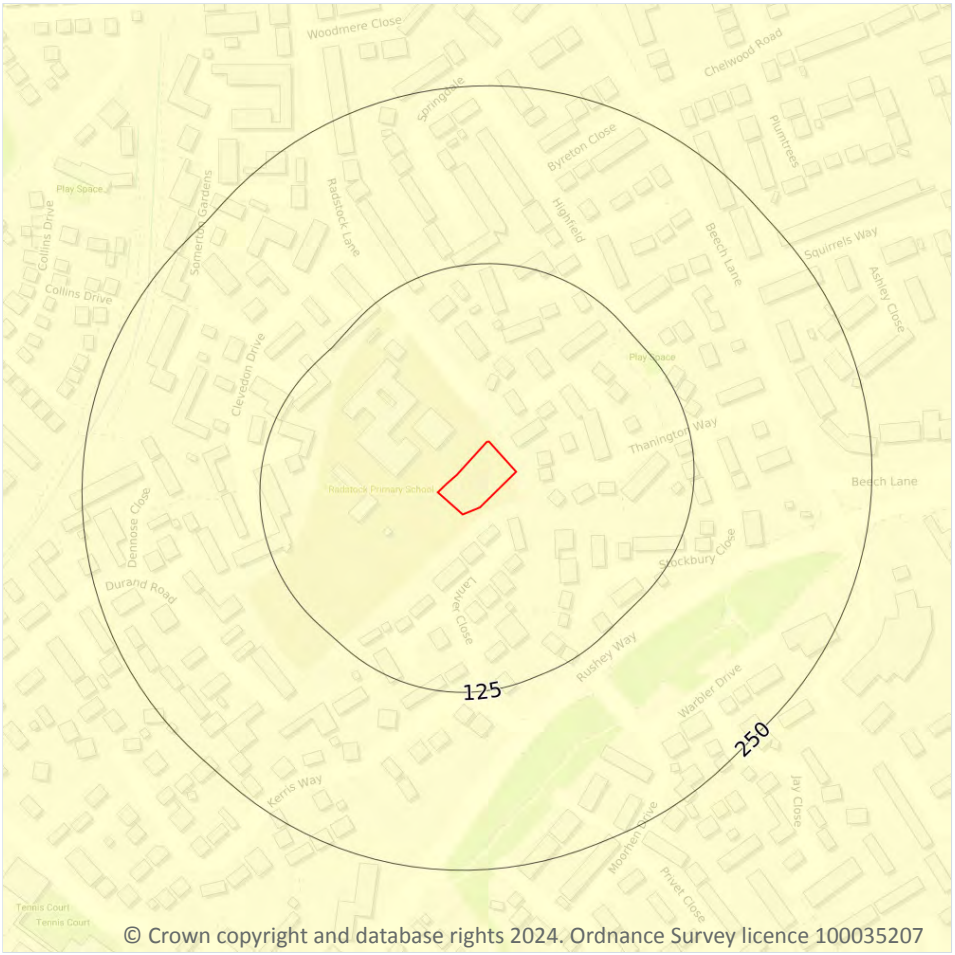
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 80 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	1

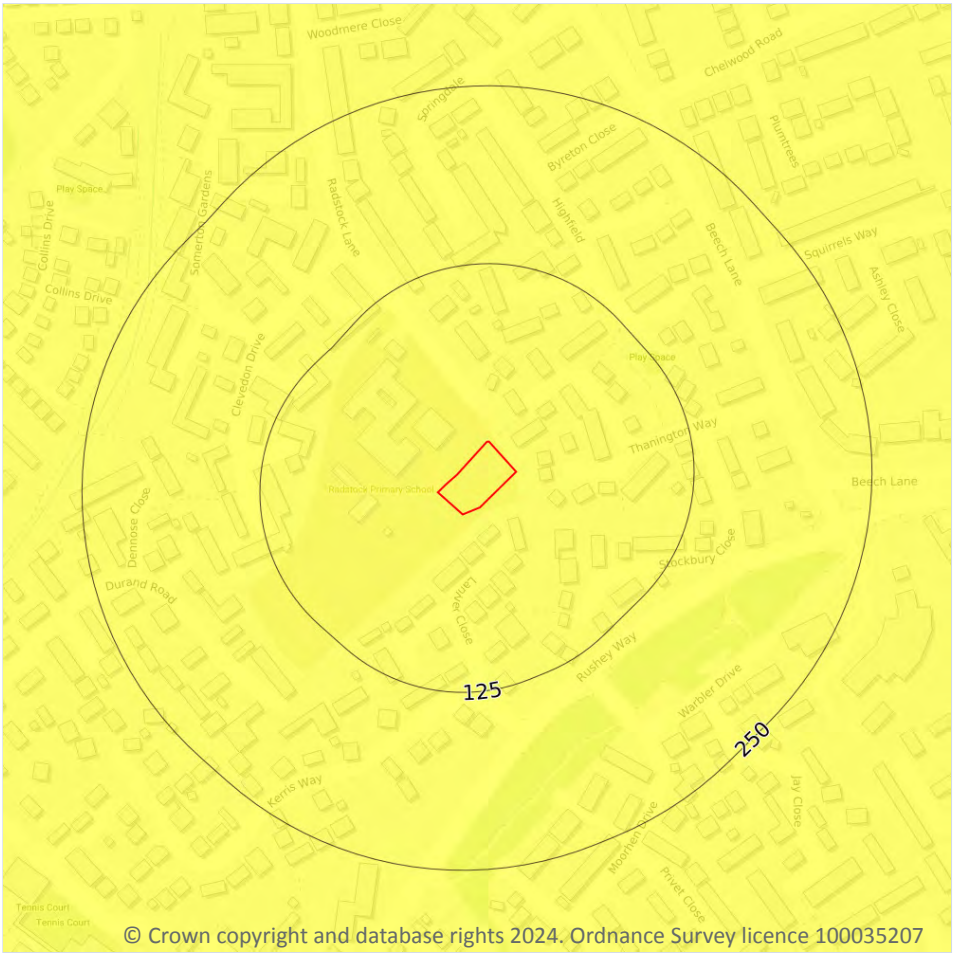
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

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

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	1

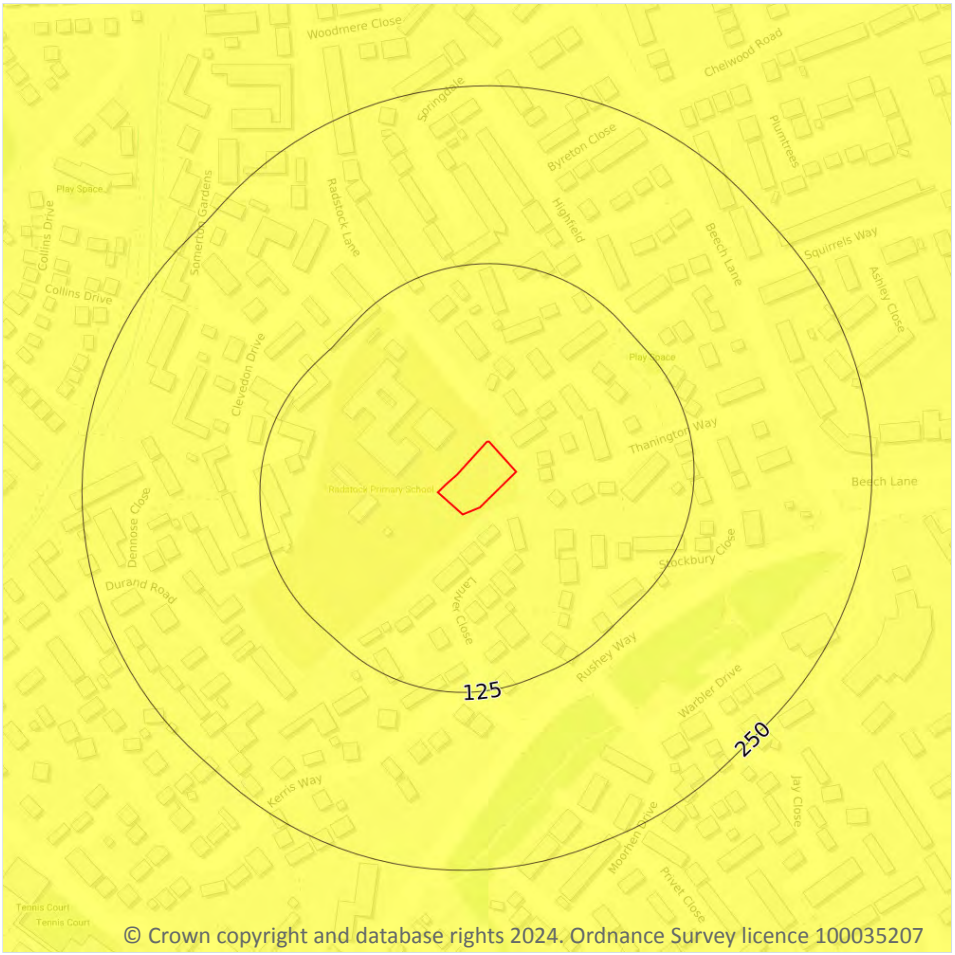
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

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

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

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

17.5 Landslides

Records within 50m	1

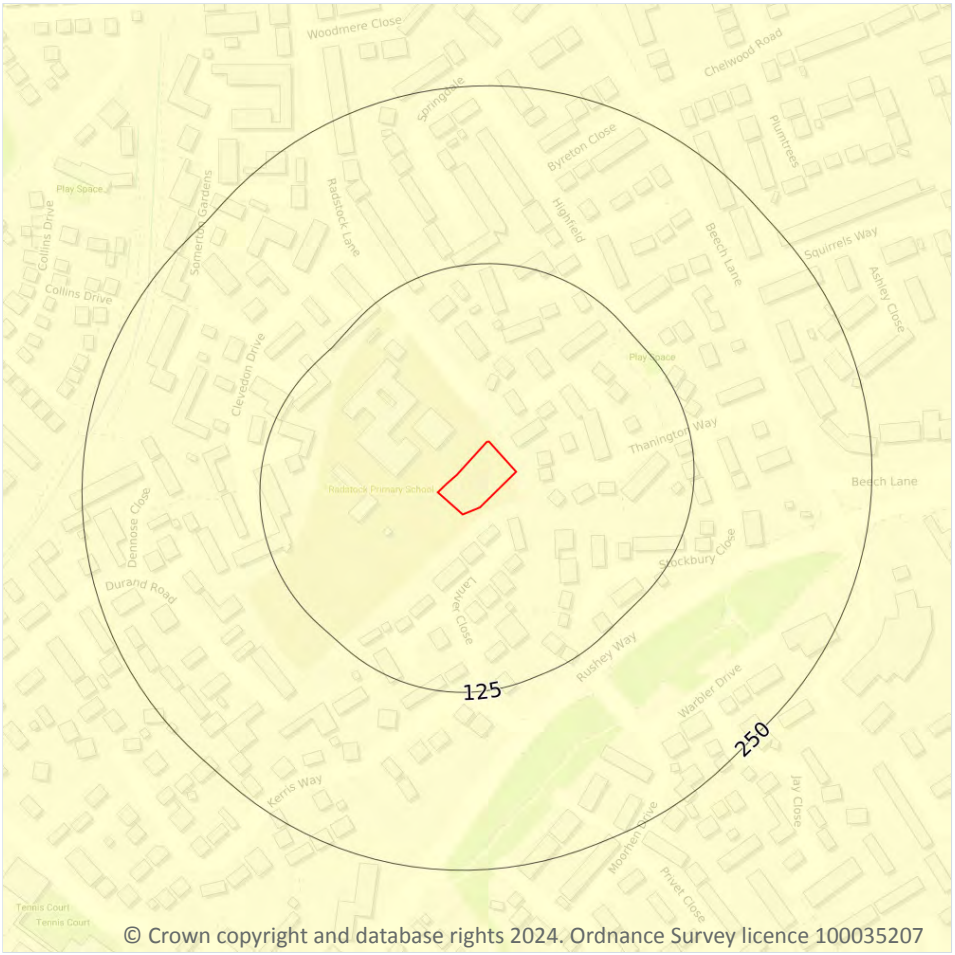
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

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

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

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

17.6 Ground dissolution of soluble rocks

Records within 50m	1

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

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

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

This data is sourced from the British Geological Survey.

18 Mining and ground workings

18.1 BritPits

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	0

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.

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.

19.5 National karst database

Records within 500m	0

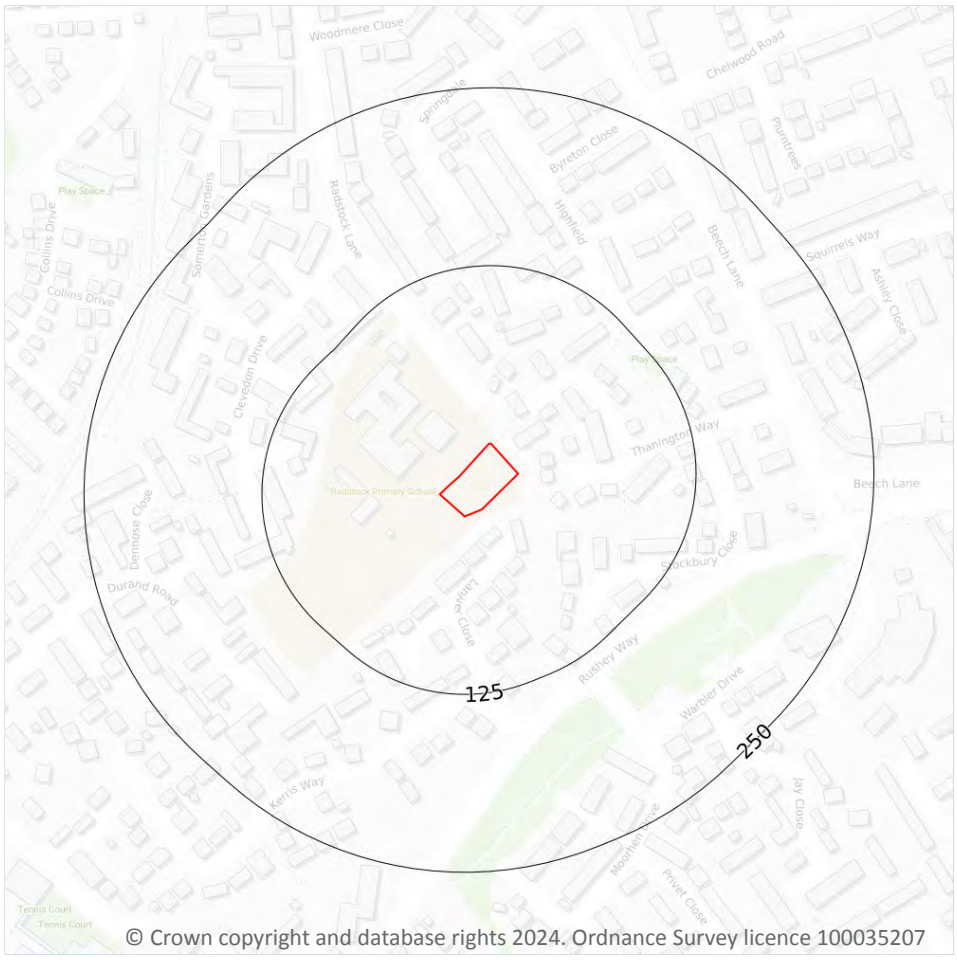
This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

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

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

This data is sourced from the British Geological Survey.

20 Radon



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 92 >**

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

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

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	3

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
38m SE	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 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.

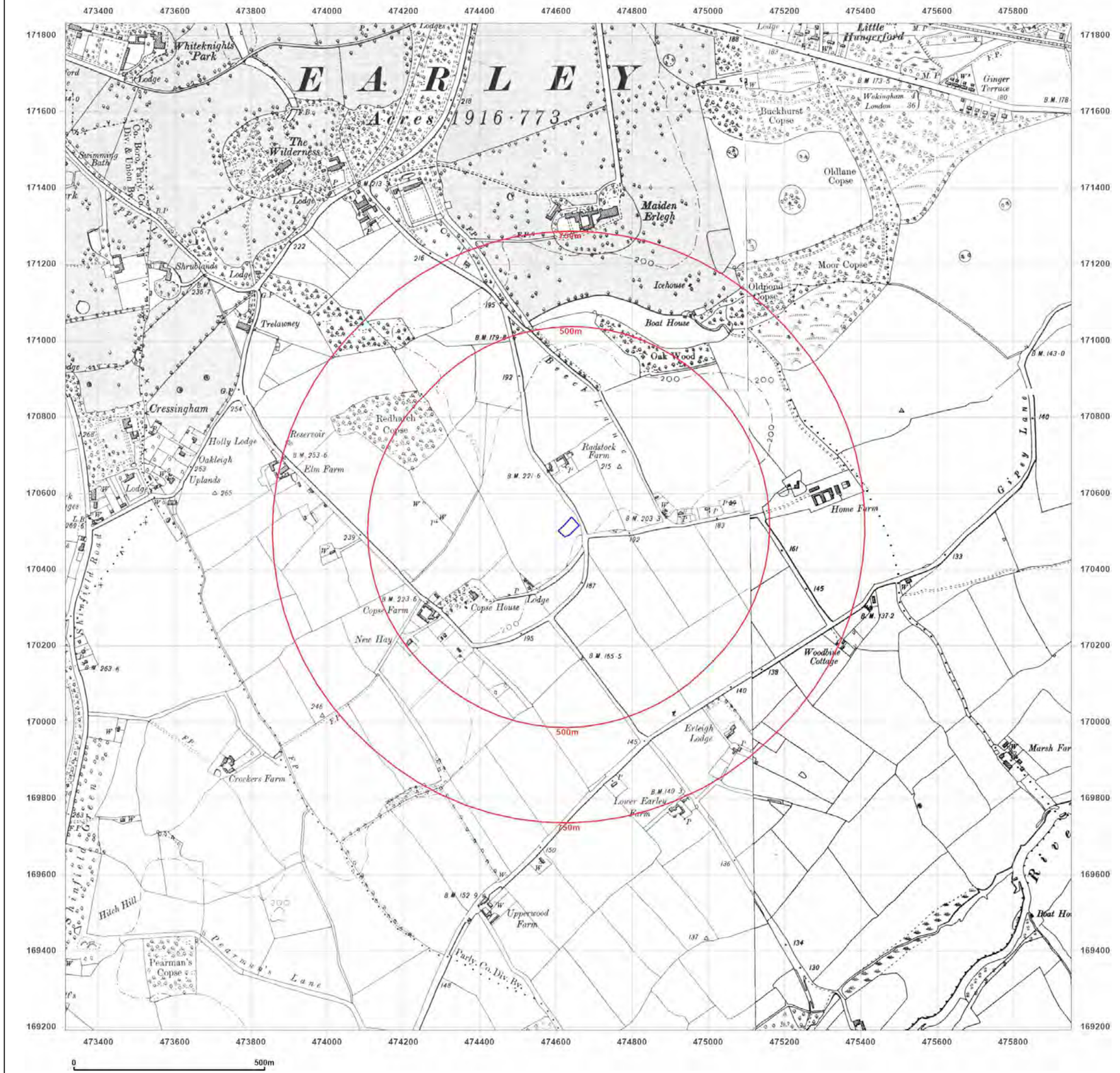
This data is sourced from HS2 ltd.

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

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗.



Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: County Series

Map date: **1898**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1877
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
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Surveyed 1876
Revised 1898
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Surveyed N/A
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Production date: 02 December 2024

Map legend available at:
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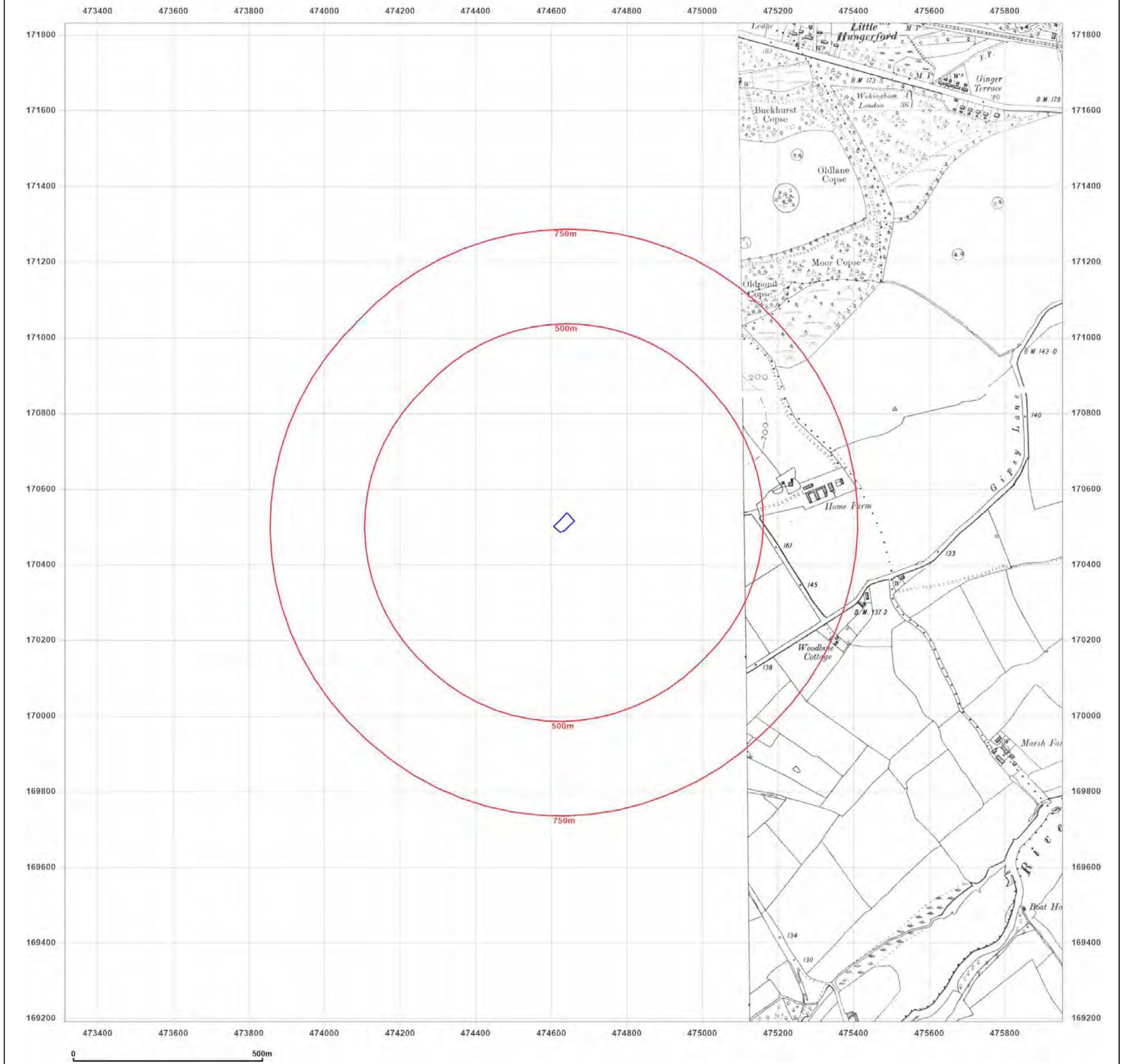

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Map Name: County Series

Map date: **1898**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1872
Revised 1898
Edition N/A
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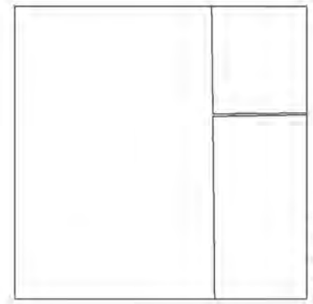

Surveyed 1871
Revised 1898
Edition N/A
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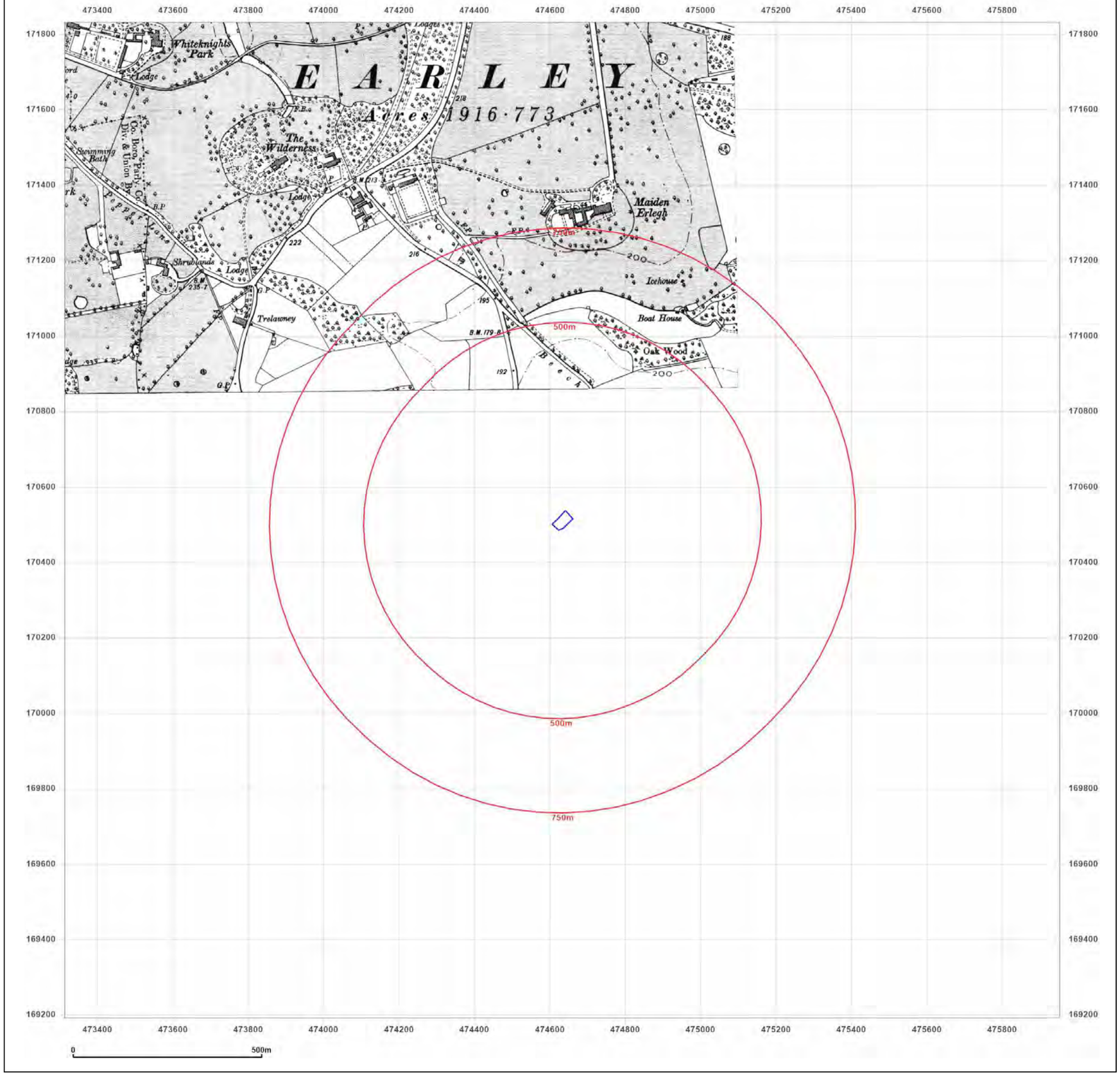

Groundsure INSIGHTS

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RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: County Series
Map date: **1898**
Scale: 1:10,560
Printed at: 1:10,560

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Surveyed N/A
Revised N/A
Edition N/A
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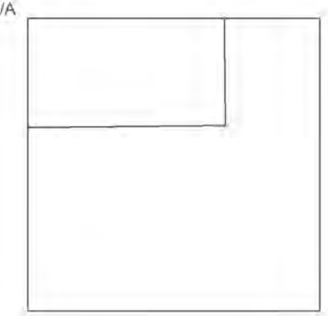

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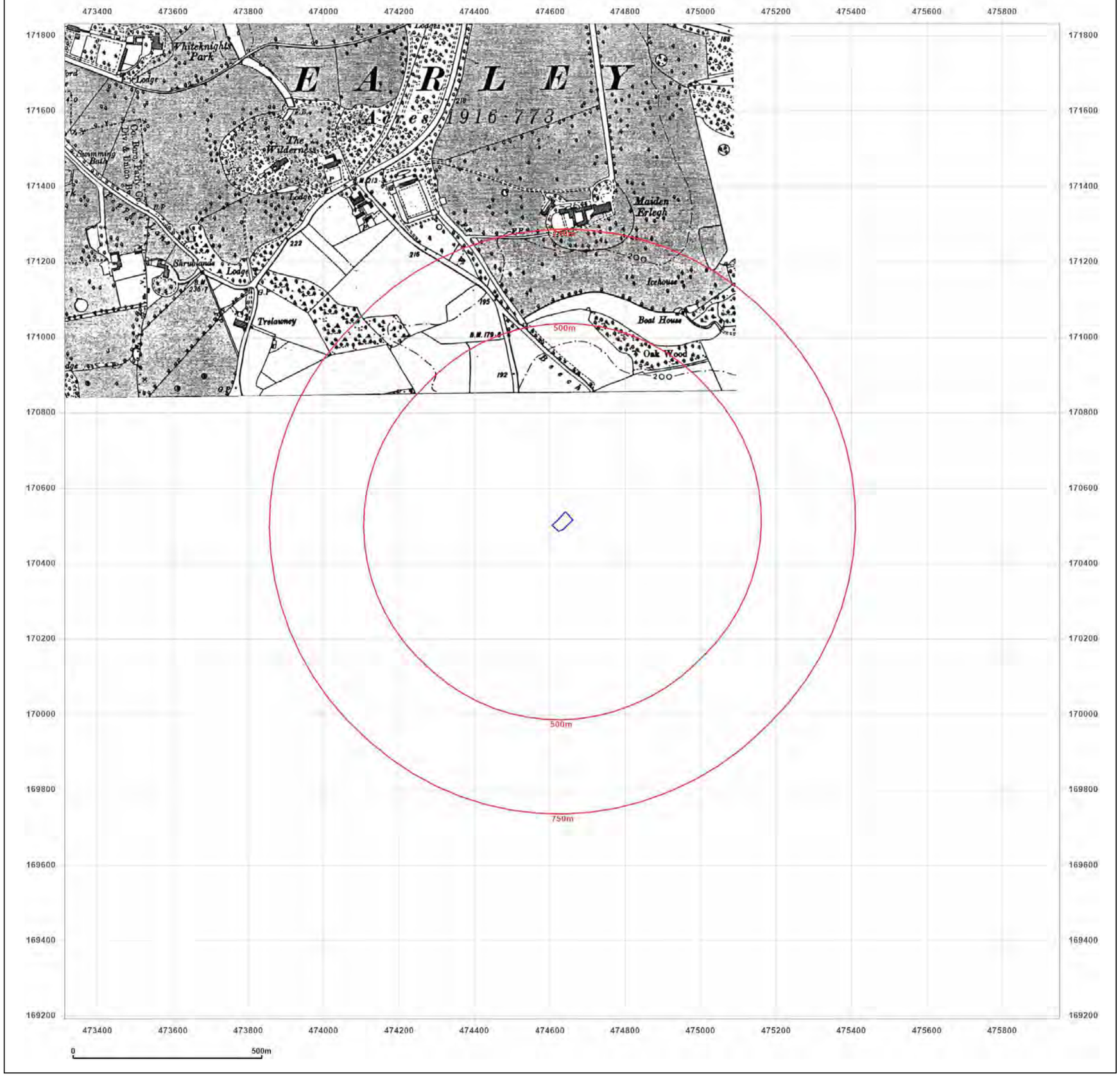

Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: County Series

Map date: **1900**

Scale: 1:10,560

Printed at: 1:10,560

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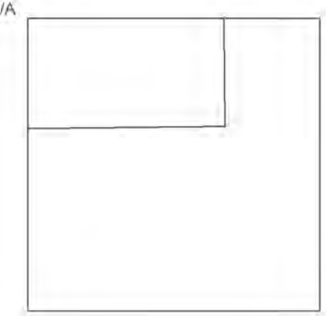
Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A



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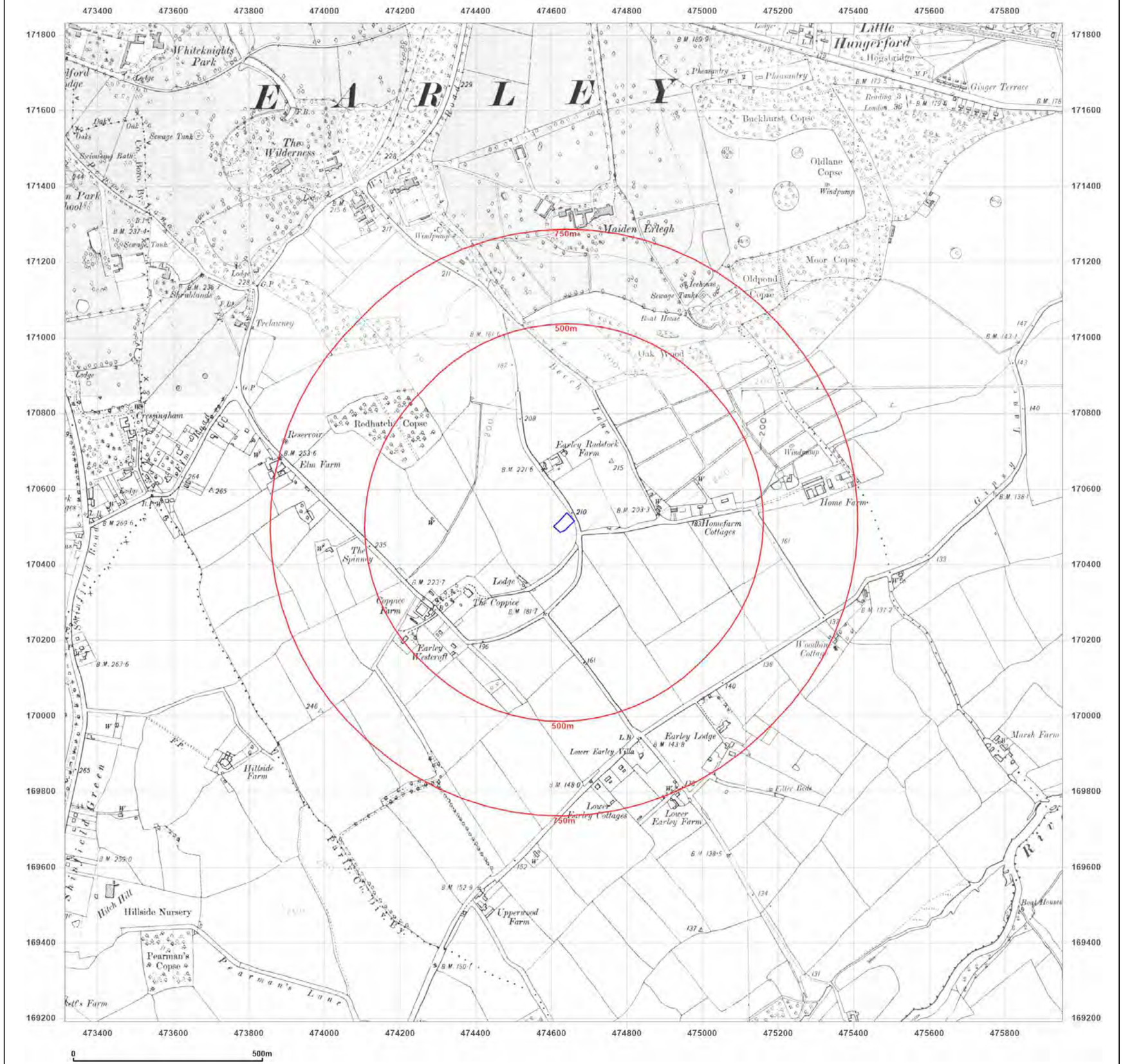

Groundsure INSIGHTS

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RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: County Series

Map date: **1909-1913**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1877
Revised 1910
Edition 1913
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Surveyed 1871
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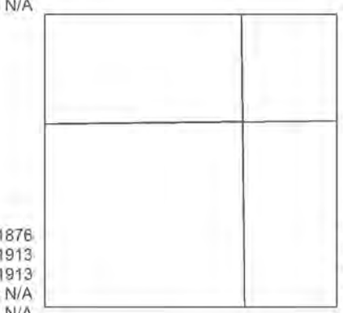
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1876
Revised 1913
Edition 1913
Copyright N/A
Levelled N/A

Surveyed 1871
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

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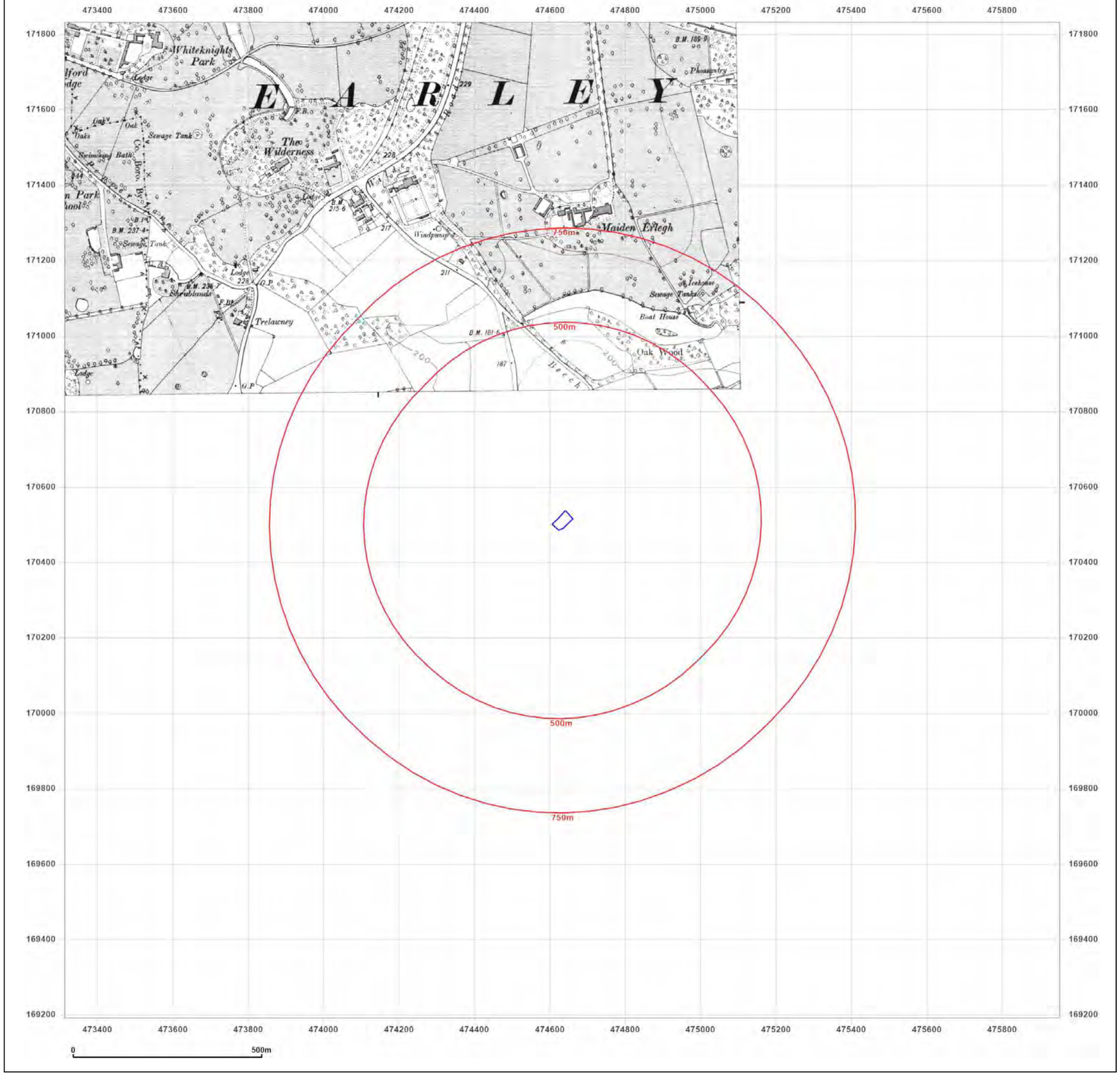

Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: County Series

Map date: **1914**

Scale: 1:10,560

Printed at: 1:10,560

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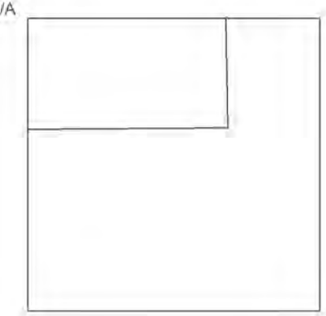
Surveyed N/A
Revised 1914
Edition 1913
Copyright N/A
Levelled N/A



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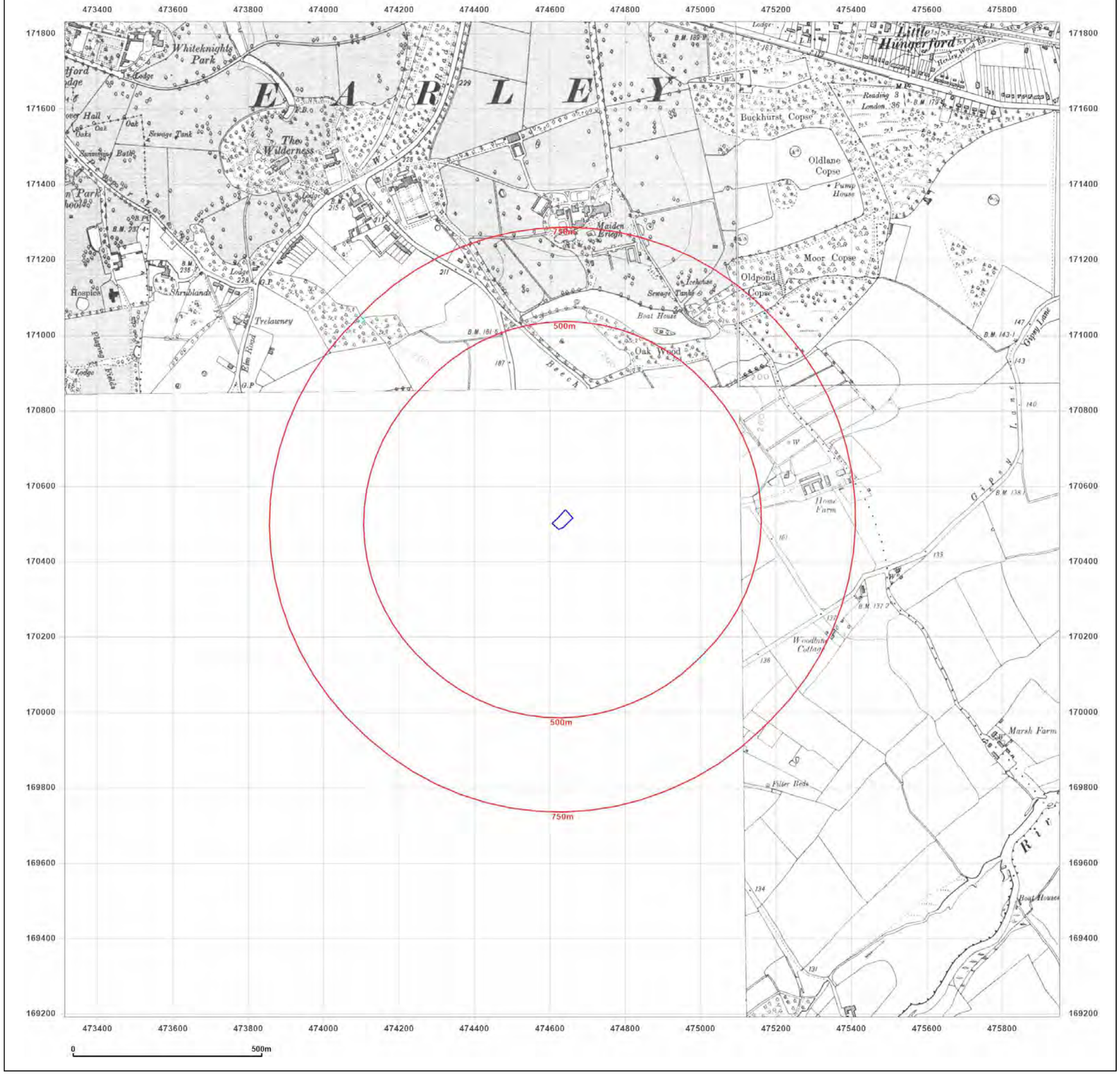

Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: County Series

Map date: **1932-1933**

Scale: 1:10,560

Printed at: 1:10,560

N
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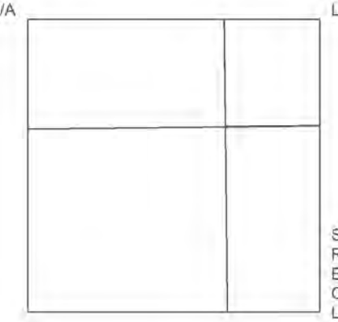
Surveyed 1877
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1871
Revised 1932
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1871
Revised 1932
Edition N/A
Copyright N/A
Levelled N/A

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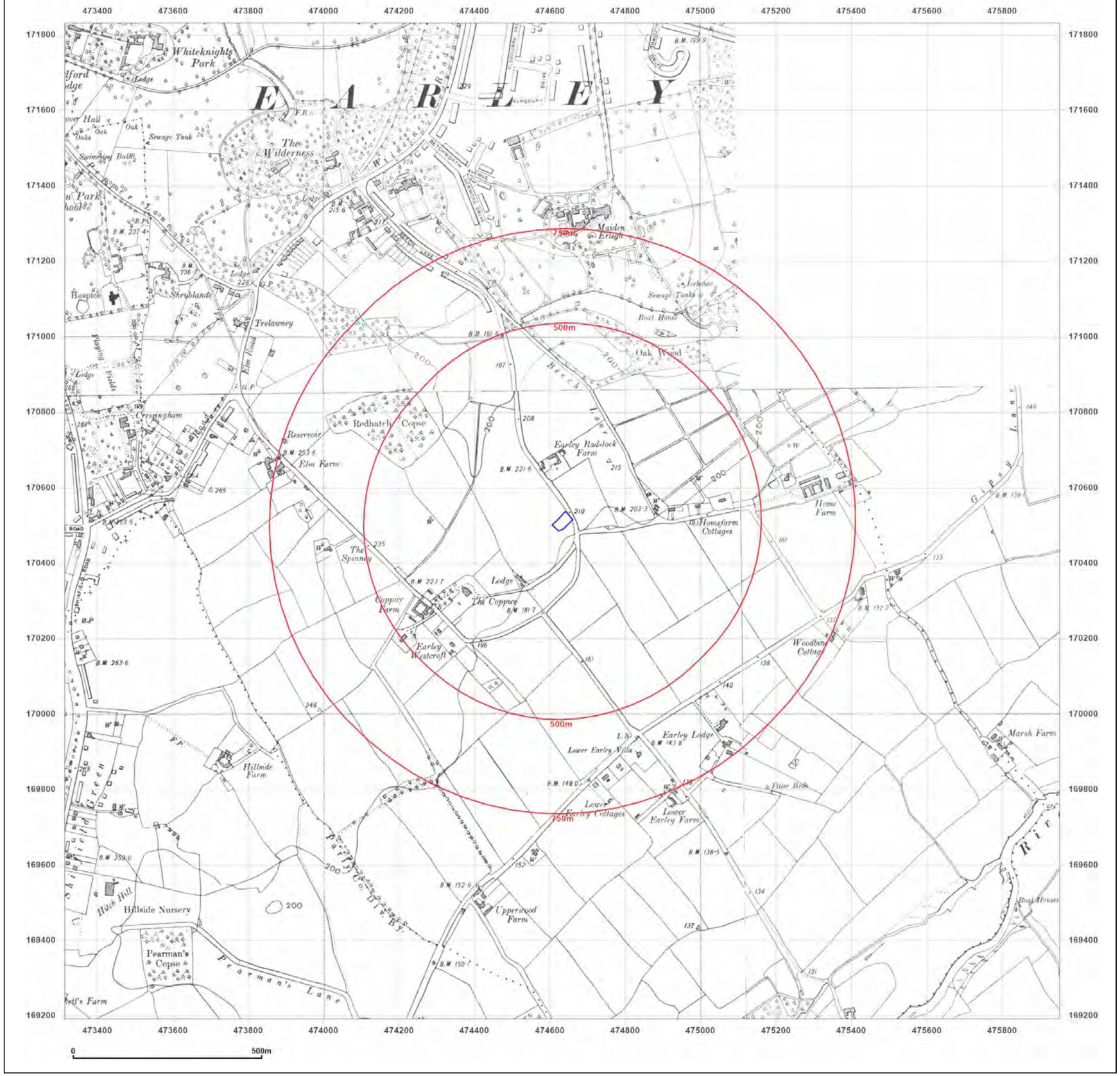

Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
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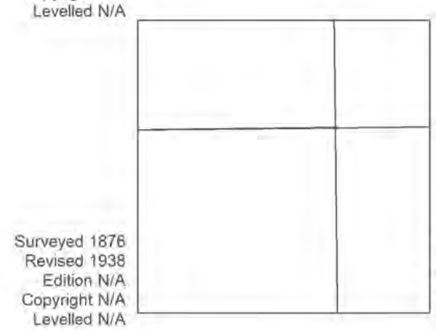
Surveyed 1877
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1876
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1871
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

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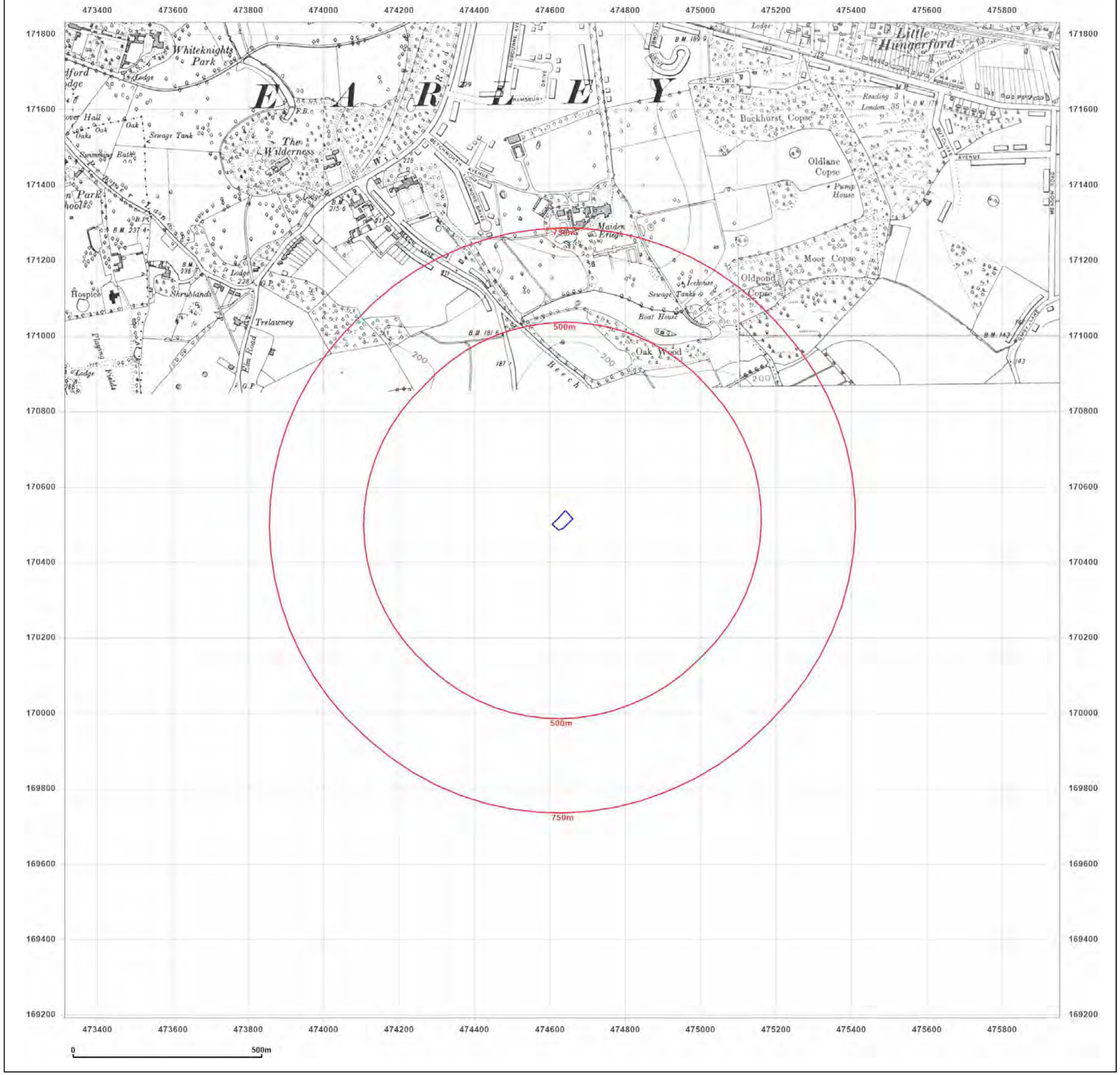


Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: County Series

Map date: **1938**

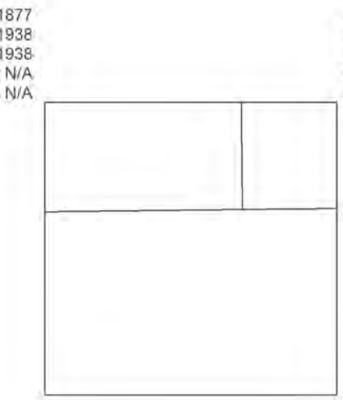
Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1877
Revised 1938
Edition 1938
Copyright N/A
Levelled N/A

Surveyed 1871
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A



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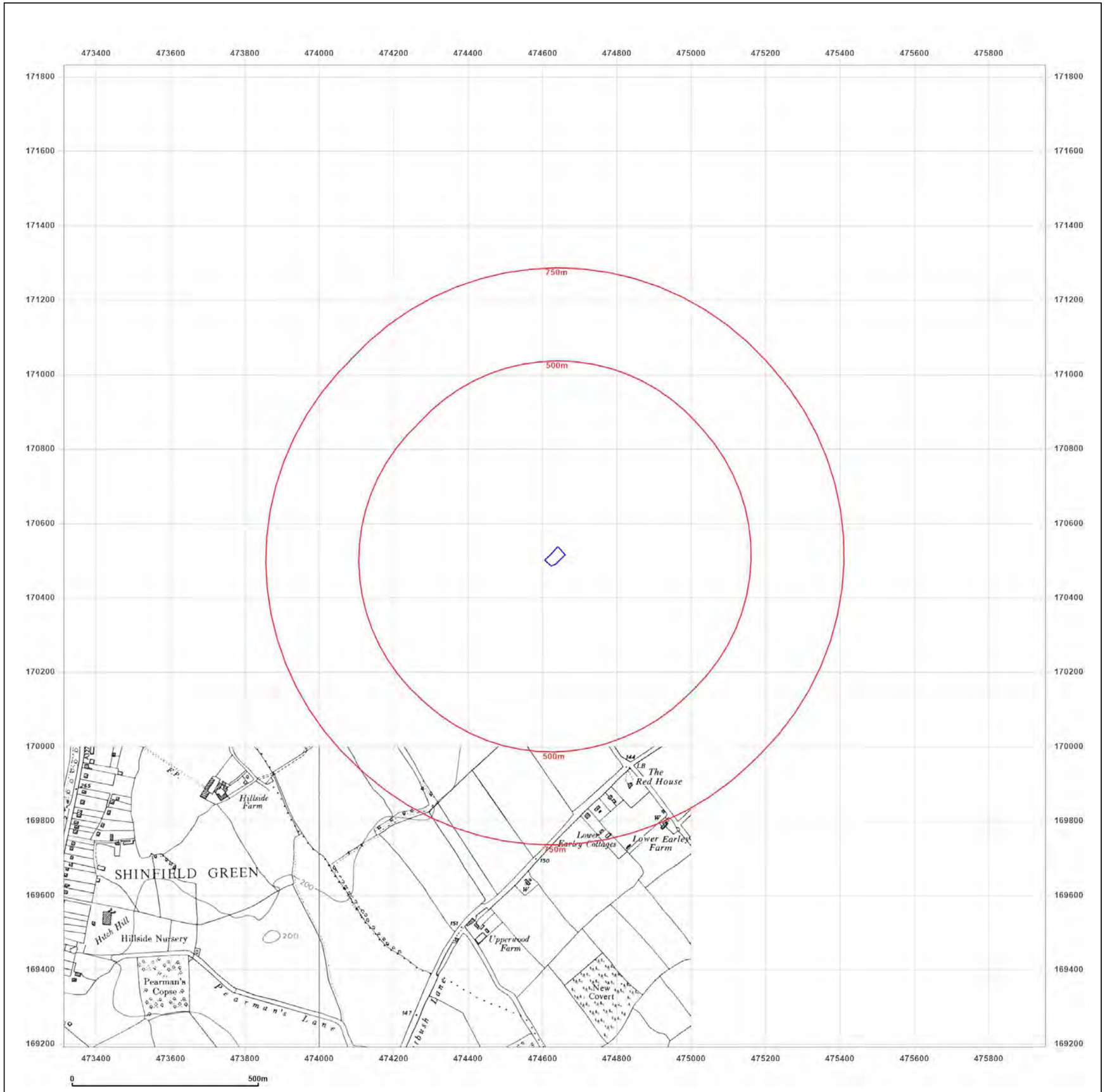

Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: Provisional

Map date: **1961**

Scale: 1:10,560

Printed at: 1:10,560

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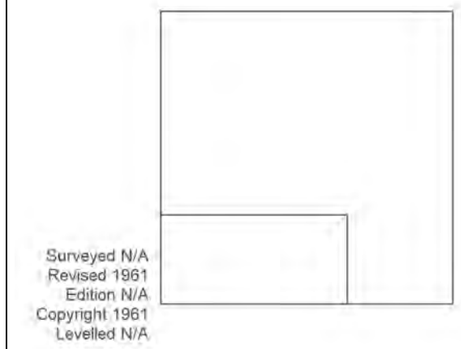

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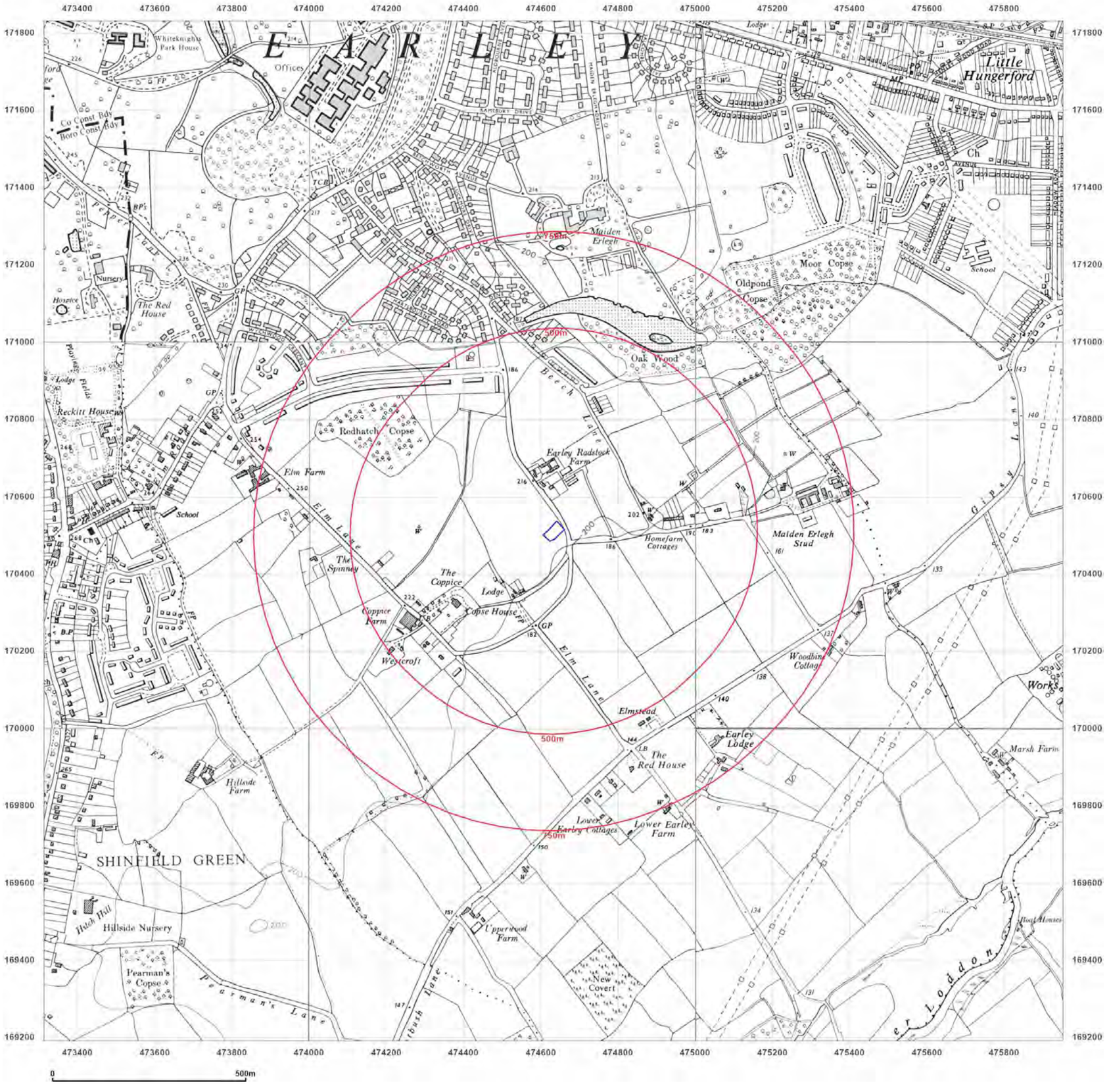

Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: Provisional

Map date: **1960-1962**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1959
Revised 1961
Edition N/A
Copyright 1962
Levelled N/A

Surveyed 1956
Revised 1956
Edition N/A
Copyright 1960
Levelled N/A

Surveyed N/A
Revised 1961
Edition N/A
Copyright 1961
Levelled N/A

Surveyed 1956
Revised 1956
Edition N/A
Copyright 1961
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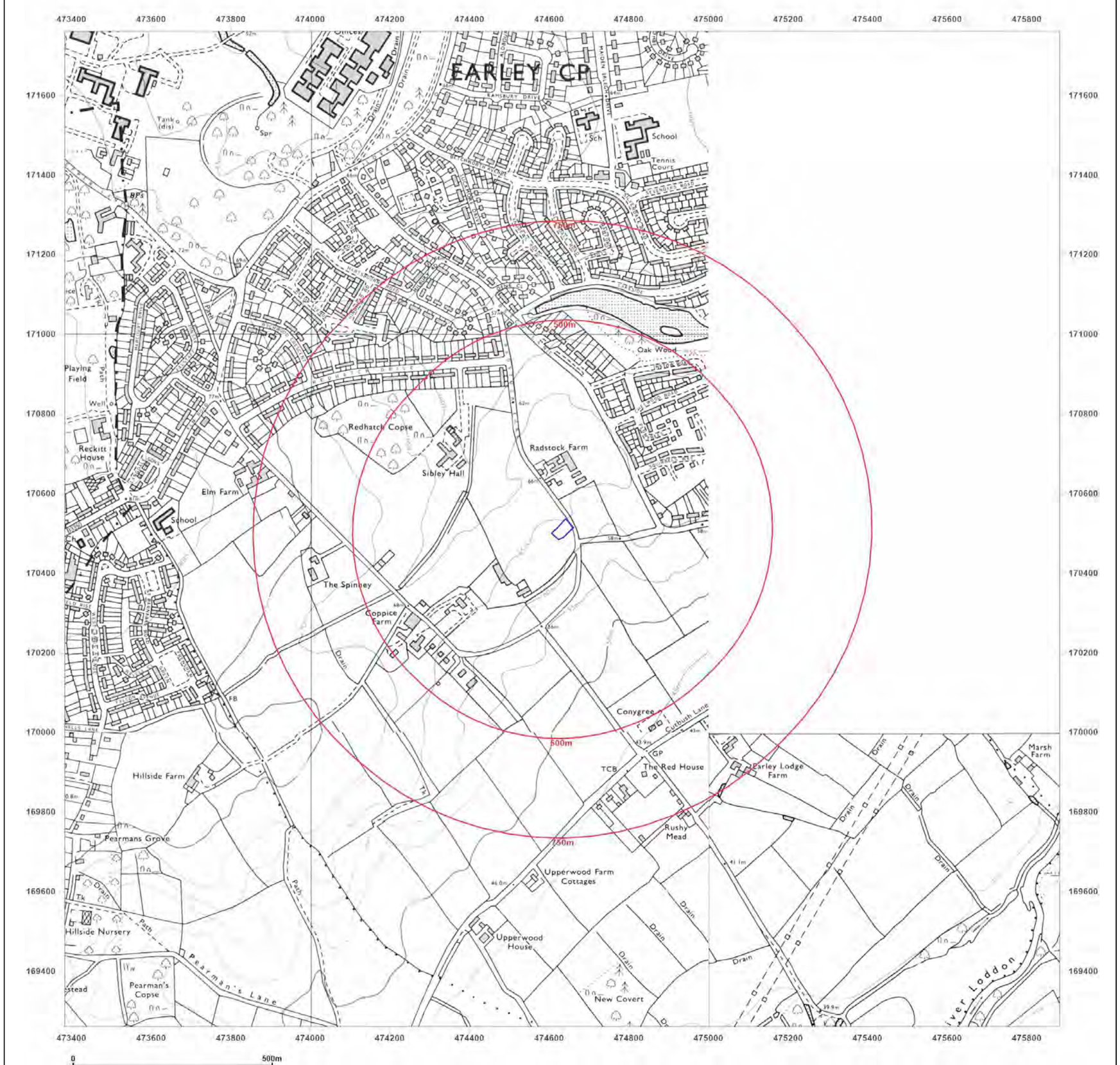

Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: National Grid

Map date: **1969-1973**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1970
Revised 1973
Edition N/A
Copyright 1973
Levelled N/A

Surveyed 1969
Revised 1969
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1969
Revised 1969
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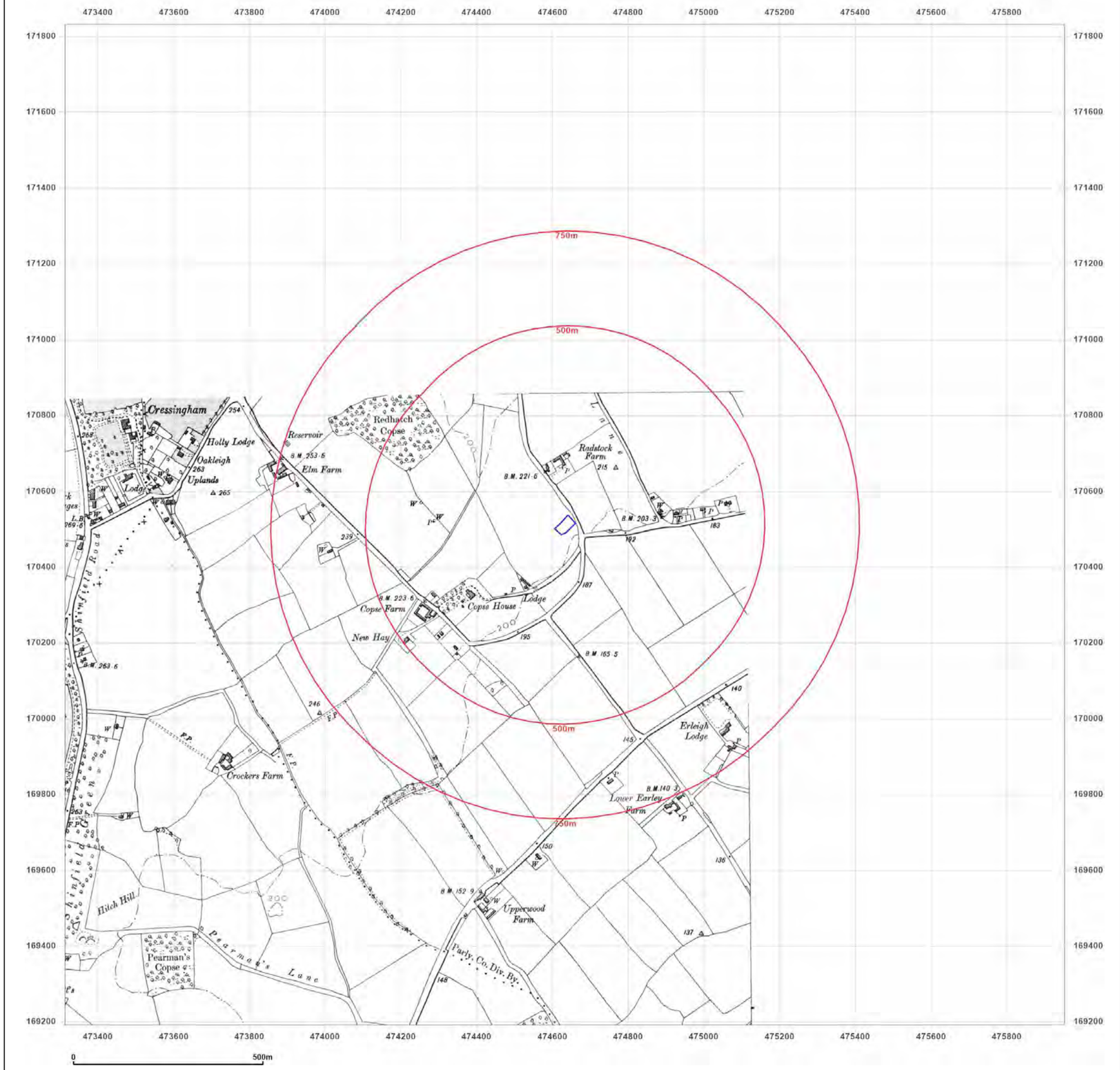

Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: County Series

Map date: **1976**

Scale: 1:10,560

Printed at: 1:10,560

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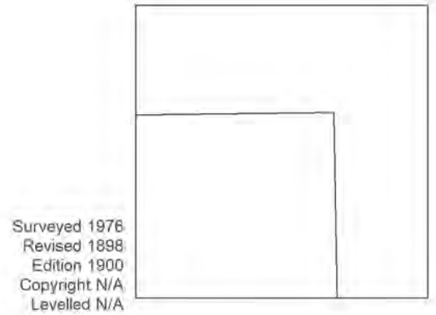

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Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
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WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: National Grid

Map date: **1976-1979**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1977
Revised 1979
Edition N/A
Copyright 1979
Levelled 1969

Surveyed 1975
Revised 1977
Edition N/A
Copyright 1977
Levelled 1969

Surveyed 1975
Revised 1976
Edition N/A
Copyright 1976
Levelled 1969

Surveyed 1976
Revised 1979
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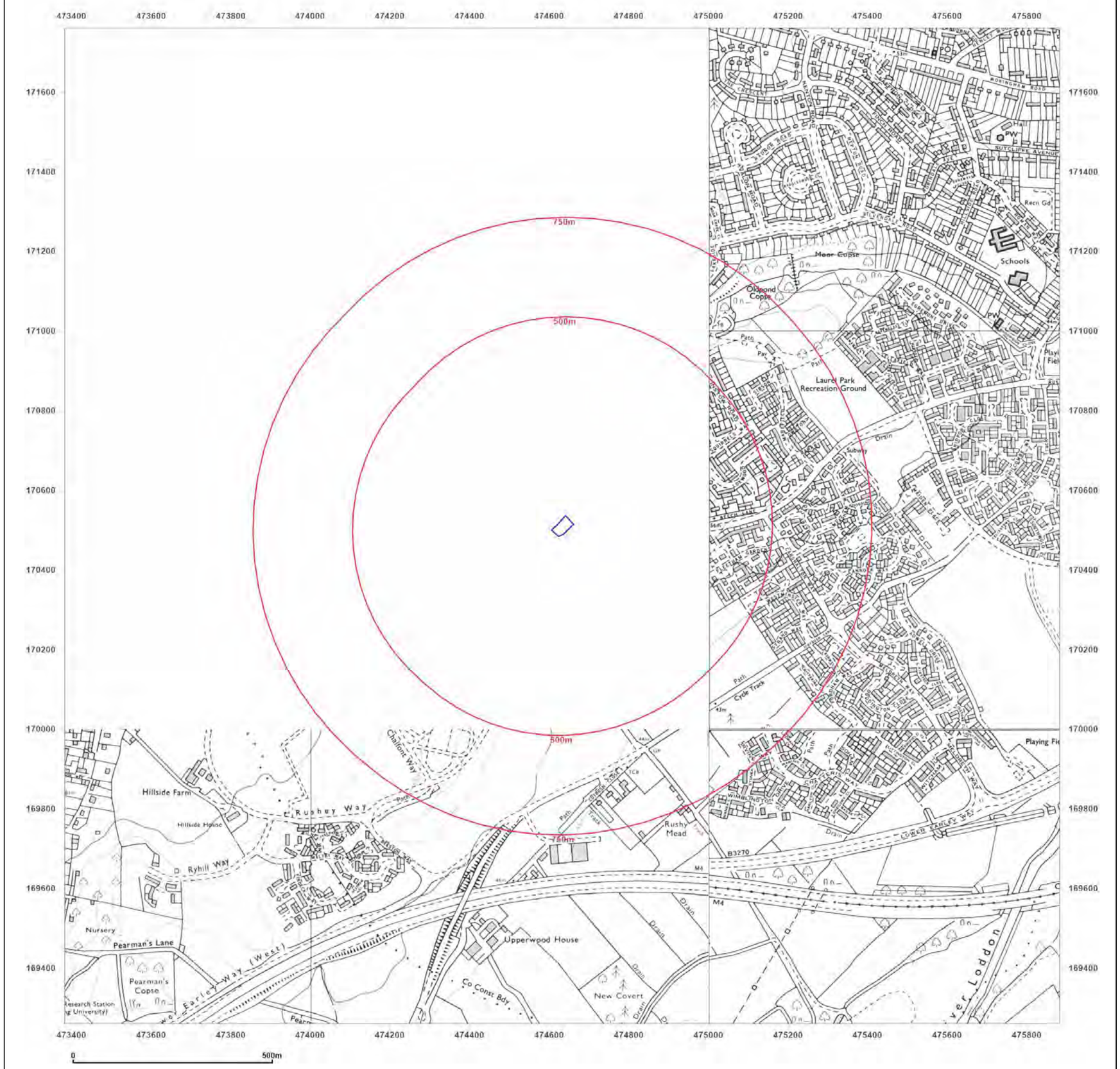

Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: National Grid

Map date: **1983-1988**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1984
Revised 1986
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1982
Revised 1983
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1988
Revised 1988
Edition N/A
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Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: National Grid

Map date: **1988-1989**

Scale: 1:10,000

Printed at: 1:10,000

N
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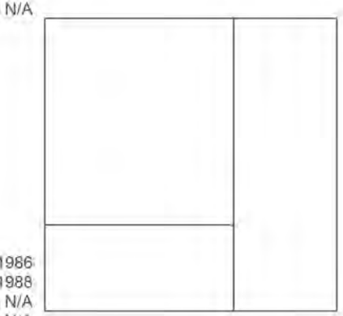
Surveyed 1987
Revised 1989
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1986
Revised 1988
Edition N/A
Copyright N/A
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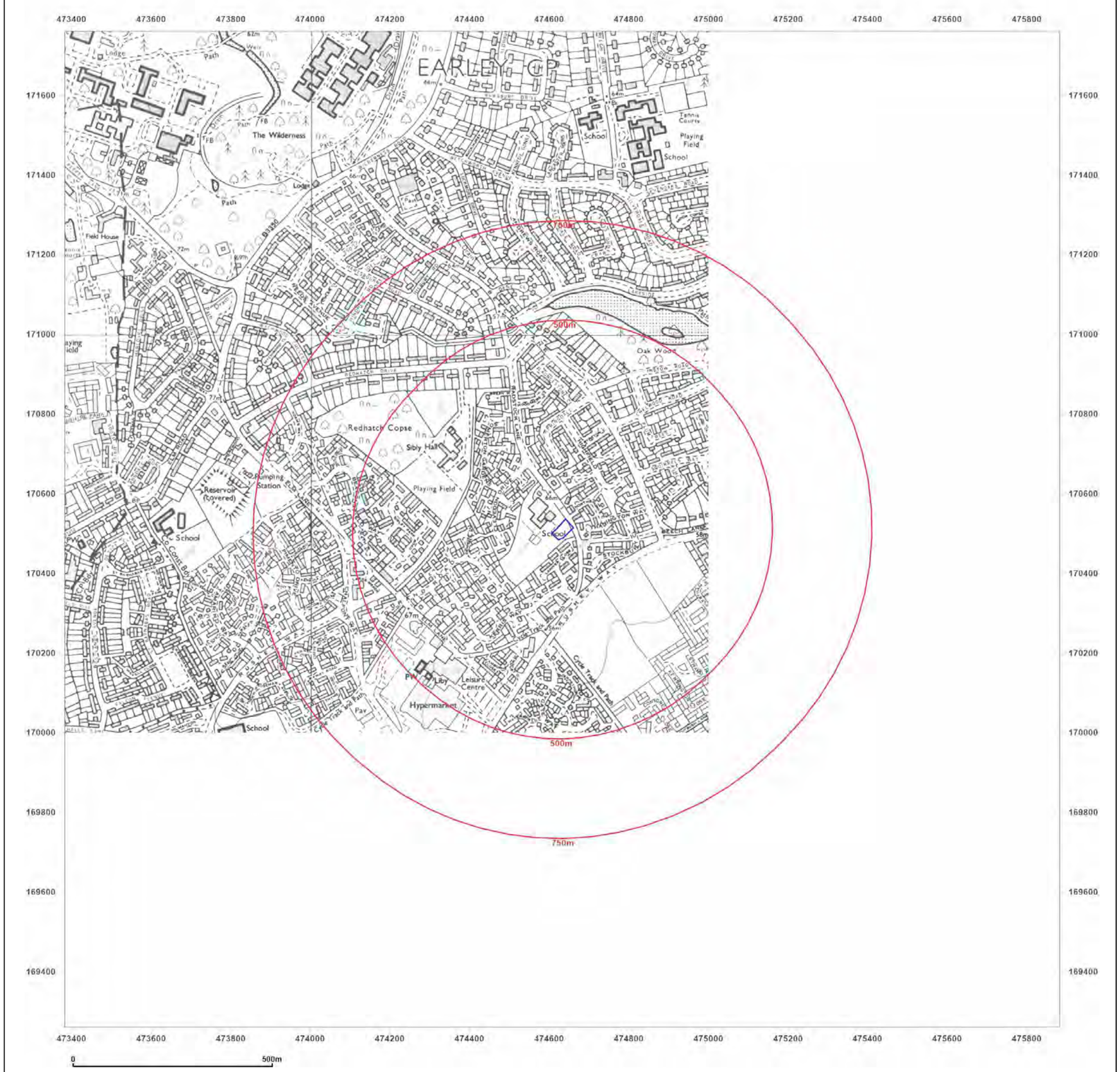

Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: National Grid

Map date: **1994**

Scale: 1:10,000

Printed at: 1:10,000

N
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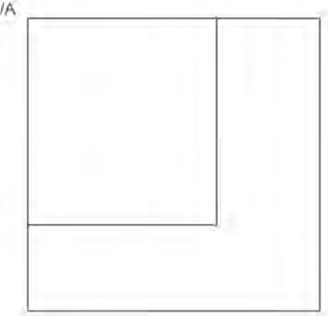
Surveyed 1987
Revised 1994
Edition N/A
Copyright N/A
Levelled N/A



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Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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Production date: 02 December 2024

Map legend available at:
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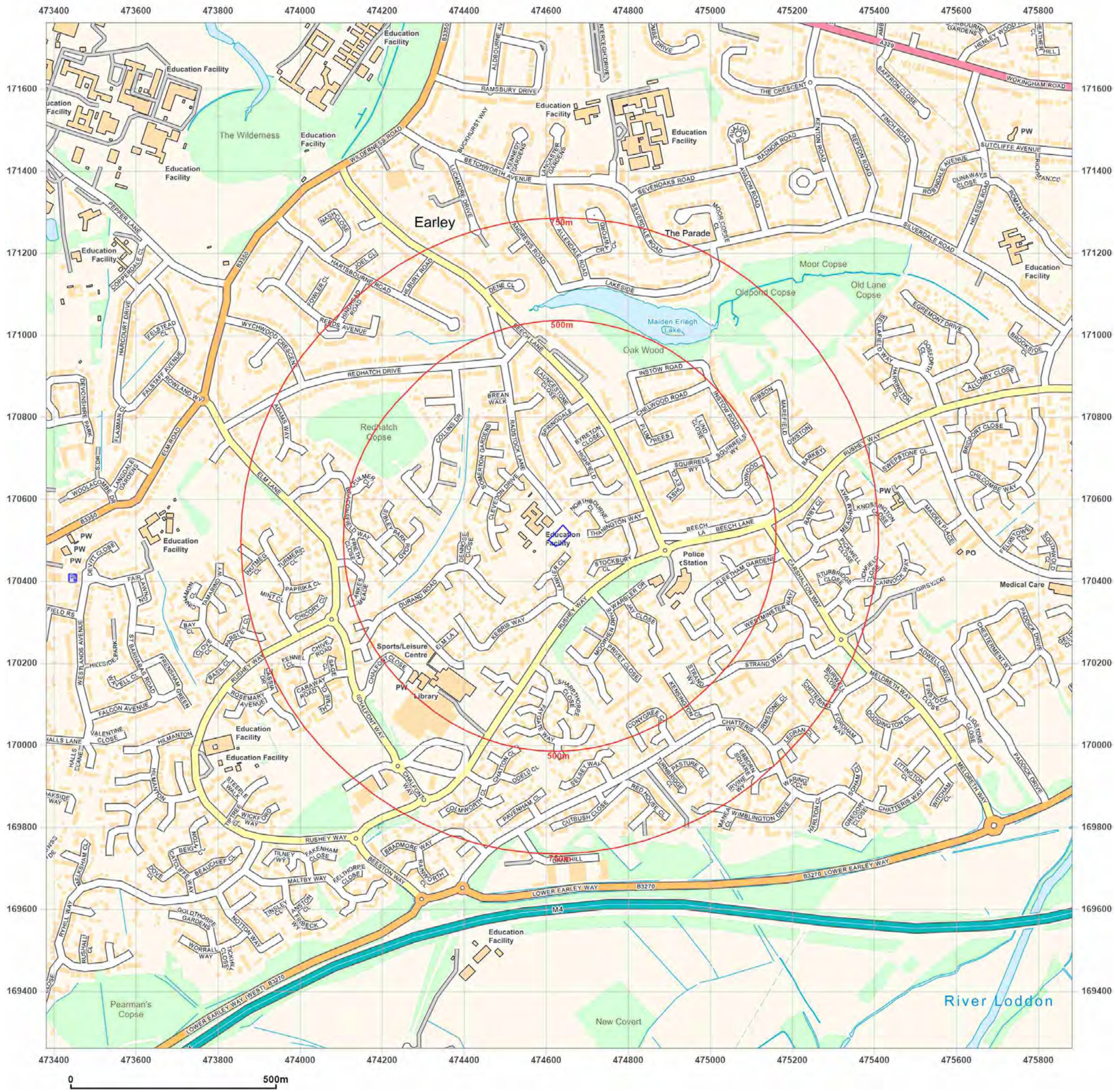


Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

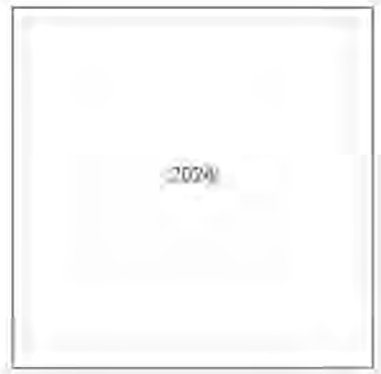
Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: National Grid

Map date: **2024**

Scale: 1:10,000

Printed at: 1:10,000



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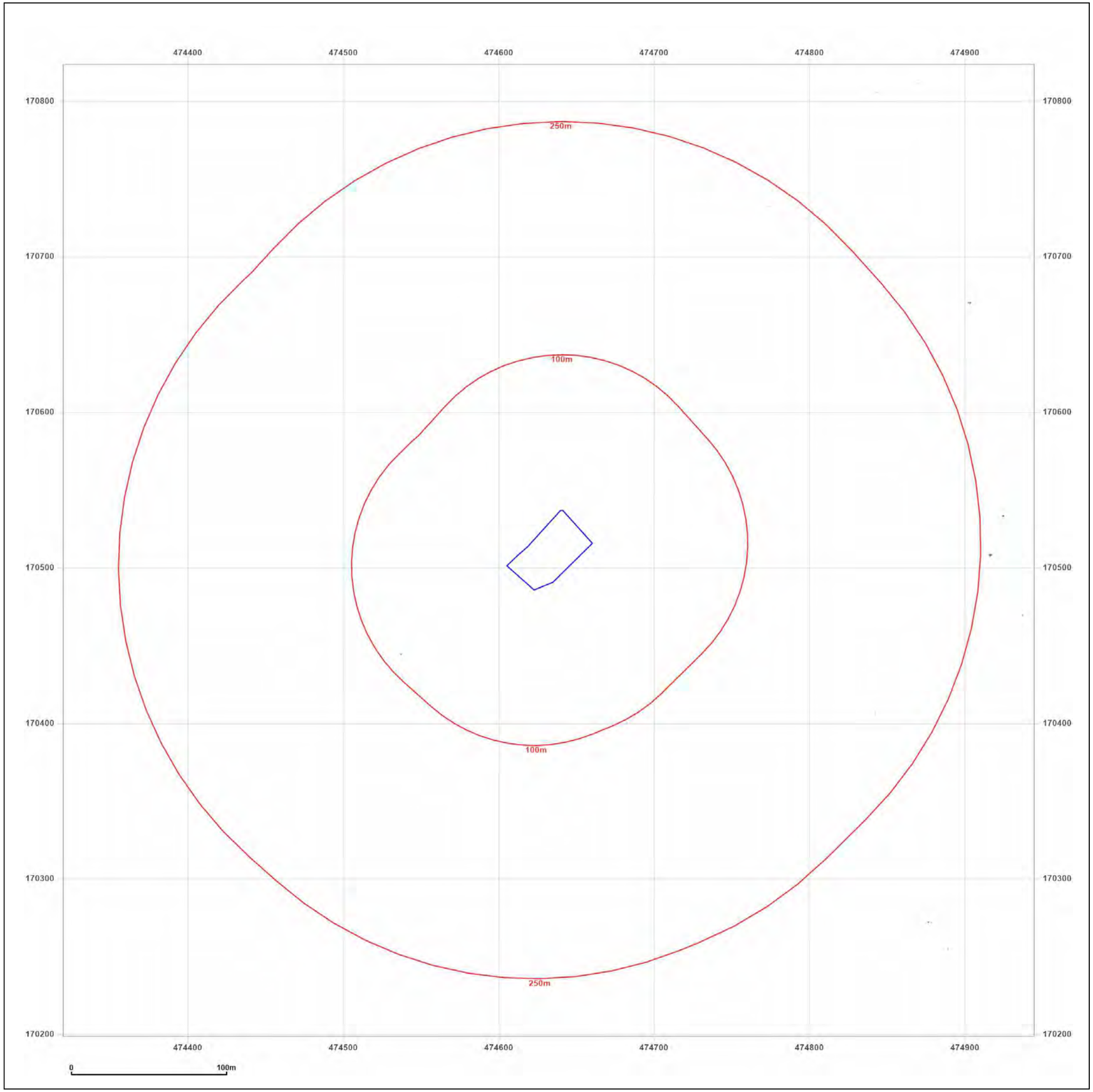

Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

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

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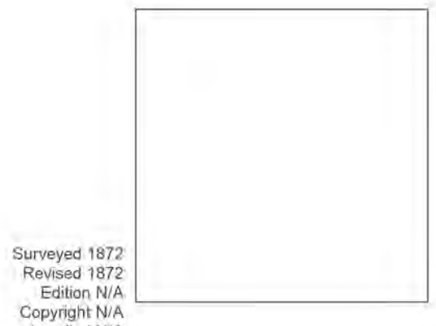

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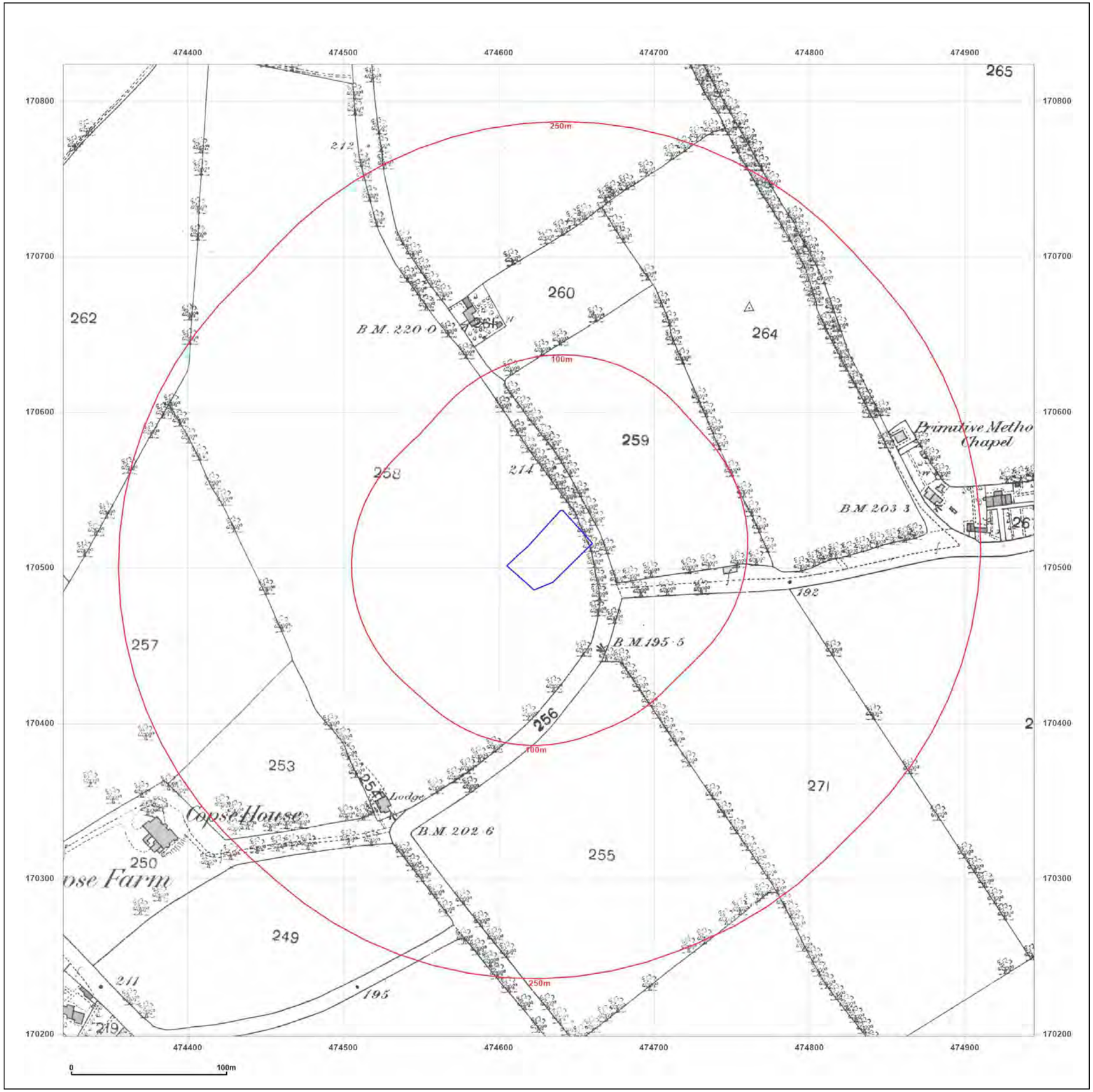
Production date: 02 December 2024

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



Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: County Series

Map date: **1872**

Scale: 1:2,500

Printed at: 1:2,500

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

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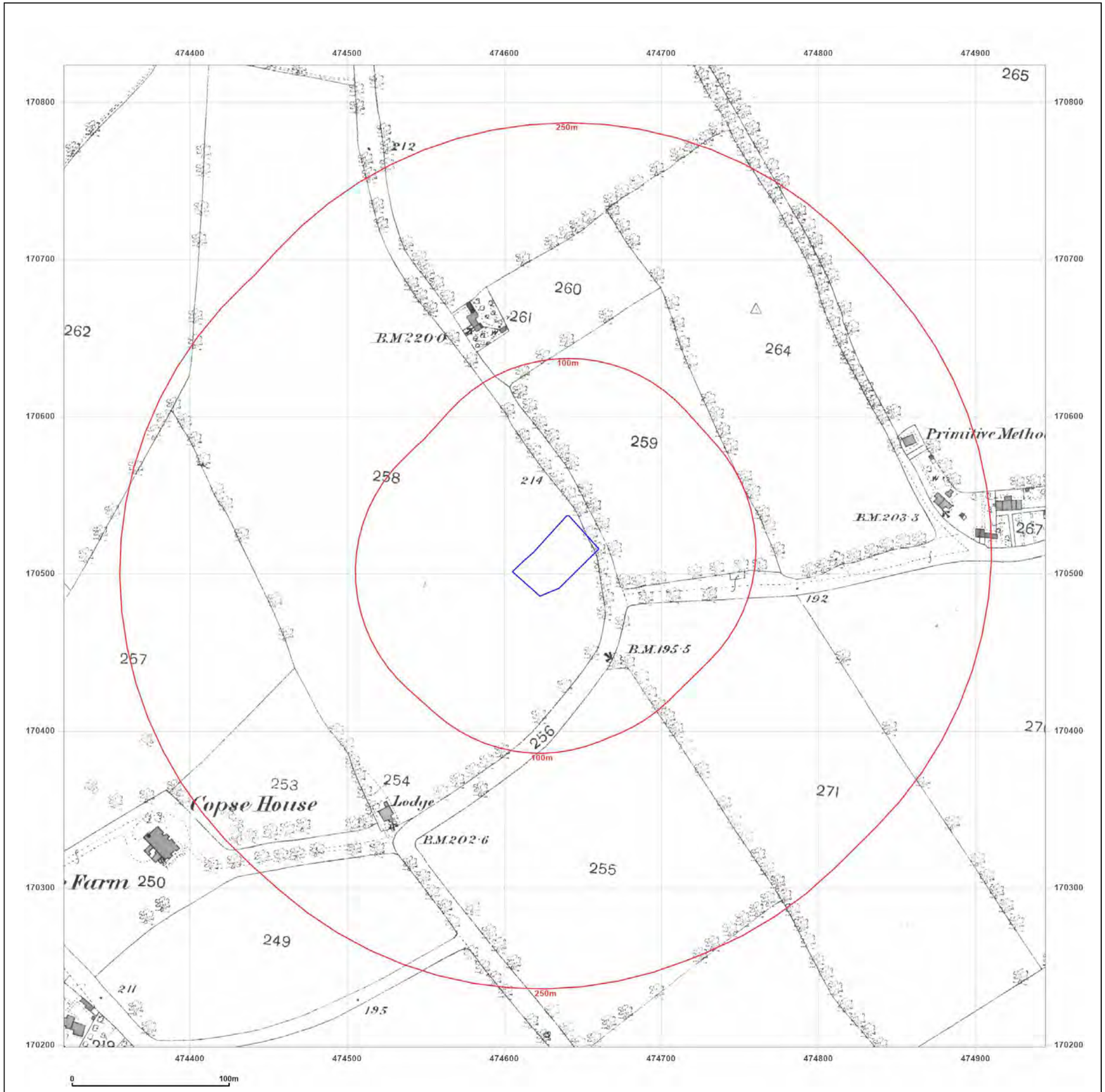

Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: County Series
Map date: **1877**
Scale: 1:2,500
Printed at: 1:2,500

N
W E
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Surveyed 1877
Revised 1877
Edition N/A
Copyright N/A
Levelled N/A

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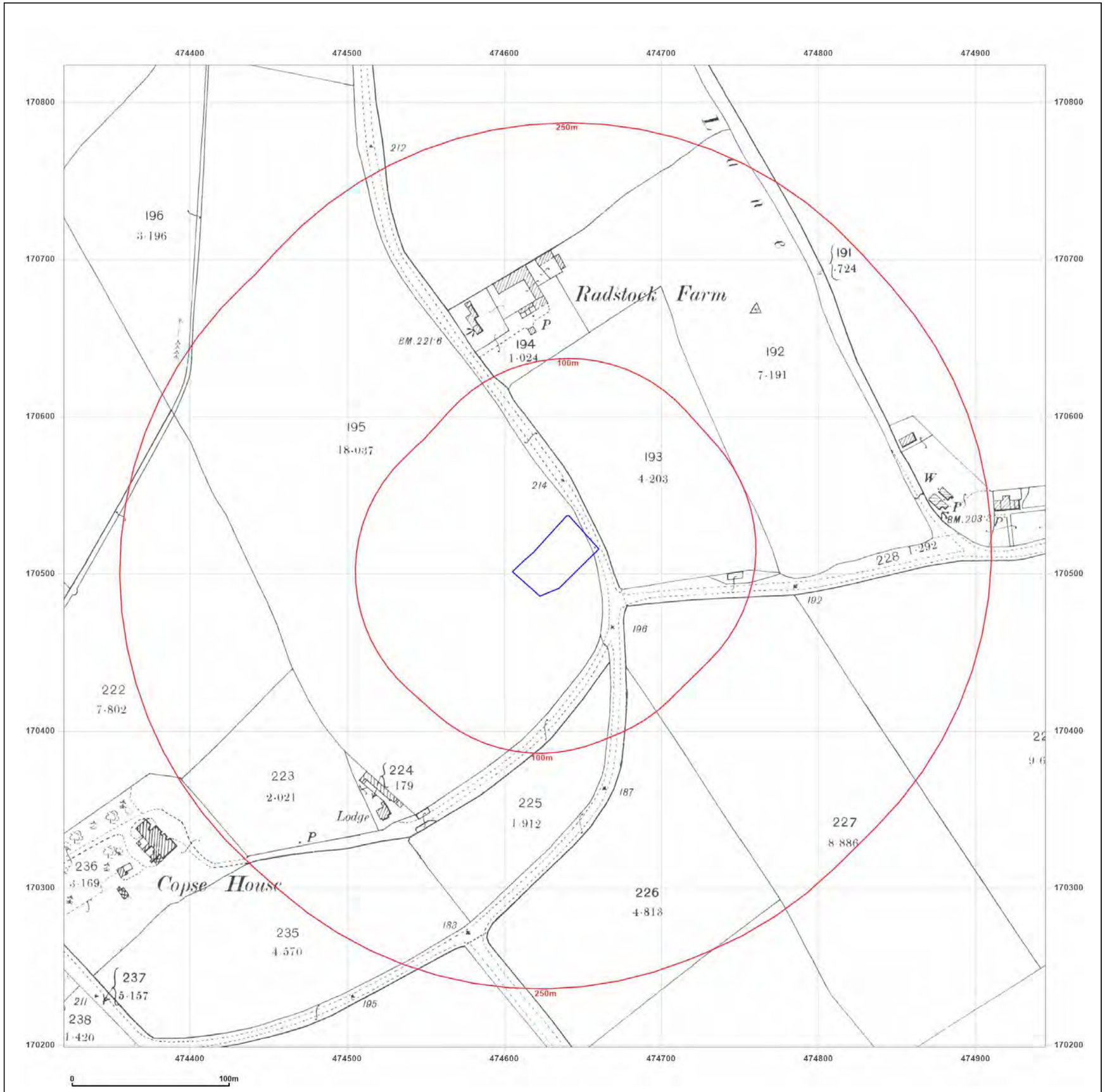

Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

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

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

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Production date: 02 December 2024

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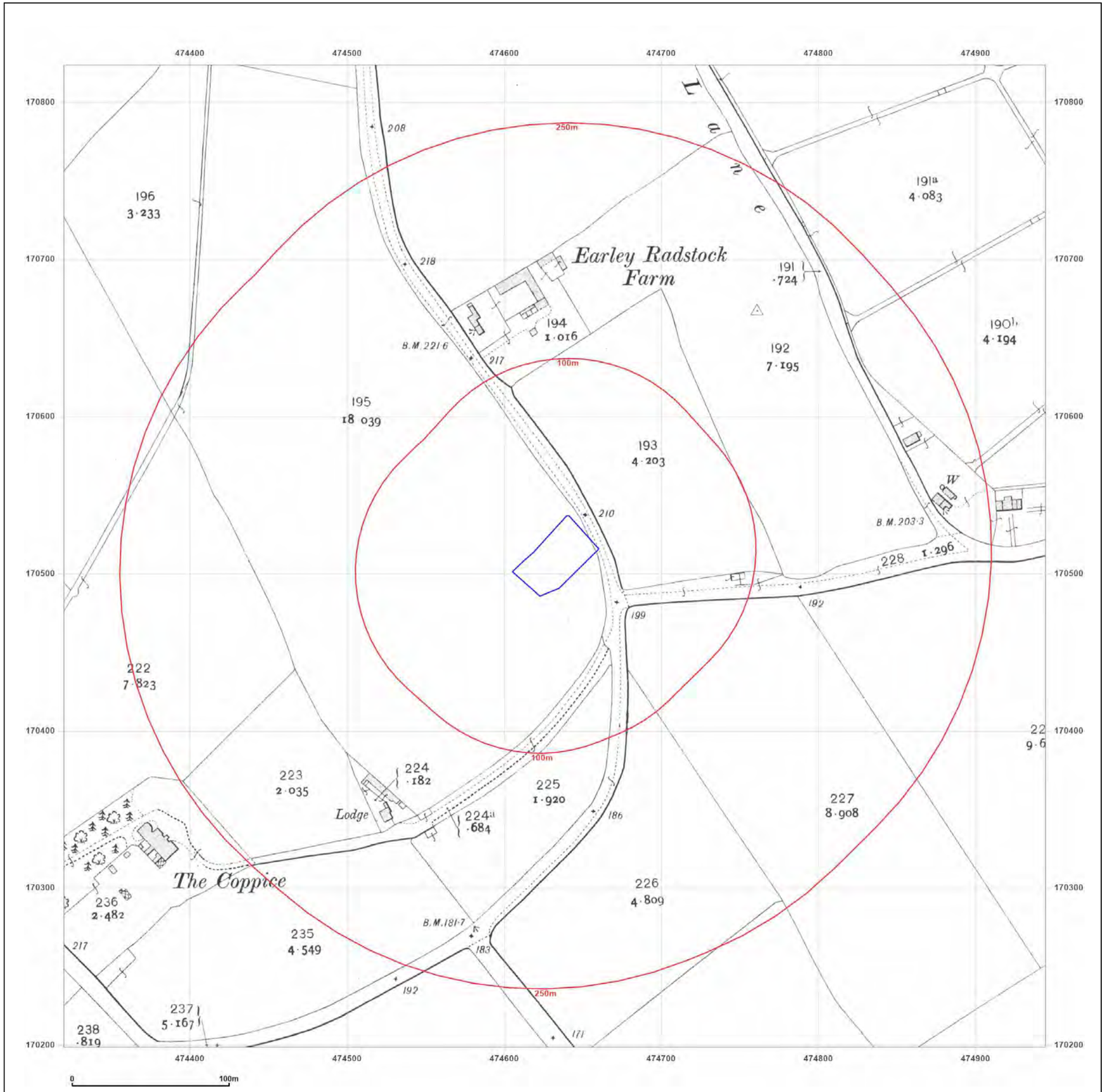

Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

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

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Surveyed 1911
Revised 1911
Edition N/A
Copyright N/A
Levelled N/A

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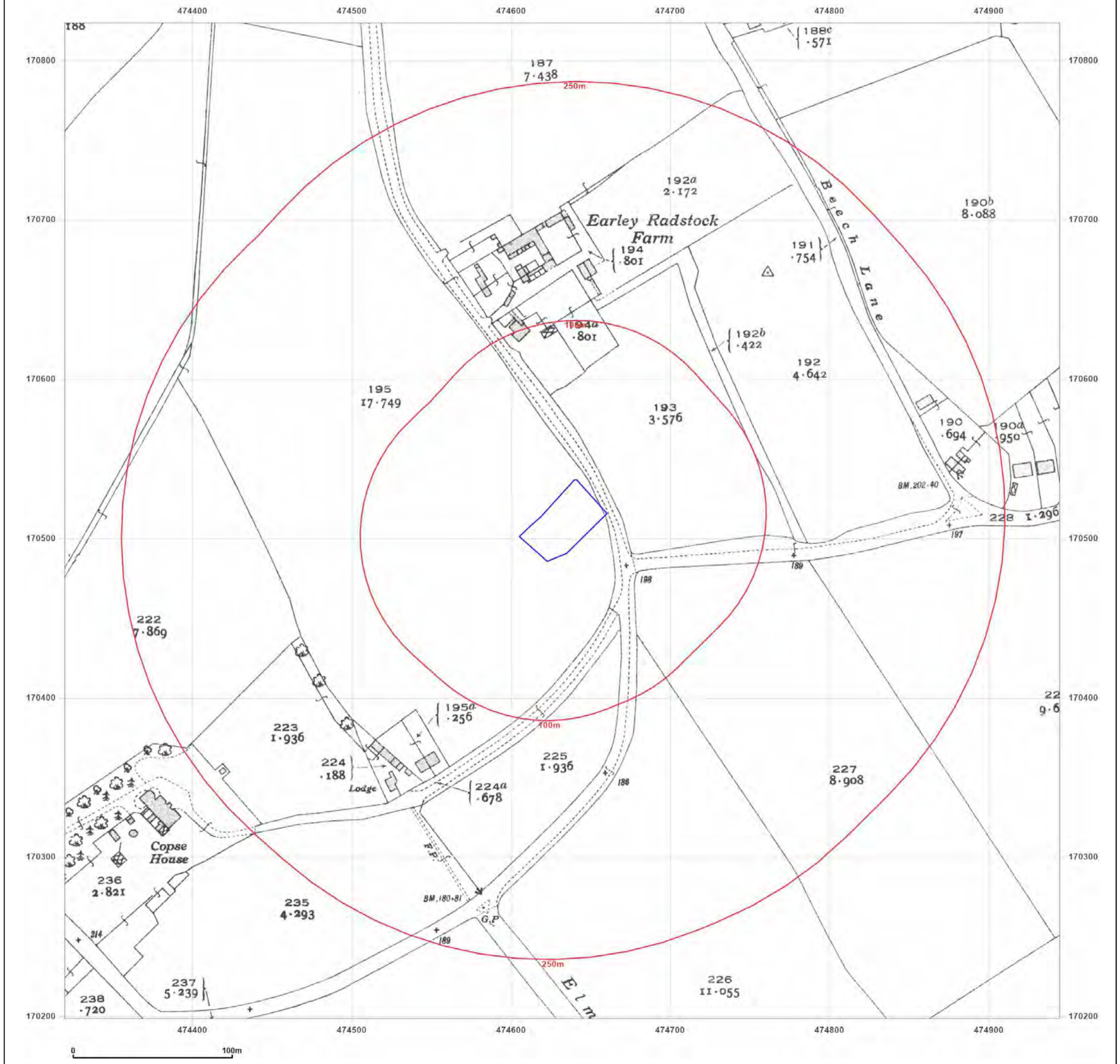

Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: County Series
Map date: **1936**
Scale: 1:2,500
Printed at: 1:2,500

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Surveyed 1936
Revised 1936
Edition N/A
Copyright N/A
Levelled N/A

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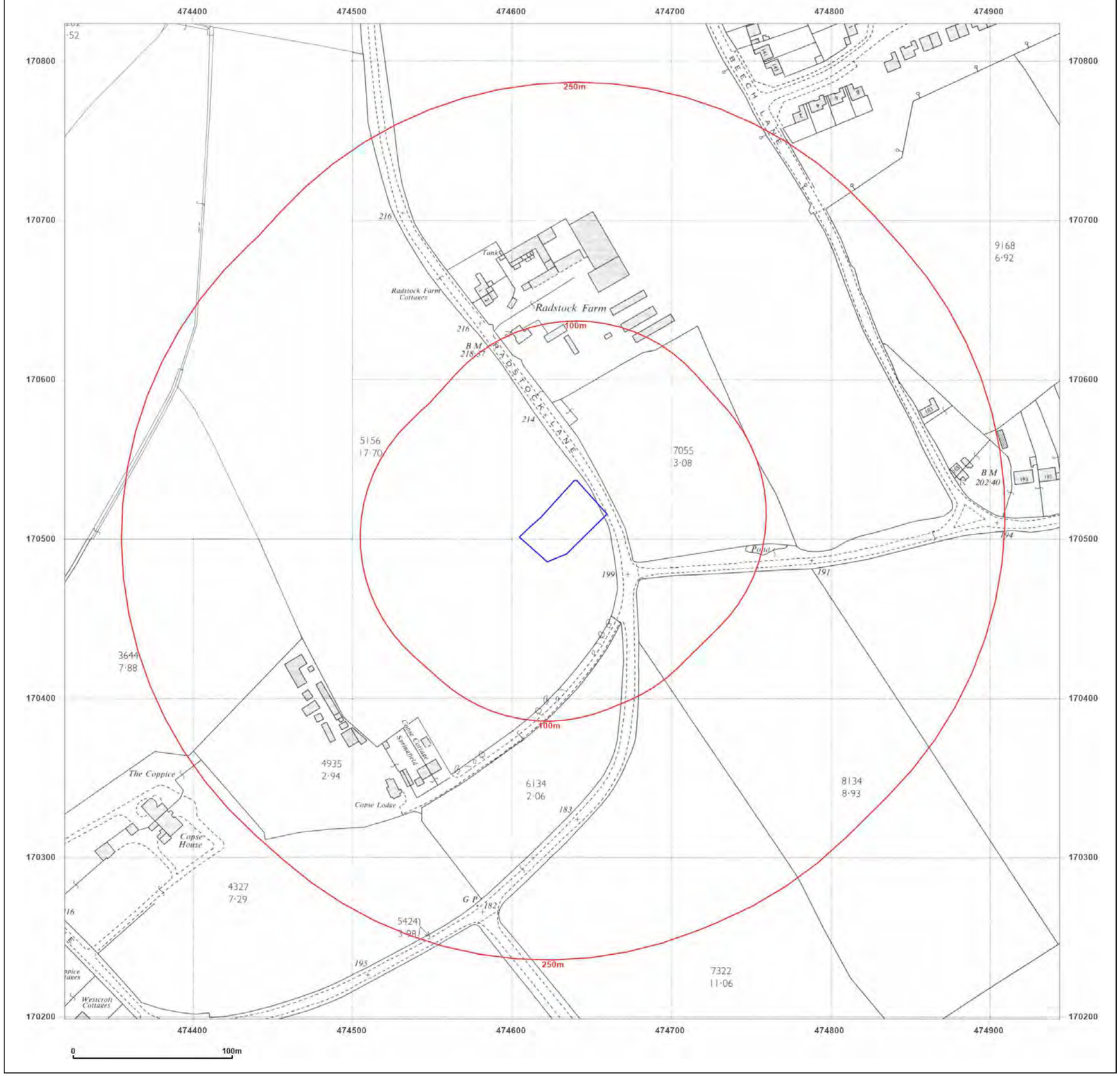

Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: National Grid

Map date: **1967**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1965
Revised 1965
Edition N/A
Copyright 1967
Levelled 1951

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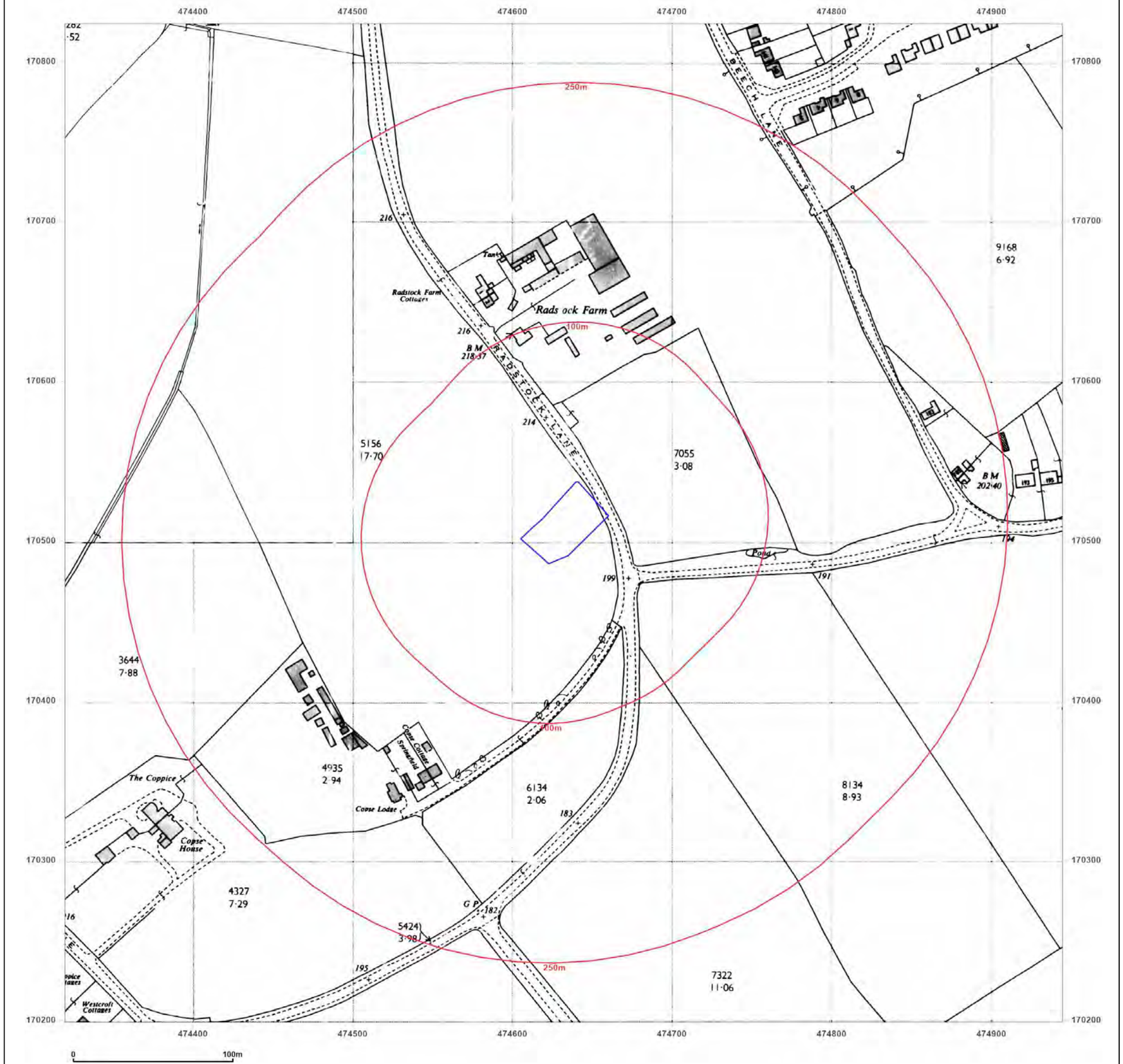

Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: National Grid

Map date: **1967**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed N/A
Revised 1965
Edition 1967
Copyright 1967
Levelled N/A

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Production date: 02 December 2024

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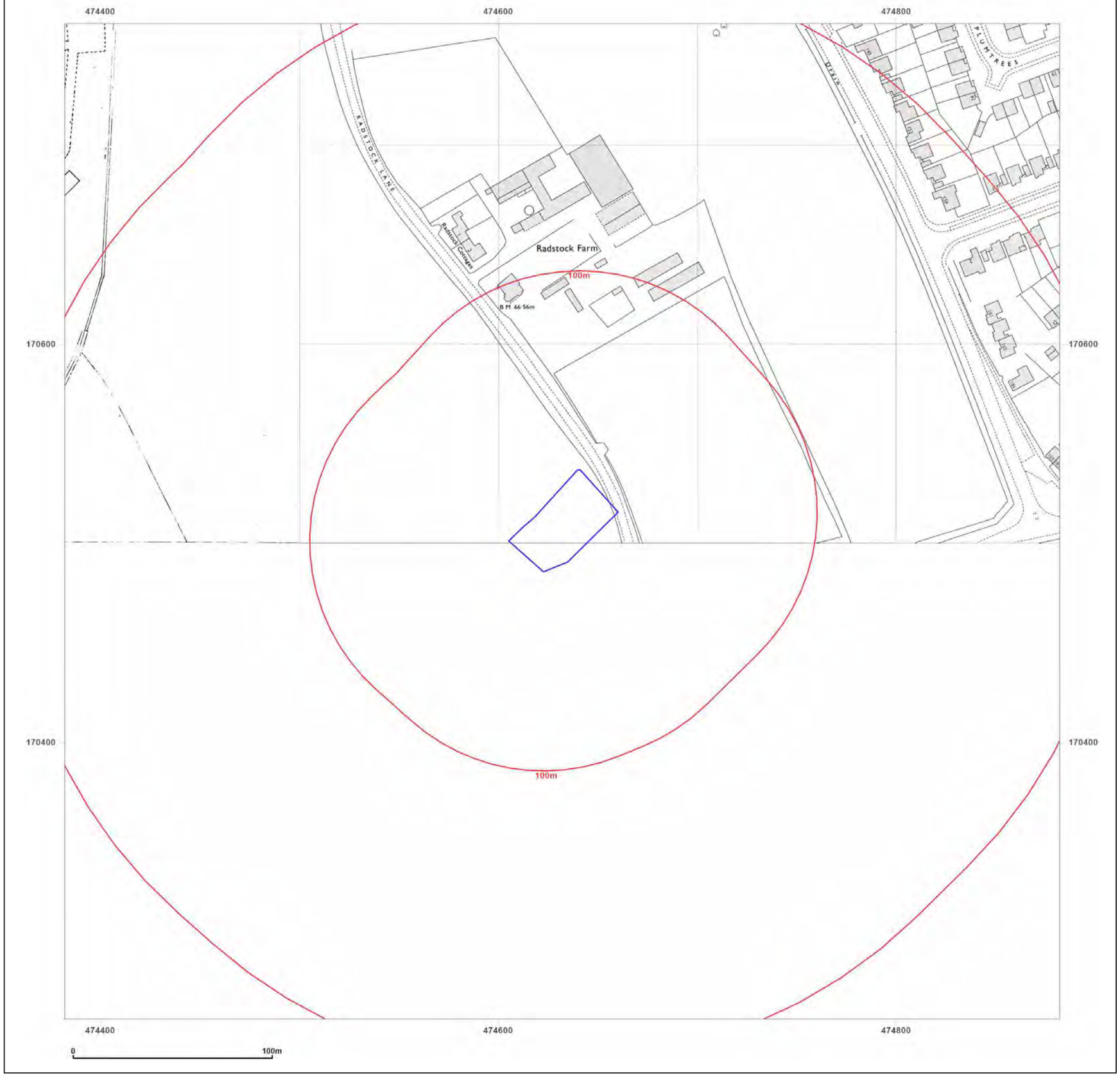

Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: National Grid
Map date: **1972-1973**
Scale: 1:1,250
Printed at: 1:2,000

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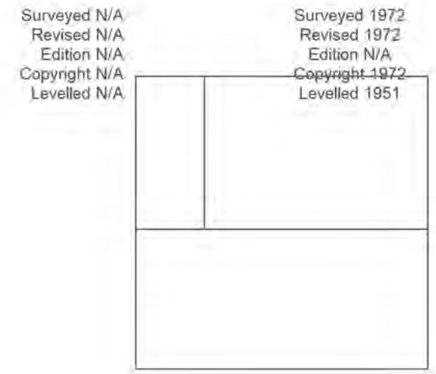

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Production date: 02 December 2024

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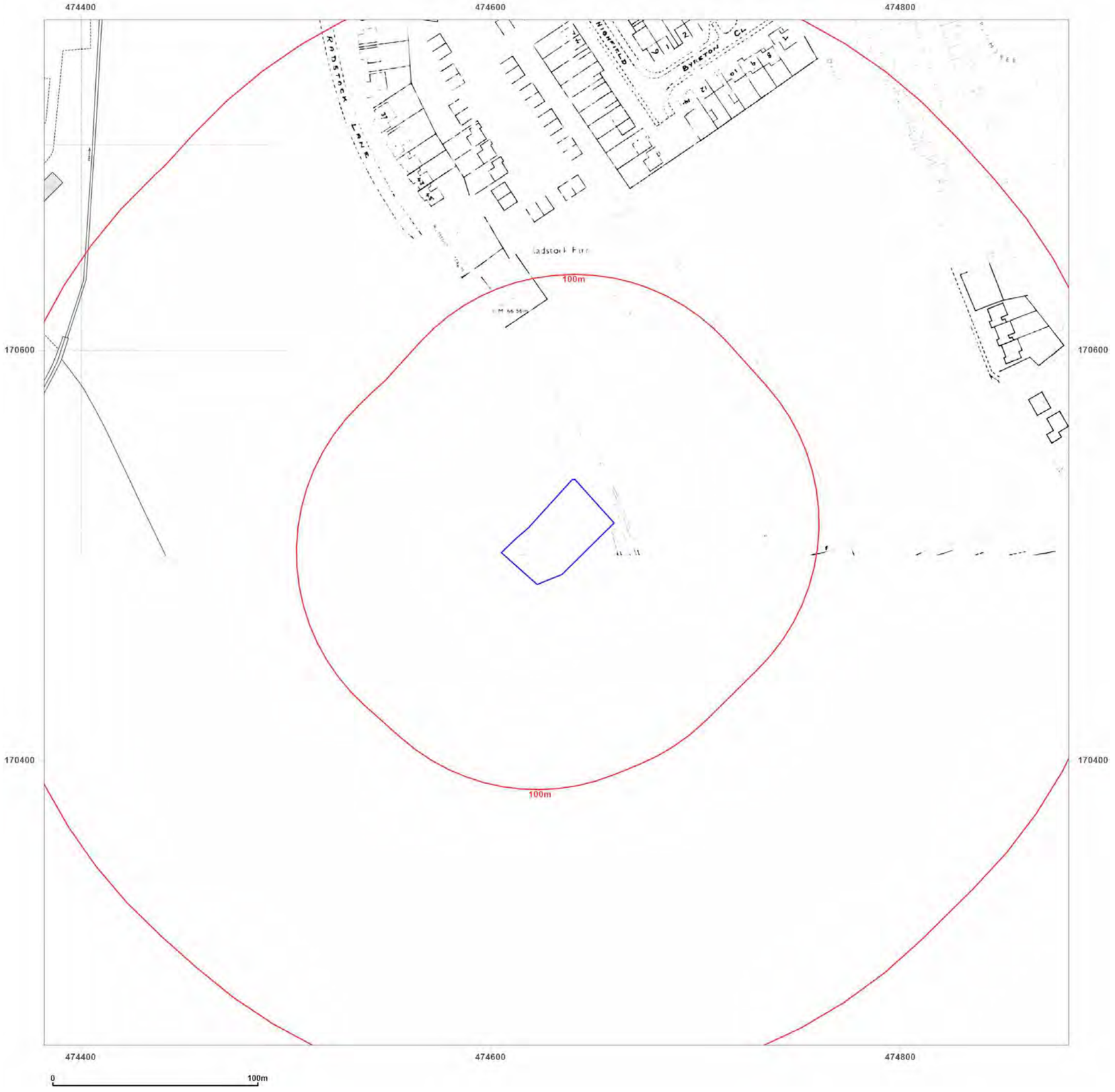

Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: National Grid
Map date: **1973-1977**
Scale: 1:1,250
Printed at: 1:2,000

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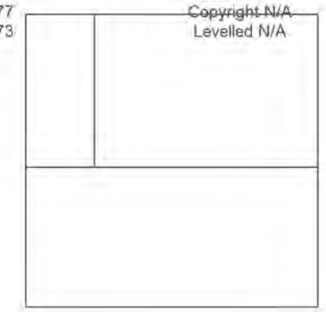
Surveyed 1964
Revised 1976
Edition N/A
Copyright 1977
Levelled 1973

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



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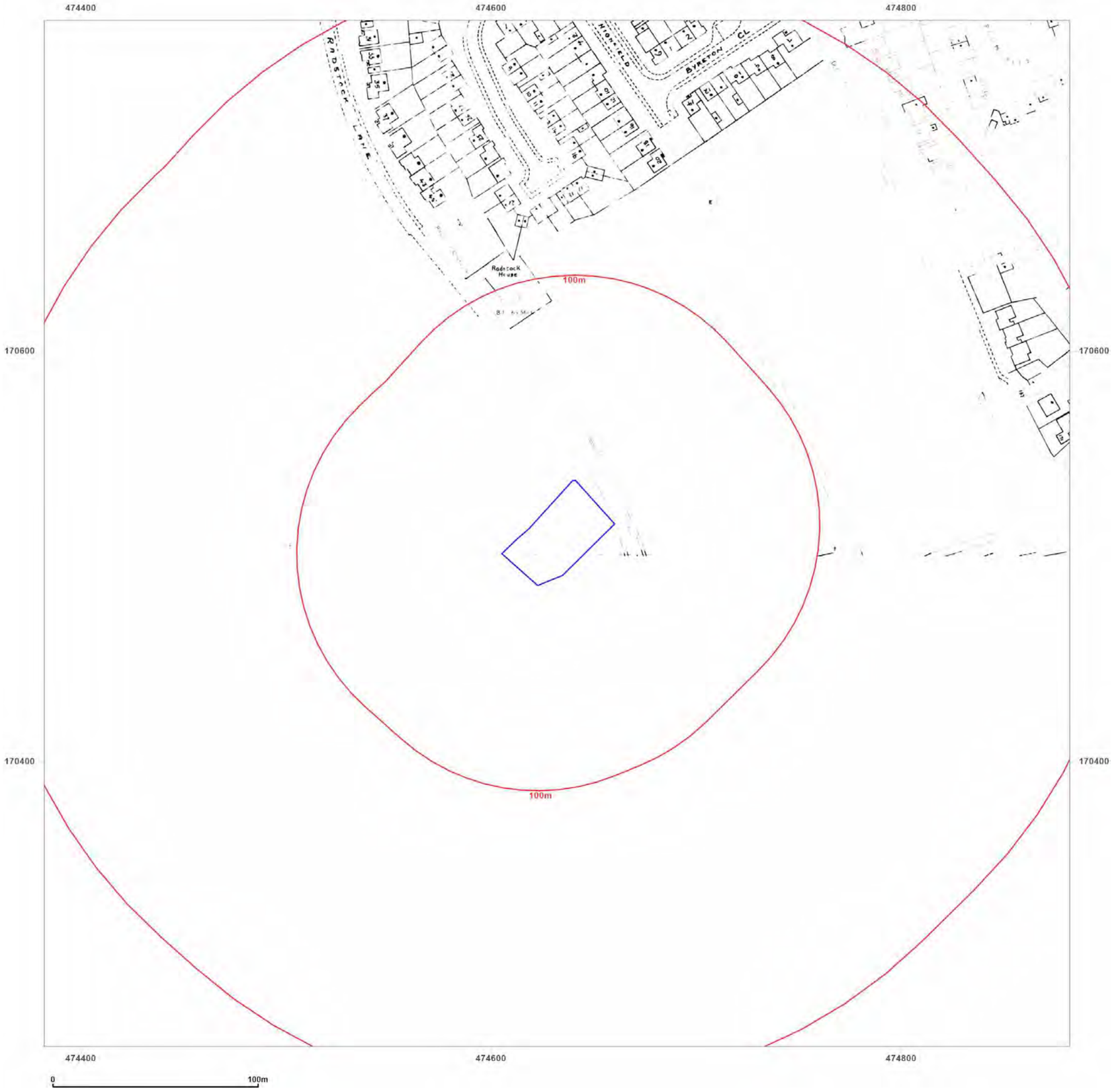

Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: National Grid
Map date: **1977**
Scale: 1:1,250
Printed at: 1:2,000

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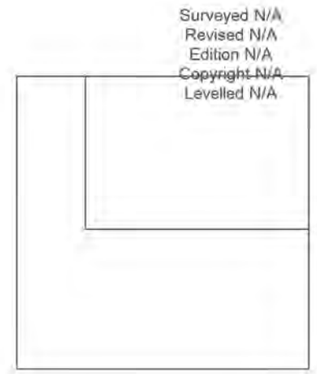

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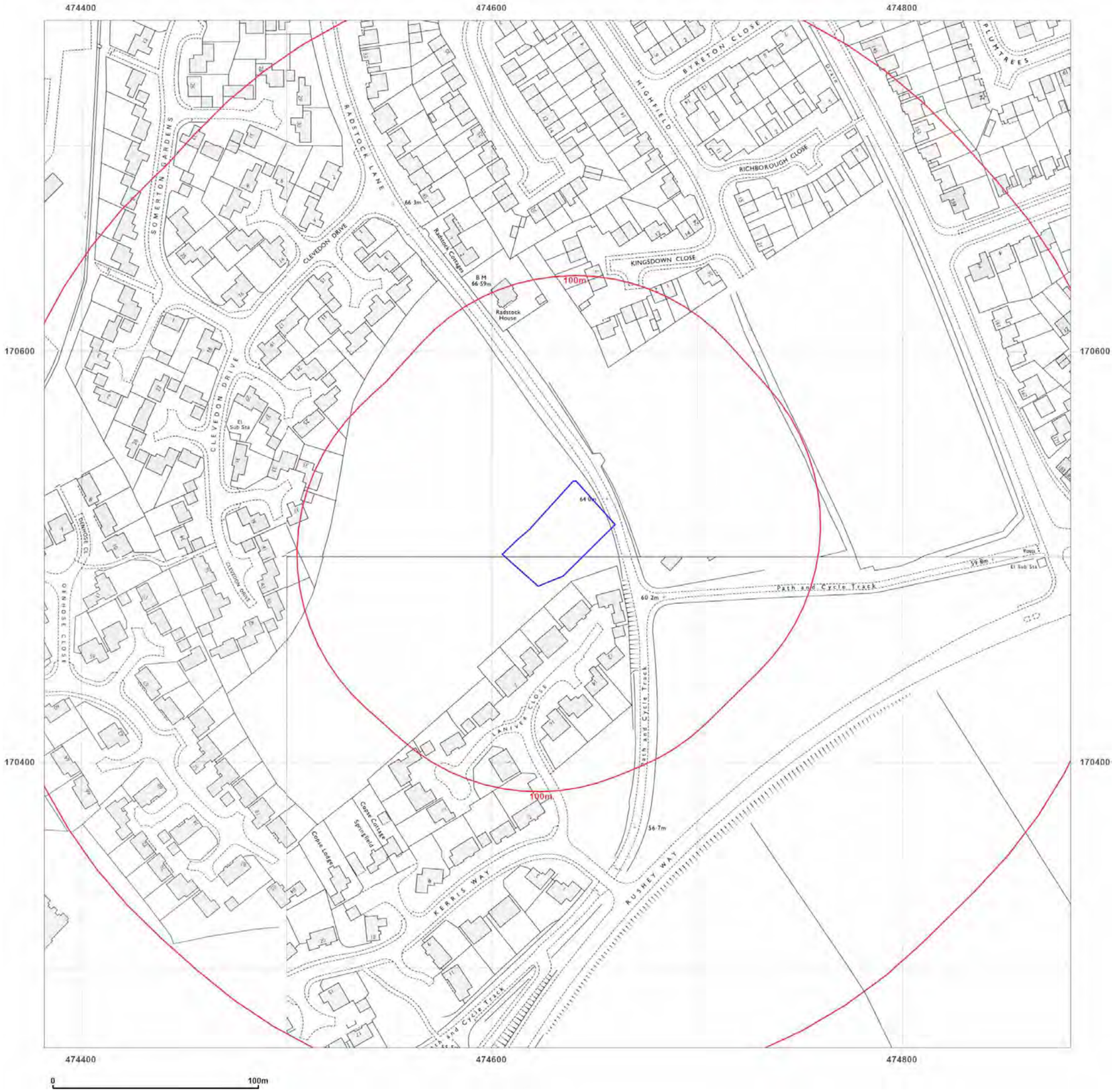

Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: National Grid
Map date: **1981-1984**
Scale: 1:1,250
Printed at: 1:2,000

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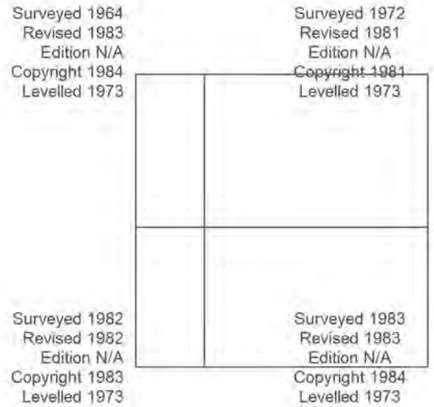

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Revised 1984
Edition N/A
Copyright N/A
Levelled 1973

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1985
Levelled 1973

Surveyed 1982
Revised 1982
Edition N/A
Copyright 1985
Levelled 1973

Surveyed 1983
Revised 1983
Edition N/A
Copyright 1984
Levelled 1973

Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: National Grid
Map date: **1984-1985**
Scale: 1:1,250
Printed at: 1:2,000

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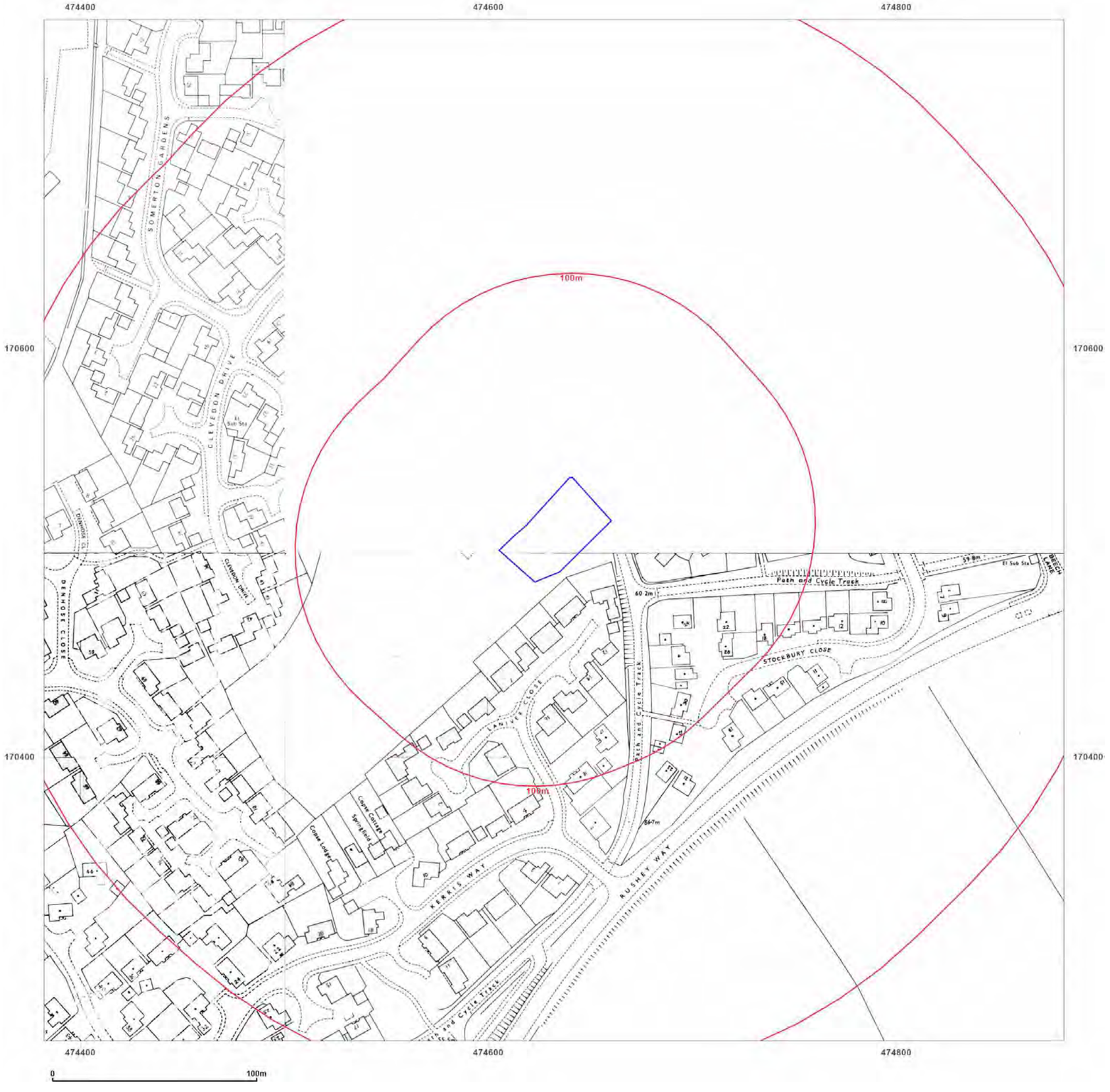

Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: National Grid
Map date: **1985-1988**
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed 1964
Revised 1983
Edition N/A
Copyright 1986
Levelled 1973

Surveyed 1982
Revised 1988
Edition N/A
Copyright 1985
Levelled 1973

Surveyed 1983
Revised 1983
Edition N/A
Copyright 1985
Levelled 1973

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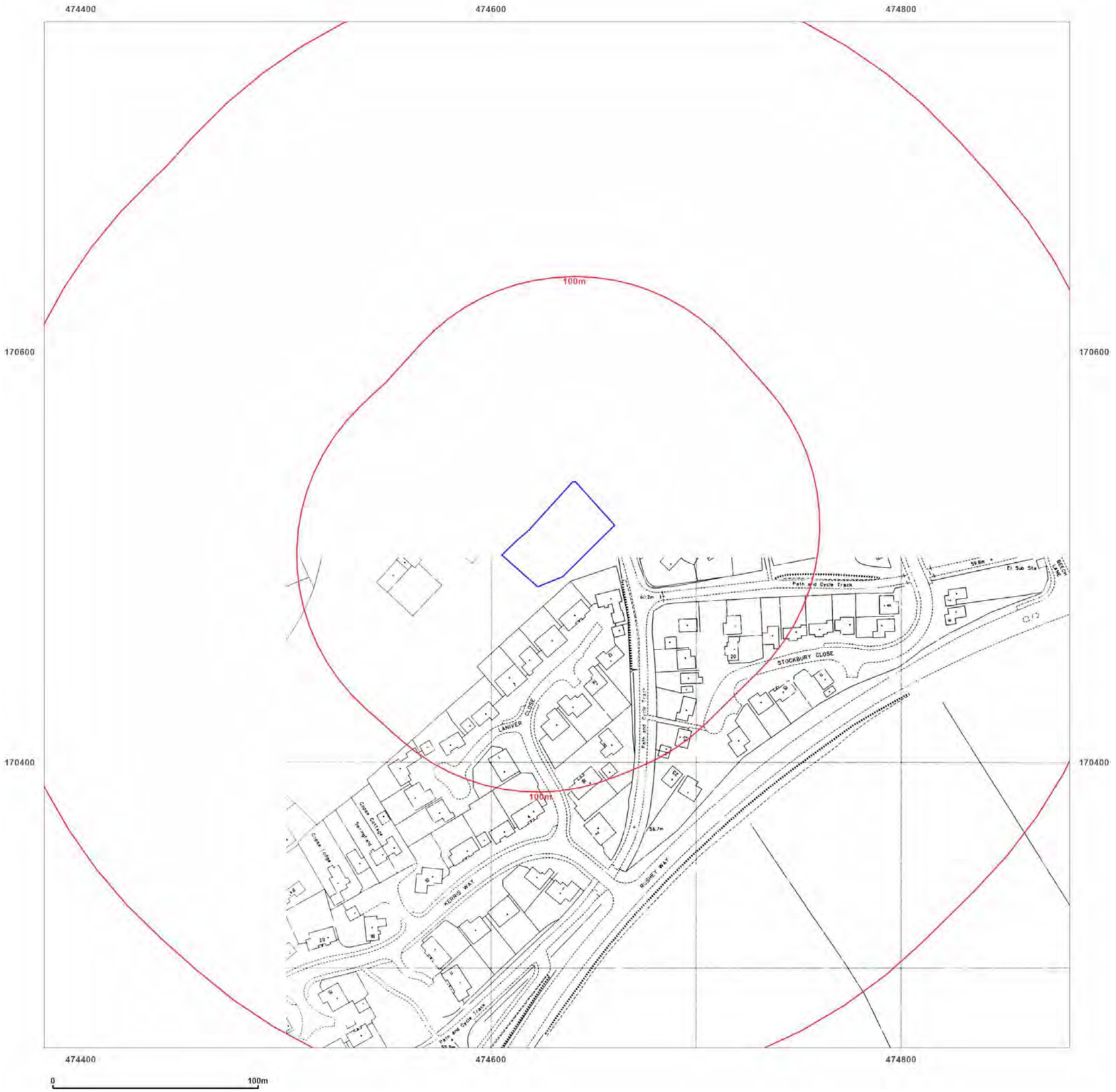

Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: National Grid
Map date: **1993**
Scale: 1:1,250
Printed at: 1:2,000

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Production date: 02 December 2024

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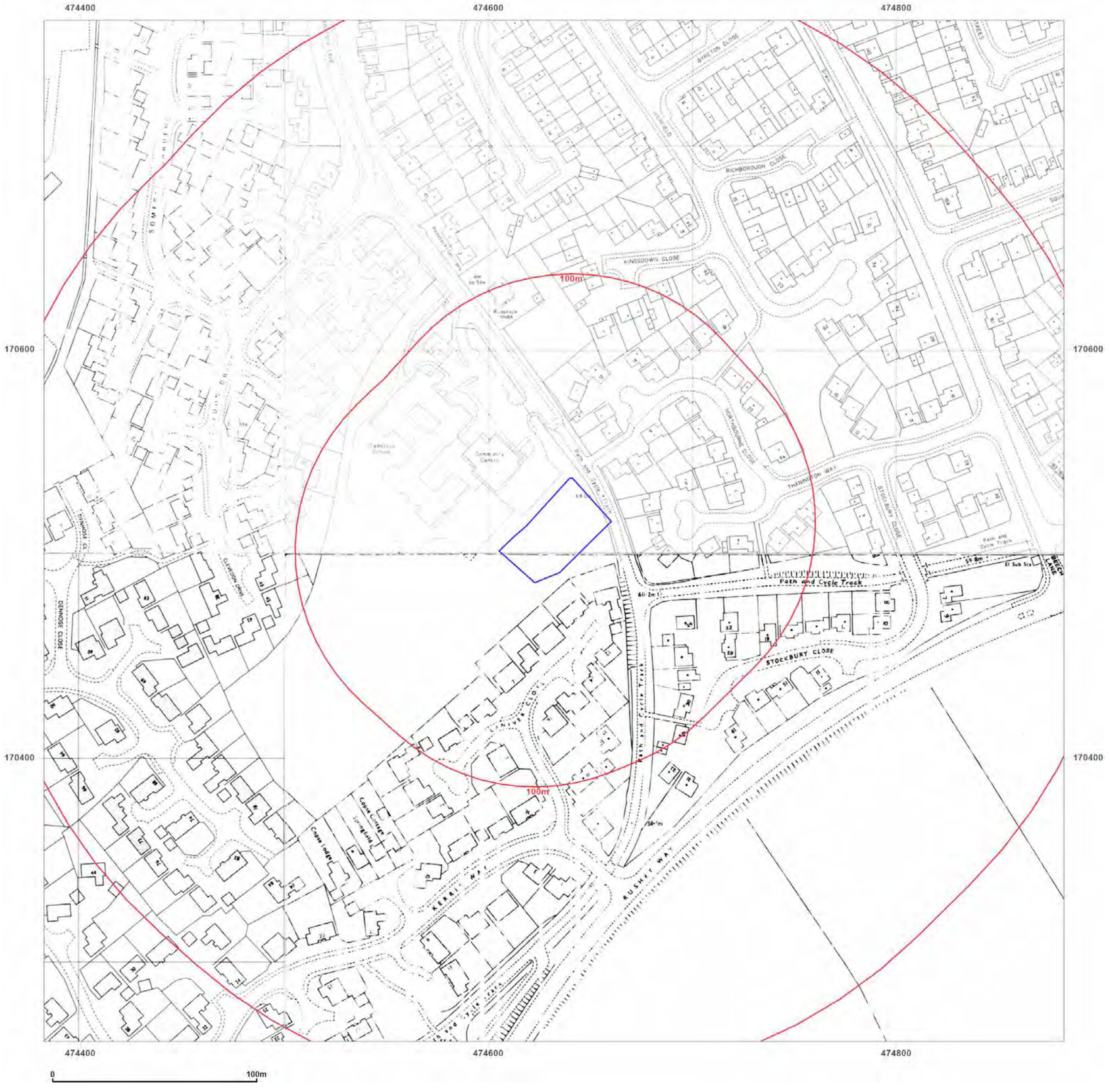

Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: National Grid
Map date: **1988-1993**
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A	Surveyed 1993 Revised 1993 Edition N/A Copyright N/A Levelled N/A
Surveyed 1991 Revised 1991 Edition N/A Copyright 1991 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A

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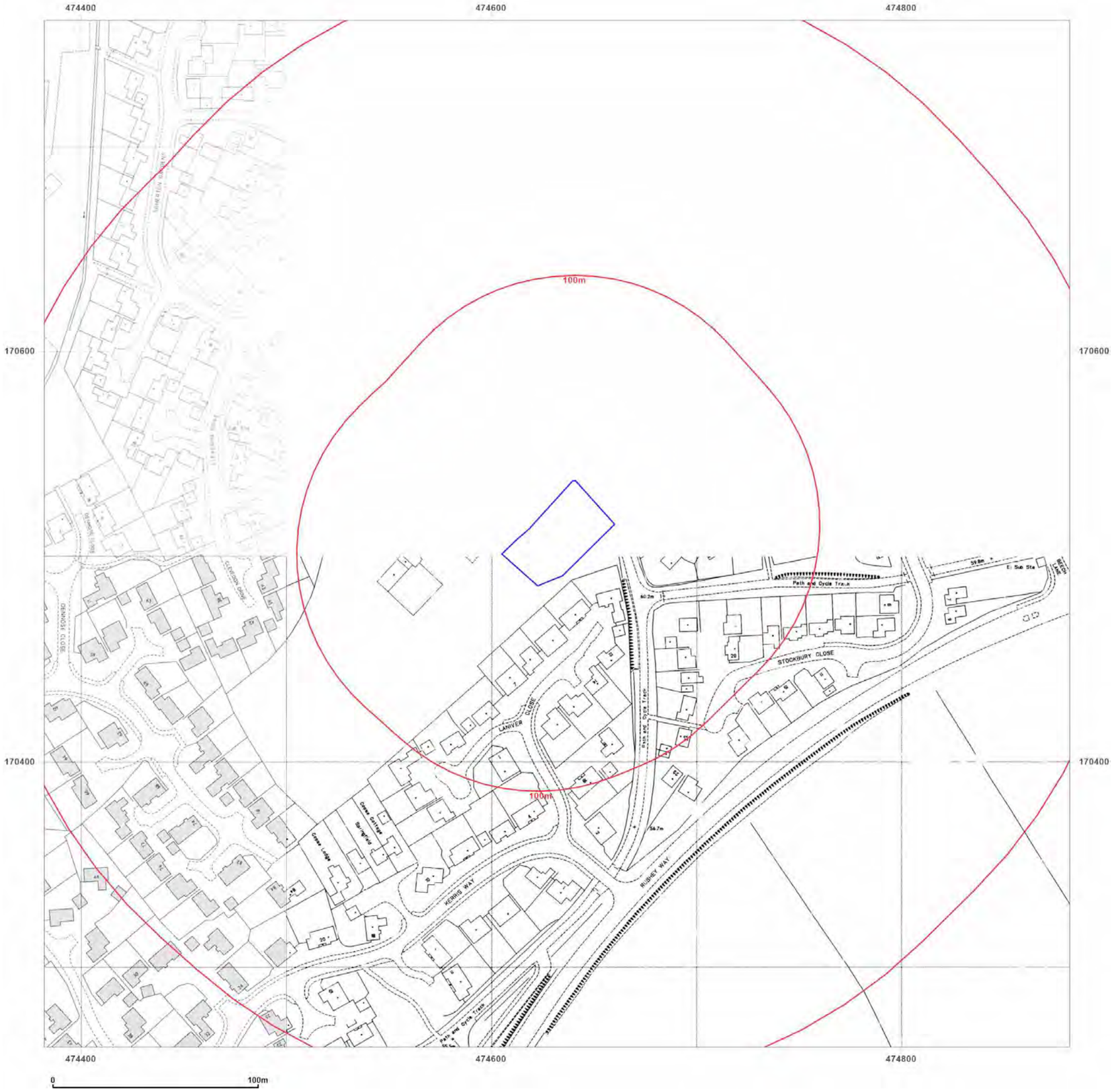

Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: National Grid
Map date: **1991-1994**
Scale: 1:1,250
Printed at: 1:2,000

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

Surveyed 1990
Revised 1990
Edition N/A
Copyright 1991
Levelled N/A

Surveyed 1994
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A

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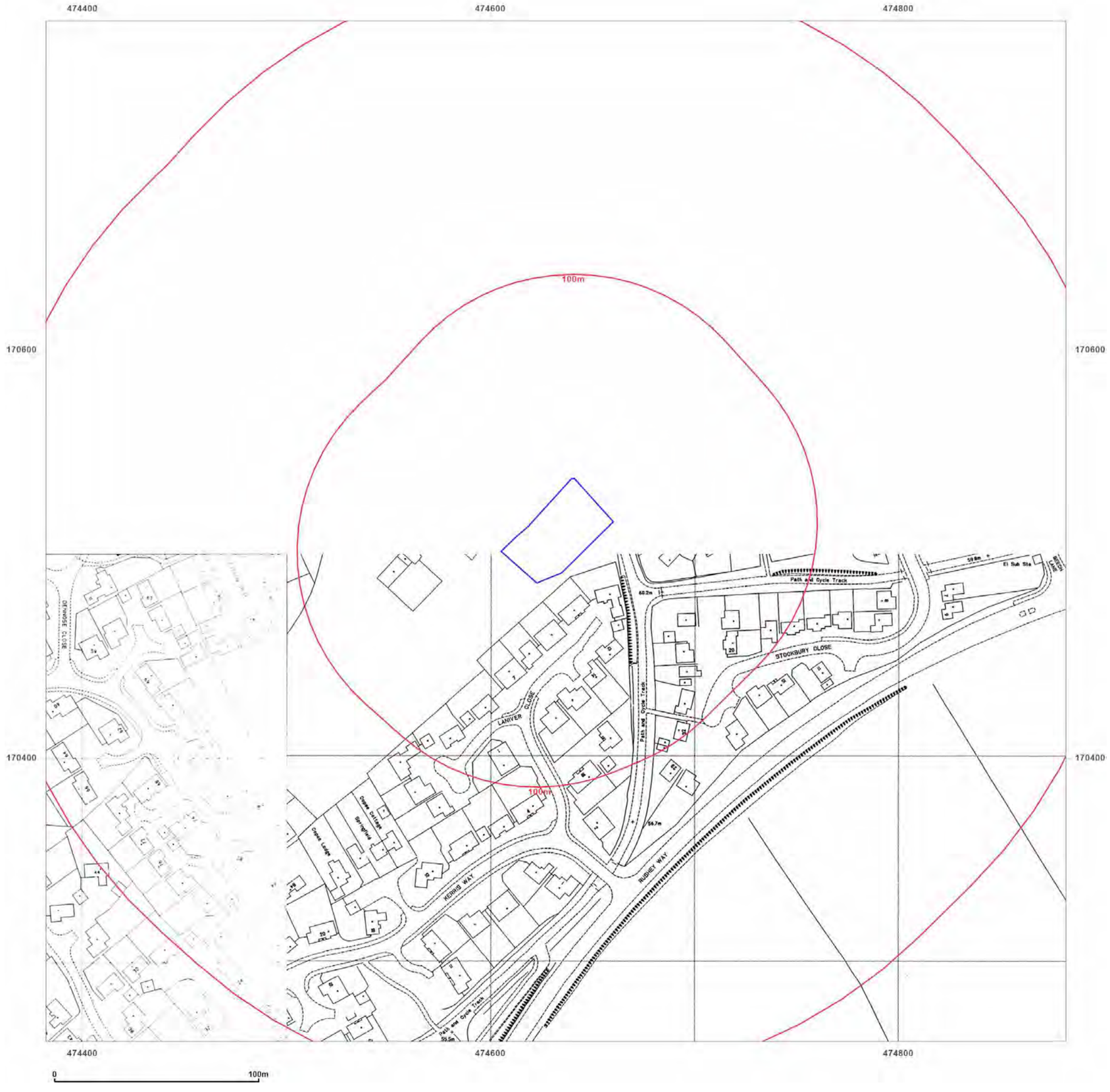

Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: National Grid
Map date: **1993-1994**
Scale: 1:1,250
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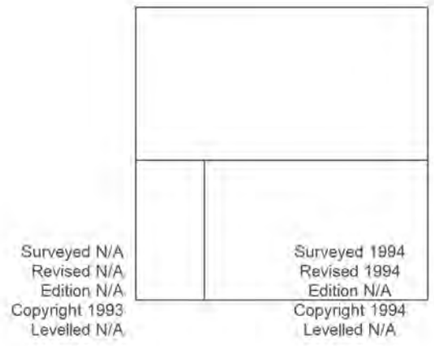

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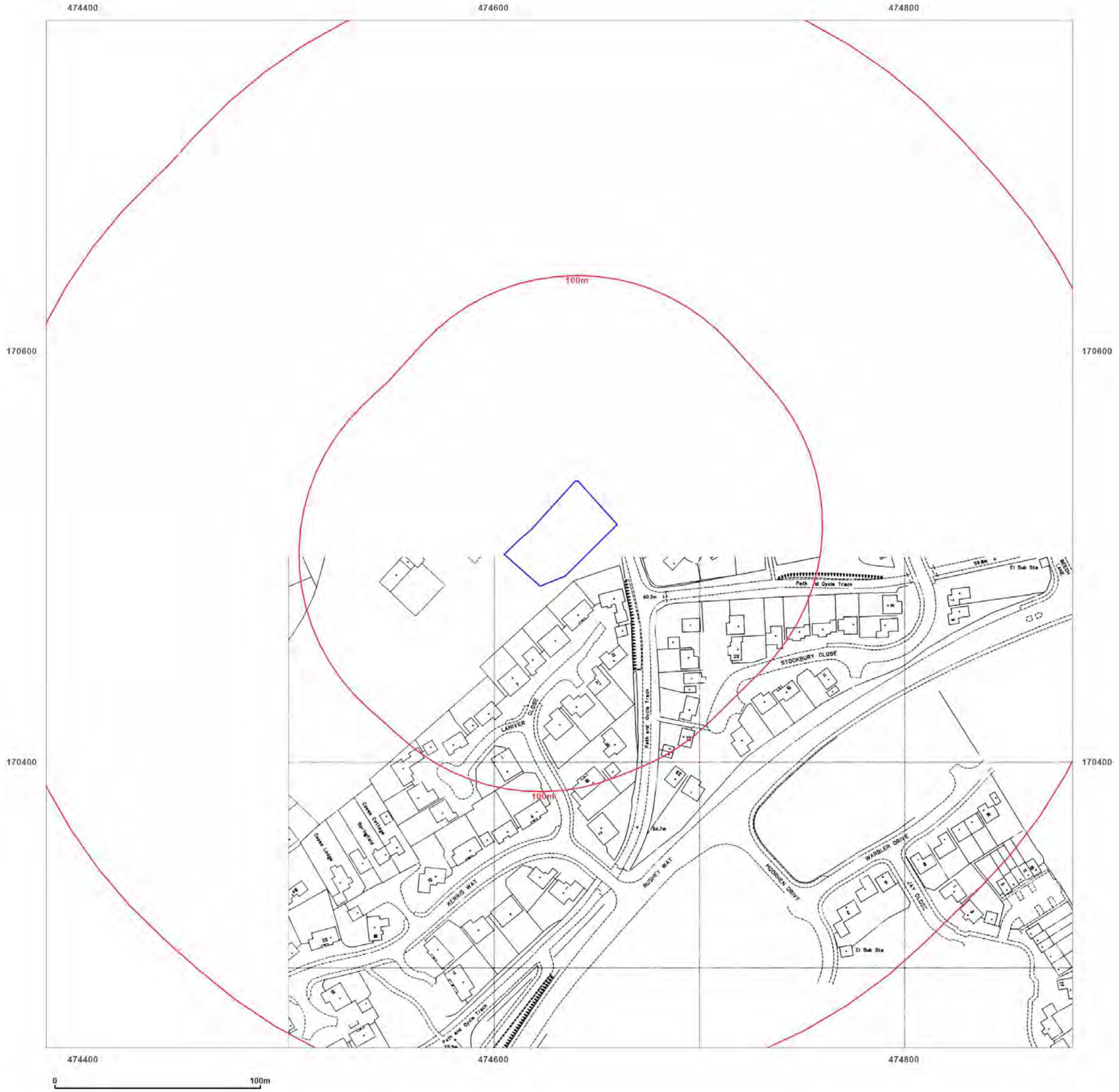

Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: National Grid
Map date: **1995**
Scale: 1:1,250
Printed at: 1:2,000

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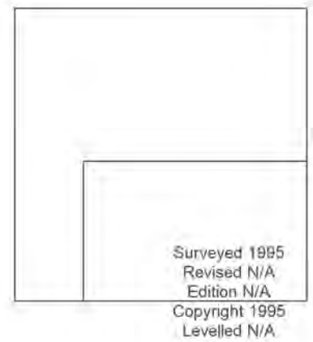

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Production date: 02 December 2024

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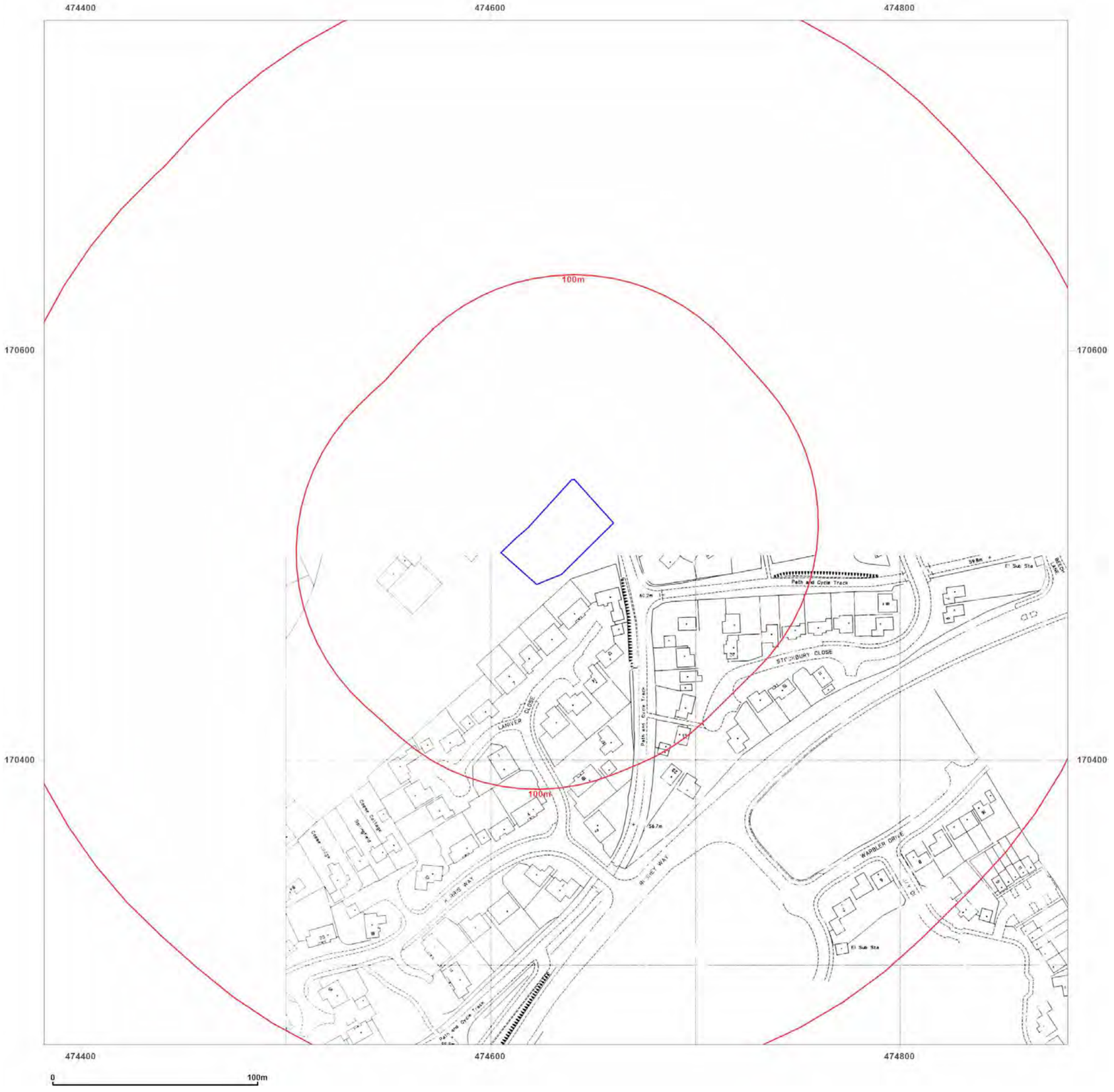

Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: National Grid
Map date: **1995**
Scale: 1:1,250
Printed at: 1:2,000

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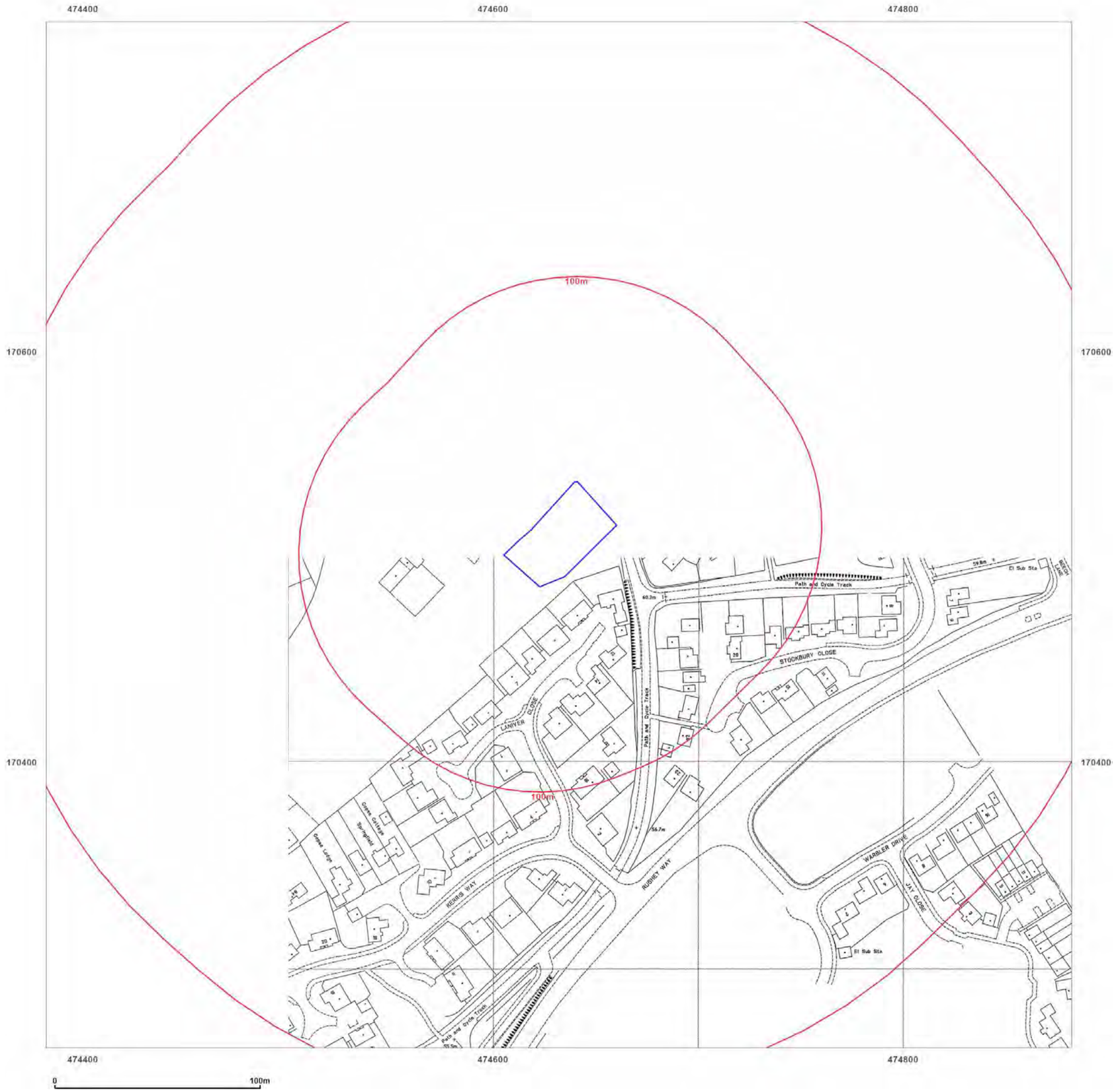

Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: National Grid
Map date: **1995**
Scale: 1:1,250
Printed at: 1:2,000

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Production date: 02 December 2024

Map legend available at:
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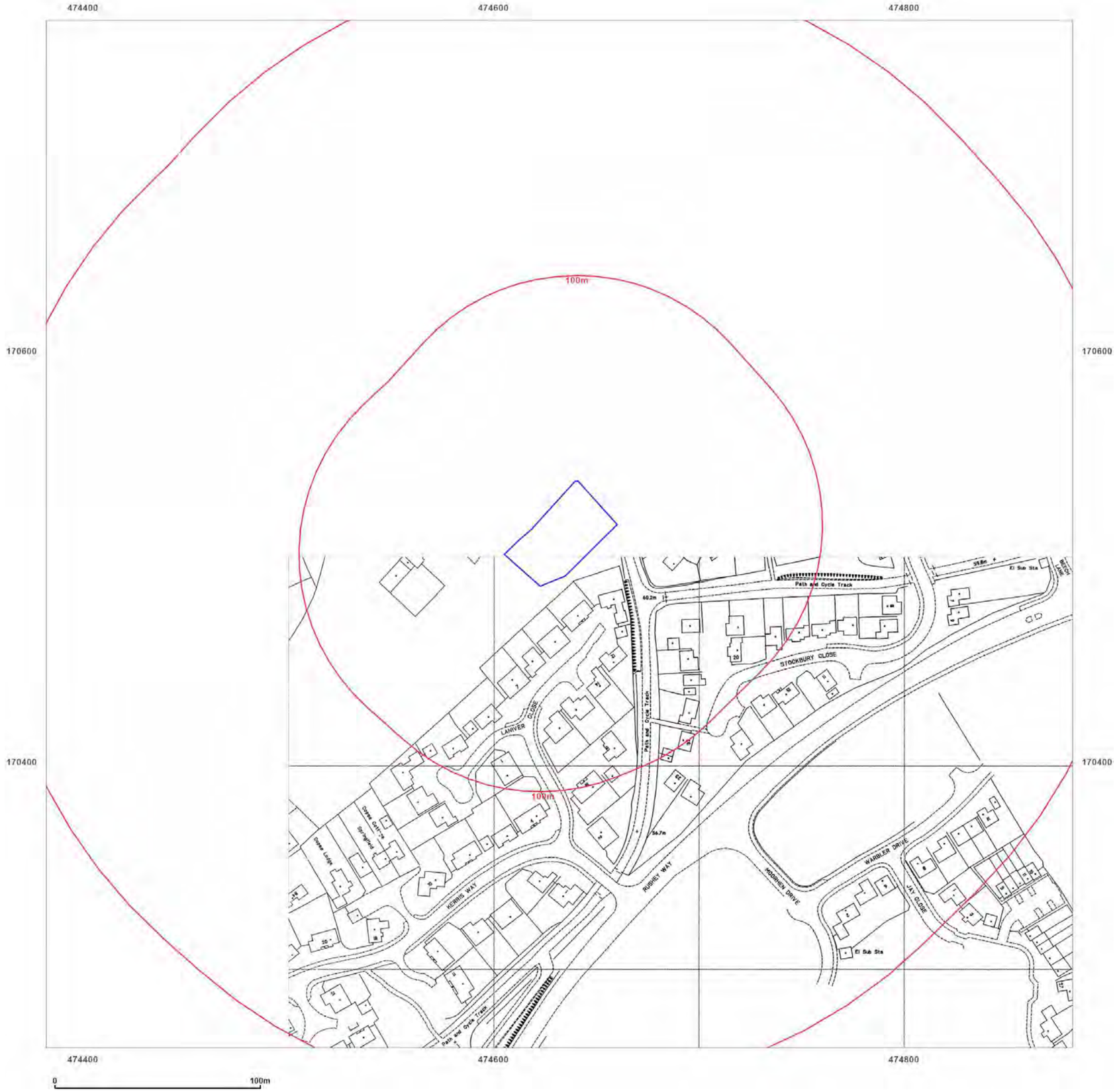

Groundsure INSIGHTS

Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

Map Name: National Grid
Map date: **1995**
Scale: 1:1,250
Printed at: 1:2,000

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Site Details:

RADSTOCK PRIMARY SCHOOL,
RADSTOCK LANE, EARLEY,
WOKINGHAM, RG6 5UZ

Client Ref: R4319
Report Ref: GS-BUF-XY9-YXV-6M9
Grid Ref: 474632, 170511

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

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APPENDIX 2

REPORT LIMITATIONS

REPORT LIMITATIONS

This contract was completed by Earth Environmental & Geotechnical Ltd on the basis of a defined programme and scope of works and terms and conditions agreed with the client. This report was compiled with all reasonable skill, and care, bearing in mind the project objectives, the agreed scope of works, the prevailing site conditions, the budget and staff resources allocated to the project.

Other than that expressly contained in the above paragraph, Earth Environmental & Geotechnical Ltd provides no other representation or warranty whether express or implied, is made in relation to the services. Unless otherwise agreed this report has been prepared exclusively for the use and reliance of the client in accordance with generally accepted consulting practices and for the intended purposes as stated in the agreement under which this work was completed. This report may not be relied upon, or transferred to, by any other party without the written agreement of a Director of Earth Environmental & Geotechnical Ltd.

If a third party relies on this report, it does so wholly at its own and sole risk and Earth Environmental & Geotechnical Ltd disclaims any liability to such parties.

It is Earth Environmental & Geotechnical Ltd understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was an important factor in determining the scope and level of the services. Should the purpose for which the report is used, or the proposed use of the assessment site change, this report will no longer be valid and any further use of, or reliance upon the report in those circumstances by the client without Earth Environmental & Geotechnical Ltd review and advice shall be at the client's sole and own risk.

The report was written in 2024 and should be read in light of any subsequent changes in legislation, statutory requirements and industry best practices. Ground conditions can also change over time and further investigations or assessment should be made if there is any significant delay in acting on the findings of this report. The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of Earth Environmental & Geotechnical Ltd. In the absence of such written advice of Earth Environmental & Geotechnical Ltd, reliance on the report in the future shall be at the client's own and sole risk. Should Earth Environmental & Geotechnical Ltd be requested to review the report in the future, Earth Environmental & Geotechnical Ltd shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between Earth Environmental & Geotechnical Ltd and the client.

The observations and conclusions described in this report are based solely upon the services that were provided pursuant to the agreement between the client and Earth Environmental & Geotechnical Ltd. Earth Environmental & Geotechnical Ltd has not performed any observations, investigations, studies or testing not specifically set out or mentioned within this report.

Earth Environmental & Geotechnical Ltd is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this report, Earth Environmental & Geotechnical Ltd did not seek to evaluate the presence on or off the assessment site of electromagnetic fields, lead paint, radon gas or other radioactive materials.

The services are based upon Earth Environmental & Geotechnical Ltd observations of existing physical conditions at the assessment site gained from a walkover survey of the assessment site

together with Earth Environmental & Geotechnical Ltd interpretation of information including documentation, obtained from third parties and from the client on the history and usage of the assessment site. The findings and recommendations contained in this report are based in part upon information provided by third parties, and whilst Earth Environmental & Geotechnical Ltd have no reason to doubt the accuracy and that it has been provided in full from those it was requested from, the items relied on have not been verified.

No responsibility can be accepted for errors within third party items presented in this report. Further Earth Environmental & Geotechnical Ltd was not authorised and did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the services. Earth Environmental & Geotechnical Ltd is not liable for any inaccurate information, misrepresentation of data or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to Earth Environmental & Geotechnical Ltd and including the doing of any independent investigation of the information provided to Earth Environmental & Geotechnical Ltd save as otherwise provided in the terms of the contract between the client and Earth Environmental & Geotechnical Ltd.

Where field investigations have been carried out these have been restricted to a level of detail required to achieve the stated objectives of the work. Ground conditions can also be variable and as investigation excavations only allow examination of the ground at discrete locations. The potential exists for ground conditions to be encountered which are different to those considered in this report. The extent of the limited area depends on the soil and groundwater conditions, together with the position of any current structures and underground facilities and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters [as stipulated in the contract between the client and Earth Environmental & Geotechnical Ltd] based on an understanding of the available operational and historical information, and it should not be inferred that other chemical species are not present.

The groundwater conditions entered on the exploratory hole records are those observed at the time of investigation. The normal speed of investigation usually does not permit the recording of an equilibrium water level for any one water strike. Moreover, groundwater levels are subject to seasonal variation or changes in local drainage conditions and higher groundwater levels may occur at other times of the year than were recorded during this investigation.

Any site drawing(s) provided in this report is (are) not meant to be an accurate base plan but is (are) used to present the general relative locations of features on, and surrounding, the assessment site.