

Figure 6: Exploratory Hole Location Plan



Each exploratory location was scanned using a Cable Avoidance Tool (CAT) to locate unrecorded underground services, and the exploratory locations were repositioned if necessary. On completion, all samples recovered from the site were taken to specialist laboratories for testing.

All site investigation work was supervised full time by a representative of EEGSL. The logging of soils and rocks has been carried out in accordance with BS5930^(2015+A1:2020) except where superseded by the soil and rock description methodology in BS EN14688-1⁽²⁰⁰²⁾, BS EN 14688-2⁽²⁰⁰⁴⁾ and BS EN 14689-1⁽²⁰⁰³⁾.

A summary of exploratory holes undertaken during the investigation is presented in Table 11.

Table 11: Summary of Exploratory Holes Undertaken

Hole	Type*	Depth (m)	Date Started	Date Finished	Backfill Details**
CP01	CP	18.45	10/06/2025	11/06/2025	Installed to 3.0mbgl
TP01	TP	2.20	10/06/2025	10/06/2025	A
TP02	TP	2.05	10/06/2025	10/06/2025	A
TP03	HP	0.87	11/06/2025	11/06/2025	A
*CP: Cable Percussive Borehole, ** HP: Hand Pit TP: Trial Pit, ***Arisings					

7.2 Laboratory Testing Programme

7.2.1 Geotechnical Testing

A programme of laboratory testing was carried out on samples taken from the various strata to assist in classification and determine the engineering properties of the materials underlying the assessment site. The testing was scheduled by EEGSL and carried out by Geo Site & Testing Services Ltd.

The test procedures used were generally in accordance with the methods described in BS1377:1990 and BS EN ISO 17892-1:2014. Details of the specific tests used in each case are given in Table 12:

Table 12: Summary of Geotechnical Testing

TEST	STANDARD	No.
Atterburg Limit (one-point method)	BS1377:1990 Part 2, Clause 4.4	4
Moisture Content	BS1377:1990 Part 2 : 3.2	4
pH and Sulphate (SO ₄)	BS1377:1990 Part 3, Clause 9 BS1377:1990 Part 3, Clause 5	2
Quick Undrained Triaxial Compression Test (Single Stage)	BS 1377:1990 - Part 7 : 8	2

The results of the laboratory geotechnical tests are discussed in Section 5 and included in Appendix 3.

7.2.2 Environmental Testing

The environmental chemistry of the ground was investigated by specialist chemical analysis of selected samples, scheduled by EEGSL and carried out by Envirolab Ltd.

Chemical analyses were carried out on 6 soil samples. Each sample was submitted for our general contamination suite, which includes:

- *Asbestos Screen, Arsenic, Barium, Beryllium, Boron, Cadmium, Chromium, Copper, Lead, Mercury, Nickel, Selenium, Vanadium, Zinc, Cyanide, Sulphate (SO₄), Sulphide, pH, Sulphur, Soil Organic Matter, Phenol, speciated Petroleum Hydrocarbons (TPH) and speciated Polyaromatic Hydrocarbons (PAH)*

One water sample was also collected from CP01 following the ground investigation works and was analysed for a similar suite of contaminants as above.

The results of the soils laboratory chemical tests are discussed in Section 10 and included in Appendix 4.

8.0 GROUND CONDITIONS ENCOUNTERED & ENGINEERING PROPERTIES

The following sections describe the ground conditions identified during the investigation and discusses the engineering properties of the soils based on in-situ testing results and laboratory analysis.

8.1 Soil Profile Encountered

The sequence of strata encountered beneath the site consisted of:

Made Ground comprising:

- Grass over slightly gravelly slightly clayey SAND encountered to a maximum depth of 0.30mbgl, observed in all locations.
- CONCRETE encountered to a maximum depth of 0.60mbgl, observed in TP01 only.
- Variable sandy clayey GRAVEL encountered to a maximum depth of 3.00mbgl, observed in all locations.
- Variable gravelly sandy CLAY encountered to a maximum depth of 3.50mbgl, observed in CP01 and TP01.

London Clay Formation comprising:

- Grey slightly silty CLAY encountered to a maximum depth of 18.45mbgl, observed in CP01 only.

The depths at which each stratum was encountered in each exploratory hole is provided within the borehole logs presented within Appendix 2.

The generalised ground model can be described as Made Ground proven to a base depth of 3.50mbgl, overlying Clays of the London Clay Formation proven to a maximum depth of 18.45mbgl.

8.2 Observable Indications of Contamination

All locations encountered a significant amount of made ground material assumed to be remnants of an infilled former surface working / pit. The made ground included fragments of wood/metal, fragments of suspected asbestos containing materials, brick, glass bottles, ceramic tile and other anthropogenic materials.

The underlying natural London Clay Formation materials did not show any visual or olfactory evidence of contamination.

8.3 Obstructions

TP01 encountered a 400mm thick concrete pad just below the topsoil layer at 0.32mbgl which had to be broken out with a breaker attachment for the excavator. No other underground man-made obstructions were encountered.

8.4 Groundwater

During the site investigation works, groundwater strikes were encountered in CP01 at 2.50mbgl, and in TP01 at 2.15mbgl. All groundwater strikes were noted to be within the underlying Made Ground material.

8.5 Engineering Properties

The following section discusses the engineering properties of the underlying London Clay Formation. The assessment is based on results of insitu and laboratory testing obtained during this investigation. The results of laboratory geotechnical analysis is summarised in Table 13, whilst full details are included within Appendix 3.

Table 13: Summary of Laboratory Geotechnical Test Results

Location	Depth (m)	Stratum*	Classification				Chemical	
			Atterberg Limits (%)				Water Soluble Sulphate (SO ₄) mg/l	pH Value
			Moisture Content	Liquid Limit	Plastic Limit	Plasticity Index		
CP01	5.00	LCF	28.5	66	24	42	-	-
CP01	10.00	LCF	27.7	63	23	40	300	8.0
CP01	13.00	LCF	29.3	71	23	48	-	-
CP01	17.50	LCF	23.8	60	18	42	300	8.0
*LCF – London Clay Formation								

8.5.1 London Clay Formation (3.50mbgl to 18.45mbgl)

Clays of the London Clay Formation were found present at depths between 3.50mbgl to 18.45mbgl in CP01 only. 9 **SPT N** results were obtained between 4.00mbgl – 18.00mbgl in CP01 giving values between 17 – 32.

The SPT N values would suggest the Clays are generally stiff between 4.00mbgl and 12.00mbgl, becoming stiff to very stiff between 12.00mbgl - 18.00mbgl.

Atterberg Limit tests were undertaken on 4 samples of the London Clay Formation. Test results have given values for **liquid limit** ranging from 60-71%, values for **plastic limit** ranging from 18-24%, resulting in values of **plasticity index** ranging from 40-48%. These results suggest the samples tested are predominantly clay of High to Very High plasticity. For design purposes, a value of plasticity index = 43% is recommended.

In accordance with NHBC Chapter 4.2 Building Near Trees soils can be classified in terms of volume change potential, using the relationship:

$$Ip' = Ip \times \frac{\% \text{ less than } 425\mu\text{m}}{100\%}$$

....where Ip' = modified plasticity index, Ip = plasticity index.

Based on the laboratory test results, the above relationship and Table 1 of NHBC Chapter 4.2, the underlying head deposits are shown to have on average a **High Volume Change Potential**.

Design values for the London Clay have been derived from SPT N values and correlations by Stroud and Butler. A summary of the values is presented in Table 14.

Table 14: Summary of Derived Design Values (London Clay Formation)

Depth (m)	Stratum	N Value Results	Design Parameters*	
			Shear Strength (kN/m ²)	Coefficient of Volume Compressibility (m ² /MN)
4.00	LCF	17	71	0.140
5.00	LCF	30	126	0.079
7.50	LCF	22	92	0.108
9.00	LCF	25	105	0.095
10.50	LCF	24	100	0.099
12.00	LCF	32	134	0.074
13.50	LCF	25	105	0.095
16.50	LCF	25	105	0.095
18.00	LCF	31	130	0.076

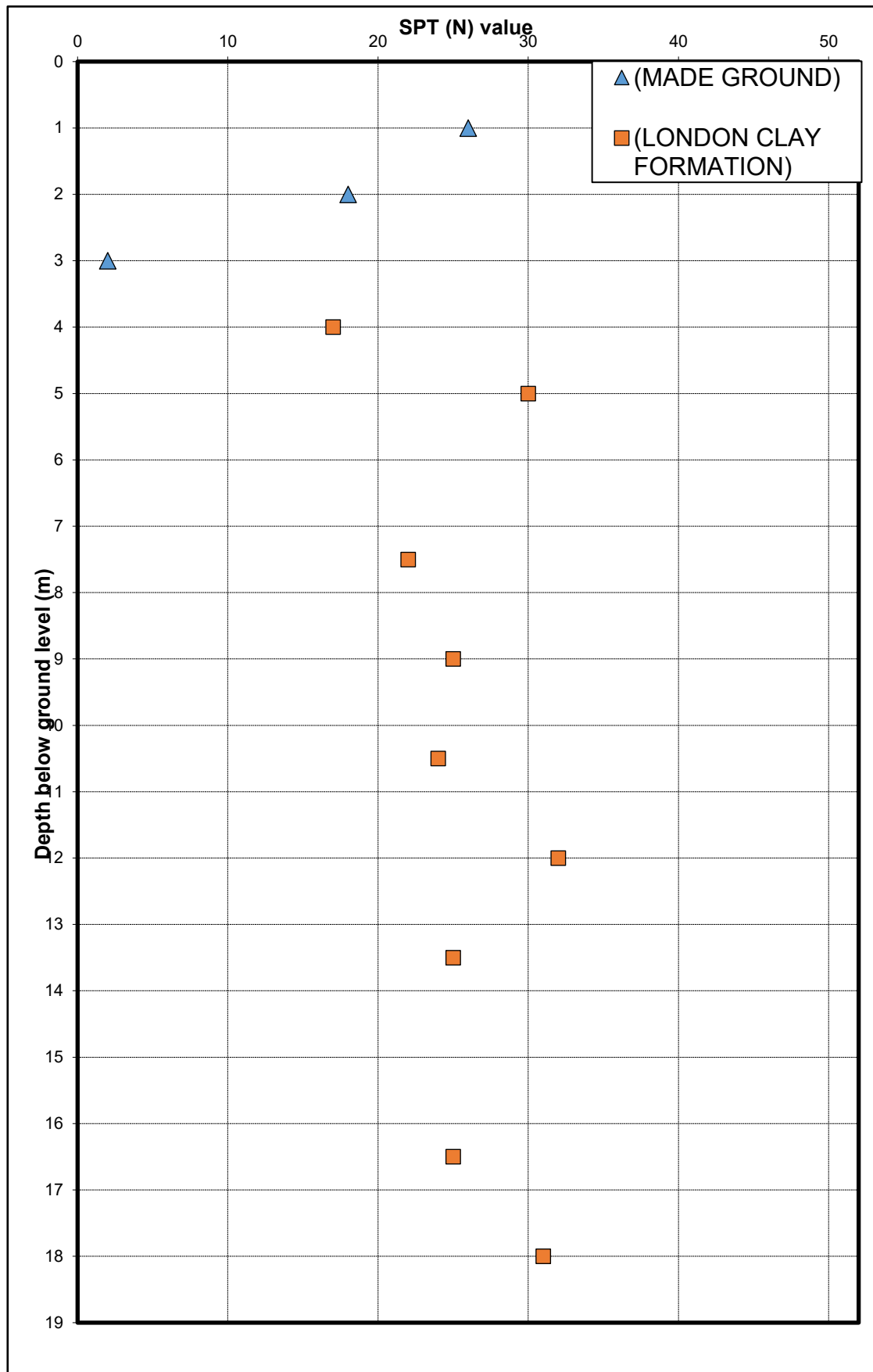
Effective stress strength parameters for the clay material may also be obtained from correlations with plasticity index. For a plasticity index of 43%:

- BS8002 (1994), Table 2 gives $\phi'_{crit} \approx 22^\circ$
- Gibson (1953), gives $\phi_d = 23.8^\circ$

Based on all the above, design values of $\phi'_{crit} = 22^\circ$ and $c' = 0 \text{ kN/m}^2$ are recommended for the Cohesive Deposits.

Laboratory tests have given values of **water-soluble sulphate** (SO₄) of 300 mg/l and **pH Values** of 8.0.

Figure 7: SPT N Vs Depth Graph



9.0 GEOTECHNICAL ASSESSMENT

This section will discuss possible foundation design for the proposed development and considers the ground conditions identified within Section 4 alongside the design values generated from insitu and laboratory analysis.

In this instance, shallow foundation solutions have not been considered to be viable for this site due to the deep made ground, encountered to up to a maximum depth of 3.50mbgl. Made Ground is typically inconsistent and variable which would likely give unacceptable levels of settlement and poor bearing capacities. Therefore, a piled foundation solution should be considered which is discussed in section 9.4.

9.1 Ground Conditions Encountered

The generalised ground model can be described as Made Ground proven to a base depth of 3.50mbgl, overlying Clays of the London Clay Formation proven to a maximum depth of 18.45mbgl.

9.2 Proposed Development

The proposed development comprises the construction a 2-storey extension to the existing care home in the north-western corner of the assessment site. The proposed development layout can be seen in Figure 8 below.

Figure 8 – Proposed Development Layout



9.3 Groundwater

During the site investigation works, groundwater strikes were encountered in CP01 at 2.50mbgl, and in TP01 at 2.15mbgl.

Given this information, it is suggested that limited dewatering activities (digging of a suitable sump with intermittent pumping) will likely to be required to keep shallow excavations dry. Deep excavations beyond 2.0mbgl may require more intensive dewatering activities, and therefore if deep excavations are expected this should be account for in the construction design.

9.4 Piled Foundations

The proposed structure should be founded on piles taken down into the underlying London Clay Formation. Pile foundations will provide higher bearing capacities compared to shallow foundation options and will avoid issues with open excavation and shallow groundwater.

A variety of pile types may be used, including bored, driven and continuous flight auger (CFA) piles.

Due to various advantages and limitations of each pile type, and the cost implications, advice should be sought from a specialist piling contractors to determine the most suitable and cost-effective type. They should be able to give recommended pile diameters, depths and likely pile capacities based on the design values calculated within this report. Specialist piling contractors will also be able to advise on clean piling techniques (likely to be required due to contamination present at the site - see Section 10) with guaranteed performance. It is strongly recommended a pile test be carried out to confirm pile capacities. In assessing the pile capacities, contractors should make an allowance for the effects of negative skin friction, particularly in the Made Ground.

Effects of any potential horizontal wind loadings and subsequent displacement should also be considered, with the advice of a suitably qualified structural engineer required.

There may be differential settlement between piled structures and the surrounding ground level. Provision should therefore be made to make up ground levels at threshold positions, vehicle access, doorways etc. Alternatively, these materials should be removed and replaced in a controlled manner by suitable existing materials or imported engineered fill.

It is essential the advice of a specialist piling contractor is sought and that positive assurances are provided by the piling contractor that their proprietary system is capable of providing the required working loads in the ground conditions encountered. Furthermore, a suitably engineered piling mat will likely be required to create a platform for piling.

Table 15 gives preliminary estimates of working loads under compression for a single bored concrete pile taken down into the underlying London Clay Formation. The figures are given for guidance only and should not be used for detail design. It is essential that a specialist piling contractor provides a detailed pile design and confirms pile working loads in the ground conditions encountered. It should be noted that for the calculation below, a value of zero has been assumed for skin friction (adhesion) within all Made Ground deposits.

For this assessment it has been assumed that the London Clay Formation is present from 3.50mbgl, as identified by CP01.

**Table 15: Summary of Pile Working Loads Under Compression
(London Clay Formation)**

London Clay Formation			
Pile Depth	Stratum at toe level	Pile Diameter (mm)	Allowable Working Load (kN)
10.00m	LCF	300	95
		450	165
		600	245
		750	335
12.50m	LCF	300	140
		450	235
		600	345
		750	475
15.00m	LCF	300	160
		450	265
		600	380
		750	510
17.50m	LCF	300	200
		450	325
		600	470
		750	630
LCF – London Clay Formation			

9.5 Chemical Attack on Buried Concrete

Chemical tests show low levels of water-soluble sulphates, with values of 300mg/l and predominantly alkaline ground conditions with pH values of 8.0. Based on these conditions, it is recommended that for foundations the Design Sulphate Class, as defined in BRE Special Digest 1 (2005), be taken as DS-1 and the Aggressive Chemical Environment for Concrete (ACEC) site classification be taken as AC-1s. The recommendations of BRE Special Digest 1 should be followed for concrete foundations and ground bearing floor slabs.

9.6 Suitability of Excavated Materials

Acceptability criteria and testing, and methods of compaction/placement will depend on the type of contract and specification used for the construction of the proposed development and it is recommended that earthworks specifications are reviewed by a suitably qualified engineer once these have been prepared by the relevant parties.

In this instance it is recommended that the underlying Made Ground and London Clay are not used for engineered fill.

9.7 Temporary Works

Formations will be susceptible to damage both by weather and trafficking, and should be protected immediately on exposure, particularly in areas where construction plant will access the site.

Excavations in the Made Ground, have the potential to be unstable and should be battered back to an angle of 1 in 3, or a system of close sheeting and shoring adopted to ensure stability.

All excavations should be adequately supported where personnel are required to enter.

9.8 Soakaway Drainage

During the recent ground investigation works, two trial pits were excavated with the intention of completing soakaway testing in line with BRE 365 guidance. However, on excavation deep made ground materials were noted overlying the London clay formation. The presence of deep made ground prevented soakaways testing being completed and precludes the use of infiltration drainage (as soakaways are not permitted to drain into Made Ground materials).

Given the above information, infiltration drainage is not deemed suitable at the assessment site, and an alternative discharge route should be considered.

10.0 SOIL CONTAMINATION RISK ASSESSMENT

10.1 Tier I Human Health Soil Risk Assessment

As part of the contamination assessment, the chemical results obtained from six soil samples have been screened against accepted compliance criteria, namely:

- Defra C4SL Health Criteria Values, where available; and
- Tier 1 assessment values - based on LQM/CIEH Sutable 4 Use Levels (S4ULs).

As a preliminary screening assessment, results have been compared to Residential end use with plant uptake criteria.

The comparison of results is summarised in Table 16 and Table 17.

Table 16: Soil Results Comparison with Defra C4SL HCV/LLTC Values

Determinant	C4SL (mg/kg)*			Min. (mg/kg)	Max. (mg/kg)	No. of Samples with Exceedances
	Residential with home grown produce (1)	Residential without home grown produce (2)	Commercial (3)			
Arsenic	37	40	640	9	62	2/6
Benzo(a)pyrene	2.4	5.3	36	<0.04	0.66	0/6
Cadmium	14	150	220	1	5.6	0/6
Chromium VI	6	21	33	<1	<1	0/6
Lead	200	310	2300	12	621	3/6
Naphthalene	15	15	1600	<0.03	<0.03	0/6
*Minimal Risk Health Criteria Values						

The comparison within Table 16 has shown elevated levels Arsenic and Lead present above the relevant screening criteria in two locations (TP01 and TP02). Both exceedances are in the made ground beneath site.

For contaminants not covered by the Defra C4SLs, reference is made to the Sutable for Use Levels (S4ULs) derived by The Land Quality Management Ltd & Chartered Institute of Environmental Health and summarised in Table 17. The S4ULs are based on 1% Soil Organic Matter (SOM) as this represents the most conservative approach.

Table 17: Soil Results Comparison with LQM/CIEH S4UL

Determinant	Suitable 4 Use Levels (mg/kg)*			Min. (mg/kg)	Max. (mg/kg)	No of Exceedances
	Residential		Commercial (3)			
	with homegrown produce (1)	without homegrown produce (2)				
Metals						
Beryllium	1.7	1.7	12	0.6	7.1	3/6
Boron	290	11000	240000	1.7	4.7	0/6
Chromium III	910	910	8600	16	128	0/6
Copper	2400	7100	68000	22	687	0/6
Mercury	1.2	1.2	58	<0.17	1.56	1/6
Nickel	130	180	980	15	157	1/6
Selenium	250	430	12000	<1	2	0/6
Vanadium	410	1200	9000	28	72	0/5
Zinc	3700	4000	730000	78	1540	0/5
Polycyclic Aromatic Hydrocarbons						
Acenaphthylene	170	2900	83000	<0.01	0.02	0/6
Acenaphthene	210	3000	84000	<0.01	0.02	0/6
Fluorene	170	2800	63000	<0.01	0.02	0/6
Phenanthrene	95	1300	22000	0.03	0.72	0/6
Anthracene	2400	31000	520000	<0.02	0.2	0/6
Fluoranthene	280	1500	23000	<0.08	1.36	0/6
Pyrene	620	3700	54000	<0.07	1.10	0/6
Benzo(a)anthracene	7.2	11	170	<0.04	0.56	0/6
Chrysene	15	30	350	<0.06	0.57	0/6
Benzo(b)fluoranthene	2.6	3.9	44	<0.05	0.92	0/6

Benzo(k)fluoranthene	77	110	1200	<0.07	0.31	0/6
Indeno(1,2,3-cd)pyrene	27	45	500	<0.03	0.48	0/6
Dibenz(a,h)anthracene	0.24	0.31	3.5	<0.04	0.09	0/6
Benzo(ghi)perylene	320	360	3900	<0.05	0.46	0/6
Speciated TPH						
Aliphatic >C5 - C6	42	42	3200	<0.01	<0.01	0/6
Aliphatic >C6 - C8	100	100	7800	<0.01	<0.01	0/6
Aliphatic >C8 - C10	27	27	2000	<1	<1	0/6
Aliphatic >C10 - C12	130	130	9700	<1	<1	0/6
Aliphatic >C12 - C16	1100	1100	59000	<1	3	0/6
Aliphatic >C16 - C21	65000	65000	260000	<1	6	0/6
Aromatic >C5 - C7	70	370	26000	<0.01	<0.01	0/6
Aromatic >C7 - C8	130	860	56000	<0.01	<0.01	0/6
Aromatic >C8 - C10	34	47	3500	<1	<1	0/6
Aromatic >C10 - C12	74	250	16000	<1	<1	0/6
Aromatic >C12 - C16	140	1800	36000	<1	3	0/6
Aromatic >C16 - C21	260	1900	28000	<1	22	0/6
Aromatic >C21 - C35	1100	1900	28000	<1	74	0/6
BTEX						
Benzene	0.087	0.38	27	<0.01	<0.01	0/6
Toluene	130	880	56000	<0.01	<0.01	0/6
Ethylbenzene	47	83	5700	<0.01	<0.01	0/6
m & p-xylene	60	88	6600	<0.01	<0.01	0/6
o-Xylene	59	82	6200	<0.01	<0.01	0/6
MTBE	56	79	5900	<0.01	<0.01	0/6

The comparison within Table 10 has also shown contamination present, with exceedances for Beryllium, Mercury and Nickel detected. These exceedances occurred in TP01 (Nickel and Beryllium), TP02 (Beryllium only) and CP01 (Nickel) within the Made Ground at the assessment site.

10.2 Asbestos

Asbestos was not detected in any of the samples tested.

10.3 Soil Contamination Assessment

The screening assessments completed in Tables 9 and 10 have proven contamination present within the underlying Made Ground materials. A lack of contamination was however proven within the underlying natural London Clay formation.

Further assessment of contaminated land is not currently considered necessary, however remedial works in areas of proposed soft landscaping will be required as part of the proposed development. In this instance a clean cover system comprising of a geotextile membrane and a minimum of 450mm of clean imported topsoil / subsoil should be used to break the current exposure pathway for contaminants reaching future site users.

11.0 CONTROLLED WATERS RISK ASSESSMENT

Assessment of potential impacts to surface water and groundwater quality involves the screening of observed water quality data with appropriate water quality Assessment Criteria (AC). The selection of appropriate AC depends on the nature and sensitivity of the controlled water for which active contamination linkages are considered likely to exist. There are two core sources of water quality AC commonly used for controlled waters screening assessments in the UK.

- Environmental Quality Standards (EQS) defined for the protection of the ecology of surface water environments. And;
- Drinking Water Standards (DWS) defined on the basis of health for water intended for human consumption.

A large number of the EQS values lie just above the method detection limit for particular parameters and as such, are extremely conservative. In the absence of EQS values, Drinking Water Standards have been used for comparison of results.

11.1 Risk Assessment Screening Values

From the regulatory perspective, the perfect scenario for remediation would be to achieve clean up to natural background levels, however this may not be practically achievable and/or cost-effective, therefore, the UK approach is to adopt a water quality standard as an achievable target.

The EC Directive on Groundwater requires member states to take measures to prevent pollution by chemicals in two categories:

- List 1 – substances to be prevented from entering groundwater.
- List 2 – substances to be prevented from causing pollution of groundwater.

For List 1 and List 2 substances, an Environmental Quality Standard (EQS) has been determined, below which level a substance is not believed to be detrimental to aquatic life. Where a site is near to a drinking water supply abstraction or where groundwater is a resource, UK Drinking Water Standards (UKDWS) as set out in the Water Supply (Water Quality) Regulations 1989 and 2000 are applicable.

For the assessment of TPH, there is no EQS and the UKDWS of 10 µg/l relates to TPH as a whole rather than the fraction bandings. It is considered that the use of the UKDWS of 10 µg/l would be overly conservative and Health-based group values for the carbon fraction bands have been applied based on guidance given in the document published by the World Health Organisation entitled 'Petroleum Products in Drinking Water' reference WHO/SDE/WSH/05.08/123.

A summary of the water quality criteria used in this risk assessment is presented in Table 18.

Table 18: Water Quality Assessment Criteria

Contaminant of Concern	Water Quality Standard*	Source
Arsenic	50/10	EQS/ UKDWS
Boron	2000	EQS
Cadmium	1.5/5.0	EQS/ UKDWS
Chromium	32/50	EQS/ UKDWS
Copper	1.0 (bioaccessible) /2000	EQS/ UKDWS
Lead	14/10	EQS/ UKDWS
Mercury	0.07/1.0	EQS/ UKDWS
Nickel	34/20	EQS/ UKDWS
Selenium	10	UKDWS
Zinc	10.9 (bioaccessible) /5000	EQS/ UKDWS
pH	6-9	EQS
Cyanide	5/50	EQS/ UKDWS
TPH aliphatic C5 -C6	15000	WHO
TPH aliphatic C6 -C8	15000	WHO
TPH aliphatic C8 -C10	300	WHO
TPH aliphatic C10 -C12	300	WHO
TPH aliphatic C12 -C16	300	WHO
TPH aliphatic C16 -C21	300	No value currently defined, assumed value based on aliphatic C12 -C16 value
TPH aliphatic C21 -C35	300	No value currently defined, assumed value based on aliphatic C12 -C16 value
TPH aromatic C5 -C7	30	WHO
TPH aromatic C7 -C8	50	EQS
TPH aromatic C8 -C10	20	EQS
TPH aromatic C10 -C12	300	WHO
TPH aromatic C12 -C16	90	WHO
TPH aromatic C16 -C21	90	WHO
TPH aromatic C21 -C35	90	WHO
Phenol	46	EQS
Benzene	50/1.0	EQS/ UKDWS
Toluene	380	EQS
Ethylbenzene	300	WHO
Xylene	30	EQS
Naphthalene	2.0	EQS

*Concentration expressed in µg/l

11.2 Identified Receptors

The main receptors for the assessment site have been identified as the Secondary A Aquifer in the Superficial River Terrace deposits.

It is understood that the site does not fall within a source protection zone (SPZ).

There are no surface water or groundwater abstractions recorded within a radius of 250m of the site boundary.

Given the above information, it is suggested that the site be classed as low to moderate sensitivity with regards to controlled waters.

11.3 Screening Assessment

The Level II screening assessment compares observed concentrations from laboratory testing against the screening assessment values detailed in Table 18. Testing has been carried out for the potential contaminants of concern and the full results are presented in Appendix 4. A comparison of the results against the above screening criteria is presented in Table 19.

Table 19: Level II Screening Assessment

Contaminant of Concern	Water Quality Standard*	Measured Concentration*	Exceedances
		CP01	
Arsenic	50/10	4	0/1
Boron	2000	341	0/1
Cadmium	1.5/5.0	<0.2	0/1
Chromium	32/50	<0.05	0/1
Copper	2000	<4	0/1
Lead	14/10	<1	0/1
Mercury	0.07/1.0	< 0.1	0/1
Nickel	34/20	7	0/1
Zinc	5000	9	0/1
pH	6-9	7.22	0/1
Cyanide	5/50	< 0.005	0/1
TPH (Ali & Aro >C5 – C35)	90	153	1/1
Phenol	46	<0.01	0/1
Naphthalene	2.0	0.01	0/1
* Concentration expressed in µg/l Exceedances in BOLD			

The results from the groundwater analysis have shown a general lack of contamination present, with only one minor exceedances for combined TPH (Ali & Aro >C5 – C35). The exceedance is within one order of magnitude of the conservative screening value and in this instance is not considered particularly significant given the underlying London Clay geology and the low to moderate sensitivity of nearby controlled waters.

In this instance it is considered that the current groundwater results do not indicate significant groundwater contamination, and that further investigation or remediation is unlikely to be required in this instance.

12.0 GROUND GAS CONTAMINATION RISK ASSESSMENT

A preliminary ground gas risk assessment has been completed for the assessment site based on monitoring data collected from the installation constructed as part of the recent ground investigation works. Given the significant thickness of made ground encountered beneath site, the monitoring installation has a slotted section screened across the underlying made ground within CP01.

A total of three preliminary rounds of ground gas monitoring have been completed. Monitoring was undertaken between the 20th of June 2025 and the 30th of June 2025. Wherever possible, monitoring rounds were targeted to coincide with falling atmospheric pressure events. Detailed results from the monitoring are provided within Appendix 5.

During monitoring the atmospheric pressure was recorded as between 998-1023mb and the following ranges of gas concentrations were identified: Oxygen (O₂) levels ranging from 13.9 – 21.1% by volume and Carbon Dioxide (CO₂) levels ranging from <0.1-8.5% by volume. Elevated concentrations of Methane (CH₄), Hydrogen Sulphide (H₂S) and Carbon Monoxide (CO) were not detected during the monitoring.

Photoionization Testing did not detect any VOC concentrations above the units limit of detection during monitoring.

The potential risk associated with ground gases (whether from natural or man-made sources) is dependent on the concentration of gas and its flow rate to the surface. These factors are assessed by the monitoring of borehole installations over varying atmospheric conditions. The variable nature of gas generation and the effect of barometric pressure on gas flow, means that the volume of gas potentially reaching the ground surface can vary over time.

For the assessment of development sites, in terms of the potential for ground gas to present a hazard, the risk-based methodology detailed in BS8485 has been used. This is a risk-based approach that is designed to allow the design of gas protection measures for development by comparing hazardous gas flow rates (Qhgs) to Characteristic Situations as detailed within Table 1 of BS8485 (reproduced in Table 21 for reference). The Qhgs are calculated as the borehole flow rate multiplied by the concentration in the air stream of the particular gas being considered.

For the purposes of this evaluation, the calculations will be carried out for both Carbon Dioxide (CO₂) and Methane (CH₄). From the monitoring works the flow rate and gas concentration in each borehole from each round has been used to calculate Qhgs for each individual borehole for Carbon Dioxide and Methane. This analysis will give the best representative assessment of the risks posed by ground gasses at the assessment site. A table summarising the Qhgs and the associated Characteristic Situations is presented in Table 20.

Table 20: Ground Gas Risk Screening Table

Monitoring Round	Ground Gas data	CP01
1	Max Flow	<0.1
	Max CO ₂	2.6
	Max CH ₄	<0.1
	Qhgs CO ₂	0.0026
	Qhgs CH ₄	0.0001
	Characteristic Situation	1
2	Max Flow	<0.1
	Max CO ₂	8.5
	Max CH ₄	<0.1
	Qhgs CO ₂	0.0085
	Qhgs CH ₄	0.0001
	Characteristic Situation	1/2
3	Max Flow	<0.1
	Max CO ₂	3.0
	Max CH ₄	<0.1
	Qhgs CO ₂	0.003
	Qhgs CH ₄	0.0001
	Characteristic Situation	1

As can be seen from a review of the above gas monitoring results and the levels in Table 21, the calculated hazardous gas flow rates for rounds one and three sit within the bounds of a Characteristic Situation 1 Scenario, however round two crosses into a Characteristic Situation 2 Scenario due to significantly elevated levels of CO₂.

Given the elevated levels of CO₂ during round two, and the preliminary nature of the current assessment, it is currently recommended that basic gas protection measures will be required during the development of the assessment site. Gas protection measures should be agreed with the local contaminated land officer, however the installation of a gas protection membrane and a ventilated subfloor void are likely to constitute reasonable measures in this instance.

Table 21: Characteristic gas situation by site characteristic hazardous gas flow rate (BS 8485)

Characteristic Gas Situation	Hazard Potential	Site characteristic hazardous gas flow rate, Qhgs (lh-1)	Additional Factors
1	Very Low Risk	<0.07	Typically, methane ≤1%v/v and/or carbon dioxide ≤5% v/v. Otherwise consider increase to Situation 2.
2	Low Risk	<0.7	Borehole flow rate not to exceed 70l/hr. Otherwise characteristic gas regime.
3	Moderate Risk	<3.5	
4	Moderate to High Risk	<15	
5	High Risk	<70	
6	Very High Risk	>70	

13.0 REVIEW OF CONCEPTUAL SITE MODEL

The following section reviews the preliminary conceptual model, created for the desk study, based on the findings of the intrusive investigation.

Table 22 provides a Revised Conceptual Model which supersedes the preliminary conceptual model.

The Revised Conceptual Model considers whether a pollution linkage is actually present and provides a qualitative assessment of risk based on the information currently available.

Table 22: Revised Conceptual Model

Source	Pathway	Receptor	Probability	Consequence	Risk	Comment
Onsite Sources						
Potential contamination associated with historical and current site uses. (Former Builders Yard)	Dermal contact, ingestion and inhalation of soils dust	Current Site Users	Likely	Moderate	Moderate Risk	Results of the current ground investigation confirm the presence of several toxic metals (including arsenic and lead) in exceedance of the residential with plan uptake screening criteria. Given the current use of site, it is suggested that this poses a MODERATE risk to the current site users, and therefore some remedial works will be required to decrease the risk to current site users.
		Adjacent Land Users	Low Likelihood	Moderate	Low to Moderate Risk	Whilst several exceedances of toxic metals have been detected in the shallow made ground beneath site, a general lack of mobile contamination has identified, with contaminants such as TPHs being proven to be below the current residential screening criteria. Given that the contaminants found present have a generally low mobility within the soil environment, and considering the cohesive nature of the underlying London Clay formation, the risk to adjacent site users surrounding site is considered to be LOW.
		Future Site Users	Likely	Moderate	Moderate Risk	Results of the current ground investigation confirm the presence of several toxic metals (including arsenic and lead) in exceedance of the residential with plan uptake screening criteria. Given the proposed residential nature of the site, it is suggested that this poses a MODERATE risk to the future site users, and therefore some remedial works will be required to decrease the risk present.
		Construction Workers	Likely	Low	Low to Moderate Risk	Construction workers may encounter contaminants within the made ground at the assessment site when working in the sub-surface environment. However, given the low exposure times expected, the lack of contamination present above commercial screening levels and the fact that workers will be wearing appropriate PPE and working inline with current CDM regulations, it is deemed that the risks to construction workers will be safely mitigated during the development, and the overall risk to construction workers is deemed to be LOW in this instance.

Source	Pathway	Receptor	Probability	Consequence	Risk	Comment
	Vertical or Lateral Migration of Ground Gas	Current Site Users	Unlikely	Moderate	Low Risk	The preliminary ground gas monitoring results indicate that the site sits within the CS-2 criteria for ground gas due to elevated levels of CO2 present within the Made Ground Materials. However, given the current lack of building on the assessment site, there is currently a lack of confined spaces for the CO2 to accumulate. Given the lack of confined spaces, the risk to current site users from ground gasses is deemed as LOW.
		Adjacent Land Users	Unlikely	Moderate	Low Risk	The monitoring results indicate a lack of gas flows at the assessment site, but an elevated level of CO2. Given the lack of ground gas flow, it is considered that, despite the elevated levels of CO2 present, the risks to adjacent site users are likely to be low due to a lack of gas migration and flows offsite. The risk to adjacent users is therefore deemed LOW in this instance.
		Future Site Users	Likely	Moderate	Moderate Risk	As stated above, the preliminary ground gas monitoring results indicate that the site sits within the CS-2 criteria for ground gas due to elevated levels of CO2 present within the Made Ground Materials. Given that the proposed development on site will include confined spaces (the new care home extension), the risk to future site users is deemed MODERATE and gas protection measures are deemed necessary to protect future site users.
		Construction Workers	Unlikely	Moderate	Low Risk	Construction workers may encounter pockets of ground gas beneath the site when working within the Made Ground materials. However given the low exposure times expected, the lack of gas flows currently present and the fact that works onsite will follow current CDM regulations, the risk to construction workers should be LOW as long as the potential risk from ground gas is noted within the sites health and safety file and that reasonable protection measures are taken in the design and completion of the proposed development work
Off-site Sources						
Potential Contamination from off-site sources	Vertical or Lateral Migration of Ground Gas	Current Site Users	Unlikely	Moderate	Low Risk	The preliminary ground gas monitoring results indicate that the site sits within the CS-2 criteria for ground gas due to elevated levels of CO2 present within the Made Ground Materials. However, given the current lack of building on the assessment site, there is currently a

Source	Pathway	Receptor	Probability	Consequence	Risk	Comment
(nearby former garage)						lack of confined spaces for the CO2 to accumulate. Given the lack of confined spaces, the risk to current site users from ground gasses is deemed as LOW.
		Future Site Users	Likely	Moderate	Moderate Risk	As stated above, the preliminary ground gas monitoring results indicate that the site sits within the CS-2 criteria for ground gas due to elevated levels of CO2 present within the Made Ground Materials. Given that the proposed development on site will include confined spaces (the new care home extension), the risk to future site users is deemed MODERATE and gas protection measures are deemed necessary to protect future site users.
		Construction Workers	Unlikely	Low	Very Low Risk	Construction workers may encounter pockets of ground gas beneath the site when working within the Made Ground materials. However given the low exposure times expected, the lack of gas flows currently present and the fact that works onsite will follow current CDM regulations, the risk to construction workers should be LOW as long as the potential risk from ground gas is noted within the sites health and safety file and that reasonable protection measures are taken in the design and completion of the proposed development work

14.0 CONCLUSIONS AND RECOMMENDATIONS

EEGSL were commissioned by the client to undertake ground investigation works at the assessment site to help inform a Human Health Risk Assessment, foundation and drainage design for a proposed new extension to the existing care home at Shinfield View Care Home, School Green, Shinfield.

The following section provides a summary of the conclusions and recommendations based on the findings of the investigation works undertaken and laboratory testing results.

14.1 Ground conditions

The generalised ground model can be described as Made Ground proven to a base depth of 3.50mbgl, overlying Clays of the London Clay Formation proven to a maximum depth of 18.45mbgl.

During the site investigation works, groundwater strikes were encountered in CP01 at 2.50mbgl, and in TP01 at 2.15mbgl.

Assessment of the ground conditions in terms of the soils bearing capacities and predicted settlements has been undertaken and predicted values provided for piled foundations.

Chemical assessment of the underlying soils has proven that they do not represent particularly aggressive ground conditions and therefore it is recommended that for concrete foundations the Design Sulphate Class, as defined in BRE Special Digest 1 (2005), be taken as DS-1, and the Aggressive Chemical Environment for Concrete (ACEC) site classification be taken as AC-1.

14.2 Contamination Assessment

Soils

As discussed in Section 10 of this report, chemical analysis of six soil samples has been undertaken, and the results of which are provided within Appendix 4.

Assessment of the results against currently accepted screening criteria has found potentially significant contamination present with exceedances of Arsenic, Beryllium, Lead, Mercury and Nickel detected in the shallow made ground beneath the site.

Taking this into account, it is suggested that remedial works will be required at the assessment site, and that a clean cover system (consisting of clean imported topsoil and subsoil underlain by a geotextile membrane) be implemented in all proposed and remaining garden areas.

Groundwater

Assessment of results taken from a sample of the shallow groundwater has found no significant contamination present, with only a minor exceedance for Total TPHs detected.

In this instance it is considered that the current groundwater results do not indicate significant groundwater contamination, and that further investigation or remediation is unlikely to be required in this instance.

14.3 Ground Gas

A preliminary ground gas risk assessment has been completed, with a total of three rounds of ground gas monitoring undertaken between 20th of June 2025 and the 30th of June 2025.

The results of the gas monitoring indicated that potentially elevated levels of hazardous ground gasses may be present and that basic ground gas protections measures should be implemented within the proposed extension.

In this instance the installation of a gas protection membrane and a ventilated subfloor void is likely to constitute reasonable measures, however this must be confirmed by the local contaminated land officer.

14.4 Site Personnel

As with all construction sites, personnel working on the site during the construction period should be encouraged to maintain a high standard of personal hygiene and on-site washing facilities should be available. This report should be included within the sites health and safety file and the potential for unknown contamination within the ground should be highlighted to all construction site staff and groundworkers.

14.5 Other Matters

Due diligence is required during the construction period and should any evidence of unknown contamination be found present, appropriate investigation and assessment must be undertaken. The significance of any contamination not discovered by this investigation is outside the scope of this report.

APPENDIX 1

GROUNDSURE REPORT

SHINFIELD VIEW, SCHOOL GREEN, SHINFIELD, WOKINGHAM, RG2 9EH

Order Details

Date: 11/06/2025
Your ref: R5017/JG/11/06/2025
Our Ref: GS-9UO-75Z-K4D-MFL

Site Details

Location: 473363 167887
Area: 0.1 ha
Authority: [Wokingham Borough Council](#) ↗



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[Summary of findings](#)

[p. 2 >](#)

[Aerial image](#)

[p. 9 >](#)

[OS MasterMap site plan](#)

[p.14 >](#)

[Insight User Guide](#) ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

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 >	2	0	8	5	-
16 >	1.2 >	Historical tanks >	0	0	3	3	-
17 >	1.3 >	Historical energy features >	0	0	1	5	-
17	1.4	Historical petrol stations	0	0	0	0	-
18 >	1.5 >	Historical garages >	0	0	2	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 >	2	0	13	6	-
20 >	2.2 >	Historical tanks >	0	0	3	3	-
21 >	2.3 >	Historical energy features >	0	0	3	8	-
22	2.4	Historical petrol stations	0	0	0	0	-
22 >	2.5 >	Historical garages >	0	0	2	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	1	0	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	0	-
25 >	3.7 >	Waste exemptions >	0	0	11	7	-
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	9	-	-
28 >	4.2 >	Current or recent petrol stations >	0	0	1	0	-
28	4.3	Electricity cables	0	0	0	0	-
29	4.4	Gas pipelines	0	0	0	0	-
29	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	-
30	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
30	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
30 >	4.11 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	1	0	-
30	4.12	Radioactive Substance Authorisations	0	0	0	0	-
31 >	4.13 >	<u>Licensed Discharges to controlled waters ></u>	0	0	1	1	-
31	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
31	4.15	Pollutant release to public sewer	0	0	0	0	-
31	4.16	List 1 Dangerous Substances	0	0	0	0	-
32	4.17	List 2 Dangerous Substances	0	0	0	0	-
32	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
32	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	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
33 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
35 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
36 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
37	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
37	5.5	Groundwater vulnerability- local information	None (within 0m)				
38 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	5
40 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	4
41 >	5.8 >	<u>Potable abstractions ></u>	0	0	0	0	1
42	5.9	Source Protection Zones	0	0	0	0	-
42	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
43 >	6.1 >	<u>Water Network (OS MasterMap) ></u>	1	1	5	-	-



44 >	6.2 >	Surface water features >	0	0	3	-	-
44 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
45 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
45	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
46	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
46	7.2	Historical Flood Events	0	0	0	-	-
46	7.3	Flood Defences	0	0	0	-	-
47	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
47	7.5	Flood Storage Areas	0	0	0	-	-
48	7.6	Flood Zone 2	None (within 50m)				
48	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
49 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
51 >	9.1 >	Groundwater flooding >	Moderate-High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
52	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
53	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
53	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
53	10.4	Special Protection Areas (SPA)	0	0	0	0	0
53	10.5	National Nature Reserves (NNR)	0	0	0	0	0
54 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
54 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	26
56	10.8	Biosphere Reserves	0	0	0	0	0
56	10.9	Forest Parks	0	0	0	0	0
56	10.10	Marine Conservation Zones	0	0	0	0	0
56	10.11	Green Belt	0	0	0	0	0
56	10.12	Proposed Ramsar sites	0	0	0	0	0



57	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
57	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
57	10.15	Nitrate Sensitive Areas	0	0	0	0	0
57 >	10.16 >	Nitrate Vulnerable Zones >	0	0	0	0	1
59 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
60	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
61	11.1	World Heritage Sites	0	0	0	-	-
62	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
62	11.3	National Parks	0	0	0	-	-
62 >	11.4 >	Listed Buildings >	0	0	1	-	-
63	11.5	Conservation Areas	0	0	0	-	-
63	11.6	Scheduled Ancient Monuments	0	0	0	-	-
63	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
64 >	12.1 >	Agricultural Land Classification >	Grade 3a (within 250m)				
65	12.2	Open Access Land	0	0	0	-	-
65	12.3	Tree Felling Licences	0	0	0	-	-
66	12.4	Environmental Stewardship Schemes	0	0	0	-	-
66	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
67	13.1	Priority Habitat Inventory	0	0	0	-	-
67 >	13.2 >	Habitat Networks >	0	1	1	-	-
68	13.3	Open Mosaic Habitat	0	0	0	-	-
68	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
69 >	14.1 >	10k Availability >	Identified (within 500m)				
70 >	14.2 >	Artificial and made ground (10k) >	1	0	0	0	-
71 >	14.3 >	Superficial geology (10k) >	1	0	0	4	-

72	14.4	Landslip (10k)	0	0	0	0	-
73 >	14.5 >	Bedrock geology (10k) >	1	0	0	0	-
74	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
75 >	15.1 >	50k Availability >	Identified (within 500m)				
76 >	15.2 >	Artificial and made ground (50k) >	1	0	0	0	-
77	15.3	Artificial ground permeability (50k)	0	0	-	-	-
78 >	15.4 >	Superficial geology (50k) >	1	0	0	4	-
79 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
79	15.6	Landslip (50k)	0	0	0	0	-
79	15.7	Landslip permeability (50k)	None (within 50m)				
80 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
81 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
81	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
82	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
83 >	17.1 >	Shrink swell clays >	Low (within 50m)				
84 >	17.2 >	Running sands >	Very low (within 50m)				
85 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
86 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
87 >	17.5 >	Landslides >	Very low (within 50m)				
88 >	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
90 >	18.1 >	BritPits >	0	0	0	2	-
91 >	18.2 >	Surface ground workings >	0	0	9	-	-
92	18.3	Underground workings	0	0	0	0	0
92	18.4	Underground mining extents	0	0	0	0	-
92	18.5	Historical Mineral Planning Areas	0	0	0	0	-



92	18.6	Non-coal mining	0	0	0	0	0
93	18.7	JPB mining areas	None (within 0m)				
93	18.8	The Coal Authority non-coal mining	0	0	0	0	-
93 >	18.9 >	Researched mining >	0	1	0	0	-
93	18.10	Mining record office plans	0	0	0	0	-
94	18.11	BGS mine plans	0	0	0	0	-
94	18.12	Coal mining	None (within 0m)				
94	18.13	Brine areas	None (within 0m)				
94	18.14	Gypsum areas	None (within 0m)				
94	18.15	Tin mining	None (within 0m)				
95	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
96	19.1	Natural cavities	0	0	0	0	-
96	19.2	Mining cavities	0	0	0	0	0
96	19.3	Reported recent incidents	0	0	0	0	-
96	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
98 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
100 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	0	-	-	-
100	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
100	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
101	22.1	Underground railways (London)	0	0	0	-	-
101	22.2	Underground railways (Non-London)	0	0	0	-	-
101	22.3	Railway tunnels	0	0	0	-	-
101	22.4	Historical railway and tunnel features	0	0	0	-	-
101	22.5	Royal Mail tunnels	0	0	0	-	-
102	22.6	Historical railways	0	0	0	-	-



102	22.7	Railways	0	0	0	-	-
102	22.8	Crossrail 2	0	0	0	0	-
102	22.9	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 30/04/2022

Site Area: 0.1ha



Recent site history - 2019 aerial photograph



Capture Date: 29/06/2019

Site Area: 0.1ha



Recent site history - 2010 aerial photograph



Capture Date: 25/09/2010

Site Area: 0.1ha



Recent site history - 2005 aerial photograph



Capture Date: 12/07/2005

Site Area: 0.1ha



Recent site history - 1999 aerial photograph



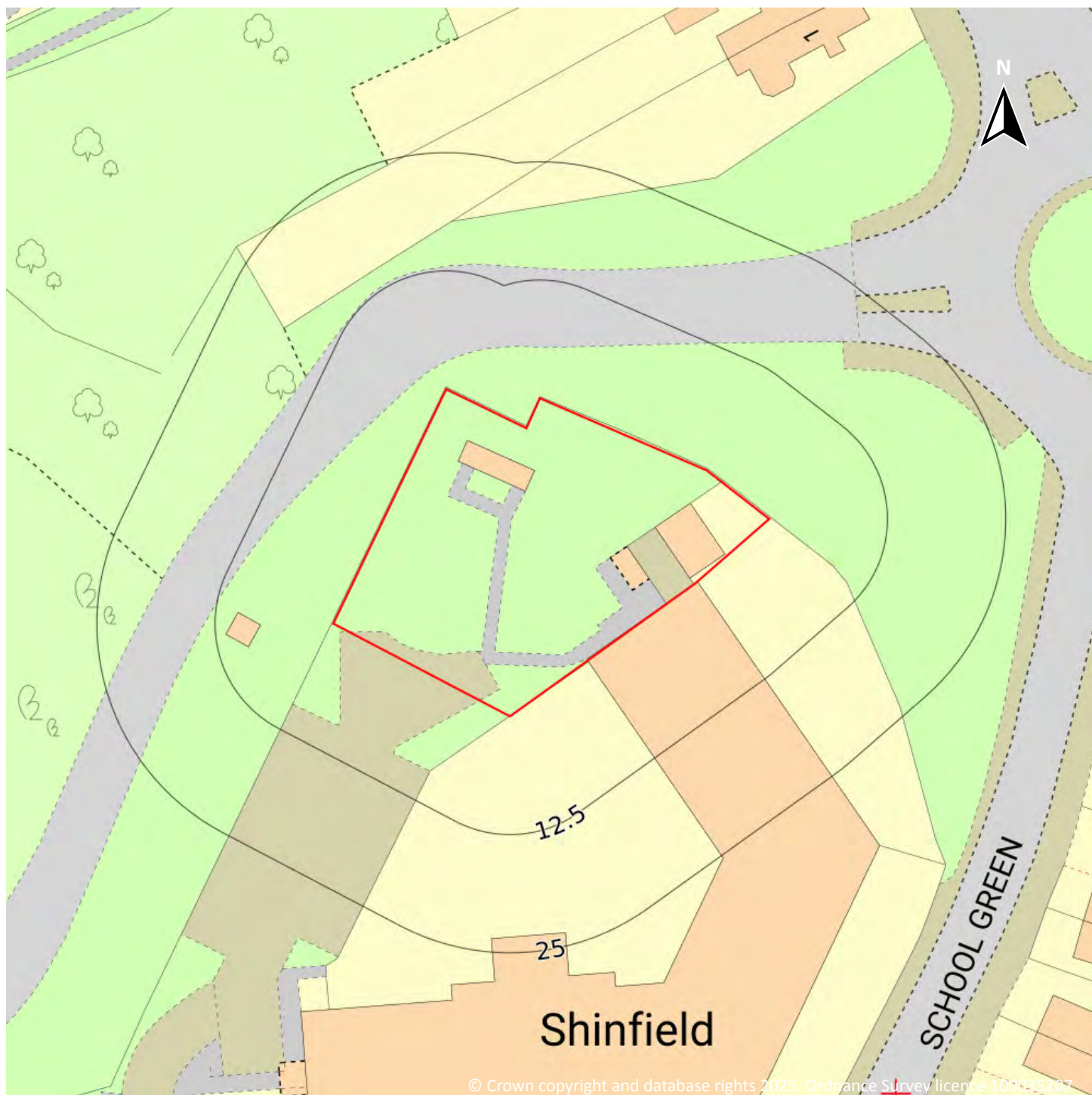
Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved.

Capture Date: 04/09/1999

Site Area: 0.1ha



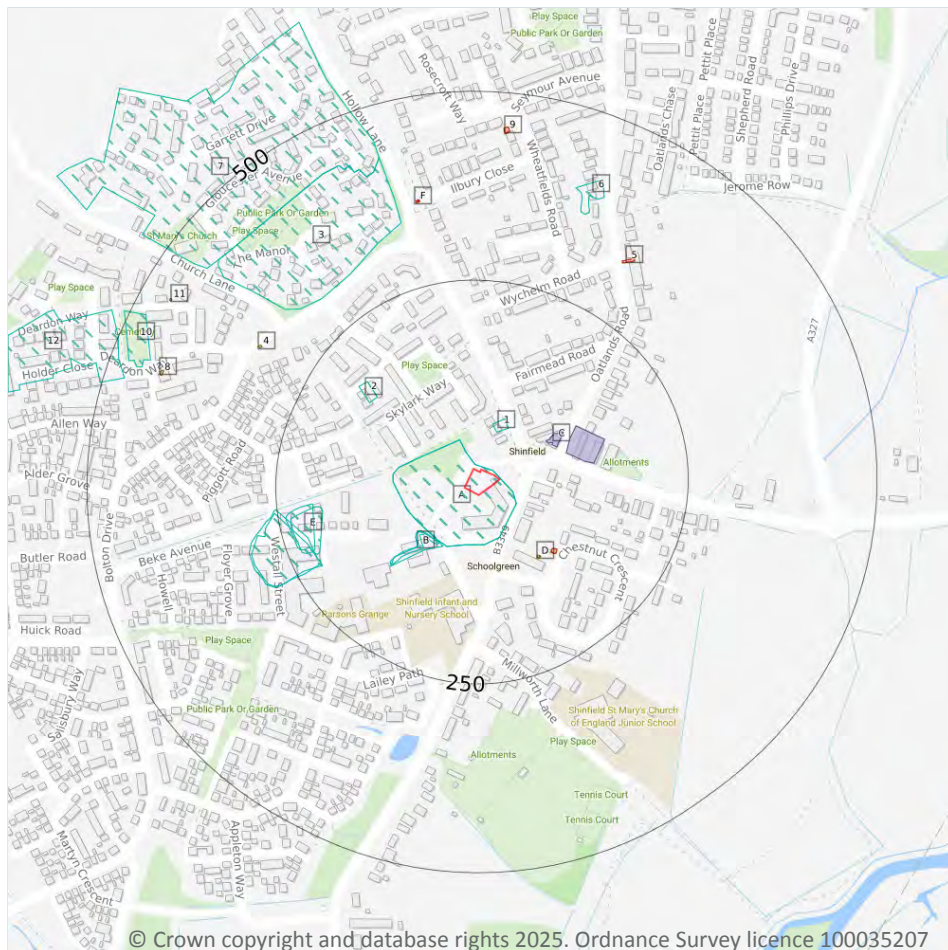
OS MasterMap site plan



Site Area: 0.1ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

15

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

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

ID	Location	Land use	Dates present	Group ID
A	On site	Builders Yard	1969	1889958



ID	Location	Land use	Dates present	Group ID
A	On site	Unspecified Yard	1976	1911566
1	54m NE	Police Station	1983 - 1988	1980644
B	79m SW	Unspecified Ground Workings	1938	1880783
B	79m SW	Unspecified Heap	1913	1987831
2	159m NW	Pump House	1983 - 1988	1935231
E	191m W	Gravel Pit	1976	1945668
E	202m W	Gravel Pit	1898	1950079
E	214m SW	Gravel Pit	1938 - 1961	1919974
E	215m SW	Grass Pit	1913	1917655
3	302m NW	Research Institute	1988	1971065
6	365m N	Gravel Pit	1913 - 1938	1954453
7	412m N	Research Institute	1988	1945905
10	449m W	Grave Yard	1969	1888072
12	473m W	Research Institute	1988	1887762

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

6

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

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

ID	Location	Land use	Dates present	Group ID
D	110m SE	Unspecified Tank	1983	332213
D	113m SE	Unspecified Tank	1968	339778
D	114m SE	Unspecified Tank	1994	331405
4	323m NW	Unspecified Tank	1966	320781



ID	Location	Land use	Dates present	Group ID
8	427m W	Unspecified Tank	1975	320785
11	458m NW	Unspecified Tank	1936	320766

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	6
----------------------------	----------

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

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

ID	Location	Land use	Dates present	Group ID
D	115m SE	Electricity Substation	1968 - 1994	234029
5	328m NE	Electricity Substation	1975 - 1989	229631
F	360m N	Gas Governor	1997	230895
F	361m N	Gas Governor	1989	213529
F	361m N	Gas Governor	1989	214971
9	445m N	Electricity Substation	1975 - 1997	220782

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

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

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

This data is sourced from Ordnance Survey / Groundsure.



1.5 Historical garages

Records within 500m

2

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

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

ID	Location	Land use	Dates present	Group ID
C	79m NE	Garage	1968	67450
C	95m E	Garage	1983	67453

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

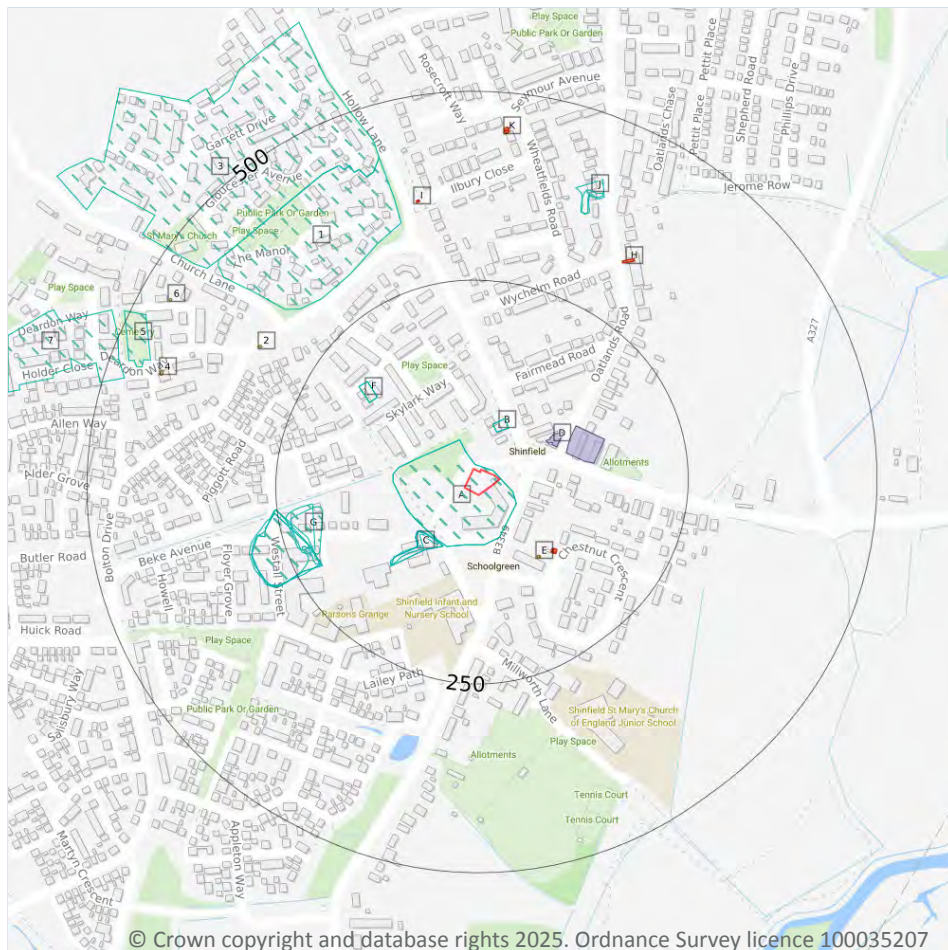
0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

21

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

Features are displayed on the Past land use - un-grouped map on [page 19](#) >

ID	Location	Land Use	Date	Group ID
A	On site	Unspecified Yard	1976	1911566
A	On site	Builders Yard	1969	1889958
B	54m NE	Police Station	1988	1980644



ID	Location	Land Use	Date	Group ID
B	54m NE	Police Station	1983	1980644
C	79m SW	Unspecified Ground Workings	1938	1880783
C	79m SW	Unspecified Heap	1913	1987831
C	79m SW	Unspecified Heap	1913	1987831
F	159m NW	Pump House	1988	1935231
F	159m NW	Pump House	1983	1935231
G	191m W	Gravel Pit	1976	1945668
G	202m W	Gravel Pit	1898	1950079
G	214m SW	Gravel Pit	1938	1919974
G	215m SW	Grass Pit	1913	1917655
G	215m SW	Grass Pit	1913	1917655
G	217m SW	Gravel Pit	1961	1919974
1	302m NW	Research Institute	1988	1971065
J	365m N	Gravel Pit	1913	1954453
J	366m N	Gravel Pit	1938	1954453
3	412m N	Research Institute	1988	1945905
5	449m W	Grave Yard	1969	1888072
7	473m W	Research Institute	1988	1887762

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

6

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
E	110m SE	Unspecified Tank	1983	332213
E	113m SE	Unspecified Tank	1968	339778



ID	Location	Land Use	Date	Group ID
E	114m SE	Unspecified Tank	1994	331405
2	323m NW	Unspecified Tank	1966	320781
4	427m W	Unspecified Tank	1975	320785
6	458m NW	Unspecified Tank	1936	320766

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	11
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Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 19 >](#)

ID	Location	Land Use	Date	Group ID
E	115m SE	Electricity Substation	1983	234029
E	116m SE	Electricity Substation	1994	234029
E	116m SE	Electricity Substation	1968	234029
H	328m NE	Electricity Substation	1975	229631
H	329m NE	Electricity Substation	1989	229631
I	360m N	Gas Governor	1997	230895
I	361m N	Gas Governor	1989	213529
I	361m N	Gas Governor	1989	214971
K	445m N	Electricity Substation	1997	220782
K	447m N	Electricity Substation	1989	220782
K	449m N	Electricity Substation	1975	220782

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**2**

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

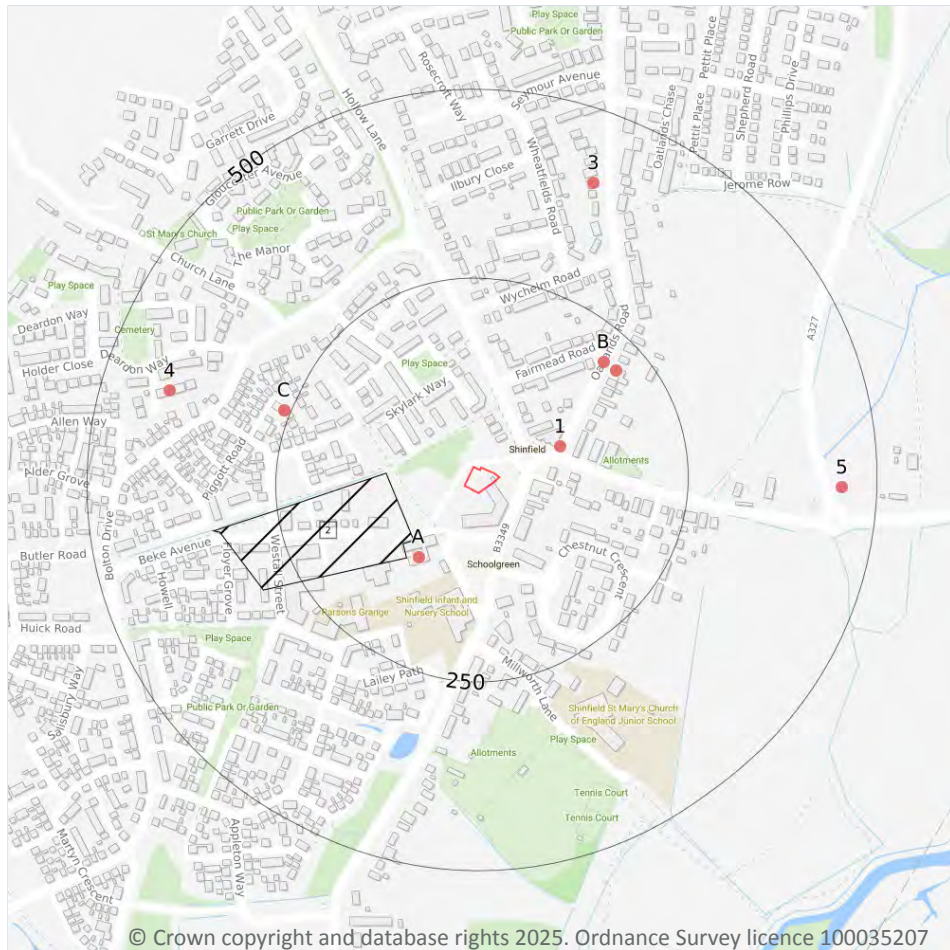
Features are displayed on the Past land use - un-grouped map on [page 19](#) >

ID	Location	Land Use	Date	Group ID
D	79m NE	Garage	1968	67450
D	95m E	Garage	1983	67453

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



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

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m	0
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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 23 >](#)

ID	Location	Details		
2	90m W	Site Address: Land at School Green, Shinfield, Whitley Wood, Reading Licence Holder Address: -	Waste Licence: - Site Reference: WOK2 Waste Type: Inert, Industrial, Commercial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded: - Last Recorded: -

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

18

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

Features are displayed on the Waste and landfill map on [page 23](#) >

ID	Location	Site	Reference	Category	Sub-Category	Description
1	90m NE	Unadopted Road Oatlands Road Reading Rg2 9dw	EPR/ME5052E H/A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction
A	113m SW	Shinfield Pharmacy School Green Reading Berkshire Rg2 9eh	EPR/CF0338NJ /A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal
A	113m SW	-	WEX361918	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	113m SW	Castleoak Office, Land Off Hyde End Road, Shinfield, Rg2 9eh	WEX159026	Treating waste exemption	Not on a farm	Screening and blending of waste
A	113m SW	New Construction Site Parcel 3 - Buxted, Off Deardon Way Onto Bolton Drive, Shinfield Reading, Rg29eh	WEX158693	Using waste exemption	Not on a farm	Use of waste in construction
A	113m SW	Castleoak Office, Land Off Hyde End Road, Shinfield, Rg2 9eh	WEX159026	Using waste exemption	Not on a farm	Use of waste in construction
A	113m SW	Castleoak Office, Land Off Hyde End Road, Shinfield, Rg2 9eh	WEX159026	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	113m SW	Castleoak Office, Land Off Hyde End Road, Shinfield, Rg2 9eh	WEX159026	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
B	205m NE	12 Oatlands Road Reading Rg2 9dw	EPR/QF0904W J/A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction

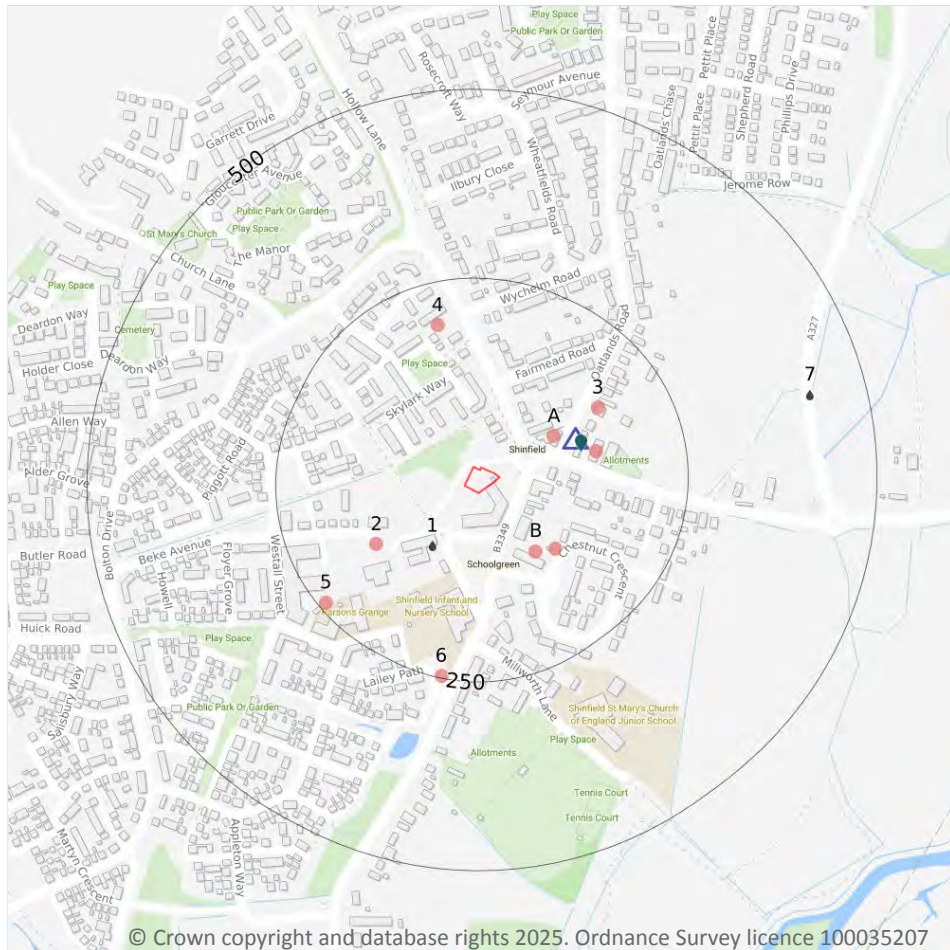


ID	Location	Site	Reference	Category	Sub-Category	Description
B	209m NE	12, Oatlands Road, Shinfield, Reading, Rg2 9dw	WEX160295	Using waste exemption	Not on a farm	Use of waste in construction
B	209m NE	12, Oatlands Road, Shinfield, Reading, Rg2 9dw	WEX296195	Using waste exemption	Not on a farm	Use of waste in construction
C	260m W	-	WEX310090	Using waste exemption	Not on a farm	Use of waste in construction
C	260m W	-	WEX310095	Using waste exemption	Not on a farm	Use of waste in construction
C	260m W	-	WEX310044	Using waste exemption	Not on a farm	Use of waste in construction
C	260m W	-	WEX310089	Using waste exemption	Not on a farm	Use of waste in construction
3	405m N	45, Oatlands Road, Shinfield, Reading, Rg2 9dn	WEX224243	Using waste exemption	Not on a farm	Use of waste in construction
4	410m W	Parcel 3 -Buxted Off Deardon Way To Parcel 4, Off Deardon Way, Shinfield, Reading, Rg2 9hg	WEX160391	Using waste exemption	Not on a farm	Use of waste in construction
5	453m E	Npa - Pumping Station 6m From Magpie & Parrot Arborfield Road. 15m Arborfield Road Rg2 9ea	EPR/TF0407M F/A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- △ Current or recent petrol stations
- Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters

4.1 Recent industrial land uses

Records within 250m

9

Current potentially contaminative industrial sites.

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

ID	Location	Company	Address	Activity	Category
A	90m NE	Kwik-Fit (GB) Limited	School Green, Shinfield, Reading, Berkshire, RG2 9EB	Vehicle Repair, Testing and Servicing	Repair and Servicing
B	107m SE	Tank	Berkshire, RG2	Tanks (Generic)	Industrial Features
B	120m SE	Electricity Sub Station	Berkshire, RG2	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
A	133m E	Asda Shinfield Express Petrol	Arborfield Road, Shinfield, Reading, Berkshire, RG2 9DY	Petrol and Fuel Stations	Road and Rail
2	140m SW	Electricity Sub Station	Berkshire, RG2	Electrical Features	Infrastructure and Facilities
3	160m NE	A W Warwick & Son	4, Oatlands Road, Shinfield, Berkshire, RG2 9DW	Agricultural Contractors	Contract Services
4	194m N	Electricity Sub Station	Berkshire, RG2	Electrical Features	Infrastructure and Facilities
5	240m SW	Electricity Sub Station	Berkshire, RG2	Electrical Features	Infrastructure and Facilities
6	247m S	Electricity Sub Station	Berkshire, RG2	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

1

Open, closed, under development and obsolete petrol stations.

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

ID	Location	Company	Address	LPG	Status
A	113m NE	ESSO	Aborfield Road, Shinfield, Reading, Wokingham, RG2 9DY	No	Open

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**1**

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.

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

ID	Location	Address	Details	
A	116m NE	Shinfield Service Station, Arborfield Road, School Green, Shinfield, RG2 9DY	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

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

2

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

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

ID	Location	Address	Details	
1	91m SW	PREMISES,SHINFIELD,READING,BERKS,PREMISES,SHINFIELD,READING,BE,RKS	Effluent Type: TRADE DISCHARGES - UNSPECIFIED Permit Number: CTCR.0891 Permit Version: 1 Receiving Water: TRIB OF LODDON	Status: REVOKED - UNSPECIFIED Issue date: 10/01/1967 Effective Date: 10/01/1967 Revocation Date: 10/05/1993
7	425m E	ParrotFarm,Shinfield,Parrot Farm,Shinfield	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.1675 Permit Version: 1 Receiving Water: LODDON	Status: REVOKED - UNSPECIFIED Issue date: 02/11/1989 Effective Date: 02/11/1989 Revocation Date: 27/01/1997

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m

0

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

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

4.15 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m

0

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

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



4.17 List 2 Dangerous Substances

Records within 500m

0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m

0

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

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

4.19 Pollution inventory substances

Records within 500m

0

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

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

4.20 Pollution inventory waste transfers

Records within 500m

0

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

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

4.21 Pollution inventory radioactive waste

Records within 500m

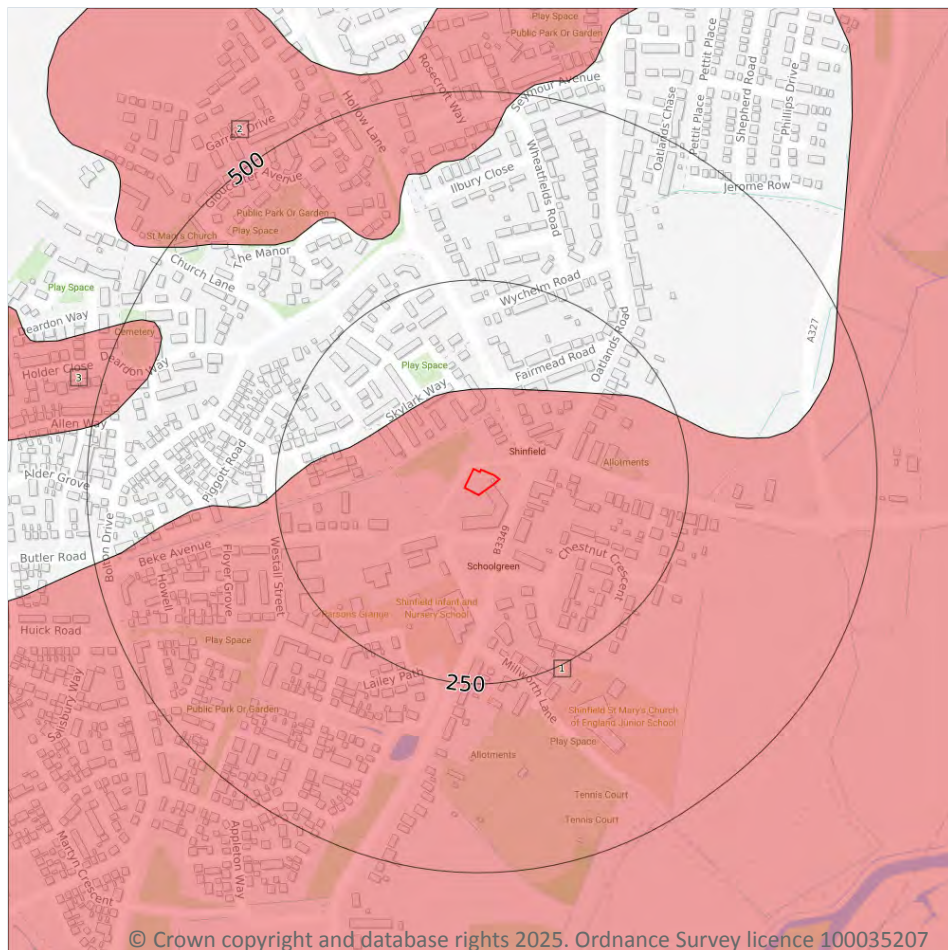
0

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

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



5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

3

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	328m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

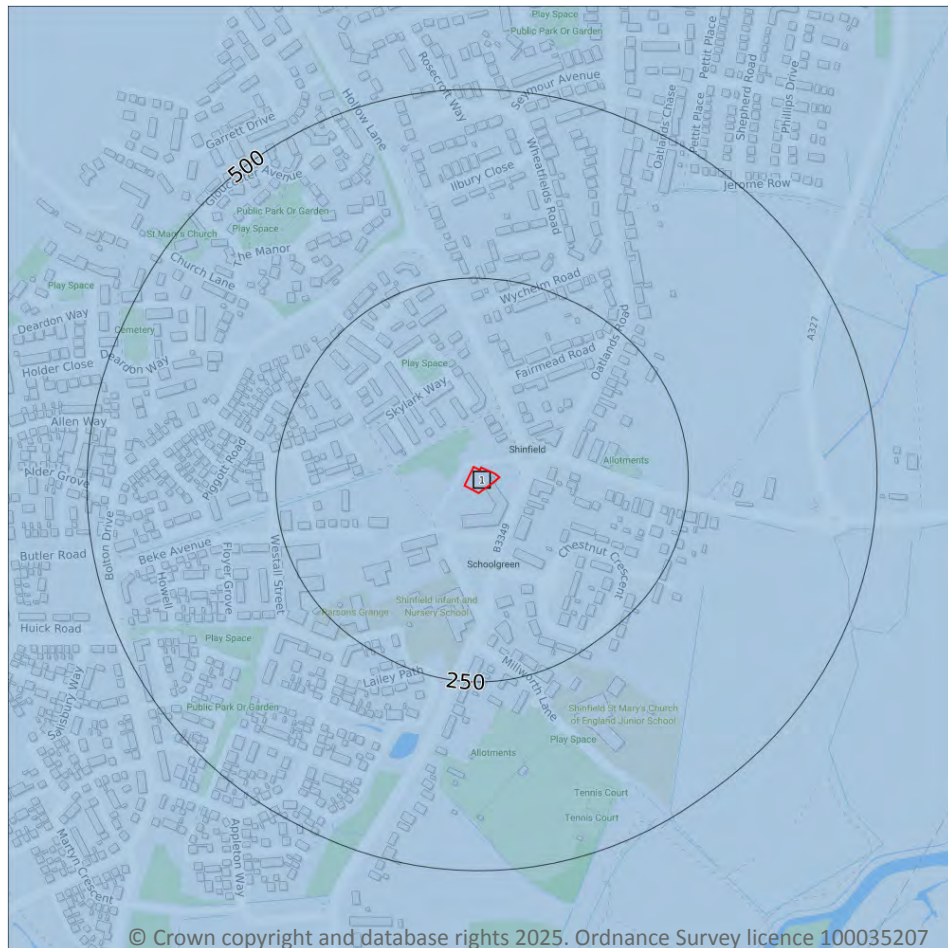


ID	Location	Designation	Description
3	442m NW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

1

Aquifer status of groundwater held within bedrock geology.

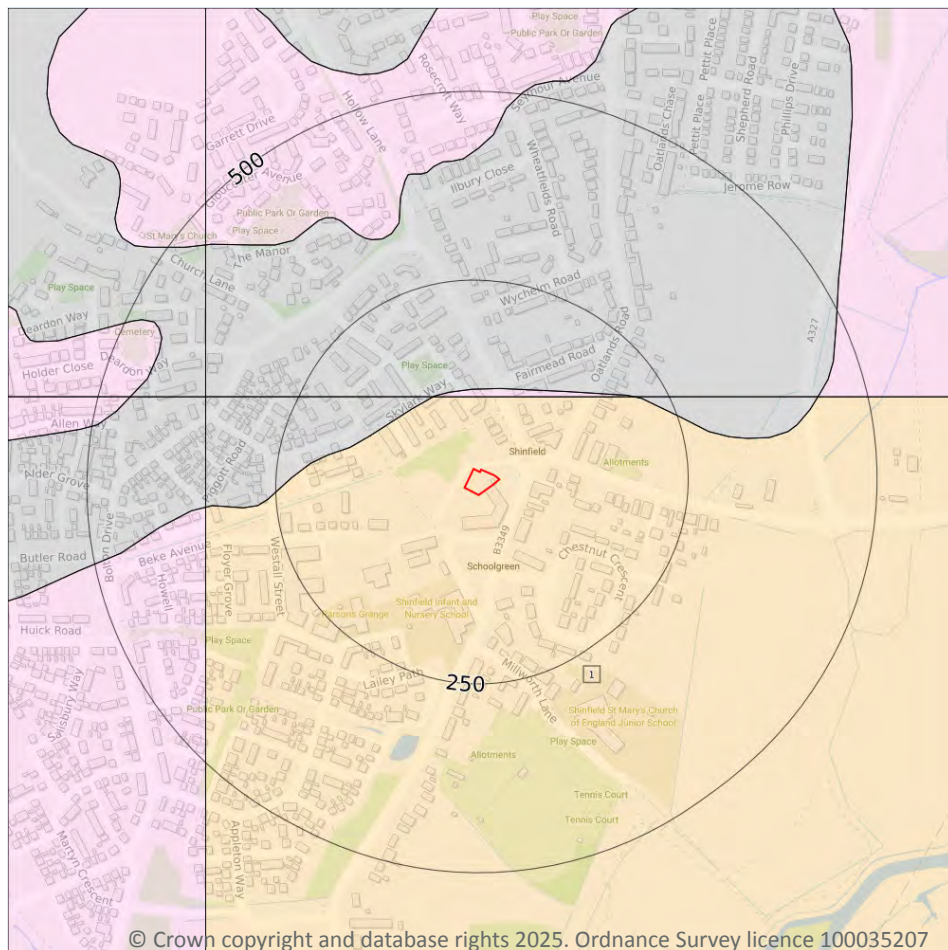
Features are displayed on the Bedrock aquifer map on [page 35](#) >

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

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



Groundwater vulnerability



— Site Outline

Search buffers in metres (m)

Superficial vulnerability

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

Bedrock vulnerability

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

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m

1

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

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

Features are displayed on the Groundwater vulnerability map on [page 36 >](#)



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

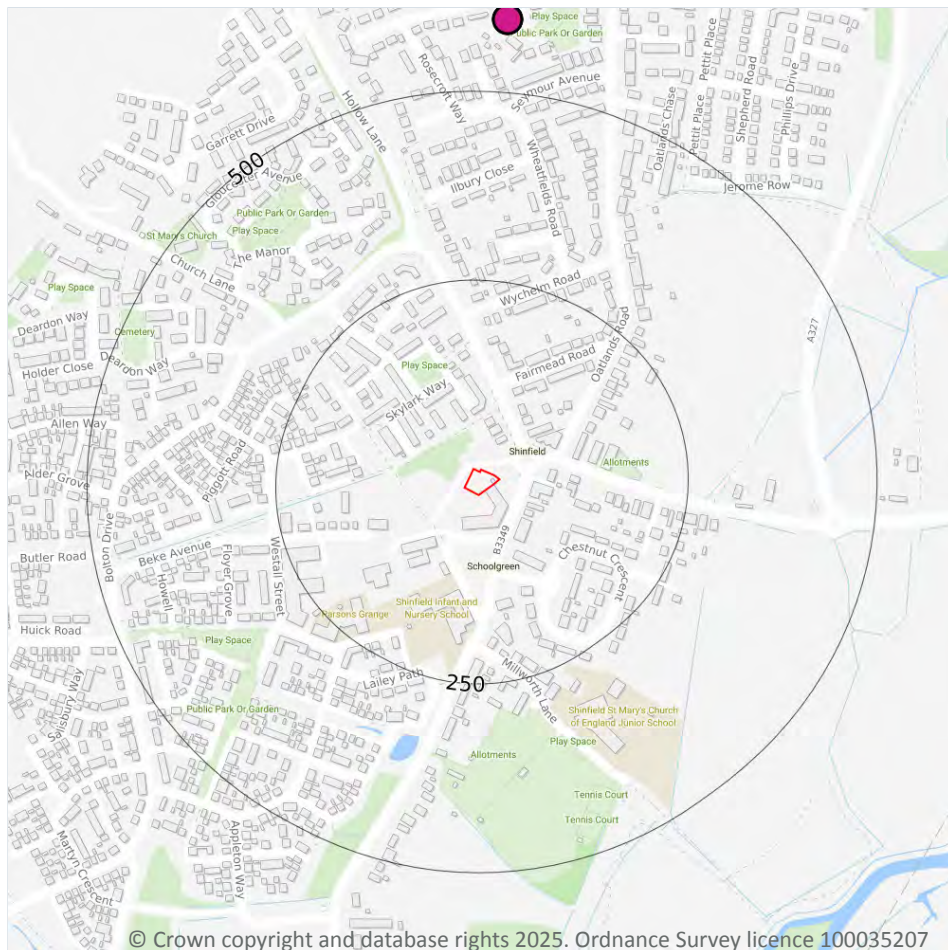
5.5 Groundwater vulnerability- local information

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



- 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
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

5

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 38 >](#)

ID	Location	Details	
A	597m N	Status: Historical Licence No: 28/39/24/0008 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: READING UNIVERSITY HORTICULTURAL STATION BOREHOLE Data Type: Point Name: UNIVERSITY OF READING Easting: 473400 Northing: 168500	Annual Volume (m ³): 19728 Max Daily Volume (m ³): 272.76 Original Application No: - Original Start Date: 13/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 13/05/1968 Version End Date: -
A	597m N	Status: Historical Licence No: 28/39/24/0008 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: READING UNIVERSITY HORTICULTURAL STATION BOREHOLE Data Type: Point Name: UNIVERSITY OF READING Easting: 473400 Northing: 168500	Annual Volume (m ³): 19728 Max Daily Volume (m ³): 272.76 Original Application No: - Original Start Date: 13/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 13/05/1968 Version End Date: -
A	597m N	Status: Historical Licence No: 28/39/24/0008 Details: Spray Irrigation - Spray Irrigation Definition Order Direct Source: THAMES GROUNDWATER Point: READING UNIVERSITY HORTICULTURAL STATION BOREHOLE Data Type: Point Name: UNIVERSITY OF READING Easting: 473400 Northing: 168500	Annual Volume (m ³): 19728 Max Daily Volume (m ³): 272.76 Original Application No: - Original Start Date: 13/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 13/05/1968 Version End Date: -
-	870m SW	Status: Historical Licence No: 28/39/24/0142 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: HIGH COPSE FARM, SHINFIELD - BOREHOLE Data Type: Point Name: UNIVERSITY OF READING Easting: 472800 Northing: 167200	Annual Volume (m ³): 37277 Max Daily Volume (m ³): 681.9 Original Application No: - Original Start Date: 05/04/1971 Expiry Date: - Issue No: 100 Version Start Date: 05/04/1971 Version End Date: -



ID	Location	Details	
-	1543m E	Status: Active Licence No: 28/39/24/0014 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: ARBORFIELD PUMPING STATION POINT A Data Type: Point Name: Thames Water Utilities Ltd Easting: 474900 Northing: 168200	Annual Volume (m ³): 818298 Max Daily Volume (m ³): 2273.05 Original Application No: RG959 Original Start Date: 10/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 10/01/1966 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

4

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 38 >](#)

ID	Location	Details	
-	663m E	Status: Historical Licence No: TH/039/0024/026 Details: Dust Suppression Direct Source: THAMES SURFACE WATER - NON TIDAL Point: RIVER LODDEN- RIVER LODDEN TRIBUTARY (POINT A) Data Type: Point Name: Hochtief (UK) Construction Limited Easting: 474051 Northing: 167856	Annual Volume (m ³): 12000 Max Daily Volume (m ³): 60 Original Application No: - Original Start Date: 17/08/2015 Expiry Date: 17/04/2016 Issue No: 1 Version Start Date: 17/08/2015 Version End Date: -
-	828m SE	Status: Historical Licence No: 28/39/24/0253 Details: Spray Irrigation - Storage Direct Source: THAMES SURFACE WATER - NON TIDAL Point: RIVER LODDON AT ROUNDS COPSE, NEAR ARBORFIELD, BERKS Data Type: Point Name: FARLEY FARMS Easting: 474070 Northing: 167420	Annual Volume (m ³): 48000 Max Daily Volume (m ³): 1440 Original Application No: - Original Start Date: 27/03/2007 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 27/03/2007 Version End Date: -



ID	Location	Details	
-	1302m E	Status: Historical Licence No: TH/039/0024/008 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: THAMES SURFACE WATER - NON TIDAL Point: ARBORFIELD OFF-TAKE STRUCTURE Data Type: Point Name: THE ENVIRONMENT AGENCY Easting: 474687 Northing: 167991	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: NPS/WR/002619 Original Start Date: 28/05/2010 Expiry Date: 31/03/2028 Issue No: 1 Version Start Date: 01/01/2012 Version End Date: -
-	1510m E	Status: Historical Licence No: TH/039/0024/026 Details: Dust Suppression Direct Source: THAMES SURFACE WATER - NON TIDAL Point: RIVER LODDEN TRIBUTARY ADJACENT TO HALL FARM (POINT B) Data Type: Point Name: Hochtief (UK) Construction Limited Easting: 474872 Northing: 168175	Annual Volume (m ³): 12000 Max Daily Volume (m ³): 60 Original Application No: - Original Start Date: 17/08/2015 Expiry Date: 17/04/2016 Issue No: 1 Version Start Date: 17/08/2015 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	1
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Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 38](#) >

ID	Location	Details	
-	1543m E	Status: Active Licence No: 28/39/24/0014 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: ARBORFIELD PUMPING STATION POINT A Data Type: Point Name: Thames Water Utilities Ltd Easting: 474900 Northing: 168200	Annual Volume (m ³): 818298 Max Daily Volume (m ³): 2273.05 Original Application No: RG959 Original Start Date: 10/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 10/01/1966 Version End Date: -

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



5.9 Source Protection Zones

Records within 500m

0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

0

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

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

7

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

Features are displayed on the Hydrology map on [page 43 >](#)

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



ID	Location	Type of water feature	Ground level	Permanence	Name
1	40m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	110m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	163m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	164m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	187m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
C	207m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

3

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 43](#) >

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 43](#) >



ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	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 43](#) >

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	703m 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
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Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

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

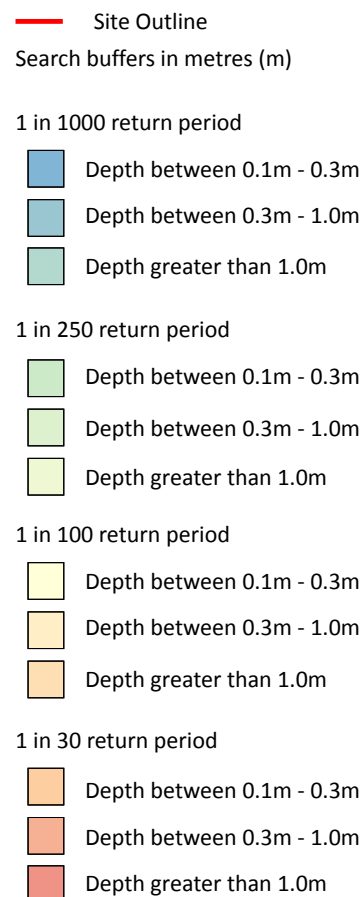
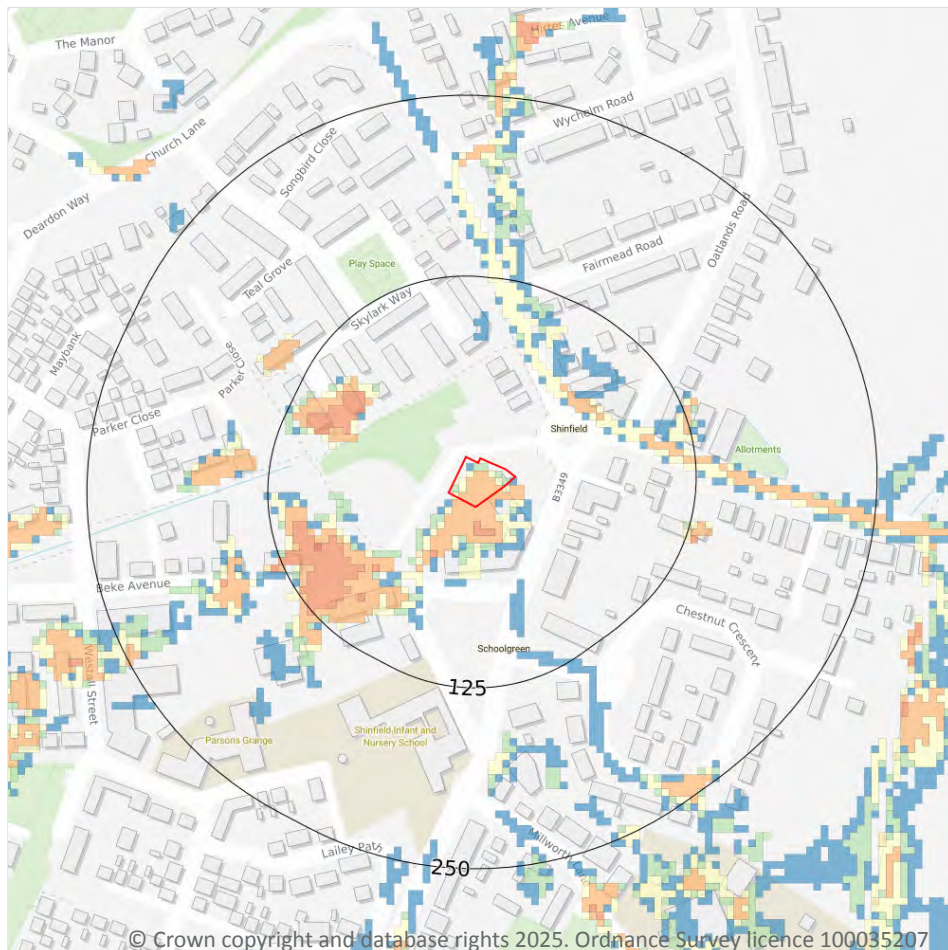
0

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

1 in 30 year, 0.1m - 0.3m

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

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

Features are displayed on the Surface water flooding map on [page 49](#) >

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

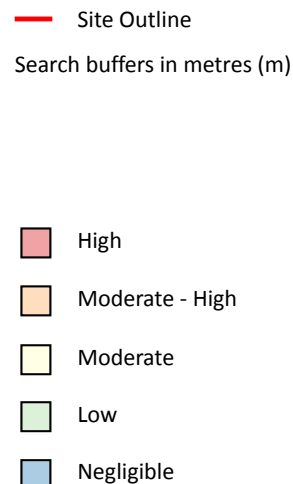
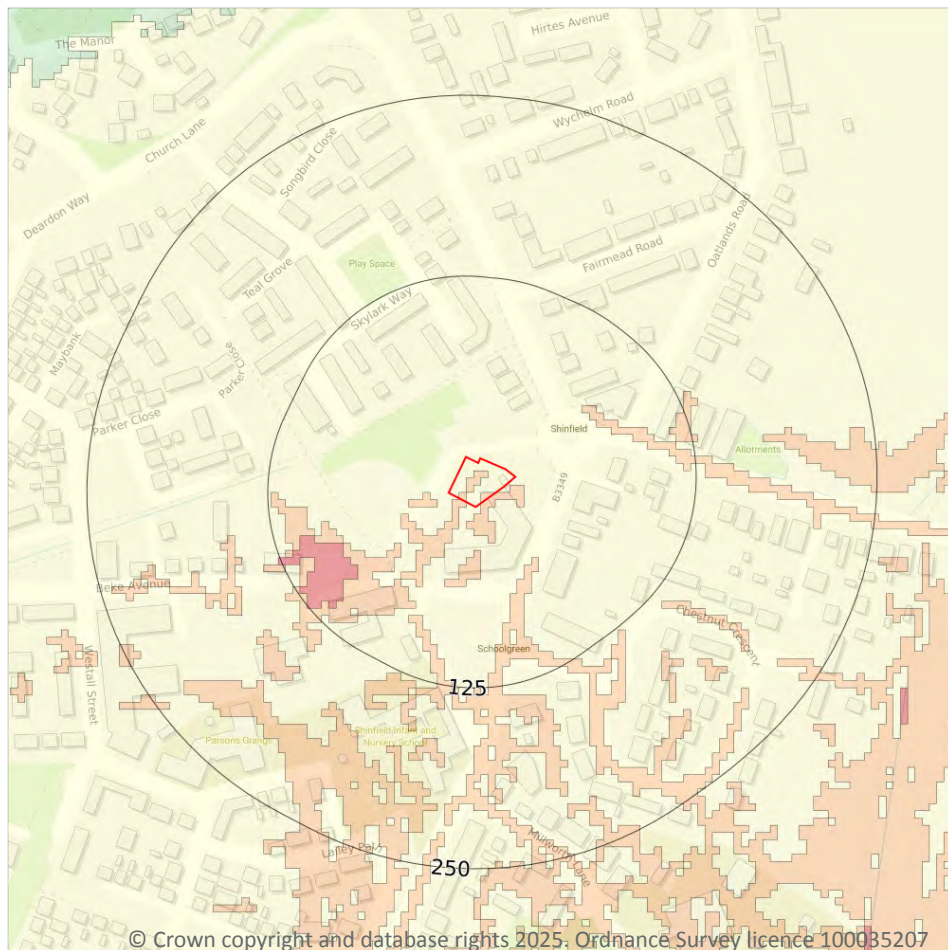
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Between 0.3m and 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.3m and 1.0m
1 in 30 year	Between 0.1m and 0.3m

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Moderate-High

Highest risk within 50m

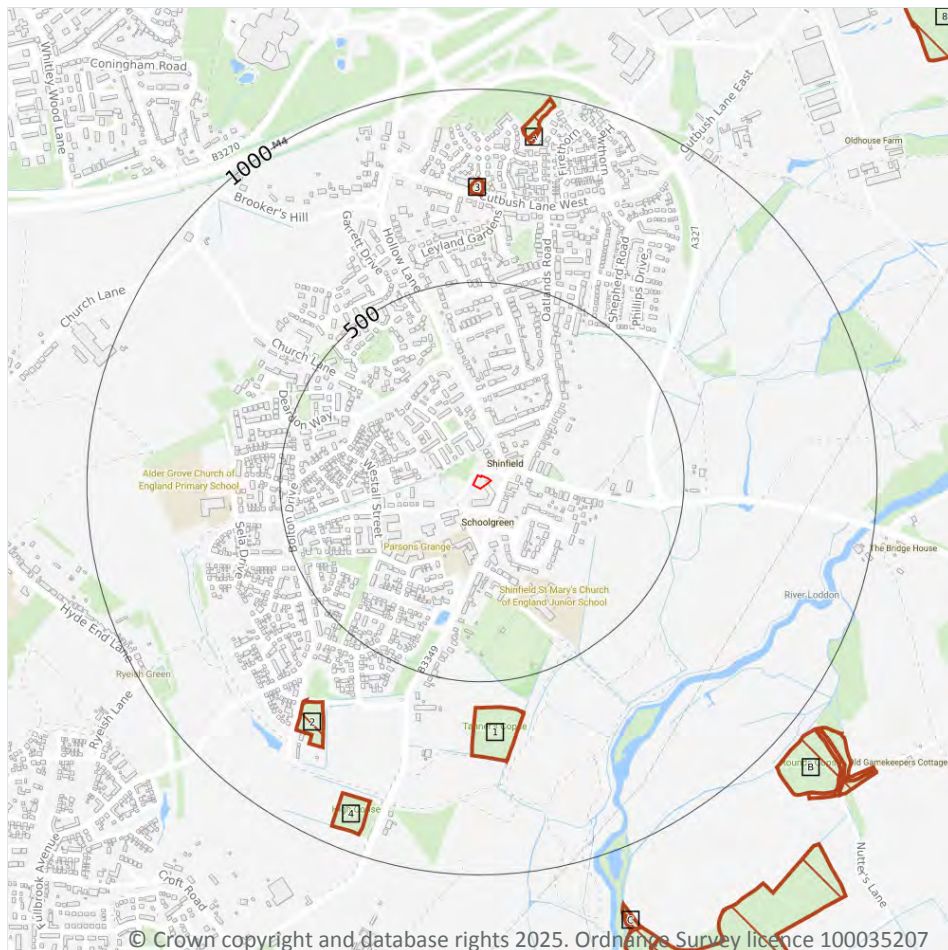
Moderate-High

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

Features are displayed on the Groundwater flooding map on [page 51](#) >

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

1

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

Features are displayed on the Environmental designations map on [page 52 >](#)

ID	Location	Name	Data source
-	1211m N	Pearman's Copse	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

26

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 52 >](#)

ID	Location	Name	Woodland Type
1	567m S	Tanner's Copse (Tithe Map: Tanners Coppice)(tithe:furgy Or Tanners Coppice)	Ancient & Semi-Natural Woodland
2	684m SW	High Copse (Tithe Map: High Coppice)(tithe:high Coppice)	Ancient & Semi-Natural Woodland
3	726m N	(Tithe:coppice Adjoining Home Close)	Ancient & Semi-Natural Woodland
4	858m S	High Copse (Tithe Map: High Coppice)(tithe:high Coppice)	Ancient & Semi-Natural Woodland
A	872m N	(Tithe: The Shaw)	Ancient & Semi-Natural Woodland
A	880m N	(Tithe:the Shaw)	Ancient & Semi-Natural Woodland
B	1044m SE	Rounds Copse (Tithe Map: Round Coppice)(tithe:round Coppice)	Ancient & Semi-Natural Woodland
B	1060m SE	Rounds Copse(tithe:driftway Waste)	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
B	1066m SE	Rounds Copse	Ancient & Semi-Natural Woodland
C	1139m S	(Tithe Map: Moor Coppice)	Ancient & Semi-Natural Woodland
B	1153m SE	Rounds Copse(tithe:driftway Waste)	Ancient & Semi-Natural Woodland
B	1201m SE	Rounds Copse	Ancient & Semi-Natural Woodland
C	1209m S	(Tithe Map: Moor Coppice)(tithe:moor Coppice)	Ancient & Semi-Natural Woodland
C	1253m S	(Tithe Map: Moor Coppice)(tithe:moor Coppice)	Ancient Replanted Woodland
5	1257m SE	Moor Copse (Tithe Map: Moor Coppice)(tithe:moor Coppice)	Ancient & Semi-Natural Woodland
C	1299m SE	Moor Copse (Tithe Map: Moor Coppice)(tithe:moor Coppice)	Ancient & Semi-Natural Woodland
-	1355m N	Nores Hill (Tithe Map: Nores Hill Coppice)(tithe:noves Hill Coppice)	Ancient & Semi-Natural Woodland
-	1355m S	Moor Copse (Tithe Map: Moor Coppice)(tithe:moor Coppice)	Ancient & Semi-Natural Woodland
-	1369m N	Pearman's Copse (Tithe Map: Pearmans Coppice)(tithe:pearmans Coppice)	Ancient & Semi-Natural Woodland
-	1559m NW	(Tithe Map: Little Whitley Wood Coppice)(tithe:little Whitley Wood Coppice)	Ancient & Semi-Natural Woodland
8	1572m NE	St. John's Copse (Tithe Map: St Johns Coppice)(tithe:saint Johns Coppice)	Ancient & Semi-Natural Woodland
-	1628m N	(Tithe Map: Great Whitley Wood Coppice)(tithe:great Whitley Wood Coppice)	Ancient & Semi-Natural Woodland
-	1688m E	Pound Copse (Tithe Map: Pound Coppice Wellan's Coppice)(tithe:pond Or Willans Coppice)	Ancient & Semi-Natural Woodland
-	1695m SE	Bottom Copse (Tithe Map: Bottoms Coppice)(tithe:bottom Coppice)	Ancient Replanted Woodland
-	1753m S	Swallowfield Park: Great Wood(tithe:great Wood; Osd=swallowfield Place)	Ancient & Semi-Natural Woodland
-	1880m E	(Tithe Map: Furzen Coppice Parson's Coppice)(tithe:furzen Or Parsons Coppice)	Ancient & Semi-Natural Woodland

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



10.8 Biosphere Reserves

Records within 2000m

0

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

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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

0

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

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

1

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
562m NW	Foudry Brook (West End Brook to M4) NVZ	Surface Water	459	Existing



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



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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 61 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	155m S	The School	II	1136149	26/01/1967

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

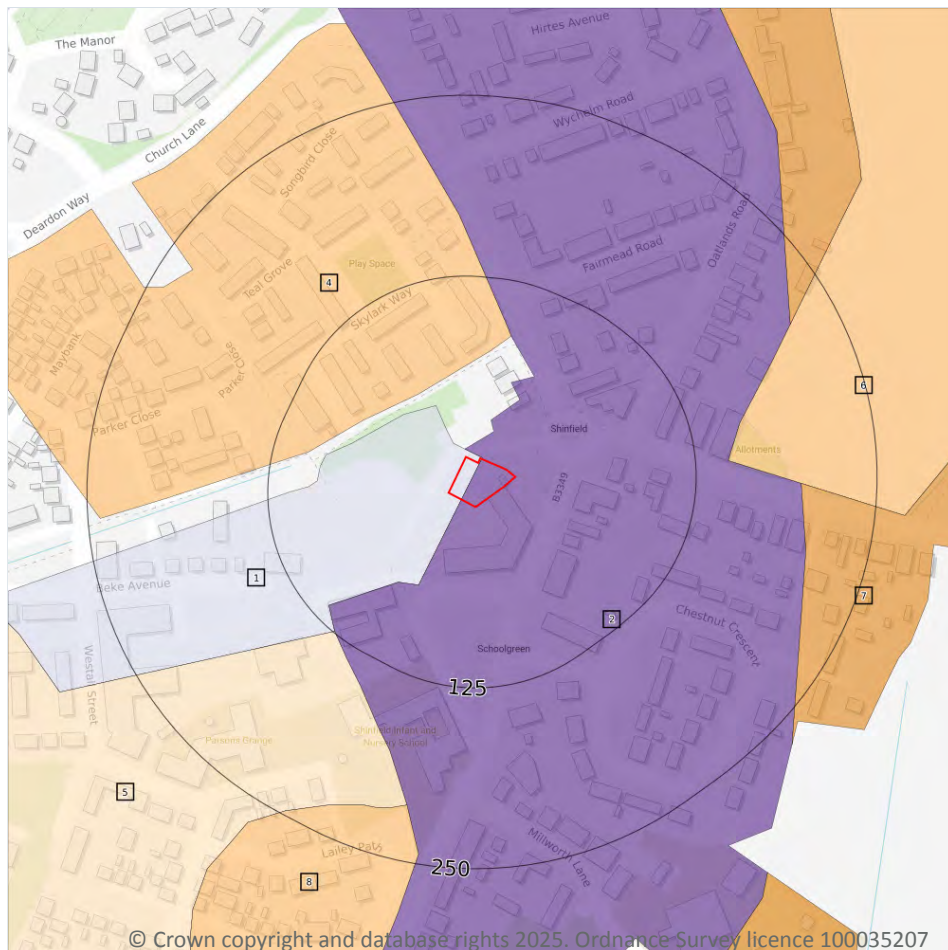
Records within 250m

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

7

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 64](#) >

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



ID	Location	Classification	Description
2	On site	Urban	Non-agricultural/no quality assigned
4	54m NW	Grade 3a	Good quality agricultural land. Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.
5	124m SW	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.
6	148m E	Grade 3a	Good quality agricultural land. Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.
7	198m E	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.
8	211m S	Grade 3a	Good quality agricultural land. Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.



12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

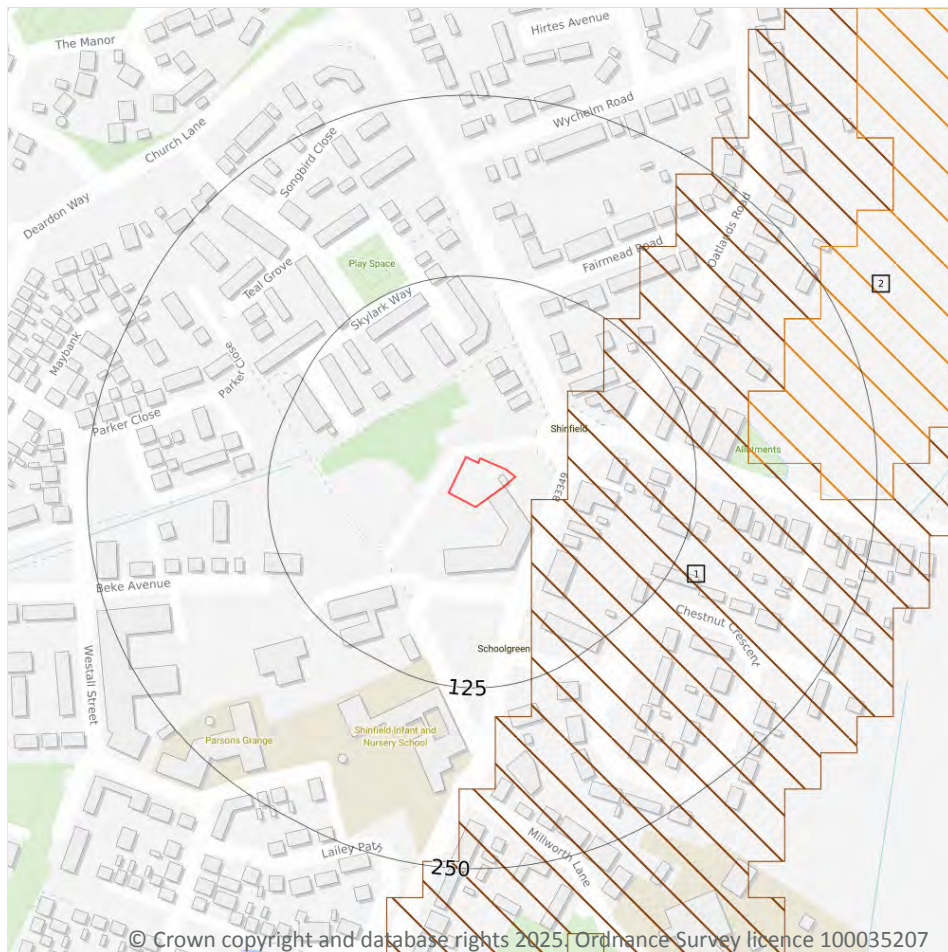
0

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

This data is sourced from Natural England.



13 Habitat designations



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

13.1 Priority Habitat Inventory

Records within 250m

0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

2

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.

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



ID	Location	Type	Habitat
1	19m SE	Network Enhancement Zone 2	Not specified
2	161m E	Network Enhancement Zone 1	Not specified

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0
----------------------------	----------

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m	0
----------------------------	----------

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



- Site Outline**
- Search buffers in metres (m)
- Full coverage
 - Partial coverage
 - No coverage

14.1 10k Availability

Records within 500m

1

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

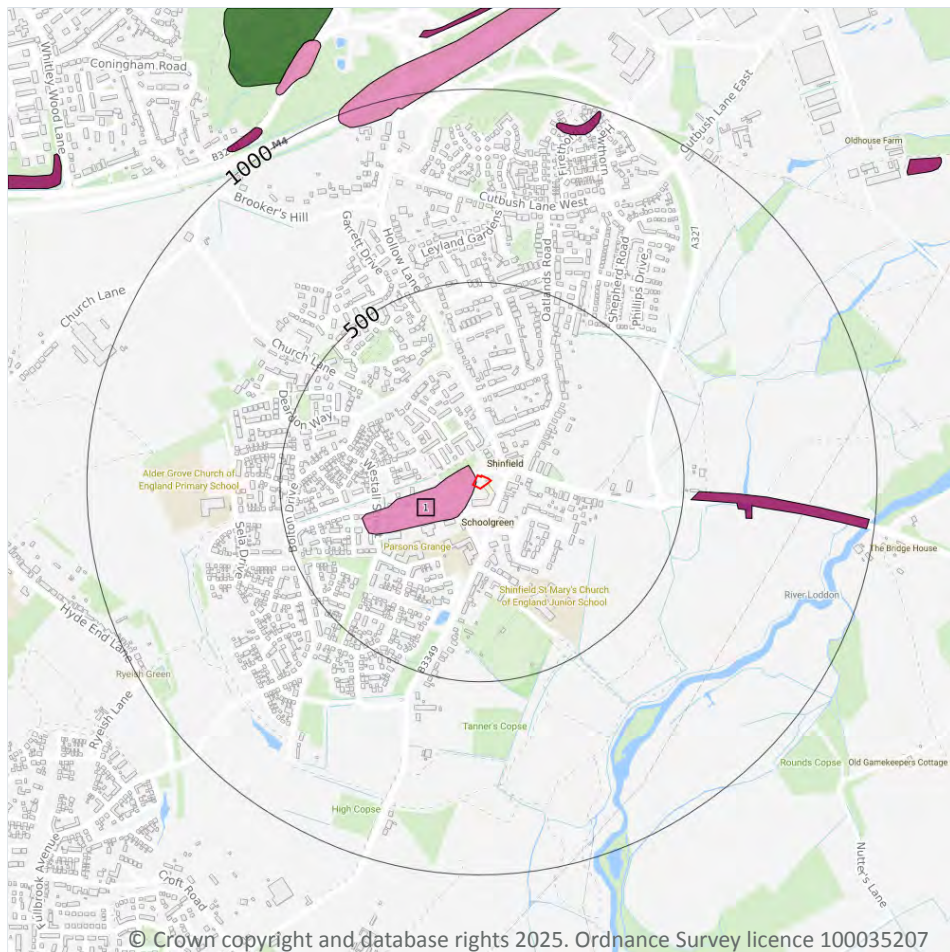
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 69](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SU76NW

This data is sourced from the British Geological Survey.



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



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

14.2 Artificial and made ground (10k)

Records within 500m

1

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

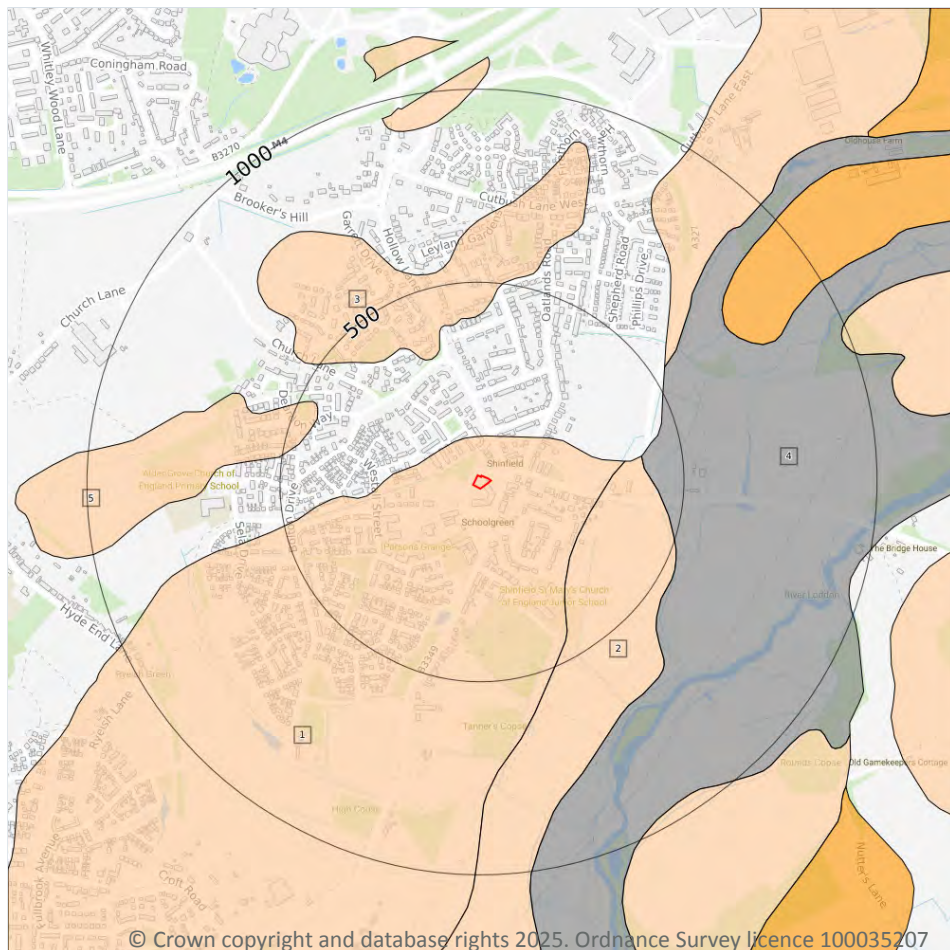
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 70](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	WGR-VOID	Worked Ground (Undivided)	Void

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

5

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 71](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	RTD3-XSV	River Terrace Deposits, 3 - Sand And Gravel	Sand And Gravel
2	266m SE	RTD2-XSV	River Terrace Deposits, 2 - Sand And Gravel	Sand And Gravel
3	323m N	RTD4-XSV	River Terrace Deposits, 4 - Sand And Gravel	Sand And Gravel
4	395m E	ALV-Z	Alluvium - Silt (unlithified Deposits Coding Scheme)	Silt



ID	Location	LEX Code	Description	Rock description
5	438m NW	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

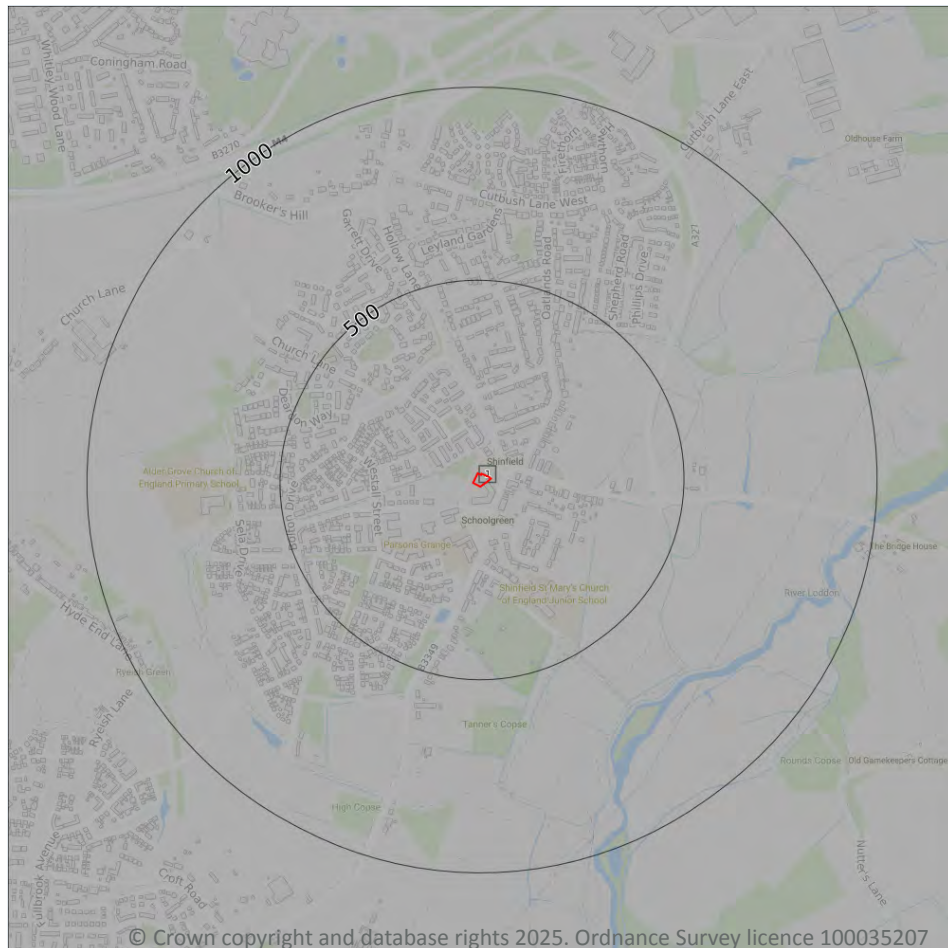
0

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

1

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 73 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	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

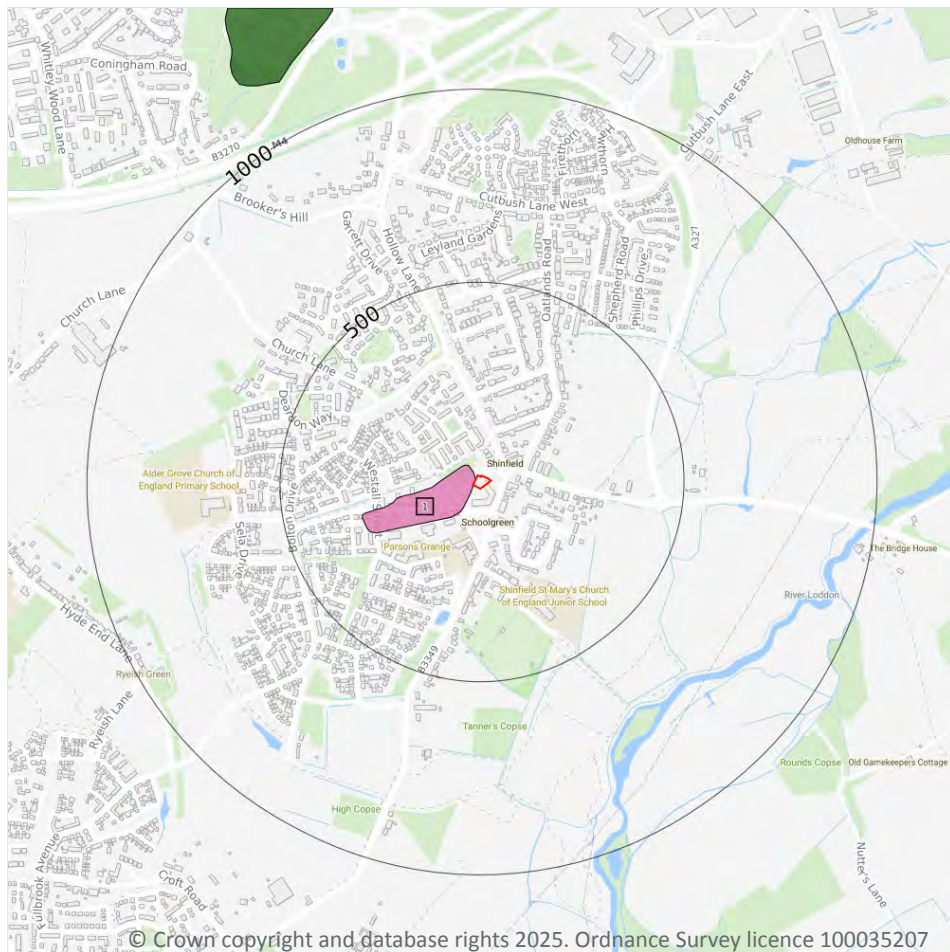
0

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.



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



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

15.2 Artificial and made ground (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 76 >](#)

ID	Location	LEX Code	Description	Rock description
1	On site	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID

This data is sourced from the British Geological Survey.



15.3 Artificial ground permeability (50k)

Records within 50m

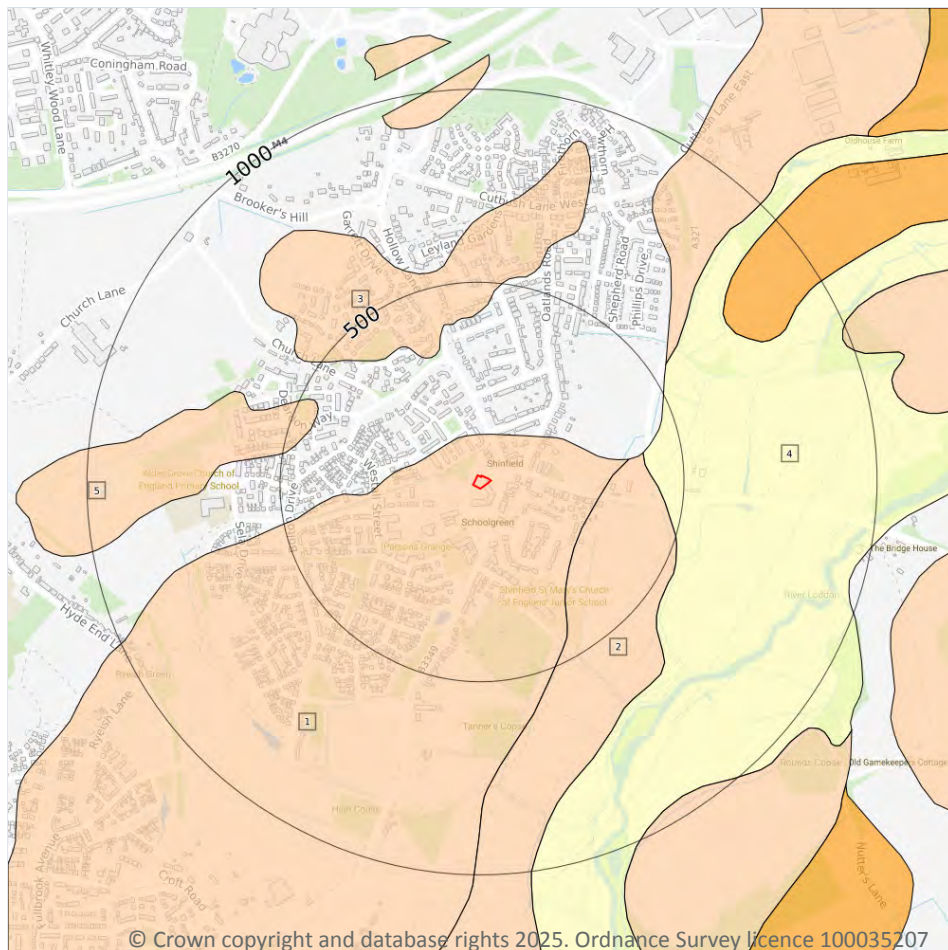
0

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 78](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	RTD3-XSV	RIVER TERRACE DEPOSITS, 3	SAND AND GRAVEL
2	266m SE	RTD2-XSV	RIVER TERRACE DEPOSITS, 2	SAND AND GRAVEL
3	328m N	RTD4-XSV	RIVER TERRACE DEPOSITS, 4	SAND AND GRAVEL
4	401m E	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL



ID	Location	LEX Code	Description	Rock description
5	442m NW	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 80 >](#)

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

16.1 BGS Boreholes

Records within 250m

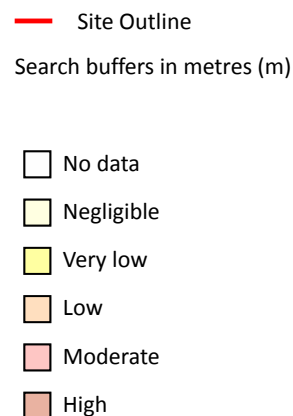
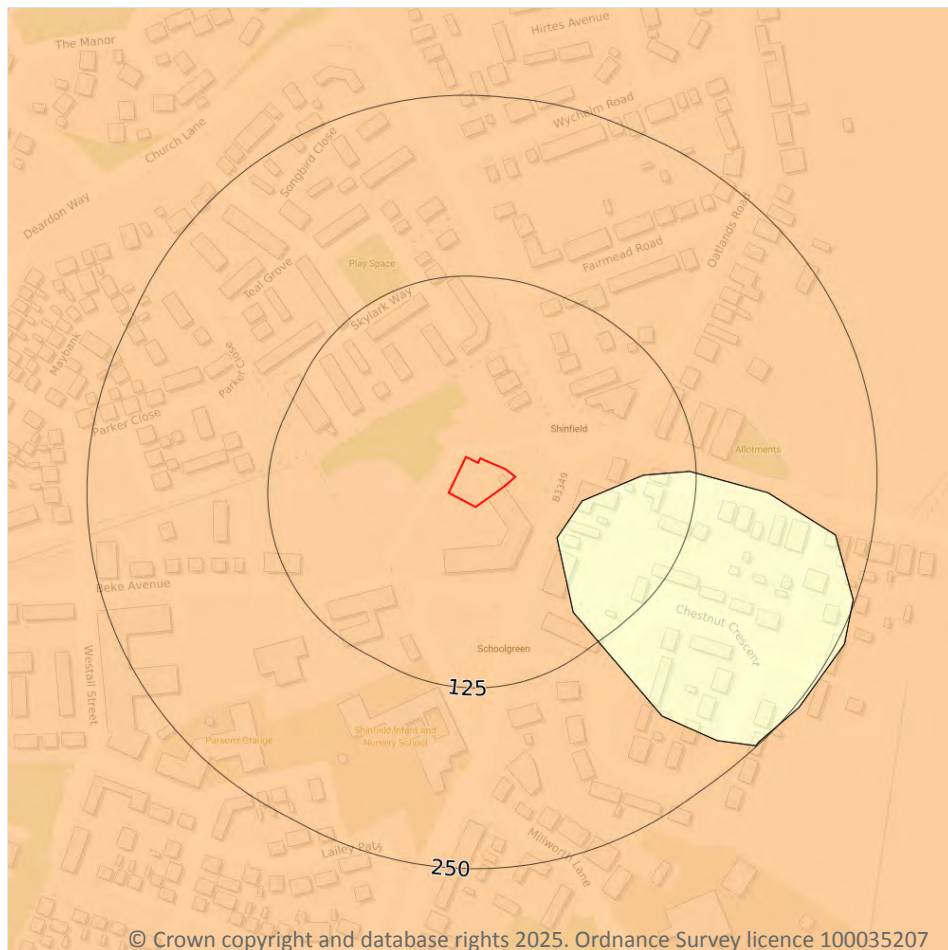
0

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

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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).

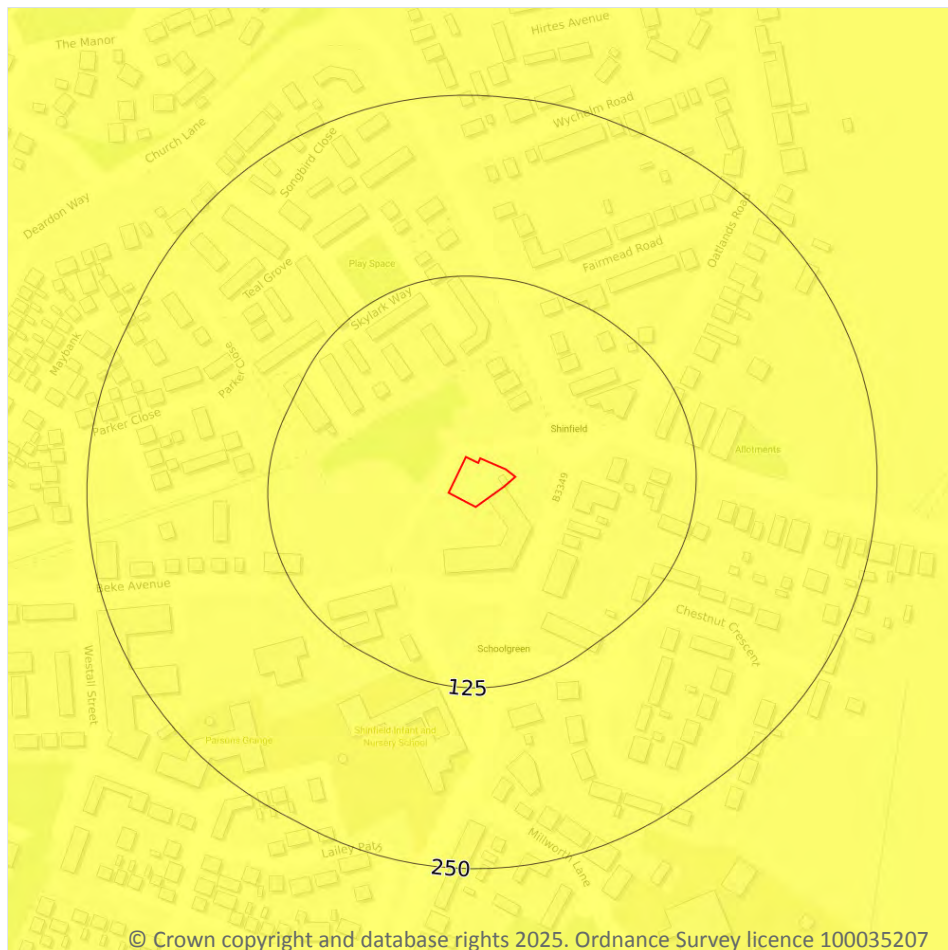
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 83](#) >

Location	Hazard rating	Details
On site	Low	Ground conditions predominantly medium plasticity.
48m SE	Negligible	Ground conditions predominantly non-plastic.

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.

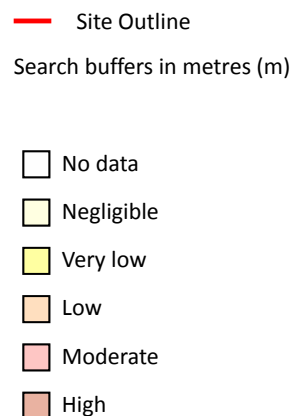
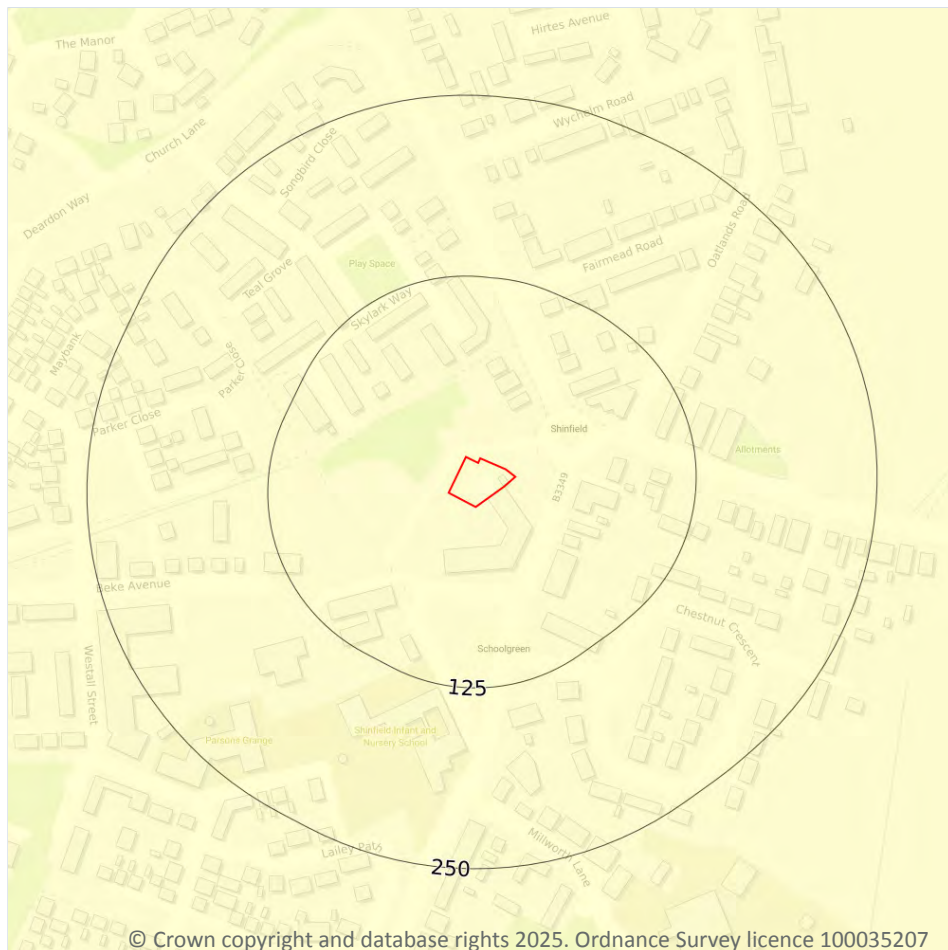
Features are displayed on the Natural ground subsidence - Running sands map on [page 84](#) >

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



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.

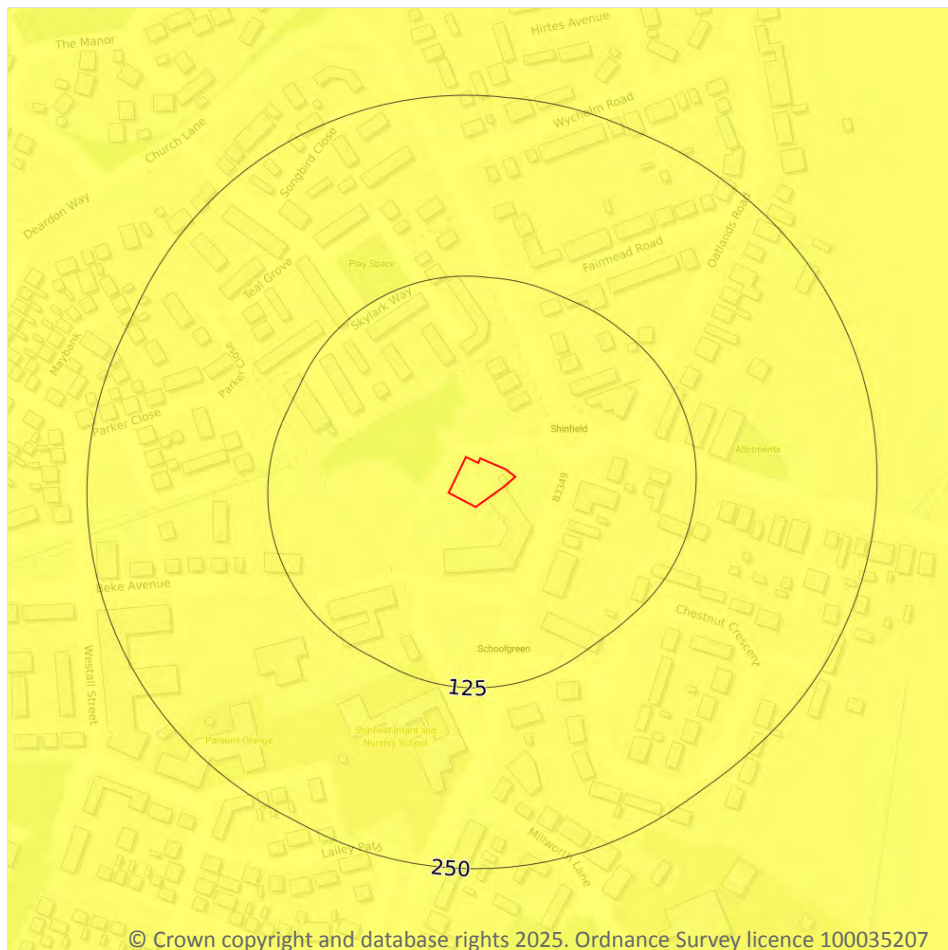
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 85 >](#)

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.

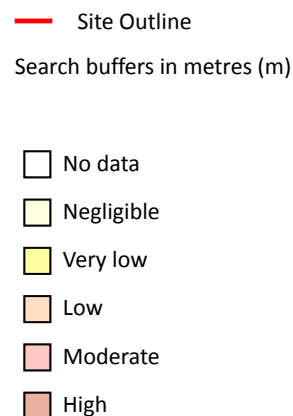
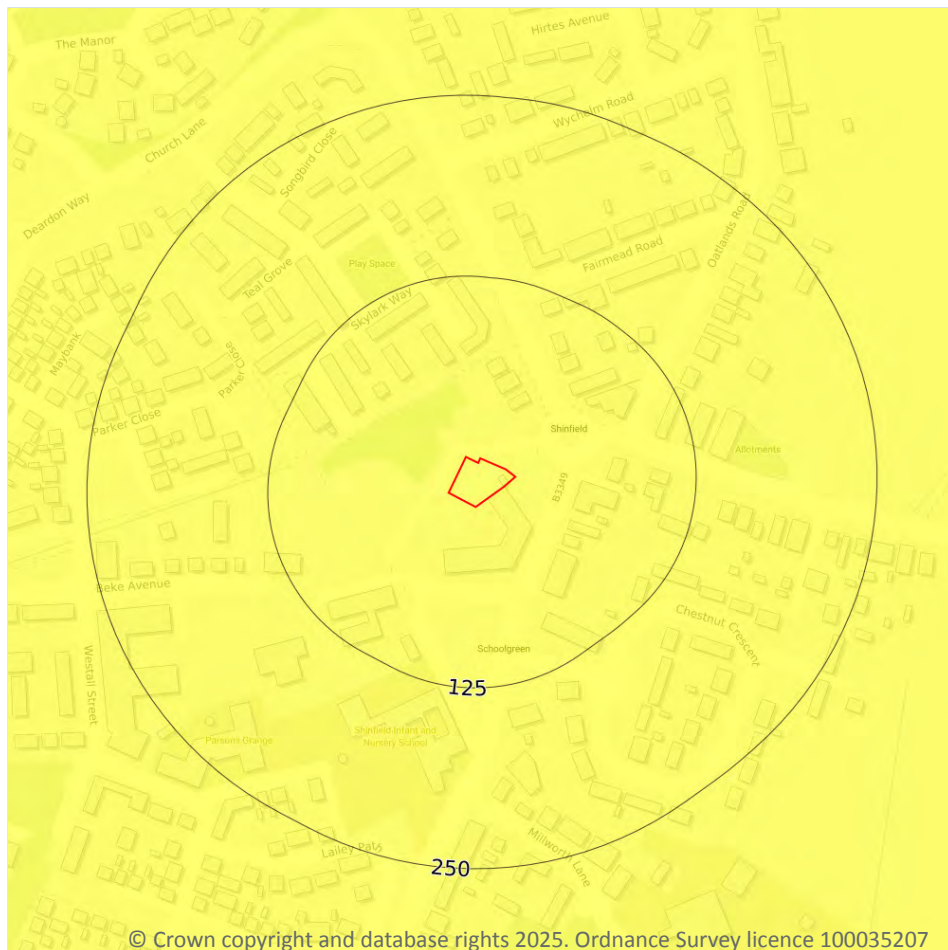
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 86](#) >

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



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.

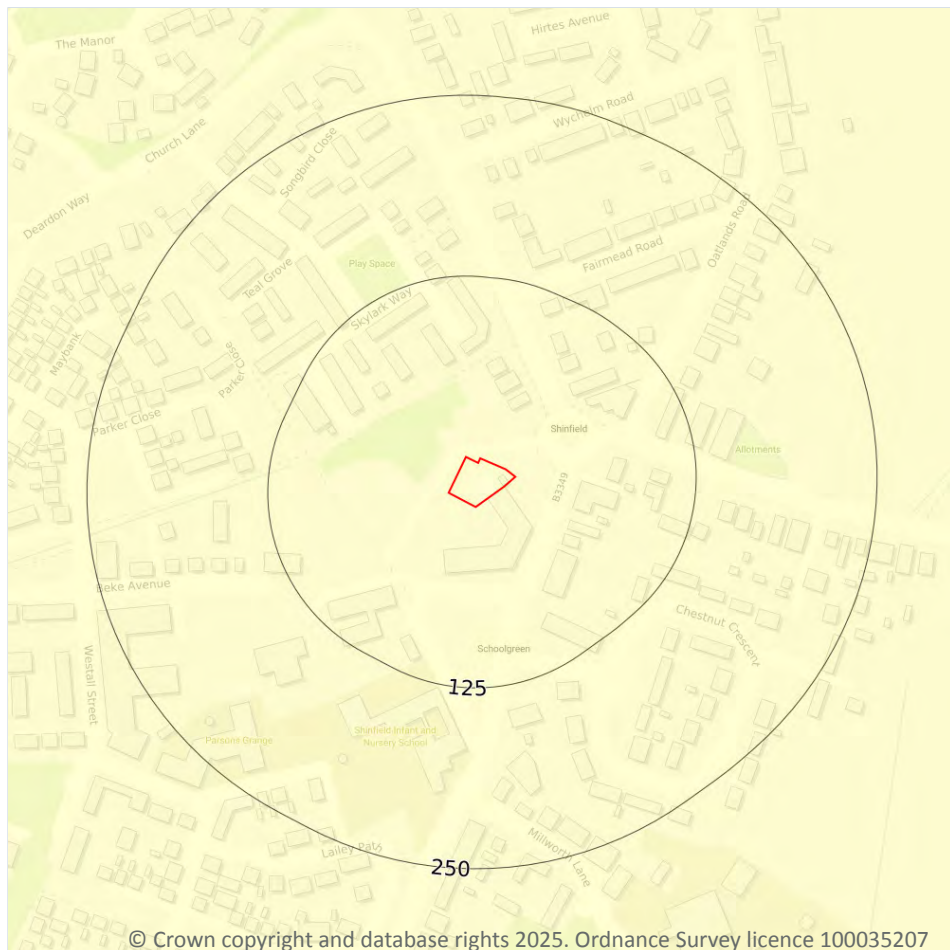
Features are displayed on the Natural ground subsidence - Landslides map on [page 87](#) >

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 88](#)

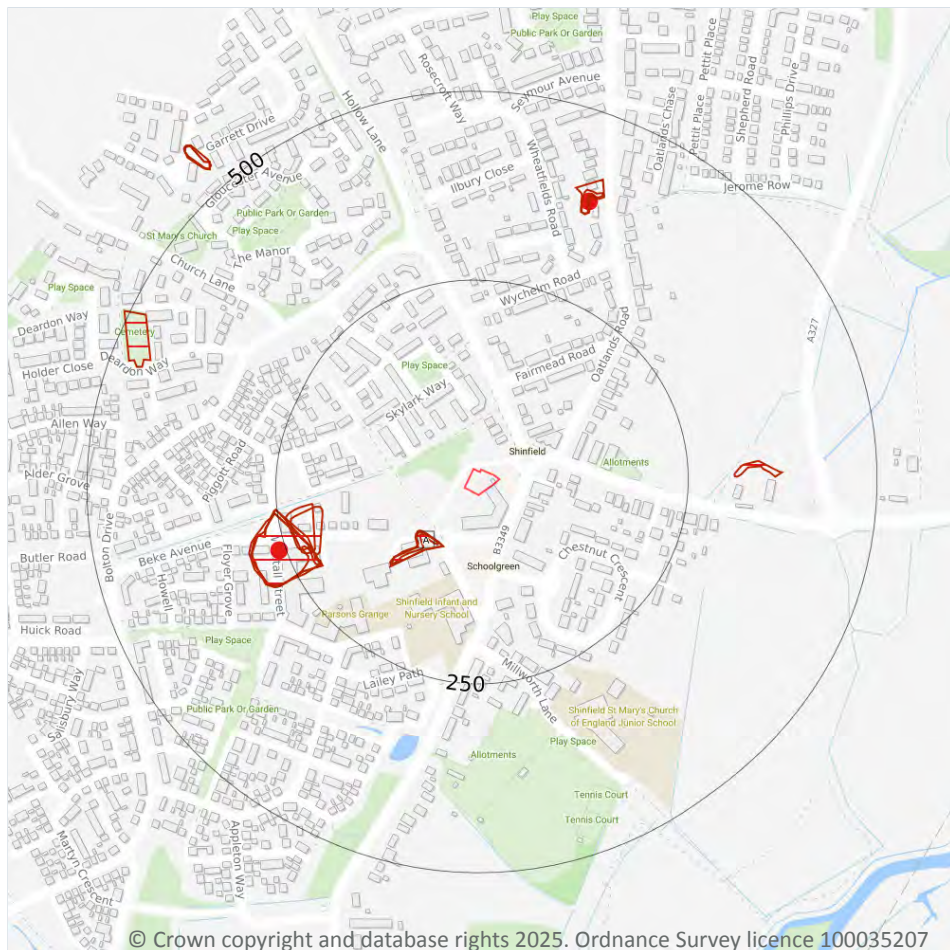
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



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

18.1 BritPits

Records within 500m

2

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

Features are displayed on the Mining and ground workings map on [page 90](#) >

ID	Location	Details	Description
B	259m W	Name: Schoolgreen Gravel Pit Address: Shinfield, READING, Berkshire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
C	383m N	Name: Schoolgreen Gravel Pit Address: Shinfield, READING, Berkshire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

9

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

Features are displayed on the Mining and ground workings map on [page 90](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
A	79m SW	Unspecified Ground Workings	1938	1:10560
A	79m SW	Unspecified Heap	1913	1:10560
A	79m SW	Unspecified Heap	1913	1:10560
B	191m W	Gravel Pit	1976	1:10560
B	202m W	Gravel Pit	1898	1:10560
B	214m SW	Gravel Pit	1938	1:10560
B	215m SW	Grass Pit	1913	1:10560
B	215m SW	Grass Pit	1913	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
B	217m SW	Gravel Pit	1961	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	0
-----------------------------	----------

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

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

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

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

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

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0
-----------------------------	----------

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

This data is sourced from the British Geological Survey.



18.7 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

1

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

Location	Mineral type
8m NW	Stone

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

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

This data is sourced from Groundsure.



18.11 BGS mine plans

Records within 500m**0**

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site**0**

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site**0**

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

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

18.14 Gypsum areas

Records on site**0**

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site**0**

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.



18.16 Clay mining

Records on site	0
-----------------	---

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

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



19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

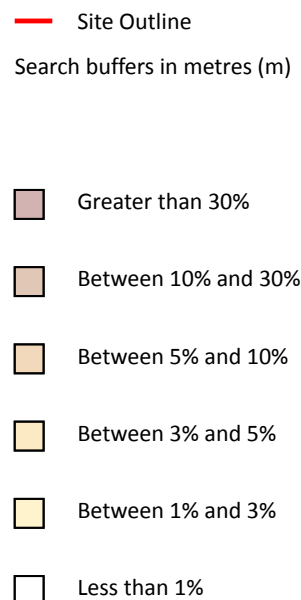
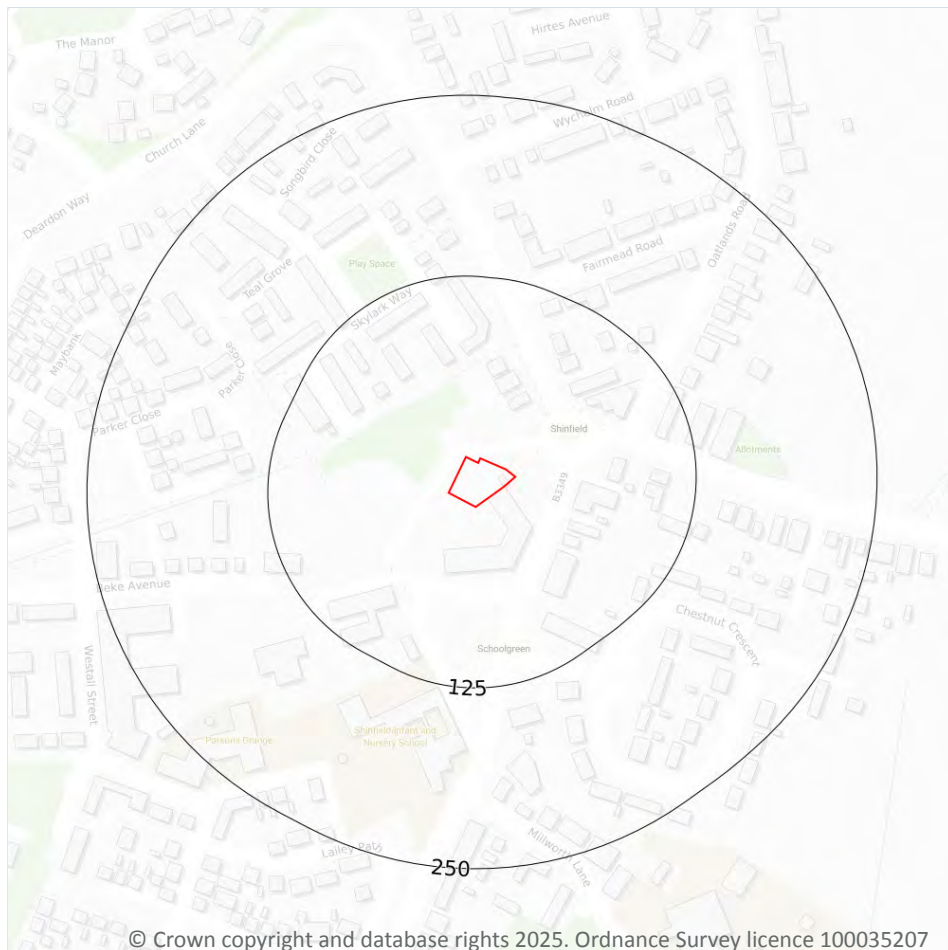
Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



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 98](#) >

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

1

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 km². 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 km²; 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 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

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 km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m**0**

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m**0**

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m**0**

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



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.

Data providers

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

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Report Ref: GS-6NC-W4O-MTB-6WI
Grid Ref: 473365, 167887

Map Name: County Series

Map date: 1898-1900

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1876
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1871
Revised 1900
Edition N/A
Copyright N/A
Levelled N/A

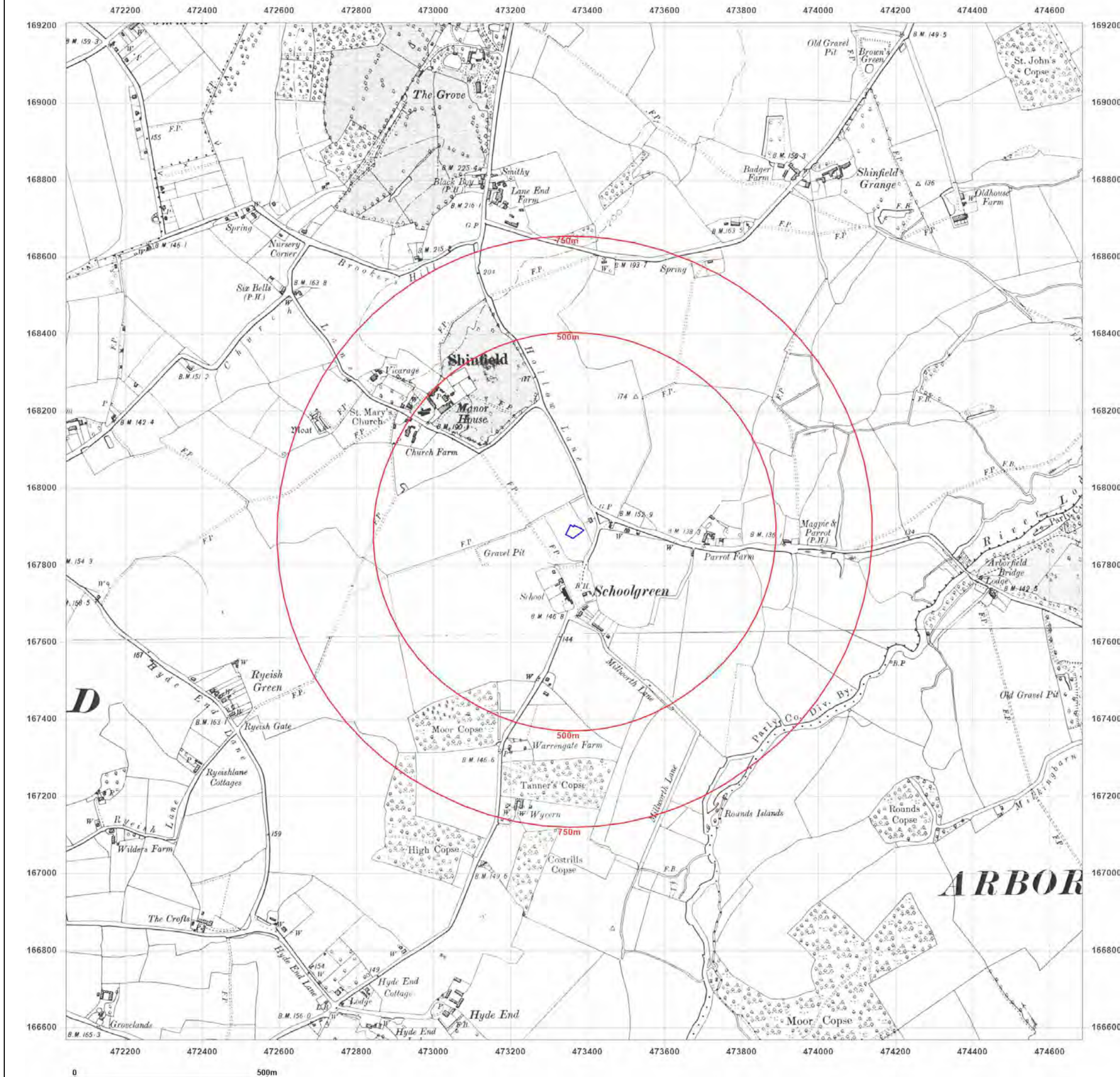


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Report Ref: GS-6NC-W4O-MTB-6WI
Grid Ref: 473365, 167887

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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

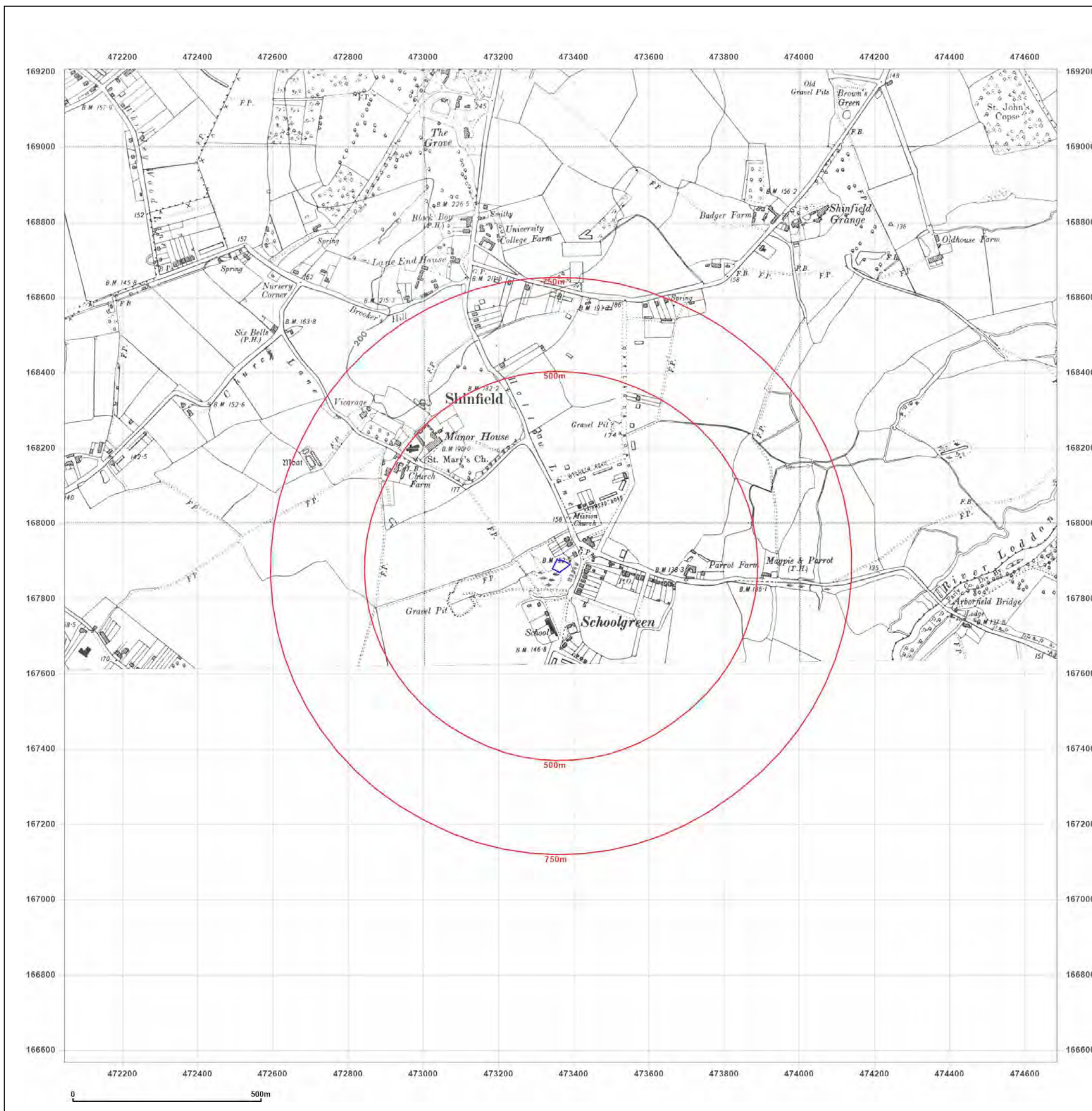


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Report Ref: GS-6NC-W4O-MTB-6WI
Grid Ref: 473365, 167887

Map Name: Provisional

Map date: 1961

Scale: 1:10,560

Printed at: 1:10,560



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

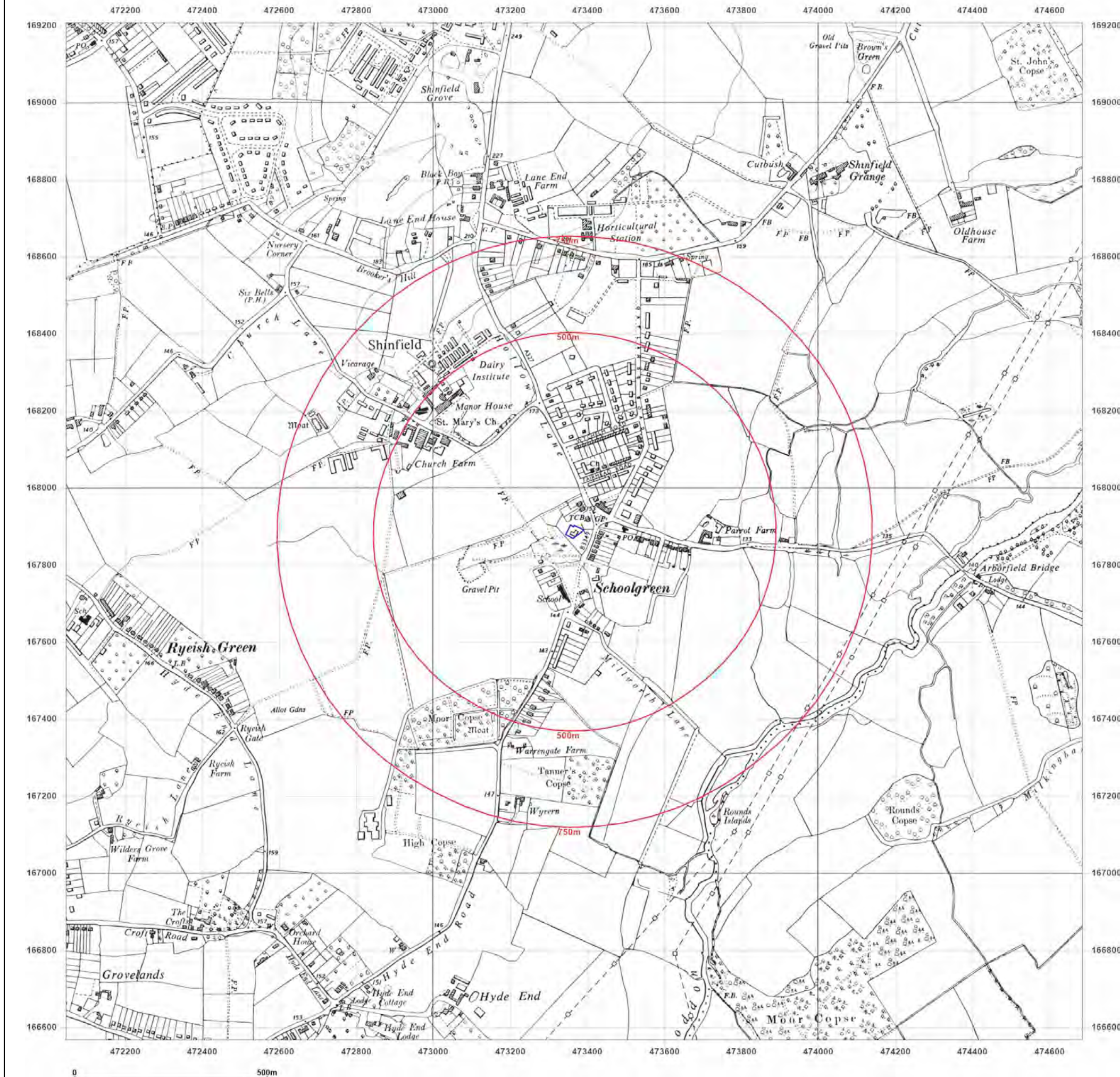


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Surveyed N/A
Revised 1961
Edition N/A
Copyright 1961
Levelled N/A

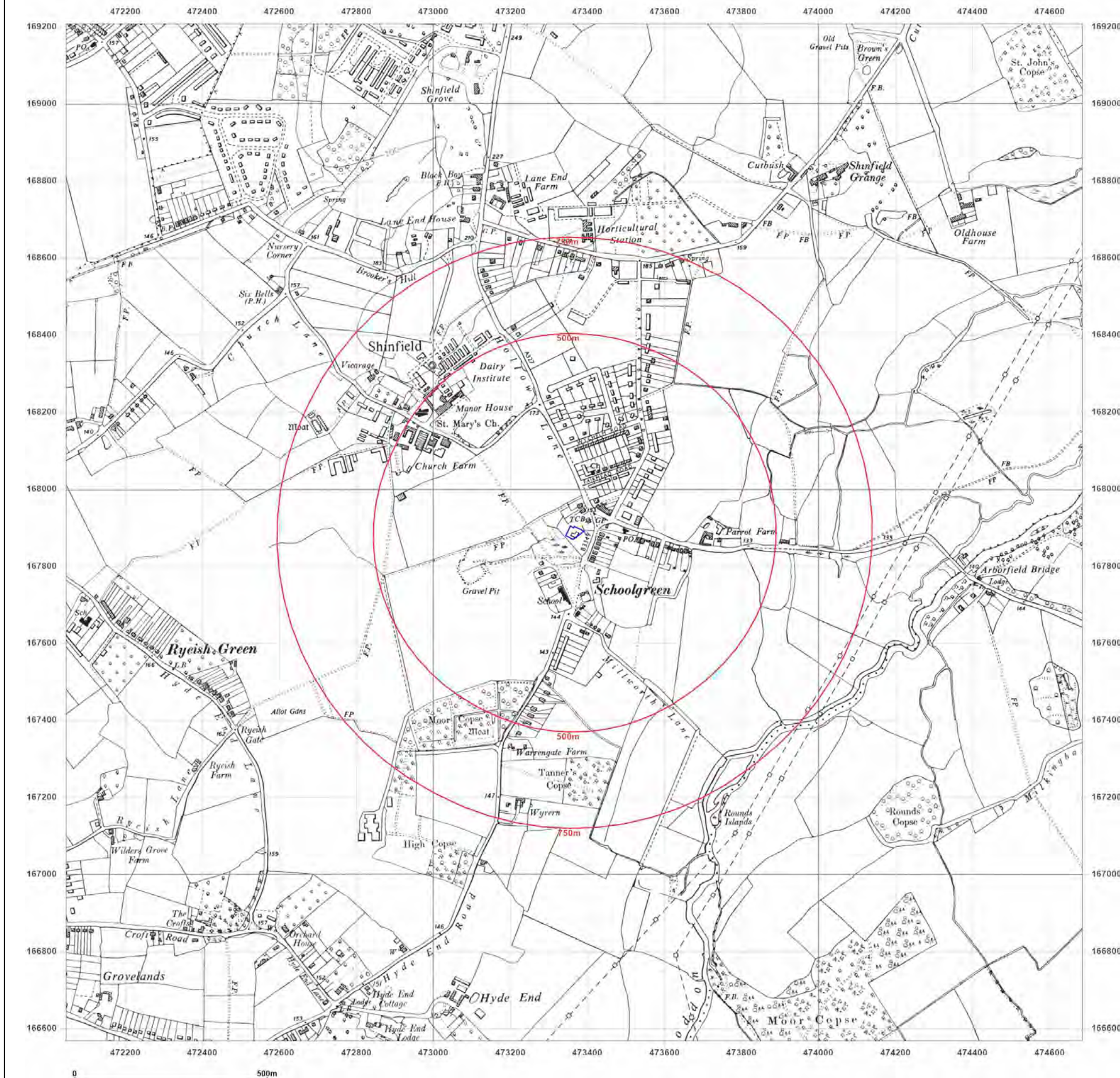


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Grid Ref: 473365, 167887

Map Name: National Grid

Map date: 1969

Scale: 1:10,000

Printed at: 1:10,000



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

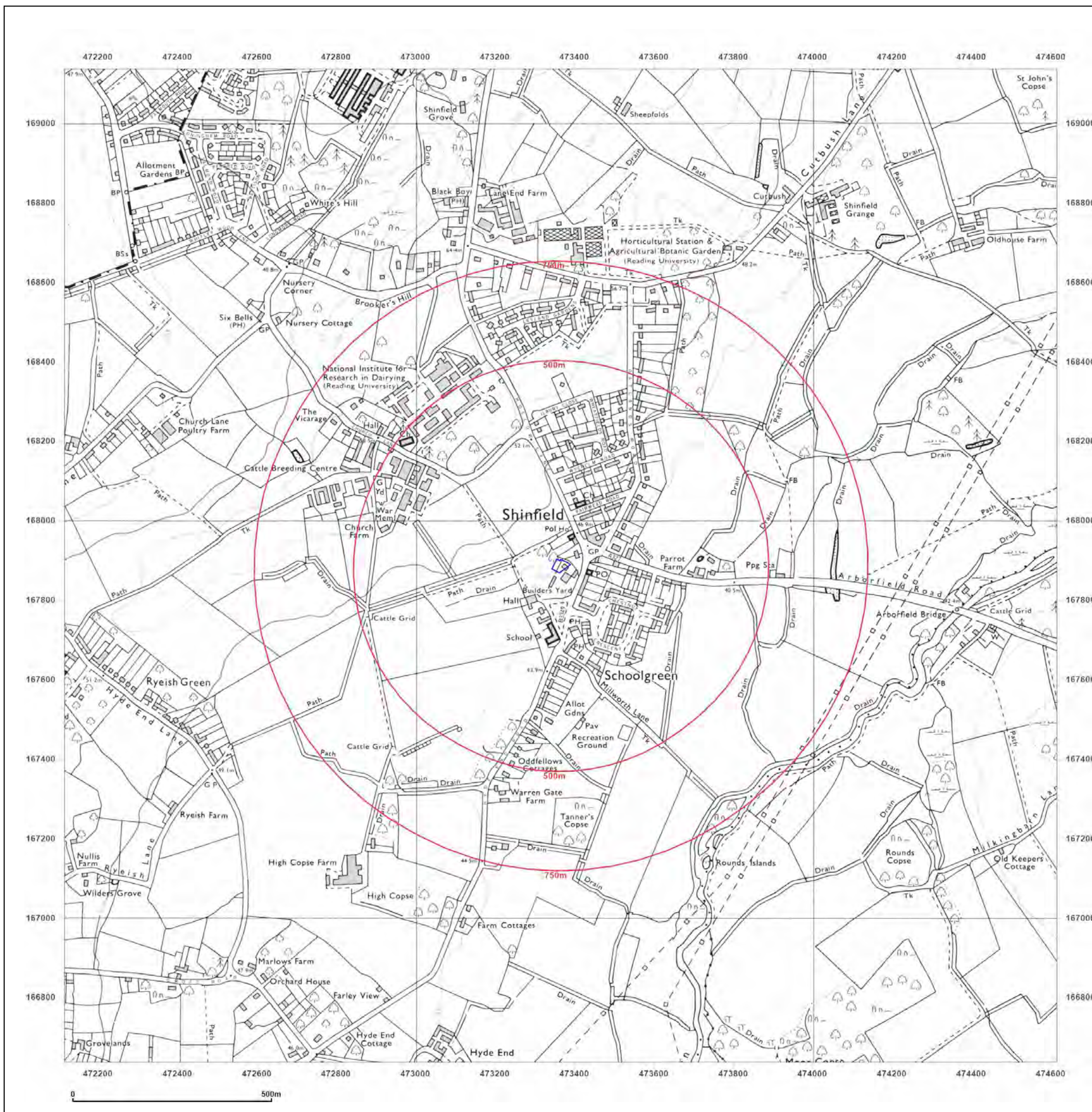


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Grid Ref: 473365, 167887

Map Name: National Grid

Map date: 1976

Scale: 1:10,000

Printed at: 1:10,000



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

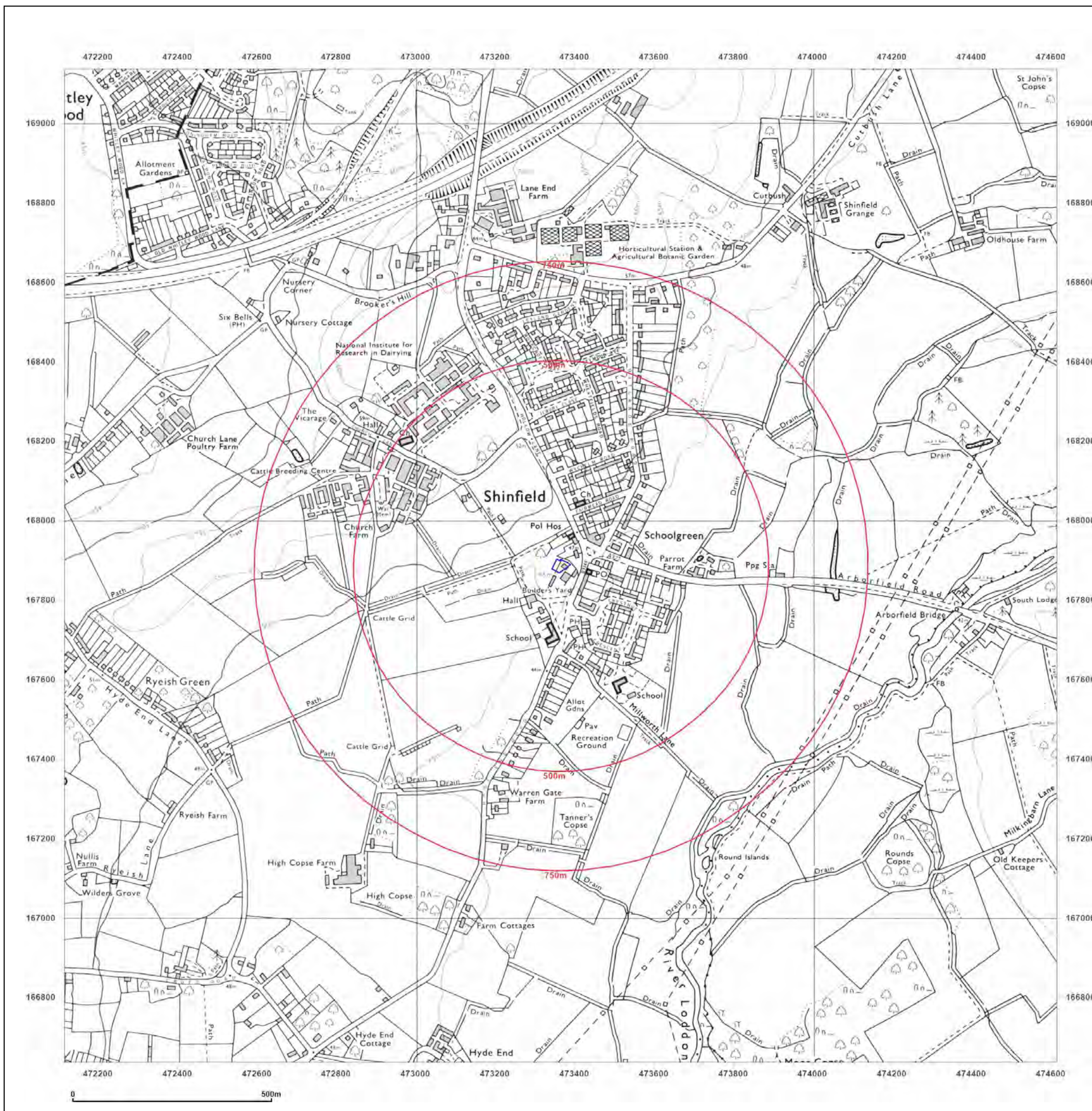


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Map Name: National Grid

Map date: 1983

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1982
Revised 1983
Edition N/A
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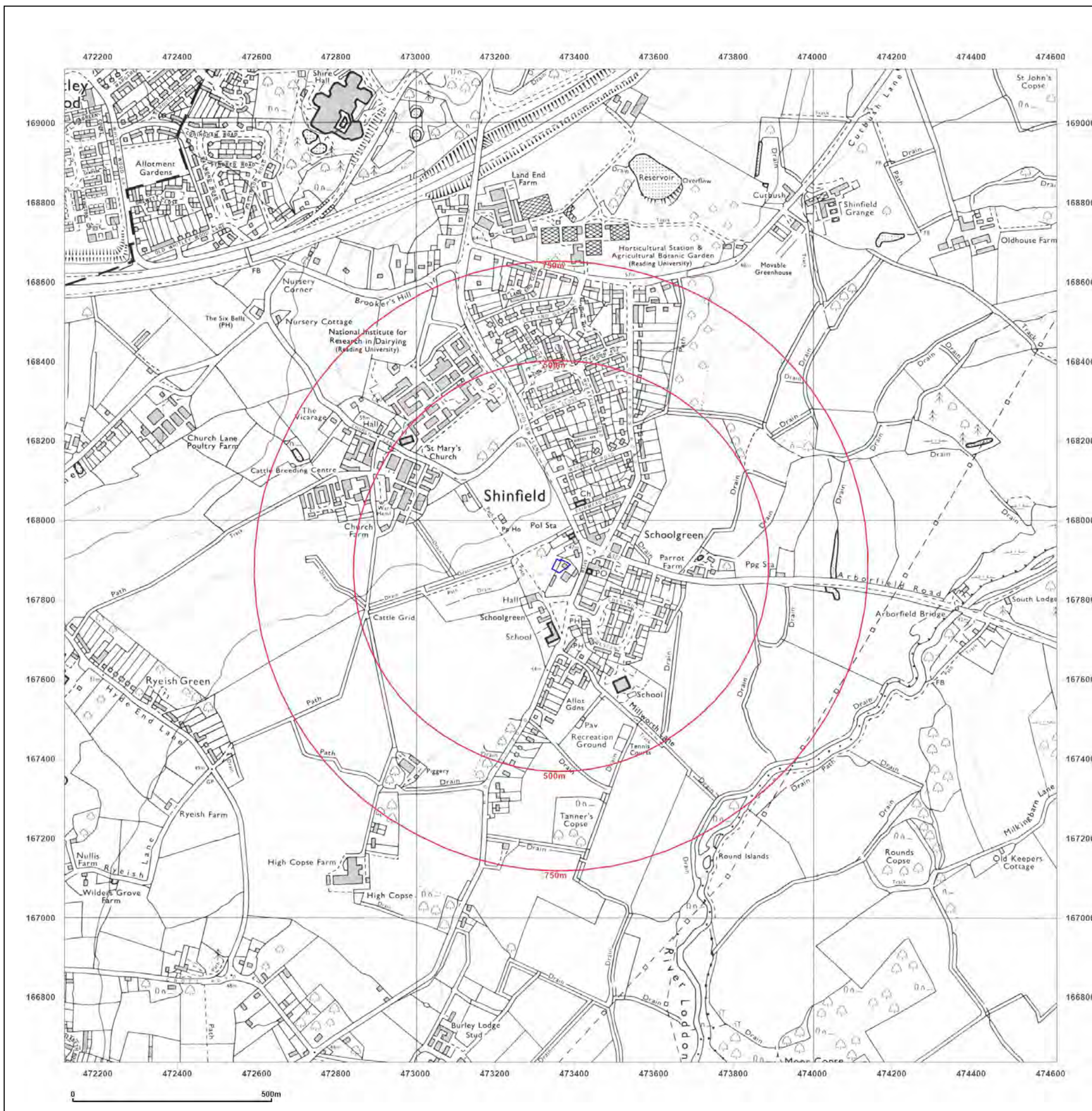


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Grid Ref: 473365, 167887

Map Name: National Grid

Map date: 1988

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1986
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Edition N/A
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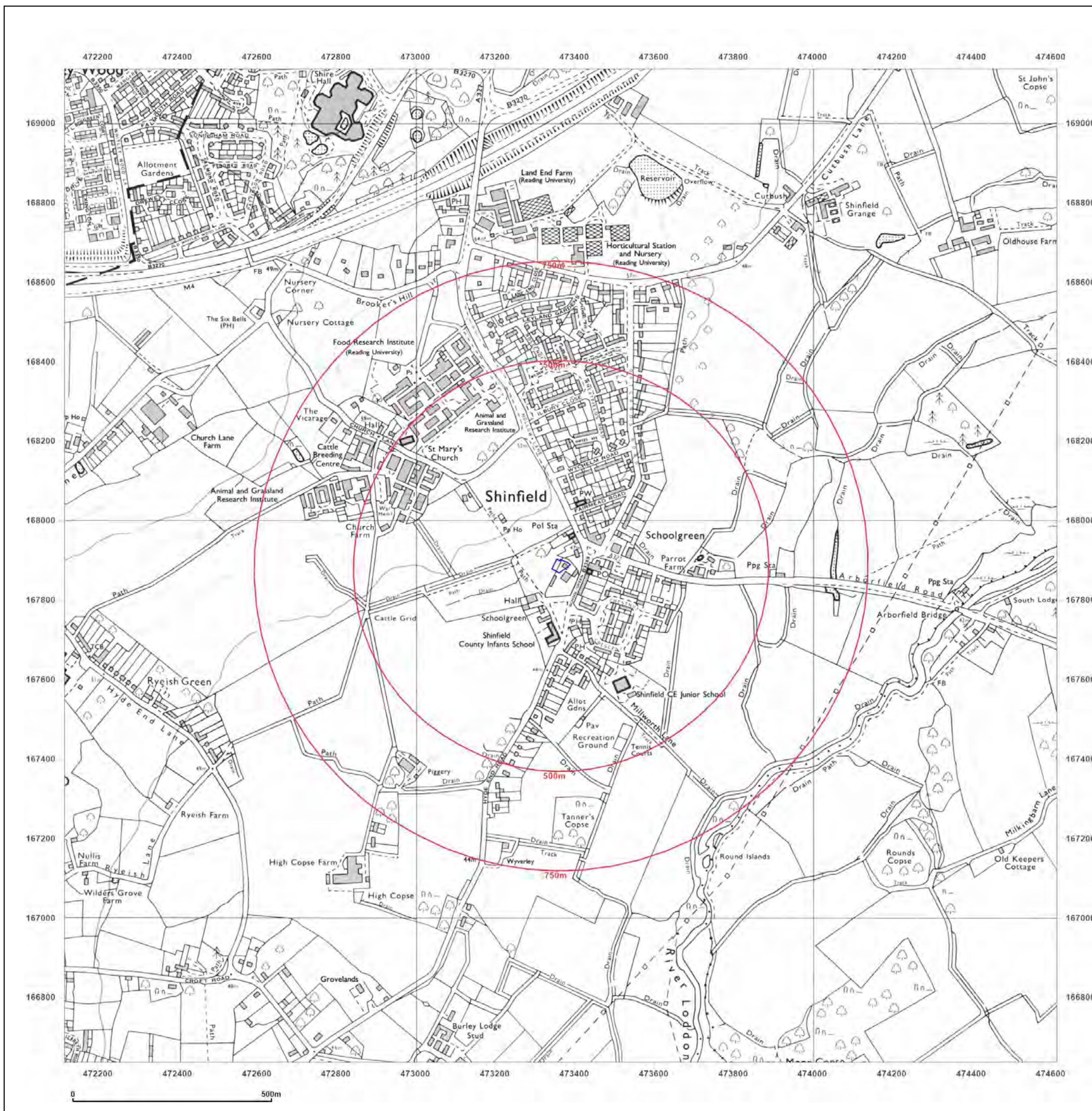


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Grid Ref: 473365, 167887

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

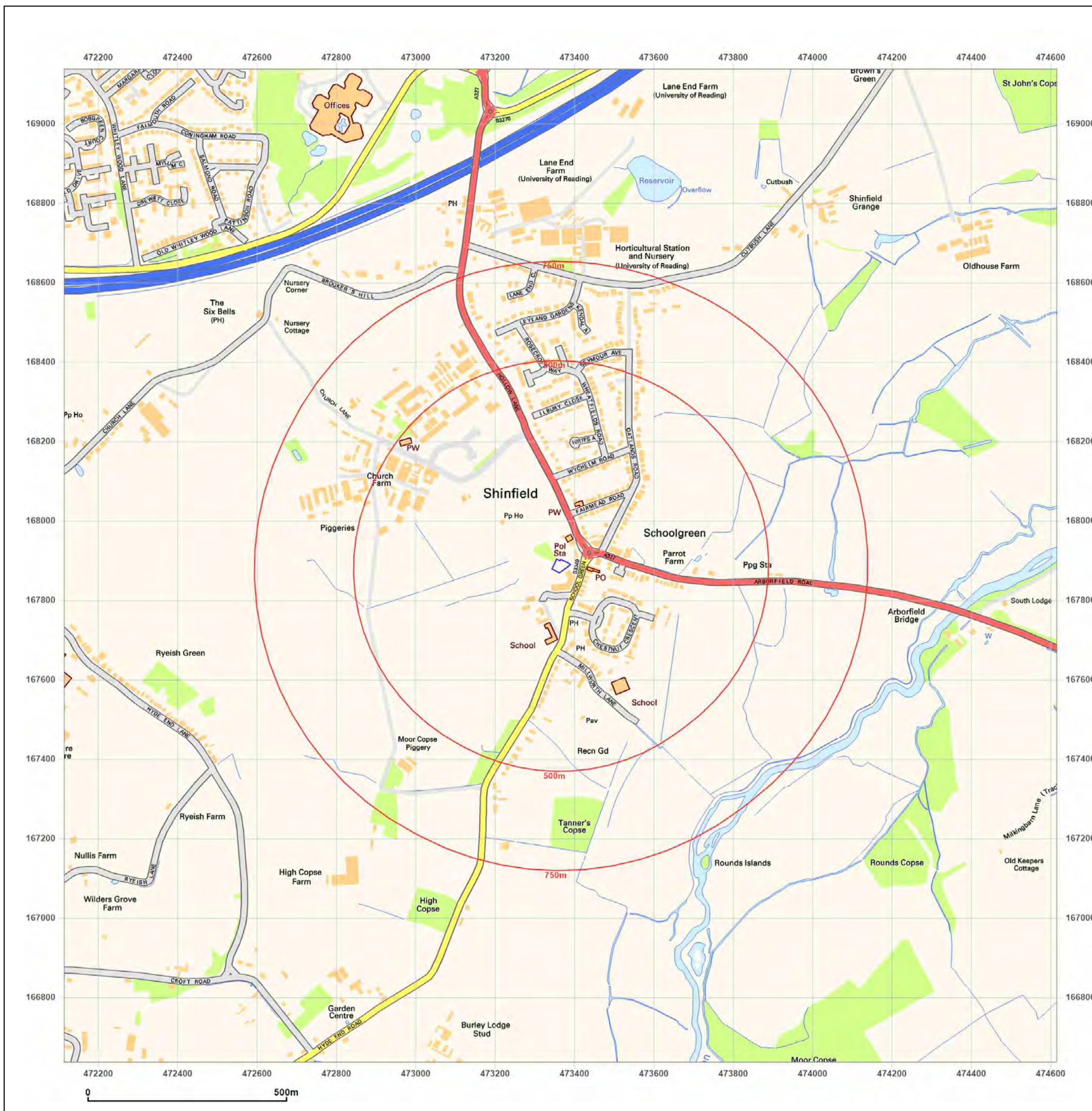


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Grid Ref: 473365, 167887

Map Name: National Grid

Map date: 2010

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Printed at: 1:10,000

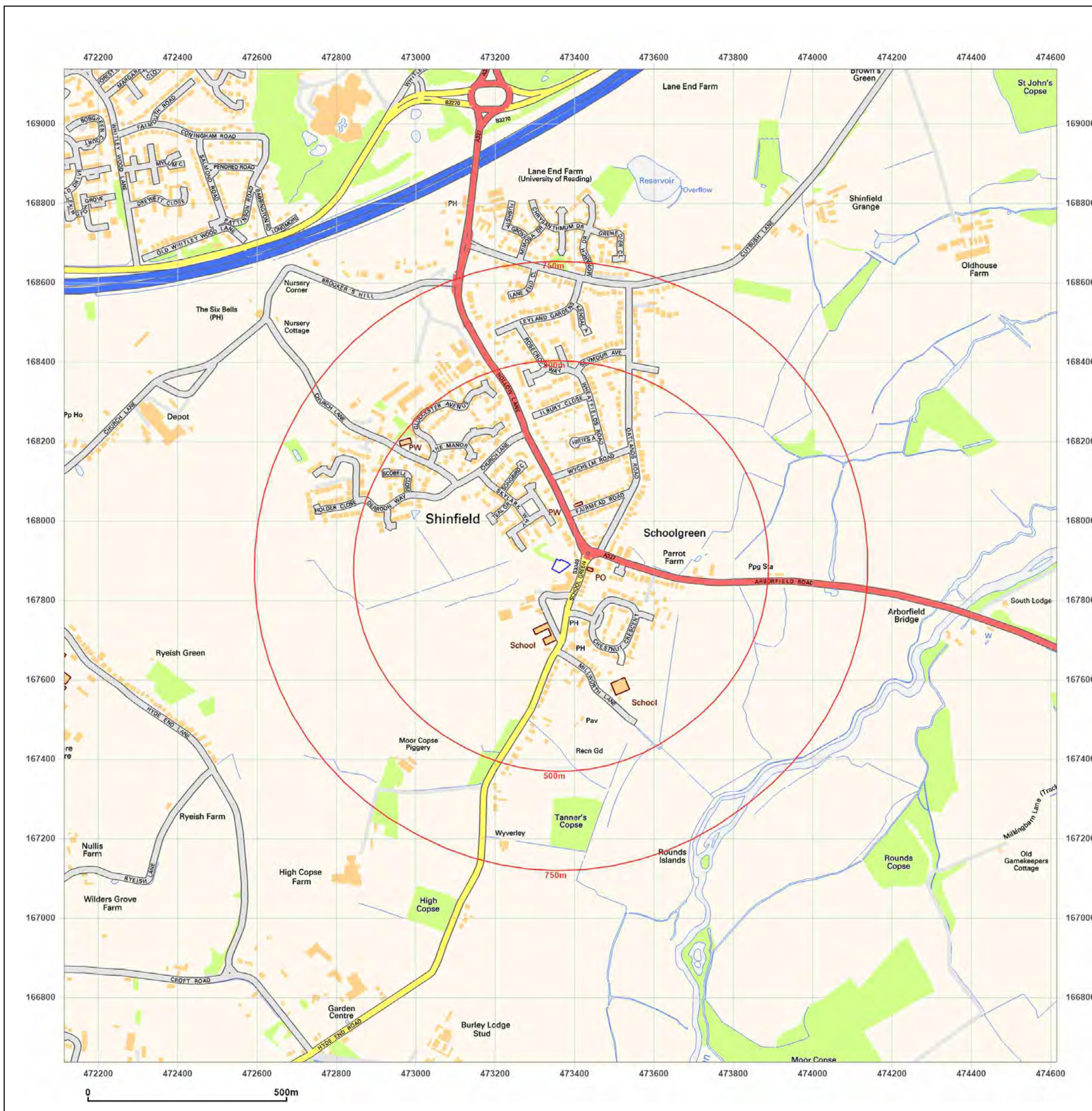


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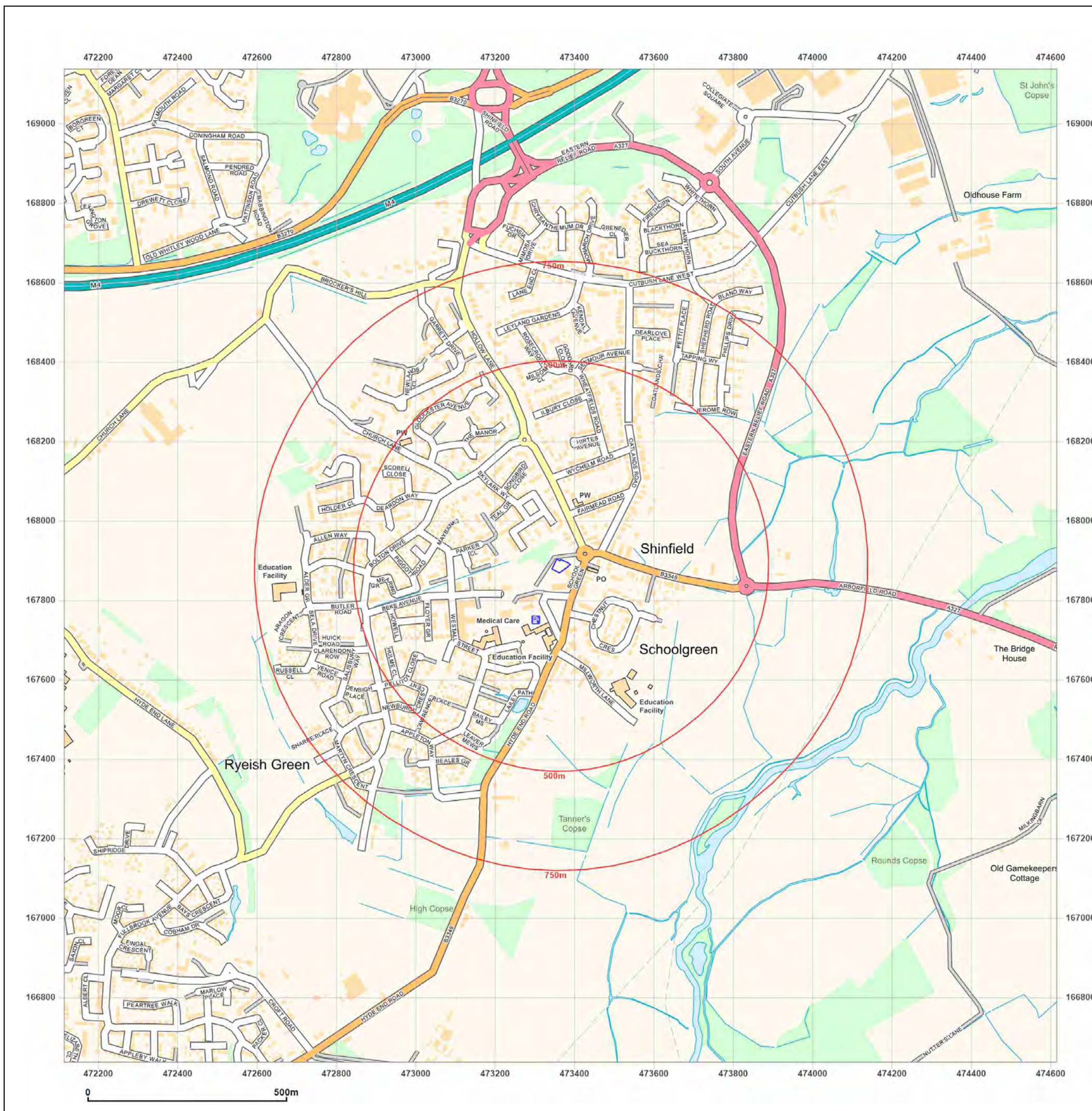


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Client Ref: R5017/JG/11/06/2025
Report Ref: GS-6NC-W4O-MTB-6WI
Grid Ref: 473365, 167887

Map Name: County Series

Map date: 1872

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1872
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