

CONTAMINATED LAND RISK ASSESSMENT

Phase 1 Desk Study Report

Site Address

58 Finchampstead Road
Wokingham
RG40 2NS

Client

Davis Planning Ltd

Report Reference

PH1-2024-000039

Prepared by

STM Environmental Consultants Ltd

Date

17/05/2024



**CONSULTING GEO-ENVIRONMENTAL
ENGINEERS AND SCIENTISTS**

Phase 1 Contaminated Land Desk Studies, Geo-Environmental Site Investigations, Environmental Due Diligence, Flood Risk Assessments, Surface Water Management Strategies (SuDS), Ecology, Noise and Air Quality Assessments, Environmental Management Systems, GIS & Data Management Systems

1	CONTENTS	
1	Contents	2
2	Document Control.....	5
3	Disclaimer.....	6
4	Executive Summary.....	7
5	Introduction.....	9
5.1	Development Proposal.....	9
6	Context and Objectives for the Risk Assessment	9
6.1	Legislative Context.....	9
6.1.1	Part IIA.....	9
6.1.2	National Planning Policy Framework.....	9
6.1.3	Environmental Damage Regulations	10
6.2	Objectives	10
6.3	Summary of Research Undertaken	10
7	Site Description.....	11
7.1	Site Location and Size	11
7.2	Current Site Use	11
7.3	Surrounding Land Uses	11
8	Site History.....	13
8.1	Analysis of Historical Ordnance Survey Mapping	13
9	Environmental Characteristics	15
9.1	Geology	15
9.1.1	Published Geology.....	15
9.1.2	Unpublished Geology.....	15
9.2	Hydrogeology.....	16
9.3	Water Abstractions.....	16
9.4	Groundwater Level.....	16
9.5	Hydrology.....	16
9.6	Flood Risk.....	16
9.6.1	River and Tidal (Fluvial and Tidal) Flooding	16
9.6.2	Surface Water (Pluvial) Flooding.....	16
9.6.3	Groundwater Flooding	16
9.7	Environmentally Sensitive Sites and Ecological Protection Zones.....	16
9.8	Conservation Areas, Designated Protected Buildings and Monuments	17
9.9	Topography.....	17
9.10	Waste Disposal Activities & Landfill Sites.....	17
9.11	Petrol and Fuel Sites.....	17
9.12	Historical Tanks	17

9.13	Sites Determined as Contaminated Land under Part 2A EPA 1990	17
9.14	Dangerous or Hazardous Sites	18
9.15	Hazardous Substance Storage/Usage	18
9.16	IPC Authorisations	18
9.17	Part A(1) and IPPC Authorised Activities	18
9.18	Part A(2) and Part B Activities and Enforcements	18
9.19	Category 3 or 4 Radioactive Substance Authorisations.....	18
9.20	Discharge Consents.....	18
9.21	List 1 and List 2 Dangerous Substance Inventory Sites.....	19
9.22	Pollution Incidents.....	19
9.23	Coal Mining.....	19
9.24	Non-Coal Mining	19
9.25	Radon	19
9.26	Asbestos within Buildings.....	19
10	Relevant Planning History.....	19
11	Site Walkover	19
12	Preliminary Conceptual Site Risk Model (CSM).....	19
12.1	Potential Sources.....	20
12.2	Potential Receptors.....	20
12.2.1	Potential Human Health receptors	21
12.2.2	Potential Groundwater Receptors	21
12.2.3	Potential Surface Water Receptors	21
12.2.4	Potential Ecological Receptors	21
12.2.5	Potential Property Receptors	21
12.3	Potential Pathways	21
12.3.1	Potential Pathways for Human Receptors.....	21
12.3.2	Potential Pathways for Groundwater Receptors.....	21
12.3.3	Potential Pathways for Surface Water Receptors.....	21
12.3.4	Potential Pathways for Ecological Receptors	21
12.3.5	Potential Pathways for Property Receptors.....	21
12.4	Potential Pollutant Linkages.....	22
13	Qualitative Risk Assessment	22
13.1	Assessment of Potential Significance of Potential Pollutant Linkages	24
13.1.1	Potential Risks to On-Site Human Health Receptors.....	24
13.1.2	Potential Risks to Off-Site Human Health Receptors.....	24
13.1.3	Potential Risks to Groundwater Receptors.....	24
13.1.4	Potential Risks to Surface Water Receptors.....	25
13.1.5	Potential Risks to Ecological Receptors	25

13.1.6	Potential Risks to Property Receptors.....	25
14	Conclusions	25
15	Recommendations.....	26
15.1	Intrusive Site Investigation	26
15.2	Watching Brief and Discovery Strategy	26
15.3	Health and Safety	26
15.4	Services.....	27
16	Information Gaps and Uncertainties.....	27
17	Appendix 1 – Proposed Development Plans.....	28
18	Appendix 2 – Historical Maps	29
19	Appendix 3 – Environmental Screening Report.....	30
20	Appendix 4 – BGS Borehole Logs	31
21	Appendix 5 – Site Photography	32
22	Appendix 6 - Risk Assessment Methodology	34
23	Abbreviations	36

List of Tables

Table 1:	Summary of surrounding land uses	11
Table 2:	Summary of historical land use identified from historical maps	13
Table 3:	Surface Water Abstraction License identified within 1000m of the site	16
Table 4:	Historical Landfill and Historical Waste Site identified within 250m of the site	17
Table 5:	Petrol or Fuel Sites recorded within 250m of the site	17
Table 6:	Part A(2) and Part B Activities and Enforcements identified within 250m of the site	18
Table 7:	Licensed Discharge Consent identified within 250m of the site.....	18
Table 8:	Summary of potential contamination sources, period of operation and distance from site.....	20
Table 9:	Conceptual Site Risk Model - Potential Sources, Pathways and Receptors identified on the site.	23
Table 10:	Summary of qualitative risk assessment.....	25
Table 11:	Contamination Risk Matrix.....	34
Table 12:	Assessment description for risk scores.....	34
Table 13:	Risk Classification System	35

2 DOCUMENT CONTROL



CONTAMINATED LAND RISK ASSESSMENT Phase 1 Desk Study Report



Site Address:	58 Finchampstead Road Wokingham RG40 2NS
Site Coordinates:	481118, 167953
Prepared for:	Davis Planning Ltd
Report Reference:	PH1-2024-000039
Version No:	1.0
Date:	17/05/2024
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3 DISCLAIMER

This report and any information or advice which it contains, is provided by STM Environmental Consultants Ltd (STM) and can only be used and relied upon by Davis Planning Ltd (Client). Any party other than the Client using or placing reliance upon any information contained in this report, do so at their own risk.

STM has exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant when undertaking works of this nature. However, STM gives no warranty, representation or assurance as to the accuracy or completeness of any information, assessments or evaluations presented within this report.

It is noted that some of the findings presented in this report are based on information obtained from third parties (i.e. Environmental Search Report). Whilst we assume that all information is representative of the site and of present conditions, we can offer no guarantee as to its validity regarding the short term or long-term history of the Site.

This report excludes consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.

It should be noted that this report has been produced for environmental purposes only. It should not in any way be construed to be or used to replace a geotechnical survey, structural survey, asbestos survey, buried services survey, unexploded ordnance survey or Invasive Plant Survey.

4 EXECUTIVE SUMMARY

SECTION	SUMMARY
Site Location And Size	The site is located at 58 Finchampstead Road, Wokingham RG40 2NS and is centred at national grid reference 481118, 167953. The site has an area of approximately 0.46ha.
Current Site Use	The site currently comprises a residential dwelling. The main current uses in the immediate surrounding area include a Railway Line to the north, open undeveloped land and woodlands to the east and south, and residential properties to the west.
Proposed Development	The development proposal is for the construction of 4no. detached residential dwellings. It is understood that there are proposals to include soft landscaping in the development.
Site History	Examination of Ordnance Survey historic maps revealed that the site comprised open undeveloped land until c.1911, when an Orchard overlapped the southwest corner of the site. By c.1932 the Orchard was no longer present, and instead an Orchard was present in the centre of the site. The maps from c.1933 indicate 3no. small unspecified buildings were constructed in the northern corners of the site. In the 1960s 2no. of those buildings were demolished, with 1no. building constructed labelled as Orchard House and the rest of the site comprising Orchards. No further changes occurred until c.2001, when 1no. small unspecified building was demolished and another was constructed. By c.2003 the Orchards were cleared, and 1no. small unspecified building was constructed in the east of the site. The surrounding area has been predominantly open undeveloped land, with a Railway Line present to the north of the site.
Geology	According to BGS, the bedrock geology beneath the site consists of London Clay Formation comprising Clay, Silt and Sand. No superficial deposits were identified during the search.
Topography	The site is at an elevation of approximately 51mAOD (above Ordnance Datum).
Hydrogeology	The site is underlain by an Unproductive Bedrock Aquifer.
Hydrology	The nearest surface water body is a drain connected to Emm Brook located onsite.
Ecology	There are no designated ecological receptors located on or within 250m of the site.
Relevant Previous Site Investigations	Wokingham Borough Council's online planning portal was searched in an effort to identify any relevant planning applications within a 50m radius. None were identified.
Contamination Assessment	On site potentially contaminative land uses (PCLUs) have included Orchards while off site PCLUs include an Orchard (adjacent SW), Railway Line (adjacent N), Finchampstead Road Landfill (2m W), and Allotment Gardens (30m N). A

	conceptual site risk model was developed and a qualitative risk assessment carried out. Potentially significant potential pollutant linkages were identified in respect of:  Human Health Receptors (i.e. Future Occupiers/Users) - via ingestion, dermal absorption and inhalation (indoors and outdoors);  Human Health Receptors - Explosion/ Fire risk due to build-up of Methane/ VOCs in confined spaces;  Property Receptors - Damage to buildings and services due to exposure to aggressive chemicals in the soil.  Property Receptors – Explosion/ Fire risk due to build-up of Methane/ VOCs in confined spaces. The identified risks are considered to be Low-Moderate.
Recommendations	Given that potentially significant potential pollutant linkages were identified, it is recommended that an intrusive site investigation is undertaken with the objective of determining the presence and extent of any soil and gaseous contamination at the site.
This table is intended as a summary of the desk study findings and should be read in conjunction with the main report.	

5 INTRODUCTION

STM Environmental Consultants Ltd (STM) were commissioned by Davis Planning Ltd (Client) to undertake a Phase 1 Contaminated Land Risk Assessment (CLRA) at a site located at 58 Finchampstead Road, Wokingham RG40 2NS.

The study is required to support a planning application.

5.1 Development Proposal

The development proposal is for the construction of 4no. detached residential dwellings. It is understood that there are proposals to include soft landscaping in the development.

The proposed development plans are contained in [Appendix 1](#).

6 CONTEXT AND OBJECTIVES FOR THE RISK ASSESSMENT

6.1 Legislative Context

6.1.1 Part IIA

Part IIA of the Environmental Protection Act 1990, which came into force in England in April 2000 and in Wales in July 2001, introduced a new statutory regime for the identification and remediation of contaminated land in the United Kingdom.

The legislation considers risks from contaminated land to human beings, controlled waters (surface and ground water), protected ecological systems and property. Under the legislation "contaminated land" is defined as:

"Any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land that: -

(a) Significant harm is being caused or there is significant possibility of such harm being caused: or

(b) Pollution of controlled waters is being caused, or is likely to be, caused."

In order for land to be considered contaminated, there must be a contaminant, a receptor and a pathway (via which the contaminant can reach the receptor) present at the site. When these three components are identified at a site, a *pollutant linkage* is said to exist.

Pollutant Linkage = Contaminant → Pathway → Receptor

In order for a local authority to determine that a site is contaminated land, it must be satisfied that the pollutant linkage is a *significant pollutant linkage* and that the land in question is causing, or that there is a significant possibility that it will cause significant harm (SPOSH) to humans, habitats, buildings or livestock and crops if remedial work is not carried out.

6.1.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the government's policy on dealing with land contamination through the planning process. It states that planning policies and decisions should ensure that:

- a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
- after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- adequate site investigation information, prepared by a competent person, is presented.

6.1.3 Environmental Damage Regulations

The Environmental Damage (Protections and Remediation) Regulations 2015 transpose the provisions of the EU Environmental Liability Directive into law in England and Wales.

The Regulations require action in response to the most significant cases of environmental damage. They cover specific types of:

- damage to species and habitats;
- damage to water; or
- risks to human health from contamination of land.

The Regulations apply to both imminent threats and actual cases of damage. Where these arise, those responsible must take immediate action to prevent damage occurring or remediate damage where it does occur.

The Regulations are based on the polluter pays principle 'requiring those responsible to meet the cost of preventive and remedial measures.

6.2 Objectives

This Desk Study has been written so as to provide an initial overview of the nature and extent of contamination hazards that may exist at the site. It has been undertaken in accordance with the specifications outlined in the British Standard BS 10175:2011+A2:2017 Code of Practice for the Investigation of potentially contaminated sites and the Environment Agency Document, LCRM: Stage 1 Risk Assessment.

The main objectives of the study were to:

- Enable a conceptual site risk model to be constructed;
- Provide sufficient information for a preliminary qualitative risk assessment to be undertaken;
- Inform the need for and scope of any intrusive investigations that may be required.

6.3 Summary of Research Undertaken

Details of information sources researched in order to compile this desk study are given below.

- Environment Agency Open Data (GIS)
- English Nature Open Data (GIS)
- English Heritage Open Data (GIS)
- British Geological Survey GeoIndex Web Map Service
- Coal Authority Open Data and Web Map Service.
- Historical Ordnance Survey Maps

-  Local Authority Planning Application Portal
-  Groundsure Enviro Insight Report & Historical Maps
-  Bomb Sight Web Map Service for UXO

7 SITE DESCRIPTION

7.1 Site Location and Size

The site is located at 58 Finchampstead Road, Wokingham RG40 2NS at grid reference is 481118, 167953. The site has an area of approximately 0.46ha.

The site lies within the jurisdiction of Wokingham Borough Council in terms of the planning process. See Figure 1 below for the Site Location and Aerial Map.

7.2 Current Site Use

The site currently comprises a residential dwelling.

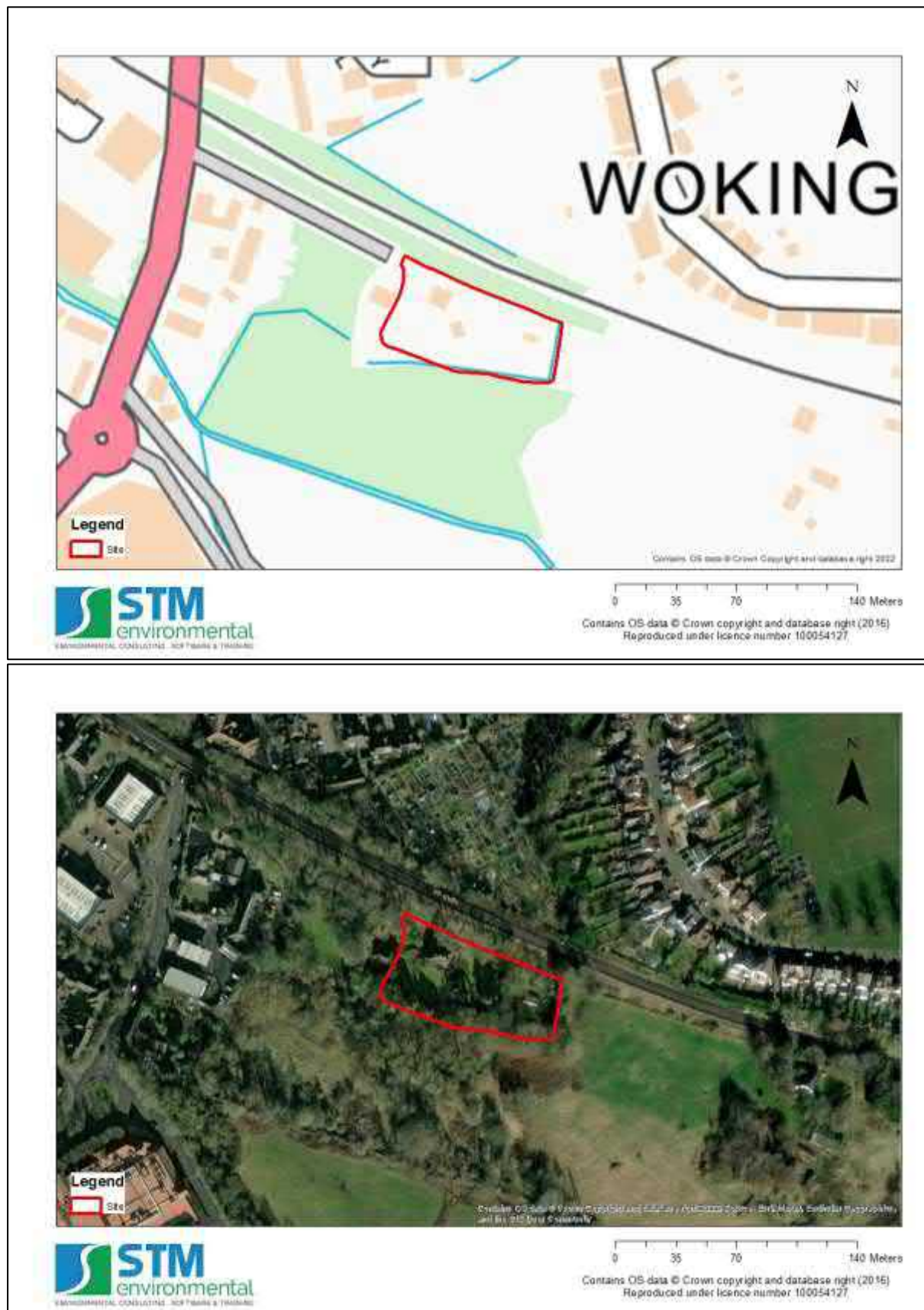
7.3 Surrounding Land Uses

A description of current land uses surrounding the boundaries of the site is given below in Table 1.

Table 1: Summary of surrounding land uses

Boundary	Adjacent Roads	Land Use Description
Northern	-	Railway Line/Allotment Gardens
Eastern	-	Open Undeveloped Land
Southern	-	Woodland/Open Undeveloped Land
Western	Finchampstead Road	Residential/Woodland

Figure 1: Site Location and Aerial Map



8 SITE HISTORY

8.1 Analysis of Historical Ordnance Survey Mapping

Historical maps published by the Ordnance Survey dating back to the late 1800's were reviewed in order to ascertain any previous industrial use at the site. The Groundsure Historical Maps are presented in [Appendix 2](#). A summary of the historic map analysis is provided in Table 2.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
1871 1:2,500	The site comprises open undeveloped land.	The surrounding area predominantly comprises open undeveloped land. 2no. Railway Lines adjacent N & 235m SW. Brick Field with associated Brickkiln 85m N. Gas Works 170m NW.
1898 1:10,560	No significant changes.	Brick Field with associated Brickkiln 85m N no longer labelled. Pumping Station 225m SW.
1899 1:2,500	No significant changes.	No significant changes.
1909-10 1:10,560	No significant changes.	No significant changes.
1911 1:2,500	An Orchard overlaps the southwest corner of the site.	2no. Orchards adjacent SW & 150m E.
1932 1:10,560	The site comprises an Orchard in the centre.	2no. Orchards adjacent SW & 150m E no longer present. Gas Works 170m NW no longer labelled. Allotment Gardens 30m N.
1933 1:2,500	3no. small unspecified buildings are present in the northern corners of the site.	No significant changes.
1938 1:10,560	No significant changes.	No significant changes.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
1961 1:10,560	No significant changes.	No significant changes.
1964 1:2,500	2no. small unspecified buildings demolished in the north east corner. The Orchard covers the whole site, with 1no. building constructed labelled Orchard House.	Pumping Station 225m SW no longer labelled. The Knoll Farm 135m E. 2no. Depositories 140m NW & 175m NW. Garage 180m SW. Works 200m SW. Printing Works 230m NW.
1965-68 1:2,500	No significant changes.	Partial mapping only; Stonemason's Yard 190m NW. Electricity Substation 200m W.
1969 1:2,500	Blank map.	Partial mapping only; no significant changes.
1975-79 1:1,250 1:2,500 1:10,000	No significant changes.	Garage 80m W. Gas Governor 215m NW.
1980 1:10,000	No significant changes.	No significant changes.
1982 1:2,500	No significant changes.	Partial mapping only; no significant changes.
1985-94 1:1,250 1:2,500 1:10,000	No significant changes.	2no. Depositories 140m NW & 175m NW no longer labelled. Electricity Substation 145m N.
2001 1:10,000	1no. small unspecified building in the north west corner of the site has been demolished. 1no. small unspecified building constructed to the south east of the remaining main building.	No significant changes.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
2003 1:1,250	1no. small unspecified building in the east of the site. The main building is no longer labelled as Orchard House, and the Orchards are no longer labelled.	No significant changes.
2010 1:10,000	No significant changes.	No significant changes.
2024 1:10,000	No significant changes.	No significant changes.
Current Use	The site currently comprises a residential dwelling.	The main current uses in the immediate surrounding area include a Railway Line to the north, open undeveloped land and woodlands to the east and south, and residential properties to the west.

9 ENVIRONMENTAL CHARACTERISTICS

A variety of Environmental datasets provided by the Environment Agency, British Geological Society, English Heritage and English Nature and others were screened in order to assess the environmental sensitivity of the site. The Groundsure Environmental Screen Report is presented in [Appendix 3](#). The results are summarised below.

9.1 Geology

9.1.1 Published Geology

According to the BGS Geoindex, the site is located on bedrock of London Clay Formation comprising Clay, Silt and Sand. No superficial deposits were identified during the search.

9.1.2 Unpublished Geology

BGS borehole records for the immediate surrounding area were reviewed in order to obtain further information on the ground conditions beneath the site.

The nearest log is located approximately 28m W of the site (BGS ref. SU86NW110) and was undertaken in 2000 to a depth of approximately 2.80mbgl. The strata encountered comprised very silty sandy Clay with some gravel to a maximum depth of 2.80mbgl, the base of the borehole. The BGS Borehole Logs are included within [Appendix 4](#).

9.2 Hydrogeology

The Environment Agency classifies the bedrock as an Unproductive Aquifer. There are no groundwater Source Protection Zones on or within 250m of the site.

9.3 Water Abstractions

No Groundwater or Potable Water Abstraction Licenses were identified on or within 1000m of the site.

The following Surface Water Abstraction License was identified within 1000m of the site:

Table 3: Surface Water Abstraction License identified within 1000m of the site

Point	Status	Details	Source	Distance/Direction
Emm Brook at Molly Millars Lane, Wokingham	Historical	Non-Evaporative Cooling	Thames Surface Water – Non Tidal	569m W

9.4 Groundwater Level

According to BGS, the groundwater is likely to be less than 3.0 metres below the ground surface for at least part of the year.

9.5 Hydrology

The nearest surface water feature is a drain connected to Emm Brook which is located approximately onsite.

9.6 Flood Risk

9.6.1 River and Tidal (Fluvial and Tidal) Flooding

The risk of fluvial and tidal flooding is therefore considered to be High. The site is located within Flood Zones 3 which are defined by the Environment Agency as follows:

 Flood Zones 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year.

9.6.2 Surface Water (Pluvial) Flooding

The Environment Agency (EA) long term flooding maps indicate that the site is at Low risk of surface water flooding. Low risk means that each year this area has a chance of flooding of between 0.1% and 1%.

9.6.3 Groundwater Flooding

The BGS groundwater flood maps indicate that the risk of groundwater flooding at the site is Low.

9.7 Environmentally Sensitive Sites and Ecological Protection Zones

No Environmentally Sensitive Sites (e.g. Green Belt Land, Ancient Woodlands) or Ecological Protection Zones (e.g. Special Scientific Interest (SSSI), Ramsar Sites, Special Areas of Conservation (SAC)) were identified on or within 250m of the proposed development.

9.8 Conservation Areas, Designated Protected Buildings and Monuments

No Conservation Areas, Listed Buildings or Scheduled Ancient Monuments were identified on or within 50m of the proposed development.

9.9 Topography

According to [Google Earth](#), the general site level is at 51mAOD.

9.10 Waste Disposal Activities & Landfill Sites

The following Historical Landfill and Historical Waste Site were identified within 250m of the site:

Table 4: Historical Landfill and Historical Waste Site identified within 250m of the site

Site Address	Waste Type	License Issue/ Surrender Date	Distance/ Direction
Finchampstead Road, Wokingham	Household	-	2m W
Tesco Stores Ltd, 78 Finchampstead Road, Wokingham, Berkshire, RG40 2NS	Recycling Centre	-	167m SW

9.11 Petrol and Fuel Sites

The following Petrol or Fuels Sites were recorded within 250m of the site:

Table 5: Petrol or Fuel Sites recorded within 250m of the site

Site Address	Company	Status	Distance/ Direction
Finchampstead Road, Wokingham, Wokingham, RG11 2NS	Obsolete	Obsolete	53m NE
70, Finchampstead Road, Wokingham, Wokingham, RG40 2NS	BP	Open	111m W

9.12 Historical Tanks

The Groundsure report includes a summary of Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale.

No Historical Tanks were indicated to have been on site. The nearest Tank was identified approximately 187m W of the site.

9.13 Sites Determined as Contaminated Land under Part 2A EPA 1990

No Sites Determined as Contaminated Land were identified on or within 500m of the site.

9.14 Dangerous or Hazardous Sites

No Control of Major Accident Hazards (COMAH) or Notification of Installations Handling Hazardous Substances (NIHHS) Sites were identified on or within 500m of the site.

9.15 Hazardous Substance Storage/Usage

No 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 were identified on or within 500m of the site.

9.16 IPC Authorisations

No Integrated Pollution Control (IPC) Authorisations were identified on or within 500m of the site.

9.17 Part A(1) and IPPC Authorised Activities

No Part A(1) or Integrated Pollution Prevention Control (IPPC) Authorised Activities were identified on or within 500m of the site.

9.18 Part A(2) and Part B Activities and Enforcements

The following Part A(2) and Part B Activities and Enforcements were identified within 250m of the site:

Table 6: Part A(2) and Part B Activities and Enforcements identified within 250m of the site

Site Address	Process	Permit Type	Status	Distance/Direction
Wokingham Service Station, 70-74 Finchampstead Road, Wokingham, Berkshire, RG40 2NS	Unloading of Petrol into Storage at Service Stations	Part B	Current Permit	110m W
Total, Finchampstead Rd, Berkshire, RG40 3JS	Petrol Vapour Recovery Process	Part B	Historical Permit	186m N

9.19 Category 3 or 4 Radioactive Substance Authorisations

No Category 3 or 4 Radioactive Substance Authorisations were identified on or within 500m of the site.

9.20 Discharge Consents

No Red List Discharge Consents were identified on or within 250m of the site.

The following Licensed Discharge Consent was identified within 250m of the site:

Table 7: Licensed Discharge Consent identified within 250m of the site

Site Address	Effluent Type	Receiving Water	Effective Date-Revocation Date	Distance/Direction
Wokingham Service Station, 70	Trade Discharges -	Into Land (Lower Bagshot	22/05/2001 – 19/08/2021	107m W

Site Address	Effluent Type	Receiving Water	Effective Date-Revocation Date	Distance/Direction
Finchampstead Road, Wokingham, Berkshire, RG11 2NS	Site Drainage	Beds)		

9.21 List 1 and List 2 Dangerous Substance Inventory Sites

No List 1 and List 2 Dangerous Substances Inventory Sites were identified on or within 500m of the site.

9.22 Pollution Incidents

No Pollution Incidents occurred on or within 50m of the site.

9.23 Coal Mining

The site is not located in an area potentially affected by Coal Mining.

9.24 Non-Coal Mining

No Non-Coal Mining Areas were identified on or within 50m of the site.

9.25 Radon

A search of the BGS Radon dataset indicates that the property lies in an area with less than 1% chance of being affected by naturally occurring Radon gas. Therefore, it is unlikely to be affected by Radon.

9.26 Asbestos within Buildings

The information available indicates that the building on the site were developed prior to 2010. It is therefore considered possible that Asbestos may exist within them and that an Asbestos survey may be required in line with The Control of Asbestos Regulations 2012. This is outside the scope of this assessment. An Asbestos survey is recommended.

10 RELEVANT PLANNING HISTORY

Wokingham Borough Council's online planning portal was searched in an effort to identify any relevant planning applications. No relevant documents were identified on or within 50m of the site.

11 SITE WALKOVER

A site walkover was not undertaken as part of the initial scope of works. Photographs of the site, which have been provided by the Client, are presented in [Appendix 5](#).

12 PRELIMINARY CONCEPTUAL SITE RISK MODEL (CSM)

A conceptual site risk model (CSM) aims to summarise all the potential pollutant linkages or risk that may be associated with a site. It considers the potential pollution sources, receptors and pathways by which receptors can be impacted.

12.1 Potential Sources

Potentially contaminative land uses (PCLUs) of concern were identified based on their proximity to the site and whether they had the potential to generate significant quantities of ground gases, vapours and/or mobile volatile contamination (i.e. high pollution migration potential).

Any PCLUs within a 50m radius of the site as well as any PCLUs with high pollution migration potential within 250m of the site were considered to be of concern and were included within the assessment.

In addition, the potential for Made Ground to be present was considered to be a possibility.

A summary is provided in Table 8 below.

Table 8: Summary of potential contamination sources, period of operation and distance from site.

Site Name/ Description	Industrial Profile	Approx. Year Use Established	Approx. Year Use Ended	Direction	Approx. Distance from Site (m)
Orchard	-	c.1911 c.1911	c.2003 c.1932	Onsite SW	0 Adjacent
Railway Line	Railway Land	Unknown	Current (2024)	N	Adjacent
Finchampstead Road Landfill	Waste: Landfills and Other Waste Treatment & Disposal Sites	Unknown	Unknown	W	2
Allotment Gardens	-	c.1932	Current (2024)	N	30

Typical contaminants that may be associated with the above PCLUs are:

-  Acids & Alkalis
-  Asbestos
-  Chlorinated & Non-Chlorinated Solvents
-  Fuels & Fuel Oils
-  Heavy Metals
-  Landfill Gases: Methane & Carbon Dioxide
-  Organic & Inorganic Compounds
-  Pesticides
-  Polycyclic Aromatic Hydrocarbons (PAHs)
-  Total Petroleum Hydrocarbons (TPHs)
-  Volatile Organic Compounds (VOCs)

Please note, this list is not exhaustive of all contaminants that may be present on or off site.

12.2 Potential Receptors

The potential receptors include human, water, ecological and infrastructure receptors.

12.2.1 Potential Human Health receptors

Potential human health receptors include construction workers, future occupants or users of the site and the proposed development and neighbours of the site.

12.2.2 Potential Groundwater Receptors

There are no potential groundwater receptors in the vicinity of the site.

12.2.3 Potential Surface Water Receptors

Potential surface water receptors include the drain connected to Emm Brook located onsite.

12.2.4 Potential Ecological Receptors

There are no potential ecological receptors in the vicinity of the site.

12.2.5 Potential Property Receptors

Potential property receptors include the proposed development as well as neighbouring properties and associated services.

12.3 Potential Pathways

12.3.1 Potential Pathways for Human Receptors

The main pathways via which on and off-site human receptors are likely to come into contact with, or be affected by any contamination present on the site can be summarised as follows:

-  Dermal contact with contaminated soil (i.e. absorption through the skin) – through garden activities such as children playing, gardening etc.
-  Ingestion of contaminated soil (either directly or via soil adhering to vegetables grown on the site)
-  Inhalation of contaminated soil, fugitive dust and vapours.
-  Explosion of landfill gases leading to death/injury

12.3.2 Potential Pathways for Groundwater Receptors

The principal means by which contaminants can reach the groundwater is by leaching (i.e. downward movement through the soil pores with percolating and infiltrating water).

12.3.3 Potential Pathways for Surface Water Receptors

Routes by which contaminants from the site could reach surface water include via overland run-off, drainage and groundwater entering nearby rivers as base flow.

12.3.4 Potential Pathways for Ecological Receptors

The exposure pathways for terrestrial ecological receptors will be similar to those for humans. Pathways for aquatic receptors are via uptake of contaminated sediments and water.

12.3.5 Potential Pathways for Property Receptors

Pathways by which property receptors are exposed to potential contaminants include ground gas and vapour migration through the unsaturated zone and absorption of water containing dissolved contaminants (i.e. as in the case of sulphate attack).

12.4 Potential Pollutant Linkages

The Potential Pollutant Linkages (PPLs) were identified as part of the CSM. These were concerned with the following:

-  Risk of direct contact (ingestion and absorption) with and inhalation of contaminants to on-site human health receptors including future occupiers and site visitors (PPL1a)
-  Risk of injury/death to future occupiers and visitors as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within on-site dwellings/buildings. (PPL1b)
-  Risk of direct contact (ingestion and absorption) with and inhalation of contaminants to on-site human health receptors such as Construction Workers (PPL1c)
-  Risk of injury/death to construction workers as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within on-site dwellings/buildings. (PPL1d)
-  Risk of direct contact with (ingestion and absorption) and inhalation of contaminants to off-site human health receptors as a result of on-site contaminants migrating off-site (PPL2a)
-  Risk of injury/death to off-site human health receptors as a result of explosion due to migration of on-site ground gas and subsequent accumulation in confined spaces in off-site buildings. (PPL2b)
-  Risk of deterioration of groundwater quality resulting from the migration of on-site contaminants into the underlying aquifer (PPL3)
-  Risk of deterioration of surface water quality resulting from the migration and entry of on-site contaminants into the surface water receptor (PPL4)
-  Risk of deterioration of ecological quality resulting from the migration and entry of on-site contaminants to the ecological receptor during development and after completion (PPL5);
-  Risk of damage to buildings and services from on and off-site contaminants (PPL6a)
-  Risk of damage to property as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within buildings (PPL6b).

13 QUALITATIVE RISK ASSESSMENT

For land to be considered ‘contaminated land’ under Part IIA, the potential contamination source must be causing or have the significant possibility of causing harm to designated receptors. It is therefore necessary to focus on pollutant linkages that have the potential to be significant (i.e. those that are most likely to lead to a determination).

The identified PPLs were therefore individually qualitatively assessed using a basic risk assessment methodology which considers “Likelihood” and “Severity” to assess the magnitude of the potential risk. The methodology is summarised in [Appendix 6](#).

Table 9 below summarises the conceptual site risk model (CSM) including the identified PPLs and the results of the qualitative risk assessment.

Table 9: Conceptual Site Risk Model - Potential Sources, Pathways and Receptors identified on the site.

Source/ Potential Contaminants	Potential Contaminants Associated with Site Use as Orchards and Offsite Land Uses as Orchards, Railway Line, Finchampstead Road Landfill, Allotment Gardens: i.e. Acids & Alkalis, Asbestos, Chlorinated & Non-Chlorinated Solvents, Fuels & Fuel Oils, Heavy Metals, Landfill Gases: Methane & Carbon Dioxide, Organic & Inorganic Compounds, Pesticides, PAHs, TPHs, VOCs										
	On and Off-Site Contaminants				On Site Contaminants		On Site Contaminants			On and Off-Site Contaminants	
Potential Pathways	• Ingestion of soils, garden vegetables and dust • Ingestion of contaminated drinking water • Dermal absorption • Inhalation of dusts and vapours indoors and outdoors • Migration of ground gases and vapours into properties							Leaching in the unsaturated zone & diffusion in the saturated zone	• Overland run-off • Drainage channels • Base flow	• Direct contact via absorption and ingestion; • Inhalation	• Migration of ground gases and vapours through the unsaturated zone • Attack on water supply service pipes
Potential Receptors	ON SITE HUMANS (AFTER COMPLETION) Future Occupiers & Visitors		ON SITE HUMANS (DURING DEVELOPMENT) Construction Workers		OFF SITE HUMANS Neighbours		GROUND WATER None	SURFACE WATER Emm Brook Drain Onsite	ECOLOGICAL None	ON SITE PROPERTY Buildings and Services	
Potential Hazards	• Adverse health effects • Injury/ • Death	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces	• Adverse health effects • Injury/ • Death	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces	• Adverse health effects • Injury/ • Death	Explosion/ Methane build-up in confined spaces	Deterioration of groundwater quality	• Deterioration of surface water quality • Ecological impacts	Deterioration of ecological receptor quality	Damage to property and services	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces
Plausible?	Yes	Yes	Yes	Yes	Yes	No	No	Yes	No	Yes	Yes
PPL ID	PPL1a	PPL1b	PPL1c	PPL1d	PPL2a	PPL2b	PPL3	PPL4	PPL5	PPL6a	PPL6b
SEVERITY	Major (4)	Major (4)	Major (4)	Major (4)	Major (4)	Major (4)	Moderate (3)	Moderate (3)	Moderate (3)	Moderate (3)	Moderate (3)
LIKELIHOOD	Remote (2)	Remote (2)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Remote (2)	Remote (2)
UPDATED RISK	Low to Moderate (8)	Low to Moderate (8)	Low (4)	Low (4)	Low (4)	Low (4)	Very Low (3)	Very Low (3)	Very Low (3)	Low to Moderate (6)	Low to Moderate (6)
POTENTIALLY SIGNIFICANT?	YES	YES	NO	NO	NO	NO	NO	NO	NO	YES	YES

13.1 Assessment of Potential Significance of Potential Pollutant Linkages

13.1.1 Potential Risks to On-Site Human Health Receptors

PPL1a is concerned with the risk of direct contact (ingestion and dermal absorption) with and inhalation of on and off-site contaminants by on site human health receptors. PPL1a is considered to have the potential to be significant as potentially contaminative land uses were identified on and in the vicinity of the site.

As the proposal includes residential dwellings with associated areas of soft landscaping, it is possible that human health receptors (i.e. future occupiers of the dwellings) could be exposed to any potential contamination via direct contact and ground gases and vapours via indoor inhalation after completion.

PPL1c is concerned with the risk of direct contact (ingestion and dermal absorption) with and inhalation of on and off-site contaminants by construction workers. PPL1c is considered unlikely to have the potential to be significant. Although potentially contaminative land uses were identified on and in the vicinity of the site, it is considered that any potential risks can be satisfactorily mitigated by Construction Workers implementing standard health and safety measures (as described in [Section 15.3](#)) as required by CDM regulations

PPL1b is concerned with the risk of injury/death of future occupiers and site visitors as a result of explosion due to the potential accumulation of ground gases and vapours from on and off-site sources. PPL1b is considered to have the potential to be significant as a potential source of explosive ground gases and/or vapours (i.e. Finchampstead Road Landfill) was identified within the vicinity of the site.

PPL1d is concerned with the risk of injury/death of construction workers as a result of explosion due to the potential accumulation of ground gases and vapours from on and off-site sources. PPL1d is considered unlikely to have the potential to be significant as the likely exposure durations for Construction Workers to this potential risk will be relatively short.

13.1.2 Potential Risks to Off-Site Human Health Receptors

PPL2a is concerned with the risk of direct contact and inhalation of contaminants emanating from the site by off-site human health receptors. PPL2a is considered unlikely to have the potential to be significant. Although a potentially contaminative land use was identified on the site, it is considered unlikely that any potential contaminants present at the site would be of sufficient magnitude and mobility as to significantly impact off-site human receptors.

PPL2b is concerned with the risk of injury/death of off-site human health receptors as a result of explosion due to accumulation of ground gases from on-site sources. PPL2b is considered unlikely to have the potential to be significant as no potential sources of explosive ground gases and/or vapours (i.e. Landfills, Minable Coal, Petrol Stations etc.) were identified on the site.

13.1.3 Potential Risks to Groundwater Receptors

PPL3 is concerned with the risk of deterioration of groundwater quality resulting from the migration of on-site contaminants into the underlying aquifer. PPL3 is considered unlikely to have the potential to be significant as the site is underlain by an Unproductive Aquifer and no Source Protection Zones were identified in the vicinity of the site.

13.1.4 Potential Risks to Surface Water Receptors

PPL4 is concerned with the risk of deterioration of surface water quality resulting from the migration and entry of on-site contaminants into surface water receptors. PPL4 is considered unlikely to have the potential to be significant. Although the nearest surface water body is the Drain located onsite, it is considered unlikely that any potential contaminants present at the site would be of sufficient magnitude and mobility as to significantly impact surface water receptors.

13.1.5 Potential Risks to Ecological Receptors

PPL5 is concerned with the risk of deterioration of ecological receptors resulting from potential on-site contaminants. PPL5 is considered unlikely to have the potential to be significant as no designated ecological receptors were identified on or within 250m of the site.

13.1.6 Potential Risks to Property Receptors

PPL6a is concerned with the risk of damage to on site buildings and services from on and off-site contaminants. If contaminated, the soil may contain aggressive chemicals (i.e. Sulphates, VOCs) that can attack building materials and services. PPL6a is considered to have the potential to be significant as potentially contaminative land uses were identified on and in the vicinity of the site.

PPL6b is concerned with the risk of damage to property as a result of explosion due to migration of on and off-site ground gases and vapours and their subsequent accumulation in confined spaces in on-site buildings. PPL6b is considered to have the potential to be significant for the same reasons as PPL1b.

14 CONCLUSIONS

This Phase 1 Desk Study was carried out to support a planning application seeking to construct 4no. detached residential dwellings.

A review of historical maps and planning records suggests that the site and surrounding land have been subject to previous potentially contaminative land uses (PCLUs). On site PCLUs have included Orchards while off site PCLUs include an Orchard (adjacent SW), Railway Line (adjacent N), Finchampstead Road Landfill (2m W), and Allotment Gardens (30m N).

A conceptual site risk model was developed and a qualitative risk assessment undertaken. The conclusions of the risk assessment are presented in Table 10 below.

Table 10: Summary of qualitative risk assessment

Potential Receptor	Potential Pathway	Potential Hazard	PSPPL?	Risk
On-Site Human Health (Future Occupiers)	Ingestion/Absorption Inhalation	Adverse health Injury/Death	Yes	Low to Moderate
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	Yes	Low to Moderate
On-Site Human Health (Construction Workers)	Ingestion/Absorption Inhalation	Adverse health Injury/Death	No	Low
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	No	Low

Potential Receptor	Potential Pathway	Potential Hazard	PSPPL?	Risk
Off-Site Human Health	Ingestion/Absorption Inhalation	Adverse health Injury/Death	No	Low
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	No	Low
Groundwater	Percolation/Leaching	Adverse groundwater quality	No	Very Low
Surface Water	Lateral Migration Groundwater baseflow	Adverse Surface water quality	No	Very Low
Ecology	Ingestion/Absorption	Adverse health Injury/Death	No	Very Low
Property	Physical Contact/Absorption	Damage to building and services	Yes	Low to Moderate
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Damage to building	Yes	Low to Moderate

15 RECOMMENDATIONS

15.1 Intrusive Site Investigation

Given that potentially significant potential pollutant linkages (PSPPLs) were identified, it is recommended that an intrusive site investigation is undertaken with the objective of determining the presence and extent of any soil and gaseous contamination at the site.

15.2 Watching Brief and Discovery Strategy

Therefore, it is recommended that a “watching brief” is kept at all times during the development. Should any unexpected contamination be encountered then the discovery strategy outlined below should be followed.

-  Works should be halted if any suspicious ground conditions are identified by groundworkers;
-  The Contractor should assess the need for any immediate health and safety or environmental management control measures. If control measures are considered to be required, they should be implemented;
-  The Contractor should notify the Client's Environmental Consultant and the Local Planning Authority;
-  The Environmental Consultant should attend the site to record the extent of 'contamination' and if necessary, to collect samples;
-  If remedial action is considered necessary then the proposed works should be agreed with the Local Planning Authority prior to implementation;
-  Once remediation is complete, the Environmental Consultant should collate evidence of work carried out for inclusion in a Remediation Verification Report which should be submitted to the Local Planning Authority.

15.3 Health and Safety

All site works should be carried out in accordance with Health and Safety Executive regulations and guidelines, the Contractor's Construction Health and Safety Plan and the Construction (Design and Management) Regulations 2015.

Precautions should be taken to minimise exposure of site workers during ground works through the implementation of site safety. Such precautions should include, but not be limited to:

-  Provision of appropriate Personal Protective Equipment (PPE);
-  Availability of site welfare;
-  Good personal hygiene, washing and changing procedures;
-  Daily safety briefings.

15.4 Services

The local Statutory Water Undertaker should be contacted in the event that new services are proposed as part of the redevelopment in order to determine their specification for the type of pipework which should be used on this site.

Further information can be found within the published guidance for the '*Selection of Water Supply Pipes to be used in Brownfield Sites*', issued in January 2011 by the UK Water Industry Research.

16 INFORMATION GAPS AND UNCERTAINTIES

Assumptions have been made regarding the nature and scale of the activities that took place on the site and the types of potential contaminants that may have resulted. These assumptions will need to be reviewed along with the Conceptual Site Model should further information come to light.

17 APPENDIX 1 – PROPOSED DEVELOPMENT PLANS

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

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SITE AREA = 0.541 ha = 1.340 acres

Plot 1	5 bedroom detached house	gla = 287.25m
2	5 " " " "	= 312.45m
3	5 " " " "	= 316.45m
4	5 " " " "	= 325.15m

All dwellings to have double garages



LOCATION PLAN 1:2500



SITE PLAN 1:500

Project Proposed detached houses
58 Finchampstead Road
WOKINGHAM
Berks

Client Blueking Holdings Ltd

Drawing

SITE PLANS

Scale As shown at A2 Date February 2024



Paul Edwards Architecture

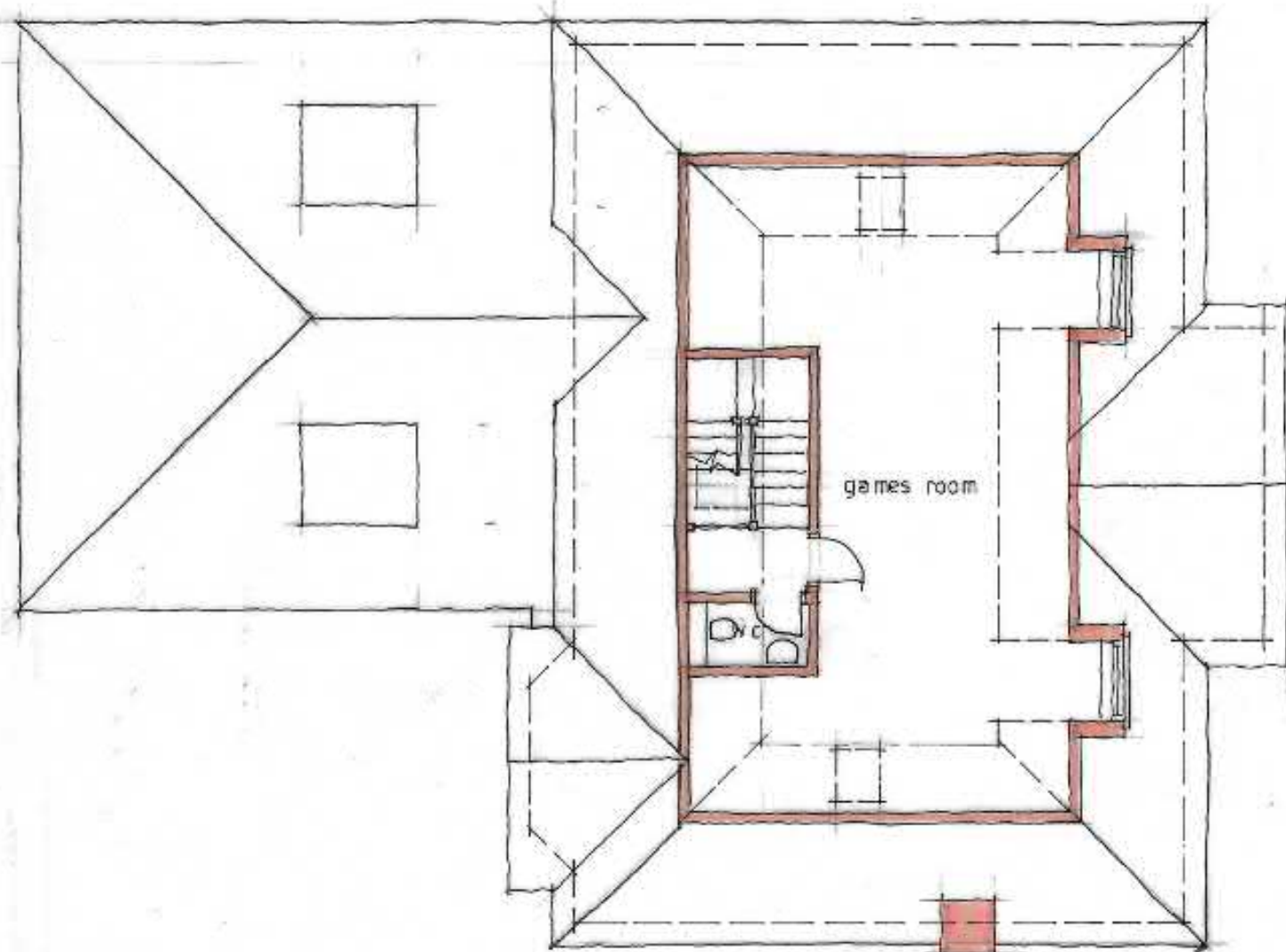
12 Sandy Lane, Barkham, Wokingham, Berks RG41 4DB
Tel: 01189772925 Mob: 07881837415 E-mail: paul@paulwardarchitecture.co.uk

Job 2560 Dwg.09

Notes

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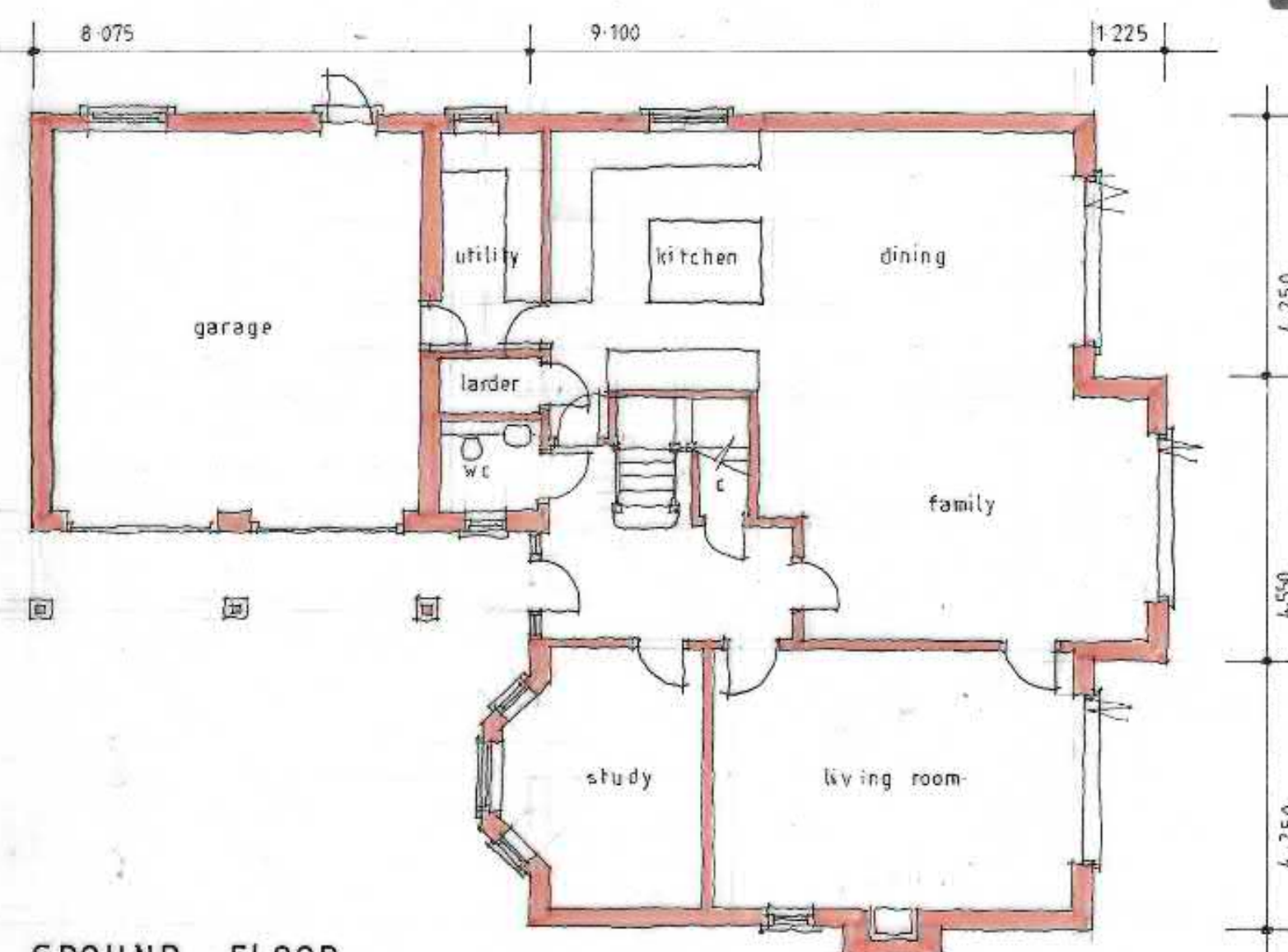
SECOND FLOOR

MATERIALS

ROOF: PLAIN CLAY TILES WITH BONNET HIP TILES.
 WALLS: RED MULTI-STOCK FACE BRICKWORK WITH CONTRASTING FACE BRICK PLINTH, STRING COURSES AND FLAT ARCH LINTELS WITH STONE KEYSTONES.
 WINDOWS: WHITE UPVC EDWARDIAN STYLE CREMENT WINDOWS.
 DOORS: WHITE UPVC FASCIA, SOFFITS, BARGEBOARDS, GUTTERS AND DOWN PIPES.

GROSS INTERNAL FLOOR AREA = 325.15 m² = 3500 ft²
 GARAGE = 36.00 m² = 388 ft²

SCALE
 0 1 2 3 4 5 6 7 8 9 10



GROUND FLOOR



FRONT ELEVATION



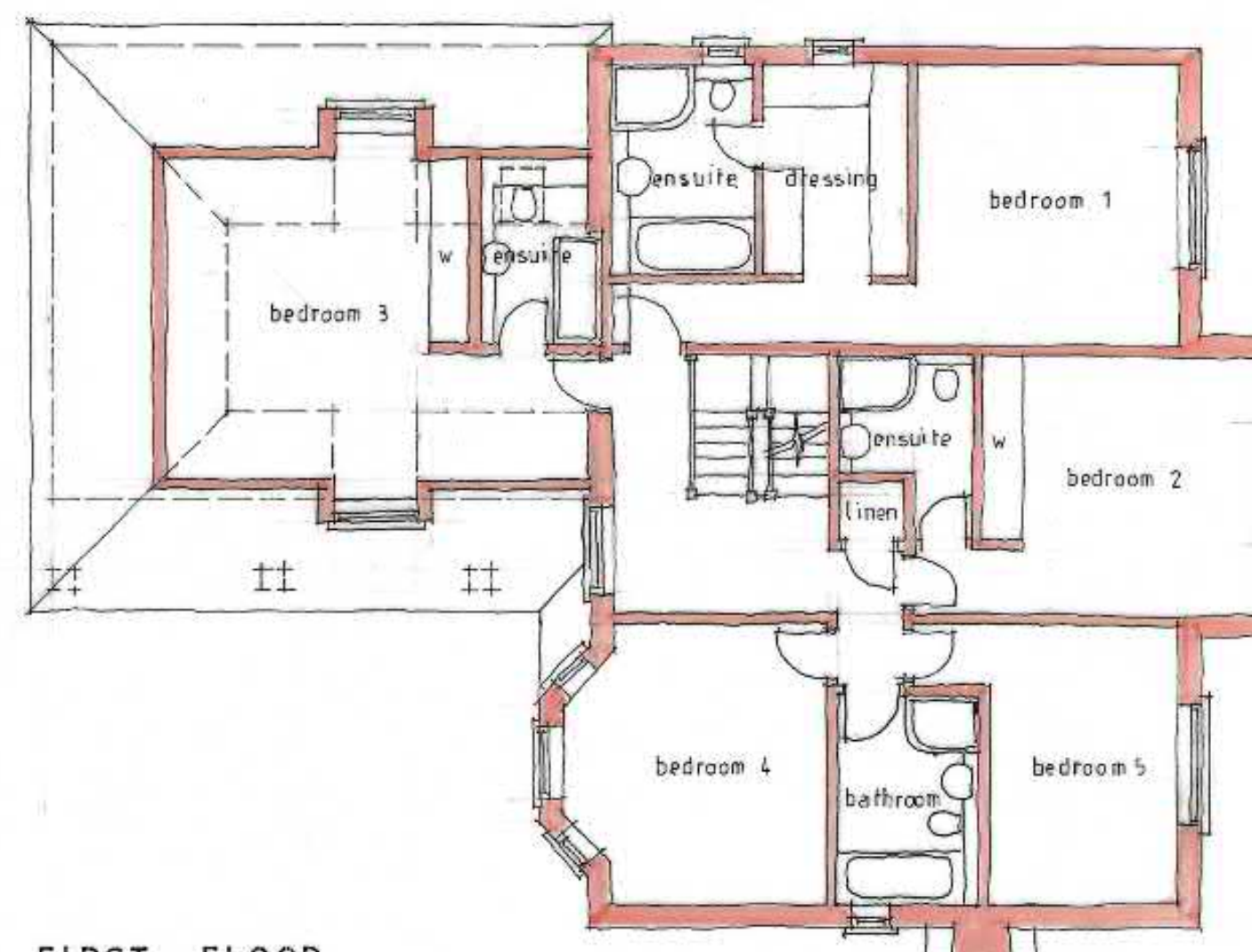
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FIRST FLOOR

Project
 Proposed detached houses
 58 Finchampstead Road
 WOKINGHAM
 Berks

Client
 Blueking Holdings Ltd

Drawing
 PLANS and ELEVATIONS
 PLOT 4

Scale
 1:100 at A2
 Date
 February 2024



Paul Edwards Architecture
 12 Savoy Lane, Barchingham, Wokingham, Berks RG41 4DB
 Tel: 01189772925 Mob: 07831837415 Email: paul@paulledwardsarchitecture.co.uk

Job 2560 Dwg. 08

18 APPENDIX 2 – HISTORICAL MAPS

Site Details:

58, FINCHAMPSTEAD ROAD,
WOKINGHAM, RG40 2NS

Client Ref: PH1-2024-000039
Report Ref: GS-3KE-TJP-6A4-CCZ
Grid Ref: 481119, 167959

Map Name: County Series

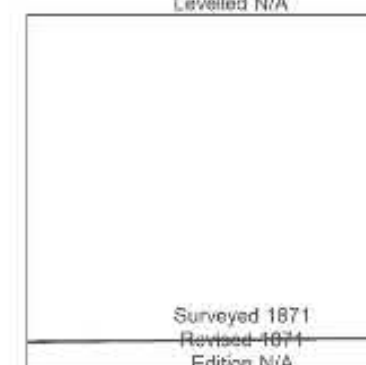
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Printed at: 1:2,500



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Revised 1871
Edition N/A
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Surveyed 1871
Revised 1871
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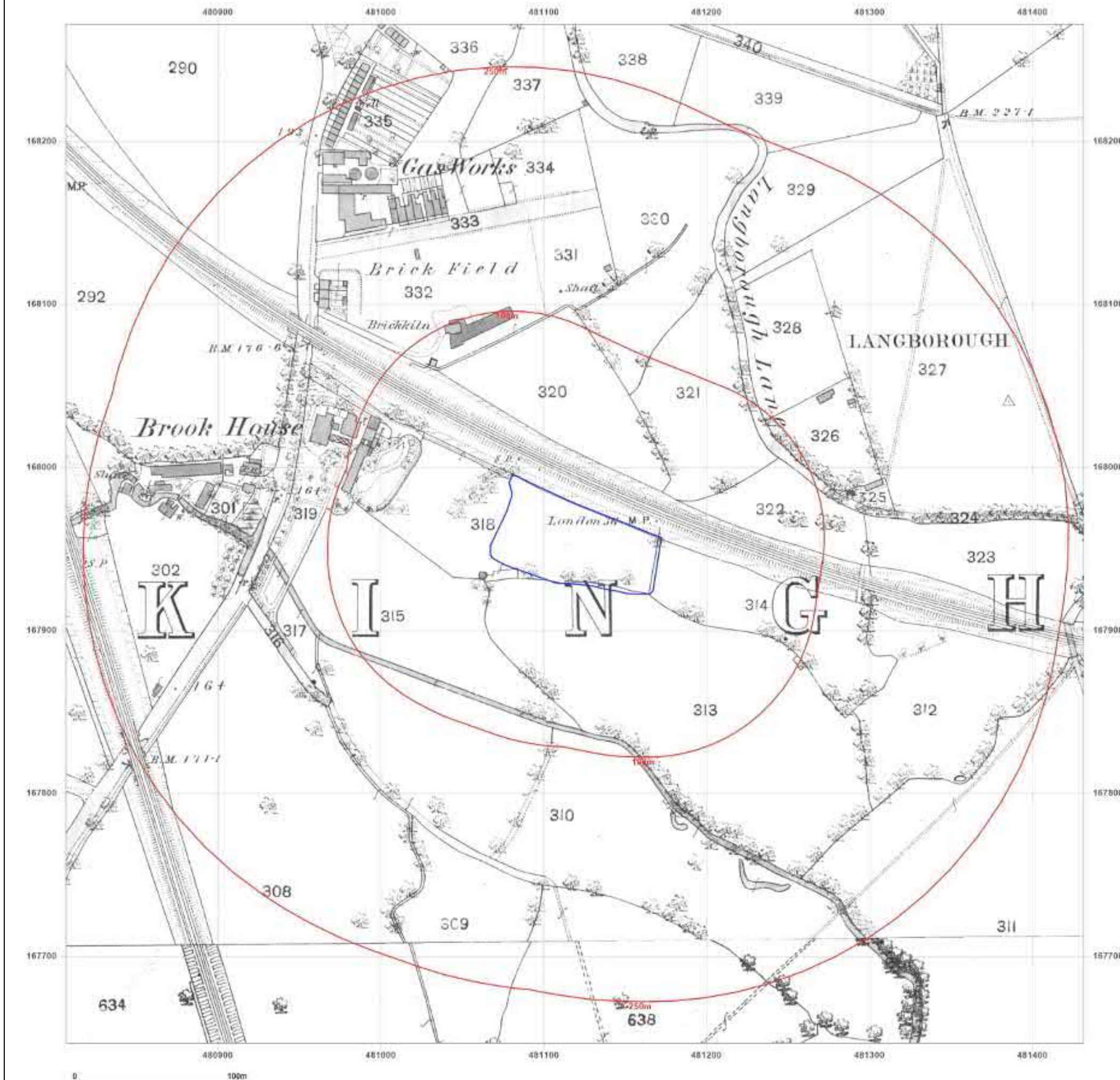


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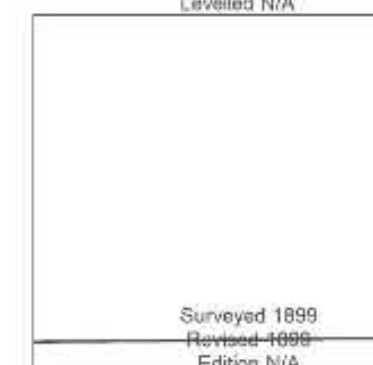
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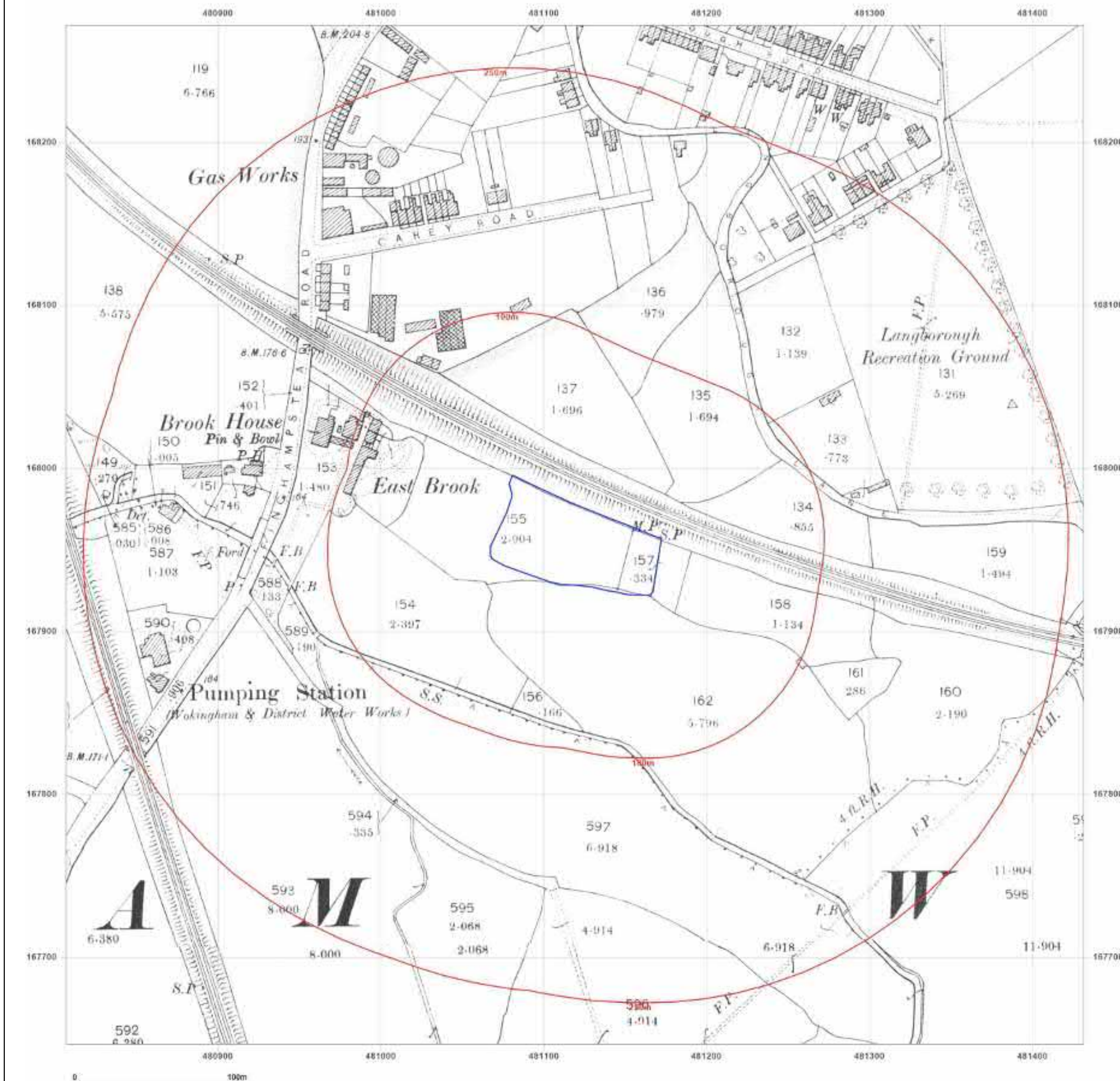


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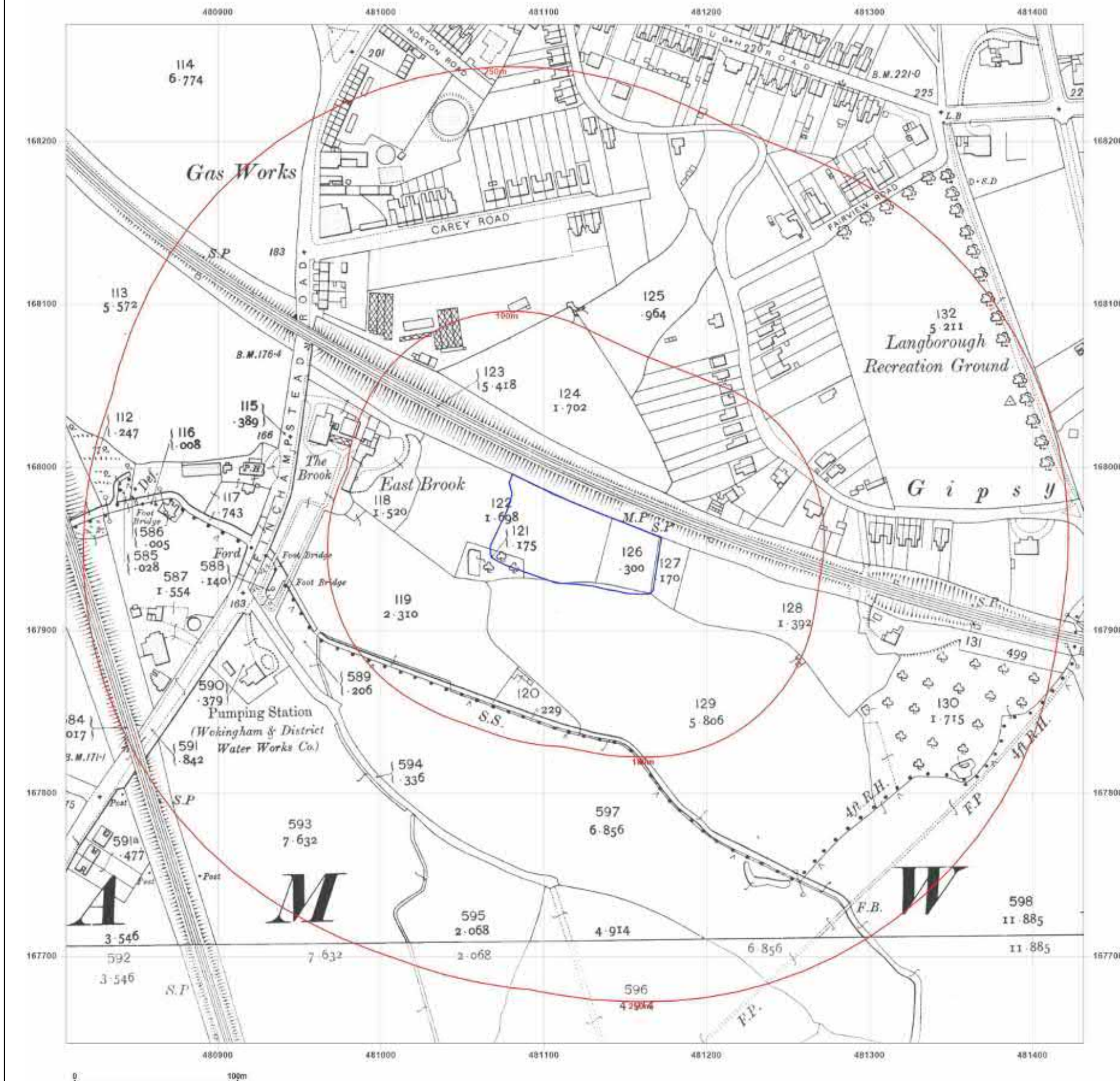


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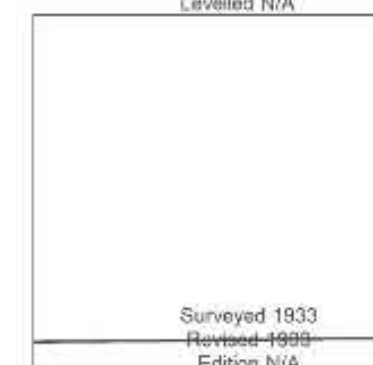
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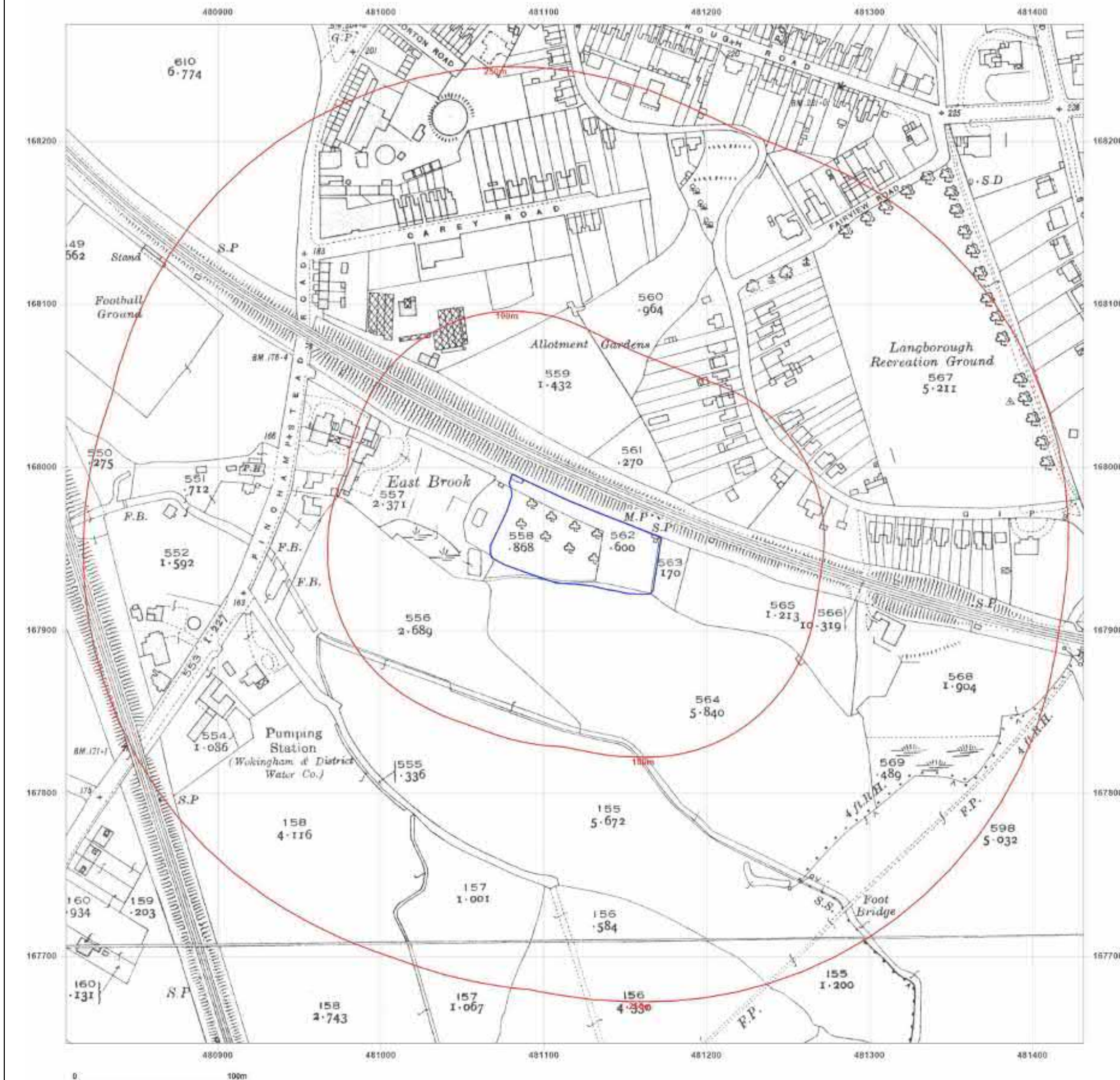


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Map date: 1964

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Copyright 1965
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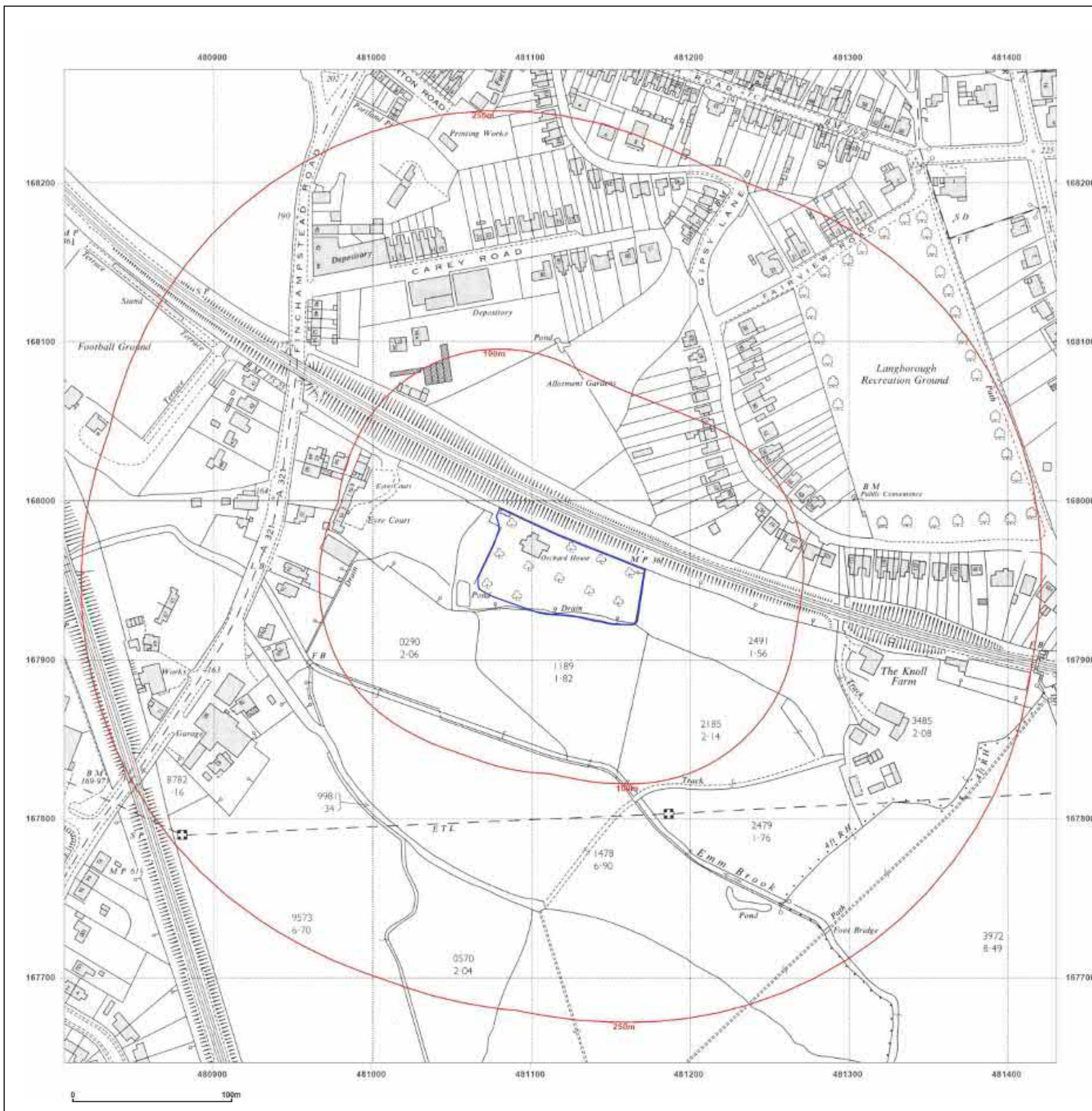


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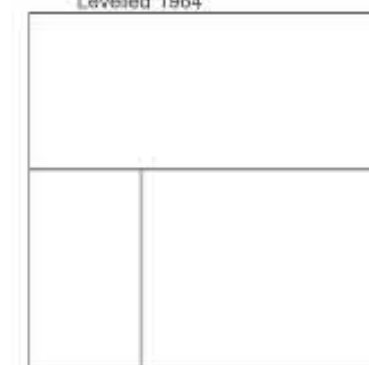
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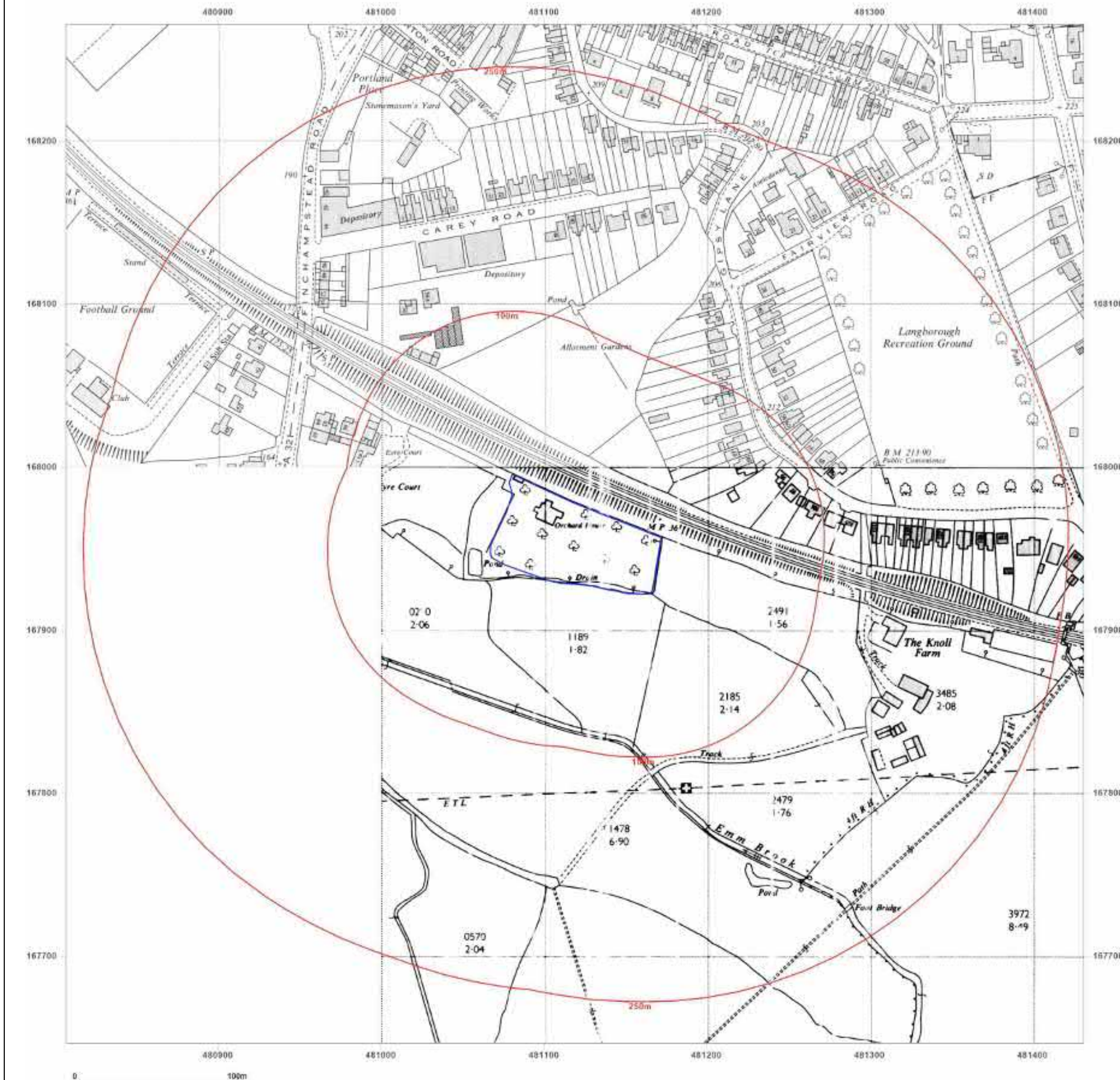


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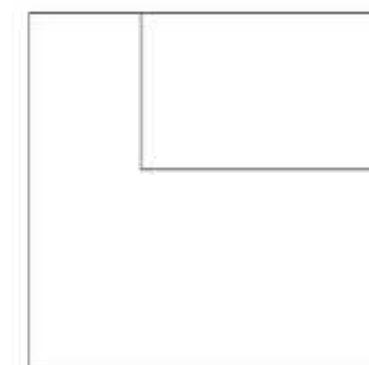
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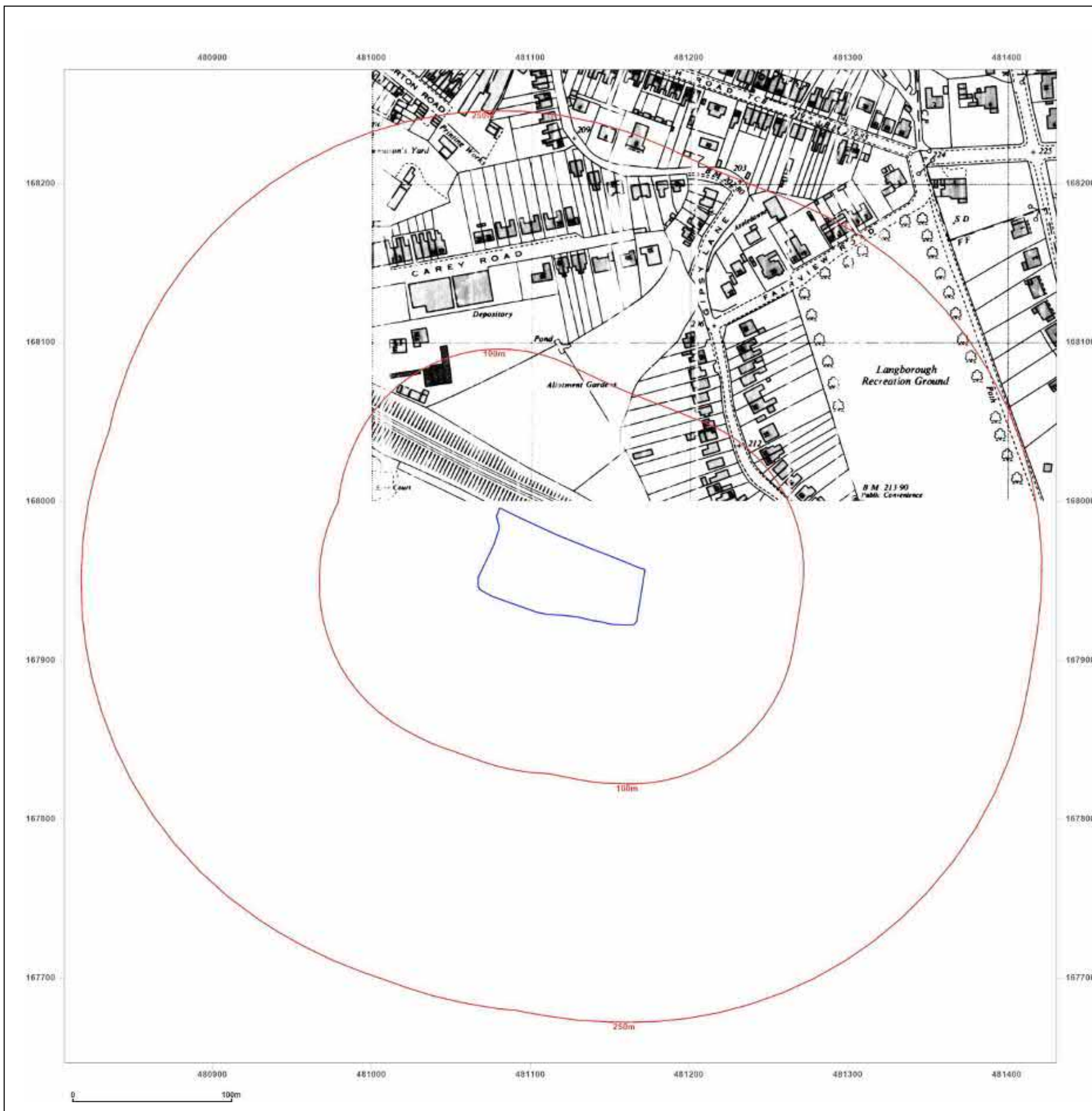


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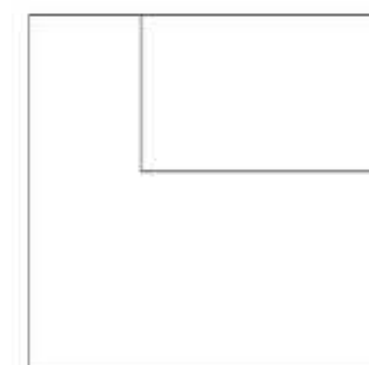
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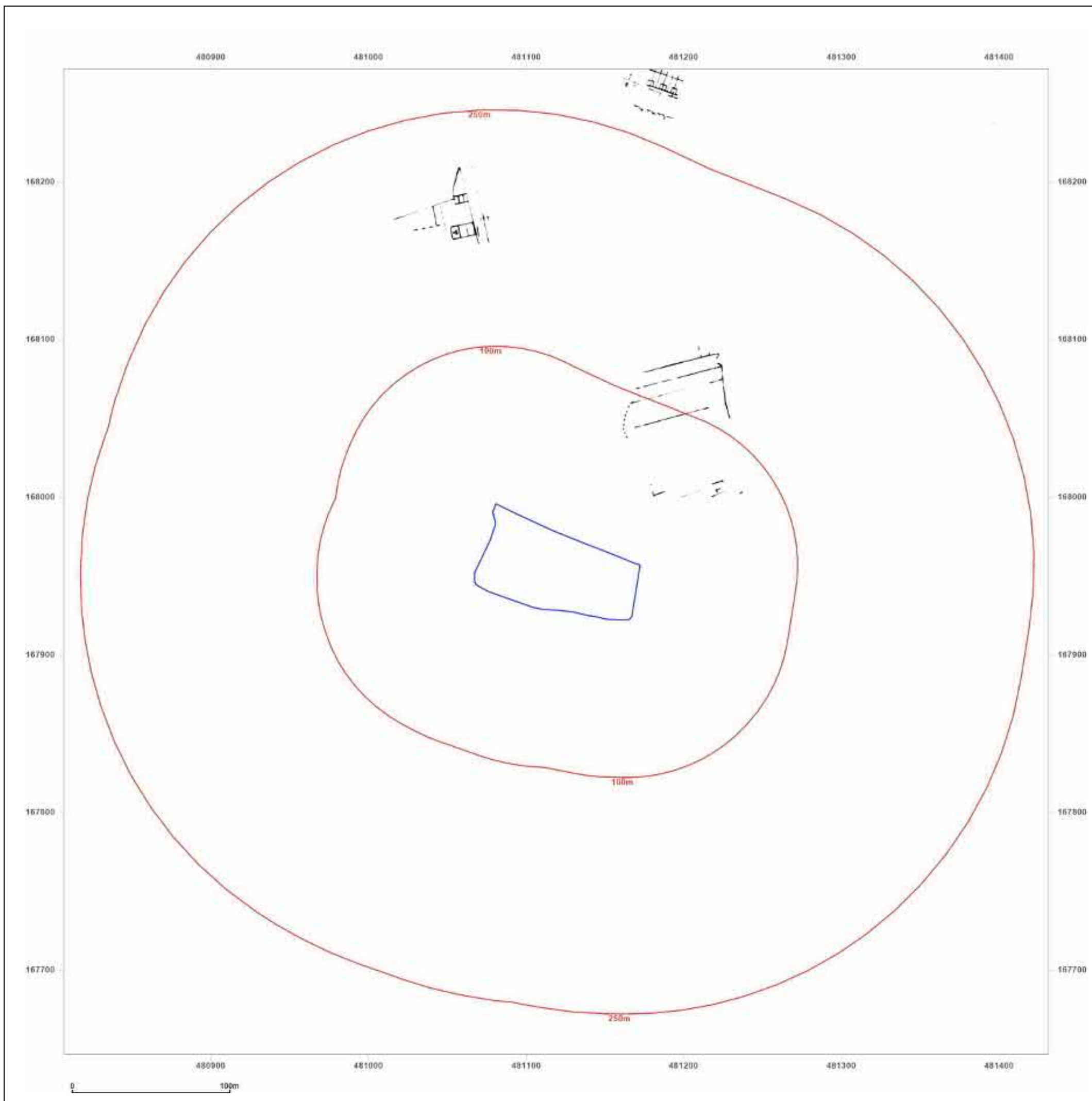


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Site Details:

58, FINCHAMPSTEAD ROAD,
WOKINGHAM, RG40 2NS

Client Ref: PH1-2024-000039
Report Ref: GS-3KE-TJP-6A4-CCZ
Grid Ref: 481119, 167959

Map Name: National Grid

Map date: 1976-1977

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1976
Revised 1976
Edition N/A
Copyright 1977
Levelled 1957

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

Surveyed 1976
Revised 1976
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Copyright 1977
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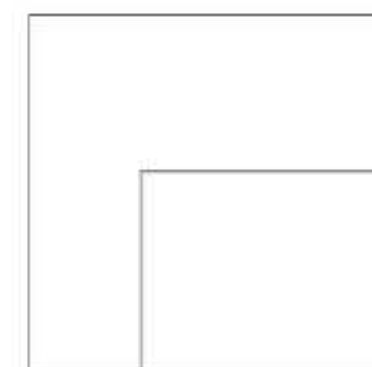
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Report Ref: GS-3KE-TJP-6A4-CCZ
Grid Ref: 481119, 167959

Map Name: National Grid

Map date: 1982

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1964
Revised 1982
Edition N/A
Copyright 1982
Levelled 1964

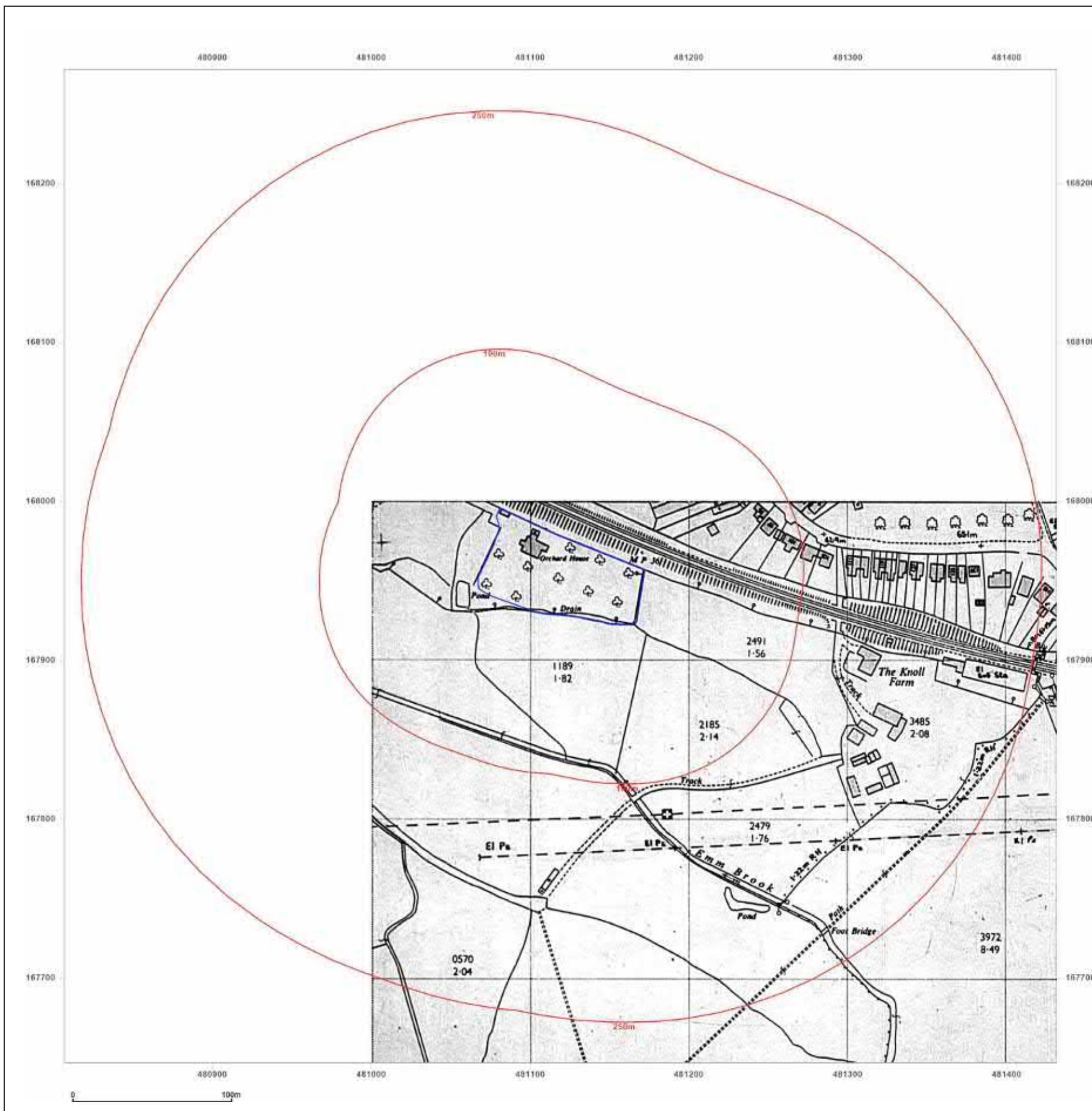


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Site Details:

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WOKINGHAM, RG40 2NS

Client Ref: PH1-2024-000039
Report Ref: GS-3KE-TJP-6A4-CCZ
Grid Ref: 481119, 167959

Map Name: National Grid

Map date: 1985-1989

Scale: 1:1,250

Printed at: 1:2,000



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

Surveyed 1964
Revised 1989
Edition N/A
Copyright 1989
Levelled 1964

Surveyed 1964
Revised 1985
Edition N/A
Copyright 1985
Levelled 1964

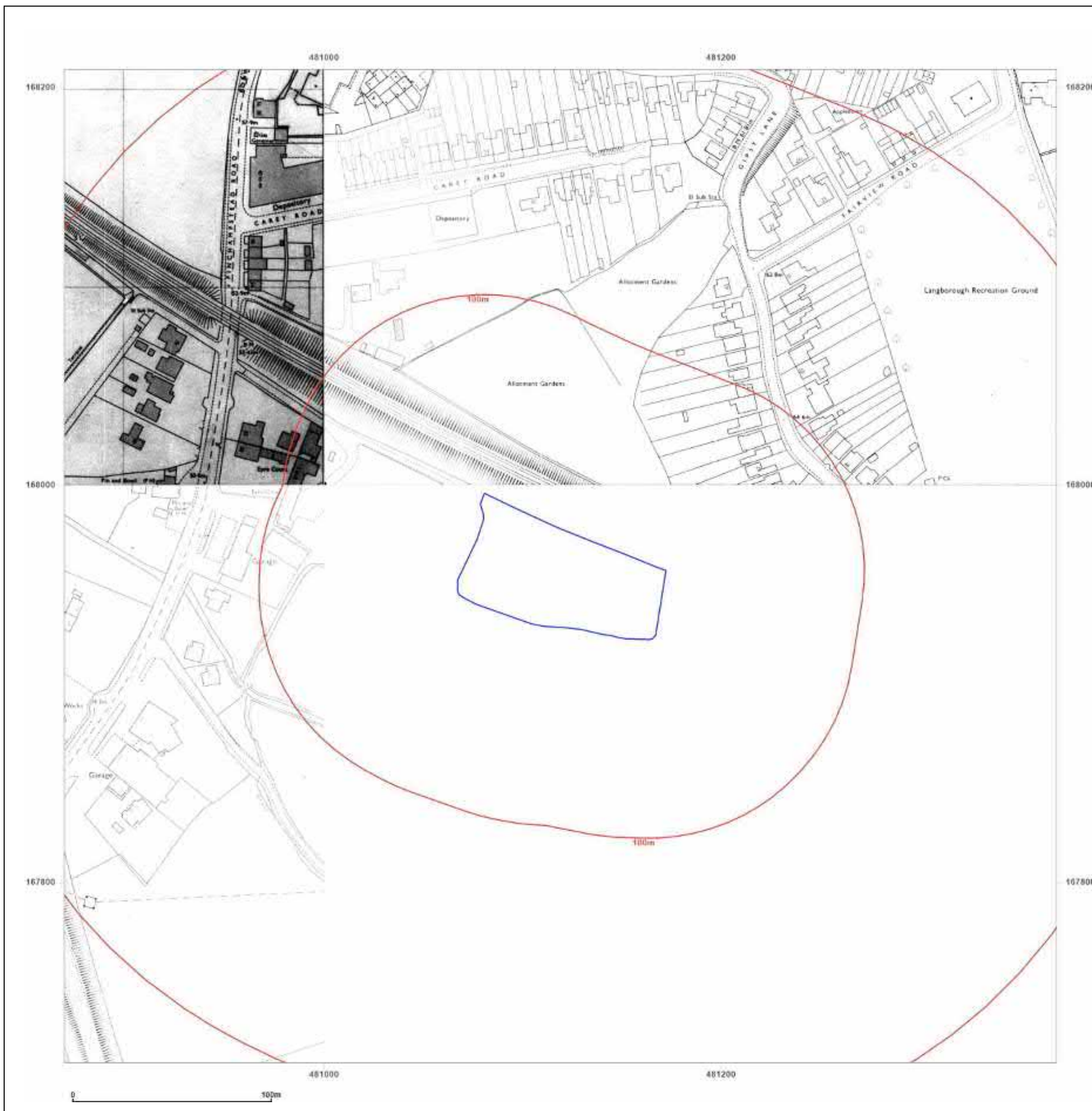


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Site Details:

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WOKINGHAM, RG40 2NS

Client Ref: PH1-2024-000039
Report Ref: GS-3KE-TJP-6A4-CCZ
Grid Ref: 481119, 167959

Map Name: National Grid

Map date: 1989-1993

Scale: 1:1,250

Printed at: 1:2,000



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

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

Surveyed 1984
Revised 1989
Edition N/A
Copyright 1989
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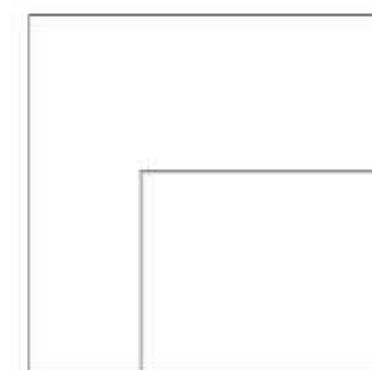
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Report Ref: GS-3KE-TJP-6A4-CCZ
Grid Ref: 481119, 167959

Map Name: National Grid

Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500



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

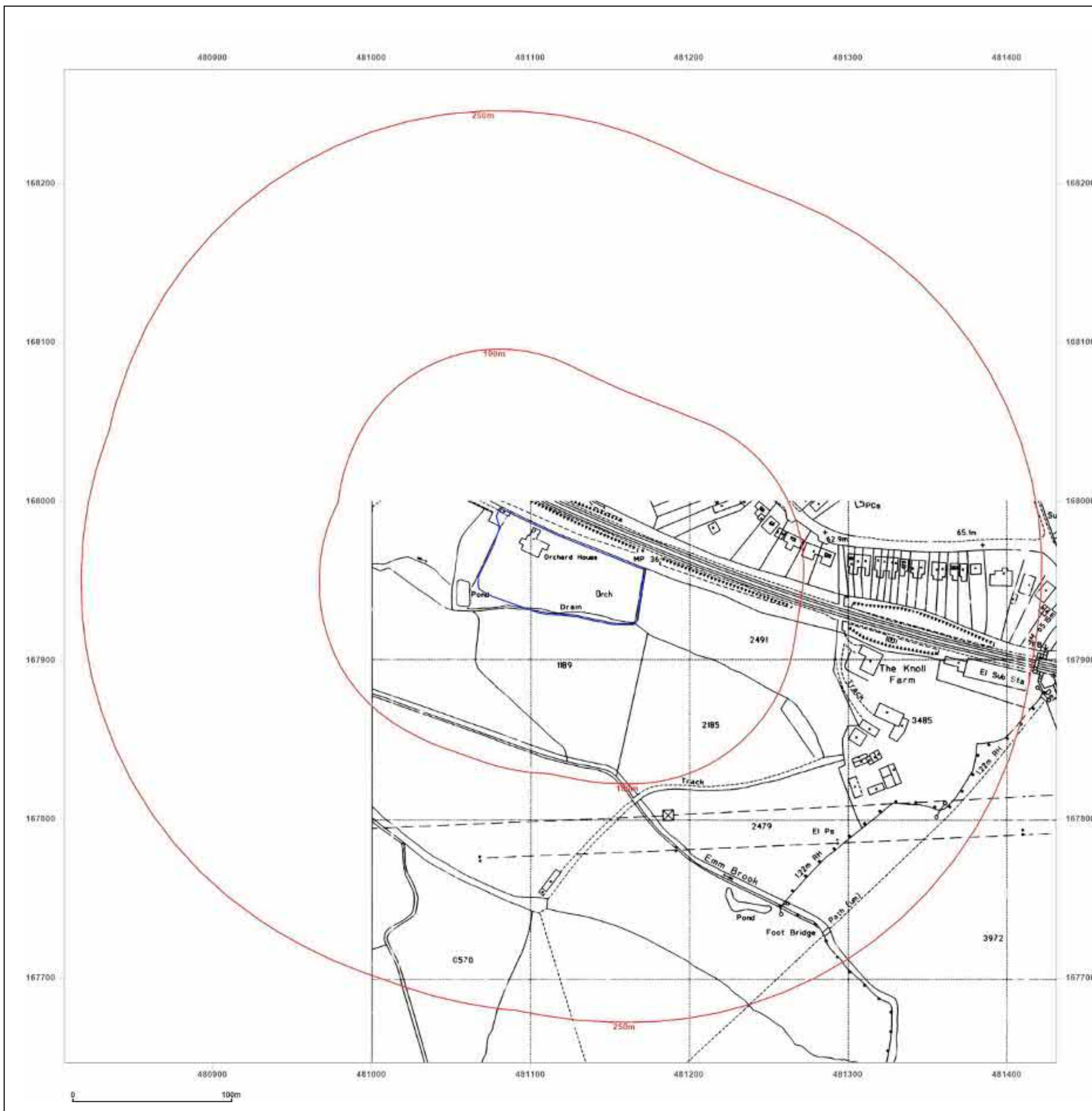


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Client Ref: PH1-2024-000039
Report Ref: GS-3KE-TJP-6A4-CCZ
Grid Ref: 481119, 167959

Map Name: National Grid

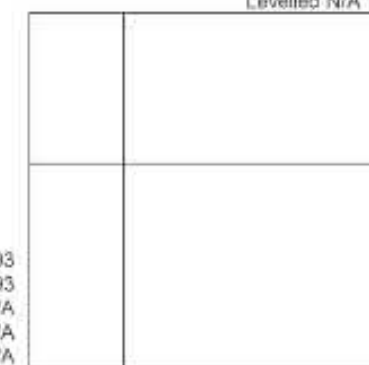
Map date: 1993-1994

Scale: 1:1,250

Printed at: 1:2,000



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



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



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Site Details:

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WOKINGHAM, RG40 2NS

Client Ref: PH1-2024-000039
Report Ref: GS-3KE-TJP-6A4-CCZ
Grid Ref: 481119, 167959

Map Name: National Grid

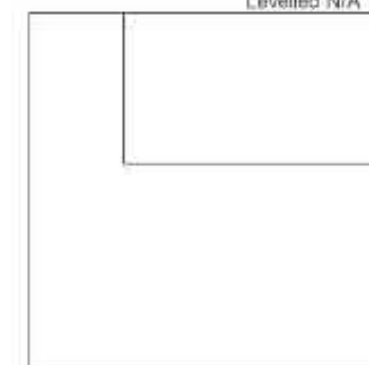
Map date: 1994

Scale: 1:1,250

Printed at: 1:2,000



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Revised 1994
Edition N/A
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Site Details:

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WOKINGHAM, RG40 2NS

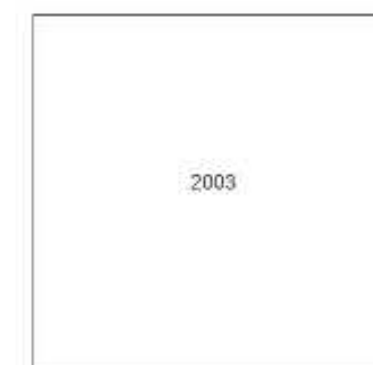
Client Ref: PH1-2024-000039
Report Ref: GS-3KE-TJP-6A4-CCZ
Grid Ref: 481119, 167959

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

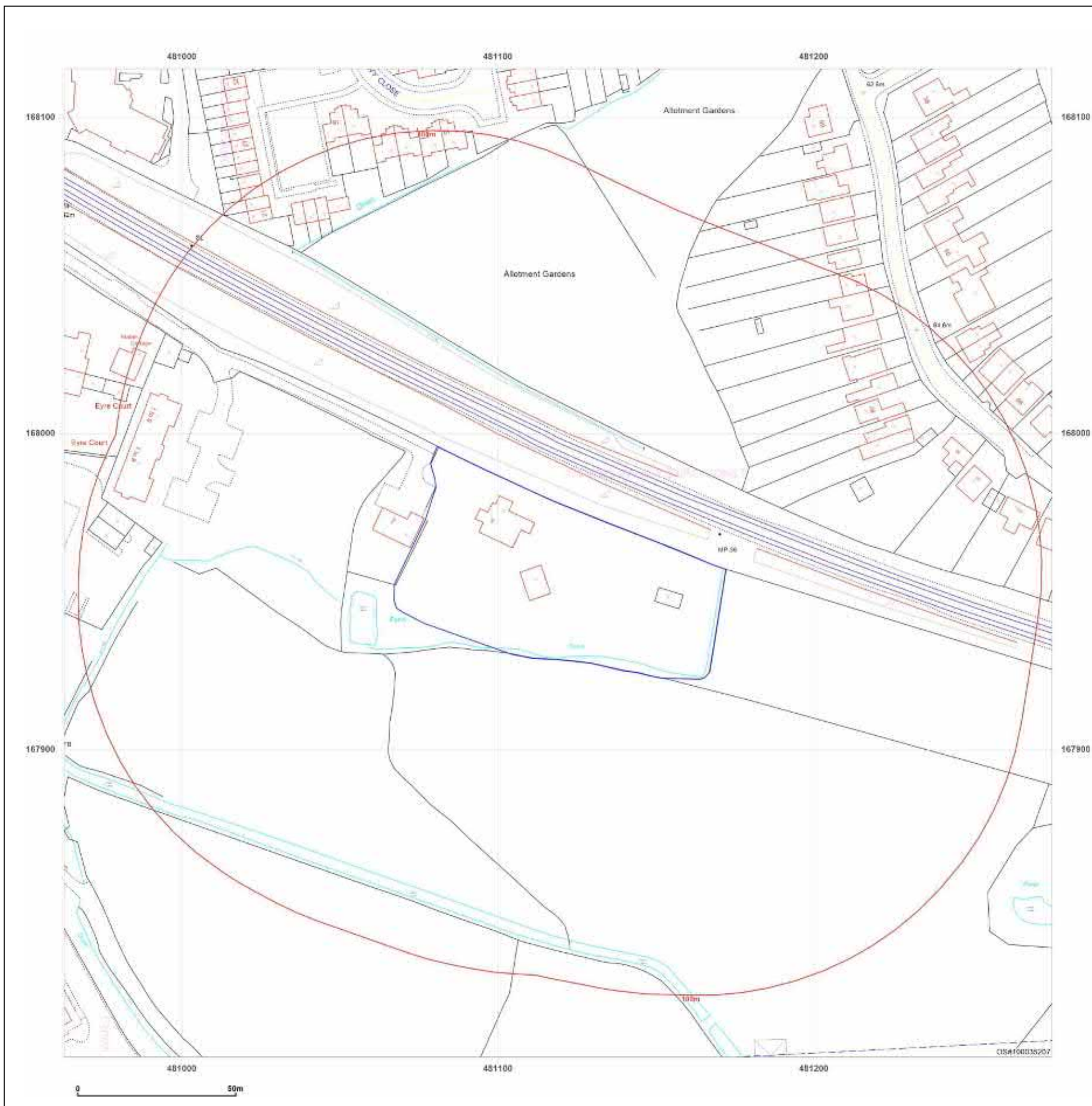


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Site Details:

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WOKINGHAM, RG40 2NS

Client Ref: PH1-2024-000039
Report Ref: GS-3KE-TJP-6A4-CCZ
Grid Ref: 481119, 167959

Map Name: County Series

Map date: 1898

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1871
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1872
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

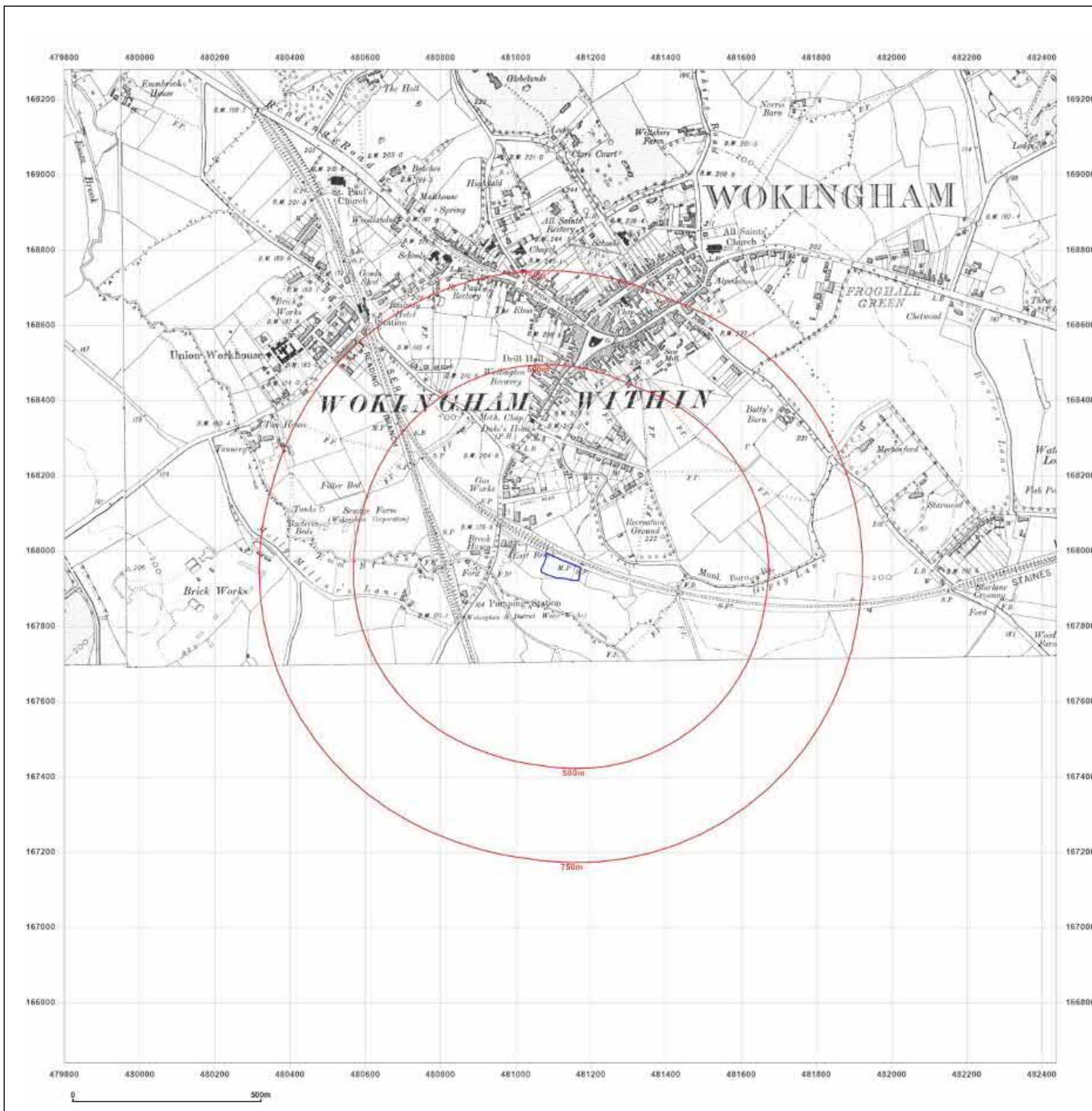


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Site Details:

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WOKINGHAM, RG40 2NS

Client Ref: PH1-2024-000039
Report Ref: GS-3KE-TJP-6A4-CCZ
Grid Ref: 481119, 167959

Map Name: County Series

Map date: 1909-1910

Scale: 1:10,560

Printed at: 1:10,560



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

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

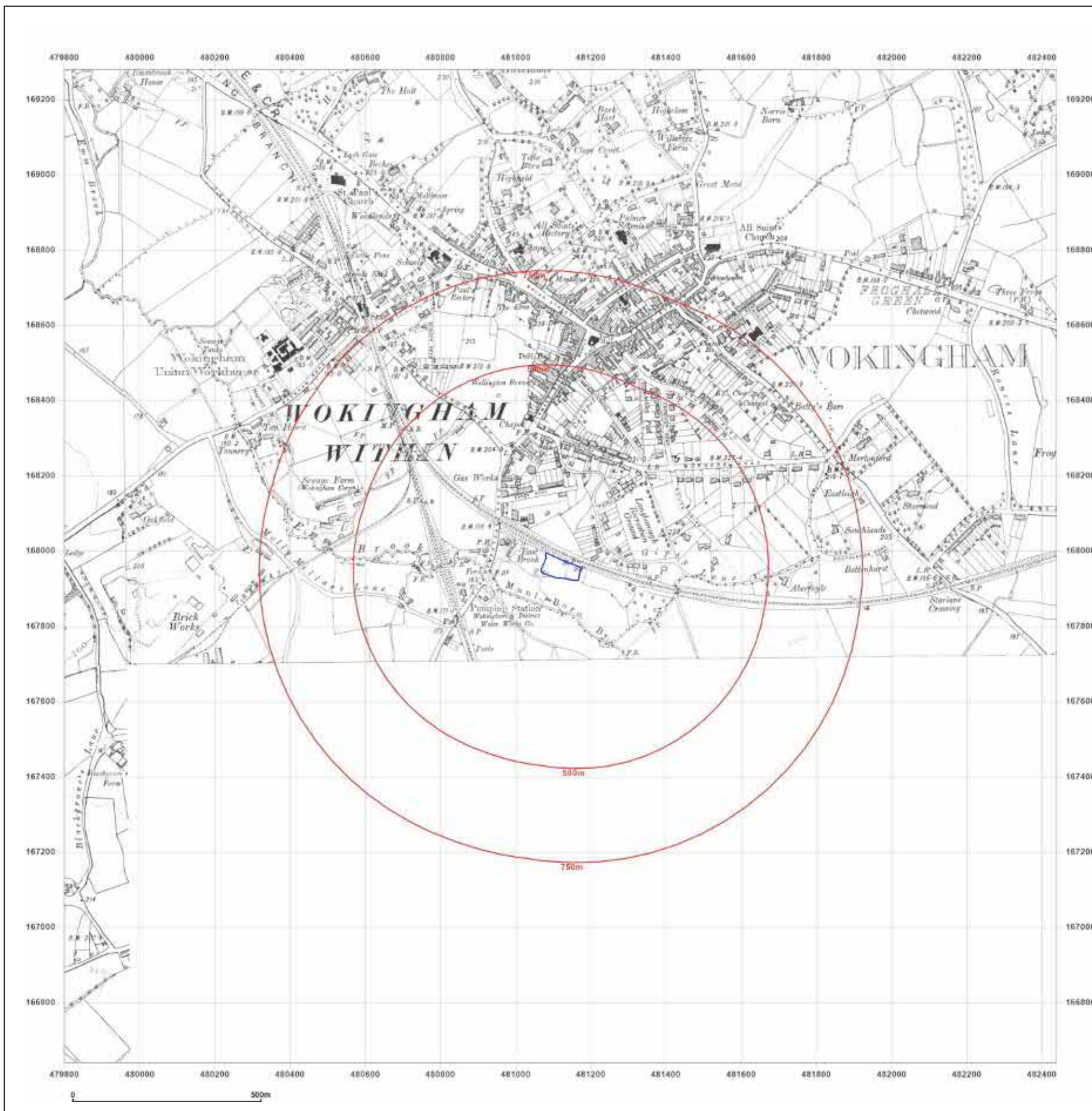


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Site Details:

58, FINCHAMPSTEAD ROAD,
WOKINGHAM, RG40 2NS

Client Ref: PH1-2024-000039
Report Ref: GS-3KE-TJP-6A4-CCZ
Grid Ref: 481119, 167959

Map Name: County Series

Map date: 1910

Scale: 1:10,560

Printed at: 1:10,560



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

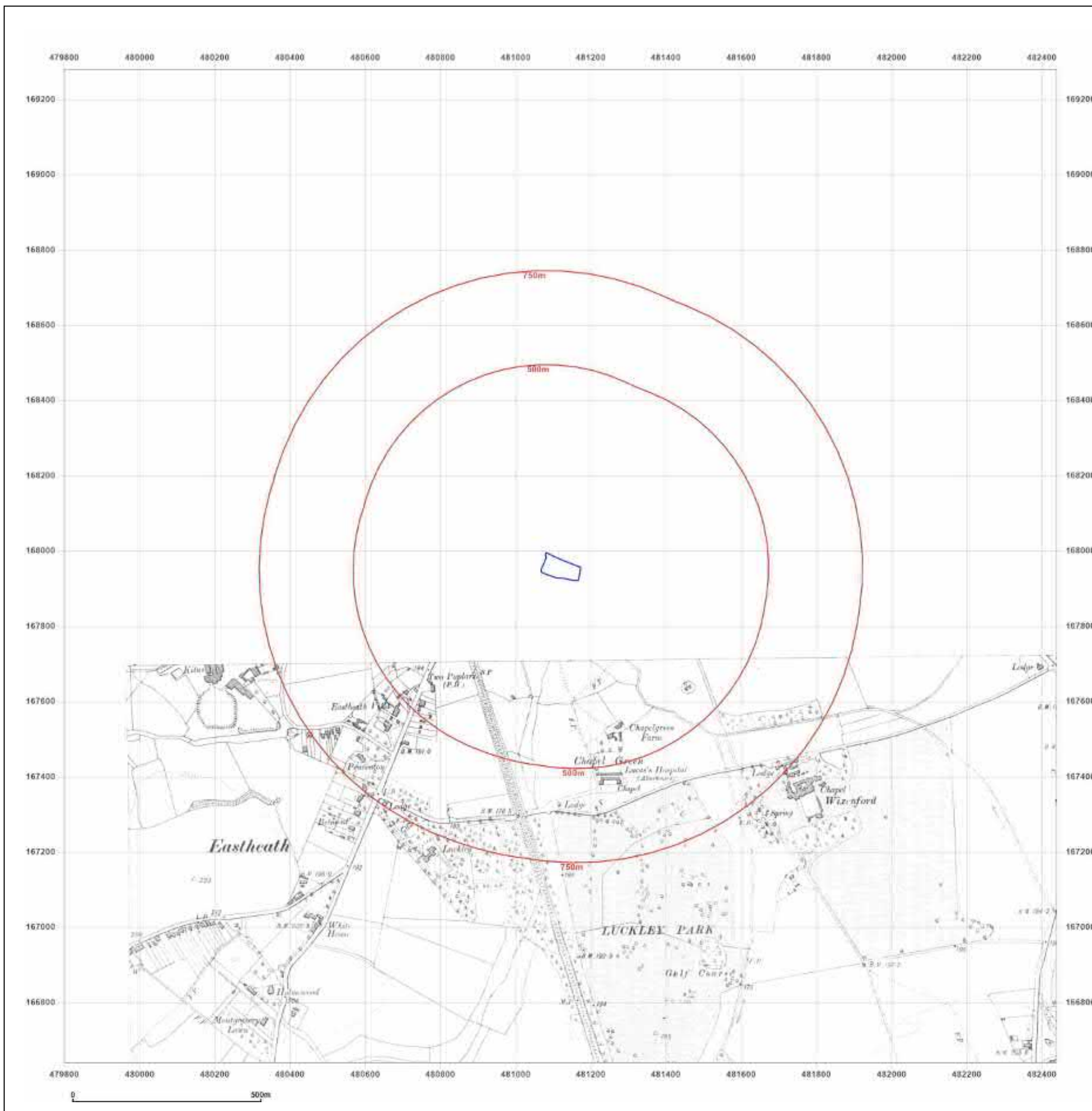


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Site Details:

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WOKINGHAM, RG40 2NS

Client Ref: PH1-2024-000039
Report Ref: GS-3KE-TJP-6A4-CCZ
Grid Ref: 481119, 167959

Map Name: County Series

Map date: 1932

Scale: 1:10,560

Printed at: 1:10,560



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

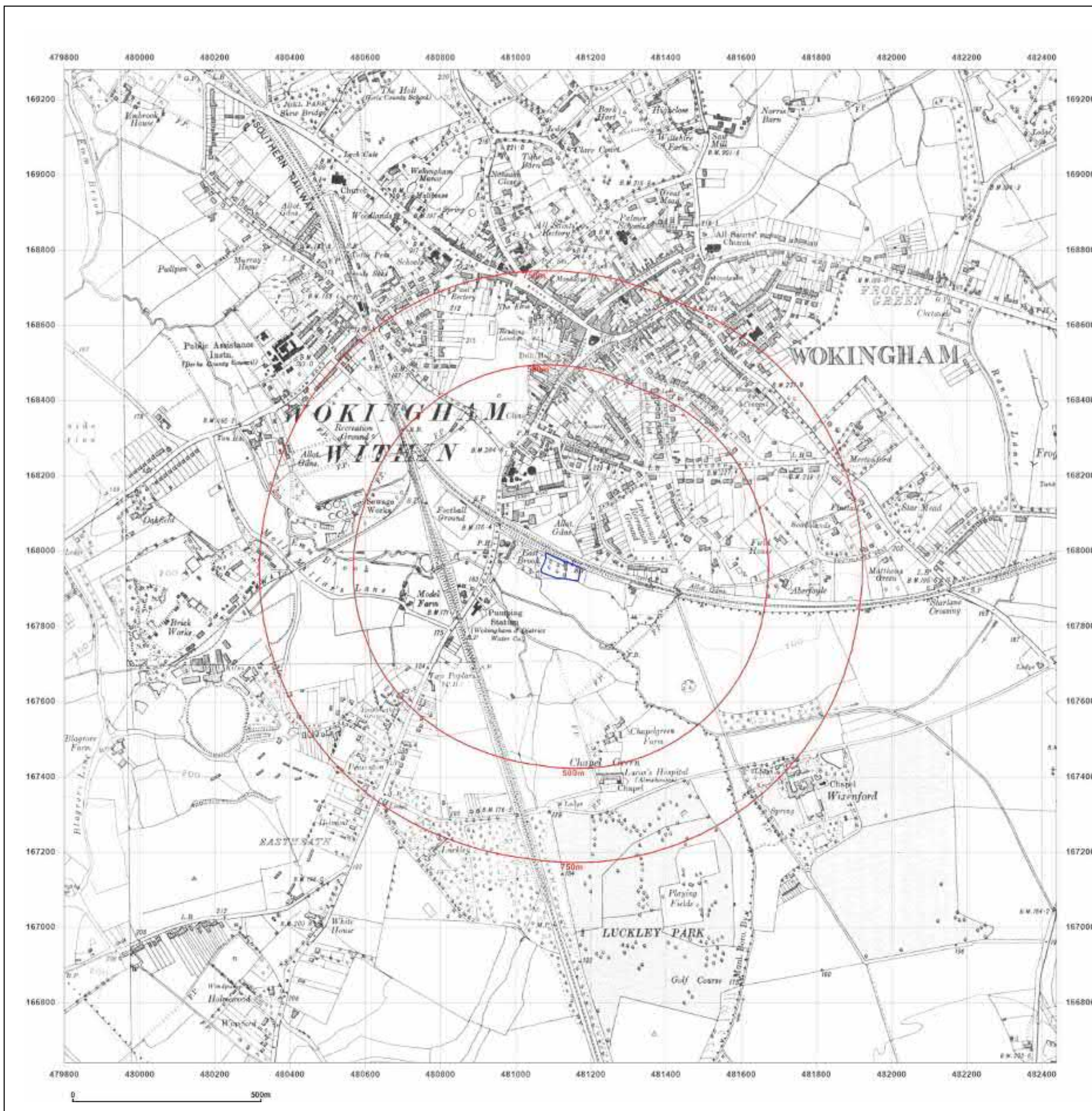


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Site Details:

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WOKINGHAM, RG40 2NS

Client Ref: PH1-2024-000039
Report Ref: GS-3KE-TJP-6A4-CCZ
Grid Ref: 481119, 167959

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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

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

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

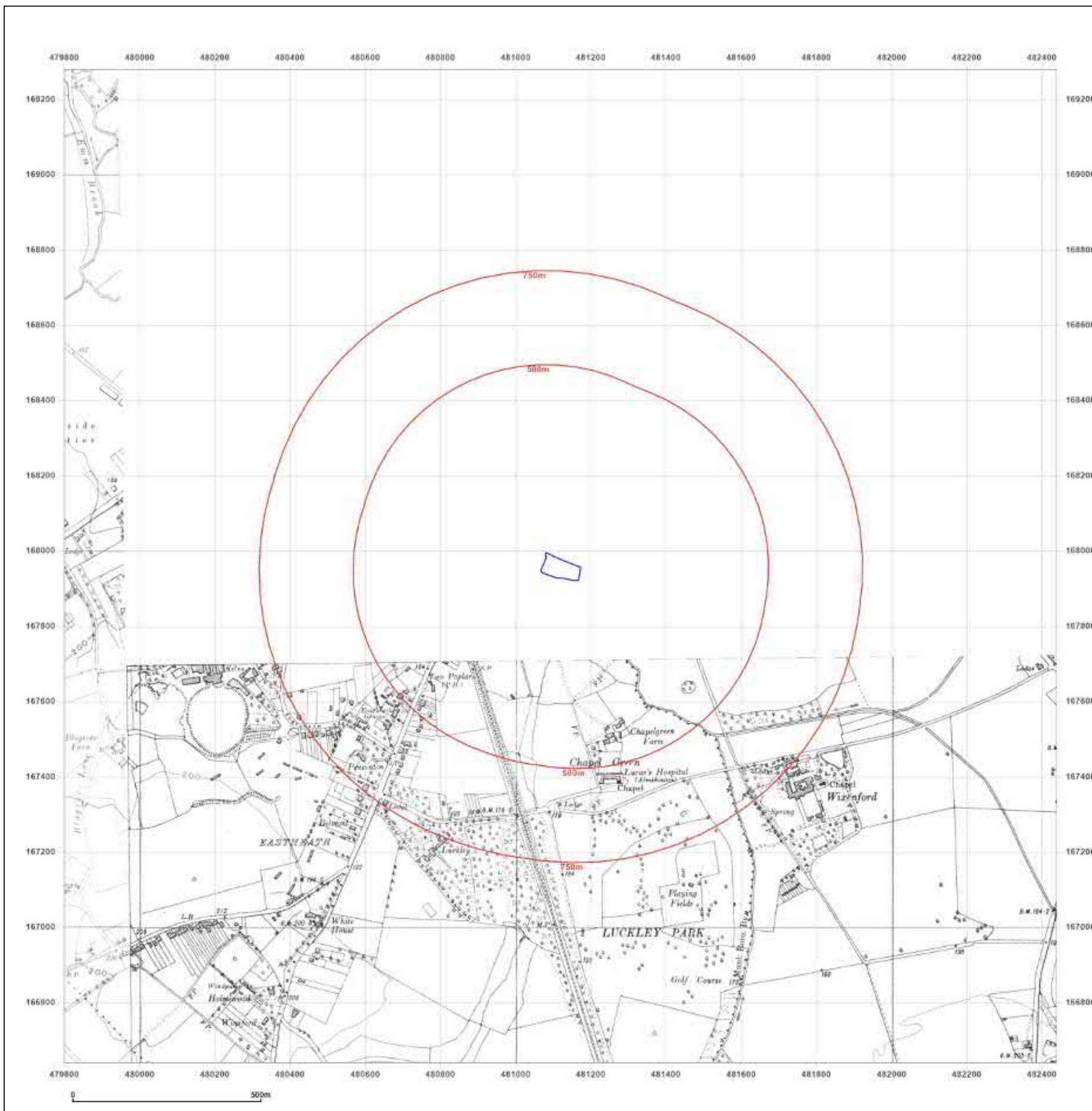


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Site Details:

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WOKINGHAM, RG40 2NS

Client Ref: PH1-2024-000039
Report Ref: GS-3KE-TJP-6A4-CCZ
Grid Ref: 481119, 167959

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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

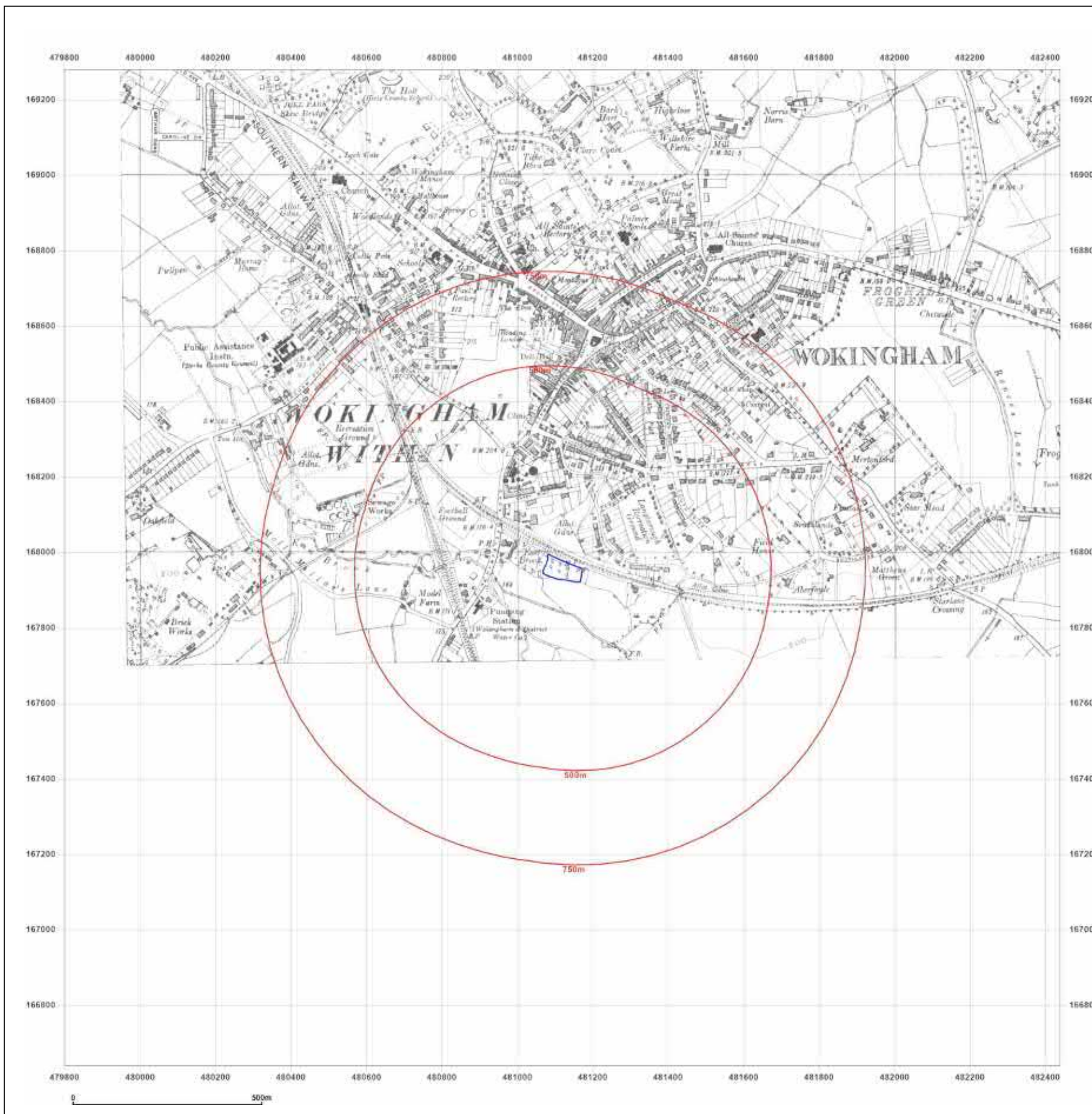


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Client Ref: PH1-2024-000039
Report Ref: GS-3KE-TJP-6A4-CCZ
Grid Ref: 481119, 167959

Map Name: National Grid

Map date: 1975-1979

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1976
Revised 1979
Edition N/A
Copyright 1979
Levelled 1969

Surveyed 1973
Revised 1975
Edition N/A
Copyright 1975
Levelled 1973

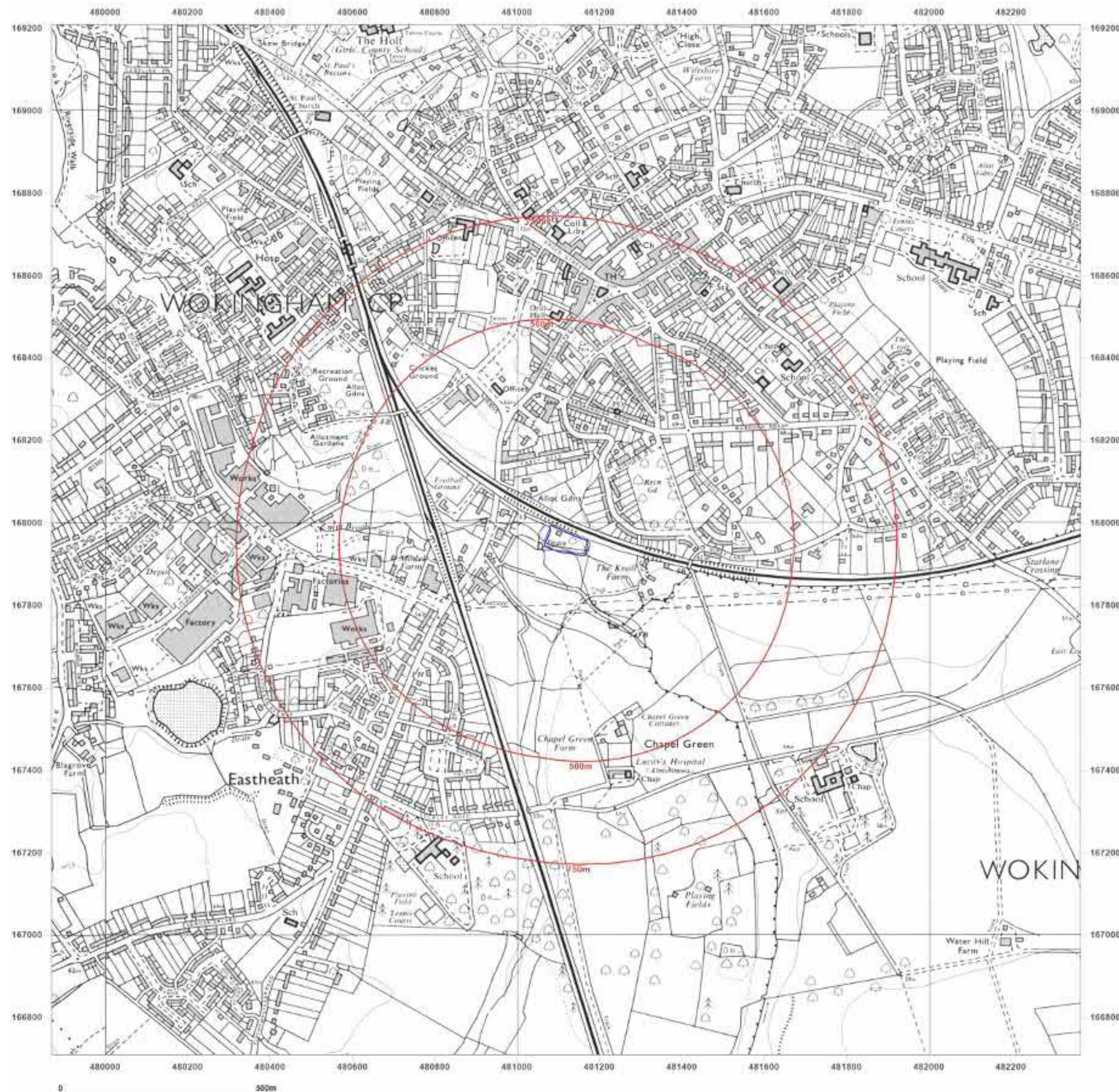


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WOKINGHAM, RG40 2NS

Client Ref: PH1-2024-000039
Report Ref: GS-3KE-TJP-6A4-CCZ
Grid Ref: 481119, 167959

Map Name: National Grid

Map date: 1980

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1973
Revised 1980
Edition N/A
Copyright N/A
Levelled N/A

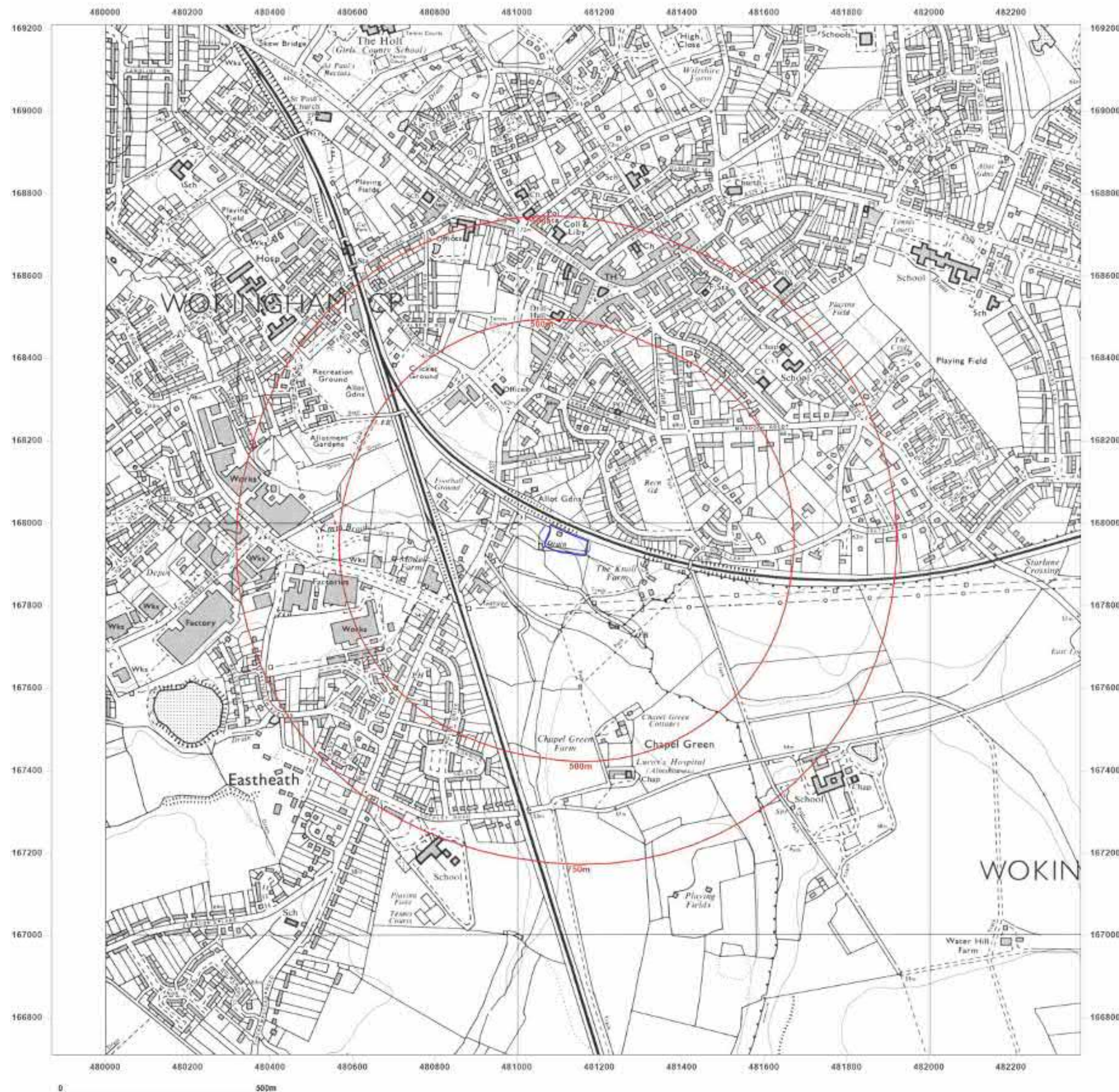


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Site Details:

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WOKINGHAM, RG40 2NS

Client Ref: PH1-2024-000039
Report Ref: GS-3KE-TJP-6A4-CCZ
Grid Ref: 481119, 167959

Map Name: National Grid

Map date: 1988

Scale: 1:10,000

Printed at: 1:10,000



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

Surveyed 1977
Revised 1988
Edition N/A
Copyright N/A
Levelled N/A

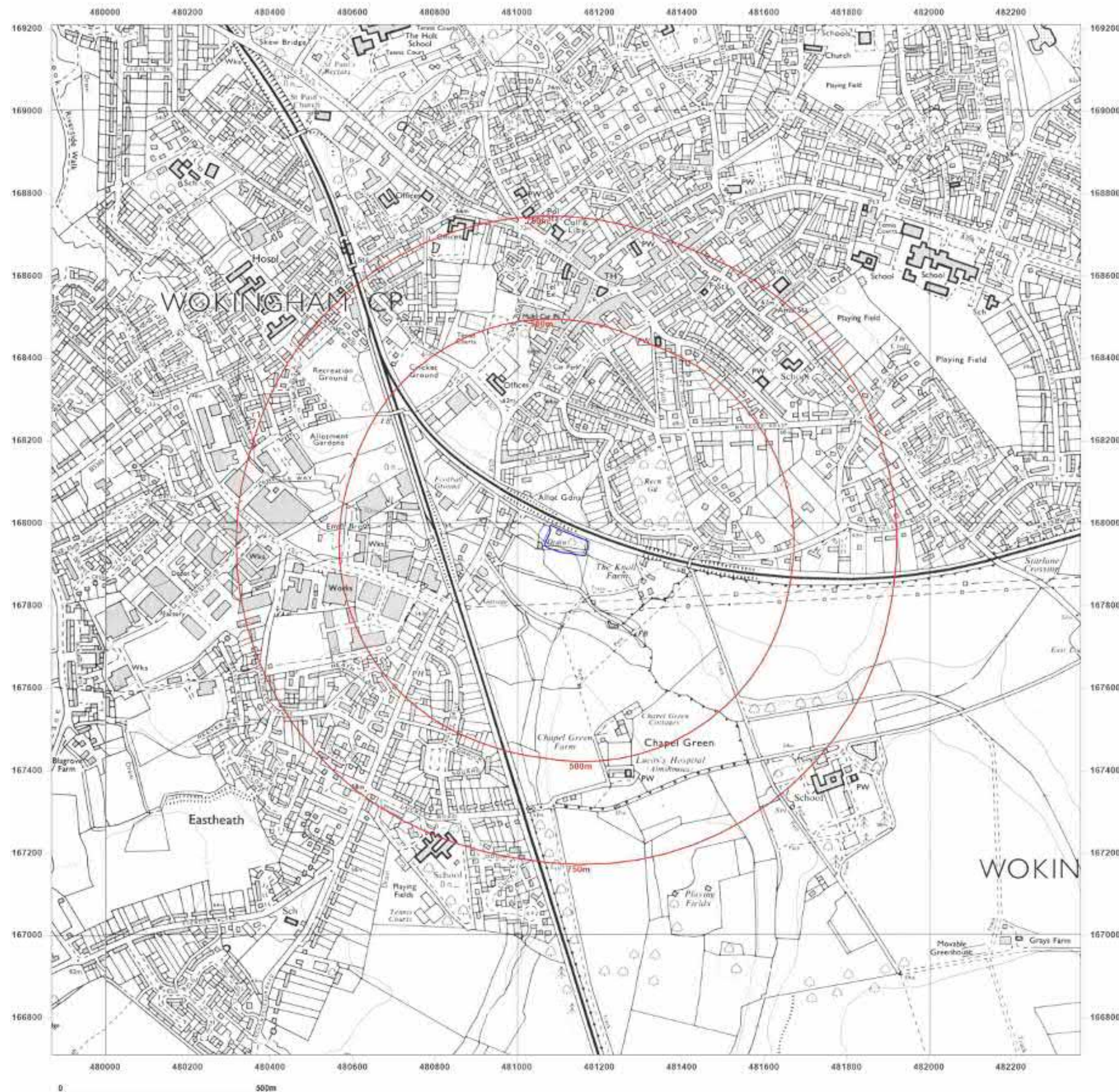


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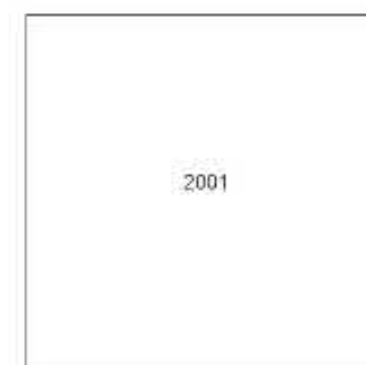
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Report Ref: GS-3KE-TJP-6A4-CCZ
Grid Ref: 481119, 167959

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

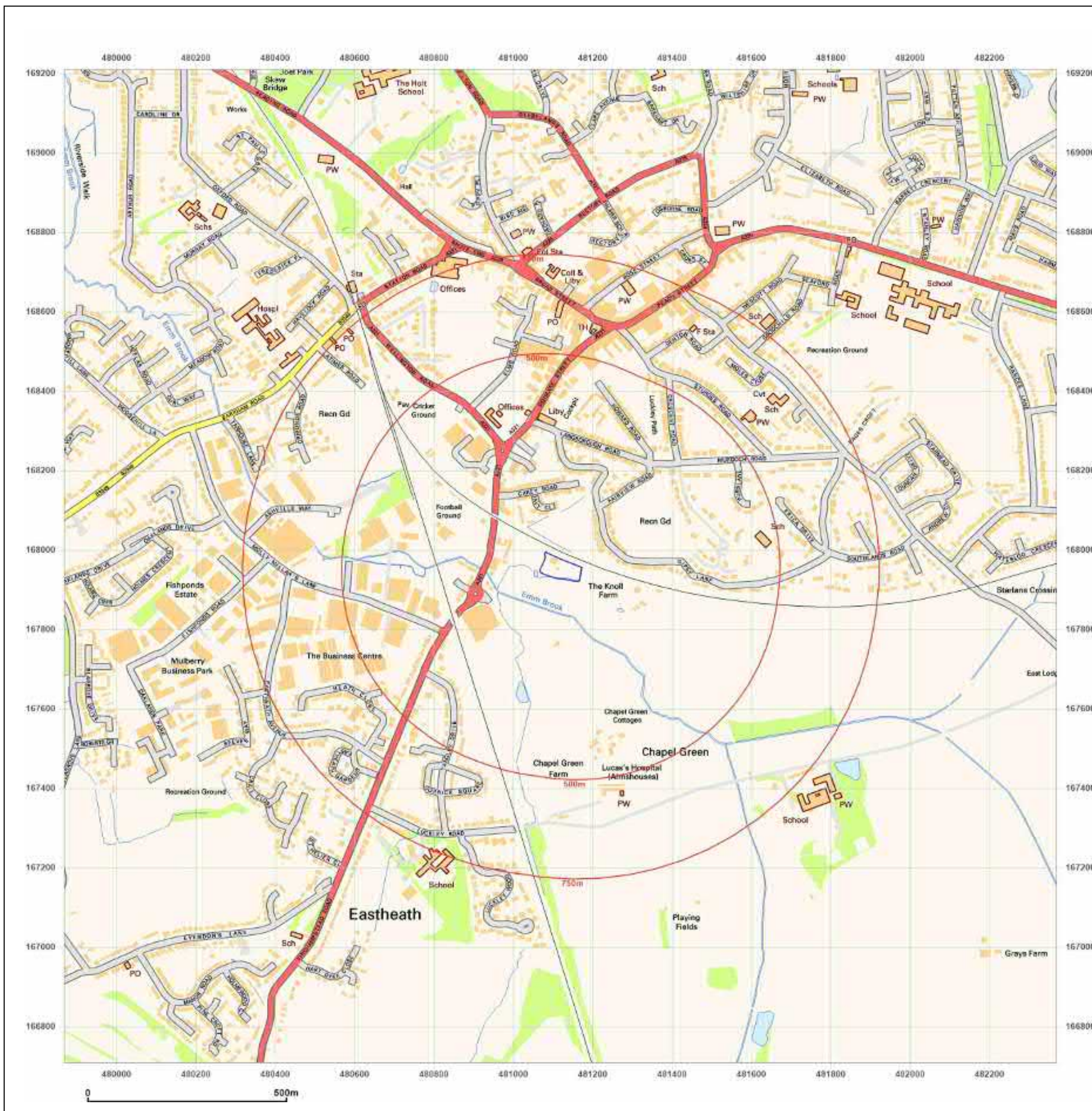


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Site Details:

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Client Ref: PH1-2024-000039
Report Ref: GS-3KE-TJP-6A4-CCZ
Grid Ref: 481119, 167959

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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Site Details:

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WOKINGHAM, RG40 2NS

Client Ref: PH1-2024-000039
Report Ref: GS-3KE-TJP-6A4-CCZ
Grid Ref: 481119, 167959

Map Name: National Grid

Map date: 2024

Scale: 1:10,000

Printed at: 1:10,000

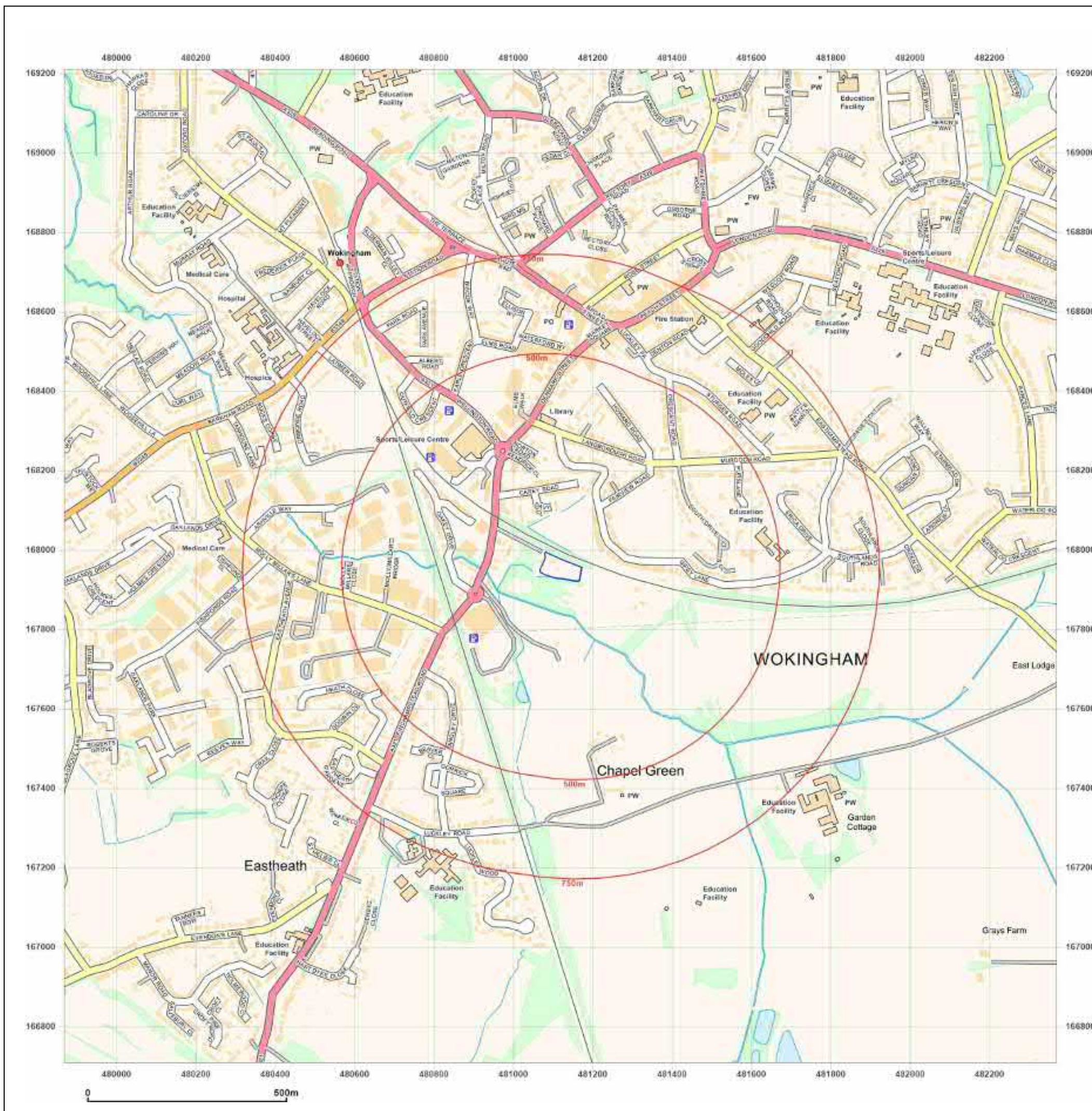


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19 APPENDIX 3 – ENVIRONMENTAL SCREENING REPORT

58, FINCHAMPSTEAD ROAD, WOKINGHAM, RG40 2NS

Order Details

Date: 09/05/2024
Your ref: PH1-2024-000039
Our Ref: GS-OCF-34J-PLW-Q1Z

Site Details

Location: 481118 167953
Area: 0.46 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 >	0	0	18	24	-
17 >	1.2 >	Historical tanks >	0	0	11	2	-
18 >	1.3 >	Historical energy features >	0	0	14	9	-
19	1.4	Historical petrol stations	0	0	0	0	-
19 >	1.5 >	Historical garages >	0	0	6	0	-
20	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
21 >	2.1 >	Historical industrial land uses >	0	0	23	29	-
23 >	2.2 >	Historical tanks >	0	0	17	4	-
24 >	2.3 >	Historical energy features >	0	0	20	26	-
26	2.4	Historical petrol stations	0	0	0	0	-
27 >	2.5 >	Historical garages >	0	0	9	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
28	3.1	Active or recent landfill	0	0	0	0	-
28	3.2	Historical landfill (BGS records)	0	0	0	0	-
29	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
29 >	3.4 >	Historical landfill (EA/NRW records) >	0	1	0	1	-
29 >	3.5 >	Historical waste sites >	0	0	1	0	-
30	3.6	Licensed waste sites	0	0	0	0	-
30 >	3.7 >	Waste exemptions >	0	0	0	8	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
32 >	4.1 >	Recent industrial land uses >	0	0	12	-	-
33 >	4.2 >	Current or recent petrol stations >	0	0	2	1	-
34	4.3	Electricity cables	0	0	0	0	-
34	4.4	Gas pipelines	0	0	0	0	-
34	4.5	Sites determined as Contaminated Land	0	0	0	0	-



34	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
34	4.7	Regulated explosive sites	0	0	0	0	-
35	4.8	Hazardous substance storage/usage	0	0	0	0	-
35	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
35	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
35 >	4.11 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	2	2	-
36	4.12	Radioactive Substance Authorisations	0	0	0	0	-
36 >	4.13 >	<u>Licensed Discharges to controlled waters ></u>	0	0	1	3	-
37	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
37	4.15	Pollutant release to public sewer	0	0	0	0	-
37	4.16	List 1 Dangerous Substances	0	0	0	0	-
38	4.17	List 2 Dangerous Substances	0	0	0	0	-
38 >	4.18 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	2	2	-
38	4.19	Pollution inventory substances	0	0	0	0	-
39	4.20	Pollution inventory waste transfers	0	0	0	0	-
39	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
40 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
42 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
44 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
45	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
46	5.5	Groundwater vulnerability- local information	None (within 0m)				
47 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	6
49 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	16
53	5.8	Potable abstractions	0	0	0	0	0
54	5.9	Source Protection Zones	0	0	0	0	-
54	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
55 >	6.1 >	<u>Water Network (OS MasterMap) ></u>	2	5	12	-	-



57 >	6.2 >	Surface water features >	1	2	9	-	-
57 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
58 >	6.4 >	WFD Surface water bodies >	0	0	1	-	-
58	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
59 >	7.1 >	Risk of flooding from rivers and the sea >	High (within 50m)				
60 >	7.2 >	Historical Flood Events >	0	2	2	-	-
60	7.3	Flood Defences	0	0	0	-	-
61	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
61	7.5	Flood Storage Areas	0	0	0	-	-
62 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
63 >	7.7 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
64 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
66 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
67	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
68	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
68	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
68	10.4	Special Protection Areas (SPA)	0	0	0	0	0
68	10.5	National Nature Reserves (NNR)	0	0	0	0	0
69 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
69 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	7
70	10.8	Biosphere Reserves	0	0	0	0	0
70	10.9	Forest Parks	0	0	0	0	0
70	10.10	Marine Conservation Zones	0	0	0	0	0
70	10.11	Green Belt	0	0	0	0	0
70	10.12	Proposed Ramsar sites	0	0	0	0	0



71	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
71	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
71	10.15	Nitrate Sensitive Areas	0	0	0	0	0
71 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	2
73 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
74	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
75	11.1	World Heritage Sites	0	0	0	-	-
76	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
76	11.3	National Parks	0	0	0	-	-
76 >	11.4 >	Listed Buildings >	0	0	1	-	-
77 >	11.5 >	Conservation Areas >	0	0	2	-	-
77	11.6	Scheduled Ancient Monuments	0	0	0	-	-
77	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
78 >	12.1 >	Agricultural Land Classification >	Grade 3b (within 250m)				
79	12.2	Open Access Land	0	0	0	-	-
79	12.3	Tree Felling Licences	0	0	0	-	-
80	12.4	Environmental Stewardship Schemes	0	0	0	-	-
80	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
81 >	13.1 >	Priority Habitat Inventory >	1	1	0	-	-
82	13.2	Habitat Networks	0	0	0	-	-
82	13.3	Open Mosaic Habitat	0	0	0	-	-
82	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
83 >	14.1 >	10k Availability >	Identified (within 500m)				
84 >	14.2 >	Artificial and made ground (10k) >	0	1	5	13	-
86 >	14.3 >	Superficial geology (10k) >	0	1	5	1	-



87	14.4	Landslip (10k)	0	0	0	0	-
88 >	14.5 >	Bedrock geology (10k) >	1	1	0	1	-
89	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
90 >	15.1 >	50k Availability >	Identified (within 500m)				
91 >	15.2 >	Artificial and made ground (50k) >	0	0	1	4	-
92	15.3	Artificial ground permeability (50k)	0	0	-	-	-
93 >	15.4 >	Superficial geology (50k) >	0	1	4	2	-
94 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
94	15.6	Landslip (50k)	0	0	0	0	-
94	15.7	Landslip permeability (50k)	None (within 50m)				
95 >	15.8 >	Bedrock geology (50k) >	1	1	0	2	-
96 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
96	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
97 >	16.1 >	BGS Boreholes >	0	2	12	-	-
Page	Section	Natural ground subsidence >					
99 >	17.1 >	Shrink swell clays >	Low (within 50m)				
100 >	17.2 >	Running sands >	Low (within 50m)				
102 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
103 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
104 >	17.5 >	Landslides >	Very low (within 50m)				
105 >	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
107	18.1	BritPits	0	0	0	0	-
108 >	18.2 >	Surface ground workings >	0	0	3	-	-
108	18.3	Underground workings	0	0	0	0	0
108	18.4	Underground mining extents	0	0	0	0	-
108	18.5	Historical Mineral Planning Areas	0	0	0	0	-



109	18.6	Non-coal mining	0	0	0	0	0
109	18.7	JPB mining areas	None (within 0m)				
109	18.8	The Coal Authority non-coal mining	0	0	0	0	-
109	18.9	Researched mining	0	0	0	0	-
110	18.10	Mining record office plans	0	0	0	0	-
110	18.11	BGS mine plans	0	0	0	0	-
110	18.12	Coal mining	None (within 0m)				
110	18.13	Brine areas	None (within 0m)				
110	18.14	Gypsum areas	None (within 0m)				
111	18.15	Tin mining	None (within 0m)				
111	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes >	On site	0-50m	50-250m	250-500m	500-2000m
112	19.1	Natural cavities	0	0	0	0	-
113 >	19.2 >	Mining cavities >	0	0	1	0	0
113	19.3	Reported recent incidents	0	0	0	0	-
113	19.4	Historical incidents	0	0	0	0	-
114	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
115 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
117 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	6	-	-	-
117	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
118	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
119	22.1	Underground railways (London)	0	0	0	-	-
119	22.2	Underground railways (Non-London)	0	0	0	-	-
120	22.3	Railway tunnels	0	0	0	-	-
120	22.4	Historical railway and tunnel features	0	0	0	-	-
120	22.5	Royal Mail tunnels	0	0	0	-	-



120	22.6	Historical railways	0	0	0	-	-
120 >	22.7 >	Railways >	0	3	12	-	-
121	22.8	Crossrail 1	0	0	0	0	-
121	22.9	Crossrail 2	0	0	0	0	-
122	22.10	HS2	0	0	0	0	-

Recent aerial photograph



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Capture Date: 30/04/2022

Site Area: 0.46ha



Recent site history - 2019 aerial photograph



Capture Date: 29/06/2019

Site Area: 0.46ha



Recent site history - 2013 aerial photograph



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Capture Date: 11/07/2013

Site Area: 0.46ha



Recent site history - 2005 aerial photograph



Capture Date: 12/07/2005

Site Area: 0.46ha



Recent site history - 1999 aerial photograph



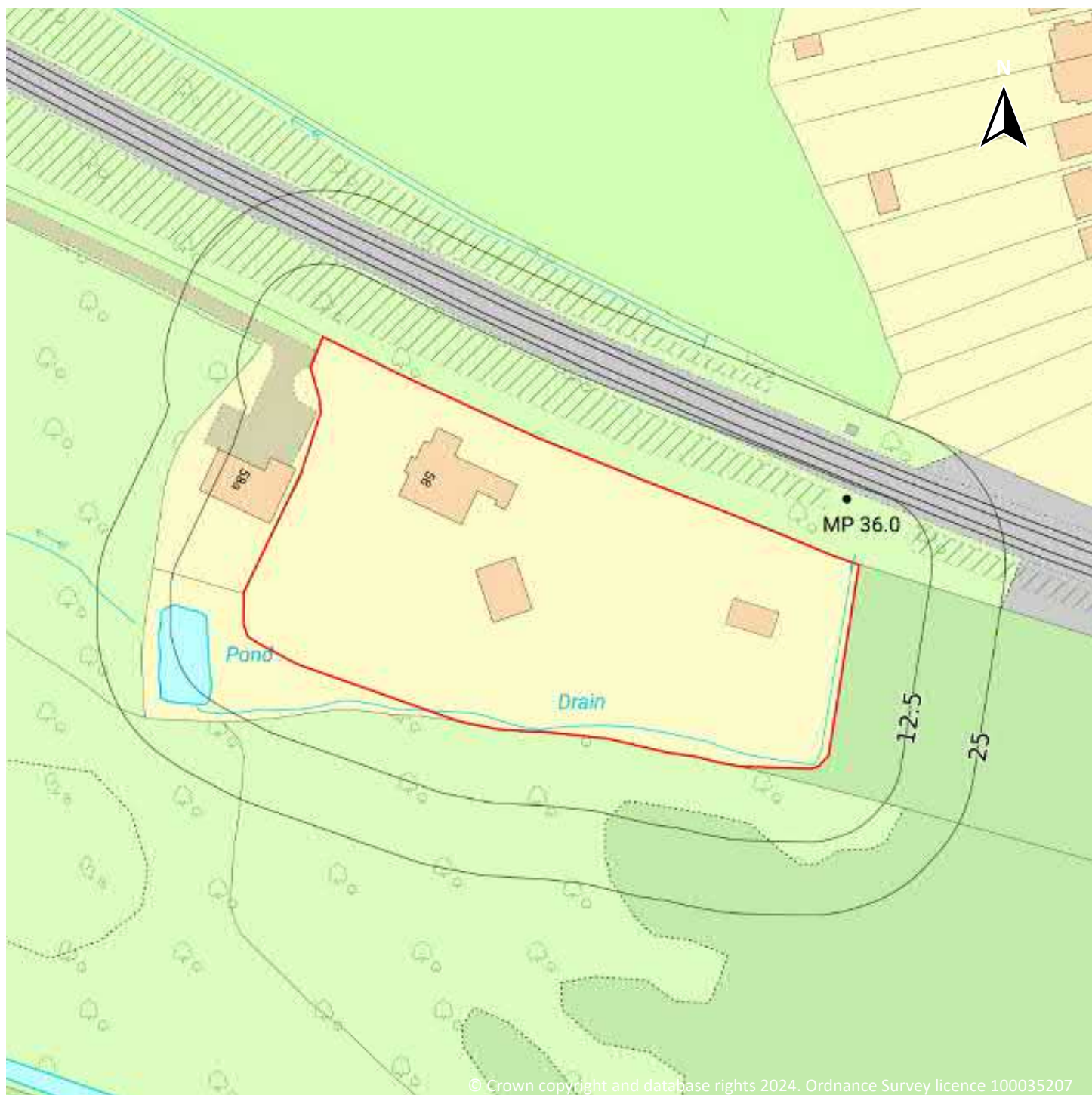
Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2024. All Rights Reserved.

Capture Date: 04/09/1999

Site Area: 0.46ha



OS MasterMap site plan



Site Area: 0.46ha



1 Past land use



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

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1.1 Historical industrial land uses

Records within 500m

42

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
B	135m E	Cuttings	1973	1921138



ID	Location	Land use	Dates present	Group ID
B	135m E	Cuttings	1980 - 1988	1912067
C	159m N	Gas Works	1898 - 1909	1896418
D	161m W	Garage	1980	1934755
D	161m W	Garage	1973	1962676
D	166m SW	Garage	1988	1886479
C	166m N	Unspecified Commercial/Industrial	1932 - 1938	1894110
D	173m SW	Pumping Station	1938	1960843
D	178m SW	Pumping Station	1932	1889883
D	188m W	Pumping Station	1898 - 1909	1931613
C	195m NW	Unspecified Tank	1898	1858200
C	200m NW	Gasometer	1898	1861037
C	204m NW	Unspecified Tanks	1909	1870903
C	205m NW	Unspecified Tank	1932 - 1938	1941035
C	208m N	Unspecified Tank	1932	1967343
C	210m N	Unspecified Tank	1961	1920627
C	213m N	Gasometer	1909	1903438
C	213m N	Gasometer	1938	1936198
G	256m W	Railway Sidings	1932	1923375
G	267m W	Tramway Sidings	1909	1906108
G	267m W	Tramway Sidings	1938	1931718
G	268m W	Railway Sidings	1961 - 1973	1926172
G	268m W	Railway Sidings	1980 - 1988	1941131
4	271m E	Cuttings	1961	1903573
H	273m E	Cuttings	1938	1900876
H	273m E	Cuttings	1909	1938214
H	276m E	Cuttings	1973	1901599
H	276m E	Cuttings	1980 - 1988	1941398
H	276m E	Cuttings	1932	1916231



ID	Location	Land use	Dates present	Group ID
I	335m N	Nursery	1961	1899434
I	337m N	Nursery	1932	1940323
8	371m N	Brewery	1898 - 1909	1951971
J	385m W	Unspecified Works	1980 - 1988	1896846
J	385m W	Unspecified Works	1973	1917153
10	394m NW	Tramway Sidings	1932	1967927
K	438m W	Unspecified Works	1980	1959228
K	438m W	Unspecified Works	1973	1959742
L	463m W	Unspecified Works	1988	1860405
L	463m W	Unspecified Factories	1973	1885378
L	463m W	Unspecified Factories	1980	1962176
14	487m W	Filter Bed	1898	1872106
16	497m W	Sewage Farm	1898 - 1909	1959967

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

13

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
C	168m NW	Gas Works	1871	316649
D	187m W	Unspecified Tank	1899 - 1933	316438
C	188m NW	Gas Works	1899	316073
C	189m NW	Gas Works	1911	323597
C	198m NW	Gasometer	1871 - 1899	319353



ID	Location	Land use	Dates present	Group ID
C	202m NW	Unspecified Tank	1911 - 1933	317742
C	202m NW	Unspecified Tank	1933	305691
C	202m NW	Gasometer	1899 - 1911	324618
C	203m NW	Gasometer	1871	309153
C	209m N	Unspecified Tank	1911 - 1933	327910
C	210m NW	Unspecified Tank	1899	305692
J	437m W	Unspecified Tank	1985 - 1989	313228
12	439m E	Unspecified Tank	1911 - 1933	320647

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

23

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
C	168m NW	Gas Works	1871	211726
E	171m N	Electricity Substation	1994	210095
E	172m N	Electricity Substation	1989	193867
E	172m N	Electricity Substation	1976	193227
C	188m NW	Gas Works	1899 - 1911	210226
F	188m NW	Electricity Substation	1977 - 1997	196387
F	190m NW	Electricity Substation	1968	208610
C	198m NW	Gasometer	1871 - 1899	198931
C	202m NW	Gasometer	1899 - 1911	203083
C	203m NW	Gasometer	1871	191517



ID	Location	Land use	Dates present	Group ID
C	204m NW	Gas Governor	1997	193168
1	207m E	Electricity Substation	1982 - 1997	208436
C	212m NW	Gas Governor	1988	192104
C	213m NW	Gas Governor	1977	194170
2	255m NW	Electricity Substation	1997	189578
3	256m E	Electricity Substation	1982 - 1997	197502
5	307m W	Electricity Substation	1977 - 1993	203469
6	332m NW	Electricity Substation	1997	189579
7	335m N	Electricity Substation	1968 - 1994	201830
9	374m W	Electricity Substation	1977 - 1997	205266
11	404m SW	Electricity Substation	1977 - 1993	209940
13	474m W	Electricity Substation	1985 - 1993	204912
15	488m W	Electricity Substation	1977 - 1993	205003

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

6

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
A	68m W	Garage	1977	63195
A	74m W	Garage	1993	62416
A	76m W	Garage	1985 - 1989	64067
D	172m SW	Garage	1964 - 1977	64221
D	191m SW	Garage	1985 - 1989	65424
D	191m SW	Garage	1993	62624

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

52

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 21](#) >

ID	Location	Land Use	Date	Group ID
B	135m E	Cuttings	1988	1912067
B	135m E	Cuttings	1973	1921138
B	135m E	Cuttings	1980	1912067



ID	Location	Land Use	Date	Group ID
C	159m N	Gas Works	1909	1896418
C	159m N	Gas Works	1898	1896418
D	161m W	Garage	1973	1962676
D	161m W	Garage	1980	1934755
D	166m SW	Garage	1988	1886479
C	166m N	Unspecified Commercial/Industrial	1938	1894110
D	173m SW	Pumping Station	1938	1960843
D	178m SW	Pumping Station	1932	1889883
D	188m W	Pumping Station	1909	1931613
D	188m W	Pumping Station	1898	1931613
C	190m NW	Unspecified Commercial/Industrial	1932	1894110
C	195m NW	Unspecified Tank	1898	1858200
C	200m NW	Gasometer	1898	1861037
C	204m NW	Unspecified Tanks	1909	1870903
C	205m NW	Unspecified Tank	1932	1941035
C	208m NW	Unspecified Tank	1938	1941035
C	208m N	Unspecified Tank	1932	1967343
C	210m N	Unspecified Tank	1961	1920627
C	213m N	Gasometer	1938	1936198
C	213m N	Gasometer	1909	1903438
I	256m W	Railway Sidings	1932	1923375
I	267m W	Tramway Sidings	1938	1931718
I	267m W	Tramway Sidings	1909	1906108
I	268m W	Railway Sidings	1988	1941131
I	268m W	Railway Sidings	1961	1926172
I	268m W	Railway Sidings	1973	1926172
I	268m W	Railway Sidings	1980	1941131
2	271m E	Cuttings	1961	1903573



ID	Location	Land Use	Date	Group ID
J	273m E	Cuttings	1938	1900876
J	273m E	Cuttings	1909	1938214
J	276m E	Cuttings	1988	1941398
J	276m E	Cuttings	1973	1901599
J	276m E	Cuttings	1980	1941398
J	276m E	Cuttings	1932	1916231
L	335m N	Nursery	1961	1899434
L	337m N	Nursery	1932	1940323
N	371m N	Brewery	1898	1951971
N	375m N	Brewery	1909	1951971
P	385m W	Unspecified Works	1988	1896846
P	385m W	Unspecified Works	1973	1917153
P	385m W	Unspecified Works	1980	1896846
4	394m NW	Tramway Sidings	1932	1967927
R	438m W	Unspecified Works	1973	1959742
R	438m W	Unspecified Works	1980	1959228
T	463m W	Unspecified Works	1988	1860405
T	463m W	Unspecified Factories	1973	1885378
T	463m W	Unspecified Factories	1980	1962176
5	487m W	Filter Bed	1898	1872106
6	497m W	Sewage Farm	1898	1959967

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

21

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 21](#) >



ID	Location	Land Use	Date	Group ID
C	168m NW	Gas Works	1871	316649
D	187m W	Unspecified Tank	1899	316438
D	187m W	Unspecified Tank	1911	316438
D	187m W	Unspecified Tank	1933	316438
C	188m NW	Gas Works	1899	316073
C	189m NW	Gas Works	1911	323597
C	198m NW	Gasometer	1871	319353
C	198m NW	Gasometer	1899	319353
C	202m NW	Unspecified Tank	1911	317742
C	202m NW	Unspecified Tank	1933	317742
C	202m NW	Gasometer	1899	324618
C	202m NW	Gasometer	1911	324618
C	202m NW	Unspecified Tank	1933	305691
C	203m NW	Gasometer	1871	309153
C	209m N	Unspecified Tank	1911	327910
C	209m N	Unspecified Tank	1933	327910
C	210m NW	Unspecified Tank	1899	305692
P	437m W	Unspecified Tank	1985	313228
P	437m W	Unspecified Tank	1989	313228
S	439m E	Unspecified Tank	1911	320647
S	439m E	Unspecified Tank	1933	320647

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

46

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 21](#) >



ID	Location	Land Use	Date	Group ID
C	168m NW	Gas Works	1871	211726
E	171m N	Electricity Substation	1994	210095
E	172m N	Electricity Substation	1989	193867
E	172m N	Electricity Substation	1976	193227
C	188m NW	Gas Works	1899	210226
F	188m NW	Electricity Substation	1997	196387
C	189m NW	Gas Works	1911	210226
F	189m NW	Electricity Substation	1977	196387
F	190m NW	Electricity Substation	1988	196387
F	190m NW	Electricity Substation	1968	208610
C	198m NW	Gasometer	1871	198931
C	198m NW	Gasometer	1899	198931
C	202m NW	Gasometer	1899	203083
C	202m NW	Gasometer	1911	203083
C	203m NW	Gasometer	1871	191517
C	204m NW	Gas Governor	1997	193168
G	207m E	Electricity Substation	1982	208436
G	208m E	Electricity Substation	1997	208436
C	212m NW	Gas Governor	1988	192104
C	213m NW	Gas Governor	1977	194170
1	255m NW	Electricity Substation	1997	189578
H	256m E	Electricity Substation	1982	197502
H	258m E	Electricity Substation	1997	197502
K	307m W	Electricity Substation	1977	203469
K	307m W	Electricity Substation	1993	203469
K	308m W	Electricity Substation	1985	203469
K	308m W	Electricity Substation	1989	203469
3	332m NW	Electricity Substation	1997	189579



ID	Location	Land Use	Date	Group ID
M	335m N	Electricity Substation	1968	201830
M	335m N	Electricity Substation	1976	201830
M	335m N	Electricity Substation	1989	201830
M	335m N	Electricity Substation	1994	201830
O	374m W	Electricity Substation	1977	205266
O	375m W	Electricity Substation	1997	205266
O	375m W	Electricity Substation	1988	205266
Q	404m SW	Electricity Substation	1977	209940
Q	404m SW	Electricity Substation	1993	209940
Q	405m SW	Electricity Substation	1985	209940
Q	405m SW	Electricity Substation	1989	209940
U	474m W	Electricity Substation	1993	204912
U	475m W	Electricity Substation	1985	204912
U	475m W	Electricity Substation	1989	204912
V	488m W	Electricity Substation	1993	205003
V	489m W	Electricity Substation	1977	205003
V	489m W	Electricity Substation	1985	205003
V	489m W	Electricity Substation	1989	205003

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	9
---------------------	---

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 21 >](#)

ID	Location	Land Use	Date	Group ID
A	68m W	Garage	1977	63195
A	74m W	Garage	1993	62416
A	76m W	Garage	1989	64067
A	76m W	Garage	1985	64067
D	172m SW	Garage	1964	64221
D	183m W	Garage	1977	64221
D	191m SW	Garage	1989	65424
D	191m SW	Garage	1985	65424
D	191m SW	Garage	1993	62624

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



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

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

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

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	2
---------------------	---

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

Features are displayed on the Waste and landfill map on [page 28 >](#)

ID	Location	Details		
1	2m W	Site Address: Finchampstead Road, Wokingham Licence Holder Address: -	Waste Licence: - Site Reference: WOK40 Waste Type: Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded: - Last Recorded: -
5	377m W	Site Address: Mulberry Park, Wokingham Licence Holder Address: -	Waste Licence: - Site Reference: WOK77 Waste Type: Inert, Industrial, Commercial Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded 01/01/1960 Last Recorded: 31/12/1969

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

3.5 Historical waste sites

Records within 500m	1
---------------------	---

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

Features are displayed on the Waste and landfill map on [page 28 >](#)

ID	Location	Address	Further Details	Date
2	167m SW	Site Address: Tesco Stores Ltd, 78 Finchampstead Road, WOKINGHAM, Berkshire, RG40 2NS	Type of Site: Recycling Centre Planning application reference: F/2009/1307 Description: Scheme comprises replacement of recycling facilities with new tomra automated recycling centre. An application (ref: F/2009/1307) for detailed planning permission was granted by Wokingham B.C. A detailed planning application has been granted. Data source: Historic Planning Application Data Type: Point	13/04/2010

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	8
----------------------------	----------

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 28 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
3	280m S	The Pavilions (Former Wokingham Cricket Club) Wellington Road, Wokingham, RG40 2ET	EPR/CF0538AZ /A001	Using waste exemption	Non-Agricultural Waste Only	Use of waste in construction
A	351m W	CRANE HOUSE MOLLY MILLARS LANE WOKINGHAM BERKSHIRE RG41 2RZ	EPR/CF0806PL /A001	Disposing of waste exemption	Non-Agricultural Waste Only	Burning waste in the open
A	361m W	CRANE HOUSE, MOLLY MILLARS LANE, WOKINGHAM, RG41 2RZ	WEX106596	Disposing of waste exemption	Not on a farm	Burning waste in the open
A	361m W	CRANE HOUSE, MOLLY MILLARS LANE, WOKINGHAM, RG41 2RZ	WEX250400	Disposing of waste exemption	Not on a farm	Burning waste in the open



ID	Location	Site	Reference	Category	Sub-Category	Description
4	370m N	51, DENMARK STREET, WOKINGHAM, RG40 2AY	WEX349369	Treating waste exemption	Not on a farm	Sorting mixed waste
6	436m W	Ultimat Ltd, Emmbrook Court, Molly Millars Close, Wokingham, RG41 2RX	WEX120437	Using waste exemption	Not on a farm	Burning of waste as a fuel in a small appliance
B	495m W	12, ASHVILLE WAY, WOKINGHAM, RG41 2PL	WEX133064	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	495m W	12, ASHVILLE WAY, WOKINGHAM, RG41 2PL	WEX133064	Storing waste exemption	Not on a farm	Storage of waste in secure containers

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
- Pollution Incidents (EA/NRW)

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4.1 Recent industrial land uses

Records within 250m

12

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 32](#) >

ID	Location	Company	Address	Activity	Category
A	91m W	Wokingham Sf Connect	70, Finchampstead Road, Wokingham, Berkshire, RG40 2NS	Vehicle Cleaning Services	Personal, Consumer and Other Services
A	119m W	BP Service Station	70-74, Finchampstead Road, Wokingham, Berkshire, RG40 2NS	Petrol and Fuel Stations	Road and Rail
A	119m W	B P Car Wash	70-74, Finchampstead Road, Wokingham, Berkshire, RG40 2NS	Vehicle Cleaning Services	Personal, Consumer and Other Services



ID	Location	Company	Address	Activity	Category
2	121m SE	Pylon	Berkshire, RG40	Electrical Features	Infrastructure and Facilities
3	176m SE	Electricity Poles	Berkshire, RG40	Electrical Features	Infrastructure and Facilities
B	192m SW	Tesco Hand Car Wash	78, Finchampstead Road, Wokingham, Berkshire, RG40 2NS	Vehicle Cleaning Services	Personal, Consumer and Other Services
B	192m SW	Tesco Petrol Station	78, Finchampstead Road, Wokingham, Berkshire, RG40 2NS	Petrol and Fuel Stations	Road and Rail
B	192m SW	Waves Hand Car Wash Wokingham	78, Finchampstead Road, Wokingham, Berkshire, RG40 2NS	Vehicle Cleaning Services	Personal, Consumer and Other Services
5	196m NW	Electricity Sub Station	Berkshire, RG40	Electrical Features	Infrastructure and Facilities
6	219m E	Electricity Sub Station	Berkshire, RG40	Electrical Features	Infrastructure and Facilities
B	239m SW	Electricity Sub Station	Berkshire, RG40	Electrical Features	Infrastructure and Facilities
B	242m SW	Pylon	Berkshire, RG40	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	3
----------------------------	----------

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 32](#) >

ID	Location	Company	Address	LPG	Status
1	53m NE	OBSOLETE	Finchampstead Road, Wokingham, Wokingham, RG11 2NS	Not Applicable	Obsolete
A	111m W	BP	70, Finchampstead Road, Wokingham, Wokingham, RG40 2NS	No	Open
D	283m SW	TESCO	78, Finchampstead Road, Wokingham, Wokingham, RG40 2NS	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	4
---------------------	---

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 32 >](#)

ID	Location	Address	Details	
A	110m W	Wokingham Service Station, 70-74 Finchampstead Road, Wokingham, Berkshire, RG40 2NS	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
4	186m N	Total, Finchampstead Rd, Berkshire, RG40 3JS	Process: Petrol Vapour Recovery Process Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

ID	Location	Address	Details	
D	289m SW	Tesco Wokingham Filling Station, 78 Finchampstead Road, Wokingham, Berkshire, RG40 2NS	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
10	491m N	Country Dry Cleaners, 6 Denmark Street, Wokingham, RG40 2BB	Process: Dry Cleaning 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	4
----------------------------	----------

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 32 >](#)

ID	Location	Address	Details	
A	107m W	WOKINGHAM SERVICE STATION, 70 FINCHAMPSTEAD ROAD, WOKINGHAM, BERKSHIRE, RG11 2NS	Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: CASM.0430 Permit Version: 1 Receiving Water: INTO LAND (LOWER BAGSHOT BEDS)	Status: SURRENDERED UNDER EPR 2010 Issue date: 09/11/2001 Effective Date: 22/05/2001 Revocation Date: 19/08/2021
C	271m W	THE OLD WATERWORKS SITE, FINCHAMPST, THE OLD WATERWORKS SITE, FINCHAM, PSTEAD ROAD, WOKINGHAM, BERKS	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CTWC.1893 Permit Version: 1 Receiving Water: EMM BROOK	Status: REVOKED - UNSPECIFIED Issue date: 29/09/1987 Effective Date: 29/09/1987 Revocation Date: 18/06/1992



ID	Location	Address	Details	
C	271m W	71 FINCHAMPSTEAD ROAD, WOKINGHAM, B, 71 FINCHAMPSTEAD ROAD, WOKINGHAM, BERKSHIRE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CTWC.2916 Permit Version: 1 Receiving Water: EMM BROOK	Status: REVOKED - UNSPECIFIED Issue date: 01/12/1988 Effective Date: 01/12/1988 Revocation Date: 26/09/1991
9	445m S	TWO NEW DWELLINGS, AT CHAPEL GREEN FARM, WOKINGHAM, BERKSHIRE, RG40 3EP	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CASM.0669 Permit Version: 1 Receiving Water: R TERRGRAVELS OVER LWRBAGBEDS	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 30/07/2002 Effective Date: 24/07/2002 Revocation Date: -

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	4
---------------------	---

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

Features are displayed on the Current industrial land use map on [page 32 >](#)

ID	Location	Details	
A	135m W	Incident Date: 19/03/2003 Incident Identification: 144081 Pollutant: Oils and Fuel Pollutant Description: Petrol	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
B	192m SW	Incident Date: 30/01/2002 Incident Identification: 55396 Pollutant: Oils and Fuel Pollutant Description: Hydraulic Oils	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
7	250m W	Incident Date: 27/02/2003 Incident Identification: 139888 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
8	379m N	Incident Date: 09/07/2003 Incident Identification: 172111 Pollutant: Organic Chemicals/Products Pollutant Description: Surfactants and Detergents	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

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

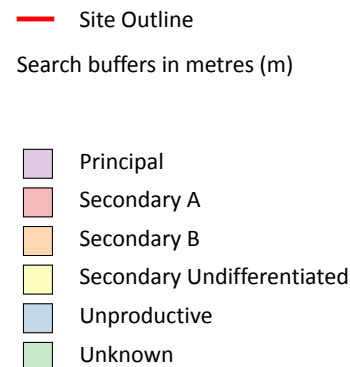
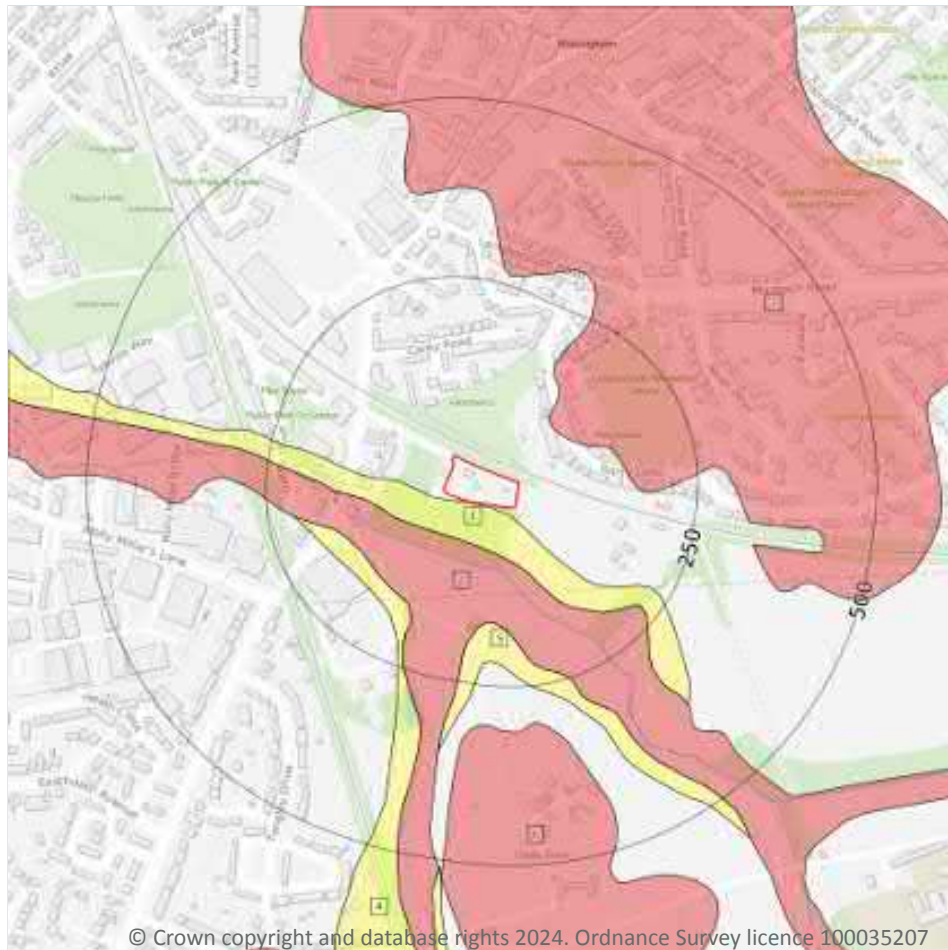
Records within 500m

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



5.1 Superficial aquifer

Records within 500m

6

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 40](#) >

ID	Location	Designation	Description
1	1m SW	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	54m SW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

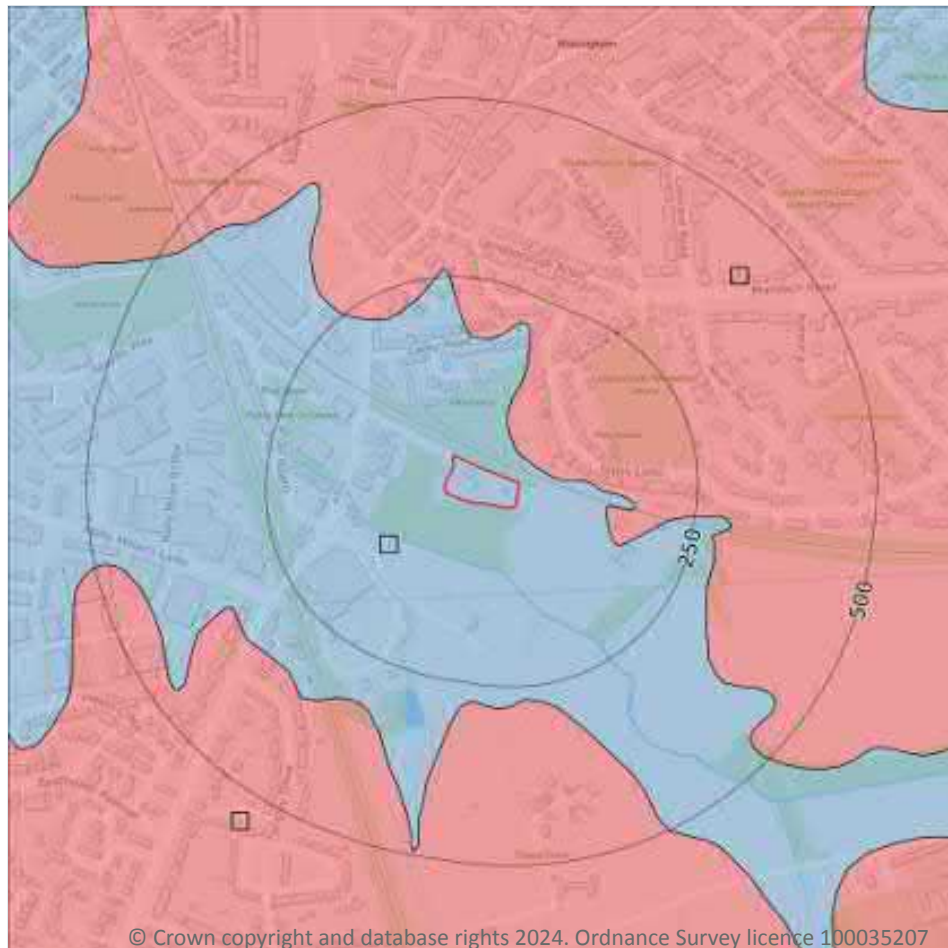


ID	Location	Designation	Description
3	89m NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	143m SW	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
5	161m S	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
6	301m S	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

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5.2 Bedrock aquifer

Records within 500m

3

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 42](#) >

ID	Location	Designation	Description
1	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
2	32m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

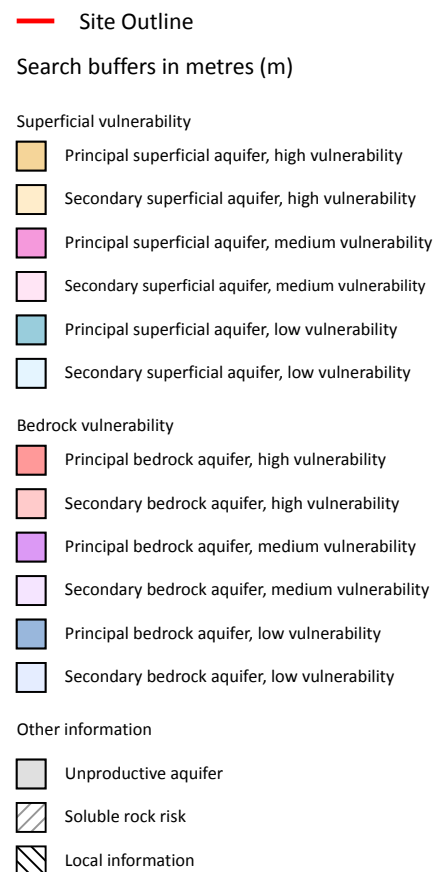
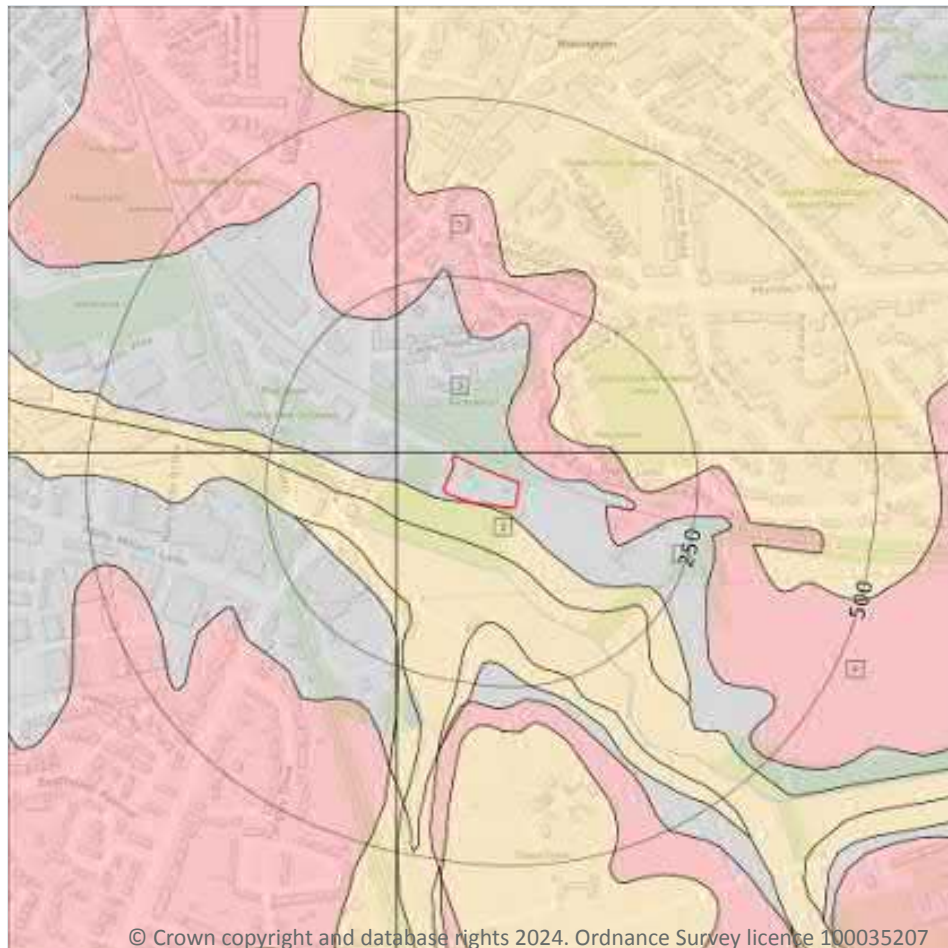


ID	Location	Designation	Description
3	268m S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

5

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 44](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed
2	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: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed
3	4m NW	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: 3-10m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed
4	32m E	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Mixed
5	39m NE	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: 3-10m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Mixed

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site

0

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

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



5.5 Groundwater vulnerability- local information

Records on site

0

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

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



Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
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

6

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 47](#) >

ID	Location	Details	
-	1971m SW	Status: Historical Licence No: 28/39/24/0250 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: SANDMARTINS GOLF CLUB WOKINGHAM-BOREHOLE 'A' Data Type: Point Name: SANDMARTINS GOLF CLUB LIMITED Easting: 480150 Northing: 166200	Annual Volume (m ³): 30000 Max Daily Volume (m ³): 150 Original Application No: - Original Start Date: 31/08/2006 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 31/08/2006 Version End Date: -
-	1978m SW	Status: Active Licence No: 28/39/24/0250/R01 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: SANDMARTINS GOLF CLUB WOKINGHAM-BOREHOLE 'B' Data Type: Point Name: SANDMARTINS GOLF CLUB LIMITED Easting: 480112 Northing: 166212	Annual Volume (m ³): 15000 Max Daily Volume (m ³): 150 Original Application No: NPS/WR/019290 Original Start Date: 01/04/2016 Expiry Date: 31/03/2028 Issue No: 1 Version Start Date: 01/04/2021 Version End Date: -
-	1978m SW	Status: Historical Licence No: 28/39/24/0250 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: SANDMARTINS GOLF CLUB WOKINGHAM-BOREHOLE 'B' Data Type: Point Name: SANDMARTINS GOLF CLUB LIMITED Easting: 480112 Northing: 166212	Annual Volume (m ³): 30000 Max Daily Volume (m ³): 150 Original Application No: - Original Start Date: 31/08/2006 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 31/08/2006 Version End Date: -
-	1990m SW	Status: Historical Licence No: 28/39/24/0250 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: SANDMARTINS GOLF CLUB WOKINGHAM-BOREHOLE 'B' Data Type: Point Name: SANDMARTINS GOLF CLUB LIMITED Easting: 480110 Northing: 166200	Annual Volume (m ³): 30000 Max Daily Volume (m ³): 150 Original Application No: - Original Start Date: 31/08/2006 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 31/08/2006 Version End Date: -



ID	Location	Details	
-	1997m SW	Status: Active Licence No: 28/39/24/0250/R01 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: SANDMARTINS GOLF CLUB WOKINGHAM -BOREHOLE 'A' Data Type: Point Name: SANDMARTINS GOLF CLUB LIMITED Easting: 480169 Northing: 166161	Annual Volume (m ³): 15000 Max Daily Volume (m ³): 150 Original Application No: NPS/WR/019290 Original Start Date: 01/04/2016 Expiry Date: 31/03/2028 Issue No: 1 Version Start Date: 01/04/2021 Version End Date: -
-	1997m SW	Status: Historical Licence No: 28/39/24/0250 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: SANDMARTINS GOLF CLUB WOKINGHAM -BOREHOLE 'A' Data Type: Point Name: SANDMARTINS GOLF CLUB LIMITED Easting: 480169 Northing: 166161	Annual Volume (m ³): 30000 Max Daily Volume (m ³): 150 Original Application No: - Original Start Date: 31/08/2006 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 31/08/2006 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

16

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 47 >](#)

ID	Location	Details	
1	569m W	Status: Historical Licence No: 28/39/24/0053 Details: Non-Evaporative Cooling Direct Source: THAMES SURFACE WATER - NON TIDAL Point: EMM BROOK AT MOLLY MILLARS LANE, WOKINGHAM Data Type: Point Name: RADYNE LTD Easting: 480500 Northing: 168000	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 13/06/1966 Expiry Date: - Issue No: 100 Version Start Date: 10/11/1969 Version End Date: -



ID	Location	Details	
-	1001m SE	Status: Historical Licence No: 28/39/24/0041 Details: Spray Irrigation - Spray Irrigation Definition Order Direct Source: THAMES SURFACE WATER - NON TIDAL Point: TRIBUTARY OF EMM BROOK AT GRAYS FARM, WOKINGHAM Data Type: Line Name: GRAY OF WOKINGHAM LTD Easting: 482428 Northing: 167047	Annual Volume (m ³): 27685 Max Daily Volume (m ³): 384.13 Original Application No: - Original Start Date: 04/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 14/07/1969 Version End Date: -
-	1001m SE	Status: Historical Licence No: 28/39/24/0148 Details: Spray Irrigation - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: TRIBUTARY OF EMM BROOK AT GRAYS FARM, WOKINGHAM Data Type: Line Name: GRAY OF WOKINGHAM LTD Easting: 482428 Northing: 167047	Annual Volume (m ³): 6819 Max Daily Volume (m ³): 381.86 Original Application No: - Original Start Date: 08/05/1972 Expiry Date: - Issue No: 100 Version Start Date: 08/05/1972 Version End Date: -
-	1001m SE	Status: Historical Licence No: 28/39/24/0041 Details: Spray Irrigation - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: TRIBUTARY OF EMM BROOK AT GRAYS FARM, WOKINGHAM Data Type: Line Name: GRAY OF WOKINGHAM LTD Easting: 482428 Northing: 167047	Annual Volume (m ³): 48715 Max Daily Volume (m ³): 494 Original Application No: NPS/NA/000312 Original Start Date: 04/04/1966 Expiry Date: - Issue No: 102 Version Start Date: 24/09/2021 Version End Date: -
-	1001m SE	Status: Historical Licence No: 28/39/24/0041 Details: Trickle Irrigation - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: TRIBUTARY OF EMM BROOK AT GRAYS FARM, WOKINGHAM Data Type: Line Name: GRAY OF WOKINGHAM LTD Easting: 482428 Northing: 167047	Annual Volume (m ³): 48715 Max Daily Volume (m ³): 494 Original Application No: NPS/NA/000312 Original Start Date: 04/04/1966 Expiry Date: - Issue No: 102 Version Start Date: 24/09/2021 Version End Date: -



ID	Location	Details	
-	1025m SE	Status: Historical Licence No: 28/39/24/0041 Details: Spray Irrigation - Spray Irrigation Definition Order Direct Source: THAMES SURFACE WATER - NON TIDAL Point: TRIBUTARY OF EMM BROOK AT GRAYS FARM, WOKINGHAM Data Type: Line Name: GRAY OF WOKINGHAM LTD Easting: 482100 Northing: 167500	Annual Volume (m ³): 27685 Max Daily Volume (m ³): 384.13 Original Application No: - Original Start Date: 04/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 14/07/1969 Version End Date: -
-	1025m SE	Status: Historical Licence No: 28/39/24/0041 Details: Spray Irrigation - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: TRIBUTARY OF EMM BROOK AT GRAYS FARM, WOKINGHAM Data Type: Line Name: GRAY OF WOKINGHAM LTD Easting: 482100 Northing: 167500	Annual Volume (m ³): 27685 Max Daily Volume (m ³): 384.13 Original Application No: - Original Start Date: 04/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 14/07/1969 Version End Date: -
-	1025m SE	Status: Historical Licence No: 28/39/24/0148 Details: Spray Irrigation - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: TRIBUTARY OF EMM BROOK AT GRAYS FARM, WOKINGHAM Data Type: Line Name: GRAY OF WOKINGHAM LTD Easting: 482100 Northing: 167500	Annual Volume (m ³): 6819 Max Daily Volume (m ³): 381.86 Original Application No: - Original Start Date: 08/05/1972 Expiry Date: - Issue No: 100 Version Start Date: 08/05/1972 Version End Date: -
-	1281m S	Status: Historical Licence No: 28/39/24/0252 Details: Spray Irrigation - Storage Direct Source: THAMES SURFACE WATER - NON TIDAL Point: QUEENS BROOK, TRIBUTARY OF EMM BROOK, WOKINGHAM Data Type: Point Name: TRUSTEES OF HALL HUNTER PARTNERSHIP Easting: 481550 Northing: 166700	Annual Volume (m ³): 58628 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 21/11/2008 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 01/04/2012 Version End Date: -

ID	Location	Details	
-	1286m S	Status: Historical Licence No: 28/39/24/0252/R01 Details: Trickle Irrigation - Storage Direct Source: THAMES SURFACE WATER - NON TIDAL Point: QUEENS BROOK, TRIBUTARY OF EMM BROOK, WOKINGHAM Data Type: Point Name: TRUSTEES OF HALL HUNTER PARTNERSHIP Easting: 481558 Northing: 166698	Annual Volume (m ³): 285246 Max Daily Volume (m ³): 3350 Original Application No: NPS/NA/000296 Original Start Date: 01/04/2016 Expiry Date: 31/03/2028 Issue No: 2 Version Start Date: 24/09/2021 Version End Date: -
-	1286m S	Status: Historical Licence No: 28/39/24/0252/R01 Details: Spray Irrigation - Storage Direct Source: THAMES SURFACE WATER - NON TIDAL Point: QUEENS BROOK, TRIBUTARY OF EMM BROOK, WOKINGHAM Data Type: Point Name: TRUSTEES OF HALL HUNTER PARTNERSHIP Easting: 481558 Northing: 166698	Annual Volume (m ³): 285246 Max Daily Volume (m ³): 3350 Original Application No: NPS/NA/000296 Original Start Date: 01/04/2016 Expiry Date: 31/03/2028 Issue No: 2 Version Start Date: 24/09/2021 Version End Date: -
-	1364m S	Status: Historical Licence No: 28/39/24/0194 Details: Spray Irrigation - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: TRIB OF EMM BROOK AT BIRCHIN INHAMS FARM Data Type: Point Name: HALL HUNTER PARTNERSHIP Easting: 481500 Northing: 166600	Annual Volume (m ³): 34096 Max Daily Volume (m ³): 327 Original Application No: WRA/5176 Original Start Date: 07/09/1987 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2016 Version End Date: -
-	1571m NW	Status: Historical Licence No: TH/039/0024/053 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: THAMES SURFACE WATER - NON TIDAL Point: EMM BROOK HISTORIC CHANNEL Data Type: Point Name: The South East Rivers Trust Easting: 479885 Northing: 169016	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: NPS/WR/036057 Original Start Date: 28/04/2022 Expiry Date: 31/03/2040 Issue No: 1 Version Start Date: 28/04/2022 Version End Date: -



ID	Location	Details	
-	1716m SE	Status: Historical Licence No: 28/39/24/0182 Details: Trickle Irrigation - Storage Direct Source: THAMES SURFACE WATER - NON TIDAL Point: TRIB OF EMM BROOK AT HOLME GRANGE FARM, WOKINGHAM Data Type: Point Name: HALL HUNTER PARTNERSHIP Easting: 482595 Northing: 166973	Annual Volume (m ³): 71664 Max Daily Volume (m ³): 1187 Original Application No: NPS/NA/000298 Original Start Date: 06/12/1978 Expiry Date: - Issue No: 101 Version Start Date: 24/09/2021 Version End Date: -
-	1716m SE	Status: Historical Licence No: 28/39/24/0182 Details: Spray Irrigation - Storage Direct Source: THAMES SURFACE WATER - NON TIDAL Point: TRIB OF EMM BROOK AT HOLME GRANGE FARM, WOKINGHAM Data Type: Point Name: HALL HUNTER PARTNERSHIP Easting: 482595 Northing: 166973	Annual Volume (m ³): 71664 Max Daily Volume (m ³): 1187 Original Application No: NPS/NA/000298 Original Start Date: 06/12/1978 Expiry Date: - Issue No: 101 Version Start Date: 24/09/2021 Version End Date: -
-	1901m SE	Status: Historical Licence No: 28/39/24/0182 Details: Spray Irrigation - Storage Direct Source: THAMES SURFACE WATER - NON TIDAL Point: TRIB OF EMM BROOK AT HOLME GRANGE FARM, WOKINGHAM Data Type: Point Name: HALL HUNTER PARTNERSHIP Easting: 482700 Northing: 166800	Annual Volume (m ³): 27276 Max Daily Volume (m ³): 545.52 Original Application No: - Original Start Date: 06/12/1978 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2016 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0
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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.

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

19

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

Features are displayed on the Hydrology map on [page 55 >](#)

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



ID	Location	Type of water feature	Ground level	Permanence	Name
A	On site	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
B	10m W	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	11m W	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	11m W	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	15m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	25m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	73m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	74m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	81m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Emm Brook
E	107m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Emm Brook
E	110m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Emm Brook
B	116m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Emm Brook
B	116m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
F	117m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Emm Brook
B	132m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
G	137m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
4	153m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Emm Brook
E	153m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	12
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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 55 >](#)

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1
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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 55 >](#)

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



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

6.4 WFD Surface water bodies

Records identified

1

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

Features are displayed on the Hydrology map on [page 55 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
1	75m SW	River	Emm Brook	GB106039023130 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site

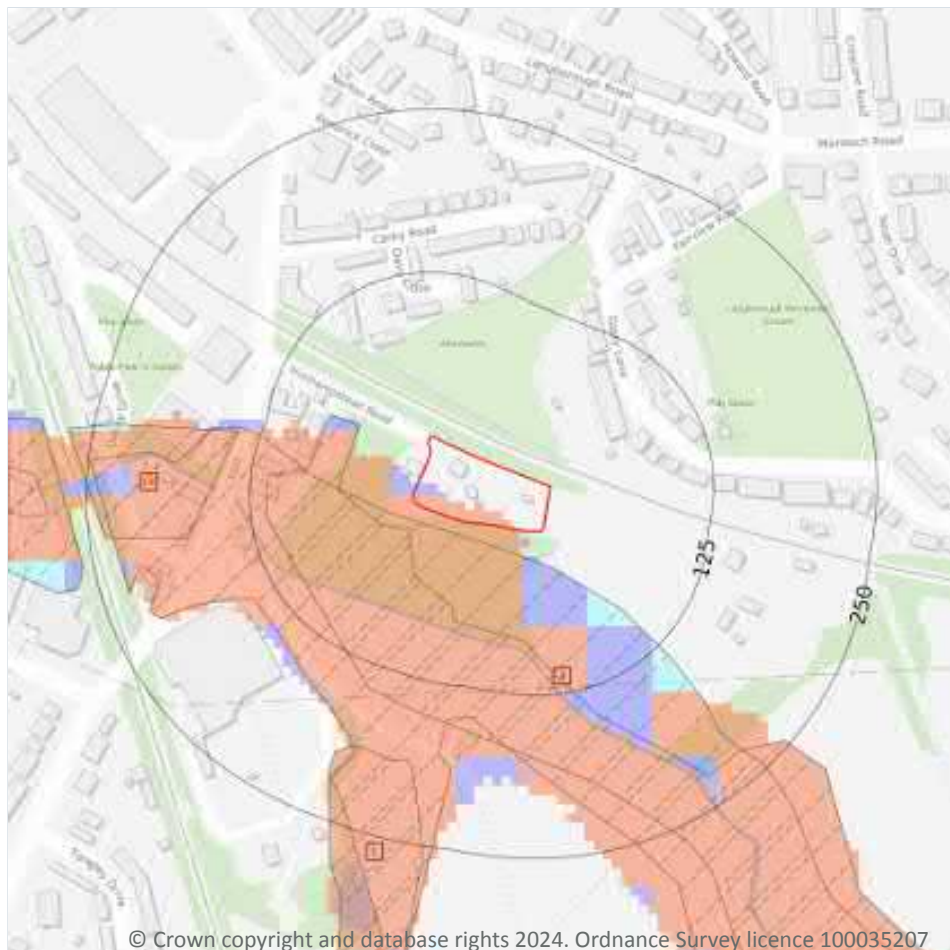
0

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

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



7 River and coastal flooding



- Site Outline
- Search buffers in metres (m)
- River and coastal flooding:
- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m

6

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).

Features are displayed on the River and coastal flooding map on [page 59 >](#)



Distance	Flood risk category
On site	High
0 - 50m	High

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

7.2 Historical Flood Events

Records within 250m	4
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Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

Features are displayed on the River and coastal flooding map on [page 59 >](#)

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
4	11m SW	06marchspring1947	1947-01-01 1947-12-12	Main river	Channel capacity exceeded (no raised defences)	Fluvial
A	20m SW	Thames Se Area July 2007	2007-07-20 2007-07-21	Main river	Channel capacity exceeded (no raised defences)	Fluvial
14	142m W	06marchspring1947	1947-01-01 1947-12-12	Main river	Channel capacity exceeded (no raised defences)	Fluvial
C	187m S	06marchspring1947	1947-01-01 1947-12-12	Main river	Channel capacity exceeded (no raised defences)	Fluvial

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

7.3 Flood Defences

Records within 250m	0
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Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

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

7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

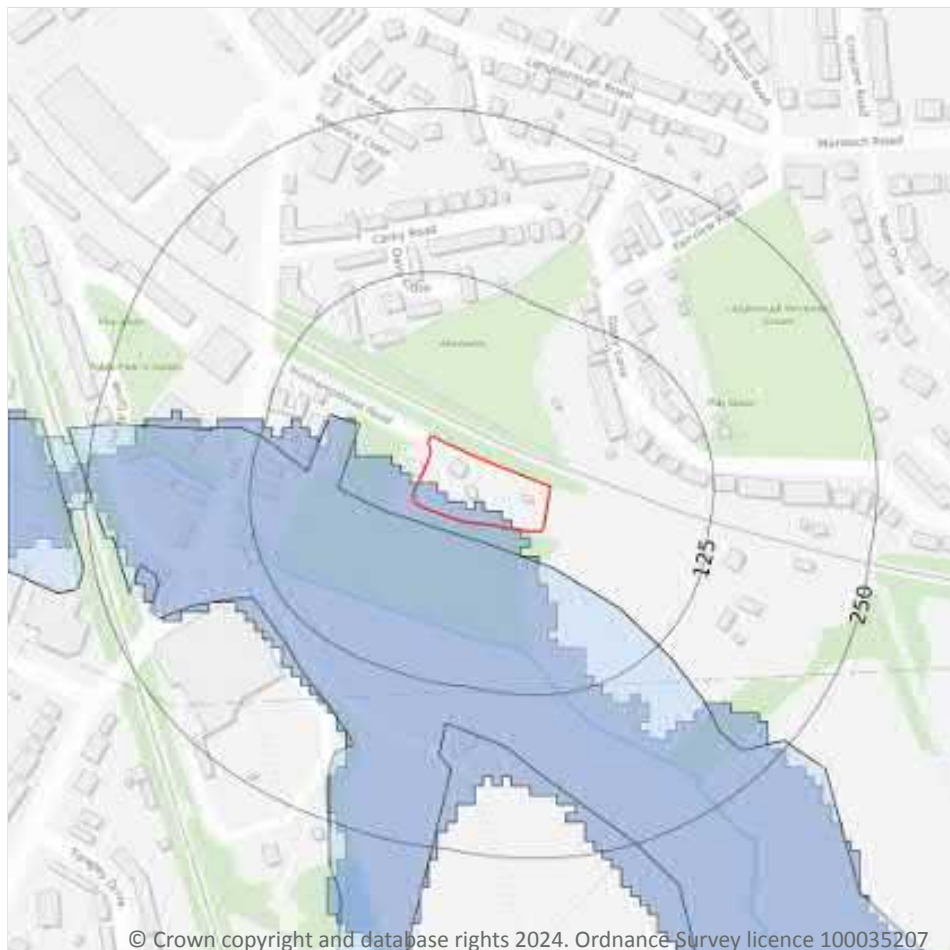
0

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

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



River and coastal flooding - Flood Zones



- Site Outline
- Search buffers in metres (m)
- Flood zone 2
- Flood zone 3

7.6 Flood Zone 2

Records within 50m

1

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

Features are displayed on the River and coastal flooding map on [page 59](#) >

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

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

7.7 Flood Zone 3

Records within 50m

1

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

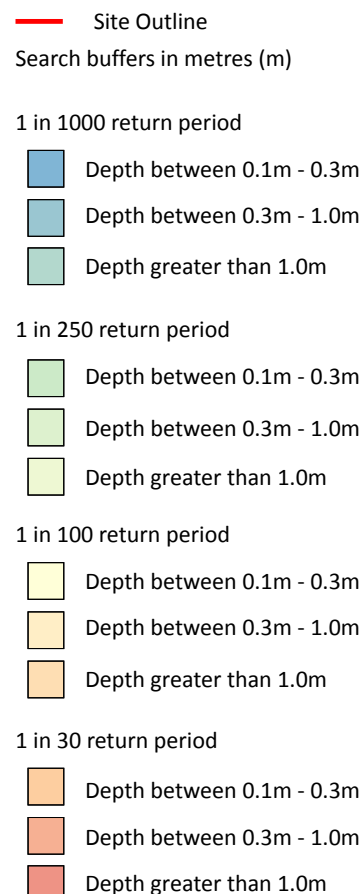
Features are displayed on the River and coastal flooding map on [page 59](#) >

Location	Type
On site	Zone 3 - (Fluvial Models)

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, 0.3m - 1.0m

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

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

Features are displayed on the Surface water flooding map on [page 64 >](#)

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.

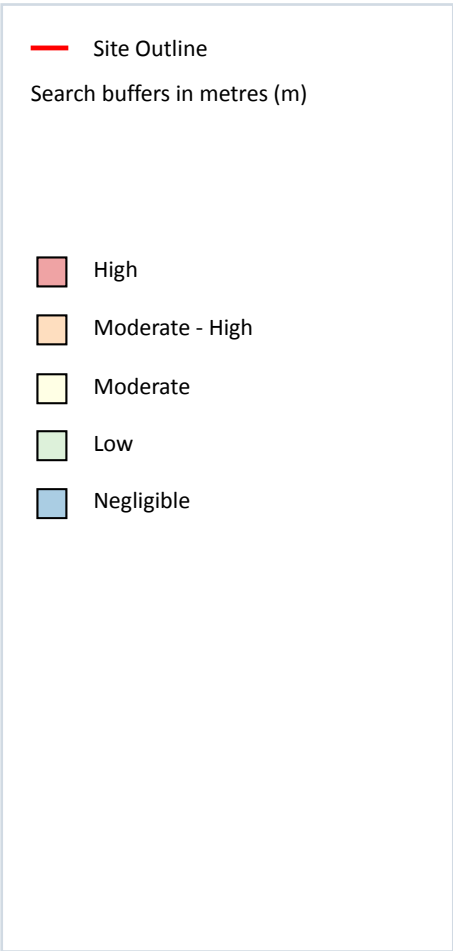
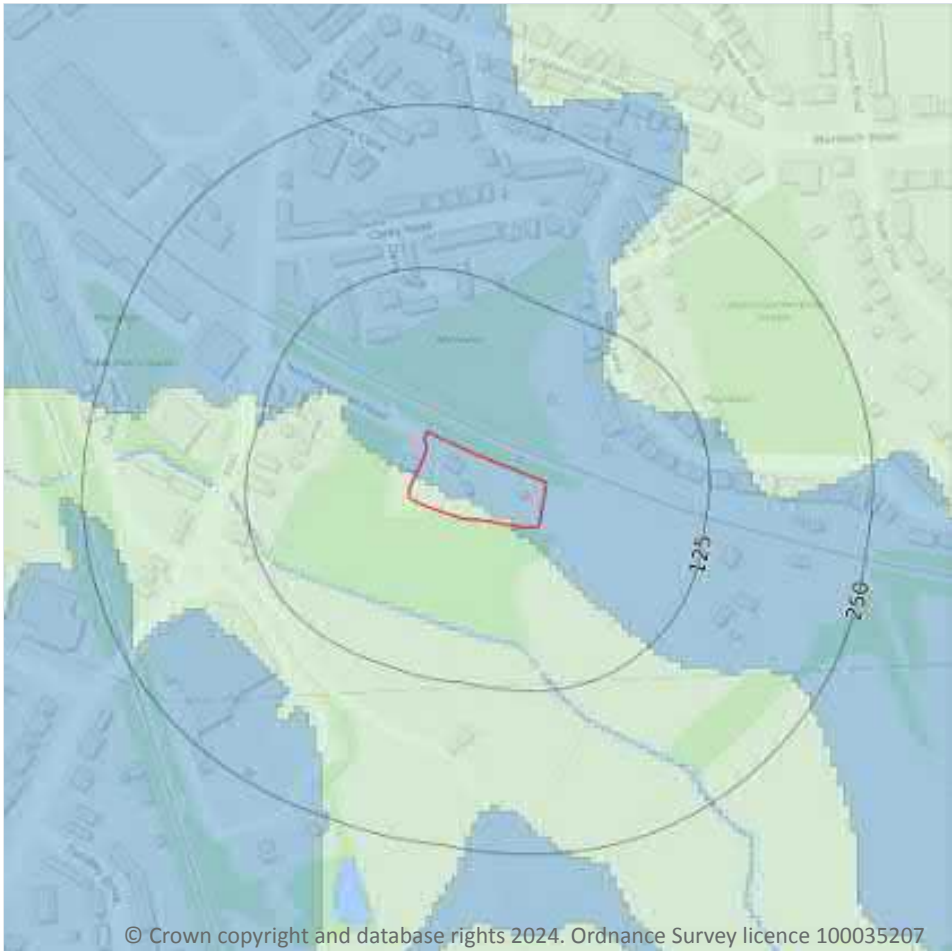
The table below shows the maximum flood depths for a range of return periods for the site.

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

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site	Low
Highest risk within 50m	Low

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

Features are displayed on the Groundwater flooding map on [page 66 >](#)

This data is sourced from Ambiantal 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 67 >](#)

ID	Location	Name	Data source
A	1271m NW	Holt Copse & Joel Park	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

7

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 67 >](#)

ID	Location	Name	Woodland Type
1	514m SE	Unknown	Ancient & Semi-Natural Woodland
-	1381m W	Bottle Copse(tithe: Bottle Coppice)	Ancient & Semi-Natural Woodland
A	1405m NW	(Epo2:holt Copse)(tithe: Holt Coppice)	Ancient & Semi-Natural Woodland
-	1413m S	(Tithe: Garrick Coppice)	Ancient & Semi-Natural Woodland
-	1471m W	Bottle Copse(tithe: Bottle Coppice)	Ancient & Semi-Natural Woodland
-	1890m W	Unknown	Ancient & Semi-Natural Woodland
-	1993m W	Unknown	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
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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	3
----------------------	---

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

Location	Name	Type	NVZ ID	Status
On site	Emm Brook NVZ	Surface Water	460	Existing



Location	Name	Type	NVZ ID	Status
1389m SW	Barkham Brook NVZ	Surface Water	449	Existing
1940m S	Emm Brook NVZ	Surface Water	460	Existing

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



SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 73 >](#)

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t). Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Notes: Strategic solutions for recreational impacts are in place. Please contact your Local Planning Authority as they have the information to advise on specific requirements.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0
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Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

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 75 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	115m NW	Southbrook	II	1319163	15/07/1987

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



11.5 Conservation Areas

Records within 250m

2

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.

Features are displayed on the Visual and cultural designations map on [page 75 >](#)

ID	Location	Name	District	Date of designation
2	236m N	Wokingham Town Centre and Langborough Road	Wokingham	1970
3	247m E	Murdoch Road	Wokingham	19/03/2004

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

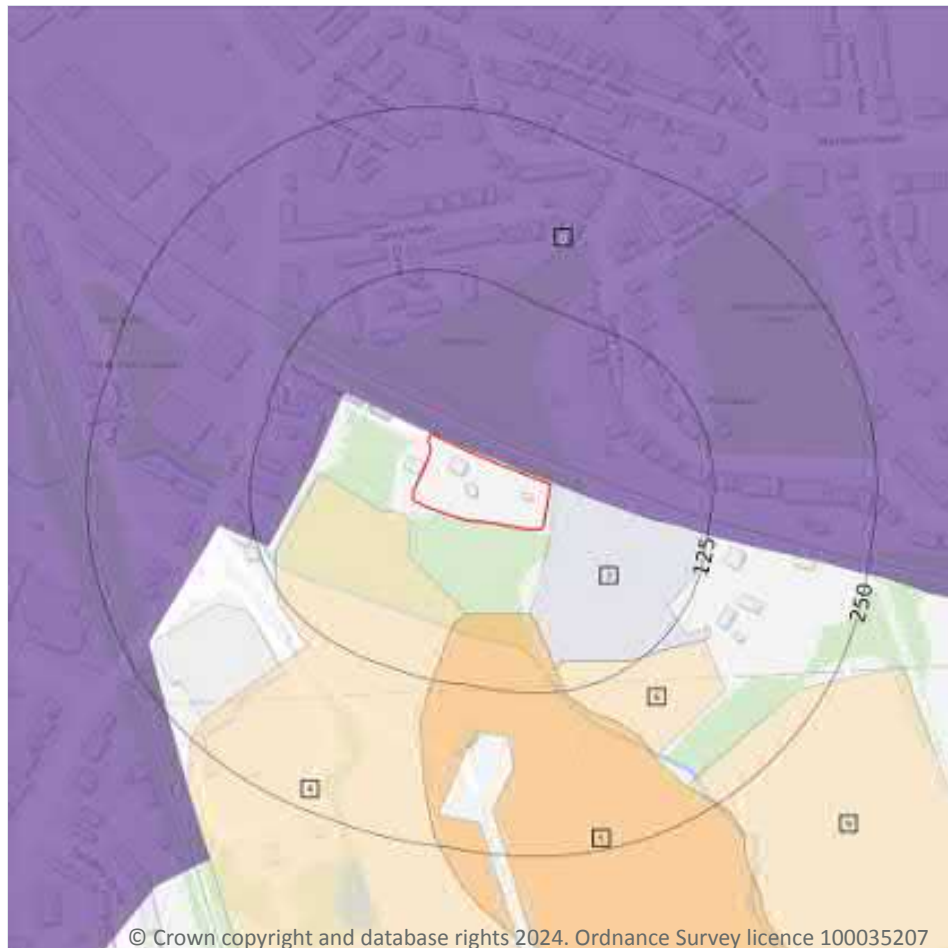
0

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

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12.1 Agricultural Land Classification

Records within 250m

6

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 78](#) >

ID	Location	Classification	Description
2	1m NW	Urban	-



ID	Location	Classification	Description
3	4m E	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.
4	13m W	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.
5	65m 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.
6	102m SE	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.
9	221m SE	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0
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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

2

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

Features are displayed on the Habitat designations map on [page 81](#) >

ID	Location	Main Habitat	Other habitats
1	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	6m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.



13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



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

14.1 10k Availability

Records within 500m

1

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

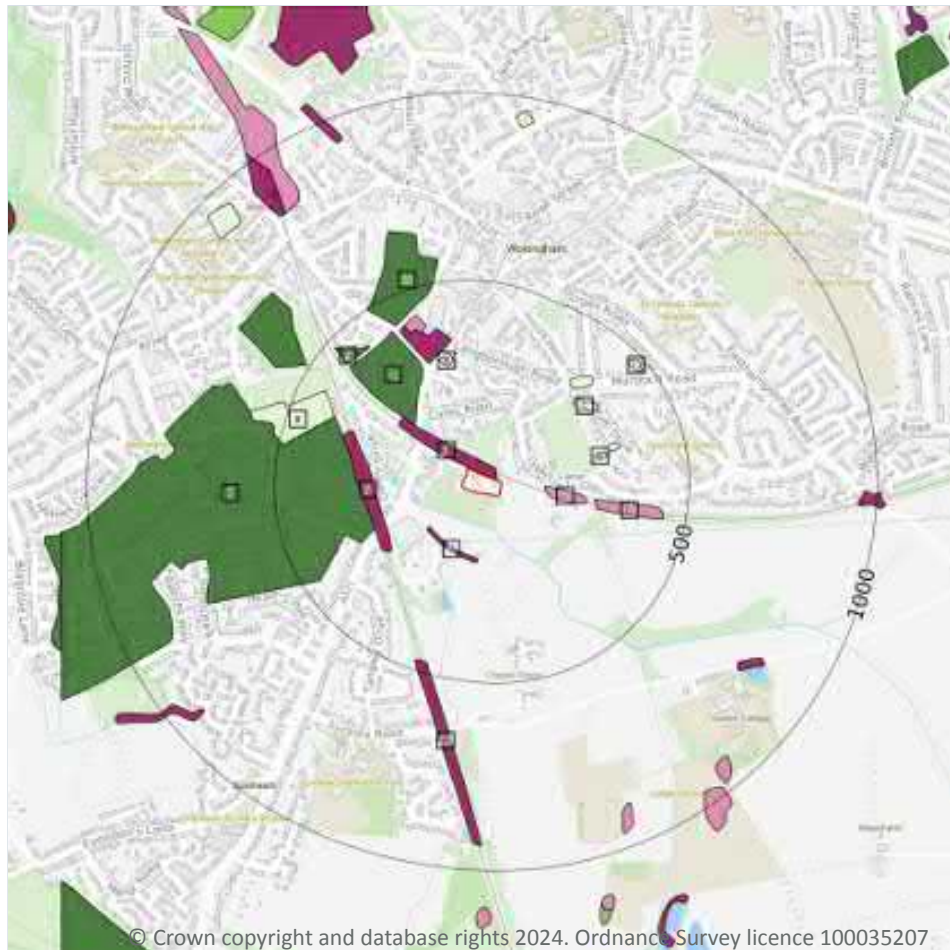
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 83](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SU86NW

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

19

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 84](#) >

ID	Location	LEX Code	Description	Rock description
1	3m NW	MGR-UNKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry
2	117m E	WGR-UNKNOWN	Worked Ground (Undivided)	Unknown/unclassified Entry
3	138m SW	MGR-UNKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry
4	179m NW	LSGR-UNKNOWN	Landscaped Ground (Undivided)	Unknown/unclassified Entry

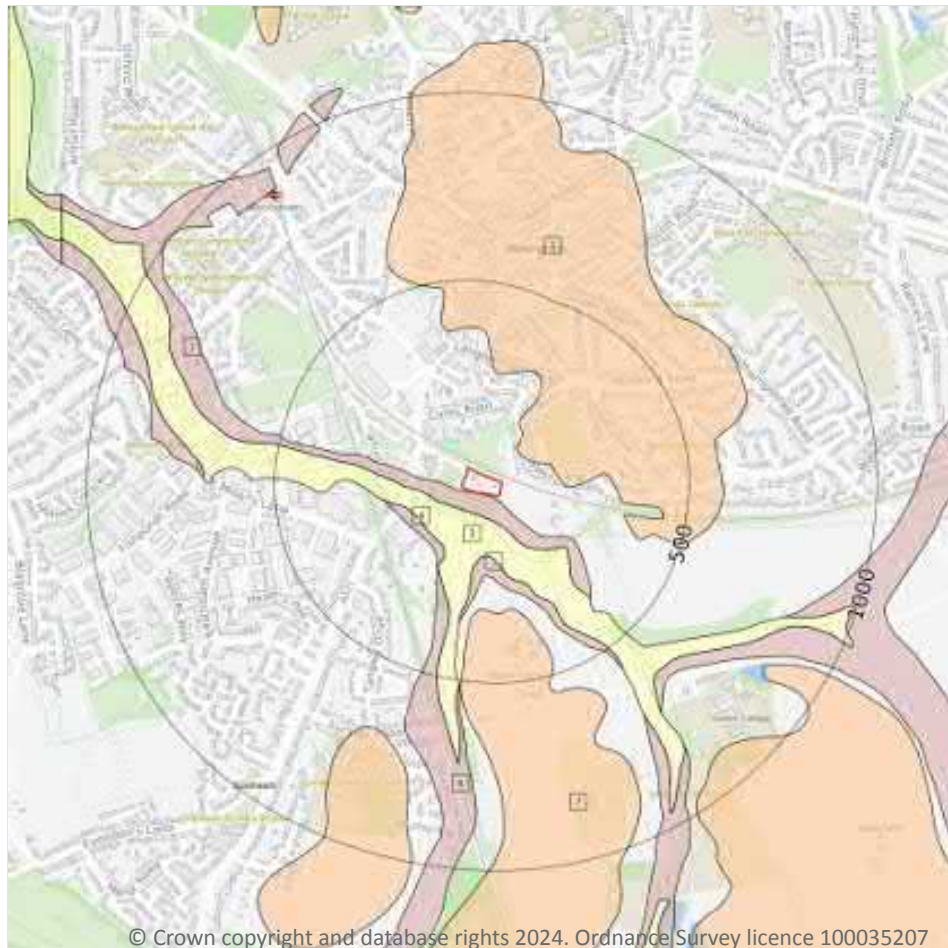


ID	Location	LEX Code	Description	Rock description
5	225m W	MGR-UNKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry
6	249m E	WGR-UNKNOWN	Worked Ground (Undivided)	Unknown/unclassified Entry
7	257m W	LSGR-UNKNOWN	Landscaped Ground (Undivided)	Unknown/unclassified Entry
A	259m E	WMGR-UNKNOWN	Infilled Ground	Unknown/unclassified Entry
B	276m N	WMGR-UNKNOWN	Infilled Ground	Unknown/unclassified Entry
C	284m NE	WMGR-UNKNOWN	Infilled Ground	Unknown/unclassified Entry
A	296m E	WMGR-UNKNOWN	Infilled Ground	Unknown/unclassified Entry
B	296m NW	MGR-UNKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry
C	317m NE	WMGR-UNKNOWN	Infilled Ground	Unknown/unclassified Entry
8	379m NW	WMGR-UNKNOWN	Infilled Ground	Unknown/unclassified Entry
B	383m N	WGR-UNKNOWN	Worked Ground (Undivided)	Unknown/unclassified Entry
9	414m NW	LSGR-UNKNOWN	Landscaped Ground (Undivided)	Unknown/unclassified Entry
10	423m NW	LSGR-UNKNOWN	Landscaped Ground (Undivided)	Unknown/unclassified Entry
11	461m NE	WMGR-UNKNOWN	Infilled Ground	Unknown/unclassified Entry
12	471m S	MGR-UNKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

7

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 86](#) >

ID	Location	LEX Code	Description	Rock description
1	1m SW	HEAD-DMTN	Head - Diamicton	Diamicton
2	55m SW	ALV-XSZC	Alluvium - Sand, Silt And Clay	Sand, Silt And Clay
3	89m NE	RTD6-XSV	River Terrace Deposits, 6 - Sand And Gravel	Sand And Gravel



ID	Location	LEX Code	Description	Rock description
4	143m SW	HEAD-DMTN	Head - Diamicton	Diamicton
5	161m S	HEAD-DMTN	Head - Diamicton	Diamicton
6	218m SW	HEAD-DMTN	Head - Diamicton	Diamicton
7	301m S	RTD5-XSV	River Terrace Deposits, 5 - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

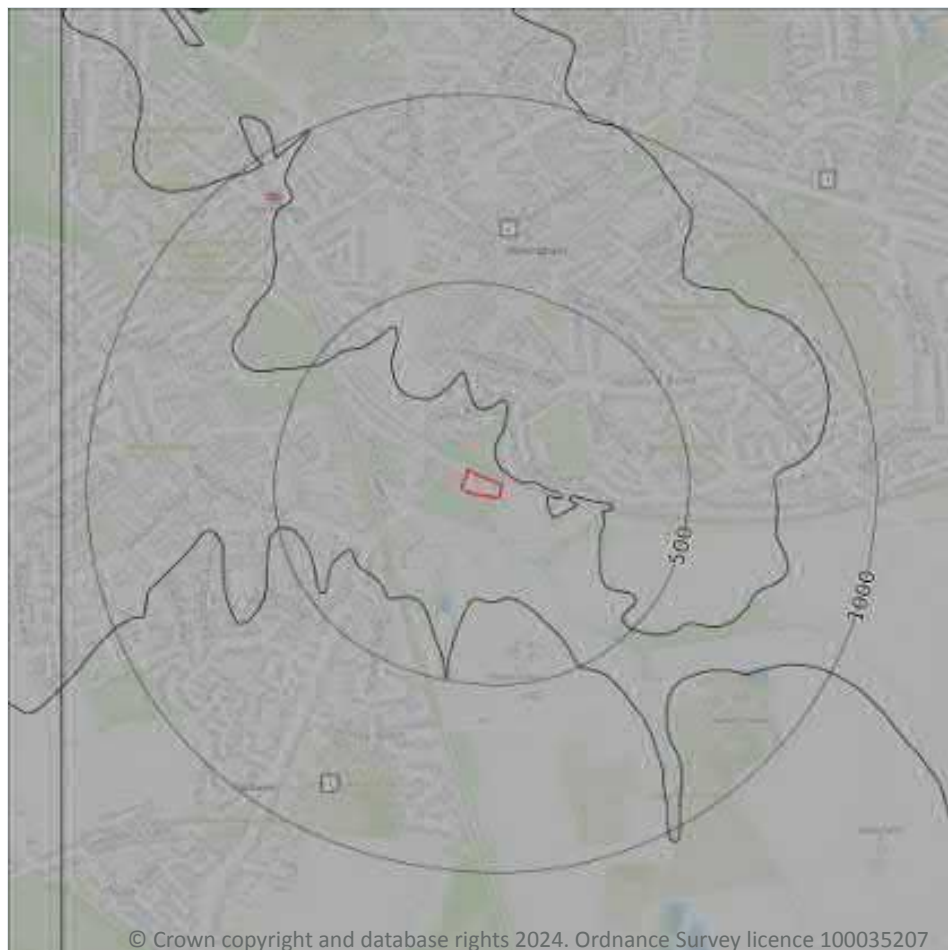
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m

3

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 88](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	LC-SICL	London Clay Formation - Silty Clay	Eocene Epoch
2	32m E	BGS-SANDU	Bagshot Formation - Sand	Eocene Epoch
3	270m S	BGS-SANDU	Bagshot Formation - Sand	Eocene Epoch

This data is sourced from the British Geological Survey.



14.6 Bedrock faults and other linear features (10k)

Records within 500m

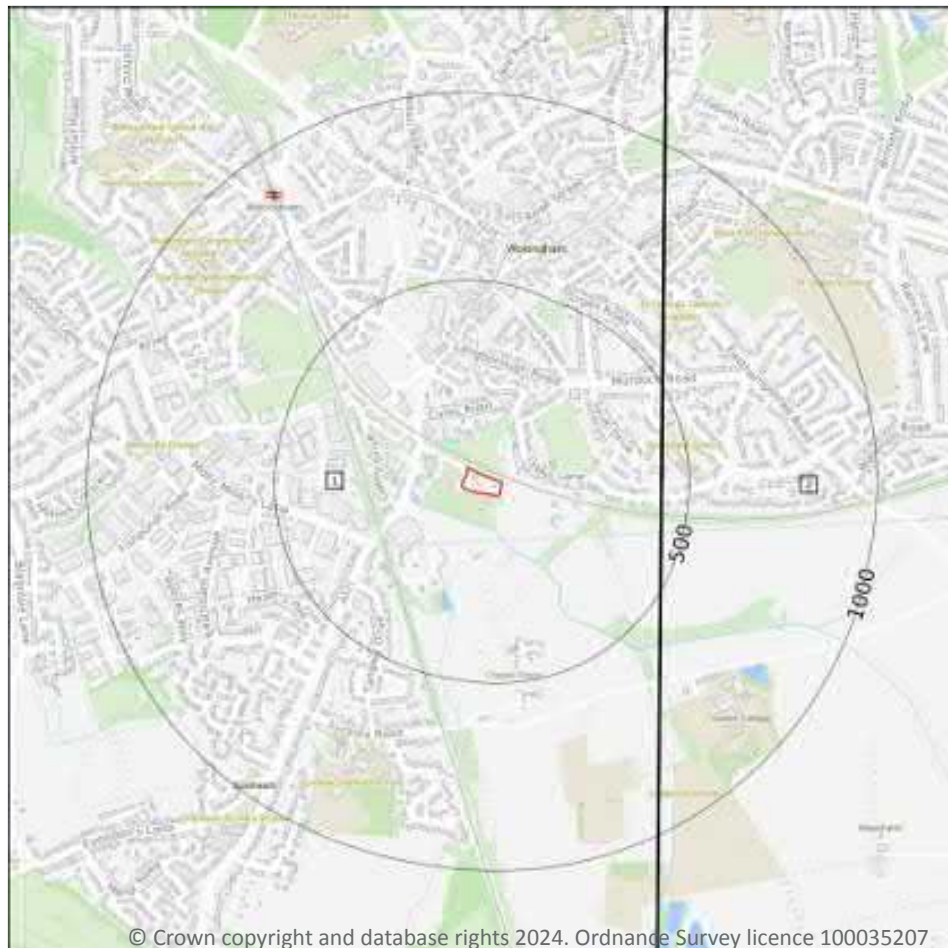
0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline

Search buffers in metres (m)

□ Geological map tile

15.1 50k Availability

Records within 500m

2

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

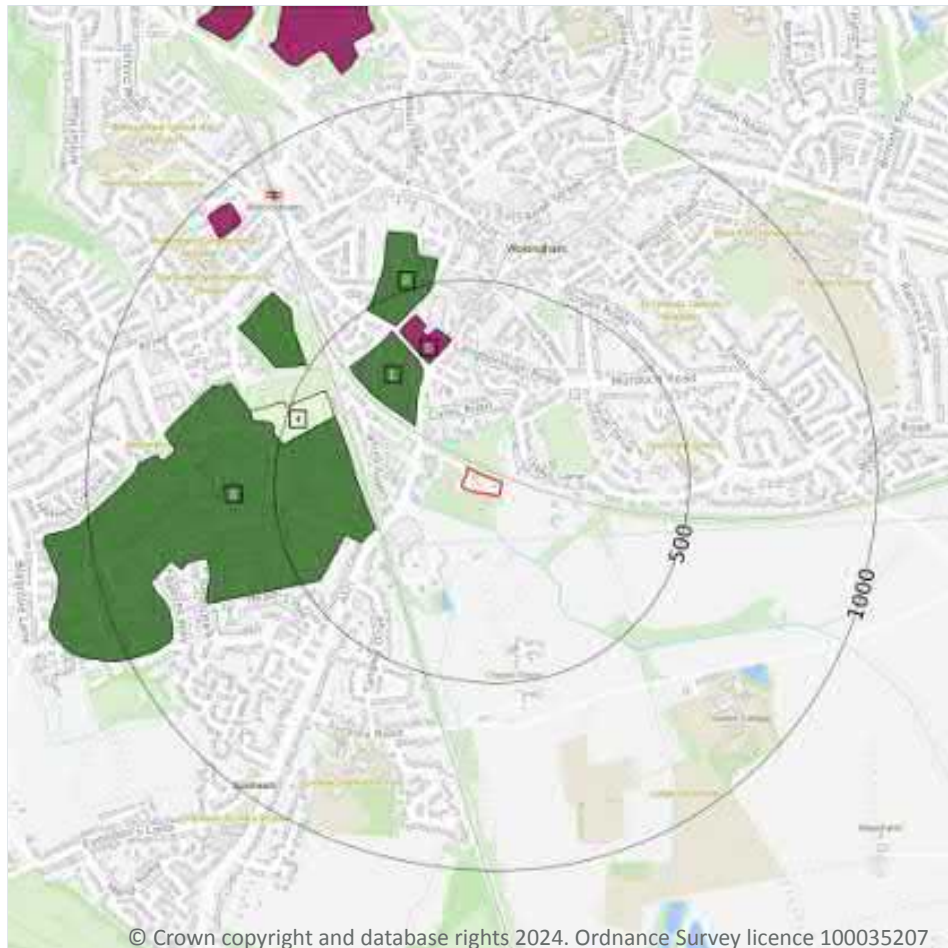
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 90](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	EW268_reading_v4
2	427m E	Full	Full	Full	Full	EW269_windsor_v4

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

5

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 91](#) >

ID	Location	LEX Code	Description	Rock description
1	178m NW	LSGR-ARTGR	LANDSCAPED GROUND (UNDIVIDED)	ARTIFICIALLY MODIFIED GROUND
2	256m W	LSGR-ARTGR	LANDSCAPED GROUND (UNDIVIDED)	ARTIFICIALLY MODIFIED GROUND
3	296m NW	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
4	379m NW	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT



ID	Location	LEX Code	Description	Rock description
5	423m NW	LSGR-ARTGR	LANDSCAPED GROUND (UNDIVIDED)	ARTIFICIALLY MODIFIED GROUND

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

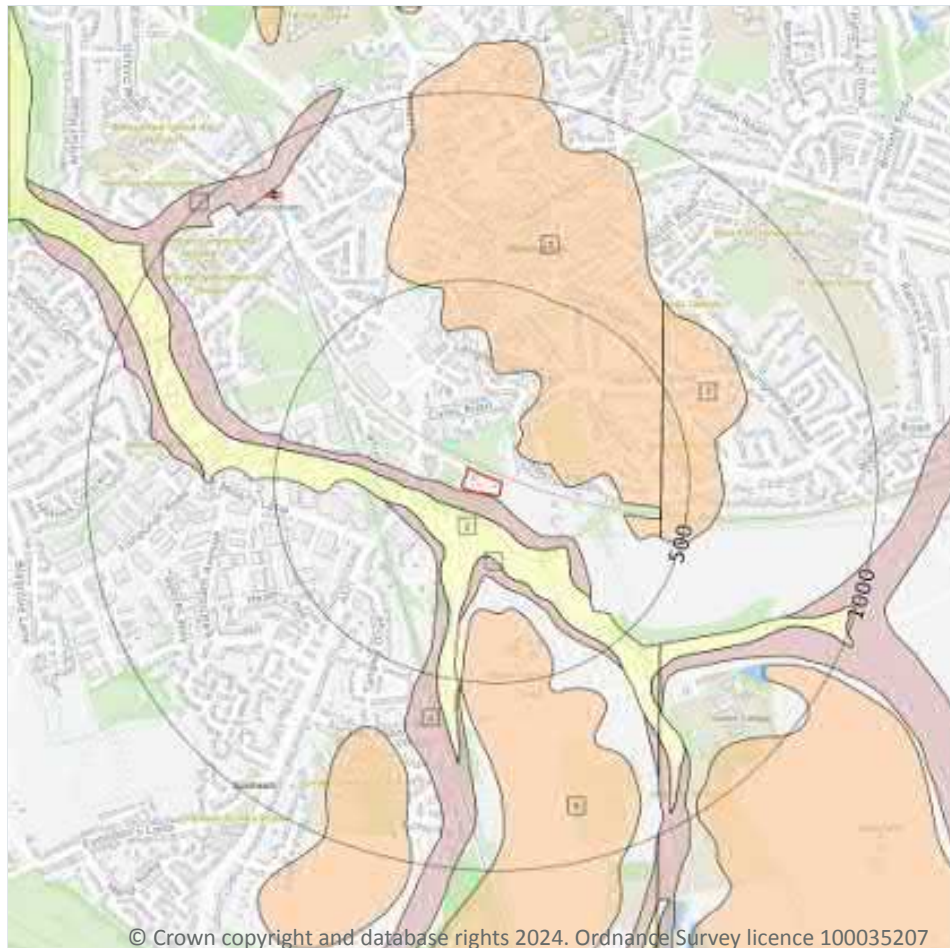
0

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

7

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 93](#) >

ID	Location	LEX Code	Description	Rock description
1	1m SW	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
2	54m SW	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
3	89m NE	RTD6-XSV	RIVER TERRACE DEPOSITS, 6	SAND AND GRAVEL



ID	Location	LEX Code	Description	Rock description
4	143m SW	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
5	161m S	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
6	301m S	RTD5-XSV	RIVER TERRACE DEPOSITS, 5	SAND AND GRAVEL
7	427m E	RTD6-XSV	RIVER TERRACE DEPOSITS, 6	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
1m SW	Mixed	High	Very Low

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.

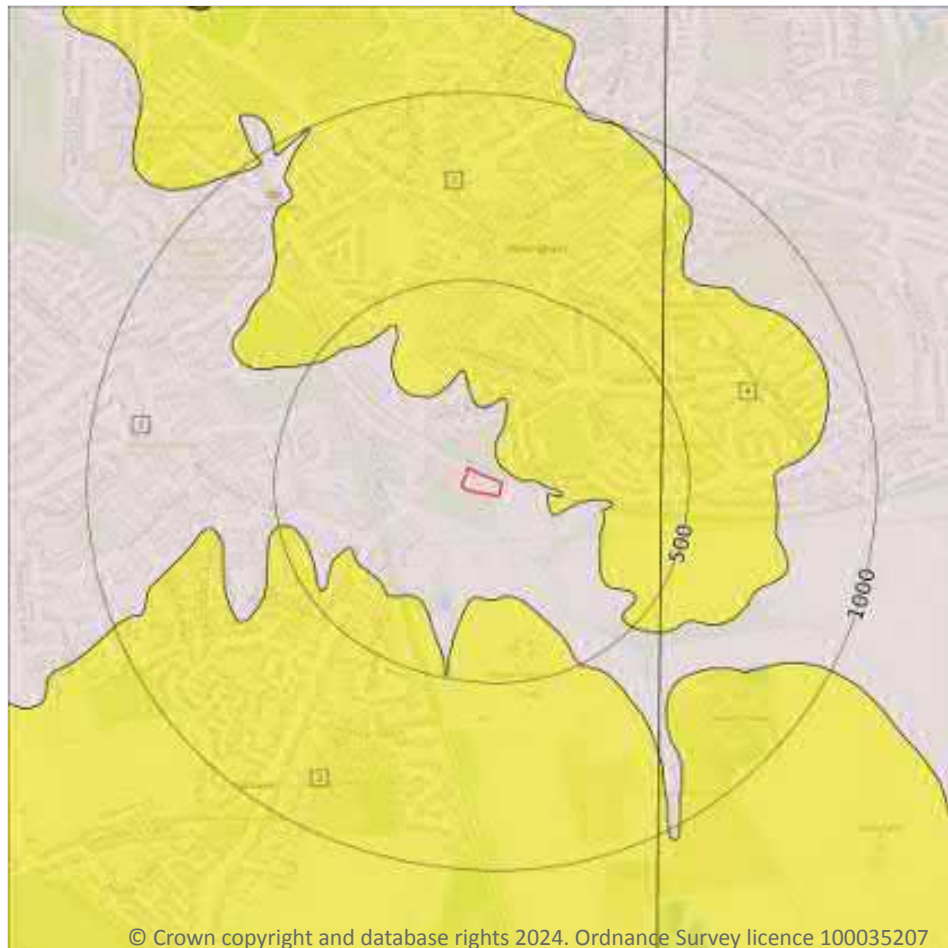
15.7 Landslip permeability (50k)

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.

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15.8 Bedrock geology (50k)

Records within 500m

4

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 95 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	LC-XCZS	LONDON CLAY FORMATION - CLAY, SILT AND SAND	YPRESIAN
2	32m E	BGS-S	BAGSHOT FORMATION - SAND	YPRESIAN
3	268m S	BGS-S	BAGSHOT FORMATION - SAND	YPRESIAN
4	427m E	BGS-S	BAGSHOT FORMATION - SAND	YPRESIAN



This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

2

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	Moderate	Very Low
32m E	Intergranular	High	High

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m

14

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

Features are displayed on the Boreholes map on [page 97](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	28m W	481040 167960	EYRE COURT-WOKINGHAM TP T5	2.8	N	15032690 ↗
A	49m NW	481030 168000	EYRE COURT-WOKINGHAM TP T4	2.3	N	15032688 ↗

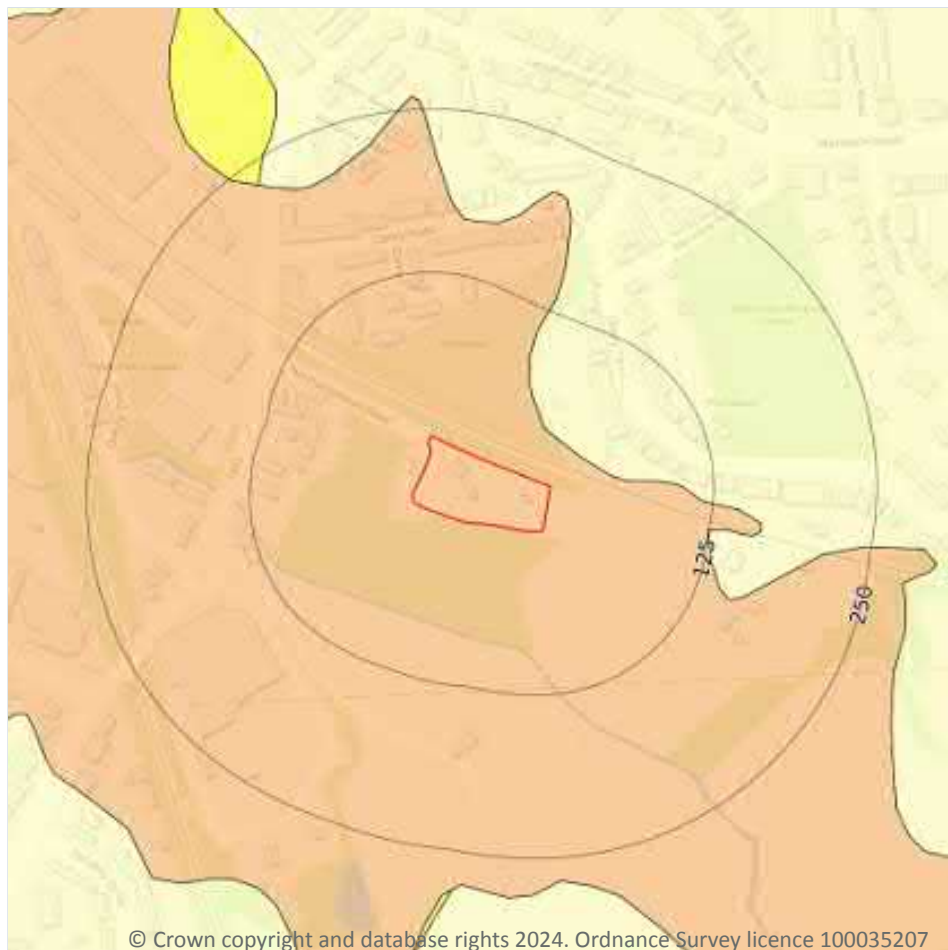


ID	Location	Grid reference	Name	Length	Confidential	Web link
A	68m W	481010 167990	EYRE COURT-WOKINGHAM TP T3	2.8	N	15032685 ↗
A	77m W	481000 167990	EYRE COURT-WOKINGHAM B1	5.0	N	15032665 ↗
A	81m NW	481000 168010	EYRE COURT-WOKINGHAM B2	5.0	N	15032672 ↗
A	84m NW	481000 168020	EYRE COURT-WOKINGHAM TP T2A	2.3	N	15032682 ↗
A	84m NW	481000 168020	EYRE COURT-WOKINGHAM TP T2	0.9	N	15032680 ↗
A	91m W	480980 167980	EYRE COURT-WOKINGHAM TP T1	1.0	N	15032673 ↗
A	95m W	480980 167990	EYRE COURT-WOKINGHAM TP T1B	1.3	N	15032677 ↗
A	95m W	480980 167990	EYRE COURT-WOKINGHAM TP T1A	1.3	N	15032675 ↗
B	212m W	480860 167900	FINCHAMPSTEAD ROAD WOKINGHAM	461.16	N	432324 ↗
B	227m W	480850 167880	FINCHAMPSTEAD LANE W/WKS	-1.0	N	432395 ↗
B	227m W	480850 167880	FINCHAMPSTEAD LANE W/WKS	124.36	N	432394 ↗
B	227m W	480850 167880	FINCHAMPSTEAD LANE W/WKS	314.4	N	432396 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.1 Shrink swell clays

Records within 50m

2

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

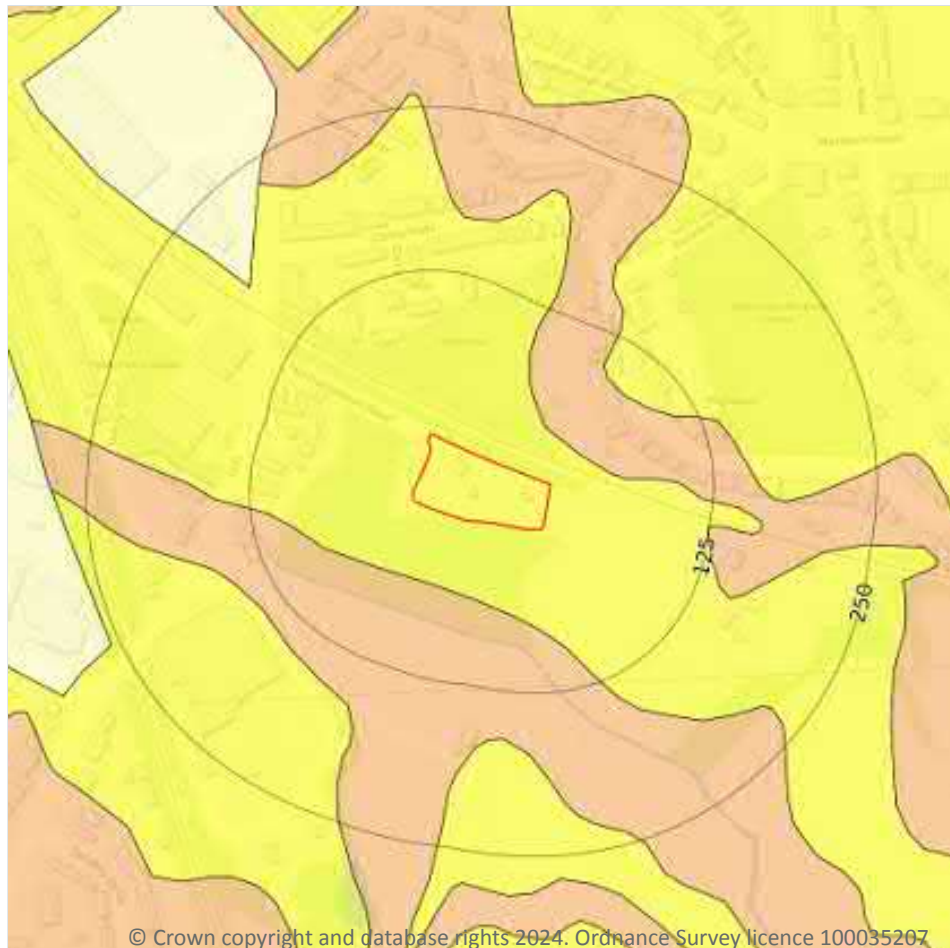
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 99](#) >

Location	Hazard rating	Details
On site	Low	Ground conditions predominantly medium plasticity.
32m E	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

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17.2 Running sands

Records within 50m

2

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

Features are displayed on the Natural ground subsidence - Running sands map on [page 100 >](#)

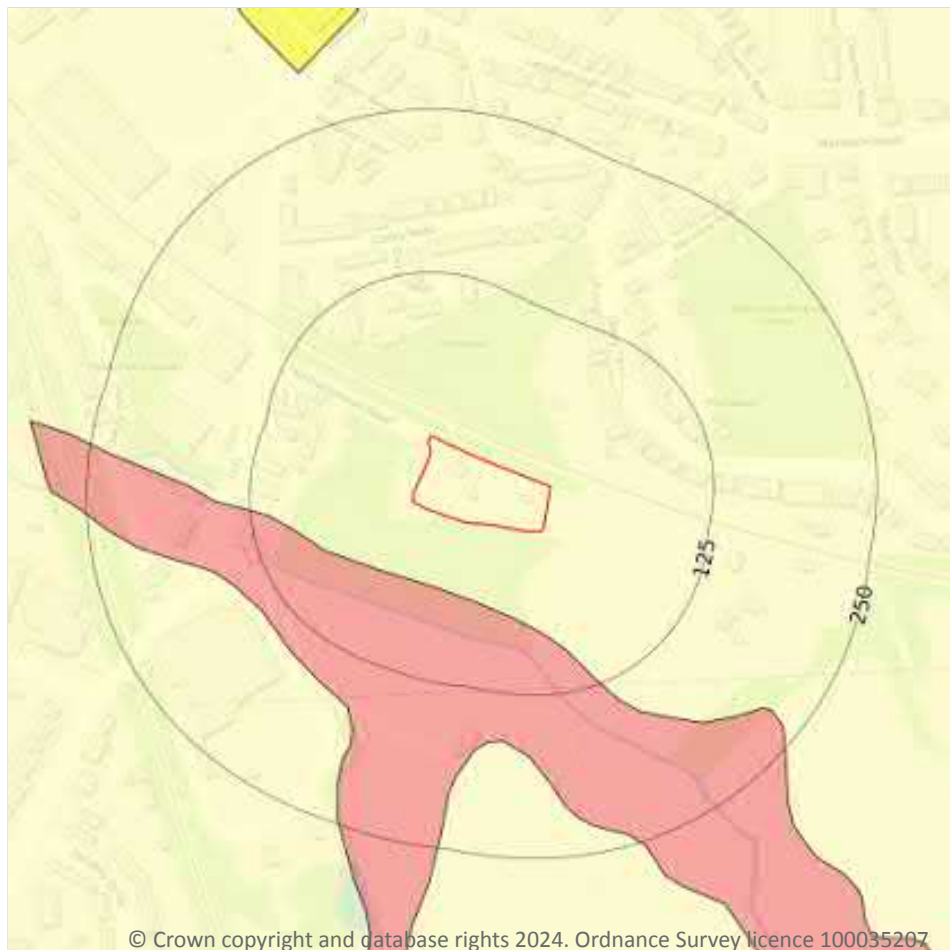
Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.



Location	Hazard rating	Details
32m E	Low	Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.3 Compressible deposits

Records within 50m

1

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

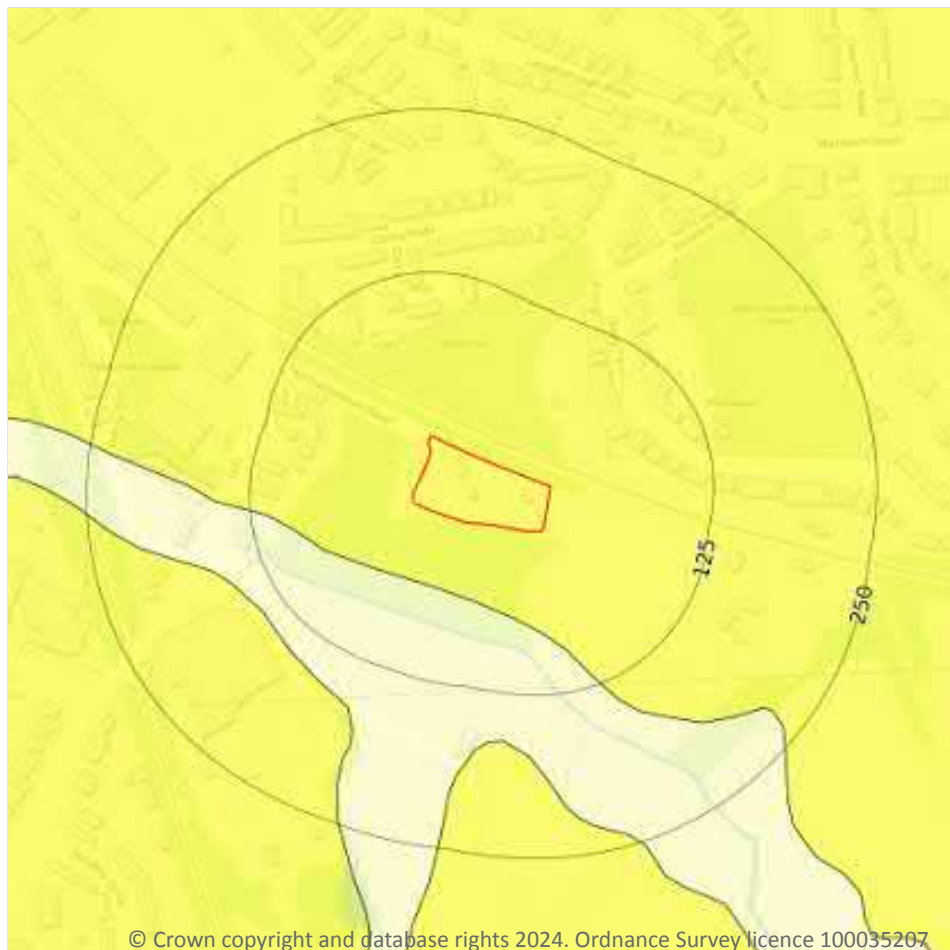
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 102 >](#)

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.

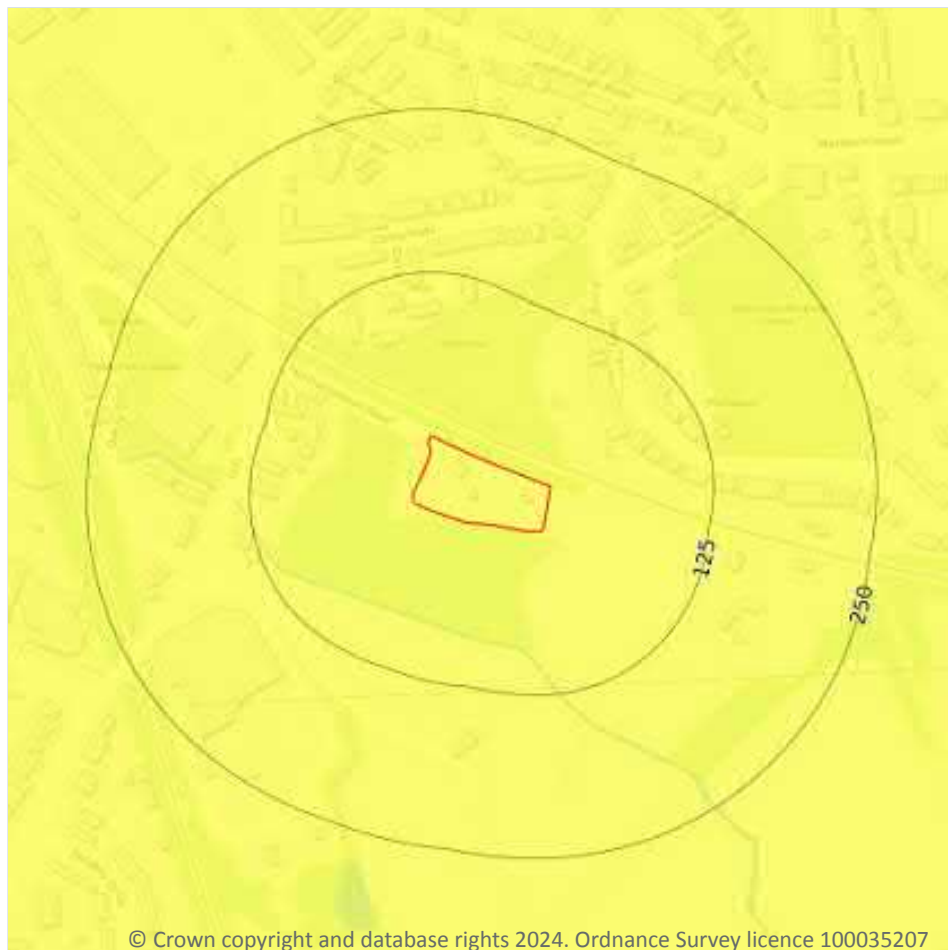
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 103 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.5 Landslides

Records within 50m

1

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

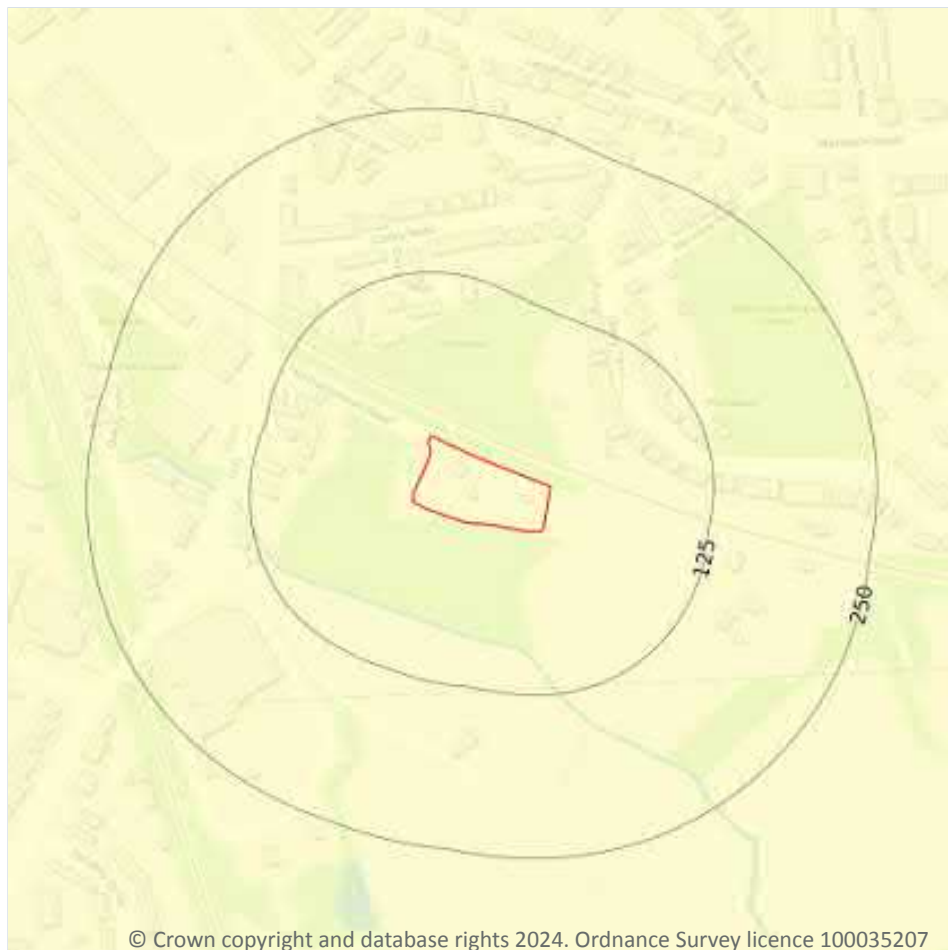
Features are displayed on the Natural ground subsidence - Landslides map on [page 104](#) >

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 105](#) >

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

This data is sourced from the British Geological Survey.



18 Mining and ground workings



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

18.1 BritPits

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

3

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 107 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
A	135m E	Cuttings	1980	1:10000
A	135m E	Cuttings	1988	1:10000
A	135m E	Cuttings	1973	1:10000

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.



18.6 Non-coal mining

Records within 1000m**0**

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site**0**

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m**0**

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m**0**

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

This data is sourced from Groundsure.



18.10 Mining record office plans

Records within 500m**0**

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m**0**

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site**0**

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site**0**

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

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

18.14 Gypsum areas

Records on site**0**

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

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

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

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

19 Ground cavities and sinkholes



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- Mining cavities
- Reported recent incidents
- Historical incidents
- BGS karst database (Point)
- BGS karst database (Line)
- BGS karst database (Area)

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

1

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.

Features are displayed on the Ground cavities and sinkholes map on [page 112 >](#)

ID	Location	Mine Address	Mineral	Data source	Publisher
1	106m N	Wokingham, Berkshire	Unknown	-	-

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

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

This data is sourced from Groundsure.



19.5 National karst database

Records within 500m

0

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

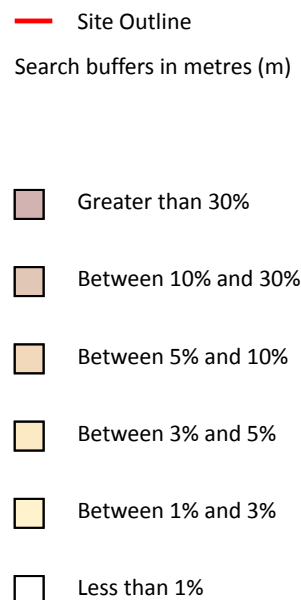
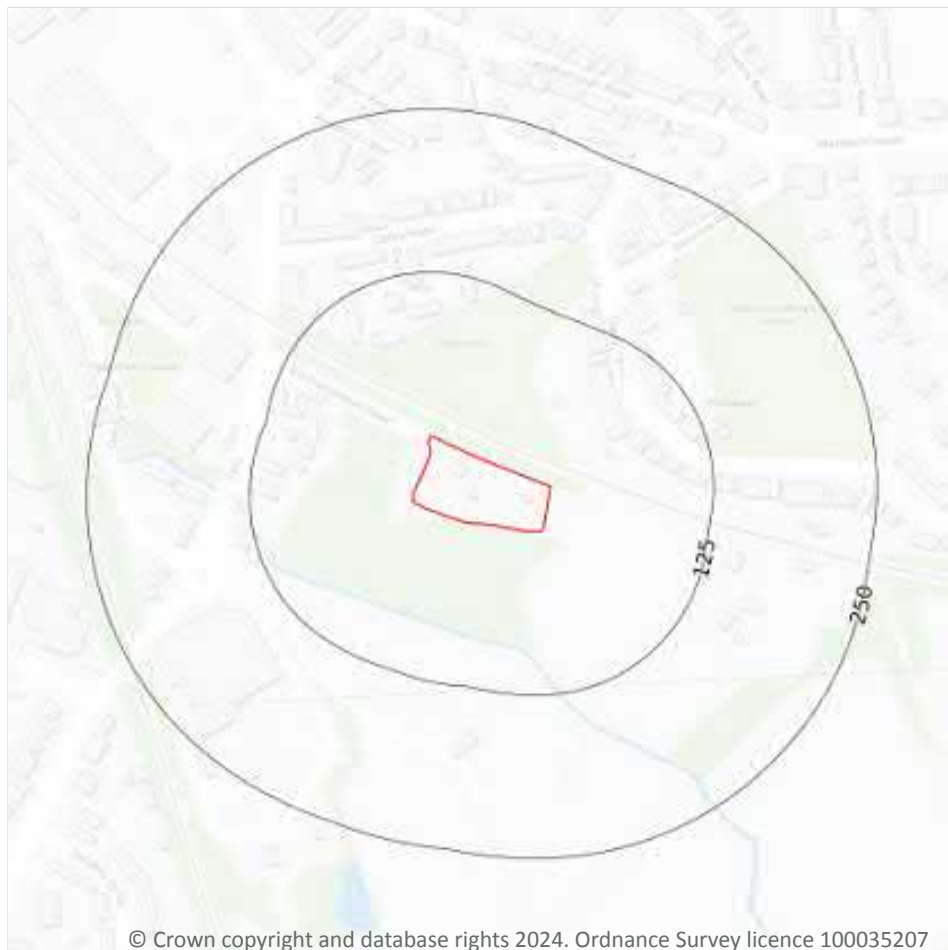
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over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

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

This data is sourced from the British Geological Survey.



20 Radon



20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 115 >](#)

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

7

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 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
1m SW	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
4m NW	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
4m NW	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
32m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
39m NE	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
39m NE	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



- Site Outline
- Search buffers in metres (m)
- C1 Crossrail 1 Stations
- Crossrail 1 Route
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

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

15

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways. Features are displayed on the Railway infrastructure and projects map on [page 119](#) >



Location	Name	Type
12m NE	Waterloo to Reading Line Down Line	rail
17m NE	Waterloo to Reading Line Up Line	rail
17m NE	Not given	Multi Track
98m E	Not given	Multi Track
131m E	Not given	Multi Track
142m NW	Waterloo to Reading Line Down Line	rail
142m NW	Waterloo to Reading Line Up Line	rail
168m NW	Waterloo to Reading Line Down Line	rail
168m NW	Waterloo to Reading Line Up Line	rail
223m E	Not given	Multi Track
242m W	North Downs Line	rail
244m W	Not given	Multi Track
244m SW	North Downs Line	rail
246m W	North Downs Line	rail
248m W	North Downs Line	rail

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m

0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

22.9 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.



22.10 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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21 APPENDIX 5 – SITE PHOTOGRAPHY





22 APPENDIX 6 - RISK ASSESSMENT METHODOLOGY

- Severity considers the potential impact of the linkage on the receptors, if the linkage was active. Categories range from slight/superficial to fatal.
- Likelihood considers the chances of the linkage occurring and is classified into categories from improbable to frequent.

By assigning scores with each of the above categories, the risk assessment can be undertaken using the formula:

$$\text{RISK} = \text{LIKELIHOOD} \times \text{SEVERITY}$$

The matrix given in Table 11 provides a means of calculating the overall risk; while Table 12 provides the qualitative assessment based on the risk score.

Table 11: Contamination Risk Matrix

		Potential Severity				
		Fatal 5	Major 4	Moderate 3	Minor 2	Slight 1
Probable Likelihood	Frequent 5	Very High	High	Moderate	Low - Moderate	Low
	Probable 4	High	High	Moderate	Low - Moderate	Low
	Possible 3	Moderate	Moderate	Low - Moderate	Low - Moderate	Very Low
	Remote 2	Low - Moderate	Low - Moderate	Low - Moderate	Low	Very Low
	Improbable 1	Low	Low	Very Low	Very Low	Very Low

Table 12: Assessment description for risk scores

Risk Score	Risk Assessment
1-3	Very Low
4-5	Low
6-10	Low to Moderate
11-15	Moderate
16-20	High
21-25	Very High

Table 13: Risk Classification System

Risk Term	Description
Very Low	The presence of an identified hazard does not give rise to the potential to cause significant harm to groundwater, surface water, ecological and/or property receptors. In the event of such harm being realized, it is not likely to be Severe.
Low	The presence of an identified hazard does not give rise to the potential to cause significant harm to human health receptors. In the event of such harm being realized, it is not likely to be Severe.
Low to Moderate	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realized, would at worst normally be mild.
Moderate	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.
High	Harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remedial action. Investigation is required and remedial works may be necessary in the short term and are likely over the longer term.
Very High	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, or, there is an evidence that severe harm to a designated receptor is currently happening. Urgent investigation and remediation are likely to be required.

23 ABBREVIATIONS

Abbreviation	Description
AOD	Above Ordnance Datum
AONB	Areas of Outstanding Natural Beauty
BGS	British Geological Survey
c.	circa
CLRA	Contaminated Land Risk Assessment
COMAH	Control of Major Accident Hazards
CSM	Conceptual Site Risk Model
EA	Environment Agency
IPC	Integrated Pollution Control
IPPC	Integrated Pollution Prevention Control
LAPC	Local Authority Pollution Control
LNR	Local Nature Reserves
NIHHS	Notification of Installations Handling Hazardous Substances
NNR	National Nature Reserves
NP	National Parks
NPPF	National Planning Policy Framework
OS	Ordnance Survey
PAHs	Polycyclic Aromatic Hydrocarbons
Part IIA	Part IIA of the Environmental Protection. Act 1990
PCBs	Polychlorinated Biphenyls
PCLU	Potentially Contaminative Land Use
PPL	Potential Pollutant Linkage
PSPPL	Potentially Significant Potential Pollutant Linkage
SAC	Special Areas of Conservation
SI	Site Investigation
SPA	Special Protection Area
SPOSH	Significant Possibility of Significant Harm
SSSIs	Sites of Special Scientific Interest
TPHs	Total Petroleum Hydrocarbons
UXO	Unexploded Ordnance
VOC	Volatile Organic Compounds