

ID	Distance (m)	Direction	Name	Commodity	Assessment of likelihood
2	302.0	SW	Not available	Chalk	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered
Not shown	922.0	N	Not available	Chalk	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered

5.5 Non-Coal Mining Cavities

This dataset provides information from the Peter Brett Associates (PBA) mining cavities database (compiled for the national study entitled “Review of mining instability in Great Britain, 1990” PBA has also continued adding to this database) on mineral extraction by mining.

Are there any Non-Coal Mining cavities within 1000m of the study site boundary? No

Database searched and no data found.

5.6 Natural Cavities

This dataset provides information based on the Peter Brett Associates natural cavities database. The dataset is made up of points and polygons. Where polygons are used these represent an area in which it is expected the cavities could be found. It does not indicate that cavities are present everywhere within the polygon, and caution should be used in the interpretation of this data.

Are there any Natural Cavities within 1000m of the study site boundary? Yes

The following Natural Cavities information provided by Peter Brett Associates:

ID	Distance (m)	Direction	NGR	Superficial Deposits	Bedrock Deposits	Cavity Type and Number
Not shown	722.0	W	472220 175150	Lynch Hill Gravel	Chalk Group	Solution Pipe x 1
Not shown	739.0	W	472200 175180	Lynch Hill Gravel	Chalk Group	Solution Pipe x 1
Not shown	752.0	W	472190 175150	Lynch Hill Gravel	Chalk Group	Solution Pipe x 1
Not shown	757.0	W	472180 175210	Lynch Hill Gravel	Chalk Group	Solution Pipe x 1
Not shown	759.0	W	472180 175180	Lynch Hill Gravel	Chalk Group	Solution Pipe x 1
Not shown	760.0	W	472180 175160	Lynch Hill Gravel	Chalk Group	Solution Pipe x 1
Not shown	777.0	W	472160 175210	Lynch Hill Gravel	Chalk Group	Solution Pipe x 1
Not shown	792.0	W	472150 175140	-	-	Solution Pipe x 1
Not shown	800.0	W	472140 175160	Lynch Hill Gravel	Chalk Group	Solution Pipe x 1

ID	Distance (m)	Direction	NGR	Superficial Deposits	Bedrock Deposits	Cavity Type and Number
Not shown	808.0	W	472130 175190	Lynch Hill Gravel	Chalk Group	Solution Pipe x 1
Not shown	827.0	W	472110 175210	Lynch Hill Gravel	Chalk Group	Solution Pipe x 1
Not shown	829.0	W	472110 175180	Lynch Hill Gravel	Chalk Group	Solution Pipe x 1
Not shown	949.0	N	472900 176200	-	Chalk Group, Lambeth Group	Sinkhole x 1, Solution Pipe x 1

5.7 Brine Extraction

This data provides information from the Cheshire Brine Subsidence Compensation Board.

Are there any Brine Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

5.8 Gypsum Extraction

This dataset provides information on Gypsum extraction from British Gypsum records.

Are there any Gypsum Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

5.9 Cornwall and Devon Metalliferous Mining

This dataset provides information on metalliferous mining areas in Cornwall/Devon and is derived from records held by Mining Searches UK.

Are there any Cornwall and Devon Metalliferous Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

5.10 Clay Mining

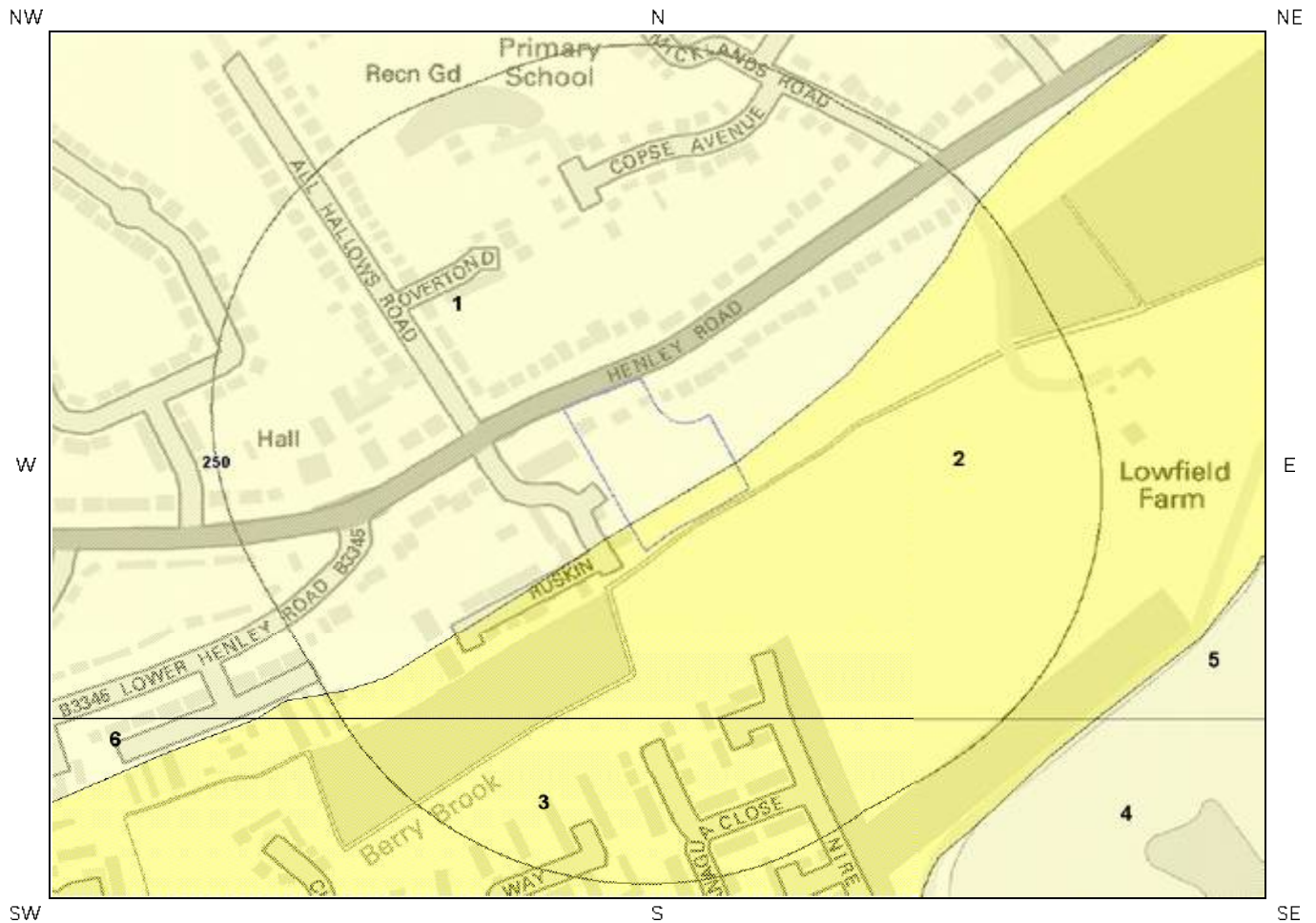
This dataset provides information on Kaolin and Ball Clay mining from relevant mining records.

Are there any Clay Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

6 Natural Ground Subsidence

6.1 Shrink-Swell Clay map

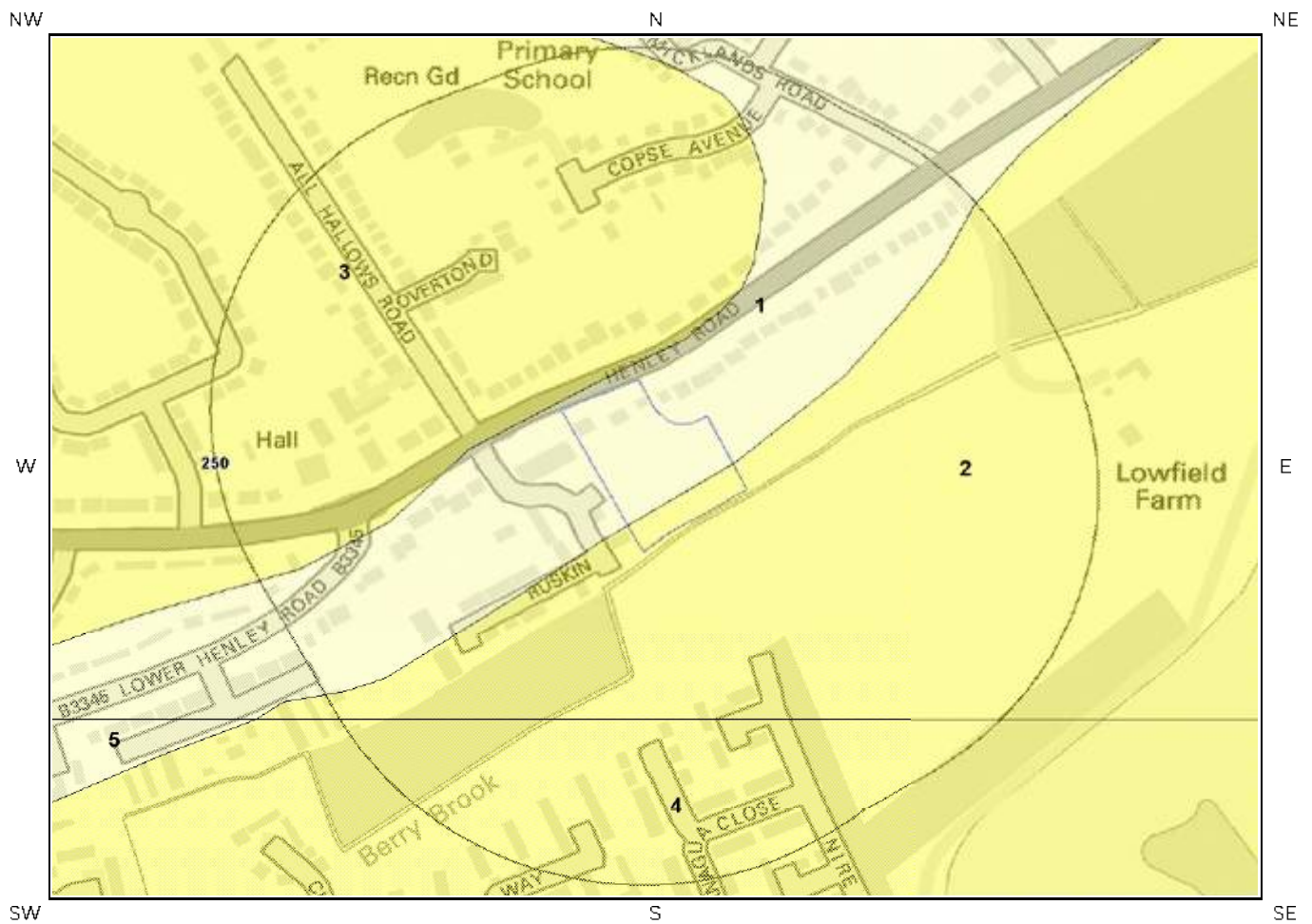


Shrink Swell Clay Legend

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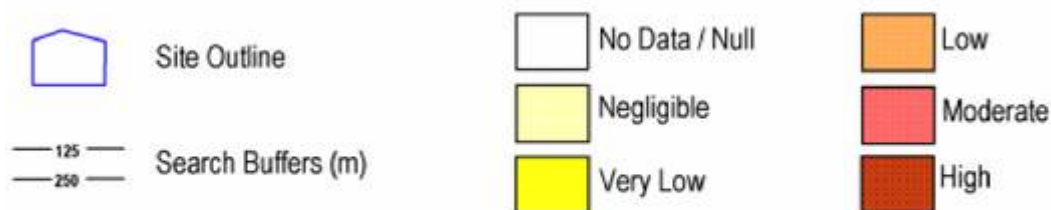


6.2 Landslides map

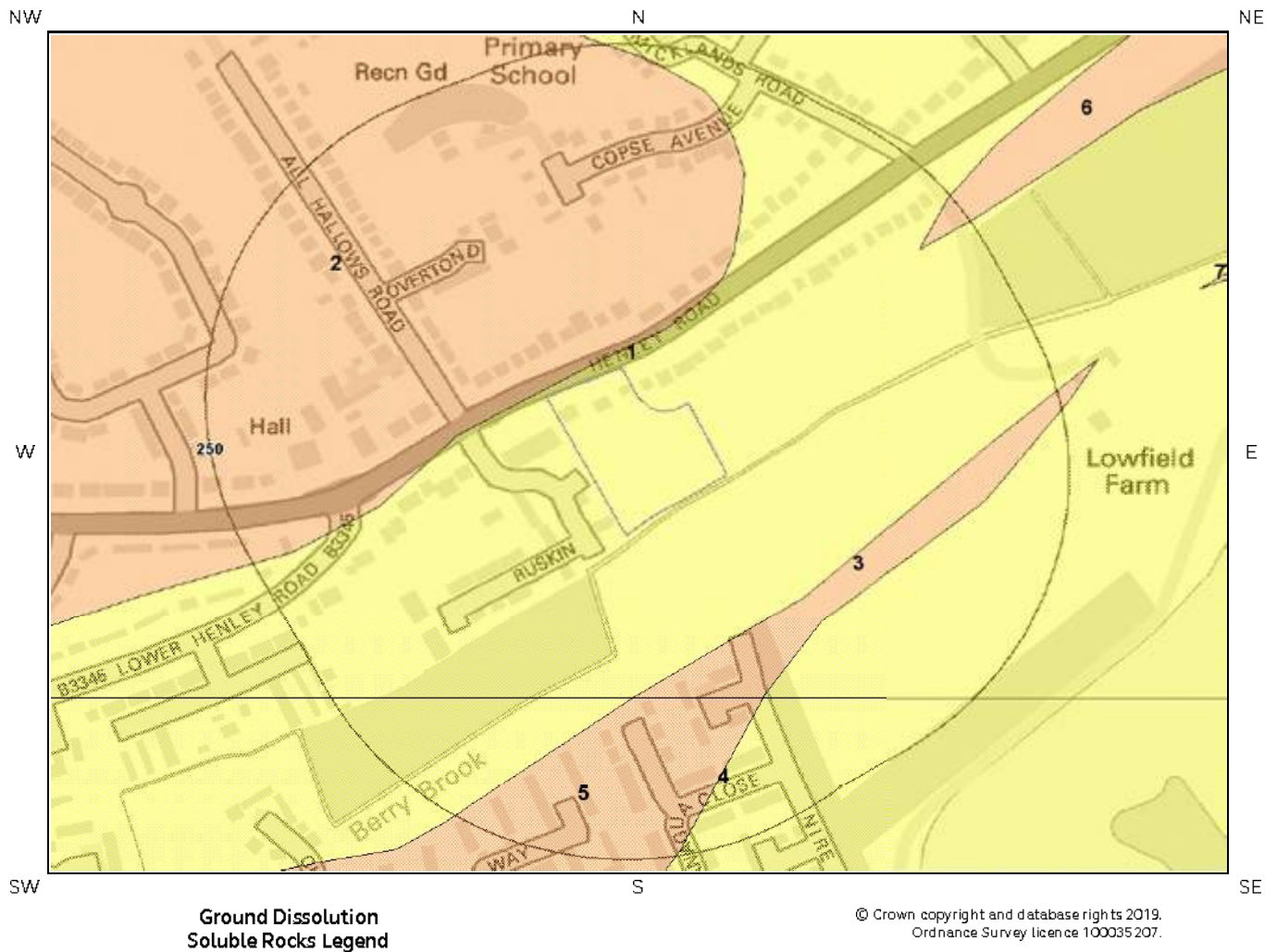


Landslides Legend

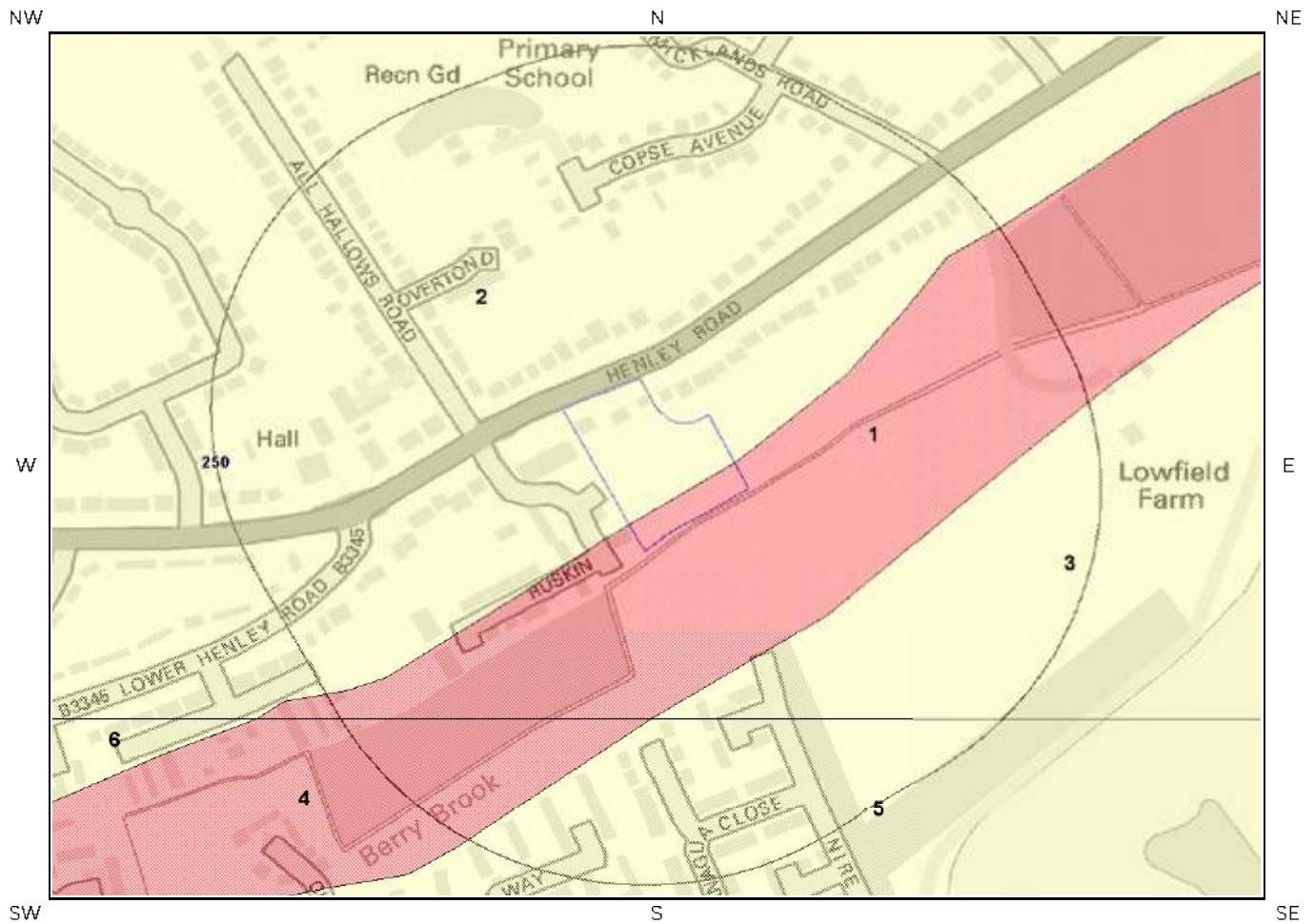
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6.3 Ground Dissolution of Soluble Rocks map

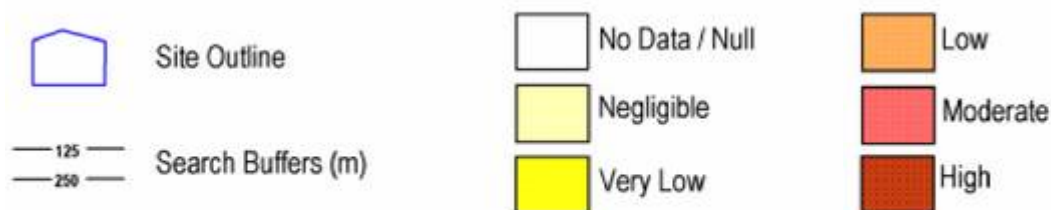


6.4 Compressible Deposits map

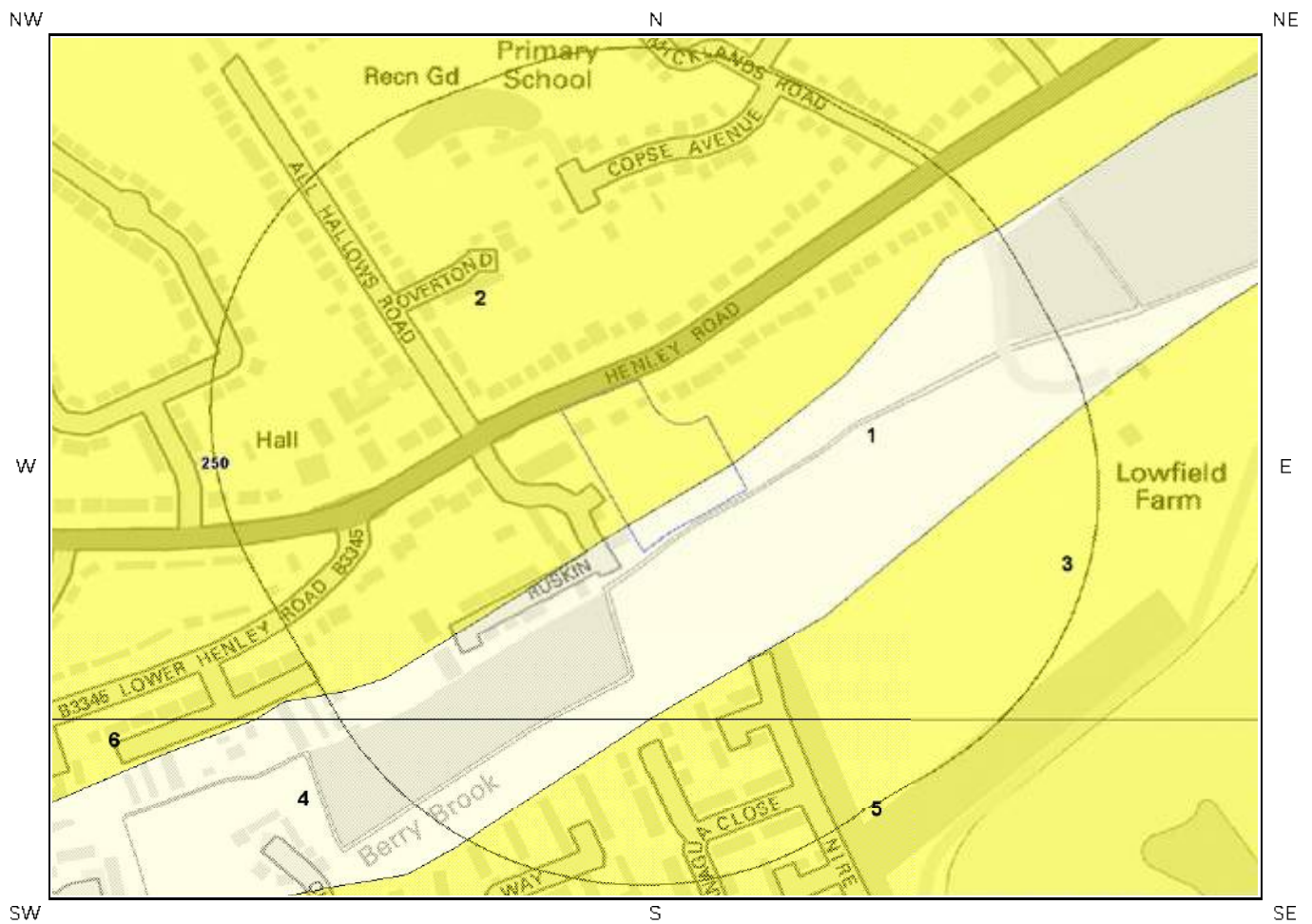


Compressible Deposits Legend

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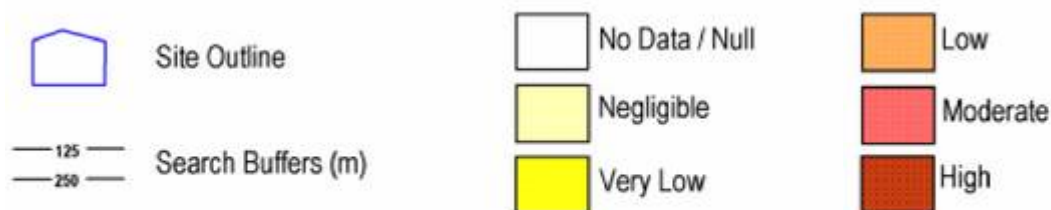


6.5 Collapsible Deposits map

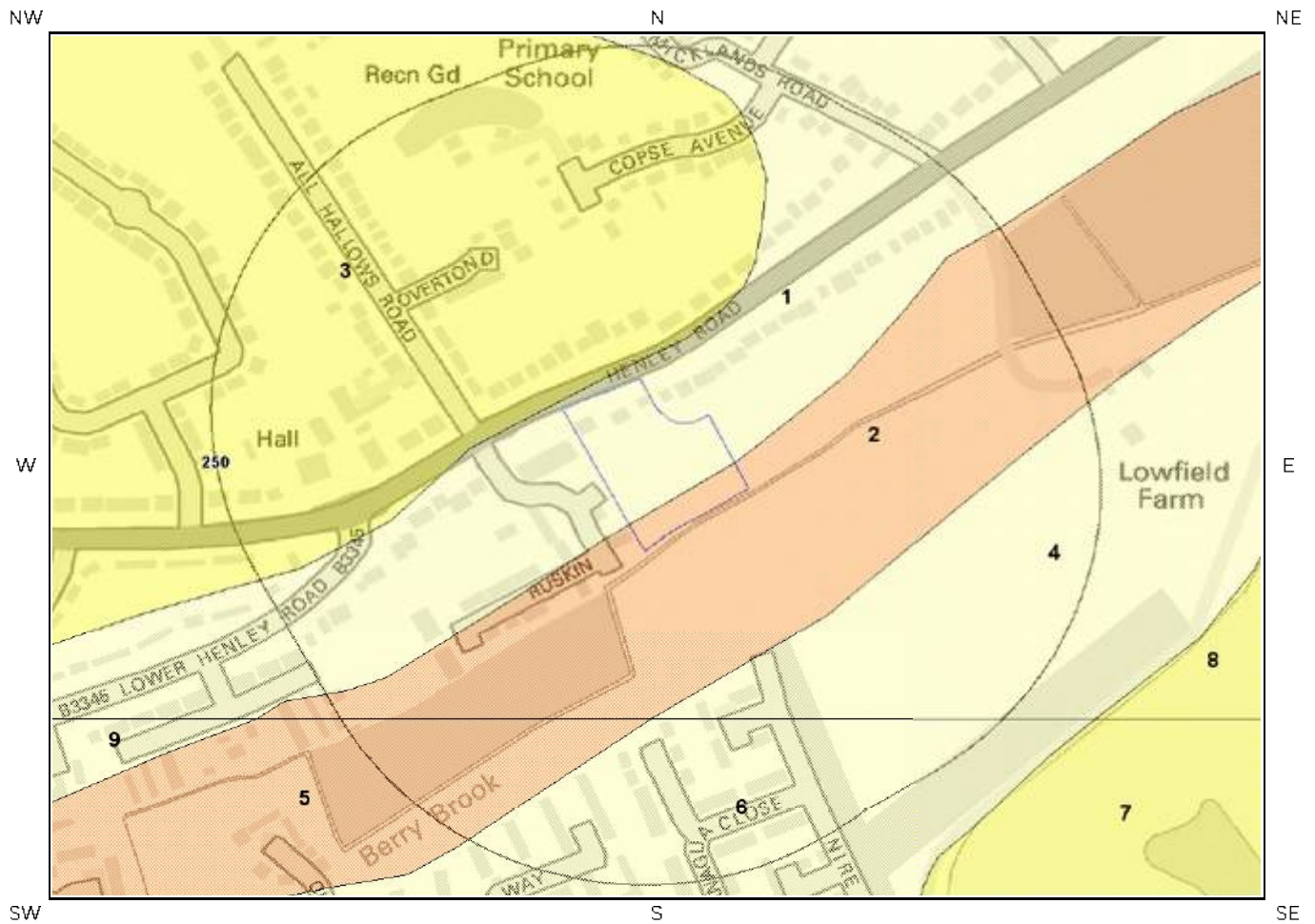


Collapsible Deposits Legend

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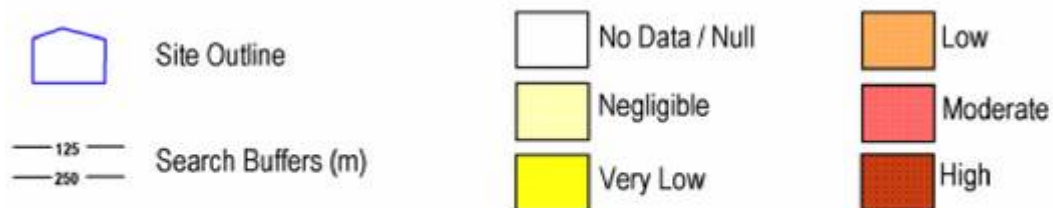


6.6 Running Sand map



Running Sand Legend

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6 Natural Ground Subsidence

The National Ground Subsidence rating is obtained through the 6 natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS).

The following GeoSure data represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

What is the maximum hazard rating of natural subsidence within the study site** boundary? Moderate

6.1 Shrink-Swell Clays

The following Shrink Swell information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	Ground conditions predominantly non-plastic. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely likely due to potential problems with shrink-swell clays.
2	0.0	On Site	Very Low	Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.

6.2 Landslides

The following Landslides information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for slope instability identified. No special actions required to avoid problems due to landslides. No special ground investigation required and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.
2	0.0	On Site	Very Low	Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

* This includes an automatically generated 50m buffer zone around the site

ID	Distance (m)	Direction	Hazard Rating	Details
3	6.0	NW	Very Low	Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

6.3 Ground Dissolution of Soluble Rocks

The following Ground Dissolution information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Significant soluble rocks are present. Problems unlikely except with considerable surface or subsurface water flow. No special actions required to avoid problems due to soluble rocks. No special ground investigation required or increased construction costs are likely. An increase in financial risk due to potential problems with soluble rocks is unlikely.
2	6.0	NW	Low	Significant soluble rocks are present. Low possibility of subsidence occurring naturally, but may be possible in adverse conditions such as high surface or subsurface water flow. Consider implications for stability when changes to drainage or new construction are planned. For new build - site investigation should consider potential for dissolution problems on the site and its surroundings. Care should be taken with local drainage into the bedrock. Some possibility groundwater pollution. For existing property - possible increase in insurance risk due to soluble rocks.

6.4 Compressible Deposits

The following Compressible Deposits information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Moderate	Significant potential for compressibility problems. Avoid large differential loadings of ground. Do not drain or de-water ground near the property without technical advice. For new build - consider possibility of compressible ground in ground investigation, construction and building design. Consider effects of groundwater changes. Extra construction costs are likely. For existing property - possible increase in insurance risk from compressibility, especially if water conditions or loading of the ground change significantly.
2	0.0	On Site	Negligible	No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

6.5 Collapsible Deposits

The following Collapsible Rocks information provided by the British Geological Survey:

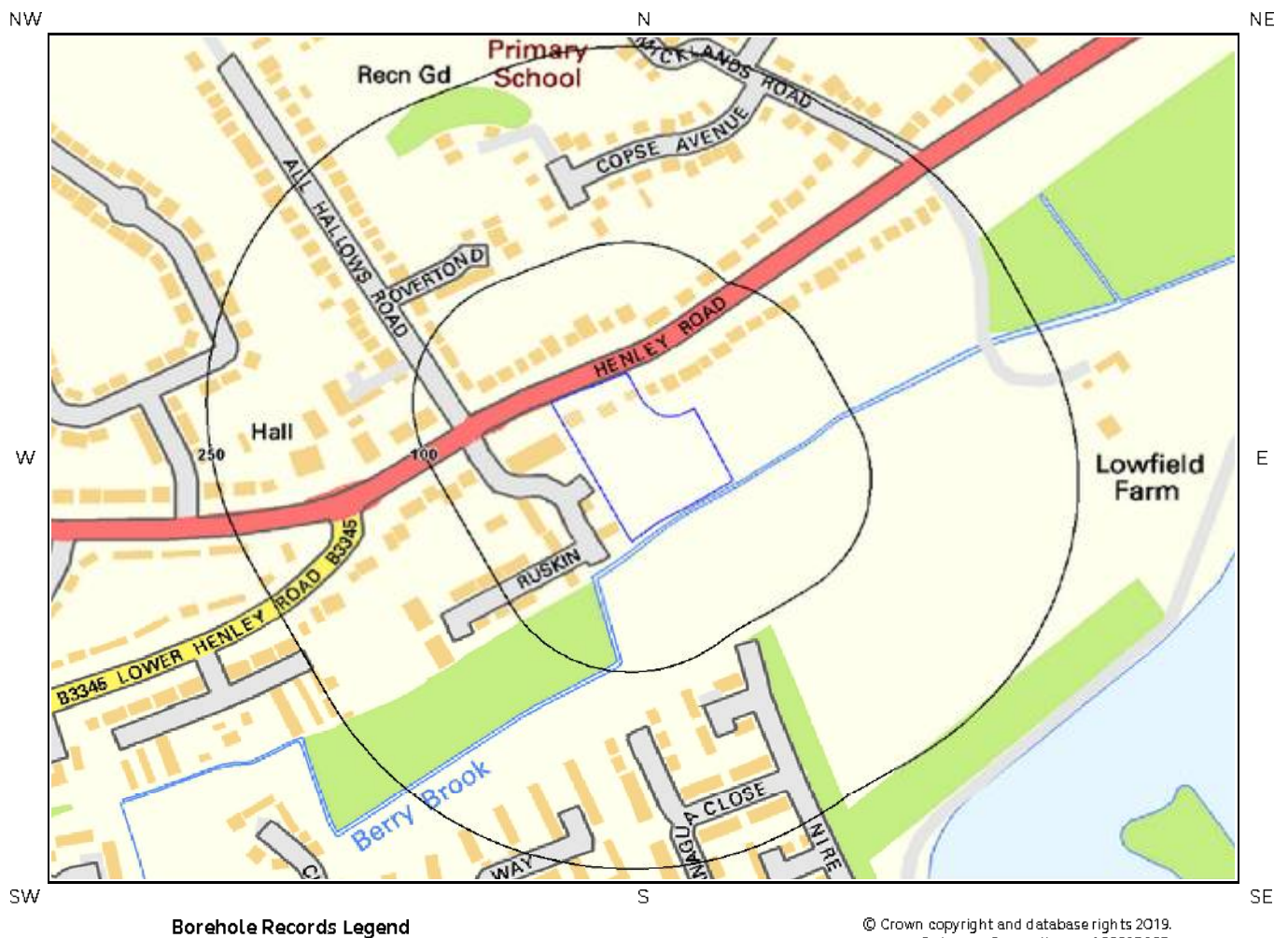
ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for collapsible deposits identified. No actions required to avoid problems due to collapsible deposits. No special ground investigation required, or increased construction costs or increased financial risk due to potential problems with collapsible deposits.
2	0.0	On Site	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

6.6 Running Sands

The following Running Sands information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for running sand identified. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.
2	0.0	On Site	Low	Possibility of running sand problems after major changes in ground conditions. Normal maintenance to avoid leakage of water-bearing services or water bodies (ponds, swimming pools) should reduce likelihood of problems due to running sand. For new build - consider possibility of running sand into trenches or excavations if water table is high or sandy strata are exposed to water. Avoid concentrated water inputs to site. Unlikely to be an increase in construction costs due to potential for running sand. For existing property - no significant increase in insurance risk due to running sand problems is likely.
3	6.0	NW	Very Low	Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

7 Borehole Records map



7 Borehole Records

The systematic analysis of data extracted from the BGS Borehole Records database provides the following information.

Records of boreholes within 250m of the study site boundary:

0

Database searched and no data found.

8 Estimated Background Soil Chemistry

Records of background estimated soil chemistry within 250m of the study site boundary:

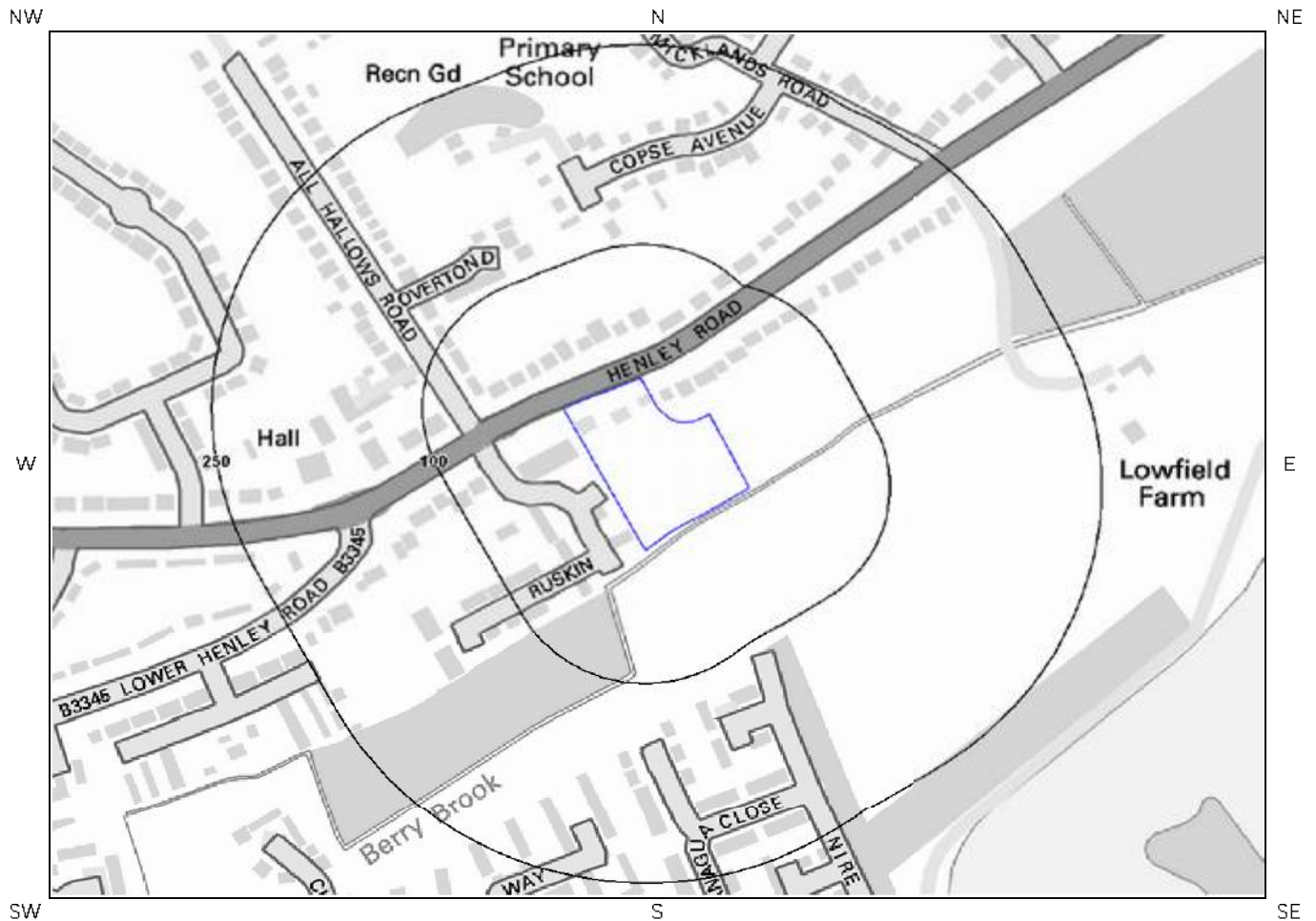
9

For further information on how this data is calculated and limitations upon its use, please see the Groundsure Geo Insight User Guide, available on request.

Distance (m)	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	Sediment	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
0.0	On Site	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
0.0	On Site	Sediment	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
0.0	On Site	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
0.0	On Site	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
0.0	On Site	Sediment	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
6.0	NW	Sediment	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
19.0	NE	Sediment	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
19.0	NE	Sediment	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg

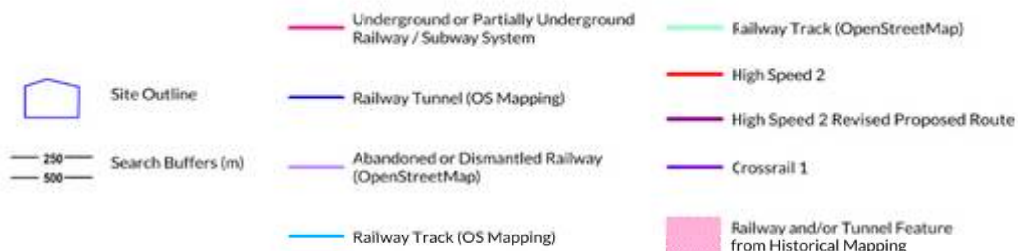
*As this data is based upon underlying 1:50,000 scale geological information, a 50m buffer has been added to the search radius.

9 Railways and Tunnels map



Railways and Tunnels Legend

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9 Railways and Tunnels

9.1 Tunnels

This data is derived from OpenStreetMap and provides information on the possible locations of underground railway systems in the UK - the London Underground, the Tyne & Wear Metro and the Glasgow Subway.

Have any underground railway lines been identified within the study site boundary? No

Have any underground railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

Any records that have been identified are represented on the Railways and Tunnels map.

This data is derived from Ordnance Survey mapping and provides information on the possible locations of railway tunnels forming part of the UK overground railway network.

Have any other railway tunnels been identified within the site boundary? No

Have any other railway tunnels been identified within 250m of the site boundary? No

Database searched and no data found.

Any records that have been identified are represented on the Railways and Tunnels map.

9.2 Historical Railway and Tunnel Features

This data is derived from Groundsure's unique Historical Land-use Database and contains features relating to tunnels, railway tracks or associated works that have been identified from historical Ordnance Survey mapping.

Have any historical railway or tunnel features been identified within the study site boundary? No

Have any historical railway or tunnel features been identified within 250m of the study site boundary? No

Database searched and no data found.

Any records that have been identified are represented on the Railways and Tunnels map.

9.3 Historical Railways

This data is derived from OpenStreetMap and provides information on the possible alignments of abandoned or dismantled railway lines in proximity to the study site.

Have any historical railway lines been identified within the study site boundary? No

Have any historical railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

Multiple sections of the same track may be listed in the detail above
Any records that have been identified are represented on the Railways and Tunnels map.

9.4 Active Railways

These datasets are derived from Ordnance Survey mapping and OpenStreetMap and provide information on the possible locations of active railway lines in proximity to the study site.

Have any active railway lines been identified within the study site boundary? No

Have any active railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

Multiple sections of the same track may be listed in the detail above
Any records that have been identified are represented on the Railways and Tunnels map.

9.5 Railway Projects

These datasets provide information on the location of large scale railway projects High Speed 2 and Crossrail 1 .

Is the study site within 5km of the route of the High Speed 2 rail project? No

Is the study site within 500m of the route of the Crossrail 1 rail project? No

Further information on proximity to these routes, the project construction status and associated works can be obtained through the purchase of a Groundsure HS2 and Crossrail 1 Report.

The route data has been digitised from publicly available maps by Groundsure. The route as provided relates to the Crossrail 1 project only, and does not include any details of the Crossrail 2 project, as final details of the route for Crossrail 2 are still under consultation.

Please note that this assessment takes account of both the original Phase 2b proposed route and the amended route proposed in 2016. As the Phase 2b route is still under consultation, Groundsure are providing information on both options until the final route is formally confirmed. Practitioners should take account of this uncertainty when advising clients.

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Reference: EMS-581031_779611
Client: emapsite



Aerial Photograph Capture date: 20-Apr-2015
Grid Reference: 473003,175194
Site Size: 0.8795ha

Report Reference: EMS-581031_779611
Client Reference: EMS_581031_779611

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Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	2	3	7	24
1.2 Additional Information – Historical Tank Database	0	0	0	18
1.3 Additional Information – Historical Energy Features Database	0	0	5	18
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	0	3	0
1.6 Historical military sites	0	0	0	0
1.7 Potentially Infilled Land	2	3	7	15
Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	2	0
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	0	0	4
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	0	0	1
2.3.2 National Incidents Recording System, List 1	0	0	0	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
3.1.1 Environment Agency/Natural Resources Wales Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency/Natural Resources Wales Historic Landfill Sites	0	0	0	0	1	7
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	0	0
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
3.2.2 Environment Agency/Natural Resources Wales Licensed Waste Sites	0	0	0	0	0	2

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	0	1	2	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	1	1
4.3 National Grid Underground Electricity Cables	0	0	0	0
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology						
5.1 Records of Artificial Ground and Made Ground present beneath the study site	Identified					
5.2 Records of Superficial Ground and Drift Geology present beneath the study site	Identified					
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.						

Section 6: Hydrogeology and Hydrology		0-500m				
6.1 Records of Strata Classification in the Superficial Geology within 500m of the study site		Identified				
6.2 Records of Strata Classification in the Bedrock Geology within 500m of the study site		Identified				
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	0	4	16
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	10
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	3
6.6 Source Protection Zones (within 500m of the study site)	2	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	1	0	1	0	Not searched	Not searched

Section 6: Hydrogeology and Hydrology

0-500m

	On-site	0-50m	51-250	251-500	501-1000	1000-1500
6.9 Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site	No	No	No	No	No	Yes
6.10 Ordnance Survey MasterMap Water Network entries within 500m of the site	0	2	0	8	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	Yes	Yes	Not searched	Not searched	Not searched

Section 7: Flooding

7.1 Environment Agency Zone 2 floodplains within 250m of the study site	Identified					
7.2 Environment Agency/Natural Resources Wales Zone 3 floodplains within 250m of the study site	Identified					
7.3 Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site	High					
7.4 Flood Defences within 250m of the study site	None identified					
7.5 Areas benefiting from Flood Defences within 250m of the study site	None identified					
7.6 Areas used for Flood Storage within 250m of the study site	None identified					
7.7 Maximum BGS Groundwater Flooding susceptibility within 50m of the study site	Potential at Surface					
7.8 BGS confidence rating for the Groundwater Flooding susceptibility areas	High					

Section 8: Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	0	1	0	3
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	1
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0

Section 8: Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	2	0	0	0	0	2
8.14 Records of Green Belt land	0	0	0	0	0	0

Section 9: Natural Hazards

9.1 Maximum risk of natural ground subsidence

Moderate

9.1.1 Maximum Shrink-Swell hazard rating identified on the study site

Very Low

9.1.2 Maximum Landslides hazard rating identified on the study site

Very Low

9.1.3 Maximum Soluble Rocks hazard rating identified on the study site

Low

9.1.4 Maximum Compressible Ground hazard rating identified on the study site

Moderate

9.1.5 Maximum Collapsible Rocks hazard rating identified on the study site

Very Low

9.1.6 Maximum Running Sand hazard rating identified on the study site

Low

9.2 Radon

9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?

The site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

9.2.2 Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?

No radon protective measures are necessary.

Section 10: Mining

10.1 Coal mining areas within 75m of the study site

None identified

10.2 Non-Coal Mining areas within 50m of the study site boundary

Identified

10.3 Brine affected areas within 75m of the study site

None identified

Using this report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 500m.

2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure gas pipelines and underground electricity transmission lines.

5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

6. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licences, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

Provides information on river and coastal flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites and Scheduled Ancient Woodland. These searches are conducted using radii of up to 2000m.

9. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon..

10. Mining

Provides information on areas of coal and non-coal mining and brine affected areas.

11. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

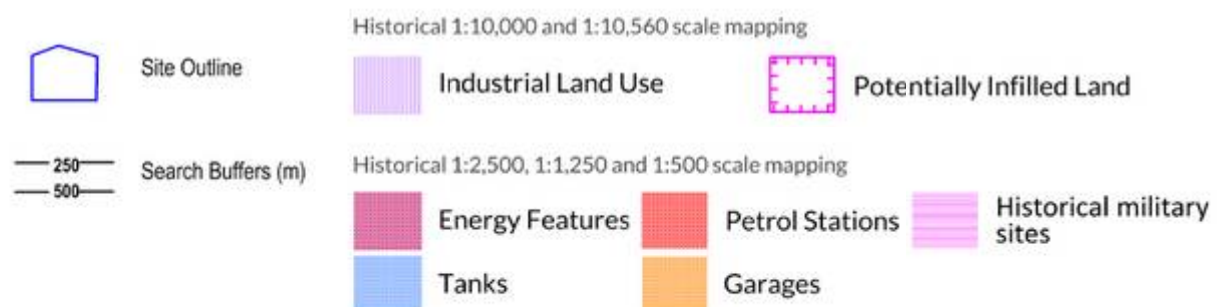
Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

1. Historical Land Use



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1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 36

ID	Distance [m]	Direction	Use	Date
1U	0	On Site	Gravel Pit	1901
2A	0	SW	Unspecified Pit	1878
3A	4	SW	Old Chalk Pit	1910
4A	5	SW	Old Chalk Pit	1897
5A	11	SW	Old Chalk Pit	1900
6V	54	NE	Old Chalk Pit	1901
7B	98	NW	Gravel Pit	1897
8B	100	NW	Gravel Pit	1900
9W	102	NW	Gravel Pit	1878
10C	107	NW	Unspecified Pit	1938
11C	107	NW	Old Gravel Pit	1910
12T	121	W	Unspecified Pit	1910
13N	290	SW	Sewage Works	1901
14D	297	SE	Gravel Pit	1994
15D	306	SE	Gravel Pit	1989
16E	349	NW	Cemetery	1938
17X	354	NW	Cemetery	1990
18Y	354	NW	Cemetery	1973
19E	356	NW	Cemetery	1961
20Z	387	W	Gravel Pit	1901
21F	395	SW	Sewage Works	1897
22F	397	SW	Unspecified Works	1962
23F	398	SW	Sewage Works	1938
24F	398	SW	Sewage Works	1910
25AA	405	SW	Sewage Works	1900
26F	431	SW	Telephone Engineering Centre	1994
27F	431	SW	Telephone Engineering Centre	1989
28G	452	SW	Unspecified Tanks	1910
29G	452	SW	Unspecified Tanks	1938
30G	461	SW	Unspecified Tanks	1962
31AB	463	E	Gravel Pit	1990
32H	472	S	Unspecified Depot	1989
33H	472	S	Unspecified Depot	1994

34H	472	S	Unspecified Depot	1977
35H	474	S	Unspecified Depot	1971
36	482	SW	Nursery	1901

1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 500m of the search boundary:

18

ID	Distance (m)	Direction	Use	Date
37I	368	W	Unspecified Tank	1932
38I	368	W	Unspecified Tank	1936
39J	441	SW	Tanks	1956
40J	441	SW	Tanks	1965
41J	441	SW	Tanks	1956
42	451	SW	Unspecified Tank	1881
43J	451	SW	Tanks	1956
44G	459	SW	Tanks	1913
45G	459	SW	Tanks	1932
46K	460	SW	Unspecified Tank	1965
47K	460	SW	Unspecified Tank	1956
48K	461	SW	Unspecified Tank	1956
49L	473	SW	Unspecified Tank	1965
50L	473	SW	Unspecified Tank	1956
51L	473	SW	Unspecified Tank	1956
52G	480	SW	Unspecified Tank	1995
53G	481	SW	Unspecified Tank	1990
54G	481	SW	Unspecified Tank	1986

1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 500m of the search boundary:

23

ID	Distance (m)	Direction	Use	Date
55M	126	NW	Electricity Substation	1972
56M	126	NW	Electricity Substation	1993
57M	132	NW	Electricity Substation	1955

58M	132	NW	Electricity Substation	1955
59	249	SW	Electricity Substation	1972
60	328	S	Electricity Substation	1999
61N	348	SW	Electricity Substation	1977
62O	349	SW	Electricity Substation	1990
63O	349	SW	Electricity Substation	1986
64P	353	N	Electricity Substation	1993
65O	355	SW	Electricity Substation	1995
66P	370	N	Electricity Substation	1974
67Q	444	N	Electricity Substation	1970
68Q	445	N	Electricity Substation	1969
69Q	445	N	Electricity Substation	1993
70Q	445	N	Electricity Substation	1985
71R	470	SW	Electricity Substation	1977
72R	471	SW	Electricity Substation	1986
73S	473	S	Electricity Board Depot	1986
74S	473	S	Electricity Board Depot	1990
75S	474	S	Electricity Board Depot	1968
76S	474	S	Electricity Board Depot	1977
77H	477	S	Electricity Board Depot	1995

1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 500m of the search boundary: 0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 500m of the search boundary: 3

ID	Distance (m)	Direction	Use	Date
78T	121	W	Garage	1955
79T	132	W	Garage	1955
80	132	W	Garage	1972

1.6 Historical military sites

Certain military installations were not noted on historic mapping for security reasons. Whilst not all military land is necessarily of concern, Groundsure has researched and digitised a number of Ordnance Factories and other military industrial features (e.g. Ordnance Depots, Munitions Testing Grounds) which may be of contaminative concern. This research was drawn from a number of different sources, and should not be regarded as a definitive or exhaustive database of potentially contaminative military installations. The boundaries of sites within this database have been estimated from the best evidence available to Groundsure at the time of compilation.

Records of historical military sites within 500m of the search boundary: 0

Database searched and no data found.

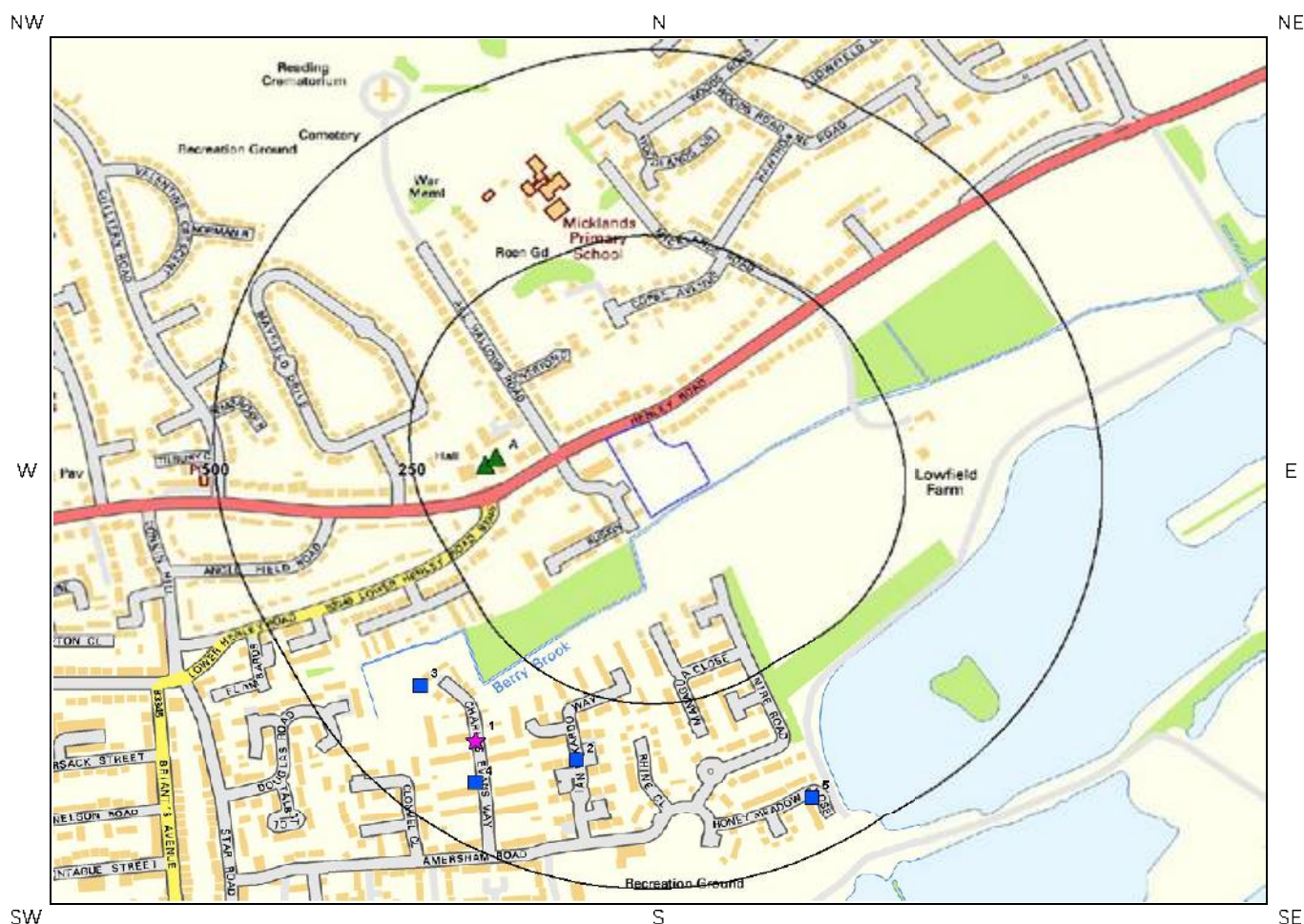
1.7 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 27

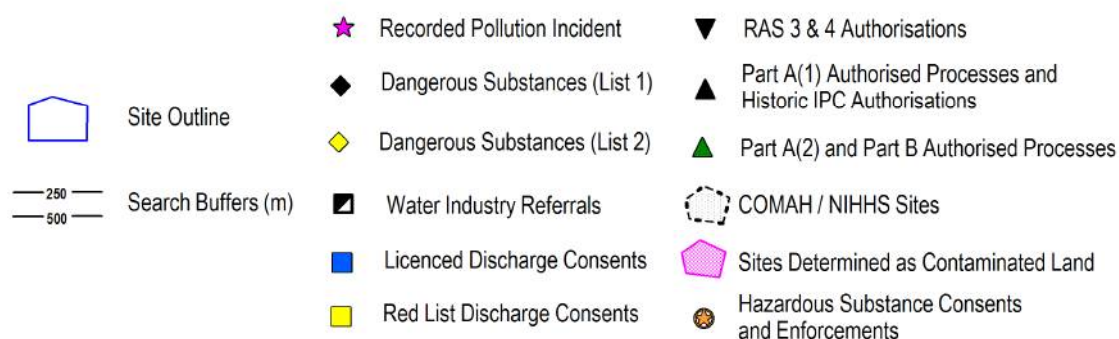
The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:

ID	Distance(m)	Direction	Use	Date
81U	0	On Site	Gravel Pit	1901
82A	0	SW	Unspecified Pit	1878
83A	4	SW	Old Chalk Pit	1910
84A	5	SW	Old Chalk Pit	1897
85A	11	SW	Old Chalk Pit	1900
86V	54	NE	Old Chalk Pit	1901
87W	98	NW	Gravel Pit	1897
88B	100	NW	Gravel Pit	1900
89B	102	NW	Gravel Pit	1878
90C	107	NW	Unspecified Pit	1938
91C	107	NW	Old Gravel Pit	1910
92T	121	W	Unspecified Pit	1910
93N	290	SW	Sewage Works	1901
94D	297	SE	Gravel Pit	1994
95D	306	SE	Gravel Pit	1989
96	318	SE	Water Body	1990
97E	349	NW	Cemetery	1938
98X	354	NW	Cemetery	1990
99Y	354	NW	Cemetery	1973
100E	356	NW	Cemetery	1961
101Z	387	W	Gravel Pit	1901
102F	395	SW	Sewage Works	1897
103F	398	SW	Sewage Works	1910
104F	398	SW	Sewage Works	1938
105AA	405	SW	Sewage Works	1900
106	442	SW	Pond	1878
107AB	463	E	Gravel Pit	1990

2. Environmental Permits, Incidents and Registers Map



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2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency/Natural Resources Wales and Local Authorities reveal the following information:

2.1.1 Records of historic IPC Authorisations within 500m of the study site:

0

Database searched and no data found.

2.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:

0

Database searched and no data found.

2.1.3 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:

0

Database searched and no data found.

2.1.4 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.5 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.6 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:

2

The following Part A(2) and Part B Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
6A	143	W	472797 175205	Address: St Albans Operating Company Limited, formerly Murco Petroleum Limited, Leander Service Station, 182-184 Henley Road, Caversham, Reading, RG4 5LW 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
7A	158	W	472784 175194	Address: Tabbitt 2 Ltd, Henley Road, RG4 0LW Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

2.1.8 Records of Licensed Discharge Consents within 500m of the study site:

4

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
2	340	S	472900 174800	Address: QUARRY, GRAVEL WORKINGS, LOWER HENL, QUARRY, GRAVEL WORKINGS, LOWER H, ENLEY ROAD, CAVERSHAM, READING, B, ERKS Effluent Type: TRADE DISCHARGES - MINERAL WORKINGS Permit Number: CTCR.0811 Permit Version: 1 Receiving Water: EYEMARSH DITCH, TRIB OF BERRYS Status: REVOKED - UNSPECIFIED Issue date: 14/12/1965 Effective Date: 14-Dec-1965 Revocation Date: 19/11/1992
3	372	SW	472700 174900	Address: POINT B, CHARLES EVANS WAY, AMERSHAM, POINT B, CHARLES EVANS WAY, AMER, SHAM ROAD, CAVERSHAM, READING, B, ERKS Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CTWC.2684 Permit Version: 1 Receiving Water: BERRY BROOK Status: REVOKED - UNSPECIFIED Issue date: 01/08/1988 Effective Date: 01-Aug-1988 Revocation Date: 26/06/1992
4	421	SW	472770 174770	Address: SURFACE WATER OUTFALL, AMERSHAM ROA, SURFACE WATER Receiving Water: BERRY'S BROOK Status: REVOKED - UNSPECIFIED

ID	Distance (m)	Direction	NGR	Details
				OUTFALL, AMERSHAM, ROAD, CAVERSHAM, READING, BERKSH, IRE Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CNTW.0379 Permit Version: 1 Issue date: 07/03/1990 Effective Date: 07-Mar-1990 Revocation Date: 24/03/1992
5	428	SE	473200 174750	Address: NEW HOUSING DEVELOPMENT OFF AMERSHA, NEW HOUSING DEVELOPMENT OFF AMER, SHAM ROAD, CAVERSHAM, READING, B, ERKSHIRE Effluent Type: TRADE DISCHARGES - PROCESS EFFLUENT - NOT WATER COMPANY Permit Number: CATM.2989 Permit Version: 1 Receiving Water: REDLANDS GRAVEL PIT Status: CONSENT EXPIRED - TIME LIMIT Issue date: 15/08/1997 Effective Date: 15-Aug-1997 Revocation Date: 30/06/1998

2.1.9 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site:

0

Database searched and no data found.

2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:

0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site:

0

Database searched and no data found.

2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents

2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:

1

The following NIRS List 2 records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
1	375	SW	472770.0	Incident Date: 25-Apr-2003 Water Impact: Category 4 (No Impact)

ID	Distance (m)	Direction	NGR	Details
			174826.0	Incident Identification: 153990.0 Pollutant: Inert Materials and Wastes Pollutant Description: Other Inert Material or Waste Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:

0

Database searched and no data found.

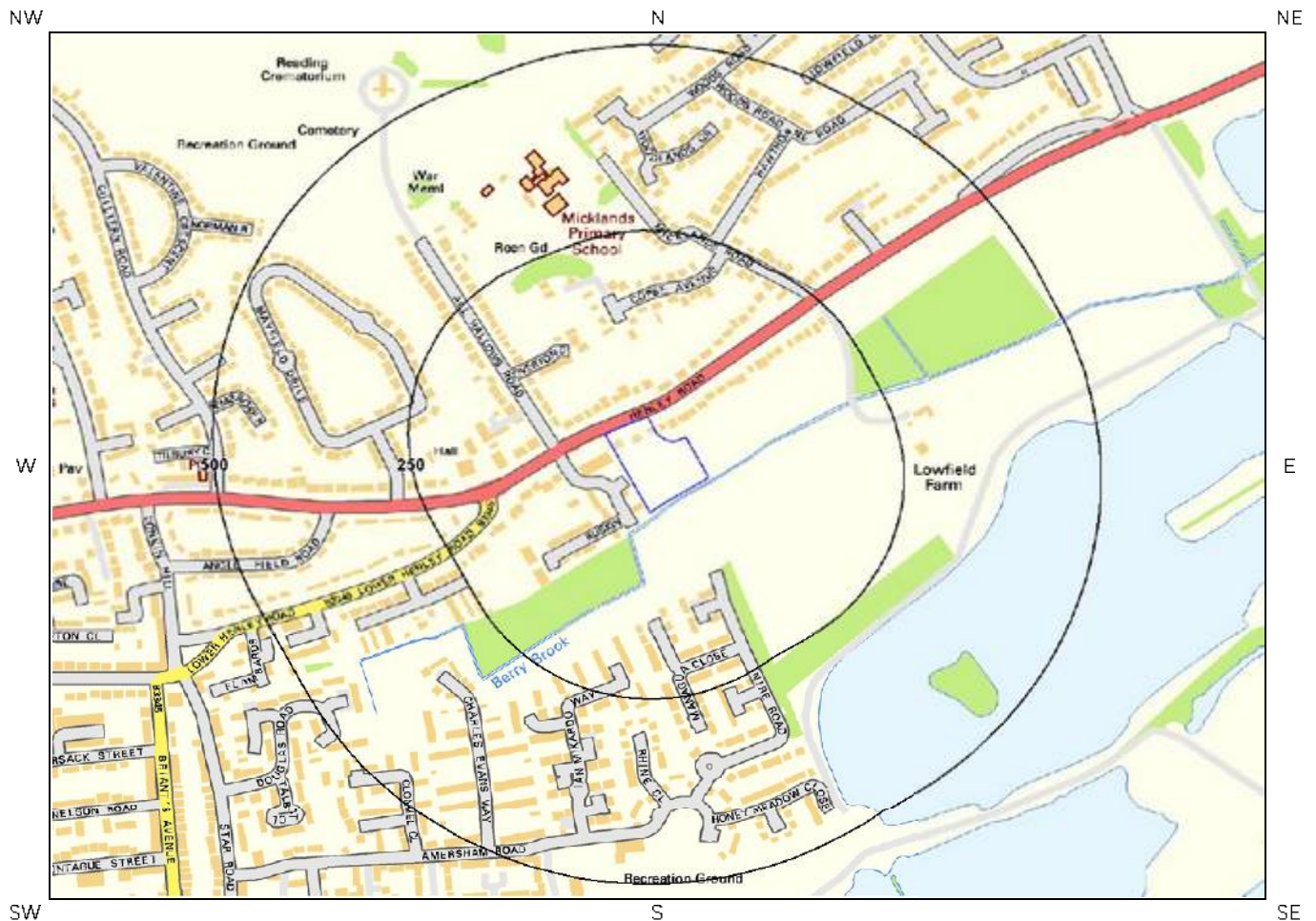
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

Records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site

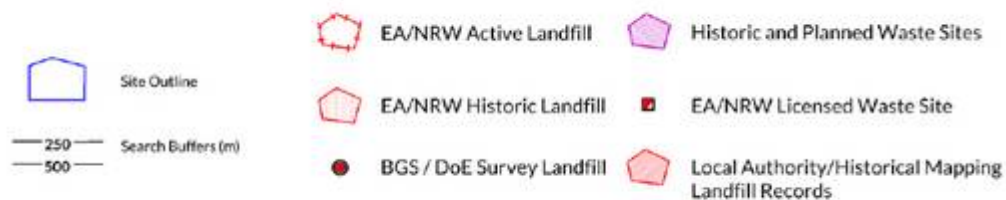
0

Database searched and no data found.

3. Landfill and Other Waste Sites Map



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3. Landfill and Other Waste Sites

3.1 Landfill Sites

3.1.1 Records from Environment Agency/Natural Resources Wales landfill data within 1000m of the study site:

0

Database searched and no data found.

3.1.2 Records of Environment Agency/Natural Resources Wales historic landfill sites within 1500m of the study site:

8

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
Not shown	930	S	Site Address: Deans Farm, Redlands Pit, Reading, Caversham, Berkshire Waste Licence: Yes Site Reference: - Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 01-Jun-1992 Licence Surrendered: 13-Apr-2010 Licence Holder Address: Howbery Park, Wallingford, Oxfordshire Operator: Deans Farm Licence Holder: Deans Farm First Recorded: - Last Recorded: -
Not shown	1160	S	Site Address: Napier Road, Reading, Berkshire Waste Licence: - Site Reference: TP0266, RDG3 Waste Type: Inert, Industrial Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: - Licence Surrendered: - Licence Holder Address: - Operator: - Licence Holder: - First Recorded: - Last Recorded: -
Not shown	1255	SE	Site Address: Thames Valley Park, Reading, Berkshire Waste Licence: Yes Site Reference: TP0546, WOK3, 54/12/4/231, WOK30 Waste Type: Special Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 31-Mar-1988 Licence Surrendered: - Licence Holder Address: - Operator: - Licence Holder: Thames Valley Park Limited First Recorded: - Last Recorded: 30-Jun-1989
Not shown	1280	SE	Site Address: Thames Valley Park, Reading, Berkshire Waste Licence: - Site Reference: WOK3, 54/12/4/231, TP0545 Waste Type: Special Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: - Licence Surrendered: - Licence Holder Address: - Operator: - Licence Holder: Thames Valley Park Limited First Recorded: - Last Recorded: 30-Jun-1989

ID	Distance (m)	Direction	NGR	Details
Not shown	1293	SE		Site Address: Thames Valley Park, Reading, Berkshire Waste Licence: Yes Site Reference: 54/12/4/231, WOK39, TP0541, WOK3 Waste Type: Special Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 31-Mar-1988 Licence Surrendered: - Licence Holder Address: - Operator: - Licence Holder: Thames Valley Park Limited First Recorded: - Last Recorded: 30-Jun-1989
Not shown	1352	SE		Site Address: Thames Valley Park, Reading, Berkshire Waste Licence: Yes Site Reference: 54/12/4/231, TP0542, WOK3, WOK32 Waste Type: Special Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 31-Mar-1988 Licence Surrendered: - Licence Holder Address: - Operator: - Licence Holder: Thames Valley Park Limited First Recorded: 31-Mar-1988 Last Recorded: 30-Jun-1989
Not shown	1379	SE		Site Address: Thames Valley Park, Reading, Berkshire Waste Licence: - Site Reference: 54/12/4/231, TP0544, WOK3 Waste Type: Special Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrendered: - Licence Holder Address: - Operator: - Licence Holder: Thames Valley Park Limited First Recorded: - Last Recorded: 30-Jun-1989
Not shown	1471	E		Site Address: Central Electricity Generating Board, Reading, Berkshire Waste Licence: - Site Reference: - Waste Type: Inert, Industrial Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrendered: - Licence Holder Address: - Operator: Central Electricity Generating Board Licence Holder: - First Recorded: 31-Dec-1945 Last Recorded: -

3.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site:

0

Database searched and no data found.

3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site:

0

Database searched and no data found.

3.2 Other Waste Sites

3.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site:

0

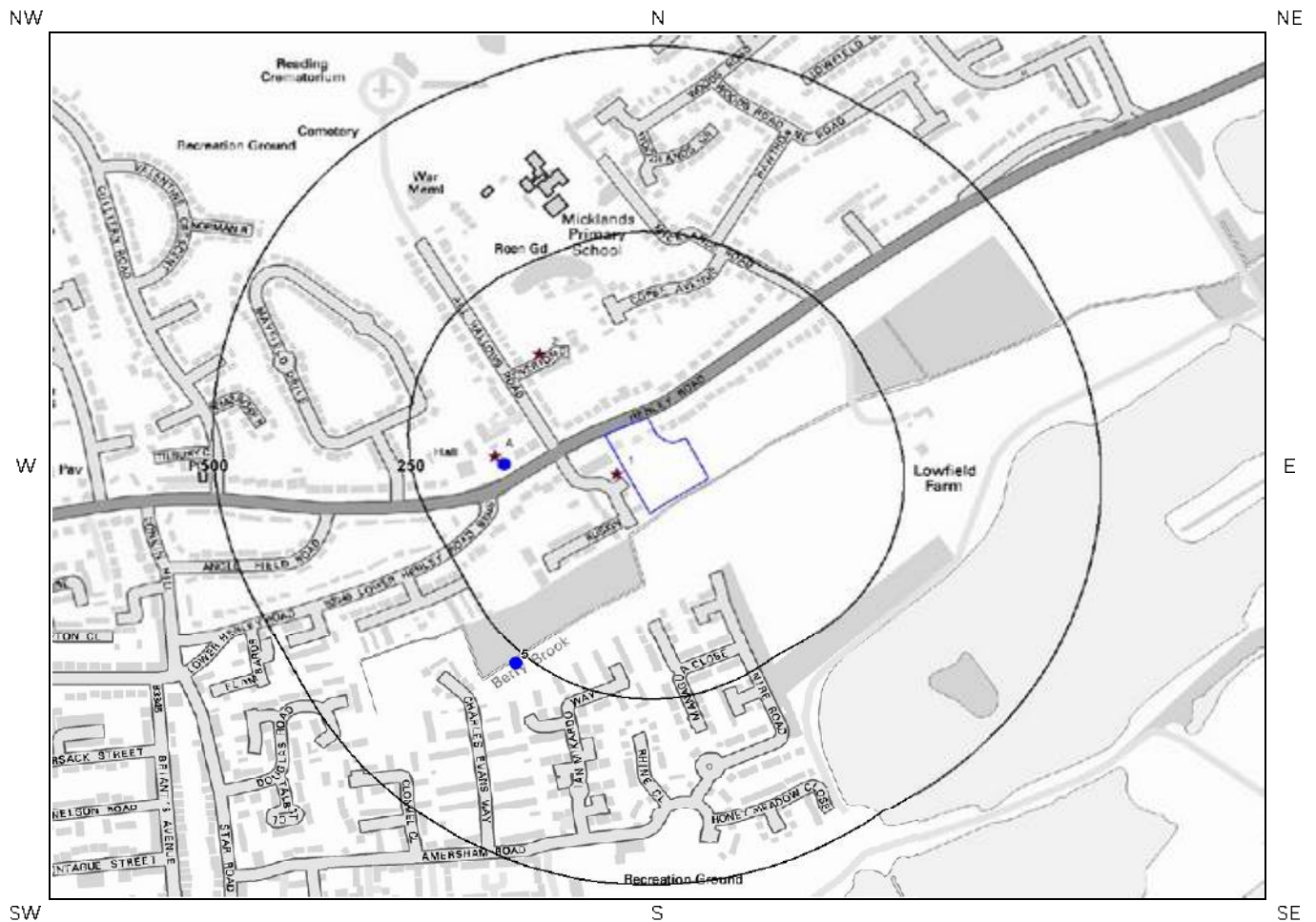
Database searched and no data found.

3.2.2 Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site:

2

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
Not shown	1039	S	472833 174100	Site Address: Environment Agency West Area _____, Deans Farm, Redlands Pit, Caversham, Reading, Berks, RG4 5JZ Type: Landfill taking other wastes Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: EAW001 EPR reference: - Operator: Environment Agency Waste Management licence No: 86148 Annual Tonnage: 400.0 Issue Date: 01/06/1992 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Closure Site Name: Deans Farm Correspondence Address: Environment Agency, Isis House, Howbery Park, Wallingford, Oxon, OX10 8BD
Not shown	1039	S	472833 174100	Site Address: Environment Agency West Area _____, Deans Farm, Redlands Pit, Caversham, Reading, Berkshire, RG4 5JZ Type: Landfill taking other wastes Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: EAW001 EPR reference: EA/EPR/CP3494LR/S001 Operator: Environment Agency Waste Management licence No: 86148 Annual Tonnage: 0.0 Issue Date: 01/06/1992 Effective Date: - Modified: - Surrendered Date: Apr 13 2010 12:00AM Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Deans Farm Correspondence Address: -



4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site:

3

The following records are represented as points on the Current Land Uses map.

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	11	SW	Electricity Sub Station	472953 175181	Berkshire, RG4	Electrical Features	Infrastructure and Facilities
2	137	NW	Electricity Sub Station	472854 175342	Berkshire, RG4	Electrical Features	Infrastructure and Facilities
3A	143	W	Leander Filling Station	472797 175204	182-184, Henley Road, Caversham, Reading, Berkshire, RG4 5DL	Petrol and Fuel Stations	Road and Rail

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

2

The following petrol or fuel site records provided by Catalist are represented as points on the Current Land Use map:

ID	Distance (m)	Direction	NGR	Company	Address	LPG	Status
4A	134	W	472810 175192	BP	182-184, Henley Road, Caversham, Reading, Reading, RG4 5LW	No	Open
5	266	SW	472823 174923	OBSOLETE	Lower Henley Road, Caversham, Reading, Reading, RG4 5LW	Not Applicable	Obsolete

4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site:

0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site:

0

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID

5.2 Superficial Ground and Drift Geology

The database has been searched on site, including a 50m buffer.

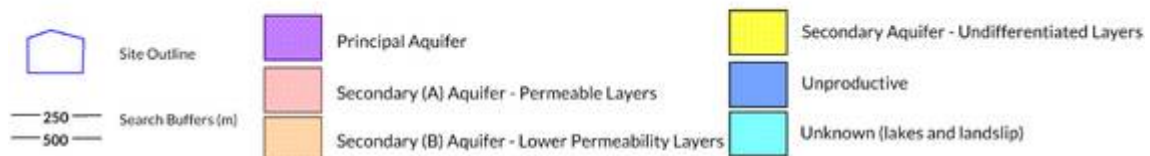
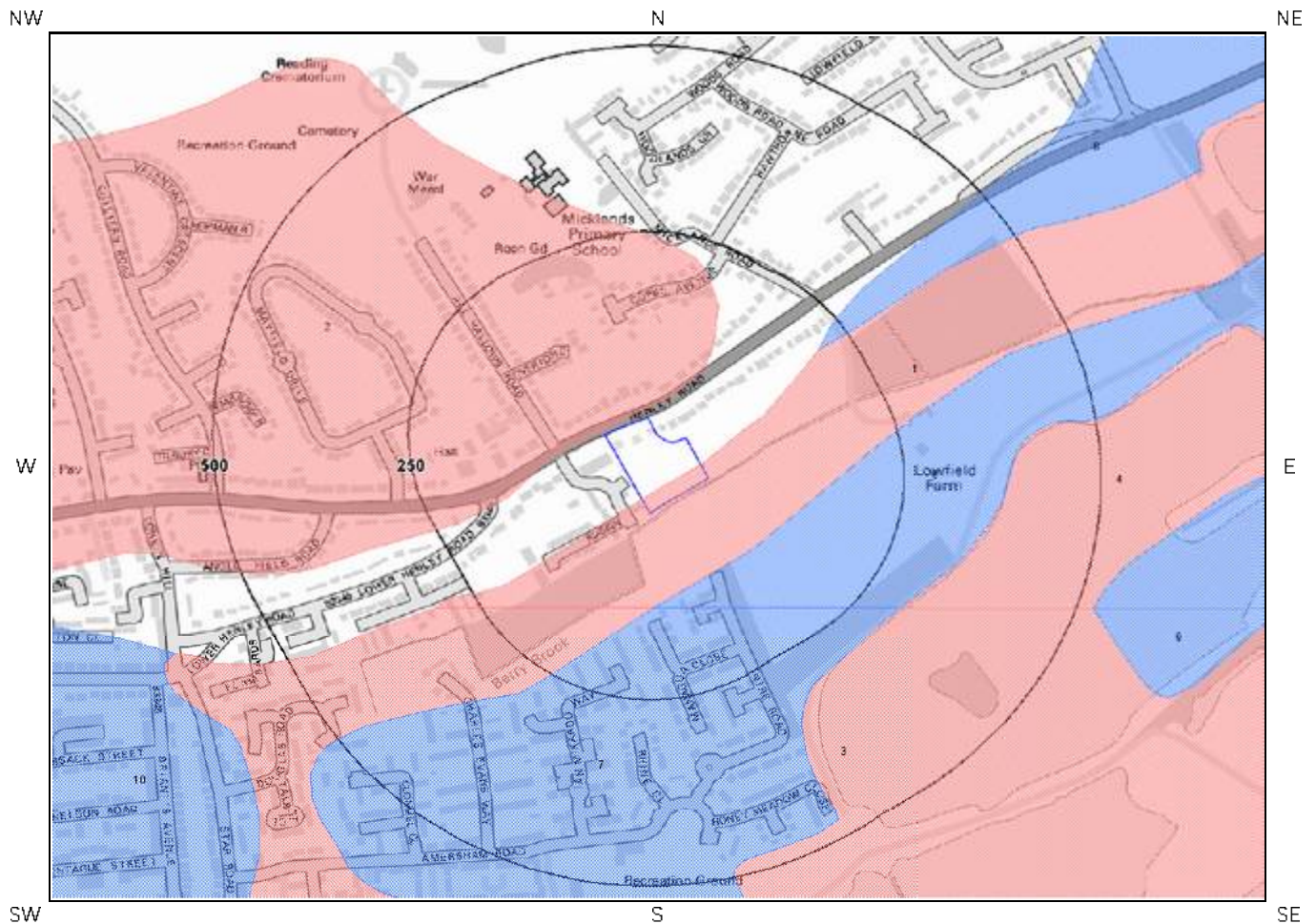
Lex Code	Description	Rock Type
ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
LHGR-XSV	LYNCH HILL GRAVEL MEMBER	SAND AND GRAVEL

5.3 Bedrock and Solid Geology

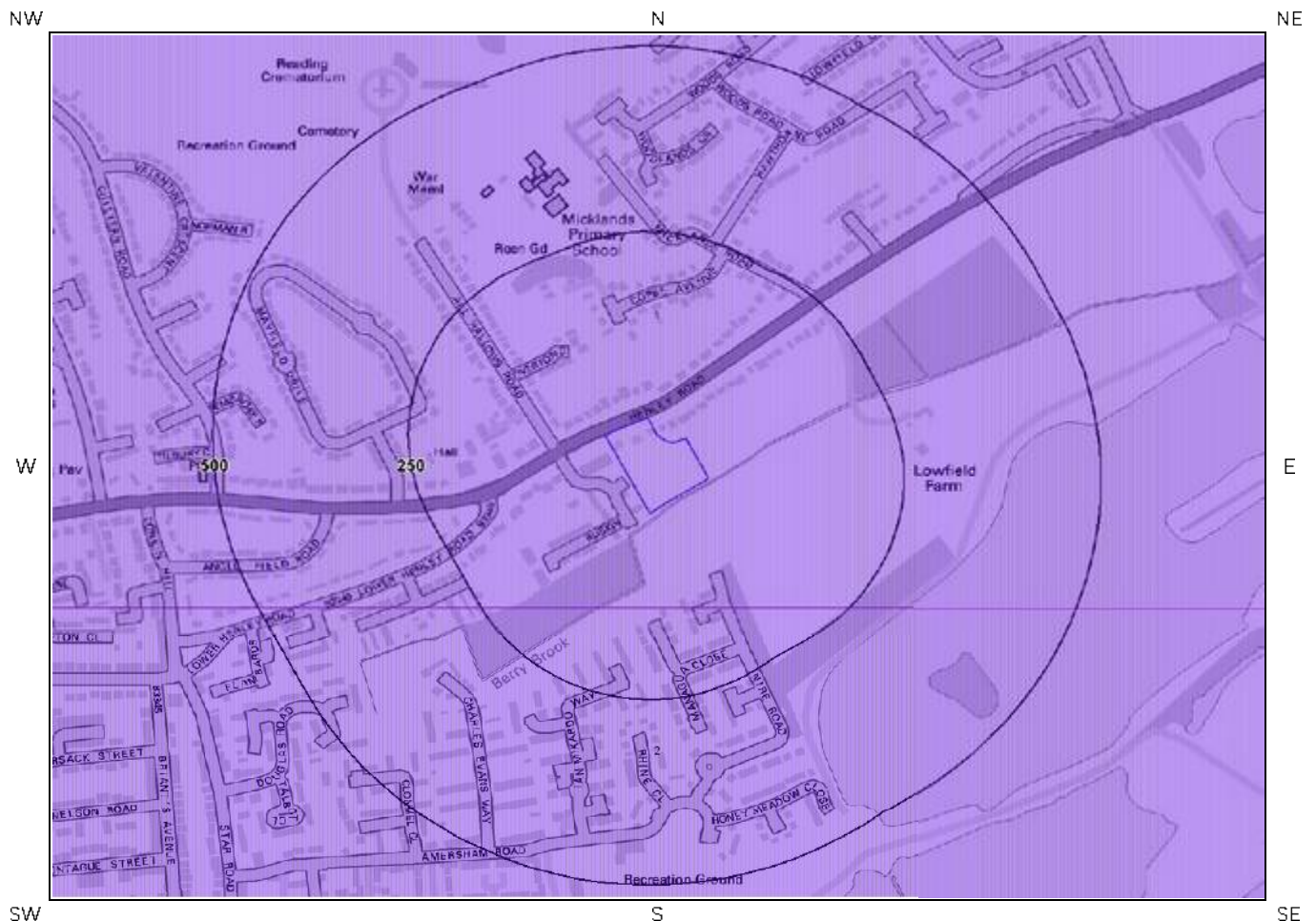
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
SNCK-CHLK	SEAFORD CHALK FORMATION AND NEWHAVEN CHALK FORMATION (UNDIFFERENTIATED)	CHALK

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)



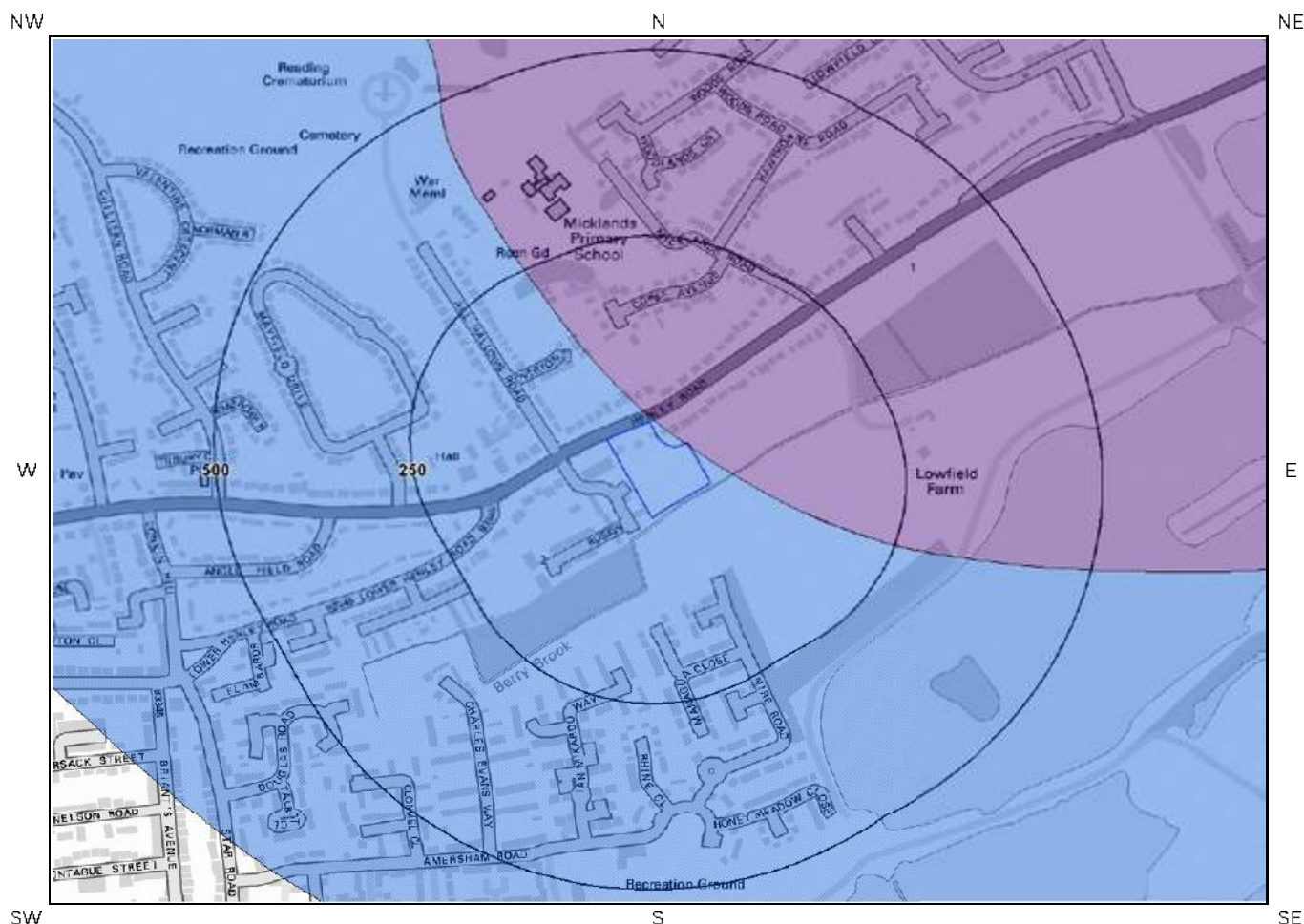
6b. Aquifer Within Bedrock Geology and Abstraction Licences



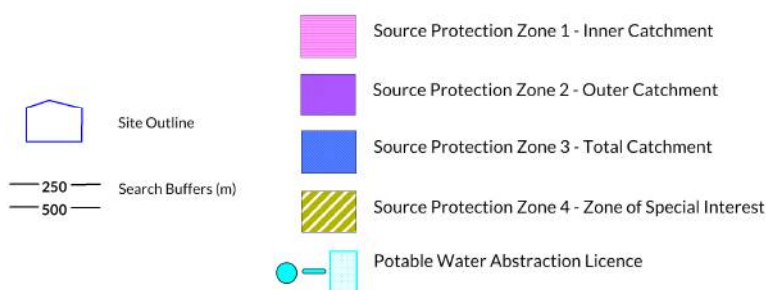
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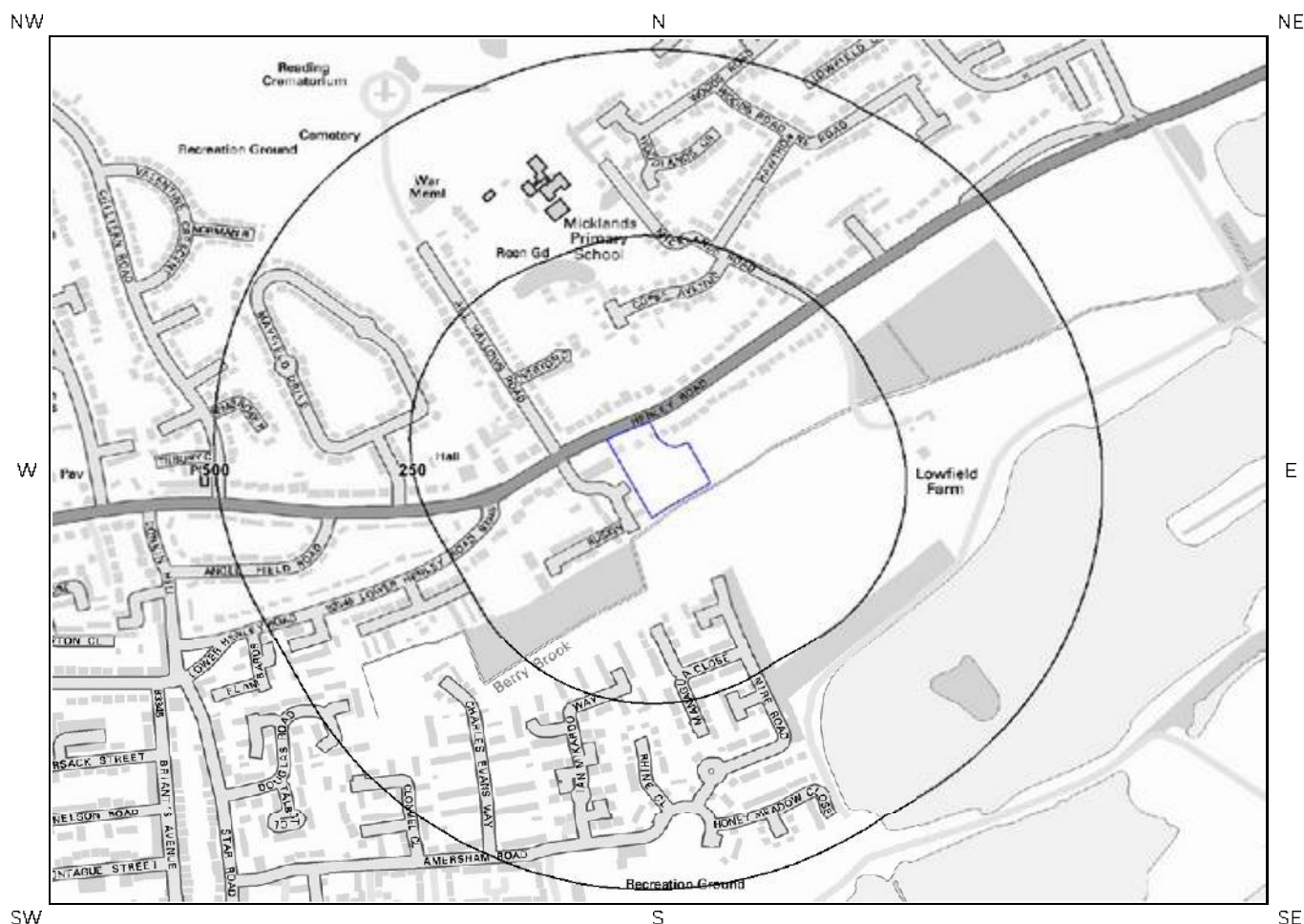
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licences



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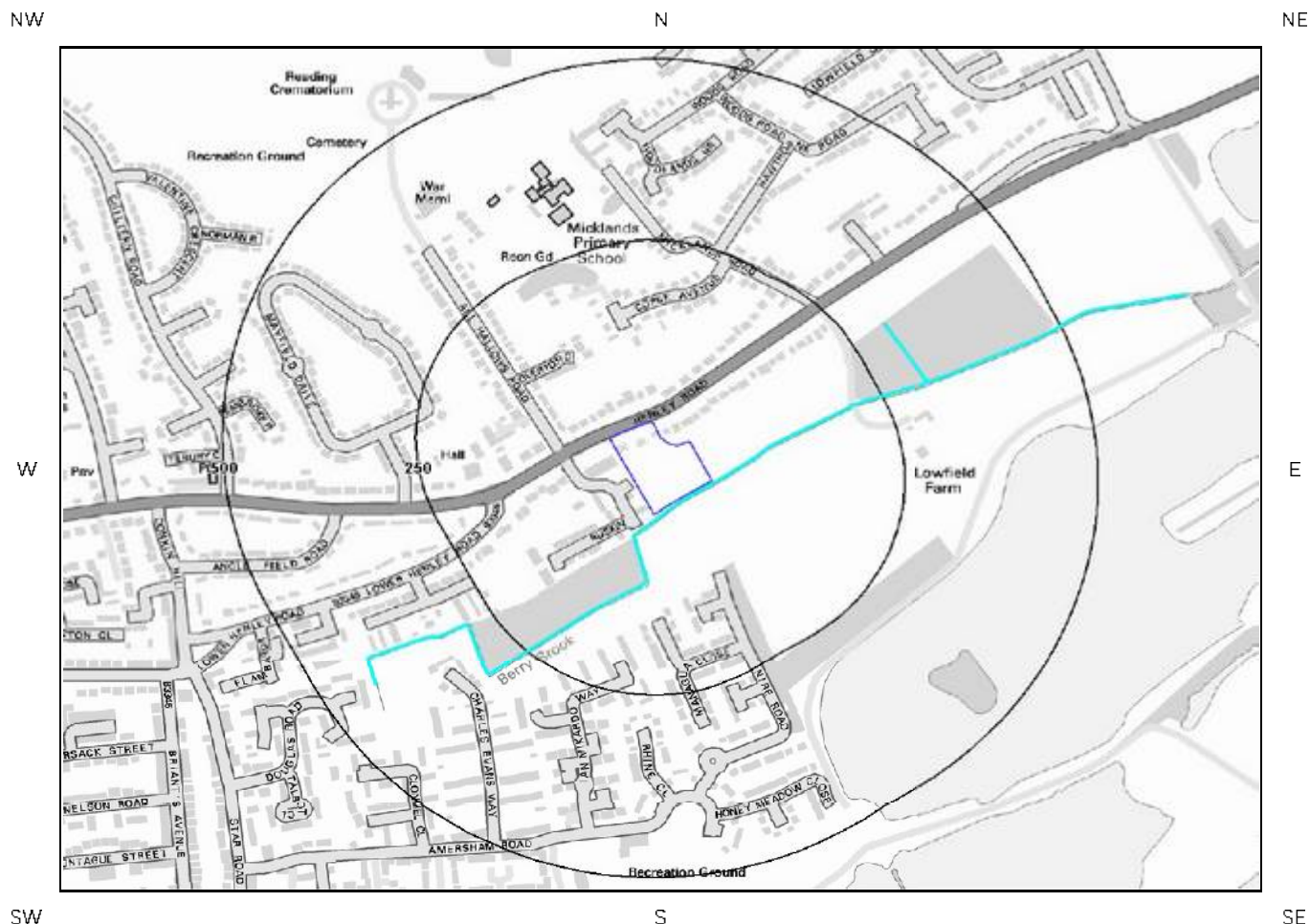
6d. Hydrogeology – Source Protection Zones within confined aquifer



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6e. Hydrology – Watercourse Network and River Quality



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6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Records of strata classification within the superficial geology at or in proximity to the property Yes

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (6a):

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	6	NW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
6	109	SE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
3	126	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
7	126	S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
8	206	NE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
4	300	SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

6.2 Aquifer within Bedrock Deposits

Records of strata classification within the bedrock geology at or in proximity to the property Yes

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
2	126	S	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

6.3 Groundwater Abstraction Licences

Groundwater Abstraction Licences within 2000m of the study site

Identified

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details
Not shown	784	E	473830 174980	Status: Active Licence No: 28/39/23/0011 Details: Mineral Washing Direct Source: THAMES GROUNDWATER Point: DEANS FARM, CAVERSHAM, GRAVEL WET PIT, POINT 'A' Data Type: Point Name: Tarmac Aggregates Limited Annual Volume (m³): 210,860 Max Daily Volume (m³): 1,223 Original Application No: - Original Start Date: 14/02/1966 Expiry Date: - Issue No: 106 Version Start Date: 26/10/2015 Version End Date:
Not shown	784	E	473830 174980	Status: Active Licence No: 28/39/23/0011 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: THAMES GROUNDWATER Point: DEANS FARM, CAVERSHAM, GRAVEL WET PIT, POINT 'A' Data Type: Point Name: Tarmac Aggregates Limited Annual Volume (m³): 210,860 Max Daily Volume (m³): 1,223 Original Application No: - Original Start Date: 14/02/1966 Expiry Date: - Issue No: 106 Version Start Date: 26/10/2015 Version End Date:
Not shown	787	E	473830 174970	Status: Active Licence No: 28/39/23/0011 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: THAMES GROUNDWATER Point: DEANS FARM, CAVERSHAM, - GRAVEL WET PIT, POINT 'B' Data Type: Point Name: Tarmac Aggregates Limited Annual Volume (m³): 210,860 Max Daily Volume (m³): 1,223 Original Application No: - Original Start Date: 14/02/1966 Expiry Date: - Issue No: 106 Version Start Date: 26/10/2015 Version End Date:
Not shown	787	E	473830 174970	Status: Active Licence No: 28/39/23/0011 Details: Mineral Washing Direct Source: THAMES GROUNDWATER Point: DEANS FARM, CAVERSHAM, - GRAVEL WET PIT, POINT 'B' Data Type: Point Name: Tarmac Aggregates Limited Annual Volume (m³): 210,860 Max Daily Volume (m³): 1,223 Original Application No: - Original Start Date: 14/02/1966 Expiry Date: - Issue No: 106 Version Start Date: 26/10/2015 Version End Date:
Not shown	1297	NE	473900 176200	Status: Active Licence No: 28/39/23/0134 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: PLAYHATCH PUMPING STATION Data Type: Point Name: Thames Water Utilities Ltd Annual Volume (m³): 2,654,920 Max Daily Volume (m³): 8,183 Original Application No: - Original Start Date: 18/10/1976 Expiry Date: - Issue No: 100 Version Start Date: 07/09/1979 Version End Date:
Not shown	1313	SE	473560 173940	Status: Active Licence No: 28/39/23/0191 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT WATERSIDE CENTRE, THAMES VALLEY PARK ROAD Data Type: Point Name: WOKINGHAM WATERSIDE CENTRE LTD Annual Volume (m³): 2,600 Max Daily Volume (m³): 25 Original Application No: - Original Start Date: 21/12/2000 Expiry Date: - Issue No: 3 Version Start Date: 01/04/2008 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	1314	SW	471900 174400	Status: Active Licence No: 28/39/23/0020 Details: Laundry Use Direct Source: THAMES GROUNDWATER Point: 72 GEORGE STREET, CAVERSHAM, - BOREHOLE 'A' Data Type: Point Name: Berendsen UK Limited	Annual Volume (m³): 68,190 Max Daily Volume (m³): 300 Original Application No: - Original Start Date: 09/05/1966 Expiry Date: - Issue No: 102 Version Start Date: 12/01/2016 Version End Date:
Not shown	1326	S	473500 173900	Status: Historical Licence No: 28/39/23/0016 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: THAMES GROUNDWATER Point: READING UNIVERSITY RESEARCH SITE, READING, - WELL 'A' Data Type: Point Name: UNIVERSITY OF READING	Annual Volume (m³): 1,136 Max Daily Volume (m³): 23 Original Application No: - Original Start Date: 14/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date:
Not shown	1554	S	472700 173600	Status: Historical Licence No: 28/39/22/0600 Details: Pollution Remediation Direct Source: THAMES GROUNDWATER Point: FORMER GASWORKS, KENAVON DRIVE, READING (5 BOREHOLES) Data Type: Point Name: M J GLEESON GROUP PLC	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 31/07/2000 Expiry Date: 31/08/2001 Issue No: 1 Version Start Date: 31/07/2000 Version End Date:
Not shown	1571	SE	474030 173930	Status: Historical Licence No: 28/39/23/0175 Details: Make-Up Or Top Up Water Direct Source: THAMES GROUNDWATER Point: THAMES VALLEY PARK, READING - BOREHOLE 'A' Data Type: Point Name: THAMES VALLEY PARK MANCO LTD	Annual Volume (m³): 50,750 Max Daily Volume (m³): 750 Original Application No: - Original Start Date: 06/04/1995 Expiry Date: 30/09/2010 Issue No: 101 Version Start Date: 01/10/1999 Version End Date:
Not shown	1571	SE	474030 173930	Status: Historical Licence No: 28/39/23/0175 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: THAMES VALLEY PARK, READING - BOREHOLE 'A' Data Type: Point Name: THAMES VALLEY PARK MANCO LTD	Annual Volume (m³): 50,750 Max Daily Volume (m³): 750 Original Application No: - Original Start Date: 06/04/1995 Expiry Date: 30/09/2010 Issue No: 101 Version Start Date: 01/10/1999 Version End Date:
Not shown	1590	NE	474300 176200	Status: Historical Licence No: 28/39/23/0036 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: SONNING EYE, DUUNSDEN (D) Data Type: Point Name: TRUSTEES OF PHILLIMORE FARMS	Annual Volume (m³): 5,591 Max Daily Volume (m³): 23 Original Application No: - Original Start Date: 11/07/1966 Expiry Date: - Issue No: 100 Version Start Date: 05/04/1992 Version End Date:
Not shown	1590	NE	474300 176200	Status: Historical Licence No: 28/39/23/0036 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: SONNING EYE, DUNSDEN (D) Data Type: Point Name: TRUSTEES OF PHILLIMORE FARMS	Annual Volume (m³): 5,591 Max Daily Volume (m³): 23 Original Application No: - Original Start Date: 11/07/1966 Expiry Date: - Issue No: 100 Version Start Date: 05/04/1992 Version End Date:
Not shown	1608	SE	474090 173930	Status: Historical Licence No: 28/39/23/0175 Details: Make-Up Or Top Up Water Direct Source: THAMES GROUNDWATER Point: THAMES VALLEY PARK, READING, - BOREHOLE 'B' Data Type: Point Name: THAMES VALLEY PARK MANCO LTD	Annual Volume (m³): 50,750 Max Daily Volume (m³): 750 Original Application No: - Original Start Date: 06/04/1995 Expiry Date: 30/09/2010 Issue No: 101 Version Start Date: 01/10/1999 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	1608	SE	474090 173930	Status: Historical Licence No: 28/39/23/0175 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: THAMES VALLEY PARK, READING, - BOREHOLE 'B' Data Type: Point Name: THAMES VALLEY PARK MANCO LTD	Annual Volume (m³): 50,750 Max Daily Volume (m³): 750 Original Application No: - Original Start Date: 06/04/1995 Expiry Date: 30/09/2010 Issue No: 101 Version Start Date: 01/10/1999 Version End Date:
Not shown	1733	NE	474550 176080	Status: Historical Licence No: 28/39/23/0018 Details: Mineral Washing Direct Source: THAMES GROUNDWATER Point: SONNING EYE - WELL Data Type: Point Name: LAFARGE AGGREGATES LIMITED	Annual Volume (m³): 354,596 Max Daily Volume (m³): 2,455 Original Application No: - Original Start Date: 04/04/1966 Expiry Date: - Issue No: 103 Version Start Date: 30/11/2006 Version End Date:
Not shown	1733	NE	474550 176080	Status: Historical Licence No: 28/39/23/0018 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: THAMES GROUNDWATER Point: SONNING EYE - WELL Data Type: Point Name: LAFARGE AGGREGATES LIMITED	Annual Volume (m³): 354,596 Max Daily Volume (m³): 2,455 Original Application No: - Original Start Date: 04/04/1966 Expiry Date: - Issue No: 103 Version Start Date: 30/11/2006 Version End Date:
Not shown	1797	NE	474650 176030	Status: Active Licence No: 28/39/23/0018 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: THAMES GROUNDWATER Point: POINT 'A' - WET PIT AT SONNING EYE Data Type: Point Name: Tarmac Aggregates Limited	Annual Volume (m³): 354,596 Max Daily Volume (m³): 2,455 Original Application No: - Original Start Date: 04/04/1966 Expiry Date: - Issue No: 106 Version Start Date: 26/10/2015 Version End Date:
Not shown	1797	NE	474650 176030	Status: Active Licence No: 28/39/23/0018 Details: Mineral Washing Direct Source: THAMES GROUNDWATER Point: POINT 'A' - WET PIT AT SONNING EYE Data Type: Point Name: Tarmac Aggregates Limited	Annual Volume (m³): 354,596 Max Daily Volume (m³): 2,455 Original Application No: - Original Start Date: 04/04/1966 Expiry Date: - Issue No: 106 Version Start Date: 26/10/2015 Version End Date:
Not shown	1958	E	475000 175500	Status: Historical Licence No: 28/39/23/0172 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: FOLLEY GRAVEL PIT, SONNING EYE Data Type: Point Name: READING SAILING CLUB	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 18/02/1994 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2004 Version End Date:

6.4 Surface Water Abstraction Licences

Surface Water Abstraction Licences within 2000m of the study site

Identified

The following Surface Water Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details	
Not	1015	E	474070	Status: Historical	Annual Volume (m³): -

ID	Distance (m)	Direction	NGR	Details
shown			1/5000	Licence No: 28/39/23/0198 Details: General Washing/Process Washing Direct Source: THAMES SURFACE WATER - NON TIDAL Point: CAVERSHAM LAKES - CAVERSHAM - PIPE Data Type: Point Name: CAVERSHAM LAKES TRUST LIMITED Max Daily Volume (m³): - Application No: - Original Start Date: 06/08/2004 Expiry Date: 31/03/2014 Issue No: 1 Version Start Date: 06/08/2004 Version End Date:
Not shown	1254	NE	474100 175900	Status: Historical Licence No: 28/39/23/0038 Details: Spray Irrigation - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: SONNING EYE, - BERRY'S BROOK, POINTS 'M' TO 'N' Data Type: Line Name: TRUSTEES OF PHILLIMORE FARMS Annual Volume (m³): 45,460 Max Daily Volume (m³): 636 Application No: - Original Start Date: 11/07/1966 Expiry Date: - Issue No: 100 Version Start Date: 05/04/1992 Version End Date:
Not shown	1318	SW	4/20/2 1/4185	Status: Active Licence No: 1H/039/0023/022 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: THAMES SURFACE WATER - NON TIDAL Point: RIVER THAMES AT CAVERSHAM WEIR Data Type: Point Name: The Reading Sustainability Centre CIC Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 19/02/2016 Expiry Date: 31/03/2028 Issue No: 2 Version Start Date: 19/02/2019 Version End Date:
Not shown	1370	E	4/4400 1/5500	Status: Historical Licence No: 28/39/23/0038 Details: Spray Irrigation - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: SONNING EYE, - EYE MARSH DITCH, POINTS 'P' TO 'Q' Data Type: Line Name: TRUSTEES OF PHILLIMORE FARMS Annual Volume (m³): 45,460 Max Daily Volume (m³): 636 Application No: - Original Start Date: 11/07/1966 Expiry Date: - Issue No: 100 Version Start Date: 05/04/1992 Version End Date:
Not shown	1478	E	474500 174800	Status: Historical Licence No: 28/39/23/0038 Details: Spray Irrigation - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: SONNING EYE - RIVER THAMES, POINTS 'F' TO 'G' Data Type: Line Name: TRUSTEES OF PHILLIMORE FARMS Annual Volume (m³): 45,460 Max Daily Volume (m³): 636 Application No: - Original Start Date: 11/07/1966 Expiry Date: - Issue No: 100 Version Start Date: 05/04/1992 Version End Date:
Not shown	1604	NE	4/4500 1/5900	Status: Historical Licence No: 28/39/23/0038 Details: Spray Irrigation - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: SONNING EYE - FLOODED GRAVEL PIT, POINT 'S' Data Type: Point Name: TRUSTEES OF PHILLIMORE FARMS Annual Volume (m³): 45,460 Max Daily Volume (m³): 636 Application No: - Original Start Date: 11/07/1966 Expiry Date: - Issue No: 100 Version Start Date: 05/04/1992 Version End Date:
Not shown	1685	E	474700 175600	Status: Historical Licence No: 28/39/23/0038 Details: Spray Irrigation - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: SONNING EYE - FLOODED GRAVEL PIT, POINT 'R' Data Type: Point Name: TRUSTEES OF PHILLIMORE FARMS Annual Volume (m³): 45,460 Max Daily Volume (m³): 636 Application No: - Original Start Date: 11/07/1966 Expiry Date: - Issue No: 100 Version Start Date: 05/04/1992 Version End Date:
Not shown	1689	SW	4/1440 1/4450	Status: Historical Licence No: 28/39/23/0196 Details: Transfer between sources Direct Source: THAMES SURFACE WATER - Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 12/05/2003

ID	Distance (m)	Direction	NGR	Details
				NON TIDAL Point: THAMES AT CHRISTCHURCH MEADOW Data Type: Point Name: READING BOROUGH COUNCIL Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 12/05/2003 Version End Date:
Not shown	1689	SW	471440 174450	Status: Historical Licence No: 28/39/23/0196 Details: Lake & Pond Throughflow Direct Source: THAMES SURFACE WATER - NON TIDAL Point: THAMES AT CHRISTCHURCH MEADOW Data Type: Point Name: READING BOROUGH COUNCIL Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 12/05/2003 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 01/04/2006 Version End Date:
Not shown	1689	SW	471440 174450	Status: Historical Licence No: 28/39/23/0199/IR Details: Transfer Between Sources (Post Water Act 2003) Direct Source: THAMES SURFACE WATER - NON TIDAL Point: RIVER THAMES - CHRISTCHURCH MEADOWS Data Type: Point Name: READING BOROUGH COUNCIL Annual Volume (m³): 1,752,000 Max Daily Volume (m³): 4,800 Application No: - Original Start Date: 10/09/2008 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 10/09/2008 Version End Date:

6.5 Potable Water Abstraction Licences

Potable Water Abstraction Licences within 2000m of the study site

Identified

The following Potable Water Abstraction Licences records are represented as points, lines and regions on the SPZ and Potable Water Abstraction Licences Map (6c):

ID	Distance (m)	Direction	NGR	Details
Not shown	1297	NE	473900 176200	Status: Active Licence No: 28/39/23/0134 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: PLAYHATCH PUMPING STATION Data Type: Point Name: Thames Water Utilities Ltd Annual Volume (m³): 2,654,920 Max Daily Volume (m³): 8,183 Original Application No: - Original Start Date: 18/10/1976 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
Not shown	1313	SE	473560 173940	Status: Active Licence No: 28/39/23/0191 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT WATERSIDE CENTRE, THAMES VALLEY PARK ROAD Data Type: Point Name: WOKINGHAM WATERSIDE CENTRE LTD Annual Volume (m³): 2,600 Max Daily Volume (m³): 25 Original Application No: - Original Start Date: 21/12/2000 Expiry Date: - Issue No: 3 Version Start Date: Version End Date:
Not shown	1958	E	475000 175500	Status: Historical Licence No: 28/39/23/0172 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: FOLLEY GRAVEL PIT, SONNING EYE Data Type: Point Name: READING SAILING CLUB Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 18/02/1994 Expiry Date: - Issue No: 101 Version Start Date: Version End Date:

6.6 Source Protection Zones

Source Protection Zones within 500m of the study site

Identified

The following Source Protection Zones records are represented on the SPZ and Potable Water Abstraction Map (6c):

ID	Distance (m)	Direction	Zone	Description
1	0	On Site	2	Outer catchment
2	0	On Site	3	Total catchment

6.7 Source Protection Zones within Confined Aquifer

Source Protection Zones within the Confined Aquifer within 500m of the study site

None identified

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

6.8 Groundwater Vulnerability and Soil Leaching Potential

Environment Agency/Natural Resources Wales information on groundwater vulnerability and soil leaching potential within 500m of the study site

Identified

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
0	On Site	Major Aquifer/High Leaching Potential	H1	Soils which readily transmit liquid discharges because they are shallow or susceptible to rapid flow directly to rock, gravel or groundwater.
235	SE	Major Aquifer/Intermediate Leaching Potential	I1	Soils which can possibly transmit a wide range of pollutants.

6.9 River Quality

Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site

Identified

6.9.1 Biological Quality:

Biological Quality data describes water quality in terms of 83 groups of macroinvertebrates, some of which are pollution sensitive. The results are graded from A ('Very Good') to F ('Bad').

The following Biological Quality records are shown on the Hydrology Map (6e):

ID	Distance (m)	Direction	NGR	River Quality Grade	Biological Quality Grade				
					2005	2006	2007	2008	2009
Not shown	1250	S	473100 173880	River Name: Thames (w Area) Reach: Whitchurch Stw - Kennet End/Start of Stretch: End of Stretch NGR	A	A	A	A	A
Not shown	1250	S	473100 173880	River Name: Thames (w Area) Reach: Kennet - Loddon End/Start of Stretch: Start of Stretch NGR	B	B	B	A	A

6.9.2 Chemical Quality:

Chemical quality data is based on the General Quality Assessment Headline Indicators scheme (GQAH). In England, each chemical sample is measured for ammonia and dissolved oxygen. In Wales, the samples are measured for biological oxygen demand (BOD), ammonia and dissolved oxygen. The results are graded from A ('Very Good') to F ('Bad').

The following Chemical Quality records are shown on the Hydrology Map (6e):

ID	Distance (m)	Direction	NGR	River Quality Grade	Chemical Quality Grade				
					2005	2006	2007	2008	2009
Not shown	1250	S	473100 173880	River Name: Kennet Reach: Holy Brook - Thames End/Start of Stretch: End of Stretch NGR	B	A	A	A	A
Not shown	1250	S	473100 173880	River Name: Thames Reach: Kennet - Loddon End/Start of Stretch: Start of Stretch NGR	A	A	A	A	A
Not shown	1250	S	473100 173880	River Name: Thames Reach: Whitchurch Stw - Kennet End/Start of Stretch: End of Stretch NGR	A	A	A	A	A
Not shown	1375	SW	472135 174053	River Name: Thames Reach: Whitchurch Stw - Kennet End/Start of Stretch: Sample Point NGR	A	A	A	A	A
Not shown	1424	S	473015 173702	River Name: Kennet Reach: Holy Brook - Thames End/Start of Stretch: Sample Point NGR	B	A	A	A	A

6.10 Ordnance Survey MasterMap Water Network

Ordnance Survey MasterMap Water Network entries within 500m of the study site

This watercourse information is provided by Ordnance Survey MasterMap Water Network. The data provides a detailed centre line following the curve of the waterway precisely, so all distances provided in the report should be understood as measurements to the centreline rather than a measurement to the nearest point of the watercourse. Underground watercourses are inferred from entry and exit points so caution is advised in using these to indicate precise locations of underground watercourses when planning site investigation and development.

The following Ordnance Survey MasterMap Water Network records are represented on the Hydrology Map (6e):

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
1	3 SE	Berry Brook Alternative Name: -	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
31	3 SE	Berry Brook Alternative Name: -	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
2	299 NE	- Alternative Name: -	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.9
32	299 NE	- Alternative Name: -	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.9
3	311 NE	Berry Brook Alternative Name: -	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 3.3
4	311 NE	- Alternative Name: -	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.9
33	311 NE	Berry Brook Alternative Name: -	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 3.3
34	311 NE	- Alternative Name: -	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.9
5	419 SW	Berry Brook Alternative Name: -	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
35	419 SW	Berry Brook Alternative Name: -	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided

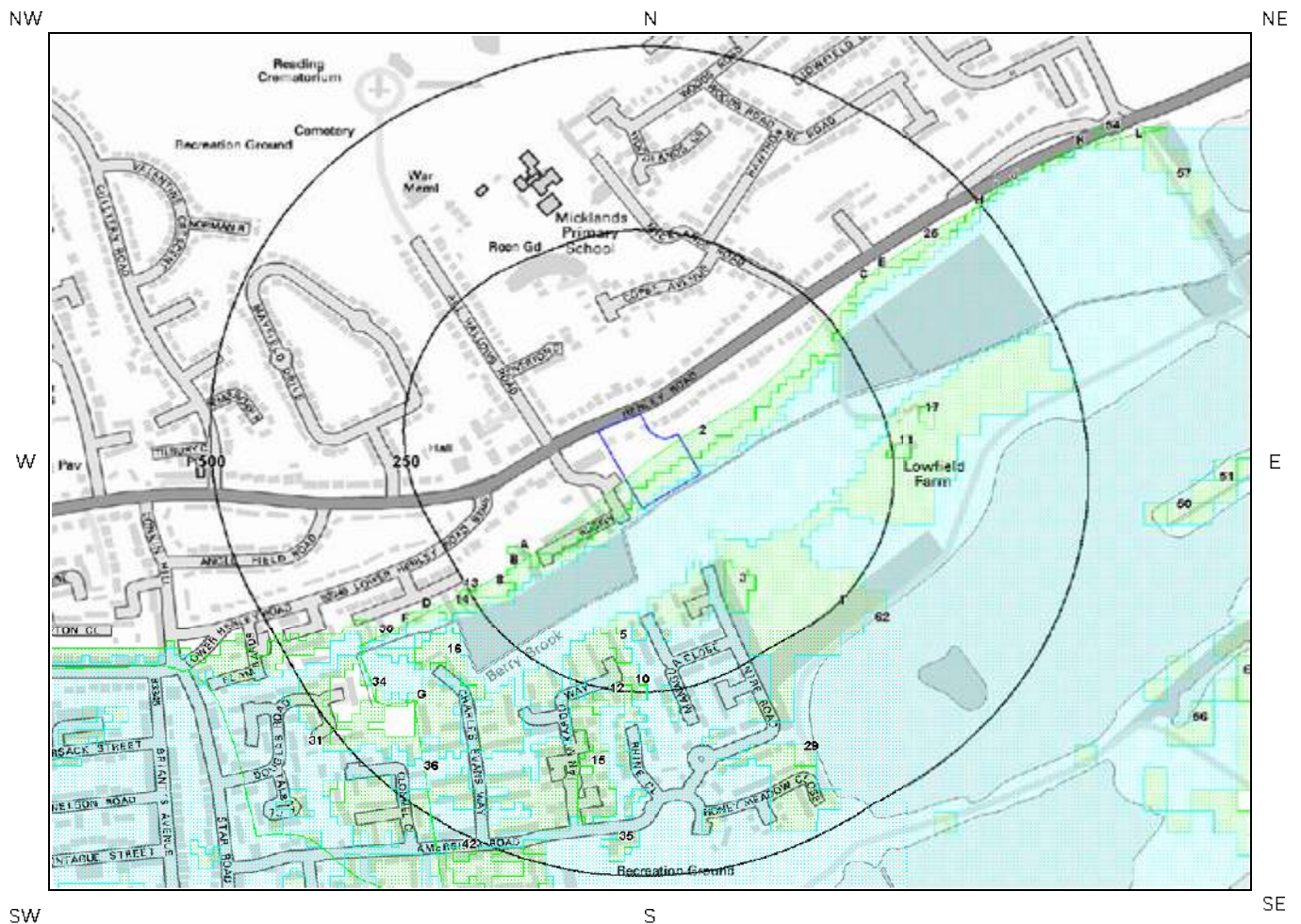
6.11 Surface Water Features

Surface water features within 250m of the study site Identified

The following surface water records are not represented on mapping:

Distance (m)	Direction
2	SE
211	NE

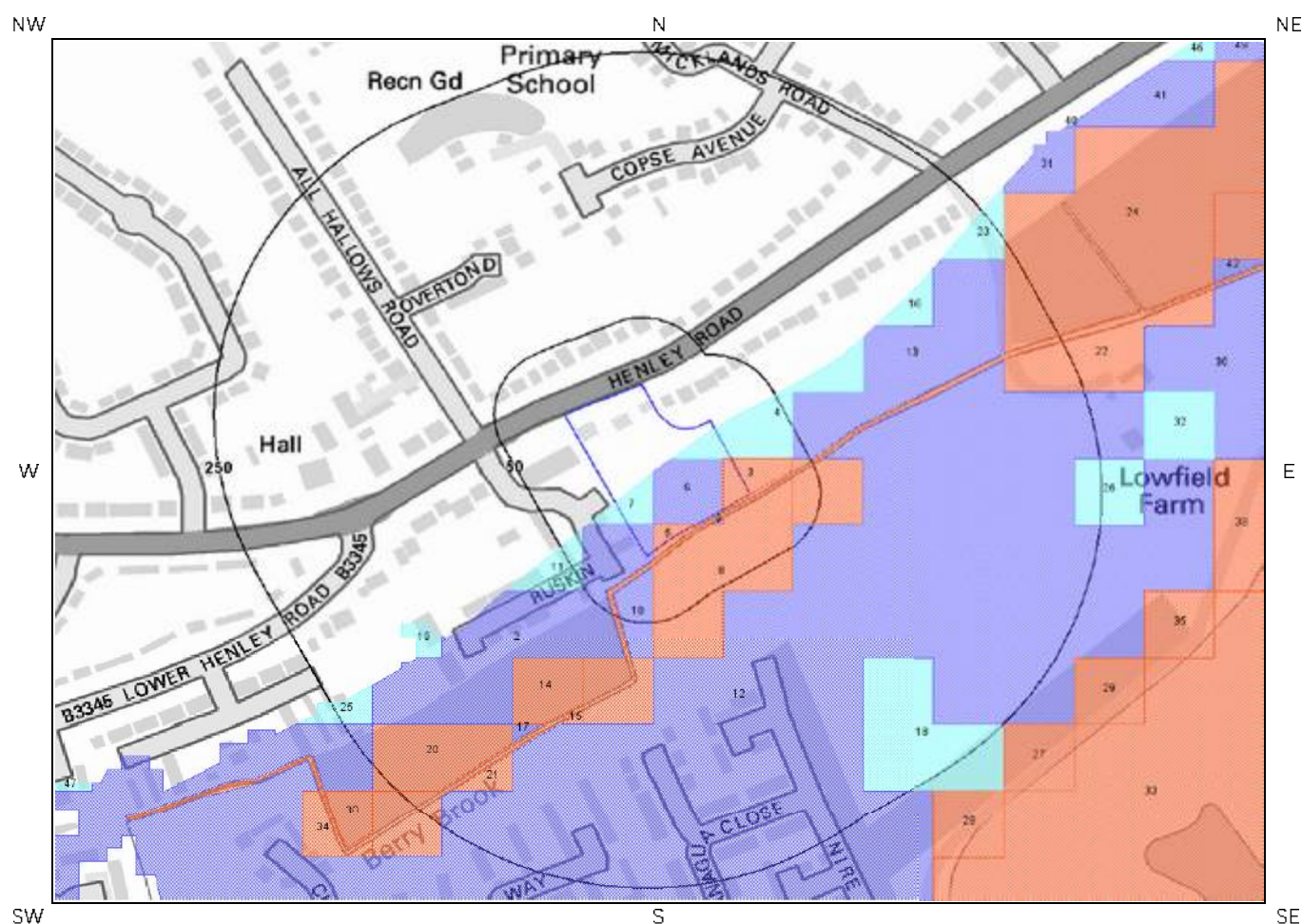
7a. Environment Agency/Natural Resources Wales Flood Map for Planning (from rivers and the sea)



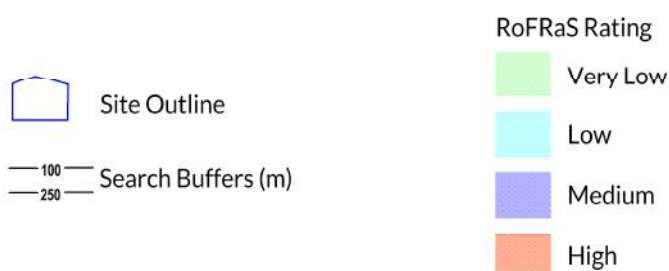
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7b. Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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7 Flooding

7.1 River and Coastal Zone 2 Flooding

Environment Agency/Natural Resources Wales Zone 2 floodplain within 250m

Identified

Environment Agency/Natural Resources Wales Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 7a – Flood Map for Planning:

ID	Distance (m)	Direction	Update	Type
1	0	On Site	19-Nov-2019	Zone 2 - (Fluvial /Tidal Models)
2	0	On Site	19-Nov-2019	Zone 2 - (Fluvial /Tidal Models)
3	116	SE	19-Nov-2019	Zone 2 - (Fluvial /Tidal Models)
4A	155	SW	19-Nov-2019	Zone 2 - (Fluvial /Tidal Models)
5	164	S	19-Nov-2019	Zone 2 - (Fluvial /Tidal Models)
6A	181	SW	19-Nov-2019	Zone 2 - (Fluvial /Tidal Models)
7B	187	SW	19-Nov-2019	Zone 2 - (Fluvial /Tidal Models)
8	192	SW	19-Nov-2019	Zone 2 - (Fluvial /Tidal Models)
9B	193	SW	19-Nov-2019	Zone 2 - (Fluvial /Tidal Models)
10	230	S	19-Nov-2019	Zone 2 - (Fluvial /Tidal Models)
11	242	E	19-Nov-2019	Zone 2 - (Fluvial /Tidal Models)
12	242	S	19-Nov-2019	Zone 2 - (Fluvial /Tidal Models)
13	244	SW	19-Nov-2019	Zone 2 - (Fluvial /Tidal Models)

7.2 River and Coastal Zone 3 Flooding

Environment Agency/Natural Resources Wales Zone 3 floodplain within 250m

Identified

Zone 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. Any relevant data is represented on Map 7a – Flood Map for Planning.

ID	Distance	Direction	Update	Type
----	----------	-----------	--------	------

(m)

1 0 On Site

19-Nov-2019

Zone 3 - (Fluvial Models)

7.3 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating

Highest risk of flooding onsite

High

The Environment Agency/Natural Resources Wales RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the probability that the flood defences will overtop or breach by considering their location, type, condition and standard of protection.

RoFRaS data for the study site indicates the property is in an area with a High (1 in 30 or greater) chance of flooding in any given year.

Any relevant data within 250m is represented on the RoFRaS Flood map. Data to 50m is reported in the table below.

ID	Distance (m)	Direction	RoFRaS flood Risk
1	0.0	On Site	High
2	0.0	On Site	Medium
3	0.0	On Site	High
4	0.0	On Site	Low
5	0.0	On Site	High
6	0.0	On Site	Medium
7	0.0	On Site	Low
8	5.0	SE	High
9	5.0	SE	Medium
10	9.0	SE	Medium
11	30.0	SW	Low
12	38.0	SE	Medium
13	39.0	NE	Medium

7.4 Flood Defences

Flood Defences within 250m of the study site

None identified

Database searched and no data found.

7.5 Areas benefiting from Flood Defences

Areas benefiting from Flood Defences within 250m of the study site

None identified

7.6 Areas benefiting from Flood Storage

Areas used for Flood Storage within 250m of the study site

None identified

7.7 Groundwater Flooding Susceptibility Areas

7.7.1 British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site Identified

Clearwater Flooding or Superficial Deposits Flooding Clearwater Flooding

Notes: Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

7.7.2 Highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions

Potential at Surface

Where potential for groundwater flooding to occur at surface is indicated, this means that given the geological conditions in the area groundwater flooding hazard should be considered in all land-use planning decisions. It is recommended that other relevant information e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

7.8 Groundwater Flooding Confidence Areas

British Geological Survey confidence rating in this result High

Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

8. Designated Environmentally Sensitive Sites

Designated Environmentally Sensitive Sites within 2000m of the study site

Identified

8.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:

0

Database searched and no data found.

8.2 Records of National Nature Reserves (NNR) within 2000m of the study site:

0

Database searched and no data found.

8.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:

0

Database searched and no data found.

8.4 Records of Special Protection Areas (SPA) within 2000m of the study site:

0

Database searched and no data found.

8.5 Records of Ramsar sites within 2000m of the study site:

0

Database searched and no data found.

8.6 Records of Ancient Woodland within 2000m of the study site:

4

The following records of Designated Ancient Woodland provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
6	386	SE	Unknown	Ancient & Semi-Natural Woodland
Not shown	1356	N	Unknown	Ancient & Semi-Natural Woodland
Not shown	1691	N	BLACKHOUSE WOOD	Ancient & Semi-Natural Woodland
Not shown	1714	N	Blackhouse Wood	Ancient & Semi-Natural Woodland

8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:

1

The following Local Nature Reserve (LNR) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	LNR Name	Data Source
Not shown	1691	N	Clayfield Copse	Natural England

8.8 Records of World Heritage Sites within 2000m of the study site:

0

Database searched and no data found.

8.9 Records of Environmentally Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:

0

Database searched and no data found.

8.11 Records of National Parks (NP) within 2000m of the study site:

0

Database searched and no data found.

8.12 Records of Nitrate Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:

4

The following Nitrate Vulnerable Zone records produced by DEFRA are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	NVZ Name	Data Source
2	0	On Site	Existing	DEFRA
3	0	On Site	Existing	DEFRA
4	1022	E	Existing	DEFRA
5	1124	NW	Existing	DEFRA

8.14 Records of Green Belt land within 2000m of the study site:

0

Database searched and no data found.

9. Natural Hazards Findings

9.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a Groundsure Geo Insight, available from our [website](#). The following information has been found:

9.1.1 Shrink Swell

Maximum Shrink-Swell** hazard rating identified on the study site Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.

9.1.2 Landslides

Maximum Landslide* hazard rating identified on the study site Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

9.1.3 Soluble Rocks

Maximum Soluble Rocks* hazard rating identified on the study site Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Significant soluble rocks are present. Low possibility of subsidence occurring naturally, but may be possible in adverse conditions such as high surface or subsurface water flow. Consider implications for stability when changes to drainage or new construction are planned. For new build site investigation should consider potential for dissolution problems on the site and its surroundings. Care should be taken with local drainage into the bedrock. Some possibility groundwater pollution. For existing property possible increase in insurance risk due to soluble rocks.

* This indicates an automatically generated 50m buffer and site.

9.1.4 Compressible Ground

Maximum Compressible Ground* hazard rating identified on the study site

Moderate

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Significant potential for compressibility problems. Avoid large differential loadings of ground. Do not drain or de-water ground near the property without technical advice. For new build consider possibility of compressible ground in ground investigation, construction and building design. Consider effects of groundwater changes. Extra construction costs are likely. For existing property possible increase in insurance risk from compressibility, especially if water conditions or loading of the ground change significantly.

9.1.5 Collapsible Rocks

Maximum Collapsible Rocks* hazard rating identified on the study site

Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

9.1.6 Running Sand

Maximum Running Sand** hazard rating identified on the study site

Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Possibility of running sand problems after major changes in ground conditions. Normal maintenance to avoid leakage of water-bearing services or water bodies (ponds, swimming pools) should reduce likelihood of problems due to running sand. For new build consider possibility of running sand into trenches or excavations if water table is high or sandy strata are exposed to water. Avoid concentrated water inputs to site. Unlikely to be an increase in construction costs due to potential for running sand. For existing property no significant increase in insurance risk due to running sand problems is likely.

* This indicates an automatically generated 50m buffer and site.