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Preliminary Risk Assessment: Desk Study

Gavil Reading Ltd

60 Bath Road

Reading

Berkshire

RG30 2AY

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Charlotte Radiven BSc Hons MIEnvSci, MIMMM

Executive Summary

Brief	Arbtech Consulting Ltd was commissioned by Gavil Reading Ltd to undertake a Phase 1 Preliminary Geo-Environmental Risk Assessment at 60 Bath Road, Reading, RG30 2AY, supporting planning proposal Ref. PL/25/0839 for change of use from a hotel to a day nursery (Use Class E (f)) with minor landscaping and storage. The assessment identifies potential contamination risks to human health, controlled waters, and ecology, and recommends mitigation if required.
Site Use & Surrounding Area	The site comprises a late Victorian detached building, historically residential (Lexdon) and subsequently a hotel, with landscaped gardens, outbuildings, and minor service structures. The surrounding area is predominantly urban residential with local commercial uses along Bath Road. No industrial or high-risk land uses are recorded on-site or nearby.
Environmental Setting	Superficial deposits comprise Lynch Hill Gravel overlying Lambeth Group bedrock, both Secondary A aquifers. No Source Protection Zones exist within 500 m, and the nearest potable abstractions are >1 km. No surface water features exist within 250 m, and flood risk is negligible. Two small areas of on-site deciduous woodland are recorded (Priority Habitat Inventory), with no main habitat present. Hydrogeological, ecological, and surface water sensitivities are low.
Contamination Potential Sources	On-site sources are limited to historical residential/ancillary structures, with general background contamination expected. Off-site historical sources include a former nursery, an unspecified tank, and minor mineral and surface workings, all >70 m away. Current off-site sources comprise electricity substations >70 m, and eleven records of infilled or made ground exist within 500 m. All are considered low risk due to distance, attenuation, and the nature of past activity.
Development Considerations	The change of use involves minimal groundworks, limited to lawn removal, installation of a Type 1 granular material and membrane, and placement of astro turf. Risks to human health, controlled waters, ground gas, and volatile vapours are negligible. Minor protection of existing trees and landscaping is recommended. Ecological impacts are low given the absence of main habitats and the limited works.
Uncertainty and Data Gaps	The assessment relies on desk study, historical mapping, aerial imagery, regulatory records, and a site visit. No intrusive investigation has been undertaken, so uncertainties remain regarding shallow soils beneath landscaped areas. An asbestos survey confirmed no ACMs, minimal groundworks reduce exposure-related risks.
Recommendations	No intrusive ground investigation is required. Residual contamination risks can be managed through standard precautions, minor lawn removal, and installation of the granular/membrane cover beneath astro turf. The change of use can proceed safely with minimal mitigation, and no further investigations are necessary.

This is intended as a summary only. Further detail and the limitations of the assessment is provided within the main body of the Report.

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Introduction

Background

Arbtech Consulting Ltd (Arbtech) was instructed by Gavil Reading Ltd to produce a Preliminary Geo-Environmental Risk Assessment to inform a planning proposal with Reading Borough Council Ref. PL/25/0839 for *Change of use from a hotel to day nursery (Use Class E (f)) with associated works, including refuse, cycle and buggy storage (amended)* at the site known as 60, Bath Road, Reading, RG30 2AY.

A Phase I report is required to assess the historical use and present condition of the site, determine the extent and nature of any contamination risk, and identify potential risks to future users of the land, neighbouring properties, workers, and other offsite receptors. This assessment will ensure that the development can be carried out safely without unacceptable risks to workers, neighbours, controlled waters, property, or ecological systems with suitable recommendations.

Objectives

The objectives of the Arbtech Consulting preliminary geoenvironmental site assessment was to undertake a Phase I Desk Study for the site. Guidance set out in LCRM [1], GPLC1-3[2] and the National Planning Policy Framework (NPPF)[3] states that a Preliminary Risk Assessment with a site reconnaissance is required as a minimum to ascertain if there is a potential contamination risk. If contamination is a potential, then site investigation works are carried out to establish a viable pollutant linkage to assess the potential risks to human health and controlled water receptors. Based on the findings of this report, an appropriate site investigation can be derived, if required, once planning approval has been granted.

1 EA (2020). Land contamination risk management (LCRM).

2 EA (2016). Guiding Principles for Land Contamination. GPLC1- Risk Assessment and Conceptual Models GPLC 2. Site Investigation and Good Practice GPLC 3

3 DCL (2025). National Planning Policy Framework. Department of Communities and Local Government.

Scope of Works

- ⇒ Review of the environmental setting of the Site, including the current use / status of the Site and surrounding area, and review of the geology, hydrogeology and hydrology;
- ⇒ Review of the historical activities of the Site and surrounding area;
- ⇒ Review of regulatory information relating to the Site;
- ⇒ Review of the online planning records for the Site;
- ⇒ Consult and review information from the Local Authority in relation to Part 2A of the 1990 Environmental Protection Act; and
- ⇒ Develop an outline Conceptual Site Model and undertake a Preliminary Risk Assessment with respect to potential contamination focussed on the proposed end use of the Site.

In completing this Assessment, Arbtech Consulting Ltd has utilised the following data sources and third-party information:

- ⇒ Current and Historical Ordnance Survey (OS) maps;
- ⇒ British Geological Survey (BGS) data;
- ⇒ Environment Agency (EA) online data; and
- ⇒ Review of any available third-party environmental reports.

Site Context

Site Information

Fig.1 2021 Aerial Photograph
Contains Data from, © 2025 Groundsure Insights (Appendix 3)

Fig 2 OS Mastermap site plan
Contains Data from, © 2025 Groundsure Insights

Site co-ordinates:	(NGR) 469819 172613	**Site Area:**	c.0.2ha
Site Location	The application site is located to the northeast of Southcote, in southwest Reading. The site entrance is positioned directly north of the A4 Bath Road, approximately 40m northwest of the roundabout with Southcote Lane. The property, known as 60 Bath Road (Beech House Hotel), forms part of the built frontage along the A4. The surrounding land use is predominantly dense urban residential development, interspersed with local commercial uses along Bath Road.		
Current Site use	The site is roughly rectangular, comprising a substantial late Victorian detached building of traditional brick construction with pitched tiled roofs over two storeys plus attic. Originally residential, it was later converted into a small hotel with 15 en-suite guest rooms, reception, lounge, and dining areas. The building is set back from Bath Road with hardstanding providing vehicle access and parking. To the rear are landscaped gardens with mature planting, covered patios to the west, an open patio to the south, and several small outbuildings and service structures historically associated with hotel operations. Representative photos from a site reconnaissance on the 18th of September 2025 are presented as Appendix 2.		
Surrounding Area features	The site is located in the Southcote area of Reading, within a predominantly residential setting surrounding the site. Prospect Park lies to the west. The Reading–Basingstoke railway is located approximately 150 m to the east. Light commercial land use is within close proximity surrounding the site.		

Data Review

Historical Features	
Strategy	The Groundsure Report provides a database of environmental information held by various statutory bodies including the EA, Local Authority (LA), Health & Safety Executive (HSE) and HPA amongst others. A full copy of the Groundsure Report is provided in Appendix 3, and the most relevant information is summarised below. The historical development of the Site and surrounding area has been assessed through a review of available historical OS maps and Google Earth historical satellite imagery. A summary of the key historical Site uses and developments in the surrounding area is presented below. Copies of pertinent historical maps are included as Appendix 4.
Historical Features On-Site	The earliest available mapping (1881–1882) depicts the site as a large residential property known as Lexdon, within St. Mary with Southcote. The site appears to form part of a wider area of landscaped gardens extending offsite to the north and east, connecting with Westfield to the northeast. A substantial, irregular-shaped building is located within the central-northwest portion of the site, aligned broadly northeast to southwest along its longest elevation. A smaller building is present in the northwest corner, aligned northwest to southeast. An entrance pathway is shown extending from the southwest towards the mid-west, then branching eastwards towards the mid-east, southeast, and east of the main house. The remainder of the site is shown as landscaped garden grounds surrounding the property. The Basingstoke Branh Railway line is noted c. 150m to the east of the site-oriented northeast to southwest. 1899 mapping: identifies a slight increase in residential development surrounding the site, though the subject site remains unchanged. 1911-1912 mapping: the smaller building to the northwest is no longer shown as present. A smaller structure remains to the northwest of the main building. 1960 mapping: The subject area has a second building in the same position as the original to the northwest and is noted to have a slightly increased footprint and has a closer proximity to the main building (now identified as No.60 Bath Road). A small outbuilding is noted along the mid-eastern boundary. Surrounding development continues to increase and comprises mixed residential, commercial Territorial army centre, education and religious settings. 1978 mapping: shows the smaller building to the eastern boundary is no longer shown as present, largely forming current configuration. 1999 – 2022 Satellite Imagery: Mature trees exist on the subject site and surrounding the wider area however, no significant change to layout is noted.

Potentially Contaminative Historical Features Off-Site	Limited potential sources of contamination identified in the surrounding area within 100m, include: ⇒ 72m southeast Nursery 1910 (no longer shown by 1932) ⇒ 81m south unspecified tank 1960 ⇒ 75m & south electricity substations 1970 - 1986
Implications for historic Land Contamination Risk	No evidence of potential contamination has been identified on the subject site itself, with no records of historical industrial land use. Limited sources of potential historic contamination have been identified in close proximity. While many surrounding sources are generally discounted—primarily due to the length of time since the activities occurred and any subsequent development—attention is focused on potential risks to construction workers during groundworks and to future site users. Historically, the site has been used for residential purposes, with more recent use as a hotel. Both uses are considered relatively sensitive land users within an urban setting, likely corresponding to general background concentrations typical of suburban land use. The wider area is predominantly residential and commercial, with residential development increasing over time. This context will be further considered in the detailed risk assessment.

Environmental Setting

Feature		Information
Published Geology	**Artificial**	No Artificial and Made Ground is recorded on the subject site.
	Superficial	Superficial geology is recorded on site as Lynch Hill Gravel Member – Sand and Gravel. Noted as intergranular with very high to high permeability. No landslip recorded within 500m.
	Bedrock	Bedrock geology is recorded as Lambeth Group - Clay, Silt and Sand. Noted as mixed with moderate to very low permeability. No bedrock faults and other linear features recorded within 500m.
	BGS Logs	No. BGS logs within 250m - the nearest is 8m northeast however, the nearest non confidential record is 116m northwest Ref SU67SE710 dated 1986 recording Made Ground to 2.5mbgl, over Reading Beds – varying Clay to a completion depth of 5mbgl with no groundwater recorded as being encountered and no SPT/CPT records.

Hydrogeology	**Aquifer Designation**	**Superficial**	Secondary A
		Bedrock	Secondary A Groundwater vulnerability - soluble rock risk. Significant soluble rocks are likely to be present. Low possibility of localised subsidence or dissolution-related degradation of bedrock occurring naturally but may be possible in adverse conditions such as high surface or subsurface water flow.
	Source Protection Zone (SPZ)	No Source Protection Zones within 500m. The site is in an area of high vulnerability for the combined Aquifer. Bedrock shows mixed flow mechanism.	
	Groundwater Abstractions	No recorded groundwater abstractions within 1km – historical record 908m south for General Use - Secondary category 38No. potable abstractions within 2km – the nearest is historical at 1256m north. The nearest active is 1467m south recorded at Thames Surface Water - Non-Tidal.	
Hydrology	**Surface Water Abstractions**	No surface water abstractions within 1km. No active potable surface water abstractions within 2km (though active potable surface water is recorded above at 1467m south listed as historic within surface water records).	
	Nearest Surface Water	No surface water features and no Water Network (OS Master Map) within 250m. No. entry on site for WFD Surface water body catchments for the Thames Wallingford to Caversham and Holy Brook rivers.	
	Water Quality Data	Thames Wallingford to Caversham and Holy Brook rivers have an overall moderate rating. On site Groundwater body Berkshire Downs Chalk is recorded as overall poor rating.	
	Flooding	No entries recorded within 50m for risk of flooding from rivers or sea, no historical flood events, no flood defences or areas benefiting from flood defences, and no flood storage areas.No flood zones within 50m. Surface water highest flooding risk on site 1 in 30 year, 0.1m - 0.3m and in 50m – 1 in 30 year, Greater than 1.0m.	

		Highest groundwater flooding risk on site and within 50m – low.
	Discharge Consents	1No. Licensed discharge to controlled waters within 500m - 402m northeast (revoked). No. Licensed pollutant (Part A(2)/B) release within 500m.
	Pollution Incidents	1No. pollution incidents recorded within 500m - the nearest is 345m north - Water impact: Cat. 4 (no impact).
Minerals and Mining	**Coal Report**	The site and surrounding areas are not within a JPB mining area. The site is not within an area which could be affected by past, current or future coal mining.
	Coal Mining Development Risk	No development high risk is associated with the site from coal mining.
	Surface Extractions	15No. entries within 250m for Surface Ground Workings – the nearest is 151m east for cuttings associated with the railway (1900-1989). 7No. Brit pits within 500m - the nearest is 159m northwest for Sand and Gravel.
	Mining Instability / Non-Coal Mining Area	3No. entries for non-coal mining – the nearest is on site for Chalk. Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered. 3No. recorded researched mining within 500m – the nearest is 133m north for Stone. 1No. recorded historical mineral planning areas – 187m east for Sand (1957).
	Ground Cavities and Sinkholes	8No. Natural cavities recorded within 500m – the nearest is 51m north type unknown (Chalk group).
Ground Stability	**Shrinking/Swelling Clay**	Moderate
	Running Sand	Very low
	Compressible Ground	Negligible
	Collapsible Ground	Very low
	Landslide	Very low
	Ground Dissolution	Negligible

Landfill Site	**Registered**	No recent, active or historical landfill records within 500m. No licensed or historic waste sites recorded within 500m. 6No. Waste exemption sites within 500m - the nearest is 247m southwest for use of waste in construction.
	Potential: infilled land	11No. Artificial and Made Ground records within 500m - the nearest is 119m northwest as worked ground (undivided) void.
Radon	Less than 1% no protective measures required.	
Designated Sites	Within 1km: ⇒ SSSI Impact Zones and Units. ⇒ 1No. listed building 204m east (Bath Road Bridge) ⇒ 8No. Priority Habitat Inventory – 2No. recorded on site as deciduous woodland and no main habitat but additional habitats present No other environmental designation records.	
Contemporary Trade Directory	7No. Entries for Recent industrial land uses within 250m: ⇒ 74m S, 102m W, 143m N, 178m SW, 211m SE, 230m E & 233m W – Electricity substation(s).	
Fuel Station Entries	No fuel station entries within 500m.	
Unexploded Bomb Risk (UXO)	Zetica Risk maps presented in Appendix 5 identifies a low risk of UXO.	
Environmental Search (other)	N/A	

Environmental Database Review	
Features on Site	The subject site has a limited potential for contamination, having been occupied by a large residential property, Lexdon, since at least 1881–1882. The main building is centrally located, with secondary structures historically present to the northwest and along the eastern boundary, surrounded by landscaped gardens. The site has remained largely residential, with later use as a hotel. No industrial or high-risk land uses have been recorded on-site, and its layout has changed little over time. Any potential contamination risk is considered low, primarily relating to construction activities and general background concentrations typical of suburban land use.
Potentially Contaminative Features Off-Site (250m)	Offsite potential to onsite migration potential from: Historical: ⇒ 72m southeast Nursery 1910 (no longer shown by 1932) ⇒ 81m south unspecified tank 1960 ⇒ 75m & south electricity substations 1970 – 1986 Current: ⇒ 74m S, 102m W, 143m N, 178m SW, 211m SE, 230m E & 233m W – Electricity substation(s). Other: ⇒ Infilled / Made Ground: 11 records of artificial or made ground within 500 m; nearest 119 m northwest (worked ground / undivided void). ⇒ Surface and mineral workings: 15 surface ground workings within 250 m (railway cuttings, 1900–1989). 7 brickyard pits within 500 m; nearest 159 m northwest (sand & gravel). 3 non-coal mining entries within 500 m (nearest 133 m north – stone). 1 historical mineral planning area 187 m east (sand, 1957).
Implications for Land Contamination Risk	Limited potential sources of contamination have been identified within 100m. These are considered further in the conceptual site model below.

Planning Review	
Planning Portal Records	The site is presented to inform a planning proposal with Reading Borough Council Ref. PL/25/0839 for Change of use from a hotel to day nursery (Use Class E (f)) with associated works, including refuse, cycle and buggy storage (amended).
Part 2A of the Environmental Protection Act (EPA) 1990	No recorded sites determined as Contaminated Land within 500m.
Local Authority Records	Arbtech Consulting Ltd. have not contacted Reading Borough Council. A review of the contaminated land register (Contaminated Land Register) has identified 1No. record for George Street Allotments, George Street, Reading, RG1 7NT c. 1200m to the northeast for Benzo (a) Pyrene. This site is considered to be outside of influencing distance from the subject area. Consultations can be made at Contaminated land - Reading Borough Council

Conceptual Site Model

Overview

A conceptual site model (CSM) is a representation of the characteristics of the site. It shows the possible relationships between contaminants, pathways and receptors. The CSM is used to identify potential contaminants, receptors (e.g., humans, groundwater), and pathways (e.g., inhalation, ingestion).

Overall Site Sensitivity

The preliminary risk assessment has identified limited on-site features with the potential to present land contamination risks. The site has historically been occupied by a large residential property, Lexdon, and more recently as a hotel, with ancillary structures and landscaped gardens. No industrial or high-risk land uses have been recorded on-site, and there is no evidence of significant made ground of concern within the site boundary. Consequently, the potential for contamination within the on-site soils is considered low. An asbestos survey has been carried out and did not identify any asbestos-containing materials (ACMs) on site.

The site is underlain by Lynch Hill Gravel Member (sand and gravel) overlying the Lambeth Group (clay, silt, and sand). Both superficial and bedrock deposits are classified as Secondary A aquifers. There are no Source Protection Zones within 500 m, and no active or historical groundwater abstractions are recorded within 1 km of the site. Within 2 km, the nearest potable abstraction is historical, located 1,256 m north, and the nearest active abstraction is 1,467 m south, abstracting from the Thames Surface Water – Non-Tidal source. Surface water features are absent within 250 m, and flood risk is negligible. These hydrogeological and surface water settings indicate a relatively low sensitivity for controlled waters.

Potential risks to human health are largely associated with general construction activities or landscaping, including potential contact with residual made ground or background soil contaminants typical of suburban land use. As there are no proposed groundworks beyond minor adaptation for nursery use, the likelihood of exposure is low. Off-site potential contaminative sources include historic nursery use 72 m southeast, an unspecified tank 81 m south (1960), and nearby electricity substations; however, these are not considered to present a significant risk to the site due to their historic nature, distance, and type of activity.

Ecological sensitivity on-site is also low. The site comprises landscaped gardens with some deciduous woodland recorded as part of the Priority Habitat Inventory, though no main habitat is present. There are no SSSI designations within 1 km, and the minor adaptation works associated with the change of use are unlikely to impact existing ecological features. Existing trees and landscaping may require minimal protection during works.

Overall, considering the limited on-site contaminative features, low hydrogeological and surface water sensitivity, minimal potential for human exposure, absence of ACMs, and low ecological sensitivity, the site is considered to represent low overall sensitivity to land contamination and ecological impacts for the proposed change of use from a hotel to a day nursery.

Identified potential contamination sources within 100m of the Site are presented in the following table:

Contamination Sources				
Ref.	**Source**	**Location**	**Dates Present**	**Potential Associated Contaminants of Concern**
Source 1	On-Site Potential	Historical residential / ancillary structures	Entire site	General background contaminants typical of residential use; minor made ground or landscaping soils; low risk
Source 2	Off-Site Potential – Historical	Historic nursery 72 m SE, unspecified tank 81 m S, mineral & surface workings 151 m E (railway cuttings), 159 m NW (sand & gravel pit), 133 m N (stone), 187 m E (historical mineral planning area)	1900–1989 (varies)	Potential residual pesticides/herbicides, hydrocarbons, mineral fragments, localised soil disturbance; low risk
Source 3	Off-Site Potential – Current	Electricity substations 74 m S, 102 m W, 143 m N, 178 m SW, 211 m SE, 230 m E, 233 m W	1970–present (some historical)	Oils, PCBs, other electrical equipment residues; generally low risk
Source 4	Other	Infilled / made ground 119 m NW and 10 other locations within 500 m	Undated	Unknown fill materials; potential for minor contamination; low risk

Potential Receptors

Relevant potential receptors are considered to include:

⇒ Construction workers during groundworks.
⇒ Adjacent site users and residents.
⇒ Future site users (residential).
⇒ Secondary A Aquifers.
⇒ The built environment (buildings, infrastructure, utilities).
⇒ Ecology

Potential Pathways

The potential pathways are considered to be:

⇒ Direct contact, ingestion or inhalation of soil bound contaminants / dust during or following
⇒ redevelopment.
⇒ Inhalation of organic vapours associated with contamination.
⇒ Migration of ground gas / vapours into on-site buildings.
⇒ Leaching of contamination into groundwater followed by migration of groundwater to the wider groundwater environment.

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Pollutant Linkage Assessment

Source	Pathway	Receptor	Risk Rating	Justification and any Mitigation	Investigation Required
On-Site Potential – Historical residential / ancillary structures	Direct contact, ingestion or inhalation of residual soil contaminants	Construction workers, future site users	Low	The site has been used historically as a large residential property and more recently as a hotel. No industrial or high-risk land uses have occurred, and no significant made ground is present. Standard construction precautions (gloves, dust control) are sufficient. Minor lawn removal and replacement with type 1 granular material plus membrane cover and astro turf mitigates any minimal risk.	No further investigation required. Standard precautions and mitigation sufficient.
Off-Site Potential – Historical: Historic nursery 72 m SE, unspecified tank 81 m S, mineral & surface workings 151 m E (railway cuttings), 159 m NW (sand & gravel pit), 133 m N (stone), 187 m E (historical mineral planning area)	Migration of soil contamination or leaching through superficial deposits	Construction workers, future site users, Secondary A aquifers	Low	Distances to these historical sources, combined with the nature of activities and over 50–100 years since their operation, render migration or impact highly unlikely. The superficial gravel deposits overlying clayey bedrock further limit potential contaminant transport. Surface landscaping works include membrane and granular cover to further reduce potential contact.	No investigation required; historical sources considered low risk due to distance, age, and intervening soils.
Off-Site Potential – Current: Electricity substations 74 m S, 102 m W, 143 m N, 178 m SW, 211 m SE, 230 m E, 233 m W	Migration of oils, PCBs, or other residues via soil or groundwater	Construction workers, future site users, Secondary A aquifers	Low	Electrical substations are located at sufficient distance to prevent plausible contaminant migration to the site. No evidence of spills or leaks has been reported. Standard landscaping measures (scraping lawn, membrane, granular layer, astro turf) mitigate any hypothetical exposure.	No investigation required; exposure pathway effectively controlled.
Other – Infilled / made ground 119 m NW and 10 other locations within 500 m	Migration via surface runoff or shallow soils	Construction workers, future site users	Low	Made ground off-site is recorded, but distances and nature of fill materials limit any credible risk to the site. On-site lawn removal and replacement with a membrane and granular cover provide an effective barrier, eliminating potential contact or migration into the nursery area.	No investigation required; mitigation provides sufficient control.

Conclusions and Recommendations

Land Contamination Summary	
Uncertainty and Data Gaps	The assessment is based on desk study, historical mapping, aerial imagery, regulatory records, and a site visit. No intrusive investigation has been undertaken, so uncertainties remain regarding the shallow soils beneath landscaped areas. Historical and current site uses are low risk, and an asbestos survey confirmed no ACMs. The proposed change of use involves minimal groundworks, further reducing exposure-related uncertainties.
Soils	The site comprises Lynch Hill Gravel over Lambeth Group bedrock with no made ground recorded. Soil contamination risk is low, limited to general background levels typical of residential gardens. Minor localised fill under lawns or structures will be mitigated by removal or installation of a Type 1 granular layer and membrane beneath astro turf.
Groundwater	Superficial and bedrock deposits are Secondary A aquifers. No Source Protection Zones exist within 500 m, and the nearest potable abstractions are 1,256 m (historical) and 1,467 m (active, Thames Surface Water – Non-Tidal). No surface water features exist within 250 m, and flood risk is negligible. Hydrogeological sensitivity is low, and potential off-site sources are too distant to pose a credible risk.
Ground Gas	No on-site infilled land, waste disposal, or gas-generating materials are present. Limited off-site made ground and infilled areas exist but are located >100 m away, precluding significant gas migration. No elevated methane or carbon dioxide has been reported, particularly given the long-standing presence of the building. Ground gas risk is therefore considered negligible for the proposed nursery use.
Volatile Organic Vapours	Historical and current site uses are low risk, with no petroleum storage, fuel stations, or chemical industrial processes on or adjacent to the site. Off-site sources such as electricity substations are located at sufficient distances and present minimal risk of vapour migration. Given the absence of significant on-site sources, the low permeability of the bedrock, and the minor groundworks proposed, the risk from volatile organic vapours is considered negligible.
Potential Contaminated Land Development Risks	Overall, the site presents a low potential risk with respect to land contamination for the proposed change of use from hotel to day nursery. Potential risks to construction workers or future site users are limited and can be effectively mitigated through standard construction precautions, minor lawn removal, and installation of a Type 1 granular material and membrane layer beneath the astro turf. No further investigation is considered necessary. Off-site historical sources, including the former nursery, tank, and mineral workings, are too distant and attenuated by overlying soils to pose a credible risk to receptors.

Recommendations and Development	
Ground Investigation Recommendations	Based on the preliminary assessment, an intrusive investigation is not considered necessary for the proposed change of use from a hotel to a day nursery. The site has historically been residential with ancillary hotel structures, with no evidence of industrial or high-risk land uses. Shallow soils are expected to be typical of landscaped urban land. Potential risks from off-site historical sources are considered negligible due to distance and attenuation by overlying soils. Mitigation for the minor landscaping works, including removal of existing lawn, installation of a Type 1 granular material and membrane, and placement of astro turf, is considered sufficient to manage any residual low-level contamination or soil contact risks. Standard construction precautions should be employed during any limited ground disturbance. No further ground investigation is required prior to the change of use.
Proposed Change of Use Considerations	The proposed change of use from a hotel to a day nursery involves no significant groundworks. Relevant considerations include: ⇒ Human Health: Residual contamination is limited to general background concentrations typical of historic residential and hotel use. Minor lawn removal and the installation of Type 1 granular material with a membrane beneath the astro turf mitigates any potential contact. ⇒ Controlled Waters: Superficial and bedrock deposits are Secondary A aquifers. No Source Protection Zones are within 500 m, and the minor nature of works means controlled waters are unlikely to be affected. ⇒ Ground Gas and Vapours: No on-site infilled land or gas-generating materials are present, and off-site sources are sufficiently distant. Risks from ground gas or vapours are negligible. ⇒ Ecology: Two areas of deciduous woodland are present on site (Priority Habitat Inventory). No main habitat exists, and the minor adaptation works are unlikely to impact ecological features. Existing trees and landscaping should be minimally protected. Overall, the change of use can proceed safely, with minimal mitigation, and no intrusive investigation is required.

Appendices

Appendix 1: Risk Evaluation

Appendix 2: Site Photographs

Appendix 3: Groundsure Enviro + Geo Insight

Appendix 4: Historical Map Selection

Appendix 5: Zetica UXO Mapping

Appendix 6: Document Production Record

If you require clarification of the information contained herein, please do not hesitate to contact us via 01244 661170.

Yours Sincerely,

Charlotte Radiven BSc Hons

Geo-Environmental Manager

07842 416623

charlotteradiven@arbtech.co.uk

Appendix 1: Risk Evaluation

PRINCIPLES OF RISK EVALUATION

The risk evaluation methodology presented below is qualitative in nature and is therefore a subjective method. It is based upon guidance presented in CIRIA publication referenced C552, 'Contaminated land risk assessment ~ A guide to good practice', 2001 and involves the classification of the following:

- The magnitude of the potential consequence (severity) of risk occurring
- The magnitude of the probability (likelihood) of the risk occurring
- These are then considered in conjunction to give a risk matrix

Consequence to Receptor Definition Matrix

	Human Health	Controlled Waters	Buildings/Services
Severe Consequence	Acute or chronic permanent impact on human health.	Sensitive controlled water pollution ongoing, or just about to occur.	Catastrophic collapse
Medium Consequence	Chronic permanent impact on human health	Gradual pollution of sensitive controlled water	Degradation of materials
Mild Consequence	Chronic temporary impact on human health	Gradual pollution of non-sensitive controlled water	Damage to building rendering it unsafe.to occupy (e.g. foundation damage resulting in instability).
Minor Consequence	Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc).	Slight discoloration of water	Easily repairable effects of damage to buildings, structures and services, i.e. discoloration of concrete

Probability Definitions

Probability	Definition in Context
Higher	There is a pollution linkage and an event that either appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution. Positive evidence of source, pathway and receptor.
Likely	There is a pollution linkage, and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term. Suspect source, pathway, and receptor
Low Likelihood	There is a pollution linkage, and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place and is less likely in the shorter term.
Unlikely	There is a pollution linkage, but circumstances are such that it is improbable that an event would occur even in the very long term. No evidence of hazard, pathway, and receptor

Standard Risk Matrix

		Consequence/Magnitude of impact			
		Severe	**Medium**	**Mild**	**Minor**
Probability	**High**	Very High	High	Moderate	Moderate/Low
	Likely	High	Moderate	Moderate/low	Low
	Low Likelihood	Moderate	Moderate/low	Low	Very Low
	Unlikely	Moderate/low	Low	Very Low	Very Low

Classified risks and likely action

Significance Level	Definition/Comments
Very High Risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required. Demonstrable contaminated land situation, highest threat & liability level, urgent action recommended.
High Risk	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the longer term. Likely contaminated land situation, risk assessment and action recommended.
Moderate	It is possible that harm could arise to a designated receptor from an identified hazard. However, if is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term. Plausible contaminated land situation, risk assessment and possible action recommended.
Low Risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild. Unlikely contaminated land situation, possible risk assessment and possible action.
Very Low Risk	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe. Negligible risk, no action recommended except vigilance for changes in conditions.

Appendix 2: Site Photographs

Site Walkover Photos

Plate 1: Facing south in the 'rear' garden in the north along the western boundary

Plate 2: Facing south in the 'rear' garden in the north across the centre of the garden to the rear of the main building

Plate 3: From the 'rear' garden to the north from blocked paving patio facing northwest corner

Plate 4: From mid west in 'rear' garden to the north, facing southeast

Plate 5: From north to south across 'rear' garden in the south

Plate 6: From south to northeast at front of property showing hardstanding car park

Plate 7: From southeast of property facing west across car park showing front entrance and hardstanding car park

Plate 8: Adjacent road off site to the eastern boundary oriented north to south (excluded from site area)

Appendix 3: Groundsure Enviro + Geo Insight

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

60 BATH ROAD, READING, RG30 2AY

Order Details

Date: 18/09/2025

Your ref: 60 BATH ROAD, RG30 2AY 44031837

Our Ref: GS-E2X-JDJ-DZ3-4BA

Site Details

Location: 469819 172613

Area: 0.2 ha

Authority: Reading Borough Council ↗

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Summary of findings p. 2 >

Aerial image p. 9 >

OS MasterMap site plan p.14 >

Insight User Guide ↗

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

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	12	43	-
18 >	1.2 >	Historical tanks >	0	0	3	21	-
19 >	1.3 >	Historical energy features >	0	0	11	24	-
20	1.4	Historical petrol stations	0	0	0	0	-
21	1.5	Historical garages	0	0	0	0	-
21	1.6	Historical military land	0	0	0	0	-
Page	**Section**	**Past land use - un-grouped >**	**On site**	**0-50m**	**50-250m**	**250-500m**	**500-2000m**
22 >	2.1 >	Historical industrial land uses >	0	0	16	59	-
25 >	2.2 >	Historical tanks >	0	0	5	30	-
27 >	2.3 >	Historical energy features >	0	0	21	35	-
29	2.4	Historical petrol stations	0	0	0	0	-
29	2.5	Historical garages	0	0	0	0	-
Page	**Section**	**Waste and landfill >**	**On site**	**0-50m**	**50-250m**	**250-500m**	**500-2000m**
30	3.1	Active or recent landfill	0	0	0	0	-
30	3.2	Historical landfill (BGS records)	0	0	0	0	-
31	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
31	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
31	3.5	Historical waste sites	0	0	0	0	-
31	3.6	Licensed waste sites	0	0	0	0	-
31 >	3.7 >	Waste exemptions >	0	0	1	5	-
Page	**Section**	**Current industrial land use >**	**On site**	**0-50m**	**50-250m**	**250-500m**	**500-2000m**
33 >	4.1 >	Recent industrial land uses >	0	0	7	-	-
34	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
34	4.3	Current or recent petrol stations	0	0	0	0	-
34	4.4	Electricity cables	0	0	0	0	-
34	4.5	Gas pipelines	0	0	0	0	-

35	4.6	Sites determined as Contaminated Land	0	0	0	0	-
35	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
35	4.8	Regulated explosive sites	0	0	0	0	-
35	4.9	Hazardous substance storage/usage	0	0	0	0	-
35	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
36	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
36	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
36	4.13	Radioactive Substance Authorisations	0	0	0	0	-
36 >	**4.14 >**	**Licensed Discharges to controlled waters >**	0	0	0	1	-
37	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
37	4.16	Pollutant release to public sewer	0	0	0	0	-
37	4.17	List 1 Dangerous Substances	0	0	0	0	-
37	4.18	List 2 Dangerous Substances	0	0	0	0	-
37 >	**4.19 >**	**Pollution Incidents (EA/NRW) >**	0	0	0	1	-
38	4.20	Pollution inventory substances	0	0	0	0	-
38	4.21	Pollution inventory waste transfers	0	0	0	0	-
38	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
39 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
41 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
43 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
44 >	**5.4 >**	**Groundwater vulnerability- soluble rock risk >**	Identified (within 0m)				
44	5.5	Groundwater vulnerability- local information	None (within 0m)				
45 >	**5.6 >**	**Groundwater abstractions >**	0	0	0	0	46
55 >	**5.7 >**	**Surface water abstractions >**	0	0	0	0	7
57 >	**5.8 >**	**Potable abstractions >**	0	0	0	0	38
65	5.9	Source Protection Zones	0	0	0	0	-
65	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m

66	6.1	Water Network (OS MasterMap)	0	0	0	-	-
66	6.2	Surface water features	0	0	0	-	-
67 >	6.3 >	WFD Surface water body catchments >	2	-	-	-	-
67 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
68 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
69	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
69	7.2	Historical Flood Events	0	0	0	-	-
69	7.3	Flood Defences	0	0	0	-	-
70	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
70	7.5	Flood Storage Areas	0	0	0	-	-
71	7.6	Flood Zone 2	None (within 50m)				
71	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
72 >	8.1 >	Surface water flooding >	1 in 30 year, Greater than 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
74 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
75	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
76	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
76	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
76	10.4	Special Protection Areas (SPA)	0	0	0	0	0
76	10.5	National Nature Reserves (NNR)	0	0	0	0	0
77 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	2
77	10.7	Designated Ancient Woodland	0	0	0	0	0
77	10.8	Biosphere Reserves	0	0	0	0	0
77	10.9	Forest Parks	0	0	0	0	0
78	10.10	Marine Conservation Zones	0	0	0	0	0
78	10.11	Green Belt	0	0	0	0	0

78	10.12	Proposed Ramsar sites	0	0	0	0	0
78	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
78	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
79	10.15	Nitrate Sensitive Areas	0	0	0	0	0
79 >	**10.16 >**	**Nitrate Vulnerable Zones >**	0	0	1	0	1
80 >	**10.17 >**	**SSSI Impact Risk Zones >**	1	-	-	-	-
81	10.18	SSSI Units	0	0	0	0	0
Page	Section	**Visual and cultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
82	11.1	World Heritage Sites	0	0	0	-	-
83	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
83	11.3	National Parks	0	0	0	-	-
83 >	**11.4 >**	**Listed Buildings >**	0	0	1	-	-
84	11.5	Conservation Areas	0	0	0	-	-
84	11.6	Scheduled Ancient Monuments	0	0	0	-	-
84	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	**Agricultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
85 >	**12.1 >**	**Agricultural Land Classification >**	Urban (within 250m)				
86	12.2	Open Access Land	0	0	0	-	-
86	12.3	Tree Felling Licences	0	0	0	-	-
86	12.4	Environmental Stewardship Schemes	0	0	0	-	-
86	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	**Habitat designations >**	On site	0-50m	50-250m	250-500m	500-2000m
87 >	**13.1 >**	**Priority Habitat Inventory >**	1	1	6	-	-
88	13.2	Habitat Networks	0	0	0	-	-
88	13.3	Open Mosaic Habitat	0	0	0	-	-
88	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	**Geology 1:10,000 scale >**	On site	0-50m	50-250m	250-500m	500-2000m
89 >	**14.1 >**	**10k Availability >**	Identified (within 500m)				
90 >	**14.2 >**	**Artificial and made ground (10k) >**	0	0	7	4	-

92 >	14.3 >	Superficial geology (10k) >	1	0	3	2	-
93	14.4	Landslip (10k)	0	0	0	0	-
94 >	14.5 >	Bedrock geology (10k) >	1	0	1	1	-
95	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
96 >	15.1 >	50k Availability >	Identified (within 500m)				
97 >	15.2 >	Artificial and made ground (50k) >	0	0	2	3	-
98	15.3	Artificial ground permeability (50k)	0	0	-	-	-
99 >	15.4 >	Superficial geology (50k) >	1	0	2	0	-
100 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
100	15.6	Landslip (50k)	0	0	0	0	-
100	15.7	Landslip permeability (50k)	None (within 50m)				
101 >	15.8 >	Bedrock geology (50k) >	1	0	0	1	-
102 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
102	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
103 >	16.1 >	BGS Boreholes >	0	1	5	-	-
Page	Section	Natural ground subsidence >					
105 >	17.1 >	Shrink swell clays >	Moderate (within 50m)				
106 >	17.2 >	Running sands >	Very low (within 50m)				
107 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
108 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
109 >	17.5 >	Landslides >	Very low (within 50m)				
110 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
112 >	18.1 >	BritPits >	0	0	2	5	-
114 >	18.2 >	Surface ground workings >	0	0	15	-	-
115	18.3	Underground workings	0	0	0	0	0
115	18.4	Underground mining extents	0	0	0	0	-

116 >	18.5 >	Historical Mineral Planning Areas >	0	0	1	0	-
116 >	18.6 >	Non-coal mining >	1	0	1	0	1
117	18.7	JPB mining areas	None (within 0m)				
117	18.8	The Coal Authority non-coal mining	0	0	0	0	-
117 >	18.9 >	Researched mining >	0	0	2	1	-
117	18.10	Mining record office plans	0	0	0	0	-
118	18.11	BGS mine plans	0	0	0	0	-
118	18.12	Coal mining	None (within 0m)				
118	18.13	Brine areas	None (within 0m)				
118	18.14	Gypsum areas	None (within 0m)				
118	18.15	Tin mining	None (within 0m)				
119	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes >	On site	0-50m	50-250m	250-500m	500-2000m
120 >	19.1 >	Natural cavities >	0	0	6	2	-
121 >	19.2 >	Mining cavities >	0	0	0	2	8
122	19.3	Reported recent incidents	0	0	0	0	-
122	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
123 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
125 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	0	-	-	-
125	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
125	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
126	22.1	Underground railways (London)	0	0	0	-	-
126	22.2	Underground railways (Non-London)	0	0	0	-	-
127	22.3	Railway tunnels	0	0	0	-	-
127	22.4	Historical railway and tunnel features	0	0	0	-	-
127	22.5	Royal Mail tunnels	0	0	0	-	-

127	22.6	Historical railways	0	0	0	-	-
127 >	**22.7 >**	**Railways >**	0	0	4	-	-
128	22.8	Crossrail 2	0	0	0	0	-
128	22.9	HS2	0	0	0	0	-

Recent aerial photograph

Capture Date: 25/06/2023

Site Area: 0.2ha

Recent site history - 2020 aerial photograph

Capture Date: 02/06/2020

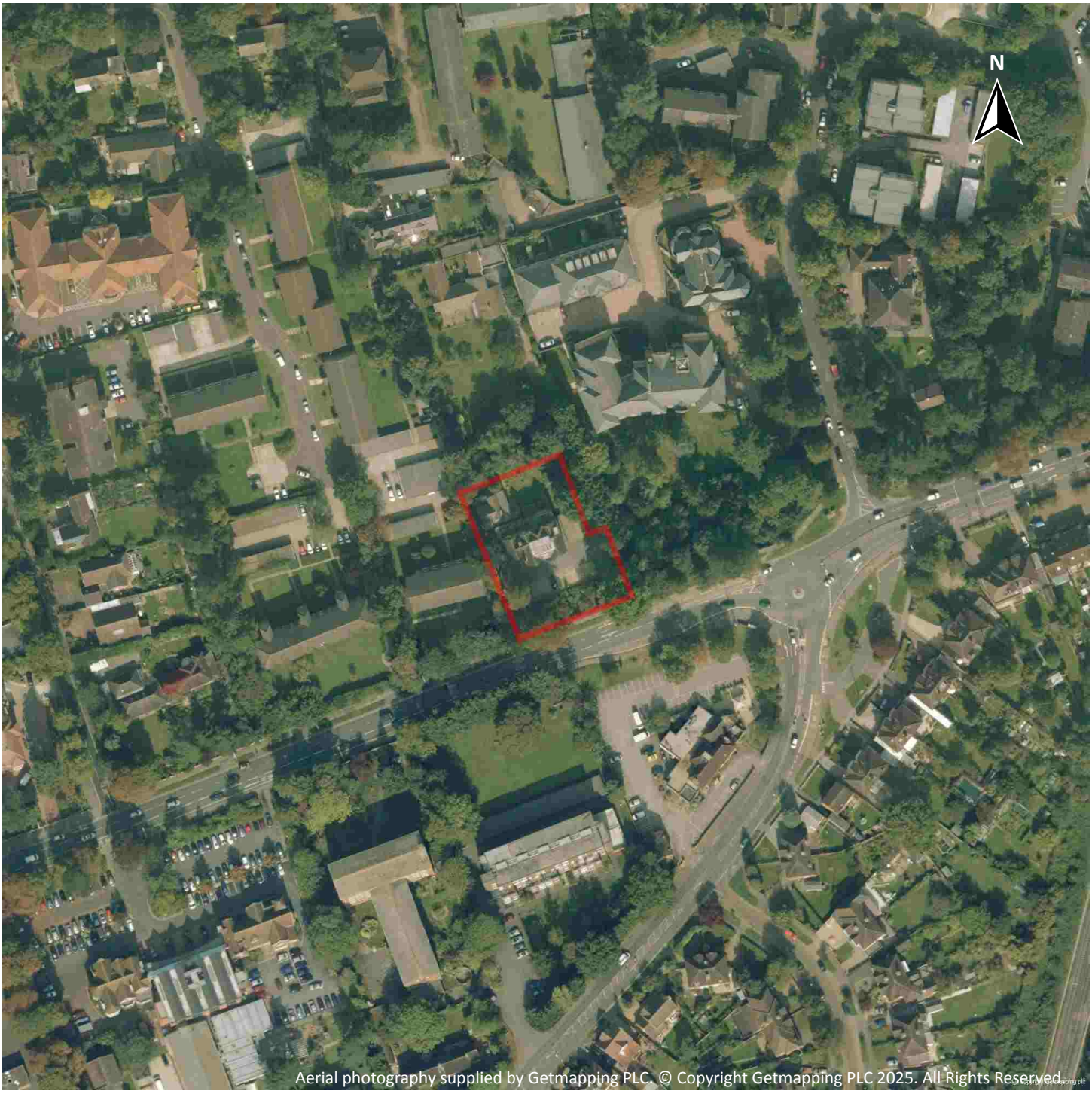
Site Area: 0.2ha

Recent site history - 2015 aerial photograph

Capture Date: 20/04/2015

Site Area: 0.2ha

Recent site history - 2010 aerial photograph



Capture Date: 22/09/2010

Site Area: 0.2ha

Recent site history - 1999 aerial photograph

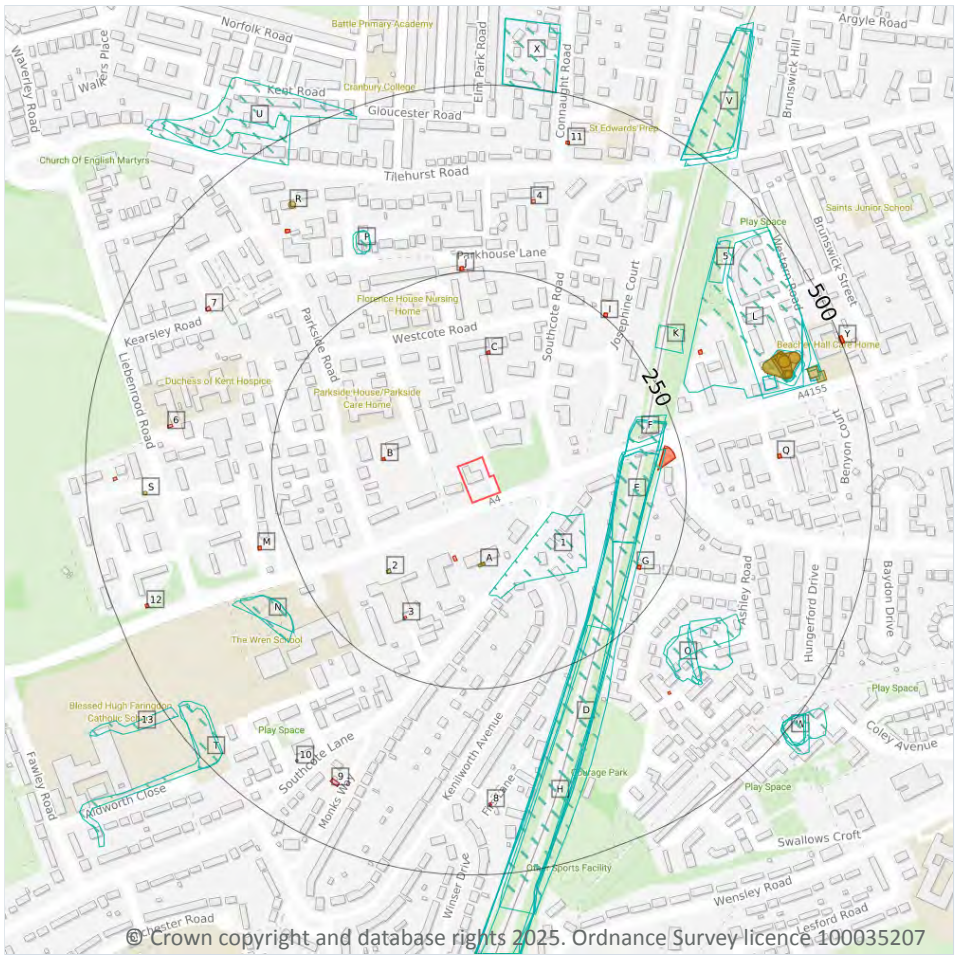
Capture Date: 04/09/1999

Site Area: 0.2ha

OS MasterMap site plan

Site Area: 0.2ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

1.1 Historical industrial land uses

Records within 500m	55

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

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

ID	Location	Land use	Dates present	Group ID
1	72m SE	Nursery	1910	1897808

ID	Location	Land use	Dates present	Group ID
D	151m E	Cuttings	1900	1975666
D	151m E	Cuttings	1932	1951593
D	152m E	Cuttings	1961	1913236
D	152m E	Cuttings	1962	1913237
E	152m E	Cuttings	1973	1933077
E	152m E	Cuttings	1979 - 1994	1974940
D	155m E	Cuttings	1910	1917510
D	155m E	Cuttings	1938	1973049
F	188m E	Cuttings	1962	1998956
H	210m SE	Cuttings	1982 - 1991	1936481
H	214m SE	Cuttings	1976	1989126
K	275m NE	Cuttings	1962	1885509
L	284m NE	Unspecified Commercial/Industrial	1932	1967881
N	288m SW	Unspecified Pit	1932	1987950
N	289m SW	Unspecified Pit	1961	1967455
O	302m SE	Gravel Pit	1932 - 1938	1923611
O	303m SE	Gravel Pit	1962	1949204
O	309m SE	Gravel Pit	1910	1946706
P	311m NW	Unspecified Pit	1938 - 1961	1989495
P	313m NW	Unspecified Pit	1932	1984638
O	357m SE	Unspecified Ground Workings	1962	1880111
L	375m E	Unspecified Commercial/Industrial	1962	1975118
L	382m E	Pumping Station	1989 - 1994	1970270
L	382m E	Pumping Station	1979	1973899
5	385m NE	Unspecified Heap	1962	1895433
L	390m E	Unspecified Tanks	1900 - 1910	1968124
L	392m E	Tanks	1900	1892028
L	406m E	Unspecified Tanks	1938	1959639

ID	Location	Land use	Dates present	Group ID
L	408m NE	Unspecified Tanks	1932	1954037
L	408m E	Unspecified Tanks	1979	1949292
L	408m E	Unspecified Tanks	1989 - 1994	1983246
L	408m E	Unspecified Tanks	1962 - 1973	1992847
L	436m E	Unspecified Ground Workings	1938	1921797
L	443m E	Unspecified Tank	1898	1937562
L	443m E	Unspecified Tank	1938	1989652
L	443m E	Unspecified Tank	1913	1995452
L	443m E	Unspecified Tank	1933 - 1938	1937874
L	444m E	Unspecified Tank	1962	1968717
T	452m SW	Gravel Pit	1932	1939099
T	457m SW	Gravel Pit	1938 - 1961	1943961
U	464m NW	Brick Works	1900	1972326
V	476m NE	Cuttings	1900	1955304
V	480m NE	Cuttings	1910	1926128
V	480m NE	Cuttings	1938 - 1962	1992571
13	488m SW	Unspecified Ground Workings	1976	1880118
V	489m NE	Cuttings	1932	1924123
W	490m SE	Old Gravel Pit	1910	1927077
W	490m SE	Old Gravel Pit	1900	1945283
W	490m SE	Unspecified Pit	1938	1976196
W	490m SE	Unspecified Pit	1932	1952059
W	494m SE	Unspecified Pit	1962	1995762
U	498m NW	Unspecified Ground Workings	1900	1992961
X	499m N	Vine Yard	1961	1983503
X	499m N	Vine Yard	1932	1963005

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	24

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

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

ID	Location	Land use	Dates present	Group ID
A	81m S	Unspecified Tank	1960	328743
A	81m S	Unspecified Tank	1962	332730
2	142m SW	Tanks	1976 - 1995	340940
L	389m E	Tanks	1881	334106
L	389m E	Tanks	1911	339731
L	405m E	Tanks	1932	338819
L	405m NE	Unspecified Tank	1899	343321
L	408m NE	Tanks	-	316632
L	408m NE	Tanks	1969 - 1982	339789
L	408m NE	Tanks	1960	342013
L	408m NE	Unspecified Tank	1961	329767
L	408m NE	Unspecified Tank	1971	339201
L	411m E	Unspecified Tank	1899	330432
L	411m E	Unspecified Tank	1971	329936
L	411m E	Unspecified Tank	1961	339857
R	411m NW	Unspecified Tank	1899 - 1911	330681
L	414m E	Unspecified Tank	1961 - 1971	332709
L	415m NE	Unspecified Tank	1899	336545
10	417m SW	Unspecified Tank	1962	322333
L	417m NE	Unspecified Tank	1971	333263
L	417m NE	Unspecified Tank	1961	343902

ID	Location	Land use	Dates present	Group ID
S	419m W	Unspecified Tank	1911 - 1932	330747
L	426m E	Unspecified Tank	1932	327332
L	444m E	Unspecified Tank	1879 - 1931	331739

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	35

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

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

ID	Location	Land use	Dates present	Group ID
A	75m S	Electricity Substation	1970 - 1986	221422
B	98m W	Electricity Substation	1986	207571
B	98m W	Electricity Substation	-	206699
C	138m N	Electricity Substation	-	206652
C	139m N	Electricity Substation	1970 - 1986	221061
3	177m SW	Electricity Substation	1993 - 1995	224387
G	209m SE	Electricity Substation	1967 - 1972	214491
G	209m SE	Electricity Substation	1993 - 1998	228013
F	214m E	Electricity Substation	1969 - 1982	223138
F	215m E	Electricity Substation	-	206658
I	249m NE	Electricity Substation	-	206653
I	250m NE	Electricity Substation	1986	207367
J	252m N	Electricity Substation	-	206651
J	252m N	Electricity Substation	1986	207366
M	285m W	Electricity Substation	1970 - 1986	232486

ID	Location	Land use	Dates present	Group ID
M	285m W	Electricity Substation	-	206700
K	320m NE	Electricity Substation	-	206655
K	321m NE	Electricity Substation	1969 - 1982	220717
4	348m N	Electricity Substation	1970	207364
O	350m SE	Electricity Substation	1996 - 1998	223428
Q	376m E	Electricity Substation	-	206659
Q	376m E	Electricity Substation	1982	207368
6	387m W	Electricity Substation	1971 - 1995	218922
R	387m NW	Electricity Substation	1986	207570
R	387m NW	Electricity Substation	-	206698
7	393m NW	Electricity Substation	1971 - 1995	225938
8	403m S	Electricity Substation	1976 - 1995	216807
9	415m SW	Electricity Substation	1976 - 1995	216975
11	436m N	Electricity Substation	1974 - 1989	214796
12	455m W	Electricity Substation	1973	207575
S	458m W	Electricity Substation	1995	207563
Y	500m E	Electricity Substation	-	206656
Y	500m E	Electricity Substation	1969	225207
Y	500m E	Electricity Substation	1982	232629
Y	500m E	Electricity Substation	1971	228143

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

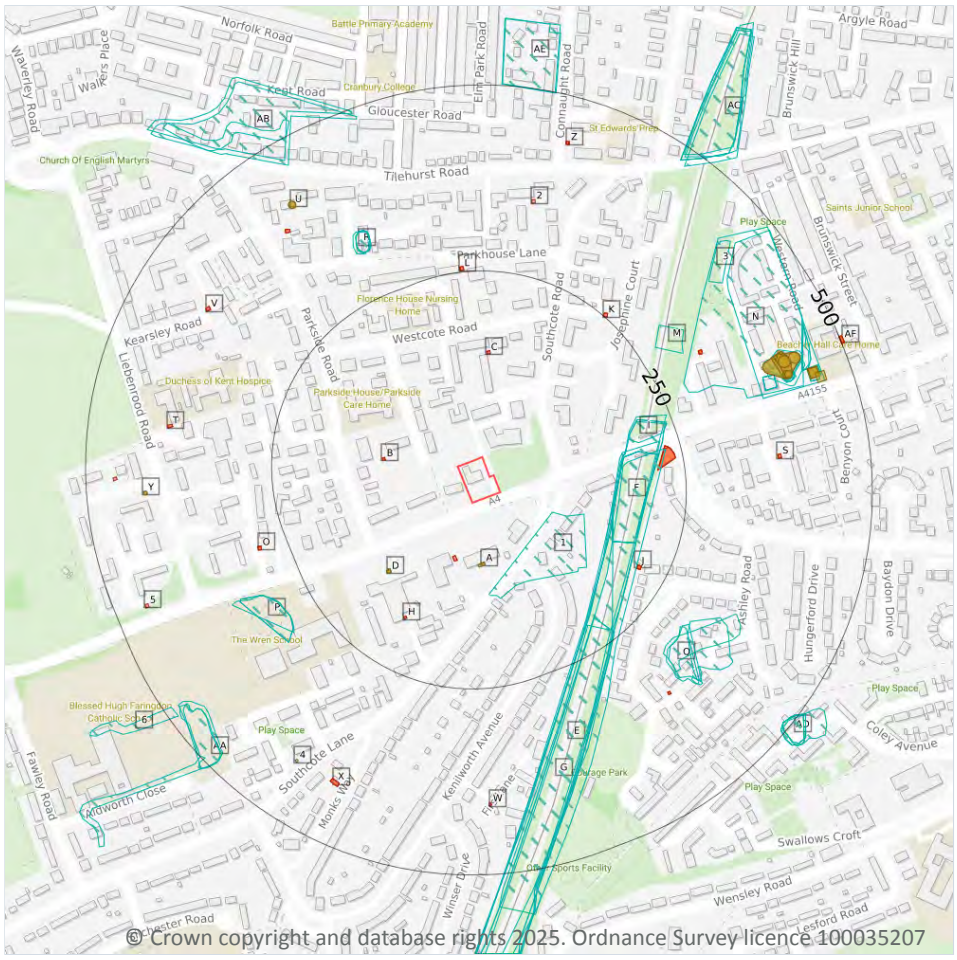
1.6 Historical military land

Records within 500m	0

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

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

2 Past land use - un-grouped



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Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

2.1 Historical industrial land uses

Records within 500m	75

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

Features are displayed on the Past land use - un-grouped map on **page 22 >**

ID	Location	Land Use	Date	Group ID
1	72m SE	Nursery	1910	1897808
E	151m E	Cuttings	1900	1975666
E	151m E	Cuttings	1932	1951593

ID	Location	Land Use	Date	Group ID
F	152m E	Cuttings	1994	1974940
F	152m E	Cuttings	1989	1974940
F	152m E	Cuttings	1979	1974940
F	152m E	Cuttings	1962	1913237
F	152m E	Cuttings	1973	1933077
G	154m E	Cuttings	1961	1913236
E	155m E	Cuttings	1938	1973049
E	155m E	Cuttings	1910	1917510
E	159m E	Cuttings	1900	1975666
I	188m E	Cuttings	1962	1998956
G	210m SE	Cuttings	1991	1936481
G	210m SE	Cuttings	1982	1936481
G	214m SE	Cuttings	1976	1989126
M	275m NE	Cuttings	1962	1885509
N	284m NE	Unspecified Commercial/Industrial	1932	1967881
P	288m SW	Unspecified Pit	1932	1987950
P	288m SW	Unspecified Pit	1932	1987950
P	289m SW	Unspecified Pit	1961	1967455
Q	302m SE	Gravel Pit	1938	1923611
Q	303m SE	Gravel Pit	1962	1949204
Q	303m SE	Gravel Pit	1932	1923611
Q	309m SE	Gravel Pit	1910	1946706
R	311m NW	Unspecified Pit	1938	1989495
R	313m NW	Unspecified Pit	1961	1989495
R	313m NW	Unspecified Pit	1932	1984638
R	313m NW	Unspecified Pit	1932	1984638
Q	357m SE	Unspecified Ground Workings	1962	1880111
N	375m E	Unspecified Commercial/Industrial	1962	1975118

ID	Location	Land Use	Date	Group ID
N	382m E	Pumping Station	1994	1970270
N	382m E	Pumping Station	1989	1970270
N	382m E	Pumping Station	1979	1973899
3	385m NE	Unspecified Heap	1962	1895433
N	390m E	Unspecified Tanks	1900	1968124
N	392m E	Tanks	1900	1892028
N	393m E	Unspecified Tanks	1910	1968124
N	406m E	Unspecified Tanks	1938	1959639
N	408m NE	Unspecified Tanks	1932	1954037
N	408m E	Unspecified Tanks	1994	1983246
N	408m E	Unspecified Tanks	1989	1983246
N	408m E	Unspecified Tanks	1979	1949292
N	408m E	Unspecified Tanks	1962	1992847
N	408m E	Unspecified Tanks	1973	1992847
N	436m E	Unspecified Ground Workings	1938	1921797
N	437m E	Unspecified Ground Workings	1938	1921797
N	437m E	Unspecified Ground Workings	1938	1921797
N	443m E	Unspecified Tank	1938	1989652
N	443m E	Unspecified Tank	1913	1995452
N	443m E	Unspecified Tank	1898	1937562
N	443m E	Unspecified Tank	1933	1937874
N	444m E	Unspecified Tank	1962	1968717
N	445m E	Unspecified Tank	1938	1937874
AA	452m SW	Gravel Pit	1932	1939099
AA	457m SW	Gravel Pit	1938	1943961
AA	458m SW	Gravel Pit	1961	1943961
AB	464m NW	Brick Works	1900	1972326
AB	472m NW	Brick Works	1900	1972326

ID	Location	Land Use	Date	Group ID
AC	476m NE	Cuttings	1900	1955304
AC	480m NE	Cuttings	1938	1992571
AC	480m NE	Cuttings	1910	1926128
AC	480m NE	Cuttings	1900	1955304
AC	487m NE	Cuttings	1962	1992571
6	488m SW	Unspecified Ground Workings	1976	1880118
AC	489m NE	Cuttings	1932	1924123
AD	490m SE	Unspecified Pit	1938	1976196
AD	490m SE	Old Gravel Pit	1910	1927077
AD	490m SE	Old Gravel Pit	1900	1945283
AD	490m SE	Unspecified Pit	1932	1952059
AD	490m SE	Unspecified Pit	1932	1952059
AD	494m SE	Unspecified Pit	1962	1995762
AB	498m NW	Unspecified Ground Workings	1900	1992961
AE	499m N	Vine Yard	1961	1983503
AE	499m N	Vine Yard	1932	1963005

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**35**

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

Features are displayed on the Past land use - un-grouped map on **page 22 >**

ID	Location	Land Use	Date	Group ID
A	81m S	Unspecified Tank	1960	328743
A	81m S	Unspecified Tank	1962	332730
D	142m SW	Tanks	1976	340940
D	142m SW	Tanks	1995	340940

ID	Location	Land Use	Date	Group ID
D	142m SW	Tanks	1993	340940
N	389m E	Tanks	1881	334106
N	389m E	Tanks	1911	339731
N	405m E	Tanks	1932	338819
N	405m NE	Unspecified Tank	1899	343321
N	408m NE	Tanks	-	316632
N	408m NE	Tanks	1960	342013
N	408m NE	Tanks	1982	339789
N	408m NE	Tanks	1969	339789
N	408m NE	Unspecified Tank	1961	329767
N	408m NE	Unspecified Tank	1971	339201
N	411m E	Unspecified Tank	1899	330432
N	411m E	Unspecified Tank	1961	339857
N	411m E	Unspecified Tank	1971	329936
U	411m NW	Unspecified Tank	1899	330681
U	411m NW	Unspecified Tank	1911	330681
N	414m E	Unspecified Tank	1961	332709
N	414m E	Unspecified Tank	1971	332709
N	415m NE	Unspecified Tank	1899	336545
4	417m SW	Unspecified Tank	1962	322333
N	417m NE	Unspecified Tank	1961	343902
N	417m NE	Unspecified Tank	1971	333263
Y	419m W	Unspecified Tank	1911	330747
Y	419m W	Unspecified Tank	1932	330747
N	426m E	Unspecified Tank	1932	327332
N	444m E	Unspecified Tank	1879	331739
N	444m E	Unspecified Tank	1879	331739
N	444m E	Unspecified Tank	1900	331739

ID	Location	Land Use	Date	Group ID
N	444m E	Unspecified Tank	1912	331739
N	444m E	Unspecified Tank	1931	331739
N	452m E	Unspecified Tank	1879	331739

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	56

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

Features are displayed on the Past land use - un-grouped map on **page 22 >**

ID	Location	Land Use	Date	Group ID
A	75m S	Electricity Substation	1970	221422
A	75m S	Electricity Substation	1986	221422
B	98m W	Electricity Substation	1986	207571
B	98m W	Electricity Substation	-	206699
C	138m N	Electricity Substation	-	206652
C	139m N	Electricity Substation	1970	221061
C	139m N	Electricity Substation	1986	221061
H	177m SW	Electricity Substation	1993	224387
H	177m SW	Electricity Substation	1995	224387
J	209m SE	Electricity Substation	1971	214491
J	209m SE	Electricity Substation	1996	228013
J	209m SE	Electricity Substation	1998	228013
J	209m SE	Electricity Substation	1972	214491
J	209m SE	Electricity Substation	1967	214491
J	209m SE	Electricity Substation	1993	228013
J	209m SE	Electricity Substation	1993	228013
I	214m E	Electricity Substation	1971	223138

ID	Location	Land Use	Date	Group ID
I	214m E	Electricity Substation	1982	223138
I	214m E	Electricity Substation	1969	223138
I	215m E	Electricity Substation	-	206658
K	249m NE	Electricity Substation	-	206653
K	250m NE	Electricity Substation	1986	207367
L	252m N	Electricity Substation	-	206651
L	252m N	Electricity Substation	1986	207366
O	285m W	Electricity Substation	1970	232486
O	285m W	Electricity Substation	1986	232486
O	285m W	Electricity Substation	-	206700
M	320m NE	Electricity Substation	-	206655
M	321m NE	Electricity Substation	1982	220717
M	321m NE	Electricity Substation	1969	220717
M	321m NE	Electricity Substation	1971	220717
2	348m N	Electricity Substation	1970	207364
Q	350m SE	Electricity Substation	1996	223428
Q	350m SE	Electricity Substation	1998	223428
S	376m E	Electricity Substation	-	206659
S	376m E	Electricity Substation	1982	207368
T	387m W	Electricity Substation	1995	218922
T	387m W	Electricity Substation	1971	218922
U	387m NW	Electricity Substation	1986	207570
U	387m NW	Electricity Substation	-	206698
V	393m NW	Electricity Substation	1995	225938
V	394m NW	Electricity Substation	1971	225938
W	403m S	Electricity Substation	1993	216807
W	403m S	Electricity Substation	1995	216807
W	404m S	Electricity Substation	1976	216807

ID	Location	Land Use	Date	Group ID
X	415m SW	Electricity Substation	1993	216975
X	415m SW	Electricity Substation	1995	216975
X	416m SW	Electricity Substation	1976	216975
Z	436m N	Electricity Substation	1974	214796
Z	436m N	Electricity Substation	1989	214796
5	455m W	Electricity Substation	1973	207575
Y	458m W	Electricity Substation	1995	207563
AF	500m E	Electricity Substation	-	206656
AF	500m E	Electricity Substation	1982	232629
AF	500m E	Electricity Substation	1969	225207
AF	500m E	Electricity Substation	1971	228143

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill

Site Outline

Search buffers in metres (m)

Waste exemptions

3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

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

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

3.5 Historical waste sites

Records within 500m	0

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

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

3.6 Licensed waste sites

Records within 500m	0

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

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

3.7 Waste exemptions

Records within 500m	6

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

Features are displayed on the Waste and landfill map on **page 30 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	247m SW	61-63, Bath Road, Reading, Rg30 2bb	WEX080995	Using waste exemption	Not on a farm	Use of waste in construction

ID	Location	Site	Reference	Category	Sub-Category	Description
2	292m SE	Courage Park, Edenham Crescent, Reading, Rg1 6hu	WEX087657	Using waste exemption	Not on a farm	Use of waste in construction
A	337m W	Duchess Of Kent Hospice, 22 Liebenrood Road, Reading, Rg30 2dx	WEX046000	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	338m W	22 Liebenrood Road Reading Rg30 2dx	EPR/WF0135LX/A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal
B	349m W	Duchess Of Kent Hospice, 22, Liebenrood Road, Reading, Rg30 2dx	WEX331774	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	349m W	Duchess Of Kent Hospice, 22, Liebenrood Road, Reading, Rg30 2dx	WEX206674	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

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

4 Current industrial land use

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Site Outline

Search buffers in metres (m)

Recent industrial land uses

Licensed Discharges to controlled waters

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	7

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 33 >**

ID	Location	Company	Address	Activity	Category
1	74m S	Electricity Sub Station	Berkshire, RG30	Electrical Features	Infrastructure and Facilities
2	102m W	Electricity Sub Station	Berkshire, RG30	Electrical Features	Infrastructure and Facilities
3	143m N	Electricity Sub Station	Berkshire, RG30	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
4	178m SW	Electricity Sub Station	Berkshire, RG30	Electrical Features	Infrastructure and Facilities
5	211m SE	Electricity Sub Station	Berkshire, RG1	Electrical Features	Infrastructure and Facilities
6	230m E	Electricity Sub Station	Berkshire, RG1	Electrical Features	Infrastructure and Facilities
7	233m W	Electricity Sub Station	Berkshire, RG30	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 National Geographic Database (NGD) - Current or recent tanks

Records within 250m	0

Current or recent tanks identified from the Ordnance Survey NGD.

This data is sourced from Ordnance Survey.

4.3 Current or recent petrol stations

Records within 500m	0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

Records within 500m	0

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

This data is sourced from Local Authority records.

4.7 Control of Major Accident Hazards (COMAH)

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.8 Regulated explosive sites

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.9 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.10 Historical licensed industrial activities (IPC)

Records within 500m	0

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

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

4.11 Licensed industrial activities (Part A(1))

Records within 500m	0

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

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

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

Records within 500m	0

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

This data is sourced from Local Authority records.

4.13 Radioactive Substance Authorisations

Records within 500m	0

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

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

4.14 Licensed Discharges to controlled waters

Records within 500m	1

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

Features are displayed on the Current industrial land use map on **page 33 >**

ID	Location	Address	Details	
9	402m NE	Bath Road, Bath Road	Effluent Type: TRADE DISCHARGES - UNSPECIFIED Permit Number: TEMP.0019 Permit Version: 1 Receiving Water: RIVER KENNET	Status: REVOKED - UNSPECIFIED Issue date: 15/09/1989 Effective Date: 15/09/1989 Revocation Date: 05/10/2000

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

4.15 Pollutant release to surface waters (Red List)

Records within 500m	0

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

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

4.16 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

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

4.17 List 1 Dangerous Substances

Records within 500m	0

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

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

4.18 List 2 Dangerous Substances

Records within 500m	0

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

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

4.19 Pollution Incidents (EA/NRW)

Records within 500m	1

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

Features are displayed on the Current industrial land use map on **page 33 >**

ID	Location	Details	
8	345m N	Incident Date: 16/05/2002 Incident Identification: 79032 Pollutant: Oils and Fuel Pollutant Description: Other Oil or Fuel	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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

4.20 Pollution inventory substances

Records within 500m	0

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

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

4.21 Pollution inventory waste transfers

Records within 500m	0

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

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

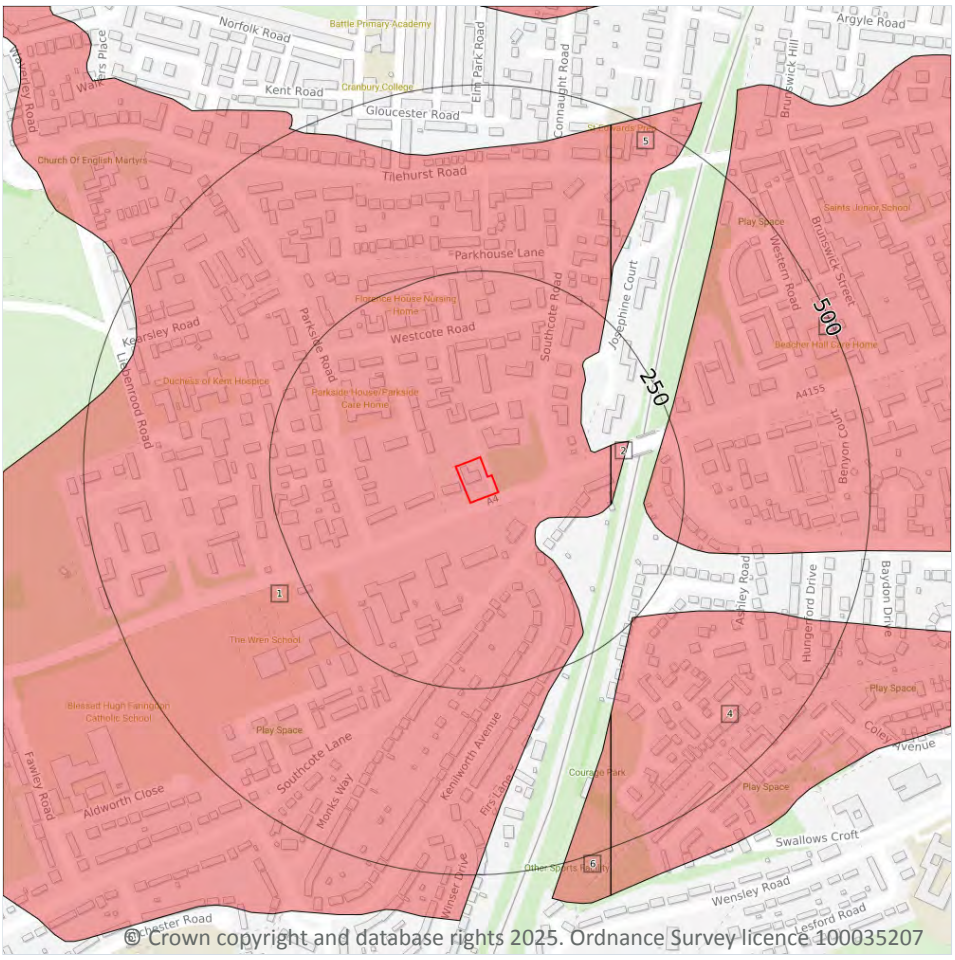
4.22 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



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Site Outline

Search buffers in metres (m)

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

5.1 Superficial aquifer

Records within 500m	6

Aquifer status of groundwater held within superficial geology.

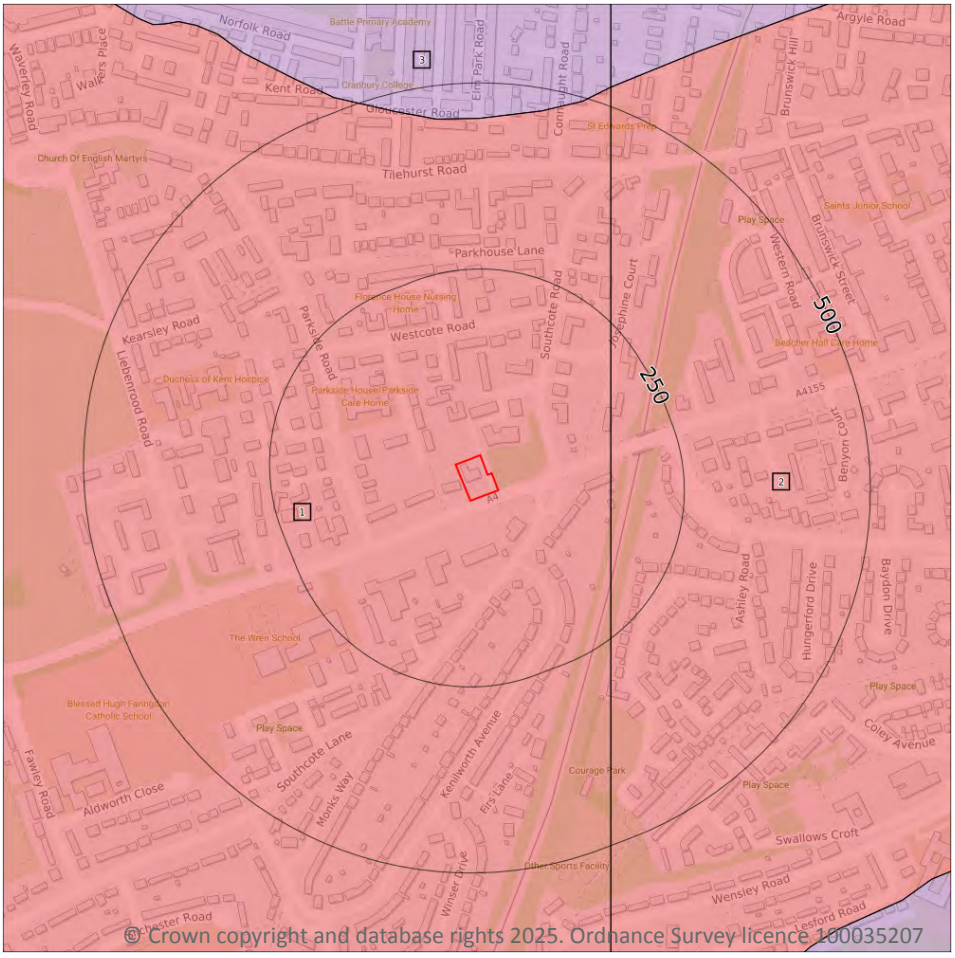
Features are displayed on the Hydrogeology map on **page 39 >**

ID	Location	Designation	Description
1	**On site**	**Secondary A**	**Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers**
2	151m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

ID	Location	Designation	Description
3	196m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	247m 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
5	292m NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
6	334m SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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

Bedrock aquifer



Site Outline

Search buffers in metres (m)

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

5.2 Bedrock aquifer

Records within 500m	3

Aquifer status of groundwater held within bedrock geology.

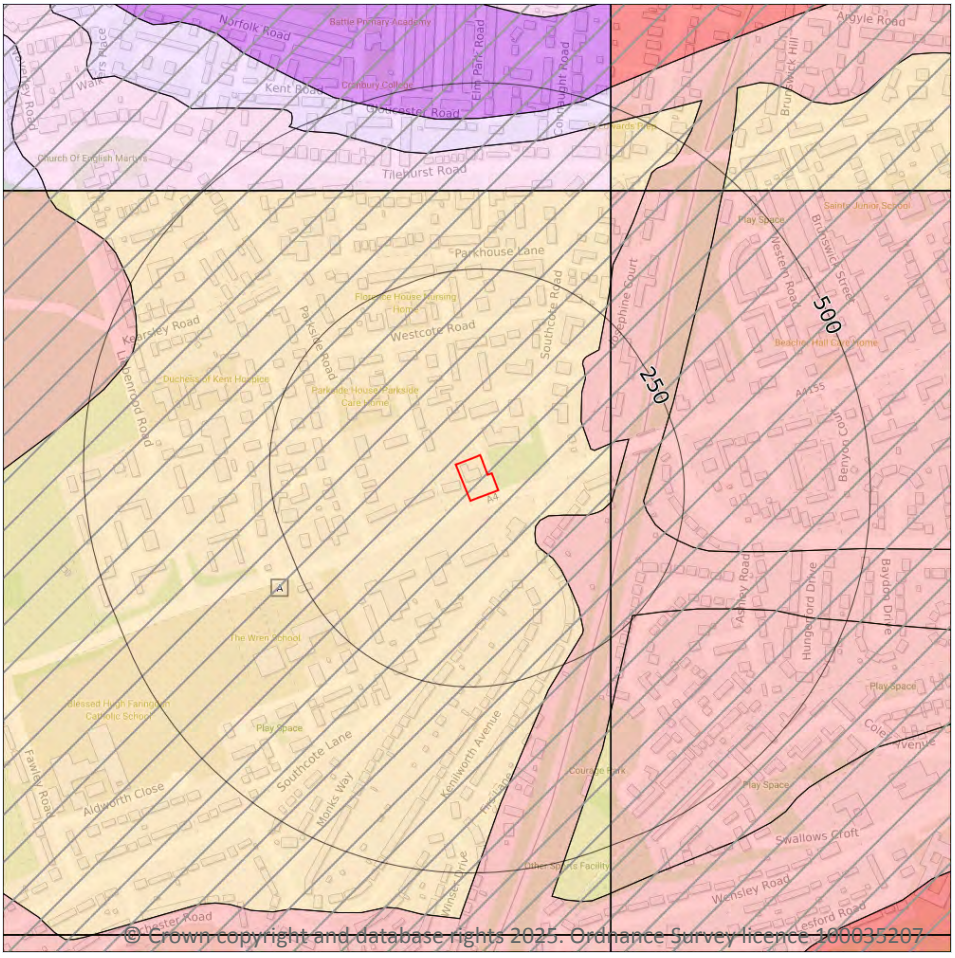
Features are displayed on the Bedrock aquifer map on **page 41 >**

ID	Location	Designation	Description
1	**On site**	**Secondary A**	**Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers**
2	151m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

ID	Location	Designation	Description
3	452m N	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

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

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

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

Bedrock vulnerability

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

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	1

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

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

Features are displayed on the Groundwater vulnerability map on **page 43 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
A	**On site**	**Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer**	**Leaching class: High Infiltration value: >70% Dilution value: 300-550mm/year**	**Vulnerability: High Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: Medium**	**Vulnerability: High Aquifer type: Secondary Flow mechanism: Mixed**

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	**1**

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

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
A	**Significant soluble rocks are likely to be present. Low possibility of localised subsidence or dissolution-related degradation of bedrock occurring naturally, but may be possible in adverse conditions such as high surface or subsurface water flow.**	**4.0%**

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

5.5 Groundwater vulnerability- local information

Records on site	**0**

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

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

Abstractions and Source Protection Zones

Site Outline

Search buffers in metres (m)

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

5.6 Groundwater abstractions

Records within 2000m	46

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 45 >**

ID	Location	Details	
-	908m S	Status: Historical Licence No: 28/39/22/0266 Details: General use relating to Secondary Category (Medium Loss) Direct Source: THAMES GROUNDWATER Point: RAILTRACK PROPERTY, SOUTHCOTE, READING Data Type: Point Name: NETWORK RAIL INFRASTR LTD Easting: 469600 Northing: 171700	Annual Volume (m^3): 250035 Max Daily Volume (m^3): 909.22 Original Application No: - Original Start Date: 12/12/1966 Expiry Date: - Issue No: 101 Version Start Date: 03/02/2003 Version End Date: -
-	1256m N	Status: Historical Licence No: 28/39/23/0181 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: BATTLE HOSPITAL, OXFORD ROAD, READING Data Type: Point Name: WEST BERKSHIRE HEALTH AUTHORITY Easting: 469800 Northing: 173900	Annual Volume (m^3): 136875 Max Daily Volume (m^3): 400 Original Application No: - Original Start Date: 17/01/1992 Expiry Date: - Issue No: 100 Version Start Date: 07/01/1999 Version End Date: -
-	1467m S	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH E' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470300 Northing: 171200	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1467m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'E' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470300 Northing: 171200	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1467m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH E' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470300 Northing: 171200	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -

ID	Location	Details	
-	1467m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH E' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470300 Northing: 171200	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -
-	1495m S	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH F' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470380 Northing: 171200	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1495m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'F' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470380 Northing: 171200	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1495m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH F' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470380 Northing: 171200	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1495m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH F' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470380 Northing: 171200	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -

ID	Location	Details	
-	1562m NE	Status: Active Licence No: 28/39/23/0128 Details: Process Water Direct Source: THAMES GROUNDWATER Point: CARDIFF ROAD, READING POINT B Data Type: Point Name: HILLIER GROUP OF COMPANIES Easting: 470600 Northing: 174000	Annual Volume (m^3): 6682 Max Daily Volume (m^3): 27.28 Original Application No: WR.A/4547 Original Start Date: 22/01/1975 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	1565m N	Status: Active Licence No: 28/39/23/0128 Details: Process Water Direct Source: THAMES GROUNDWATER Point: CARDIFF ROAD, READING POINT A Data Type: Point Name: HILLIER GROUP OF COMPANIES Easting: 470400 Northing: 174100	Annual Volume (m^3): 6682 Max Daily Volume (m^3): 27.28 Original Application No: WR.A/4547 Original Start Date: 22/01/1975 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	1565m SE	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH G' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470610 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1565m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'G' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470610 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1565m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH G' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470610 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -

ID	Location	Details	
-	1565m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH G' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470610 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -
-	1589m N	Status: Active Licence No: 28/39/23/0070 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: LITTLE JOHN'S FARM, READING (A) Data Type: Point Name: DRAYTON Easting: 469500 Northing: 174200	Annual Volume (m^3): 9819 Max Daily Volume (m^3): 26.82 Original Application No: WR.A/3088 Original Start Date: 09/01/1967 Expiry Date: - Issue No: 100 Version Start Date: 09/01/1967 Version End Date: -
-	1600m SE	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH C' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470680 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1600m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'C' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470680 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1600m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH C' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470680 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -

ID	Location	Details	
-	1600m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH C' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470680 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -
-	1620m NE	Status: Active Licence No: 28/39/23/0042 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: CHEAPSIDE, READING, BERKSHIRE Data Type: Point Name: PRIMARK STORES LIMITED Easting: 471200 Northing: 173500	Annual Volume (m^3): 14933 Max Daily Volume (m^3): 40.91 Original Application No: - Original Start Date: 11/07/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2008 Version End Date: -
-	1674m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'B' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470770 Northing: 171200	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1677m SE	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH H' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470660 Northing: 171130	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1677m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'H' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470660 Northing: 171130	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -

ID	Location	Details	
-	1677m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH H' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470660 Northing: 171130	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1677m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH H' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470660 Northing: 171130	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -
-	1678m N	Status: Active Licence No: 28/39/23/0070 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: LITTLE JOHN'S FARM, READING (E) Data Type: Point Name: DRAYTON Easting: 470100 Northing: 174300	Annual Volume (m^3): 9819 Max Daily Volume (m^3): 26.82 Original Application No: WR.A/3088 Original Start Date: 09/01/1967 Expiry Date: - Issue No: 100 Version Start Date: 09/01/1967 Version End Date: -
-	1691m SE	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH B' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470770 Northing: 171180	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1691m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH B' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470770 Northing: 171180	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -

ID	Location	Details	
-	1691m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH B' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470770 Northing: 171180	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -
-	1719m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'A' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470850 Northing: 171200	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1730m SE	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH A' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470840 Northing: 171180	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1730m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH A' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470840 Northing: 171180	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1730m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH A' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470840 Northing: 171180	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -

ID	Location	Details	
-	1760m N	Status: Active Licence No: 28/39/23/0070 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: LITTLE JOHM'S FARM, READING (B) Data Type: Point Name: DRAYTON Easting: 469700 Northing: 174400	Annual Volume (m^3): 9819 Max Daily Volume (m^3): 26.82 Original Application No: WR.A/3088 Original Start Date: 09/01/1967 Expiry Date: - Issue No: 100 Version Start Date: 09/01/1967 Version End Date: -
-	1760m N	Status: Active Licence No: 28/39/23/0070 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: LITTLE JOHN'S FARM, READING (C) Data Type: Point Name: DRAYTON Easting: 469700 Northing: 174400	Annual Volume (m^3): 9819 Max Daily Volume (m^3): 26.82 Original Application No: WR.A/3088 Original Start Date: 09/01/1967 Expiry Date: - Issue No: 100 Version Start Date: 09/01/1967 Version End Date: -
-	1810m NE	Status: Active Licence No: 28/39/23/0167 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: MEADOW ROAD, READING, BERKSHIRE Data Type: Point Name: MANROSE MANUFACTURING LTD Easting: 470900 Northing: 174100	Annual Volume (m^3): 90920 Max Daily Volume (m^3): 727.4 Original Application No: - Original Start Date: 23/01/1990 Expiry Date: - Issue No: 101 Version Start Date: 30/06/2006 Version End Date: -
-	1810m NE	Status: Active Licence No: 28/39/23/0167 Details: Non-Evaporative Cooling Direct Source: THAMES GROUNDWATER Point: MEADOW ROAD, READING, BERKSHIRE Data Type: Point Name: MANROSE MANUFACTURING LTD Easting: 470900 Northing: 174100	Annual Volume (m^3): 90920 Max Daily Volume (m^3): 727.4 Original Application No: - Original Start Date: 23/01/1990 Expiry Date: - Issue No: 101 Version Start Date: 30/06/2006 Version End Date: -
-	1810m NE	Status: Historical Licence No: 28/39/23/0041 Details: Non-Evaporative Cooling Direct Source: THAMES GROUNDWATER Point: CARDIFF ROAD, READING, BERKSHIRE Data Type: Point Name: COX & WYMAN LTD Easting: 470900 Northing: 174100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 11/07/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/07/1966 Version End Date: -

ID	Location	Details	
-	1810m NE	Status: Historical Licence No: 28/39/23/0041 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: CARDIFF ROAD, READING, BERKSHIRE Data Type: Point Name: COX & WYMAN LTD Easting: 470900 Northing: 174100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 11/07/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/07/1966 Version End Date: -
-	1823m SE	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH D' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470970 Northing: 171160	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1823m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'D' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470970 Northing: 171160	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1823m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH D' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470970 Northing: 171160	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1823m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH D' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470970 Northing: 171160	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -

ID	Location	Details	
-	1975m N	Status: Active Licence No: 28/39/23/0070 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: LITTLE JOHN'S FARM, READING (D) Data Type: Point Name: DRAYTON Easting: 470100 Northing: 174600	Annual Volume (m^3): 9819 Max Daily Volume (m^3): 26.82 Original Application No: WR.A/3088 Original Start Date: 09/01/1967 Expiry Date: - Issue No: 100 Version Start Date: 09/01/1967 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	7

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 45 >**

ID	Location	Details	
-	1467m S	Status: Historical Licence No: 28/39/22/0435 Details: Potable Water Supply - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: FOBNEY WATERWORKS INTAKE Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470300 Northing: 171200	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 05/04/1977 Expiry Date: - Issue No: 100 Version Start Date: 05/04/1977 Version End Date: -
-	1467m S	Status: Historical Licence No: 28/39/22/0435 Details: Potable Water Supply - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: KENNET AND AVON CANAL AT FOBNEY WATERWORKS INTAKE Data Type: Point Name: Thames Water Utilities Ltd Easting: 470300 Northing: 171200	Annual Volume (m^3): 26621933 Max Daily Volume (m^3): 72737.52 Original Application No: S228 Original Start Date: 05/04/1977 Expiry Date: - Issue No: 100 Version Start Date: 05/04/1977 Version End Date: -

ID	Location	Details	
-	1565m S	Status: Historical Licence No: 28/39/22/0527 Details: Fish Farm/Cress Pond Throughflow Direct Source: THAMES SURFACE WATER - NON TIDAL Point: FOBNEY FISH FARM INTAKES Data Type: Line Name: ENVIRONMENT AGENCY Easting: 470420 Northing: 171140	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 11/08/1993 Version End Date: -
-	1565m S	Status: Historical Licence No: 28/39/22/0527 Details: Fish Farm/Cress Pond Throughflow Direct Source: THAMES SURFACE WATER - NON TIDAL Point: KENNET AND AVON CANAL AT FOBNEY FISH FARM INTAKES Data Type: Line Name: ENVIRONMENT AGENCY Easting: 470420 Northing: 171140	Annual Volume (m^3): 2382154 Max Daily Volume (m^3): 12730 Original Application No: - Original Start Date: 11/08/1993 Expiry Date: - Issue No: 100 Version Start Date: 11/08/1993 Version End Date: -
-	1590m SE	Status: Historical Licence No: 28/39/22/0527 Details: Fish Farm/Cress Pond Throughflow Direct Source: THAMES SURFACE WATER - NON TIDAL Point: KENNET AND AVON CANAL AT FOBNEY FISH FARM INTAKES Data Type: Line Name: ENVIRONMENT AGENCY Easting: 470460 Northing: 171130	Annual Volume (m^3): - Max Daily Volume (m^3): 5000 Original Application No: - Original Start Date: 11/08/1993 Expiry Date: 31/03/2011 Issue No: 101 Version Start Date: 10/10/2006 Version End Date: -
-	1827m E	Status: Historical Licence No: 28/39/22/0594 Details: Lake & Pond Throughflow Direct Source: THAMES SURFACE WATER - NON TIDAL Point: THE ORACLE CENTRE, READING Data Type: Point Name: ORACLE SHOPPING CENTRE LTD Easting: 471590 Northing: 173150	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 16/02/2000 Expiry Date: - Issue No: 1 Version Start Date: 16/02/2000 Version End Date: -
-	1827m E	Status: Historical Licence No: 28/39/22/0594 Details: Lake & Pond Throughflow Direct Source: THAMES SURFACE WATER - NON TIDAL Point: ST.GILES STREAM AT THE ORACLE CENTRE, READING Data Type: Point Name: ORACLE SHOPPING CENTRE LTD Easting: 471590 Northing: 173150	Annual Volume (m^3): 737856 Max Daily Volume (m^3): 2016 Original Application No: NPS/WR/033582 Original Start Date: 16/02/2000 Expiry Date: - Issue No: 2 Version Start Date: 09/03/2020 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	38

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 45 >**

ID	Location	Details	
-	1256m N	Status: Historical Licence No: 28/39/23/0181 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: BATTLE HOSPITAL, OXFORD ROAD, READING Data Type: Point Name: WEST BERKSHIRE HEALTH AUTHORITY Easting: 469800 Northing: 173900	Annual Volume (m^3): 136875 Max Daily Volume (m^3): 400 Original Application No: - Original Start Date: 17/01/1992 Expiry Date: - Issue No: 100 Version Start Date: 07/01/1999 Version End Date: -
-	1467m S	Status: Active Licence No: 28/39/22/0435 Details: Potable Water Supply - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: KENNET AND AVON CANAL AT FOBNEY WATERWORKS INTAKE Data Type: Point Name: Thames Water Utilities Ltd Easting: 470300 Northing: 171200	Annual Volume (m^3): 26621933 Max Daily Volume (m^3): 72737.52 Original Application No: S228 Original Start Date: 05/04/1977 Expiry Date: - Issue No: 100 Version Start Date: 05/04/1977 Version End Date: -
-	1467m S	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH E' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470300 Northing: 171200	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -

ID	Location	Details	
-	1467m S	Status: Historical Licence No: 28/39/22/0435 Details: Potable Water Supply - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: FOBNEY WATERWORKS INTAKE Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470300 Northing: 171200	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 05/04/1977 Expiry Date: - Issue No: 100 Version Start Date: 05/04/1977 Version End Date: -
-	1467m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'E' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470300 Northing: 171200	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1467m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH E' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470300 Northing: 171200	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1467m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH E' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470300 Northing: 171200	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -
-	1495m S	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH F' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470380 Northing: 171200	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -

ID	Location	Details	
-	1495m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'F' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470380 Northing: 171200	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1495m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH F' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470380 Northing: 171200	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1495m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH F' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470380 Northing: 171200	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -
-	1565m SE	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH G' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470610 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1565m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'G' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470610 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -

ID	Location	Details	
-	1565m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH G' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470610 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1565m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH G' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470610 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -
-	1600m SE	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH C' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470680 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1600m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'C' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470680 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1600m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH C' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470680 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -

ID	Location	Details	
-	1600m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH C' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470680 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -
-	1620m NE	Status: Active Licence No: 28/39/23/0042 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: CHEAPSIDE, READING, BERKSHIRE Data Type: Point Name: PRIMARK STORES LIMITED Easting: 471200 Northing: 173500	Annual Volume (m^3): 14933 Max Daily Volume (m^3): 40.91 Original Application No: - Original Start Date: 11/07/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2008 Version End Date: -
-	1674m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'B' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470770 Northing: 171200	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1677m SE	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH H' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470660 Northing: 171130	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1677m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'H' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470660 Northing: 171130	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -

ID	Location	Details	
-	1677m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH H' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470660 Northing: 171130	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1677m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH H' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470660 Northing: 171130	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -
-	1691m SE	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH B' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470770 Northing: 171180	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1691m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH B' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470770 Northing: 171180	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1691m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH B' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470770 Northing: 171180	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -

ID	Location	Details	
-	1719m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'A' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470850 Northing: 171200	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1730m SE	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH A' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470840 Northing: 171180	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1730m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH A' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470840 Northing: 171180	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1730m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH A' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470840 Northing: 171180	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -
-	1810m NE	Status: Active Licence No: 28/39/23/0167 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: MEADOW ROAD, READING, BERKSHIRE Data Type: Point Name: MANROSE MANUFACTURING LTD Easting: 470900 Northing: 174100	Annual Volume (m^3): 90920 Max Daily Volume (m^3): 727.4 Original Application No: - Original Start Date: 23/01/1990 Expiry Date: - Issue No: 101 Version Start Date: 30/06/2006 Version End Date: -

ID	Location	Details	
-	1810m NE	Status: Historical Licence No: 28/39/23/0041 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: CARDIFF ROAD, READING, BERKSHIRE Data Type: Point Name: COX & WYMAN LTD Easting: 470900 Northing: 174100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 11/07/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/07/1966 Version End Date: -
-	1823m SE	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH D' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470970 Northing: 171160	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1823m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'D' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470970 Northing: 171160	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1823m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH D' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470970 Northing: 171160	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1823m SE	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH D' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470970 Northing: 171160	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -

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

5.9 Source Protection Zones

Records within 500m	**0**

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m	**0**

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

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

6 Hydrology

Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	0

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	0

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

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	2

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

Features are displayed on the Hydrology map on **page 66 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**River**	**Thames Wallingford to Caversham**	**GB106039030331**	**Chilterns South**	**Thames and Chilterns South**
2	**On site**	**River**	**Holy Brook**	**GB106039023141**	**Kennet**	**Kennet and Trib**

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

6.4 WFD Surface water bodies

Records identified	2

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

Features are displayed on the Hydrology map on **page 66 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	846m SE	River	Holy Brook	GB106039023141 ↗	Moderate	Fail	Moderate	2019
-	2269m N	River	Thames Wallingford to Caversham	GB106039030331 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	1

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

Features are displayed on the Hydrology map on **page 66 >**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
3	**On site**	**Berkshire Downs Chalk**	**GB40601G600900 ↗**	**Poor**	**Poor**	**Poor**	**2019**

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	0

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

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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

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

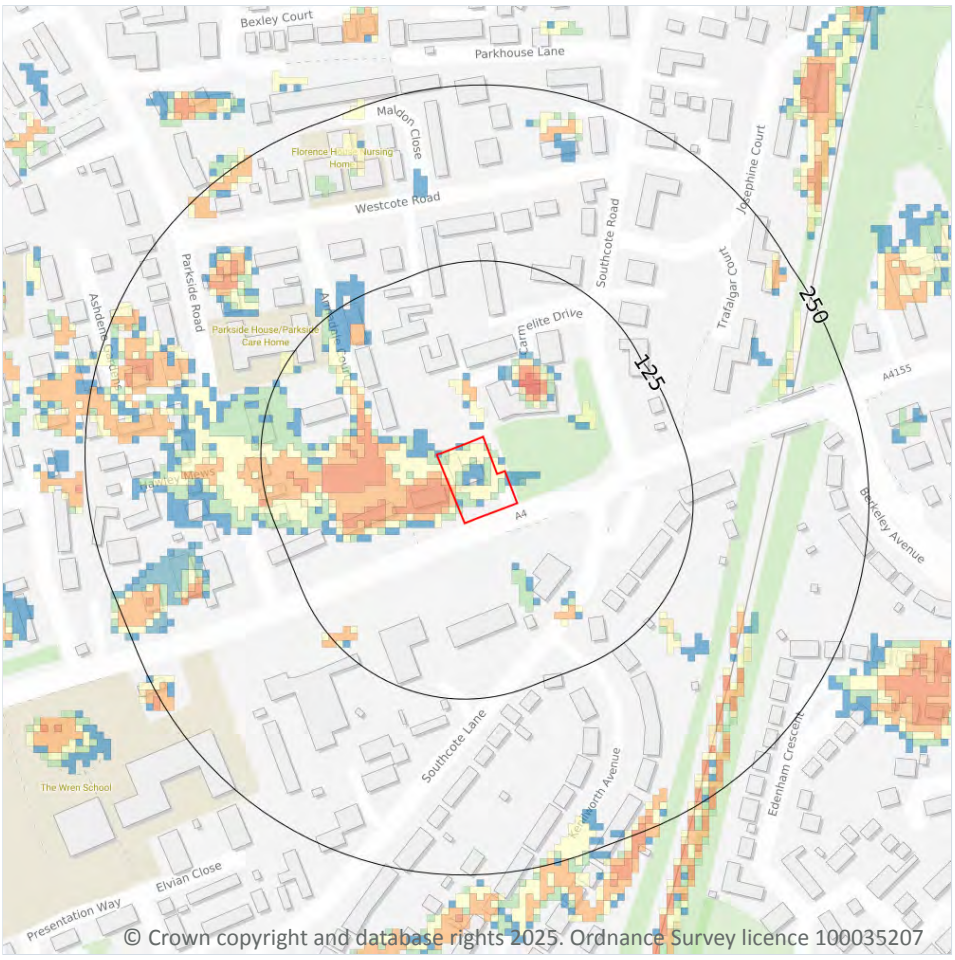
7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding



Site Outline
Search buffers in metres (m)

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

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

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

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

8.1 Surface water flooding

Highest risk on site	**1 in 30 year, 0.1m - 0.3m**
Highest risk within 50m	**1 in 30 year, Greater than 1.0m**

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

Features are displayed on the Surface water flooding map on **page 72 >**

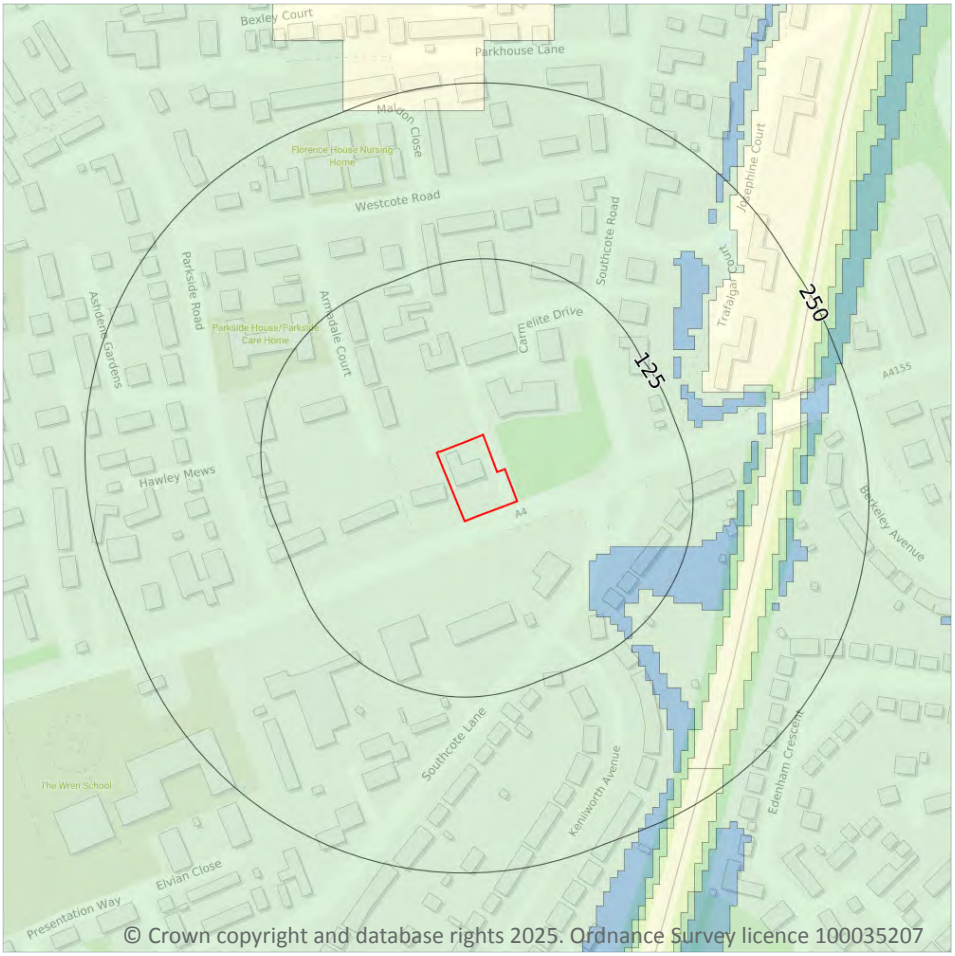
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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

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

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



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Site Outline

Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 Groundwater flooding

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

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

Features are displayed on the Groundwater flooding map on **page 74 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations

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Site Outline

Search buffers in metres (m)

Local Nature Reserves (LNR)

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	2

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

Features are displayed on the Environmental designations map on **page 75 >**

ID	Location	Name	Data source
1	1269m W	Lousehill Copse	Natural England
-	1501m W	Lousehill Copse	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m	0

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

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	0

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

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m	2

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

Location	Name	Type	NVZ ID	Status
155m N	Thames Wallingford to Caversham NVZ	Surface Water	481	Existing
1913m SE	Foudry Brook (West End Brook to M4) NVZ	Surface Water	459	Existing

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

SSSI Impact Zones and Units

Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

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

10.17 SSSI Impact Risk Zones

Records on site	1

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

Features are displayed on the SSSI Impact Zones and Units map on **page 80 >**

ID	Location	Type of developments requiring consultation
1	**On site**	**https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0000000630000&notes=&location=470365,174453%20(IRZ%20polygon%20centre)**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0

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

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

11 Visual and cultural designations

Site Outline

Search buffers in metres (m)

- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	1

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

Features are displayed on the Visual and cultural designations map on **page 82 >**

ID	Location	Name	Grade	Reference Number	Listed date
1	204m E	Bath Road Bridge (Bke3729)	II	1409263	17/07/2012

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

11.5 Conservation Areas

Records within 250m	0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

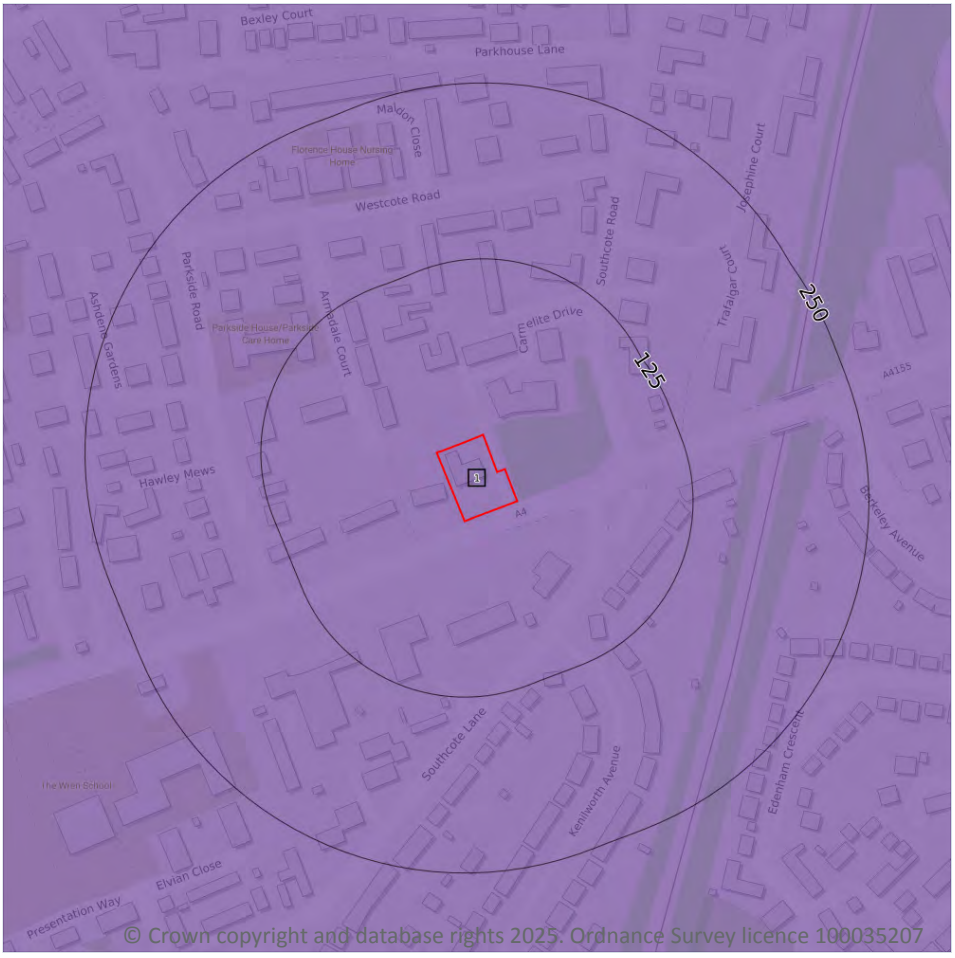
11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

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

12.1 Agricultural Land Classification

Records within 250m	1

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

Features are displayed on the Agricultural designations map on **page 85 >**

ID	Location	Classification	Description
1	**On site**	**Urban**	**Non-agricultural/no quality assigned**

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations

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Site Outline

Search buffers in metres (m)

Priority Habitat Inventory
Open Mosaic Habitat
Limestone Pavement Orders

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

13.1 Priority Habitat Inventory

Records within 250m	8

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

Features are displayed on the Habitat designations map on **page 87 >**

ID	Location	Main Habitat	Other habitats
1	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
2	**On site**	**No main habitat but additional habitats present**	**Main habitat: DWOOD (INV > 50%)**
3	90m E	No main habitat but additional habitats present	Main habitat: DWOOD (INV > 50%)
4	127m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

ID	Location	Main Habitat	Other habitats
5	138m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	207m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	215m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	216m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

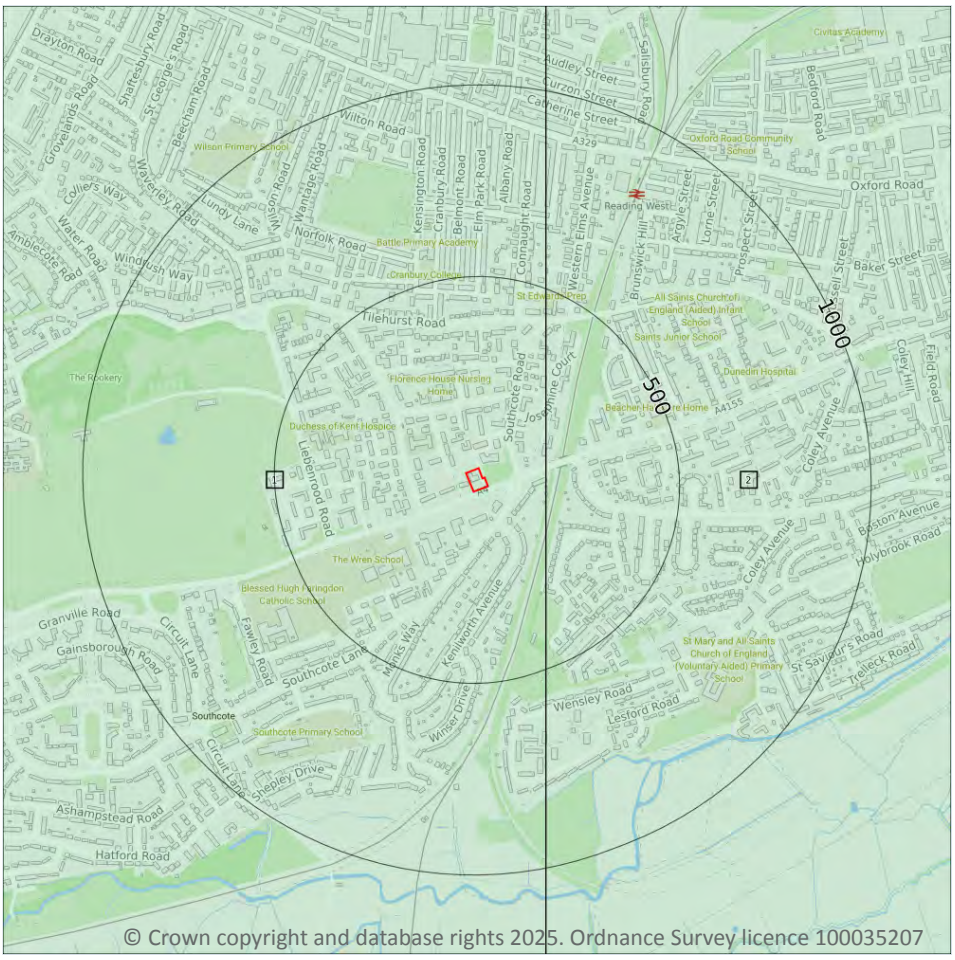
13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m	2

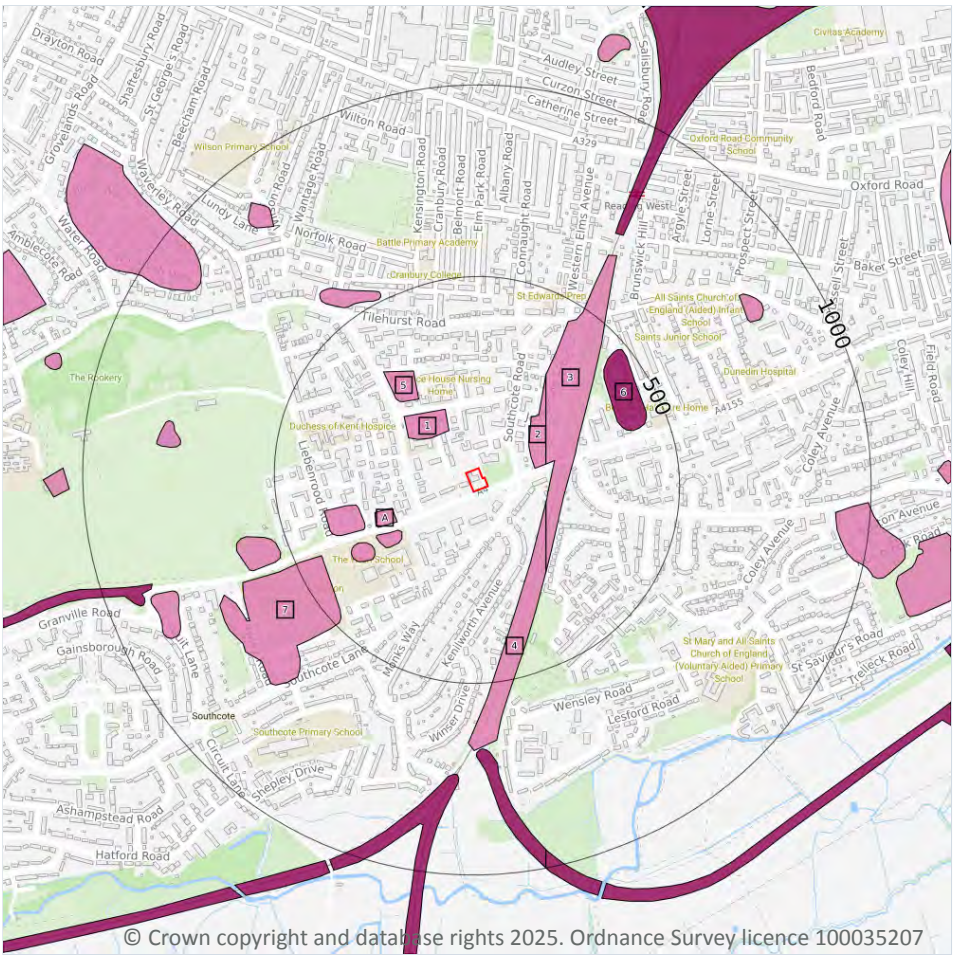
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 89 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**SU67SE**
2	151m E	Full	Full	Full	No coverage	SU77SW

This data is sourced from the British Geological Survey.

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



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Site Outline

Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m	11

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

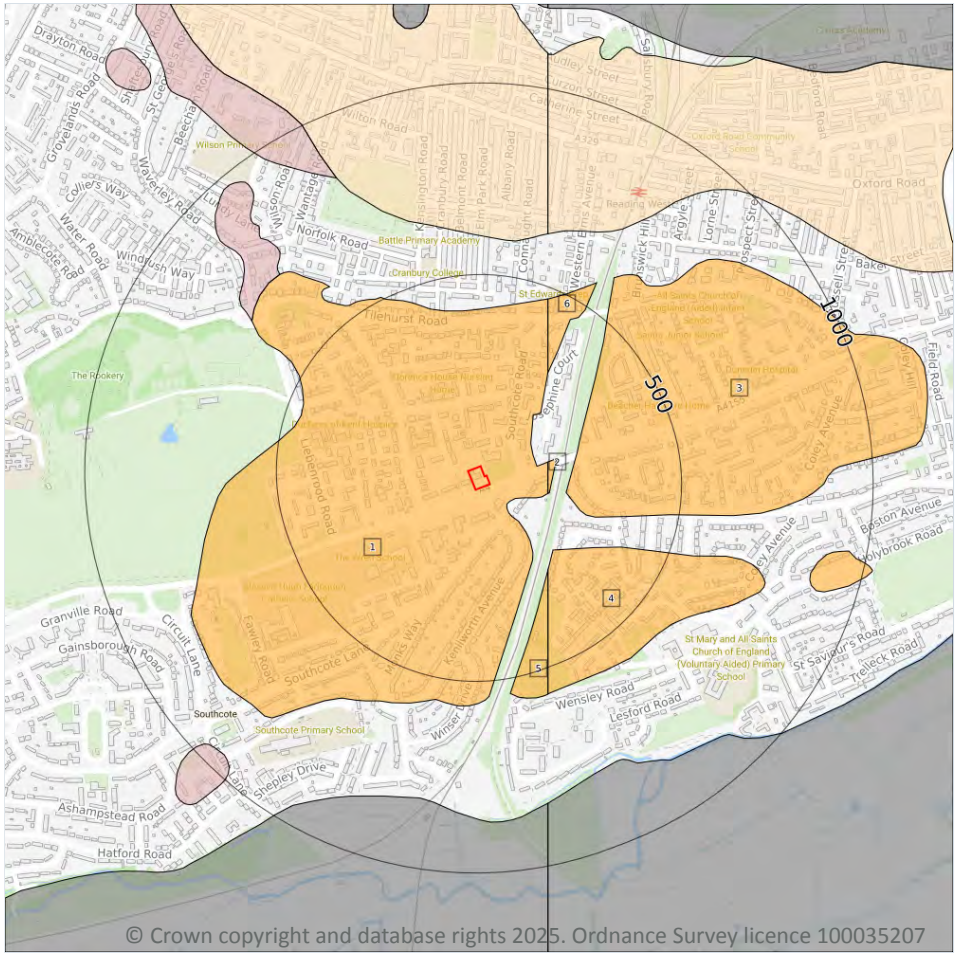
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 90 >**

ID	Location	LEX Code	Description	Rock description
1	119m NW	WGR-VOID	Worked Ground (Undivided)	Void
2	131m E	WGR-VOID	Worked Ground (Undivided)	Void
3	157m E	WGR-VOID	Worked Ground (Undivided)	Void
4	157m E	WGR-VOID	Worked Ground (Undivided)	Void

ID	Location	LEX Code	Description	Rock description
A	214m W	WGR-VOID	Worked Ground (Undivided)	Void
A	214m SW	WGR-VOID	Worked Ground (Undivided)	Void
5	229m NW	WGR-VOID	Worked Ground (Undivided)	Void
A	294m W	WGR-VOID	Worked Ground (Undivided)	Void
A	299m SW	WGR-VOID	Worked Ground (Undivided)	Void
6	376m NE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
7	430m SW	WGR-VOID	Worked Ground (Undivided)	Void

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m	6

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 92 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**LHGR-XSV**	**Lynch Hill Gravel Member - Sand And Gravel**	**Sand And Gravel**
2	151m E	LHGR-XSV	Lynch Hill Gravel Member - Sand And Gravel	Sand And Gravel
3	200m E	LHGR-XSV	Lynch Hill Gravel Member - Sand And Gravel	Sand And Gravel
4	238m SE	LHGR-XSV	Lynch Hill Gravel Member - Sand And Gravel	Sand And Gravel

ID	Location	LEX Code	Description	Rock description
5	270m SE	LHGR-XSV	Lynch Hill Gravel Member - Sand And Gravel	Sand And Gravel
6	300m NE	LHGR-XSV	Lynch Hill Gravel Member - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.

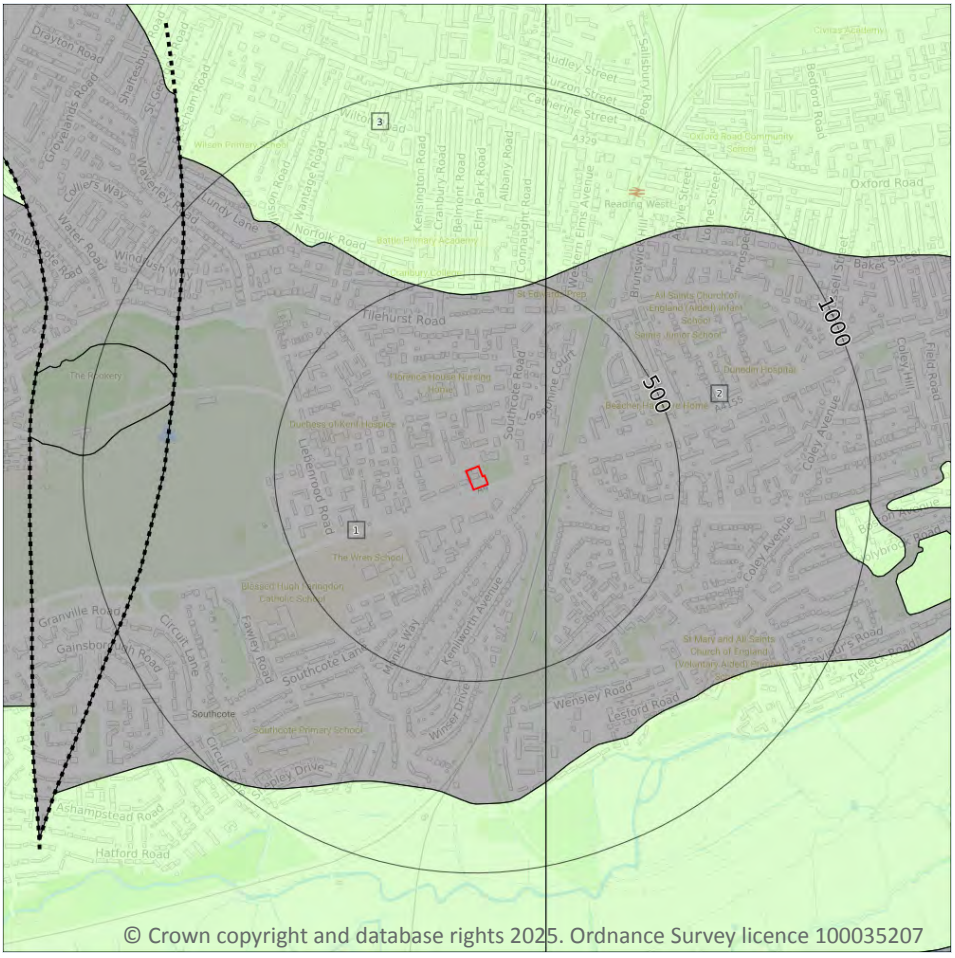
14.4 Landslip (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



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Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m	3

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 94 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**LMBE-CLSISA**	**Lambeth Group - Clay, Silt And Sand**	**Paleocene Epoch**
2	151m E	LMBE-CLSISA	Lambeth Group - Clay, Silt And Sand	Paleocene Epoch

ID	Location	LEX Code	Description	Rock age
3	449m N	LSNCK-CHLK	Lewes Nodular Chalk Formation, Seaford Chalk Formation And Newhaven Chalk Formation (undifferentiated) - Chalk	Campanian Age - Turonian Age

This data is sourced from the British Geological Survey.

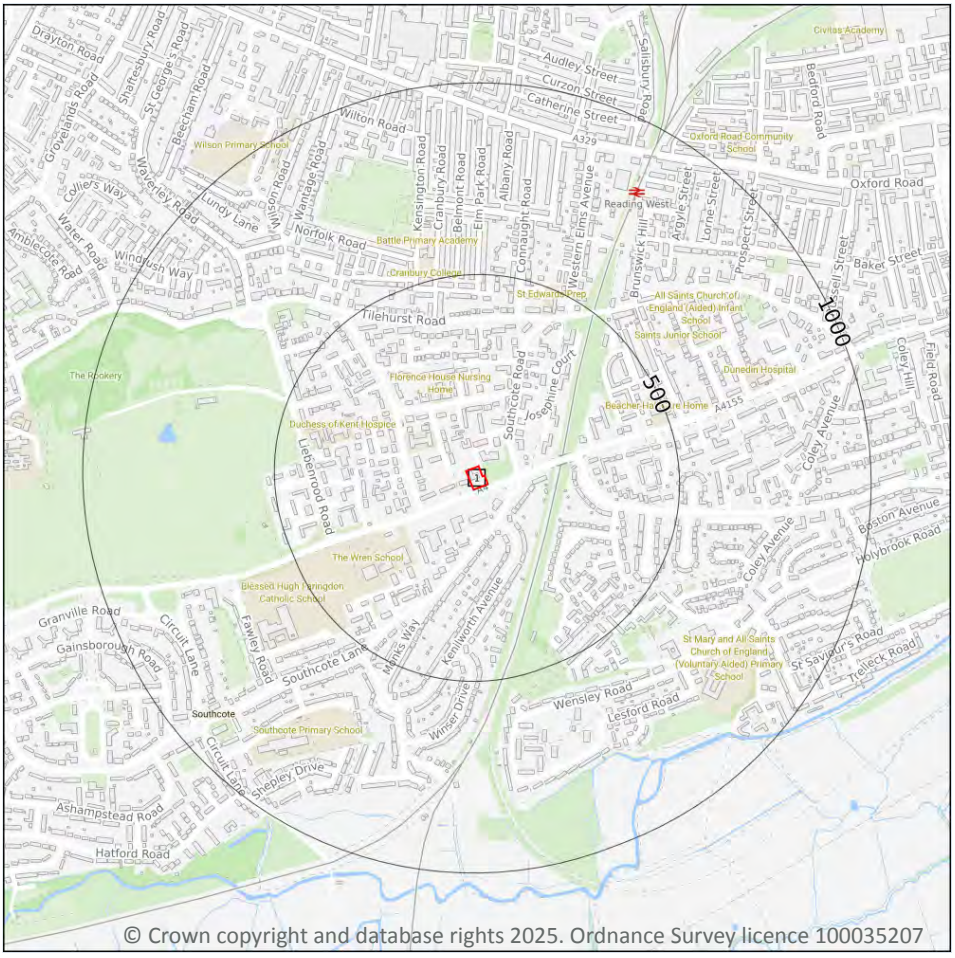
14.6 Bedrock faults and other linear features (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



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Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

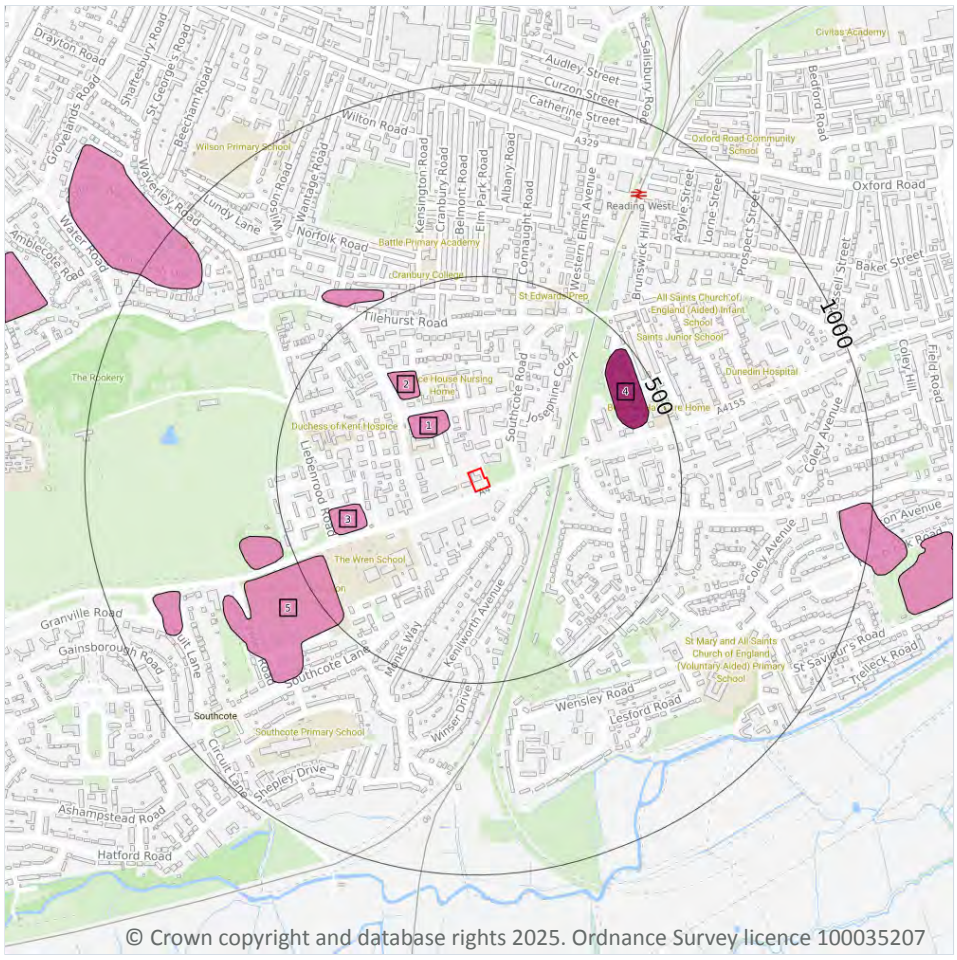
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 96 >**

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

This data is sourced from the British Geological Survey.

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



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Site Outline

Search buffers in metres (m)

- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m	5

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

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on **page 97 >**

ID	Location	LEX Code	Description	Rock description
1	125m NW	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID
2	238m NW	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID
3	290m W	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID
4	377m NE	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

ID	Location	LEX Code	Description	Rock description
5	431m SW	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID

This data is sourced from the British Geological Survey.

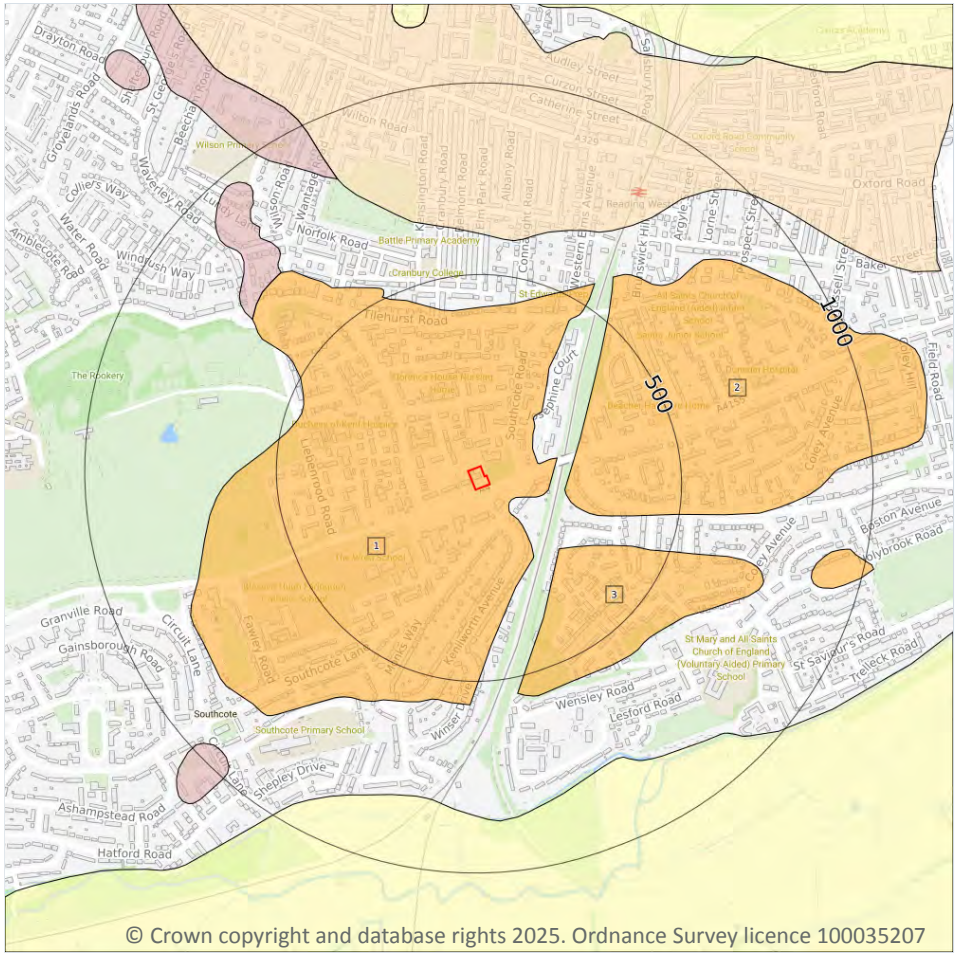
15.3 Artificial ground permeability (50k)

Records within 50m	**0**

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m	3

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 99 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**LHGR-XSV**	**LYNCH HILL GRAVEL MEMBER**	**SAND AND GRAVEL**
2	196m E	LHGR-XSV	LYNCH HILL GRAVEL MEMBER	SAND AND GRAVEL
3	247m SE	LHGR-XSV	LYNCH HILL GRAVEL MEMBER	SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

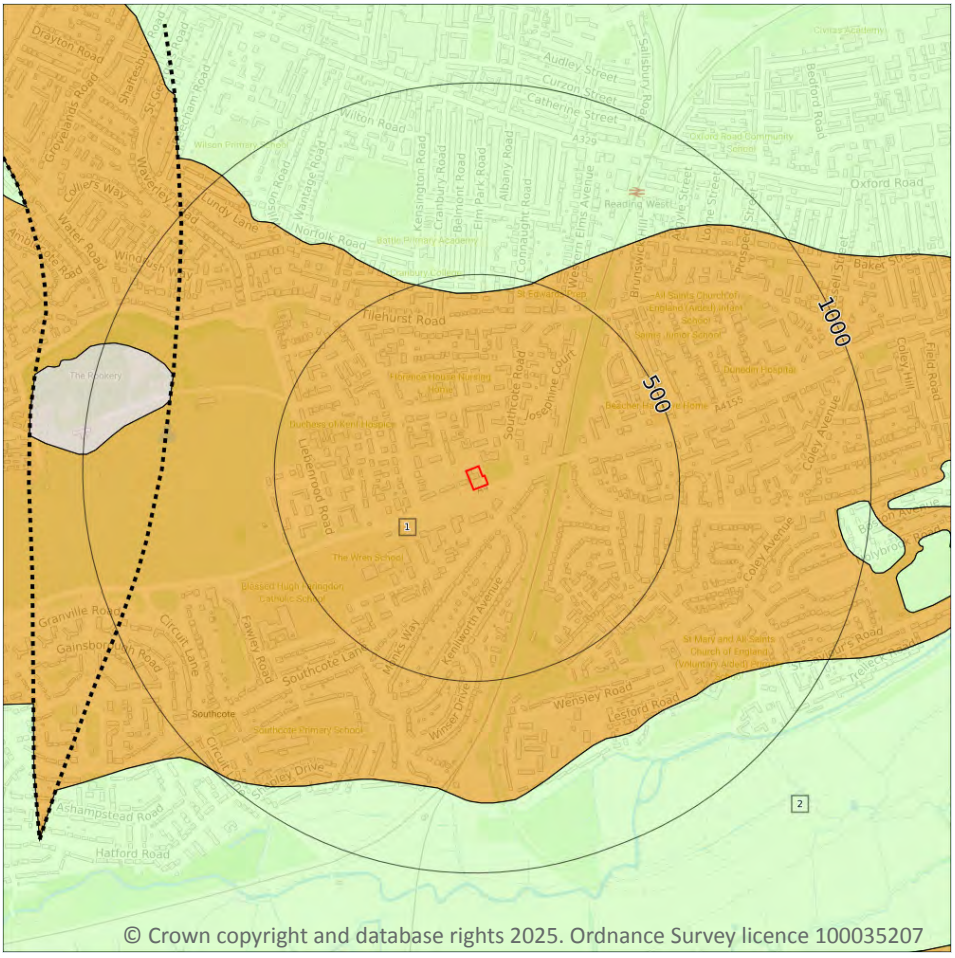
15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m	2

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 101 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**LMBE-XCZS**	**LAMBETH GROUP - CLAY, SILT AND SAND**	**THANETIAN**
2	452m N	SNCK-CHLK	SEAFORD CHALK FORMATION AND NEWHAVEN CHALK FORMATION (UNDIFFERENTIATED) - CHALK	CONIACIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

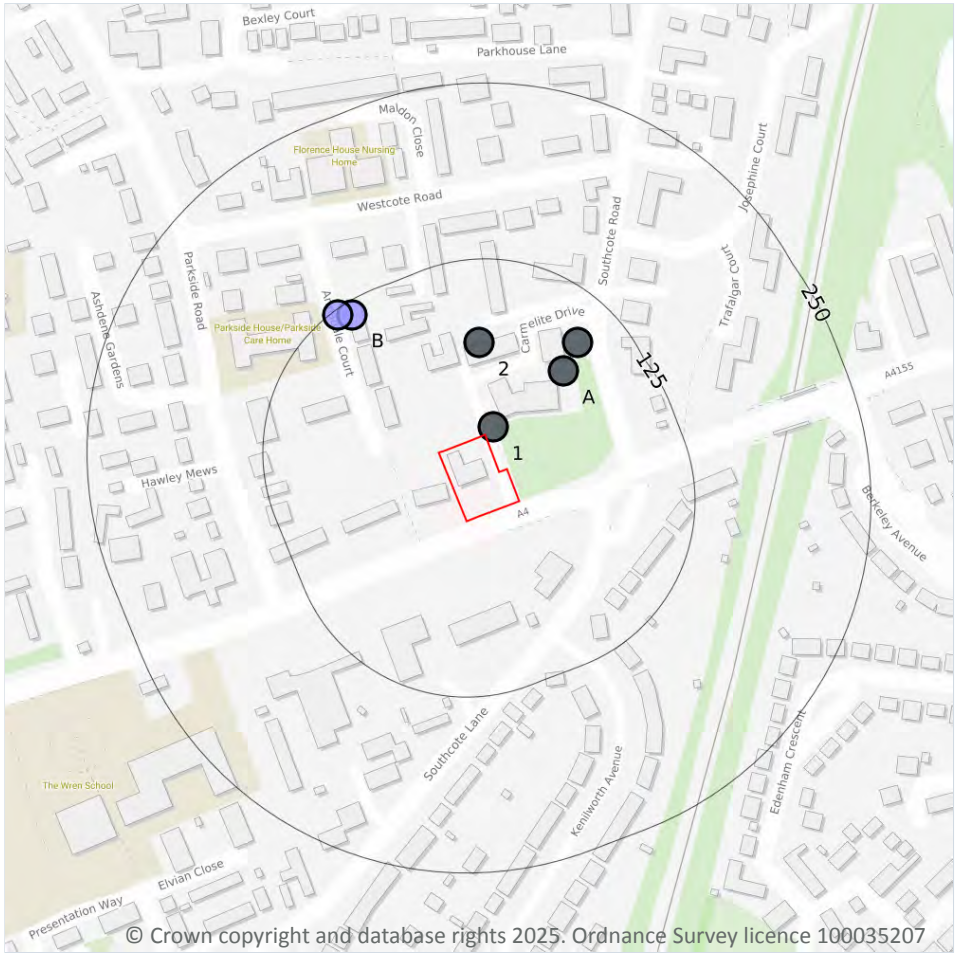
15.10 Bedrock faults and other linear features (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

16 Boreholes



Site Outline

Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m	6

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

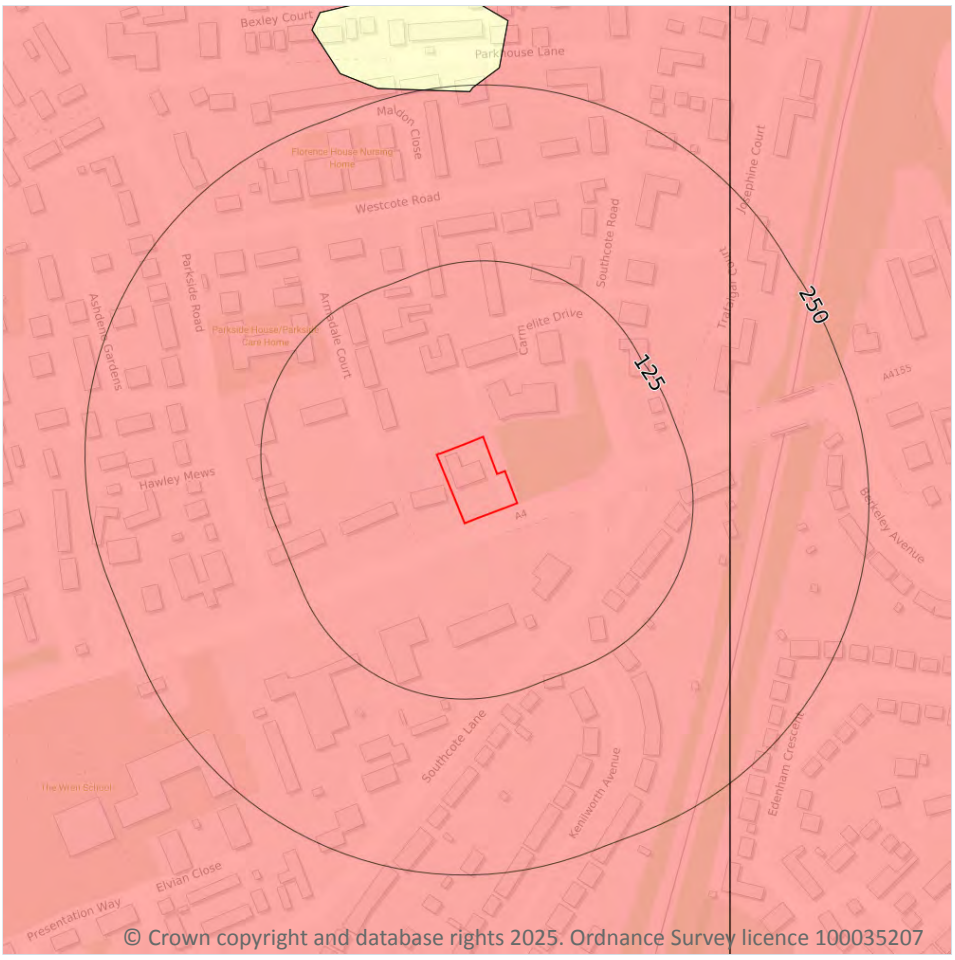
Features are displayed on the Boreholes map on **page 103 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	8m NE	469830 172650	CARMELITE MONASTERY READING SOAKAGE TESTING TP3	-	Y	N/A
2	65m N	469820 172710	CARMELITE MONASTERY READING SOAKAGE TESTING TP4	-	Y	N/A

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	72m NE	469880 172690	CARMELITE MONASTERY READING SOAKAGE TESTING TP2	-	Y	N/A
A	93m NE	469890 172710	CARMELITE MONASTERY READING SOAKAGE TESTING TP1	-	Y	N/A
B	116m NW	469730 172730	ARMDALE COURT WESTCOTE ROAD READING 2	5.0	N	15949998 ↗
B	121m NW	469720 172730	ARMDALE COURT WESTCOTE ROAD READING 1	5.25	N	15949997 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	1

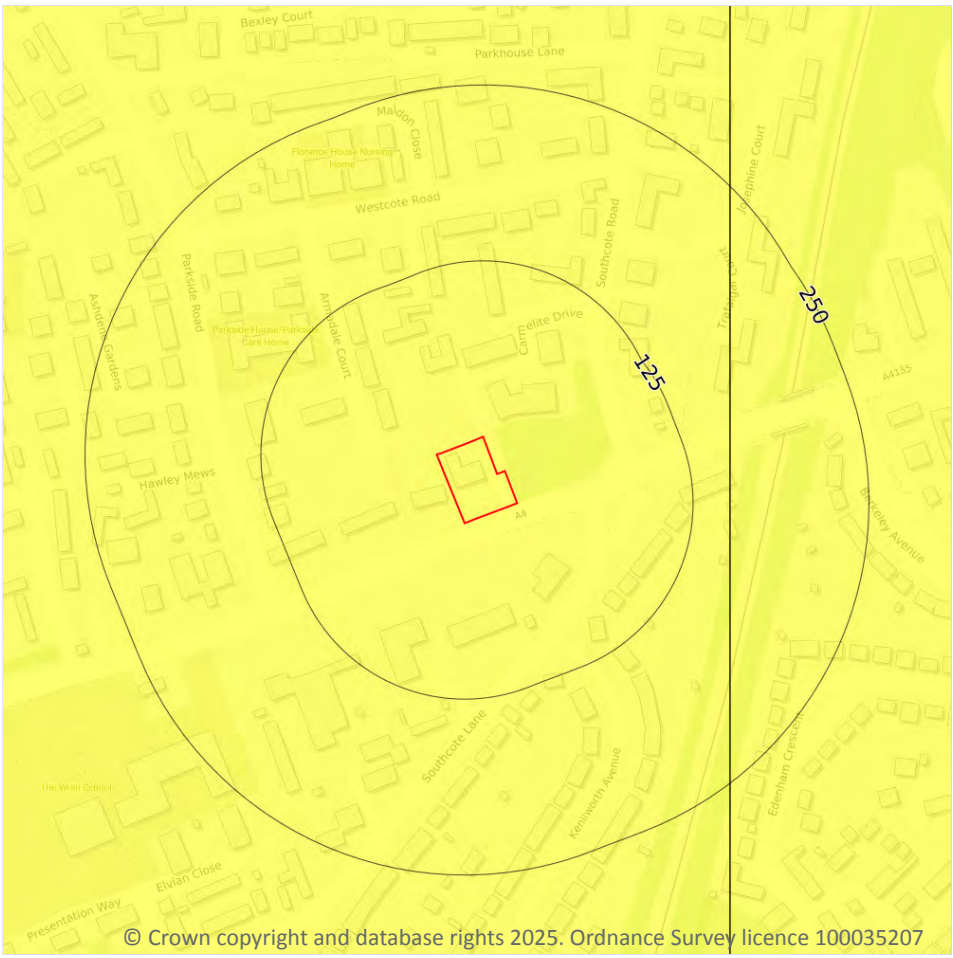
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 105 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



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Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	1

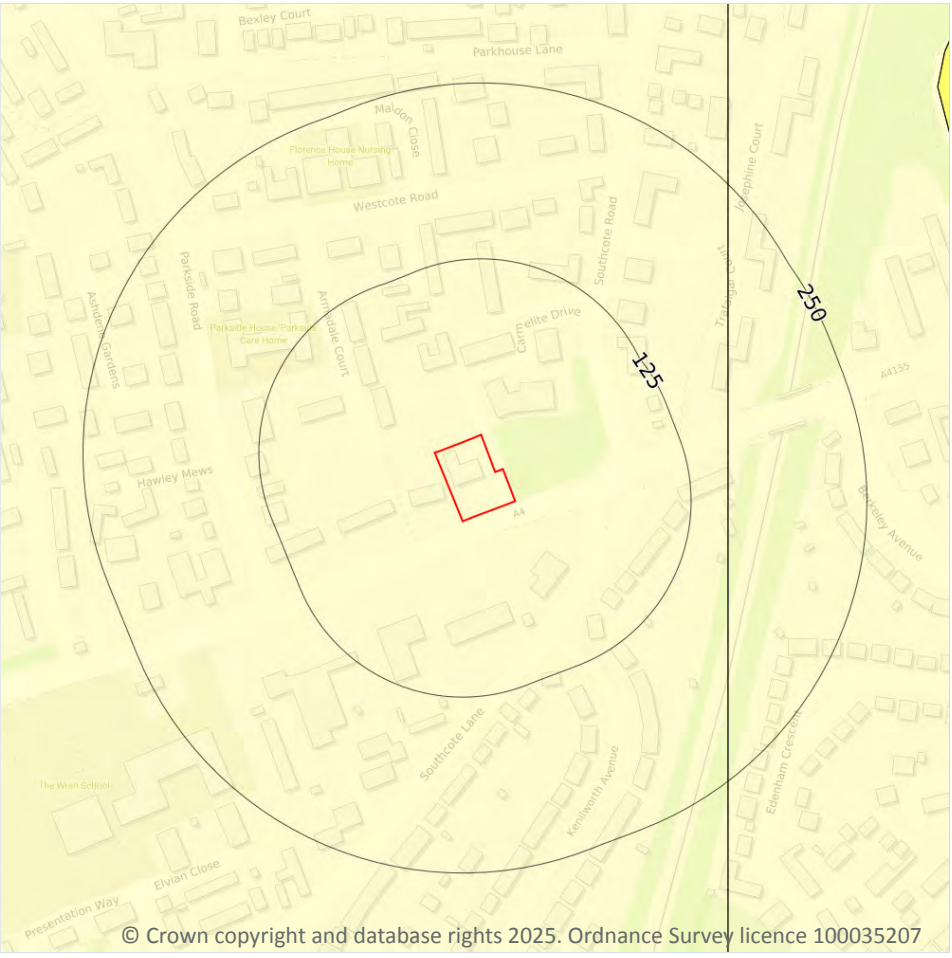
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 106 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	1

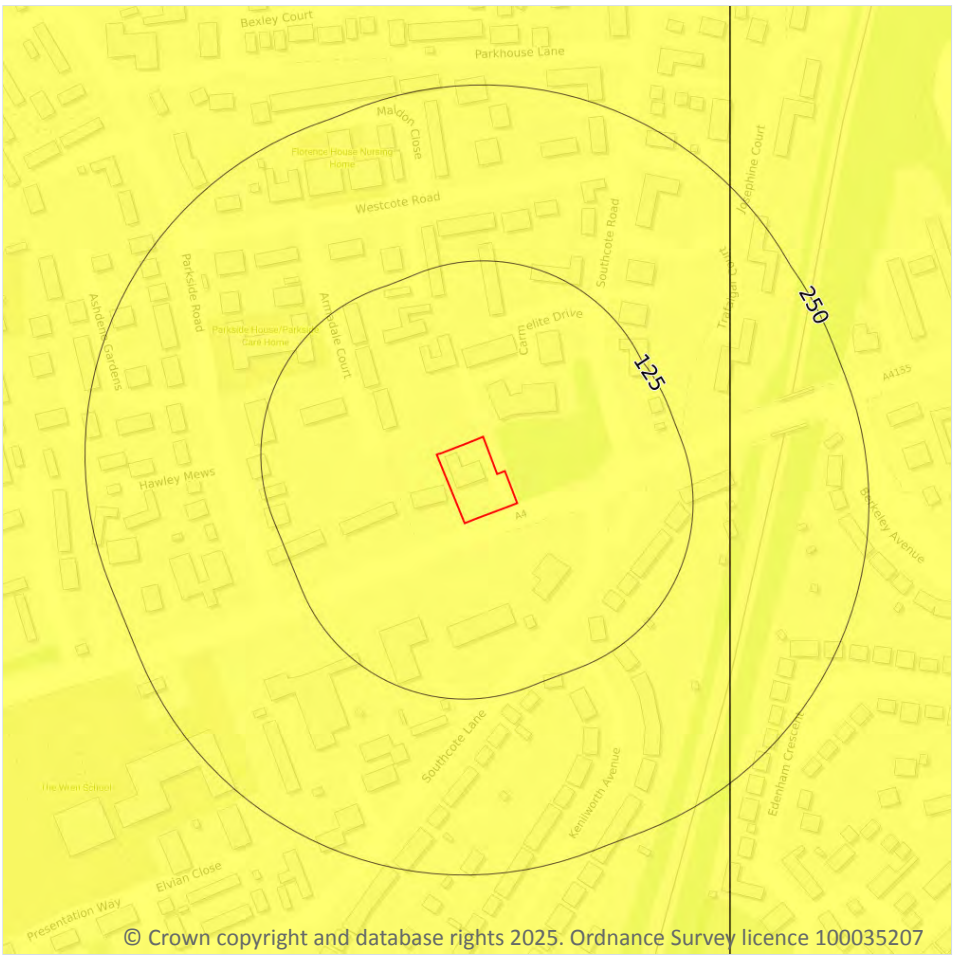
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 107 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



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Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	1

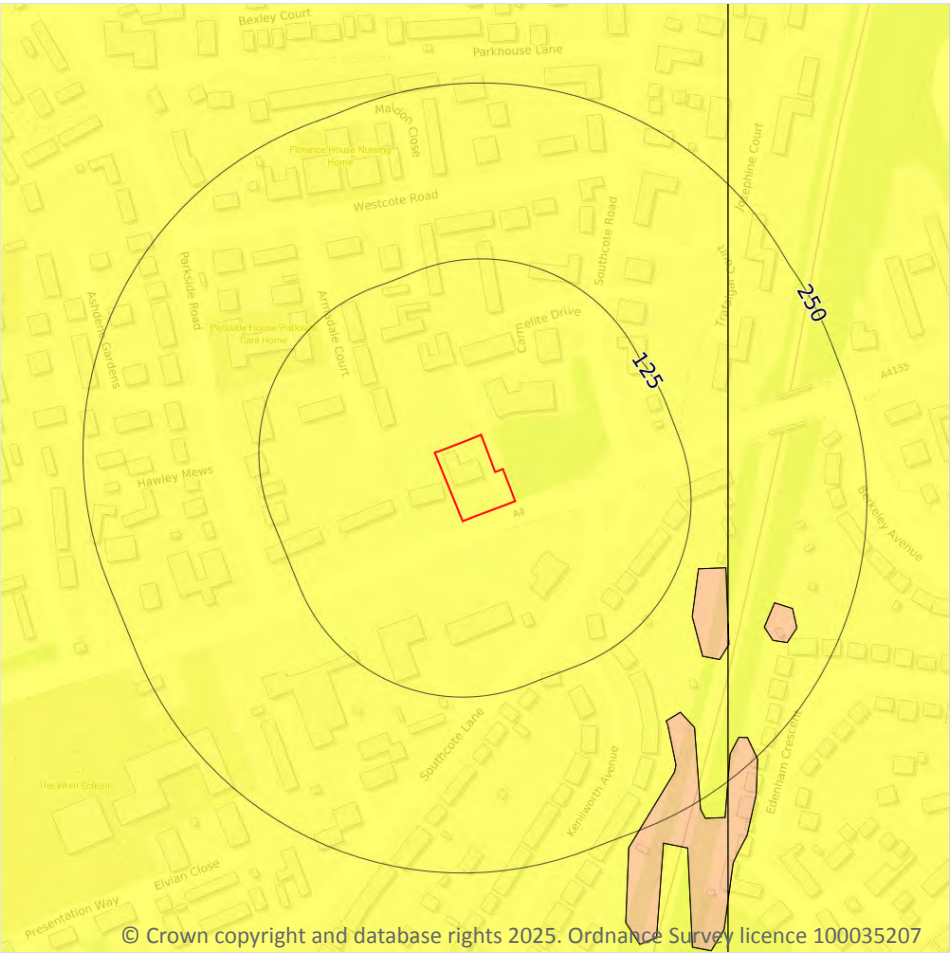
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 108 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

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

17.5 Landslides

Records within 50m	1

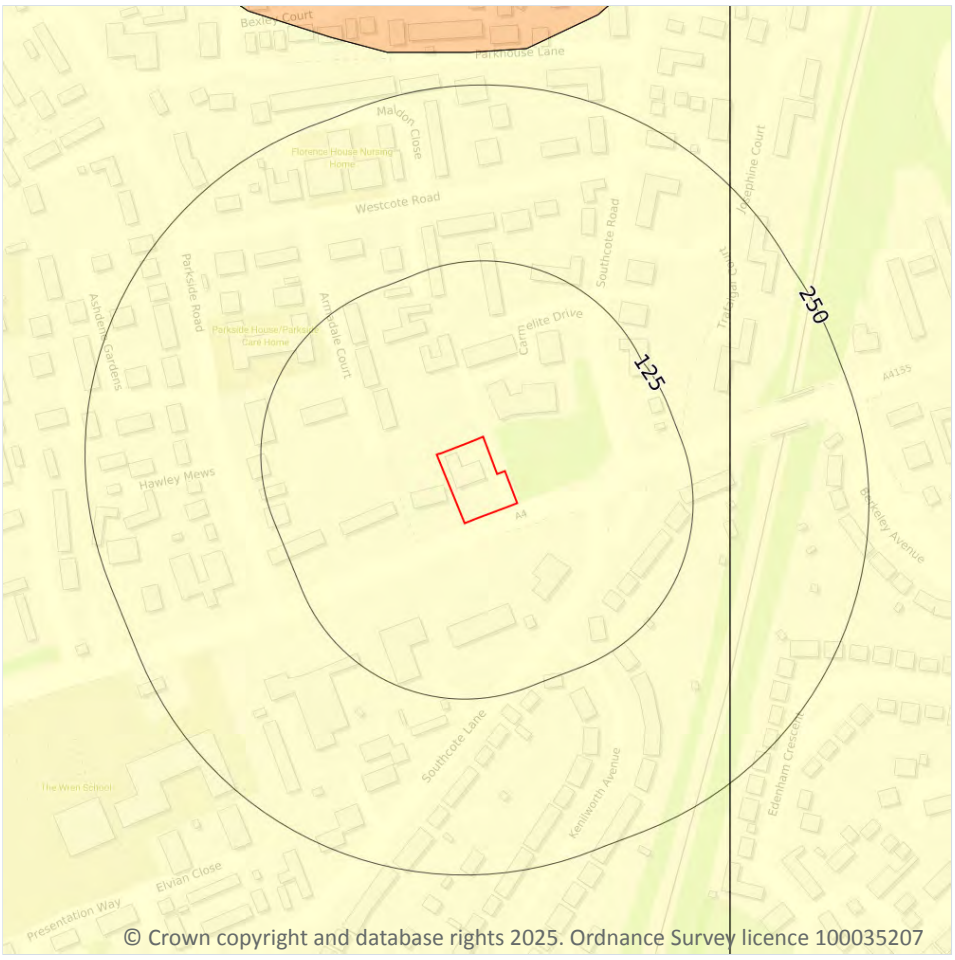
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 109 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

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

17.6 Ground dissolution of soluble rocks

Records within 50m	1

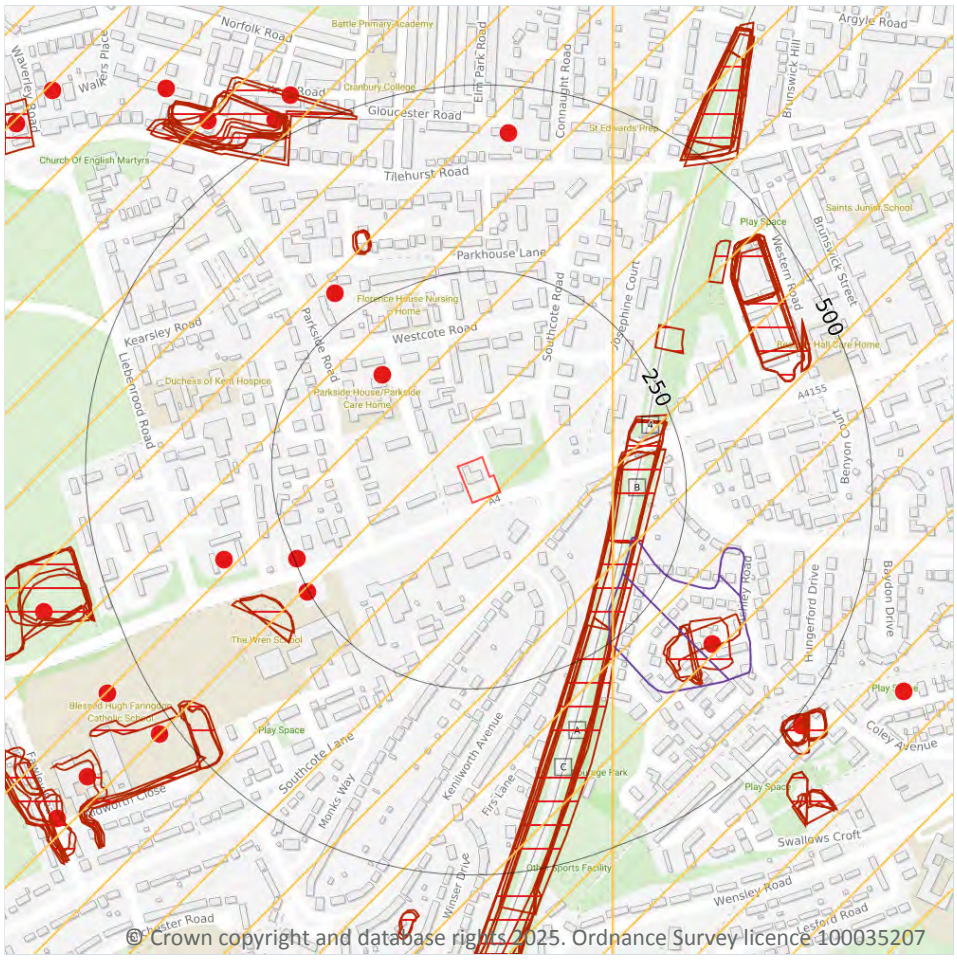
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 110 >**

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

This data is sourced from the British Geological Survey.

18 Mining and ground workings



Site Outline

Search buffers in metres (m)

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

Non Coal Mining

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

18.1 BritPits

Records within 500m	7

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

Features are displayed on the Mining and ground workings map on **page 112 >**

ID	Location	Details	Description
3	159m NW	Name: Wilton House Gravel Pit Address: READING, Berkshire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
E	247m W	Name: Westfield Pit Address: READING, Berkshire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
E	252m SW	Name: Oaklands Pit Address: READING, Berkshire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
6	286m NW	Name: Parkside Road Gravel Pit Address: READING, Berkshire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

ID	Location	Details	Description
7	338m W	Name: Lodge Pit Address: READING, Berkshire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
D	350m SE	Name: Coley Park Gravel Pit Address: Southcote, READING, Berkshire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
8	436m N	Name: Tilehurst Road Sand Pit Address: READING, Berkshire Commodity: Sand Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	**15**

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

Features are displayed on the Mining and ground workings map on **page 112 >**

ID	Location	Land Use	Year of mapping	Mapping scale
A	151m E	Cuttings	1900	1:10560
A	151m E	Cuttings	1932	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
B	152m E	Cuttings	1989	1:10000
B	152m E	Cuttings	1979	1:10000
B	152m E	Cuttings	1962	1:10560
B	152m E	Cuttings	1973	1:10000
B	152m E	Cuttings	1994	1:10000
C	154m E	Cuttings	1961	1:10560
A	155m E	Cuttings	1938	1:10560
A	155m E	Cuttings	1910	1:10560
A	159m E	Cuttings	1900	1:10560
4	188m E	Cuttings	1962	1:10560
C	210m SE	Cuttings	1991	1:10000
C	210m SE	Cuttings	1982	1:10000
C	214m SE	Cuttings	1976	1:10000

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	1

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

Features are displayed on the Mining and ground workings map on **page 112 >**

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
D	187m E	Berkeley Ave	Sand	Surface mineral working	Valid	05/10/57

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	3

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

Features are displayed on the Mining and ground workings map on **page 112 >**

ID	Location	Name	Commodity	Class	Likelihood
1	**On site**	**Not available**	**Chalk**	**B**	**Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.**
2	151m E	Not available	Chalk	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	954m N	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	3

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

Location	Mineral type
133m N	Stone
229m NW	Stone
431m N	Stone

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

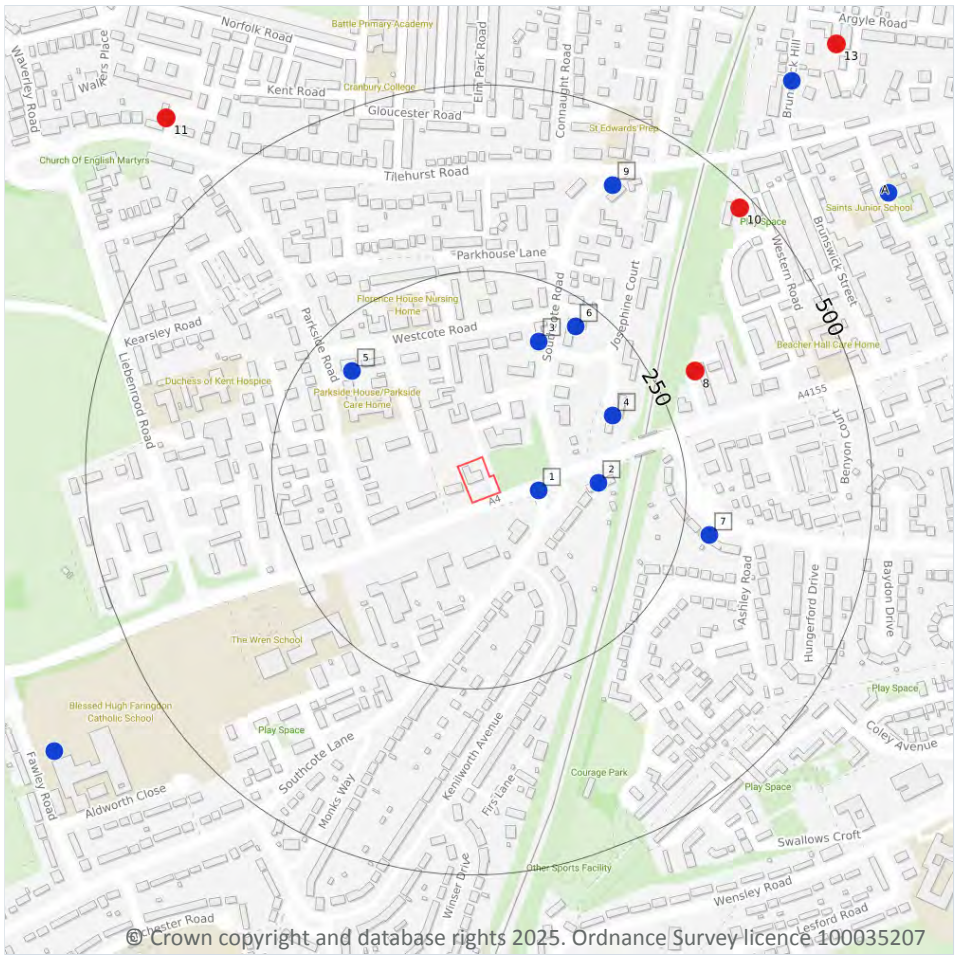
18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes



Site Outline

Search buffers in metres (m)

- Natural cavities (Area)
- Natural cavities (Point)
- Mining cavities
- Reported recent incidents
- Historical incidents

19.1 Natural cavities

Records within 500m	8

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

Features are displayed on the Ground cavities and sinkholes map on **page 120 >**

ID	Location	Details
1	51m E	Type: Unknown x 3 Superficial Geology: Lynch Hill Gravel Bedrock Geology: Chalk Group, Lambeth Group

ID	Location	Details
2	132m E	Type: Sinkhole x 1, Solution Pipe x 1 Superficial Geology: Lynch Hill Gravel Bedrock Geology: Chalk Group, Lambeth Group
3	173m NE	Type: Solution Pipe Superficial Geology: Lynch Hill Gravel Bedrock Geology: Chalk Group, Lambeth Group
4	179m NE	Type: Solution Pipe x 1 Superficial Geology: Lynch Hill Gravel Bedrock Geology: Chalk Group, Lambeth Group
5	191m NW	Type: Solution Pipe x 1 Superficial Geology: Lynch Hill Gravel Bedrock Geology: Chalk Group, Lambeth Group
6	216m NE	Type: Sinkhole x 1, Solution Pipe x 1 Superficial Geology: Lynch Hill Gravel Bedrock Geology: Chalk Group, Lambeth Group
7	287m E	Type: Sinkhole x 1, Solution Pipe x 1 Superficial Geology: Lynch Hill Gravel Bedrock Geology: Chalk Group, Lambeth Group
9	405m NE	Type: Solution Widened Joint or Fissure x 1 Superficial Geology: None Bedrock Geology: Chalk Group, Lambeth Group

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	**10**

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

Features are displayed on the Ground cavities and sinkholes map on **page 120** >

ID	Location	Mine Address	Mineral
8	304m NE	Petworth Court, Reading, Berkshire	Chalk
10	482m NE	Glenbeigh Terrace Western Road, Reading, Berkshire	Chalk
11	610m NW	Elm Lodge/jesses Brick Field, Tilehurst, Berkshire	Chalk
A	646m NE	Reading (West), Berkshire	Chalk
13	731m NE	Coopers Brick & Lime Manufactory, Reading (West), Berkshire	Chalk

ID	Location	Mine Address	Mineral
-	762m NE	Reading (West), Berkshire	Chalk
-	821m NE	Recreation Ground Tilehurst Road, Reading, Berkshire	Chalk
-	887m E	Reading (Coley), Berkshire	Chalk
-	913m E	Avenue Works, Reading (Coley), Berkshire	Chalk
-	920m NW	Reading/berks Brick Co, Tilehurst, Berkshire	Chalk

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

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

This data is sourced from Groundsure.

19.4 Historical incidents

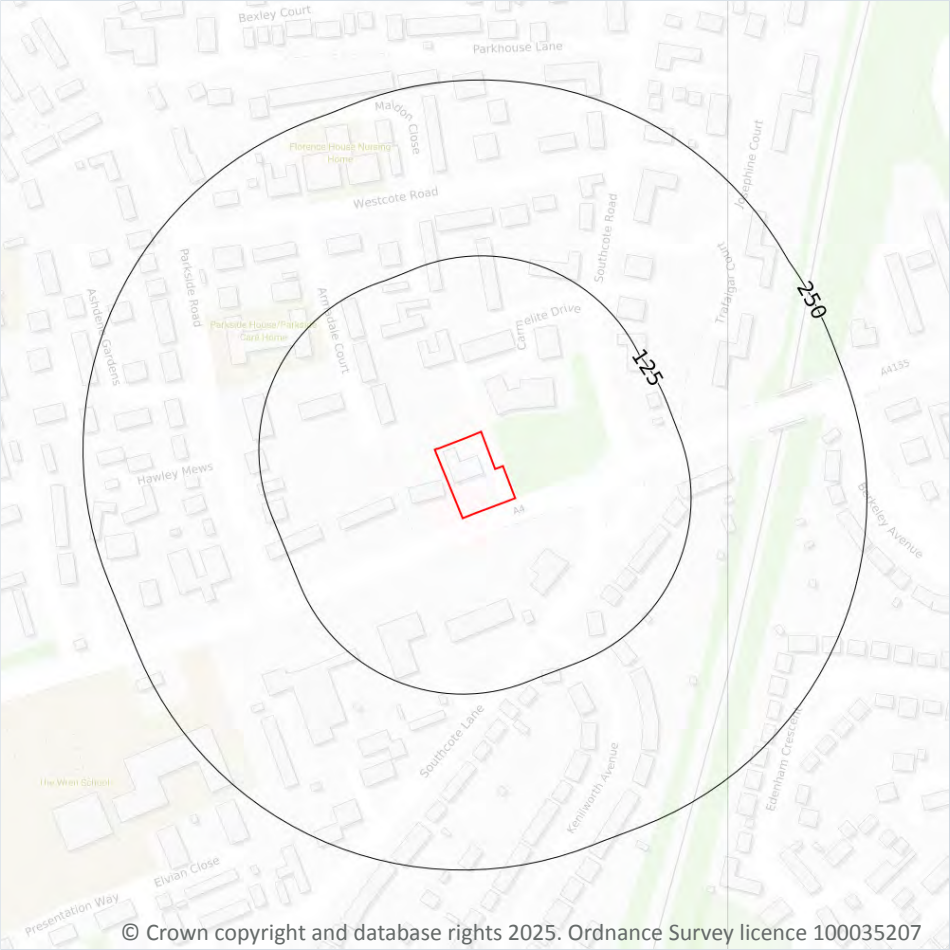
Records within 500m	0

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

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

This data is sourced from Groundsure.

20 Radon



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Site Outline

Search buffers in metres (m)

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

20.1 Radon

Records on site	1

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

Features are displayed on the Radon map on **page 123 >**

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

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

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	1

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

Site Outline
Search buffers in metres (m)

- Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	0

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	4

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

Features are displayed on the Railway infrastructure and projects map on **page 126 >**

Location	Name	Type
173m E	Reading to Plymouth Line	rail
175m E	Not given	Multi Track
177m E	Reading to Taunton line	rail
210m E	Not given	Multi Track

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

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

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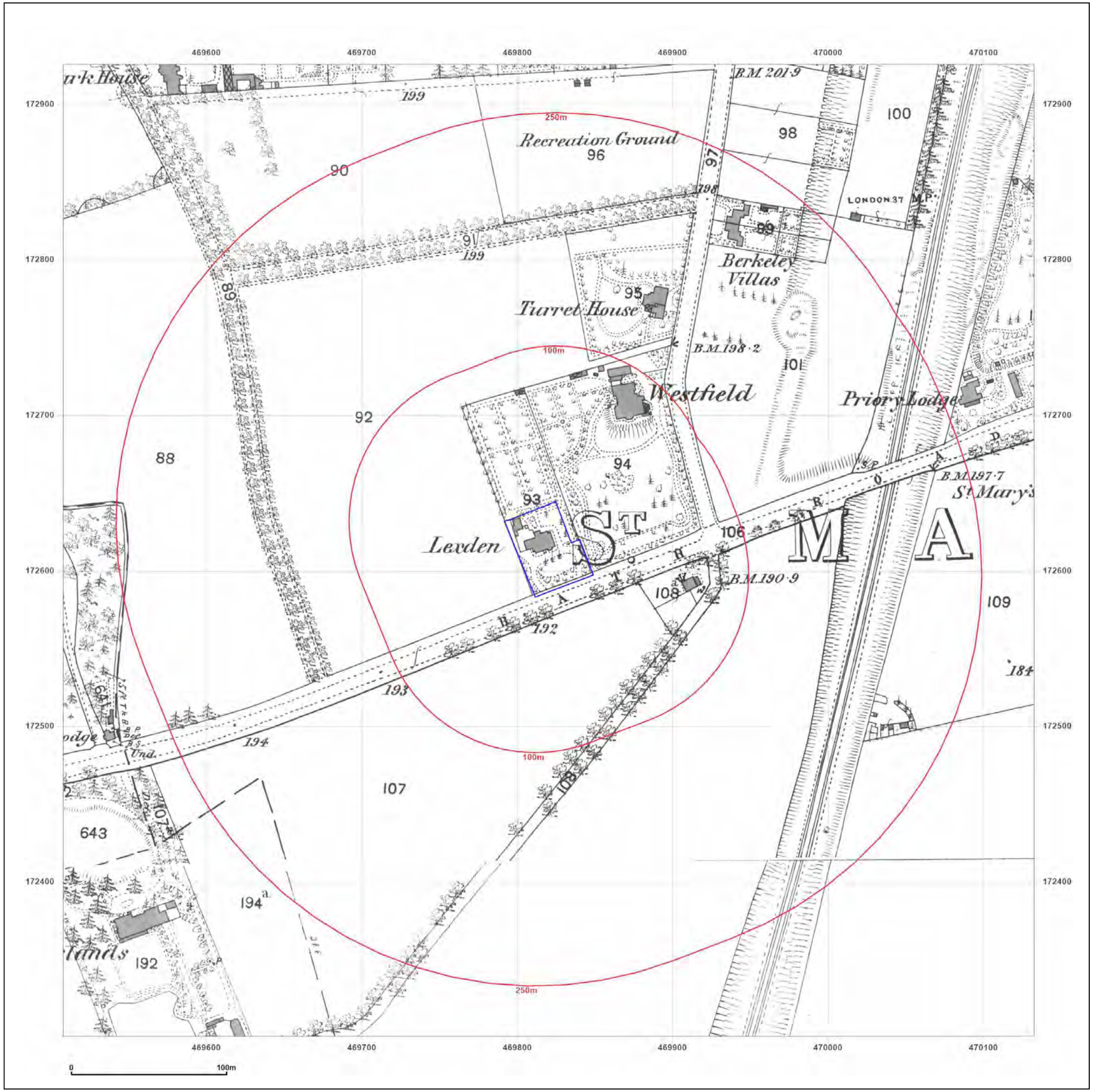
Appendix 4: Historical Map Selection



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Site Details:

60 BATH ROAD, READING,
RG30 2AY

Client Ref: 60 BATH ROAD, RG30 2AY 44031837
Report Ref: GS-M9W-NCN-NZZ-UQT
Grid Ref: 469820, 172613

Map Name: County Series

Map date: **1881-1882**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1881
Revised 1881
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1882
Revised 1882
Edition N/A
Copyright N/A
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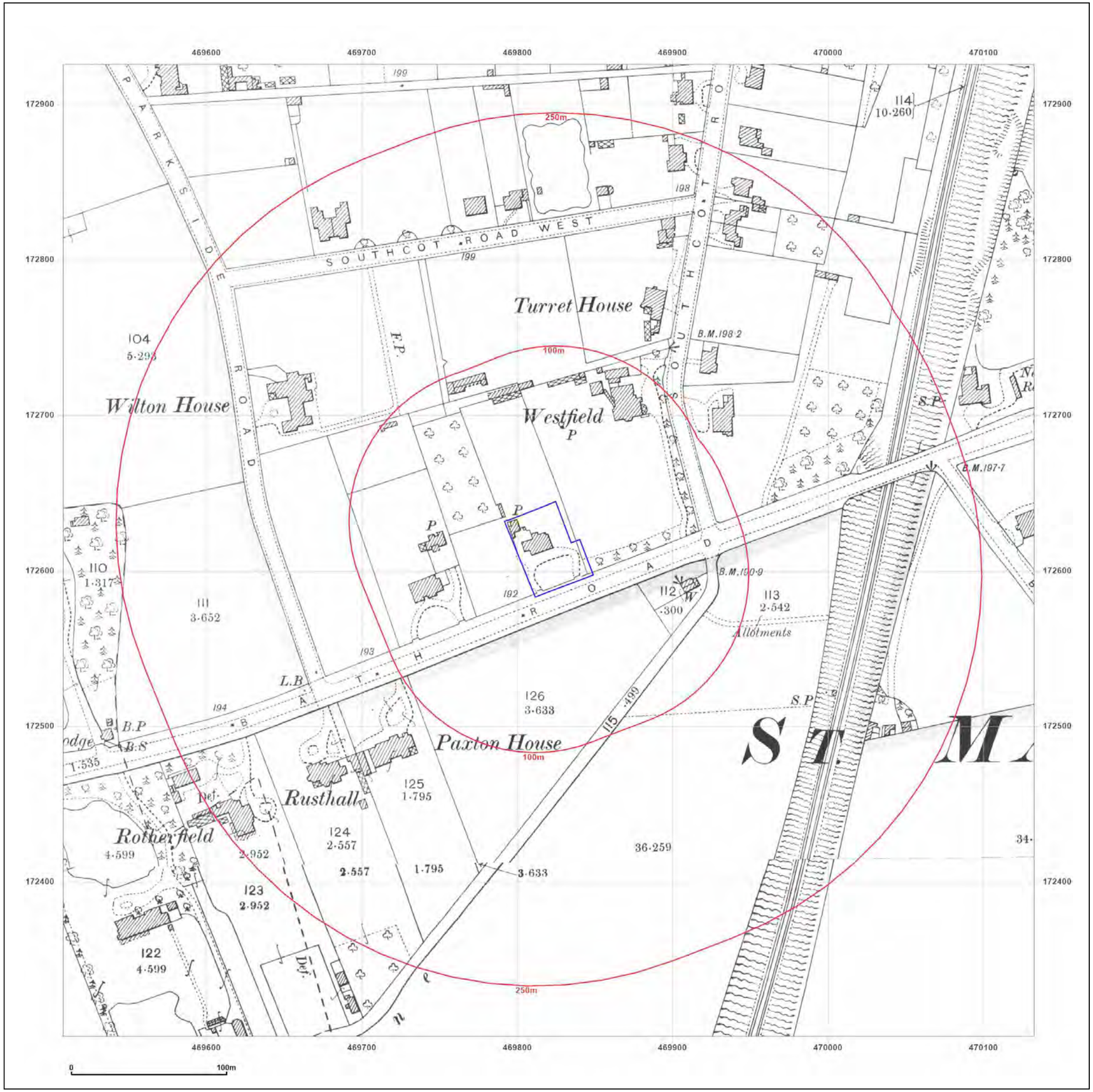

Groundsure INSIGHTS

Site Details:

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RG30 2AY

Client Ref: 60 BATH ROAD, RG30 2AY 44031837
Report Ref: GS-M9W-NCN-NZZ-UQT
Grid Ref: 469820, 172613

Map Name: County Series

Map date: **1899**

Scale: 1:2,500

Printed at: 1:2,500

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

Surveyed 1899
Revised 1899
Edition N/A
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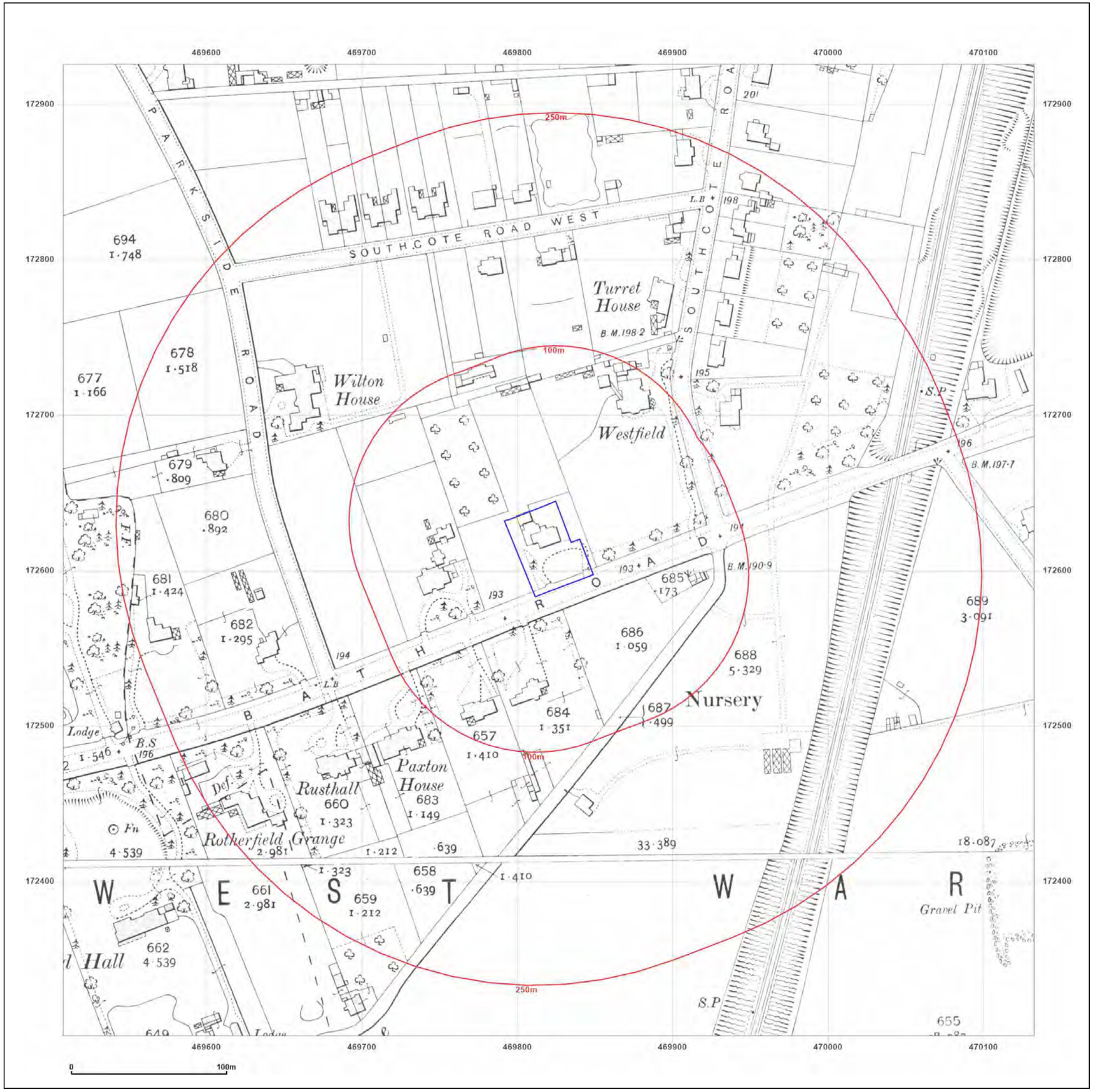

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Site Details:

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RG30 2AY

Client Ref: 60 BATH ROAD, RG30 2AY 44031837
Report Ref: GS-M9W-NCN-NZZ-UQT
Grid Ref: 469820, 172613

Map Name: County Series

Map date: **1911-1912**

Scale: 1:2,500

Printed at: 1:2,500

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

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Revised 1912
Edition N/A
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Client Ref: 60 BATH ROAD, RG30 2AY 44031837
Report Ref: GS-M9W-NCN-NZZ-UQT
Grid Ref: 469820, 172613

Map Name: County Series

Map date: **1932**

Scale: 1:2,500

Printed at: 1:2,500

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Edition N/A
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Revised 1932
Edition N/A
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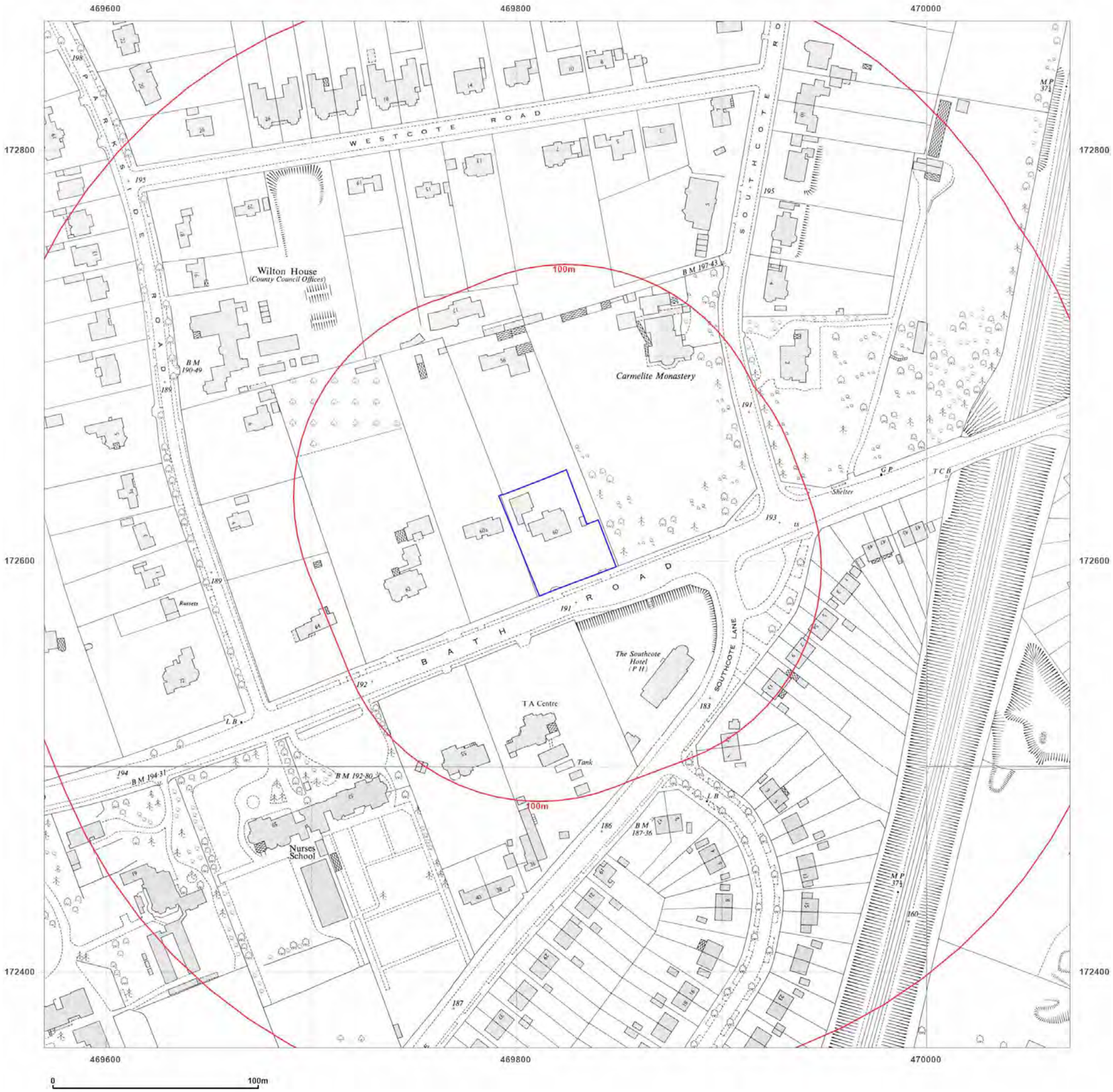

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Site Details:

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RG30 2AY

Client Ref: 60 BATH ROAD, RG30 2AY 44031837
Report Ref: GS-M9W-NCN-NZZ-UQT
Grid Ref: 469820, 172613

Map Name: National Grid

Map date: **1960**

Scale: 1:1,250

Printed at: 1:2,000

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~~Surveyed 1959~~ Revised 1959 Edition N/A Copyright 1960 Levelled 1951	Surveyed 1959 Revised 1959 Edition N/A Copyright 1960 Levelled 1951
Surveyed 1959 Revised 1959 Edition N/A Copyright 1960 Levelled 1951	Surveyed 1959 Revised 1959 Edition N/A Copyright 1960 Levelled 1951

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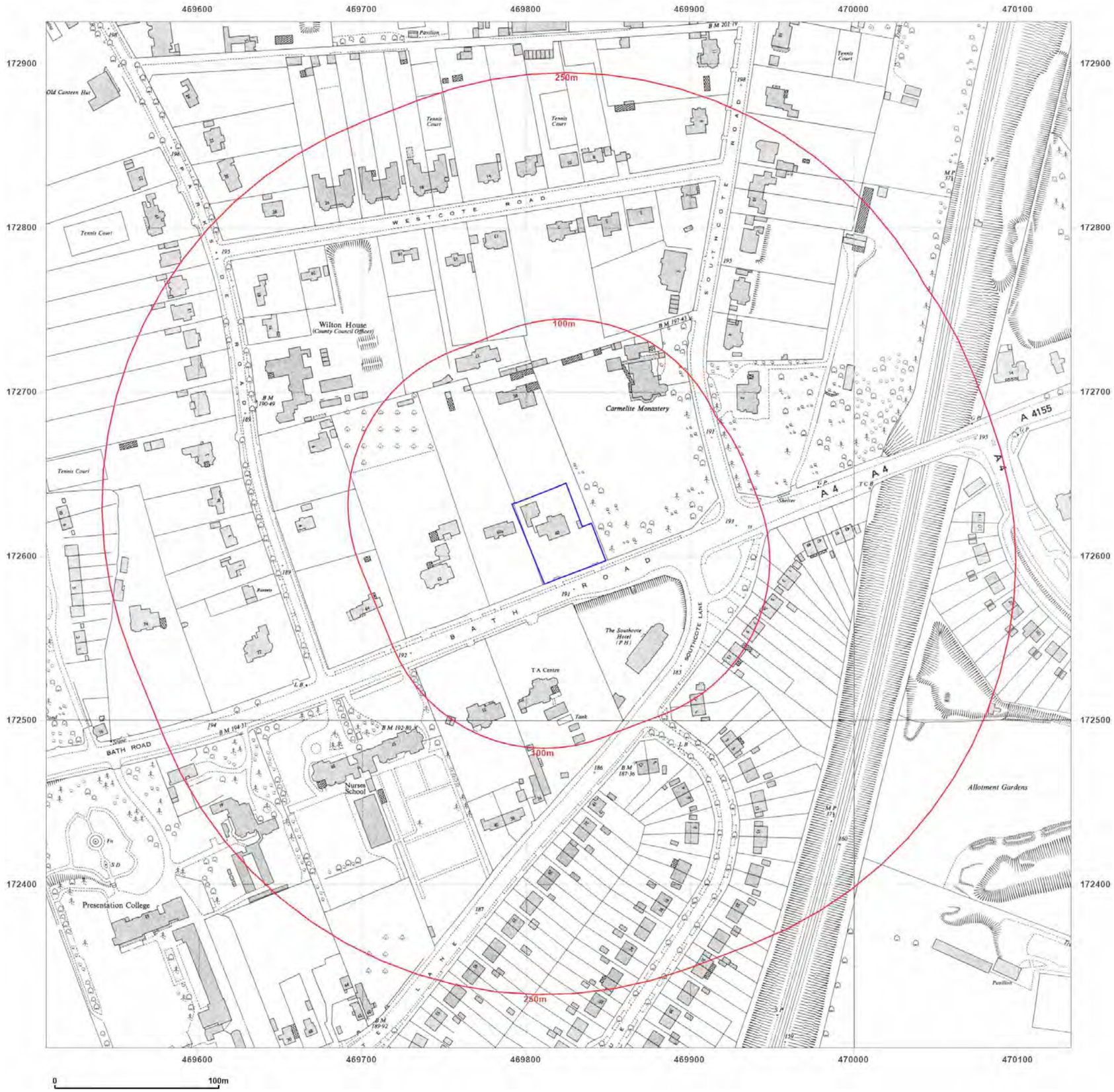

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Site Details:

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RG30 2AY

Client Ref: 60 BATH ROAD, RG30 2AY 44031837
Report Ref: GS-M9W-NCN-NZZ-UQT
Grid Ref: 469820, 172613

Map Name: National Grid

Map date: **1961-1962**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1960
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Edition 1962
Copyright 1962
Levelled 1951

Surveyed 1959
Revised 1959
Edition 1961
Copyright 1961
Levelled 1951

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Client Ref: 60 BATH ROAD, RG30 2AY 44031837
Report Ref: GS-M9W-NCN-NZZ-UQT
Grid Ref: 469820, 172613

Map Name: National Grid

Map date: **1967-1970**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1959
Revised 1970
Edition N/A
Copyright 1970
Levelled 1951

Surveyed 1968
Revised 1968
Edition N/A
Copyright 1969
Levelled 1951

Surveyed 1959
Revised 1966
Edition N/A
Copyright 1967
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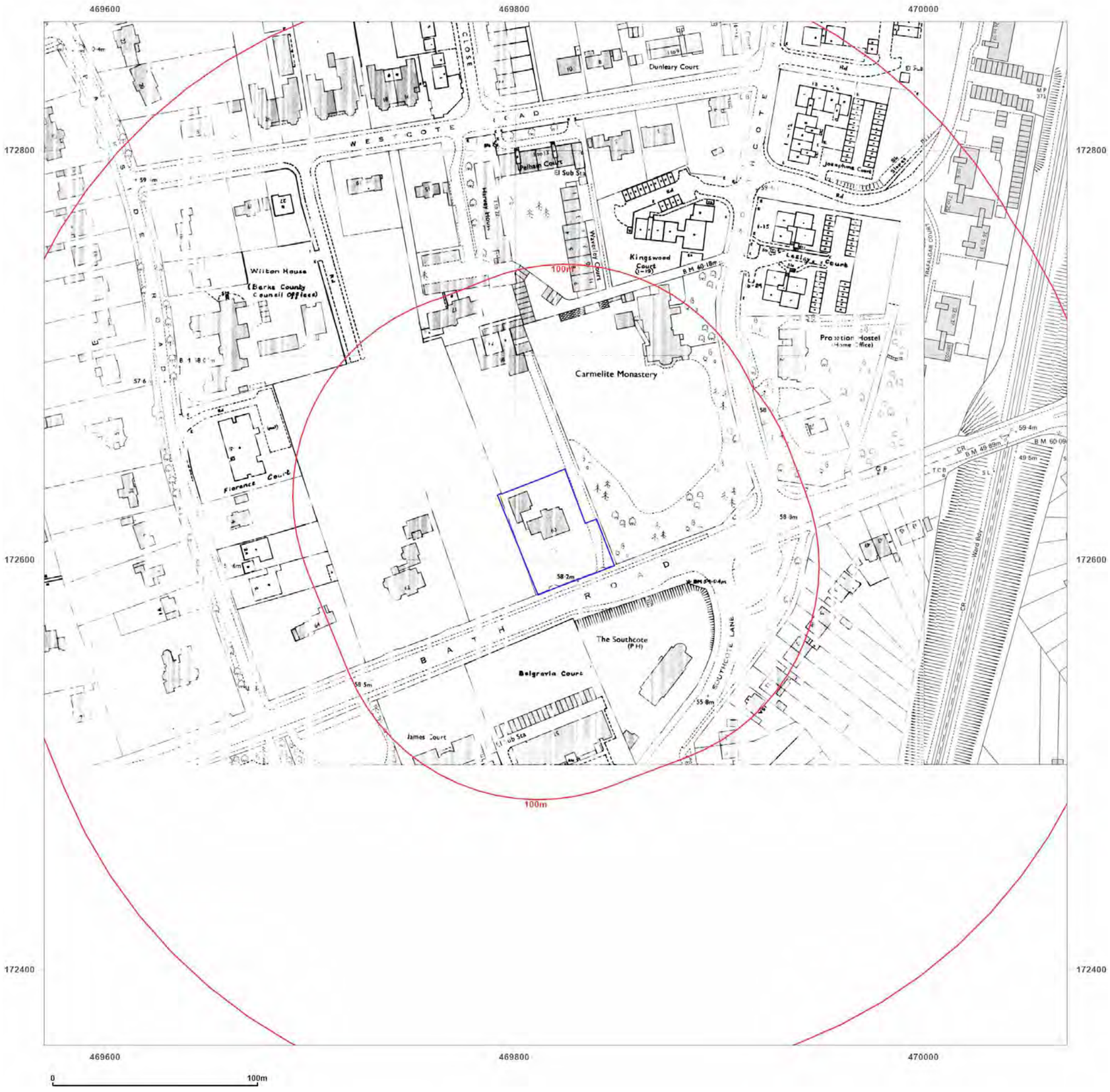

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Site Details:

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RG30 2AY

Client Ref: 60 BATH ROAD, RG30 2AY 44031837
Report Ref: GS-M9W-NCN-NZZ-UQT
Grid Ref: 469820, 172613

Map Name: National Grid

Map date: **1978-1982**

Scale: 1:1,250

Printed at: 1:2,000

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

Surveyed 1959
Revised 1981
Edition N/A
Copyright 1982
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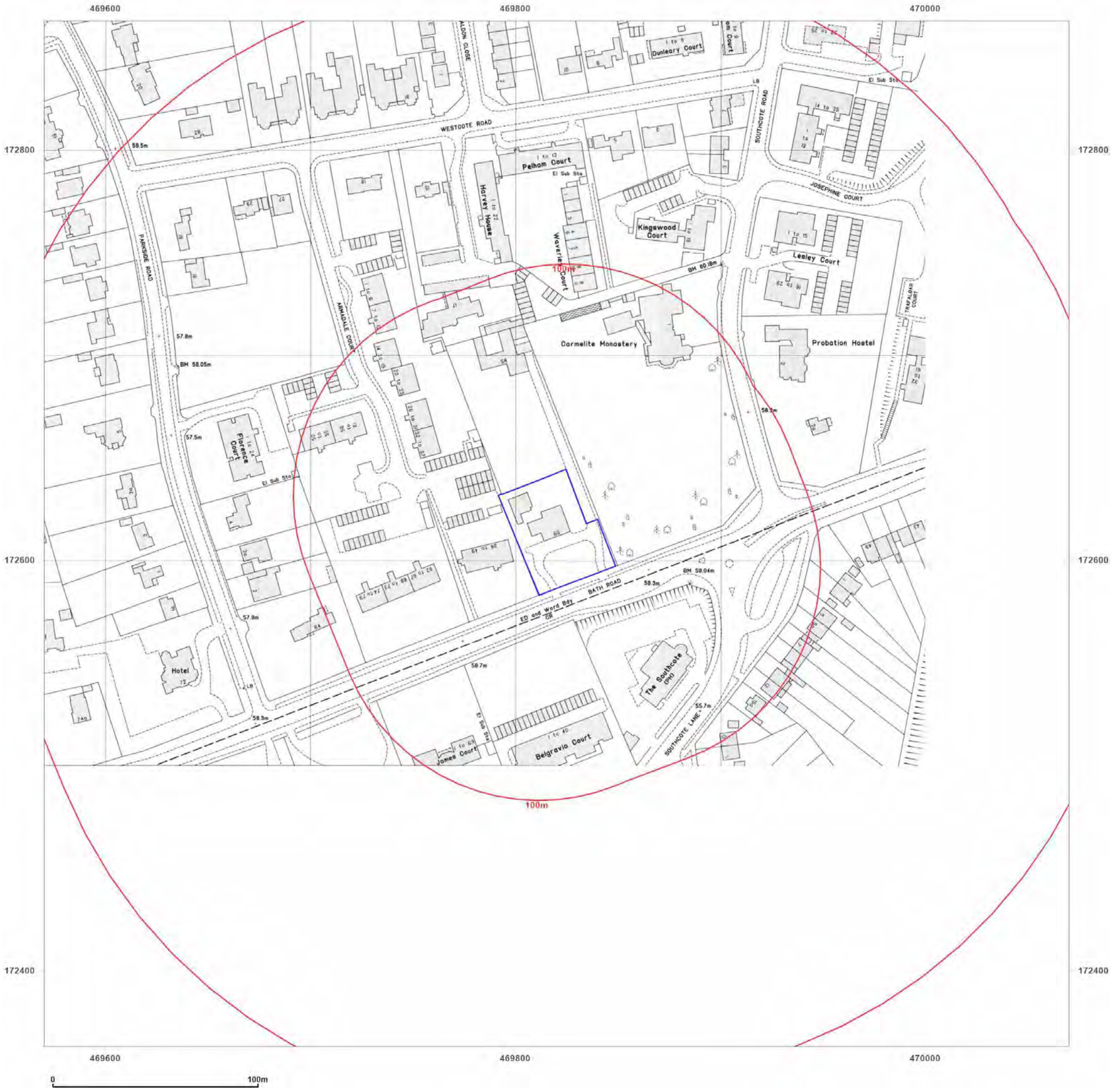

Groundsure INSIGHTS

Site Details:

60 BATH ROAD, READING,
RG30 2AY

Client Ref: 60 BATH ROAD, RG30 2AY 44031837
Report Ref: GS-M9W-NCN-NZZ-UQT
Grid Ref: 469820, 172613

Map Name: National Grid

Map date: **1986**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1959
Revised 1984
Edition N/A
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Client Ref: 60 BATH ROAD, RG30 2AY 44031837
Report Ref: GS-M9W-NCN-NZZ-UQT
Grid Ref: 469820, 172613

Map Name: National Grid

Map date: **1993**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A Revised N/A Edition N/A Copyright 1993 Levelled N/A	Surveyed 1973 Revised 1993 Edition N/A Copyright 1993 Levelled 1973

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RG30 2AY

Client Ref: 60 BATH ROAD, RG30 2AY 44031837
Report Ref: GS-M9W-NCN-NZZ-UQT
Grid Ref: 469820, 172613

Map Name: LandLine

Map date: **2003**

Scale: 1:1,250

Printed at: 1:1,250

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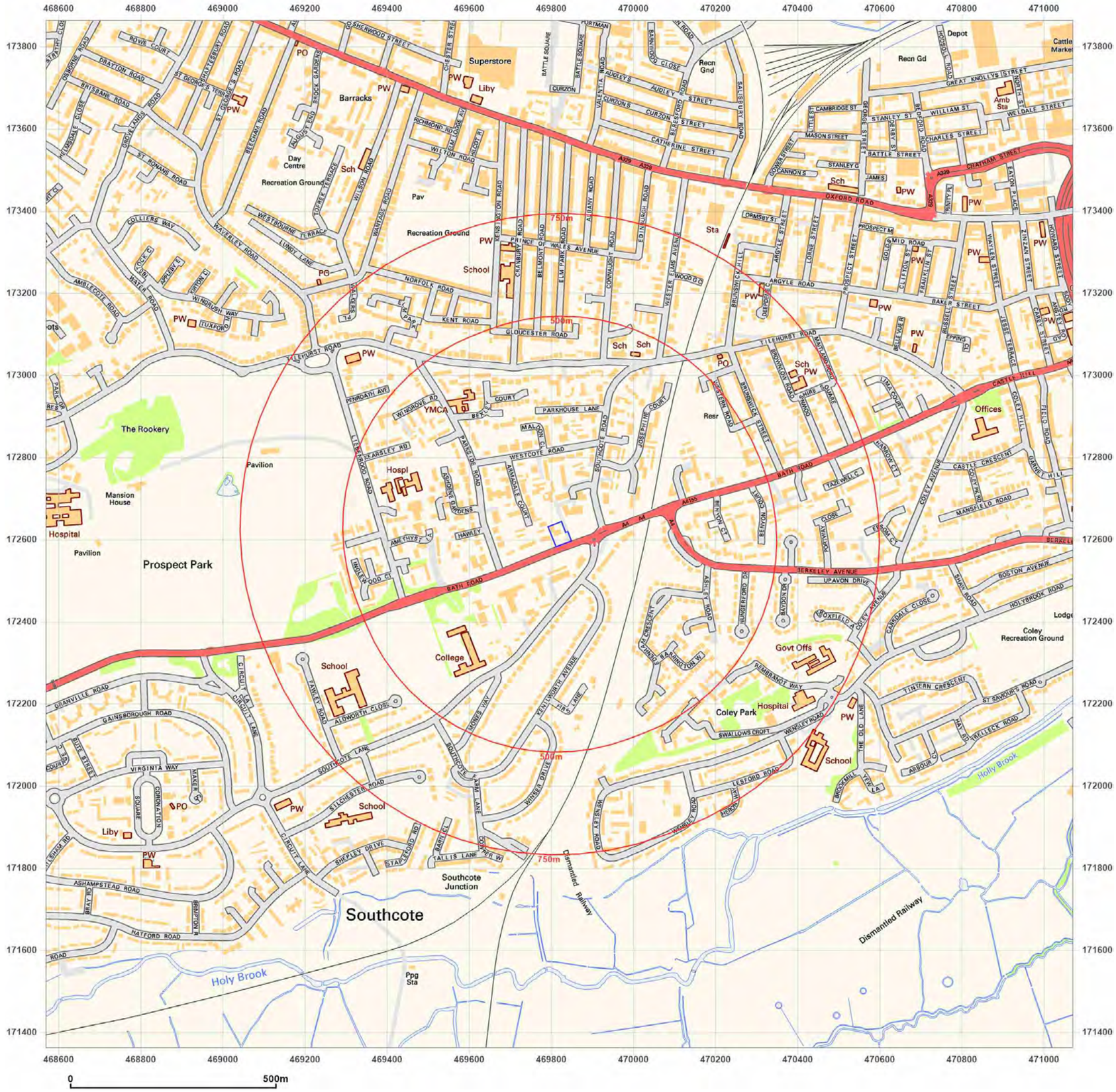

Groundsure INSIGHTS

Site Details:

60 BATH ROAD, READING,
RG30 2AY

Client Ref: 60 BATH ROAD, RG30 2AY 44031837
Report Ref: GS-M9W-NCN-NZZ-UQT
Grid Ref: 469820, 172613

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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2010

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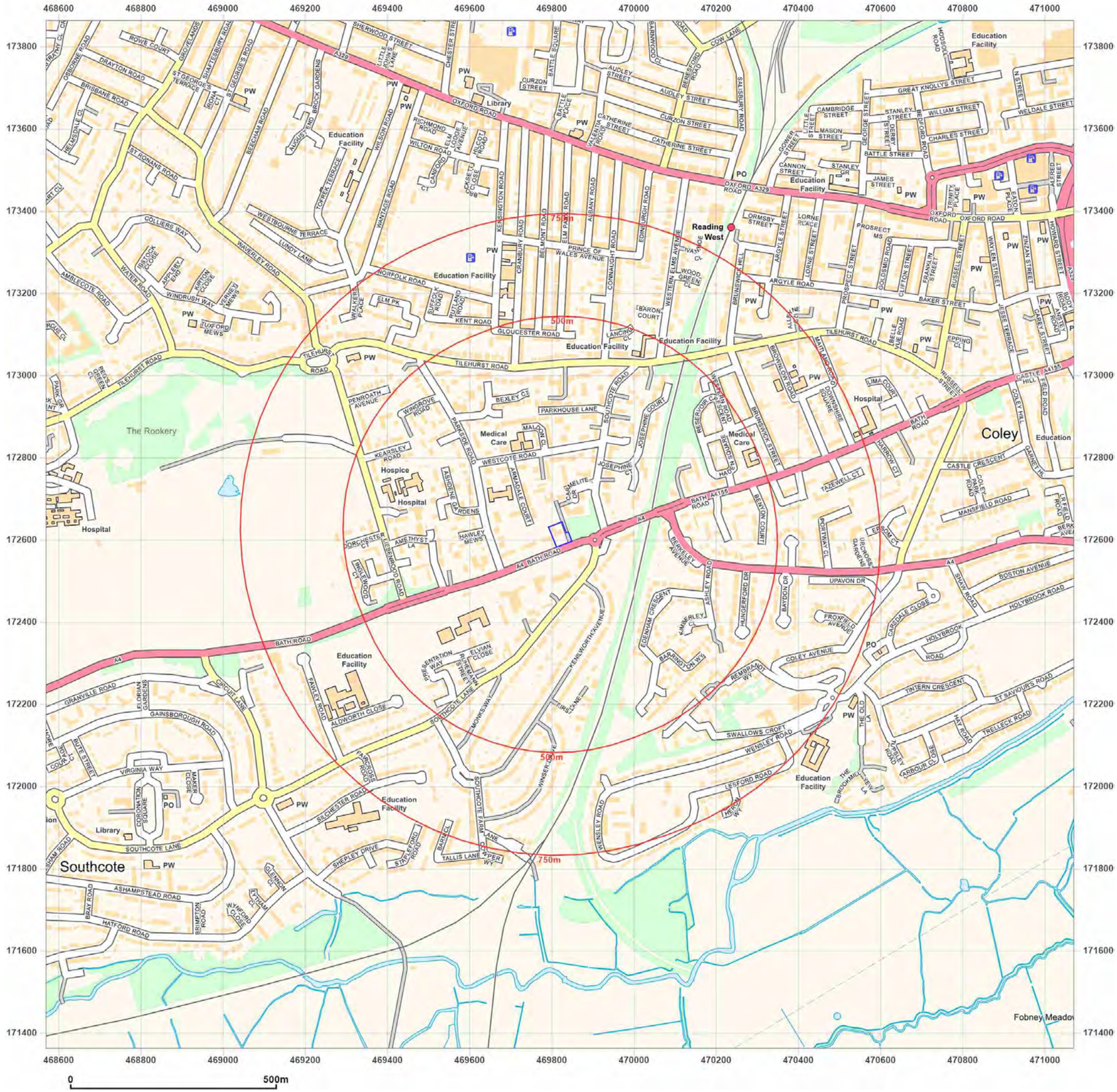

Groundsure INSIGHTS

Site Details:

60 BATH ROAD, READING,
RG30 2AY

Client Ref: 60 BATH ROAD, RG30 2AY 44031837
Report Ref: GS-M9W-NCN-NZZ-UQT
Grid Ref: 469820, 172613

Map Name: National Grid

Map date: **2025**

Scale: 1:10,000

Printed at: 1:10,000

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Map legend available at:
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Appendix 5: Zetica UXO Mapping

UNEXPLODED BOMB RISK MAP

zeticauxo

SITE LOCATION

Location: RG30 2AY,
Map Centre: 469816,172620

This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- **High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- **Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- **Low:** Areas indicated as having 15 bombs per 1000acre or less.

Miltary | **Industry** | **UXO find** | **Other**
Transport | **Docks** | **Luftwaffe targets**
Utilities | **Bombing decoy** | **Airfields**

How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density.
Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then additional detailed research is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our pre-desk study assessments (PDSA) by emailing a site boundary and location to pdsa@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: +44 (0) 1993 886682 **email:** uxo@zetica.com **web:** www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the accompanying notes on our website.

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgement. The copyright remains with Zetica Ltd.

Appendix 6: Document Production Record

Document number	Editor	Position	Issue number	Date
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