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PHASE I LAND CONTAMINATION DESK STUDY ASSESSMENT

The Former Plough Inn
81 Chapel Street
Thatcham
Berkshire
RG18 4JS

Consultant:
[redacted] MSc BSc(Hons)

Consultant in Contaminated Land

Report Ref: 246841CLR

Report Date: 25th July 2024

EXECUTIVE SUMMARY

Reports 4 Planning has been commissioned by Sandstone Estates Ltd to undertake a Phase I Land Contamination Desk Study Assessment of the site of the former Plough Inn, 81 Chapel Street, Thatcham, Berkshire, RG18 4JS. Following detailed review of geo-environmental data and an external walkover of the site, a Preliminary Risk Assessment has been undertaken to assess potential contaminative sources and applicable pollutant pathways which may give rise to adverse impact to environmental receptors and future site users.

The subject site itself is the former Plough Inn Public House, located in the eastern fringes of Thatcham, Berkshire. During an external site reconnaissance, no obvious evidence of previous contaminative activity or other geo-environmental concerns associated with the recent hospitality use of the site were noted. The site is set within predominantly residential surrounds, with no significant current issues highlighted.

Based on the historical evidence reviewed, the public house has occupied the site since the late 1700's. The former on-site presence of a smithy in the north west part of the site (in the present-day pub garden area) has been confirmed. Unidentified former building structures have also been recorded beneath the preset-day car park. Furthermore, historical extractive mineral and subsequent landfilling activities (refuse tip) have been identified 20m north and east of the subject site.

Potential areas of contamination concern identified during this assessment are therefore:

PAC 1: Residual contaminative substances associated with former use of north west area of the site as a smithy
PAC 2: Potential residual contamination and geotechnical issues associated with former structures in southern car park area
PAC 3: Previous gravel extraction and infilling of areas to the north and east of the site resulting in the potential presence of ground gas in underlying strata.

The site setting is considered to be of moderate environmental sensitivity, with a tributary of the River Kennet running in culvert beneath Stoney Lane, approximately 10m east of the site. Although the presence of superficial deposits overlying London Clay has not been confirmed, any underlying groundwater is likely to be in hydraulic connectivity with the stream. Residential properties and gardens border the site on all sides.

Potentially contaminative activities are associated with the former use of the site and its immediate surroundings. The conceptual model of the site demonstrates that potential pollutant linkages exist and represent a risk to human health and to the natural environment.

Further intrusive geo-environmental investigation of the site is considered necessary to investigate the superficial soil, groundwater and ground gas environments beneath the site. This will enable human health risks to be quantified and waste acceptance criteria for materials excavated to be established. The collation of site-specific geotechnical information to further inform the design process is also warranted.

Based on the results of the intrusive investigation, further generic or detailed risk assessment will be required. Should pollutant linkages be confirmed as unacceptable, then a remediation strategy will be formulated and subsequent remedial actions validated.

The report is based on the assumption by the author that the Local Planning Authority will follow guidance detailed in the NPPF where for all development involving disturbance to land, the LPA would impose a condition requiring the reporting of all other instances of contamination currently unreported found during the course of development. Should instances of previously unreported contamination be found then the submission for approval of an assessment of the risks and proposed remediation scheme will be submitted to the Local Planning Authority.

The report is supplied subject to our standard terms and conditions and these should be read alongside the report.

TABLE OF CONTENTS

FIGURES

TABLES

APPENDICES

1.0 INTRODUCTION

Reports 4 Planning has been commissioned by Sandstone Estates Ltd to undertake a Phase I Land Contamination Desk Study Assessment of the site of the former Plough Inn, 81 Chapel Street, Thatcham. RG18 4JS.

The current proposals involve the retention and conversion of the existing building into three residential flats and the construction of 2no. flats in the carpark area to the rear. An Environmental Desk Study and Preliminary Risk Assessment is required to confirm the extent, scale and nature of any contamination that may be present beneath the site.

In considering any future applications the Local Planning Authority has to determine 'whether, as a result of the proposed change of use, taking into account any proposed mitigation, the site will be contaminated land as described in Part 2A of the Environmental Protection Act 1990, and in doing so have regard to the Contaminated Land Statutory Guidance issued by the Secretary of State for the Environment, Food and Rural Affairs in April 2012. The client should also take note and abide by the requirements of the new LCRM regulations which is the latest guidelines issued by the Environment Agency in October 2020.

The purpose of this Environmental Desk study and Preliminary Risk Assessment report is to gather information on the site to develop an initial conceptual site model (CSM) and establish whether or not there are any potentially unacceptable risks posed by either current or historical use of the land or the surrounding area which may affect the proposed development. The consultant who has prepared this report is an environmental risk specialist, with over twenty-five years' experience in environmental liability appraisal, contaminated land assessment, brownfield development and risk assessment. The Preliminary Risk Assessment report was undertaken based on Desk Study findings utilising publicly available data, along with data sourced directly and indirectly from various providers including the Environment Agency, the Local Authority, the British Geological Survey, The Coal Authority and Ordnance Survey. This has allowed characterisation of the site with respect to its geology, hydrology, hydrogeology, history and environmental setting. The site characterisation has been undertaken in general accordance with the procedures of the new LCRM methods as released in October 2020.

Predominantly these procedures relate to 'past' contamination, and assume that legislative controls such as Pollution Prevention and Control authorisations control current potentially polluting activities. Emphasis is therefore upon historical site use and how this may affect potential future users of the site should the proposed development plans be realised. A Preliminary Environmental Risk Assessment contained in this report has considered all the relevant receptors, potential pathways, and sources of contamination and assessed these for the level of risk posed to the site and future site users.

In accordance with current guidance the information has been used to develop a Conceptual Site Model (CSM) for the site. Pollutant linkages must be present, and the consequent linkage must be established in order to determine the requirement and scope of any future geo-environmental investigation.

Reasonable skill and care have been exercised in preparation of this report in accordance with the technical requirements of the brief. Notwithstanding the efforts made by the professional team in undertaking this contamination assessment, it is possible that ground conditions other than that potentially indicated by this report may exist at the site.

2.0 SOURCES OF INFORMATION

This report draws upon many different information sources in order to gain a full understanding of the environmental setting of the site. These are summarized below:

2.1 Internet Sources

- British Geological Survey Borehole Database
- Environment Agency Pollution Inventory Database
- Multi-Agency Geographic Information for the Countryside Database (www.magic.defra.gov.uk)
- 1:50,000 British Geological Survey Digital Map of Great Britain
- Publicly available information available through the LPA planning portal

2.2 Reports

- Groundsure Dataset Report, GS-3MI-4BD-285-9O7;
- Groundsure Historical Maps, GS-3DW-PHH-P21-63D.

2.3 Site Observations

- An external inspection of the site was completed on 18th March 2024, with photographs of the site reproduced in Appendix A.

3.0 SITE DETAILS

This Phase I Land Contamination Desk Study incorporated an external site inspection only, undertaken on 18th March 2024. Relevant information pertaining to the site has been collated from readily accessible web sources and other information provided to Reports 4 Planning.

Figures 1 and 2 Site Location Plan Small and Large scale, Figure 3 – Site Aerial Photograph and Figure 4 – Proposed Site Plan show the location of the site in relation to its surrounding land uses. Photographs of the site are reproduced in Appendix A.

3.1 Site Location

The subject site is the former Plough Inn Public House, located at the junction of Chapel Street / London Road and Stoney Lane, in the eastern fringes of Thatcham, Berkshire.

The site is located at Grid Reference 452318, 167420 (SU 523 674).

3.2 Site Access

Access to the site is off both Chapel Street and Stoney Lane. Given the site's current disuse, Herras fencing is evident around its perimeter. The former car park is located to the south of the pub and the former pub garden to the west.

3.3 Site Description

The site extends to approximately 0.11 hectares and forms a comma-shaped parcel of land immediately to the south west of the main road junction.

3.3.1 Site Topography

Although the site appears relatively flat, the topographical survey shows a fall of approximately 0.8m from north to south.

3.3.2 Structures

The two-storey former public house is the main remnant structure on the site, together with a small garden shed (photograph 5) at the rear of the side pub garden area. The former pub building is understood to be timber-framed, with painted and rendered external finish and tiled roof. No obvious evidence of previous contaminative activity or structural issues associated with the building were noted. Similarly, photographs of the internal areas (photographs 7-8) do not show any obvious evidence of environmental concerns associated with its previous hospitality use.

3.3.3 Surfacing

The surfacing across the site is a predominantly tarmac, which owing to the site's closure is starting to degrade.

3.3.4 Vegetation

Scrub vegetation encroachment is evident across much of the site. The former car park is dominated by *Buddleia spp.* and *Rubus fruticosus* (blackberry).

3.3.5 Underground and Aboveground Fuel Storage Tanks

No evidence of current or historical bulk storage of fuels was noted at the site.

3.3.6 Raw Material and Chemical Use and Storage

Given the historical use of the site use, the previous storage and use of bulk chemicals across the site is considered unlikely. No such materials were observed at the site.

3.3.7 Solid Wastes

No significant accumulations of solid wastes were observed at the site.

3.3.8 Hazardous and Industrial Waste

No evidence of significant storage of industrial waste materials was observed.

3.3.9 Air Emissions

No evidence of significant air emission sources was observed.

3.3.10 Wastewater and stormwater

The property is understood to benefit from municipal wastewater and stormwater services.

3.3.11 Asbestos

No certified asbestos survey was undertaken as part of this assessment. Given the age of the property, the on-site presence of such materials cannot be discounted.

3.3.12 Polychlorinated Biphenyls (PCBs)

PCBs were historically used as a dielectric filler liquid in some types of transformers, switchgear, capacitors and the starter units in some fluorescent lights and fractional horsepower motors. PCBs are known to harm the environment and can damage health. No such electrical equipment was present on the site or in its immediate vicinity. The closest electrical substation is located 30m south west of the site.

3.3.13 Ionising Radiation

No evidence of ionising radiation sources was made at the site.

3.3.14 Spills and Releases

No obvious evidence of historical spillages or uncontrolled releases was noted.

3.4 Surrounding Land Use

The site is set within predominantly residential surrounds, with housing adjacent to the south, east and west. Harts Hill Playground is present across Chapel Street to the north.

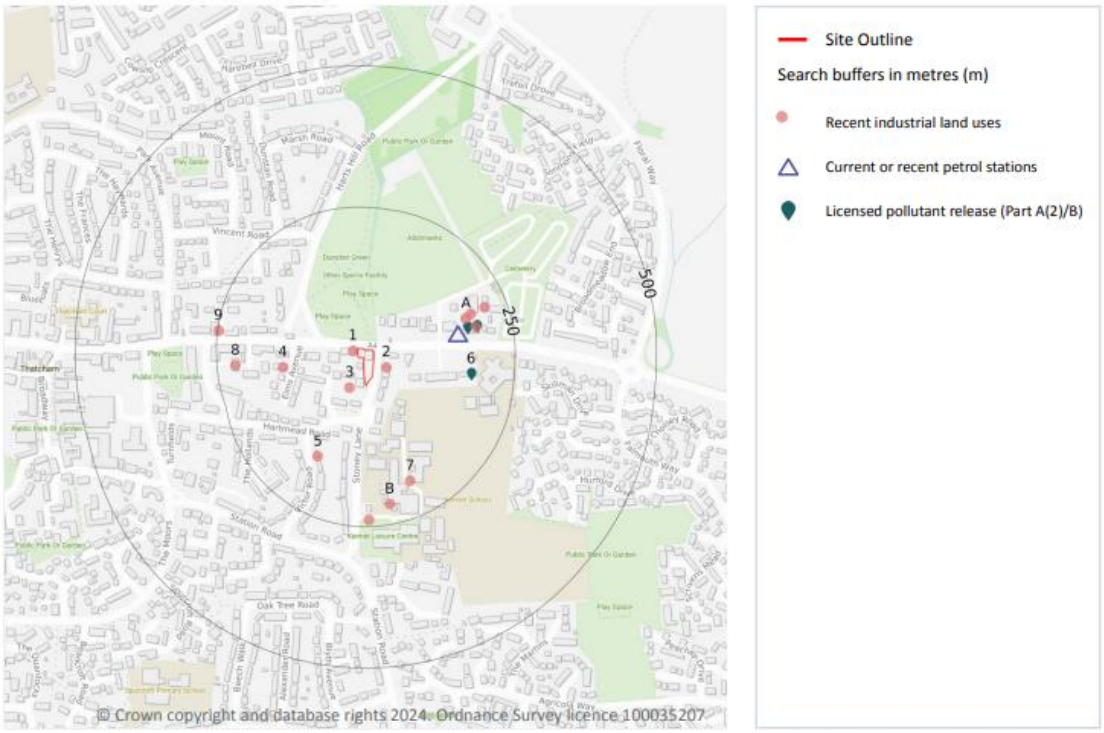
4.0 CURRENT LAND USES

4.1 Current Site Use

The site supports a former public house, with external garden and parking areas.

4.2 Potentially Contaminative Current Surrounding Land Use

The following records of potentially contaminative current site use are made within 500m of the site:



There are 14no. records of potentially contaminative land uses within 250m of the site, with the most pertinent to the subject site detailed below:

Table 1: Potentially Contaminative Current Surrounding Land Use

Ref	Distance m	Company	Activity
1	10m North West	Woo & You Jukebox	Electronic Equipment
2	25m East	Print Me a Tee	Clothing, Components & Accessories
3	30m South West	SSE	Electricity Substation
4	135m West	London Stainless Fasteners	General Construction Supplies
5	150m South West	MJC Transport Haulage	Distribution and Haulage
A	150m East	RSS Colthrop - Esso	Petrol & Fuel Station
A	210m North east	Basingstoke Packaging Ltd	Luggage, Bags, Umbrellas & Travel

4.3 Petrol and Fuel Sites

There is 1no. recorded petrol station within 500m of the site. This is the Esso Service Station at 22 London Road, 150m east of the site.

4.4 Underground HV Electricity Cables & High Pressure Gas Transmission Pipelines

There are no records of any such features within 500m of the site.

4.5 Sites Determined as Contaminated Land

There are no records of any sites identified as potentially contaminated under Part IIA of the Environmental Protection Act 1990 within 500m of the site.

4.6 Control of Major Accident Hazards

There are no records relating to COMAH and/or historical Notification of Installations Handling Hazardous Substances (NIHHS) sites within 500m of the site.

4.7 Regulated Explosive Sites

There are no records of any sites registered and licensed by the HSE under the Manufacture and Storage of Explosives Regulations 2005 within 500m of the site.

4.8 Hazardous Substance Storage/Usage Sites

There are no records of any sites with consents issued under the Planning (Hazardous Substances) Regulations 2015 at or within 500m of the subject site.

4.9 Historical Licensed Industrial Activities

There are no records of any operators holding historical Integrated Pollution Control (IPC) permits within 500m of the site. This regime has now been superseded.

4.10 Licensed Industrial Activities

There are no recorded Part A(1) installation site within 500m of the site.

4.11 Licensed Pollutant Release

There is currently 1no. actively licensed release of pollutants from processes authorised under Part A(2)/B within a 500m radius of the site. This is for the unloading of petrol into storage at service stations and is held by the Esso site, 150m east of the site.

4.12 Radioactive Substance Authorisations

There are no authorisations for the storage, use, accumulation and/or disposal of radioactive substances within 500m of the site.

5.0 HISTORICAL LAND USES

5.1. Site Observational Evidence

Parts of the site are known to date back to the late 1700's.

5.2 Historical Maps Assessment

A number of historical maps have been reviewed for evidence which may indicate potentially contaminative land uses for either the site or surrounding land within at least 500m of the site. Copies of the historical maps are provided in Appendix B and are discussed below:

Table 2: Historical Land Use

Map Year (Scale)	Site Use	Surrounding Land Use
1880 (1:2500)	The subject site is already developed to support the Plough Inn. A smithy is also established in the present-day garden area. Two detached buildings are also evident extending into the present-day car park area.	The following notable features are observed: **South East:** An Old Gravel Pit is shown immediately across Stoney Lane, 10m from the site. **North:** An Old Gravel Pit is marked on the opposite side of Chapel Street, 20m from the site. A small lake is evident in its south western corner. Beyond this pit is Thatcham Marsh. **West:** Bluecoat School is shown 120m from the site **South West:** A saw mill is shown at 350m, with a gas works located approximately 500m from the site.
1899 (1:2500)	No significant changes shown. The two buildings in the north east corner of the site have been amalgamated, presumably to form a larger public house. The most southerly detached building on the site is no longer evident	The following notable changes are observed: **South East:** The Old Gravel Pit is no longer shown. **East:** A large cemetery has been established by this time, 250m from the site.
1911 (1:2500)	No significant changes shown. The westernmost building on the site is no longer shown as a smithy.	The following notable changes are observed: **East:** A residential dwelling is now apparent across Stoney Lane
1933 (1:2500)	No significant changes to the on-site buildings. A footpath is marked running north to south, crossing the site in the north and then running along the western boundary.	The following notable changes are observed: **North West:** The Old Gravel Pit is no longer shown, although the excavated slopes at the northern end are still shown. **East:** Increased residential development along London Road is evident. **West:** Increased residential development along Chapel Street is observed.
1956 (1:10560)	No significant changes shown.	The following notable changes are observed: **East:** A school (Francis Bailey) is evident 200m from the site, with further residential development in between this and the subject site. **South East:** A large school (Kennet School) has been constructed 250m from the site.

Map Year (Scale)	Site Use	Surrounding Land Use
1967 (1:2500)	The former smithy building in the north western part of the site is no longer evident. One single building (labelled as the Plough Inn) occupies the northern part of the site. A small outbuilding is shown at the southern end of the site.	The following notable changes are observed: **South East:** Residential development of the former gravel pit across Stoney Lane is now evident. **South:** Residential development of the area south of the site is now apparent. **East:** A garage is located 150m from the site on the north side of London Road.
1975 (1:2500)	No significant changes shown.	The following notable changes are observed: **South West:** An electricity substation is shown 30m from the site in amongst the recently-established residential housing.
1982 (1:2500)	No significant changes shown.	No significant changes shown.
1988 (1:2500)	No significant changes shown.	No significant changes shown.
1994 (1:2500)	No significant changes shown.	No significant changes shown.
2003 (1:1250)	No significant changes shown.	No significant changes shown.
2010 (1:10000)	No significant changes shown.	No significant changes shown.
2024 (1:10000)	The site is marked as a Sports Leisure Centre	No significant changes shown.

5.3 Other Historical Information

The following information has been collated through research into the history of the Plough Inn:

- The Plough Inn Public House was situated at 81 Chapel Street. Dating from the 18th Century (the earliest recorded use is from 1795), the Plough Inn is grade-II listed. It was sold at auction by owner EI Group in September 2017. The pub was first recorded under the Farrow family, remaining in their hands until around 1860. In November 1888, the body of an infant was discovered in the roof. Six years later, in 1894, Thatcham Football Club played their first recorded match, and used the nearby Plough Inn as their base.

- Thames Valley Police reportedly uncovered a suspected cannabis farm at the unused pub on Sunday 15th May 2022.

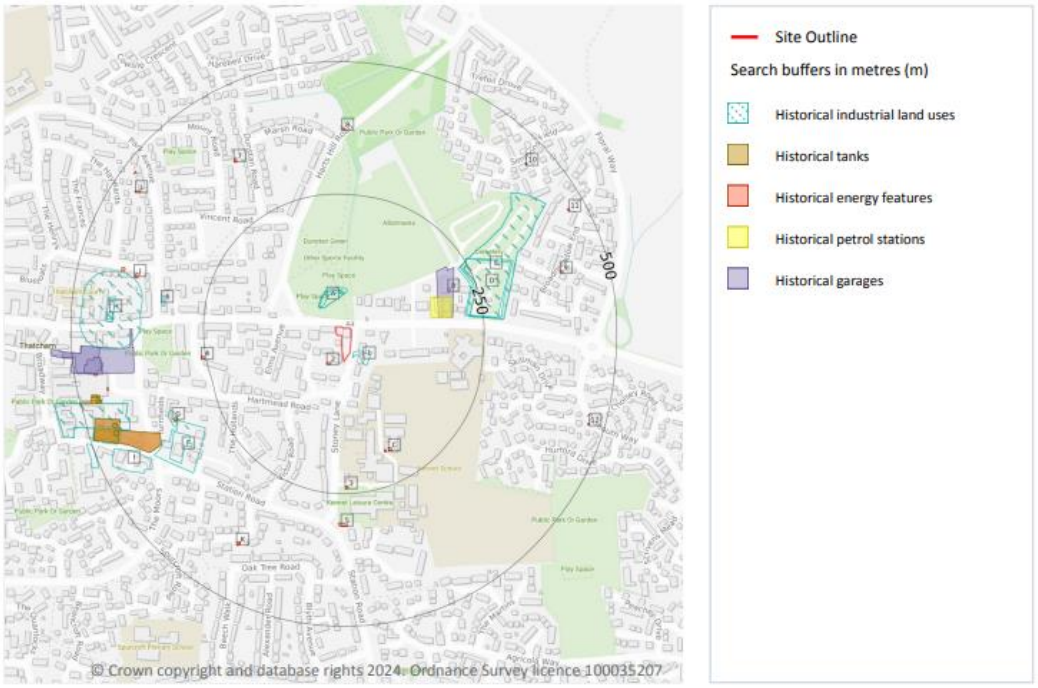
5.4 Historical Land Use Data

5.4.1 Potentially Contaminative Historical Uses

The following records potentially contaminative historical land uses within 250m of the site:

Table 3: Potentially Contaminative Historical Land Uses

Distance (m)	Direction	Activity	Date
On-site	N/A	Smithy	1880 - 1899
10m	South East	Refuse Heap	1871
40m	North West	Old Gravel Pit	1898 - 1956
215m	East	Cemetery	1899 - Present



5.4.2 Historical Tank Database

There are no records of the presence of historical tanks within 250m of the site, with the closest record being 330m south west of the site.

5.4.3 Historical Energy Features Database

There are 25no. historical records of electricity substations or other energy features within 500m of the subject site. The closest of these is the existing substation, 300 metres south west of the subject site and has been present since at least 1975.

5.4.4 Historical Petrol and Fuel Sites

There is 1no. record of historical petrol stations within 500m of the subject site, corresponding to the present-day Esso Service station at 22 London Road.

5.4.5 Historical Garage and Motor Vehicle Sites

There are 4no. records of historical garage and motor vehicle site within 500m of the site. The closest of these was at the petrol filling site 150m east of the site, recorded from at least 1967 to at least 1975.

5.4.6 Historical Military Land

There are no records of historical military land within 500m of the subject site.

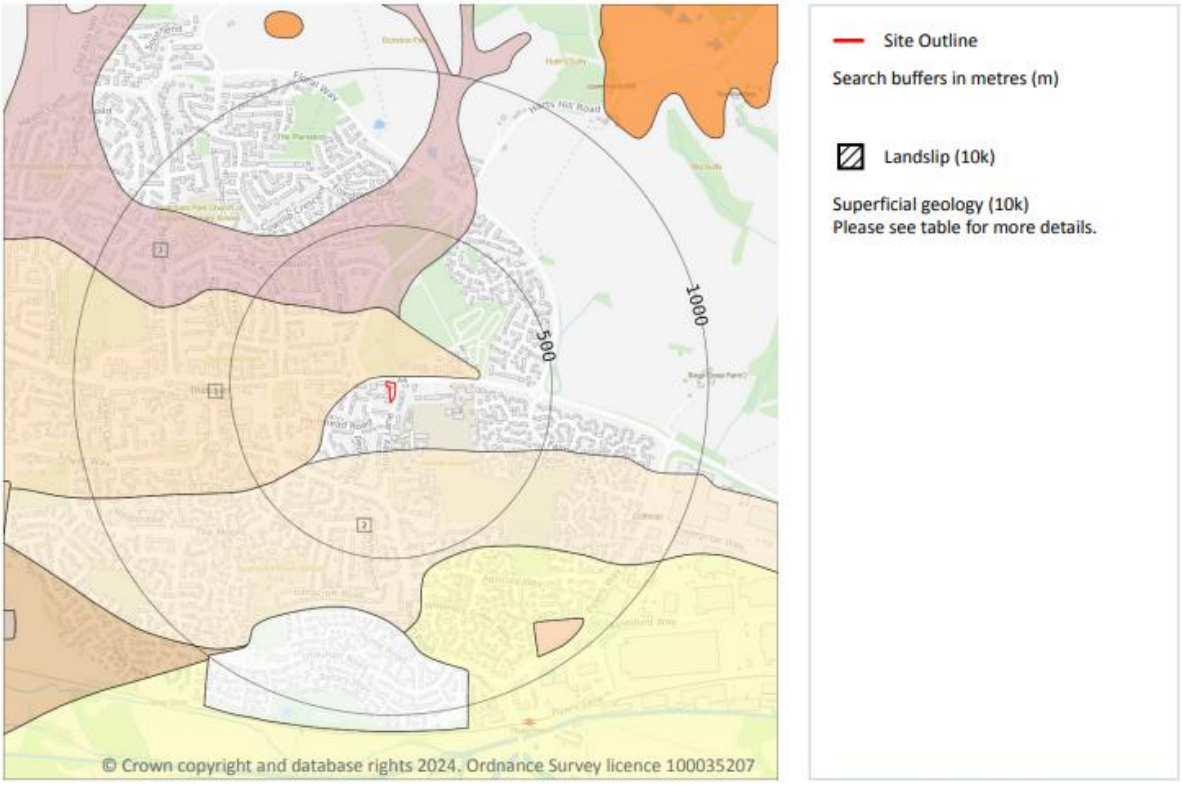
6.0 GEOLOGY

6.1 Artificial and Made Ground

There are no records of made, worked, infilled, disturbed and landscaped ground within the immediate vicinity of the subject site. The closest is the area of worked ground 420m south west of the site.

6.2 Superficial and Drift Geology

The British Geological Survey 1:10,000 Geological Map of Great Britain shows the absence of superficial drift deposits beneath the site. Thatcham Gravel (sand and gravel) deposits are recorded within 20m north of the site. Although the BGS mapping indicates otherwise, from historical records, we are aware of former gravel extraction to the east of the site, as well as to the north. As such, the presence of superficial deposits beneath the subject site itself cannot be discounted.



6.3 Solid Geology

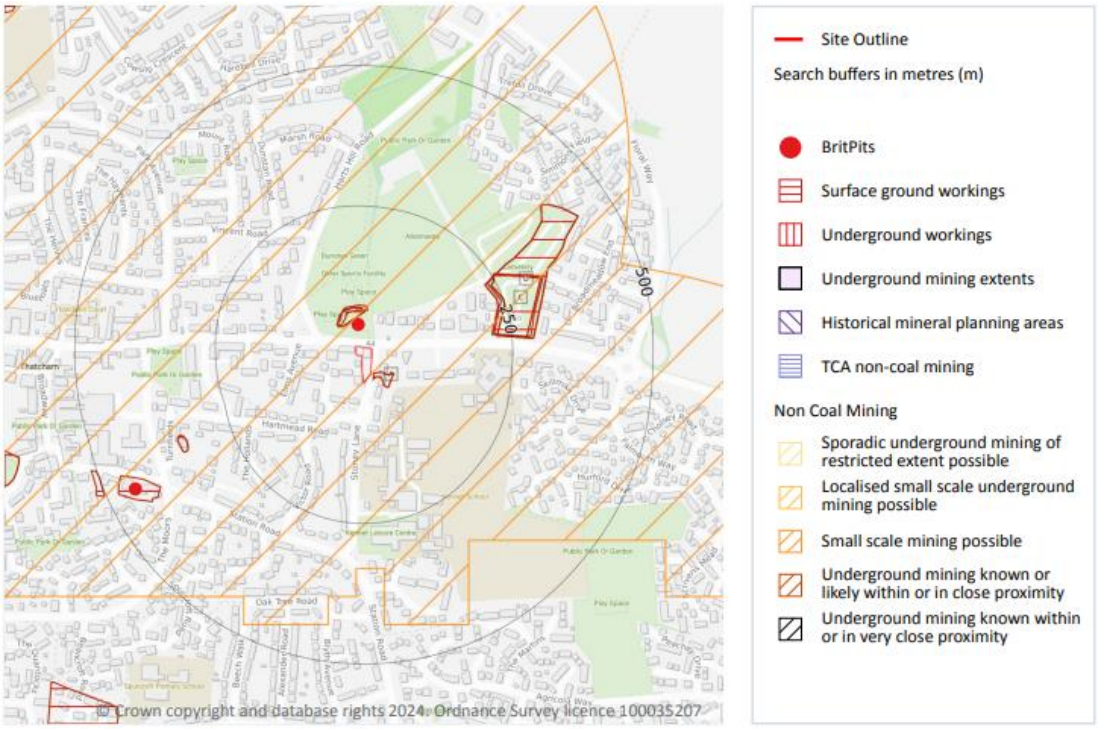
The British Geological Survey 1:10,000 Geological Map of Great Britain shows that the solid geology beneath the site comprises the London Clay Formation (clay, silt and sand). The permeability of these strata is reported to vary from very low to moderate.

A borehole record from intrusive investigation at Kennet School, 80m south east of the site, confirmed the superficial geology of heterogeneous clayey sandy silt, clayey sandy gravel and very silty clay.

6.4 Mining

The site is not located within a coal mining area as defined by the Coal Authority.

6.5 Non-coal Mining



BritPits (an abbreviation of British Pits) is a database maintained by BGS of currently active and closed surface and underground mineral workings. There is 1no. record of ceased sand and gravel workings within 250m. This is the former Thatcham Gravel Pit, located 40m north of the site.

There are numerous other records of historical surface ground workings in the wider vicinity of the site. These include a refuse heap identified in 1871, 10m south east of the site, and the old gravel pit (corresponding to the former location of Thatcham Gravel Pit), 40m north west of the site from 1898 to 1956.

The potential for the current or historical underground mine working of chalk is also identified, but no evidence is available to suggest that this is currently, or has historically affected the subject site. The presence of the London Clay Formation above the chalk is likely to offer some comfort in relation to risks associated with this issue.

6.6 Brine Affected Areas

There are no brine affected areas within the vicinity of the site.

6.7 Shrink Swell

The shrink swell hazard for the site has been rated by the BGS as low, with superficial ground conditions predominantly of medium plasticity.

6.8 Landslip/Slide

The potential for landsliding to be a hazard on site is considered to be very low, with slope instability problems not likely to occur.

6.9 Soluble Rocks

There is a negligible risk from soluble rocks beneath the subject site. Soluble rocks are not thought to be present within the ground or are not prone to dissolution. There are no known natural cavities or reported incidents associated with sinkholes in the site's vicinity.

6.10 Compressible Ground

The compressible ground hazard for the site and its vicinity has been rated by the BGS as negligible. Compressible strata are not thought likely to occur.

6.11 Collapsible Rocks

The maximum collapsible rocks hazard for the site has been rated by the BGS as very low.

6.12 Running Sand

There is a very low risk associated with running sand issues in the area. Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless the water table rises rapidly.

6.13 Radon

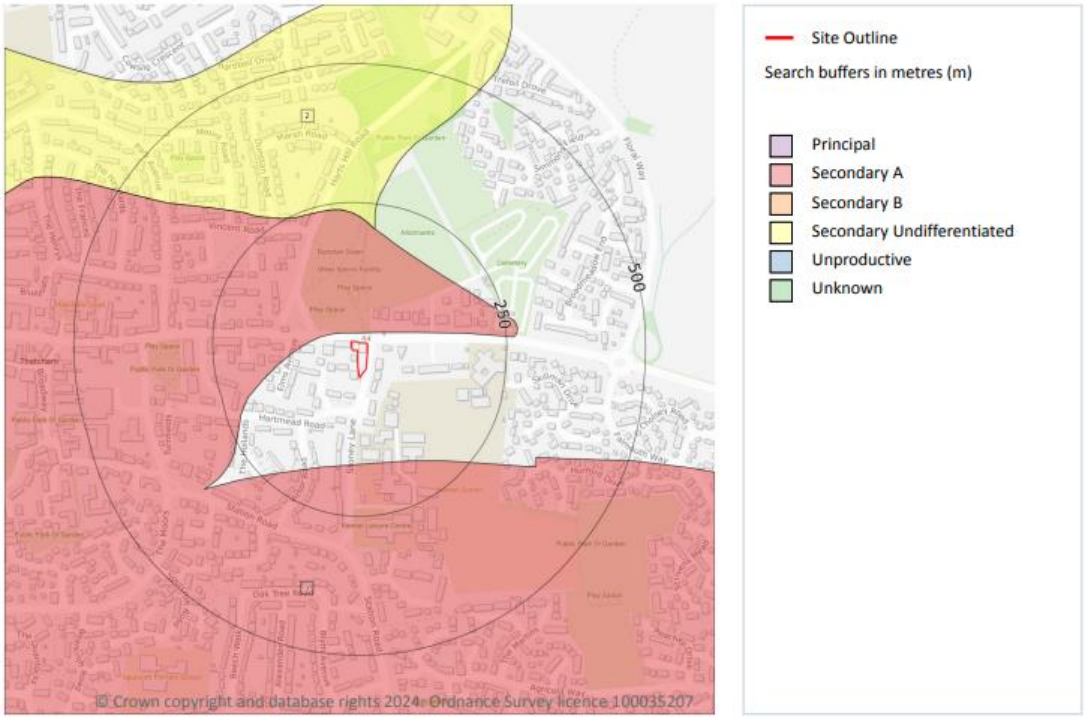
The Indicative Atlas of Radon in England and Wales as prepared by both the Health Protection Agency and the British Geological Survey shows that the site is located in a radon area where between less than 1% of properties are above the Radon Action Level. No radon protection measures are required.

6.14 BGS Estimated Background Soil Chemistry

It is estimated by the BGS that on site there is the potential for the following natural contaminants to be present: arsenic 15mg/kg, lead 100mg/kg, cadmium 1.8mg/kg, chromium 60-90mg/kg, nickel 15-30mg/kg.

7.0 HYDROGEOLOGY

7.1 Groundwater Vulnerability and Soil Classification



The aquifer contained with the London Clay Formation beneath the site itself is unproductive. The aquifer within the nearby Thatcham Gravel is classified as Secondary A. These are 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.

7.2 Groundwater Abstraction Licences

There are reportedly 3no. active licensed groundwater abstractions within 2,000m of the site. The closest of these is located 1,120m south east of the site at Forterra Building Products Limited and is used for process water.

7.3 Licensed Discharges to Controlled Waters

There are no licensed discharges to controlled waters within 500m of the site.

7.4 Pollutant Release to Surface Waters (Red List)

There are no records of any licenses issued to sites at or within 500m of the site for a pollutant release to a surface water (Red List).

7.5 Pollutant Release to a Public Sewer

There are no records of current pollutant releases to a public sewer within 500m of the site.

7.6 List 1 and List 2 Dangerous Substances

There are no records of discharges of substances as identified on Lists 1 and 2 of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015 within 500m of the site.

7.7 Pollution Incidents

There have been no recorded pollution incidents within 500m of the site.

7.8 Pollution Inventory Substances

There are no records of any pollution inventory (substances) including reporting on annual emission of certain regulated substances to air, controlled waters and land at or within 500m of the site.

7.9 Pollution Inventory Waste Transfers

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. There are no records of such transfers within 500m of the site.

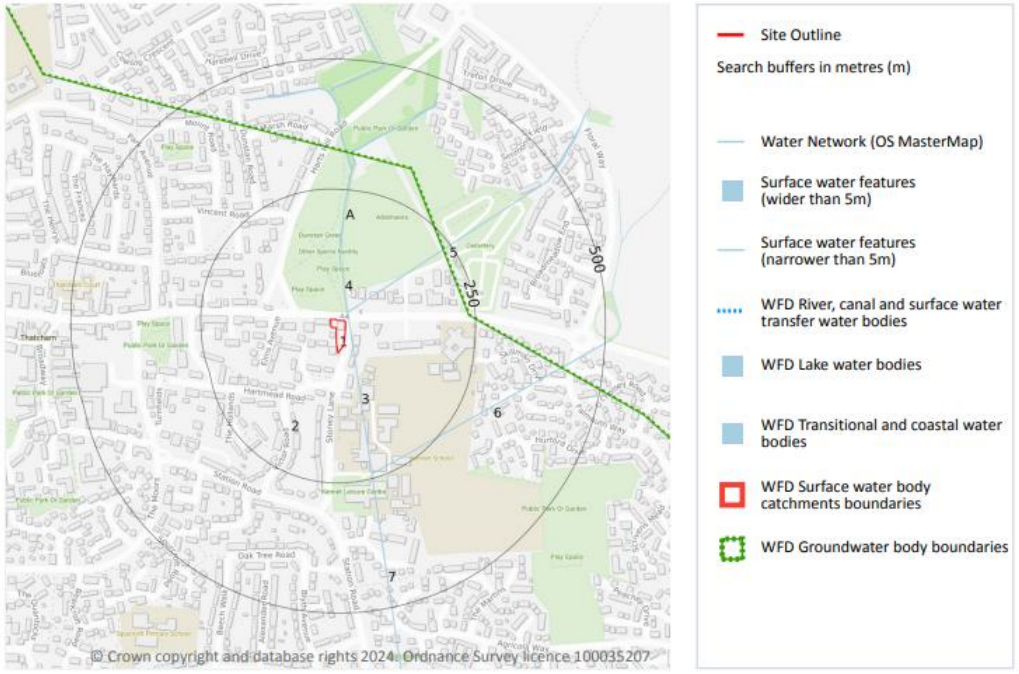
7.10 Pollution Inventory Radioactive Waste

There are no records of any pollution inventory (radioactive wastes) including reporting on annual releases of radioactive substances from a site within 500m of the site.

7.11 Source Protection Zones

The site lies within source protection zone 3 (total catchment).

8.0 HYDROLOGY



8.1 Surface Waters

An un-named tributary of the River Kennet flows in a north south direction in culvert, 10m east of the site. This watercourse contains water year round and passes through Harts Hill Playground north of the site, before entering a culvert and passing in a south easterly direction on the opposite side of Stoney Lane, eventually entering the River Kennet 1,200m south of the site.

8.2 Surface Water Abstraction Licenses

There are no active licensed surface water abstractions within 2,000m of the site. A total of 6no. historical abstractions were formerly located within the same radius of the site, but are no longer operational.

8.3 Flooding

8.3.1 Risk of Flooding from Rivers and Seas (RoFRaS)

The subject site itself is located in an area considered to be at low risk of flooding.

8.3.2 Historical Flood Events

There are no records of historical flood events within 250m of the site.

8.3.3 River and Coastal Flooding (Flood Zones)

The Environment Agency Flood map (rivers and the sea) shows the site to be in Flood Zone 1.

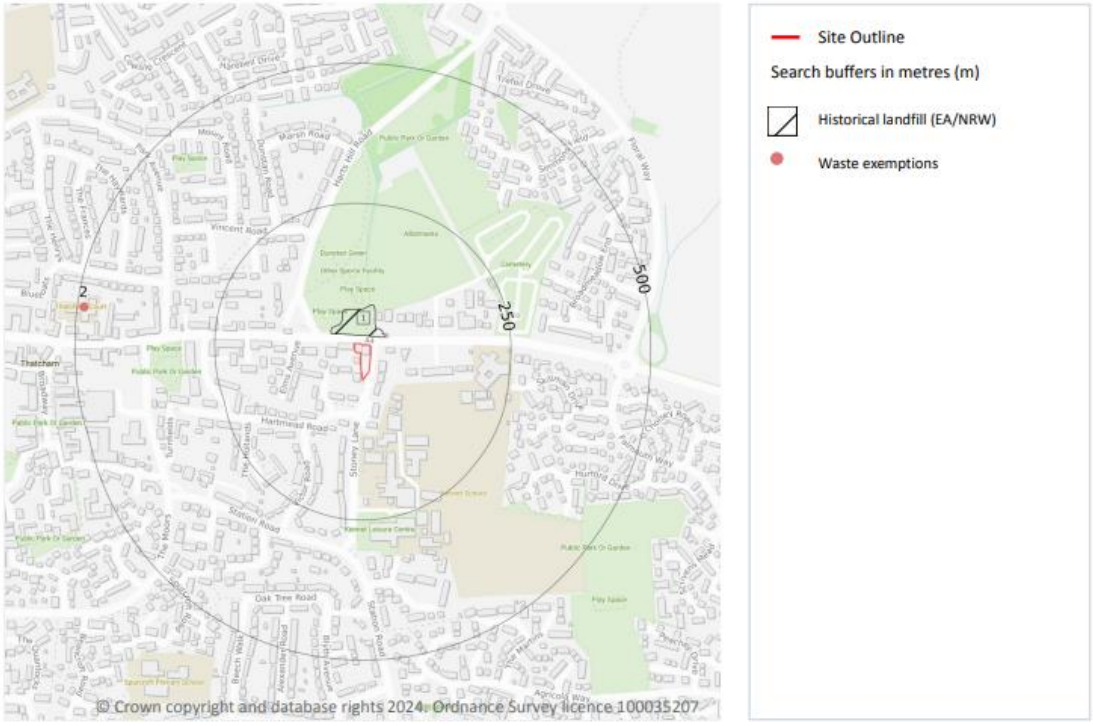
8.3.4 Surface Water Flooding

The highest risk associated with surface water flooding at the site and within 50m of the site is 0.3m – 1.0m for the 1 in 30 year storm event.

8.3.5 Groundwater Flooding

There is a moderate to high risk of groundwater flooding at the site and within 50m of the site.

9.0 WASTE



9.1 Landfill Sites

There are no records of any active or recent landfill sites subject to Environment Agency regulation within 500m of the site.

The presence of one historical landfill site within the site's immediate vicinity is however recognised:

Table 4: Known Historical Landfill Sites

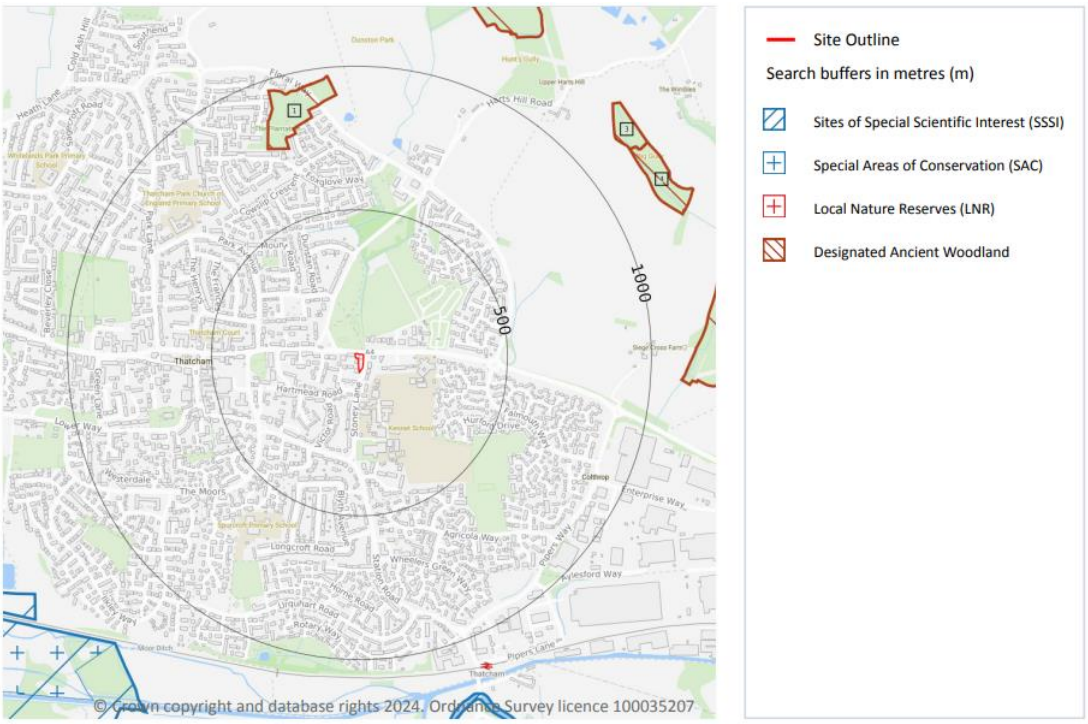
Distance (m)	Direction	Name	Waste Type	Operational Dates
15m	North	Dunstan Green, Thatcham	Inert, industrial	Not known

9.2 Waste Sites

There are no records of current or historical waste sites (Local Authority records and Environment Agency registered licensed waste sites) within 500m of the site.

There is reportedly 1no. licensed waste exemptions for the storage, treatment, use or disposal of waste within 500m of the site. This is 490m west of the site at Thatcham Court Care Home for the sorting and denaturing of controlled drugs for disposal.

10.0 DESIGNATED ENVIRONMENTALLY SENSITIVE SITES



10.1 Sites of Special Scientific Interest (SSSI)

There are 3no. SSSI sites within 2,000 metres of the subject site. River Kennet, 1,200m south of the site, is designated for its biodiversity, providing habitat for an array of rare plants and animals endemic to chalky watercourses. Thatcham Reed Beds extend to 67.4-hectares and is located 1,300m south west of the site. Bowdown and Chamberhouse Woods SSSI provides 67.9-hectares of ancient woodland, located 1,900m south of the site.

The subject site is also located within a SSSI Impact Risk Zone, whereby developments that involve infrastructure, minerals, air pollution, combustion, waste, discharges and water supply require consultation to be held with Natural England.

10.2 Other Designated Sites

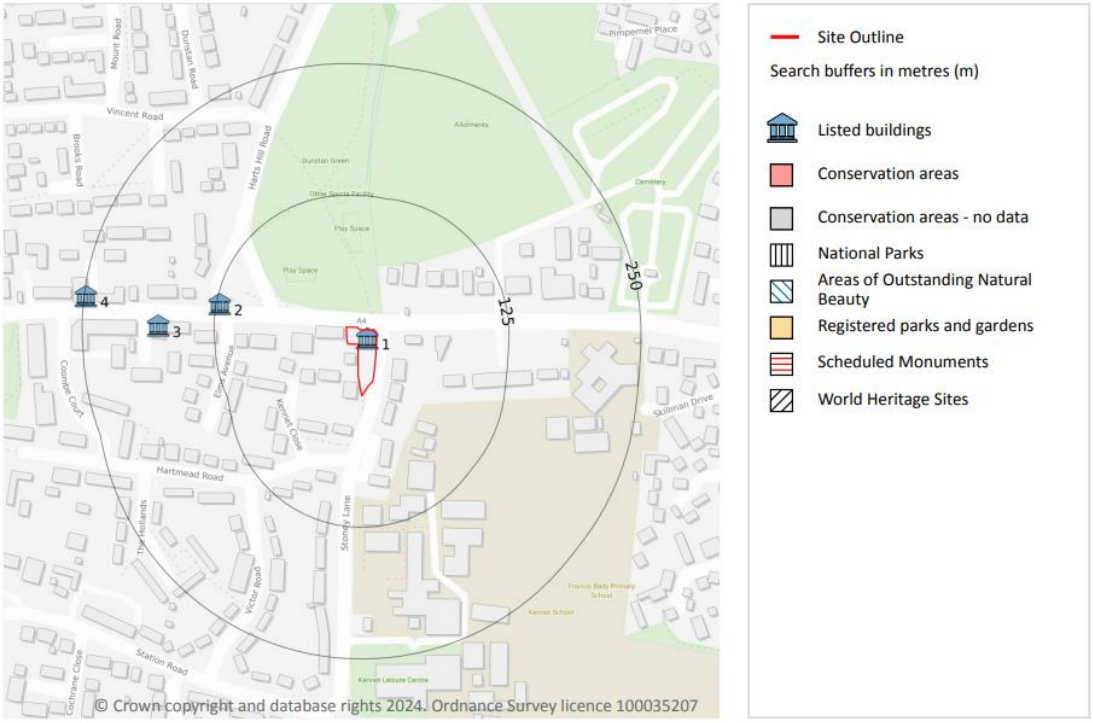
The Kennet & Lambourn Floodplain, 1,250m south west of the site, is a designated Special Area of Conservation (SAC).

10.3 Locally Designated Sites

There is 1no. Local Nature Reserve within 2,000m of the subject site – Thatcham Reed Beds, approximately 1,300m south west of the site.

The closest designated ancient woodland is The Plantation, 750m north of the site.

10.4 Cultural Designations



The Plough Public House is a Grade II listed building and was designated in November 1983 (reference 1117285). The listing includes the following:

Public House. C17 and C19. Painted and rendered timber frame with old tile roof, hipped to left. End stacks to right and left, with stack in front of ridge off-centre to left. 2 framed bays. 2 storeys. 3 C19.first floor casements, 2 C20 casements to right on ground floor and one to left with segmental head. Doorway between first and second windows from left, with architrave and flat hood.

There are 17no. other listed buildings within 250m of the site. The Old Bluecoat School, 122m west of the site, is Grade I listed. Other Grade II listed buildings are The Prancing Horse Public House (180m west of the site) and 78a chapel street (250m west).

11.0 CONCEPTUAL SITE MODEL

The model assessment has been made on the understanding that the site is to be developed for <u>Residential Purposes</u>. Those potential pathways which may give rise to unacceptable contaminative risk under this scheme have been brought forward and form part of the Model as discussed below.

Table 5: Conceptual Site Model

Consideration of Potential Contaminants:	
On-Site Contaminants	▪ A smithy was present in the north west corner of the site for an extended period from the 1880's to the 1950's. Inorganic and organic residues associated with this use may remain beneath the former pub garden area. ▪ Former built structures of unknown use in the south west of the site beneath the former car park area may have resulted in the residual presence of organic and inorganic (including asbestos) contaminants beneath the site.
Off-Site Contaminants	▪ Historical extractive mineral and subsequent landfilling activities (refuse tip) have been identified approximately 20m north and east of the subject site. ▪ Other residential activity in the immediate vicinity of the site is unlikely to have deleteriously impacted the subject site.

Consideration of Potential Receptors:	
Controlled Waters	▪ A tributary of the River Kennet runs in culvert beneath Stoney Lane, approximately 10m east of the site. ▪ Potential presence of water contained within any superficial drift deposits that are present beneath the site.
Human Health	▪ Future site occupants. ▪ Construction workers primarily those involved in groundworks excavation. ▪ Neighbouring residents subject to disturbed vapours and dusts arising from on-site development.
Other	▪ Existing and new underground service infrastructure.

Potential contaminant pathways and pollutant linkages:	
On-Site Contaminants	▪ Future groundworkers and users of the site may be exposed to potentially contaminative substances in the subsurface. ▪ Residual organic and inorganic contamination may be mobilised and migrate into nearby stream. ▪ Potential impact of organic contaminants on new site infrastructure.
Off-Site Contaminants	▪ Potential ground gas migration from recorded landfilled areas 20m north and east of the site mitigated by the time since landfilling activities occurred and the intervening presence of the culverted stream.

Other Considerations	
Geotechnical	▪ Potential geotechnical issues are associated with remnant foundations of former buildings in the southern part of the site.
Asbestos-containing Materials	▪ Given the age of the property, the residual presence of such materials in the building fabric and in the Made Ground beneath the site cannot be discounted.

12.0 PRELIMINARY ENVIRONMENTAL RISK ASSESSMENT

12.1 Introduction

The current contaminated land regime is explained in Part IIA of the Environmental Protection Act 1990 and was introduced on the 1st April 2000 in England. Also, this assessment has been completed taking into account the advice and guidance contained in the NPPF and the LCRM regulations which is the latest guidelines issued by the Environment Agency, updated July 2023. In general, the purpose of these aspects of the legislation is to achieve the identification of contaminated land and the remediation of contaminated land to ensure the such land poses no significant risk to human health and/or the environment.

Contaminated Land is defined as:

'*any land which appears to the local authority in whose area it is situated, to be in such a condition, by reason or substances in, on, or under the land, that: significant harm is being caused or there is a significant possibility of such harm being caused; or pollution of controlled water is being or is likely to be caused.'*

For land to be classified as contaminated land a significant pollutant linkage must be identified.

Statutory Definitions	
Contaminant Source (Hazard)	A substance which is in, on or under the land and which has the potential to cause harm or cause pollution of controlled waters
Receptor (Target)	A living organism or group of organisms, an ecological system or property, controlled waters which are or could be polluted by a contaminant
Pathway (Route)	One or more routes or means which either allows the contaminant to cause significant harm to that receptor, or that there is a significant possibility of such harm being caused to the receptor, or that pollution of controlled waters is being or likely to be caused.

A Preliminary Environmental Risk Assessment involves assessing the likely probability and consequence of a *pollutant linkage* and determining a consequent level of risk.

The term 'risk' is widely used in different contexts and situation but a prescriptive definition is provided by the Guidelines for Environmental Risk Assessment and Management (DEFRA et al, 2000):

Risk is a combination of the probability, or frequency, of occurrence of a defined hazard and the magnitude of the consequence of the occurrence'.

A hazard is defined as '*a property or situation that in particular circumstance could lead to harm'*.

The risk category for a particular scenario can be assessed in terms of the consequences and probability of an occurrence which can be defined as follows (Ref: CIRIA C552):

Classification of a Consequence

Classification	Definition
Severe	1 – short term (acute) risk to human health likely to result in significant harm 2 – short term risk to controlled waters 3 – catastrophic damage to buildings / structures 4 – short term risk to an ecosystem or organism within the particular ecosystem.
Medium	1 – chromic damage to human health (long term risk) 2 – pollution of a sensitive water resource 3 – a significant change in an ecosystem or organism within the ecosystem
Mild	1 – pollution of non-sensitive water resources 2 – significant damage to buildings / structures
Minor	1 – harm (not necessarily significant) which may result in financial loss; 2 – non permanent health effects to humans (easily prevented by PPE for example) 3 – easily repairable effects of structural (building damage).

Classification of a Probability

Classification	Definition
High Likelihood	1 – there is a complete pollution linkage and an event appears very likely to occur in the short term and is inevitable in the long term 2 – evidence of harm to the receptor
Likely	1 – there is a complete pollution linkage which means that it is probable that an event will occur 2 – the event is not inevitable but possible in the short term and likely in the long term
Low Likelihood	1 – there is a complete pollution linkage and circumstance are possible under which an event could occur 2 – it is not certain that an event will occur in the long term, and it is less likely to occur in the short term
Unlikely	1 – there is a complete pollution linkage but circumstance are such that is improbable that an event would occur even in the long term.

The consequences of a risk and the probability of an event taking place can be assessed and the likely risk category can be determined as follows:

		Consequence			
Probability		***Severe***	***Medium***	***Mild***	***Minor***
	High	**Very High**	**High**	**Medium**	**Medium / Low**
	Likely	**High**	**Medium**	**Medium / Low**	**Low**
	Low	**Medium**	**Medium / Low**	**Low**	**Very Low**
	Unlikely	**Medium / Low**	**Low**	**Very Low**	**Very Low**

- **High Risk** – there is a high probability that severe harm could risk a receptor, or there is evidence that a receptor is being harmed. The risk is realised is likely to result in liability and/or significant harm, and urgent investigation or remediation will be required.
- **Medium Risk -** it is probable that harm will arise to a receptor. However it is relatively unlikely that such harm would be severe, or if harm does occur then the harm is likely to be relatively mild. Investigation will be required to determine the liability, and some remedial works may be required in the long term.

- **Low Risk** – it is possible that harm may arise to a receptor, but it is likely that the harm would be mild.
- **Very Low Risk –** There is a very low risk of harm to the receptor. In the event of harm being realised the harm is not likely to be severe.

12.2 Potential Sources

The current and historical use of the site has been carefully assessed. Potential risks have been determined and assessed as part of this study.

In light of the historical use of the site, there is a low risk of residual contaminant source material beneath the site. However, given the sensitive proposed use, further assessment is considered necessary.

A number of potential off-site sources are also recorded in the vicinity of the site.

12.3 Potential Pathways

Exposure pathways link any contamination to the receptor. All or any of the following potential pathways may apply:

Future Site Workers, including Construction Workers

Oral Pathway (W-O)	Indoor /outdoor ingestion of dust
	Indoor/outdoor ingestion of soil
	Ingestion of tainted mains water
Inhalation Pathway (W-I)	Indoor/outdoor inhalation of fugitive dust
	Indoor/outdoor inhalation of soil vapour
Dermal Pathway (W-D)	Indoor/outdoor exposure to soil through dermal contact

Future Site Users, Occasional Visitors and Neighbouring Residents including Children

Oral Pathway (O-O)	Indoor ingestion of dust (post construction)
	Outdoor ingestion of soil (post construction)
	Indoor/outdoor ingestion of Flora/Fauna
Inhalation Pathway (O-I)	Outdoor inhalation of fugitive dust
	Indoor inhalation of fugitive dust (post construction)
	Outdoor inhalation of soil vapour
	Indoor inhalation of soil vapour (post construction)
Dermal Pathway (O-D)	Outdoor exposure to soil through dermal contact
	Indoor exposure to soil dust through dermal contact

Flora (potential new on-site or off-site flora affected by potential contamination on the site, or migrating onto or from the site).

Plant Uptake (Fl-PU)	General uptake of contaminants by plants growing in the vicinity of, or on, the site

Fauna (on-site or off-site affected by potential contamination on the site, or migrating from the site)

Oral Pathway (Fa-OP)	Consumption of contaminated flora located on site

Water Resources

Surface Water Mobilisation (SWM)	Surface water run-off from site, migrating off site Also infiltration into the site from off-site.
Groundwater Mobilisation (Leaching Potential)	

(GWM)	Percolation and mobilisation of contaminants within the soil into waters held locally within pore space beneath the site.

12.4 Potential Receptors

The following potential receptors have been identified and considered in the risk assessment:

Human Receptors (H):	Site workers (W); future site occupants.
Water Resources (SW, GW):	Nearby stream and any groundwater contained in superficial deposits beneath the site.
Site Infrastructure (SI):	Existing and future foundations and drainage services
Buildings and Services (BS):	Site and neighbouring buildings
Flora and Fauna (FL, FA)	Future, on and off-site fauna and flora
Archaeological (A):	Designations in vicinity of the site
Cultural (C):	Designations in vicinity of the site

Under the proposals, part of the site is to be developed for residential purposes. The Critical Human Receptor for this site will be a **young female child who may reside at the site.**

12.5 Qualitative Risk Assessment

A qualitative risk assessment has been undertaken to provide an initial assessment of the potential risks caused by contaminant sources identified during this assessment to construction workers, future users of the site, building structures and the aquatic environment. **The assessment has been made on the understanding that the site is to be used for residential purposes.**

Table 6: Risk Assessment

Hazard Identification			Hazard Assessment		Risk Estimation			Risk Evaluation
Sources	**Location**	**Potential Contaminants**	**Pathway**	**Receptor**	**Magnitude of Consequence**	**Probability Occurrence**	**Risk Appraisal**	**Rationale**
Recent use of the site Public House	On site	Made Ground,	W-O, W-I, W-D, O-O, O-I, O-D, FLPU, FaOP SWM, GWM	H, GW, FL, FA	Mild	Low	Low	- No significant contaminative source associated with most recent use of the site. - No obvious potentially contaminative historical uses of the site. - **No further assessment required.**
Historical use of the site Smithy	North west site corner	Heavy metals and residues associated with combustion activities	W-O, W-I, W-D, O-O, O-I, O-D, FLPU, FaOP SWM, GWM	H, SI, FL, FA	Medium	Low	Low-Medium	- A smithy was present in the north west corner of the site for an extended period from the late C19th to mid C20th, before its use as pub garden. - Potential residual presence of contaminants in the subsurface that will be communal garden. - **Further assessment required.**
Historical use of the site Former building structures in southern area	On site	Inorganic and organic contaminants; asbestos	W-O, W-I, W-D, O-O, O-I, O-D, FLPU, FaOP SWM, GWM	H, SI, FL, FA	Medium	Low	Low-Medium	- Potential historical entry of organic and inorganic contaminants into the subsurface represent a residual soil and potential groundwater risk at the site. - Demolition residues from former built structures may remain beneath the car park. - **Further assessment required.**
Historical use of surrounding land Gravel extraction and landfill	20m North and East	Ground gas; Inorganic and organic contaminants	W-I, O-I, SWM, GWM	H, GW, SW, SI, FL, FA	Medium	Low	Low-Medium	- Potential ground gas issues exist in the general area. - Risk mitigated by time that has elapsed since filling, partial redevelopment of former gravel pits and the absence of known issues. - **Further assessment required of ground gas environment required.**
Historical use of surrounding land Electricity substation	30m South West	Made Ground, organic, oils, PCB's	W-O, W-I, W-D, O-O, O-I, O-D, FLPU, FaOP GWM	H, GW, FL, FA	Mild	Low	Low	- The relatively recent construction of the substation, the absence of reported concerns and distance to the subject site reduces risk associated with potential contaminant migration onto subject site. - **No further assessment required**.

13.0 CONCLUSIONS AND RECOMMENDATIONS

13.1 Conclusions

A Phase I Land Contamination Desk Study Assessment has been completed at the site of the former Plough Inn public house, 81 Chapel Street, Thatcham, Berkshire, RG18 4JS to confirm the extent, scale and nature of any contamination that may be present at the site, in connection with its proposed residential redevelopment. Following review of geo-environmental data for the site, a full Preliminary Risk Assessment has been undertaken to assess potentially contaminative sources and applicable pollutant pathways which may give rise to adverse impact to future users of the site.

The subject site itself is the former Plough Inn Public House, located in the eastern fringes of Thatcham, Berkshire. No obvious evidence of previous contaminative activity or other geo-environmental concerns associated with the former hospitality use of the site were noted. The site is set within predominantly residential surrounds, with no significant current issues highlighted.

Based on the historical evidence reviewed, the public house has occupied the site since the late 1700's. The former on-site presence of a smithy in the north west part of the site (in the present-day pub garden area) has been confirmed. Unidentified former building structures have also been recorded beneath the preset-day car park. Furthermore, historical extractive mineral and subsequent landfilling activities (refuse tip) have also been identified approximately 20m north and east of the subject site.

Potential areas of contamination concern identified during this assessment are therefore:

PAC 1: Residual contaminative substances associated with former use of north west area of the site as a smithy

PAC 2: Potential residual contamination and geotechnical issues associated with former structures in southern car park area

PAC 3: Previous gravel extraction and infilling of areas to the north and east of the site resulting in the potential presence of ground gas in underlying strata.

The site setting is considered to be of moderate environmental sensitivity, with a tributary of the River Kennet running in culvert beneath Stoney Lane, approximately 10m east of the site. Although the presence of superficial deposits overlying London Clay has not been confirmed, any underlying groundwater is likely to be in hydraulic connectivity with the stream. Residential properties and gardens border the site on all sides.

13.2 Recommendations

The conceptual model of the site demonstrates that plausible pollutant linkages exist and represent a potential risk to human health of site workers, future site users and to the natural environment. As such, the following recommendations are made:

- Intrusive investigation of the site is considered necessary to investigate the soil and ground gas environments beneath the site.
- The investigation should focus on each of the identified potential areas of concern and provide a general characterisation of contaminant levels across the site.
- Detailed ground gas assessment should be included in the scope of the investigation.
- Further generic or detailed risk assessment based on the results of this analysis will follow.

- Should pollutant linkages be confirmed as unacceptable, then a remediation strategy will be formulated and subsequent remedial actions validated.

The report is based on the assumption by the author that the Local Planning Authority will follow guidance detailed in the NPPF where for all development involving disturbance to land, the LPA would impose a condition requiring the reporting of all other instances of contamination currently unreported found during the course of development. Should instances of previously unreported contamination be found then the submission for approval of an assessment of the risks and proposed remediation scheme will be submitted to the Local Planning Authority.

The report is supplied subject to our standard terms and conditions and these should be read alongside the report.

FIGURES

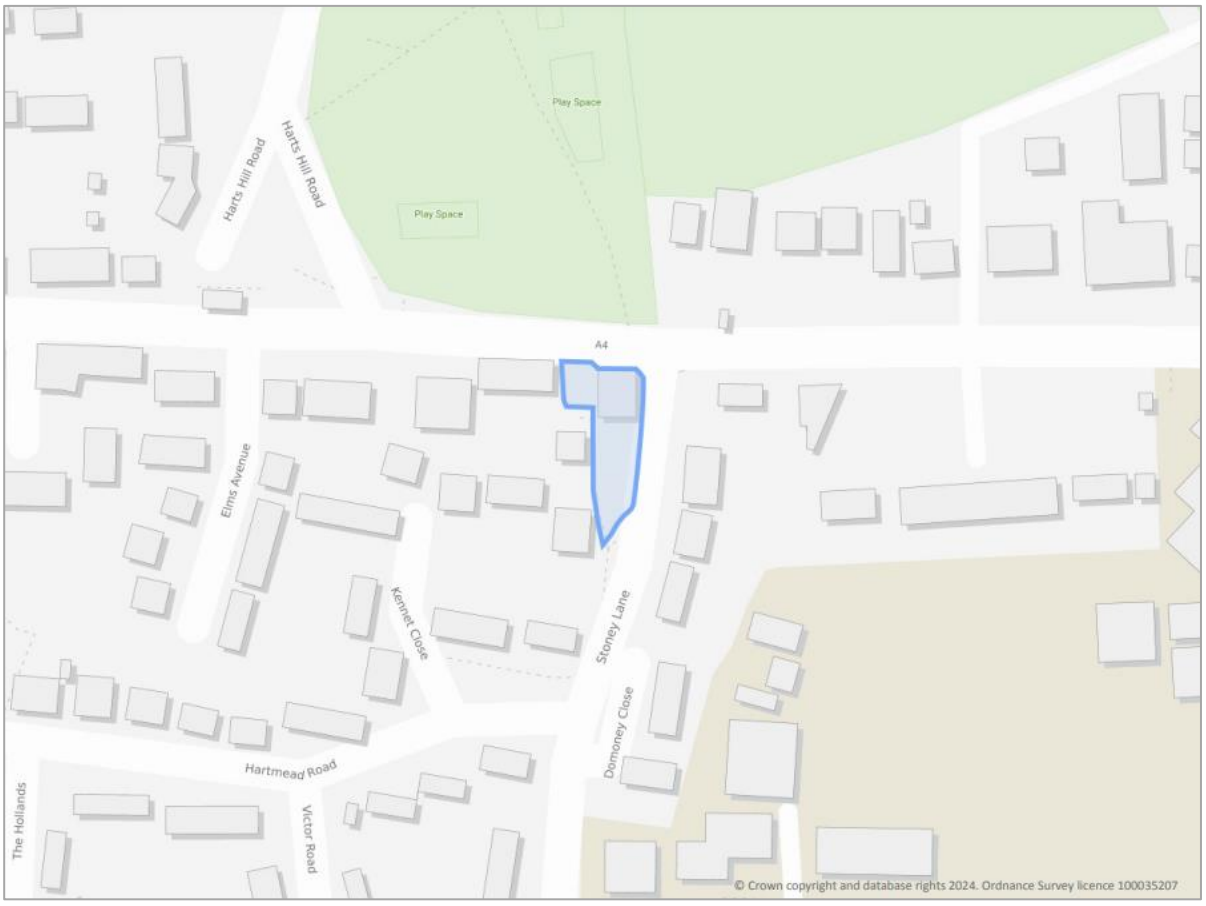


FIGURE 1

SITE LOCATION PLAN
SMALL SCALE

THE FORMER PLOUGH INN
81 CHAPEL STREET
THATCHAM
RG18 4JS

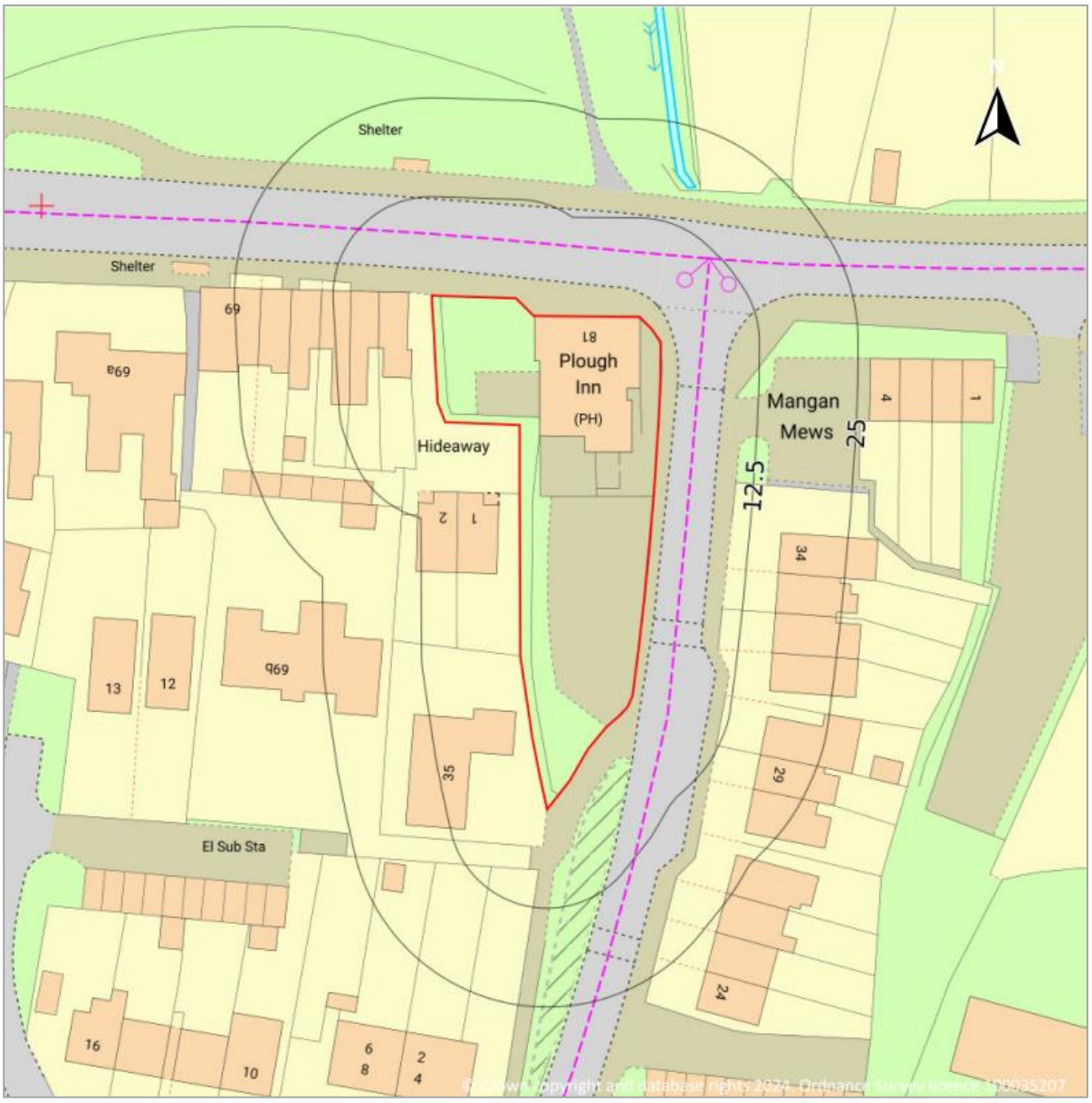


FIGURE 2

SITE LOCATION PLAN
LARGE SCALE

THE FORMER PLOUGH INN
81 CHAPEL STREET
THATCHAM
RG18 4JS

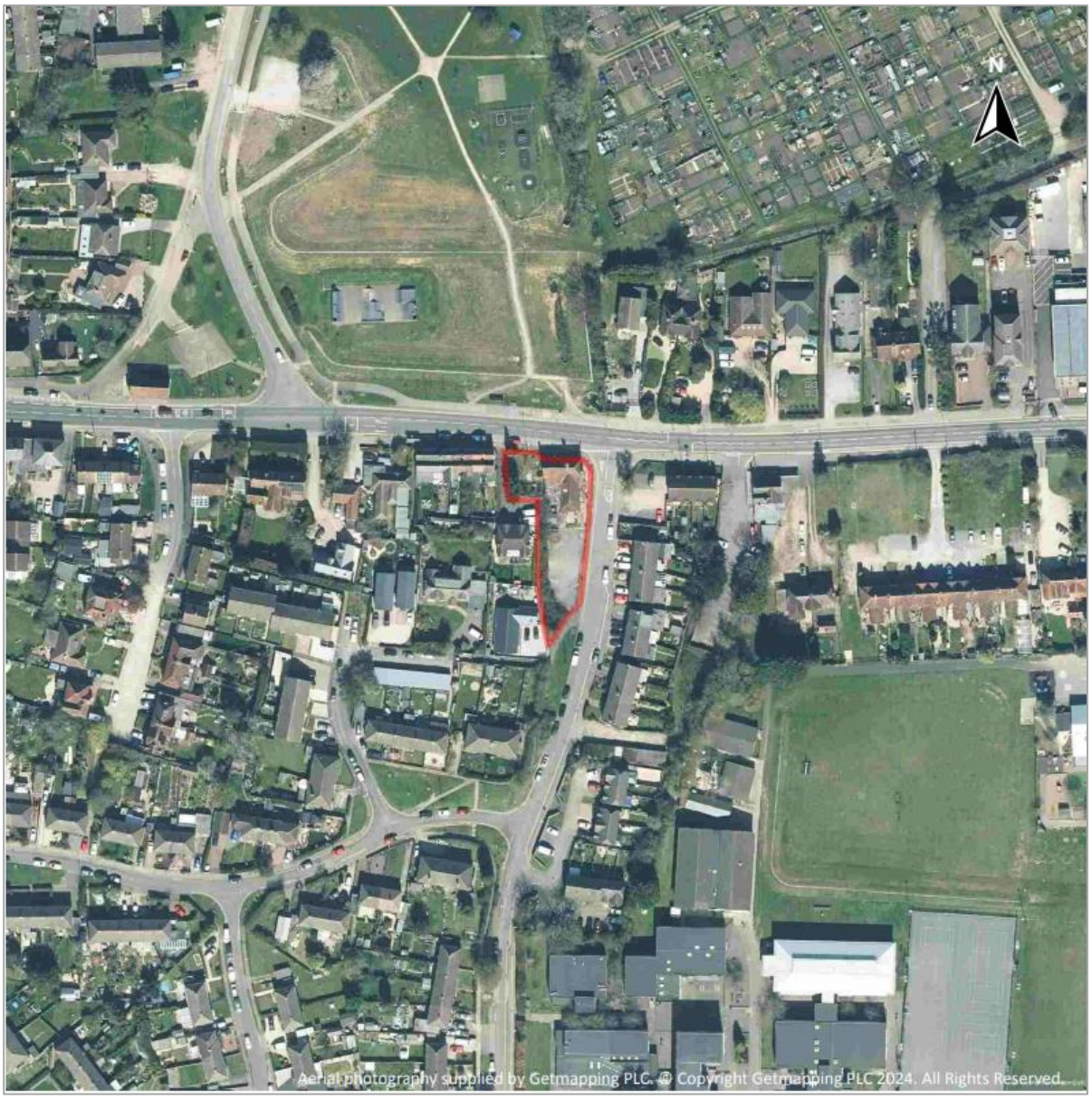


FIGURE 3

SITE AERIAL PHOTOGRAPH

THE FORMER PLOUGH INN
81 CHAPEL STREET
THATCHAM
RG18 4JS

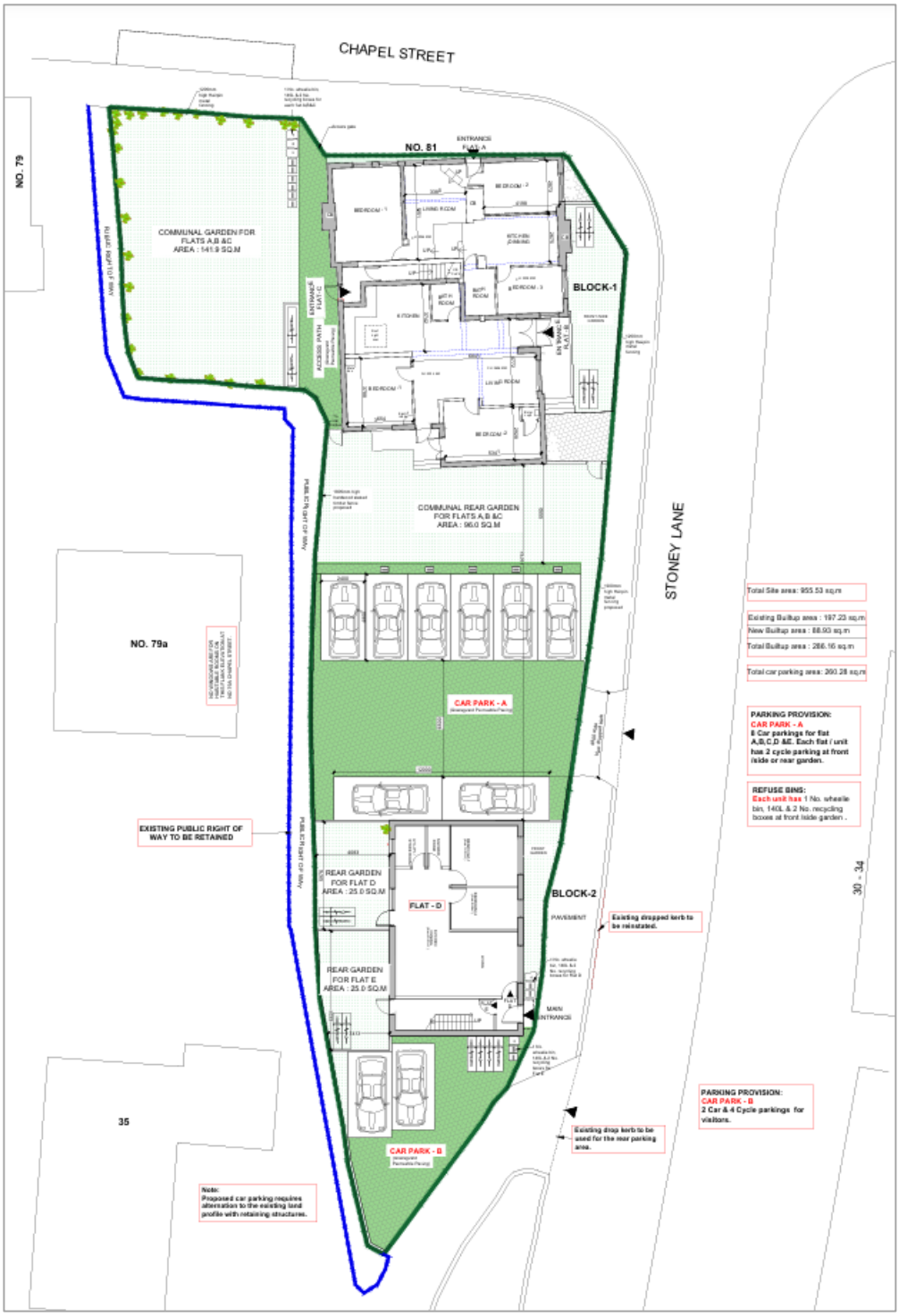


FIGURE 4

PROPOSED SITE PLAN

THE FORMER PLOUGH INN
81 CHAPEL STREET
THATCHAM
RG18 4JS

APPENDICES

APPENDIX A

SITE PHOTOGRAPHS

Photograph 1: View of the site from across Chapel Street

Photograph 2: Former pub garden area to west of pub

Photograph 3: View of the former public house from across Stoney Lane

Photograph 4: View of former car parking area to south of pub

Photograph 5: View looking south west across site showing vegetation encroachment

Photograph 6: View of stream passing through Harts Hill Playground and entering culvert on opposite side of Chapel Street

Photograph 7: Internal view of former alcohol room

Photograph 8: Internal view of former bar/lounge area of pub

APPENDIX B

DATA REPORT

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

PLOUGH INN, 81 THE PLOUGH INN, CHAPEL STREET, THATCHAM, RG18 4JS

Order Details

Date: 15/03/2024

Your ref: CLR6841

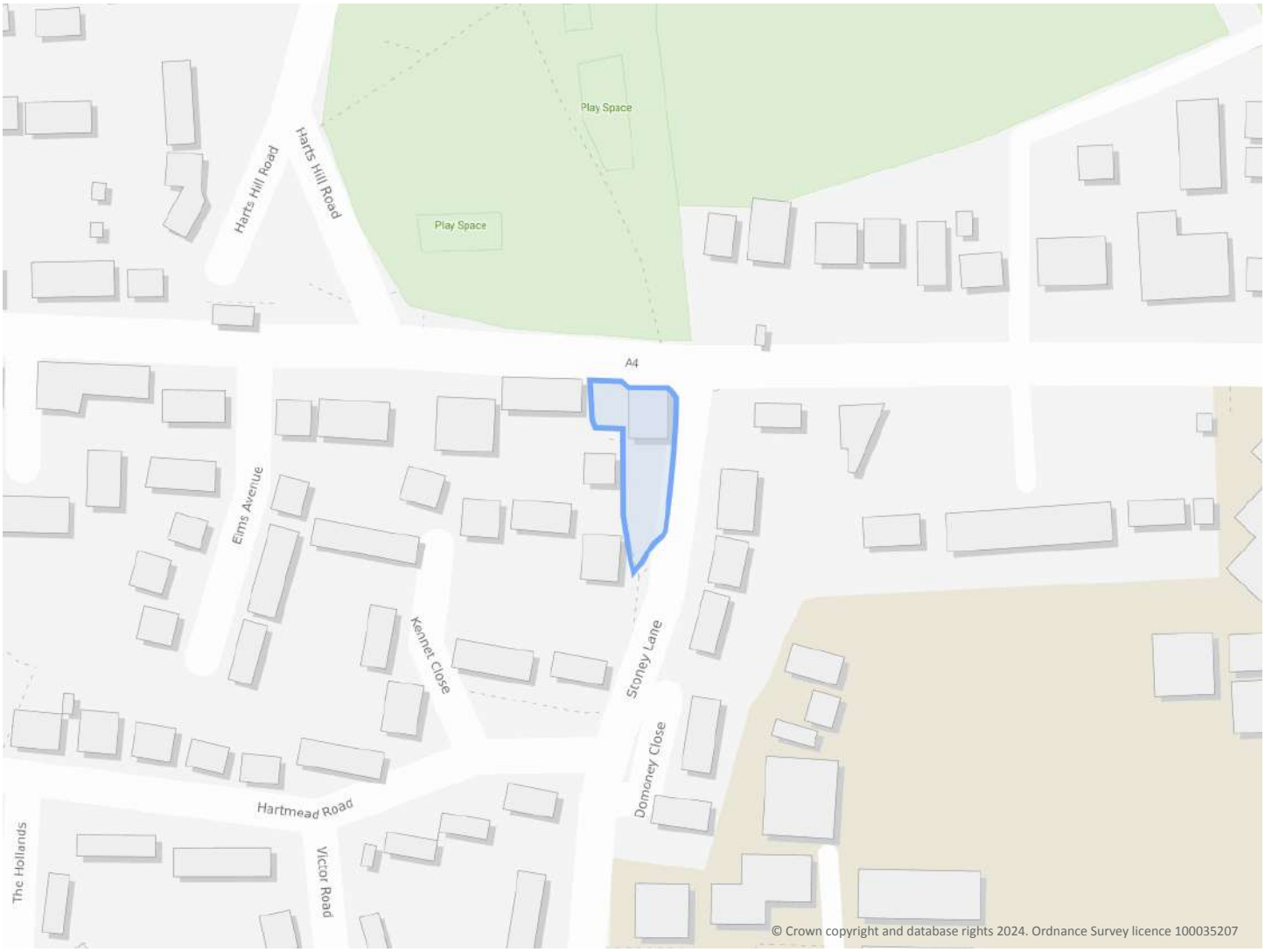
Our Ref: GS-3MI-4BD-285-9O7

Site Details

Location: 452318 167420

Area: 0.11 ha

Authority: West Berkshire Council ↗



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

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	4	4	19	-
17 >	1.2 >	Historical tanks >	0	0	0	14	-
17 >	1.3 >	Historical energy features >	0	1	4	20	-
19 >	1.4 >	Historical petrol stations >	0	0	2	0	-
19 >	1.5 >	Historical garages >	0	0	1	3	-
20	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
21 >	2.1 >	Historical industrial land uses >	0	6	7	30	-
23 >	2.2 >	Historical tanks >	0	0	0	22	-
24 >	2.3 >	Historical energy features >	0	5	11	53	-
27 >	2.4 >	Historical petrol stations >	0	0	4	0	-
27 >	2.5 >	Historical garages >	0	0	2	6	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
29	3.1	Active or recent landfill	0	0	0	0	-
29	3.2	Historical landfill (BGS records)	0	0	0	0	-
30	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
30 >	3.4 >	Historical landfill (EA/NRW records) >	0	1	0	0	-
30	3.5	Historical waste sites	0	0	0	0	-
30	3.6	Licensed waste sites	0	0	0	0	-
31 >	3.7 >	Waste exemptions >	0	0	0	1	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
32 >	4.1 >	Recent industrial land uses >	0	3	11	-	-
33 >	4.2 >	Current or recent petrol stations >	0	0	1	0	-
34	4.3	Electricity cables	0	0	0	0	-
34	4.4	Gas pipelines	0	0	0	0	-
34	4.5	Sites determined as Contaminated Land	0	0	0	0	-

34	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
34	4.7	Regulated explosive sites	0	0	0	0	-
35	4.8	Hazardous substance storage/usage	0	0	0	0	-
35	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
35	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
35 >	4.11 >	Licensed pollutant release (Part A(2)/B) >	0	0	3	0	-
36	4.12	Radioactive Substance Authorisations	0	0	0	0	-
36	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
36	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
36	4.15	Pollutant release to public sewer	0	0	0	0	-
37	4.16	List 1 Dangerous Substances	0	0	0	0	-
37	4.17	List 2 Dangerous Substances	0	0	0	0	-
37	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
37	4.19	Pollution inventory substances	0	0	0	0	-
37	4.20	Pollution inventory waste transfers	0	0	0	0	-
38	4.21	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)				
42 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
43	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
43	5.5	Groundwater vulnerability- local information	None (within 0m)				
45 >	5.6 >	Groundwater abstractions >	0	0	0	0	12
48 >	5.7 >	Surface water abstractions >	0	0	0	0	6
50 >	5.8 >	Potable abstractions >	0	0	0	0	1
50 >	5.9 >	Source Protection Zones >	1	0	0	0	-
50	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	**Hydrology** >	On site	0-50m	50-250m	250-500m	500-2000m
51 >	6.1 >	Water Network (OS MasterMap) >	0	3	3	-	-

52 >	6.2 >	Surface water features >	0	0	1	-	-
52 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
53 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
53 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-

Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
54	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
54	7.2	Historical Flood Events	0	0	0	-	-
54	7.3	Flood Defences	0	0	0	-	-
55	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
55	7.5	Flood Storage Areas	0	0	0	-	-
56	7.6	Flood Zone 2	None (within 50m)				
56	7.7	Flood Zone 3	None (within 50m)				

Page	Section	Surface water flooding >	
57 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)

Page	Section	Groundwater flooding >	
59 >	9.1 >	Groundwater flooding >	High (within 50m)

Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
60 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	4
61	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
61 >	10.3 >	Special Areas of Conservation (SAC) >	0	0	0	0	2
62	10.4	Special Protection Areas (SPA)	0	0	0	0	0
62	10.5	National Nature Reserves (NNR)	0	0	0	0	0
62 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
62 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	12
63	10.8	Biosphere Reserves	0	0	0	0	0
63	10.9	Forest Parks	0	0	0	0	0
64	10.10	Marine Conservation Zones	0	0	0	0	0
64	10.11	Green Belt	0	0	0	0	0
64	10.12	Proposed Ramsar sites	0	0	0	0	0

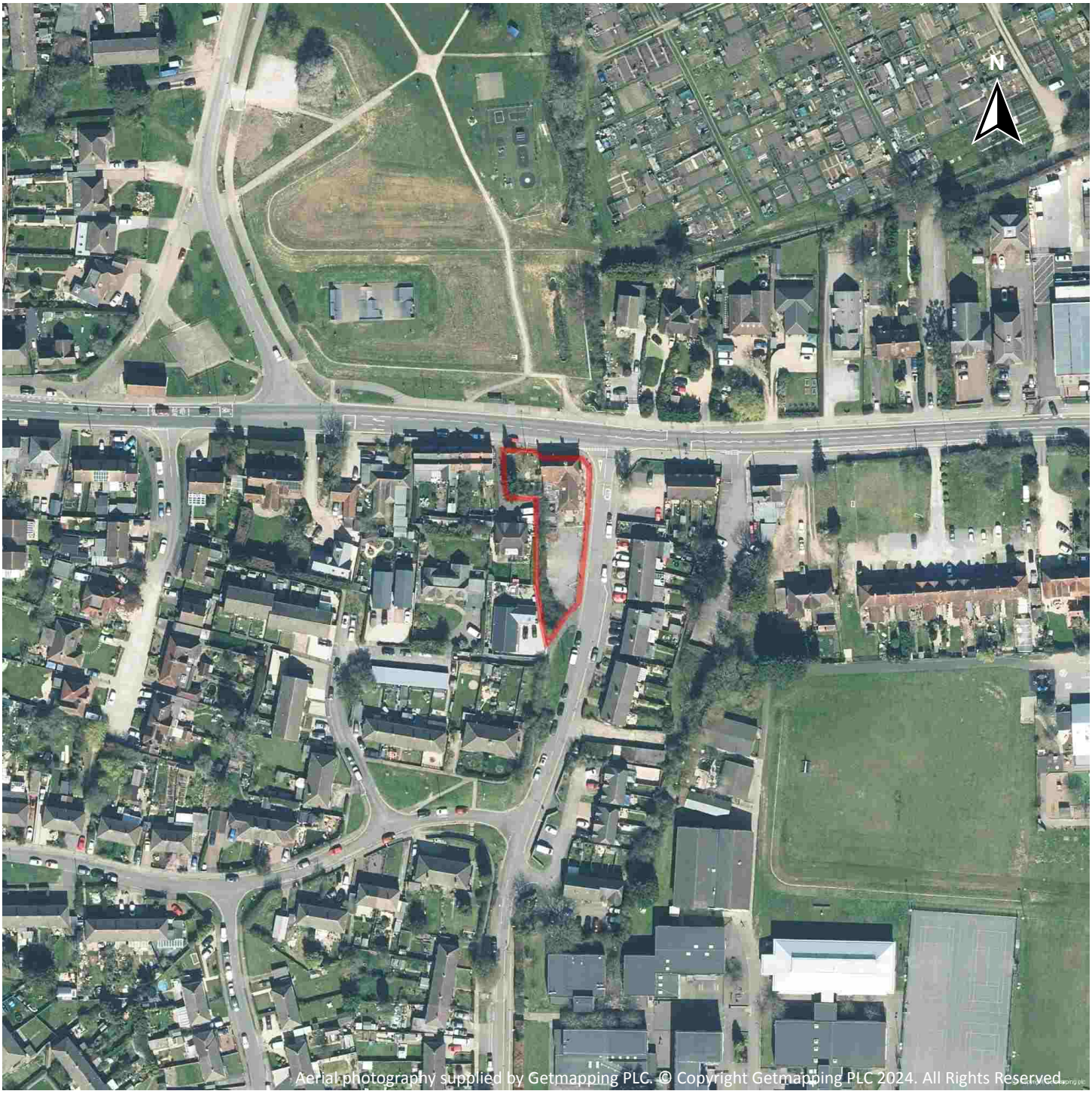
64	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
64	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
65	10.15	Nitrate Sensitive Areas	0	0	0	0	0
65 >	10.16 >	Nitrate Vulnerable Zones >	0	1	0	0	5
66 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
67 >	10.18 >	SSSI Units >	0	0	0	0	10
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
72	11.1	World Heritage Sites	0	0	0	-	-
73	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
73	11.3	National Parks	0	0	0	-	-
73 >	11.4 >	Listed Buildings >	1	0	3	-	-
74	11.5	Conservation Areas	0	0	0	-	-
74	11.6	Scheduled Ancient Monuments	0	0	0	-	-
74	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
75 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
76	12.2	Open Access Land	0	0	0	-	-
76	12.3	Tree Felling Licences	0	0	0	-	-
76	12.4	Environmental Stewardship Schemes	0	0	0	-	-
76	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
77	13.1	Priority Habitat Inventory	0	0	0	-	-
77	13.2	Habitat Networks	0	0	0	-	-
77	13.3	Open Mosaic Habitat	0	0	0	-	-
77	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
78 >	14.1 >	10k Availability >	Identified (within 500m)				
79 >	14.2 >	Artificial and made ground (10k) >	0	0	0	3	-
80 >	14.3 >	Superficial geology (10k) >	0	1	2	0	-

81	14.4	Landslip (10k)	0	0	0	0	-
82 >	14.5 >	Bedrock geology (10k) >	1	1	0	0	-
83	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
84 >	15.1 >	50k Availability >	Identified (within 500m)				
85	15.2	Artificial and made ground (50k)	0	0	0	0	-
85	15.3	Artificial ground permeability (50k)	0	0	-	-	-
86 >	15.4 >	Superficial geology (50k) >	0	1	2	1	-
87 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
87	15.6	Landslip (50k)	0	0	0	0	-
87	15.7	Landslip permeability (50k)	None (within 50m)				
88 >	15.8 >	Bedrock geology (50k) >	1	1	0	2	-
89 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
89	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
90 >	16.1 >	BGS Boreholes >	0	0	8	-	-
Page	Section	Natural ground subsidence >					
92 >	17.1 >	Shrink swell clays >	Moderate (within 50m)				
93 >	17.2 >	Running sands >	Very low (within 50m)				
94 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
95 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
96 >	17.5 >	Landslides >	Very low (within 50m)				
97 >	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
99 >	18.1 >	BritPits >	0	1	0	1	-
100 >	18.2 >	Surface ground workings >	0	6	7	-	-
101	18.3	Underground workings	0	0	0	0	0
101	18.4	Underground mining extents	0	0	0	0	-
101	18.5	Historical Mineral Planning Areas	0	0	0	0	-

101 >	18.6 >	Non-coal mining >	1	0	0	0	0
102 >	18.7 >	JPB mining areas >	Identified (within 0m)				
102	18.8	The Coal Authority non-coal mining	0	0	0	0	-
102 >	18.9 >	Researched mining >	0	0	0	1	-
103	18.10	Mining record office plans	0	0	0	0	-
103	18.11	BGS mine plans	0	0	0	0	-
103	18.12	Coal mining	None (within 0m)				
103	18.13	Brine areas	None (within 0m)				
104	18.14	Gypsum areas	None (within 0m)				
104	18.15	Tin mining	None (within 0m)				
104	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes >	On site	0-50m	50-250m	250-500m	500-2000m
105	19.1	Natural cavities	0	0	0	0	-
106 >	19.2 >	Mining cavities >	0	0	0	0	1
106	19.3	Reported recent incidents	0	0	0	0	-
106	19.4	Historical incidents	0	0	0	0	-
107	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
108 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
110 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	1	-	-	-
110	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
110	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
111	22.1	Underground railways (London)	0	0	0	-	-
111	22.2	Underground railways (Non-London)	0	0	0	-	-
111	22.3	Railway tunnels	0	0	0	-	-
111	22.4	Historical railway and tunnel features	0	0	0	-	-
111	22.5	Royal Mail tunnels	0	0	0	-	-

112	22.6	Historical railways	0	0	0	-	-
112	22.7	Railways	0	0	0	-	-
112	22.8	Crossrail 1	0	0	0	0	-
112	22.9	Crossrail 2	0	0	0	0	-
112	22.10	HS2	0	0	0	0	-

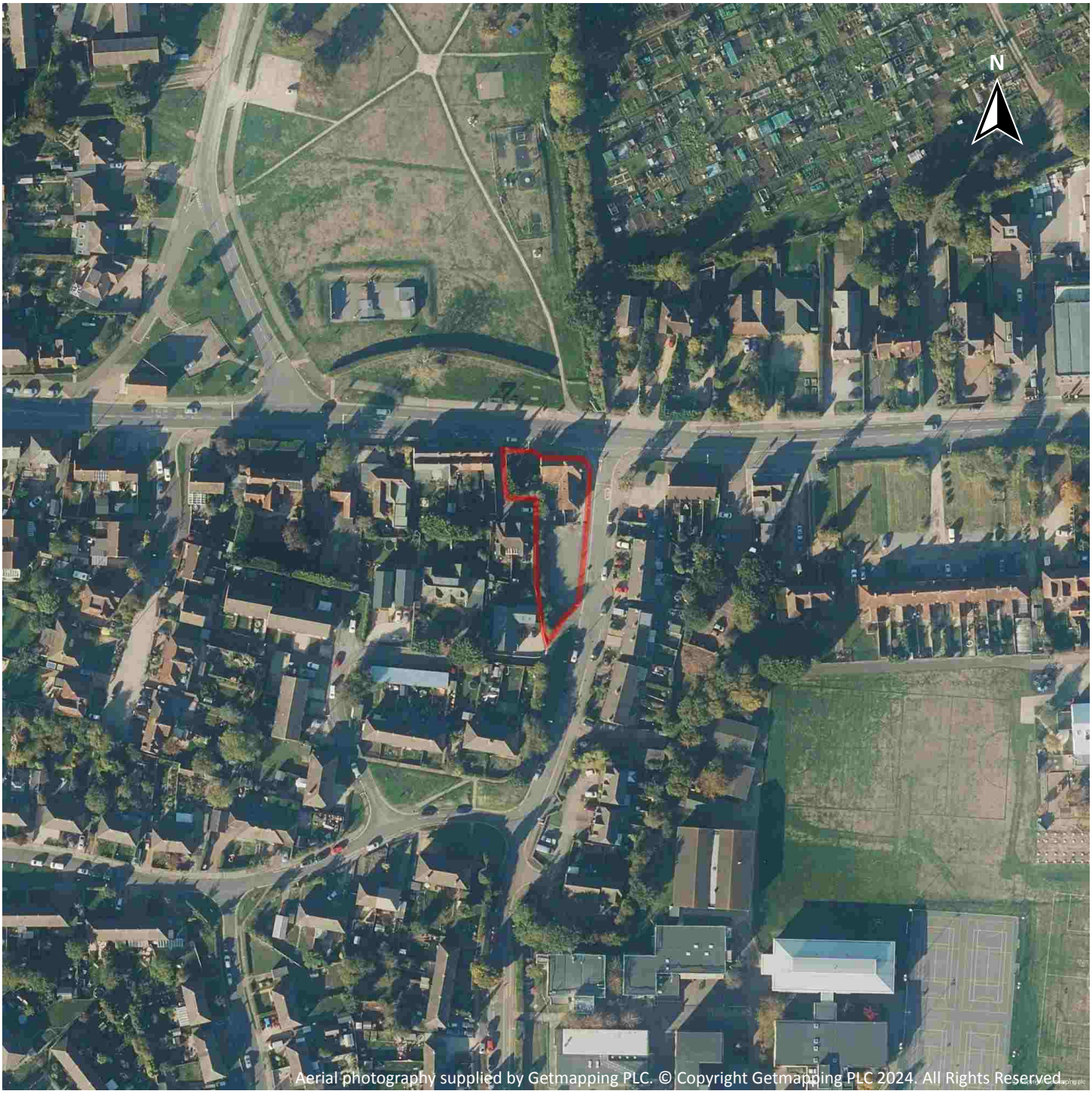
Recent aerial photograph



Capture Date: 04/04/2021

Site Area: 0.11ha

Recent site history - 2018 aerial photograph



Capture Date: 20/10/2018

Site Area: 0.11ha

Recent site history - 2010 aerial photograph

Capture Date: 25/09/2010

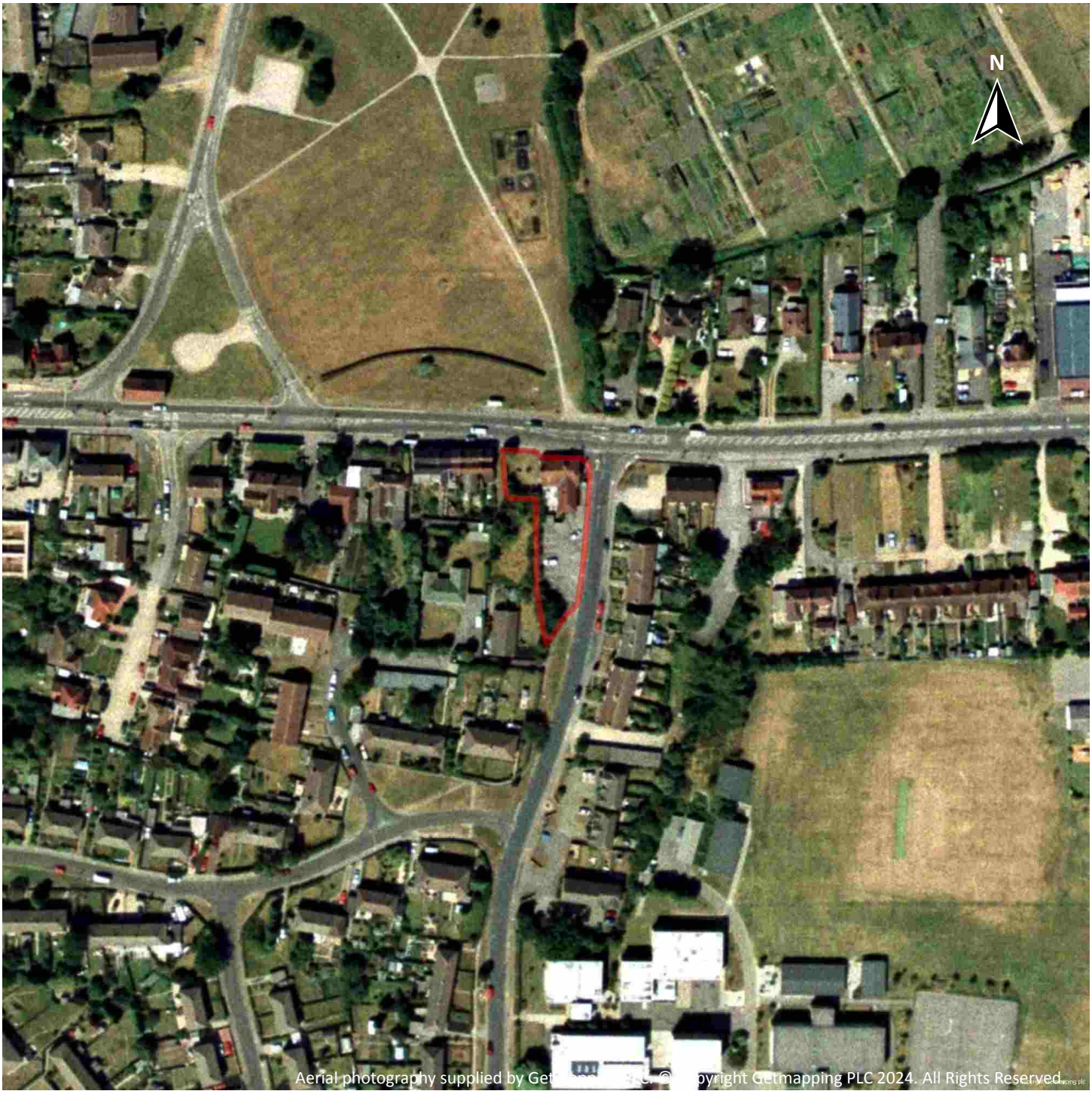
Site Area: 0.11ha

Recent site history - 2005 aerial photograph

Capture Date: 12/07/2005

Site Area: 0.11ha

Recent site history - 1999 aerial photograph



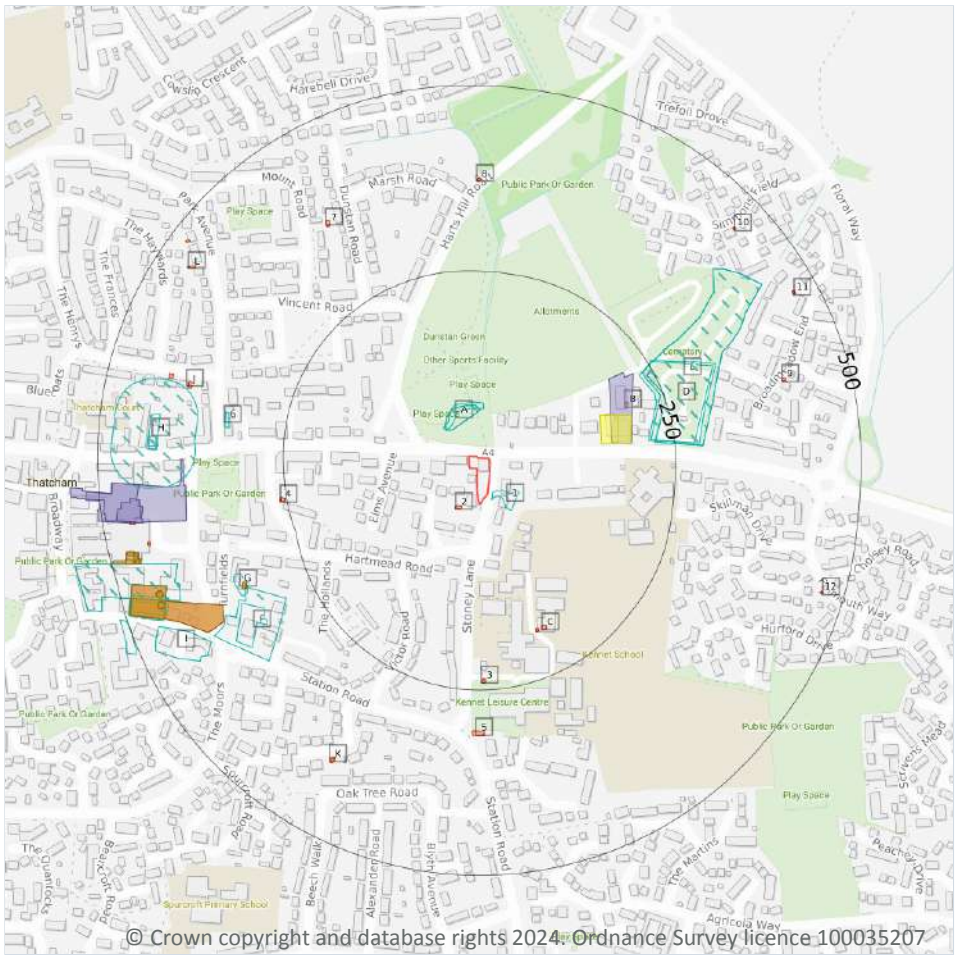
Capture Date: 29/07/1999

Site Area: 0.11ha

OS MasterMap site plan

Site Area: 0.11ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical petrol stations

Historical garages

1.1 Historical industrial land uses

Records within 500m	27

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	7m SE	Refuse Heap	1871	1952292

ID	Location	Land use	Dates present	Group ID
A	42m NW	Unspecified Pit	1932	1879067
A	42m NW	Old Gravel Pit	1898 - 1910	1950912
A	47m NW	Unspecified Ground Workings	1956	1852496
D	215m E	Cemetery	1898 - 1932	1916346
D	219m E	Cemetery	1956	1888858
E	224m E	Cemetery	1981 - 1991	1915043
E	224m E	Cemetery	1970	1962011
F	290m SW	Sawmill	1898 - 1932	1950528
F	323m SW	Timber Yard	1871	1936500
6	325m W	Smithy	1910	1875778
G	332m SW	Unspecified Pit	1871	1949723
H	368m W	Police Station	1932	1927549
I	406m SW	Gravel Pit	1909	1871551
I	414m W	Unspecified Works	1981	1911609
I	414m W	Unspecified Works	1970	1928190
H	419m W	Police Station	1991	1966694
H	420m W	Police Station	1956 - 1970	1944339
I	436m W	Unspecified Commercial/Industrial	1932	1874631
I	436m W	Gas Works	1909	1900868
I	438m W	Gas Works	1871	1906916
I	443m W	Gasometer	1871	1899723
I	443m W	Gasometer	1909 - 1932	1907155
I	444m W	Gas Works	1898	1956656
I	448m W	Gasometer	1898 - 1932	1907831
I	458m W	Gasometer	1871	1923857
I	499m SW	Refuse Heap	1956	1884174

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	14

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
G	331m SW	Unspecified Tank	1982 - 1986	323041
G	332m SW	Unspecified Tank	1988 - 1989	326037
I	372m SW	Gas Works	1880 - 1900	323029
I	436m W	Gas Works	1911	318307
I	444m W	Unspecified Tank	1932	304892
I	444m W	Gasometer	1911	309086
I	445m W	Unspecified Tank	1932	304891
I	445m W	Gasometer	1880 - 1911	314373
I	459m W	Tanks	1982	315689
I	460m W	Tanks	1982	322919
I	461m W	Tanks	1982	321181
I	463m W	Tanks	1967 - 1975	327737
I	466m W	Tanks	1982	325337
I	470m W	Tanks	1982	320659

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	25

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
2	24m SW	Electricity Substation	1975 - 1996	205674
C	183m S	Electricity Substation	1975	189388
C	184m S	Electricity Substation	1982 - 1996	204463
B	196m NE	Electricity Substation	1975	189385
3	235m S	Electricity Substation	1975 - 1996	199780
4	252m W	Electricity Substation	1975 - 1996	198775
5	305m S	Electricity Substation	1975 - 1996	204306
7	362m NW	Electricity Substation	1975 - 1997	197256
8	371m N	Electricity Substation	1982 - 1997	201307
I	372m SW	Gas Works	1880 - 1900	196789
J	385m W	Electricity Substation	1982	189382
K	392m SW	Electricity Substation	1975 - 1996	196653
K	394m SW	Electricity Substation	1982	201239
9	408m E	Electricity Substation	1992 - 1994	203388
J	412m W	Electricity Substation	1970 - 1975	204908
I	436m W	Gas Works	1911	208182
I	442m W	Electricity Substation	1988 - 1989	199685
I	444m W	Gasometer	1911	191450
I	445m W	Gasometer	1880 - 1911	211990
L	447m NW	Electricity Substation	1982	189386
10	452m NE	Electricity Substation	1994	210771
I	457m W	Electricity Substation	1982 - 1986	207279
11	466m NE	Electricity Substation	1993 - 1994	196340
12	467m E	Electricity Substation	1990	189387
L	474m NW	Electricity Substation	1975	189383

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	2

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'.

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

ID	Location	Land use	Dates present	Group ID
B	152m E	Filling Station	1982 - 1989	3511
B	173m E	Filling Station	1990	3458

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	4

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'.

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

ID	Location	Land use	Dates present	Group ID
B	166m E	Garage	1967 - 1975	64352
I	383m W	Garage	1982 - 1986	64792
I	444m W	Garage	1982	61964
I	446m W	Garage	1967 - 1975	63906

This data is sourced from Ordnance Survey / Groundsure.

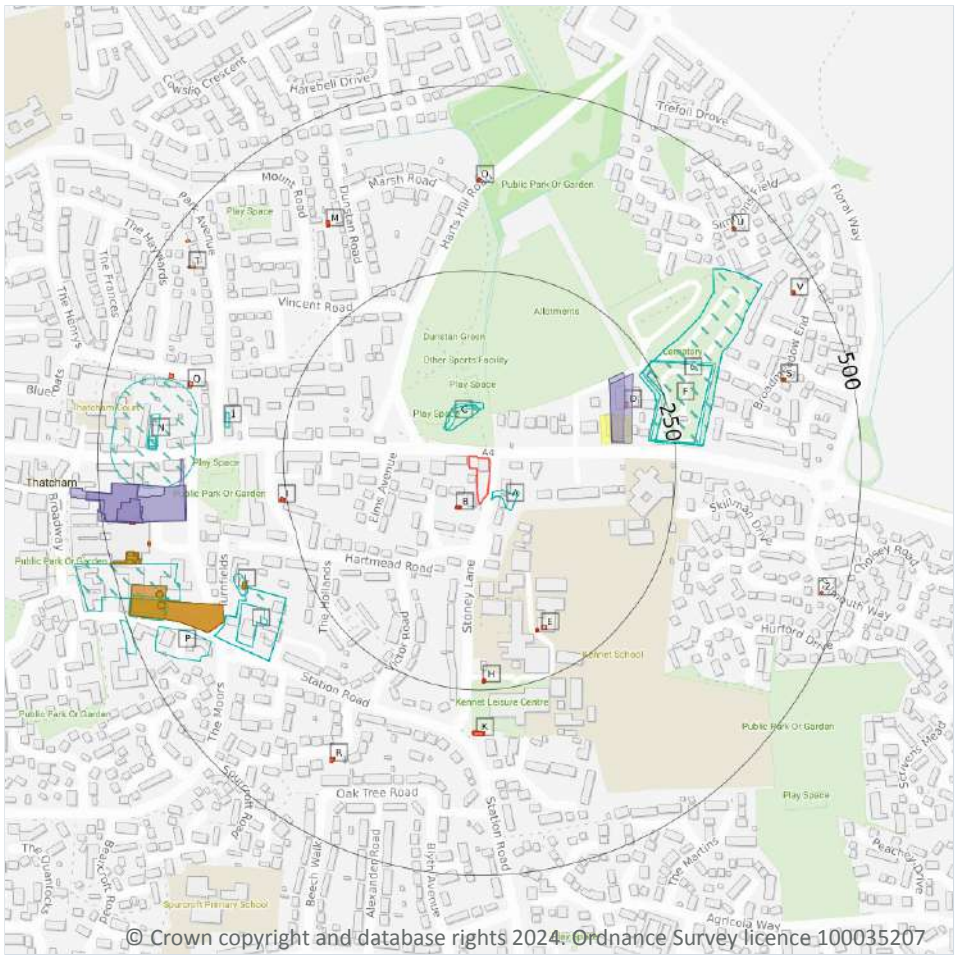
1.6 Historical military land

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



2.1 Historical industrial land uses

Records within 500m	43

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

Features are displayed on the Past land use - un-grouped map on **page 21 >**

ID	Location	Land Use	Date	Group ID
A	7m SE	Refuse Heap	1871	1952292
A	7m SE	Refuse Heap	1871	1952292
C	42m NW	Unspecified Pit	1932	1879067

ID	Location	Land Use	Date	Group ID
C	42m NW	Old Gravel Pit	1910	1950912
C	42m NW	Old Gravel Pit	1898	1950912
C	47m NW	Unspecified Ground Workings	1956	1852496
F	215m E	Cemetery	1932	1916346
F	215m E	Cemetery	1910	1916346
F	215m E	Cemetery	1898	1916346
F	219m E	Cemetery	1956	1888858
G	224m E	Cemetery	1991	1915043
G	224m E	Cemetery	1970	1962011
G	224m E	Cemetery	1981	1915043
J	290m SW	Sawmill	1932	1950528
J	290m SW	Sawmill	1909	1950528
J	290m SW	Sawmill	1898	1950528
J	323m SW	Timber Yard	1871	1936500
J	323m SW	Timber Yard	1871	1936500
1	325m W	Smithy	1910	1875778
L	332m SW	Unspecified Pit	1871	1949723
L	332m SW	Unspecified Pit	1871	1949723
N	368m W	Police Station	1932	1927549
P	406m SW	Gravel Pit	1909	1871551
P	414m W	Unspecified Works	1970	1928190
P	414m W	Unspecified Works	1981	1911609
N	419m W	Police Station	1991	1966694
N	420m W	Police Station	1956	1944339
N	421m W	Police Station	1970	1944339
P	436m W	Unspecified Commercial/Industrial	1932	1874631
P	436m W	Gas Works	1909	1900868
P	438m W	Gas Works	1871	1906916

ID	Location	Land Use	Date	Group ID
P	438m W	Gas Works	1871	1906916
P	443m W	Gasometer	1871	1899723
P	443m W	Gasometer	1871	1899723
P	443m W	Gasometer	1932	1907155
P	443m W	Gasometer	1909	1907155
P	444m W	Gas Works	1898	1956656
P	448m W	Gasometer	1932	1907831
P	448m W	Gasometer	1909	1907831
P	448m W	Gasometer	1898	1907831
P	458m W	Gasometer	1871	1923857
P	458m W	Gasometer	1871	1923857
P	499m SW	Refuse Heap	1956	1884174

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**22**

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

Features are displayed on the Past land use - un-grouped map on **page 21 >**

ID	Location	Land Use	Date	Group ID
L	331m SW	Unspecified Tank	1982	323041
L	331m SW	Unspecified Tank	1986	323041
L	332m SW	Unspecified Tank	1988	326037
L	332m SW	Unspecified Tank	1989	326037
P	372m SW	Gas Works	1880	323029
P	372m SW	Gas Works	1900	323029
P	436m W	Gas Works	1911	318307
P	444m W	Gasometer	1911	309086

ID	Location	Land Use	Date	Group ID
P	444m W	Unspecified Tank	1932	304892
P	445m W	Gasometer	1880	314373
P	445m W	Gasometer	1911	314373
P	445m W	Unspecified Tank	1932	304891
P	445m W	Gasometer	1900	314373
P	459m W	Tanks	1982	315689
P	460m W	Tanks	1982	322919
P	461m W	Tanks	1982	321181
P	463m W	Tanks	1975	327737
P	463m W	Tanks	1967	327737
P	463m W	Tanks	1970	327737
P	466m W	Tanks	1982	325337
P	470m W	Tanks	1982	320659
P	471m W	Tanks	1982	320659

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**69**

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

Features are displayed on the Past land use - un-grouped map on **page 21 >**

ID	Location	Land Use	Date	Group ID
B	24m SW	Electricity Substation	1975	205674
B	25m SW	Electricity Substation	1982	205674
B	25m SW	Electricity Substation	1996	205674
B	27m SW	Electricity Substation	1982	205674
B	27m SW	Electricity Substation	1989	205674
E	183m S	Electricity Substation	1975	189388

ID	Location	Land Use	Date	Group ID
E	184m S	Electricity Substation	1996	204463
E	184m S	Electricity Substation	1982	204463
E	184m S	Electricity Substation	1989	204463
E	185m S	Electricity Substation	1982	204463
D	196m NE	Electricity Substation	1975	189385
H	235m S	Electricity Substation	1975	199780
H	235m S	Electricity Substation	1996	199780
H	236m S	Electricity Substation	1982	199780
H	236m S	Electricity Substation	1982	199780
H	236m S	Electricity Substation	1989	199780
I	252m W	Electricity Substation	1982	198775
I	252m W	Electricity Substation	1996	198775
I	253m W	Electricity Substation	1975	198775
I	253m W	Electricity Substation	1982	198775
I	253m W	Electricity Substation	1989	198775
K	305m S	Electricity Substation	1975	204306
K	306m S	Electricity Substation	1982	204306
K	306m S	Electricity Substation	1989	204306
K	306m S	Electricity Substation	1982	204306
K	307m S	Electricity Substation	1996	204306
M	362m NW	Electricity Substation	1996	197256
M	362m NW	Electricity Substation	1995	197256
M	362m NW	Electricity Substation	1997	197256
M	363m NW	Electricity Substation	1995	197256
M	364m NW	Electricity Substation	1982	197256
M	365m NW	Electricity Substation	1975	197256
O	371m N	Electricity Substation	1995	201307
O	371m N	Electricity Substation	1996	201307

ID	Location	Land Use	Date	Group ID
O	371m N	Electricity Substation	1995	201307
O	371m N	Electricity Substation	1997	201307
O	371m N	Electricity Substation	1982	201307
P	372m SW	Gas Works	1880	196789
P	372m SW	Gas Works	1900	196789
Q	385m W	Electricity Substation	1982	189382
R	392m SW	Electricity Substation	1975	196653
R	394m SW	Electricity Substation	1982	201239
R	394m SW	Electricity Substation	1996	196653
R	394m SW	Electricity Substation	1982	196653
R	394m SW	Electricity Substation	1989	196653
S	408m E	Electricity Substation	1994	203388
S	408m E	Electricity Substation	1994	203388
S	410m E	Electricity Substation	1992	203388
S	410m E	Electricity Substation	1993	203388
Q	412m W	Electricity Substation	1975	204908
Q	412m W	Electricity Substation	1970	204908
P	436m W	Gas Works	1911	208182
P	442m W	Electricity Substation	1988	199685
P	442m W	Electricity Substation	1989	199685
P	444m W	Gasometer	1911	191450
P	445m W	Gasometer	1880	211990
P	445m W	Gasometer	1911	211990
P	445m W	Gasometer	1900	211990
T	447m NW	Electricity Substation	1982	189386
U	452m NE	Electricity Substation	1994	210771
U	452m NE	Electricity Substation	1994	210771
P	457m W	Electricity Substation	1982	207279

ID	Location	Land Use	Date	Group ID
P	457m W	Electricity Substation	1986	207279
P	459m W	Electricity Substation	1982	207279
V	466m NE	Electricity Substation	1994	196340
V	466m NE	Electricity Substation	1994	196340
V	466m NE	Electricity Substation	1993	196340
2	467m E	Electricity Substation	1990	189387
T	474m NW	Electricity Substation	1975	189383

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	**4**

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'.

Features are displayed on the Past land use - un-grouped map on **page 21 >**

ID	Location	Land Use	Date	Group ID
D	152m E	Filling Station	1989	3511
D	166m E	Filling Station	1982	3511
D	166m E	Filling Station	1982	3511
D	173m E	Filling Station	1990	3458

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	**8**

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

Features are displayed on the Past land use - un-grouped map on **page 21 >**

ID	Location	Land Use	Date	Group ID
D	166m E	Garage	1967	64352
D	166m E	Garage	1975	64352
P	383m W	Garage	1986	64792
P	385m W	Garage	1982	64792
P	444m W	Garage	1982	61964
P	446m W	Garage	1975	63906
P	446m W	Garage	1967	63906
P	446m W	Garage	1970	63906

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill

3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	1

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

Features are displayed on the Waste and landfill map on **page 29 >**

ID	Location	Details		
1	14m N	Site Address: Dunstan Green, Thatcham, Berkshire Licence Holder Address: -	Waste Licence: - Site Reference: TP0361, NEW53 Waste Type: Inert, Industrial Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded - Last Recorded: -

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

3.5 Historical waste sites

Records within 500m	0

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

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

3.6 Licensed waste sites

Records within 500m	0

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

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

3.7 Waste exemptions

Records within 500m	1

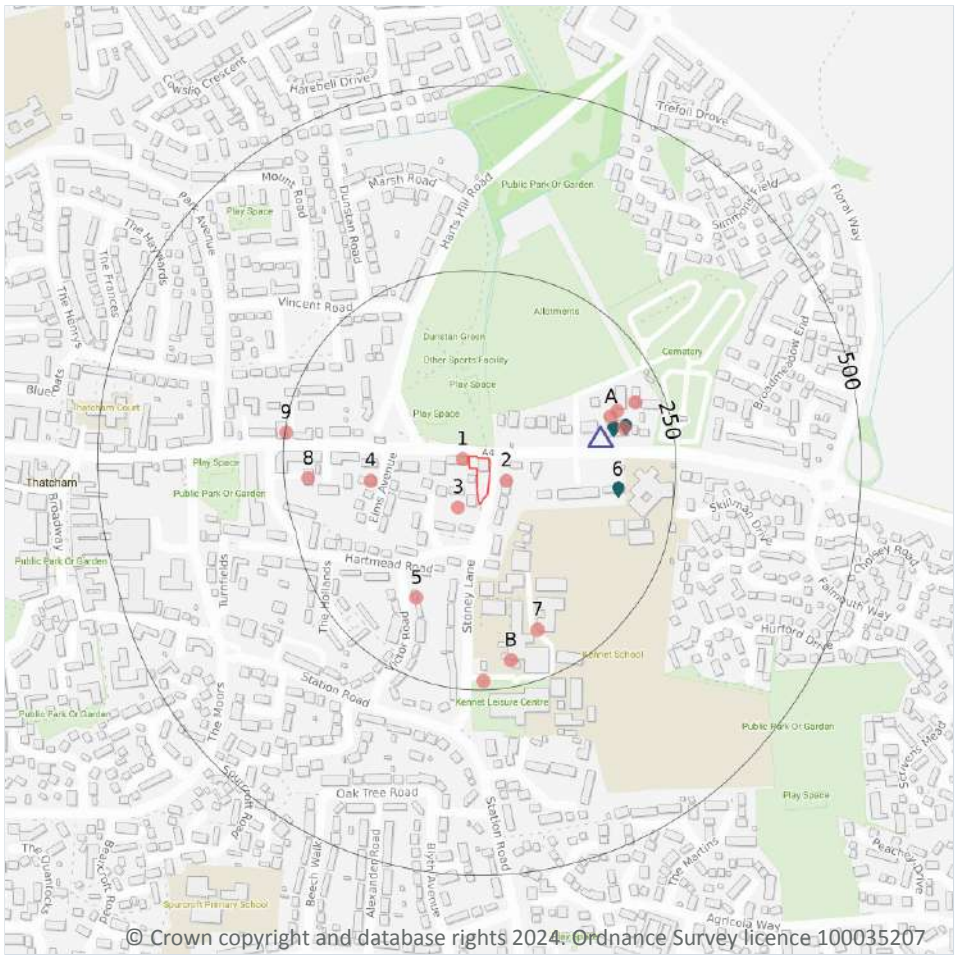
Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on **page 29 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
2	489m W	CHAPEL STREET, THATCHAM, RG18 4QL	WEX221814	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



Site Outline

Search buffers in metres (m)

Recent industrial land uses

Current or recent petrol stations

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

4.1 Recent industrial land uses

Records within 250m	14

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 32 >**

ID	Location	Company	Address	Activity	Category
1	9m NW	Woo & You Jukebox	77, Chapel Street, Thatcham, Berkshire, RG18 4JS	Electronic Equipment	Industrial Products
2	23m E	Print Me a Tee	34, Stoney Lane, Thatcham, Berkshire, RG19 4LJ	Clothing, Components and Accessories	Consumer Products
3	29m SW	Electricity Sub Station	Berkshire, RG19	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
4	134m W	London Stainless Fasteners	8, Elms Avenue, Thatcham, Berkshire, RG19 4JT	General Construction Supplies	Industrial Products
5	152m SW	M J C Transport Haulage	26, Victor Road, Thatcham, Berkshire, RG19 4LX	Distribution and Haulage	Transport, Storage and Delivery
A	173m NE	Rss Colthrop	22, London Road, Thatcham, Berkshire, RG18 4LQ	Vehicle Cleaning Services	Personal, Consumer and Other Services
A	184m NE	Electricity Sub Station	Berkshire, RG18	Electrical Features	Infrastructure and Facilities
A	186m E	Texaco	Star Service Station 22, London Road, Thatcham, Berkshire, RG18 4LQ	Petrol and Fuel Stations	Road and Rail
7	186m S	Electricity Sub Station	Berkshire, RG19	Electrical Features	Infrastructure and Facilities
A	211m NE	Basingstoke Packaging Ltd	Terence House 24, London Road, Thatcham, Berkshire, RG18 4LQ	Luggage, Bags, Umbrellas and Travel Accessories	Consumer Products
B	214m S	Chimney	Berkshire, RG19	Chimneys	Industrial Features
8	218m W	Stuart Michael Associates	Coombe House, Coombe Square, Thatcham, Berkshire, RG19 4JF	Civil Engineers	Engineering Services
B	238m S	Electricity Sub Station	Berkshire, RG19	Electrical Features	Infrastructure and Facilities
9	248m W	Security Management Services Ltd	78a, Chapel Street, Thatcham, Berkshire, RG18 4QN	Electronic Equipment	Industrial Products

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m **1**

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 32 >**

ID	Location	Company	Address	LPG	Status
A	151m E	ESSO	22, London Road, Thatcham, Newbury, West Berkshire, RG18 4LQ	No	Open

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

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

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

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

Records within 500m	3

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

Features are displayed on the Current industrial land use map on **page 32 >**

ID	Location	Address	Details	
A	171m E	Rontec Watford Limited, Thatcham Service Station, 22 London Road, Thatcham, Berkshire, RG18 4LQ	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
6	173m E	Texaco London Rd, RG13 4LP	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

ID	Location	Address	Details	
A	187m E	Thatcham Service Station, 22 London Road, Thatcham, Berkshire, RG18 4LQ	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	**0**

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m	**0**

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

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m	**0**

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

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

4.15 Pollutant release to public sewer

Records within 500m	**0**

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0

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

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

4.17 List 2 Dangerous Substances

Records within 500m	0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	0

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

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

4.19 Pollution inventory substances

Records within 500m	0

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

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

4.20 Pollution inventory waste transfers

Records within 500m	0

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

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

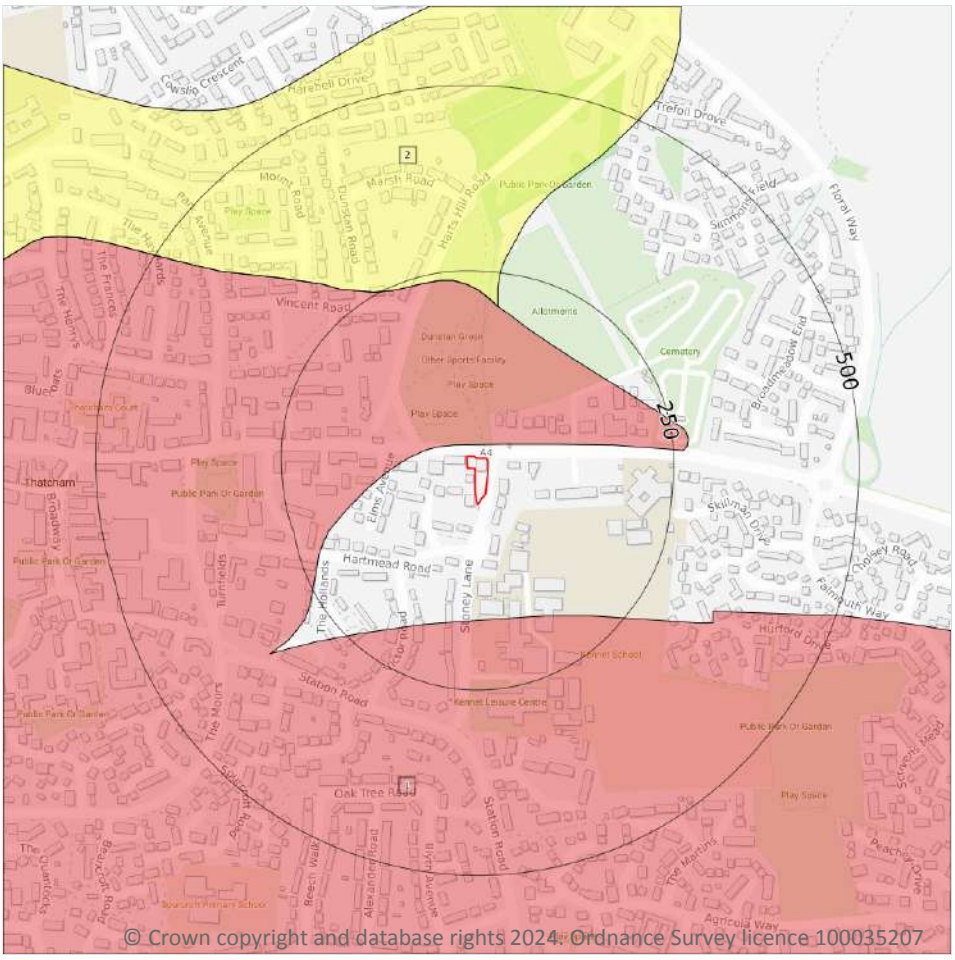
4.21 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



5.1 Superficial aquifer

Records within 500m	2

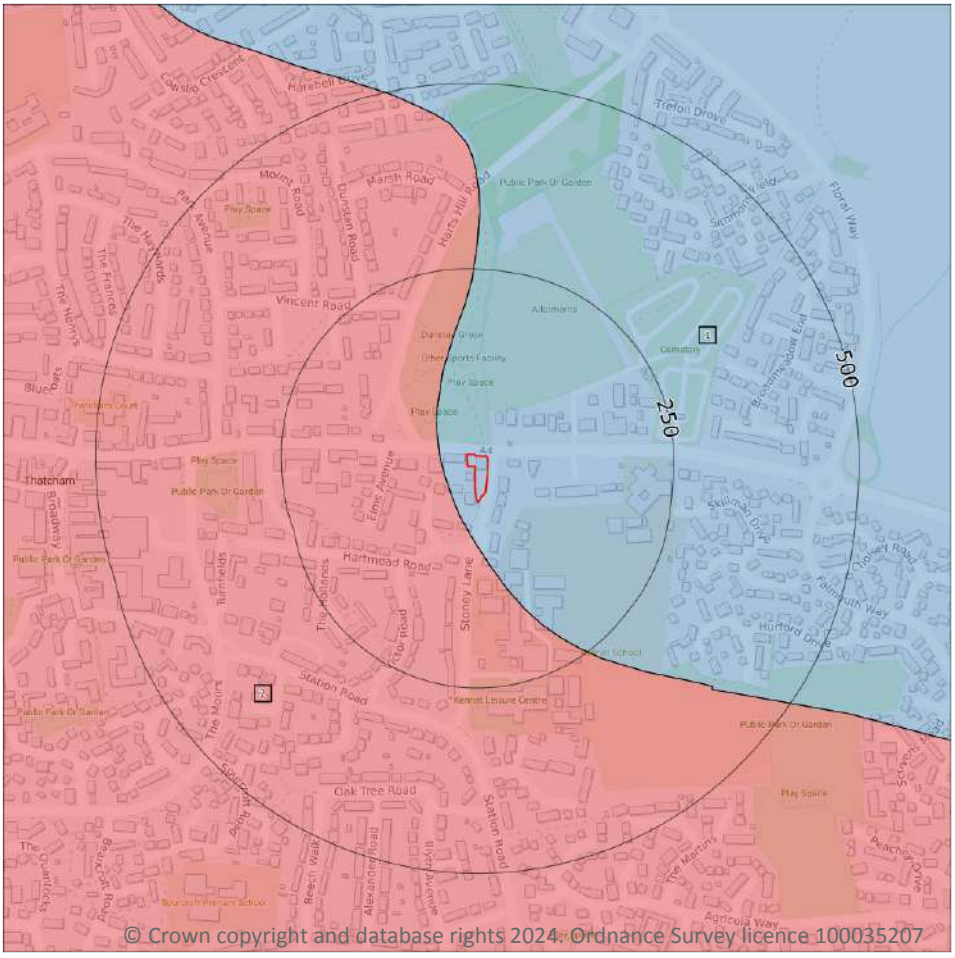
Aquifer status of groundwater held within superficial geology.

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

ID	Location	Designation	Description
1	15m NW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	205m N	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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

Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m	2

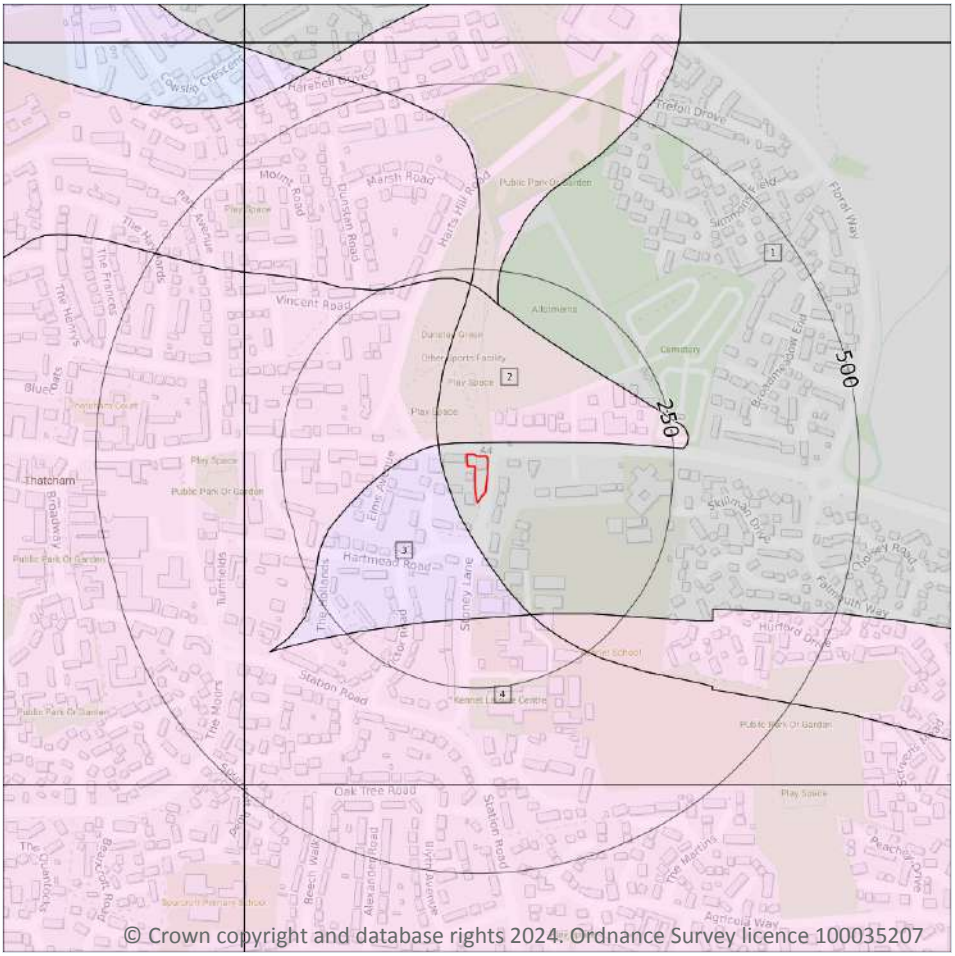
Aquifer status of groundwater held within bedrock geology.

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

ID	Location	Designation	Description
1	**On site**	**Unproductive**	**These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow**
2	29m SW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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	4

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 42 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	**On site**	**Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer**	**Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year**	**Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data**	**Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed**
2	15m NW	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed
3	28m SW	Summary Classification: Secondary bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Mixed
4	40m NW	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Mixed

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	**0**

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

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

5.5 Groundwater vulnerability- local information

Records on site	**0**

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by

email on enquiries@environment-agency.gov.uk ↗.

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

Abstractions and Source Protection Zones

Site Outline

Search buffers in metres (m)

- Source Protection Zone 1 — Inner catchment
- Source Protection Zone 2 — Outer catchment
- Source Protection Zone 3 — Total catchment
- Source Protection Zone 4 — Zone of Special Interest
- Source Protection Zone 1c — Inner catchment - confined aquifer
- Source Protection Zone 2c — Outer catchment - confined aquifer
- Source Protection Zone 3c — Total catchment - confined aquifer
- Drinking water abstraction licences
- 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	12

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	
-	701m W	Status: Historical Licence No: 28/39/22/0609 Details: Pollution Remediation Direct Source: THAMES GROUNDWATER Point: 3 BOREHOLES AT THE TELEPHONE EXCHANGE, THATCHAM Data Type: Point Name: BRITISH TELECOMMUNICATIONS PLC Easting: 451600 Northing: 167500	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 31/01/2001 Expiry Date: 31/12/2002 Issue No: 1 Version Start Date: 31/01/2001 Version End Date: -
-	1116m SE	Status: Historical Licence No: 28/39/22/0611 Details: Process Water Direct Source: THAMES GROUNDWATER Point: ENTERPRISE WAY, THATCHAM, BERKSHIRE Data Type: Point Name: Forterra Building Products Limted Easting: 453270 Northing: 166800	Annual Volume (m^3): 148000 Max Daily Volume (m^3): 438 Original Application No: - Original Start Date: 01/01/2002 Expiry Date: 31/03/2017 Issue No: 4 Version Start Date: 10/08/2016 Version End Date: -
-	1119m SE	Status: Active Licence No: 28/39/22/0611/R01 Details: Process Water Direct Source: THAMES GROUNDWATER Point: ENTERPRISE WAY, THATCHAM, BERKSHIRE Data Type: Point Name: Forterra Building Products Limted Easting: 453270 Northing: 166795	Annual Volume (m^3): 148000 Max Daily Volume (m^3): 438 Original Application No: NPS/WR/025084 Original Start Date: 20/04/2017 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 20/04/2017 Version End Date: -
-	1121m SE	Status: Historical Licence No: 28/39/22/0559 Details: Process water Direct Source: THAMES GROUNDWATER Point: ENTERPRISE WAY THATCHAM BOREHOLE Data Type: Point Name: MARLEY BUILDING MATERIALS LTD Easting: 453270 Northing: 166790	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: - Expiry Date: 31/12/2001 Issue No: 100 Version Start Date: 25/03/1996 Version End Date: -
-	1390m SE	Status: Historical Licence No: 28/39/22/0541 Details: Process water Direct Source: THAMES GROUNDWATER Point: FIELD GROUP COLTHROP BOREHOLE Data Type: Point Name: FIELD GROUP PLC Easting: 453300 Northing: 166400	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 17/11/1993 Version End Date: -

ID	Location	Details	
-	1399m SE	Status: Active Licence No: 28/39/22/0541 Details: Process Water Direct Source: THAMES GROUNDWATER Point: COLTHROP, THATCHAM - BOREHOLE (CLAUDE FENTON HOLDINGS LTD) Data Type: Point Name: CLAUDE FENTON HOLDINGS LTD Easting: 453360 Northing: 166450	Annual Volume (m^3): 2500 Max Daily Volume (m^3): 71 Original Application No: WRA/6132 Original Start Date: 17/11/1993 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2008 Version End Date: -
-	1409m S	Status: Historical Licence No: 28/39/22/0230 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: WATERSIDE FARM, THATCHAM Data Type: Point Name: HIGHCLOSE FARM ENTERP & CO LTD Easting: 452600 Northing: 166000	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 14/11/1966 Expiry Date: - Issue No: 101 Version Start Date: 13/01/2003 Version End Date: -
-	1540m SE	Status: Active Licence No: 28/39/22/0538 Details: General Use Relating To Secondary Category (High Loss) Direct Source: THAMES GROUNDWATER Point: S C A PACKAGING COLTHROP LANE THATCHAM Data Type: Point Name: S C A PACKAGING LTD Easting: 453700 Northing: 166700	Annual Volume (m^3): 13638 Max Daily Volume (m^3): 37.36 Original Application No: WRA/6130 Original Start Date: 26/04/1993 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	1580m NE	Status: Historical Licence No: 28/39/22/0147 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: BUCKLEBURY, BERKSHIRE POINT B Data Type: Point Name: BAKER Easting: 453500 Northing: 168500	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/08/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/08/1966 Version End Date: -
-	1741m SE	Status: Historical Licence No: 28/39/22/0632 Details: Mineral Washing Direct Source: THAMES GROUNDWATER Point: GRAVEL PIT AT COLTHROP, THATCHAM Data Type: Point Name: S GRUNDON (EWELME) LTD Easting: 453630 Northing: 166240	Annual Volume (m^3): 1600000 Max Daily Volume (m^3): 5962 Original Application No: - Original Start Date: 06/04/2006 Expiry Date: 31/03/2011 Issue No: 1 Version Start Date: 06/04/2006 Version End Date: -

ID	Location	Details	
-	1755m SE	Status: Historical Licence No: 28/39/22/0574 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: MATSUSHITA DAYTONA DRIVE BOREHOLE Data Type: Point Name: MATSUSHITA MOBILE COMMS Easting: 453910 Northing: 166640	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 14/01/1998 Expiry Date: - Issue No: 101 Version Start Date: 30/06/2002 Version End Date: -
-	1874m NE	Status: Historical Licence No: 28/39/22/0147 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: BUCKLEBURY, BERKSHIRE POINT A Data Type: Point Name: BAKER Easting: 453800 Northing: 168600	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/08/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/08/1966 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m **6**

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	
-	1566m S	Status: Historical Licence No: 28/39/22/0059 Details: Spray Irrigation - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: PRIORS MOOR DITCH AT WATERSIDE FARM Data Type: Line Name: Holland Easting: 452540 Northing: 165830	Annual Volume (m^3): 11000 Max Daily Volume (m^3): 330 Original Application No: NPS/WR/030972 Original Start Date: 14/03/1966 Expiry Date: - Issue No: 104 Version Start Date: 12/03/2019 Version End Date: -

ID	Location	Details	
-	1590m S	Status: Historical Licence No: 28/39/22/0059 Details: Spray Irrigation - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: PRIORS MOOR DITCH, WATERSIDE FARM Data Type: Line Name: HIGHCLOSE FARM ENTERPRISES & CO LTD Easting: 452500 Northing: 165800	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 14/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 02/05/1997 Version End Date: -
-	1590m S	Status: Historical Licence No: 28/39/22/0059 Details: Spray Irrigation - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: PRIORS MOOR DITCH AT WATERSIDE FARM Data Type: Line Name: HIGHCLOSE FARM ENTERPRISES & CO LTD Easting: 452500 Northing: 165800	Annual Volume (m^3): 11000 Max Daily Volume (m^3): 330 Original Application No: - Original Start Date: 14/03/1966 Expiry Date: - Issue No: 102 Version Start Date: 17/02/2006 Version End Date: -
-	1604m SE	Status: Historical Licence No: 28/39/22/0537 Details: Non-Evaporative Cooling Direct Source: THAMES SURFACE WATER - NON TIDAL Point: KENNET & AVON CANAL AT COLTHROP MILLS Data Type: Point Name: BRITISH WATERWAYS BOARD Easting: 453500 Northing: 166300	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 08/01/1993 Version End Date: -
-	1604m SE	Status: Historical Licence No: 28/39/22/0537 Details: Process water Direct Source: THAMES SURFACE WATER - NON TIDAL Point: KENNET & AVON CANAL AT COLTHROP MILLS Data Type: Point Name: BRITISH WATERWAYS BOARD Easting: 453500 Northing: 166300	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 08/01/1993 Version End Date: -
-	1830m S	Status: Historical Licence No: TH/039/0022/047 Details: Lake & Pond Throughflow Direct Source: THAMES SURFACE WATER - NON TIDAL Point: THE SHACK, CHAMBERHOUSE FARM, THATCHAM, BERKSHIRE Data Type: Point Name: Mr Chris Hand Easting: 452009 Northing: 165575	Annual Volume (m^3): 164400 Max Daily Volume (m^3): 600 Original Application No: NPS/WR/029364 Original Start Date: 16/07/2019 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 16/07/2019 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	1

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

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

ID	Location	Details	
-	1755m SE	Status: Historical Licence No: 28/39/22/0574 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: MATSUSHITA DAYTONA DRIVE BOREHOLE Data Type: Point Name: MATSUSHITA MOBILE COMMS Easting: 453910 Northing: 166640	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 14/01/1998 Expiry Date: - Issue No: 101 Version Start Date: 30/06/2002 Version End Date: -

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

5.9 Source Protection Zones

Records within 500m	1

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

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

ID	Location	Type	Description
1	**On site**	**3**	**Total catchment**

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

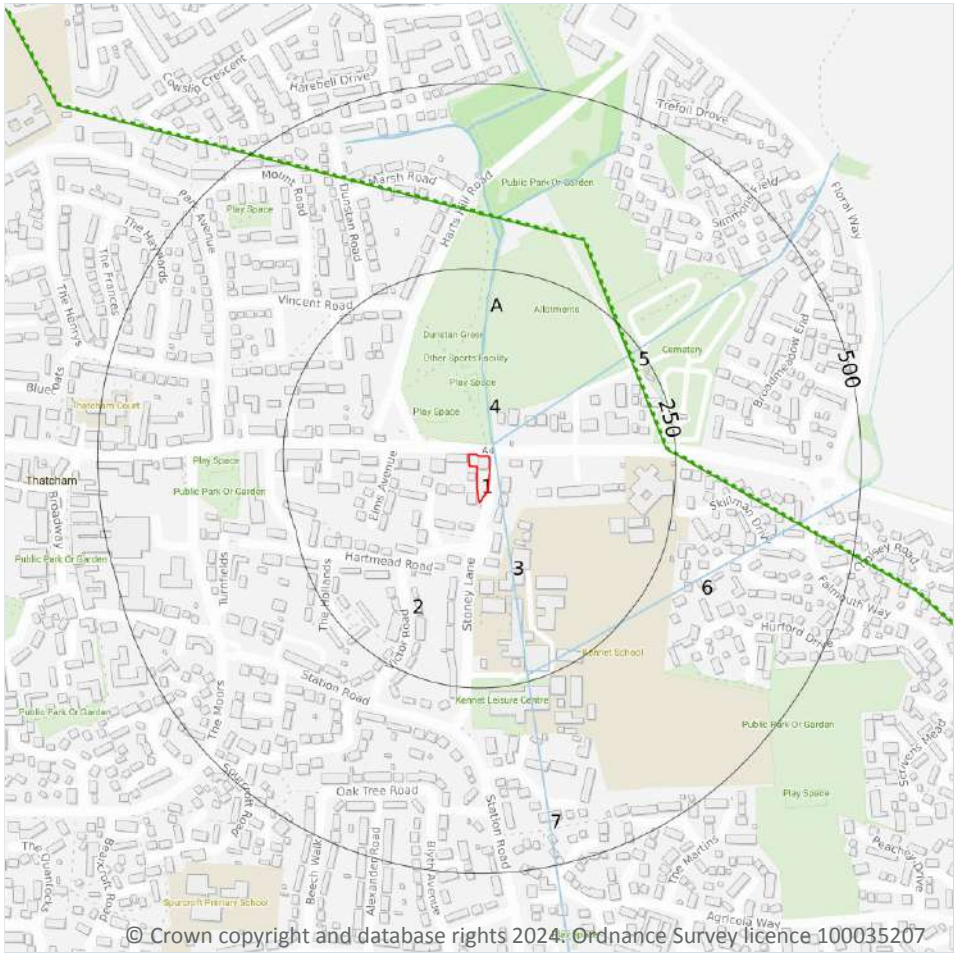
5.10 Source Protection Zones (confined aquifer)

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	6

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

Features are displayed on the Hydrology map on **page 51 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
3	7m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
4	17m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
5	17m N	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
A	136m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
6	234m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
7	241m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	1

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

Features are displayed on the Hydrology map on **page 51 >**

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1

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

Features are displayed on the Hydrology map on **page 51 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**River**	**Kennet (Lambourn confluence to Enborne confluence)**	**GB106039017420**	**Kennet**	**Kennet and Trib**

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

6.4 WFD Surface water bodies

Records identified	**1**

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

Features are displayed on the Hydrology map on **page 51 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1201m S	River	Kennet (Lambourn confluence to Enborne confluence)	GB106039017420 ↗	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 51 >**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	**On site**	**Thatcham Tertiaries**	**GB40602G601600 ↗**	**Good**	**Good**	**Good**	**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.

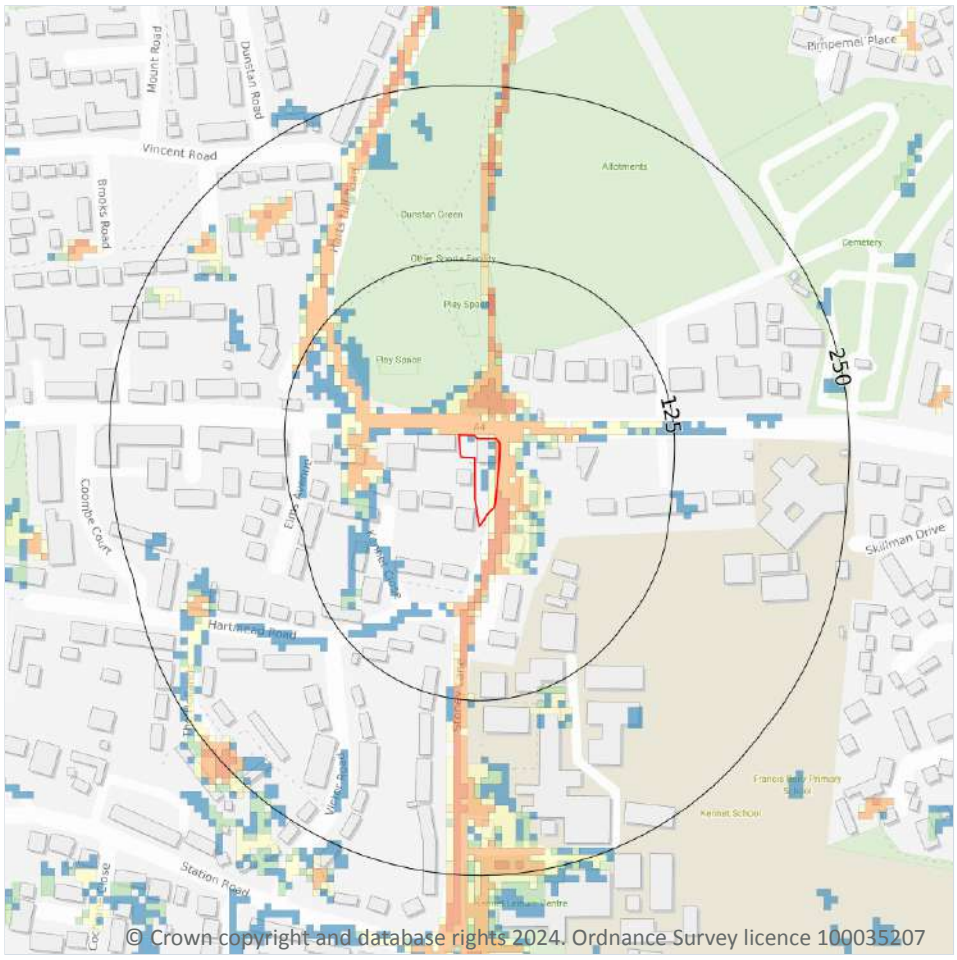
7.7 Flood Zone 3

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, 0.3m - 1.0m**
Highest risk within 50m	**1 in 30 year, 0.3m - 1.0m**

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

Features are displayed on the Surface water flooding map on **page 57 >**

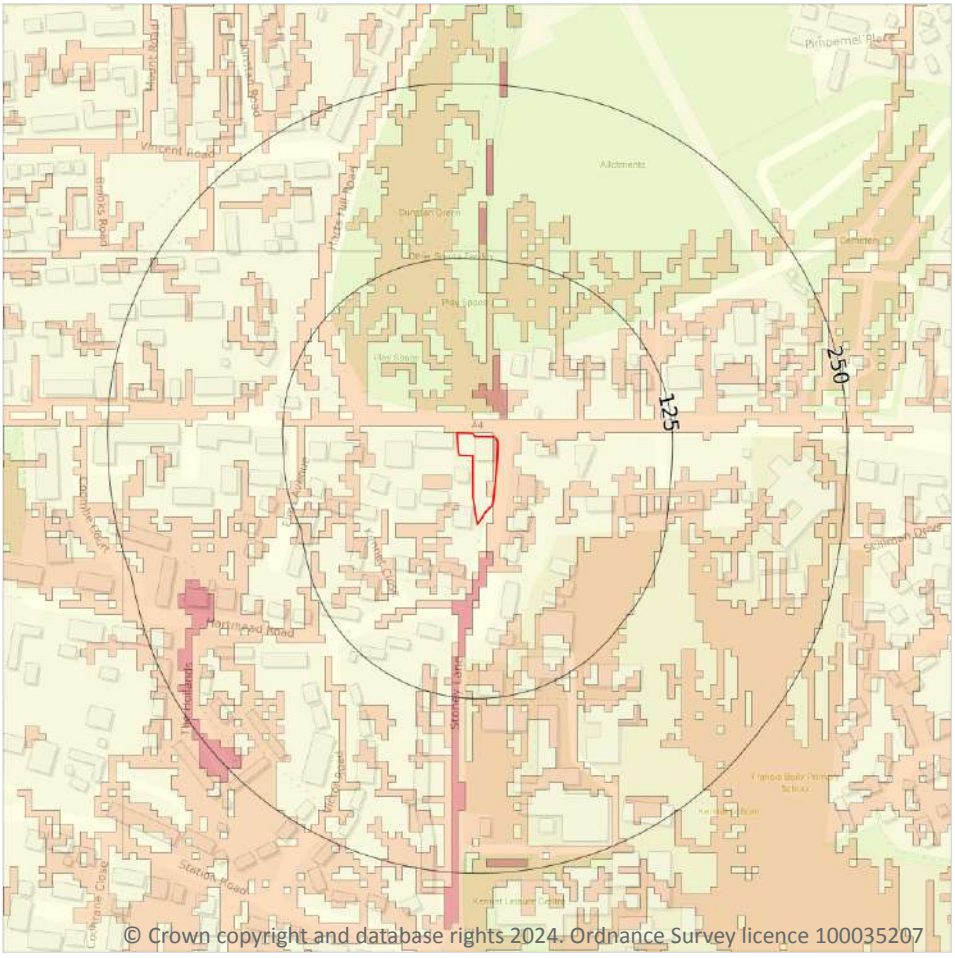
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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 0.3m and 1.0m

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

Low

Negligible

9.1 Groundwater flooding

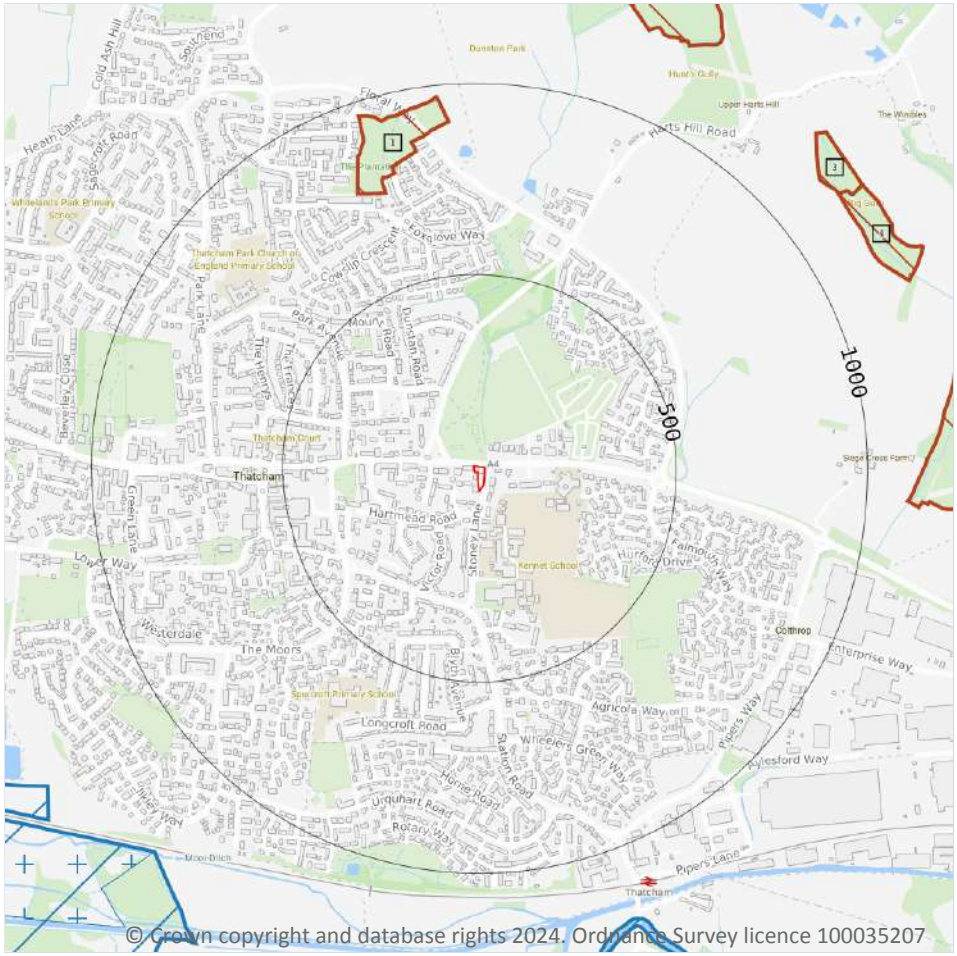
Highest risk on site	**Moderate-High**
Highest risk within 50m	**High**

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

Features are displayed on the Groundwater flooding map on **page 59 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



Site Outline

Search buffers in metres (m)

Sites of Special Scientific Interest (SSSI)

Special Areas of Conservation (SAC)

Local Nature Reserves (LNR)

Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	4

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.

Features are displayed on the Environmental designations map on **page 60 >**

ID	Location	Name	Data source
5	1189m S	River Kennet	Natural England

ID	Location	Name	Data source
7	1269m SW	Thatcham Reed Beds	Natural England
9	1367m SW	Thatcham Reed Beds	Natural England
-	1932m S	Bowdown and Chamberhouse Woods	Natural England

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	**2**

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.

Features are displayed on the Environmental designations map on **page 60 >**

ID	Location	Name	Features of interest	Habitat description	Data source
8	1269m SW	Kennet & Lambourn Floodplain	Alder woodland on floodplains; Desmoulin`s whorl snail.	Humid grassland, Mesophile grassland; Bogs, Marshes, Water fringed vegetation, Fens; Inland water bodies (Standing water, Running water)	Natural England
-	1916m W	Kennet & Lambourn Floodplain	Alder woodland on floodplains; Desmoulin`s whorl snail.	Humid grassland, Mesophile grassland; Bogs, Marshes, Water fringed vegetation, Fens; Inland water bodies (Standing water, Running water)	Natural England

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	1

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

Features are displayed on the Environmental designations map on **page 60 >**

ID	Location	Name	Data source
-	1928m W	Thatcham Reed Beds	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m	12

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

Features are displayed on the Environmental designations map on **page 60 >**

ID	Location	Name	Woodland Type
1	749m N	The Plantation	Ancient & Semi-Natural Woodland
2	1108m E	Long Grove Copse	Ancient & Semi-Natural Woodland
3	1155m NE	Unknown	Ancient & Semi-Natural Woodland
4	1159m NE	Unknown	Ancient Replanted Woodland
6	1221m N	Hartshill Copse	Ancient & Semi-Natural Woodland
-	1746m E	Blacklands Copse	Ancient Replanted Woodland
-	1770m N	Robins Copse	Ancient & Semi-Natural Woodland
-	1826m S	Avenells/waterside Copse	Ancient & Semi-Natural Woodland
-	1834m N	Lawrences Copse	Ancient & Semi-Natural Woodland
-	1834m S	Great Wood/cakeball Copse	Ancient & Semi-Natural Woodland
-	1862m NE	Blacklands Copse	Ancient & Semi-Natural Woodland
-	1988m S	Avenells/waterside Copse	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	0

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

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

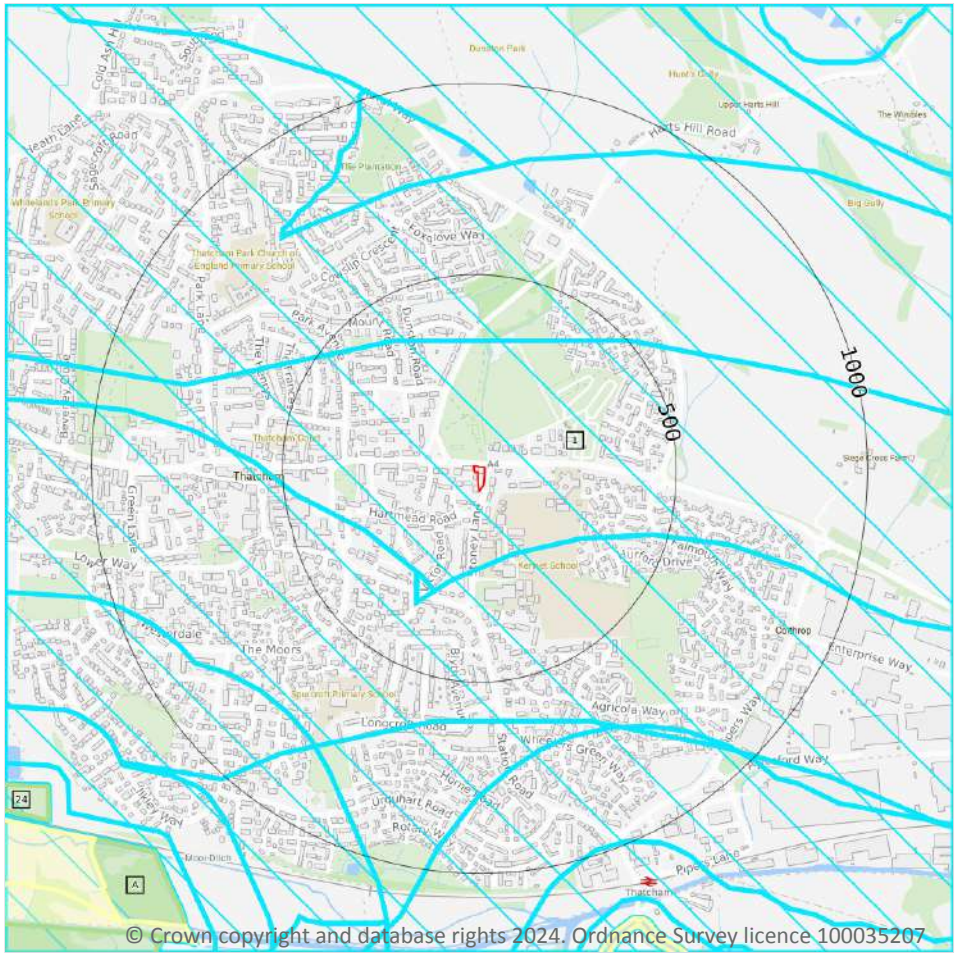
Records within 2000m	6

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
29m SW	Berkshire Downs	Groundwater	87	Existing
1398m S	Berkshire Downs	Groundwater	87	Existing
1433m S	Berkshire Downs	Groundwater	87	Existing
1676m SW	Berkshire Downs	Groundwater	87	Existing
1874m SW	Berkshire Downs	Groundwater	87	Existing
1926m SE	Berkshire Downs	Groundwater	87	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 66 >**

ID	Location	Type of developments requiring consultation
1	On site	**Infrastructure - Pipelines and underground cables, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals. Wind and Solar - Wind turbines. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. Rural non-residential - Large non residential developments outside existing settlements/urban areas where footprint exceeds 1ha. Rural residential - Any residential development of 100 or more houses outside existing settlements/urban areas. Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 200m², manure stores > 250t). Combustion - General combustion processes >20MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Waste - Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill. Composting - Any composting proposal with more than 75000 tonnes maximum annual operational throughput. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management. Discharges - Any discharge of water or liquid waste of more than 5m³/day to ground (ie to seep away) or to surface water, such as a beck or stream. Water supply - Large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000m² or more.**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	10

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.

Features are displayed on the SSSI Impact Zones and Units map on **page 66 >**

ID:	18
Location:	1189m S
SSSI name:	River Kennet
Unit name:	Dismantled Railway To Thatcham Bridge
Broad habitat:	Rivers And Streams
Condition:	Unfavourable - Recovering
Reportable features:	

Feature name	Feature condition	Date of assessment
Rivers and Streams	Unfavourable - Recovering	21/12/2021

ID: 19
Location: 1193m S
SSSI name: River Kennet
Unit name: Thatcham Bridge To Woolhampton
Broad habitat: Rivers And Streams
Condition: Unfavourable - Recovering
Reportable features:

Feature name	Feature condition	Date of assessment
Rivers and Streams	Unfavourable - Recovering	21/12/2021

ID: A
Location: 1269m SW
SSSI name: Thatcham Reed Beds
Unit name: Wood
Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Assemblages of breeding birds - Lowland open waters and their margins	Favourable	01/10/2010
S1016 Desmoulin's whorl snail, Vertigo moulinsiana	Favourable	29/06/2020
Wet woodland	Favourable	01/10/2010

ID: 23
Location: 1357m SW
SSSI name: Thatcham Reed Beds
Unit name: North Middle Ditch
Broad habitat: Fen, Marsh And Swamp - Lowland
Condition: Unfavourable - Recovering
Reportable features:

Feature name	Feature condition	Date of assessment
Assemblages of breeding birds - Lowland open waters and their margins	Favourable	01/10/2010

Feature name	Feature condition	Date of assessment
Lowland wetland including basin fen, valley fen, floodplain fen, waterfringe fen, spring/flush fen and raised bog lagg	Favourable	01/10/2010
Population of RDB mollusc - Vertigo moulinsiana, Desmoulin's Whorl Snail	Favourable	29/06/2020
S1016 Desmoulin's whorl snail, Vertigo moulinsiana	Favourable	20/04/2021

ID: 24
Location: 1367m SW
SSSI name: Thatcham Reed Beds
Unit name: Anglers Marsh
Broad habitat: Fen, Marsh And Swamp - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Population of RDB mollusc - Vertigo moulinsiana, Desmoulin's Whorl Snail	Favourable	29/06/2020
S1016 Desmoulin's whorl snail, Vertigo moulinsiana	Favourable	29/06/2020

ID: 25
Location: 1373m SW
SSSI name: Thatcham Reed Beds
Unit name: South Middle Ditch
Broad habitat: Fen, Marsh And Swamp - Lowland
Condition: Unfavourable - Recovering
Reportable features:

Feature name	Feature condition	Date of assessment
Assemblages of breeding birds - Lowland open waters and their margins	Favourable	01/10/2010
Lowland wetland including basin fen, valley fen, floodplain fen, waterfringe fen, spring/flush fen and raised bog lagg	Favourable	01/10/2010
S1016 Desmoulin's whorl snail, Vertigo moulinsiana	Unfavourable - Recovering	04/02/2022

ID: 26
Location: 1427m SW
SSSI name: Thatcham Reed Beds
Unit name: South Of Canal
Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
Condition: Favourable

Reportable features:

Feature name	Feature condition	Date of assessment
Wet woodland	Favourable	01/10/2010

ID: -
Location: 1891m SW
SSSI name: Thatcham Reed Beds
Unit name: Anglers
Broad habitat: Standing Open Water And Canals
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Assemblages of breeding birds - Lowland open waters and their margins	Favourable	01/10/2010

ID: -
Location: 1922m W
SSSI name: Thatcham Reed Beds
Unit name: Lnr
Broad habitat: Fen, Marsh And Swamp - Lowland
Condition: Unfavourable - Recovering
Reportable features:

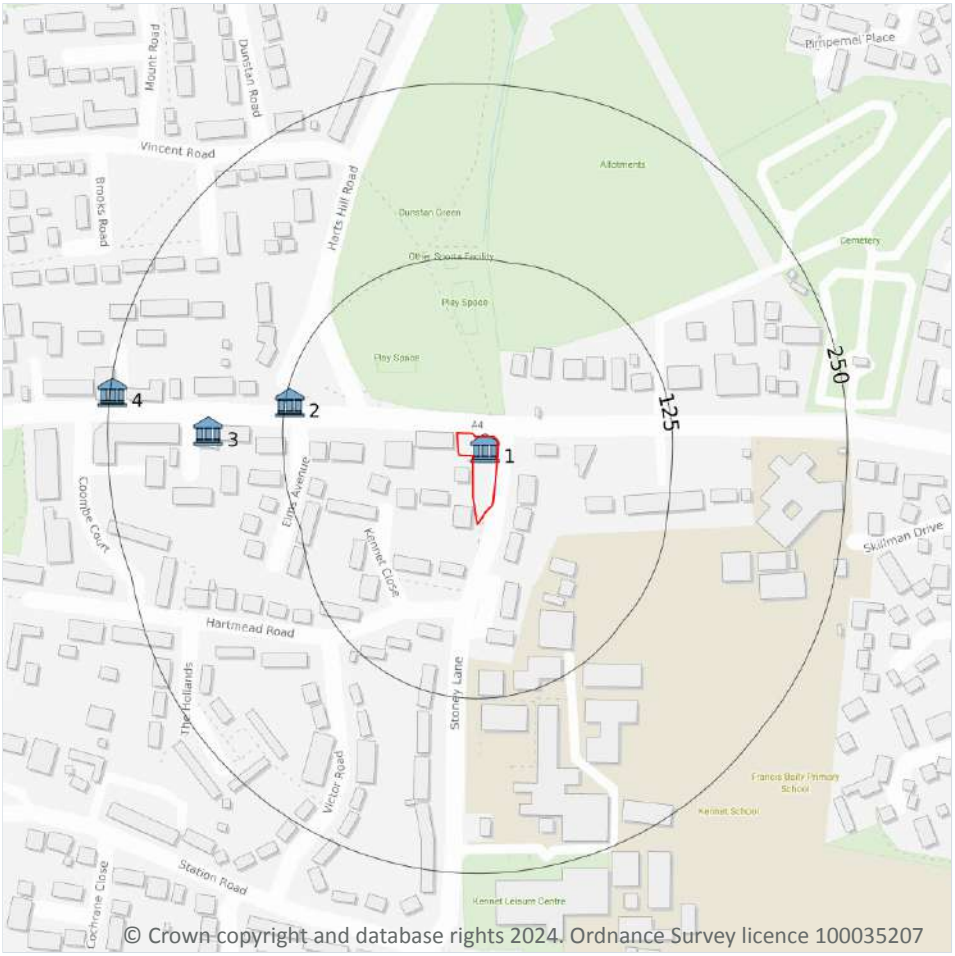
Feature name	Feature condition	Date of assessment
Assemblages of breeding birds - Lowland open waters and their margins	Favourable	25/03/2022
Lowland wetland including basin fen, valley fen, floodplain fen, waterfringe fen, spring/flush fen and raised bog lagg	Favourable	25/03/2022
Population of RDB mollusc - Vertigo moulinsiana, Desmoulin's Whorl Snail	Unfavourable - Recovering	04/02/2022
S1016 Desmoulin's whorl snail, Vertigo moulinsiana	Unfavourable - Recovering	04/02/2022

ID: -
Location: 1932m S
SSSI name: Bowdown and Chamberhouse Woods
Unit name: Barr
Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland mixed deciduous woodland	Favourable	16/05/2014

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	4

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 72 >**

ID	Location	Name	Grade	Reference Number	Listed date
1	**On site**	**The Plough Public House**	**II**	**1117285**	**10/11/1983**
2	122m W	The Old Bluecoat School	I	1303195	10/11/1983
3	178m W	The Prancing Horse Public House	II	1155782	10/11/1983
4	248m W	78a, Chapel Street	II	1156340	10/01/1984

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.

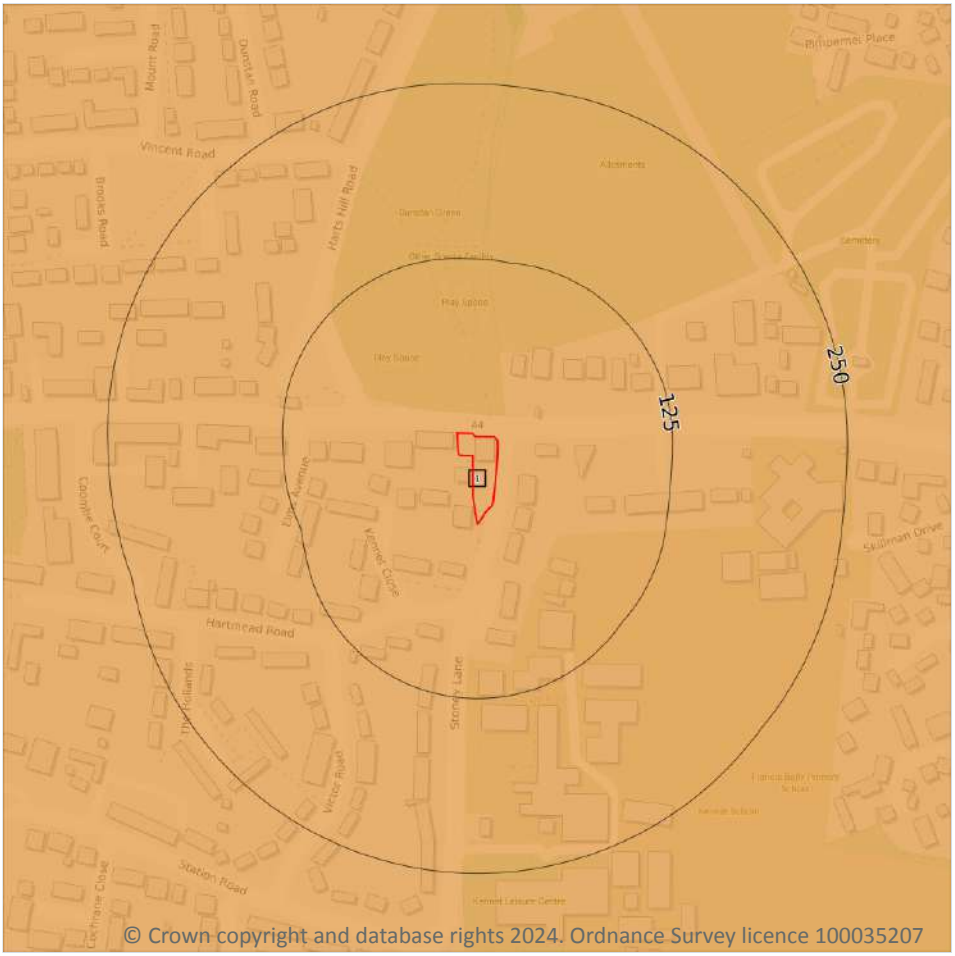
11.7 Registered Parks and Gardens

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 75 >**

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

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	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

13.1 Priority Habitat Inventory

Records within 250m	0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability

Site Outline

Search buffers in metres (m)

Full coverage

Partial coverage

No coverage

14.1 10k Availability

Records within 500m	1

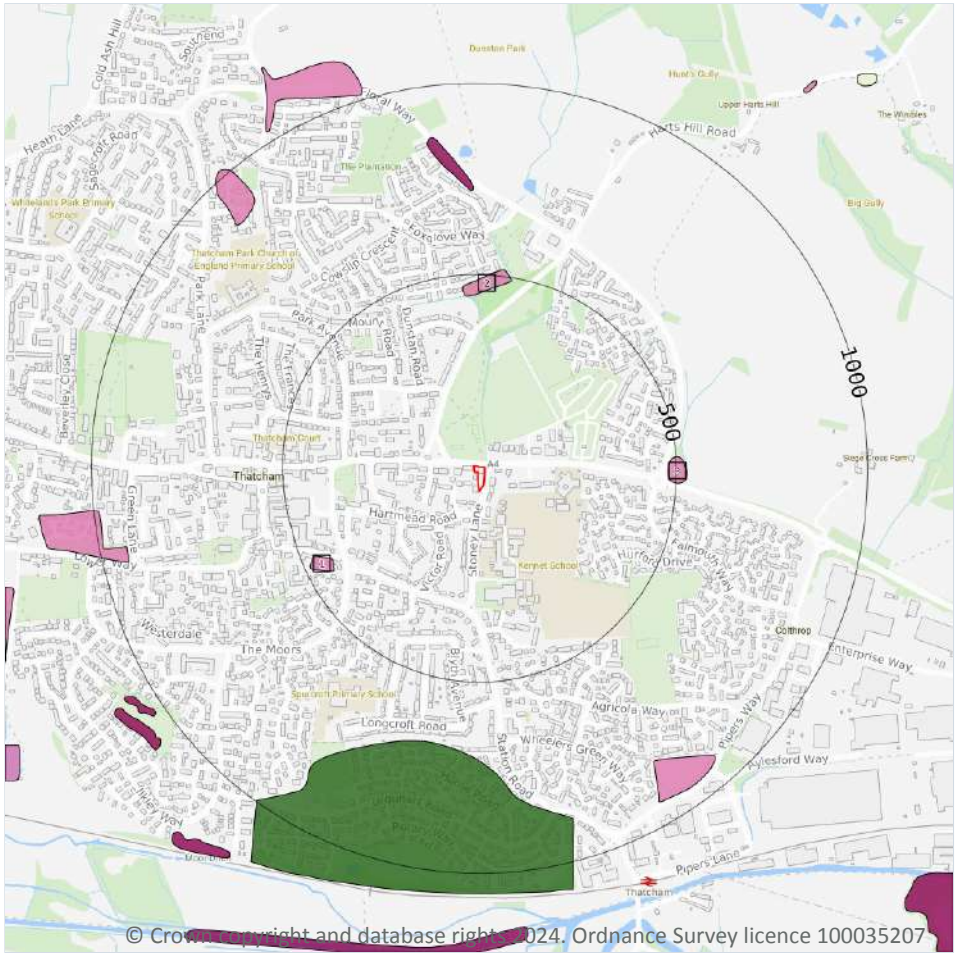
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 78 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**SU56NW**

This data is sourced from the British Geological Survey.

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



14.2 Artificial and made ground (10k)

Records within 500m	3

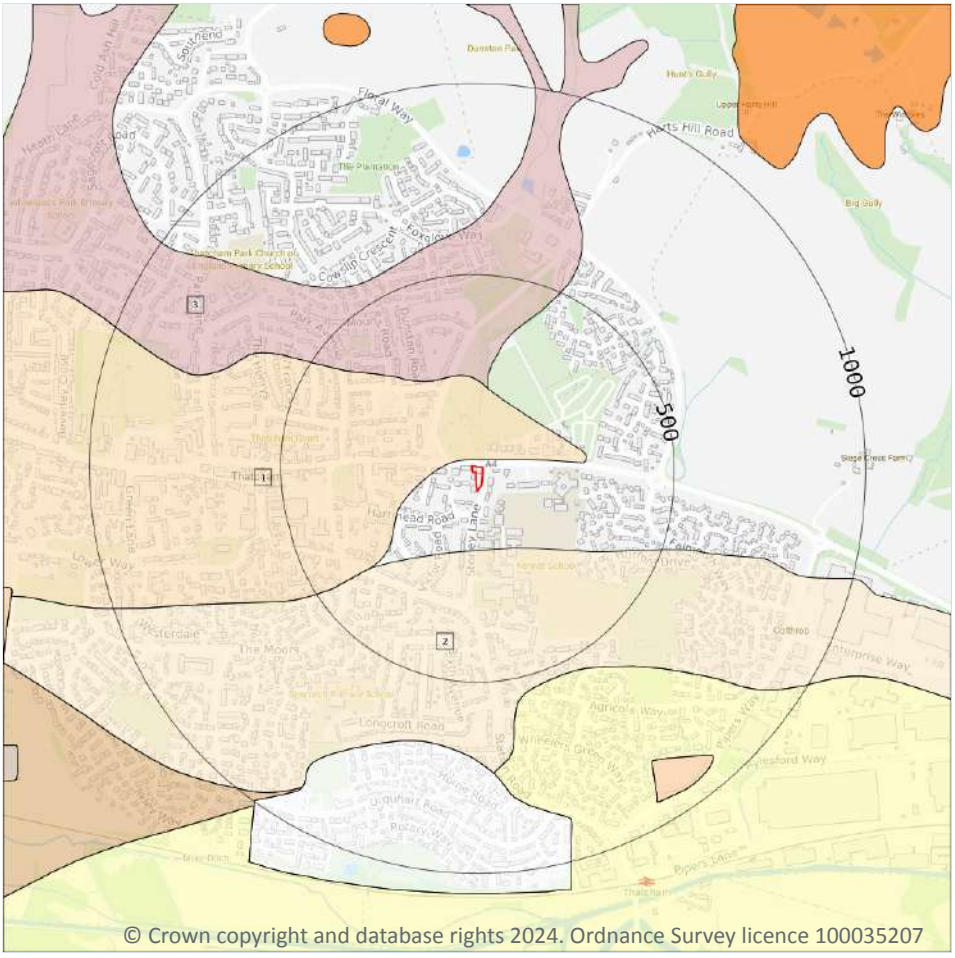
Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 79 >**

ID	Location	LEX Code	Description	Rock description
1	424m SW	WGR-VOID	Worked Ground (Undivided)	Void
2	444m N	WGR-VOID	Worked Ground (Undivided)	Void
3	479m E	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 **3**

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 80 >**

ID	Location	LEX Code	Description	Rock description
1	16m NW	THGR-XSV	Thatcham Gravel - Sand And Gravel	Sand And Gravel
2	156m S	BGGR-XSV	Beenham Grange Gravel Member - Sand And Gravel	Sand And Gravel
3	205m N	HEAD-XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel

This data is sourced from the British Geological Survey.

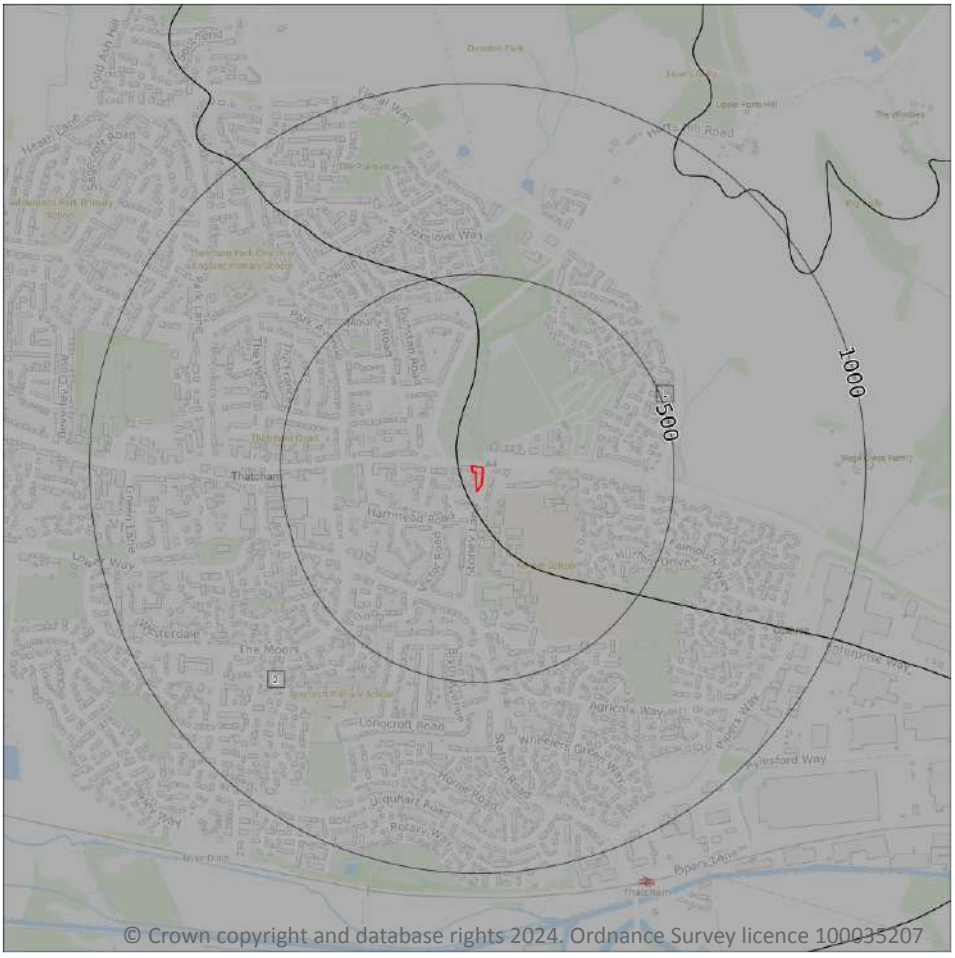
14.4 Landslip (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m	2

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 82 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**LC-CLSISA**	**London Clay Formation - Clay, Silt And Sand**	**Eocene Epoch**
2	29m SW	LMBE-CLSISA	Lambeth Group - Clay, Silt And Sand	Paleocene Epoch

This data is sourced from the British Geological Survey.

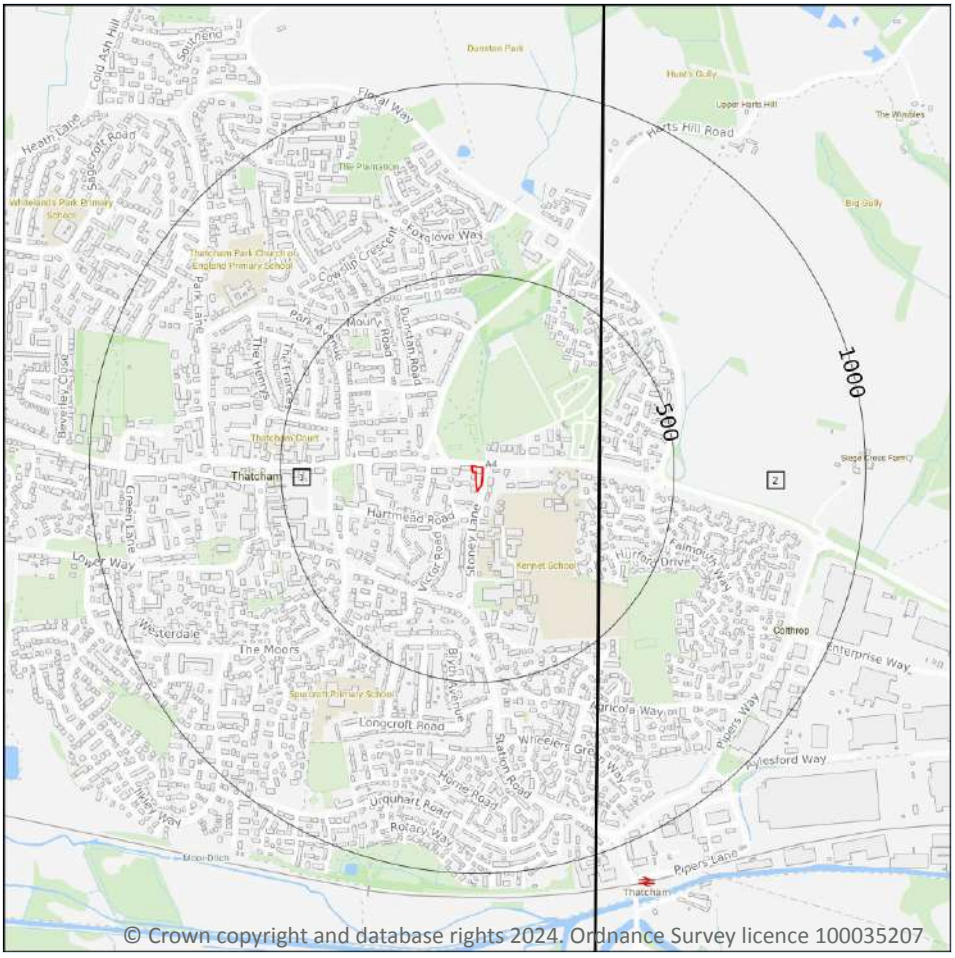
14.6 Bedrock faults and other linear features (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	2

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

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 84 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**EW267_newbury_v4**
2	305m E	Full	Full	Full	No coverage	EW268_reading_v4

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

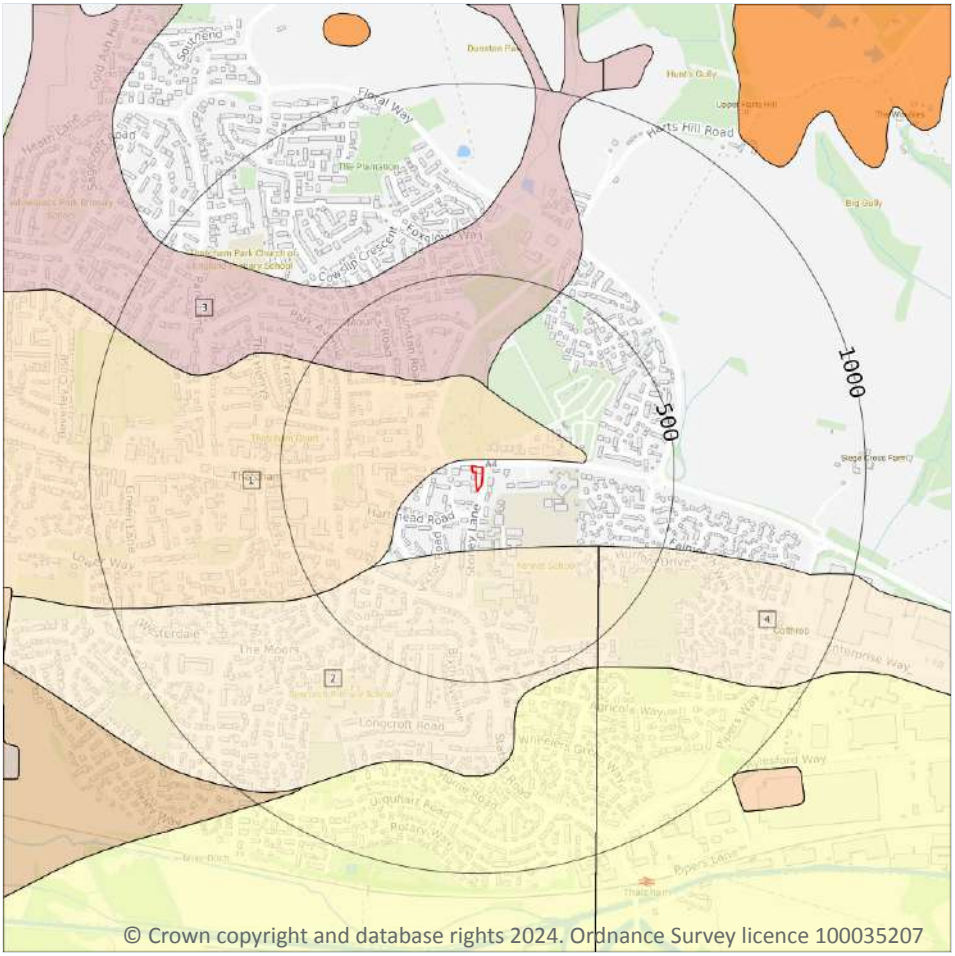
15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m **4**

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 86 >**

ID	Location	LEX Code	Description	Rock description
1	15m NW	THGR-XSV	THATCHAM GRAVEL	SAND AND GRAVEL
2	156m S	BGGR-XSV	BEENHAM GRANGE GRAVEL MEMBER	SAND AND GRAVEL
3	205m N	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL

ID	Location	LEX Code	Description	Rock description
4	345m SE	BGGR-XSV	BEENHAM GRANGE 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
15m NW	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.

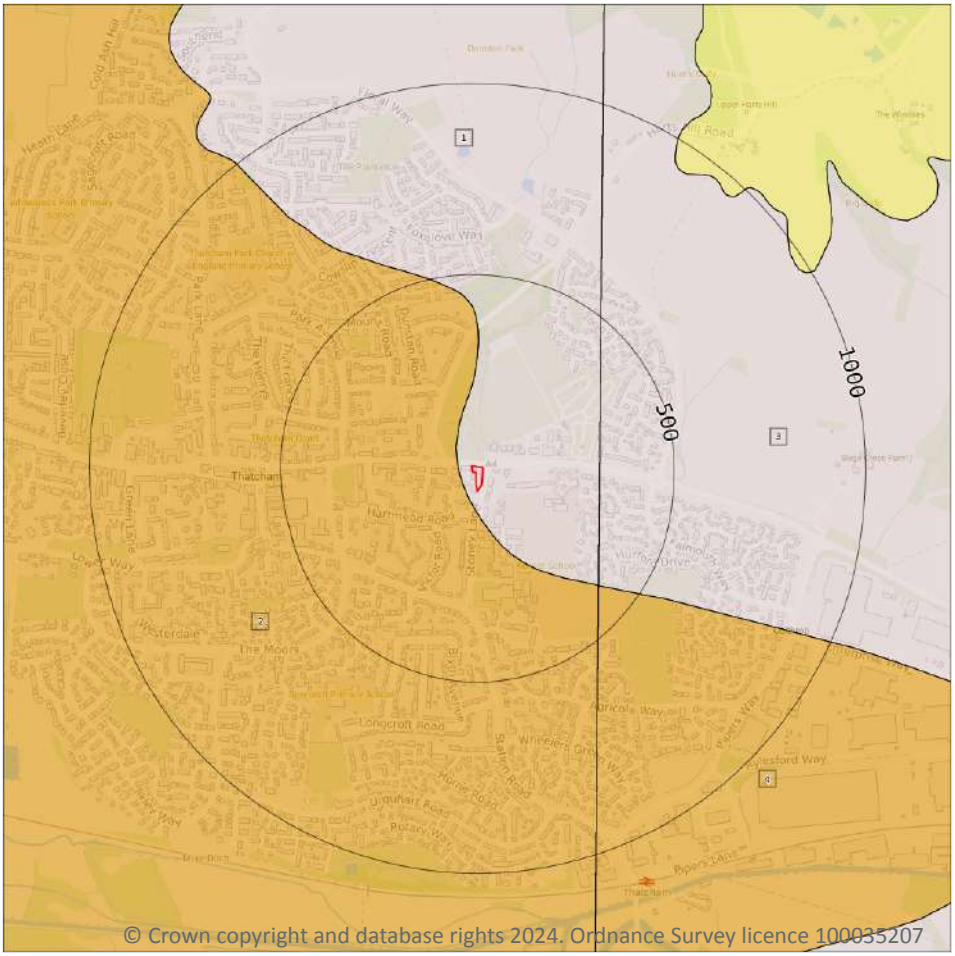
15.7 Landslip permeability (50k)

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 **4**

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 88 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**LC-XCZS**	**LONDON CLAY FORMATION - CLAY, SILT AND SAND**	**YPRESIAN**
2	29m SW	LMBE-XCZS	LAMBETH GROUP - CLAY, SILT AND SAND	THANETIAN
3	305m E	LC-XCZS	LONDON CLAY FORMATION - CLAY, SILT AND SAND	YPRESIAN
4	403m SE	LMBE-XCZS	LAMBETH GROUP - CLAY, SILT AND SAND	THANETIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	2

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Mixed**	**Moderate**	**Very Low**
29m SW	Mixed	Moderate	Very Low

This data is sourced from the British Geological Survey.

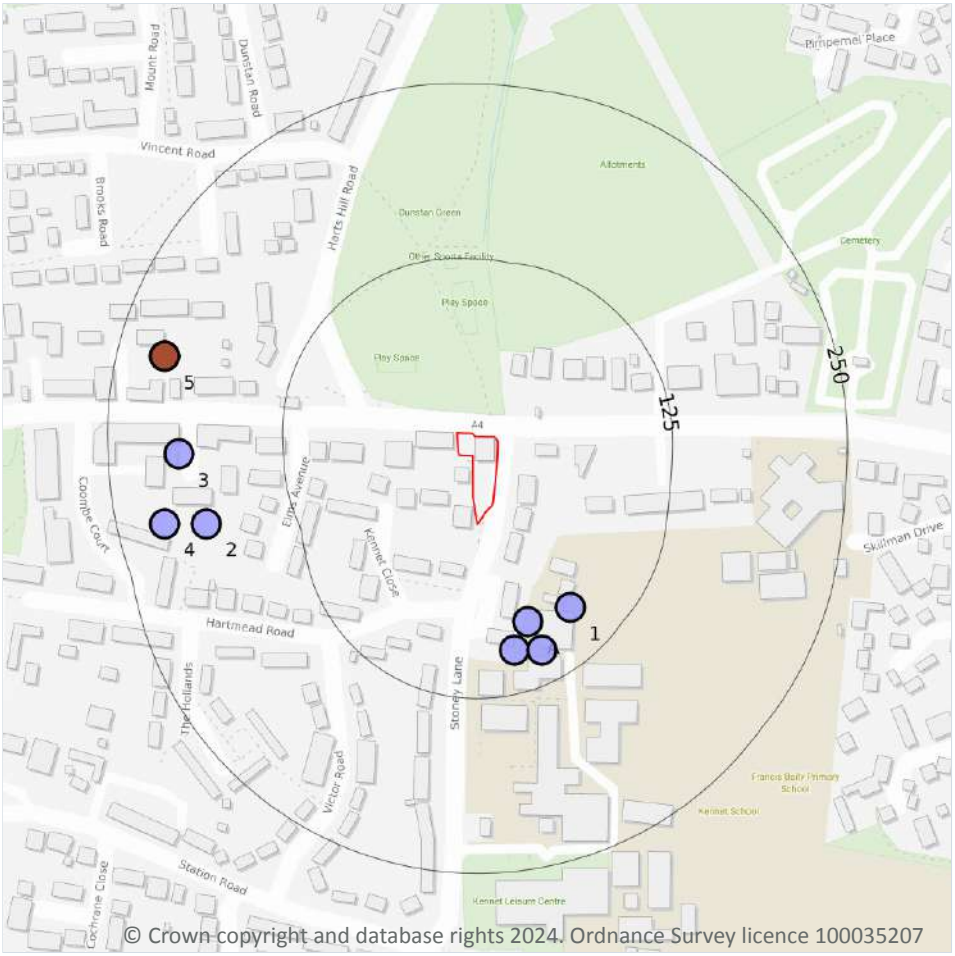
15.10 Bedrock faults and other linear features (50k)

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	8

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.

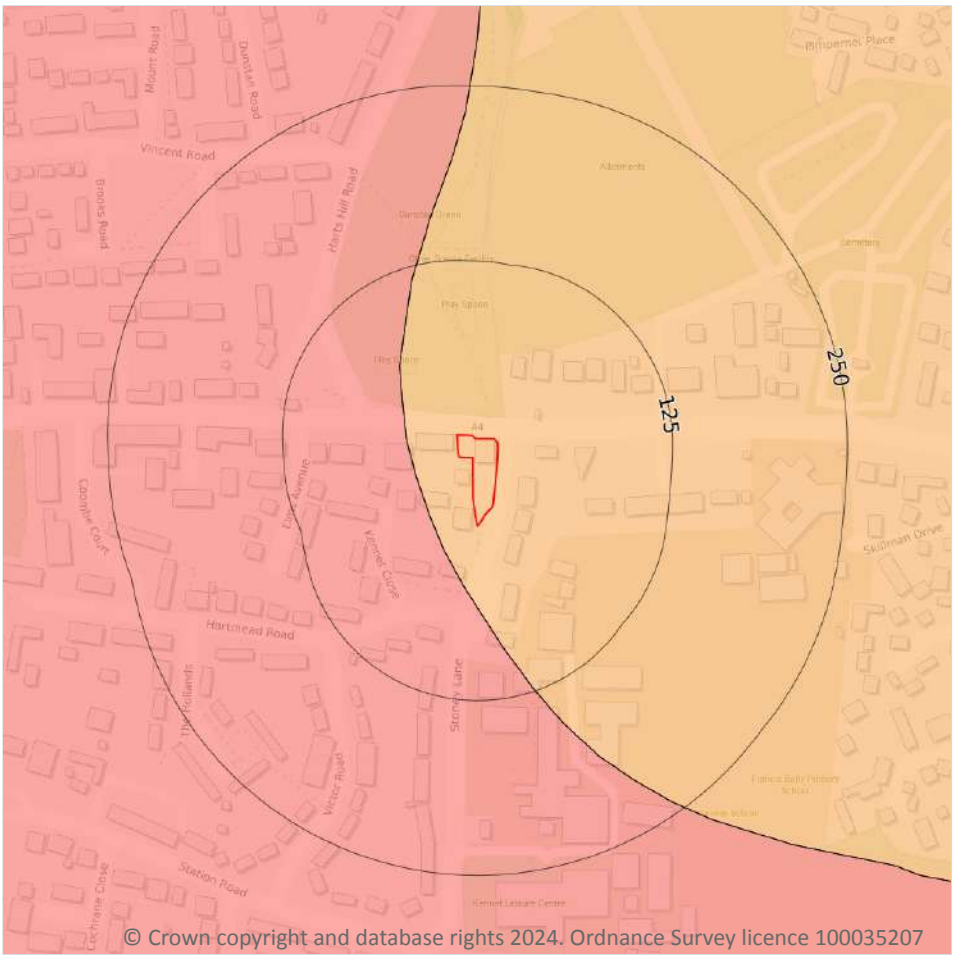
Features are displayed on the Boreholes map on **page 90 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	79m S	452350 167310	KENNET SCHOOL-THATCHAM 2	5.0	N	15032624 ↗
1	89m SE	452380 167320	KENNET SCHOOL-THATCHAM 3	1.0	N	15032627 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	94m S	452340 167290	KENNET SCHOOL-THATCHAM 1	0.7	N	15032622 ↗
A	101m S	452360 167290	KENNET SCHOOL-THATCHAM 4	0.7	N	15032630 ↗
2	187m W	452120 167380	CHAPEL STREET-THATCHAM TP 3	2.2	N	15617998 ↗
3	200m W	452100 167430	CHAPEL STREET-THATCHAM TP 1	2.2	N	15617989 ↗
4	216m W	452090 167380	CHAPEL STREET-THATCHAM TP 2	2.4	N	15617995 ↗
5	216m W	452090 167500	70 CHAPEL STREET THATCHAM	-1.0	N	417775 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	2

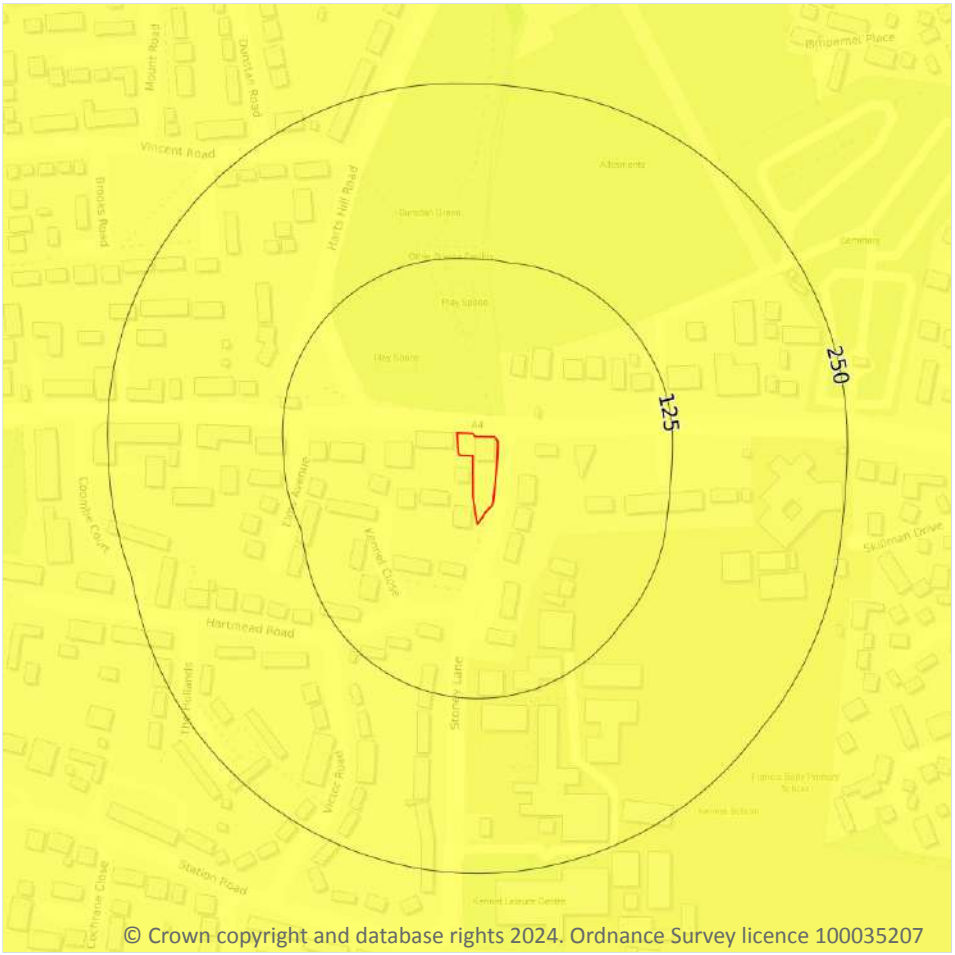
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 92 >**

Location	Hazard rating	Details
On site	**Low**	**Ground conditions predominantly medium plasticity.**
29m SW	Moderate	Ground conditions predominantly high plasticity.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



17.2 Running sands

Records within 50m	1

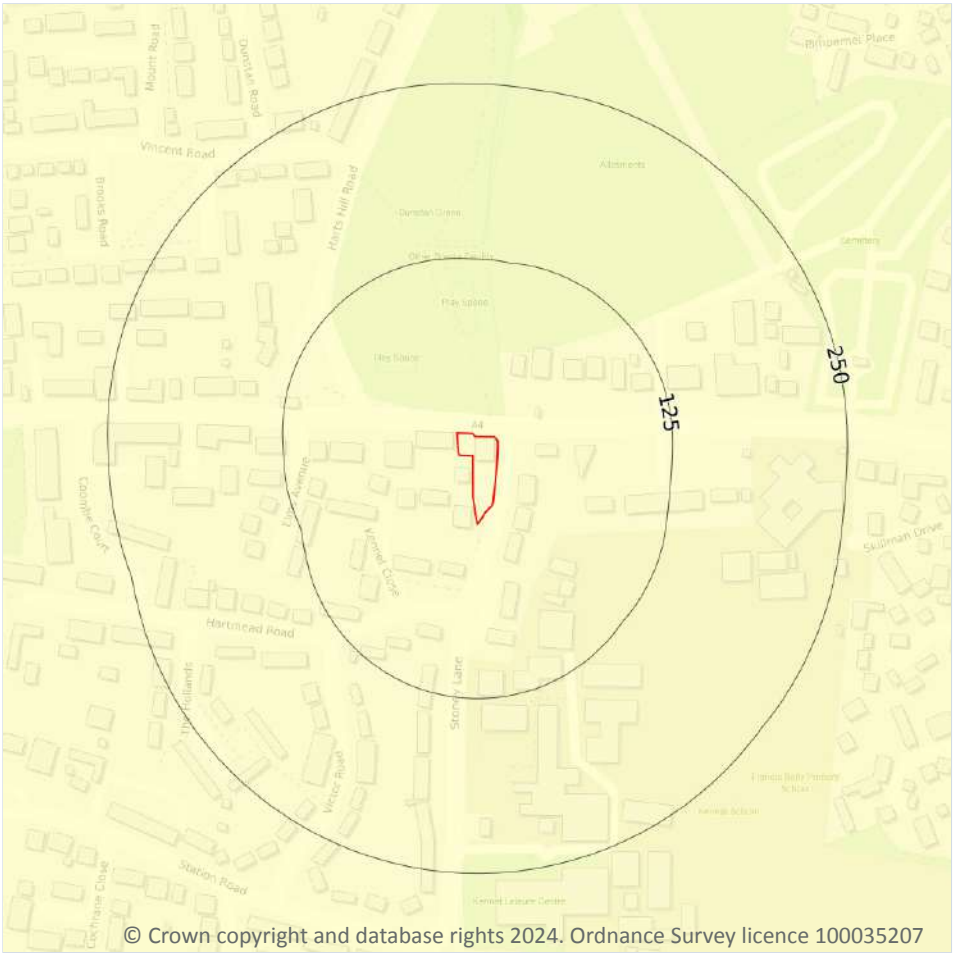
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 93 >**

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

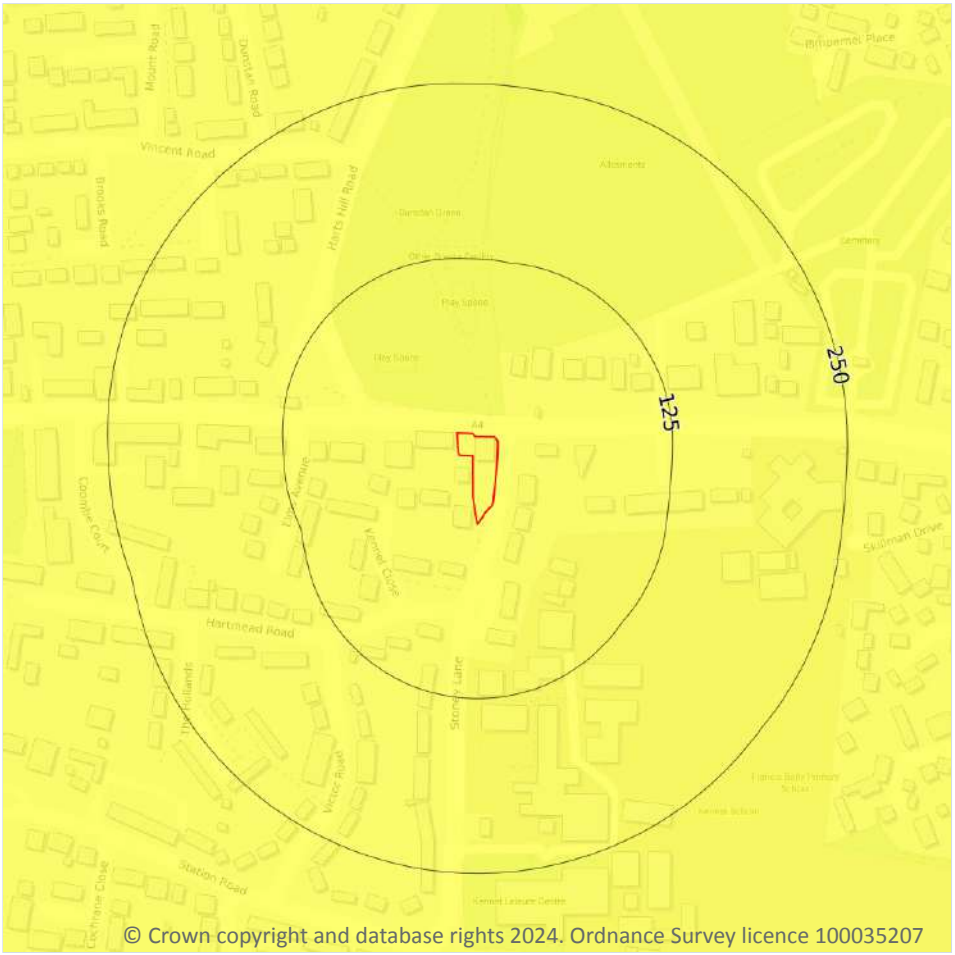
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 94 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	1

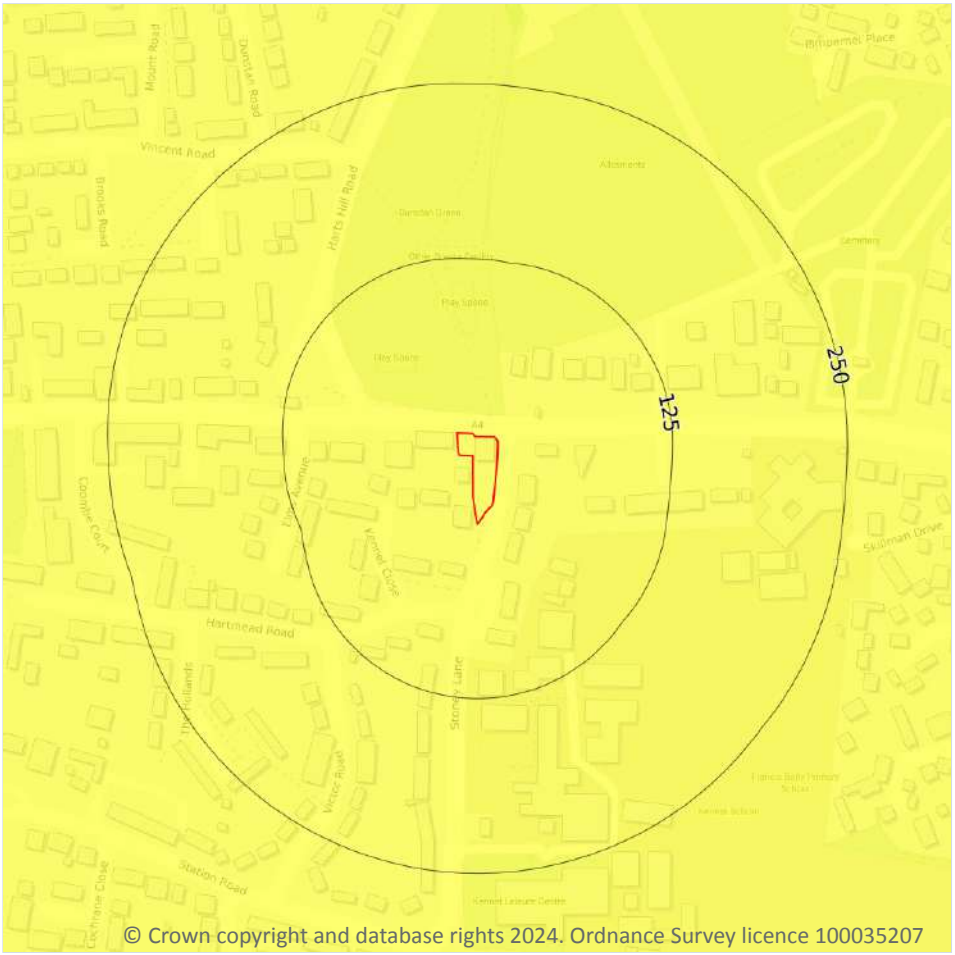
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 95 >**

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

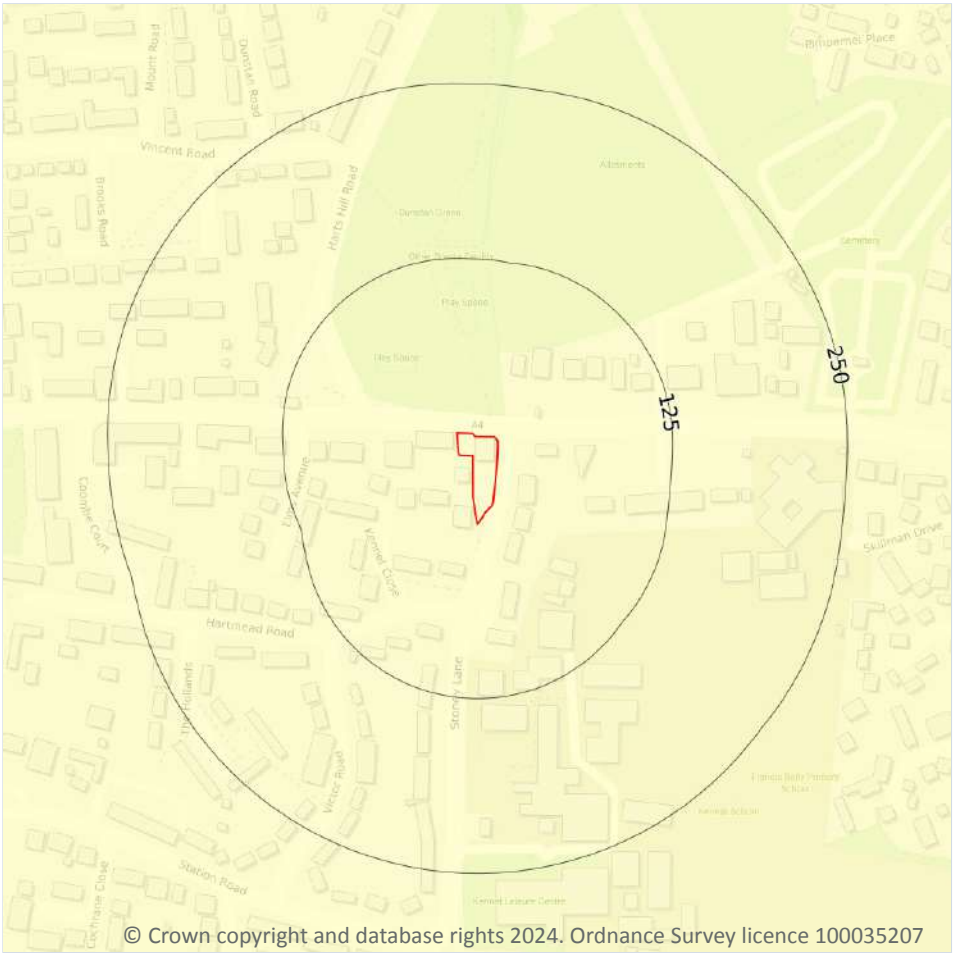
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 96 >**

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

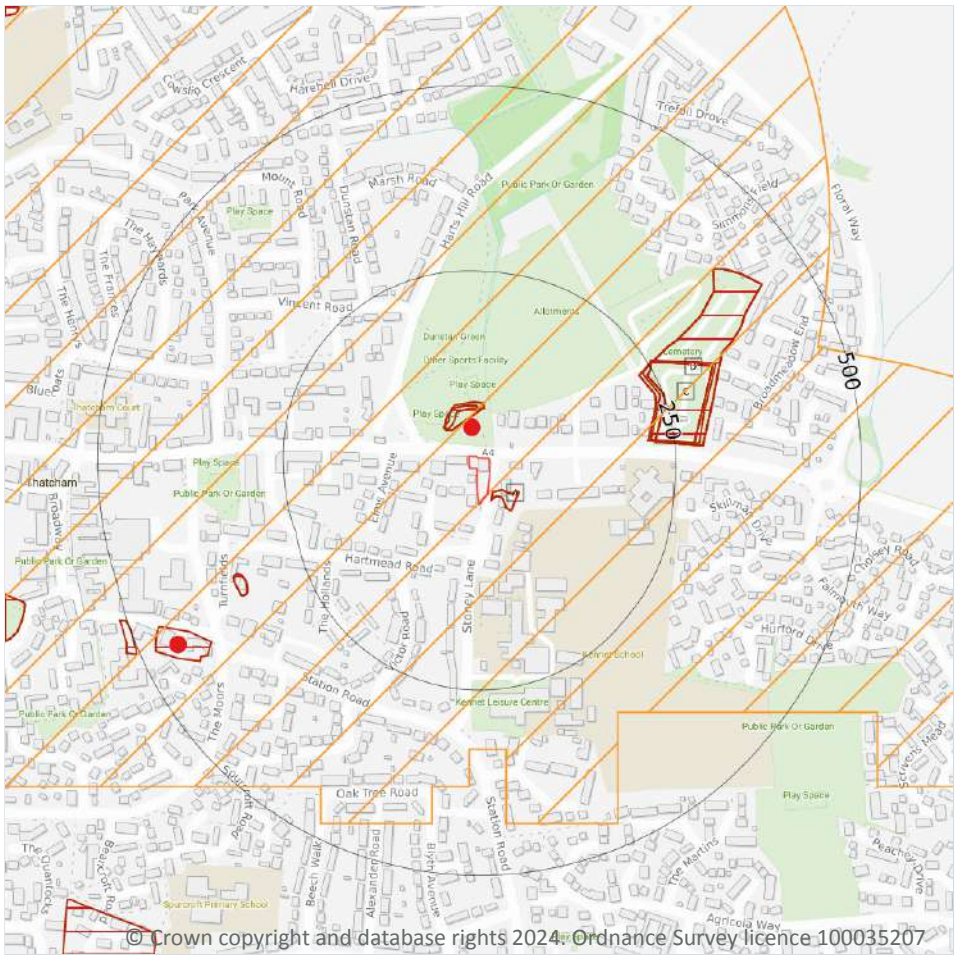
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 97 >**

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

This data is sourced from the British Geological Survey.

18 Mining and ground workings



Site Outline

Search buffers in metres (m)

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

Non Coal Mining

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

18.1 BritPits

Records within 500m	2

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

Features are displayed on the Mining and ground workings map on **page 99 >**

ID	Location	Details	Description
B	39m N	Name: Thatcham Gravel Pit Address: THATCHAM, Berkshire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
F	447m SW	Name: Gas Works Gravel Pit Address: THATCHAM, Berkshire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m **13**

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 99 >**

ID	Location	Land Use	Year of mapping	Mapping scale
A	7m SE	Refuse Heap	1871	1:10560
A	7m SE	Refuse Heap	1871	1:10560
B	42m NW	Unspecified Pit	1932	1:10560
B	42m NW	Old Gravel Pit	1910	1:10560
B	42m NW	Old Gravel Pit	1898	1:10560
B	47m NW	Unspecified Ground Workings	1956	1:10560
C	215m E	Cemetery	1932	1:10560
C	215m E	Cemetery	1910	1:10560
C	215m E	Cemetery	1898	1:10560
C	219m E	Cemetery	1956	1:10560
D	224m E	Cemetery	1991	1:10000
D	224m E	Cemetery	1970	1:10000

ID	Location	Land Use	Year of mapping	Mapping scale
D	224m E	Cemetery	1981	1:10000

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	1

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 99 >**

ID	Location	Name	Commodity	Class	Likelihood
1	**On site**	**Not available**	**Chalk**	**C**	**Underground mine workings may have occurred in the past, or current mines may be operating to modern engineering standards. Potential for difficult ground conditions should be considered.**

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	**1**

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

Location	Details
On site	**Whilst outside of an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) may have information such as mining plans and maps held within their archive that have occurred within 1km of this property. Please note, the plans held by JPB may also relate to non-mining records. Further details and a quote for services (if appropriate) can be obtained by emailing this report to enquiries.gs@jpb.co.uk ↗.**

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	**0**

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	**1**

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

Location	Mineral type
443m 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
- BGS karst database (Point)
- BGS karst database (Line)
- BGS karst database (Area)

19.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	1

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

Features are displayed on the Ground cavities and sinkholes map on **page 105 >**

ID	Location	Mine Address	Mineral	Data source	Publisher
-	964m NW	Mortimers Kiln, Thatcham, 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.

19.5 National karst database

Records within 500m	0

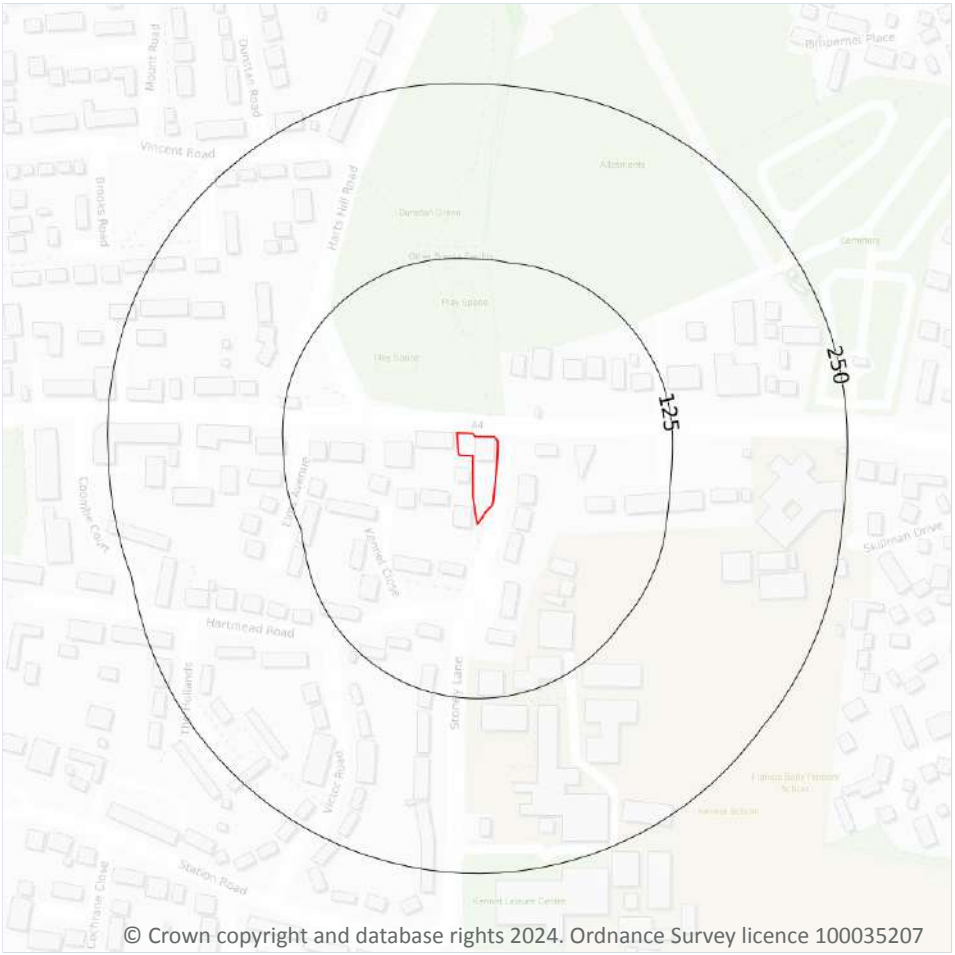
This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

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

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

This data is sourced from the British Geological Survey.

20 Radon



20.1 Radon

Records on site	1

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

Features are displayed on the Radon map on **page 108 >**

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	2

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 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
29m SW	15 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

22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	0

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

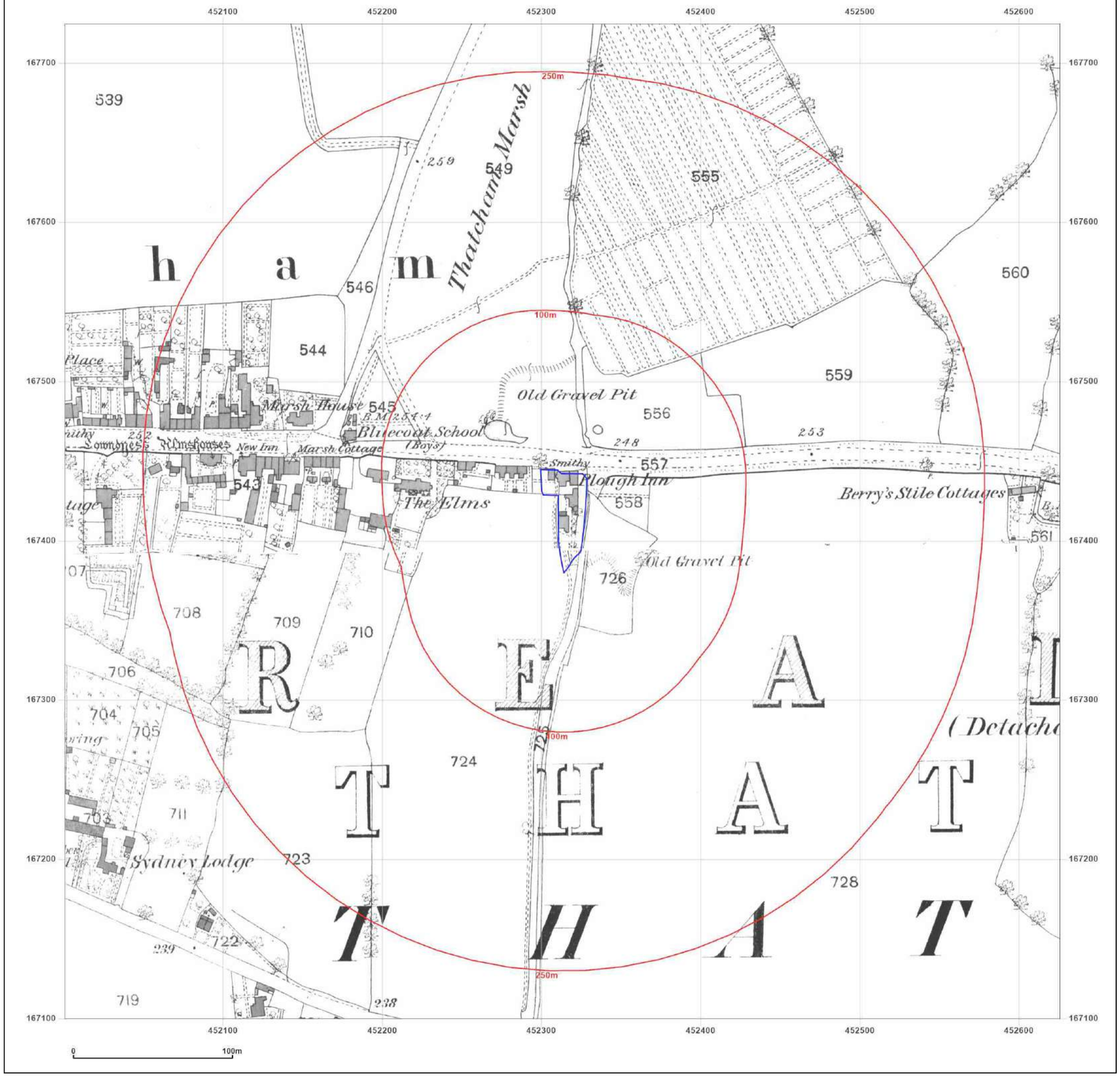
Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see https://www.groundsure.com/sources-reference ↗.

Terms and conditions

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

APPENDIX C

HISTORICAL MAPPING



Groundsure INSIGHTS

Site Details:

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Client Ref: CLR6841
Report Ref: GS-3DW-PHH-P21-63D
Grid Ref: 452313, 167412

Map Name: County Series

Map date: **1880**

Scale: 1:2,500

Printed at: 1:2,500

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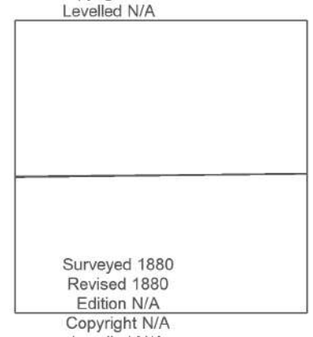
Surveyed 1880
Revised 1880
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1880
Revised 1880
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Production date: 15 March 2024

Map legend available at:
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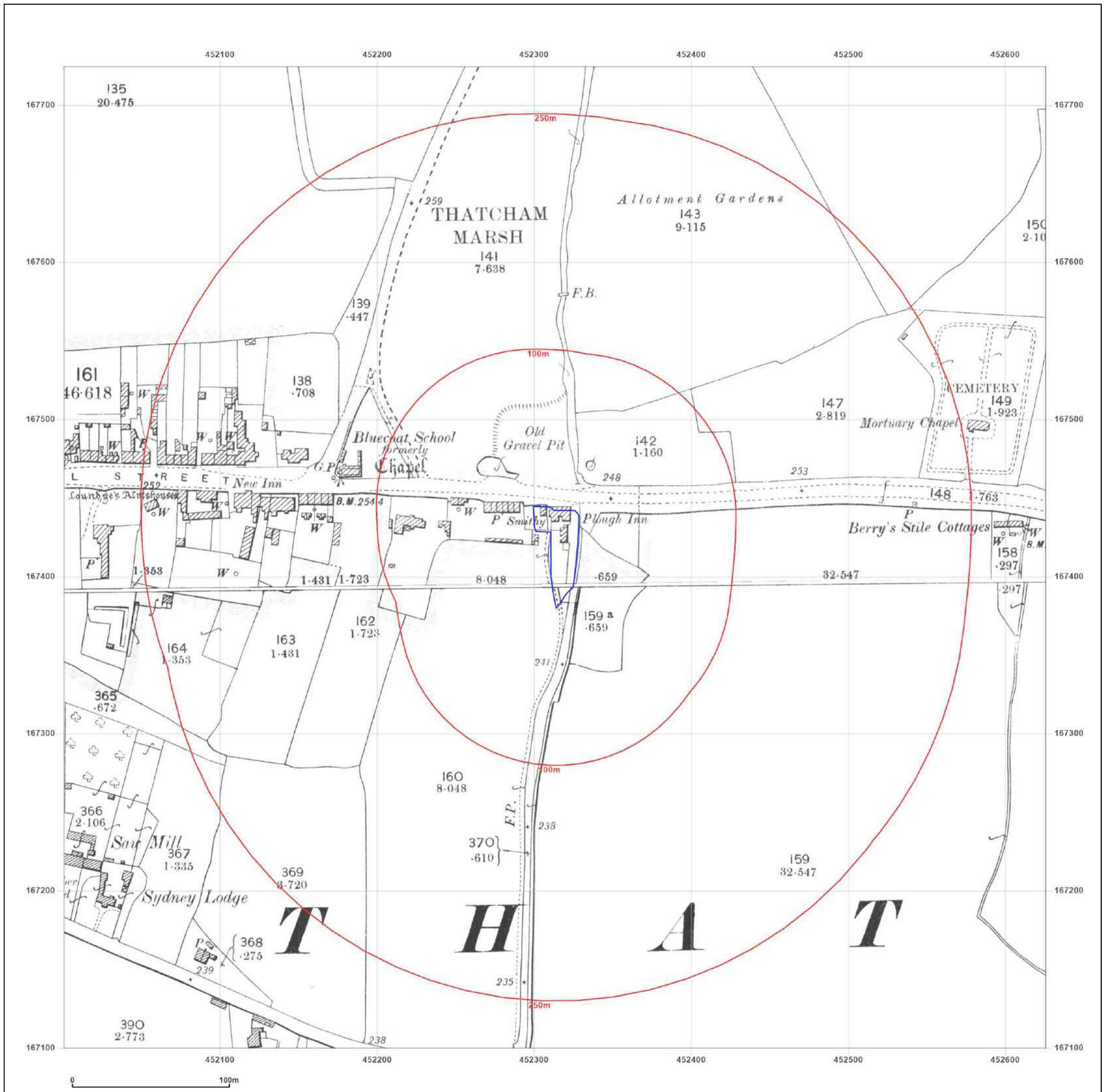

Groundsure INSIGHTS

Site Details:

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Client Ref: CLR6841
Report Ref: GS-3DW-PHH-P21-63D
Grid Ref: 452313, 167412

Map Name: County Series

Map date: **1899-1900**

Scale: 1:2,500

Printed at: 1:2,500

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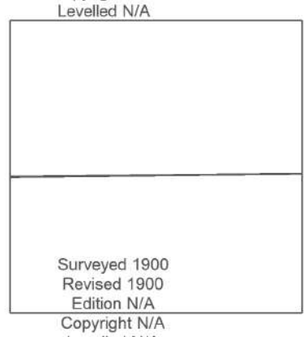
Surveyed 1899
Revised 1899
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1900
Revised 1900
Edition N/A
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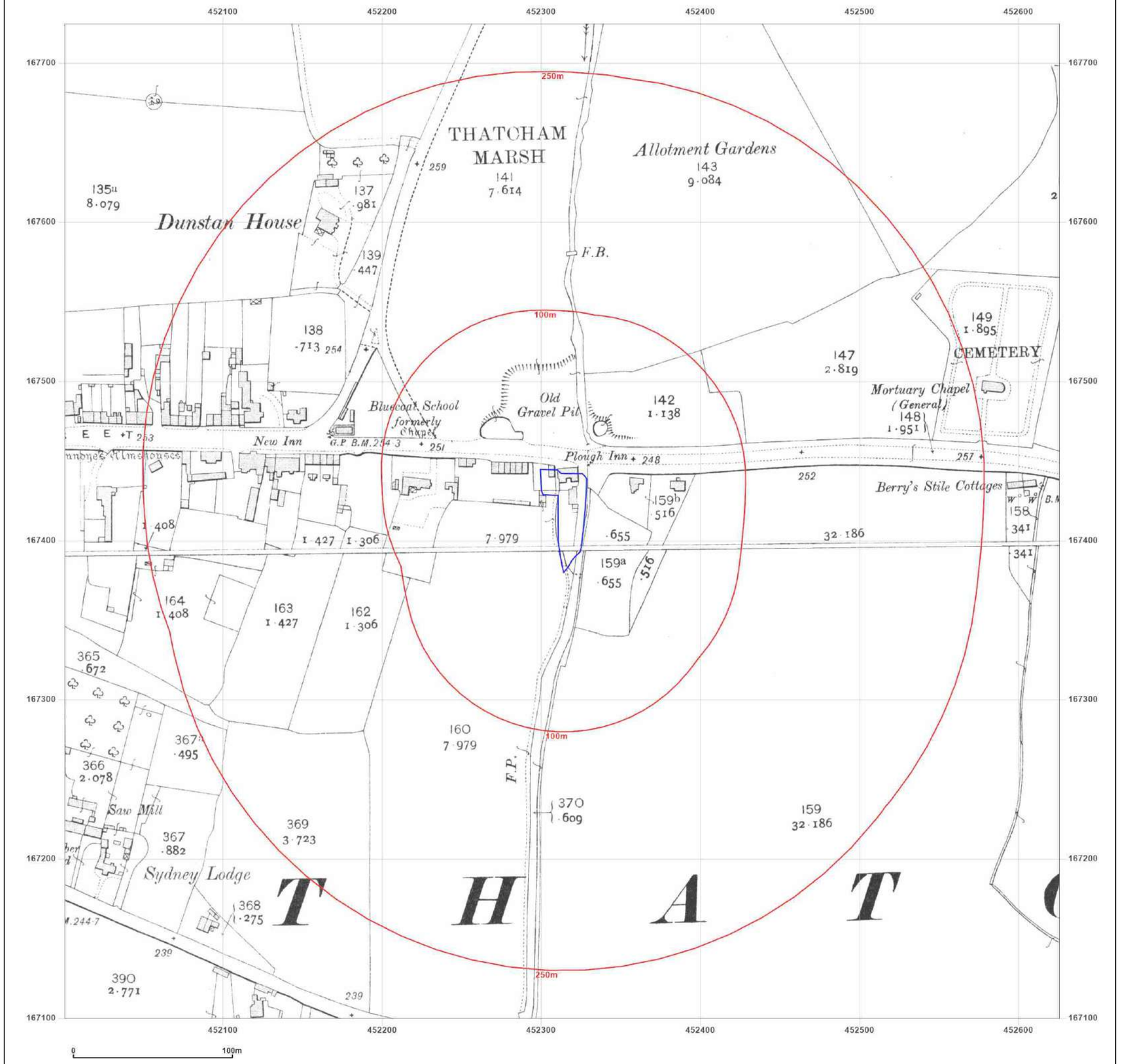

Groundsure INSIGHTS

Site Details:

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Client Ref: CLR6841
Report Ref: GS-3DW-PHH-P21-63D
Grid Ref: 452313, 167412

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

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Map legend available at:
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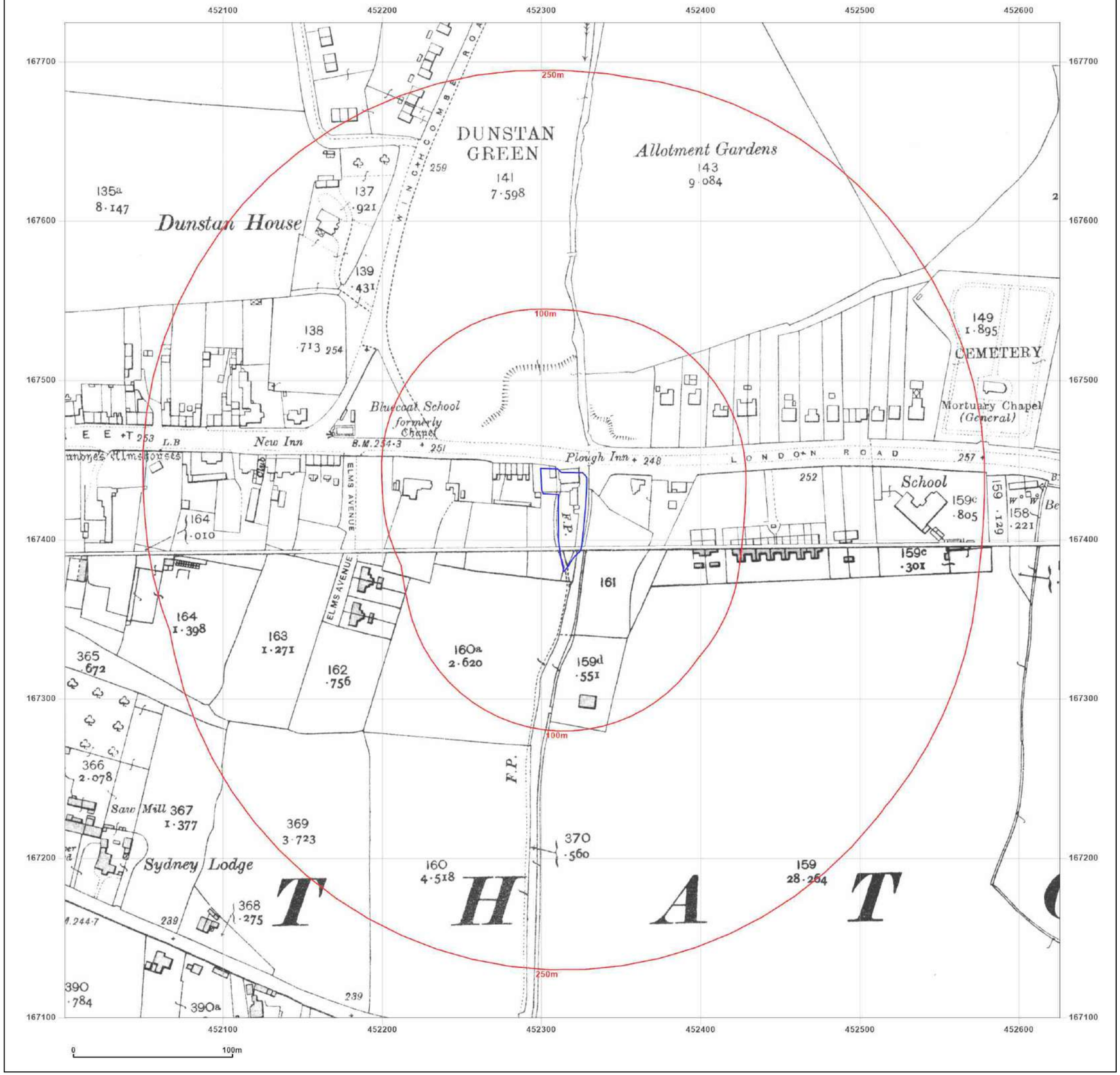

Groundsure INSIGHTS

Site Details:

PLOUGH INN, 81 THE PLOUGH INN, CHAPEL STREET, THATCHAM, RG18 4JS

Client Ref: CLR6841
Report Ref: GS-3DW-PHH-P21-63D
Grid Ref: 452313, 167412

Map Name: County Series

Map date: **1932-1933**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1933
Revised 1933
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Surveyed 1932
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Edition N/A
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Map legend available at:
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Groundsure INSIGHTS

Site Details:

PLOUGH INN, 81 THE PLOUGH INN, CHAPEL STREET, THATCHAM, RG18 4JS

Client Ref: CLR6841
Report Ref: GS-3DW-PHH-P21-63D
Grid Ref: 452313, 167412

Map Name: National Grid

Map date: **1967**

Scale: 1:2,500

Printed at: 1:2,500

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

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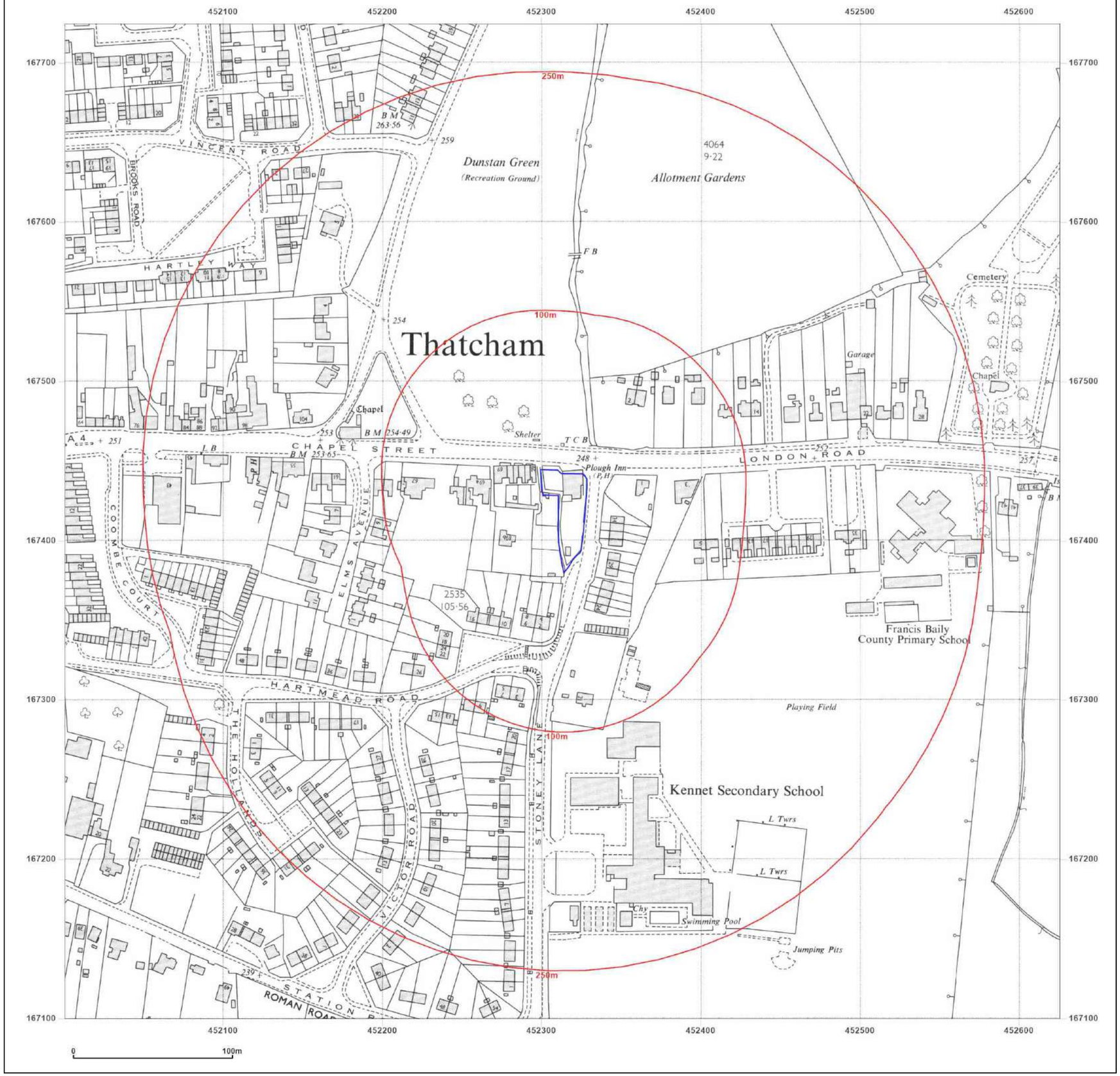
Production date: 15 March 2024

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



Groundsure INSIGHTS

Site Details:

PLOUGH INN, 81 THE PLOUGH INN, CHAPEL STREET, THATCHAM, RG18 4JS

Client Ref: CLR6841
Report Ref: GS-3DW-PHH-P21-63D
Grid Ref: 452313, 167412

Map Name: National Grid

Map date: **1967**

Scale: 1:2,500

Printed at: 1:2,500

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Revised 1967
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Levelled 1951

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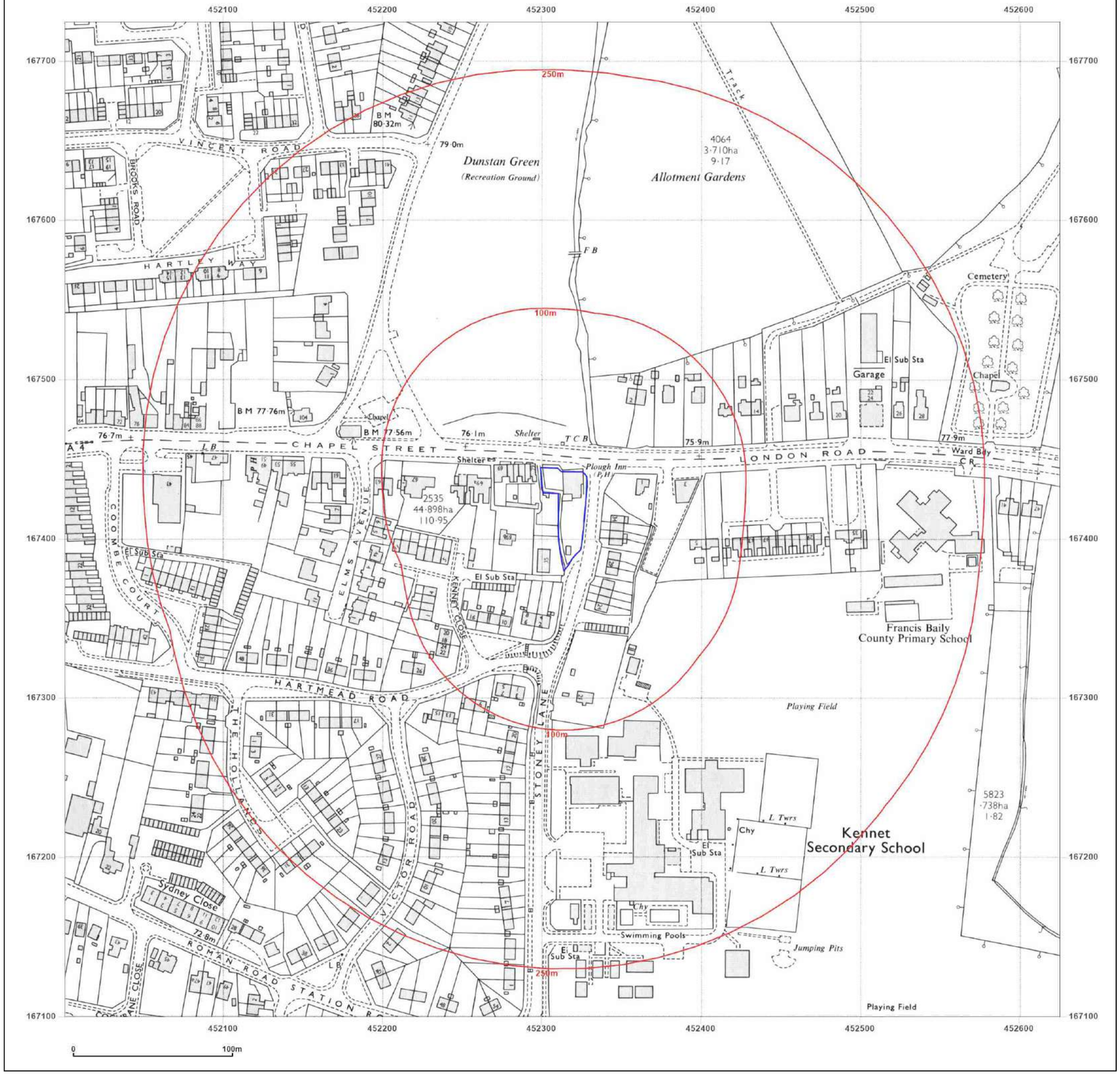

Groundsure INSIGHTS

Site Details:

PLOUGH INN, 81 THE PLOUGH INN, CHAPEL STREET, THATCHAM, RG18 4JS

Client Ref: CLR6841
Report Ref: GS-3DW-PHH-P21-63D
Grid Ref: 452313, 167412

Map Name: National Grid

Map date: **1975**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1967
Revised 1975
Edition N/A
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Groundsure INSIGHTS

Site Details:

PLOUGH INN, 81 THE PLOUGH INN, CHAPEL STREET, THATCHAM, RG18 4JS

Client Ref: CLR6841
Report Ref: GS-3DW-PHH-P21-63D
Grid Ref: 452313, 167412

Map Name: National Grid

Map date: **1982**

Scale: 1:1,250

Printed at: 1:2,000

N
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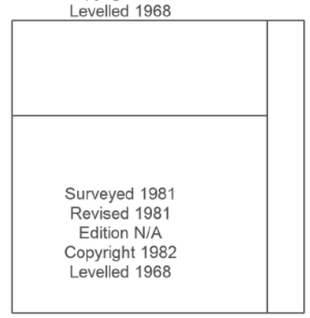
Surveyed 1981
Revised 1981
Edition N/A
Copyright 1982
Levelled 1968



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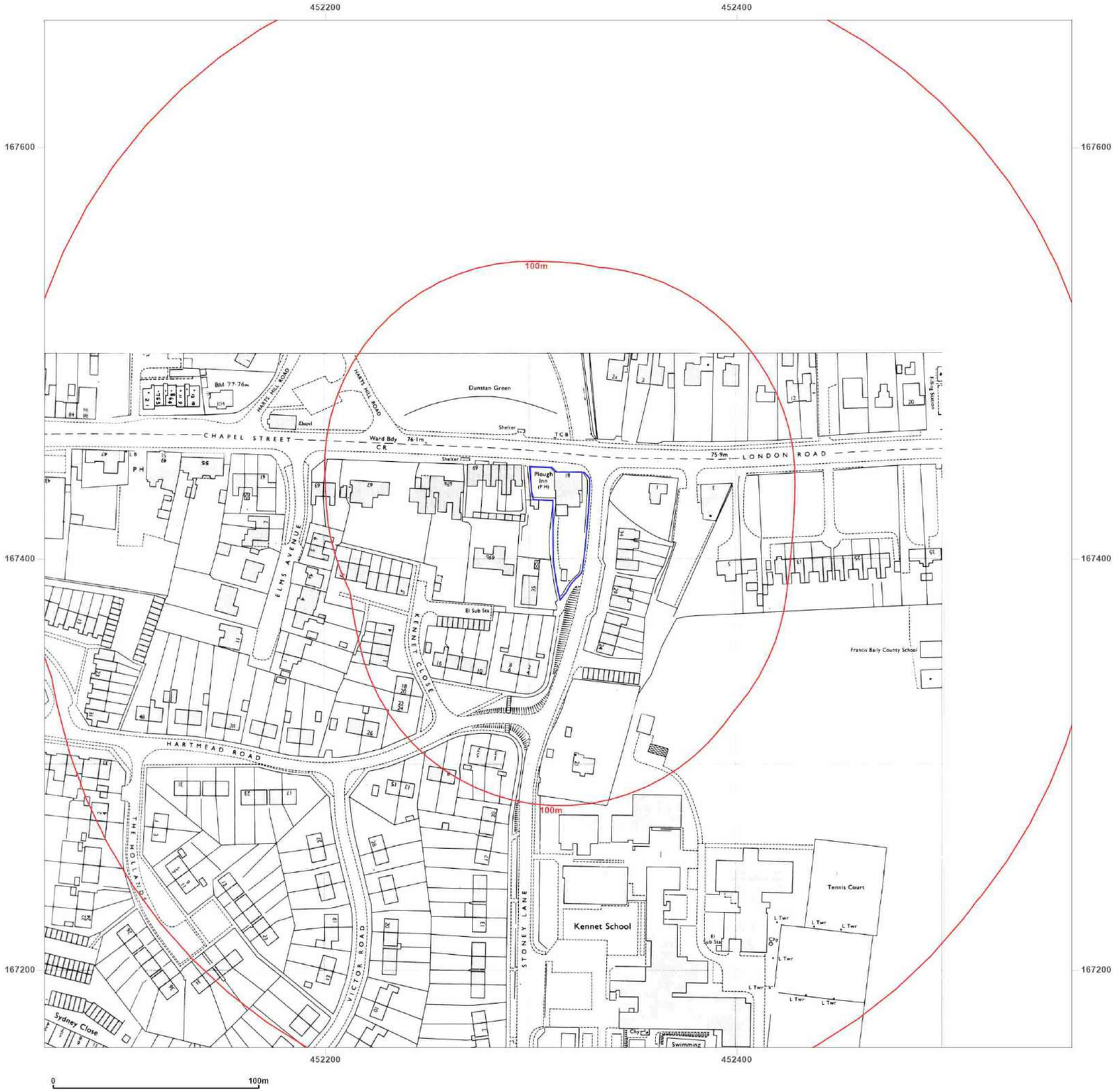

Groundsure INSIGHTS

Site Details:

PLOUGH INN, 81 THE PLOUGH INN, CHAPEL STREET, THATCHAM, RG18 4JS

Client Ref: CLR6841
Report Ref: GS-3DW-PHH-P21-63D
Grid Ref: 452313, 167412

Map Name: National Grid

Map date: **1982**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
S

Surveyed 1968
Revised 1982
Edition N/A
Copyright 1982
Levelled 1968

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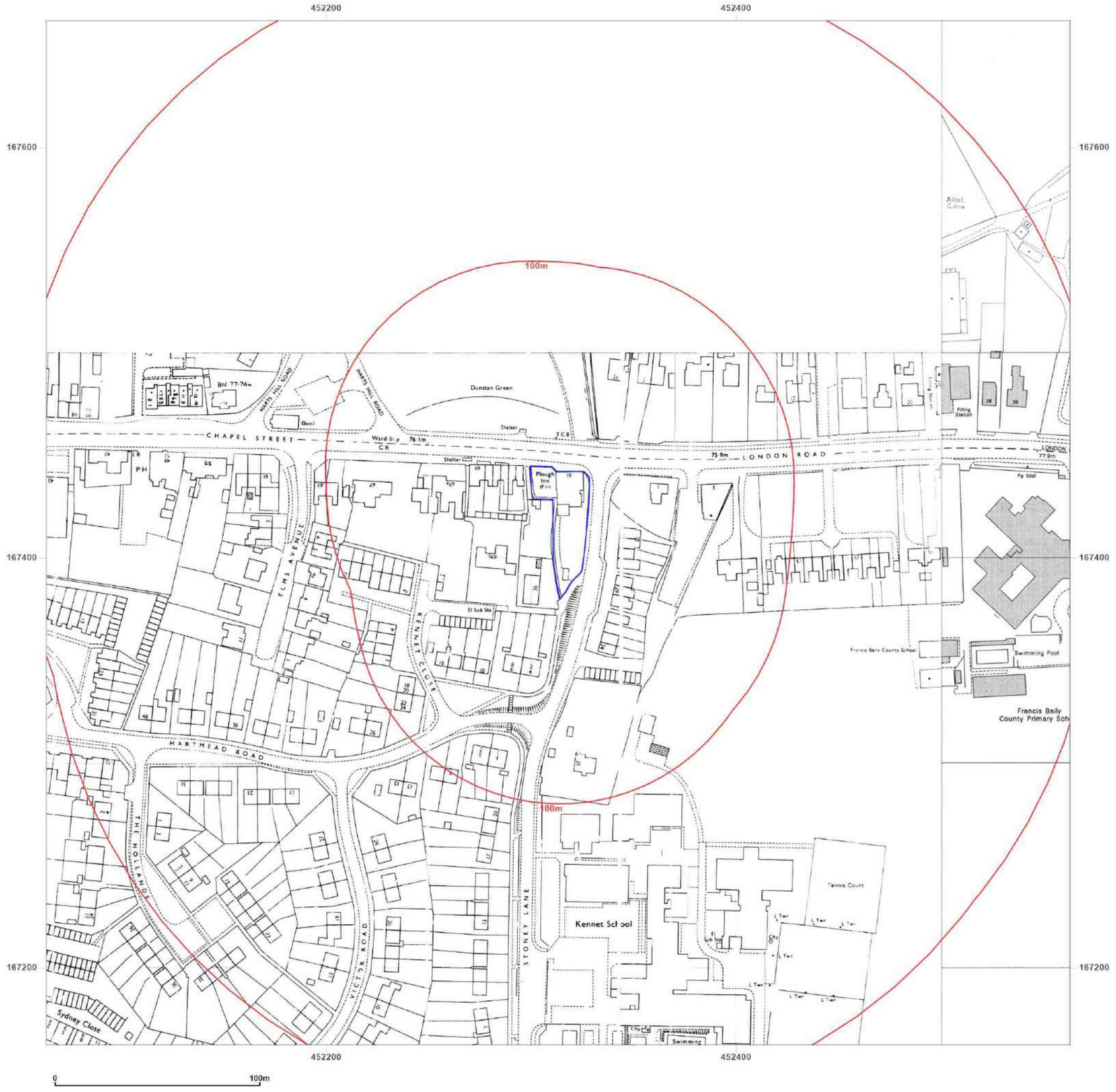

Groundsure INSIGHTS

Site Details:

PLOUGH INN, 81 THE PLOUGH INN, CHAPEL STREET, THATCHAM, RG18 4JS

Client Ref: CLR6841
Report Ref: GS-3DW-PHH-P21-63D
Grid Ref: 452313, 167412

Map Name: National Grid

Map date: **1988-1992**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1992
Revised 1992
Edition N/A
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Site Details:

PLOUGH INN, 81 THE PLOUGH INN, CHAPEL STREET, THATCHAM, RG18 4JS

Client Ref: CLR6841
Report Ref: GS-3DW-PHH-P21-63D
Grid Ref: 452313, 167412

Map Name: National Grid

Map date: **1989-1994**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1994 Revised N/A Edition N/A Copyright 1994 Levelled N/A	Surveyed 1993 Revised 1993 Edition N/A Copyright 1993 Levelled N/A
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Site Details:

PLOUGH INN, 81 THE PLOUGH INN, CHAPEL STREET, THATCHAM, RG18 4JS

Client Ref: CLR6841
Report Ref: GS-3DW-PHH-P21-63D
Grid Ref: 452313, 167412

Map Name: National Grid

Map date: **1994-1995**

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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Edition N/A
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Site Details:

PLOUGH INN, 81 THE PLOUGH INN, CHAPEL STREET, THATCHAM, RG18 4JS

Client Ref: CLR6841
Report Ref: GS-3DW-PHH-P21-63D
Grid Ref: 452313, 167412

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

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