

Land South of Holt Cottages,  
Ashford Hill

Geotechnical and Geo-environmental  
Desktop Study

For:

JPP Land Ltd, Rosemary Pelham and Timothy Piper

Project Number:

13692

August 2021

Campbell Reith Hill LLP  
Wessex House  
Pixash Lane  
Keynsham  
Bristol  
BS31 1TP

T: +44 (0)117 916 1066  
E: [bristol@campbellreith.com](mailto:bristol@campbellreith.com)  
W: [www.campbellreith.com](http://www.campbellreith.com)

### Document History and Status

Revision	Date	Purpose/Status	Author	Check	Review
P01	August 2021	For information	R. Ashmore	D.Maclean	J. Chastney

This document has been prepared in accordance with the scope of Campbell Reith Hill LLP's (CampbellReith) appointment with its client and is subject to the terms of the appointment. It is addressed to and for the sole use and reliance of CampbellReith's client. CampbellReith accepts no liability for any use of this document other than by its client and only for the purposes, stated in the document, for which it was prepared and provided. No person other than the client may copy (in whole or in part) use or rely on the contents of this document, without the prior written permission of Campbell Reith Hill LLP. Any advice, opinions, or recommendations within this document should be read and relied upon only in the context of the document as a whole. The contents of this document are not to be construed as providing legal, business or tax advice or opinion.

© Campbell Reith Hill LLP 2021

### Document Details

Last saved	04/08/2021 21:05
Report Version	P01
File Name	13692-CRH-XX-XX-RP-GE-0001
Author	R. Ashmore
Project Partner	Simon Boots
Project Number	13692
Project Name	Ashford Hill

## Contents

EXECUTIVE SUMMARY .....	1
1.0 INTRODUCTION.....	2
1.1. Appointment and Scope .....	2
1.2. Previous Investigations.....	2
2.0 SITE DESCRIPTION .....	3
2.1. Site Location .....	3
2.2. Site Layout .....	3
2.3. Site Topography .....	3
2.4. Surrounding Land Use.....	3
2.5. Development Proposal.....	3
3.0 ENVIRONMENTAL SETTING.....	5
3.1. Geology.....	5
3.2. Natural Ground Hazards .....	6
3.3. Historical Mining .....	6
3.4. Hydrogeology.....	6
3.5. Hydrology .....	7
3.6. Radon .....	8
3.7. Sensitive Land Uses .....	8
4.0 SITE HISTORY AND INDUSTRIAL SETTING .....	9
4.1. Site History .....	9
4.2. Regulatory Consultation.....	10
4.3. Unexploded Ordnance (UXO) .....	10
4.4. Tunnels and Infrastructure .....	10
4.5. Current Industrial Setting .....	10
5.0 PRELIMINARY CONCEPTUAL SITE MODEL & QUALITATIVE RISK ASSESSMENT.....	13
5.1. Introduction.....	13
5.2. Classification of Risk.....	13
5.3. Potential Sources of Contamination.....	13
5.4. Receptors and Exposure Pathways.....	14
6.0 GEOTECHNICAL CONCLUSIONS AND RECOMMENDATIONS .....	16
6.1. Ground Conditions .....	16
6.2. Geotechnical Hazards.....	16
6.3. Geotechnical Recommendations .....	17
7.0 ENVIRONMENTAL CONCLUSIONS AND RECOMMENDATIONS.....	18
7.1. Sensitivity and Preliminary Risk Summary.....	18
7.2. Recommendations .....	18
TECHNICAL REFERENCES.....	19
ENVIRONMENTAL RISK ASSESSMENT SUPPORTING INFORMATION .....	20
LIMITATIONS .....	26
APPENDIX A: FIGURES	
APPENDIX B: DESK STUDY INFORMATION	
APPENDIX C: SITE PHOTOGRAPHS	

## EXECUTIVE SUMMARY

SITE LOCATION	The site is located just south of Holt Cottages, Ashford Hill, Thatcham, Berkshire, RG19 8BH. The site is centred on NGR: 455564E, 161493N and approximately 3.14ha in area.
SITE TOPOGRAPHY	The site gently slopes from the NW down to the SE dropping from 82.4m AOD down to 77.3m AOD at roughly 2-4°.
DEVELOPMENT PROPOSAL	The proposed development for site includes up to 45 residential properties with associated gardens. The proposed use of site represents a <u>High</u> end user sensitivity.
ENVIRONMENTAL SETTING	The site is anticipated to have a thin cover of topsoil over the London Clay Formation comprising silty/ sandy clays. A sand unit of the London Clay outcrops to the east of the site, which may encroach onto site. The Lambeth Group and subsequently deposits of the Upper Chalk are anticipated to be present at a significant depth below the London Clay. High groundwater may be present, particularly in the E/SE of site. <u>Site Sensitivities</u> Hydrogeology: <u>Low</u> (Unproductive geology across site) Hydrology: <u>Medium to High</u> (stream along sites' E/SE boundary flowing into SSSI area)
CURRENT USE AND HISTORY	The site has been agricultural land since pre 1873; in 1956 field boundaries and a footpath cutting across site were removed and the site has since comprised a single field. A small area of land just NE of site was previously marshland. The site is situated in a rural area with the surrounding land uses generally consisting of fields and woodlands.
GEOTECHNICAL HAZARDS	The following potential geotechnical hazards have been identified: <ul style="list-style-type: none"> <li>• Potential for high or perched groundwater.</li> <li>• Presence of some materials susceptible to frost heave.</li> <li>• Presence of shrinking and swelling clays near surface.</li> <li>• Potential for poor infiltration rates.</li> <li>• Possible issues with excavation instability due to weak strata and/or running sands.</li> <li>• Potential for high sulphur content and aggressive conditions to buried concrete.</li> <li>• Presence of services.</li> </ul> The UXO risk at site is considered to be <u>Low</u> .
CONTAMINATION ISSUES	The preliminary risk rating with regard to contamination issues is considered to be Low across the site. The risk of radon is Very Low.
GEOTECHNICAL RECOMMENDATIONS	Due to the risks identified, a ground investigation should be designed prior to detailed design based on the requirements of Eurocode 7 Part 2 (and the associated national annex) to confirm the underlying geology and engineering properties of the soils on site. The investigation should be tailored so as to ensure the geotechnical hazards discussed in this report are addressed and investigated. This should include, but not be limited to; boreholes, trial pits, laboratory geotechnical testing, in-situ geotechnical testing (including SPT testing) and groundwater monitoring.
GEO-ENVIRONMENTAL RECOMMENDATIONS	Based on the previous use of the site and surrounding area the potential sources of contamination identified are limited to historic use of herbicides/pesticides. A ground investigation is recommended, and should include general site coverage, targeted soil contamination testing and ground gas monitoring. It should be designed by a 'competent person' in accordance with BS 10175:2011+A2:2017 and BS 5930:2015+A1:2020, and the findings presented in a Phase 2 Interpretative Geo-environmental Report / Land Quality Statement.
<i>NOTE: This Executive Summary is part of CampbellReith report 13692-CRH-XX-XX-RP-GE-001 and should not be used as a stand-alone document.</i>	

## **1.0** INTRODUCTION

### **1.1.** Appointment and Scope

- 1.1.1. This report has been produced by Campbell Reith Hill LLP (CampbellReith) on behalf of JPP Land Ltd (the Client) to summarise environmental and geotechnical information relating to Land South of Holt Cottages, Ashford Hill (hereafter referred to as the site). The references and limitations associated with this report follow the main text. Figures showing the location of the site and the development proposals are presented in Appendix A.
- 1.1.2. The report has been produced in general accordance with the procedures for ground investigation, interpretation and reporting set out in Contaminated Land: Risk Management (LC:RM), BS 5930:2015 (+A1:2020), BS 10175:2011 (+A2:2017) and BS EN 1997 (Eurocode 7). The objective of the report is to collate and interpret Phase 1 Desk Study information in order to provide:
- a) A review of the site's history, environmental and industrial setting in order to identify potential current and historical contamination sources.
  - b) A preliminary conceptual site model for the site with regards to potential contamination (soil, water and gas).
  - c) Outline recommendations for land contamination issues.
  - d) A preliminary geotechnical hazard evaluation.
- 1.1.3. This assessment considers the objectives of the National Planning Policy Framework which requires information to demonstrate that a site is suitable for its new use (taking account of ground conditions and land instability) and not capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 (after remediation). The NPPF requires adequate site investigation information, prepared by a competent person.
- 1.1.4. It should be recognised that further appraisals, investigations, specification and validation may be required to accord with the recommendations stated herein.
- 1.1.5. The report is based on a review of readily available information as referenced. Site figures are presented in Appendix A and desk study information is presented in Appendix B. Photographs undertaken at the site are presented within Appendix C.
- 1.1.6. A site walkover was undertaken by the architect on behalf of CampbellReith on 15<sup>th</sup> June 2021.

### **1.2.** Previous Investigations

- 1.2.1. CampbellReith has not been issued with, or made aware of any previous ground investigations carried out on the site.

## 2.0 SITE DESCRIPTION

### 2.1. Site Location

- 2.1.1. The site is located at Ashford Hill, Thatcham, Berkshire, RG19 8BH, situated roughly 5.5km south/south-east of Thatcham. The approximate centre of site has a National Grid Reference (NGR) of 455564E, 161493N, and occupies an area of approximately 3.14ha.
- 2.1.2. The site location is presented as Figure 1.

### 2.2. Site Layout

- 2.2.1. The site layout plan is presented as Figure 2.
- 2.2.2. The site comprises a single field, surfaced with grass at the time of site walkover. The site is bound by hedgerow along the west and north boundaries with a small section of barb wire along the southern section of the west boundary. To the east and south the site is bound by a tree line with an open drainage ditch running alongside.
- 2.2.3. The B3051 runs along the west side of site with a small unnamed track adjacent to the north boundary. Site access is from the unnamed track through a gate situated in the northwest corner of site.

### 2.3. Site Topography

- 2.3.1. A topographic survey indicates the site's topographic high, at 82.43m AOD, is situated in the northwest corner, falling to the east/southeast. The topographic low, lying at 77.27m AOD, is located roughly at the centre point along the east/southeast boundary.
- 2.3.2. The site grades down towards the east/southeast along a relatively even and shallow slope at roughly 2° (1v:28h). The survey indicates a very slight valley feature on the east side of site, trending roughly northwest to southeast, falling towards the topographic low on the east boundary. There is also a slight increase in the slope gradient along the entirety of the southeast side of site, increasing from approximately 2° (1v:28h) to 4° (1v:14h). Slope angles provided are approximated and a detailed topographical survey should be referred to for further information.
- 2.3.3. The topography of the wider area includes a valley 750m northeast of site trending roughly northwest to southeast. A brook (Baughurst Brook) flows along the base of the valley towards the northwest. The main village of Ashford Hill lies at the apex of the valley slope just north of site.

### 2.4. Surrounding Land Use

- 2.4.1. The site is located in a rural setting just south of the village Ashford Hill. The majority of the surrounding area comprises fields or woodlands with fields lying directly south and west of site with a large area of woodlands to the east.
- 2.4.2. Existing residential properties border the north of the site. To the south west of the site is a farm house and a farm, currently in use as a car dealership.

### 2.5. Development Proposal

- 2.5.1. The proposed development is for 45 dwellings with private gardens across the site and associated infrastructure.
- 2.5.2. The proposed development at the time of writing is presented as Figure 4.
- 2.5.3. The end user is considered to be of High sensitivity.

### 3.0 ENVIRONMENTAL SETTING

#### 3.1. Geology

- 3.1.1. The north section of site lies on the British Geological Society (BGS) map sheet 268 for Reading while the south section is included within sheet 284 of Basingstoke [2]. Both BGS maps indicate the site is underlain by the London Clay Formation. However, there is some disparity in reference to the wider area. Sheet 268 indicates the majority of the area comprises the London Clay Formation with only small localised outcrops of the Bagshot Formation. The reverse is shown on sheet 284, with the wider area underlain with Bagshot Formation and only small localised areas comprising the London Clay Formation. The Bagshot Formation lies conformably over the London Clay Formation with thicknesses of between 20-45m and 30-100m respectively. No superficial deposits are mapped across the site. The online BGS geindex viewer indicates that a sand layer within the London Clay outcrops nearby to the east of site.
- 3.1.2. The London Clay deposits are described to comprise 'bioturbated or poorly laminated, blue-grey or grey-brown, slightly calcareous, silty to very silty clay, clayey silt and sometimes silt, with some layers of sandy clay. It commonly contains thin courses of carbonate concretions ('cementstone nodules') and disseminated pyrite. It also includes a few thin beds of shells and fine sand partings or pockets of sand, which commonly increase towards the base and towards the top of the formation. At the base, and at some other levels, thin beds of black rounded flint gravel occur in places' [3].
- 3.1.3. The site geology as recorded by the BGS is presented as Figure 3.
- 3.1.4. A BGS borehole scan [4], Ref: SU56SE28, situated just north of site recorded London Clay Formation to 50m bgl underlain by Reading Beds with the Upper Chalk Formation encountered at roughly 106m bgl. Resting groundwater level was indicated at 5.5m bgl. Unfortunately, further details of the strata are illegible on the scans. An old borehole situated 250m east of site (Ref: SU56SE89) provides a basic description of London Clay Formation deposits of alternating beds generally comprising sandy/silty clays with some beds of claystone; some clay beds also contain flint pebbles, shells and pyrite. The log record indicates the base of the London Clay (with Reading beds underlying) at around 62m bgl (roughly 24m AOD).
- 3.1.5. The nearest record of artificial ground lies approximately 950m northeast of site on the opposite side of a small valley [5].
- 3.1.6. The anticipated geology as established during desk study research (with those anticipated nearest surface listed first) is summarised in Tables 3.1.

Table 3.1: Summary of Anticipated Geology

Strata	Typical Description	Comment
Superficial Deposits	Minimal cover of head deposits likely comprising clays and sands.	Although not shown on site potentially present due to topographical setting.
London Clay Formation	Silty to very silty clays with occasional sandy horizons and inclusions of shells and flint gravel/cobbles.	Anticipated at a shallow depth on site. Potentially with significant sand layers as sand shown nearby to the east of site.
Reading Formation / Lambeth Group	Clays interbedded with a varying abundance of sandy beds.	Likely present at a significant depth underlying the site.



Upper Chalk Formation	Chalk with flints	Likely present at a significant depth underlying the site.
-----------------------	-------------------	--

### 3.2. Natural Ground Hazards

3.2.1. A summary of the Hazard Ratings for natural ground subsidence hazards from the Groundsure Report [1] are presented in Table 3.2 and assessed against available information on ground conditions to provide updated hazards ratings.

Table 3.2: Summary of Natural Ground Subsidence Hazards

Hazard	Groundsure Hazard Rating	Comment	CampbellReith Updated Hazard Rating
Ground Dissolution of Soluble Rocks	Negligible	Upper Chalk estimated to be overlain by approximately 70-100m of clay or sand strata.	Very Low
Compressible Natural Deposits	Very Low	Near surface weathered clay deposits or head deposits possibly present across site.	Moderate
Running Sands	Low	Site likely underlain with the London Formation comprising clays, silts and sands and high groundwater possibly present on site.	Low - Moderate
Landslides	Majority of site very low. Very small area in NE corner Moderate	Site sloping at roughly 2-4°.	Low
Shrink Swell Clays	Low	Near surface soils anticipated to comprise clays and silts.	Moderate to High

### 3.3. Historical Mining

3.3.1. No records of mining have been identified within a 2km radius of site [1].

### 3.4. Hydrogeology

The site hydrogeology is summarised in Table 3.3 and is based on factual data provided by the Groundsure report [1].

Table 3.3: Summary of Hydrogeology

Type	Description
Superficial Deposits	None identified on site. Secondary A aquifer situated 500m NE of site along a valley feature.
Bedrock Geology - London Clay Formation	Unproductive - rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow. Secondary A aquifer just beyond the site boundary (to the east, south and west).
Groundwater Vulnerability	Negligible across site Medium vulnerability just beyond the site boundary (to the east, south and west)
Source Protection Zone (SPZ)	None within 1km of site.
Groundwater Bodies	None identified.
Groundwater Abstractions (within 1000m)	176m E: General Farming & Domestic, active since 1967 794m S: General Farming & Domestic, active since 1967
Groundwater Flooding	High risk: Along the south/southeast border of site. Moderate – High: across majority of east, northeast and south area of site. Moderate: across most of north/northwest of site.

- 3.4.1. The site is considered to have a Low Sensitivity with respect to hydrogeology. The sensitivity is based upon the definitions provided in NHBC R&D66<sup>1</sup>, as amended to include the requirements of the Water Framework Directive and the EA's River Basin Catchment Plans.

### 3.5. Hydrology

- 3.5.1. The site hydrology is summarised in Table 3.4 and is based on factual data provided by the Groundsure report [1].

Table 3.4: Summary of Hydrology

Type	Description
Surface Waters	On site: Inland river (unnamed stream) 91m N: Inland river (unnamed stream) 662m N: Baughurst Brook.
Surface Water Catchment	Baughurst Brook - catchment area 33km <sup>2</sup>
Surface Water Abstractions	No surface water abstractions recorded within 500m of site.
Surface Water Flooding	On site (just along the south/southeast border of site): 1 in 30 year - between 0.3 and 1.0m.

- 3.5.2. In addition to the surface water features outlined in the above table, OS maps of the area also show several small ponds in proximity to site; the nearest to site being situated 18m west and 100m south of site.

<sup>1</sup> Guidance for the Safe Development of Housing on Land Affected by Contamination R&D66: 2008 Volume 1 (Environment Agency, NHBC and CIEH)

- 3.5.3. The unnamed stream along the south/southeast boundary of site is a tributary of the Baughurst Brook.
- 3.5.4. The flood risk within the Groundsure Report [1] indicates the risk of flooding on site is limited to the south/southeast boundary along the stream.
- 3.5.5. The site is considered to have a Moderate to High Sensitivity with respect to hydrology. The sensitivity is based upon the guidance detailed for the hydrogeological assessment above.

### 3.6. Radon

- 3.6.1. The site is located in an area where <1% of homes are above the action level for radon [1].
- 3.6.2. As such the associated risk to any structures and buildings proposed in the area is considered to be Very Low, where radon protection measures are not required for new buildings.
- 3.6.3. If basements are proposed, radon risk should be reconsidered.

### 3.7. Sensitive Land Uses

- 3.7.1. A preliminary review has been made of Designated Ecological and Heritage sites and these are summarised below. The Groundsure Report should be referred to for further details [1].

Table 3.5: Summary of Designated Sites

Type	Description
Ecological	Onsite: SSSI Impact Risk Zone 26m NE: SSSI, Ashford Hill Woods and Meadows. 538m NE: Ashford National Nature Reserve
Heritage	42m N: Listed building – The bungalow 241mSW: Wren Cottage

- 3.7.2. The site is within a SSSI Impact Risk Zone with the nearest SSSI situated just 26m northeast of site. The stream along the south/southeast of site flows across the SSSI before joining the Baughurst Brook.

## 4.0 SITE HISTORY AND INDUSTRIAL SETTING

### 4.1. Site History

- 4.1.1. Information relating to the site history and the adjacent site history generally within 500m of the site boundary is summarised in Tables 4.1 and 4.2 from historic maps and factual data [1].

Table 4.1: Site History

Date	Development
1873	The northern half of site comprises a single field. The southern half contains sections of two separate fields that extend further SE beyond the site boundary. The field boundaries trend roughly NW-SE. A small meandering stream broadly follows the S/SE boundary of site. A footpath crosses the southern section of the north field (roughly through the centre of site), trending NW-SE parallel to the field boundaries also cutting across site.
1956 – 1970	The site now comprises one whole field. The meandering stream along the S/SE boundary has been realigned directly along the site border and labelled as 'drain'. The footpath crossing site is no longer shown.
1971 – 2021	No significant changes

Table 4.2: Adjacent Land History

Date	Development
1877 -1913	The site is situated in a rural area surrounded mostly by fields. The village of Ashford Hill lies 500m north comprising; a few residential properties, a school, a chapel, a smithy and a pub. Several farms are also spread across the local area, the nearest being 15m west of site. A large area of woodland, The Holt, is situated just NE of site with a small area of marshland marked between the site and woodland. Fields are directly east and south of site. To the west a road runs parallel to the site boundary with fields beyond. Two small ponds lie 18m W and 100m S of site. The small stream along the S/SE of site continues towards the N through the woodlands, joining the Baughurst Brook roughly 750m from site. Multiple wells are marketed in the area (e.g. 120m E, 120m SW, 450m N).
1956	Several houses have been constructed just N of site. Holt Cottage, 120m E of site, has been demolished.
1970 - 1971	The Smithy is no longer marked 750m N of site. The area of marshland directly NE of site is now shown as comprising woodland, bracken and coppice. A small redevelopment of properties just west of the site's south corner includes the construction of a bakery.
1975-1976	The Smithy 450m N of site is no longer marked. A garage is situated 300m N of site. The area previously housing Holt Cottage now contains allotment gardens.
1991	Additional houses constructed just SW and 250m NE of site.
1993 – 2021	No significant changes

- 4.1.2. The historic maps show the site has not previously been developed. Sometime between 1956 and 1970; the field boundaries crossing site were removed, the footpath was redirected around the north of site and, a ditch was dug to redirect the small stream along the south/southeast boundary.

- 4.1.3. A small area just NE of site was previously marshland and converted to woodlands between 1956 and 1971. In addition, Holt cottage was demolished and replaced with allotment gardens during the same period.

#### 4.2. Regulatory Consultation

- 4.2.1. The Building Control Department and Environmental Health department of Basingstoke and Deane Borough Council were contacted on the 23<sup>rd</sup> June 2021. Their responses were still pending at the time of writing.

#### 4.3. Unexploded Ordnance (UXO)

- 4.3.1. The Zetica UXO (unexploded bomb) risk maps [6], indicates the site is located in an area of Low bomb risk.
- 4.3.2. This level of risk is considered appropriate to be addressed via toolbox talks during future phases of intrusive works.

#### 4.4. Tunnels and Infrastructure

- 4.4.1. The site is located in a rural area with no records of mining identified in proximity to site [1].
- 4.4.2. No underground railways or tunnels have been identified from the Groundsure report [1].
- 4.4.3. In reference to CampbellReith's online database GISSMO [7], there are no recorded tunnels or other significant infrastructure underlying the site.
- 4.4.4. A Utility Search Report was carried out in February 2021. A summary of the utilities identified are summarised on Table 4.3.

Table 4.3: Utilities Summary

Utility	Provider	Coverage
Electricity	SSE	Adjacent site: Two high voltage oil filled cables run underneath the track parallel to the north boundary.
Internet	Vodafone	On site/ Adjacent site: Two underground cables situated along the west boundary and beneath the adjacent road.
	Sky	On site: A used underground cable runs along the west boundary
	Virgin	None identified
Telecom	BT Open Reach	On site: Underground cable runs along the west boundary
Gas	SGN	None identified.
Water	Thames Water	On site: 4" PVC water main running along the west boundary.
Oil/Fuel	-	None identified
Other	-	None identified

- 4.4.5. It should be noted that the above review does not constitute a formal review of all buried utilities that may be present at the site and the presence of additional and/or unrecorded services cannot be discounted.

#### 4.5. Current Industrial Setting

- 4.5.1. Table 4.4 summarises identified industrial features which may present a potential source of contamination to the site based upon the Groundsure Report [1] which should be consulted for further details. Unless otherwise stated, only those features that are within the stated review distances have been included.

Table 4.4: Industrial Setting

Type	Distance Reviewed	Distance from Site	Description
Contaminated land register entries and notices	<500m	N/A	None recorded.
Licensed Pollutant Release	<500m	N/A	None recorded.
Licensed Discharges to controlled waters	<100m	20m (W) 27m (W) 81m (W) 95m (NE) 96m (NE)	Various discharges into a Tributary of the Baugurst brook: Trade discharge revoked in 2012 Trade discharge revoked in 2012 Treated effluent discharge revoked in 2012 Treated effluent discharge issued 2010 Sewer storm overflow revoked 2015
Pollutant Incidents	<250m	N/A	None recorded.
Landfills	<250m	N/A	None recorded.
Waste Transfer/Treatment Stations	<100m	N/A	None recorded.
Groundwater Abstractions	<250m	176m (E)	General Farming & Domestic - Active
Fuel Stations	<200m	N/A	None recorded.
Historical Energy Features	<200m	N/A	None recorded.
Contemporary trade directory entries-active	<100m	38m (W)	Car parts shop
Historical Industrial Land uses	<250m	250m (N)	Garage - 1974/1991
Control of Major Accident Hazards (COMAH) Sites	<500m	N/A	None recorded.

- 4.5.2. No pollutant incidents have been identified in proximity to site. The current use of site, as an agricultural field, is considered to be very low risk for any significant pollutant sources.
- 4.5.3. The building to the south east of the site is currently in use by a car dealership. It is not known if the land use includes any tanks or vehicle servicing. Considering the expected London clay at shallow depth, it is considered unlikely that activities on the bordering site is likely to impact on the site itself. Considering this, the car dealership has not been identified as a potential source in the preliminary conceptual site model.

4.5.4. Generally the site is located in a rural setting, without industrial land uses.

## 5.0 PRELIMINARY CONCEPTUAL SITE MODEL & QUALITATIVE RISK ASSESSMENT

### 5.1 Introduction

5.1.1. Current practice for land contamination evaluation involves classification of risk for each of the identified contaminant source-pathway-receptor pollutant linkages. These are summarised below, considering the desk study information obtained. This information has been utilised to design the site investigation considering the proposed end use.

### 5.2 Classification of Risk

5.2.1. Risk is defined by the combination of two factors: i) the probability of an occurrence (expressed as a likelihood); and ii) the consequence of it happening (expressed as a severity). The procedure for classifying risk is summarised in Table 5.1. The categories of risk have been based upon those defined in the Guidance for the Safe Development of Housing on Land Affected by Contamination, R&D66: 2008 Volume 1 (Environment Agency, NHBC and CIEH). The categories are defined in the Environmental Risk Assessment Supporting Information section to the rear of this report, together with definitions of the classifications of probability and consequence.

Table 5.1: Classification of Risk

Probability (Likelihood)	Consequence			
	Severe	Medium	Mild	Minor
High likelihood	Very high risk	High risk	Moderate risk	Low risk
Likely	High risk	Moderate risk	Moderate/low risk	Low risk
Low likelihood	Moderate risk	Moderate/low risk	Low risk	Very low risk
Unlikely	Moderate/low risk	Low risk	Very low risk	Very low risk

### 5.3 Potential Sources of Contamination

5.3.1. Table 5.2 summarises the potential contamination sources that have been identified on or near the site. The potential contaminant types associated with these is then given based upon a review of CLR 11, industry profiles and anecdotal information.

Table 5.2: Potential Sources of Contamination

Feature on or near site	Potential Contaminant
On site: Previous use as agricultural land	Pesticides & herbicides (rarely ACMs)
On site: Agricultural vehicle/ machine spillages	M, H, VOC
<i>Notes: M – Metals. H – Hydrocarbons. VOC – Volatile Organic Compounds. ACM – Asbestos containing Materials. PCB – Polychlorinated biphenyls. GG – Ground Gases</i>	

5.3.2. The site has been a field since pre 1873, as such the only on-site sources identified include; possible high naturally occurring metal concentrations within the near surface soils, localised spillages from agricultural vehicles/ machines and possible use of pesticides and/or herbicides.



- 5.3.3. No off-site pollution sources have been identified, with the exception of the farm currently in use by a car dealership which is not considered likely to present a source of contamination that may affect the site.

#### 5.4. Receptors and Exposure Pathways

- 5.4.1. Potential risks have been identified based on the proposed site use, the receptors and potential pathways by which the receptor/s may be exposed to the contaminant source/s. These are presented in Table 5.3.

Table 5.3: Receptors and Exposure Pathways

Receptor	Pathway	Risk
End Users	Ingestion of soil/dust	Low
Neighbours		Very Low
Construction Workers		Low
End Users	Inhalation of soil/dust	Low
Neighbours		Very Low
Construction Workers		Low
End Users	Dermal contact with soil/dust/water	Low
Neighbours		Very Low
Construction Workers		Low
End Users	Inhalation of vapour from soil/dust	Very Low
Neighbours		Very Low
Construction Workers		Very Low
End Users	Consumption of vegetables/plants	Low
End Users	Migration of soil gases to confined spaces/structures	Low
Neighbours		Very Low
Construction Workers		Very Low
End Users	Inhalation of vapour from groundwater	Low
Neighbours		Very Low
Construction Workers		Very Low
Surface Waters	Migration of water borne contaminants from on site	Low - moderate
Groundwater Aquifer	Migration of contamination from surface and/or subsurface to groundwater	Very Low
Groundwater Aquifer	Migration of water borne contamination from off-site	Very Low

Receptor	Pathway	Risk
End Users	Movement of contaminants to engineered structures (water pipes)	Very Low
Sensitive Land Use (SSSI etc.)	Uptake by flora/fauna associated with sensitive land use	Low - Moderate

- 5.4.2. The contamination risk is generally considered to be Very Low across the site.
- 5.4.3. The site is within a SSSI Impact Risk Zone due to a SSSI being situated just 26m northeast of site. The stream along the south/southeast boundary flows across the SSSI creating a potential pollutant pathway. Due to no substantial pollutant sources being identified on site the contamination risk remains Very Low, however care should be taken to ensure no future works impact the quality of the stream.

## 6.0 GEOTECHNICAL CONCLUSIONS AND RECOMMENDATIONS

### 6.1. Ground Conditions

- 6.1.1. The site is anticipated to have a thin cover of topsoil and potentially some superficial head deposits likely comprising clays/ sandy clays. The underlying bedrock is expected to be the London Clay Formation comprising silty clays with some pockets/horizons of sands and calcareous nodules. A sand layer of the London Clay is recorded adjacent to the east of the site which may encroach onto the site boundary.
- 6.1.2. The groundwater is expected to be relatively close to ground level. Due to low permeable material likely to be present across site, the piezometric head may take a period of time to establish in monitoring wells.
- 6.1.3. A stream flows along the south/southeast boundary of site, while some River Terrace and/or Alluvium deposits may exist within this area, if present, they are likely to be encountered in very small quantities and be very localised to the stream.

### 6.2. Geotechnical Hazards

- 6.2.1. The anticipated geotechnical hazards associated with the site are summarised in Table 6.1.

Table 6.1: Summary of Geotechnical Hazards

Hazard	Description
Potential for shrink/swell clays locally	Near surface clay soils are expected to be present across site and likely exhibit volume change potential.
Potential for low permeability soils	Low permeability soils are expected to be present across site in addition to high groundwater.
Presence of some materials susceptible to frost heave	Some materials e.g. clay and silt soils could be susceptible to frost heave. Heave has the potential to damage road pavements, drainage etc.
Potential for ground conditions to be aggressive to buried concrete	With a potential presence of pyrite in underlying strata it is considered likely ground conditions are be aggressive to buried concrete. Aggressive ground conditions could cause the deterioration and resultant failure of buried concrete or structures.
High Groundwater	Marshland was historically situated just NE of site and a drainage ditch runs adjacent to the eastern boundary. Consequently high groundwater may be present across site but particularly in the NE and E areas. High groundwater may result in the water ingress to ground excavations. Provisions may need to be made for dewatering or pumping as required.
Services	A 4" water main crosses site, parallel to the W boundary. Utility plans also show several internet cables and a telecom cable follow a similar alignment. Two high voltage cables run beneath the track adjacent to site just beyond the N boundary. Due to their proximity to site it is recommended they are also located and marked prior to any excavation work commencing. Hand dug pits may be required prior to machine excavation for any exploratory pits situated in the W area of site.
Potential for issues with instability of bore sidewalls / excavation faces.	The strata across site are anticipated to be formed predominantly of sandy/silty clays, the site is also anticipated to have high groundwater. High moisture content within clay/silt soils may create slumping or collapse of excavation walls. Shoring may be required for larger excavations especially where they are required to be remain open for significant periods of time.

Hazard	Description
Running sands	Sand strata is possibly present on site within the London Clay Formation. If encountered deposits may form running sands, creating instability issues within excavations.
Potential for vertically inconsistent ground conditions	No significant vertical inconsistencies in the ground conditions are anticipated within the natural deposits. Some minor variations in thicknesses of superficial deposits may be present across the site.
Slope Instability	Considered unlikely due to the majority of site sloping at approximately 2°.
Former Structures/ Made Ground	No buried foundation or old structures are believed to be present on site. It is considered unlikely any significant area/thickness of Made Ground will be encountered on site.
Chalk dissolution	The site is considered to be at a <u>very low</u> risk from subsidence associated with chalk dissolution due to the depth at which the chalk is located.
Potential for UXO on site	The site is considered to be a <u>low risk</u> of UXO being present on site.
Potential for historical mining	The site is considered to be a <u>very low</u> risk for subsidence or instability issues relating to any historical mining.

### 6.3. Geotechnical Recommendations

- 6.3.1. A ground investigation should be designed based on the requirements of Eurocode 7 Part 2 (and the associated national annex) to confirm the underlying geology and engineering properties of the soils on site. The investigation should be tailored so as to ensure the geotechnical hazards discussed in Table 6.1 are addressed. This should include, but not be limited to: boreholes, trial pits, large scale infiltration testing, geotechnical laboratory testing, in-situ geotechnical testing (including SPTs and hand shear vanes) and groundwater monitoring.
- 6.3.2. The aims of the ground investigation should be to:
- Provide a detailed geological model.
  - Assess design parameters for the soil properties (both physical and chemical).
  - Investigate all the geotechnical hazards identified.
  - Provide groundwater and hydrogeological data.
  - Provide adequate design information for the proposed development.
- 6.3.3. The ground investigation should be designed by a 'competent person' in accordance with BS 5930:2015(+A1:2020) and Eurocode EN 1997 (Eurocode 7).

## 7.0 ENVIRONMENTAL CONCLUSIONS AND RECOMMENDATIONS

### 7.1 Sensitivity and Preliminary Risk Summary

- 7.1.1. The site is considered to lie in area of Low sensitivity with respect to Hydrogeology and a Medium to High sensitivity with respect to Hydrology.
- 7.1.2. The proposed development is considered to be of High end user sensitivity.
- 7.1.3. The general risk rating for the site with regard to contamination is considered to be Very Low across the site.

### 7.2 Recommendations

- 7.2.1. A ground investigation is recommended prior to the commencement of development to appraise the potential sources of land contamination identified.
- 7.2.2. This should be designed by a 'competent person' in accordance with BS5930:2015 +A1:2020 and BS10175:2011+A2:2017. The investigation should provide a general site coverage and assess the underlying soil and groundwater quality.
- 7.2.3. The results of any intrusive investigation should be reported within a Phase 2 interpretative geo-environmental report / Land Quality Statement (LOS) for the site considering the requirements of current technical guidance (publications by the Environment Agency and NHBC) and the requirements of the NPPF or associated planning conditions. This report should include: a Generic Quantitative (Tier 2) Environmental Risk Assessment; revised Conceptual Site Model; recommendations for further assessments (if required); and, outline remedial recommendations if required.
- 7.2.4. Land quality assessments is a phased process and it should be noted that further investigation, detailed risk assessment and reporting may be required, dependent upon the findings of the Phase 2 interpretative geo-environmental report / Land Quality Statement.

## TECHNICAL REFERENCES

Reference*	Reference Title	Type
[1]	Groundsure Report (Ref: CAR1-7953142), June 2021	Report
[2]	BGS Geological Survey of England and Wales 1:63,360/1:50,000 geological map series, New Series, Accessed June 2021 ( <a href="https://webapps.bgs.ac.uk/data/maps">https://webapps.bgs.ac.uk/data/maps</a> )	Map
[3]	BGS Lexicon of Names Rock Units, Accessed June 2021 ( <a href="https://webapps.bgs.ac.uk/lexicon">https://webapps.bgs.ac.uk/lexicon</a> )	Online Archive
[4]	BGS Borhole log scans, Accessed June 2021 ( <a href="http://mapapps2.bgs.ac.uk/geoindex/home.html">http://mapapps2.bgs.ac.uk/geoindex/home.html</a> )	Online Archive
[5]	Groundsure Enviro Data Viewer, LiDAR Composite DTM 1m, Accessed June 2021 ( <a href="https://www.groundsure.io/#">https://www.groundsure.io/#</a> )	Online Map
[6]	Zetica UXO Risk Maps, Accessed June 2021 ( <a href="https://zeticauxo.com/downloads-and-resources/risk-maps/">https://zeticauxo.com/downloads-and-resources/risk-maps/</a> )	Online Map
[7]	CampbellReith, Online GIS Platform GISSMO, Accessed June 2021	GIS Platform

\* Note reference numbers continue from Table 1.1 if presented in Section 1 of the report

## ENVIRONMENTAL RISK ASSESSMENT SUPPORTING INFORMATION

### Soil Screening Values

The Environment Agency has published non statutory technical guidance for Regulators and their advisors to assess the chronic risk posed to human health from land contamination, known as the Contaminated Land Exposure Assessment (CLEA) Framework.

The CLEA Framework documents and associated risk assessment model are subject to ongoing technical review. In July 2008 guidance documents CLR7 to 10, which previously underpinned the CLEA Framework, were withdrawn. In January 2009 the Environment Agency published CLEA V1.04 risk assessment software and associated guidance documents<sup>2</sup> as a replacement to the previous CLEA UK Beta Version and documents CLR 7 to 10. Further revisions were made in September 2009 to CLEA V1.05 and October 2009 to CLEA 1.06 risk assessment software.

Soil Guideline Values (SGVs) were produced by Defra/EA and Generic Assessment Criteria (GACs) were produced by CampbellReith and others. These were based on the CLEA model and supporting guidance (SR2 and SR3) and where based on a minimal/tolerable level of risk.

In December 2014 DEFRA released final versions of the C4SLs (Category 4 Screening Levels) for 6 No. contaminants (As, benzene, BaP, Cd, Cr VI and Pb) together with a Policy Companion Document and an Erratum. These represent contaminant soil concentrations which present an acceptable (Low) level of risk, within the context of Part 2A, i.e. they are representative of Category 4 sites. In the Contaminated Land Statutory Guidance (April 2012), sites under Part 2A assessments are categorised 1 - 4, with Category 1 being definitely Part 2A and Category 4 definitely not Part 2A ('where there is no risk or the level of risk posed is low').

The C4SLs were produced using the CLEA model and follow the general approach of SR3, although, changes were made to exposure parameters and to the toxicological basis of the assessments. The C4SLs are based on a low level of toxicological concern (LLTC) and are, by definition, less conservative than Health Criteria Values (HCVs) which are the basis for assessments defined in SR2 and used in the generation of SGVs and GACs. They are, therefore, indicative of a low level of risk.

Since their release, DEFRA have confirmed that C4SLs can be used in the planning regime and DCLG (Department for Communities and Local Government) amended Planning Practice Guidance (PPG) on Land Affected by Contamination (12 June 2014)<sup>3</sup> which stated that C4SLs provide a simple test for deciding when land is suitable for use and definitely not contaminated land'. On 03 September 2014 the Secretary for the Environment, Lord de Mauley, issued a letter (attached) to all Local Authorities which references DCLG's PPG and confirms that C4SLs could be used in planning and provide a simple test for establishing when sites are suitable for use.

LQM/CIEH issued S4ULs in December 2014 for 89 contaminants (metals, BTEX, banded TPH, speciated PAH, chlorinated solvents, phenols, chlorophenols, chlorobenzenes, pesticides and a number of miscellaneous others). The S4ULs have generally adopted the revisions to the exposure modelling that were developed in the production of the C4SLs. Critically, however, they are based on HCVs to produce concentrations which are indicative of a minimal/tolerable level of risk.

S4ULs are therefore used as the preliminary stage of soil assessments since they are indicative of minimal/tolerable level of risk. If these are exceeded then the C4SLs are used (if available) to determine if the risk could be described as low.

Where CLEA compliant S4ULs or C4SLs are not available reference is made to Generic Assessment Criteria (GAC) derived using the CLEA UK model (beta version). These are currently used for cyanide. Where referred to, the non-compliant standing of these values is considered.

<sup>2</sup> Environment Agency Report Ref: SC050021/SR2 - *Human Health Toxicological Assessment of Contaminants in Soil*. January 2009.  
Environment Agency Report Ref: SC050021/SR3 - *Updated background to the CLEA model*. January 2009.

<sup>3</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/land-affected-by-contamination/land-affected-by-contamination-guidance/>

### Selection of Appropriate [Tier 2] Soil Screening Values

The CLEA model is based upon defined exposure scenarios and six generic land uses have been established for the C4SLs and S4ULs. These set out a discrete set of circumstances where exposure may occur, including a source, the pathways, and the exposed population.

The three generic land use scenarios used in the development of SGVs are:

- commercial/Industrial;
- allotments; and,
- residential with plant uptake,
- residential without plant uptake,
- public open space (residential)
- public open space (parks)

It is noted that the CLEA screening values are generic and not always applicable. Where the CLEA conceptual model is not appropriate it will be necessary to develop site specific Detailed Quantitative Risk Assessment screening values as a further stage of assessment.

It is noted that the CLEA model does not consider risks from contaminated waters beneath the site to human health and the model also assumes that no free product is present. Should such conditions exist at the subject site the requirement for application of an alternative risk assessment model should be assessed. Alternatively, construction workers are potentially exposed to acute risk and therefore require separate consideration.



### Statistical Analysis of Soil Analytical Results

Statistical analysis of soil based analytical results has been undertaken in accordance with CL:AIRE Guidance on Comparing Soil Contamination Data with a Critical Concentration (May 2008). The use of the Mean Value Test and Maximum Value Test is still considered appropriate for site assessments. Although the guidance advocates use of the one - sample t test, this is a variation of the mean value test and establishes the confidence level at which the assessor can determine whether a particular screening level has/has not been succeeded. The mean value test used herein is set at the 95th percentile confidence limit in order to be risk conservative.

The Maximum Value Test is a statistical tool that is used to identify outlier values from a numerical distribution of results for a given determinant. These outlier values can be excluded and considered separately, and the remaining values are then used to calculate upper bound 95th percentile values (95<sup>th</sup>ile) (Mean Value Test) for comparison with the screening values.

The results are reviewed prior to any statistical analysis in order to determine if zoning of the soils is apparent and hence whether the site requires to be divided into averaging areas. Additional tables are presented where appropriate to reflect distinct ground characteristics relevant to the conceptual model.

### Water Screening Values

This assessment considers potential risks to controlled waters (groundwater and surface waters) in relation to risks from any historical contamination. The most stringent test is that defined for Contaminated Land under Part 2A of the Environmental Protection Act, 1990. However, it should be recognised that a wider evaluation of risk is considered within the planning regime and CLR 11.

The Environment Agency has a wider policy agenda for the protection of controlled waters that will impinge upon judgements in relation to land contamination issues. This includes those for the Water Framework Directive and Groundwater Directive and wider legislation for both groundwater, surface water and associated elements (such as fisheries)<sup>4</sup>.

The results of water analysis have been compared to screening values selected to assess the potential risk to the identified controlled water receptors in the Conceptual Model. The specific standards utilised for this purpose are considered in the assessment table footnotes and typically comprise: Environmental Quality Standards for the protection of aquatic life; Surface Water Standards; EC, UK and WHO Drinking Water Standards; or Background water quality (where no applicable standard exists).

The initial assessment considers the sensitivity of the receptor in the selection of the screening value. Advice for this purpose has been obtained principally from Environment Agency Technical Advice to Third Parties on Pollution of Controlled Waters for Part 2A of the Environmental Protection Act 1990, No 07/02, EA, 2002 (INFO-RA2-3e), as informed by the EA's GP3.

Where a viable pollutant linkage is considered to be present and the screening criteria exceeded, a Qualitative Risk Assessment is presented with associated recommendations. Depending on the specific objectives, policy and practice of the Environment Agency, discussion of water screening values may be subsequently required.

### Definitions of Consequence, Probability and Risk

The following classification has been taken from Guidance for the Safe Development of Housing on Land Affected by Contamination R&D66: 2008 Volume 1 (Environment Agency, NHBC and CIEH).

The key to the classification is that the designation of risk is based upon the consideration of both:

a) the magnitude of the potential consequence (i.e. severity).

[takes into account both the potential severity of the hazard and the sensitivity of the receptor]

b) the magnitude of probability (i.e. likelihood).

[takes into account both the presence of the hazard and receptor and the integrity of the pathway]

---

<sup>4</sup> Refer to Environment Agency Publications for Groundwater Protection Policy and Practice (GP3)

Classification of Consequence

Classification	Definition	Examples
Severe	<p>Highly elevated concentrations likely to result in "significant harm" to human health as defined by the EPA 1990, Part 2A, if exposure occurs.</p> <p>Equivalent to EA Category 1 pollution incident including persistent and/or extensive effects on water quality; leading to closure of a potable abstraction point; major impact on amenity value or major damage to agriculture or commerce.</p> <p>Major damage to aquatic or other ecosystems, which is likely to result in a substantial adverse change in its functioning or harm to a species of special interest that endangers the long-term maintenance of the population.</p> <p>Catastrophic damage to crops, buildings or property.</p>	<p>Significant harm to humans is defined in circular 01.2006 as death, disease*, serious injury, genetic mutation, birth defects or the impairment of reproductive functions.</p> <p>Major fish kill in surface water from large spillage of contaminants from site.</p> <p>Highly elevated concentrations of List I and II substances present in groundwater close to small potable abstraction (high sensitivity).</p> <p>Explosion, causing building collapse (can also equate to immediate human health risk if buildings are occupied).</p>
Medium	<p>Elevated concentrations which could result in "significant harm" to human health as defined by the EPA 1990, Part 2A if exposure occurs.</p> <p>Equivalent to EA Category 2 pollution incident including significant effect on water quality; notification required to abstractors; reduction in amenity value or significant damage to agriculture or commerce.</p> <p>Significant damage to aquatic or other ecosystems, which may result in a substantial adverse change in its functioning or harm to a species of special interest that may endanger the long-term maintenance of the population.</p> <p>Significant damage to crops, buildings or property.</p>	<p>Significant harm to humans is defined in circular 01/2006 as death, disease*, serious injury, genetic mutation, birth defects or the impairment of reproductive functions.</p> <p>Damage to building rendering it unsafe to occupy e.g. foundation damage resulting in instability.</p> <p>Ingress of contaminants through plastic potable water pipes.</p>
Mild	<p>Exposure to human health unlikely to lead to "significant harm".</p> <p>Equivalent to EA Category 3 pollution incident including minimal or short lived effect on water quality; marginal effect on amenity value, agriculture or commerce.</p> <p>Minor or short lived damage to aquatic or other ecosystems, which is unlikely to result in a substantial adverse change in its functioning or harm to a species of special interest that would endanger the long-term maintenance of the population.</p>	<p>Exposure could lead to slight short-term effects (e.g. mild skin rash).</p> <p>Surface spalling of concrete.</p>

Classification	Definition	Examples
	Minor damage to crops, buildings or property.	
Minor	No measurable effect on humans.  Equivalent to insubstantial pollution incident with no observed effect on water quality or ecosystems.  Repairable effects of damage to buildings, structures and services.	The loss of plants in a landscaping scheme.  Discoloration of concrete.

#### Classification of Probability

Classification	Definition	Examples
High likelihood	There is pollutant linkage and an event would appear very likely in the short-term and almost inevitable over the long-term, or there is evidence at the receptor of harm or pollution.	<p>a) <i>Elevated concentrations of toxic contaminants are present in soils in the top 0.5m in a residential garden.</i></p> <p>b) <i>Ground/groundwater contamination could be present from chemical works, containing a number of USTs, having been in operation on the same site for over 50 years.</i></p>
Likely	There is pollutant linkage and all the elements are present and in the right place which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short-term and likely over the long-term.	<p>a) <i>Elevated concentrations of toxic contaminants are present in soils at depths of 0.5-1.0m in a residential garden, or the top 0.5m in public open space.</i></p> <p>b) <i>Ground/groundwater contamination could be present from an industrial site containing a UST present between 1970 and 1990. The tank is known to be single skin. There is no evidence of leakage although there are no records of integrity tests.</i></p>
Low likelihood	There is pollutant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a long period such an event would take place, and is less likely in the shorter term.	<p>a) <i>Elevated concentrations of toxic contaminants are present in soils at depths &gt;1m in a residential garden, or 0.5-1.0m in public open space.</i></p> <p>b) <i>Ground/groundwater contamination could be present on a light industrial unit constructed in the 1990s containing a UST in operation over the last 10 years – the tank is double skinned but there is no integrity testing or evidence of leakage.</i></p>
Unlikely	There is pollutant linkage but circumstances are such that it is improbable that an event would occur even in the very long-term.	<p>a) <i>Elevated concentrations of toxic contaminants are present below hardstanding.</i></p> <p>b) <i>Light industrial units &lt;10 yrs old containing a double-skinned UST with</i></p>

Classification	Definition	Examples
		<i>annual integrity testing results available.</i>

Note: A pollution linkage must first be established before probability is classified. If there is no pollution linkage then there is no potential risk. If there is no pollution linkage then there is no need to apply tests for probability and consequence.

For example if there is surface contamination and a principal aquifer is present at depth, but this principal aquifer is overlain by an aquiclude of significant thickness then there is no pollution linkage and the risks to the principal aquifer are not assessed. The report should identify both the source and the receptor but state that because there is no linkage there are no potential risks.

#### Description of the classified risks

##### *Very high risk*

There is a high probability that severe harm could arise to a designated receptor from an identified hazard at the site without remediation action OR there is evidence that severe harm to a designated receptor is already occurring. Realisation of that risk is likely to present a substantial liability to be site owner/or occupier. Investigation is required as a matter of urgency and remediation works likely to follow in the short-term.

##### *High risk*

Harm is likely to arise to a designated receptor from an identified hazard at the site without remediation action. Realisation of the risk is likely to present a substantial liability to the site owner/or occupier. Investigation is required as a matter of urgency to clarify the risk. Remediation works may be necessary in the short-term and are likely over the longer term.

##### *Moderate risk*

It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, and if any harm were to occur it is more likely, that the harm would be relatively mild. Further investigative work is normally required to clarify the risk and to determine the potential liability to site owner/occupier. Some remediation works may be required in the longer term.

##### *Low risk*

It is possible that harm could arise to a designated receptor from identified hazard, but it is likely at worst, that this harm if realised would normally be mild. It is unlikely that the site owner/or occupier would face substantial liabilities from such a risk. Further investigative work (which is likely to be limited) to clarify the risk may be required. Any subsequent remediation works are likely to be relatively limited.

##### *Very low risk*

It is a low possibility that harm could arise to a designated receptor, but it is likely at worst, that the harm if realised would normally be mild or minor.

##### *No potential risk*

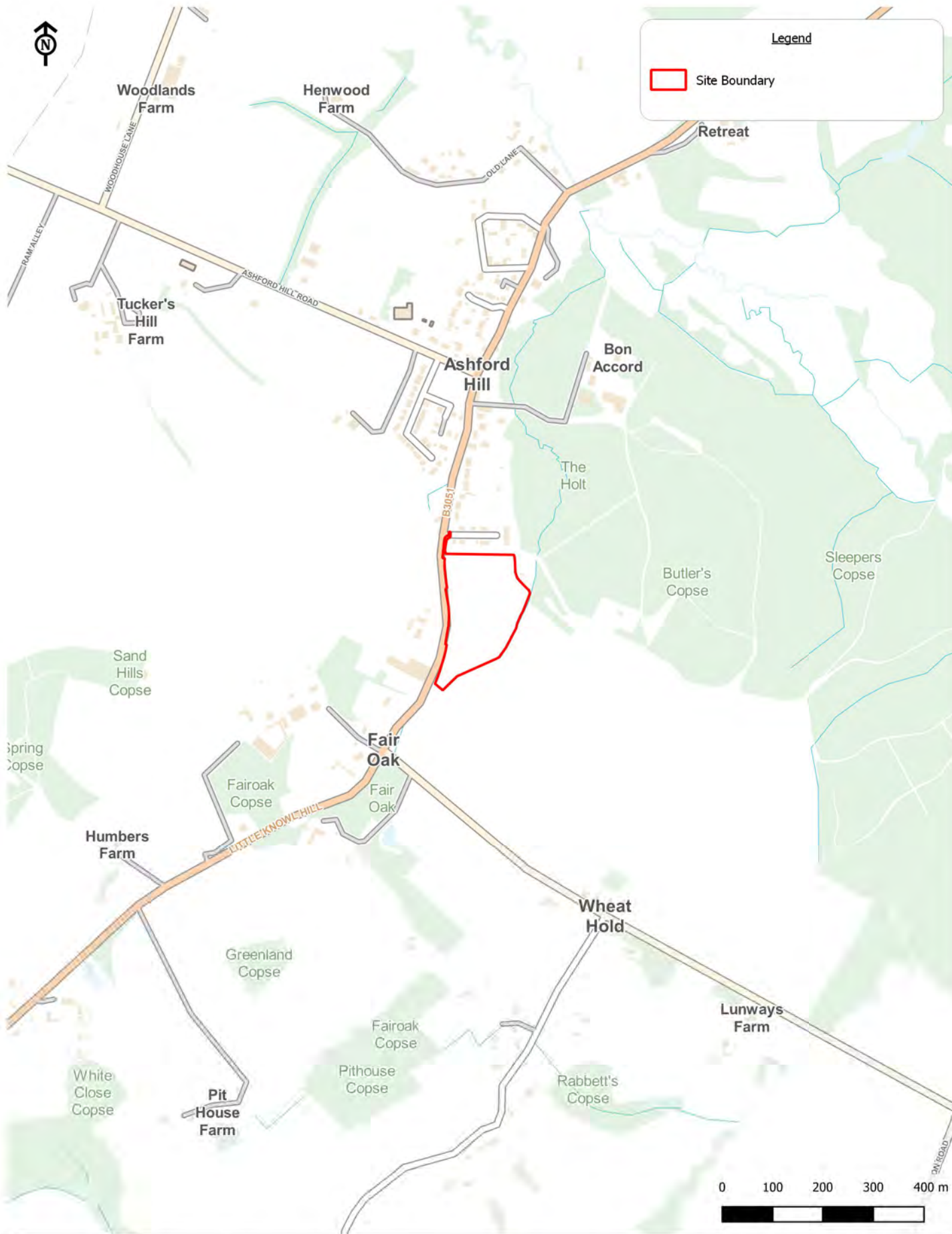
There is no potential risk if no pollution linkage has been established.

## LIMITATIONS

### Environmental & Geotechnical Interpretative Reports

1. This report provides available factual data for the site obtained only from the sources described in the text and related to the site on the basis of the location information provided by the client.
2. Where any data or information supplied by the client or other external source, including that from previous studies, has been used, it has been assumed that the information is correct. No responsibility can be accepted by CampbellReith for inaccuracies within this data or information. In relation to historic maps the accuracy of maps cannot be guaranteed and it should be recognized that different conditions on site may have existed between and subsequent to the various map surveys.
3. This report is limited to those aspects of historical land use and enquiries related to environmental matters reported on and no liability is accepted for any other aspects. The opinions expressed cannot be absolute due to the limit of time and resources implicit within the agreed brief and the possibility of unrecorded previous uses of the site and adjacent land.
4. The material encountered and samples obtained during on-site investigations represent only a small proportion of the materials present on the site. There may be other conditions prevailing at the site which have not been revealed and which have therefore not been taken into account in this report. These risks can be minimised and reduced by additional investigations. If significant variations become evident, additional specialist advice should be sought to assess the implications of these few findings.
5. The generalised soil conditions described in the text are intended to convey trends in subsurface conditions. The boundaries between strata are approximate and have been developed on interpretations of the exploration locations and samples collected.
6. Water level and gas readings have been taken at times and under conditions stated on the exploration logs. It must be noted that fluctuations in the level of groundwater or gas may occur due to a variety of factors which may differ from those prevailing at the time the measurements were taken.
7. Please note that CampbellReith cannot accept any liability for observations or opinions expressed regarding the absence or presence of asbestos or on any product or waste that may contain asbestos. We recommend that an asbestos specialist, with appropriate professional indemnity insurance, is employed directly by the client in every case where asbestos may be present on the site or within the buildings or installations. Any comments made in this report with respect to asbestos, or asbestos containing materials, are only included to assist the client with the initial appraisal of the project and should not be relied upon in any way.
8. The findings and opinions expressed are relevant to those dates of the reported site work and should not be relied upon to represent conditions at substantially later dates.
9. This report is produced solely for the benefit of the client, and no liability is accepted for any reliance placed upon it by any other party unless specifically agreed in writing.

## Appendix A: Figures



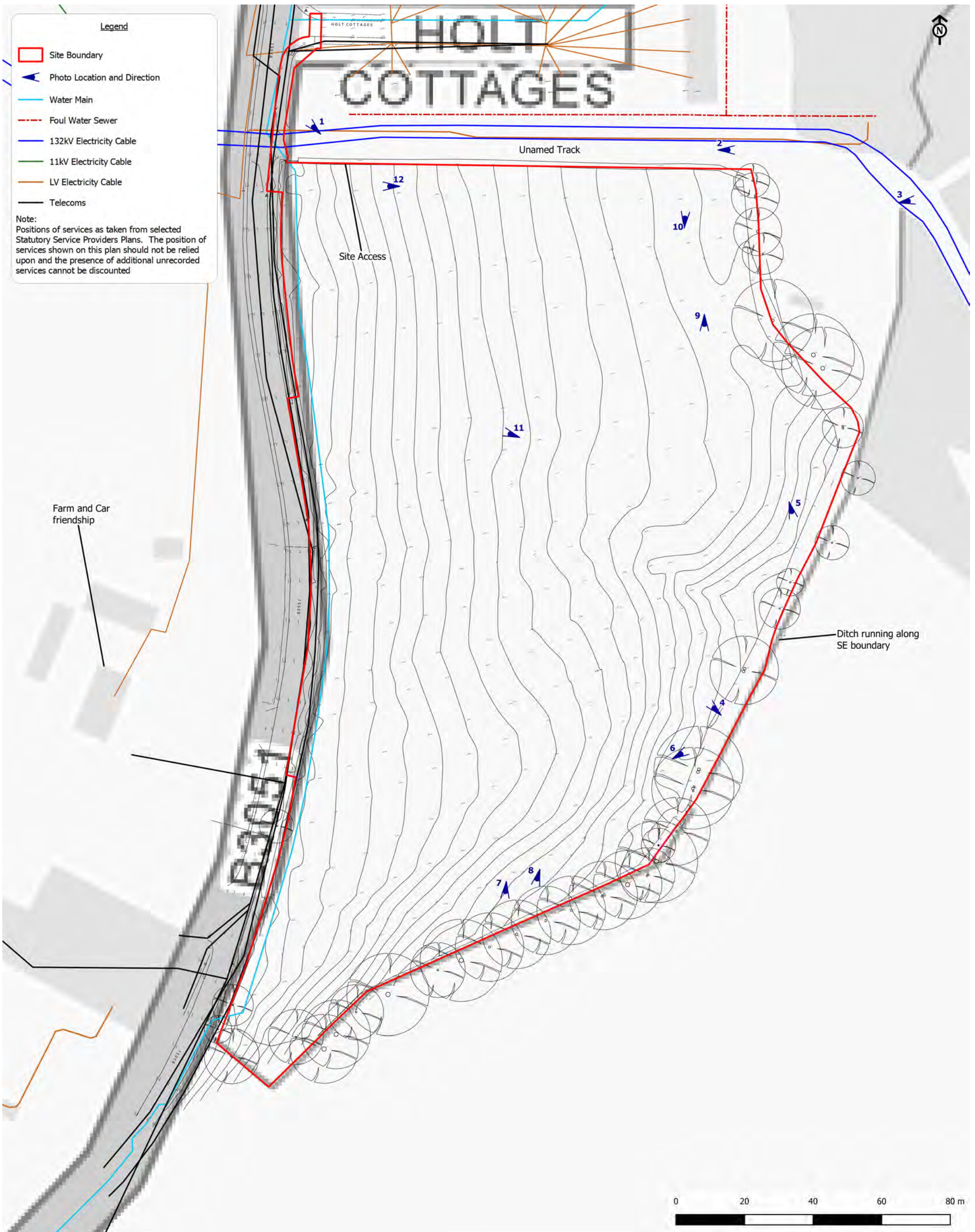
Land South of Holt Cottages, Ashford Hill  
 Client: JPP Land Ltd / Rosemary Pelham  
 and Timothy Pyper

Figure 1:  
 Site Location Plan

Scale: 1:10000@A4  
 CampbellReith OS Copyright: © Crown copyright. All rights reserved. Licence number 100020027  
 Contains Ordnance Survey data © Crown copyright and database right 2021.  
 Job Number: 13692  
 Drawn by - Checked by: RP/RLF - RA/AH  
 13692-CRH-XX-XX-FG-G-7003 - P3  
 Drg No - Status/Revision: N:13500 - 13749\13692 R - Ashford Hill Residential Development\Project\_Workspaces\DT5 (pdf in Outputs)  
 File location: N:\13500 - 13749\13692 R - Ashford Hill Residential Development\Project\_Workspaces\DT5 (pdf in Outputs)  
 Date (Revision History): 06/08/2021 (P1, First Issue, 24/06/21, RP; P2, Site Boundary, 02/08/21, RLF; P3, Site Boundary, 06/08/21, RP)

**CampbellReith**  
 consulting engineers

LONDON 020 7340 1700  MANCHESTER 0161 819 3060  
 REDHILL 01737 784 500  BIRMINGHAM 01675 467 484  
 BRISTOL 0117 916 1066  DUBAI 00 971 4453 4735  
 www.campbellreith.com



Land South of Holt Cottages, Ashford Hill

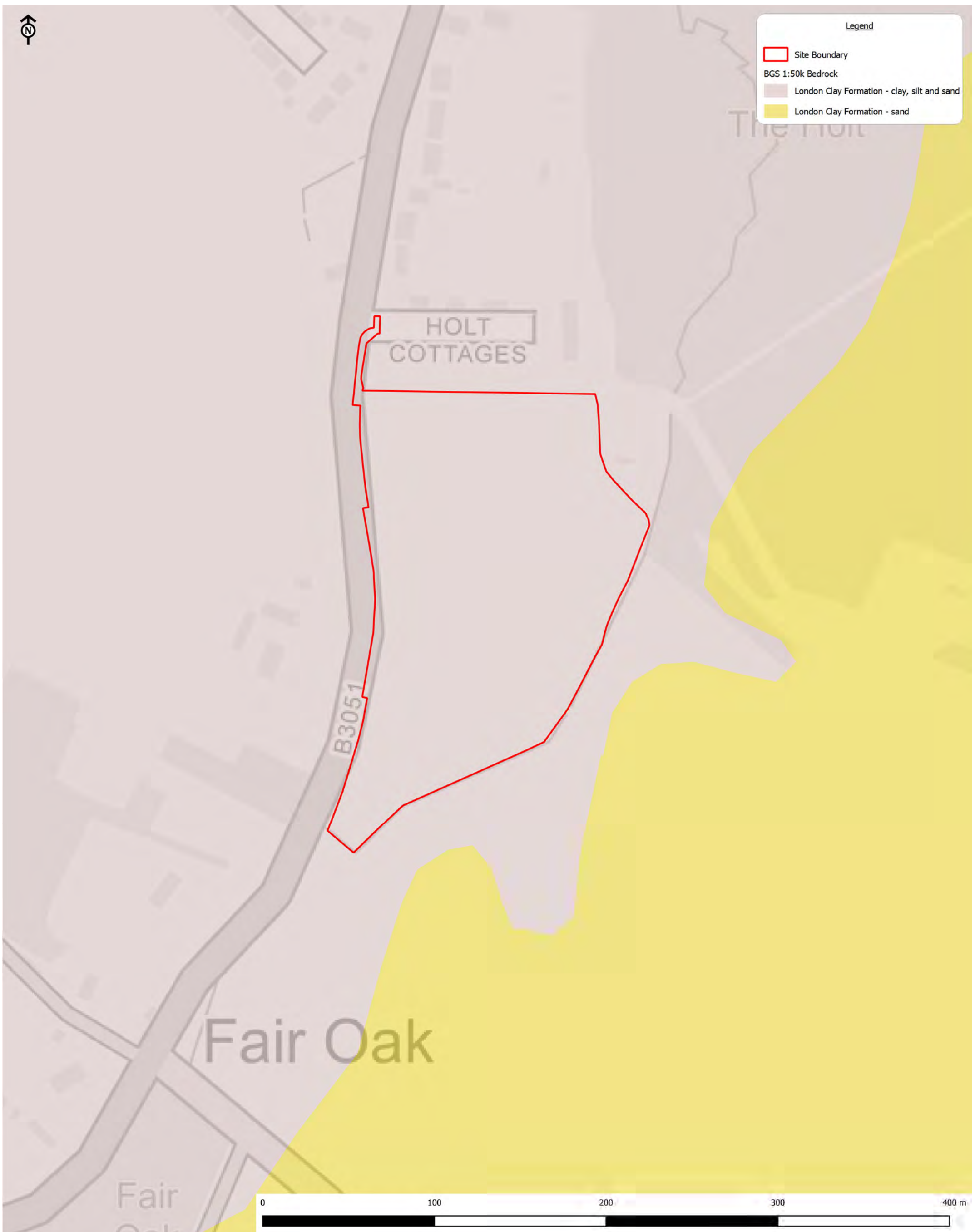
Client: JPP Land Ltd / Rosemary Pelham and Timothy Pyper

Figure 2:  
Site Layout Plan

Scale: 1:1000@A3  
 CampbellReith OS Copyright: © Crown copyright. All rights reserved. Licence number 100020027  
 Compass Surveys Ltd Topographical Survey, drg no 1087-01 (May 2021)  
 Job Number: 13692  
 Drawn by - Checked by: RP/RLF - RA/AH  
 Drg No - Status/Revision: 13692-CRH-XX-FG-G-7004 - P4  
 File location: N:\13500 - 13749\13692 R - Ashford Hill Residential Development\Project\_Workspaces\DTs (pdf in Outputs)  
 Date (Revision History): 06/08/2021 (P1, First Issue, 25/06/21, RP; P2, Minor Amendments, 27/07/21, RLF; P3, Site Boundary, 02/08/21, RLF; P4, Site Boundary, 06/08/21, RP)

**CampbellReith**  
 consulting engineers  
 LONDON 020 7340 1700 ☐ MANCHESTER 0161 819 3060  
 REDHILL 01737 784 500 ☒ BIRMINGHAM 01675 467 484  
 BRISTOL 0117 916 1066 ☐ DUBAI 00 971 4453 4735  
 www.campbellreith.com





Land South of Holt Cottages, Ashford Hill

Client: JPP Land Ltd / Rosemary Pelham and Timothy Pyper

Figure 3:  
BGS Geology Plan

Scale: 1:2000@A3  
 CampbellReith OS Copyright: © Crown copyright. All rights reserved. Licence number 100020027  
 Contains Ordnance Survey data © Crown copyright and database right 2021. Contains British Geological Survey materials © NERC 2021  
 Job Number: 13692  
 Drawn by - Checked by: RP/RLF - RA/AH  
 Drg No - Status/Revision: 13692-CRH-XX-FG-G-7005 - P3  
 File location: N:\13500 - 13749\13692 R - Ashford Hill Residential Development\Project\_Workspaces\DTs (pdf in Outputs)  
 Date (Revision History): 06/08/2021 (P1, First Issue, 25/06/21, RP; P2, Site Boundary, 02/08/21, RLF; P3, Site Boundary, 06/08/21, RP)

**CampbellReith**  
 consulting engineers  
 LONDON 020 7340 1700 ☐ MANCHESTER 0161 819 3060  
 REDHILL 01737 784 500 ☒ BIRMINGHAM 01675 467 484  
 BRISTOL 0117 916 1066 ☐ DUBAI 00 971 4453 4735  
 www.campbellreith.com



Land South of Holt Cottages, Ashford Hill

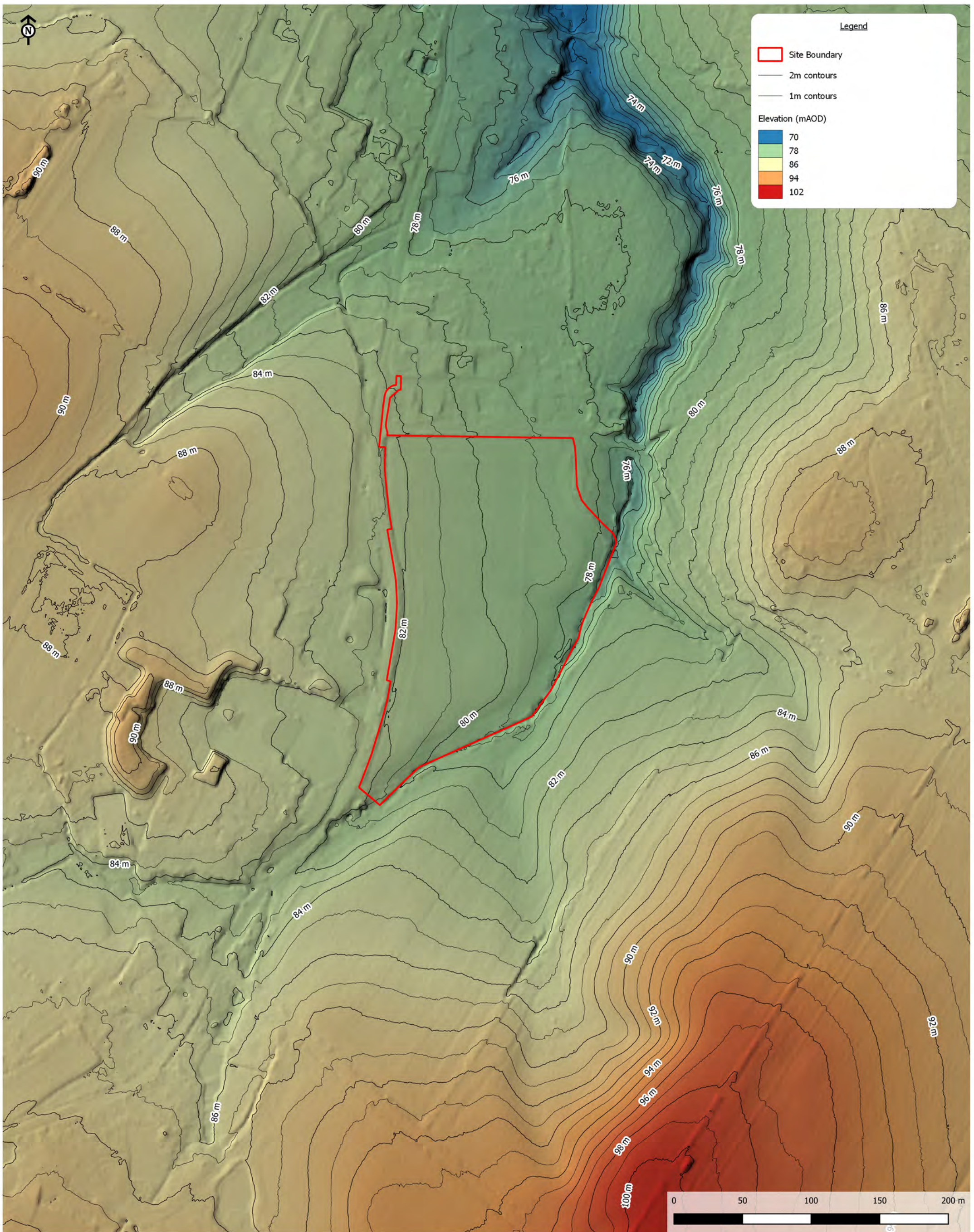
Client: JPP Land Ltd / Rosemary Pelham and Timothy Pyper

Figure 4:  
Proposed Development Plan

Scale: 1:1000@A3  
 CampbellReith OS Copyright: © Crown copyright. All rights reserved. Licence number 100020027  
 Fabrik - Illustrative Masterplan: D3065-FAB-00-XX-MR-Y-105 Rev D (Aug 2021)  
 Job Number: 13692  
 Drawn by - Checked by: RLF/RP - DEM/AH  
 Drg No - Status/Revision: 13692-CRH-XX-FG-G-7011 - P3  
 File location: N:\13500 - 13749\13692 R - Ashford Hill Residential Development\Project\_Workspaces\DTs (pdf in Outputs)  
 Date (Revision History): 06/08/2021 (P1, First Issue, 09/07/21, RLF; P2, Site Boundary, 02/08/21, RLF; P3, Site Boundary, 06/08/21, RP)

© Campbell Reith Hill LLP 2021

**CampbellReith**  
 consulting engineers  
 LONDON 020 7340 1700 □ MANCHESTER 0161 819 3060  
 REDHILL 01737 784 500 □ BIRMINGHAM 01675 467 484  
 BRISTOL 0117 916 1066 □ DUBAI 00 971 4453 4735  
 www.campbellreith.com



Land South of Holt Cottages, Ashford Hill

Client: JPP Land Ltd / Rosemary Pelham and Timothy Pyper

Figure 5:  
LIDAR Elevation

Scale: 1:2500@A3  
 CampbellReith OS Copyright: © Crown copyright. All rights reserved. Licence number 100020027  
 Copyright © Environment Agency 2021.  
 Job Number: 13692  
 Drawn by - Checked by: RLF/RP - RA/AH  
 Drg No - Status/Revision: 13692-CRH-XX-XX-FG-G-7013 - P3  
 File location: N:\13500 - 13749\13692 R - Ashford Hill Residential Development\Project\_Workspaces\DTS (pdf in Outputs)  
 Date (Revision History): 06/08/2021 (P1, First Issue, 27/07/21, RLF; P2, Site Boundary, 02/08/21, RLF; P3, Site Boundary, 06/08/21, RP)

© Campbell Reith Hill LLP 2021

**CampbellReith**  
consulting engineers

LONDON 020 7340 1700 □ MANCHESTER 0161 819 3060  
 REDHILL 01737 784 500 □ BIRMINGHAM 01675 467 484  
 BRISTOL 0117 916 1066 □ DUBAI 00 971 4453 4735  
 www.campbellreith.com

## Appendix B: Desk Study Information



Below is a reminder of the information you supplied:

Please tick to confirm that you have read and understood the above privacy statement: Yes

Title: Miss

First name: Rose

Last name: Ashmore

Address 1: Wessex House

Town: Keynsham

Post code: BS31 1TP

Daytime telephone number: 01179161066

Email: roseashmore@campbellreith.com

What is your enquiry about?: Other

Please provide details of your enquiry: Good afternoon,

I am currently carrying out a desk study for a site adjacent to HOLT COTTAGES, ASHFORD HILL, RG19 8BH.

Could you please send any information relating to the questions below.

- What are the typical ground conditions in the site area?
- What are the typical foundation solutions in the area?
- What is the site's current and previous land use history including that of the adjacent land?
- What is the water table level in the area?
- What are the seasonal high and low water table levels?
- Is there any mining in the area, and what type?
- Does fill occur on most sites in the area?
- Are there any methane problems in the area, and what type?
- Are soakaways used in the area or piped networks??

Any help you can provide would be greatly appreciated.

Many thanks

Rose Ashmore  
Project Geotechnical Engineer

Please provide a reference number if you have one: 13692

Address/location that your enquiry relates to (if different to above):  
Field just south of HOLT COTTAGES, ASHFORD HILL, RG19 8BH.

Data Protection - personal data you provide to the council will be processed in line with the General Data Protection Regulation (GDPR) and Data Protection Act 2018. For more information on how your information is used; how we maintain the security of your information and your rights,

including how to access information that we hold on you and how to complain if you have any concerns about how your personal details are processed, please see our privacy statement at <https://www.basingstoke.gov.uk/privacystatement>

This Email, and any attachments, may contain Protected or Restricted information and is intended solely for the individual to whom it is addressed. It may contain sensitive or protectively marked material and should be handled accordingly. If this Email has been misdirected, please notify the author immediately. If you are not the intended recipient you must not disclose, distribute, copy, print or rely on any of the information contained in it or attached, and all copies must be deleted immediately. Whilst we take reasonable steps to try to identify any software viruses, any attachments to this Email may nevertheless contain viruses which our anti-virus software has failed to identify. You should therefore carry out your own anti-virus checks before opening any documents. Basingstoke and Deane Borough Council will not accept any liability for damage caused by computer viruses emanating from any attachment or other document supplied with this e-mail. All GCSx traffic may be subject to recording and / or monitoring in accordance with relevant legislation



Thank you for your enquiry.

Your enquiry has been passed to the Environmental Health team.

A copy of your completed form can be found below:

Please tick to confirm that you have read and understood our privacy statement: Yes

Title: Miss

First name: Rose

Last name: Ashmore

Best daytime contact number: 01179161066

Email: roseashmore@campbellreith.com

Please provide details of your enquiry: I am currently carrying out a desk study for a site adjacent to HOLT COTTAGES, ASHFORD HILL, RG19 8BH.

Could you please send any information relating to the questions below.

- Are there any landfill sites within a 1km radius of the site? If so, what are their locations, period of operation, type of fill and date of filling?
- Are there any ground gas problems, including methane, in the area or such history of any problems?
- Is there any information relating to the previous use of the site?
- Are there any records regarding whether the site or neighbouring sites are contaminated? Are there any prosecutions for nuisance or special sites?
- Are there any authorised processes near the site?
- Are there any private water abstractions within 2km of the site?
- Are there any known problems with asbestos / radon / radioactivity?
- Are there any contamination investigation reports for the site?

Any help you can provide would be greatly appreciated.

Many thanks

Rose Ashmore  
Project Geotechnical Engineer

Data Protection - personal data you provide to the council will be processed in line with the General Data Protection Regulation (GDPR) and Data Protection Act 2018. For more information on how your information is used; how we maintain the security of your information and your rights, including how to access information that we hold on you and how to complain if you have any concerns about how your personal details are processed,

please see our privacy statement at  
<https://www.basingstoke.gov.uk/privacystatement>

This Email, and any attachments, may contain Protected or Restricted information and is intended solely for the individual to whom it is addressed. It may contain sensitive or protectively marked material and should be handled accordingly. If this Email has been misdirected, please notify the author immediately. If you are not the intended recipient you must not disclose, distribute, copy, print or rely on any of the information contained in it or attached, and all copies must be deleted immediately. Whilst we take reasonable steps to try to identify any software viruses, any attachments to this Email may nevertheless contain viruses which our anti-virus software has failed to identify. You should therefore carry out your own anti-virus checks before opening any documents. Basingstoke and Deane Borough Council will not accept any liability for damage caused by computer viruses emanating from any attachment or other document supplied with this e-mail. All GCSx traffic may be subject to recording and / or monitoring in accordance with relevant legislation



**Site Details:**

9, HOLT COTTAGES, ASHFORD HILL, RG19 8BH

**Client Ref:** 13692\_Ashford\_Hill\_RA  
**Report Ref:** GS-7971325  
**Grid Ref:** 455550, 161429

**Map Name:** County Series

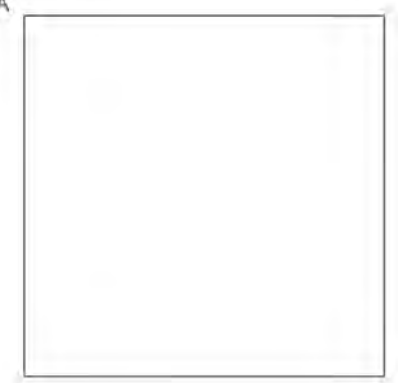
**Map date:** 1873

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1873  
 Revised 1873  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

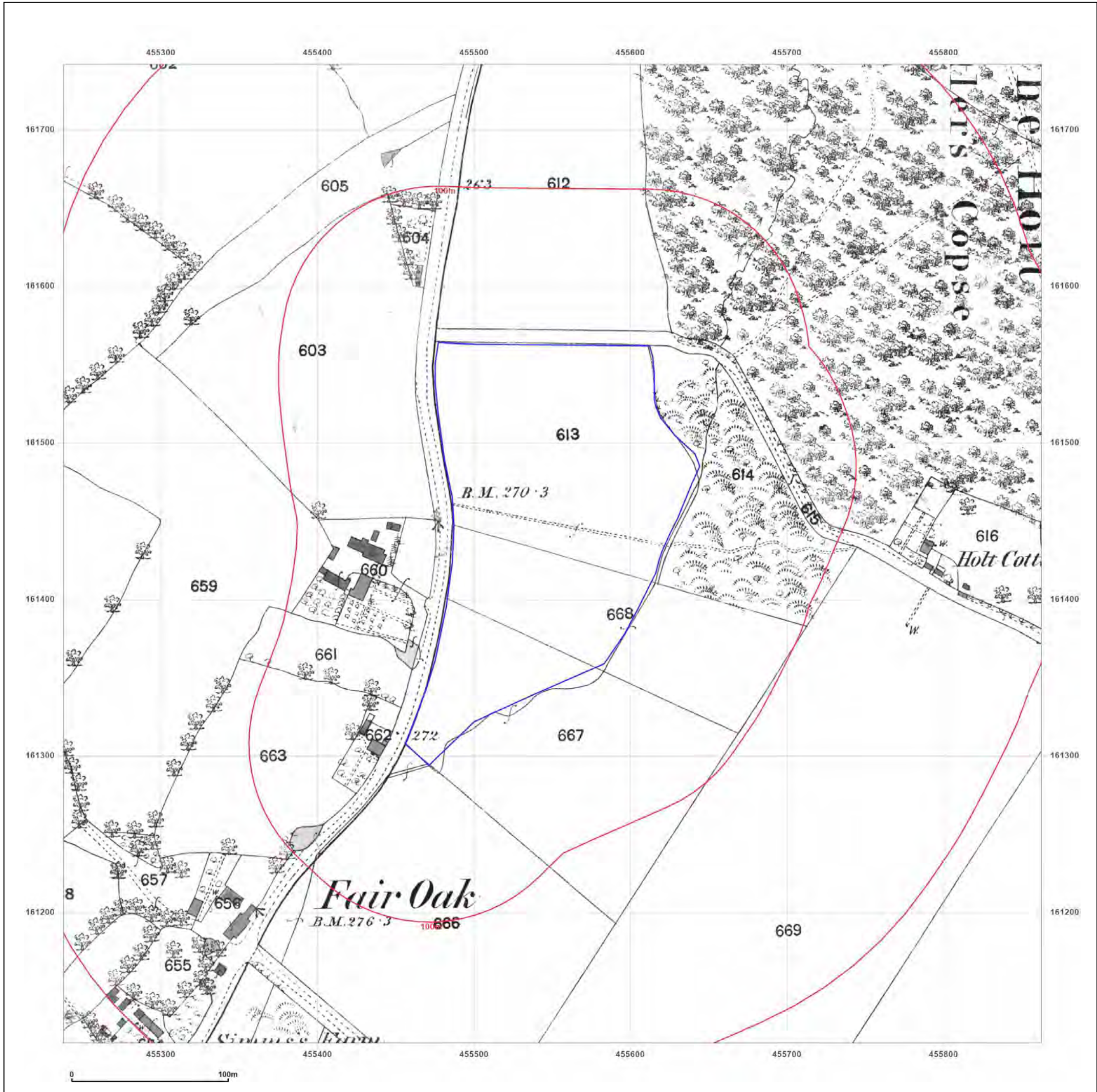


Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 21 June 2021

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



**Site Details:**

9, HOLT COTTAGES, ASHFORD HILL, RG19 8BH

**Client Ref:** 13692\_Ashford\_Hill\_RA  
**Report Ref:** GS-7971325  
**Grid Ref:** 455550, 161429

**Map Name:** County Series

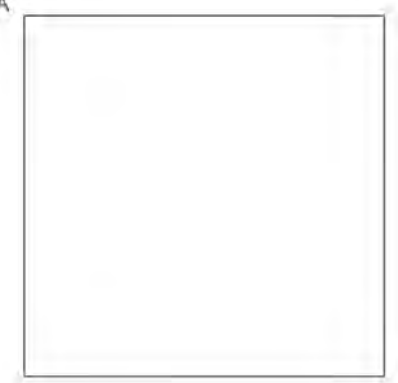
**Map date:** 1895

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1895  
 Revised 1895  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

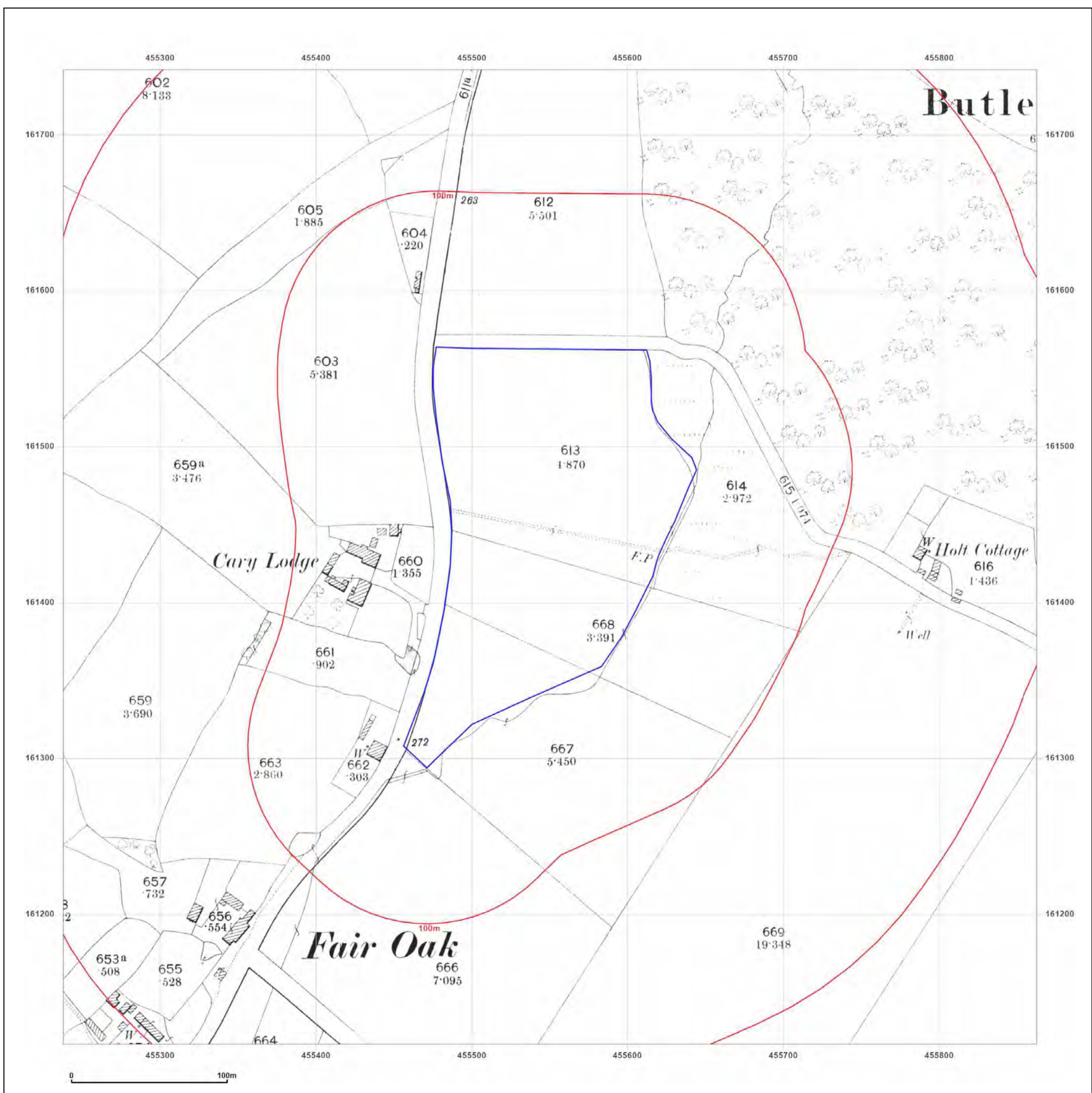


Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 21 June 2021

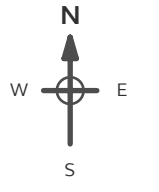
Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



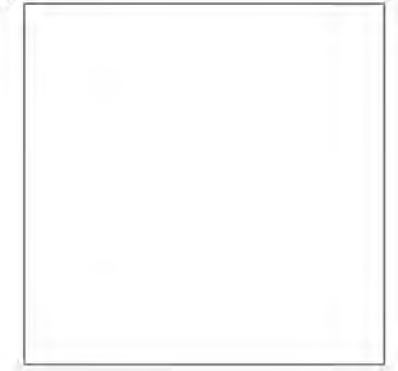
**Site Details:**  
 9, HOLT COTTAGES, ASHFORD HILL, RG19 8BH

**Client Ref:** 13692\_Ashford\_Hill\_RA  
**Report Ref:** GS-7971325  
**Grid Ref:** 455550, 161429

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



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

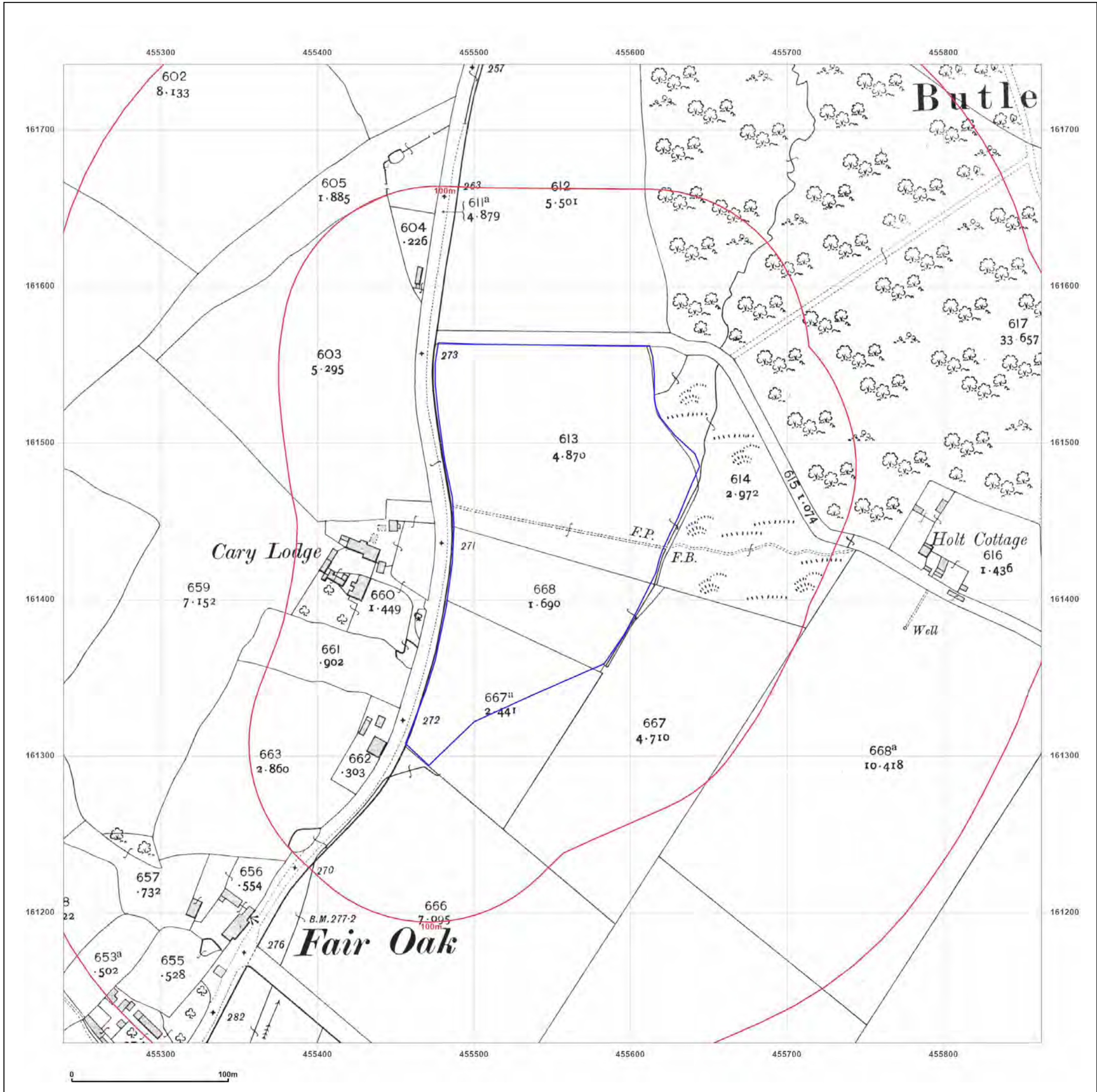


Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 21 June 2021

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



**Site Details:**

9, HOLT COTTAGES, ASHFORD HILL, RG19 8BH

**Client Ref:** 13692\_Ashford\_Hill\_RA  
**Report Ref:** GS-7971325  
**Grid Ref:** 455550, 161429

**Map Name:** National Grid

**Map date:** 1970

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1970  
 Revised 1970  
 Edition N/A  
 Copyright 1971  
 Levelled 1969

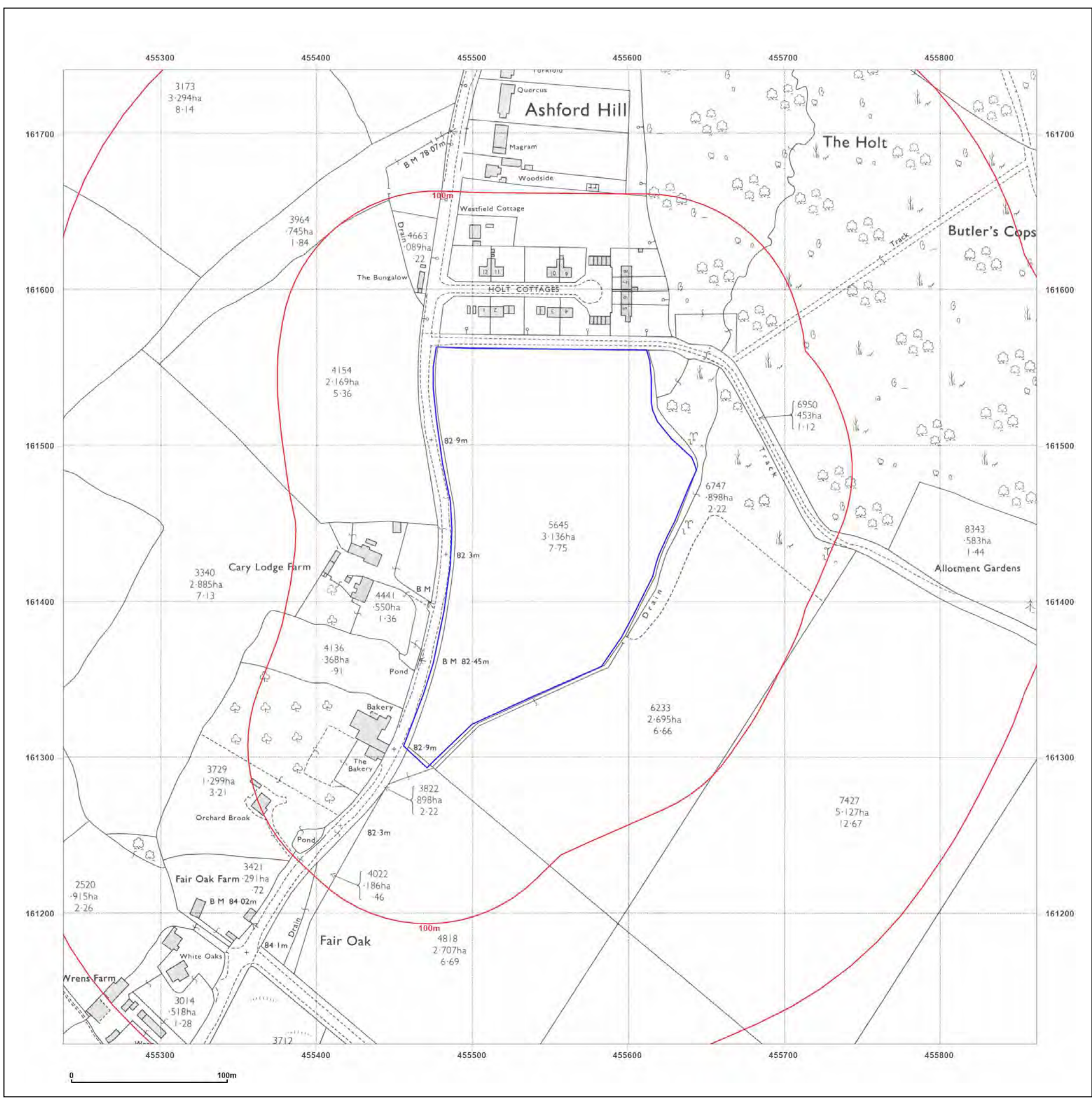


Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 21 June 2021

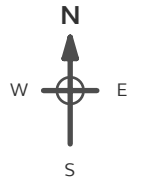
Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



**Site Details:**  
 9, HOLT COTTAGES, ASHFORD HILL, RG19 8BH

**Client Ref:** 13692\_Ashford\_Hill\_RA  
**Report Ref:** GS-7971325  
**Grid Ref:** 455550, 161429

**Map Name:** National Grid  
**Map date:** 1971  
**Scale:** 1:2,500  
**Printed at:** 1:2,500



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

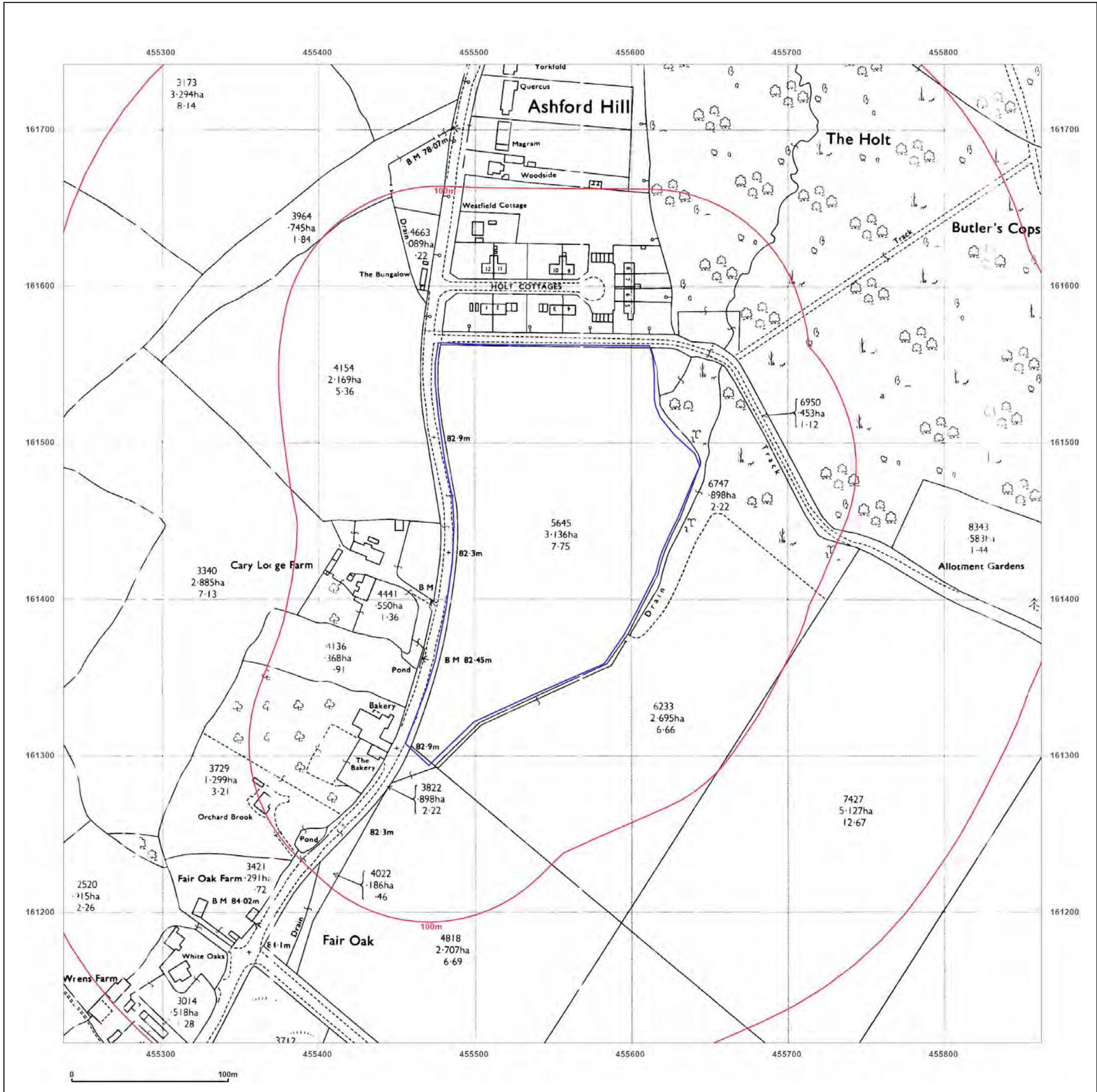
**Powered by**  


Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 21 June 2021

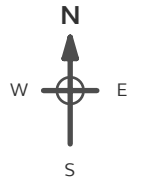
Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



**Site Details:**  
 9, HOLT COTTAGES, ASHFORD HILL, RG19 8BH

**Client Ref:** 13692\_Ashford\_Hill\_RA  
**Report Ref:** GS-7971325  
**Grid Ref:** 455550, 161429

**Map Name:** National Grid  
**Map date:** 1988  
**Scale:** 1:2,500  
**Printed at:** 1:2,500



Surveyed 1969  
 Revised 1988  
 Edition N/A  
 Copyright 1988  
 Levelled 1969

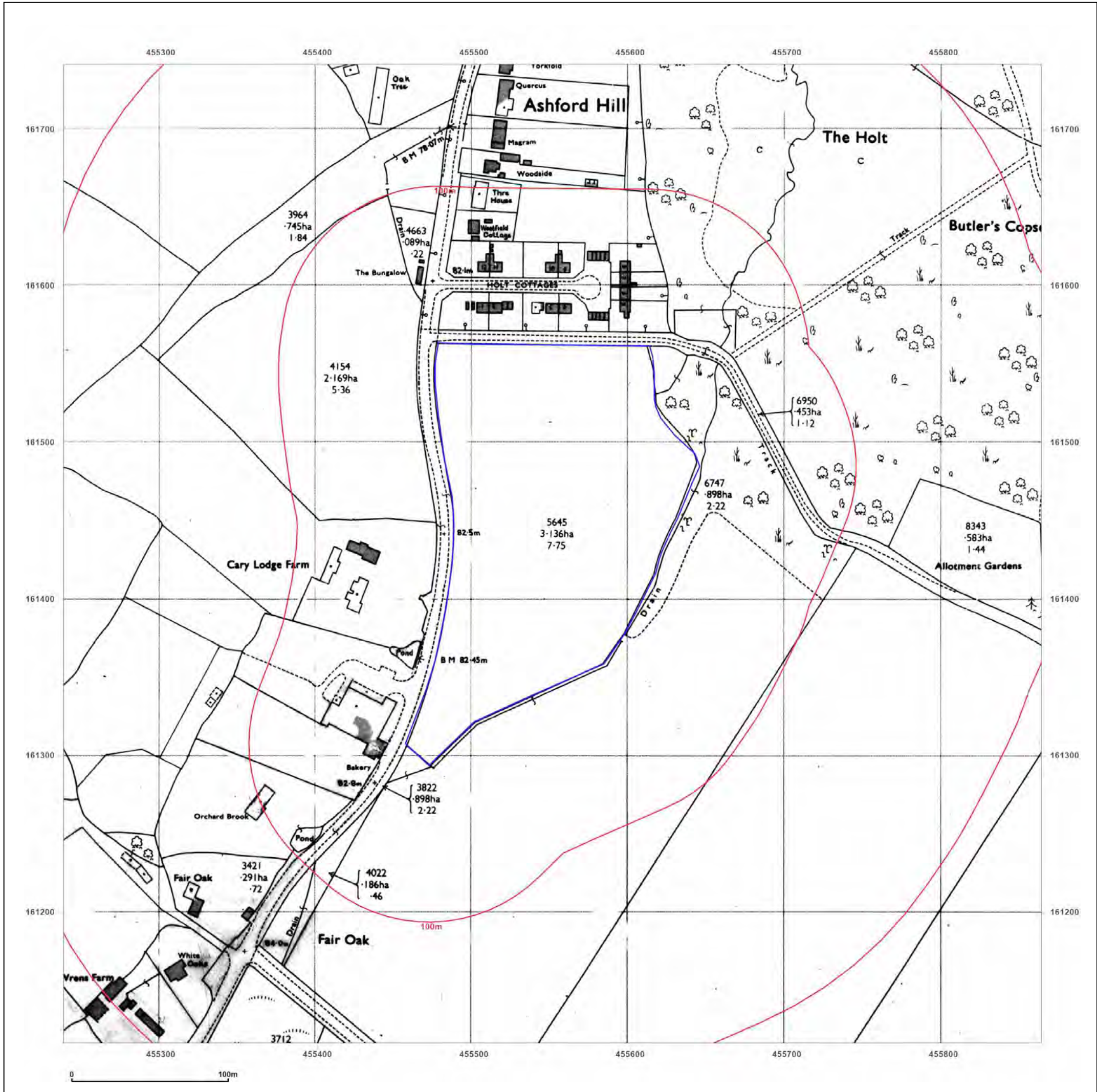
**Powered by**  


Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 21 June 2021

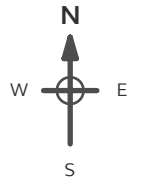
Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



**Site Details:**  
 9, HOLT COTTAGES, ASHFORD HILL, RG19 8BH

**Client Ref:** 13692\_Ashford\_Hill\_RA  
**Report Ref:** GS-7971325  
**Grid Ref:** 455550, 161429

**Map Name:** National Grid  
**Map date:** 1993  
**Scale:** 1:2,500  
**Printed at:** 1:2,500



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

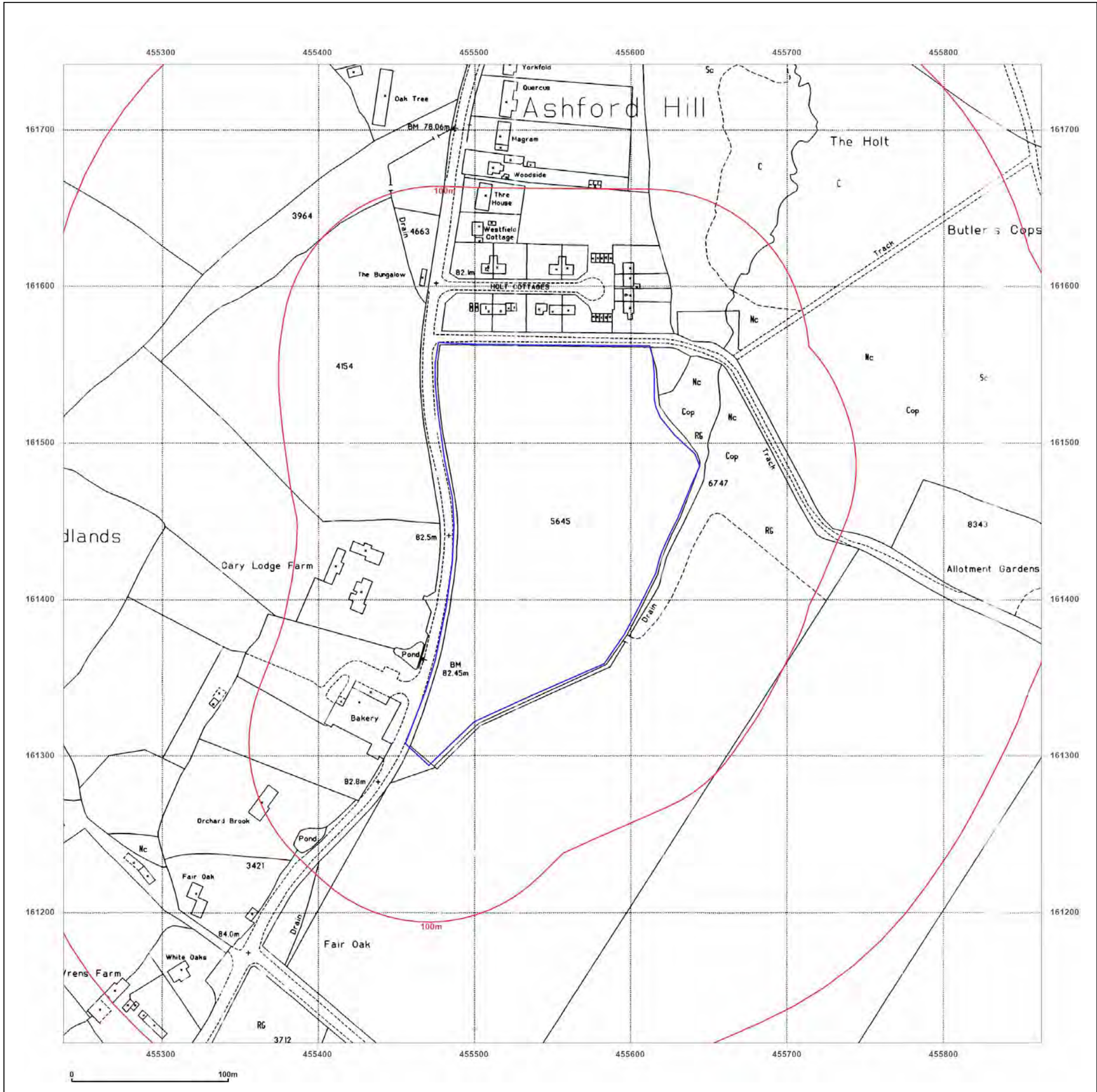
**Powered by**  


Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 21 June 2021

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



**Site Details:**

9, HOLT COTTAGES, ASHFORD HILL, RG19 8BH

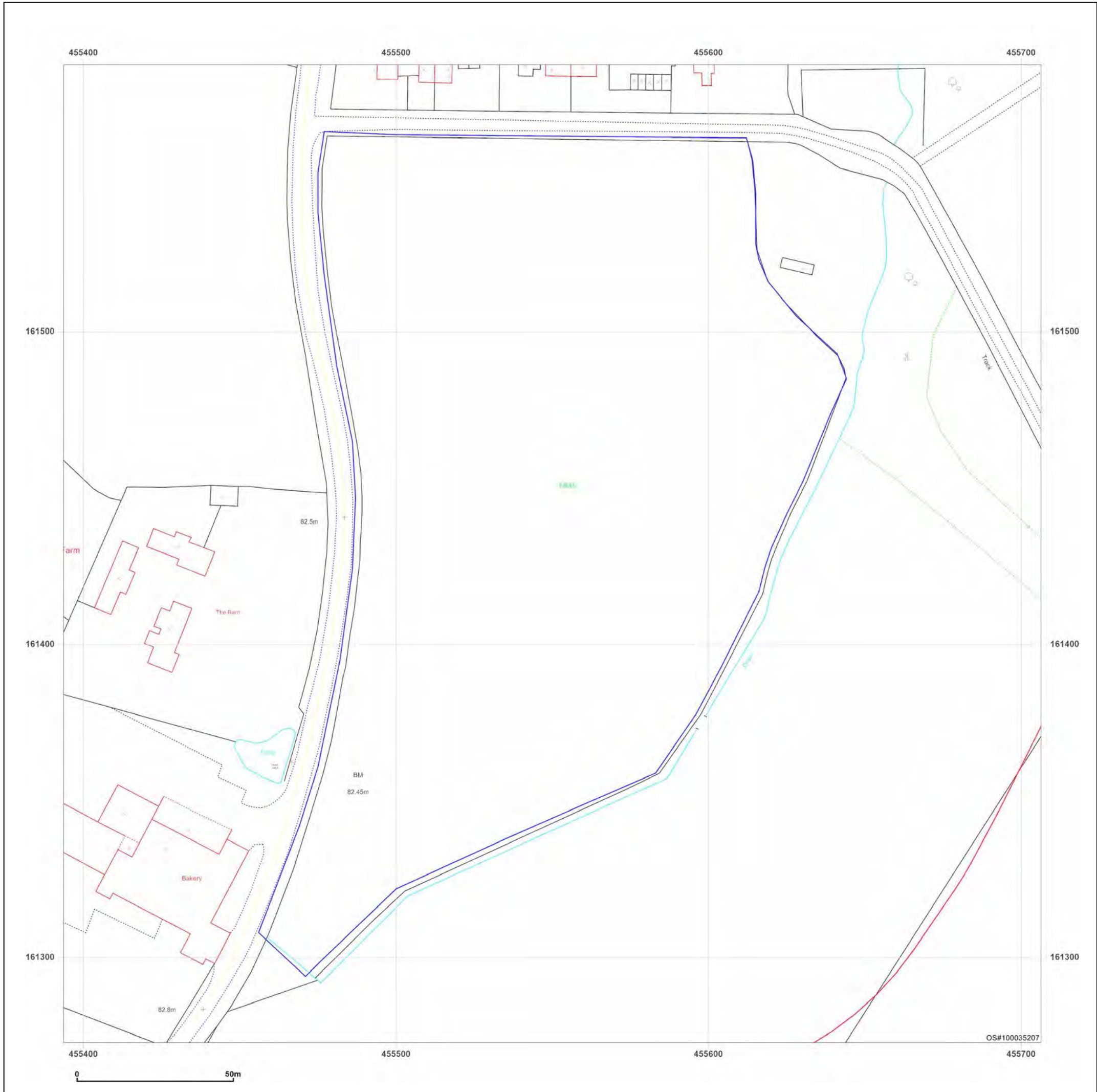
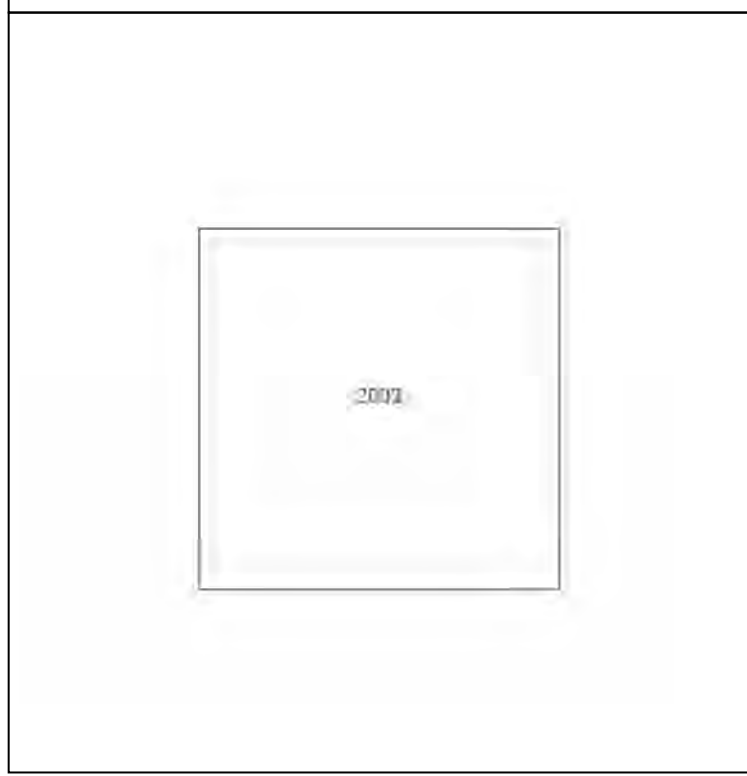
**Client Ref:** 13692\_Ashford\_Hill\_RA  
**Report Ref:** GS-7971325  
**Grid Ref:** 455550, 161429

**Map Name:** LandLine

**Map date:** 2003

**Scale:** 1:1,250

**Printed at:** 1:1,250



Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 21 June 2021

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



**Site Details:**

9, HOLT COTTAGES, ASHFORD HILL, RG19 8BH

**Client Ref:** 13692\_Ashford\_Hill\_RA  
**Report Ref:** GS-7971325  
**Grid Ref:** 455550, 161429

**Map Name:** County Series

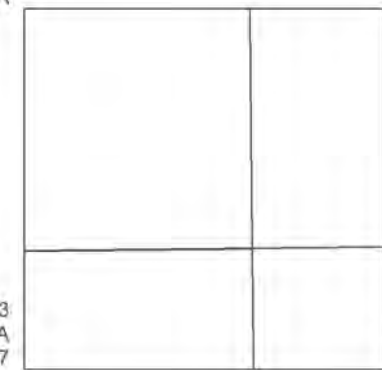
**Map date:** 1877

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1872  
 Revised N/A  
 Edition 1877  
 Copyright N/A  
 Levelled N/A



Surveyed 1873  
 Revised N/A  
 Edition 1877  
 Copyright N/A  
 Levelled N/A

Surveyed 1873  
 Revised N/A  
 Edition 1877  
 Copyright N/A  
 Levelled 1875

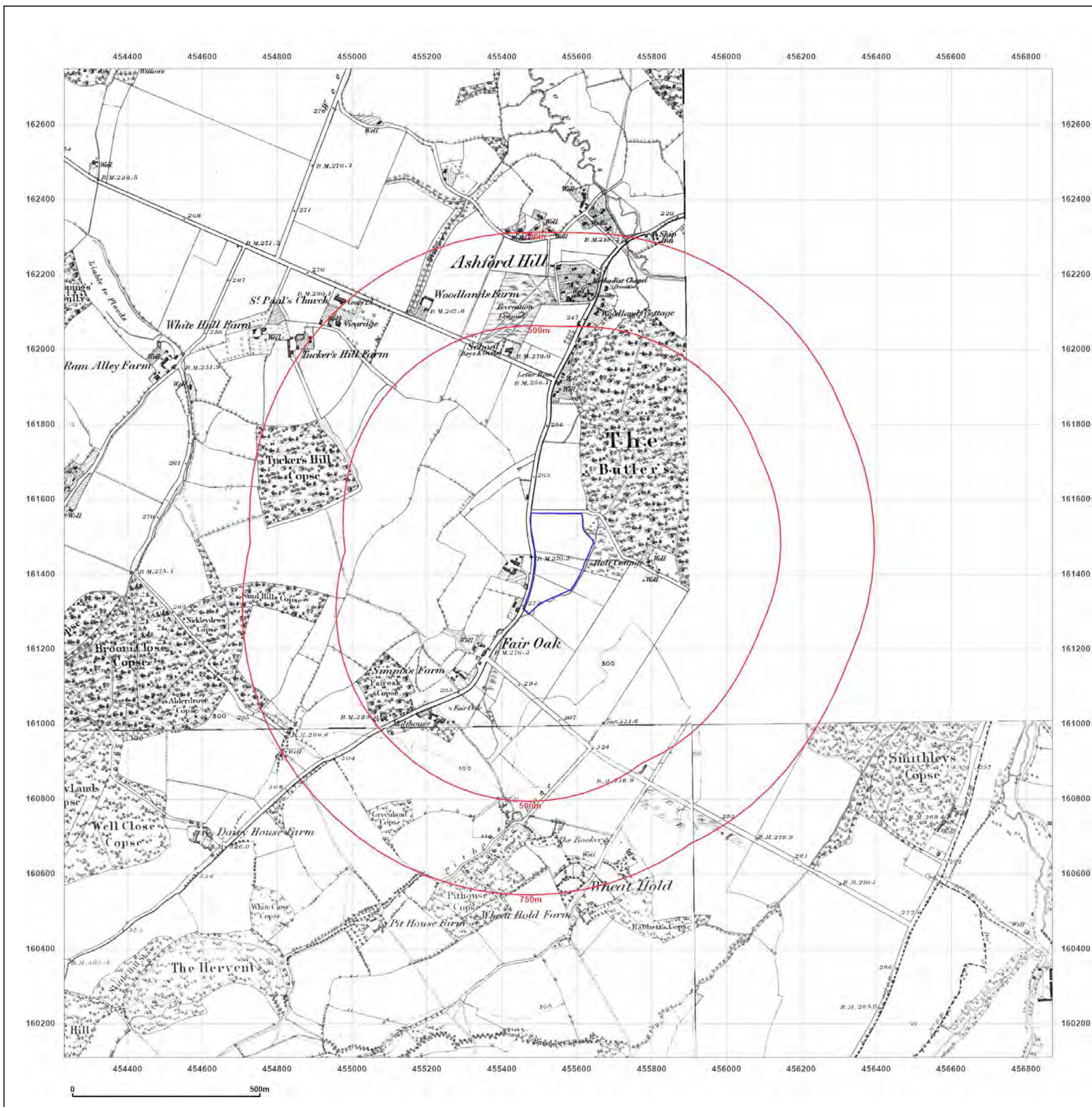


Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 21 June 2021

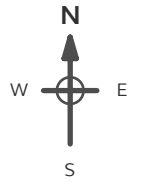
Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



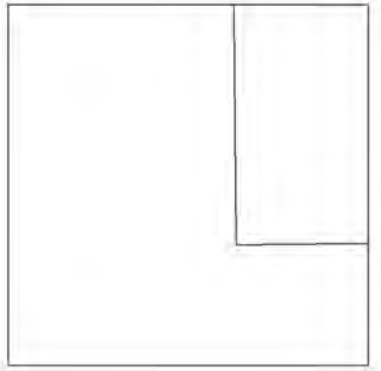
**Site Details:**  
 9, HOLT COTTAGES, ASHFORD HILL, RG19 8BH

**Client Ref:** 13692\_Ashford\_Hill\_RA  
**Report Ref:** GS-7971325  
**Grid Ref:** 455550, 161429

**Map Name:** County Series  
**Map date:** 1877  
**Scale:** 1:10,560  
**Printed at:** 1:10,560



Surveyed 1873  
 Revised N/A  
 Edition 1877  
 Copyright N/A  
 Levelled N/A



Powered by

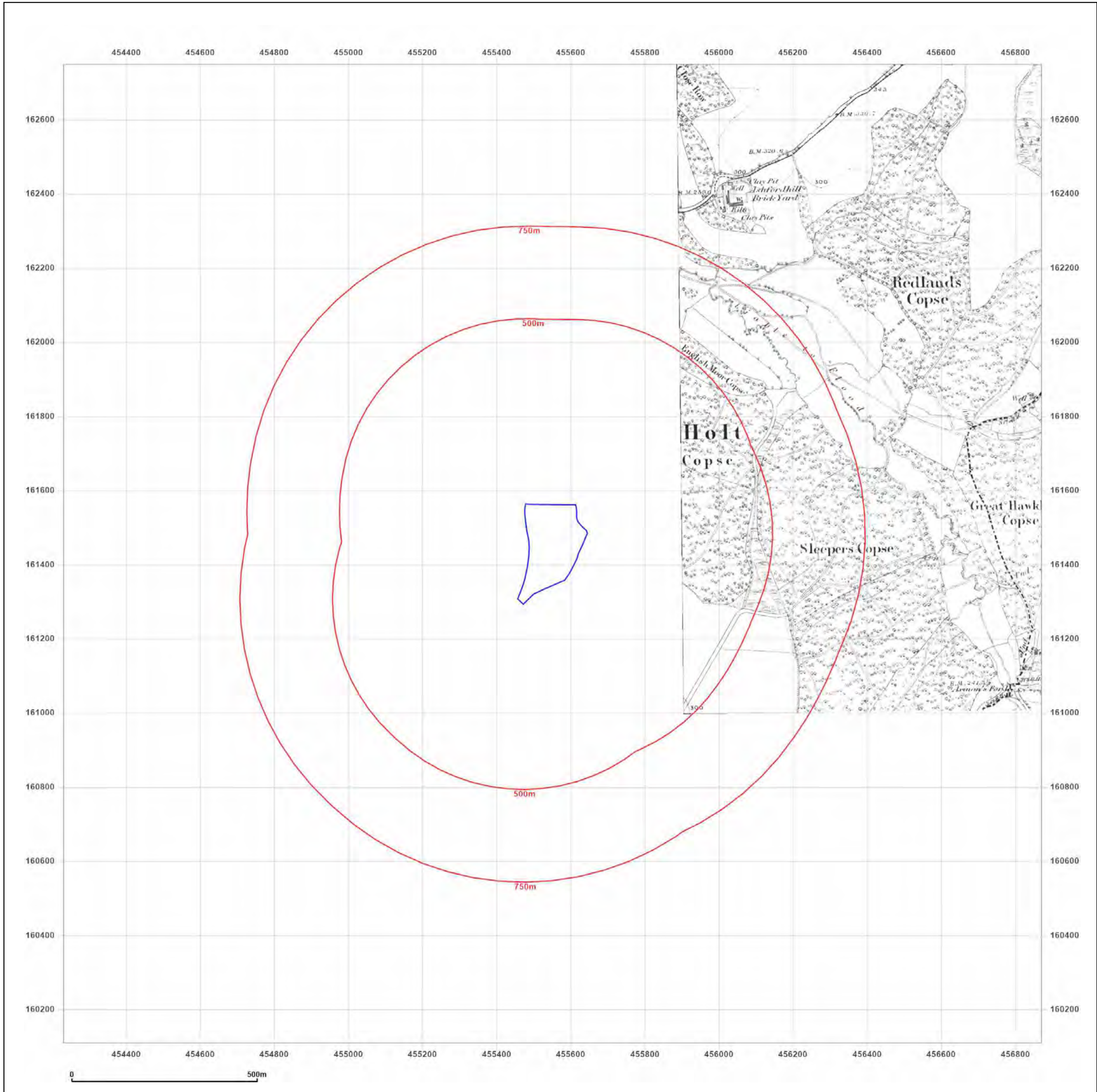


Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 21 June 2021

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



**Site Details:**

9, HOLT COTTAGES, ASHFORD HILL, RG19 8BH

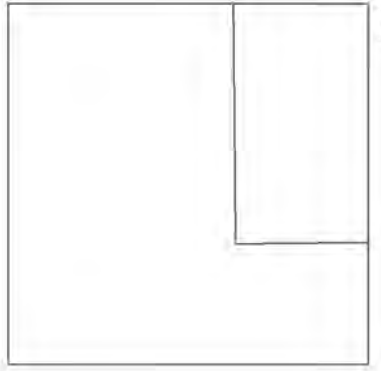
**Client Ref:** 13692\_Ashford\_Hill\_RA  
**Report Ref:** GS-7971325  
**Grid Ref:** 455550, 161429

**Map Name:** County Series

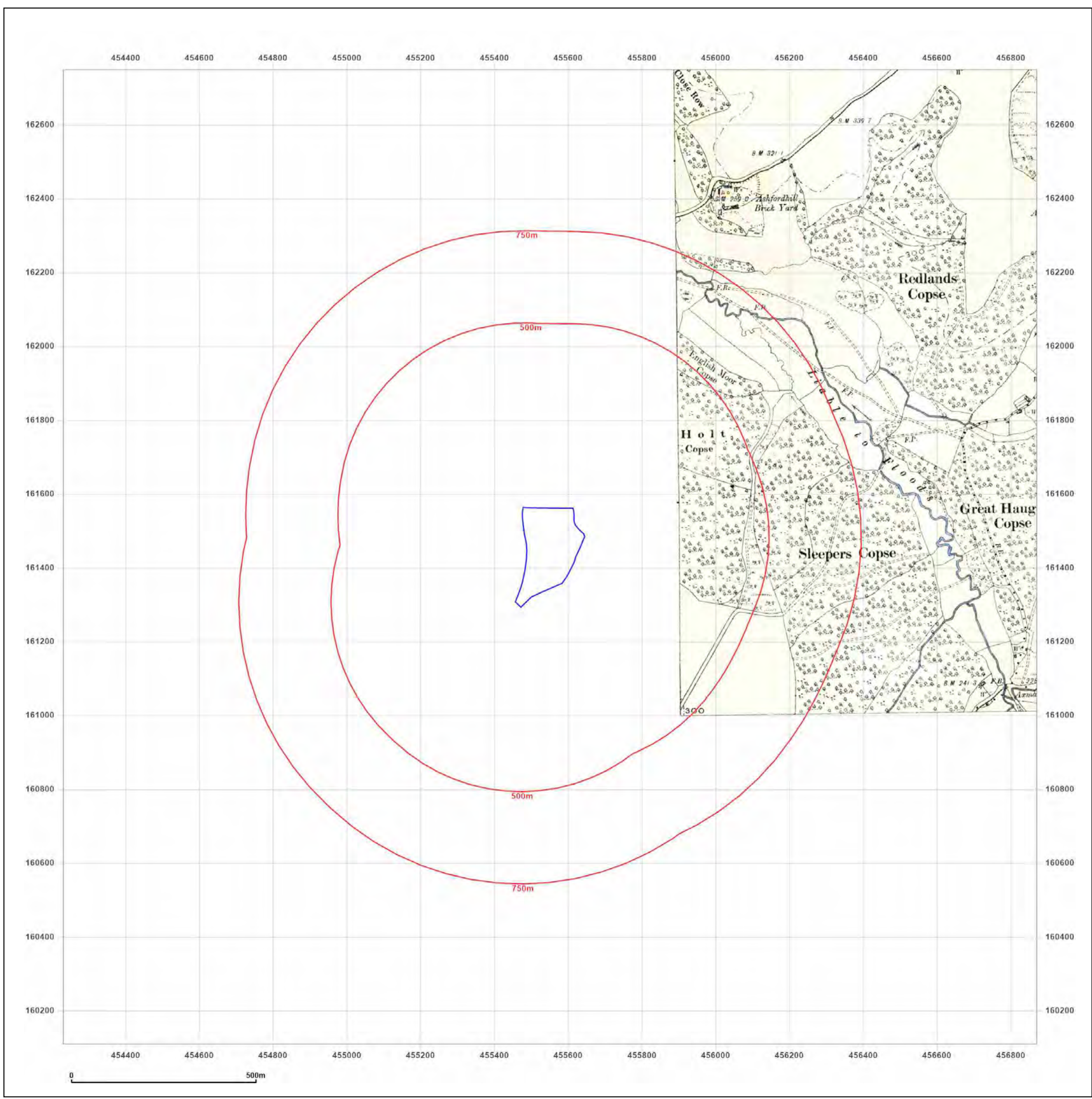
**Map date:** 1888

**Scale:** 1:10,560

**Printed at:** 1:10,560

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



Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 21 June 2021

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)

**Site Details:**

9, HOLT COTTAGES, ASHFORD HILL, RG19 8BH

**Client Ref:** 13692\_Ashford\_Hill\_RA  
**Report Ref:** GS-7971325  
**Grid Ref:** 455550, 161429

**Map Name:** County Series

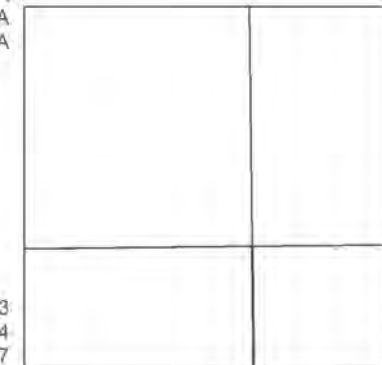
**Map date:** 1894-1897

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1877  
 Revised 1894  
 Edition N/A  
 Copyright N/A  
 Levelled N/A



Surveyed 1873  
 Revised 1894  
 Edition 1897  
 Copyright N/A  
 Levelled N/A

Surveyed 1873  
 Revised 1894  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

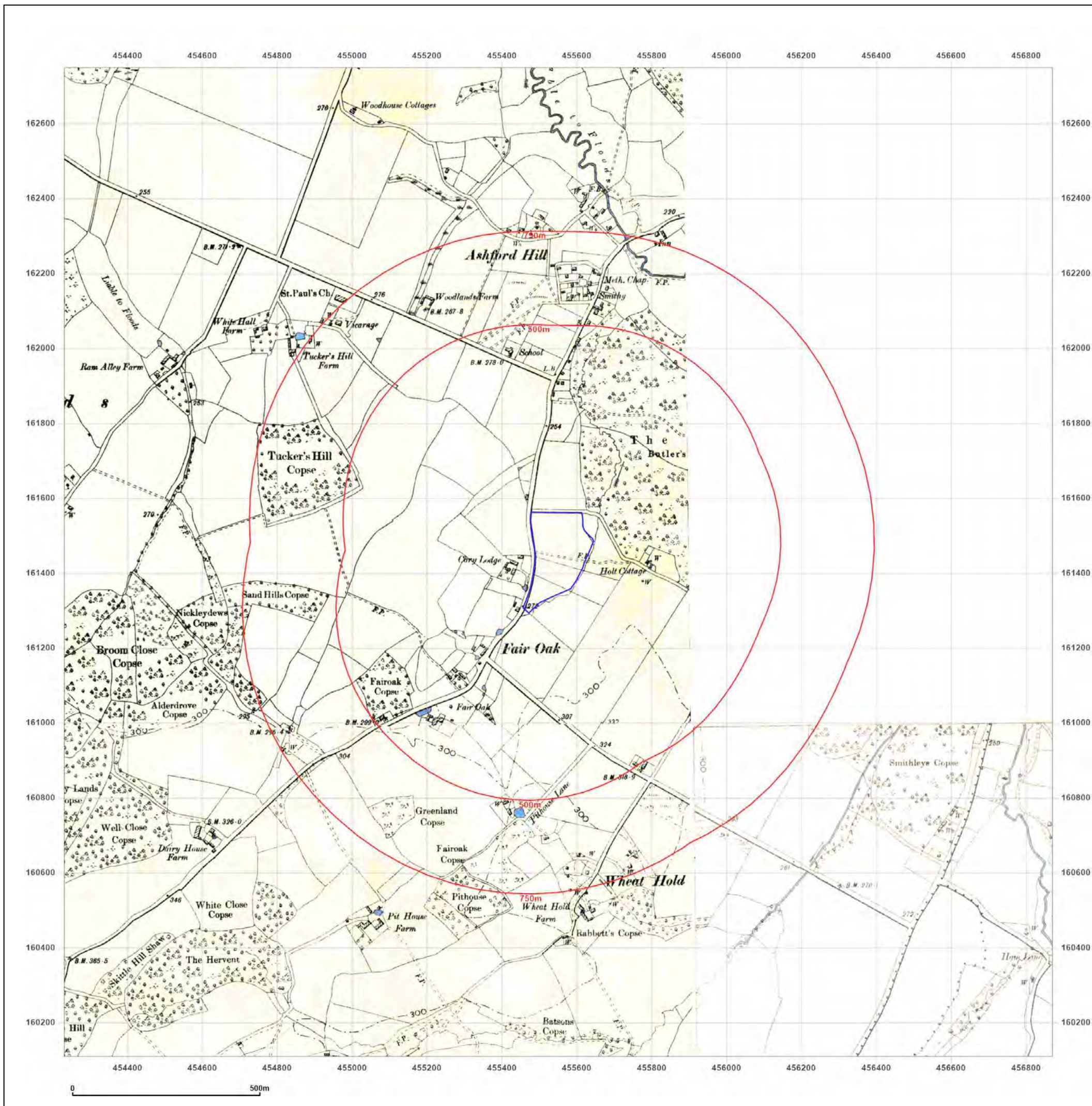


Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 21 June 2021

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



**Site Details:**

9, HOLT COTTAGES, ASHFORD HILL, RG19 8BH

**Client Ref:** 13692\_Ashford\_Hill\_RA  
**Report Ref:** GS-7971325  
**Grid Ref:** 455550, 161429

**Map Name:** County Series

**Map date:** 1894-1897

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1877 Revised 1894 Edition N/A Copyright N/A Levelled N/A	Surveyed 1877 Revised 1894 Edition N/A Copyright N/A Levelled N/A
Surveyed 1873 Revised 1894 Edition N/A Copyright N/A Levelled N/A	Surveyed 1873 Revised 1894 Edition 1897 Copyright N/A Levelled N/A

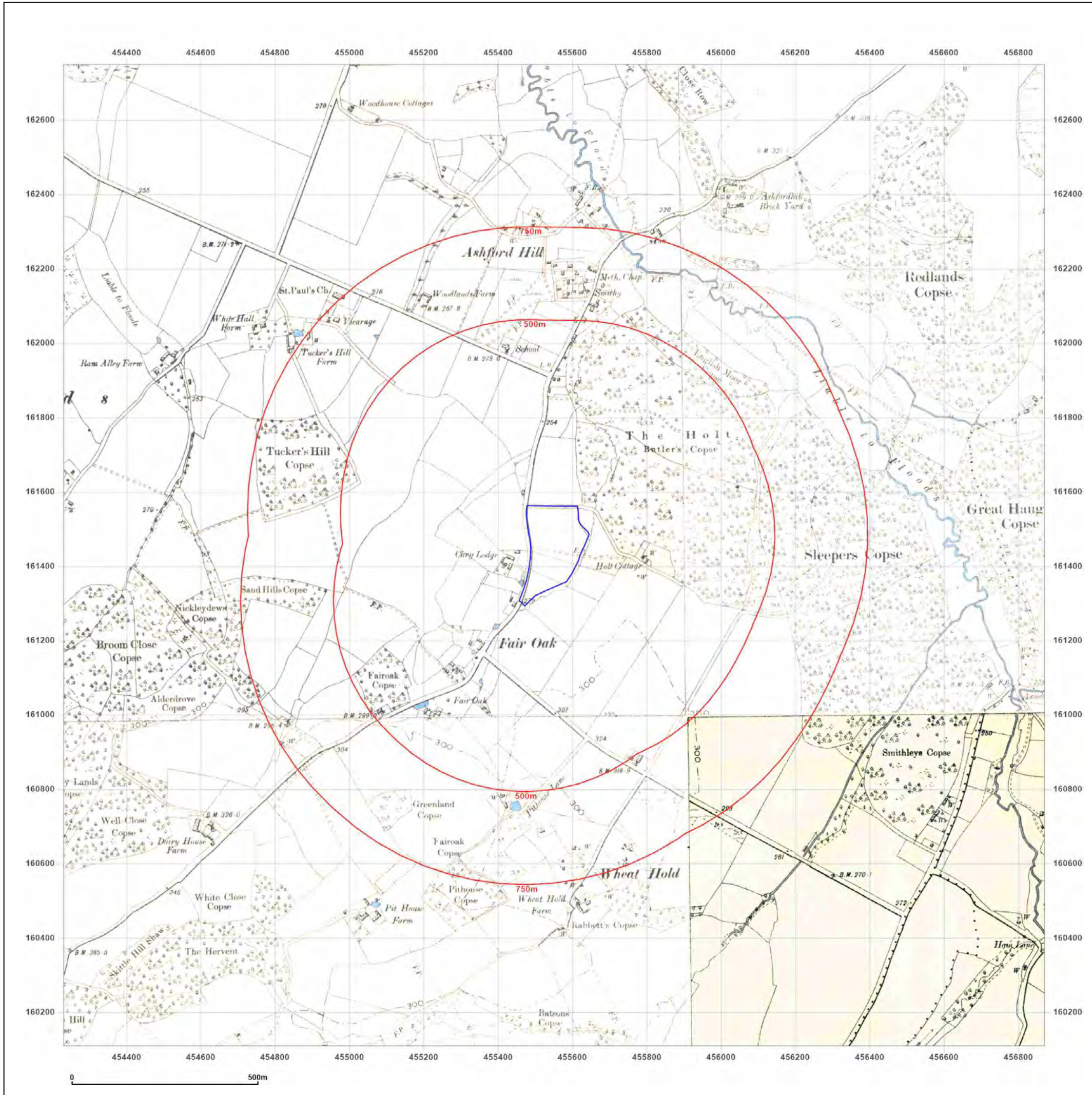


Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 21 June 2021

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



**Site Details:**

9, HOLT COTTAGES, ASHFORD HILL, RG19 8BH

**Client Ref:** 13692\_Ashford\_Hill\_RA  
**Report Ref:** GS-7971325  
**Grid Ref:** 455550, 161429

**Map Name:** County Series

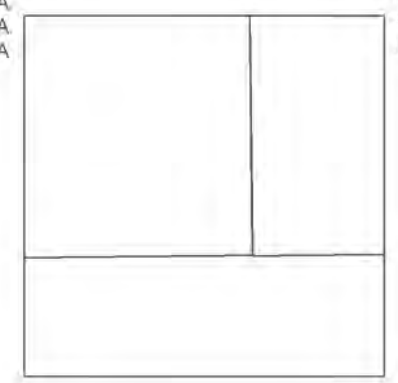
**Map date:** 1899

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1874  
 Revised 1899  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

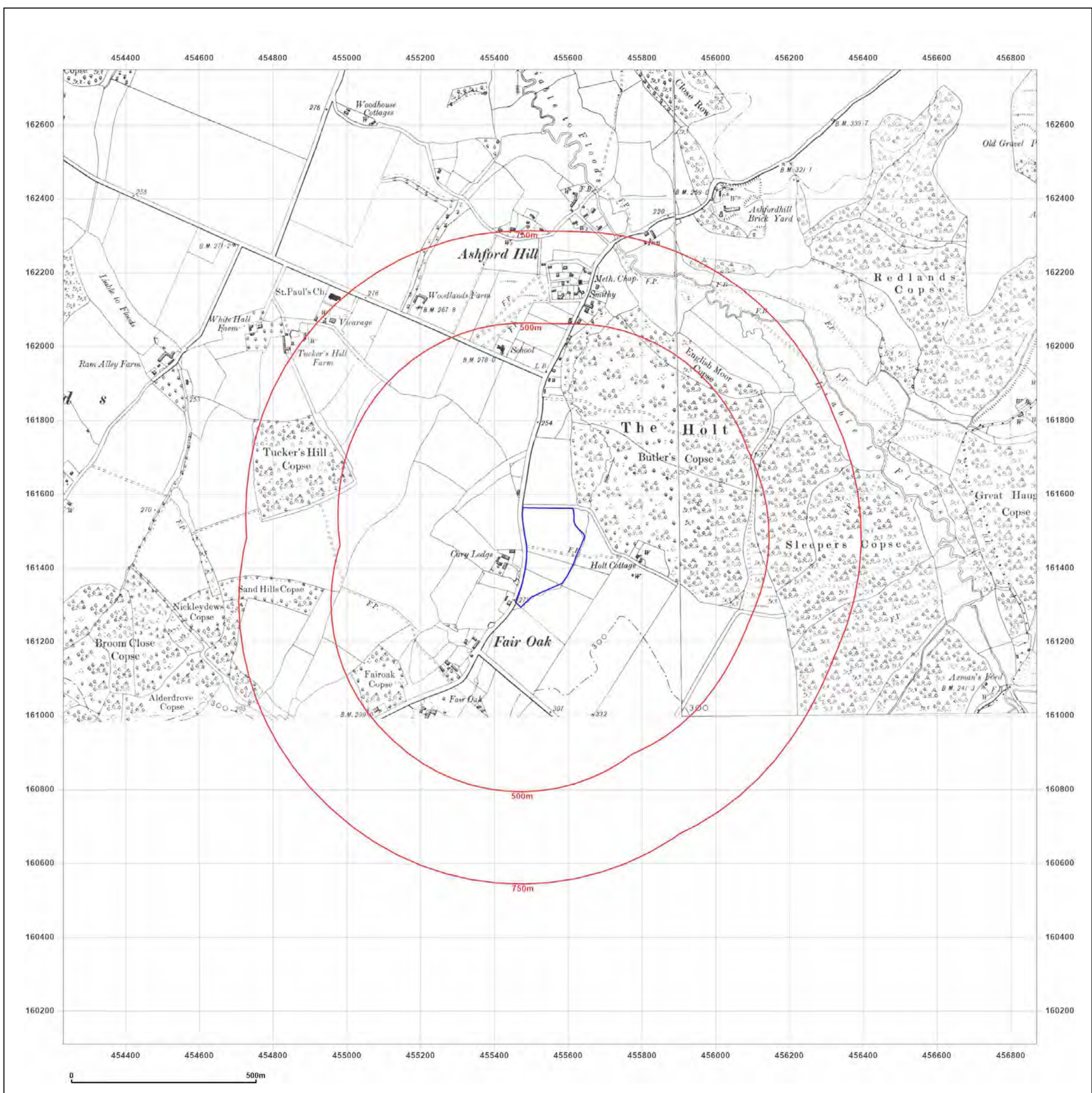


Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 21 June 2021

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



**Site Details:**

9, HOLT COTTAGES, ASHFORD HILL, RG19 8BH

**Client Ref:** 13692\_Ashford\_Hill\_RA  
**Report Ref:** GS-7971325  
**Grid Ref:** 455550, 161429

**Map Name:** County Series

**Map date:** 1912-1913

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A	Surveyed 1875 Revised 1913 Edition N/A Copyright N/A Levelled N/A
Surveyed 1872 Revised 1912 Edition N/A Copyright N/A Levelled N/A	Surveyed 1872 Revised 1913 Edition N/A Copyright N/A Levelled N/A

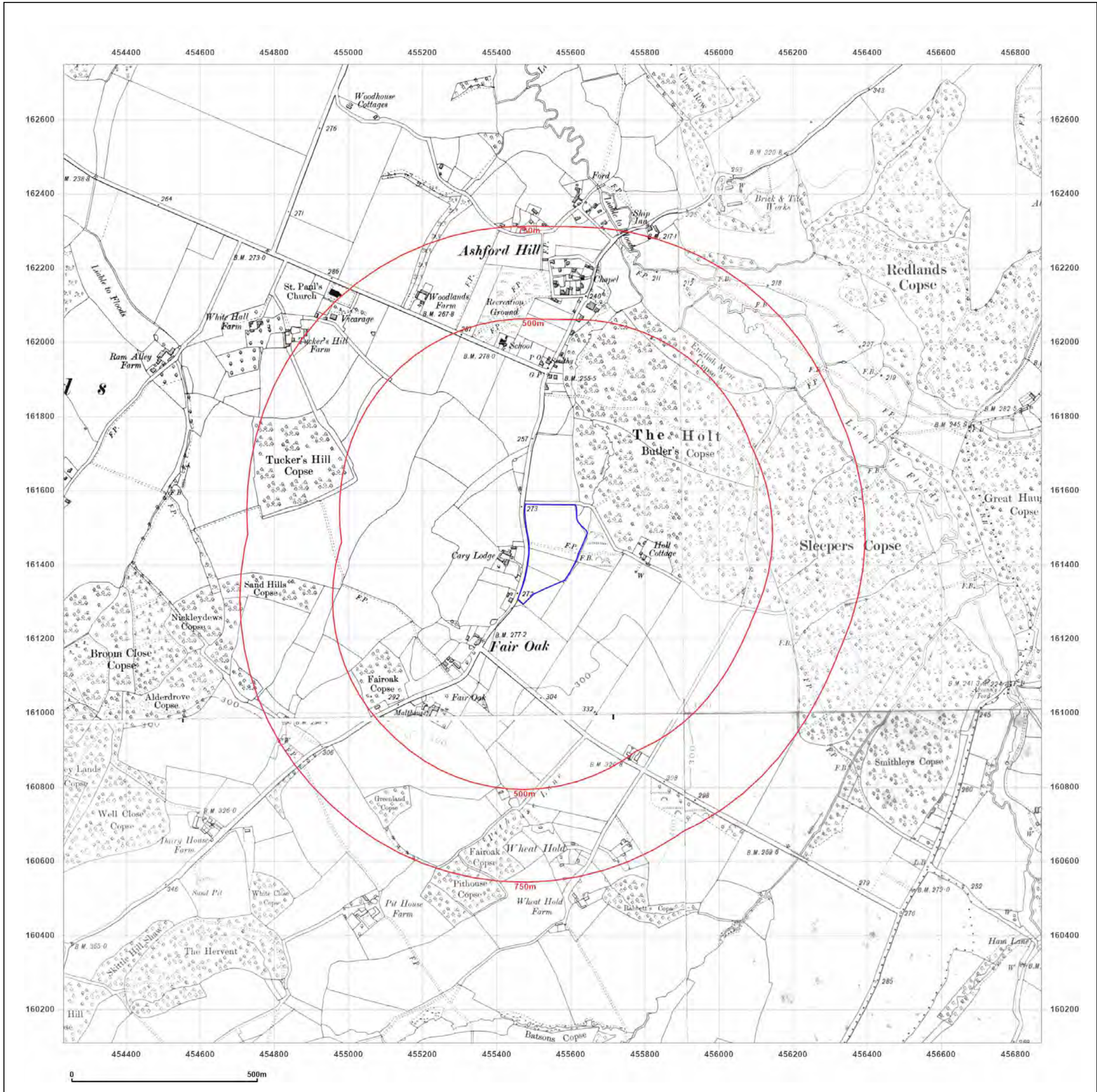


Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 21 June 2021

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



**Site Details:**

9, HOLT COTTAGES, ASHFORD HILL, RG19 8BH

**Client Ref:** 13692\_Ashford\_Hill\_RA  
**Report Ref:** GS-7971325  
**Grid Ref:** 455550, 161429

**Map Name:** County Series

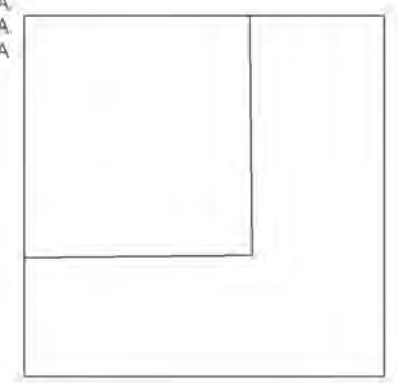
**Map date:** 1913

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1874  
 Revised 1913  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

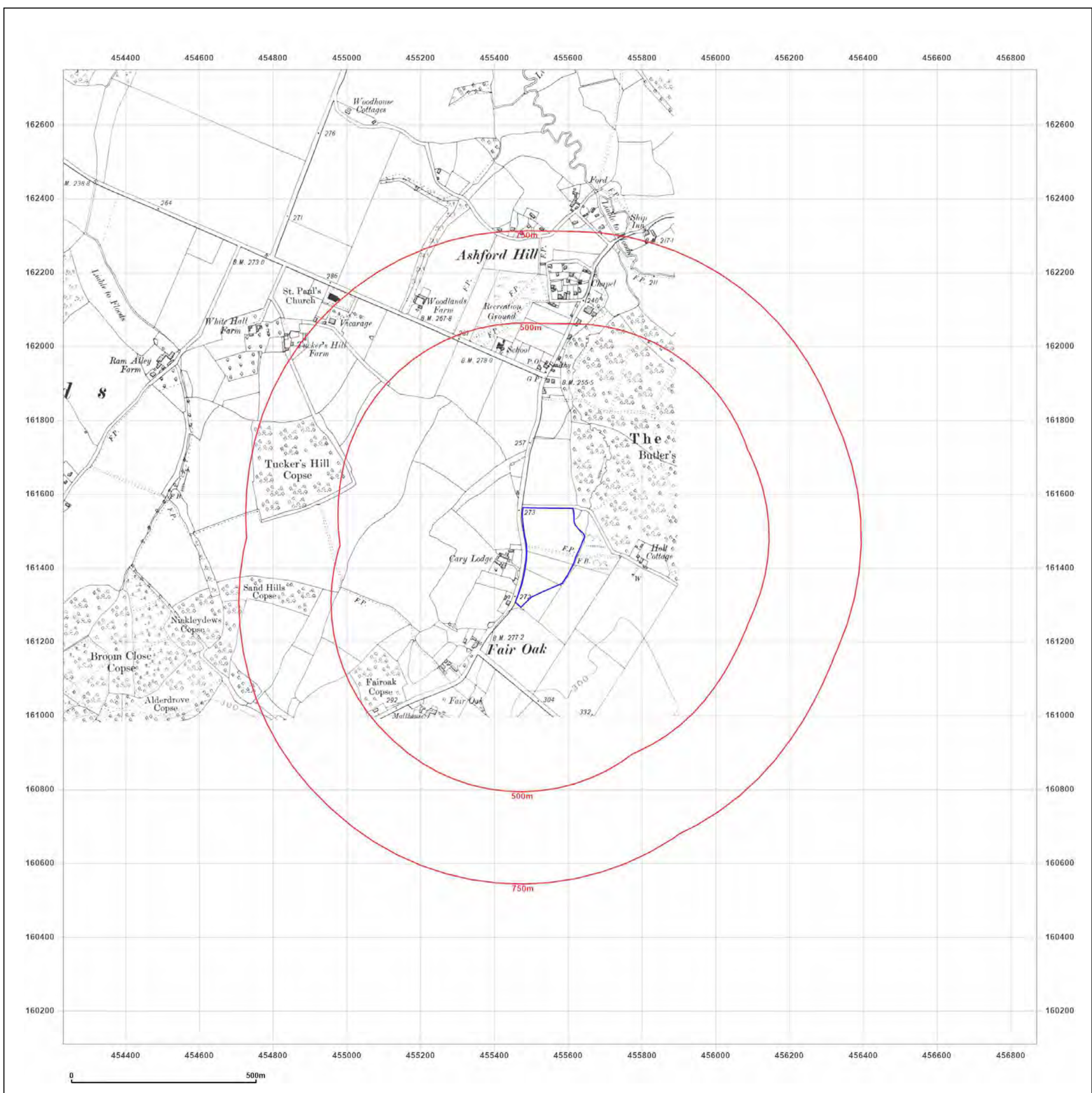


Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 21 June 2021

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





**Site Details:**

9, HOLT COTTAGES, ASHFORD HILL, RG19 8BH

**Client Ref:** 13692\_Ashford\_Hill\_RA  
**Report Ref:** GS-7971325  
**Grid Ref:** 455550, 161429

**Map Name:** Provisional

**Map date:** 1956

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1956  
 Revised 1956  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

Surveyed 1956  
 Revised 1956  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

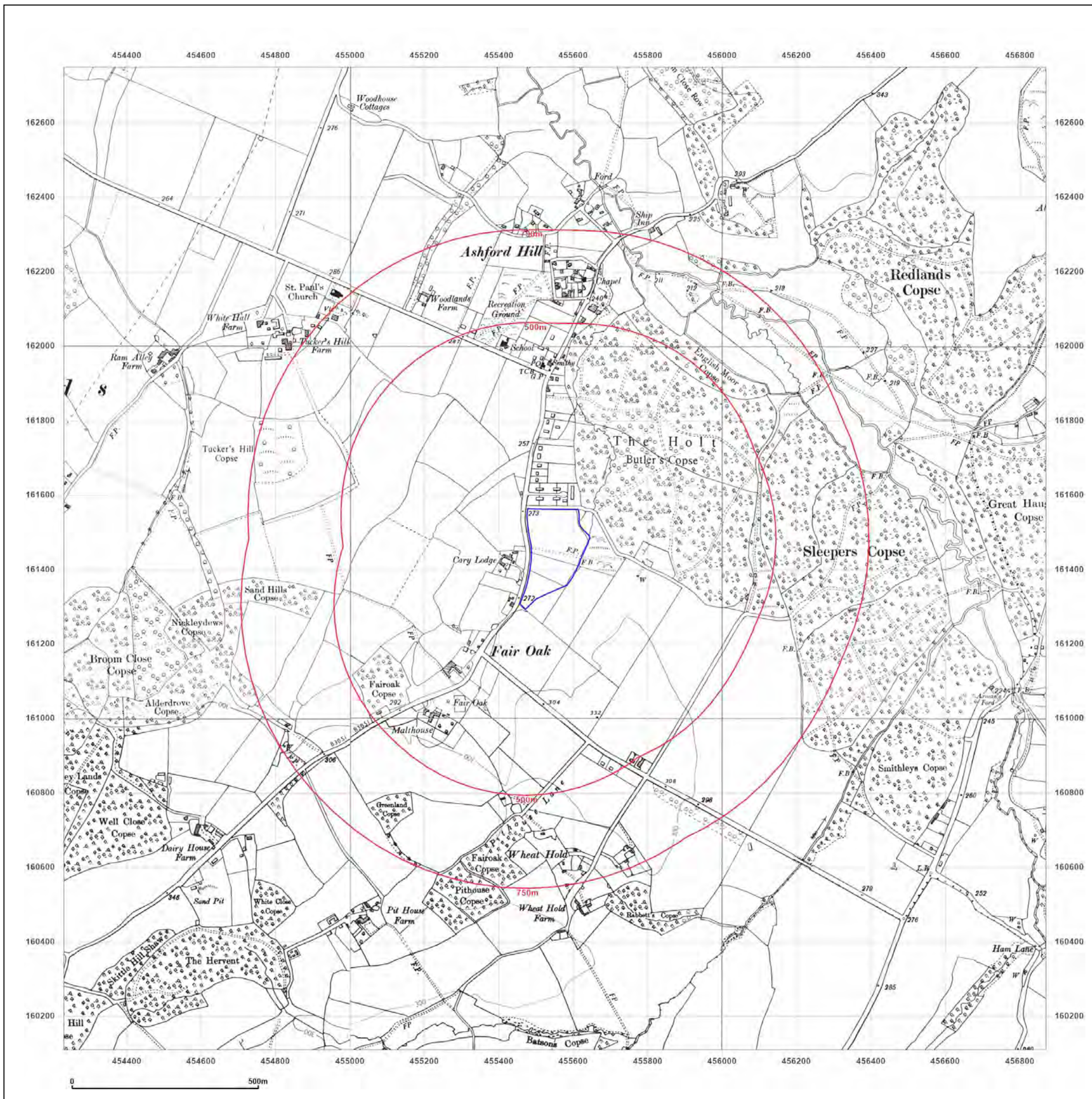


Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 21 June 2021

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



**Site Details:**

9, HOLT COTTAGES, ASHFORD HILL, RG19 8BH

**Client Ref:** 13692\_Ashford\_Hill\_RA  
**Report Ref:** GS-7971325  
**Grid Ref:** 455550, 161429

**Map Name:** National Grid

**Map date:** 1975-1976

**Scale:** 1:10,000

**Printed at:** 1:10,000



Surveyed 1970  
 Revised 1976  
 Edition N/A  
 Copyright 1976  
 Levelled 1975

Surveyed 1970  
 Revised 1975  
 Edition N/A  
 Copyright 1975  
 Levelled N/A

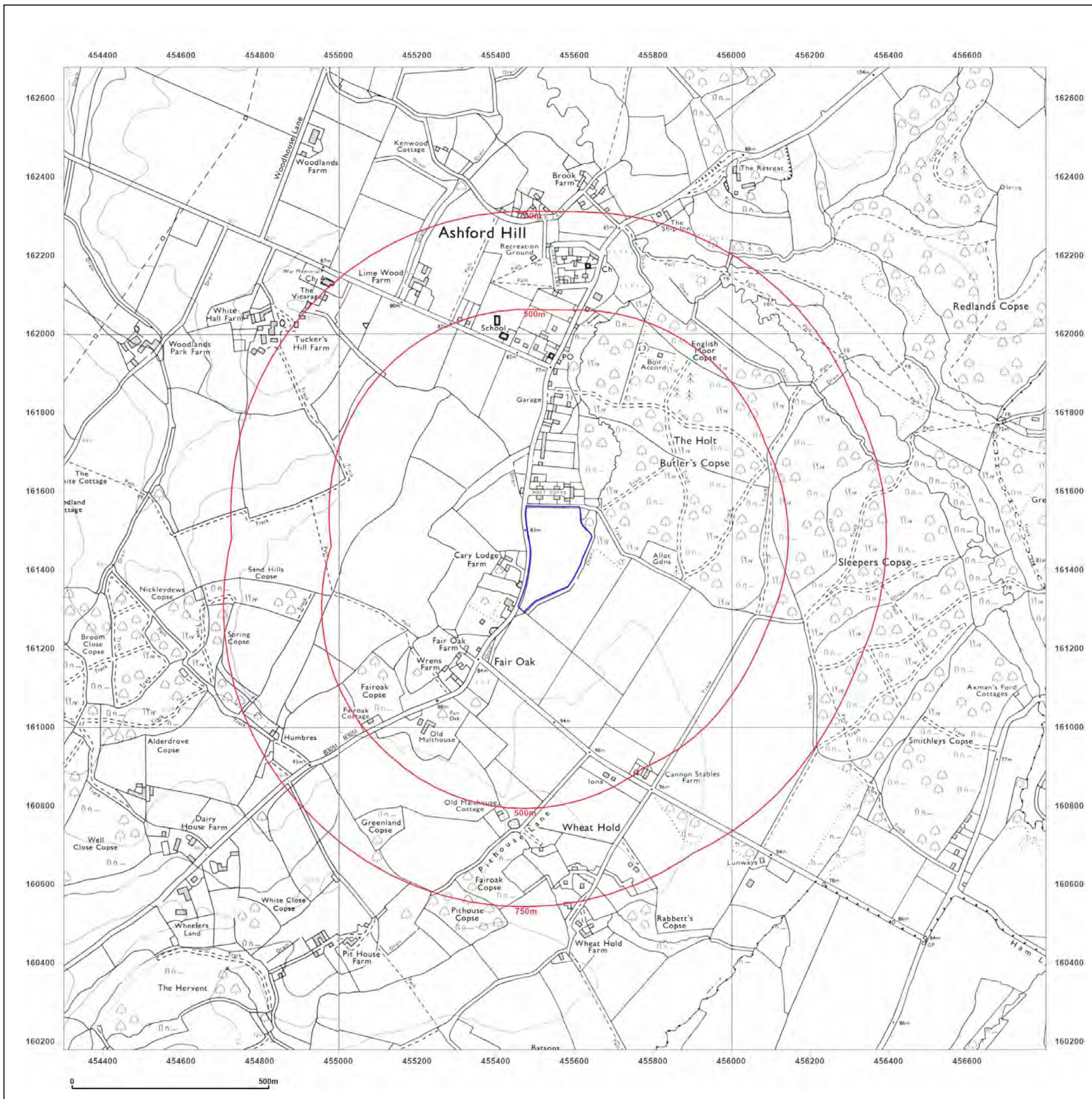


Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 21 June 2021

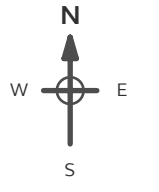
Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)

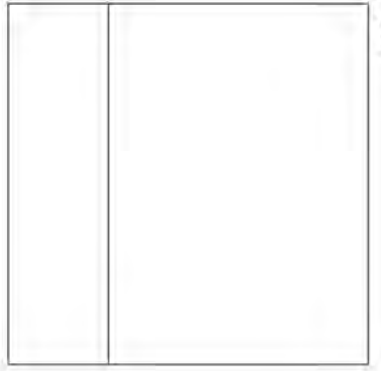


**Site Details:**  
 9, HOLT COTTAGES, ASHFORD HILL, RG19 8BH

**Client Ref:** 13692\_Ashford\_Hill\_RA  
**Report Ref:** GS-7971325  
**Grid Ref:** 455550, 161429

**Map Name:** National Grid  
**Map date:** 1991  
**Scale:** 1:10,000  
**Printed at:** 1:10,000





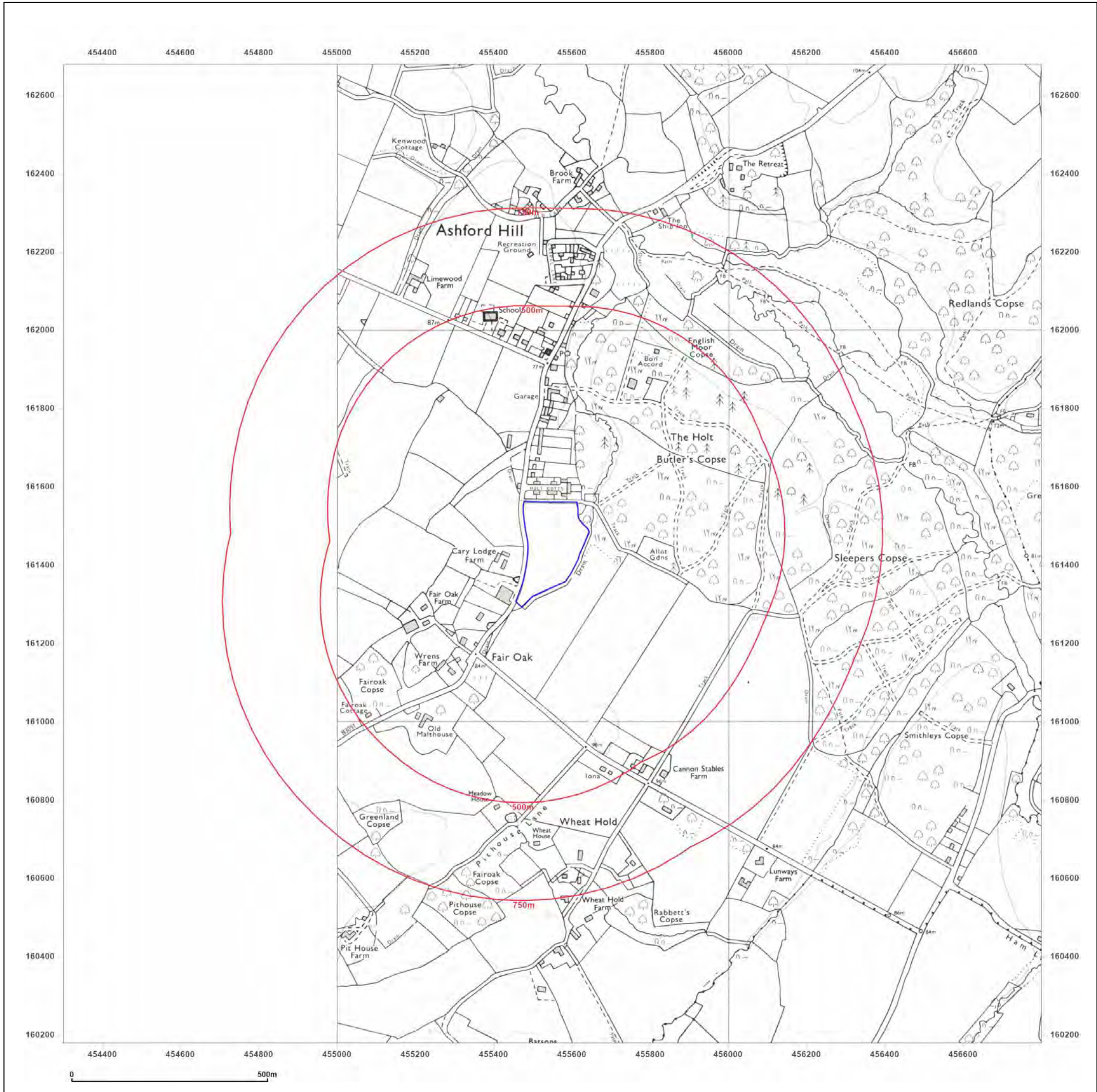
Surveyed 1990  
 Revised 1991  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

**Powered by**  Produced by Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 21 June 2021

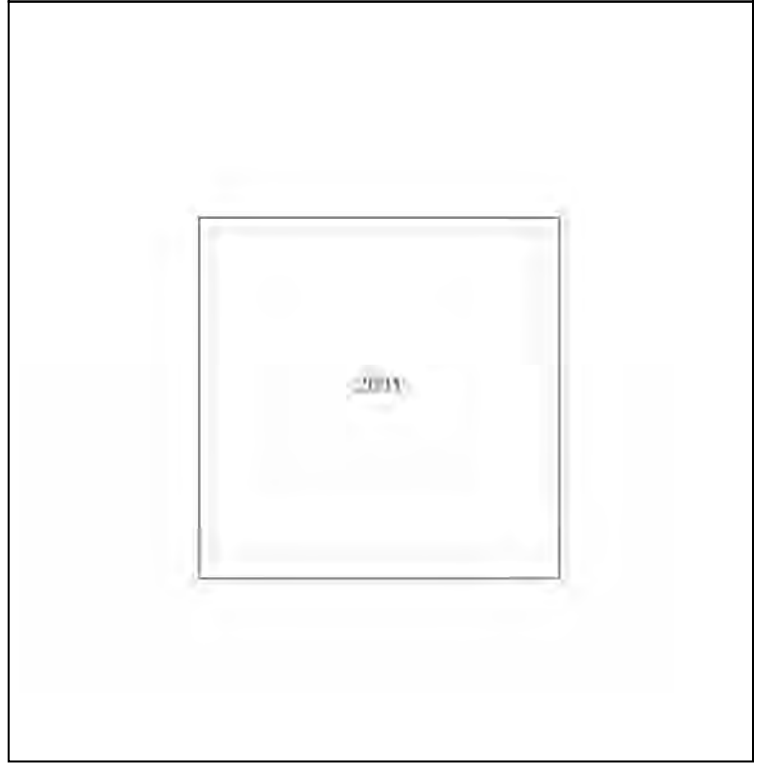
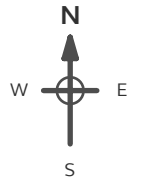
Map legend available at: [www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



**Site Details:**  
 9, HOLT COTTAGES, ASHFORD HILL, RG19 8BH

**Client Ref:** 13692\_Ashford\_Hill\_RA  
**Report Ref:** GS-7971325  
**Grid Ref:** 455550, 161429

**Map Name:** National Grid  
**Map date:** 2001  
**Scale:** 1:10,000  
**Printed at:** 1:10,000

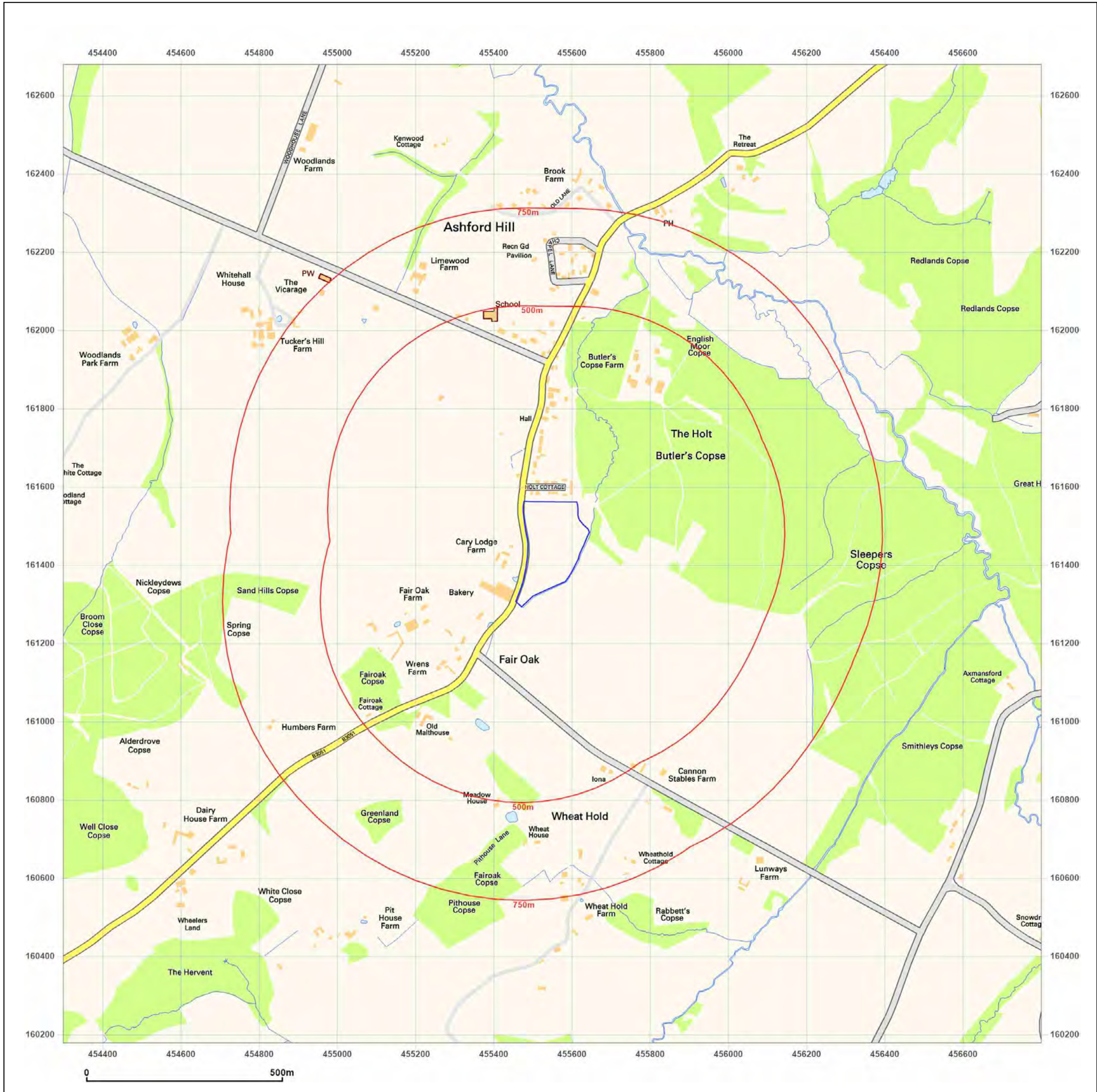


**Powered by**  Produced by Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 21 June 2021

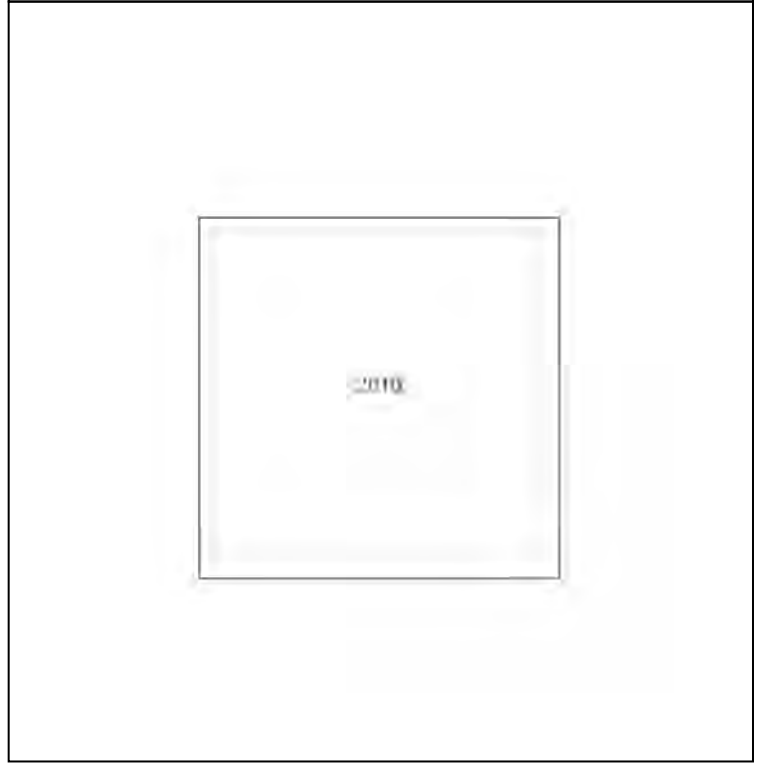
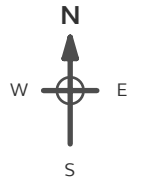
Map legend available at: [www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



**Site Details:**  
 9, HOLT COTTAGES, ASHFORD HILL, RG19 8BH

**Client Ref:** 13692\_Ashford\_Hill\_RA  
**Report Ref:** GS-7971325  
**Grid Ref:** 455550, 161429

**Map Name:** National Grid  
**Map date:** 2010  
**Scale:** 1:10,000  
**Printed at:** 1:10,000

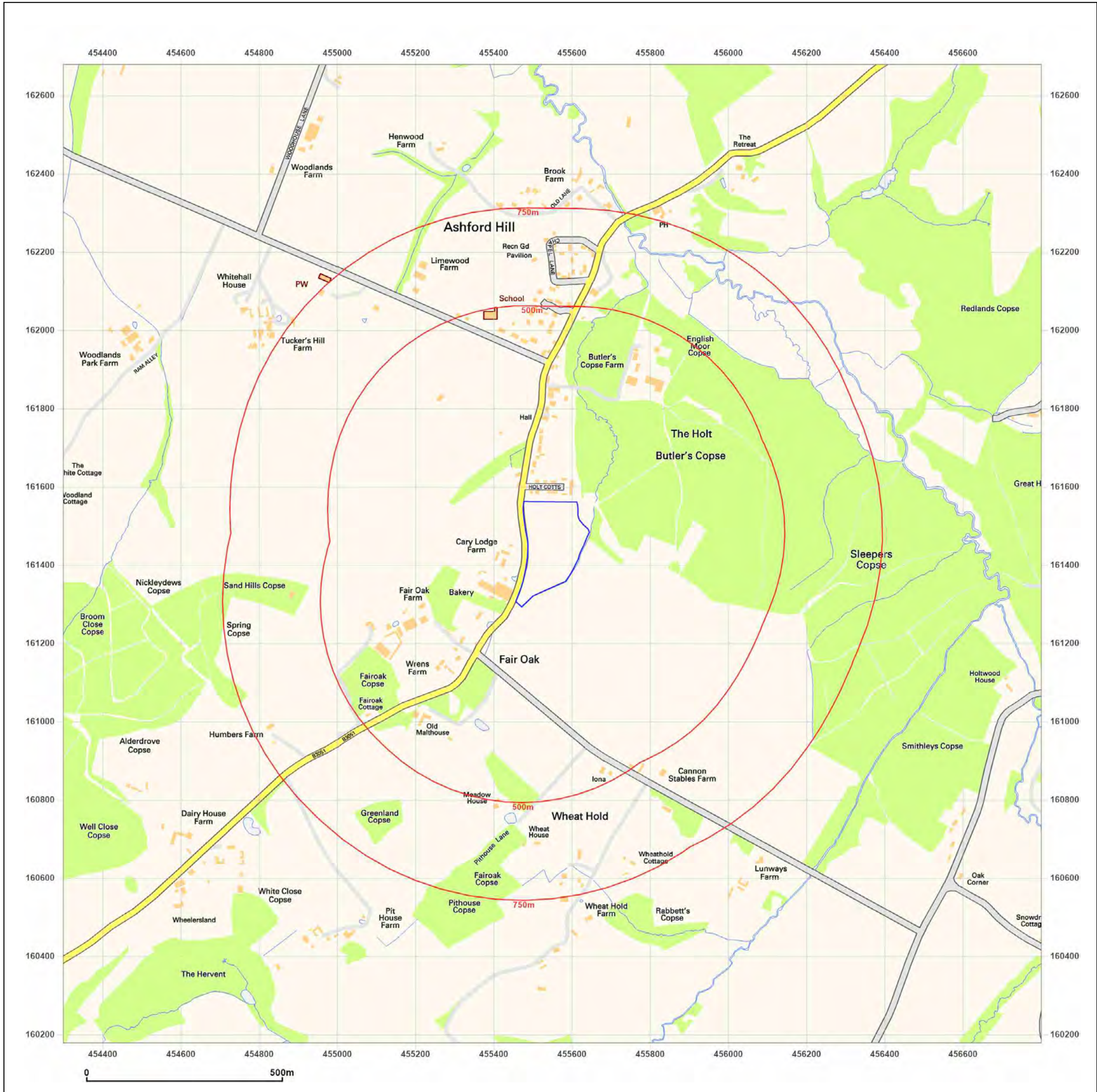


**Powered by**  Produced by Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 21 June 2021

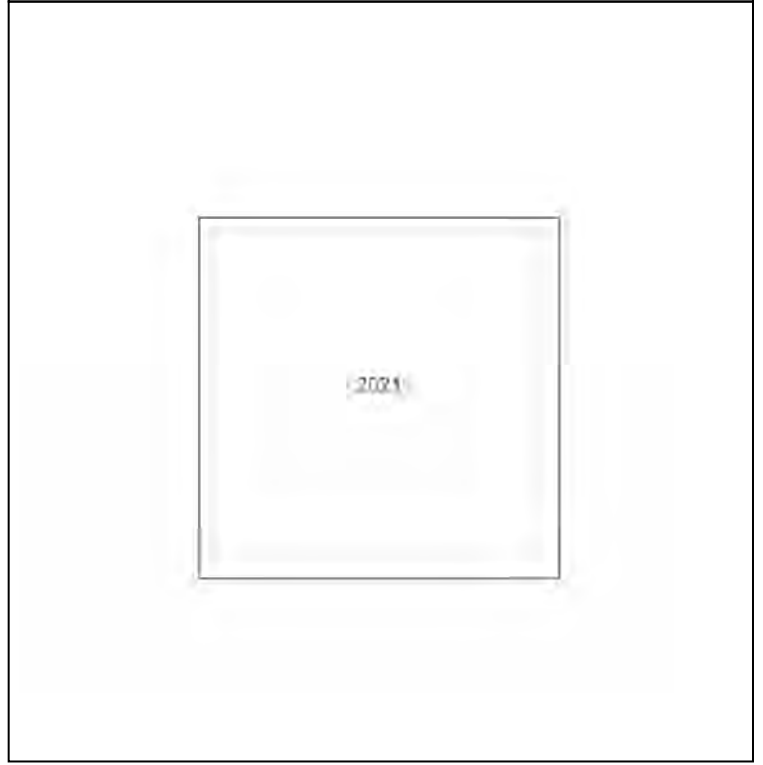
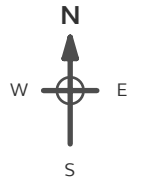
Map legend available at: [www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



**Site Details:**  
 9, HOLT COTTAGES, ASHFORD HILL, RG19 8BH

**Client Ref:** 13692\_Ashford\_Hill\_RA  
**Report Ref:** GS-7971325  
**Grid Ref:** 455550, 161429

**Map Name:** National Grid  
**Map date:** 2021  
**Scale:** 1:10,000  
**Printed at:** 1:10,000

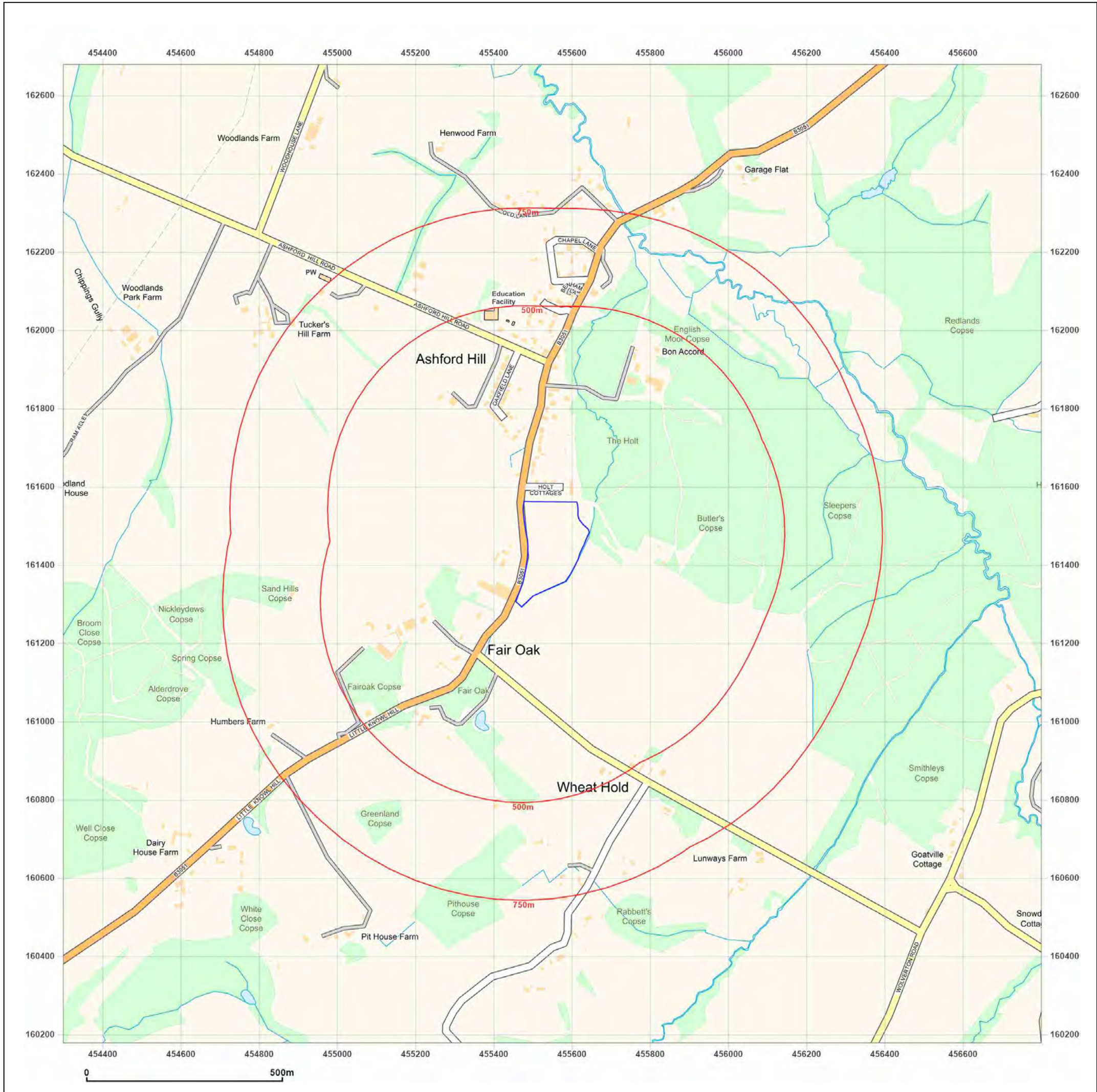


**Powered by**  Produced by Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 21 June 2021

Map legend available at: [www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



9, HOLT COTTAGES, ASHFORD HILL, RG19 8BH

## Order Details

**Date:** 21/06/2021  
**Your ref:** 13692\_Ashford\_Hill\_RA  
**Our Ref:** GS-7971326  
**Client:** CampbellReith

## Site Details

**Location:** 455564 161493  
**Area:** 3.14 ha  
**Authority:** [Basingstoke and Deane Borough Council](#)



**Summary of findings**

p. 2

**Aerial image**

p. 8

**OS MasterMap site plan**

p.13

[groundsure.com/insightuserguide](https://groundsure.com/insightuserguide)

Contact us with any questions at:

[info@groundsure.com](mailto:info@groundsure.com)

08444 159 000

## Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
<b>14</b>	<b>1.1</b>	<b><u>Historical industrial land uses</u></b>	0	0	2	8	-
<b>15</b>	<b>1.2</b>	<b><u>Historical tanks</u></b>	0	0	0	1	-
15	1.3	Historical energy features	0	0	0	0	-
16	1.4	Historical petrol stations	0	0	0	0	-
<b>16</b>	<b>1.5</b>	<b><u>Historical garages</u></b>	0	0	0	1	-
16	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
<b>17</b>	<b>2.1</b>	<b><u>Historical industrial land uses</u></b>	0	0	2	10	-
<b>18</b>	<b>2.2</b>	<b><u>Historical tanks</u></b>	0	0	0	1	-
18	2.3	Historical energy features	0	0	0	0	-
19	2.4	Historical petrol stations	0	0	0	0	-
<b>19</b>	<b>2.5</b>	<b><u>Historical garages</u></b>	0	0	0	2	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
20	3.1	Active or recent landfill	0	0	0	0	-
20	3.2	Historical landfill (BGS records)	0	0	0	0	-
21	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
21	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
21	3.5	Historical waste sites	0	0	0	0	-
21	3.6	Licensed waste sites	0	0	0	0	-
<b>21</b>	<b>3.7</b>	<b><u>Waste exemptions</u></b>	0	0	18	64	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
<b>29</b>	<b>4.1</b>	<b><u>Recent industrial land uses</u></b>	0	1	0	-	-
<b>30</b>	<b>4.2</b>	<b><u>Current or recent petrol stations</u></b>	0	0	0	1	-
30	4.3	Electricity cables	0	0	0	0	-
30	4.4	Gas pipelines	0	0	0	0	-
30	4.5	Sites determined as Contaminated Land	0	0	0	0	-



30	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
31	4.7	Regulated explosive sites	0	0	0	0	-
31	4.8	Hazardous substance storage/usage	0	0	0	0	-
31	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
31	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
31	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
32	4.12	Radioactive Substance Authorisations	0	0	0	0	-
<b>32</b>	<b>4.13</b>	<b><u>Licensed Discharges to controlled waters</u></b>	0	2	8	1	-
34	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
34	4.15	Pollutant release to public sewer	0	0	0	0	-
34	4.16	List 1 Dangerous Substances	0	0	0	0	-
34	4.17	List 2 Dangerous Substances	0	0	0	0	-
35	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
35	4.19	Pollution inventory substances	0	0	0	0	-
35	4.20	Pollution inventory waste transfers	0	0	0	0	-
35	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
<b>36</b>	<b>5.1</b>	<b><u>Superficial aquifer</u></b>	Identified (within 500m)				
<b>37</b>	<b>5.2</b>	<b><u>Bedrock aquifer</u></b>	Identified (within 500m)				
<b>39</b>	<b>5.3</b>	<b><u>Groundwater vulnerability</u></b>	Identified (within 50m)				
40	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
40	5.5	Groundwater vulnerability- local information	None (within 0m)				
<b>41</b>	<b>5.6</b>	<b><u>Groundwater abstractions</u></b>	0	0	1	0	5
<b>43</b>	<b>5.7</b>	<b><u>Surface water abstractions</u></b>	0	0	0	0	1
43	5.8	Potable abstractions	0	0	0	0	0
44	5.9	Source Protection Zones	0	0	0	0	-
44	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
<b>45</b>	<b>6.1</b>	<b><u>Water Network (OS MasterMap)</u></b>	2	2	3	-	-



46	<b>6.2</b>	<b><u>Surface water features</u></b>	1	2	4	-	-
46	<b>6.3</b>	<b><u>WFD Surface water body catchments</u></b>	1	-	-	-	-
47	<b>6.4</b>	<b><u>WFD Surface water bodies</u></b>	0	0	0	-	-
47	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
48	7.1	Risk of Flooding from Rivers and Sea (RoFRaS)	None (within 50m)				
48	7.2	Historical Flood Events	0	0	0	-	-
48	7.3	Flood Defences	0	0	0	-	-
48	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
49	7.5	Flood Storage Areas	0	0	0	-	-
50	7.6	Flood Zone 2	None (within 50m)				
50	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
<b>51</b>	<b>8.1</b>	<b><u>Surface water flooding</u></b>	1 in 30 year, Greater than 1.0m (within 50m)				
Page	Section	Groundwater flooding					
<b>53</b>	<b>9.1</b>	<b><u>Groundwater flooding</u></b>	High (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
<b>54</b>	<b>10.1</b>	<b><u>Sites of Special Scientific Interest (SSSI)</u></b>	0	1	0	0	2
55	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
55	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
55	10.4	Special Protection Areas (SPA)	0	0	0	0	0
<b>55</b>	<b>10.5</b>	<b><u>National Nature Reserves (NNR)</u></b>	0	0	0	0	1
56	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
<b>56</b>	<b>10.7</b>	<b><u>Designated Ancient Woodland</u></b>	0	0	0	2	32
58	10.8	Biosphere Reserves	0	0	0	0	0
58	10.9	Forest Parks	0	0	0	0	0
58	10.10	Marine Conservation Zones	0	0	0	0	0
58	10.11	Green Belt	0	0	0	0	0
58	10.12	Proposed Ramsar sites	0	0	0	0	0



59	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
59	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
59	10.15	Nitrate Sensitive Areas	0	0	0	0	0
59	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
<b>60</b>	<b>10.17</b>	<b><u>SSSI Impact Risk Zones</u></b>	<b>3</b>	-	-	-	-
<b>62</b>	<b>10.18</b>	<b><u>SSSI Units</u></b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>4</b>	<b>12</b>
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
69	11.1	World Heritage Sites	0	0	0	-	-
70	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
70	11.3	National Parks	0	0	0	-	-
<b>70</b>	<b>11.4</b>	<b><u>Listed Buildings</u></b>	<b>0</b>	<b>1</b>	<b>1</b>	-	-
71	11.5	Conservation Areas	0	0	0	-	-
71	11.6	Scheduled Ancient Monuments	0	0	0	-	-
71	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
<b>72</b>	<b>12.1</b>	<b><u>Agricultural Land Classification</u></b>	Grade 3 (within 250m)				
73	12.2	Open Access Land	0	0	0	-	-
<b>73</b>	<b>12.3</b>	<b><u>Tree Felling Licences</u></b>	<b>2</b>	<b>2</b>	<b>2</b>	-	-
<b>73</b>	<b>12.4</b>	<b><u>Environmental Stewardship Schemes</u></b>	<b>0</b>	<b>0</b>	<b>1</b>	-	-
74	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
<b>75</b>	<b>13.1</b>	<b><u>Priority Habitat Inventory</u></b>	<b>0</b>	<b>4</b>	<b>9</b>	-	-
76	13.2	Habitat Networks	0	0	0	-	-
76	13.3	Open Mosaic Habitat	0	0	0	-	-
76	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
<b>78</b>	<b>14.1</b>	<b><u>10k Availability</u></b>	Identified (within 500m)				
79	14.2	Artificial and made ground (10k)	0	0	0	0	-
<b>80</b>	<b>14.3</b>	<b><u>Superficial geology (10k)</u></b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	-



81	14.4	Landslip (10k)	0	0	0	0	-
<b>82</b>	<b>14.5</b>	<b><u>Bedrock geology (10k)</u></b>	1	0	1	2	-
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
<b>84</b>	<b>15.1</b>	<b><u>50k Availability</u></b>	Identified (within 500m)				
85	15.2	Artificial and made ground (50k)	0	0	0	0	-
85	15.3	Artificial ground permeability (50k)	0	0	-	-	-
<b>86</b>	<b>15.4</b>	<b><u>Superficial geology (50k)</u></b>	0	0	0	1	-
87	15.5	Superficial permeability (50k)	None (within 50m)				
87	15.6	Landslip (50k)	0	0	0	0	-
87	15.7	Landslip permeability (50k)	None (within 50m)				
<b>88</b>	<b>15.8</b>	<b><u>Bedrock geology (50k)</u></b>	1	2	1	2	-
<b>89</b>	<b>15.9</b>	<b><u>Bedrock permeability (50k)</u></b>	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
<b>90</b>	<b>16.1</b>	<b><u>BGS Boreholes</u></b>	0	0	8	-	-
Page	Section	Natural ground subsidence					
<b>92</b>	<b>17.1</b>	<b><u>Shrink swell clays</u></b>	Low (within 50m)				
<b>93</b>	<b>17.2</b>	<b><u>Running sands</u></b>	Low (within 50m)				
<b>95</b>	<b>17.3</b>	<b><u>Compressible deposits</u></b>	Negligible (within 50m)				
<b>96</b>	<b>17.4</b>	<b><u>Collapsible deposits</u></b>	Very low (within 50m)				
<b>97</b>	<b>17.5</b>	<b><u>Landslides</u></b>	Moderate (within 50m)				
<b>99</b>	<b>17.6</b>	<b><u>Ground dissolution of soluble rocks</u></b>	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
100	18.1	Natural cavities	0	0	0	0	-
100	18.2	BritPits	0	0	0	0	-
100	18.3	Surface ground workings	0	0	0	-	-
100	18.4	Underground workings	0	0	0	0	0
101	18.5	Historical Mineral Planning Areas	0	0	0	0	-



101	18.6	Non-coal mining	0	0	0	0	0
101	18.7	Mining cavities	0	0	0	0	0
<b>101</b>	<b>18.8</b>	<b><u>JPB mining areas</u></b>	<b>Identified (within 0m)</b>				
102	18.9	Coal mining	None (within 0m)				
102	18.10	Brine areas	None (within 0m)				
102	18.11	Gypsum areas	None (within 0m)				
102	18.12	Tin mining	None (within 0m)				
102	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
<b>103</b>	<b>19.1</b>	<b><u>Radon</u></b>	<b>Less than 1% (within 0m)</b>				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
<b>104</b>	<b>20.1</b>	<b><u>BGS Estimated Background Soil Chemistry</u></b>	4	4	-	-	-
104	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
105	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
106	21.1	Underground railways (London)	0	0	0	-	-
106	21.2	Underground railways (Non-London)	0	0	0	-	-
106	21.3	Railway tunnels	0	0	0	-	-
106	21.4	Historical railway and tunnel features	0	0	0	-	-
106	21.5	Royal Mail tunnels	0	0	0	-	-
107	21.6	Historical railways	0	0	0	-	-
107	21.7	Railways	0	0	0	-	-
107	21.8	Crossrail 1	0	0	0	0	-
107	21.9	Crossrail 2	0	0	0	0	-
107	21.10	HS2	0	0	0	0	-

## Recent aerial photograph



Capture Date: 02/07/2018

Site Area: 3.14ha



## Recent site history - 2016 aerial photograph

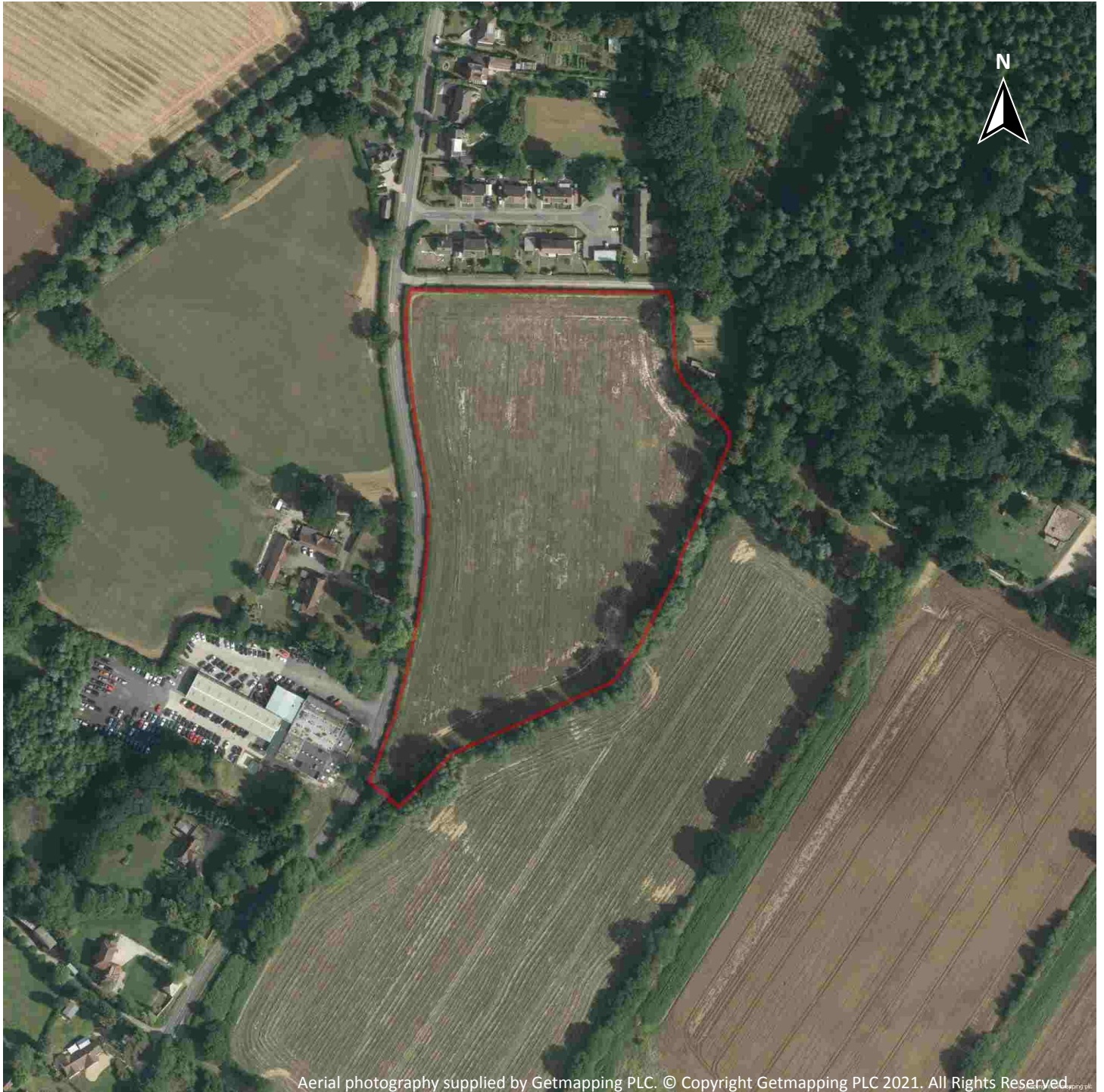


Capture Date: 14/09/2016

Site Area: 3.14ha



## Recent site history - 2013 aerial photograph



Capture Date: 01/08/2013

Site Area: 3.14ha





## Recent site history - 2005 aerial photograph



Capture Date: 19/06/2005

Site Area: 3.14ha



## Recent site history - 1999 aerial photograph

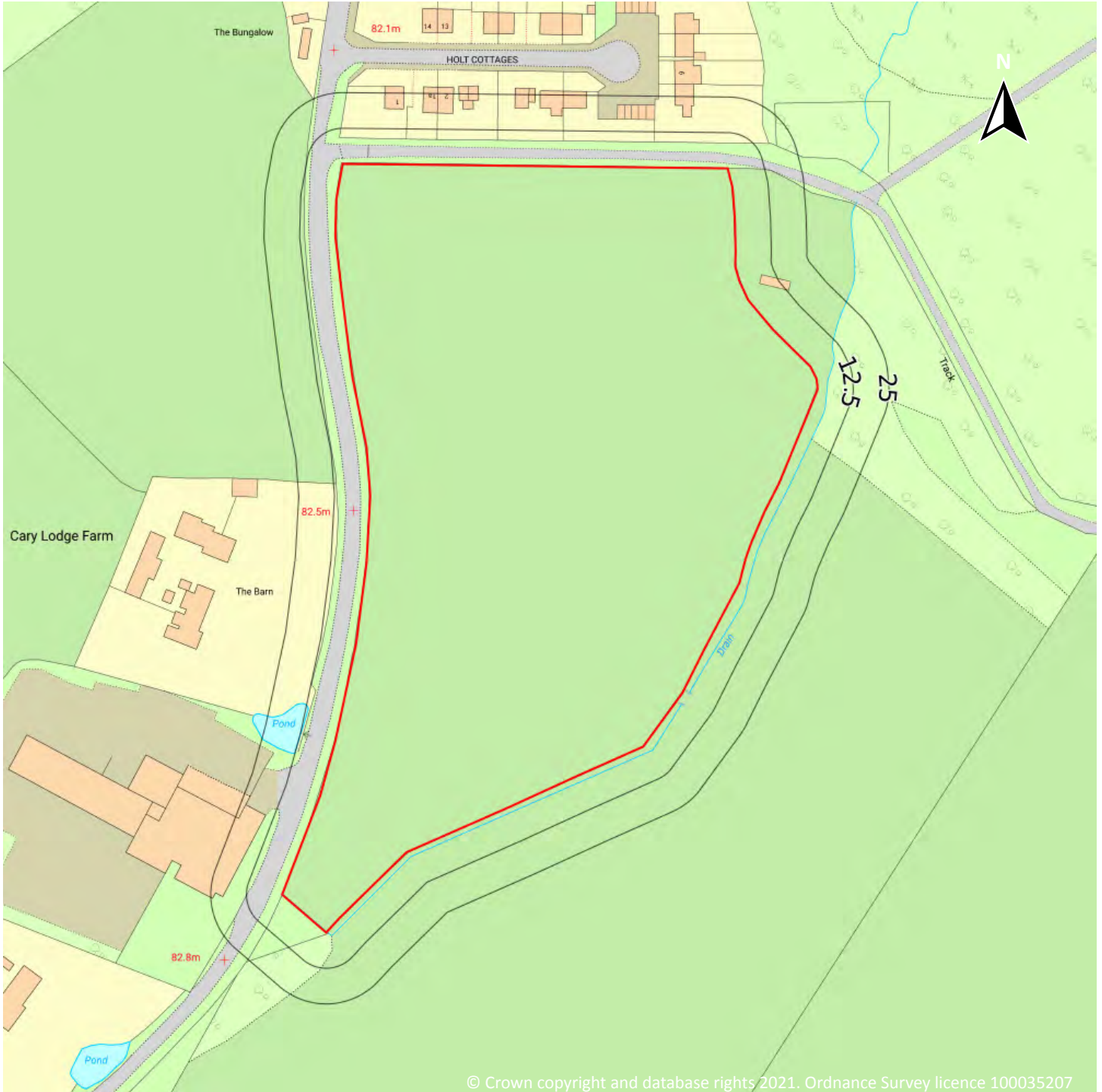


Capture Date: 29/07/1999

Site Area: 3.14ha



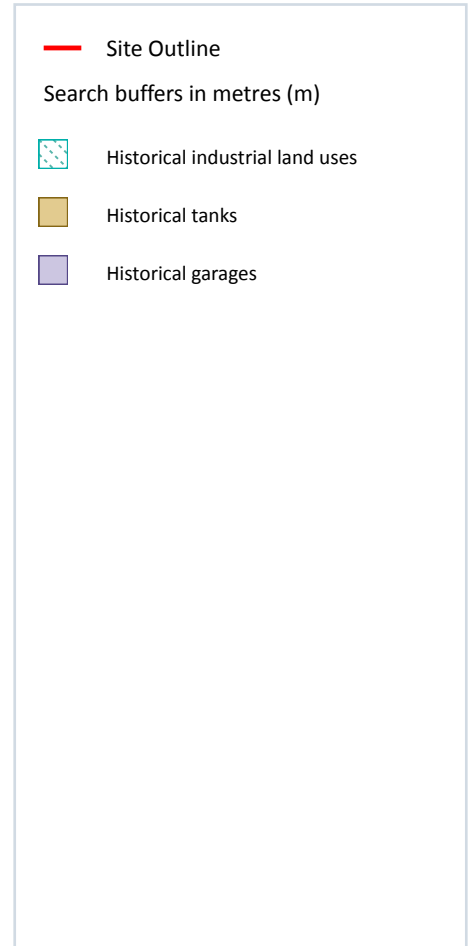
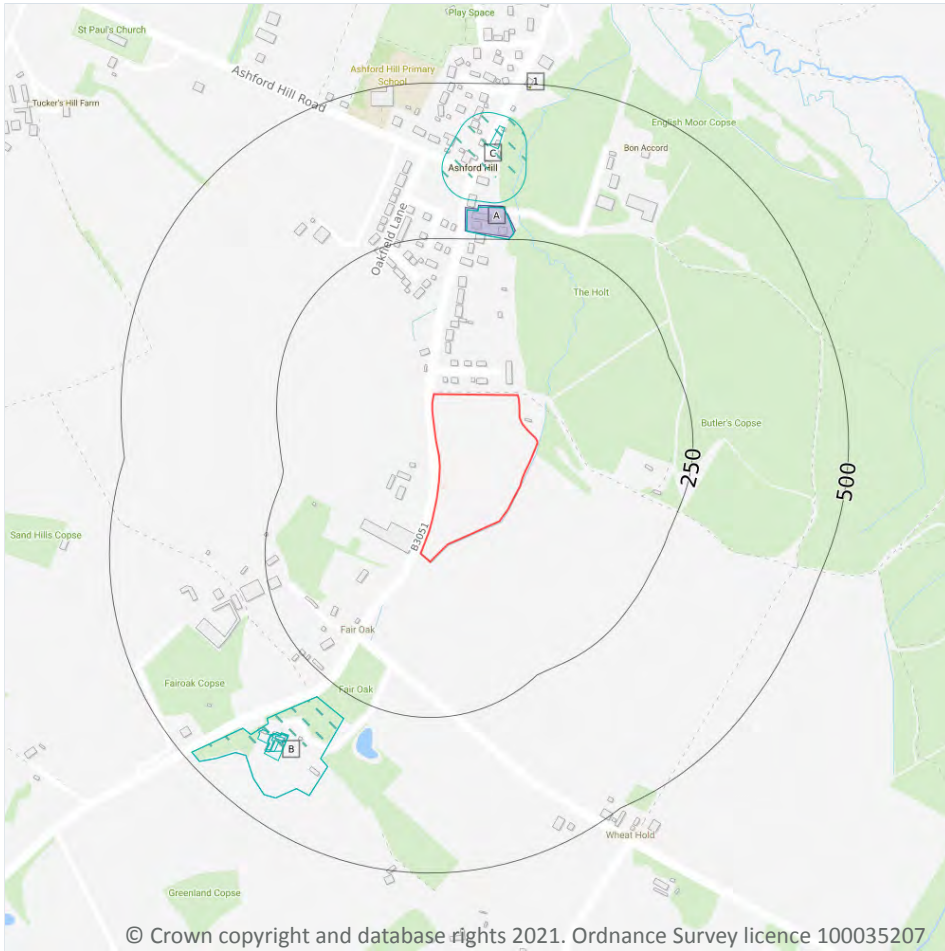
## OS MasterMap site plan



Site Area: 3.14ha



## 1 Past land use



### 1.1 Historical industrial land uses

Records within 500m

10

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 14**

ID	Location	Land use	Dates present	Group ID
A	250m N	Garage	1974	1919389

ID	Location	Land use	Dates present	Group ID
A	250m N	Garage	1991	1946815
B	283m SW	Old Malthouse	1991	1948734
B	283m SW	Old Malthouse	1974	1968296
C	308m N	Smithy	1913 - 1956	1951580
B	360m SW	Malthouse	1913	1892698
B	361m SW	Malthouse	1956	1885391
B	362m SW	Unspecified Malthouse	1913	1868741
B	368m SW	Malthouse	1871	1916615
C	395m N	Smithy	1913	1935322

*This data is sourced from Ordnance Survey / Groundsure.*

## 1.2 Historical tanks

### Records within 500m

**1**

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

Features are displayed on the Past land use map on **page 14**

ID	Location	Land use	Dates present	Group ID
1	494m N	Unspecified Tank	1911	304916

*This data is sourced from Ordnance Survey / Groundsure.*

## 1.3 Historical energy features

### Records within 500m

**0**

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

*This data is sourced from Ordnance Survey / Groundsure.*



## 1.4 Historical petrol stations

Records within 500m

0

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

*This data is sourced from Ordnance Survey / Groundsure.*

## 1.5 Historical garages

Records within 500m

1

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

Features are displayed on the Past land use map on **page 14**

ID	Location	Land use	Dates present	Group ID
A	253m N	Garage	1970 - 1988	63815

*This data is sourced from Ordnance Survey / Groundsure.*

## 1.6 Historical military land

Records within 500m

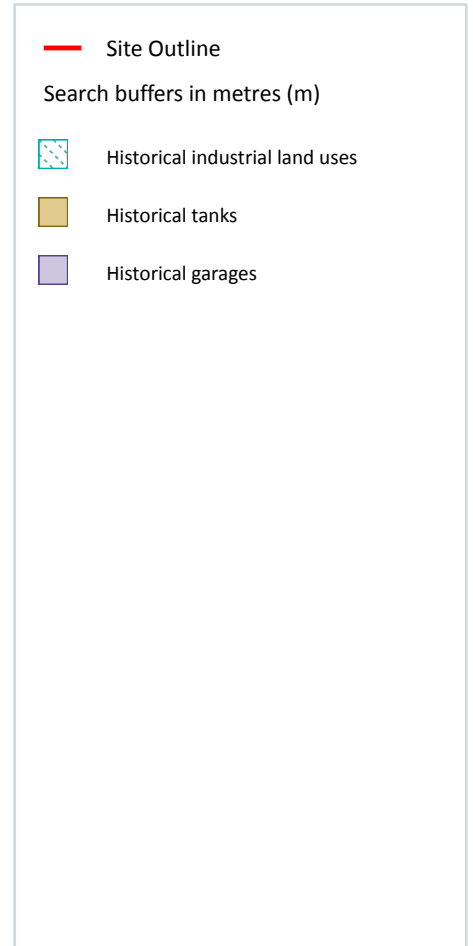
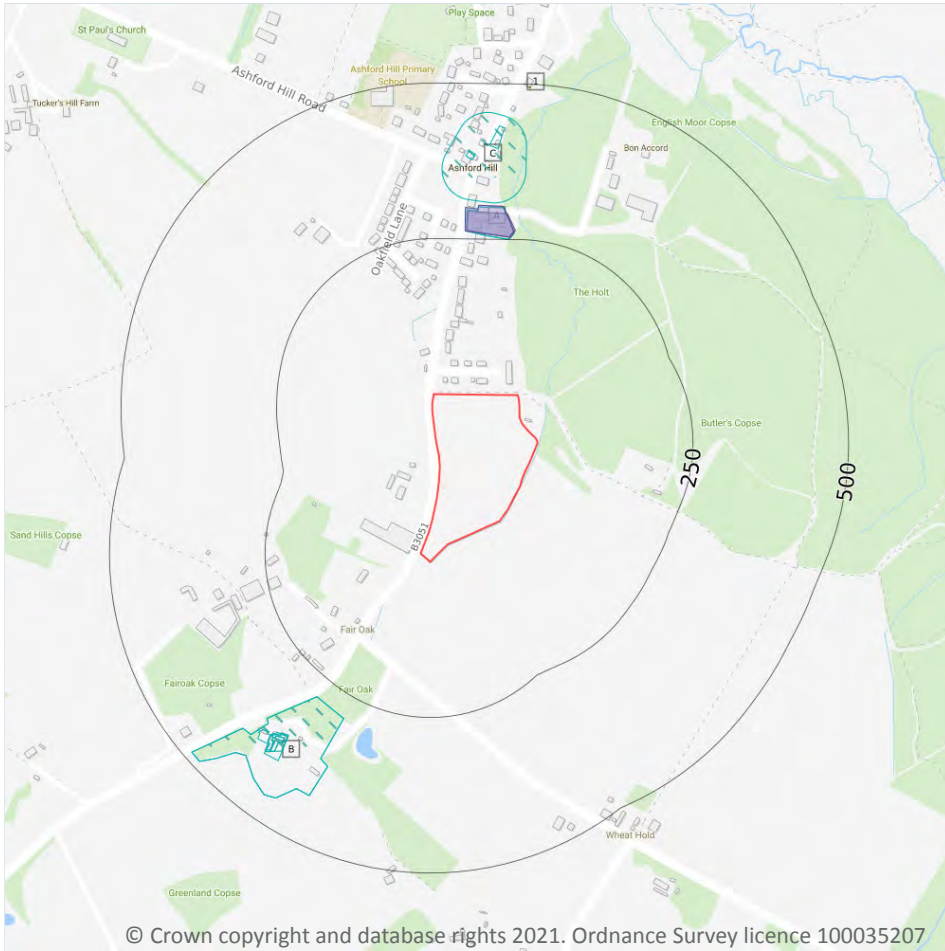
0

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

12

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 17**

ID	Location	Land Use	Date	Group ID
A	250m N	Garage	1991	1946815
A	250m N	Garage	1974	1919389
B	283m SW	Old Malthouse	1991	1948734

ID	Location	Land Use	Date	Group ID
B	283m SW	Old Malthouse	1974	1968296
C	308m N	Smithy	1956	1951580
B	360m SW	Malthouse	1913	1892698
B	361m SW	Malthouse	1956	1885391
B	362m SW	Unspecified Malthouse	1913	1868741
B	368m SW	Malthouse	1871	1916615
B	368m SW	Malthouse	1871	1916615
C	377m N	Smithy	1913	1951580
C	395m N	Smithy	1913	1935322

*This data is sourced from Ordnance Survey / Groundsure.*

## 2.2 Historical tanks

### Records within 500m

**1**

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 17**

ID	Location	Land Use	Date	Group ID
1	494m N	Unspecified Tank	1911	304916

*This data is sourced from Ordnance Survey / Groundsure.*

## 2.3 Historical energy features

### Records within 500m

**0**

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'.

*This data is sourced from Ordnance Survey / Groundsure.*





## 2.4 Historical petrol stations

Records within 500m

0

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

*This data is sourced from Ordnance Survey / Groundsure.*

## 2.5 Historical garages

Records within 500m

2

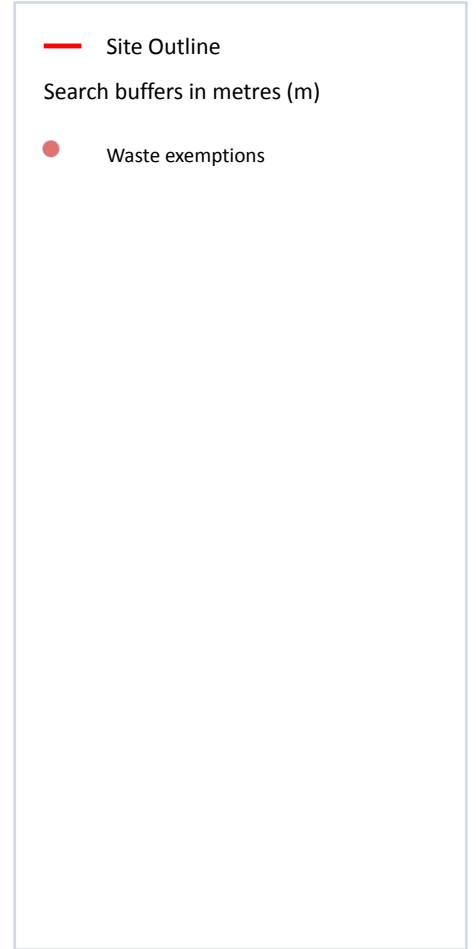
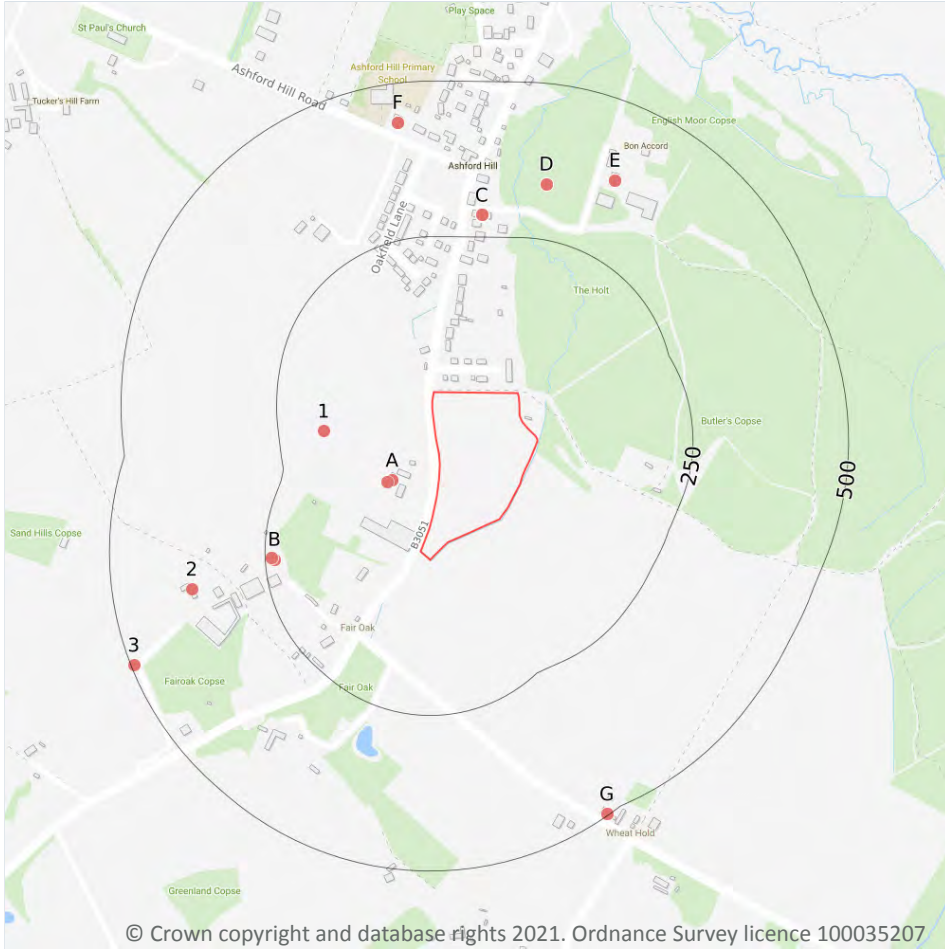
Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 17**

ID	Location	Land Use	Date	Group ID
A	253m N	Garage	1970	63815
A	254m N	Garage	1988	63815

*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

0

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

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

### 3.5 Historical waste sites

Records within 500m

0

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

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

### 3.6 Licensed waste sites

Records within 500m

0

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

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

### 3.7 Waste exemptions

Records within 500m

82

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 20**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	75m W	CARY LODGE FARM, ASHFORD HILL, THATCHAM, RG19 8BJ	WEX192974	Using waste exemption	On a Farm	Burning of waste as a fuel in a small appliance



ID	Location	Site	Reference	Category	Sub-Category	Description
A	75m W	CARY LODGE FARM, ASHFORD HILL, THATCHAM, RG19 8BJ	WEX192974	Disposing of waste exemption	On a Farm	Burning waste in the open
A	75m W	CARY LODGE FARM, ASHFORD HILL, THATCHAM, RG19 8BJ	WEX036039	Disposing of waste exemption	On a farm	Burning waste in the open
A	82m W	Cary Lodge Farm Ashford Hill RG19 8BJ	EPR/ME5782U R/A001	Disposing of waste exemption	Agricultural Waste Only	Burning waste in the open
A	82m W	Cary Lodge Farm Ashford Hill RG19 8BJ	EPR/ME5782U R/A001	Using waste exemption	Agricultural Waste Only	Incorporation of ash into soil
1	178m W	CARY LODGE FARM, ASHFORD HILL, THATCHAM, RG19 8BJ	WEX081549	Disposing of waste exemption	On a farm	Burning waste in the open
B	235m W	Fair Oak Farm THATCHAM Berkshire RG19 8BJ	EPR/QH0273H S/A001	Using waste exemption	Agricultural Waste Only	Spreading waste on agricultural land to confer benefit
B	235m W	Fair Oak Farm THATCHAM Berkshire RG19 8BJ	EPR/QH0273H S/A001	Disposing of waste exemption	Agricultural Waste Only	Deposit of waste from dredging of inland waters
B	235m W	Fair Oak Farm THATCHAM Berkshire RG19 8BJ	EPR/QH0273H S/A001	Disposing of waste exemption	Agricultural Waste Only	Burning waste in the open
B	235m W	Fair Oak Farm THATCHAM Berkshire RG19 8BJ	EPR/QH0273H S/A001	Storing waste exemption	Agricultural Waste Only	Storage of waste in secure containers
B	235m W	Fair Oak Farm THATCHAM Berkshire RG19 8BJ	EPR/QH0273H S/A001	Storing waste exemption	Agricultural Waste Only	Storage of waste in a secure place
B	235m W	Fair Oak Farm THATCHAM Berkshire RG19 8BJ	EPR/QH0273H S/A001	Treating waste exemption	Agricultural Waste Only	Cleaning, washing, spraying or coating relevant waste
B	235m W	Fair Oak Farm THATCHAM Berkshire RG19 8BJ	EPR/QH0273H S/A001	Treating waste exemption	Agricultural Waste Only	Preparatory treatments (baling, sorting, shredding etc)
B	235m W	Fair Oak Farm THATCHAM Berkshire RG19 8BJ	EPR/QH0273H S/A001	Treating waste exemption	Agricultural Waste Only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	240m W	FAIR OAK FARM, ASHFORD HILL, THATCHAM, RG19 8BJ	WEX228276	Using waste exemption	On a farm	Use of waste in construction



ID	Location	Site	Reference	Category	Sub-Category	Description
B	240m W	FAIR OAK FARM, ASHFORD HILL, THATCHAM, RG19 8BJ	WEX228276	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
B	240m W	FAIR OAK FARM, ASHFORD HILL, THATCHAM, RG19 8BJ	WEX228276	Disposing of waste exemption	On a farm	Burning waste in the open
B	240m W	FAIR OAK FARM, ASHFORD HILL, THATCHAM, RG19 8BJ	WEX081572	Using waste exemption	On a farm	Use of waste in construction
C	284m N	Murrays Service Station THATCHAM Berkshire RG19 8BQ	EPR/WE5188F N/A001	Disposing of waste exemption	Agricultural Waste Only	Deposit of waste from dredging of inland waters
C	284m N	Murrays Service Station THATCHAM Berkshire RG19 8BQ	EPR/WE5188F N/A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Deposit of waste from a portable sanitary convenience
C	284m N	Murrays Service Station THATCHAM Berkshire RG19 8BQ	EPR/WE5188F N/A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Burning waste in the open
C	284m N	Murrays Service Station THATCHAM Berkshire RG19 8BQ	EPR/WE5188F N/A001	Treating waste exemption	Both agricultural and non-agricultural waste	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
C	284m N	Murrays Service Station THATCHAM Berkshire RG19 8BQ	EPR/WE5188F N/A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste in construction
C	284m N	Murrays Service Station THATCHAM Berkshire RG19 8BQ	EPR/WE5188F N/A001	Using waste exemption	Both agricultural and non-agricultural waste	Spreading waste on agricultural land to confer benefit
C	284m N	Murrays Service Station THATCHAM Berkshire RG19 8BQ	EPR/WE5188F N/A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of mulch



ID	Location	Site	Reference	Category	Sub-Category	Description
C	284m N	Murrays Service Station THATCHAM Berkshire RG19 8BQ	EPR/WE5188F N/A001	Using waste exemption	Both agricultural and non- agricultural waste	Use of waste for a specified purpose
C	285m N	ASHFORD HILL, THATCHAM, RG19 8BQ	WEX216231	Disposing of waste exemption	Not on a farm	Burning waste in the open
C	285m N	ASHFORD HILL, THATCHAM, RG19 8BQ	WEX216231	Disposing of waste exemption	Not on a farm	Deposit of waste from a portable sanitary convenience
C	285m N	ASHFORD HILL, THATCHAM, RG19 8BQ	WEX216231	Disposing of waste exemption	Not on a farm	Deposit of waste from dredging of inland waters
C	285m N	ASHFORD HILL, THATCHAM, RG19 8BQ	WEX216231	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
C	285m N	ASHFORD HILL, THATCHAM, RG19 8BQ	WEX216231	Using waste exemption	Not on a farm	Use of mulch
C	285m N	ASHFORD HILL, THATCHAM, RG19 8BQ	WEX216231	Using waste exemption	Not on a farm	Spreading waste on agricultural land to confer benefit
C	285m N	ASHFORD HILL, THATCHAM, RG19 8BQ	WEX216231	Using waste exemption	Not on a farm	Use of waste for a specified purpose
C	285m N	ASHFORD HILL, THATCHAM, RG19 8BQ	WEX216231	Using waste exemption	Not on a farm	Use of waste in construction
C	285m N	ASHFORD HILL, THATCHAM, RG19 8BQ	WEX069277	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
C	285m N	ASHFORD HILL, THATCHAM, RG19 8BQ	WEX069277	Disposing of waste exemption	On a farm	Deposit of waste from a portable sanitary convenience
C	285m N	ASHFORD HILL, THATCHAM, RG19 8BQ	WEX069277	Disposing of waste exemption	On a farm	Burning waste in the open
C	285m N	ASHFORD HILL, THATCHAM, RG19 8BQ	WEX069277	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising



ID	Location	Site	Reference	Category	Sub-Category	Description
C	285m N	ASHFORD HILL, THATCHAM, RG19 8BQ	WEX069277	Using waste exemption	On a farm	Use of waste in construction
C	285m N	ASHFORD HILL, THATCHAM, RG19 8BQ	WEX069277	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
C	285m N	ASHFORD HILL, THATCHAM, RG19 8BQ	WEX069277	Using waste exemption	On a farm	Use of mulch
C	285m N	ASHFORD HILL, THATCHAM, RG19 8BQ	WEX069277	Using waste exemption	On a farm	Use of waste for a specified purpose
D	338m N	Murrays Service Station THATCHAM Berkshire RG19 8BQ	EPR/NE5686Z G/A001	Disposing of waste exemption	Agricultural Waste Only	Deposit of waste from dredging of inland waters
D	338m N	Murrays Service Station THATCHAM Berkshire RG19 8BQ	EPR/NE5686Z G/A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Deposit of waste from a portable sanitary convenience
D	338m N	Murrays Service Station THATCHAM Berkshire RG19 8BQ	EPR/NE5686Z G/A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Burning waste in the open
D	338m N	Murrays Service Station THATCHAM Berkshire RG19 8BQ	EPR/NE5686Z G/A001	Treating waste exemption	Both agricultural and non-agricultural waste	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
D	338m N	Murrays Service Station THATCHAM Berkshire RG19 8BQ	EPR/NE5686Z G/A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste in construction
D	338m N	Murrays Service Station THATCHAM Berkshire RG19 8BQ	EPR/NE5686Z G/A001	Using waste exemption	Both agricultural and non-agricultural waste	Spreading waste on agricultural land to confer benefit
D	338m N	Murrays Service Station THATCHAM Berkshire RG19 8BQ	EPR/NE5686Z G/A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of mulch



ID	Location	Site	Reference	Category	Sub-Category	Description
D	338m N	Murrays Service Station THATCHAM Berkshire RG19 8BQ	EPR/NE5686Z G/A001	Using waste exemption	Both agricultural and non- agricultural waste	Use of waste for a specified purpose
2	373m W	Fair Oak Grange Farm Thatcham Berkshire RG19 8BL	EPR/PE5786W K/A001	Using waste exemption	Non- Agricultural Waste Only	Use of waste in construction
E	375m NE	BUTLERS COPSE FARM, ASHFORD HILL, THATCHAM, RG19 8BQ	WEX216232	Disposing of waste exemption	On a Farm	Burning waste in the open
E	375m NE	BUTLERS COPSE FARM, ASHFORD HILL, THATCHAM, RG19 8BQ	WEX216232	Disposing of waste exemption	On a Farm	Deposit of waste from a portable sanitary convenience
E	375m NE	BUTLERS COPSE FARM, ASHFORD HILL, THATCHAM, RG19 8BQ	WEX216232	Disposing of waste exemption	On a Farm	Deposit of waste from dredging of inland waters
E	375m NE	BUTLERS COPSE FARM, ASHFORD HILL, THATCHAM, RG19 8BQ	WEX216232	Treating waste exemption	On a Farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
E	375m NE	BUTLERS COPSE FARM, ASHFORD HILL, THATCHAM, RG19 8BQ	WEX216232	Using waste exemption	On a Farm	Use of mulch
E	375m NE	BUTLERS COPSE FARM, ASHFORD HILL, THATCHAM, RG19 8BQ	WEX216232	Using waste exemption	On a Farm	Spreading waste on agricultural land to confer benefit
E	375m NE	BUTLERS COPSE FARM, ASHFORD HILL, THATCHAM, RG19 8BQ	WEX216232	Using waste exemption	On a Farm	Use of waste for a specified purpose
E	375m NE	BUTLERS COPSE FARM, ASHFORD HILL, THATCHAM, RG19 8BQ	WEX216232	Using waste exemption	On a Farm	Use of waste in construction
E	375m NE	BUTLERS COPSE FARM, ASHFORD HILL, THATCHAM, RG19 8BQ	WEX069285	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
E	375m NE	BUTLERS COPSE FARM, ASHFORD HILL, THATCHAM, RG19 8BQ	WEX069285	Disposing of waste exemption	On a farm	Deposit of waste from a portable sanitary convenience
E	375m NE	BUTLERS COPSE FARM, ASHFORD HILL, THATCHAM, RG19 8BQ	WEX069285	Disposing of waste exemption	On a farm	Burning waste in the open





ID	Location	Site	Reference	Category	Sub-Category	Description
E	375m NE	BUTLERS COPSE FARM, ASHFORD HILL, THATCHAM, RG19 8BQ	WEX069285	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
E	375m NE	BUTLERS COPSE FARM, ASHFORD HILL, THATCHAM, RG19 8BQ	WEX069285	Using waste exemption	On a farm	Use of waste in construction
E	375m NE	BUTLERS COPSE FARM, ASHFORD HILL, THATCHAM, RG19 8BQ	WEX069285	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
E	375m NE	BUTLERS COPSE FARM, ASHFORD HILL, THATCHAM, RG19 8BQ	WEX069285	Using waste exemption	On a farm	Use of mulch
E	375m NE	BUTLERS COPSE FARM, ASHFORD HILL, THATCHAM, RG19 8BQ	WEX069285	Using waste exemption	On a farm	Use of waste for a specified purpose
F	436m N	limewood farm Ashford Hill Road THATCHAM Berkshire RG19 8BB	EPR/JF0439LG /A001	Disposing of waste exemption	Agricultural Waste Only	Burning waste in the open
F	436m N	limewood farm Ashford Hill Road THATCHAM Berkshire RG19 8BB	EPR/JF0439LG /A001	Storing waste exemption	Agricultural Waste Only	Storage of waste in secure containers
F	436m N	limewood farm Ashford Hill Road THATCHAM Berkshire RG19 8BB	EPR/JF0439LG /A001	Storing waste exemption	Agricultural Waste Only	Storage of waste in a secure place
F	436m N	limewood farm Ashford Hill Road THATCHAM Berkshire RG19 8BB	EPR/JF0439LG /A001	Treating waste exemption	Agricultural Waste Only	Preparatory treatments (baling, sorting, shredding etc)
F	436m N	limewood farm Ashford Hill Road THATCHAM Berkshire RG19 8BB	EPR/JF0439LG /A001	Using waste exemption	Agricultural Waste Only	Use of waste in construction
F	436m N	limewood farm Ashford Hill Road THATCHAM Berkshire RG19 8BB	EPR/JF0439LG /A001	Using waste exemption	Agricultural Waste Only	Spreading waste on agricultural land to confer benefit
F	436m N	limewood farm Ashford Hill Road THATCHAM Berkshire RG19 8BB	EPR/JF0439LG /A001	Using waste exemption	Agricultural Waste Only	Spreading of plant matter to confer benefit
F	436m N	limewood farm Ashford Hill Road THATCHAM Berkshire RG19 8BB	EPR/JF0439LG /A001	Using waste exemption	Agricultural Waste Only	Burning of waste as a fuel in a small appliance

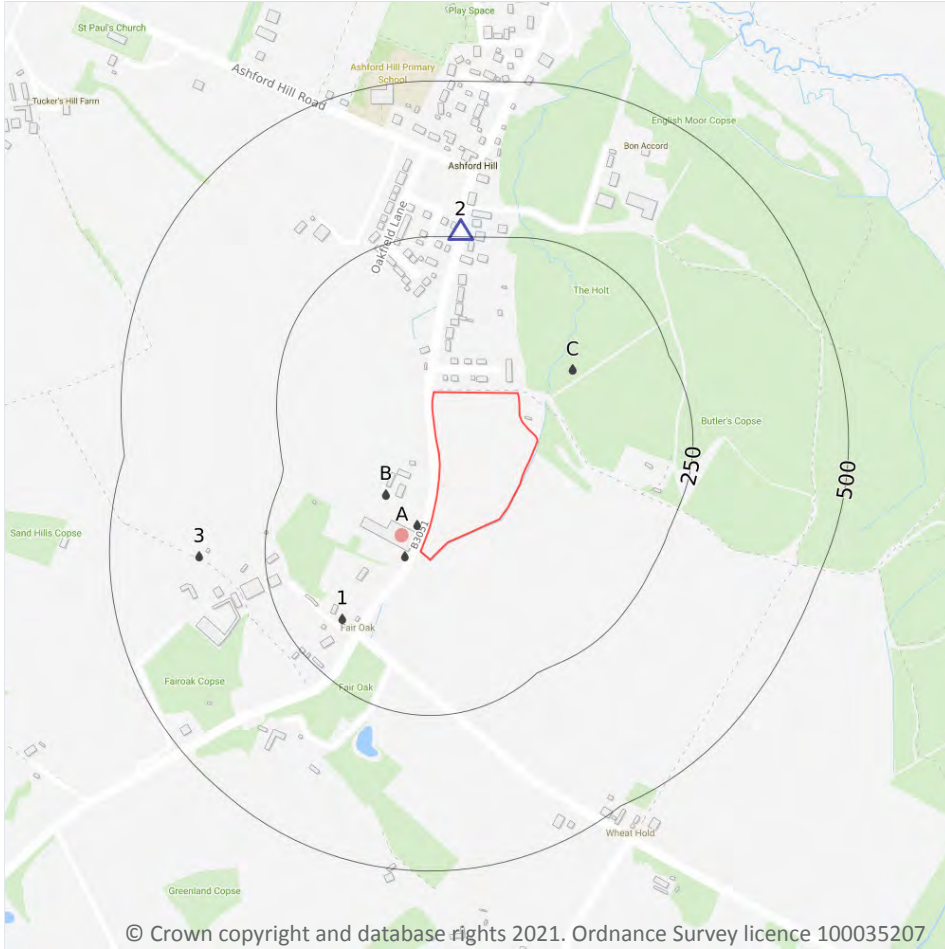


ID	Location	Site	Reference	Category	Sub-Category	Description
3	496m W	Fair Oak Grange Thatcham Hampshire RG19 8BL	EPR/AE5740V P/A001	Using waste exemption	Non-Agricultural Waste Only	Use of waste in construction
G	498m SE	The Holt, Not Known, Ashford Hill, RG26 5SA	WEX204721	Disposing of waste exemption	On a Farm	Burning waste in the open
G	498m SE	The Holt, Not Known, Ashford Hill, RG26 5SA	WEX204721	Disposing of waste exemption	On a Farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
G	498m SE	The Holt, Not Known, Ashford Hill, RG26 5SA	WEX204721	Disposing of waste exemption	On a Farm	Deposit of waste from dredging of inland waters
G	498m SE	The Holt, Not Known, Ashford Hill, RG26 5SA	WEX204721	Treating waste exemption	On a Farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
G	498m SE	The Holt, Not Known, Ashford Hill, RG26 5SA	WEX204721	Treating waste exemption	On a Farm	Preparatory treatments (baling, sorting, shredding etc)
G	498m SE	The Holt, Not Known, Ashford Hill, RG26 5SA	WEX204721	Using waste exemption	On a Farm	Burning of waste as a fuel in a small appliance

*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 Discharges to controlled waters

### 4.1 Recent industrial land uses

Records within 250m

1

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 29**

ID	Location	Company	Address	Activity	Category
A	38m W	Sasron Car Supermarket	Sasron, Ashford Hill, Thatcham, Hampshire, RG19 8BJ	Secondhand Vehicles	Motoring

*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 29**

ID	Location	Company	Address	LPG	Status
2	262m N	BUTLER	Ashford Hill, Thatcham, Hampshire, RG19 8BQ	Not Applicable	Obsolete

*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

0

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

*This data is sourced from Local Authority records.*



## 4.12 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

11

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

Features are displayed on the Current industrial land use map on **page 29**

ID	Location	Address	Details	
A	20m W	HUSSEYS BAKERY, ASHFORD HILL, THATC, HUSSEYS BAKERY ASHFORD HILL TH, ATCHAM BERKSHIRE RG19 8BJ	Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: CATM.3277 Permit Version: 1 Receiving Water: A TRIB OF THE BAUGHURST BROOK	Status: SURRENDERED UNDER EPR 2010 Issue date: 06/07/1998 Effective Date: 06/07/1998 Revocation Date: 28/05/2012
A	27m W	HUSSEYS BAKERY, ASHFORD HILL, THATC, HUSSEYS BAKERY ASHFORD HILL TH, ATCHAM BERKSHIRE RG19 8BJ	Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: CATM.3278 Permit Version: 1 Receiving Water: A TRIB OF THE BAUGHURST BROOK	Status: SURRENDERED UNDER EPR 2010 Issue date: 06/07/1998 Effective Date: 06/07/1998 Revocation Date: 28/05/2012
B	81m W	HUSSEYS BAKERY, ASHFORD HILL, THATC, HUSSEYS BAKERY ASHFORD HILL TH, ATCHAM BERKSHIRE RG19 8BJ	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CTCR.1662 Permit Version: 1 Receiving Water: TRIB OF BAUGHURST BROOK	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 17/03/1980 Effective Date: 17/03/1980 Revocation Date: 10/02/2003
B	81m W	HUSSEYS BAKERY, ASHFORD HILL, THATC, HUSSEYS BAKERY ASHFORD HILL TH, ATCHAM BERKSHIRE RG19 8BJ	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CTCU.0789 Permit Version: 1 Receiving Water: SAND AND CLAY STRATA	Status: REVOKED - UNSPECIFIED Issue date: 14/12/1977 Effective Date: 14/12/1977 Revocation Date: 18/12/1980



ID	Location	Address	Details	
C	95m NE	ASHFORD HILL STW, ASHFORD HILL, HAN, ASHFORD HILL STW ASHFORD HILL , HANTS	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: CSSC.1106 Permit Version: 1 Receiving Water: BAUGHURST BROOK	Status: TRANSFERRED FROM COPA 1974 Issue date: 02/05/1986 Effective Date: 02/05/1986 Revocation Date: 31/03/2010
C	95m NE	ASHFORD HILL STW, ASHFORD HILL, HAN, ASHFORD HILL STW ASHFORD HILL , HANTS	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: CSSC.1106 Permit Version: 2 Receiving Water: BAUGHURST BROOK	Status: TRANSFERRED FROM COPA 1974 Issue date: 01/04/2010 Effective Date: 01/04/2010 Revocation Date: 22/07/2010
C	95m NE	ASHFORD HILL STW, ASHFORD HILL, HAN, ASHFORD HILL STW ASHFORD HILL , HANTS	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: CSSC.1106 Permit Version: 3 Receiving Water: BAUGHURST BROOK	Status: TRANSFERRED FROM COPA 1974 Issue date: 01/04/2010 Effective Date: 23/07/2010 Revocation Date: -
C	96m NE	Ashford Hill	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: TEMP.2357 Permit Version: 1 Receiving Water: BAUGHURST BROOK	Status: TEMPORARY CONSENTS (WATER ACT 1989, SECTION 113) Issue date: 02/11/1989 Effective Date: 02/11/1989 Revocation Date: 02/09/2010
C	96m NE	Ashford Hill	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: TEMP.2357 Permit Version: 2 Receiving Water: Baughurst Brook	Status: SURRENDERED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 13/10/2015
1	165m SW	FAIROAK FARM, ASHFORD HILL, THATCHA, FAIROAK FARM ASHFORD HILL THAT, CHAM BERKSHIRE	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CTWC.0499 Permit Version: 1 Receiving Water: UNNAMED TRIB OF BAUGHURST BRK.	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 11/12/1985 Effective Date: 11/12/1985 Revocation Date: 01/10/1996



ID	Location	Address	Details	
3	356m W	FAIR OAK GRANGE, FAIROAK, ASHFORD H, FAIR OAK GRANGE FAIROAK ASHFORD, D HILL HAMPSHIRE	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CNTM.2065 Permit Version: 1 Receiving Water: FAIROAK DITCH	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 20/10/1995 Effective Date: 20/10/1995 Revocation Date: 01/10/1996

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

#### 4.14 Pollutant release to surface waters (Red List)

<b>Records within 500m</b>	<b>0</b>
----------------------------	----------

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

<b>Records within 500m</b>	<b>0</b>
----------------------------	----------

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

<b>Records within 500m</b>	<b>0</b>
----------------------------	----------

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

<b>Records within 500m</b>	<b>0</b>
----------------------------	----------

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

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



#### 4.18 Pollution Incidents (EA/NRW)

Records within 500m

0

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

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

#### 4.19 Pollution inventory substances

Records within 500m

0

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

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

#### 4.20 Pollution inventory waste transfers

Records within 500m

0

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

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

#### 4.21 Pollution inventory radioactive waste

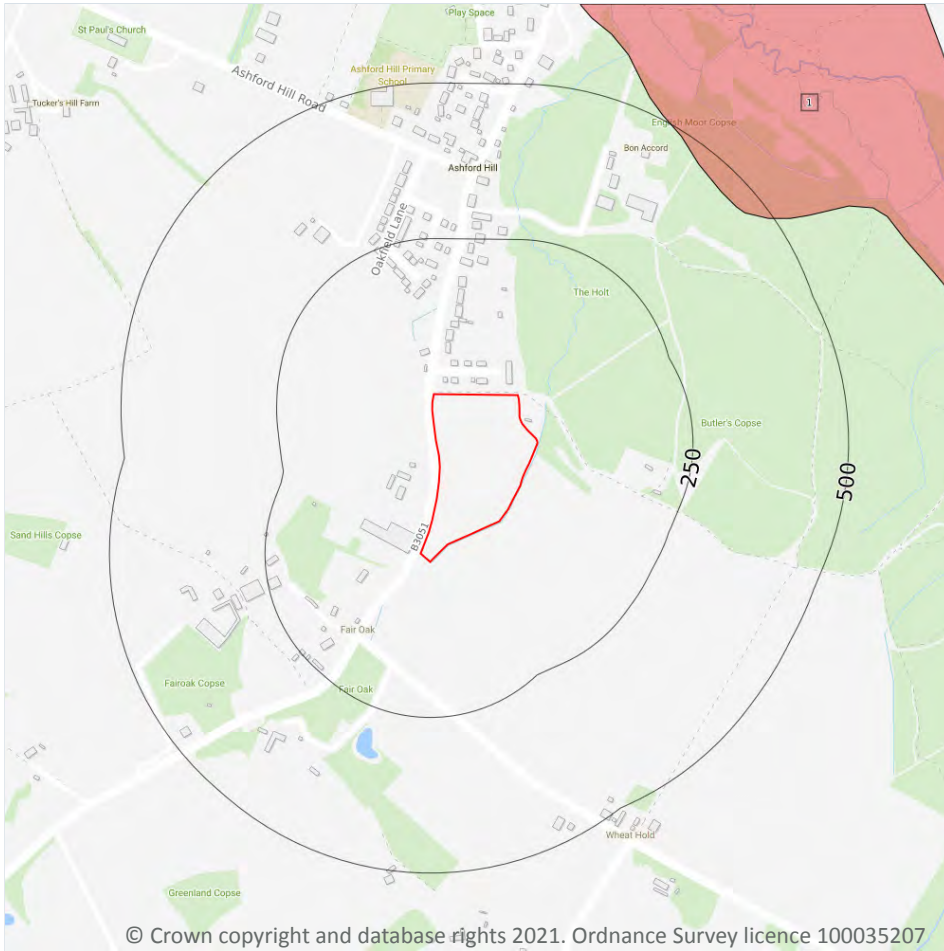
Records within 500m

0

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

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

## 5 Hydrogeology - Superficial aquifer



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

### 5.1 Superficial aquifer

Records within 500m

1

Aquifer status of groundwater held within superficial geology.

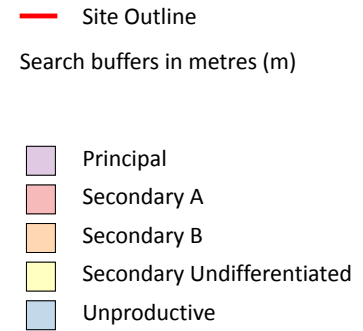
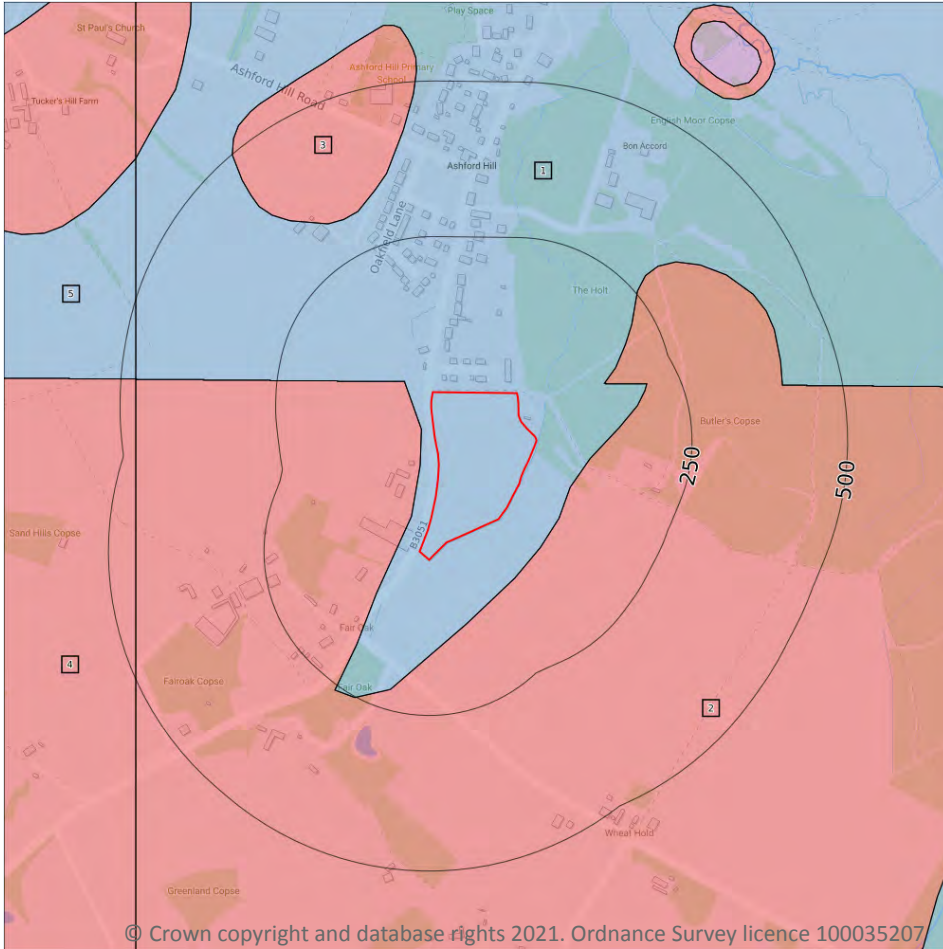
Features are displayed on the Hydrogeology map on **page 36**

ID	Location	Designation	Description
1	462m NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

*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

5

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 37**

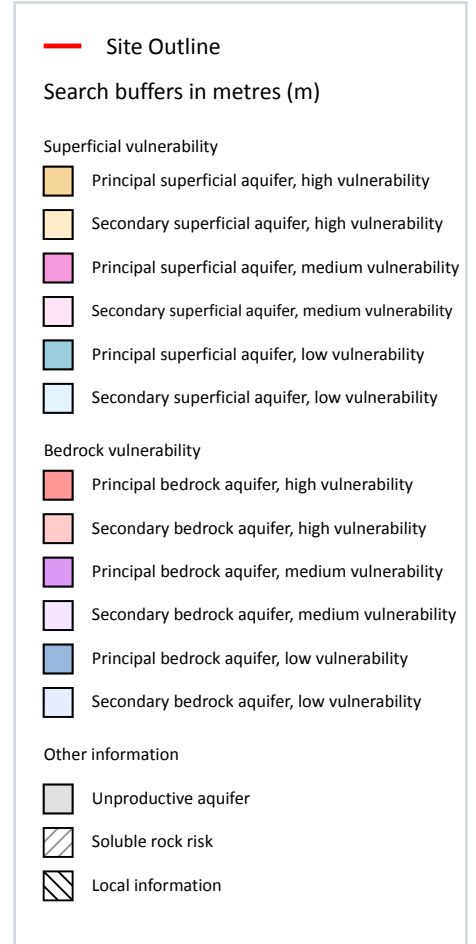
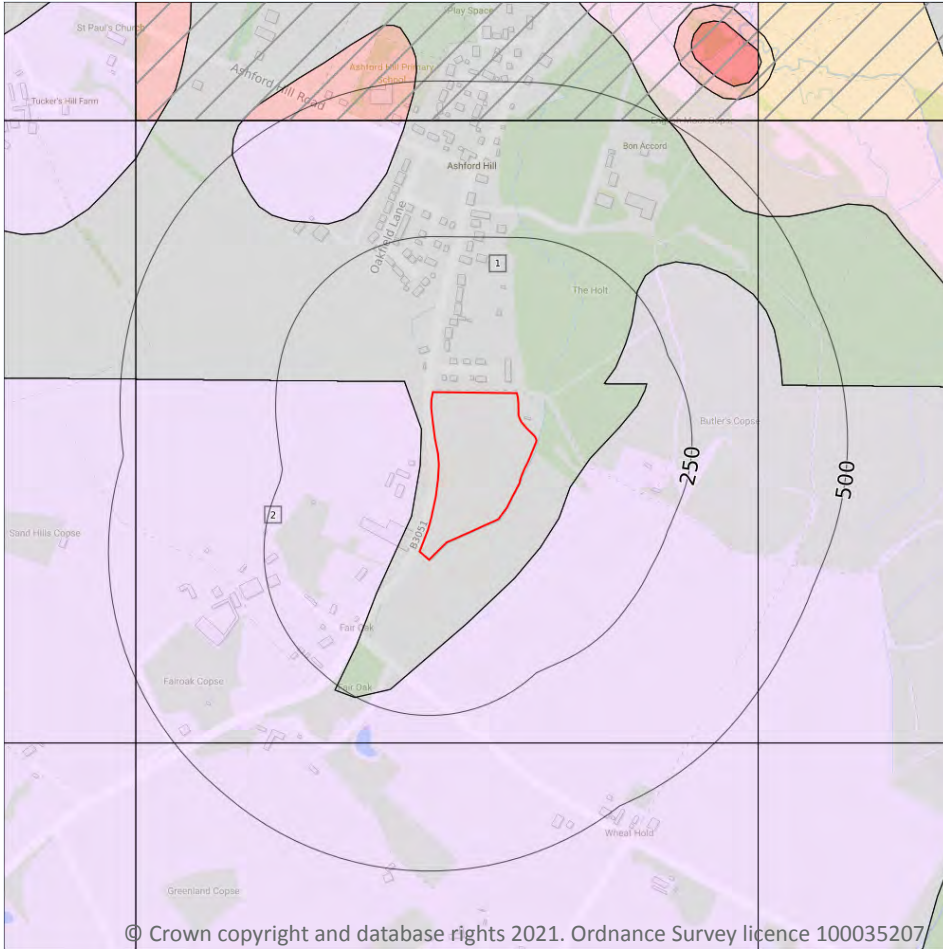
ID	Location	Designation	Description
1	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
2	20m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

ID	Location	Designation	Description
3	312m 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
4	456m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	476m W	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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



## Groundwater vulnerability



### 5.3 Groundwater vulnerability

Records within 50m

2

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 39**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	<b>Summary Classification:</b> Unproductive aquifer (may have productive aquifer beneath) <b>Combined classification:</b> Unproductive Bedrock Aquifer, No Superficial Aquifer	<b>Leaching class:</b> Low <b>Infiltration value:</b> 40-70% <b>Dilution value:</b> <300mm/year	<b>Vulnerability:</b> - <b>Aquifer type:</b> - <b>Thickness:</b> <3m <b>Patchiness value:</b> <90% <b>Recharge potential:</b> No Data	<b>Vulnerability:</b> Unproductive <b>Aquifer type:</b> Unproductive <b>Flow mechanism:</b> Mixed
2	19m W	Summary Classification: Secondary bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	<b>Leaching class:</b> Low <b>Infiltration value:</b> 40-70% <b>Dilution value:</b> <300mm/year	<b>Vulnerability:</b> - <b>Aquifer type:</b> - <b>Thickness:</b> <3m <b>Patchiness value:</b> <90% <b>Recharge potential:</b> No Data	<b>Vulnerability:</b> Medium <b>Aquifer type:</b> Secondary <b>Flow mechanism:</b> Mixed

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

## 5.4 Groundwater vulnerability- soluble rock risk

<b>Records on site</b>	<b>0</b>
------------------------	----------

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.*

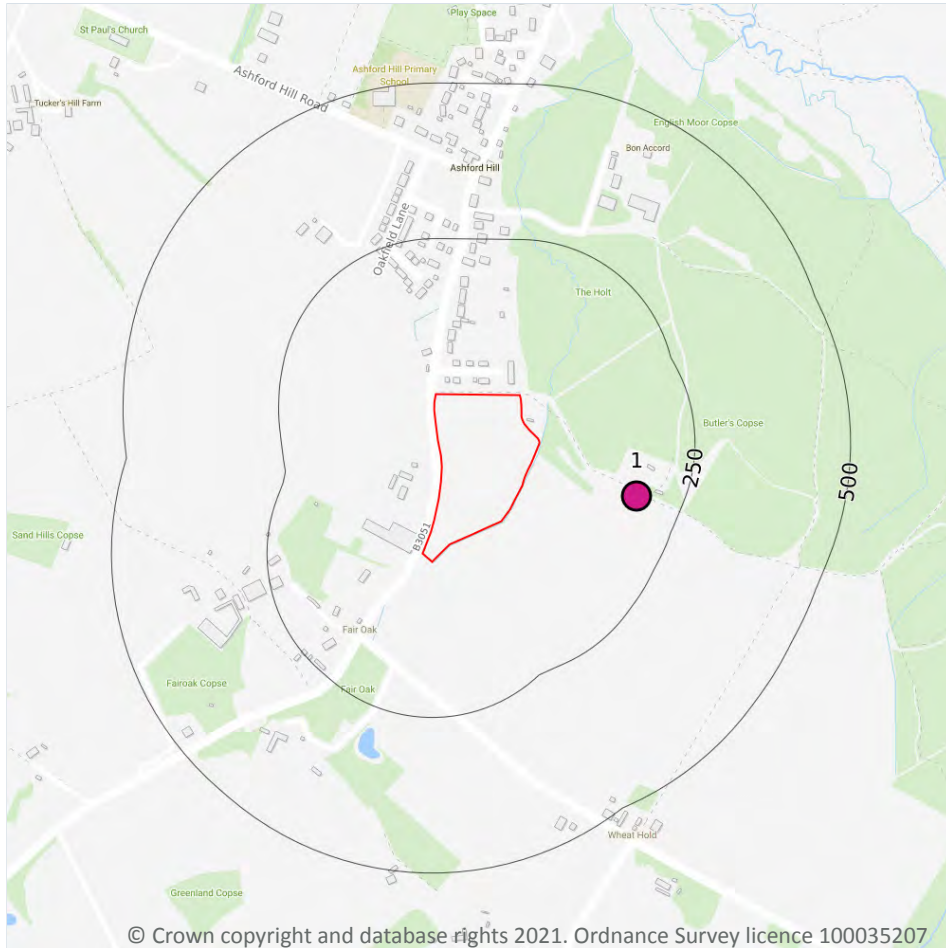
## 5.5 Groundwater vulnerability- local information

<b>Records on site</b>	<b>0</b>
------------------------	----------

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



### 5.6 Groundwater abstractions

Records within 2000m

6

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 41**

ID	Location	Details	
1	176m E	Status: Active Licence No: 28/39/22/0337 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: BUTLERS COPSE, ASHFORD HILL Data Type: Point Name: COLVILE Easting: 455800 Northing: 161400	Annual Volume (m <sup>3</sup> ): 23 Max Daily Volume (m <sup>3</sup> ): 23 Original Application No: - Original Start Date: 08/05/1967 Expiry Date: - Issue No: 100 Version Start Date: 08/05/1967 Version End Date: -
-	794m S	Status: Historical Licence No: 28/39/22/0347 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: FRITH FARM, WOLVERTON POINT C Data Type: Point Name: FRITH FARM Easting: 455500 Northing: 160500	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 09/10/1967 Expiry Date: - Issue No: 100 Version Start Date: 09/10/1967 Version End Date: -
-	1296m S	Status: Historical Licence No: 28/39/22/0347 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: FRITH FARM, WOVERTON POINT A Data Type: Point Name: FRITH FARM Easting: 455400 Northing: 160000	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 09/10/1967 Expiry Date: - Issue No: 100 Version Start Date: 09/10/1967 Version End Date: -
-	1323m SW	Status: Historical Licence No: 28/39/22/0347 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: FRITH FARM, WOLVERTON POINT B Data Type: Point Name: FRITH FARM Easting: 454900 Northing: 160100	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 09/10/1967 Expiry Date: - Issue No: 100 Version Start Date: 09/10/1967 Version End Date: -
-	1844m N	Status: Historical Licence No: 28/39/22/0394 Details: Transfer Between Sources (Pre Water Act 2003) Direct Source: THAMES GROUNDWATER Point: HYDE END GROUNDWATER SCHEME BOREHOLE Data Type: Point Name: ENVIRONMENT AGENCY Easting: 455300 Northing: 163400	Annual Volume (m <sup>3</sup> ): 4,000,000 Max Daily Volume (m <sup>3</sup> ): 40000 Original Application No: - Original Start Date: 15/11/1972 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2006 Version End Date: -





ID	Location	Details	
-	1875m N	Status: Active Licence No: 28/39/22/0394 Details: Transfer Between Sources (Pre Water Act 2003) Direct Source: THAMES GROUNDWATER Point: HYDE END GROUNDWATER SCHEME BOREHOLE Data Type: Point Name: Environment Agency Easting: 455290 Northing: 163430	Annual Volume (m <sup>3</sup> ): 9,733,333 Max Daily Volume (m <sup>3</sup> ): 40,000 Original Application No: - Original Start Date: 15/11/1972 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 07/08/2015 Version End Date: -

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

## 5.7 Surface water abstractions

**Records within 2000m**

**1**

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 41**

ID	Location	Details	
-	1823m N	Status: Active Licence No: 28/39/22/0330 Details: Spray Irrigation - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: RIVER ENBORNE AT CROOKHAM COMMON Data Type: Line Name: D S TRUST Easting: 453910 Northing: 163540	Annual Volume (m <sup>3</sup> ): 9,547 Max Daily Volume (m <sup>3</sup> ): 318.23 Original Application No: - Original Start Date: 10/04/1967 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2006 Version End Date: -

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

## 5.8 Potable abstractions

**Records within 2000m**

**0**

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

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



## 5.9 Source Protection Zones

Records within 500m

0

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

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

## 5.10 Source Protection Zones (confined aquifer)

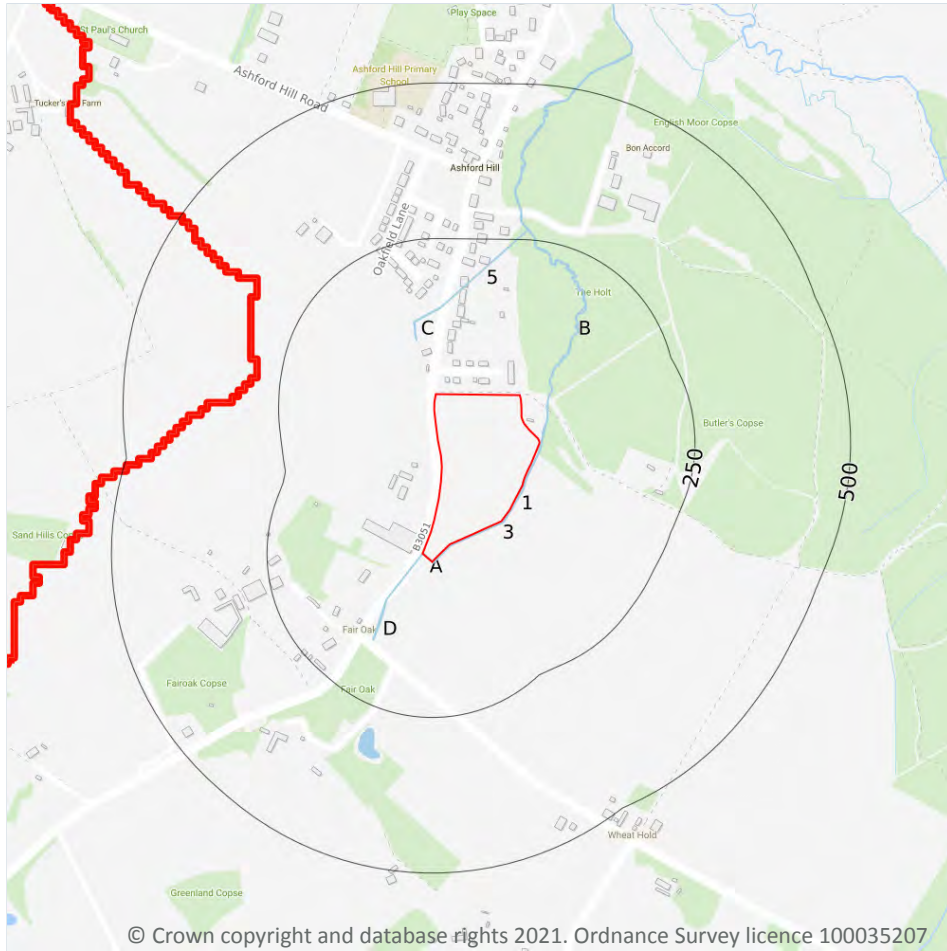
Records within 500m

0

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

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

## 6 Hydrology



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

### 6.1 Water Network (OS MasterMap)

Records within 250m

7

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

Features are displayed on the Hydrology map on **page 45**

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



ID	Location	Type of water feature	Ground level	Permanence	Name
A	On site	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
3	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	3m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	91m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	93m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
5	139m N	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-

*This data is sourced from the Ordnance Survey.*

## 6.2 Surface water features

**Records within 250m**

**7**

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 45**

*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 45**



ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River WB catchment	Baughurst Brook	GB106039017200	Kennet	Kennet and tributaries

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

## 6.4 WFD Surface water bodies

<b>Records identified</b>	<b>1</b>
---------------------------	----------

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 45**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	662m N	River	Baughurst Brook	<a href="#">GB106039017200</a>	Moderate	Good	Moderate	2016

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

## 6.5 WFD Groundwater bodies

<b>Records on site</b>	<b>0</b>
------------------------	----------

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

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

## 7 River and coastal flooding

### 7.1 Risk of Flooding from Rivers and Sea (RoFRaS)

Records within 50m

0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition; 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).

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

### 7.2 Historical Flood Events

Records within 250m

0

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

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

### 7.3 Flood Defences

Records within 250m

0

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

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

### 7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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



## 7.5 Flood Storage Areas

Records within 250m

0

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

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



## River and coastal flooding - Flood Zones

### 7.6 Flood Zone 2

Records within 50m

0

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

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

### 7.7 Flood Zone 3

Records within 50m

0

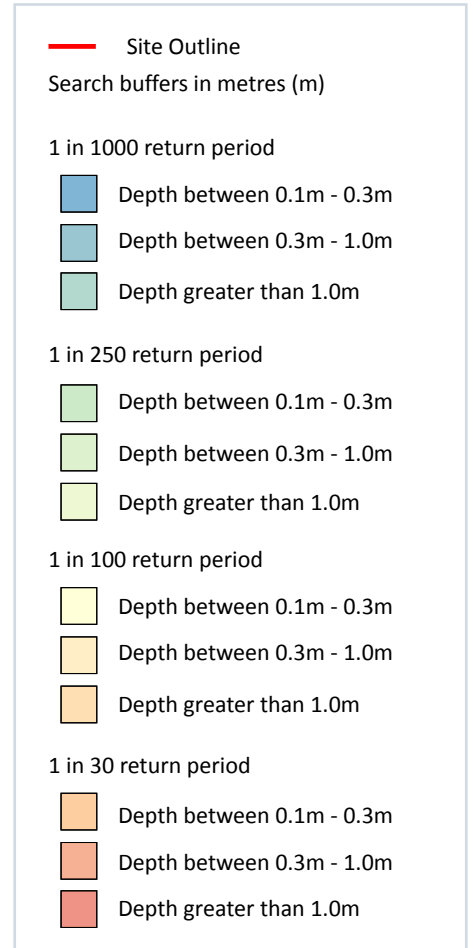
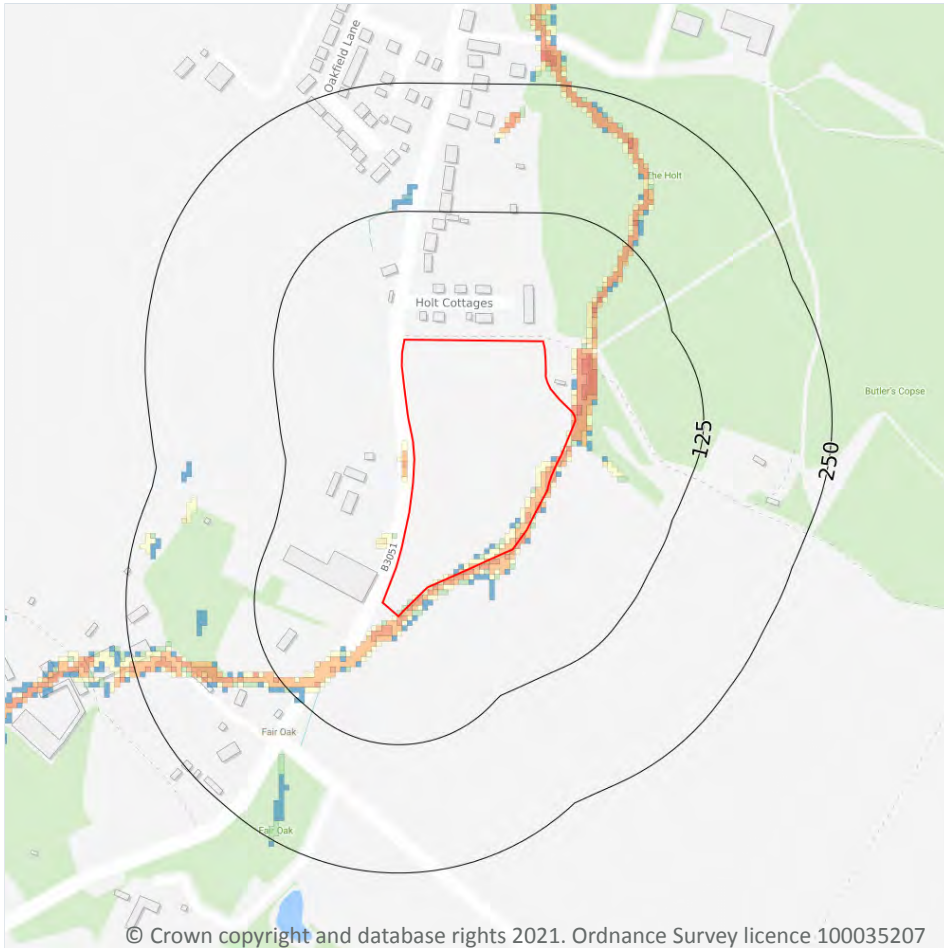
Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

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





## 8 Surface water flooding



### 8.1 Surface water flooding

**Highest risk on site**

**1 in 30 year, 0.3m - 1.0m**

**Highest risk within 50m**

**1 in 30 year, Greater than 1.0m**

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

Features are displayed on the Surface water flooding map on **page 51**

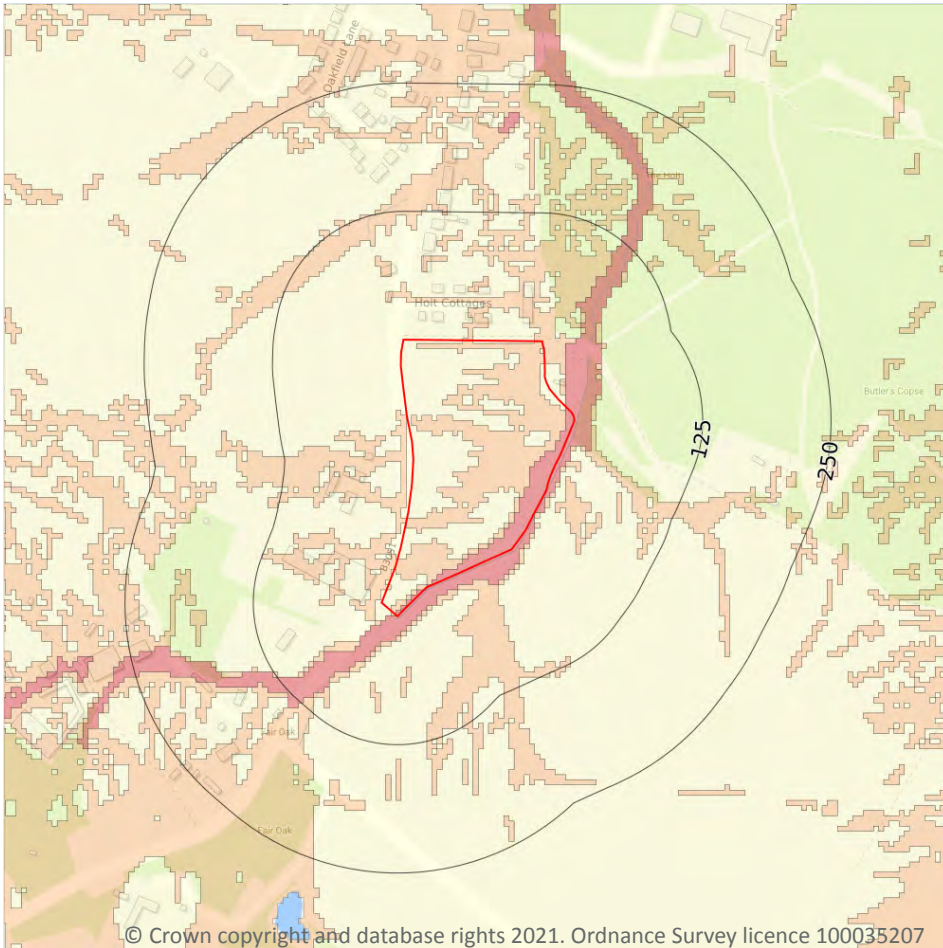
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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

Return period	Maximum modelled depth
1 in 1000 year	Greater than 1.0m
1 in 250 year	Greater than 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**

**High**

**Highest risk within 50m**

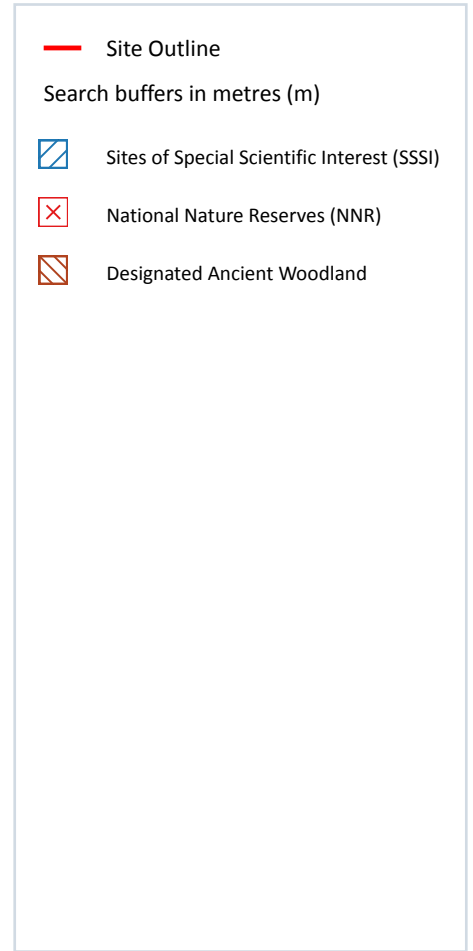
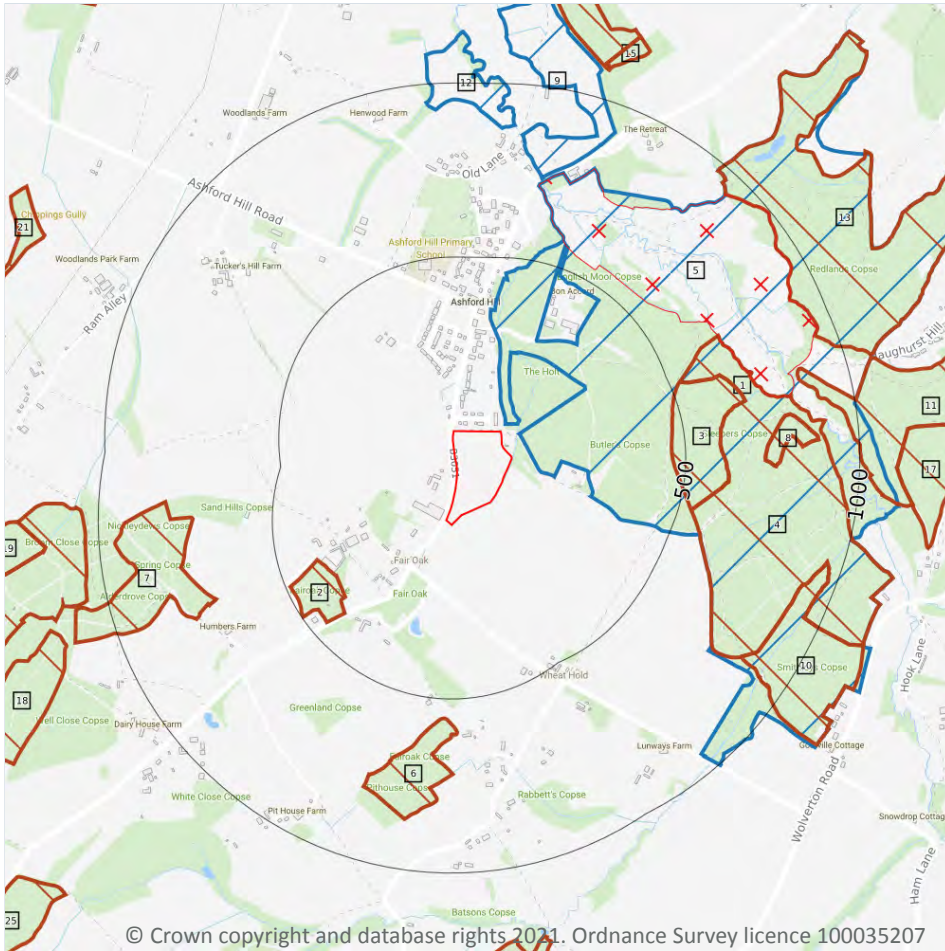
**High**

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 53**

*This data is sourced from Ambiantal Risk Analytics.*

## 10 Environmental designations



### 10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

3

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 54**

ID	Location	Name	Data source
1	26m NE	Ashford Hill Woods and Meadows	Natural England

ID	Location	Name	Data source
9	737m N	Ashford Hill Woods and Meadows	Natural England
12	872m N	Ashford Hill Woods and Meadows	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**

**0**

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

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

## 10.4 Special Protection Areas (SPA)

**Records within 2000m**

**0**

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

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

## 10.5 National Nature Reserves (NNR)

**Records within 2000m**

**1**

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.



Features are displayed on the Environmental designations map on **page 54**

ID	Location	Name	Data source
5	538m NE	Ashford Hill	Natural England

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

## 10.6 Local Nature Reserves (LNR)

<b>Records within 2000m</b>	<b>0</b>
-----------------------------	----------

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.

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

## 10.7 Designated Ancient Woodland

<b>Records within 2000m</b>	<b>34</b>
-----------------------------	-----------

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 54**

ID	Location	Name	Woodland Type
2	353m SW	Fair Oak Farm Copse	Ancient & Semi-Natural Woodland
3	460m E	Sleepers/smithleys Copse	Ancient Replanted Woodland
4	530m NE	Sleepers/smithleys Copse	Ancient & Semi-Natural Woodland
6	556m S	Pithouse/fair Oak Copses	Ancient & Semi-Natural Woodland
7	699m W	Ailey Lands Copse	Ancient & Semi-Natural Woodland
8	729m E	Sleepers/smithleys Copse	Ancient Replanted Woodland
10	846m SE	Sleepers/smithleys Copse	Ancient Replanted Woodland
11	855m E	Great Haughurst/wigmore Copse	Ancient & Semi-Natural Woodland
13	912m NE	Great Haughurst/wigmore Copse	Ancient & Semi-Natural Woodland
14	1038m W	Ailey Lands Copse	Ancient & Semi-Natural Woodland
15	1085m N	Hines Copse/broom Close Row	Ancient Replanted Woodland

ID	Location	Name	Woodland Type
16	1086m N	Hines Copse/broom Close Row	Ancient & Semi-Natural Woodland
17	1107m E	Great Haughurst/wigmore Copse	Ancient Replanted Woodland
18	1149m W	Ailey Lands Copse	Ancient & Semi-Natural Woodland
19	1154m W	Ailey Lands Copse	Ancient Replanted Woodland
20	1207m S	Kitts Court Copse	Ancient & Semi-Natural Woodland
21	1303m NW	Unknown	Ancient & Semi-Natural Woodland
-	1385m W	Ailey Lands Copse	Ancient Replanted Woodland
-	1414m S	Sandford Wood	Ancient & Semi-Natural Woodland
-	1477m E	Unknown	Ancient & Semi-Natural Woodland
25	1532m SW	Unknown	Ancient & Semi-Natural Woodland
-	1565m S	Sandford Wood	Ancient Replanted Woodland
-	1583m N	Inwood Copse	Ancient & Semi-Natural Woodland
-	1589m E	Great Haughurst/wigmore Copse	Ancient & Semi-Natural Woodland
-	1594m SW	Clinkers Copse	Ancient & Semi-Natural Woodland
30	1601m NW	Swithy Copse	Ancient & Semi-Natural Woodland
-	1696m N	Inwood Copse	Ancient Replanted Woodland
-	1786m N	Inwood Copse	Ancient & Semi-Natural Woodland
-	1796m SW	Unknown	Ancient Replanted Woodland
-	1899m S	Unknown	Ancient & Semi-Natural Woodland
-	1933m S	Unknown	Ancient & Semi-Natural Woodland
-	1969m E	Jacks Hill/wigmores Copses	Ancient & Semi-Natural Woodland
-	1974m SW	Harridens Great Copse	Ancient Replanted Woodland
-	1992m SW	Clinkers Copse	Ancient Replanted 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

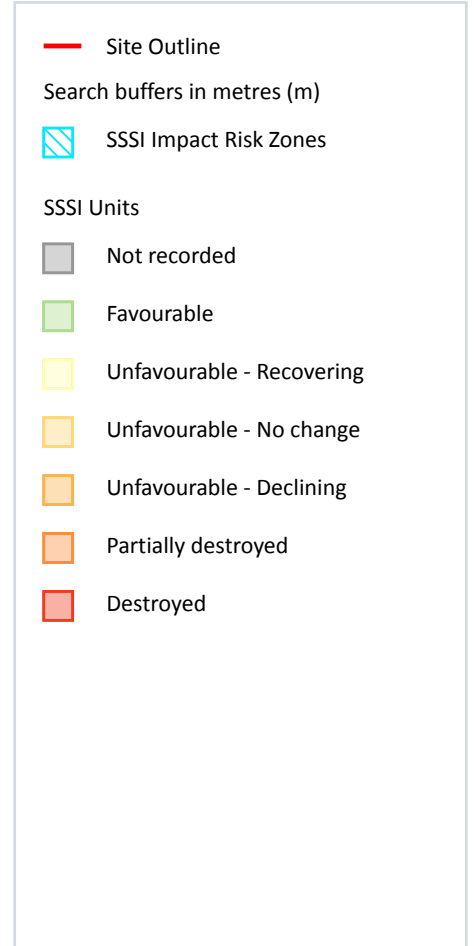
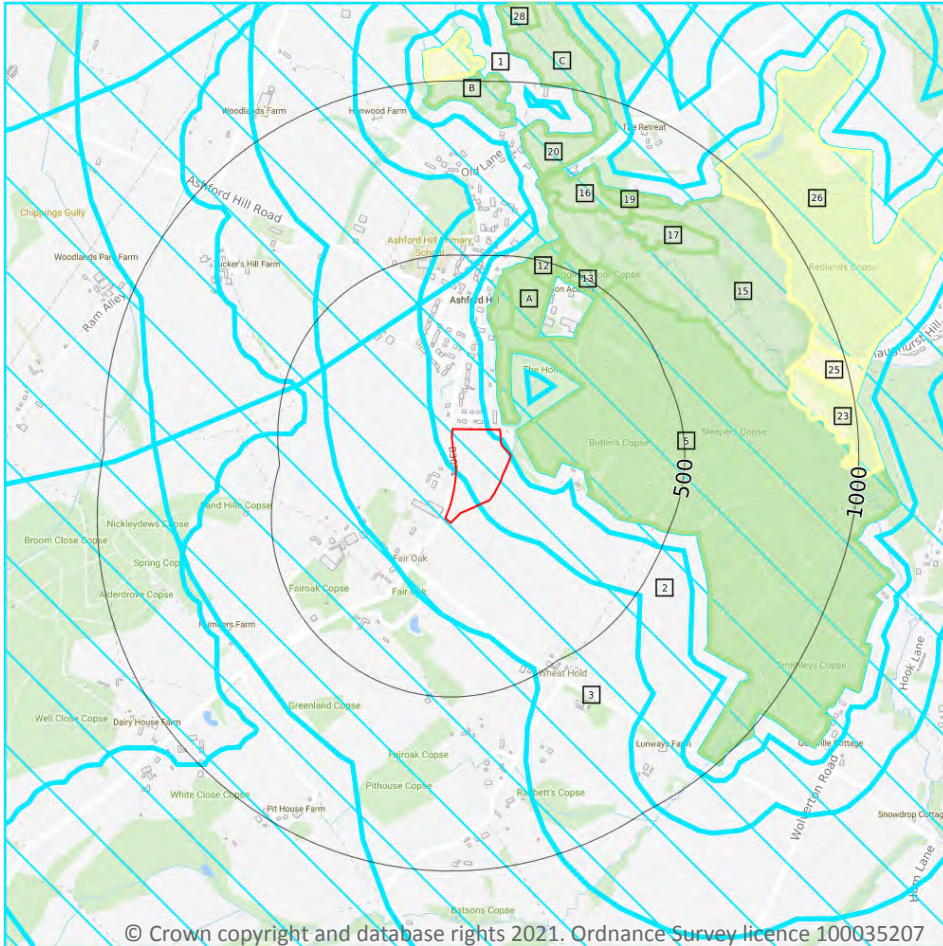
0

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.

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



## SSSI Impact Zones and Units



### 10.17 SSSI Impact Risk Zones

#### Records on site

3

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 60**

ID	Location	Type of developments requiring consultation
1	On site	All applications - All Planning Applications - Except Householder Applications.

ID	Location	Type of developments requiring consultation
2	On site	<p>Infrastructure - Pipelines, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals</p> <p>Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil &amp; gas exploration/extraction.</p> <p>Rural non-residential - Large non residential developments outside existing settlements/urban areas where net additional gross internal floorspace is &gt; 1,000m<sup>2</sup> or footprint exceeds 0.2ha</p> <p>Residential - Residential development of 50 units or more.</p> <p>Rural residential - Any residential development of 10 or more houses outside existing settlements/urban areas.</p> <p>Air pollution - Any development that could cause AIR POLLUTION or DUST either in its construction or operation (incl: industrial/commercial processes, livestock &amp; poultry units, slurry lagoons/manure stores).</p> <p>Combustion - All general combustion processes. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.</p> <p>Waste - Mechanical and biological waste treatment, inert landfill, non-hazardous landfill, hazardous landfill, household civic amenity recycling facilities construction, demolition and excavation waste, other waste management</p> <p>Composting - Any composting proposal. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.</p> <p>Discharges - Any discharge of water or liquid waste that is discharged to ground (ie to seep away) or to surface water, such as a beck or stream (NB this does not include discharges to mains sewer which are unlikely to pose a risk at this location).</p> <p>Water supply - Large infrastructure such as warehousing / industry where net additional gross internal floorspace is &gt; 1,000m<sup>2</sup> or any development needing its own water supply</p>
3	On site	<p>Infrastructure - Pipelines, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals</p> <p>Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil &amp; gas exploration/extraction.</p> <p>Rural non-residential - Large non residential developments outside existing settlements/urban areas where net additional gross internal floorspace is &gt; 1,000m<sup>2</sup> or footprint exceeds 0.2ha</p> <p>Residential - Residential development of 100 units or more.</p> <p>Rural residential - Any residential development of 50 or more houses outside existing settlements/urban areas.</p> <p>Air pollution - Any development that could cause AIR POLLUTION (incl: industrial/commercial processes, livestock &amp; poultry units, slurry lagoons/manure stores).</p> <p>Combustion - All general combustion processes. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.</p> <p>Waste - Mechanical and biological waste treatment, inert landfill, non-hazardous landfill, hazardous landfill, household civic amenity recycling facilities construction, demolition and excavation waste, other waste management</p> <p>Composting - Any composting proposal. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.</p> <p>Discharges - Any discharge of water or liquid waste that is discharged to ground (ie to seep away) or to surface water, such as a beck or stream (NB this does not include discharges to mains sewer which are unlikely to pose a risk at this location).</p> <p>Water supply - Large infrastructure such as warehousing / industry where net additional gross internal floorspace is &gt; 1,000m<sup>2</sup> or any development needing its own water supply</p>

*This data is sourced from Natural England.*



## 10.18 SSSI Units

### Records within 2000m

**17**

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 60**

ID: 5  
 Location: 26m NE  
 SSSI name: Ashford Hill Woods and Meadows  
 Unit name: 3  
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland  
 Condition: Favourable  
 Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage A1 arboreal canopy	Unfavourable - Recovering	19/07/2011
Invert. assemblage F3 shaded field and ground layer	Unfavourable - Recovering	19/07/2011
Lowland mixed deciduous woodland	Unfavourable - Recovering	19/07/2011
Population of nationally rare butterfly species - Argynnis adippe, High brown Fritillary	Unfavourable - Recovering	19/07/2011

ID: A  
 Location: 276m N  
 SSSI name: Ashford Hill Woods and Meadows  
 Unit name: Woodland Adjoining The Holt (Cole)  
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland  
 Condition: Favourable  
 Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage A1 arboreal canopy	Favourable	19/07/2011
Invert. assemblage F3 shaded field and ground layer	Favourable	19/07/2011
Lowland mixed deciduous woodland	Favourable	19/07/2011



ID: A  
 Location: 292m N  
 SSSI name: Ashford Hill Woods and Meadows  
 Unit name: 6  
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland  
 Condition: Favourable  
 Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage A1 arboreal canopy	Not Recorded	01/01/1900
Invert. assemblage F3 shaded field and ground layer	Not Recorded	01/01/1900
Lowland mixed deciduous woodland	Favourable	23/03/2012

ID: 12  
 Location: 434m N  
 SSSI name: Ashford Hill Woods and Meadows  
 Unit name: 7  
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland  
 Condition: Favourable  
 Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage A1 arboreal canopy	Not Recorded	01/01/1900
Invert. assemblage F3 shaded field and ground layer	Not Recorded	01/01/1900
Lowland mixed deciduous woodland	Favourable	23/03/2012

ID: 13  
 Location: 468m NE  
 SSSI name: Ashford Hill Woods and Meadows  
 Unit name: 9  
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland  
 Condition: Favourable  
 Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage F2 grassland & scrub matrix	Favourable	23/03/2012
Lowland mixed deciduous woodland	Favourable	23/03/2012

ID: 15  
 Location: 538m NE  
 SSSI name: Ashford Hill Woods and Meadows  
 Unit name: Ashford Hill Nnr  
 Broad habitat: Acid Grassland - Lowland  
 Condition: Favourable  
 Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage F2 grassland & scrub matrix	Not Recorded	01/01/1900
Lowland neutral grassland (MG5)	Favourable	15/05/2011
Valley fen (lowland)	Favourable	15/05/2011

ID: 16  
 Location: 660m N  
 SSSI name: Ashford Hill Woods and Meadows  
 Unit name: 2  
 Broad habitat: Acid Grassland - Lowland  
 Condition: Favourable  
 Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage F2 grassland & scrub matrix	Favourable	20/06/2011

ID: 17  
 Location: 664m NE  
 SSSI name: Ashford Hill Woods and Meadows  
 Unit name: 2  
 Broad habitat: Acid Grassland - Lowland  
 Condition: Favourable  
 Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage F2 grassland & scrub matrix	Favourable	20/06/2011

ID: 19  
 Location: 731m NE  
 SSSI name: Ashford Hill Woods and Meadows  
 Unit name: Copse By The Ship (Trenear)  
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland  
 Condition: Favourable  
 Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage A1 arboreal canopy	Not Recorded	01/01/1900
Invert. assemblage F2 grassland & scrub matrix	Not Recorded	01/01/1900
Invert. assemblage F3 shaded field and ground layer	Not Recorded	01/01/1900
Lowland mixed deciduous woodland	Favourable	23/03/2012

ID: 20  
 Location: 737m N  
 SSSI name: Ashford Hill Woods and Meadows  
 Unit name: 5  
 Broad habitat: Acid Grassland - Lowland  
 Condition: Favourable  
 Reportable features:

Feature name	Feature condition	Date of assessment
Lowland neutral grassland (MG5)	Favourable	19/07/2011

ID: 23  
 Location: 820m E  
 SSSI name: Ashford Hill Woods and Meadows  
 Unit name: Redlands Copse  
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland  
 Condition: Unfavourable - Recovering  
 Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage A1 arboreal canopy	Unfavourable - Recovering	19/07/2011
Invert. assemblage F2 grassland & scrub matrix	Unfavourable - Recovering	19/07/2011
Invert. assemblage F3 shaded field and ground layer	Unfavourable - Recovering	19/07/2011
Lowland mixed deciduous woodland	Unfavourable - Recovering	19/07/2011

Feature name	Feature condition	Date of assessment
Population of nationally rare butterfly species - Argynnis adippe, High brown Fritillary	Unfavourable - Recovering	19/07/2011
Wet woodland	Unfavourable - Recovering	19/07/2011

ID: 25  
 Location: 858m E  
 SSSI name: Ashford Hill Woods and Meadows  
 Unit name: Redlands Meadow  
 Broad habitat: Acid Grassland - Lowland  
 Condition: Unfavourable - Recovering  
 Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage F2 grassland & scrub matrix	Unfavourable - Recovering	19/07/2011
Lowland neutral grassland (MG5)	Unfavourable - Recovering	19/07/2011

ID: C  
 Location: 868m N  
 SSSI name: Ashford Hill Woods and Meadows  
 Unit name: 13  
 Broad habitat: Acid Grassland - Lowland  
 Condition: Favourable  
 Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage F2 grassland & scrub matrix	Favourable	19/07/2011
Lowland neutral grassland (MG5)	Favourable	19/07/2011
Valley fen (lowland)	Favourable	19/07/2011

ID: B  
 Location: 872m N  
 SSSI name: Ashford Hill Woods and Meadows  
 Unit name: 11  
 Broad habitat: Acid Grassland - Lowland  
 Condition: Favourable  
 Reportable features:



Feature name	Feature condition	Date of assessment
Invert. assemblage F2 grassland & scrub matrix	Favourable	19/07/2011
Lowland neutral grassland (MG5)	Favourable	19/07/2011

ID: 26  
 Location: 912m NE  
 SSSI name: Ashford Hill Woods and Meadows  
 Unit name: Redlands Copse  
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland  
 Condition: Unfavourable - Recovering  
 Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage A1 arboreal canopy	Unfavourable - Recovering	19/07/2011
Invert. assemblage F2 grassland & scrub matrix	Unfavourable - Recovering	19/07/2011
Invert. assemblage F3 shaded field and ground layer	Unfavourable - Recovering	19/07/2011
Lowland mixed deciduous woodland	Unfavourable - Recovering	19/07/2011
Population of nationally rare butterfly species - Argynnis adippe, High brown Fritillary	Unfavourable - Recovering	19/07/2011
Wet woodland	Unfavourable - Recovering	19/07/2011

ID: B  
 Location: 998m N  
 SSSI name: Ashford Hill Woods and Meadows  
 Unit name: 10  
 Broad habitat: Acid Grassland - Lowland  
 Condition: Unfavourable - Recovering  
 Reportable features:

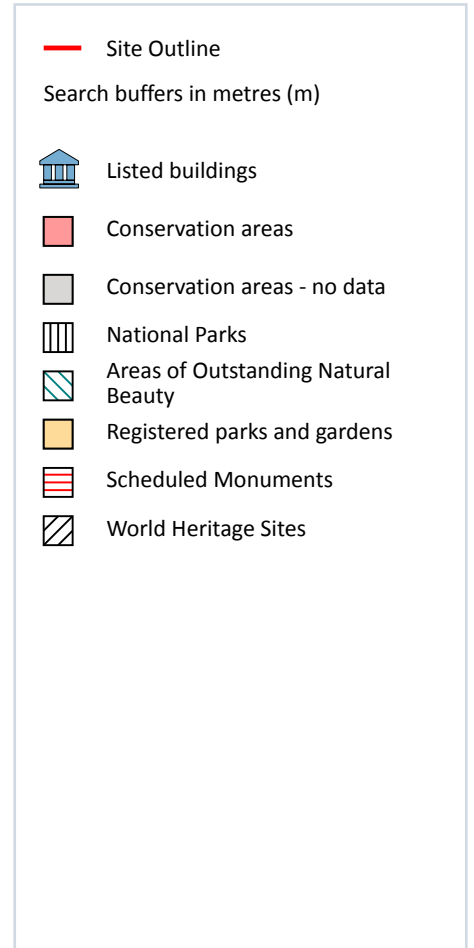
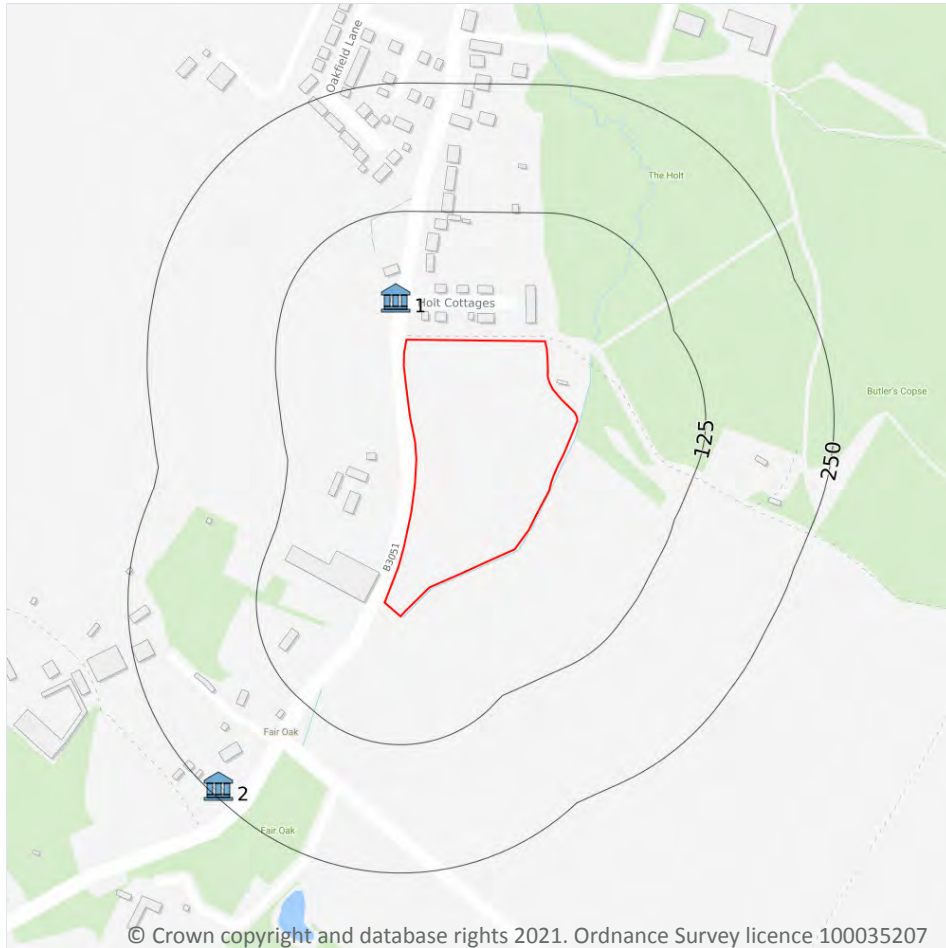
Feature name	Feature condition	Date of assessment
Invert. assemblage F2 grassland & scrub matrix	Unfavourable - Recovering	19/07/2011
Lowland neutral grassland (MG5)	Unfavourable - Recovering	19/07/2011

ID: 28  
Location: 1138m N  
SSSI name: Ashford Hill Woods and Meadows  
Unit name: 12  
Broad habitat: Acid Grassland - Lowland  
Condition: Favourable  
Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage F2 grassland & scrub matrix	Not Recorded	01/01/1900
Lowland neutral grassland (MG5)	Favourable	19/07/2011

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

## 11 Visual and cultural designations



### 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****2**

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 69**

ID	Location	Name	Grade	Reference Number	Listed date
1	42m N	The Bungalow, Ashford Hill With Headley, Basingstoke And Deane, Hampshire, RG19	II	1243627	28/11/1995
2	241m SW	Wren Cottage, Ashford Hill With Headley, Basingstoke And Deane, Hampshire, RG19	II	1339765	18/05/1984

*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

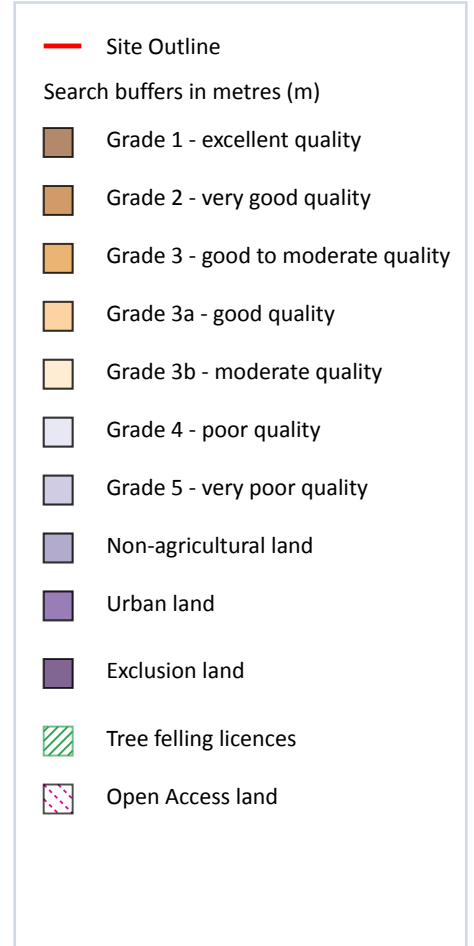
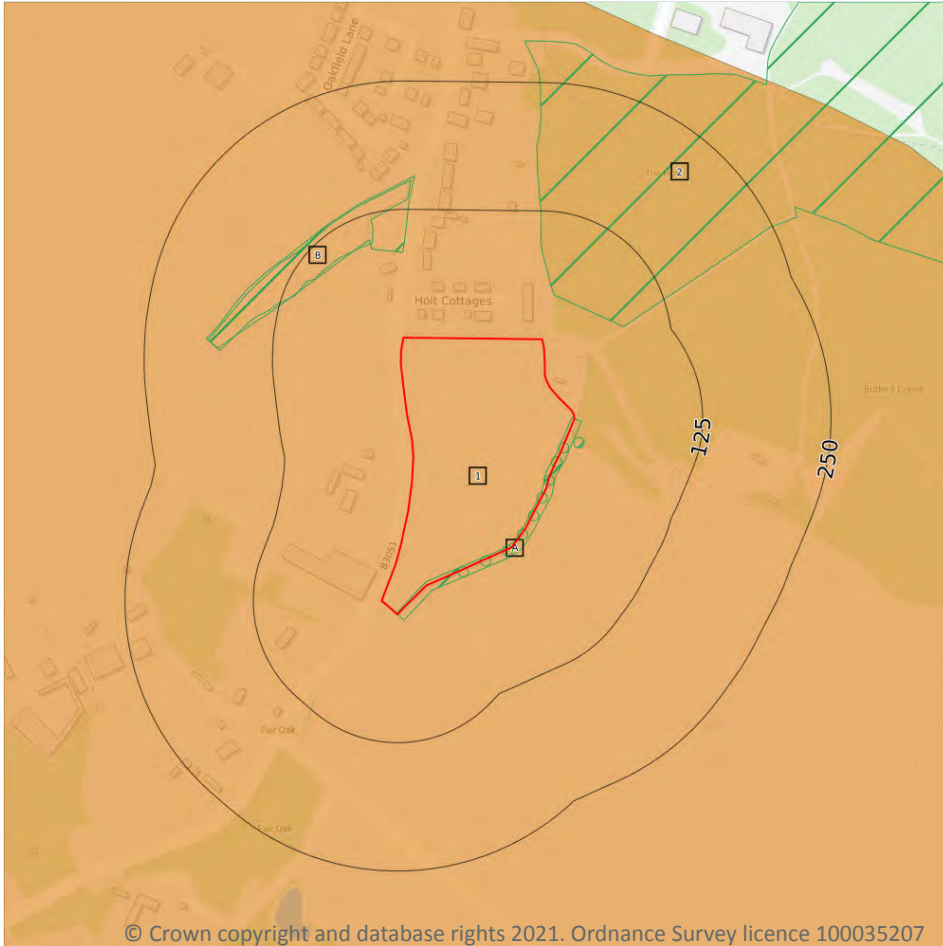
0

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



© Crown copyright and database rights 2021. Ordnance Survey licence 100035207

### 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 72**

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

6

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.

Features are displayed on the Agricultural designations map on **page 72**

ID	Location	Description	Reference	Application date
A	On site	Selective Fell/Thin (Conditional)	019/160/00-01	21/12/2003
A	On site	Selective Fell/Thin (Conditional)	019/104/07-08	26/07/2007
A	8m E	Selective Fell/Thin (Conditional)	019/104/07-08	26/07/2007
2	44m NE	Selective Fell/Thin (Unconditional)	019/254/05-06	25/01/2006
B	83m N	Selective Fell/Thin (Conditional)	019/511/16-17	20/01/2017
B	97m NW	Clear Fell (Conditional)	019/120/00-01	04/01/2001

*This data is sourced from the Forestry Commission.*

## 12.4 Environmental Stewardship Schemes

Records within 250m

1

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.

Location	Reference	Scheme	Start Date	End date
182m SW	AG00508391	Entry Level plus Higher Level Stewardship	01/04/2011	31/03/2021

*This data is sourced from Natural England.*



## 12.5 Countryside Stewardship Schemes

Records within 250m

0

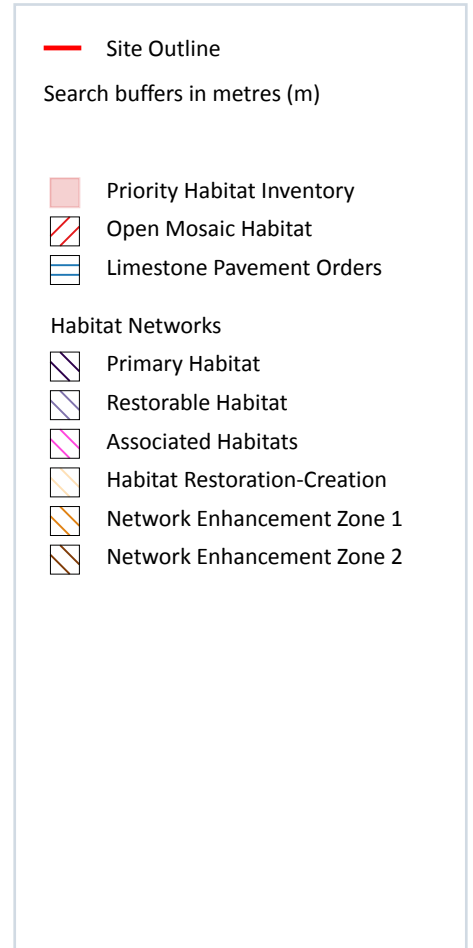
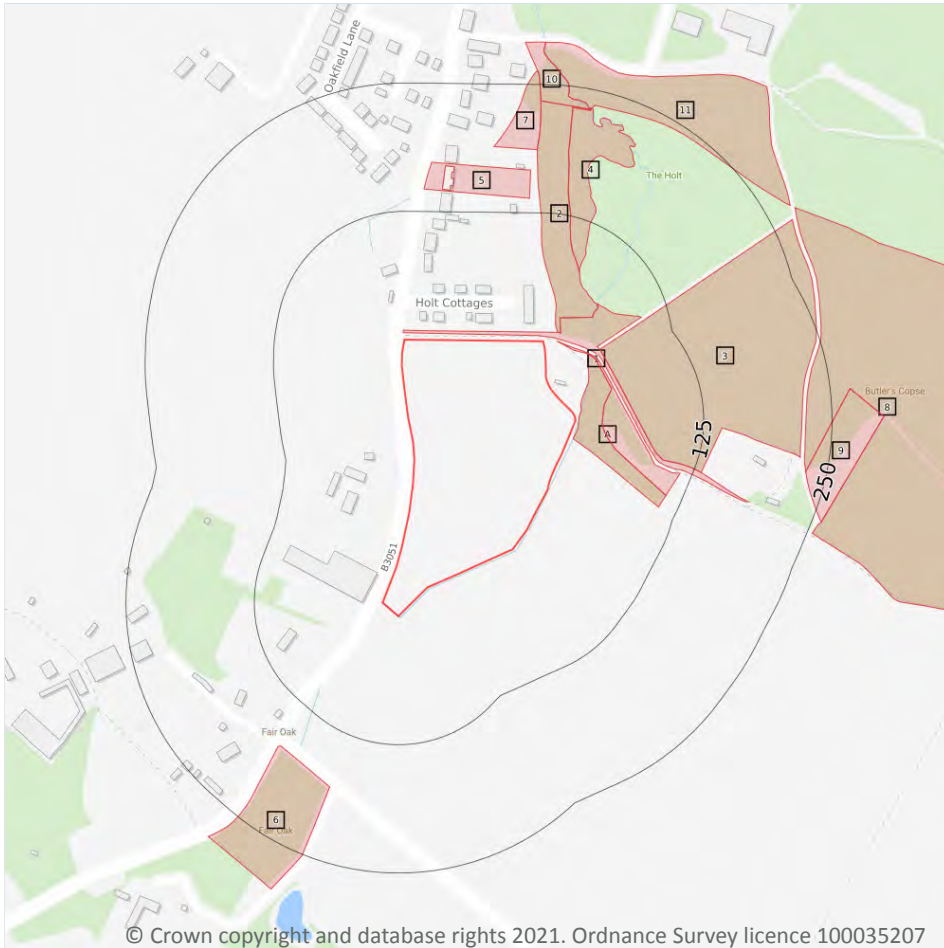
Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

*This data is sourced from Natural England.*





## 13 Habitat designations



### 13.1 Priority Habitat Inventory

Records within 250m

13

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

Features are displayed on the Habitat designations map on **page 75**

ID	Location	Main Habitat	Other habitats
A	3m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
1	5m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	15m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	17m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%, ENSIS L1)

ID	Location	Main Habitat	Other habitats
3	53m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%, ENSIS L1)
4	77m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
5	139m N	No main habitat but additional habitats present	Main habitat: DWOOD (INV > 50%)
6	170m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	187m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	224m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%, ENSIS L1)
9	230m E	No main habitat but additional habitats present	Main habitat: DWOOD (ENSIS L1)
10	231m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%, ENSIS L1)
11	232m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%, ENSIS L1)

*This data is sourced from Natural England.*

## 13.2 Habitat Networks

**Records within 250m**

**0**

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

*This data is sourced from Natural England.*

## 13.3 Open Mosaic Habitat

**Records within 250m**

**0**

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

*This data is sourced from Natural England.*

## 13.4 Limestone Pavement Orders

**Records within 250m**

**0**

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave

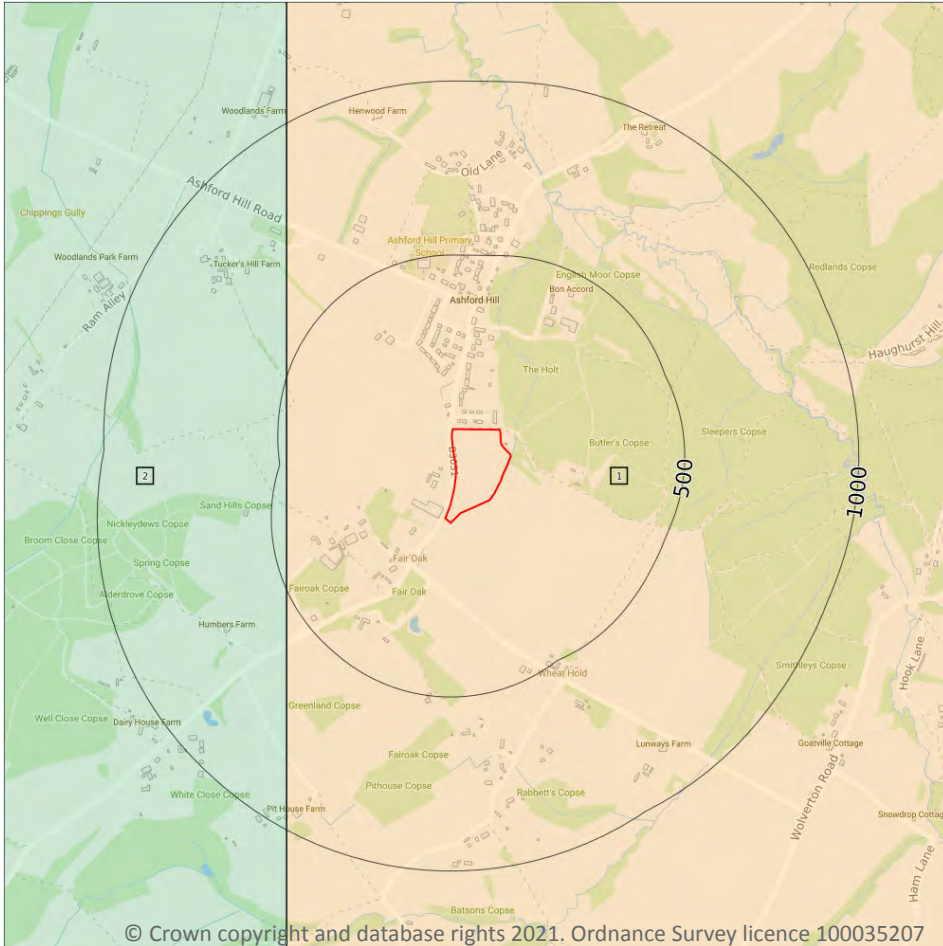


them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

*This data is sourced from Natural England.*



## 14 Geology 1:10,000 scale - Availability



— Site Outline  
 Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

### 14.1 10k Availability

Records within 500m

2

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

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

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Partial	Partial	No coverage	SU56SE
2	456m W	Full	Full	Full	No coverage	SU56SW

*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

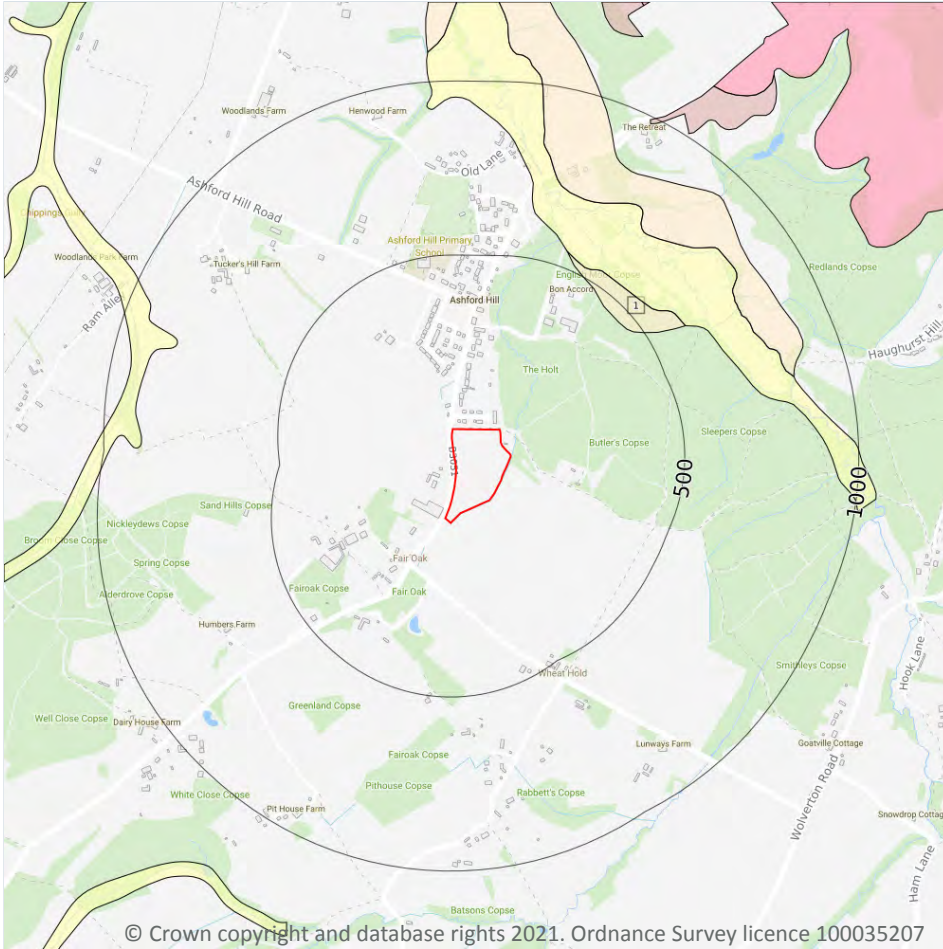
0


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.

*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

1

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	461m NE	BGGR-XSV	Beenham Grange Gravel Member - Sand And Gravel	Sand And Gravel

*This data is sourced from the British Geological Survey.*



## 14.4 Landslip (10k)

Records within 500m

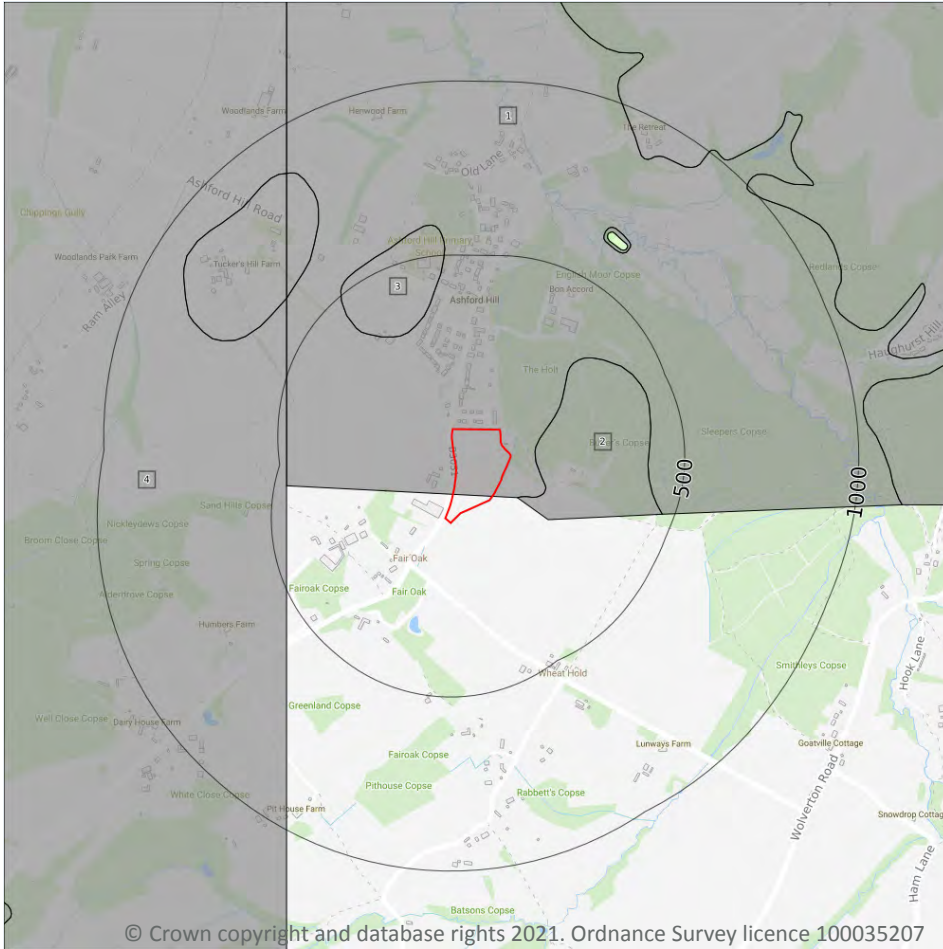
0

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

*This data is sourced from the British Geological Survey.*



## Geology 1:10,000 scale - Bedrock



- 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

4

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	65m SE	LC-SANDU	London Clay Formation - Sand	Eocene Epoch
3	306m NW	LC-SANDU	London Clay Formation - Sand	Eocene Epoch
4	456m W	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch



*This data is sourced from the British Geological Survey.*

## 14.6 Bedrock faults and other linear features (10k)

**Records within 500m**

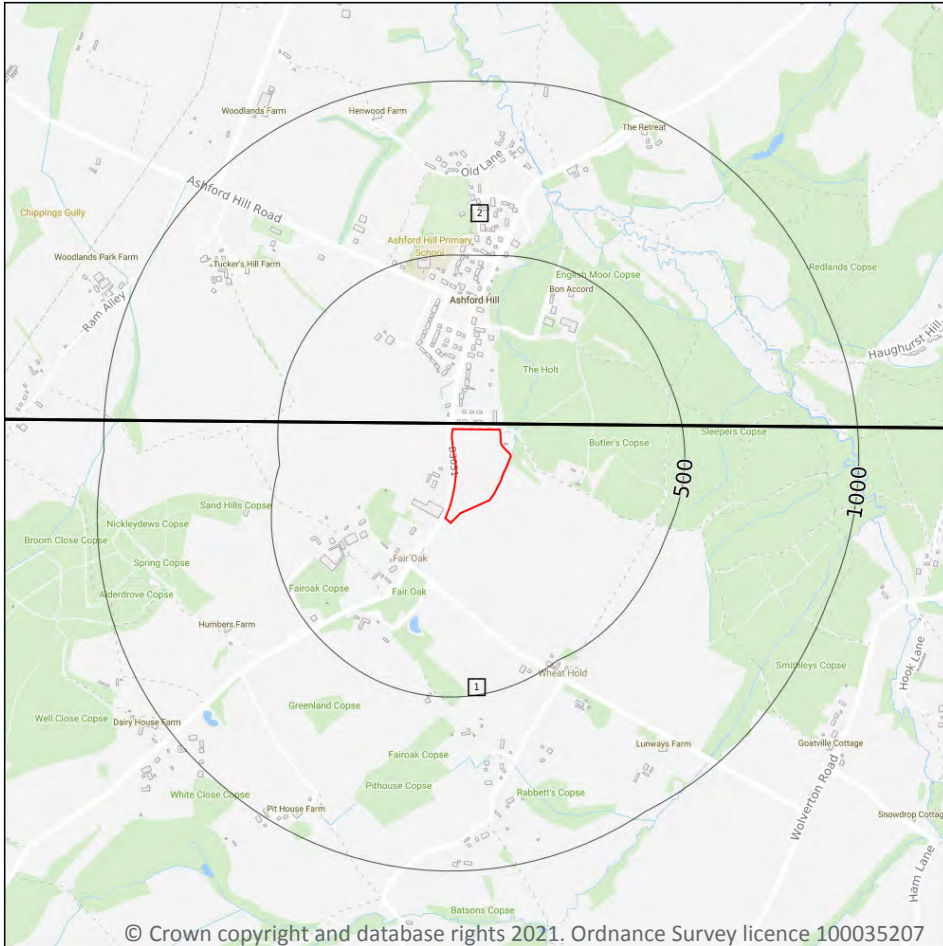
**0**

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

*This data is sourced from the British Geological Survey.*



## 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	No coverage	EW284_basingstoke_v4
2	16m N	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)

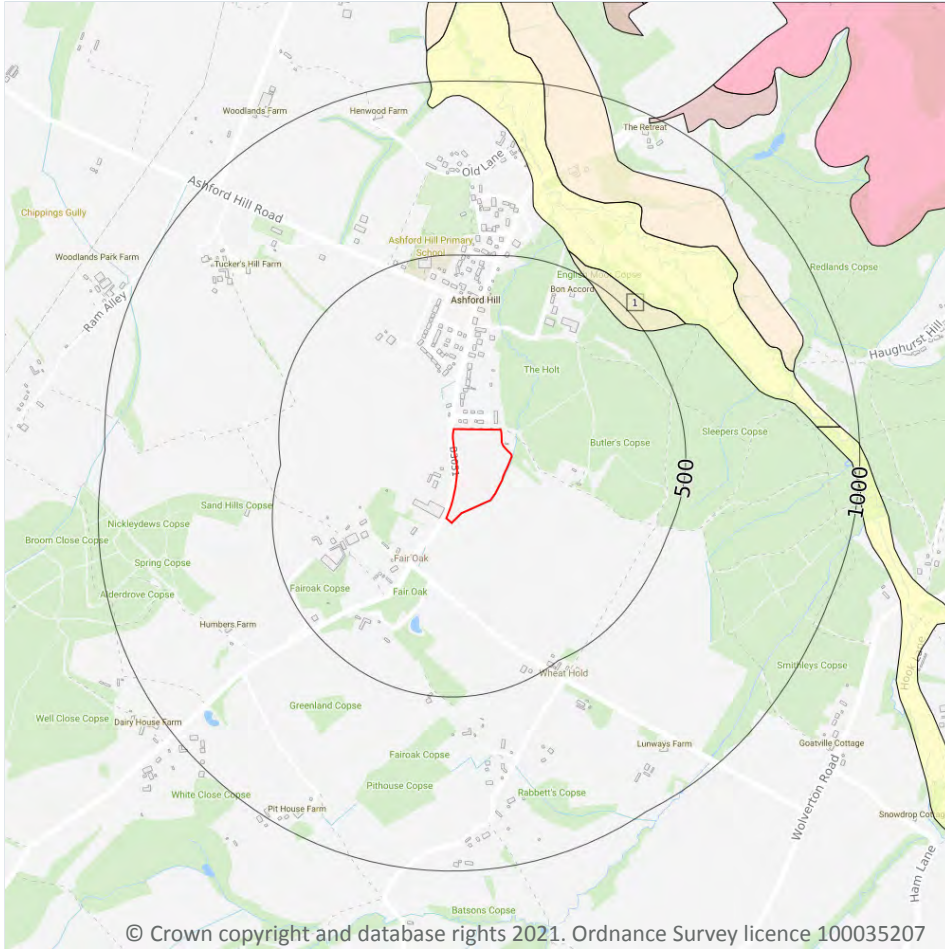
Records within 50m

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

1

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	462m NE	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

0

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).

*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.*

