GEO-ENVIRONMENTAL CONSULTING ENGINEERS

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LAND AT LAWNFIELD HOUSE, MAIDENHEAD

Phase 1 - Preliminary Risk Assessment

Prepared for:

Whitberry Limited

Report Ref: BEK-23079-1

July 2023

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Project Quality Assurance Information Sheet

Site	Land at Lawnfield House, Maidenhead
Report Title	Phase 1 - Preliminary Risk Assessment
Report Status	Final
Report No	BEK-23079-1
Date	July 2023
Prepared For	**Whitberry Limited** 227 London Road Romford Essex RM7 9BQ
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PROJECT NO: 23079

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DATE: July 2023

REVISION STATUS / HISTORY

Rev	Date	Issue / Comment	Prepared	Checked

GENERAL REPORT LIMITATIONS

BEK Enviro Limited (BEK) has prepared this report for the sole use of the client, showing reasonable skill and care, for the intended purposes as stated in the agreement under which this work was completed. The report may not be relied upon by any other party without the express agreement of the client and BEK. No other warranty, expressed or implied, is made as to the professional advice included in this report.

Where any data supplied by the client or from other sources have been used, it has been assumed that the information is correct. No responsibility can be accepted by BEK for inaccuracies in the data supplied by any other party. The conclusions and recommendations in this report are based on the assumption that all relevant information has been supplied by those bodies from whom it was requested.

No part of this report may be copied or duplicated without the express permission of BEK and the party for whom it was prepared. Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

Unless explicitly agreed otherwise, in writing, this report has been prepared under BEK's limited standard Terms and Conditions as included within our proposal to the Client.

The report needs to be considered in the light of the BEK proposal and associated limitations of scope. The report needs to be read in full and isolated sections cannot be used without full reference to other elements of the report and any previous works referenced within the report.

TABLE OF CONTENTS

1. INTRODUCTION

1.1 Appointment

1.1.1 BEK Enviro (BEK) has been commissioned by Churchgate Services to prepare a Phase 1 Preliminary Risk Assessment (PRA) for a parcel of land at Lawnfield House, Maidenhead (hereafter referred to as 'the site'). The PRA will assess the potential risks associated with contamination considering a change of use to residential (with homegrown produce).

1.1.2 The site location and layout are presented on BEK Drawing No 23079-1 and BEK Drawing No 23079-2, respectively. Copies of these drawings are presented in Appendix E.

1.2 Proposed Development

1.2.1 This report has been prepared to support a planning application for the construction of a 3 storey residential care home with associated car parking, access and landscaped areas.

1.2.2 The proposed development plan is shown on Churchgate Services Drawing 'Site Plan Trees 4', Drawing No: CS2005-06-P1 dated December 2022, a copy of which is presented in Appendix E.

1.3 Objective & Scope of Work

1.3.1 The objective of this report is to provide a qualitative assessment of the potential risks from contamination and ground with consideration to the proposed residential end use with homegrown produce.

1.3.2 To achieve the objective BEK will undertake the following:

- Carry out a site inspection and collect photographs
- Review the available relevant background information for the site, including:
  - Recent Ordnance Survey Maps
  - Site Specific GroundSure Reports
  - Site Specific Historical Maps
  - Coal Authority Website
  - Drawings provided by Churchgate Services
  - Zetica UXO Information
- Develop a preliminary conceptual site model in accordance with guidance to identify potentially significant pollutant linkages specific to the proposed development
- Establish areas of potential concern based on identified risks and/or potential risks
- Identify any actions required to assess or reduce the risks identified

1.4 Limitations

1.4.1 The conclusions and recommendations presented in this report are the result of our professional interpretation of the information currently available. BEK reserves the right to amend the conclusions and recommendations if further information becomes available.

1.4.2 However, it should be noted that much of the information has been derived from reports written by others and BEK takes no responsibility for the accuracy of that information. Notwithstanding the above, the reports reviewed have all been written by professional environmental consultants with a duty of care to provide relevant and accurate information.

1.4.3 This report does not include an invasive plant species assessment.

2. SITE DESCRIPTION

2.1 Site Location

2.1.1 The site occupies a parcel of land located at Lawnfield House, Westmorland Road, Maidenhead. The site is approximately 0.75 km west of Maidenhead and some 9 km north-west of Windsor.

2.1.2 The National Grid Reference for the centre of the site is 487844, 181048. The site location is shown on BEK Drawing No 23079-1, a copy of which is presented in Appendix E.

2.2 Site Layout & Description

2.2.1 A walkover/inspection was conducted by an engineer from BEK in June 2023. The site occupies a roughly square shaped plot of land of some 0.4 hectares occupied by two large detached buildings which make up the residential development at No 6 Westmorland Road. The buildings are surrounded by well- maintained gardens and an access road/parking in the west. There are numerous mature/semi-mature trees around the site boundaries.

2.2.2 The majority of the site boundaries consist of wooden panel fencing, which separates the site from adjacent properties to the east. The south-eastern site boundary is open to a gravel/tarmac access road. Large stone bunds separate the road from the site. Gravels were also present on site, along the south-eastern site boundary.

2.2.3 The general site layout is shown on BEK Drawing No 23079-2, a copy of which is presented in Appendix E.

2.3 Surrounding Land Use

2.3.1 The site is located in a largely residential area however a disused car showroom/garage is located to the north-east of the site. Residential properties and associated roads surround the site.

3. SITE HISTORY

3.1 The history of the site has been established using historical OS maps supplied by Groundsure. A selection of historical OS maps reviewed is presented in Appendix A.

On Site

3.2 The earliest available maps dating from 1975 show the site to be generally vacant with the exception of a forest in the north-east corner. Circa 1897 the site has generally been used for residential purposes. A large building appears north-west of the center of the site. The building configuration changes slightly overtime with an extension to the east and south. By 1912 the site is dominated by two large residential dwellings. A number of greenhouses appear to the south and east of the structures. The site generally remains in this confirmation until circa 1993 when the greenhouses appear to be no longer present. There are no more significant changes to the site.

Offsite

3.3 The offsite history is generally characterized by residential dwellings. A gravel pit appears 105 m north of the site circa 1875. A garage appears to be located immediately east of the site dating from 1954. The garage appears on the maps until present. It is unclear if the Garage was used to sell fuel/service or repair vehicles, although the current layout does suggest that more recently it was a car showroom.

4. ENVIRONMENTAL SETTING

4.0.1 An Enviro+GeoInsight Report has been obtained from Groundsure and information provided in these reports has been used within this section. A copy of the report is presented in Appendix B.

4.1 Geology

4.1.1 The site geology is illustrated in the Enviro+GeoInsight Report which has sourced data from several sources including British Geological Society (BGS), BRITPITS database and the Coal Authority.

4.1.2 Furthermore, site investigation information has been sought from the British Geological Society (BGS) website. There are four BGS boreholes available to view within 250 m of the site. The boreholes reviewed and their distance/directions from the site are provided within Table 1.

Borehole Reference	Distance/Direction	Date	Borehole Depth (m)
SU88SE165	64 m West	September 1990	6.0
SU88SE164	81 m North-West	September 1990	6.0
SU88SE167	114 m West	September 1990	6.5
SU88SE166	127 m West	September 1990	6.0

Table 1: Summary of Reviewed Boreholes

4.1.3 The boreholes encountered 'gravelly and topsoil' to depths varying from 0.1 m to 0.2 m overlying 'clayey sandy gravel' to depths varying from 6.0 m (SU88SE165) to 3.9 m (SU88SE166). The majority of boreholes encountered 'firm rubbly chalk' to the base of the boreholes at 6.0 m (SU88SE166, SU88SE164, SU88SE165), to 6.5 m (SU88SE167).

4.1.4 Copies of the reviewed BGS Borehole records are presented in Appendix C.

Made Ground

4.1.5 According to the Enviro+GeoInsight Report there is no record of made ground (artificial deposit) on the site or within 250 m of the site.

Superficial Geology

4.1.6 The Enviro+GeoInsight Report indicates that the underlying superficial geology comprises of Boyn Hill Gravel Member which is dominated by 'Sand and Gravel'. This strata has a high permeability.

Bedrock

4.1.7 The Enviro+GeoInsight Report indicates that the underlying solid geology comprises of the Seaford Chalk Formation and Newhaven Chalk Formation which is dominated by chalk. This strata has a moderate to very high permeability.

Faults/Linear Features

4.1.8 There are no linear features/faults located within 250 m of the site

4.2 Mining & Ground Stability

4.2.1 Information in the Enviro+GeoInsight Report indicates that the site is not located in an area which could be affected by past, current or future coal mining.

4.2.2 However, non-coal mining has taken place on site, the commodity mined was Chalk. The Enviro+GeoInsight Report indicates that 'sporadic underground mining of restricted extent may have occurred' and that the 'potential for difficult ground conditions are unlikely and localised, at a level where they need to be not considered'.

4.2.3 There is one BritPits record (Rutland Road Gravel Pit), five natural cavities and five surface ground workings records within 250 m of the site. The nearest of which is a Natural Cavity located 62 m south-west of the site. The location of these activities are shown in Figure 5.

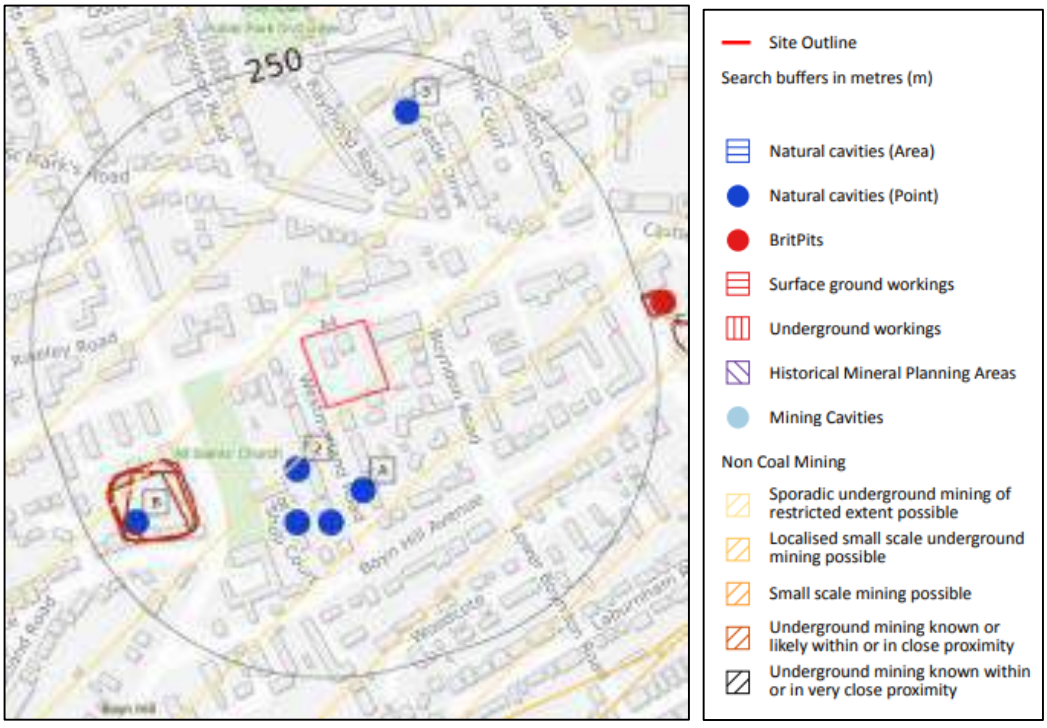


Figure 1: *Mining, Ground Workings and Natural Cavities*

4.2.4 The Enviro+GeoInsight Report indicates that there are five surface ground workings within 250 m of the site as shown in Table 2.

Location	Land Use	Year of Mapping
147 m South-West	Unspecified Pit	1923
151 m South-West	Unspecified Pit	1932
163 m South-West	Gravel Pit	1910
190 m South-West	Unspecified Pit	1938
249 m East	Gravel Pit	1897

Table 2: Summary of Surface Ground Workings

4.2.5 The Enviro+GeoInsight Report provides hazard ratings associated with ground subsidence at the site, as summarised below:

Shrink-Swell Clay:	Negligible
Landslides:	Very Low
Dissolution of Soluble Rocks:	Very Low
Compressible Deposits:	Negligible
Collapsible Deposits:	Very Low
Running Sands:	Very Low

4.2.6 It can be seen from the above that the site is unlikely to be affected by natural ground instability issues.

4.3 Hydrogeology

4.3.1 The underlying superficial deposits are classified as a 'Secondary A Aquifer'. These aquifers are described as 'permeable layers capable of supporting local water supplies at a local rather than strategic scale and in some cases forming an important source for base flow to rivers'.

4.3.2 The bedrock is classified as a 'Principal Aquifer' which is described as 'geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale'.

4.3.3 The Enviro+GeoInsight Report indicates the east of the site is located within Zone 1 (Inner Catchment) and the west of the site is located within zone 2 (Outer Catchment) of a groundwater source protection zone.

4.3.4 There are no groundwater abstractions located within 250m of the site.

4.3.5 There is a low risk from groundwater flooding at the site.

4.4 Hydrology

4.4.1 There are no surface water features on site or within the 250 m.

4.4.2 There are no registered licensed discharge consents located within 250 m of the site.

4.4.3 The site is not considered to be at risk from flooding.

4.5 Contaminated Land & Landfill Activities

4.5.1 Information provided in the Enviro+GeoInsight Report indicates that there are no historic/current or active landfills within 250 m of the site.

4.5.2 There are no registered waste exemptions located within 250 m of the site.

4.5.3 There are no EA recorded pollution incidents located within 250 m of the site.

4.5.4 There are no NIHHS or COMAH sites, recorded Part A(1), Part A(2), or IPPC Authorised Activities within 250 m of the site.

4.5.5 There are two registered Part B processes situated within 250 m of the site as summarised in Table 5.

Location	Address	Process	Status	Enforcement Date
48 m North-east	Whichford Honda, 14-20 Bath Road, Miadenhead, Berks, SL6 4JT	Unloading of Petrol into Storage at Services Stations	Historical Permit	No
111 m North	Boyn Hill Garage, Bath Road, Maidenhead, SL6 3BQ	Waste oil burner 0.4 MW	Historical Permit	No

Table 3: *Waste Exemptions Registered on/within 250 m of the Site*

4.5.6 There are six historical garages recorded on the site as shown within the Table 6 however it is likely that these all relate to the garage located to the north-east of the site. The Enviro+GeoInsight historical maps and site walk over confirm the garage is located off site.

Location	Land Use	Date
On site	Garage	1989
On site	Garage	1994
On site	Garage	1954
On site	Garage	1968
On site	Garage	1960
On site	Garage	1954

Table 4: *Historical garages (On Site)*

4.5.7 According to the Enviro+GeoInsight Report there are six potentially contaminative industrial sites located within 250 m of the site, the closest of which is an electricity substation, located 130 m north-east of the site. This is unlikely to have impacted the site.

4.6 Sensitive Land Uses

4.6.1 The site is not affected by any of the ecological systems identified as a statutory receptor in the DETR Circular 01/2006.

4.6.2 The site is not located within a designated nitrate vulnerable zone.

4.7 Radon

4.7.1 The Enviro+GeoInsight Report indicates that 'between <1 % and 3 % of the homes are affected by Radon' and that no radon protective measures are not required.

4.8 Unexploded Ordnance

4.8.1 The regional unexploded bomb risk map from Zetica indicates that the site is in an area of LOW risk from Unexploded Ordnance (UXO) resulting from the Second World War.

4.8.2 BEK do not consider any further assessment to be required with respect to UXO.

5. POTENTIAL POLLUTANT LINKAGES

5.1 General

5.1.1 This section identifies the potential sources of contamination along with specific contaminants of concern, pathways and receptors that may be associated with the site based on its known history and the current condition and with respect to the re-development of the site for residential use (with homegrown produce).

5.1.2 This information is used to develop a preliminary conceptual model which is a qualitative description of potential sources of environmental pollutants, the pathways by which they are transported and the receptors:

i) Potential sources of contamination: these include any actual or potentially contaminating materials and activities, located either on or in the vicinity of the site

ii) Potential pathways for contamination migration: these comprise the routes or mechanisms by which contaminants may migrate from the source to the receptor including environmental migration pathways and human health exposure pathways

iii) Potential receptors of contamination: these include future land users, ecological systems, water resources and property.

5.2 Potential Sources of Contamination

5.2.1 Based on the earliest available maps dating from 1975 show the site to be generally vacant with the exception of a forest in the north-east corner. Circa 1897 the site has generally been used for residential purposes. A large building appears north-west of the center of the site. The building configuration changes slightly overtime with an extension to the east and south. By 1912 the site is dominated by two large residential dwellings. A number of greenhouses appear to the south and east of the structures. The site generally remains in this confirmation until circa 1993 when the greenhouses appear to be no longer present. There are no more significant changes to the site.

5.2.2 Historical OS Maps indicates that the site has been residential with a number small unspecified building on site that have changed configuration over time. Given the history of the development, made ground is likely to be present at various locations within the site. It may have been necessary to import material to level the site prior to the construction of any of former buildings on-site/made ground made have been deposited following demolition. The nature and source of any made ground on site is unknown and it could contain contaminants of concern.

5.2.3 Potential off-site source of contamination is the Garage located immediately east of the site dating from 1954. It is unclear if the Garage was used to sell fuel/service or repair vehicles, although the current layout does suggest that more recently it was a

car showroom. However, localised contamination associated with fuels, oils and greases migrating onto the site should be considered.

5.2.4 The potential contaminants of concern that may be present at the site are summarised below:

Contaminants Associated General Made Ground	
Arsenic	Zinc
Cadmium	Sulphate
Chromium	Cyanide
Copper	Phenols
Lead	Polycyclic Aromatic Hydrocarbons (PAHs)
Mercury	Total Petroleum Hydrocarbons (TPHCWG)
Nickel	Asbestos
Selenium	pH
Additional Contaminants Associated with Adjacent Garage	
Speciated Petroleum Hydrocarbons (TPH-CWG)	
MTBE	
BTEX Compounds	

Table 5: Potential Contaminants of Concern

5.2.5 It should be noted that the above list represents a broad range of potential contaminants of concern. Additional contaminants of concern may be present if ground conditions differ from those anticipated.

5.2.6 Potential sources of carbon dioxide and methane are considered to be very low. However, if the site investigation/groundworks provide a significant thickness of made ground (>3 m) or natural strata has a high organic content, it may be necessary to re-assess the potential risks from ground gas.

5.3 Potential Pathways

5.3.1 The pathways through which contaminants may reach receptors are in part dependent by the nature and behaviour of the contaminant and the intended end use of the site (residential with homegrown produce).

5.3.2 The following potential pathways have been identified with respect to the existing site condition, historical use of the site, the environmental setting and the re-development of the site to residential (with homegrown produce) which are assessed in the conceptual model:

- Dermal contact of contaminated soil
- Ingestion of contaminated soil/home grown vegetables

- Inhalation of contamination dust
- Dissolution or suspension (leaching) of contaminants into pore waters affecting plant growth
- Indoor inhalation of organic vapours and ground gas
- Dissolution or suspension (leaching) of contaminants from site soils leading to lateral/vertical migration of contamination to nearby surface waters/underlying groundwater
- Dissolution or suspension (leaching) of contaminants from site soils leading to lateral migration within perched waters to off-site receptors. Potential significant pathways include more permeable layers within the made ground/natural strata, underground services and piles/foundations
- Contamination affecting the integrity of service pipelines by direct contact
- Buildings affected by direct contact with elevated concentrations of sulphate and/or extreme pH

5.4 Receptors

5.4.1 Potential site-specific receptors that may be affected by contamination at the site are listed below:

Future Site Users

5.4.2 Future residents of the site could be at risk from contamination present at the site.

5.4.3 Potential risks are associated with ingestion of soils and home grown vegetables as well as inhalation of contaminated dust/vapours (including asbestos fibres) and dermal contact with contaminants of concern. These risks are all associated with the garden areas, or any open spaces of the proposed development.

5.4.4 In addition, risks associated with indoor inhalation of ground gas/organic vapours need to be assessed.

Construction Workers

5.4.5 The primary risks to construction workers are associated with shallow excavations as asbestos could be present. Asbestos fibers (if present) can be released into the atmosphere during earthworks.

5.4.6 Standard personal protective equipment and site specific risk assessments and method statements should reduce risks associated with other contaminants of concern due to short exposure duration.

Off Site Receptors

5.4.7 Off site receptors include residents to the east and west of the site. Human health could be at risk if asbestos fibres are released during the development.

Flora

5.4.8 Heavy metals can be phytotoxic and if present can represent a potential risk to flora in the landscaped areas.

Buildings & Services

5.4.9 The integrity of service pipes can be affected by concentrations of organic contamination.

Controlled Waters

5.4.10 There are no surface water features on site or within 250 m of the site.

5.4.11 The superficial strata is a Secondary A Aquifer and the bedrock is classified as a Principal Aquifer, both are considered potential receptors.

5.4.12 The site is located within Zone 1 and Zone 2 of a groundwater source protection zone.

5.5 Preliminary Conceptual Model

5.5.1 The identified potential sources of contaminants, pathways and receptors have been assessed to establish plausible pollutant linkages. All potentially significant pollutant linkages are detailed in Table B, in Appendix D.

5.6 Potentially Significant Pollutant Linkages

5.6.1 A number of possible 'significant pollutant linkages' have been identified associated with the site.

5.6.2 Potential risks relating to the potential harm to the health of humans and/or domestic pets both on and off site due to the potential for direct contact with contaminants in the made ground and the ingestion of contaminated soil/dust **(Link 1).**

5.6.3 There is also the possibility of windblown particulates being inhaled by people/animals both on site and off site **(Link 2).**

5.6.4 Home grown produce could be affected by ground contamination **(Link 3)** and human health could be at risk by the ingestion of home grown produce affected by contamination **(Link 4).**

5.6.5 Human health could be at risk by the inhalation of volatile contamination migrating into properties on site (Link 5).

5.6.6 Property (including services, flora and fauna) could be affected by direct contact to high concentrations of contaminants (Link 6).

5.6.7 Dissolution or suspension (leaching) of contaminants from site soils leading to impact within the superficial Secondary A Aquifer and the underlying Principal Aquifer within the bedrock (Link 7).

5.6.8 Site investigation is required to identify site specific conditions and assess the risks associated with each identified plausible pollutant linkage.

6. RECOMMENDATIONS

6.1 Based on the findings of the Preliminary Risk Assessment herein, a number of potential risks associated with contamination have been identified with respect to the redevelopment of the site to a residential care home.

6.2 The primary risks are associated with the potential presence of made ground at the site. Site investigation is required to characterise the shallow ground conditions and quantify the potential risks identified. The site investigation will also provide sufficient information to support a geotechnical assessment to inform foundation design options.

Site Investigation

6.3 The investigation should comprise the excavation of a series of trial pits and/or boreholes to confirm ground conditions across the site as anticipated. This will help to inform possible re-use of existing soils at the site for use within residential gardens or landscaped areas. The investigation should also target likely locations of made ground.

6.4 In-situ strength testing will be carried out (shear vane/SPTs) and samples recovered for chemical and geotechnical testing. All samples for chemical testing will be collected in appropriate sampling vessels, stored in a precooled cool box and dispatched to the laboratory within 24 hours.

6.5 It will also be prudent to delineate any contamination that might be present in the soils on site as a result of the garage located immediately east of the site. Which may need remedial treatment (subject to findings of the contamination assessment and the proposed development layout).

6.6 The site investigation should be supervised by an experienced engineer who will be responsible for recording ground conditions encountered.

Laboratory Testing

6.7 Following a review of ground conditions encountered, a selection of samples will be tested for the contaminants of concern listed in Table 3 of this report. If visual or olfactory evidence of contamination is encountered (including any made ground) during the site investigation then it may be necessary to undertake additional testing.

6.8 Depending on ground conditions encountered, samples will be submitted for geotechnical testing to inform foundation design options.

6.9 All testing will be carried out by a UKAS accredited laboratory to MCERTS standard (where applicable).

Risk Assessment

6.10 The investigation findings will be assessed as part of a quantitative risk assessment to amend the conceptual site model and identify any potential significant pollutant linkages.

6.11 The assessment will be undertaken in accordance with current UK guidance and policy.

Reporting

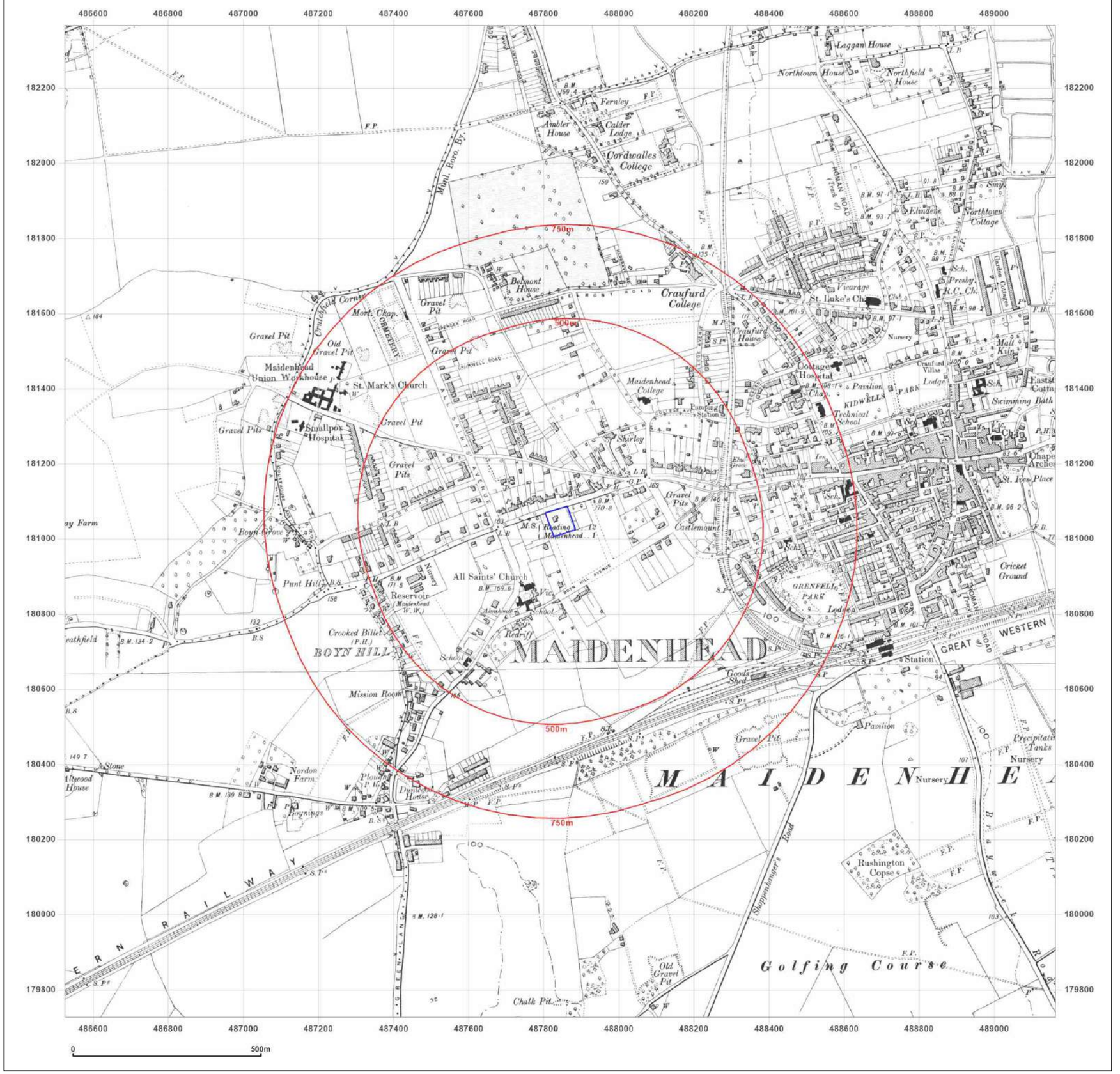
6.12 The works undertaken will be detailed in a Site Investigation & Ground Assessment report along with full justifications for the assessment and the conclusions and any recommendations.

Other Considerations

6.13 We would also recommend that consideration is given to the requirements of the water supply service provider and the completion of the UKWIR risk assessment for water pipe selection.

APPENDIX A

Historical OS Maps



Groundsure INSIGHTS

Site Details:

LAWNFIELD HOUSE,
WESTMORLAND ROAD,
MAIDENHEAD, SL6 4HB

Client Ref: 7826-23079-MLM
Report Ref: GS-ND8-N5O-MNJ-Y2M
Grid Ref: 487843, 181046

Map Name: County Series

Map date: **1897**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1875
Revised 1897
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1875
Revised 1897
Edition N/A
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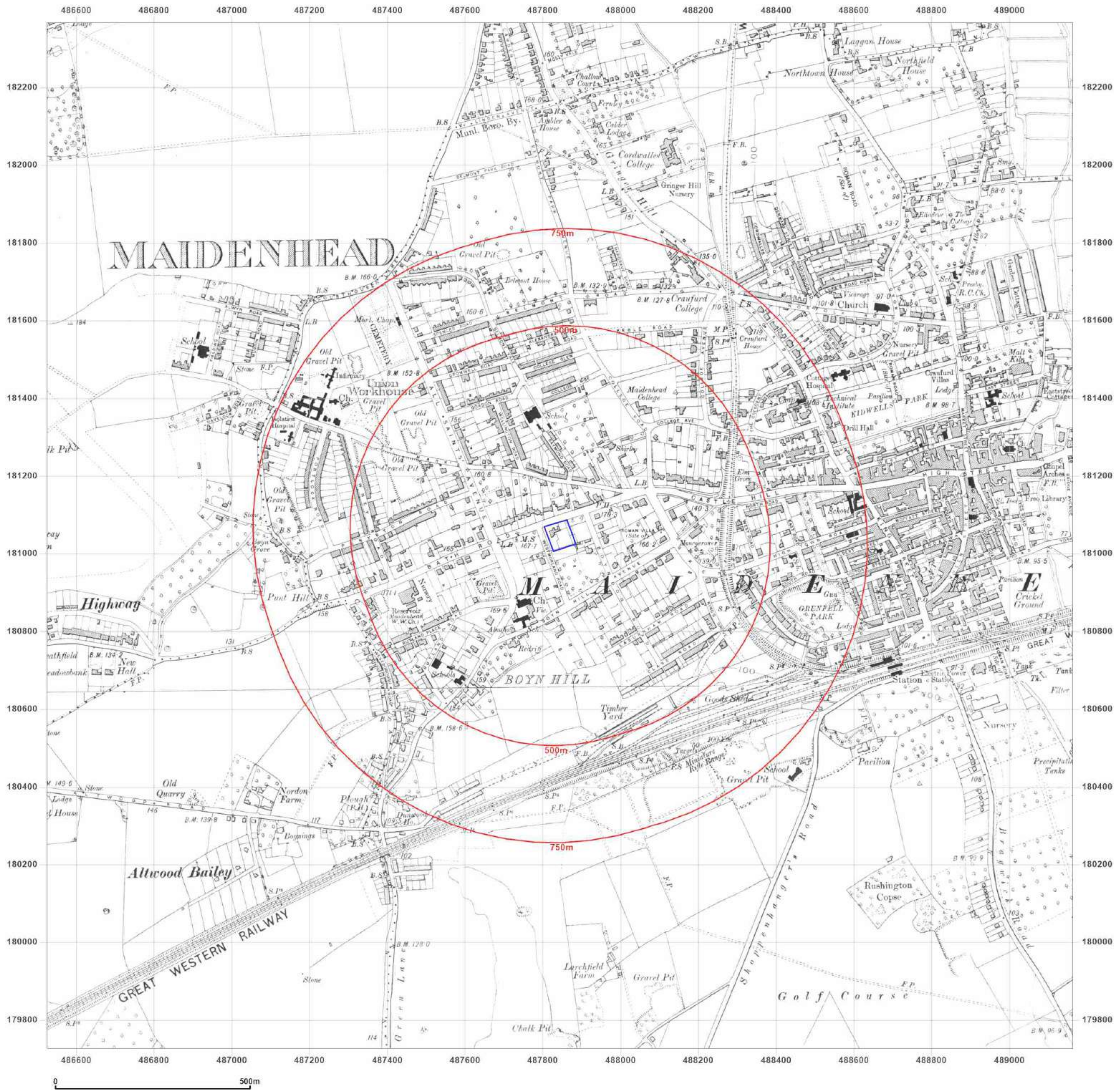
Production date: 26 May 2023

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



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Client Ref: 7826-23079-MLM
Report Ref: GS-ND8-N5O-MNJ-Y2M
Grid Ref: 487843, 181046

Map Name: County Series

Map date: **1910**

Scale: 1:10,560

Printed at: 1:10,560

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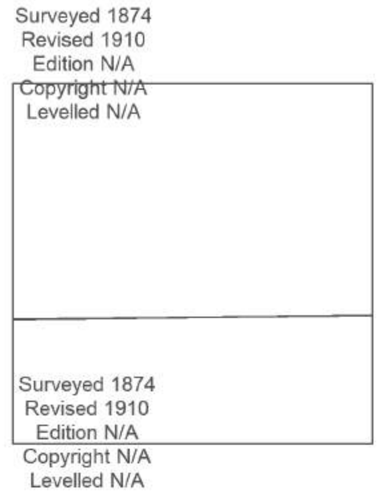

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Production date: 26 May 2023

Map legend available at:
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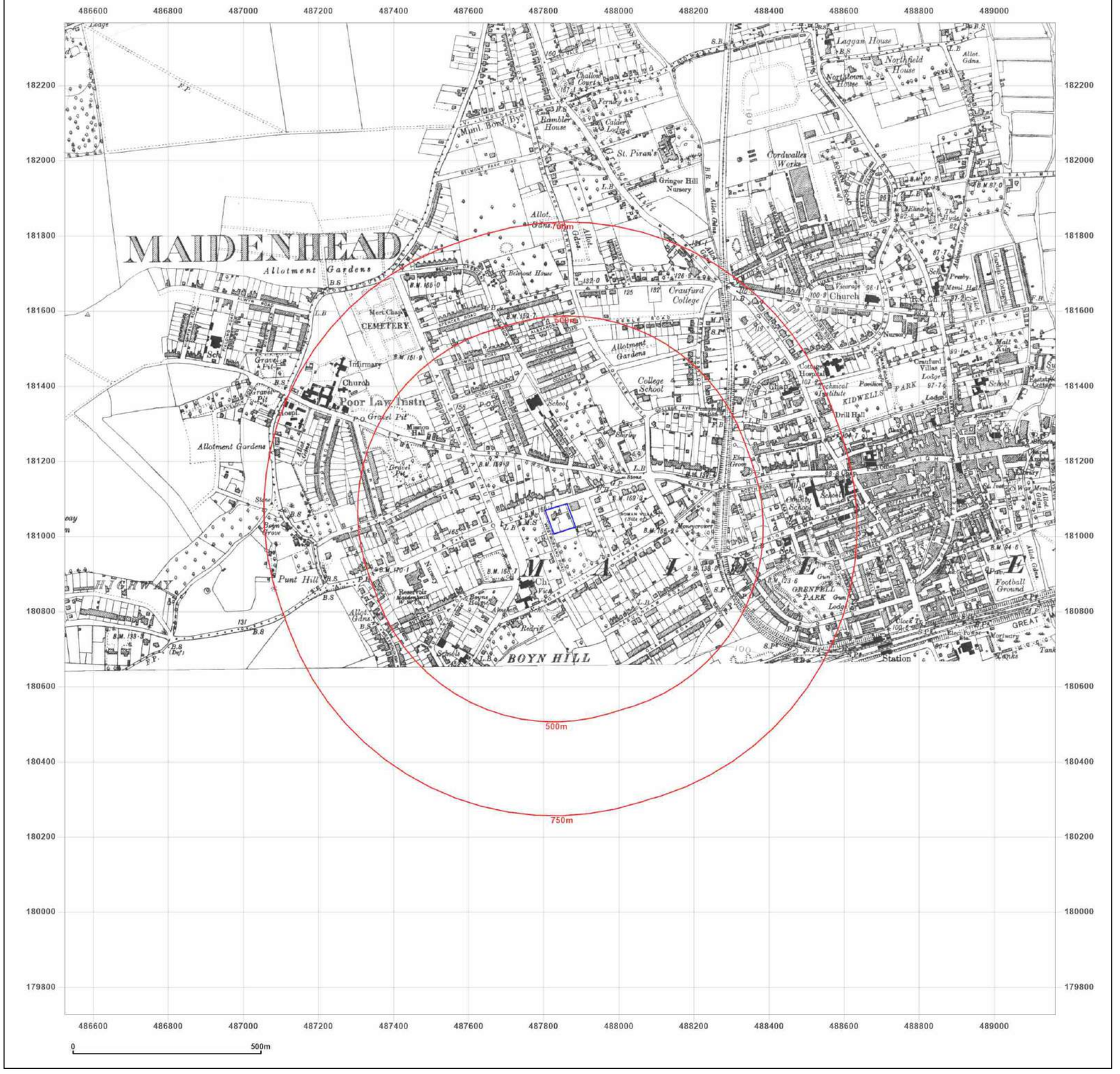

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Report Ref: GS-ND8-N5O-MNJ-Y2M
Grid Ref: 487843, 181046

Map Name: County Series

Map date: **1923**

Scale: 1:10,560

Printed at: 1:10,560

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Map legend available at:
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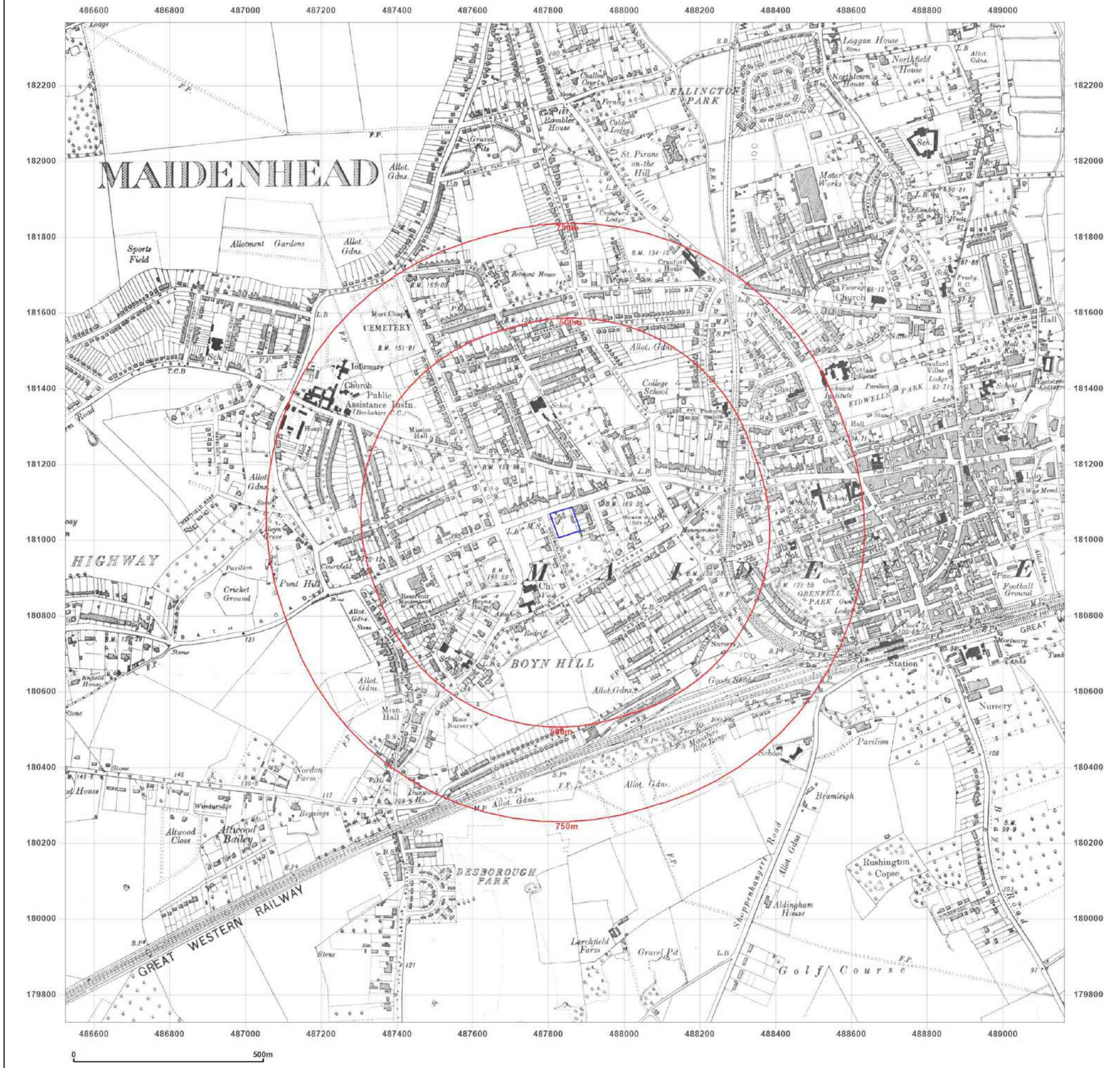

Groundsure INSIGHTS

Site Details:

LAWNFIELD HOUSE,
WESTMORLAND ROAD,
MAIDENHEAD, SL6 4HB

Client Ref: 7826-23079-MLM
Report Ref: GS-ND8-N5O-MNJ-Y2M
Grid Ref: 487843, 181046

Map Name: County Series

Map date: **1932**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1874
Revised 1932
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1932
Edition N/A
Copyright N/A
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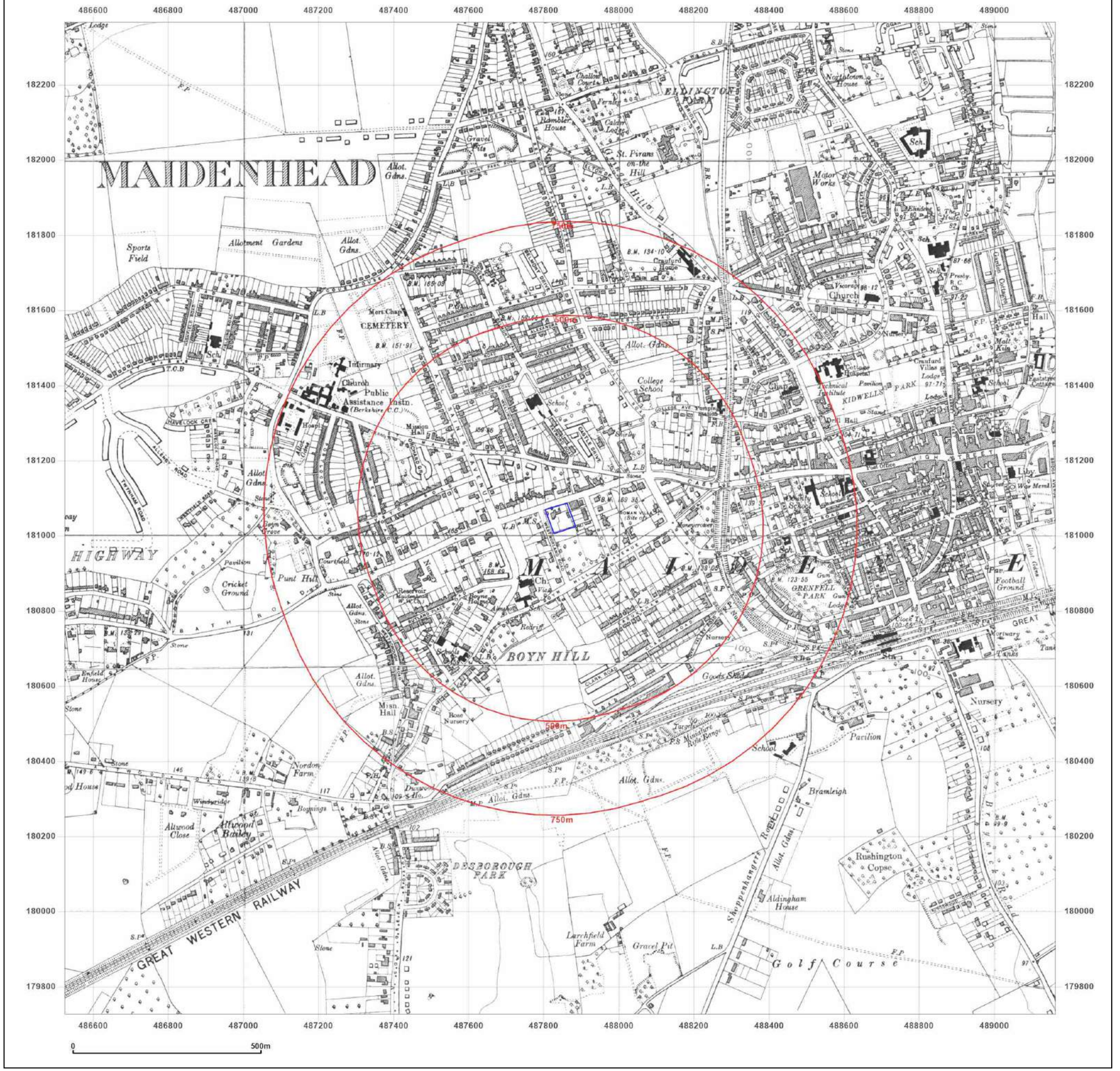

Groundsure INSIGHTS

Site Details:

LAWNFIELD HOUSE,
WESTMORLAND ROAD,
MAIDENHEAD, SL6 4HB

Client Ref: 7826-23079-MLM
Report Ref: GS-ND8-N5O-MNJ-Y2M
Grid Ref: 487843, 181046

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1874
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1938
Edition 1938
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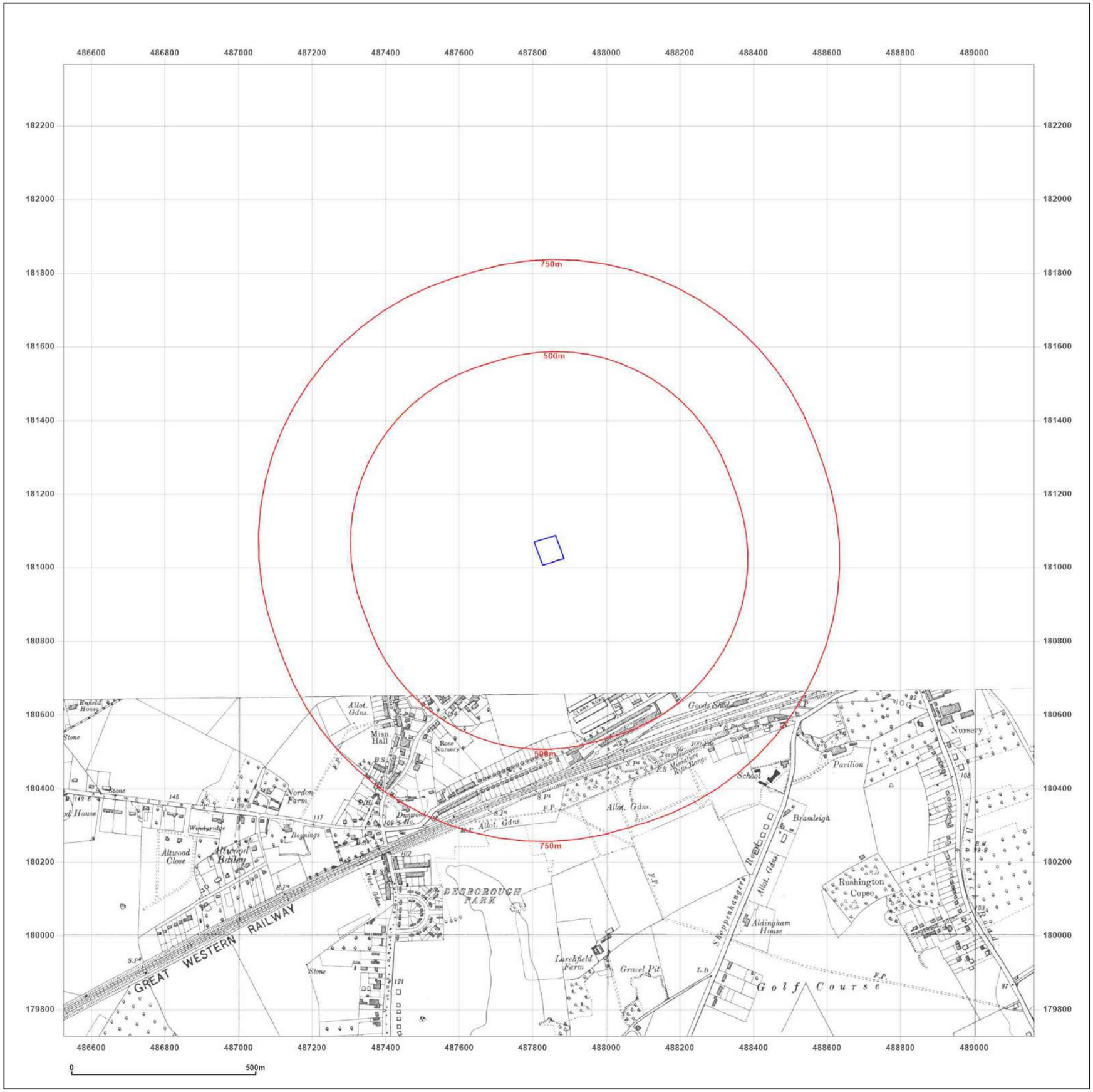

Groundsure INSIGHTS

Site Details:

LAWNFIELD HOUSE,
WESTMORLAND ROAD,
MAIDENHEAD, SL6 4HB

Client Ref: 7826-23079-MLM
Report Ref: GS-ND8-N5O-MNJ-Y2M
Grid Ref: 487843, 181046

Map Name: County Series
Map date: **1938**
Scale: 1:10,560
Printed at: 1:10,560

N
W E
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Surveyed 1874
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

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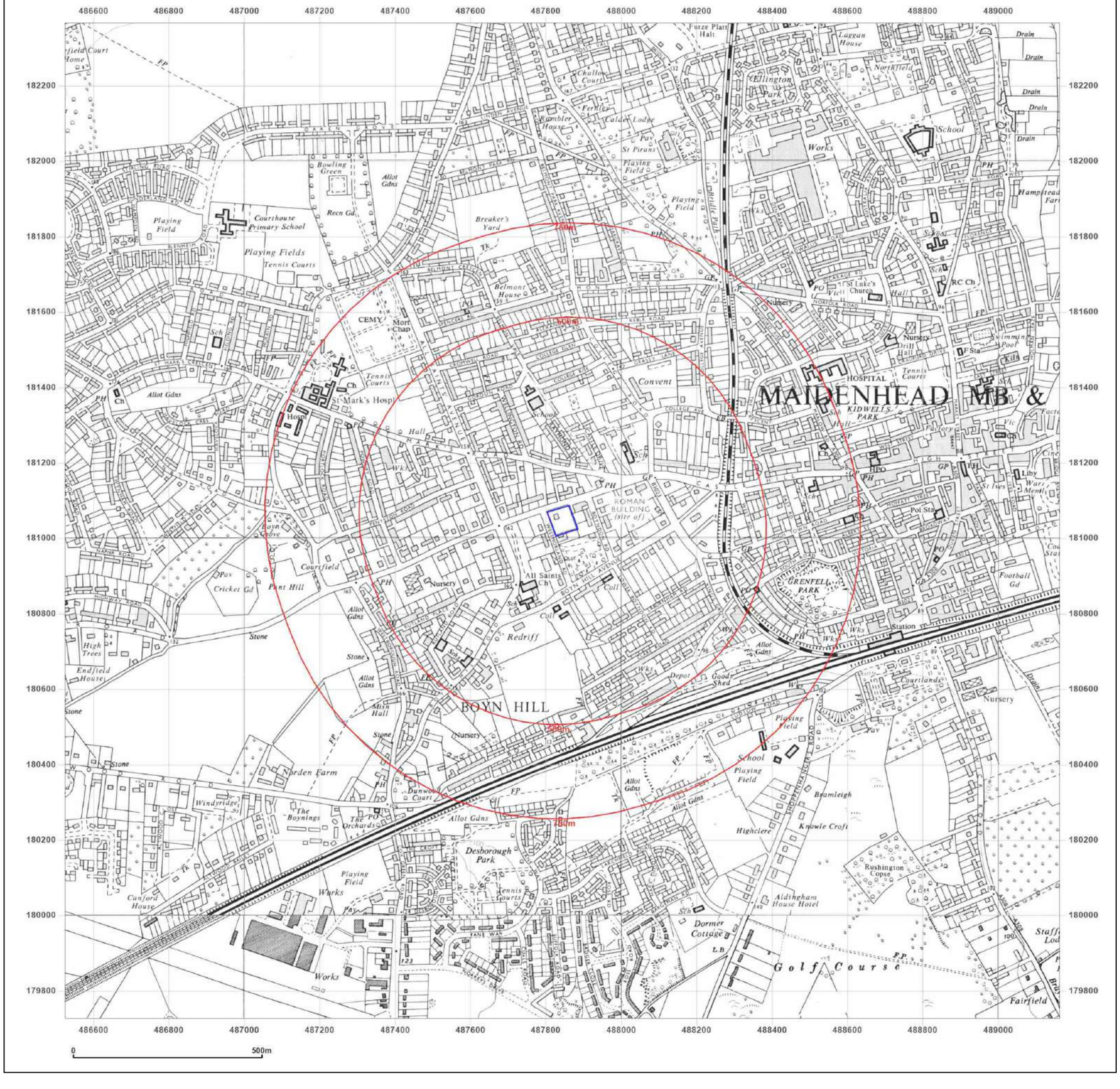

Groundsure INSIGHTS

Site Details:

LAWNFIELD HOUSE,
WESTMORLAND ROAD,
MAIDENHEAD, SL6 4HB

Client Ref: 7826-23079-MLM
Report Ref: GS-ND8-N5O-MNJ-Y2M
Grid Ref: 487843, 181046

Map Name: Provisional

Map date: **1959-1961**

Scale: 1:10,560

Printed at: 1:10,560

N W E S

Surveyed 1874
Revised 1956
Edition N/A
Copyright 1961
Levelled N/A

Surveyed 1956
Revised 1959
Edition N/A
Copyright N/A
Levelled N/A

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Groundsure INSIGHTS

Site Details:

LAWNFIELD HOUSE,
WESTMORLAND ROAD,
MAIDENHEAD, SL6 4HB

Client Ref: 7826-23079-MLM
Report Ref: GS-ND8-N5O-MNJ-Y2M
Grid Ref: 487843, 181046

Map Name: Provisional

Map date: **1961-1965**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1874
Revised 1956
Edition N/A
Copyright 1961
Levelled N/A

Surveyed 1956
Revised 1965
Edition N/A
Copyright N/A
Levelled N/A

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Groundsure INSIGHTS

Site Details:

LAWNFIELD HOUSE,
WESTMORLAND ROAD,
MAIDENHEAD, SL6 4HB

Client Ref: 7826-23079-MLM
Report Ref: GS-ND8-N5O-MNJ-Y2M
Grid Ref: 487843, 181046

Map Name: National Grid

Map date: **1975-1977**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1974
Revised 1977
Edition N/A
Copyright 1977
Levelled 1973

Surveyed 1973
Revised 1975
Edition N/A
Copyright 1975
Levelled 1971

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Groundsure INSIGHTS

Site Details:

LAWNFIELD HOUSE,
WESTMORLAND ROAD,
MAIDENHEAD, SL6 4HB

Client Ref: 7826-23079-MLM
Report Ref: GS-ND8-N5O-MNJ-Y2M
Grid Ref: 487843, 181046

Map Name: National Grid

Map date: **1981-1983**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1980
Revised 1981
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1982
Revised 1983
Edition N/A
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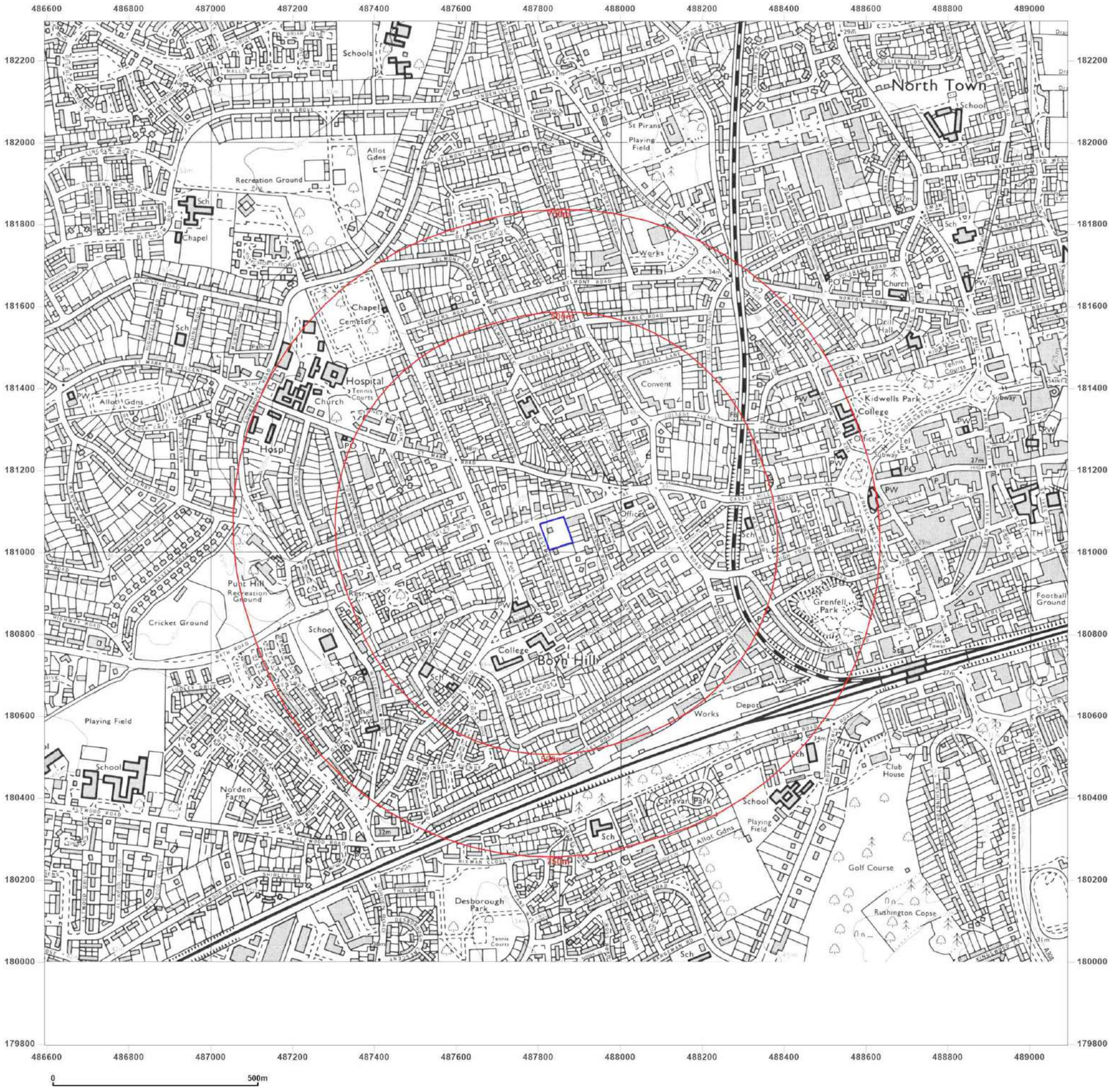

Groundsure INSIGHTS

Site Details:

LAWNFIELD HOUSE,
WESTMORLAND ROAD,
MAIDENHEAD, SL6 4HB

Client Ref: 7826-23079-MLM
Report Ref: GS-ND8-N5O-MNJ-Y2M
Grid Ref: 487843, 181046

Map Name: National Grid

Map date: **1993**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1980
Revised 1993
Edition N/A
Copyright N/A
Levelled N/A

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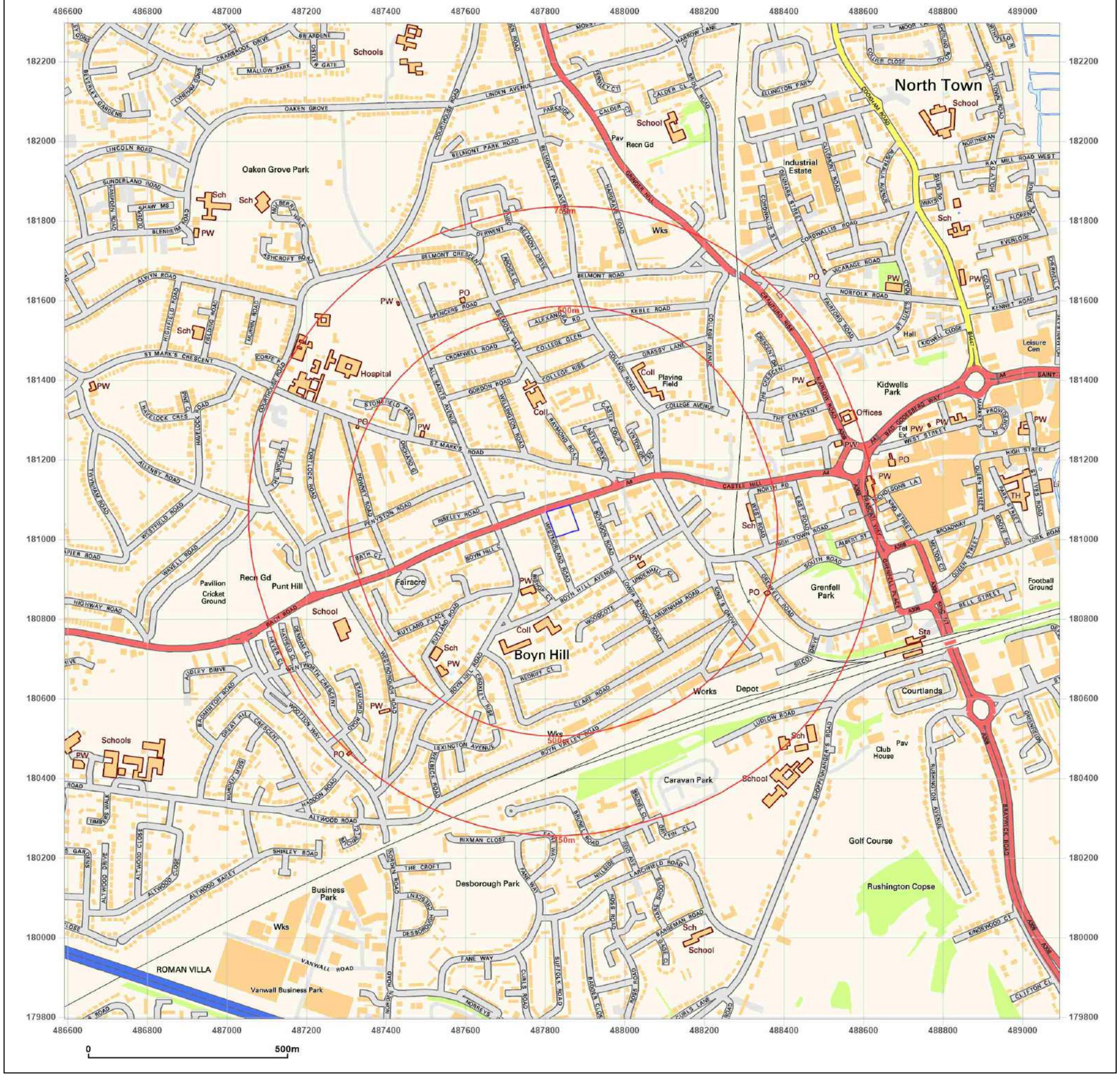

Groundsure INSIGHTS

Site Details:

LAWNFIELD HOUSE,
WESTMORLAND ROAD,
MAIDENHEAD, SL6 4HB

Client Ref: 7826-23079-MLM
Report Ref: GS-ND8-N5O-MNJ-Y2M
Grid Ref: 487843, 181046

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

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2001

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Site Details:

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MAIDENHEAD, SL6 4HB

Client Ref: 7826-23079-MLM
Report Ref: GS-ND8-N5O-MNJ-Y2M
Grid Ref: 487843, 181046

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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2010

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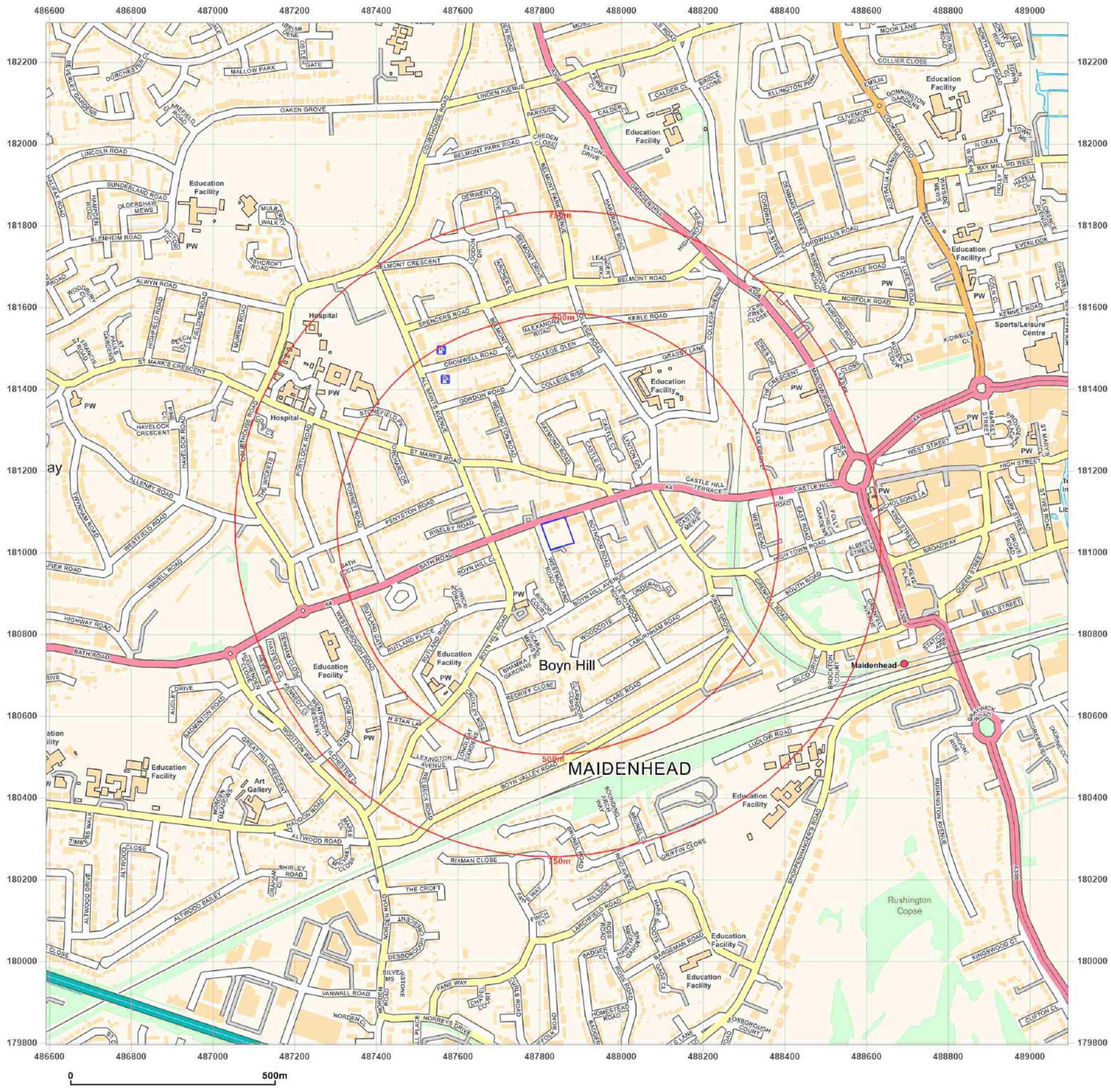

GROUNDSURE INSIGHTS

Site Details:

LAWNFIELD HOUSE,
WESTMORLAND ROAD,
MAIDENHEAD, SL6 4HB

Client Ref: 7826-23079-MLM
Report Ref: GS-ND8-N5O-MNJ-Y2M
Grid Ref: 487843, 181046

Map Name: National Grid

Map date: **2023**

Scale: 1:10,000

Printed at: 1:10,000

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2023

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Production date: 26 May 2023

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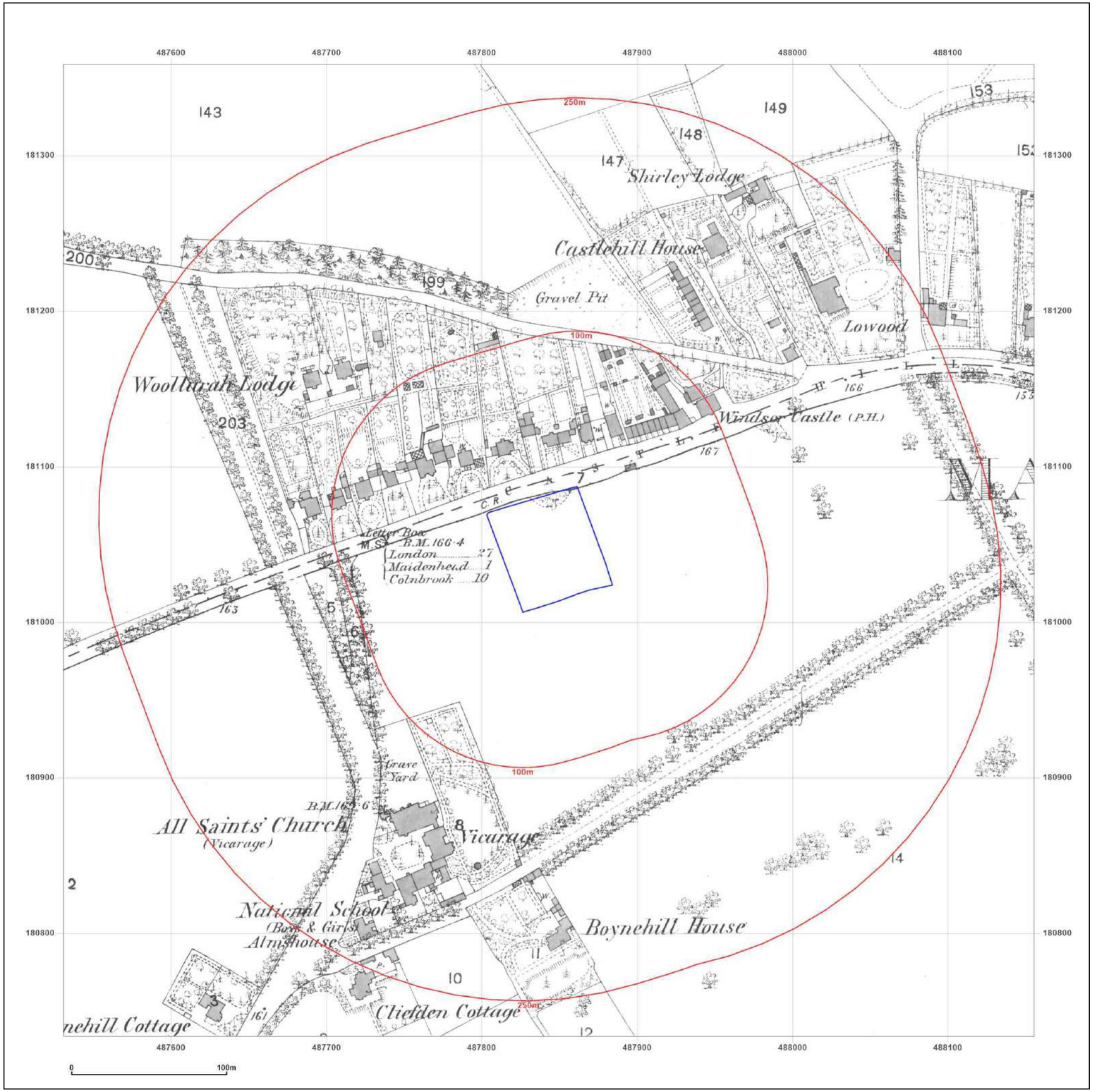

Groundsure INSIGHTS

Site Details:

LAWNFIELD HOUSE,
WESTMORLAND ROAD,
MAIDENHEAD, SL6 4HB

Client Ref: 7826-23079-MLM
Report Ref: GS-ND8-N5O-MNJ-Y2M
Grid Ref: 487843, 181046

Map Name: County Series
Map date: **1875**
Scale: 1:2,500
Printed at: 1:2,500

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

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Groundsure INSIGHTS

Site Details:

LAWNFIELD HOUSE,
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MAIDENHEAD, SL6 4HB

Client Ref: 7826-23079-MLM
Report Ref: GS-ND8-N5O-MNJ-Y2M
Grid Ref: 487843, 181046

Map Name: County Series

Map date: **1897**

Scale: 1:2,500

Printed at: 1:2,500

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

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Groundsure INSIGHTS

Site Details:

LAWNFIELD HOUSE,
WESTMORLAND ROAD,
MAIDENHEAD, SL6 4HB

Client Ref: 7826-23079-MLM
Report Ref: GS-ND8-N5O-MNJ-Y2M
Grid Ref: 487843, 181046

Map Name: County Series

Map date: **1912**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1912
Revised 1912
Edition N/A
Copyright N/A
Levelled N/A

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Groundsure INSIGHTS

Site Details:

LAWNFIELD HOUSE,
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MAIDENHEAD, SL6 4HB

Client Ref: 7826-23079-MLM
Report Ref: GS-ND8-N5O-MNJ-Y2M
Grid Ref: 487843, 181046

Map Name: County Series

Map date: **1925**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1925
Revised 1925
Edition N/A
Copyright N/A
Levelled N/A

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Groundsure INSIGHTS

Site Details:

LAWNFIELD HOUSE,
WESTMORLAND ROAD,
MAIDENHEAD, SL6 4HB

Client Ref: 7826-23079-MLM
Report Ref: GS-ND8-N5O-MNJ-Y2M
Grid Ref: 487843, 181046

Map Name: County Series

Map date: **1931**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1931
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A

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Groundsure INSIGHTS

Site Details:

LAWNFIELD HOUSE,
WESTMORLAND ROAD,
MAIDENHEAD, SL6 4HB

Client Ref: 7826-23079-MLM
Report Ref: GS-ND8-N5O-MNJ-Y2M
Grid Ref: 487843, 181046

Map Name: National Grid

Map date: **1954**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1954 Revised 1954 Edition N/A Copyright N/A Levelled 1950	Surveyed 1954 Revised 1954 Edition N/A Copyright N/A Levelled 1951
Surveyed 1954 Revised 1954 Edition N/A Copyright N/A Levelled 1950	Surveyed 1954 Revised 1954 Edition N/A Copyright N/A Levelled 1950

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Groundsure INSIGHTS

Site Details:

LAWNFIELD HOUSE,
WESTMORLAND ROAD,
MAIDENHEAD, SL6 4HB

Client Ref: 7826-23079-MLM
Report Ref: GS-ND8-N5O-MNJ-Y2M
Grid Ref: 487843, 181046

Map Name: National Grid

Map date: **1955**

Scale: 1:1,250

Printed at: 1:2,000

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

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

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

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

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Groundsure INSIGHTS

Site Details:

LAWNFIELD HOUSE,
WESTMORLAND ROAD,
MAIDENHEAD, SL6 4HB

Client Ref: 7826-23079-MLM
Report Ref: GS-ND8-N5O-MNJ-Y2M
Grid Ref: 487843, 181046

Map Name: National Grid

Map date: **1955**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1954 Revised 1954 Edition 1955 Copyright N/A Levelled 1950	Surveyed 1954 Revised 1954 Edition 1955 Copyright N/A Levelled 1951
Surveyed 1954 Revised 1954 Edition 1955 Copyright N/A Levelled 1950	Surveyed 1954 Revised 1954 Edition 1955 Copyright N/A Levelled 1950

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Groundsure INSIGHTS

Site Details:

LAWNFIELD HOUSE,
WESTMORLAND ROAD,
MAIDENHEAD, SL6 4HB

Client Ref: 7826-23079-MLM
Report Ref: GS-ND8-N5O-MNJ-Y2M
Grid Ref: 487843, 181046

Map Name: National Grid
Map date: **1960**
Scale: 1:1,250
Printed at: 1:2,000

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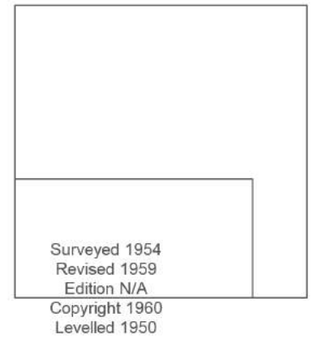

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Groundsure INSIGHTS

Site Details:

LAWNFIELD HOUSE,
WESTMORLAND ROAD,
MAIDENHEAD, SL6 4HB

Client Ref: 7826-23079-MLM
Report Ref: GS-ND8-N5O-MNJ-Y2M
Grid Ref: 487843, 181046

Map Name: National Grid

Map date: **1964**

Scale: 1:2,500

Printed at: 1:2,500

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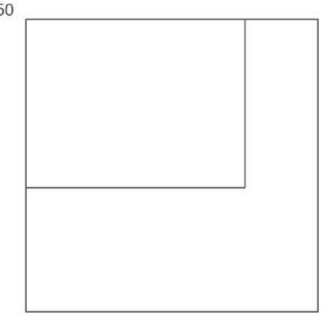
Surveyed 1960
Revised 1960
Edition 1964
Copyright 1964
Levelled 1950



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Groundsure INSIGHTS

Site Details:

LAWNFIELD HOUSE,
WESTMORLAND ROAD,
MAIDENHEAD, SL6 4HB

Client Ref: 7826-23079-MLM
Report Ref: GS-ND8-N5O-MNJ-Y2M
Grid Ref: 487843, 181046

Map Name: National Grid

Map date: **1967-1968**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1954 Revised 1968 Edition N/A Copyright 1968 Levelled 1966	Surveyed 1954 Revised 1968 Edition N/A Copyright 1968 Levelled 1966
Surveyed 1954 Revised 1968 Edition N/A Copyright 1968 Levelled 1966	Surveyed 1967 Revised 1967 Edition N/A Copyright 1967 Levelled 1966

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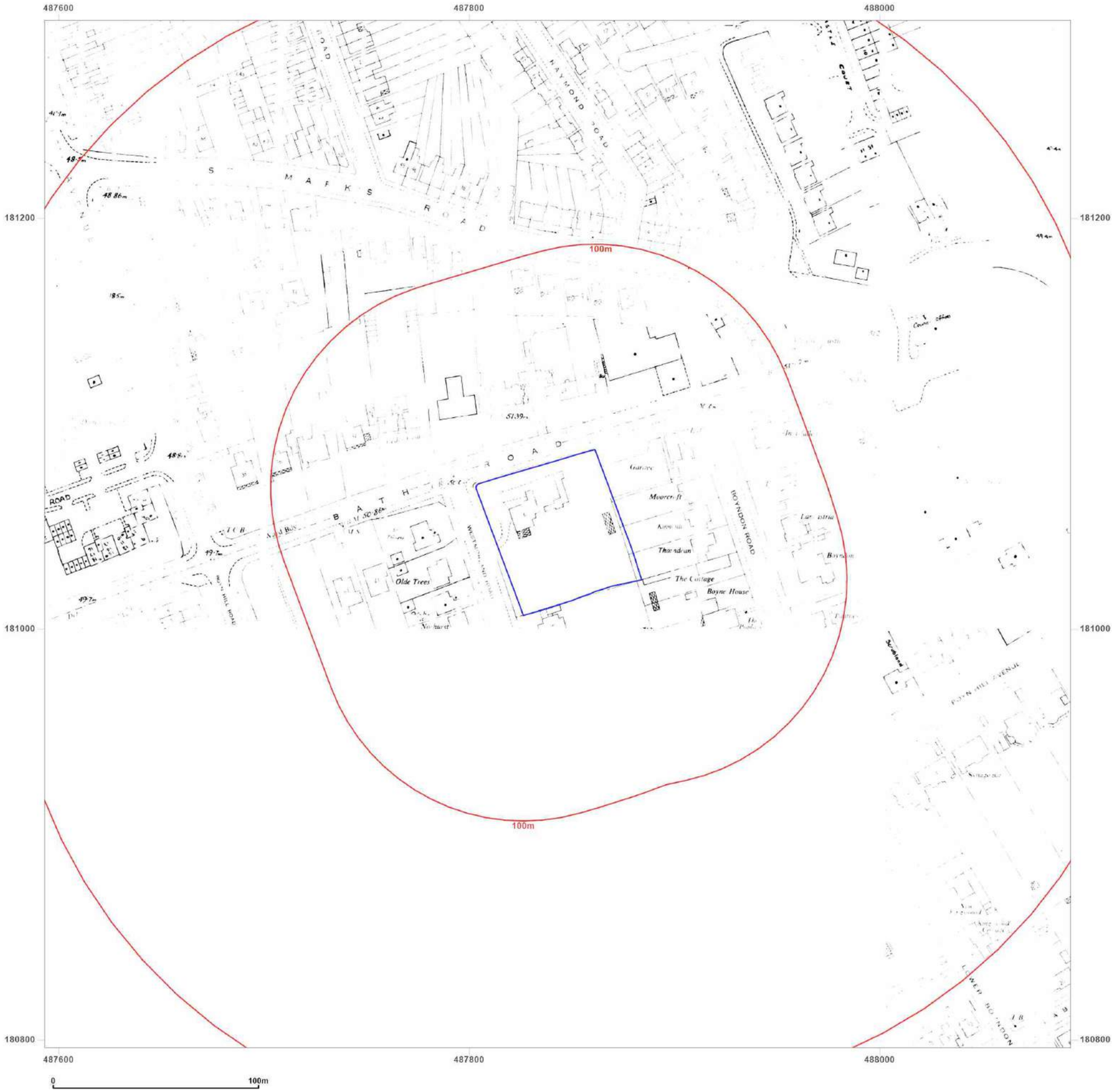

Groundsure INSIGHTS

Site Details:

LAWNFIELD HOUSE,
WESTMORLAND ROAD,
MAIDENHEAD, SL6 4HB

Client Ref: 7826-23079-MLM
Report Ref: GS-ND8-N5O-MNJ-Y2M
Grid Ref: 487843, 181046

Map Name: National Grid
Map date: **1977**
Scale: 1:1,250
Printed at: 1:2,000

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

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

Surveyed N/A
Revised N/A
Edition N/A
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Groundsure INSIGHTS

Site Details:

LAWNFIELD HOUSE,
WESTMORLAND ROAD,
MAIDENHEAD, SL6 4HB

Client Ref: 7826-23079-MLM
Report Ref: GS-ND8-N5O-MNJ-Y2M
Grid Ref: 487843, 181046

Map Name: National Grid

Map date: **1988-1990**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1966 Revised 1989 Edition N/A Copyright 1989 Levelled 1966	Surveyed N/A Revised N/A Edition N/A Copyright 1988 Levelled 1966
Surveyed 1966 Revised 1988 Edition N/A Copyright 1988 Levelled 1966	Surveyed N/A Revised N/A Edition N/A Copyright 1990 Levelled 1966

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Site Details:

LAWNFIELD HOUSE,
WESTMORLAND ROAD,
MAIDENHEAD, SL6 4HB

Client Ref: 7826-23079-MLM
Report Ref: GS-ND8-N5O-MNJ-Y2M
Grid Ref: 487843, 181046

Map Name: National Grid

Map date: **1993**

Scale: 1:1,250

Printed at: 1:2,000

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

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Groundsure INSIGHTS

Site Details:

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MAIDENHEAD, SL6 4HB

Client Ref: 7826-23079-MLM
Report Ref: GS-ND8-N5O-MNJ-Y2M
Grid Ref: 487843, 181046

Map Name: National Grid

Map date: **1988-1994**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1994 Revised N/A Edition N/A Copyright 1994 Levelled N/A	Surveyed 1994 Revised N/A Edition N/A Copyright 1994 Levelled N/A
Surveyed 1988 Revised 1988 Edition N/A Copyright N/A Levelled N/A	Surveyed 1993 Revised N/A Edition N/A Copyright 1993 Levelled N/A

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Groundsure INSIGHTS

Site Details:

LAWNFIELD HOUSE,
WESTMORLAND ROAD,
MAIDENHEAD, SL6 4HB

Client Ref: 7826-23079-MLM
Report Ref: GS-ND8-N5O-MNJ-Y2M
Grid Ref: 487843, 181046

Map Name: National Grid

Map date: **1993-1994**

Scale: 1:1,250

Printed at: 1:2,000

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

Surveyed 1994
Revised 1994
Edition N/A
Copyright 1994
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Surveyed 1993
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Groundsure INSIGHTS

Site Details:

LAWNFIELD HOUSE,
WESTMORLAND ROAD,
MAIDENHEAD, SL6 4HB

Client Ref: 7826-23079-MLM
Report Ref: GS-ND8-N5O-MNJ-Y2M
Grid Ref: 487843, 181046

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

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2003

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Production date: 26 May 2023

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APPENDIX B

Enviro+GeoInsight Report

Groundsure LOCATION INTELLIGENCE

Enviro+Geo Insight

LAWNFIELD HOUSE, WESTMORLAND ROAD, MAIDENHEAD, SL6 4HB

Order Details

Date: 26/05/2023

Your ref: 7826-23079-MLM

Our Ref: GS-RLI-MI7-ZJ4-Y9I

Site Details

Location: 487844 181048

Area: 0.41 ha

Authority: Royal Borough of Windsor and Maidenhead ↗

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

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
13 >	1.1 >	Historical industrial land uses >	0	0	4	60	-
16 >	1.2 >	Historical tanks >	0	0	3	1	-
16 >	1.3 >	Historical energy features >	0	0	4	17	-
17 >	1.4 >	Historical petrol stations >	0	0	0	0	-
18 >	1.5 >	Historical garages >	3	1	0	0	-
18 >	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
19 >	2.1 >	Historical industrial land uses >	0	0	5	89	-
23 >	2.2 >	Historical tanks >	0	0	4	2	-
23 >	2.3 >	Historical energy features >	0	0	9	33	-
25 >	2.4 >	Historical petrol stations >	0	0	0	0	-
25 >	2.5 >	Historical garages >	6	2	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
27 >	3.1 >	Active or recent landfill >	0	0	0	0	-
27 >	3.2 >	Historical landfill (BGS records) >	0	0	0	0	-
28 >	3.3 >	Historical landfill (LA/mapping records) >	0	0	0	0	-
28 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	0	-
28 >	3.5 >	Historical waste sites >	0	0	0	0	-
28 >	3.6 >	Licensed waste sites >	0	0	0	0	-
28 >	3.7 >	Waste exemptions >	0	0	0	3	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
30 >	4.1 >	Recent industrial land uses >	0	0	6	-	-
31 >	4.2 >	Current or recent petrol stations >	0	1	1	0	-
31 >	4.3 >	Electricity cables >	0	0	0	0	-
31 >	4.4 >	Gas pipelines >	0	0	0	0	-
32 >	4.5 >	Sites determined as Contaminated Land >	0	0	0	0	-

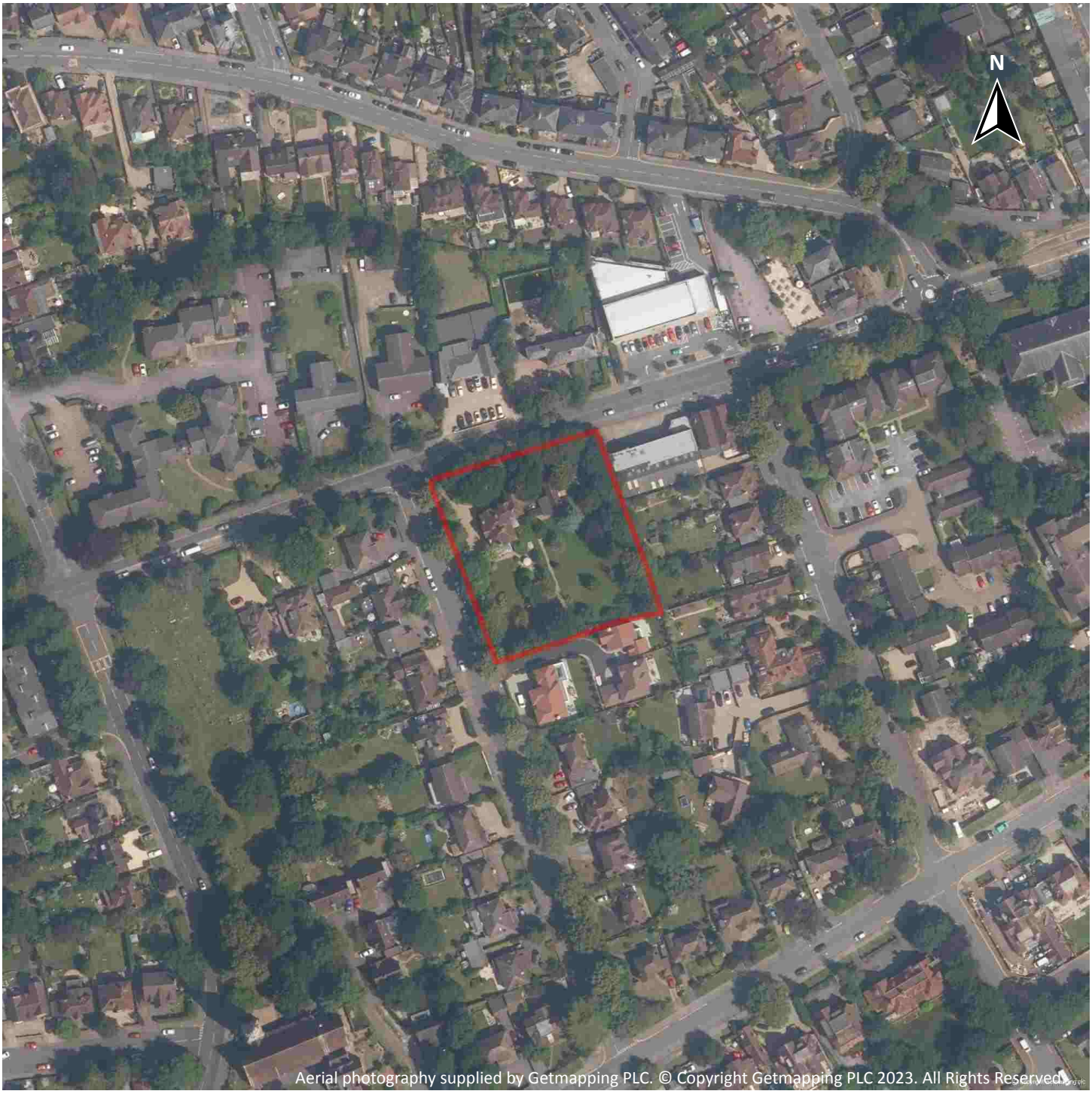
32 >	4.6 >	Control of Major Accident Hazards (COMAH) >	0	0	0	0	-
32 >	4.7 >	Regulated explosive sites >	0	0	0	0	-
32 >	4.8 >	Hazardous substance storage/usage >	0	0	0	0	-
32 >	4.9 >	Historical licensed industrial activities (IPC) >	0	0	0	0	-
33 >	4.10 >	Licensed industrial activities (Part A(1)) >	0	0	0	0	-
33 >	4.11 >	Licensed pollutant release (Part A(2)/B) >	0	1	1	2	-
34 >	4.12 >	Radioactive Substance Authorisations >	0	0	0	0	-
34 >	4.13 >	Licensed Discharges to controlled waters >	0	0	0	0	-
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	-
35 >	4.17 >	List 2 Dangerous Substances >	0	0	0	0	-
35 >	4.18 >	Pollution Incidents (EA/NRW) >	0	0	0	1	-
35 >	4.19 >	Pollution inventory substances >	0	0	0	0	-
35 >	4.20 >	Pollution inventory waste transfers >	0	0	0	0	-
36 >	4.21 >	Pollution inventory radioactive waste >	0	0	0	0	-
Page	Section	**Hydrogeology** >	On site	0-50m	50-250m	250-500m	500-2000m
37 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
39 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
40 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
41 >	5.4 >	Groundwater vulnerability- soluble rock risk >	Identified (within 0m)				
41 >	5.5 >	Groundwater vulnerability- local information >	None (within 0m)				
42 >	5.6 >	Groundwater abstractions >	0	0	0	1	14
46 >	5.7 >	Surface water abstractions >	0	0	0	0	1
47 >	5.8 >	Potable abstractions >	0	0	0	1	0
47 >	5.9 >	Source Protection Zones >	2	0	0	0	-
47 >	5.10 >	Source Protection Zones (confined aquifer) >	0	0	0	0	-
Page	Section	**Hydrology** >	On site	0-50m	50-250m	250-500m	500-2000m
48 >	6.1 >	Water Network (OS MasterMap) >	0	0	0	-	-

61 >	10.13 >	Possible Special Areas of Conservation (pSAC) >	0	0	0	0	0
61 >	10.14 >	Potential Special Protection Areas (pSPA) >	0	0	0	0	0
61 >	10.15 >	Nitrate Sensitive Areas >	0	0	0	0	0
61 >	10.16 >	Nitrate Vulnerable Zones >	0	0	0	0	0
62 >	10.17 >	SSSI Impact Risk Zones >	2	-	-	-	-
63 >	10.18 >	SSSI Units >	0	0	0	0	2
Page	Section	**Visual and cultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
65 >	11.1 >	World Heritage Sites >	0	0	0	-	-
66 >	11.2 >	Area of Outstanding Natural Beauty >	0	0	0	-	-
66 >	11.3 >	National Parks >	0	0	0	-	-
66 >	11.4 >	Listed Buildings >	0	1	13	-	-
67 >	11.5 >	Conservation Areas >	0	0	2	-	-
68 >	11.6 >	Scheduled Ancient Monuments >	0	0	0	-	-
68 >	11.7 >	Registered Parks and Gardens >	0	0	0	-	-
Page	Section	**Agricultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
69 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
70 >	12.2 >	Open Access Land >	0	0	0	-	-
70 >	12.3 >	Tree Felling Licences >	0	0	0	-	-
70 >	12.4 >	Environmental Stewardship Schemes >	0	0	0	-	-
70 >	12.5 >	Countryside Stewardship Schemes >	0	0	0	-	-
Page	Section	**Habitat designations >**	On site	0-50m	50-250m	250-500m	500-2000m
71 >	13.1 >	Priority Habitat Inventory >	0	0	0	-	-
71 >	13.2 >	Habitat Networks >	0	0	0	-	-
71 >	13.3 >	Open Mosaic Habitat >	0	0	0	-	-
71 >	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
72 >	14.1 >	10k Availability >	Identified (within 500m)				
73 >	14.2 >	Artificial and made ground (10k) >	0	0	0	6	-
75 >	14.3 >	Superficial geology (10k) >	1	0	0	1	-

76 >	14.4 >	Landslip (10k) >	0	0	0	0	-
77 >	14.5 >	Bedrock geology (10k) >	1	0	0	0	-
78 >	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
79 >	15.1 >	50k Availability >	Identified (within 500m)				
80 >	15.2 >	Artificial and made ground (50k) >	0	0	0	0	-
80 >	15.3 >	Artificial ground permeability (50k) >	0	0	-	-	-
81 >	15.4 >	Superficial geology (50k) >	1	0	0	2	-
82 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
82 >	15.6 >	Landslip (50k) >	0	0	0	0	-
82 >	15.7 >	Landslip permeability (50k) >	None (within 50m)				
83 >	15.8 >	Bedrock geology (50k) >	1	0	0	1	-
84 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
84 >	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
85 >	16.1 >	BGS Boreholes >	0	0	4	-	-
Page	Section	Natural ground subsidence >					
87 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
88 >	17.2 >	Running sands >	Very low (within 50m)				
89 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
90 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
91 >	17.5 >	Landslides >	Very low (within 50m)				
92 >	17.6 >	Ground dissolution of soluble rocks >	Very low (within 50m)				
Page	Section	Mining, ground workings and natural cavities >	On site	0-50m	50-250m	250-500m	500-2000m
94 >	18.1 >	Natural cavities >	0	0	6	1	-
95 >	18.2 >	BritPits >	0	0	1	6	-
97 >	18.3 >	Surface ground workings >	0	0	5	-	-
97 >	18.4 >	Underground workings >	0	0	0	0	0
98 >	18.5 >	Historical Mineral Planning Areas >	0	0	0	0	-

98 >	18.6 >	Non-coal mining >	1	0	0	1	1
98 >	18.7 >	Mining cavities >	0	0	0	0	5
99 >	18.8 >	JPB mining areas >	None (within 0m)				
99 >	18.9 >	Coal mining >	None (within 0m)				
99 >	18.10 >	Brine areas >	None (within 0m)				
99 >	18.11 >	Gypsum areas >	None (within 0m)				
100 >	18.12 >	Tin mining >	None (within 0m)				
100 >	18.13 >	Clay mining >	None (within 0m)				
Page	Section	**Radon** >					
101 >	19.1 >	Radon >	Between 1% and 3% (within 0m)				
Page	Section	**Soil chemistry** >	On site	0-50m	50-250m	250-500m	500-2000m
103 >	20.1 >	BGS Estimated Background Soil Chemistry >	1	2	-	-	-
103 >	20.2 >	BGS Estimated Urban Soil Chemistry >	0	0	-	-	-
103 >	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
104 >	21.1 >	Underground railways (London) >	0	0	0	-	-
104 >	21.2 >	Underground railways (Non-London) >	0	0	0	-	-
104 >	21.3 >	Railway tunnels >	0	0	0	-	-
104 >	21.4 >	Historical railway and tunnel features >	0	0	0	-	-
104 >	21.5 >	Royal Mail tunnels >	0	0	0	-	-
105 >	21.6 >	Historical railways >	0	0	0	-	-
105 >	21.7 >	Railways >	0	0	0	-	-
105 >	21.8 >	Crossrail 1 >	0	0	0	0	-
105 >	21.9 >	Crossrail 2 >	0	0	0	0	-
105 >	21.10 >	HS2 >	0	0	0	0	-

Recent aerial photograph



Capture Date: 29/06/2019

Site Area: 0.41ha

Recent site history - 2015 aerial photograph

Capture Date: 20/04/2015

Site Area: 0.41ha

Recent site history - 2010 aerial photograph

Capture Date: 01/09/2010

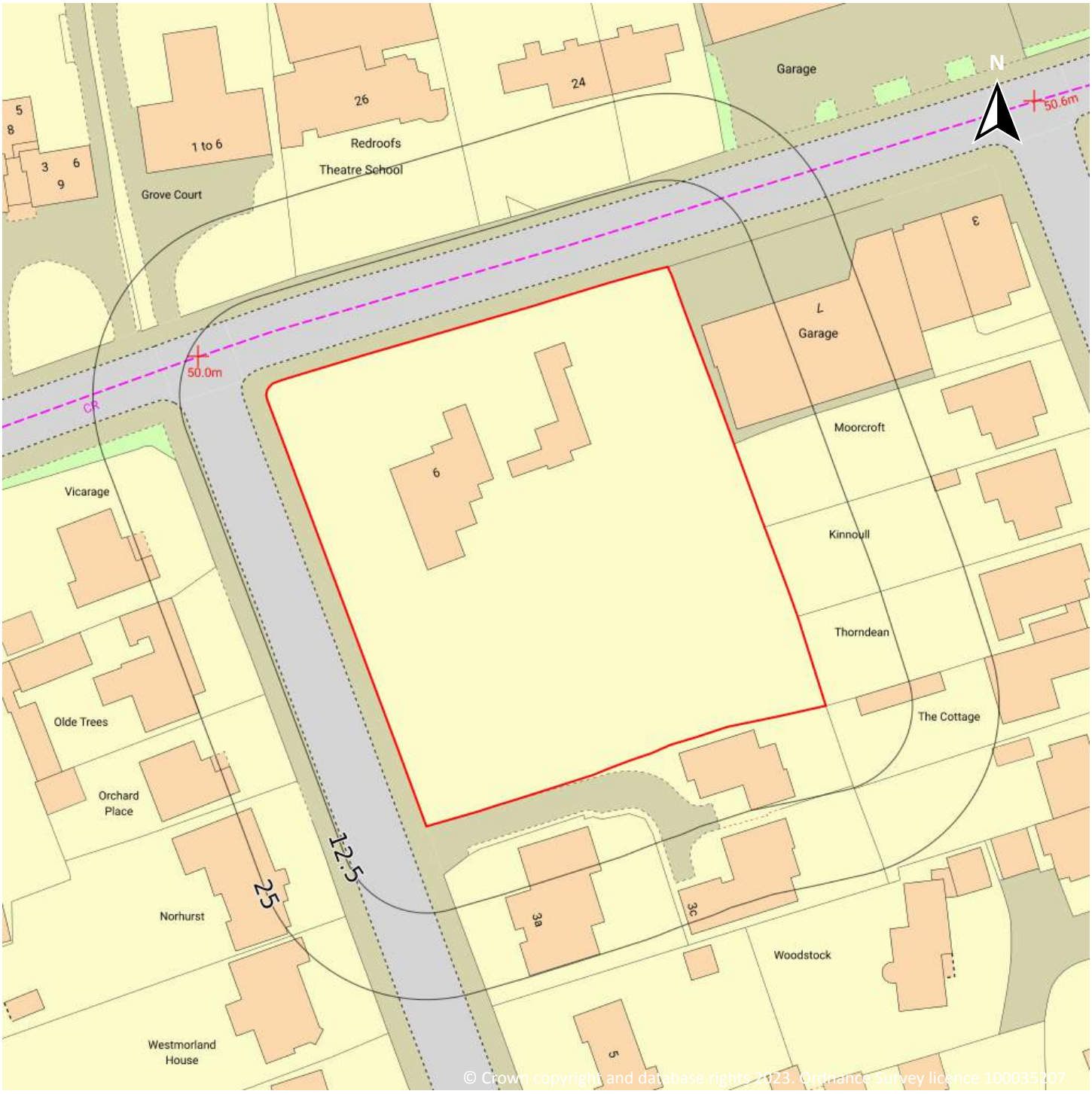
Site Area: 0.41ha

Recent site history - 1999 aerial photograph

Capture Date: 04/09/1999

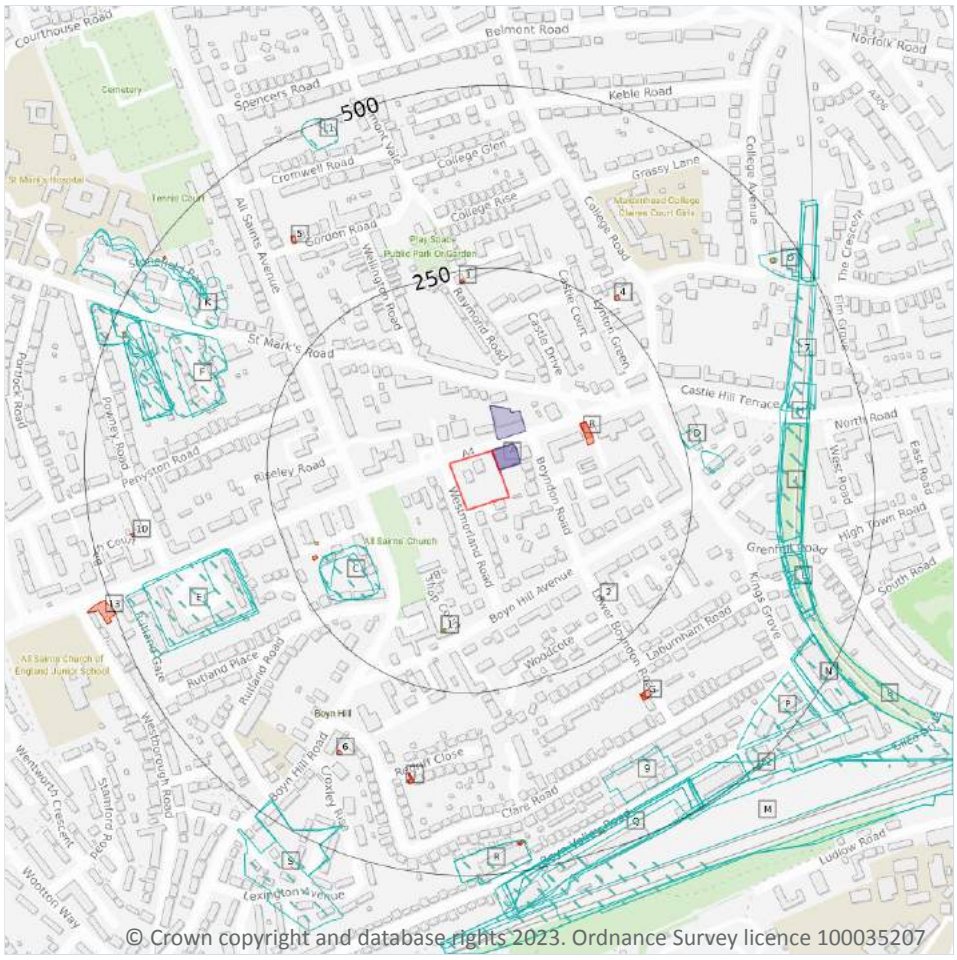
Site Area: 0.41ha

OS MasterMap site plan



Site Area: 0.41ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

1.1 Historical industrial land uses

Records within 500m	64

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 13 >**

ID	Location	Land use	Dates present	Group ID
C	147m SW	Unspecified Pit	1923 - 1932	1946518

ID	Location	Land use	Dates present	Group ID
C	163m SW	Gravel Pit	1910	1871768
C	190m SW	Unspecified Pit	1938	1953866
D	249m E	Gravel Pits	1897	1863628
D	269m E	Gravel Pits	1897	1863629
E	317m SW	Nursery	1897 - 1910	1967345
F	318m W	Gravel Pits	1897	1863617
E	319m SW	Nursery	1923 - 1938	1909780
E	323m SW	Nursery	1961	1940206
F	326m W	Old Gravel Pit	1910	1874042
H	367m E	Cuttings	1910	1892808
I	368m E	Cuttings	1923 - 1938	1946298
I	369m E	Cuttings	1981 - 1993	1886951
I	369m E	Cuttings	1961 - 1976	1921596
K	371m NW	Old Gravel Pit	1910	1874043
I	372m E	Cuttings	1897	1911330
L	382m E	Cuttings	1923	1886961
L	382m E	Cuttings	1938	1929947
L	382m E	Cuttings	1932	1952011
L	384m E	Cuttings	1961	1897023
F	386m W	Unspecified Works	1961	1860484
F	386m W	Unspecified Commercial/Industrial	1981 - 1993	1893798
F	386m W	Unspecified Commercial/Industrial	1976	1920174
F	387m W	Gravel Pit	1923	1871769
F	389m W	Unspecified Pit	1932 - 1938	1947483
7	391m E	Cuttings	1923 - 1961	1890461
8	393m E	Railway Sidings	1923 - 1932	1898150
M	393m E	Railway Sidings	1932 - 1938	1926973
9	396m SE	Unspecified Works	1961	1860485

ID	Location	Land use	Dates present	Group ID
H	400m E	Cuttings	1981 - 1993	1932491
H	400m E	Cuttings	1976	1937840
K	401m NW	Gravel Pit	1923	1893467
L	407m E	Railway Building	1897	1866824
K	409m NW	Unspecified Ground Workings	1932 - 1938	1954931
F	428m W	Gravel Pits	1897	1863618
F	429m W	Unspecified Pit	1923	1941956
N	445m SE	Nursery	1932 - 1938	1955946
O	447m NE	Pumping Station	1923 - 1938	1907054
P	447m SE	Nursery	1932 - 1938	1968123
N	449m SE	Unspecified Works	1961	1860486
N	449m SE	Unspecified Commercial/Industrial	1981 - 1993	1908326
N	449m SE	Unspecified Commercial/Industrial	1976	1938875
K	452m NW	Gravel Pit	1897 - 1910	1896975
Q	455m SE	Timber Yard	1910	1874342
Q	456m SE	Unspecified Commercial/Industrial	1932	1905697
R	457m S	Unspecified Works	1976	1860483
R	457m S	Unspecified Commercial/Industrial	1981 - 1993	1960600
M	458m SE	Railway Sidings	1961	1885102
Q	458m SE	Unspecified Depot	1961	1862100
Q	458m SE	Unspecified Commercial/Industrial	1938	1915054
M	460m SE	Unspecified Works	1976	1895571
M	460m SE	Unspecified Works	1981 - 1993	1952047
M	462m SE	Railway Sidings	1897 - 1910	1941738
O	463m NE	Unspecified Tank	1923 - 1938	1919425
11	465m NW	Gravel Pit	1897	1871697
S	465m S	Nursery	1932 - 1938	1960105
S	465m S	Nursery	1938	1911523

ID	Location	Land use	Dates present	Group ID
M	471m SE	Railway Sidings	1938	1892219
P	474m SE	Unspecified Commercial/Industrial	1976	1874710
O	474m NE	Pumping Station	1897	1920288
O	482m NE	Cuttings	1961	1913476
O	484m NE	Cuttings	1923	1904445
O	484m NE	Cuttings	1932	1917426
O	484m NE	Cuttings	1938	1965082

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**4**

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

Features are displayed on the Past land use map on **page 13 >**

ID	Location	Land use	Dates present	Group ID
1	165m S	Unspecified Tank	1897	306339
2	187m SE	Unspecified Tank	1925 - 1931	320704
C	206m W	Unspecified Tank	1897	306336
O	460m NE	Unspecified Tank	1925 - 1931	327155

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	**21**

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

Features are displayed on the Past land use map on **page 13 >**

ID	Location	Land use	Dates present	Group ID
B	125m NE	Electricity Substation	1994	211392
B	126m E	Electricity Substation	1954 - 1968	212242
C	214m SW	Electricity Substation	1968 - 1996	194724
3	233m N	Electricity Substation	1989 - 1994	202890
4	266m NE	Electricity Substation	1968 - 1994	209286
G	324m SE	Electricity Substation	1993	193361
G	325m SE	Electricity Substation	1967	193359
G	328m SE	Electricity Substation	1990	192940
5	368m NW	Electricity Substation	1968 - 1994	199607
J	368m S	Electricity Substation	1988 - 1996	207158
J	369m S	Electricity Substation	1968	199822
6	372m SW	Electricity Substation	1988 - 1996	204287
10	442m W	Electricity Substation	1995	190068
R	459m S	Electricity Substation	1968	194175
R	461m S	Electricity Substation	1988	193399
R	463m S	Electricity Substation	1996	193174
Q	474m S	Electricity Substation	1967 - 1993	203925
F	475m W	Electricity Substation	1954 - 1999	204471
K	480m NW	Electricity Substation	1993 - 1999	207017
12	499m SE	Electricity Substation	1990 - 1993	206115
13	499m W	Electricity Substation	1954	211923

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or

succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	4

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

Features are displayed on the Past land use map on **page 13 >**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Garage**	**1994**	**62018**
A	**On site**	**Garage**	**1954 - 1989**	**63334**
A	**On site**	**Garage**	**1954 - 1968**	**64406**
A	18m NE	Garage	1989 - 1994	64561

This data is sourced from Ordnance Survey / Groundsure.

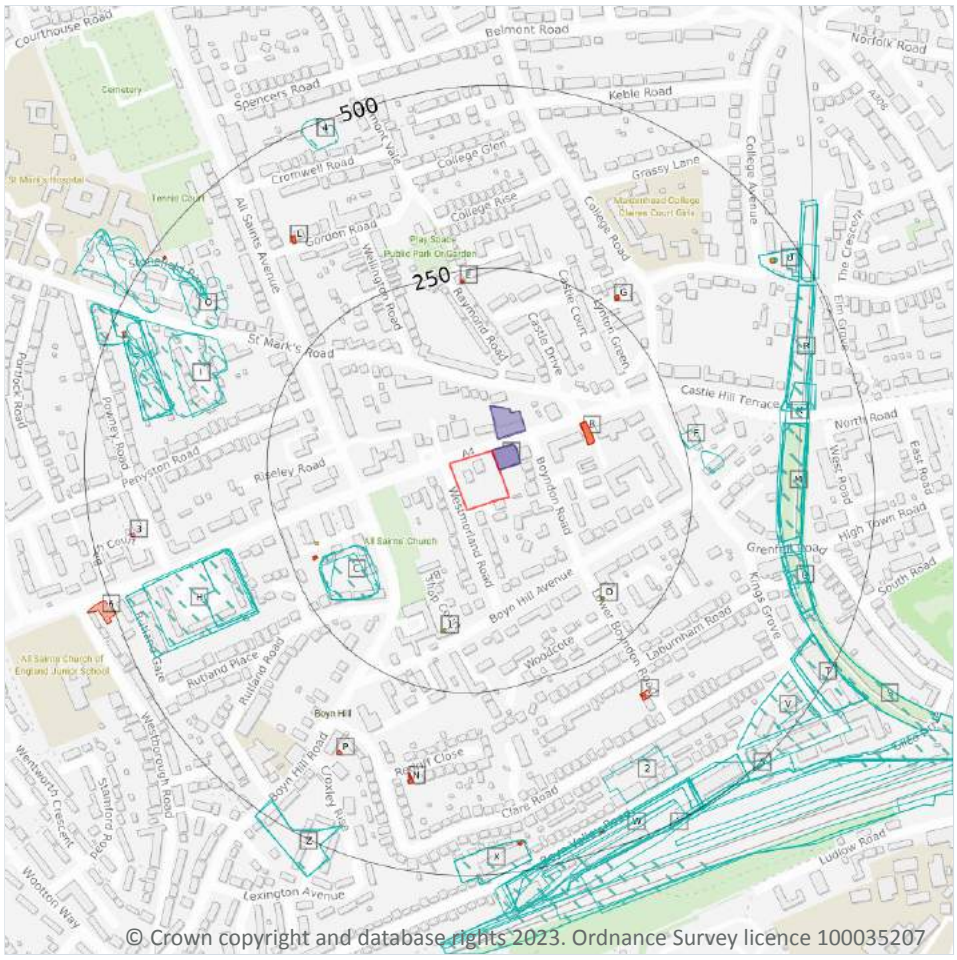
1.6 Historical military land

Records within 500m	0

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

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

2 Past land use - un-grouped



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

2.1 Historical industrial land uses

Records within 500m	94

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 19 >**

ID	Location	Land Use	Date	Group ID
C	147m SW	Unspecified Pit	1923	1946518
C	151m SW	Unspecified Pit	1932	1946518
C	163m SW	Gravel Pit	1910	1871768

ID	Location	Land Use	Date	Group ID
C	190m SW	Unspecified Pit	1938	1953866
F	249m E	Gravel Pits	1897	1863628
F	269m E	Gravel Pits	1897	1863629
H	317m SW	Nursery	1910	1967345
H	317m SW	Nursery	1897	1967345
I	318m W	Gravel Pits	1897	1863617
H	319m SW	Nursery	1938	1909780
H	319m SW	Nursery	1932	1909780
H	319m SW	Nursery	1923	1909780
H	323m SW	Nursery	1961	1940206
I	326m W	Old Gravel Pit	1910	1874042
K	367m E	Cuttings	1910	1892808
M	368m E	Cuttings	1938	1946298
M	368m E	Cuttings	1932	1946298
M	368m E	Cuttings	1923	1946298
M	369m E	Cuttings	1993	1886951
M	369m E	Cuttings	1981	1886951
M	369m E	Cuttings	1976	1921596
M	369m E	Cuttings	1961	1921596
O	371m NW	Old Gravel Pit	1910	1874043
M	372m E	Cuttings	1897	1911330
Q	382m E	Cuttings	1938	1929947
Q	382m E	Cuttings	1932	1952011
Q	382m E	Cuttings	1923	1886961
Q	384m E	Cuttings	1961	1897023
I	386m W	Unspecified Commercial/Industrial	1993	1893798
I	386m W	Unspecified Commercial/Industrial	1981	1893798
I	386m W	Unspecified Commercial/Industrial	1976	1920174

ID	Location	Land Use	Date	Group ID
I	386m W	Unspecified Works	1961	1860484
I	387m W	Gravel Pit	1923	1871769
I	389m W	Unspecified Pit	1938	1947483
I	389m W	Unspecified Pit	1932	1947483
R	391m E	Cuttings	1938	1890461
R	391m E	Cuttings	1932	1890461
R	391m E	Cuttings	1923	1890461
S	393m E	Railway Sidings	1938	1926973
S	393m E	Railway Sidings	1932	1898150
S	393m E	Railway Sidings	1923	1898150
2	396m SE	Unspecified Works	1961	1860485
R	400m E	Cuttings	1961	1890461
K	400m E	Cuttings	1993	1932491
K	400m E	Cuttings	1981	1932491
K	400m E	Cuttings	1976	1937840
O	401m NW	Gravel Pit	1923	1893467
Q	407m E	Railway Building	1897	1866824
O	409m NW	Unspecified Ground Workings	1938	1954931
O	409m NW	Unspecified Ground Workings	1932	1954931
I	428m W	Gravel Pits	1897	1863618
I	429m W	Unspecified Pit	1923	1941956
T	445m SE	Nursery	1938	1955946
T	445m SE	Nursery	1932	1955946
U	447m NE	Pumping Station	1938	1907054
U	447m NE	Pumping Station	1932	1907054
U	447m NE	Pumping Station	1923	1907054
V	447m SE	Nursery	1938	1968123
V	447m SE	Nursery	1932	1968123

ID	Location	Land Use	Date	Group ID
T	449m SE	Unspecified Commercial/Industrial	1993	1908326
T	449m SE	Unspecified Commercial/Industrial	1981	1908326
T	449m SE	Unspecified Commercial/Industrial	1976	1938875
T	449m SE	Unspecified Works	1961	1860486
O	452m NW	Gravel Pit	1910	1896975
W	455m SE	Timber Yard	1910	1874342
W	456m SE	Unspecified Commercial/Industrial	1932	1905697
X	457m S	Unspecified Commercial/Industrial	1993	1960600
X	457m S	Unspecified Commercial/Industrial	1981	1960600
X	457m S	Unspecified Works	1976	1860483
W	458m SE	Unspecified Depot	1961	1862100
Y	458m SE	Railway Sidings	1961	1885102
W	458m SE	Unspecified Commercial/Industrial	1938	1915054
W	458m SE	Unspecified Commercial/Industrial	1938	1915054
Y	460m SE	Unspecified Works	1993	1952047
Y	460m SE	Unspecified Works	1981	1952047
Y	460m SE	Unspecified Works	1976	1895571
Y	462m SE	Railway Sidings	1938	1926973
Y	462m SE	Railway Sidings	1910	1941738
U	463m NE	Unspecified Tank	1938	1919425
U	463m NE	Unspecified Tank	1932	1919425
U	463m NE	Unspecified Tank	1923	1919425
4	465m NW	Gravel Pit	1897	1871697
Z	465m S	Nursery	1938	1960105
Z	465m S	Nursery	1938	1911523
Y	471m SE	Railway Sidings	1932	1926973
Y	471m SE	Railway Sidings	1938	1892219
V	474m SE	Unspecified Commercial/Industrial	1976	1874710

ID	Location	Land Use	Date	Group ID
U	474m NE	Pumping Station	1897	1920288
U	482m NE	Cuttings	1961	1913476
U	484m NE	Cuttings	1938	1965082
U	484m NE	Cuttings	1932	1917426
U	484m NE	Cuttings	1923	1904445
O	499m NW	Gravel Pit	1897	1896975
Y	499m SE	Railway Sidings	1897	1941738

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m **6**

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 19 >**

ID	Location	Land Use	Date	Group ID
1	165m S	Unspecified Tank	1897	306339
D	187m SE	Unspecified Tank	1925	320704
D	187m SE	Unspecified Tank	1931	320704
C	206m W	Unspecified Tank	1897	306336
U	460m NE	Unspecified Tank	1925	327155
U	460m NE	Unspecified Tank	1931	327155

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m **42**

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

Features are displayed on the Past land use - un-grouped map on **page 19 >**

ID	Location	Land Use	Date	Group ID
B	125m NE	Electricity Substation	1994	211392
B	126m E	Electricity Substation	1954	212242
B	126m E	Electricity Substation	1968	212242
B	126m NE	Electricity Substation	1954	212242
C	214m SW	Electricity Substation	1968	194724
C	215m SW	Electricity Substation	1996	194724
C	215m SW	Electricity Substation	1988	194724
E	233m N	Electricity Substation	1994	202890
E	234m N	Electricity Substation	1989	202890
G	266m NE	Electricity Substation	1994	209286
G	267m NE	Electricity Substation	1988	209286
G	268m NE	Electricity Substation	1970	209286
G	268m NE	Electricity Substation	1968	209286
J	324m SE	Electricity Substation	1993	193361
J	325m SE	Electricity Substation	1967	193359
J	328m SE	Electricity Substation	1990	192940
L	368m NW	Electricity Substation	1968	199607
L	368m NW	Electricity Substation	1989	199607
N	368m S	Electricity Substation	1988	207158
N	368m S	Electricity Substation	1996	207158
L	369m NW	Electricity Substation	1994	199607
N	369m S	Electricity Substation	1968	199822
P	372m SW	Electricity Substation	1996	204287
P	372m SW	Electricity Substation	1988	204287
3	442m W	Electricity Substation	1995	190068
X	459m S	Electricity Substation	1968	194175
X	461m S	Electricity Substation	1988	193399

ID	Location	Land Use	Date	Group ID
X	463m S	Electricity Substation	1996	193174
W	474m S	Electricity Substation	1993	203925
W	474m S	Electricity Substation	1990	203925
W	474m S	Electricity Substation	1967	203925
I	475m W	Electricity Substation	1954	204471
I	476m W	Electricity Substation	1954	204471
I	476m W	Electricity Substation	1968	204471
I	476m W	Electricity Substation	1993	204471
I	476m W	Electricity Substation	1994	204471
I	476m W	Electricity Substation	1999	204471
O	480m NW	Electricity Substation	1993	207017
O	480m NW	Electricity Substation	1994	207017
O	480m NW	Electricity Substation	1999	207017
5	499m SE	Electricity Substation	1990	206115
6	499m W	Electricity Substation	1954	211923

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	8

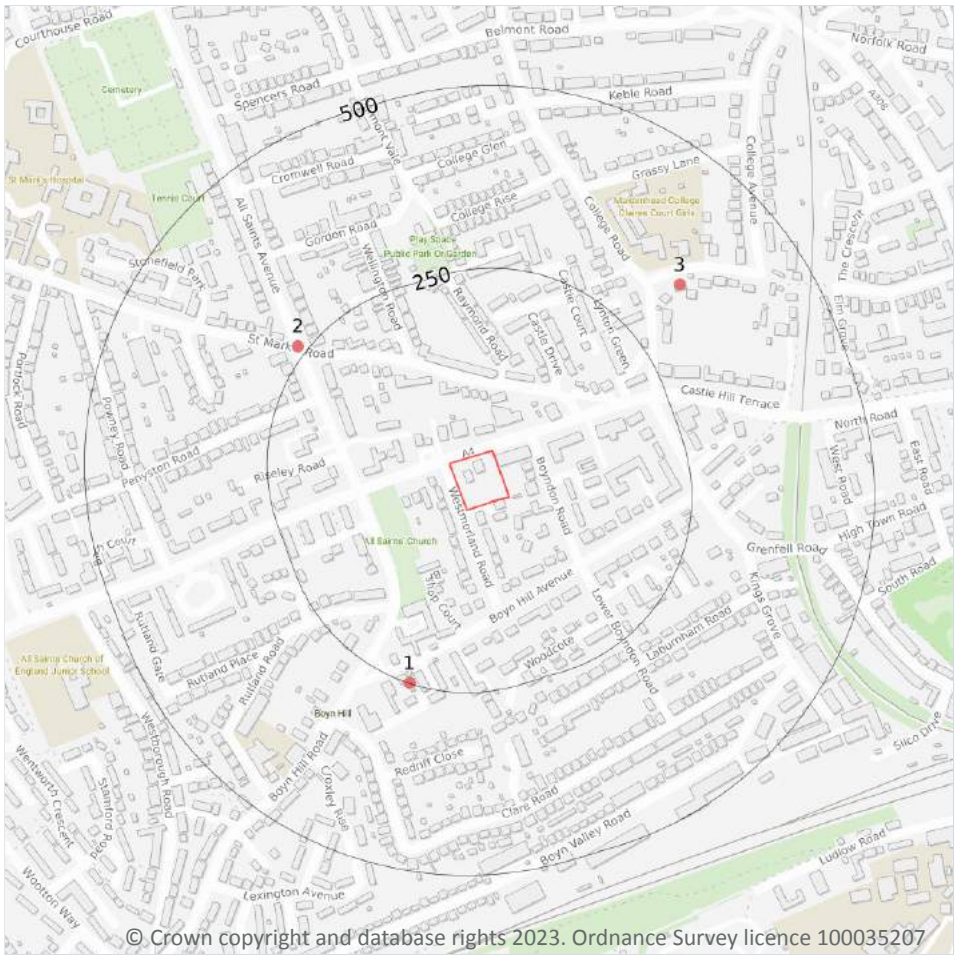
Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 19 >**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Garage**	**1989**	**63334**
A	**On site**	**Garage**	**1994**	**62018**
A	**On site**	**Garage**	**1954**	**64406**
A	**On site**	**Garage**	**1968**	**64406**
A	**On site**	**Garage**	**1960**	**63334**
A	**On site**	**Garage**	**1954**	**63334**
A	18m NE	Garage	1994	64561
A	18m NE	Garage	1989	64561

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



Site Outline

Search buffers in metres (m)

Waste exemptions

3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

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

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

3.5 Historical waste sites

Records within 500m	0

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

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

3.6 Licensed waste sites

Records within 500m	0

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

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

3.7 Waste exemptions

Records within 500m	3

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.

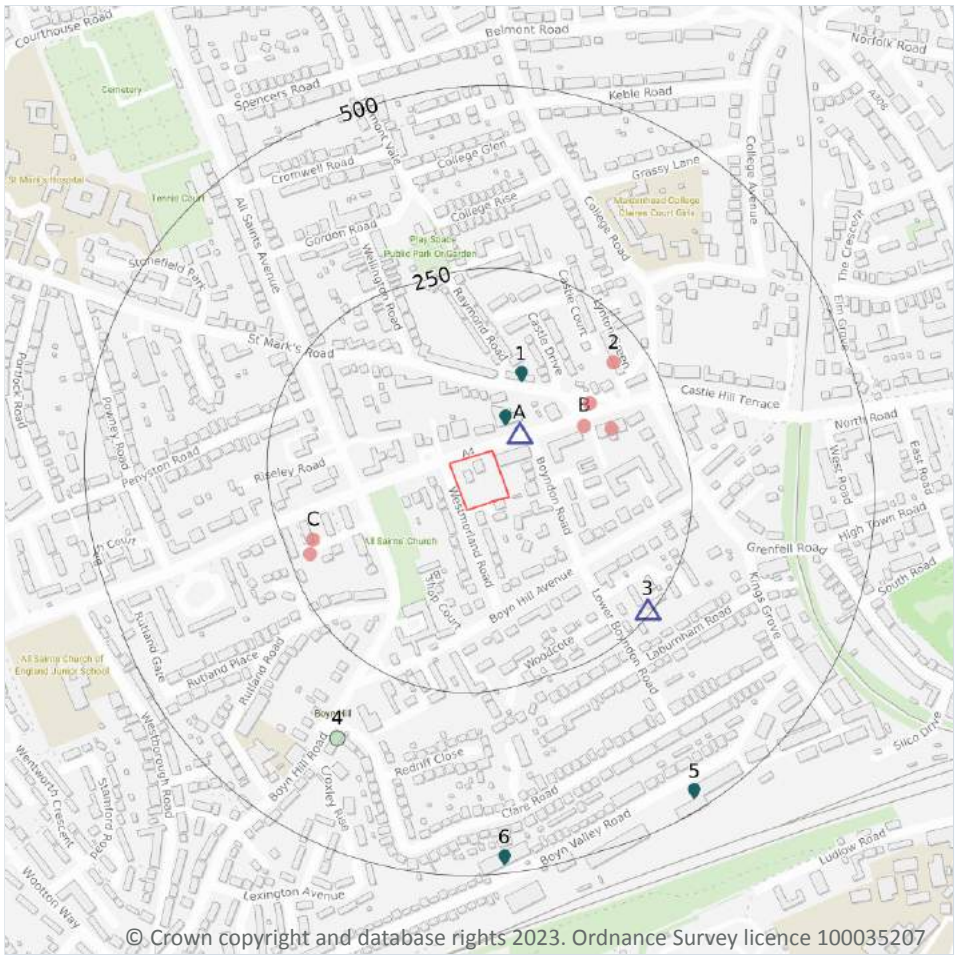
Features are displayed on the Waste and landfill map on **page 27 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	251m S	Linden Homes Boyn Hill Ave Maidenhead SL6 4EZ	EPR/FH0477MK/A001	Using waste exemption	Non-Agricultural Waste Only	Use of waste in construction

ID	Location	Site	Reference	Category	Sub-Category	Description
2	263m NW	25 All Saints Avenue MAIDENHEAD Berkshire SL6 6EL	EPR/NF0106XK/A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal
3	342m NE	The Lodge, 2b College Avenue, Maidenhead, Berkshire, SL6 6AJ	EA/EPR/VP3883AK/A001	Treating waste exemption	Not on a farm	Repair or refurbishment of WEEE

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

4 Current industrial land use



Site Outline

Search buffers in metres (m)

Recent industrial land uses

Current or recent petrol stations

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

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	6

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 30 >**

ID	Location	Company	Address	Activity	Category
B	130m NE	Electricity Sub Station	Berkshire, SL6	Electrical Features	Infrastructure and Facilities
B	148m NE	Mast (Telecommunication)	Berkshire, SL6	Telecommunications Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
B	163m E	Sweco	1, Bath Road, Maidenhead, Berkshire, SL6 4AQ	Civil Engineers	Engineering Services
2	205m NE	Maidenhead Computer Services	9, Lynton Green, Maidenhead, Berkshire, SL6 6AN	Electrical Equipment Repair and Servicing	Repair and Servicing
C	211m W	P C Troubles	13, Boyn Hill Close, Maidenhead, Berkshire, SL6 4JD	Electrical Equipment Repair and Servicing	Repair and Servicing
C	222m SW	Electricity Sub Station	Berkshire, SL6	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	**2**

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 30 >**

ID	Location	Company	Address	LPG	Status
A	44m NE	BP	14-20, Bath Road, Maidenhead, Windsor And Maidenhead, SL6 4JT	Not Applicable	Obsolete
3	243m SE	OBSOLETE	7, Bath Road, Maidenhead, Windsor And Maidenhead, SL6 4AH	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	4

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

Features are displayed on the Current industrial land use map on **page 30 >**

ID	Location	Address	Details	
A	48m NE	Whichford Honda, 14-20 Bath Road, Maidenhead, Berks, SL6 4JT	Process: Unloading of Petrol into Storage at Service Stations Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified. Date of enforcement: No Enforcement Notified. Comment: No Enforcement Notified.
1	111m N	Boyn Hill Garage, Bath Rd, Maidenhead, SL6 3BQ	Process: Waste Oil Burner 0.4 MW Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified. Date of enforcement: No Enforcement Notified. Comment: No Enforcement Notified.
5	475m SE	Travis Perkins Trading Co. Limited, Baltic Wharf, Boyn Valley Road, Maidenhead, Berkshire, SL6 4EE	Process: Timber Manufacture Status: Surrendered Permit Type: Part B	Enforcement: No Enforcement Notified. Date of enforcement: No Enforcement Notified. Comment: No Enforcement Notified.
6	478m S	Middlehurst Ltd, Boyn Valley Rd, Maidenhead, SL6 4EA	Process: Other Metal Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified. Date of enforcement: No Enforcement Notified. Comment: No Enforcement Notified.

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m	0

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

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0

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

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

4.15 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0

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

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

4.17 List 2 Dangerous Substances

Records within 500m	0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	1

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

Features are displayed on the Current industrial land use map on **page 30 >**

ID	Location	Details	
4	359m SW	Incident Date: 02/08/2001 Incident Identification: 21546 Pollutant: Oils and Fuel Pollutant Description: Petrol	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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.

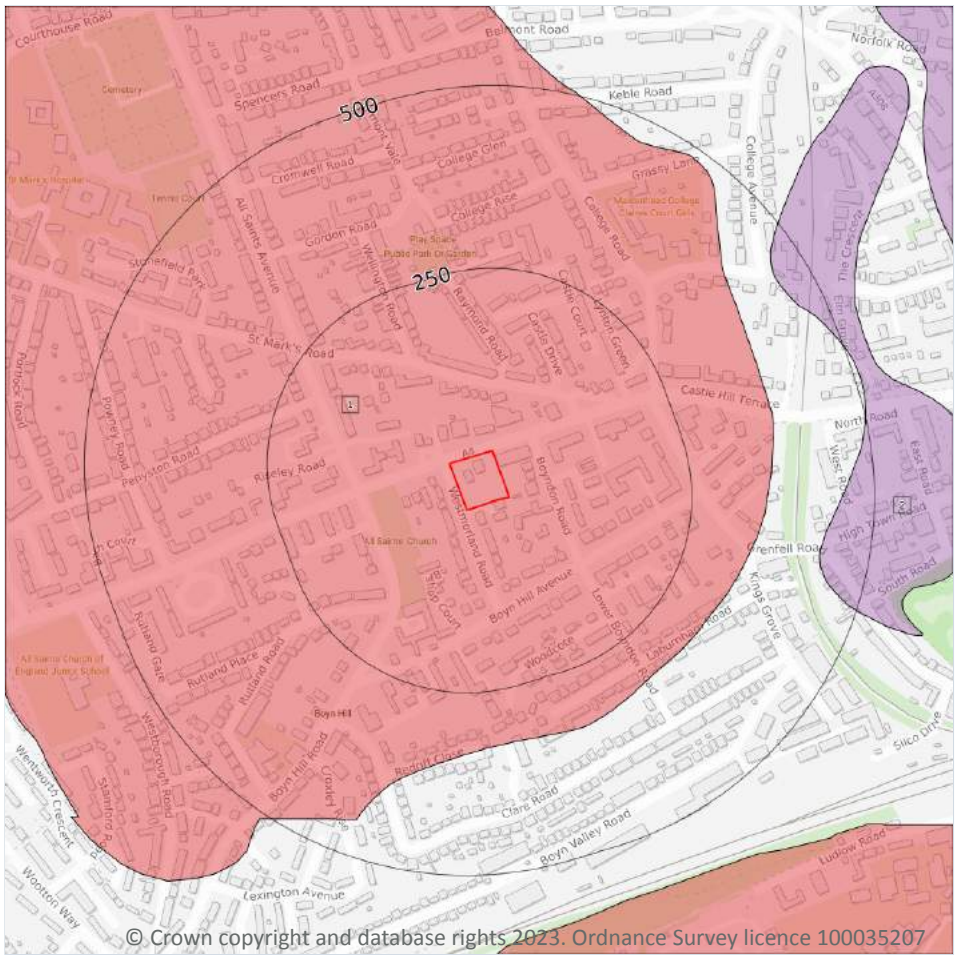
4.21 Pollution inventory radioactive waste

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	2

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 37 >**

ID	Location	Designation	Description
1	**On site**	**Secondary A**	**Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers**
2	432m E	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

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

Bedrock aquifer

Site Outline

Search buffers in metres (m)

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

5.2 Bedrock aquifer

Records within 500m	1

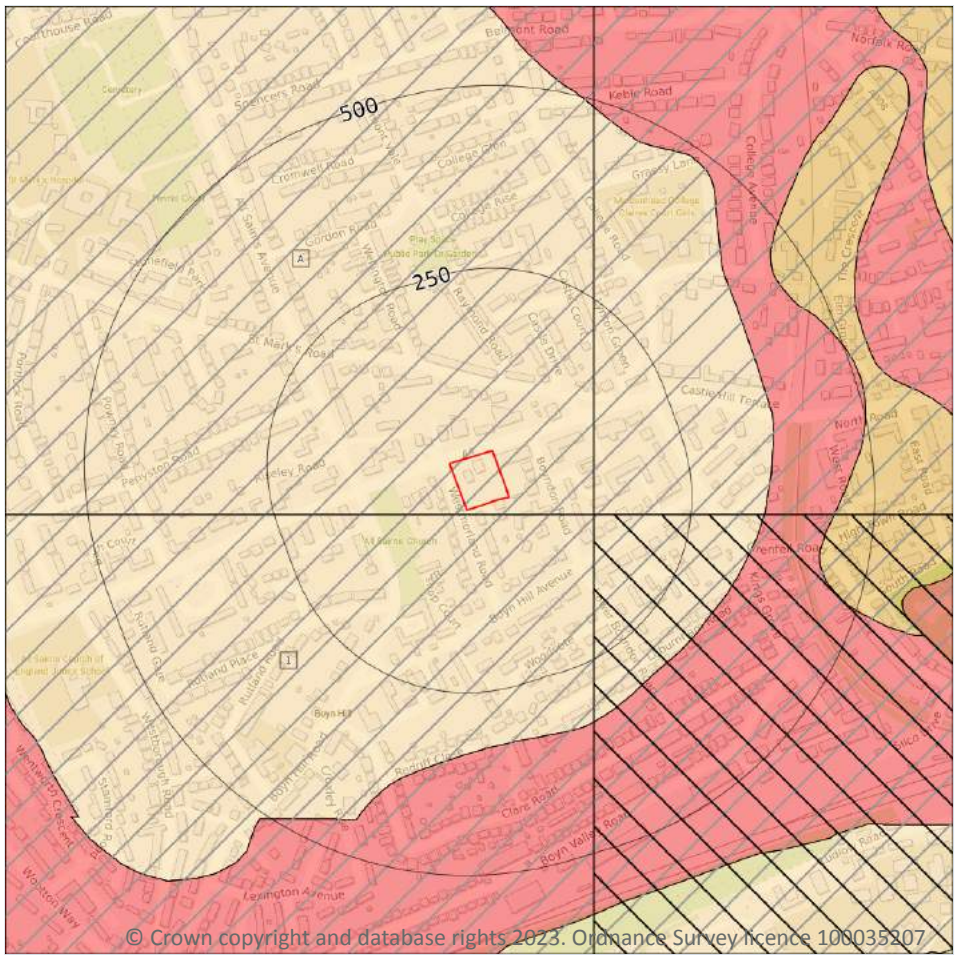
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 39 >**

ID	Location	Designation	Description
1	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

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 40 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
A	**On site**	**Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer**	**Leaching class: High Infiltration value: >70% Dilution value: <300mm/year**	**Vulnerability: High Aquifer type: Secondary Thickness: 3-10m Patchiness value: <90% Recharge potential: High**	**Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures**
1	6m S	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: High Aquifer type: Secondary Thickness: 3-10m Patchiness value: <90% Recharge potential: High	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	**1**

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

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
A	**Significant soluble rocks are likely to be present. Low possibility of localised subsidence or dissolution-related degradation of bedrock occurring naturally, but may be possible in adverse conditions such as high surface or subsurface water flow.**	**57.99999999999999%**

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

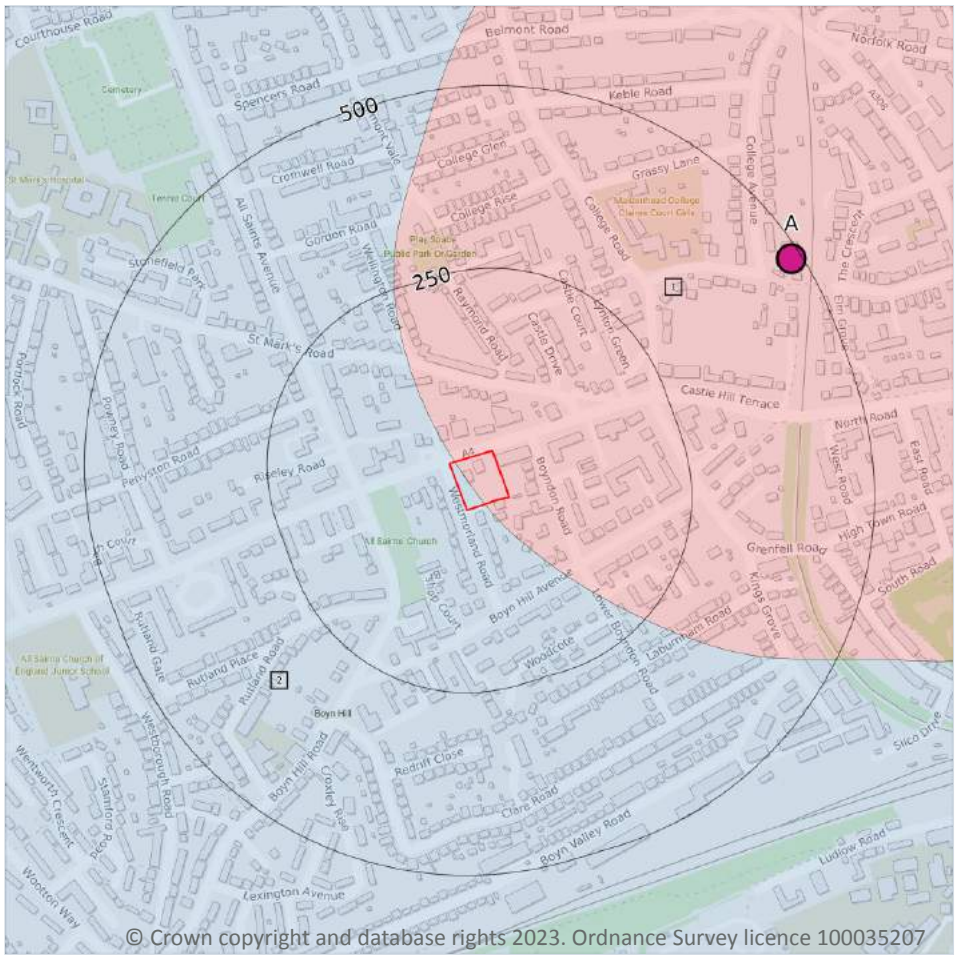
5.5 Groundwater vulnerability- local information

Records on site	**0**

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

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

Abstractions and Source Protection Zones



5.6 Groundwater abstractions

Records within 2000m	15

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 42 >**

ID	Location	Details	
A	486m NE	Status: Active Licence No: 28/39/26/0059 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: COLLEGE AVENUE PUMPING STATION 'A' & 'B' Data Type: Point Name: South East Water Ltd Easting: 488270 Northing: 181350	Annual Volume (m^3): 8296624 Max Daily Volume (m^3): 25003.52 Original Application No: NPS/WR/005399 Original Start Date: 08/05/1967 Expiry Date: - Issue No: 101 Version Start Date: 27/10/2010 Version End Date: -
-	954m SE	Status: Historical Licence No: TH/039/0026/001 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: MAIDENHEAD GOLF CLUB - BOREHOLE Data Type: Point Name: MAIDENHEAD GOLF CLUB LIMITED Easting: 488553 Northing: 180343	Annual Volume (m^3): 20000 Max Daily Volume (m^3): 240 Original Application No: - Original Start Date: 01/04/2010 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 01/04/2010 Version End Date: -
-	954m SE	Status: Active Licence No: TH/039/0026/001/R01 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: MAIDENHEAD GOLF CLUB - BOREHOLE Data Type: Point Name: MAIDENHEAD GOLF CLUB LIMITED Easting: 488553 Northing: 180343	Annual Volume (m^3): 20000 Max Daily Volume (m^3): 240 Original Application No: NPS/WR/002544 Original Start Date: 01/04/2016 Expiry Date: 31/03/2028 Issue No: 1 Version Start Date: 01/04/2016 Version End Date: -
-	954m SE	Status: Historical Licence No: 28/39/26/0137 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: MAIDENHEAD GOLF CLUB - BOREHOLE Data Type: Point Name: MAIDENHEAD GOLF CLUB LIMITED Easting: 488570 Northing: 180360	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 06/03/2000 Expiry Date: 31/12/2006 Issue No: 1 Version Start Date: 06/03/2000 Version End Date: -
-	954m SE	Status: Historical Licence No: 28/39/26/0153 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: MAIDENHEAD GOLF CLUB - BOREHOLE Data Type: Point Name: MAIDENHEAD GOLF CLUB LIMITED Easting: 488570 Northing: 180360	Annual Volume (m^3): 21000 Max Daily Volume (m^3): 240 Original Application No: - Original Start Date: 20/02/2006 Expiry Date: 31/03/2010 Issue No: 1 Version Start Date: 20/02/2006 Version End Date: -

ID	Location	Details	
-	1181m SW	Status: Historical Licence No: 28/39/26/0150 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: ALTWOOD SCHOOL, ALTWOOD RD,MAIDENHEAD, BERKS Data Type: Point Name: MAIDENHEAD HOCKEY CLUB LIMITED Easting: 486774 Northing: 180470	Annual Volume (m^3): 3000 Max Daily Volume (m^3): 40 Original Application No: - Original Start Date: 13/05/2005 Expiry Date: 31/03/2018 Issue No: 1 Version Start Date: 01/04/2008 Version End Date: -
-	1181m SW	Status: Active Licence No: 28/39/26/0150/R01 Details: Spray Irrigation - Storage Direct Source: THAMES GROUNDWATER Point: ALTWOOD SCHOOL, ALTWOOD RD,MAIDENHEAD, BERKS Data Type: Point Name: MAIDENHEAD HOCKEY CLUB LIMITED Easting: 486774 Northing: 180470	Annual Volume (m^3): 3000 Max Daily Volume (m^3): 40 Original Application No: NPS/WR/027179 Original Start Date: 01/04/2018 Expiry Date: 31/03/2028 Issue No: 2 Version Start Date: 01/04/2018 Version End Date: -
-	1198m SW	Status: Historical Licence No: 28/39/26/0150 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: ALTWOOD SCHOOL, ALTWOOD RD,MAIDENHEAD, BERKS Data Type: Point Name: MAIDENHEAD HOCKEY CLUB LIMITED Easting: 486760 Northing: 180460	Annual Volume (m^3): 3000 Max Daily Volume (m^3): 40 Original Application No: - Original Start Date: 13/05/2005 Expiry Date: 31/03/2018 Issue No: 1 Version Start Date: 01/04/2008 Version End Date: -
-	1202m E	Status: Historical Licence No: TH/039/0026/026 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: THAMES GROUNDWATER Point: WELLPOINTS AT CROWN LANE, MAIDENHEAD Data Type: Poly4 Name: Modebest Builders Limited Easting: 489076 Northing: 181275	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 21/03/2019 Expiry Date: 30/09/2020 Issue No: 1 Version Start Date: 21/03/2019 Version End Date: -

ID	Location	Details	
-	1218m E	Status: Historical Licence No: TH/039/0026/026 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: THAMES GROUNDWATER Point: WELLPOINTS AT CROWN LANE, MAIDENHEAD Data Type: Poly4 Name: Modebest Builders Limited Easting: 489112 Northing: 181332	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 21/03/2019 Expiry Date: 30/09/2020 Issue No: 1 Version Start Date: 21/03/2019 Version End Date: -
-	1248m E	Status: Historical Licence No: TH/039/0026/026 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: THAMES GROUNDWATER Point: WELLPOINTS AT CROWN LANE, MAIDENHEAD Data Type: Poly4 Name: Modebest Builders Limited Easting: 489118 Northing: 181328	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 21/03/2019 Expiry Date: 30/09/2020 Issue No: 1 Version Start Date: 21/03/2019 Version End Date: -
-	1271m E	Status: Historical Licence No: TH/039/0026/026 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: THAMES GROUNDWATER Point: PUMPS AT CROWN LANE, MAIDENHEAD Data Type: Poly3 Name: Modebest Builders Limited Easting: 489118 Northing: 181328	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 21/03/2019 Expiry Date: 30/09/2020 Issue No: 1 Version Start Date: 21/03/2019 Version End Date: -
-	1335m N	Status: Historical Licence No: 28/39/26/0023 Details: Laundry Use Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT FURZE PLATT ROAD, MAIDENHEAD Data Type: Point Name: C L E A N LINEN SERVICES LTD Easting: 487770 Northing: 182420	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 13/06/1966 Expiry Date: - Issue No: 100 Version Start Date: 24/10/1994 Version End Date: -

ID	Location	Details	
-	1395m N	Status: Historical Licence No: 28/39/26/0023 Details: Laundry Use Direct Source: THAMES GROUNDWATER Point: FURZE PLATT ROAD, MAIDENHEAD,BERKS - BOREHOLE Data Type: Point Name: CLEAN LINEN SERVICES LTD Easting: 487770 Northing: 182480	Annual Volume (m^3): 73300 Max Daily Volume (m^3): 342 Original Application No: - Original Start Date: 13/06/1966 Expiry Date: - Issue No: 101 Version Start Date: 21/03/2005 Version End Date: -
-	1725m NE	Status: Historical Licence No: TH/039/0026/004 Details: Pollution Remediation Direct Source: THAMES GROUNDWATER Point: WELL POINTS AT ST MARY'S DEVELOPMENT, BLACKAMOOR LANE Data Type: Point Name: J McArdle Contracts Ltd Easting: 489450 Northing: 181760	Annual Volume (m^3): 315360 Max Daily Volume (m^3): 864 Original Application No: - Original Start Date: 03/11/2010 Expiry Date: 31/10/2012 Issue No: 1 Version Start Date: 01/03/2012 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 42 >**

ID	Location	Details	
-	1634m E	Status: Historical Licence No: TH/039/0026/027 Details: Fish Pass/Canoe Pass Direct Source: THAMES SURFACE WATER - NON TIDAL Point: BRAY CUT AT GREEN LANE WEIR Data Type: Point Name: The Royal Borough of Windsor and Maidenhead Easting: 489479 Northing: 180669	Annual Volume (m^3): 529200 Max Daily Volume (m^3): 2160 Original Application No: NPS/WR/029540 Original Start Date: 01/03/2019 Expiry Date: 31/03/2028 Issue No: 1 Version Start Date: 01/03/2019 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	1

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 42 >**

ID	Location	Details	
A	486m NE	Status: Active Licence No: 28/39/26/0059 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: COLLEGE AVENUE PUMPING STATION 'A' & 'B' Data Type: Point Name: South East Water Ltd Easting: 488270 Northing: 181350	Annual Volume (m^3): 8296624 Max Daily Volume (m^3): 25003.52 Original Application No: NPS/WR/005399 Original Start Date: 08/05/1967 Expiry Date: - Issue No: 101 Version Start Date: 27/10/2010 Version End Date: -

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

5.9 Source Protection Zones

Records within 500m	2

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 42 >**

ID	Location	Type	Description
1	**On site**	**1**	**Inner catchment**
2	**On site**	**2**	**Outer catchment**

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology

Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	0

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	0

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

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	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 48 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**River**	**Maidenhead Ditch**	**GB106039023511**	**Thames Lower**	**Maidenhead and Sunbury**

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

6.4 WFD Surface water bodies

Records identified	1

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

Features are displayed on the Hydrology map on **page 48 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1205m E	River	Maidenhead Ditch	GB106039023511 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	1

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

Features are displayed on the Hydrology map on **page 48 >**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	**On site**	**Maidenhead Chalk**	**GB40601G602600** ↗	**Poor**	**Poor**	**Good**	**2019**

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	0

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

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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

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

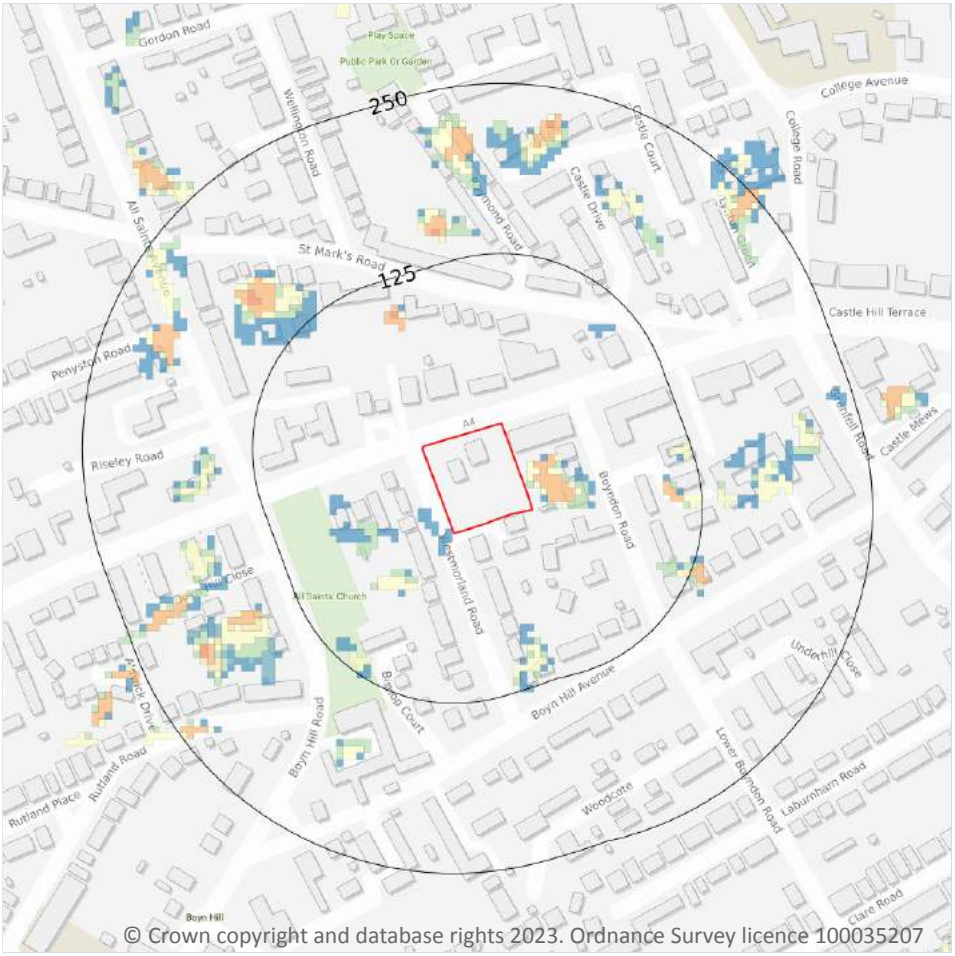
7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding



Site Outline
Search buffers in metres (m)

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

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

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

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

8.1 Surface water flooding

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

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 54 >**

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	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding

9.1 Groundwater flooding

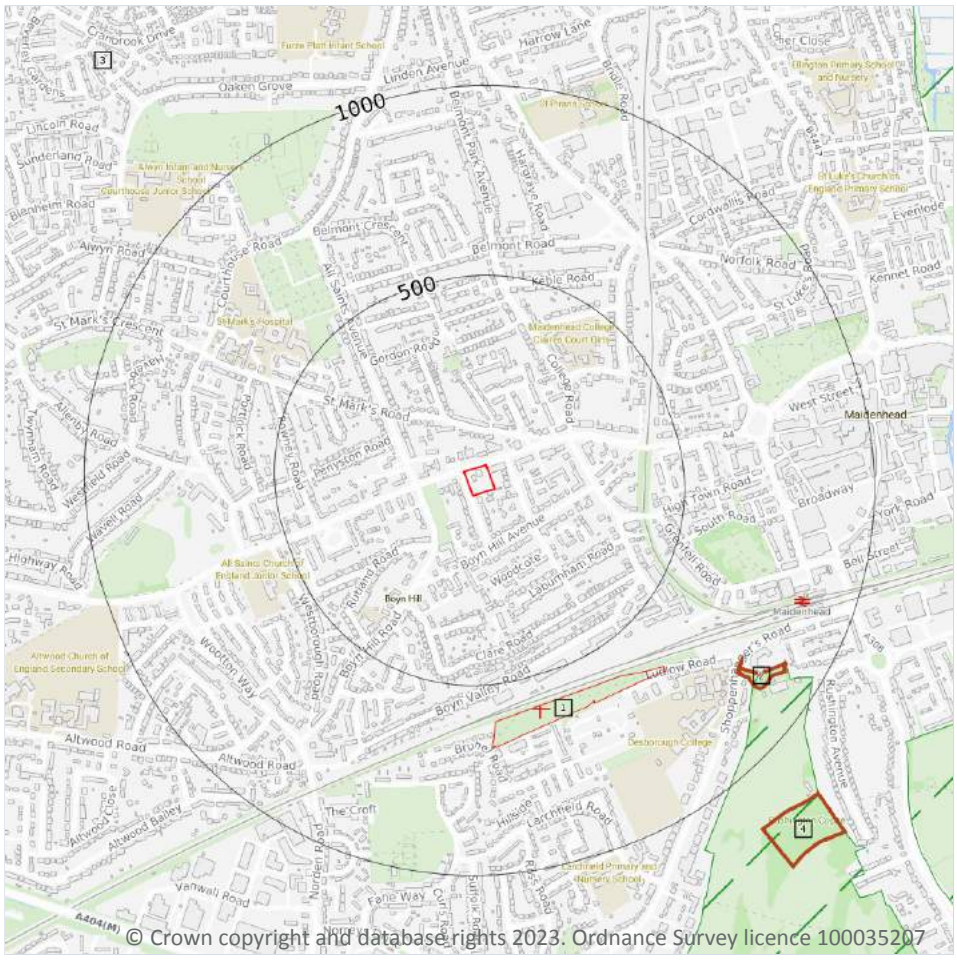
Highest risk on site	**Moderate**
Highest risk within 50m	**Moderate**

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 56 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	2

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 57 >**

ID	Location	Name	Data source
-	1927m N	Cannoncourt Farm Pit	Natural England

ID	Location	Name	Data source
-	1927m SE	Bray 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	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	2

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

Features are displayed on the Environmental designations map on **page 57 >**

ID	Location	Name	Data source
1	576m SE	The Gullet	Natural England
-	1682m E	Braywick Park	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m	4

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 57 >**

ID	Location	Name	Woodland Type
2	792m SE	Unknown	Ancient & Semi-Natural Woodland
4	1140m SE	Rushington Copse	Ancient Replanted Woodland
-	1941m S	Unknown	Ancient & Semi-Natural Woodland
-	1945m S	Unknown	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	1

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

Features are displayed on the Environmental designations map on **page 57 >**

ID	Location	Name	Local Authority name
3	851m SE	London	Windsor and Maidenhead

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.

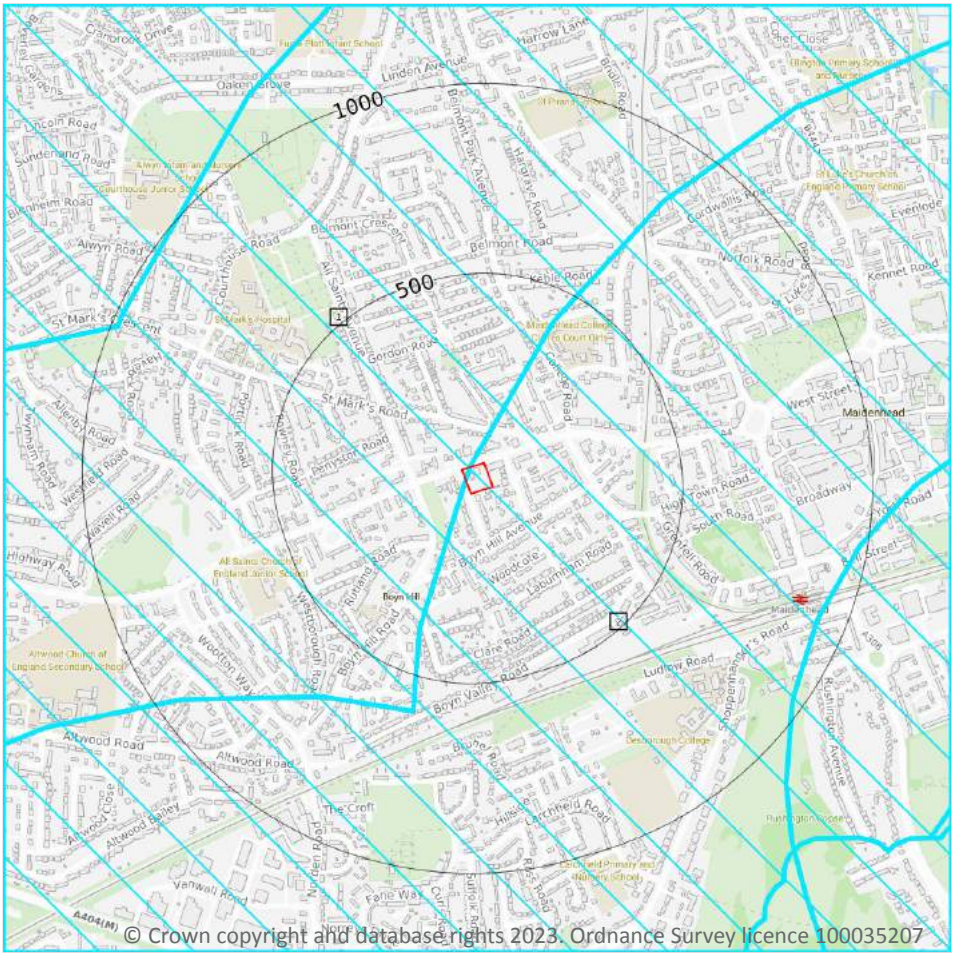
10.16 Nitrate Vulnerable Zones

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	2

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 62 >**

ID	Location	Type of developments requiring consultation
1	On site	**Infrastructure - Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, review of minerals permissions (romp), extensions, variations to conditions etc. oil & gas exploration/extraction. Air pollution - Any industrial/agricultural development that could cause air pollution (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t). Combustion - General combustion processes >50mw energy input. incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Discharges - Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream.**
2	On site	**Infrastructure - Pipelines, pylons and overhead cables. any transport proposal including road, rail and by water (excluding routine maintenance). airports, helipads and other aviation proposals. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, review of minerals permissions (romp), extensions, variations to conditions etc. oil & gas exploration/extraction. Air pollution - Any industrial/agricultural development that could cause air pollution (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 200m², manure stores > 250t). Combustion - General combustion processes >20mw energy input. incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Waste - Landfill. incl: inert landfill, non-hazardous landfill, hazardous landfill. Composting - Any composting proposal with more than 75000 tonnes maximum annual operational throughput. incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management. Discharges - Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream. Water supply - Large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000m² or more.**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	**2**

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 62 >**

ID:	-
Location:	1927m N
SSSI name:	Cannoncourt Farm Pit
Unit name:	Cannoncourt Farm Pit
Broad habitat:	Earth Heritage
Condition:	Unfavourable - Recovering

Reportable features:

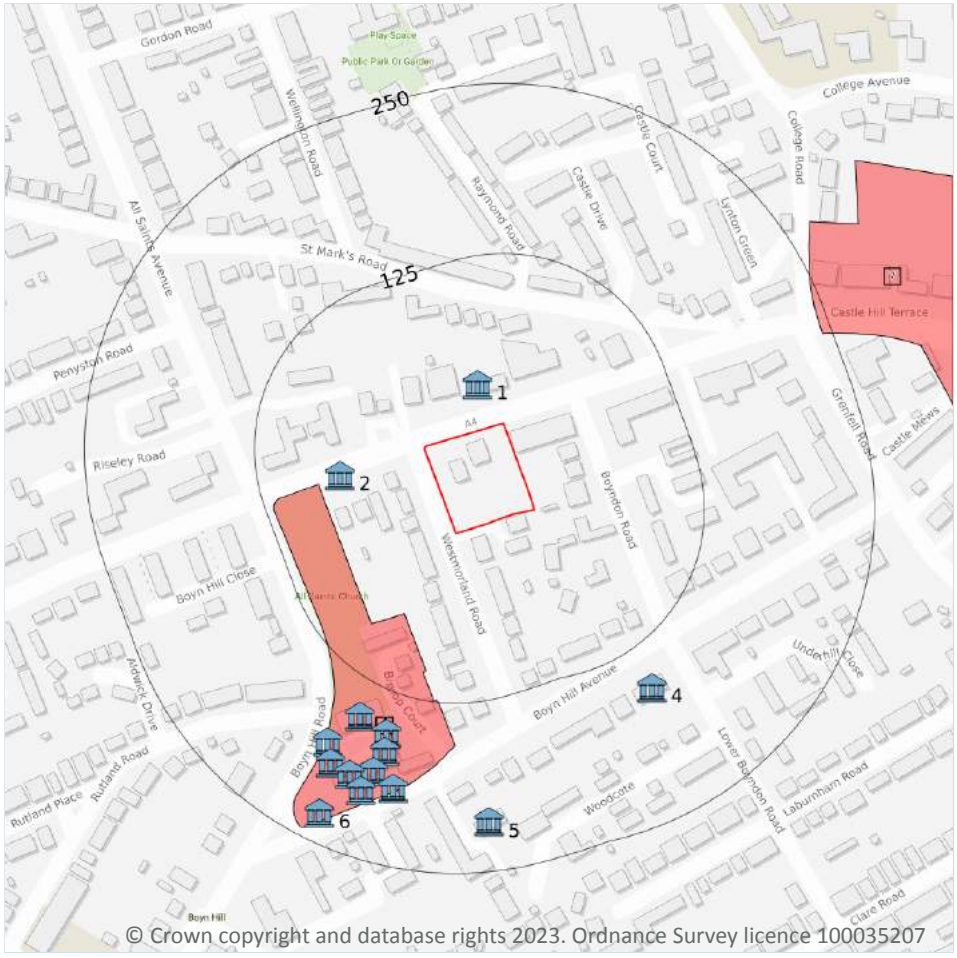
Feature name	Feature condition	Date of assessment
FM - Quaternary of the Thames	Unfavourable - Recovering	07/06/2010

ID: -
Location: 1927m SE
SSSI name: Bray Meadows
Unit name: North Field
Broad habitat: Neutral Grassland - Lowland
Condition: Unfavourable - Recovering
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland neutral grassland (MG5)	Unfavourable - Recovering	22/10/2010

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

11 Visual and cultural designations



Site Outline

Search buffers in metres (m)

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

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	14

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 65 >**

ID	Location	Name	Grade	Reference Number	Listed date
1	33m N	Cromwell Cottage Hill Cottage	II	1117611	12/08/1983
2	65m W	Milestone Opposite Number 34	II	1117612	12/08/1983
A	152m SW	Church Of All Saints	I	1117616	24/07/1970
A	156m S	Former All Saints Vicarage	II*	1117617	24/07/1970
4	157m SE	Brocket	II	1392401	30/01/2008

ID	Location	Name	Grade	Reference Number	Listed date
A	169m S	Vicarage Cottage	II*	1136003	12/08/1983
A	180m SW	Entrance Gateway And Wall To Quadrangle	II	1136045	12/08/1983
A	186m S	All Saints Cottage	II*	1117615	24/07/1970
A	192m SW	3 And 4, Church Close	II	1319347	24/07/1970
A	193m S	Vicarage Lodge	II	1313007	12/08/1983
A	194m SW	All Saints Parish Centre (Former All Saints School)	II*	1312975	24/07/1970
A	202m S	Girls School	II	1117614	12/08/1983
5	214m S	27, Boyn Hill Avenue	II	1389620	14/12/2001
6	229m SW	5, Boyn Hill Road	II	1117618	24/07/1970

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

11.5 Conservation Areas

Records within 250m	**2**

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

Features are displayed on the Visual and cultural designations map on **page 65 >**

ID	Location	Name	District	Date of designation
3	70m SW	All Saints, Boyn Hill, Maidenhead, Windsor and Maidenhead	Windsor and Maidenhead	01/08/1975
7	243m NE	Castle Hill, Maidenhead, Windsor and Maidenhead	Windsor and Maidenhead	01/09/1981

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

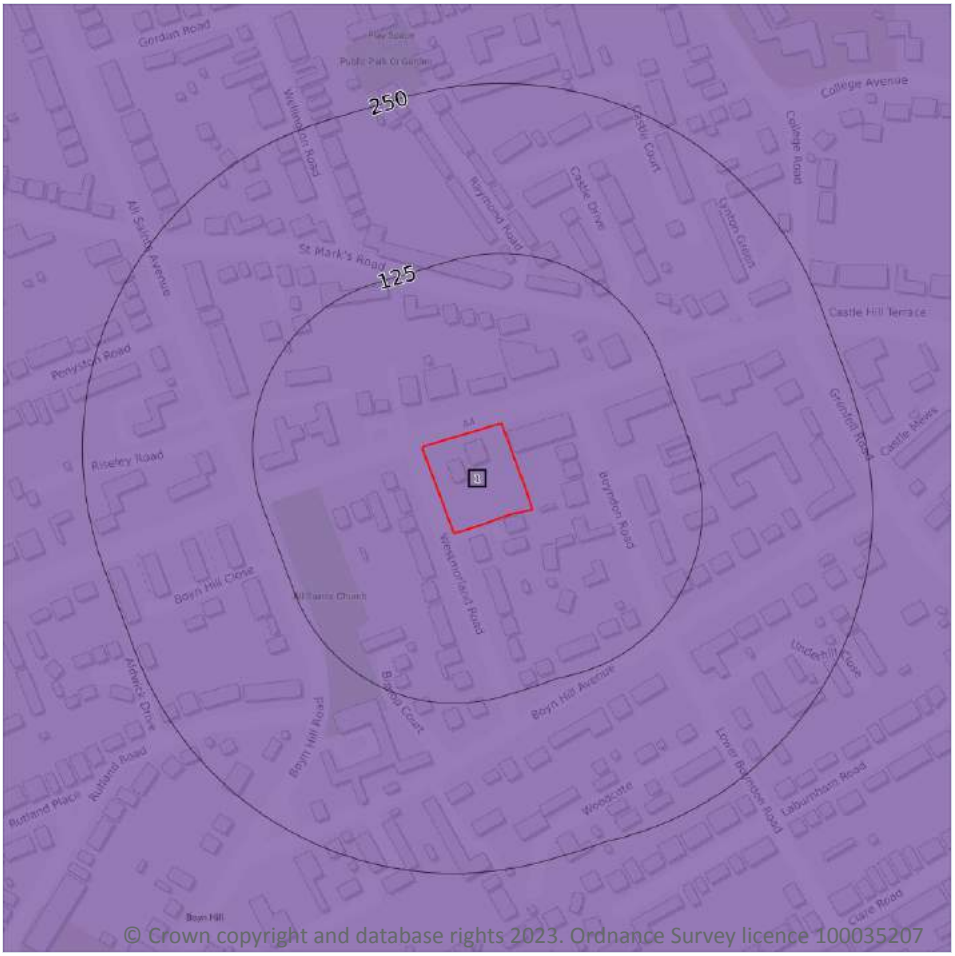
11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

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

12.1 Agricultural Land Classification

Records within 250m	1

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

Features are displayed on the Agricultural designations map on **page 69 >**

ID	Location	Classification	Description
1	**On site**	**Urban**	-

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m	0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

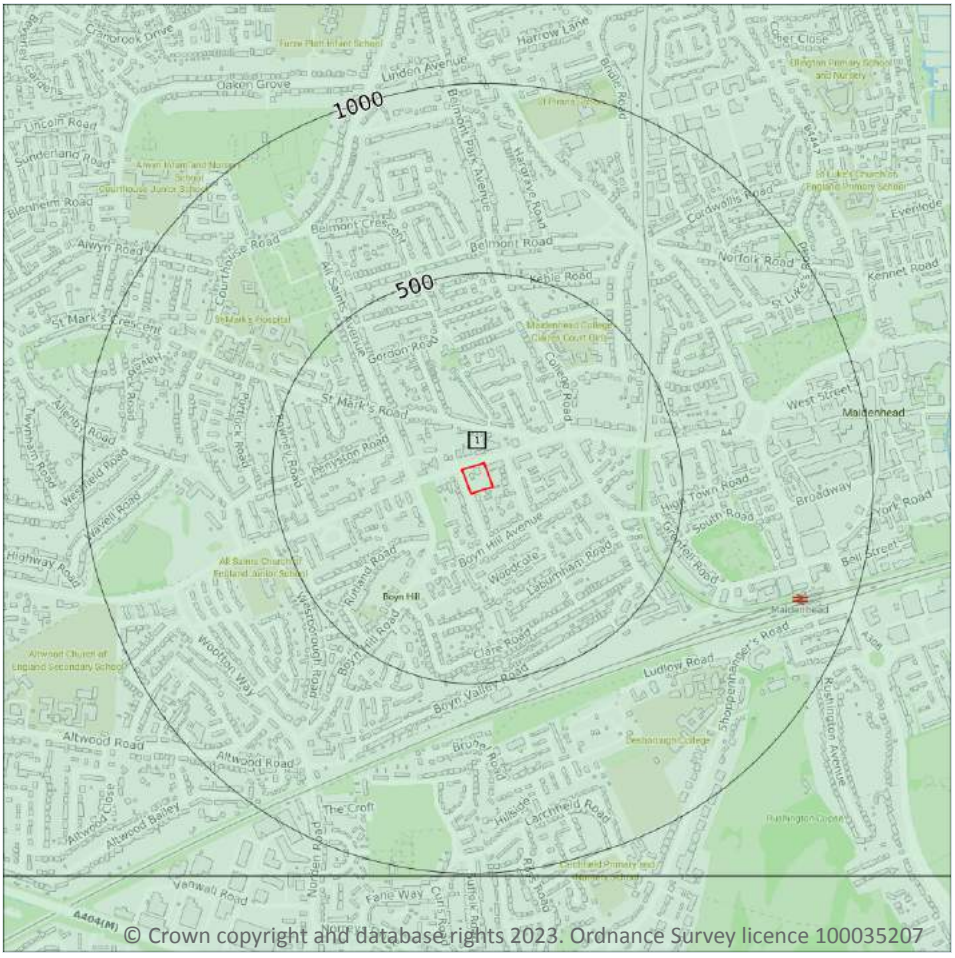
13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

Full coverage

Partial coverage

No coverage

14.1 10k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 72 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**SU88SE**

This data is sourced from the British Geological Survey.

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

Site Outline

Search buffers in metres (m)

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

14.2 Artificial and made ground (10k)

Records within 500m	6

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

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 73 >**

ID	Location	LEX Code	Description	Rock description
A	254m E	WGR-VOID	Worked Ground (Undivided)	Void
A	273m E	WGR-VOID	Worked Ground (Undivided)	Void
B	334m W	WGR-VOID	Worked Ground (Undivided)	Void
1	376m E	WGR-VOID	Worked Ground (Undivided)	Void

ID	Location	LEX Code	Description	Rock description
B	436m W	WGR-VOID	Worked Ground (Undivided)	Void
2	466m NW	WGR-VOID	Worked Ground (Undivided)	Void

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial

Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m	2

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 75 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**BHT-XSV**	**Boyn Hill Gravel Member - Sand And Gravel**	**Sand And Gravel**
2	432m E	LHGR-V	Lynch Hill Gravel Member - Gravel (unlithified Deposits Coding Scheme)	Gravel

This data is sourced from the British Geological Survey.

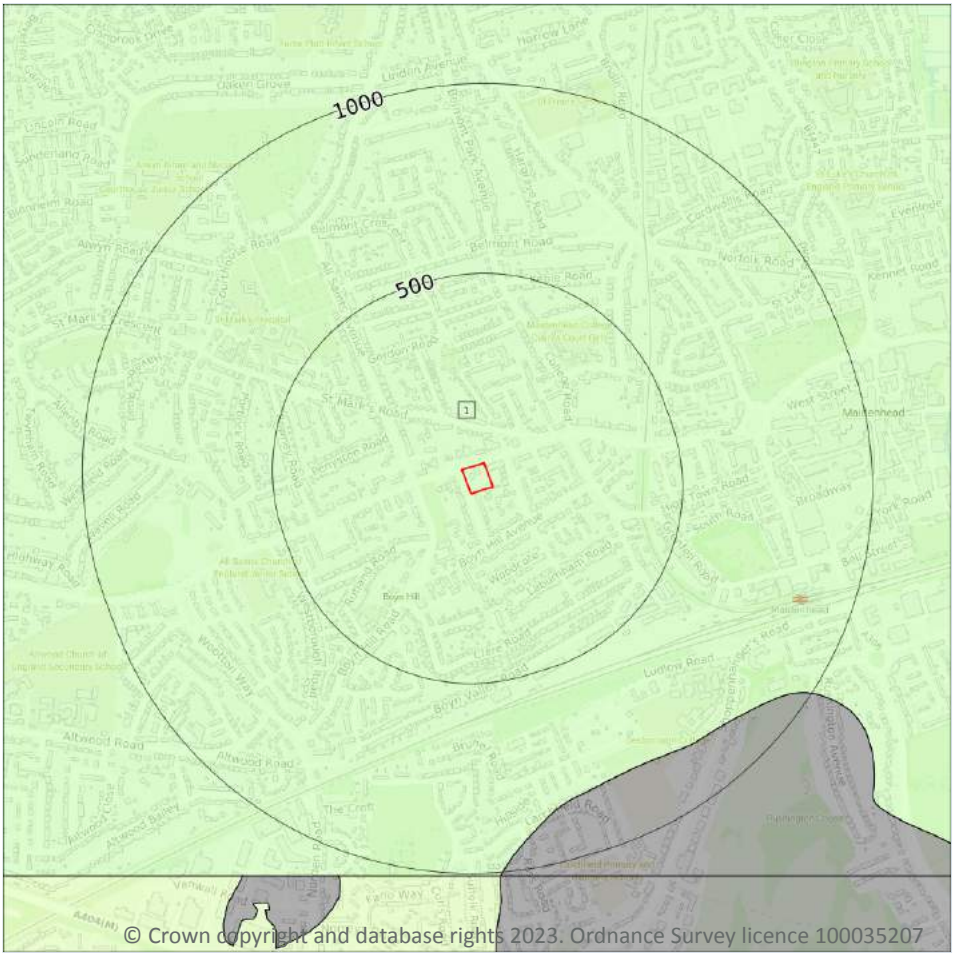
14.4 Landslip (10k)

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	1

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 77 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**SNCK-CHLK**	**Seaford Chalk Formation And Newhaven Chalk Formation (undifferentiated) - Chalk**	**Campanian Age - Coniacian Age**

This data is sourced from the British Geological Survey.

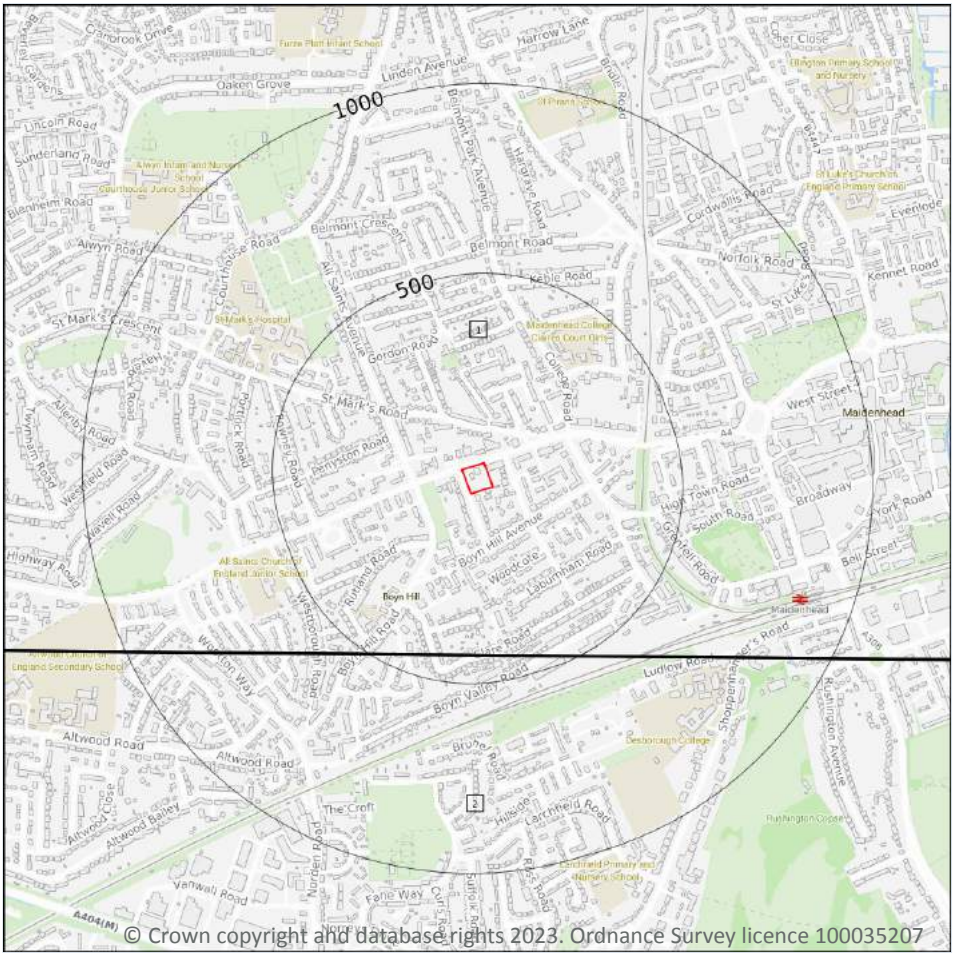
14.6 Bedrock faults and other linear features (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



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 79 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**EW255_beaconsfield_v4**
2	425m S	Full	Full	Full	Full	EW269_windsor_v4

This data is sourced from the British Geological Survey.

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

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.

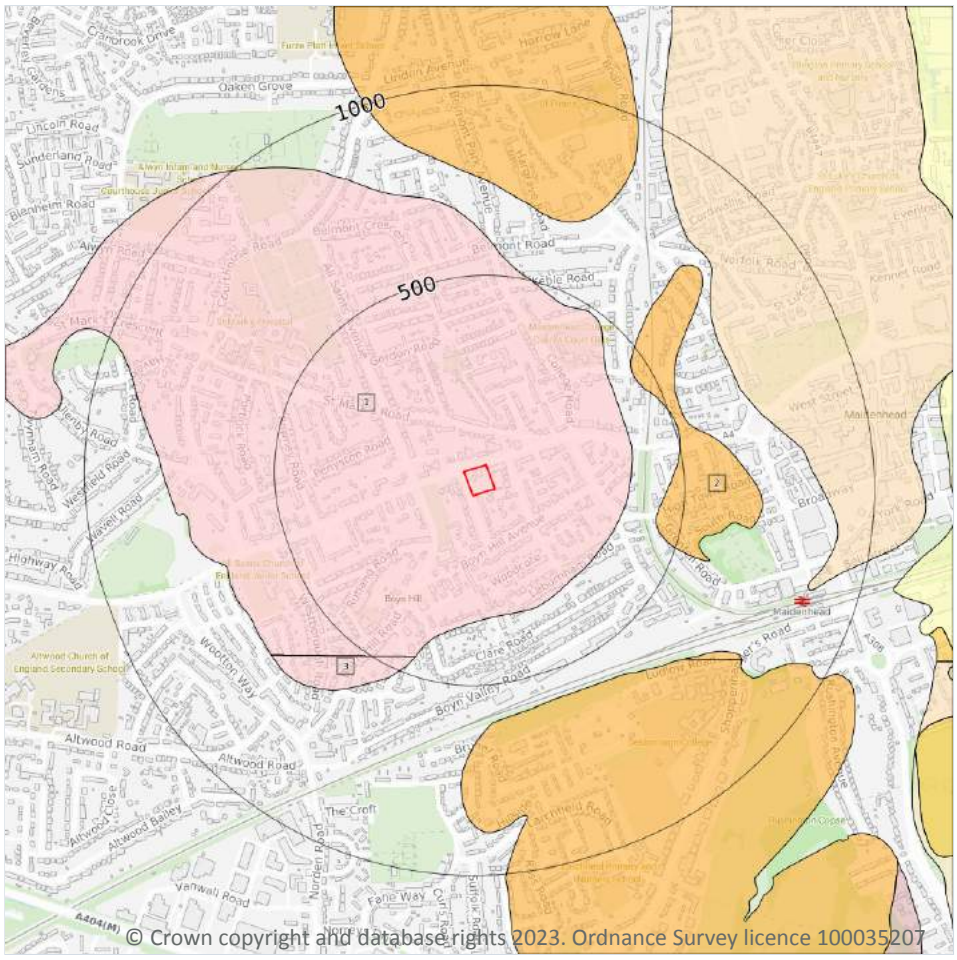
15.3 Artificial ground permeability (50k)

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 **3**

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 81 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**BHT-XSV**	**BOYN HILL GRAVEL MEMBER**	**SAND AND GRAVEL**
2	432m E	LHGR-XSV	LYNCH HILL GRAVEL MEMBER	SAND AND GRAVEL
3	450m S	BHT-XSV	BOYN HILL GRAVEL MEMBER	SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

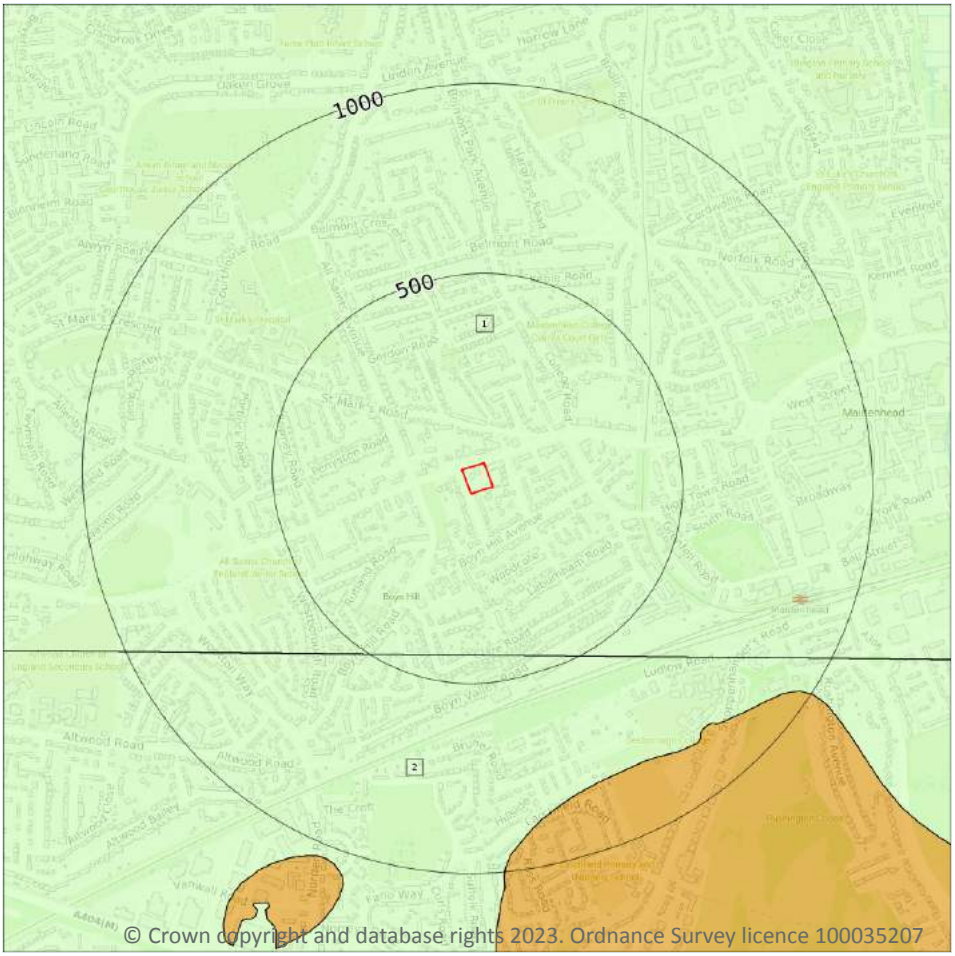
15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m	2

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 83 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**SNCK-CHLK**	**SEAFORD CHALK FORMATION AND NEWHAVEN CHALK FORMATION (UNDIFFERENTIATED) - CHALK**	**CONIACIAN**
2	425m S	SNCK-CHLK	SEAFORD CHALK FORMATION AND NEWHAVEN CHALK FORMATION (UNDIFFERENTIATED) - CHALK	CONIACIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

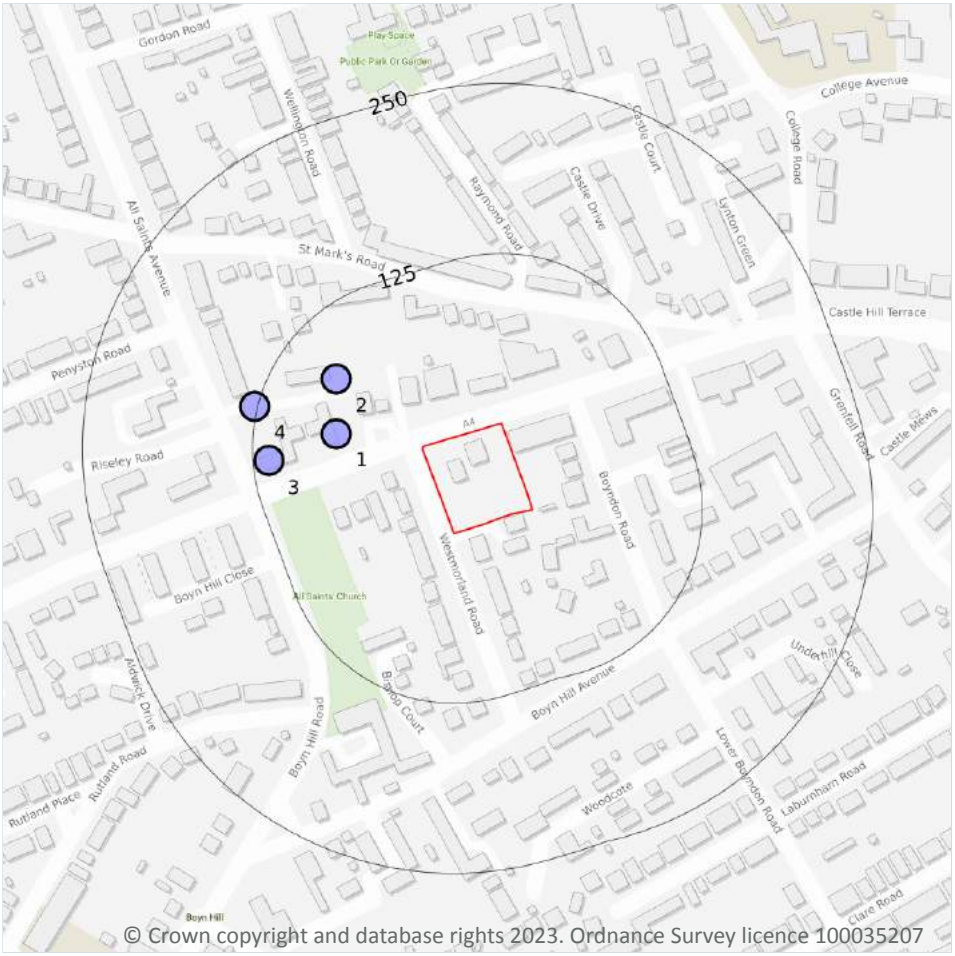
15.10 Bedrock faults and other linear features (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

16 Boreholes



Site Outline

Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m **4**

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

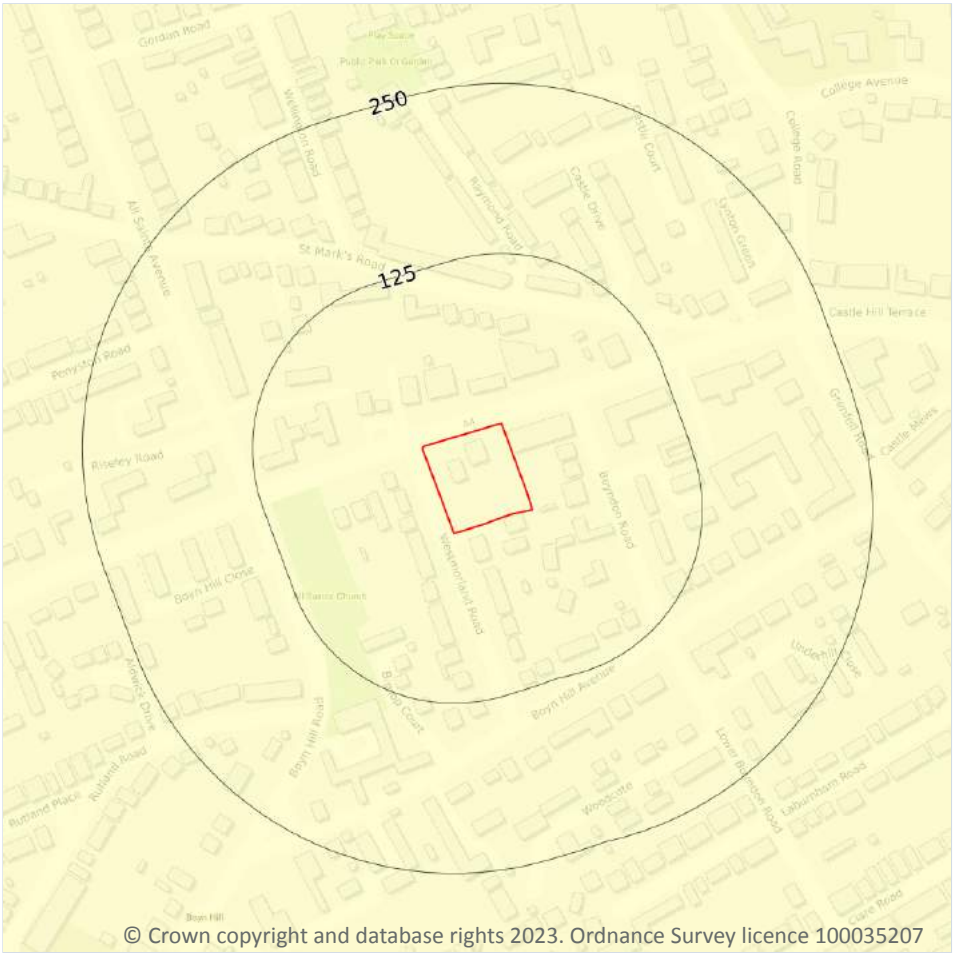
Features are displayed on the Boreholes map on **page 85 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	64m W	487740 181080	ALL SAINTS ROAD MAIDENHEAD 2	6.0	N	15608519 ↗
2	81m NW	487740 181120	ALL SAINTS ROAD MAIDENHEAD 1	6.0	N	15608516 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
3	114m W	487690 181060	ALL SAINTS ROAD MAIDENHEAD 4	6.5	N	15608521 ↗
4	127m W	487680 181100	ALL SAINTS ROAD MAIDENHEAD 3	6.0	N	15608520 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m	1

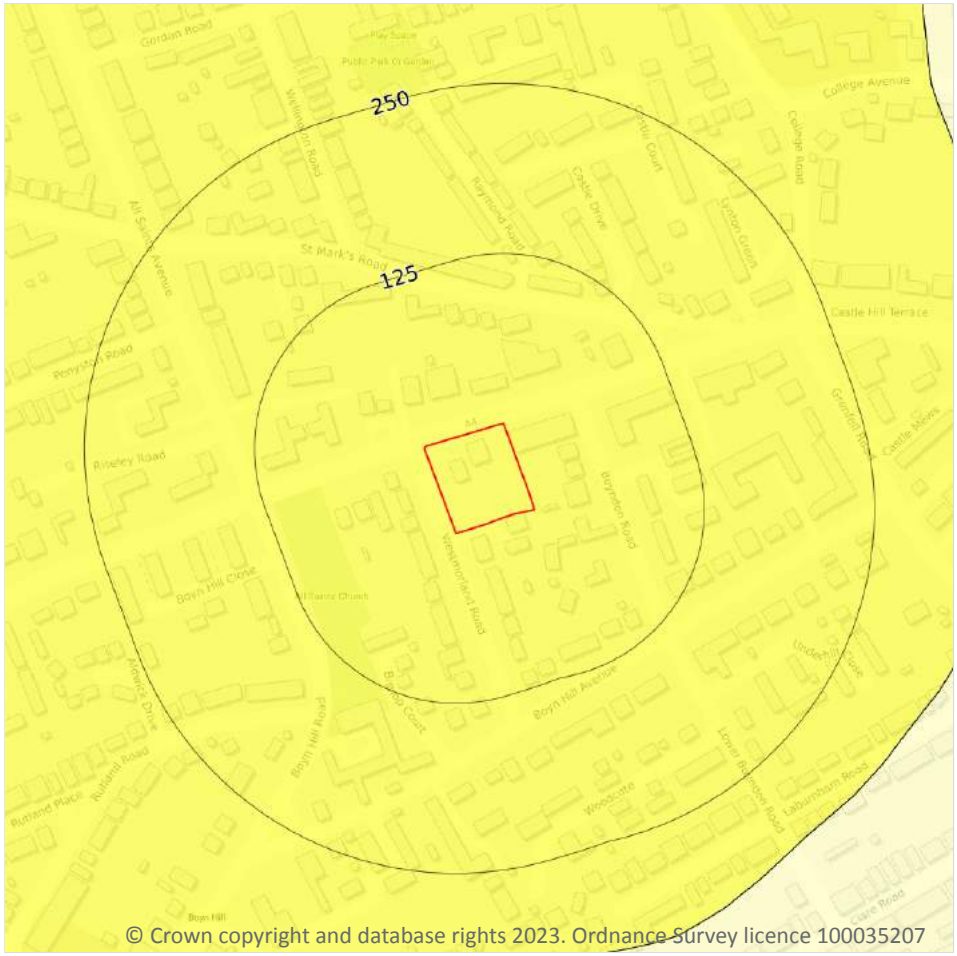
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 87 >**

Location	Hazard rating	Details
On site	**Negligible**	**Ground conditions predominantly non-plastic.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



17.2 Running sands

Records within 50m	1

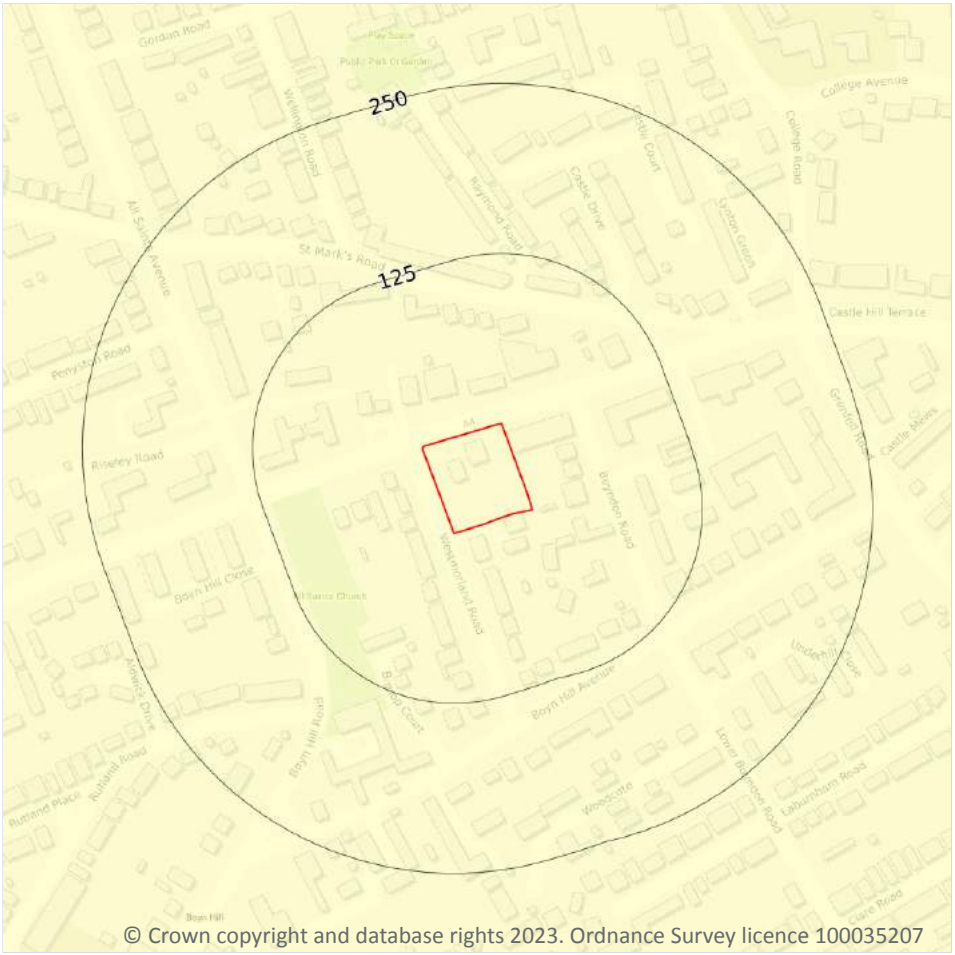
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 88 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	1

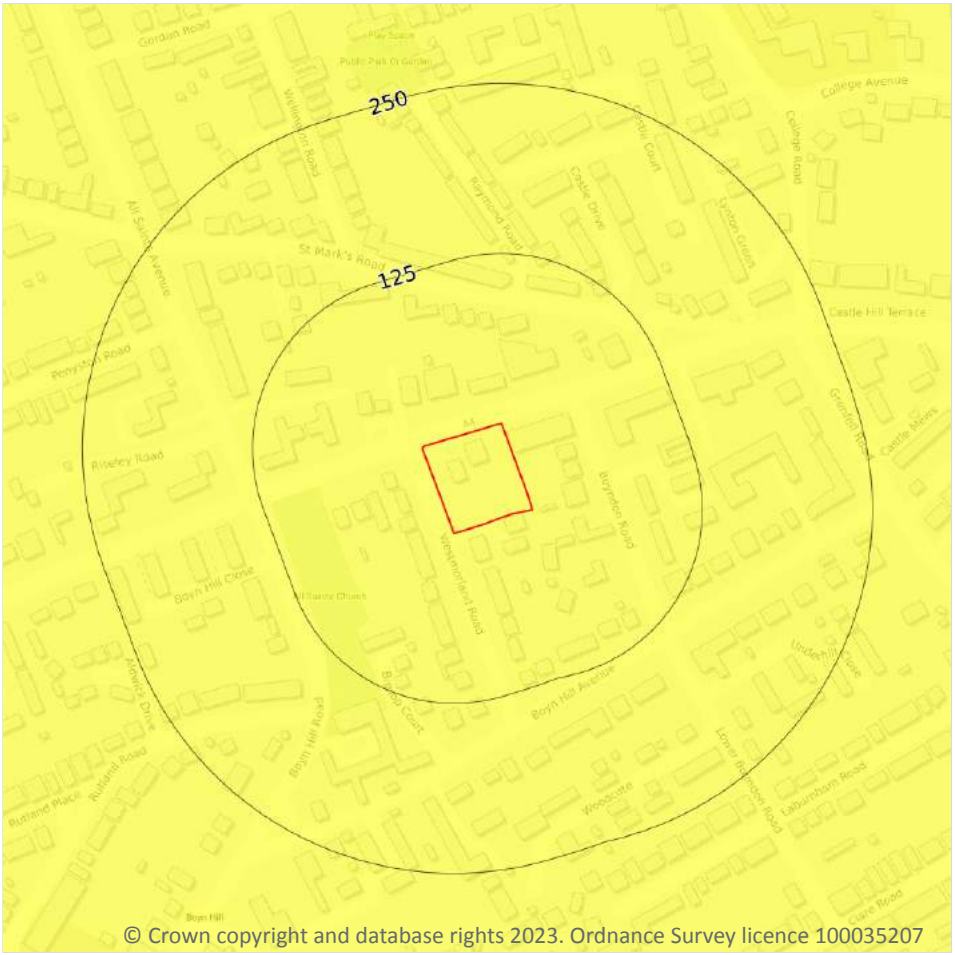
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 89 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



17.4 Collapsible deposits

Records within 50m	1

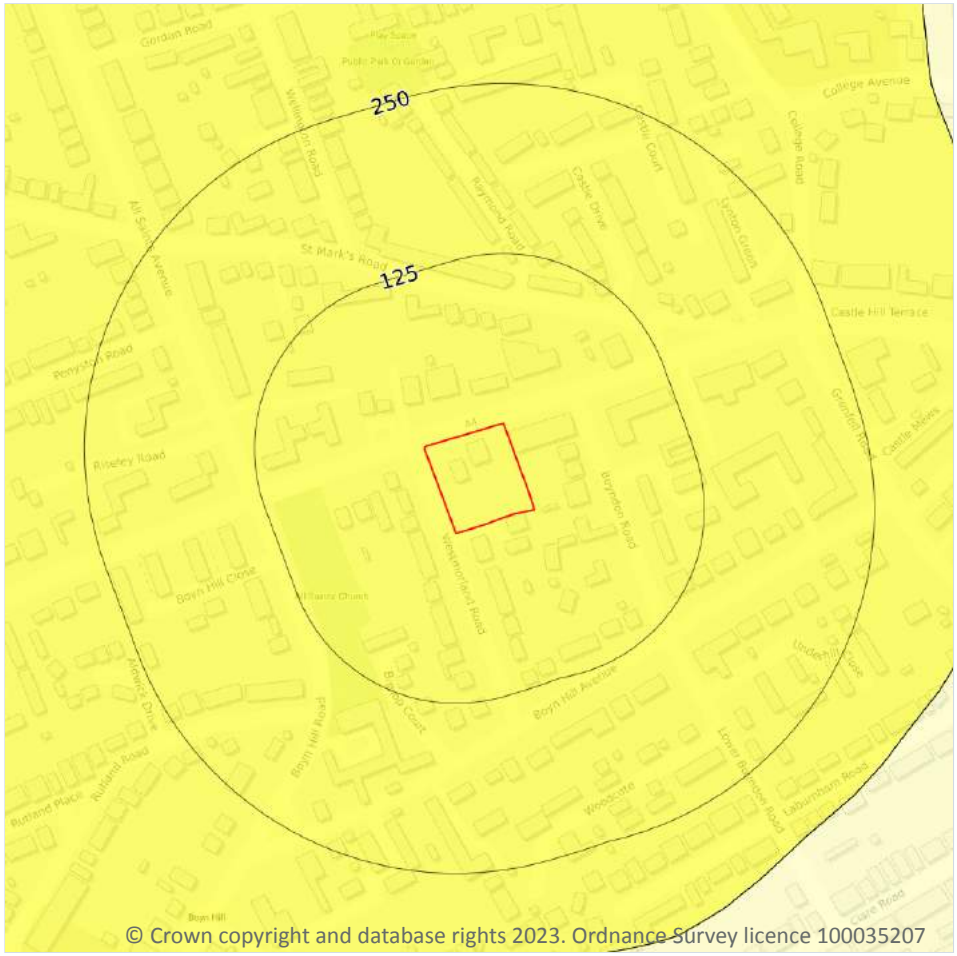
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 90 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

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

17.5 Landslides

Records within 50m	1

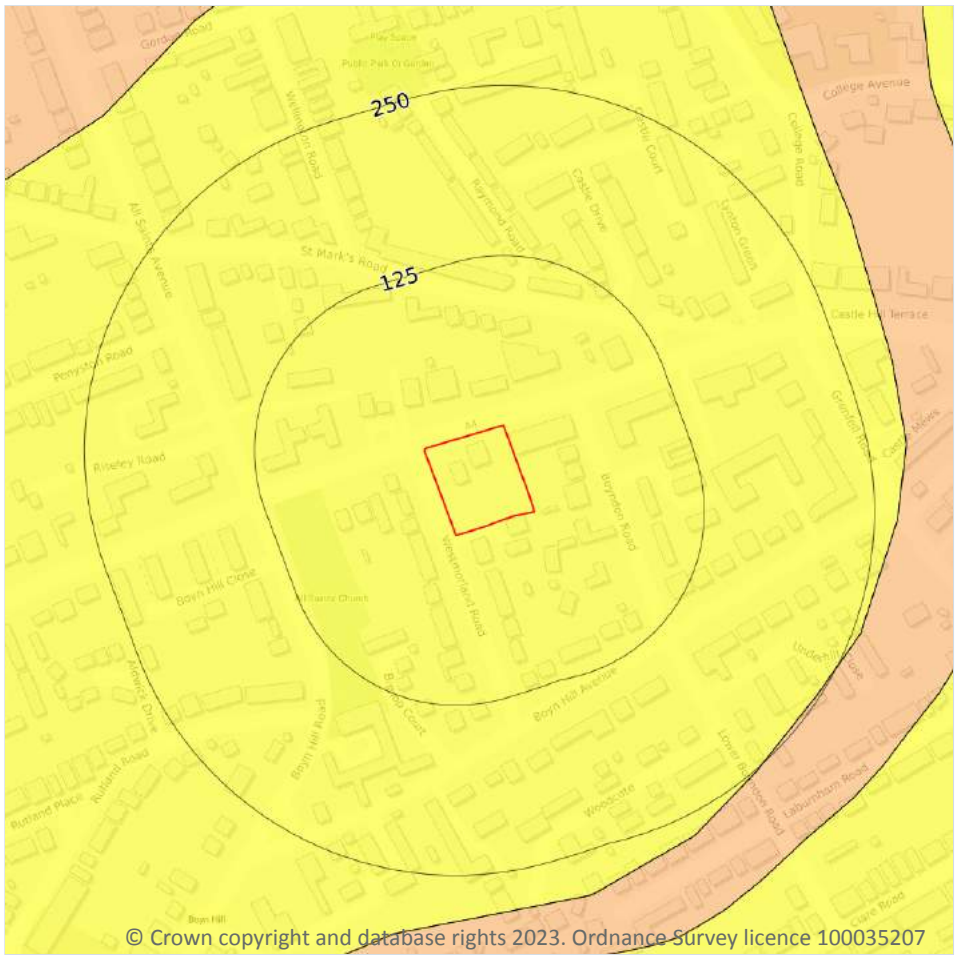
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 91 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m	1

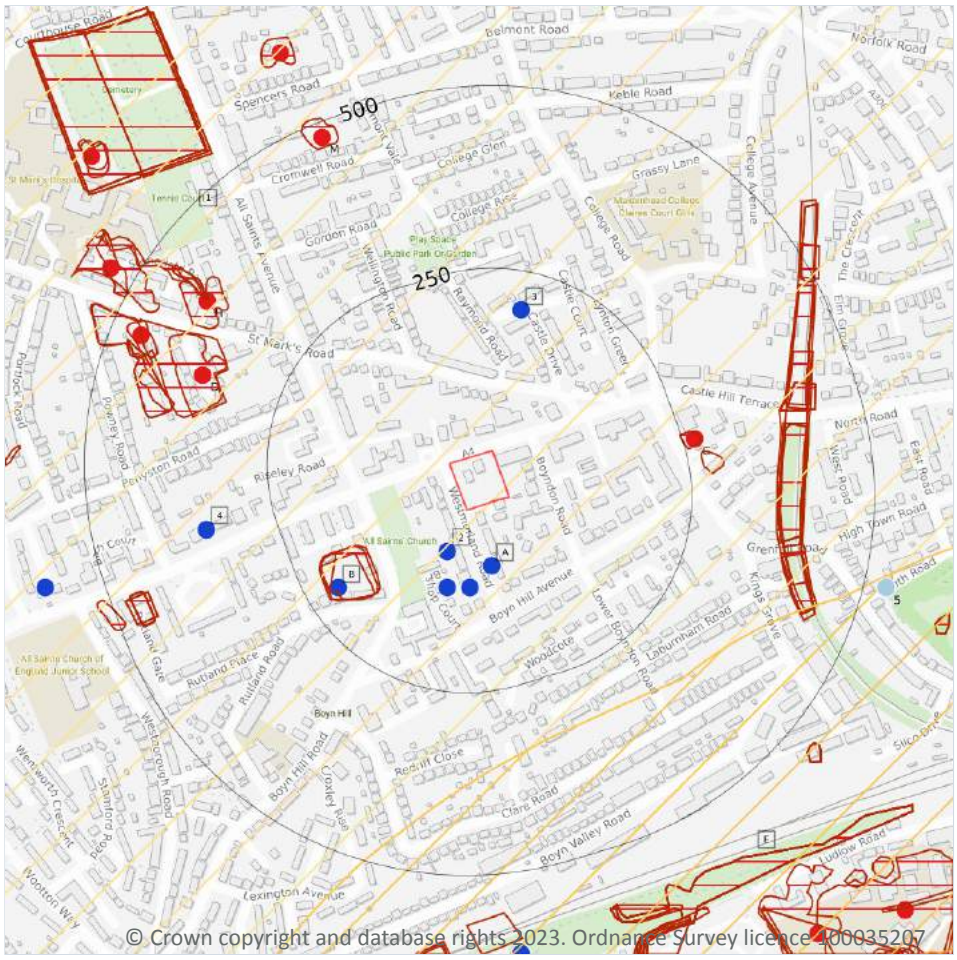
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 92 >**

Location	Hazard rating	Details
On site	**Very low**	**Soluble rocks are present within the ground. Few dissolution features are likely to be present. Potential for difficult ground conditions or localised subsidence are at a level where they need not be considered.**

This data is sourced from the British Geological Survey.

18 Mining, ground workings and natural cavities



Site Outline

Search buffers in metres (m)

- Natural cavities (Area)
- Natural cavities (Point)
- BritPits
- Surface ground workings
- Underground workings
- Historical Mineral Planning Areas
- Mining Cavities

Non Coal Mining

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

18.1 Natural cavities

Records within 500m	7

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 94 >**

ID	Location	Details	Source
2	62m SW	Type: Solution Pipe x 1 Superficial Geology: Boyn Hill Gravel Bedrock Geology: Chalk Group	Simple Bibliography: Cunningham Lindsey Full Bibliography: - Confidentiality: Data source can be revealed, data can be used freely

ID	Location	Details	Source
A	83m S	Type: Sinkhole x 1, Solution Pipe x 1 Superficial Geology: Boyn Hill Gravel Bedrock Geology: Chalk Group	Simple Bibliography: C.N. Edmonds (Personal Correspondence) Full Bibliography: - Confidentiality: Data source can be revealed, data can be used freely
A	106m S	Type: Sinkhole x 1, Solution Pipe x 1 Superficial Geology: Boyn Hill Gravel Bedrock Geology: Chalk Group	Simple Bibliography: Confidential Full Bibliography: Confidential Confidentiality: Data source to remain anonymous, data can be used freely
A	109m S	Type: Sinkhole x 1 Superficial Geology: Boyn Hill Gravel Bedrock Geology: Chalk Group	Simple Bibliography: C.N. Edmonds (Personal Correspondence) Full Bibliography: - Confidentiality: Data source can be revealed, data can be used freely
3	196m N	Type: Solution Pipe x 3 Superficial Geology: Boyn Hill Gravel Bedrock Geology: Chalk Group	Simple Bibliography: Peter Brett Associates Full Bibliography: - Confidentiality: Data source can be revealed, data can be used freely
B	206m SW	Type: Sinkhole x 1, Solution Pipe x 1 Superficial Geology: Boyn Hill Gravel Bedrock Geology: Chalk Group	Simple Bibliography: Confidential Full Bibliography: Confidential Confidentiality: Data source to remain anonymous, data can be used freely
4	344m W	Type: Sinkhole x 1 Superficial Geology: Boyn Hill Gravel Bedrock Geology: Chalk Group	Simple Bibliography: Peter Brett Associates LLP - Site Visit 3rd April 2018 Full Bibliography: - Confidentiality: Data source can be revealed, data can be used freely

This data is sourced from Stantec UK Ltd.

18.2 BritPits

Records within 500m	**7**

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 94 >**

ID	Location	Details	Description
B	187m SW	Name: Rutland Road Gravel Pit Address: Boyn Hill, MAIDENHEAD, Berkshire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
C	266m E	Name: Castlemount Gravel Pits Address: Boyn Hill, MAIDENHEAD, Berkshire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
C	289m E	Name: Castlemount Gravel Pits Address: Boyn Hill, MAIDENHEAD, Berkshire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
D	359m W	Name: St Mark's Road Gravel Pits Address: MAIDENHEAD, Berkshire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
H	399m NW	Name: All Saints Avenue Gravel Pit Address: MAIDENHEAD, Berkshire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
D	458m NW	Name: St Mark's Road Gravel Pits Address: MAIDENHEAD, Berkshire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

ID	Location	Details	Description
M	479m NW	Name: Cromwell Road Gravel Pits Address: MAIDENHEAD, Berkshire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m	**5**

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 94 >**

ID	Location	Land Use	Year of mapping	Mapping scale
B	147m SW	Unspecified Pit	1923	1:10560
B	151m SW	Unspecified Pit	1932	1:10560
B	163m SW	Gravel Pit	1910	1:10560
B	190m SW	Unspecified Pit	1938	1:10560
C	249m E	Gravel Pits	1897	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m	**0**

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

This is data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	3

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 94 >**

ID	Location	Name	Commodity	Class	Likelihood
1	**On site**	**Not available**	**Chalk**	**A**	**Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered**
E	323m SE	Not available	Chalk	B	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered
8	823m SE	Not available	Chalk	C	Small scale underground mining may have occurred; mine adits, shafts and tunnels may be present. Potential for localised difficult ground conditions are at a level where they should be considered

This data is sourced from the British Geological Survey.

18.7 Mining cavities

Records within 1000m	5

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 94 >**

ID	Location	Mine Address	Mineral	Data source	Publisher
5	531m E	Maidenhead, Berkshire	Chalk	-	PhD Thesis, University of Reading
-	708m SE	Maidenhead, Berkshire	Chalk	-	-
-	727m SE	Maidenhead, Berkshire	Chalk	-	-
-	825m SW	Maidenhead, Berkshire	Chalk	-	-
-	963m SW	Maidenhead, Berkshire	Chalk	-	-

This data is sourced from Stantec UK Ltd.

18.8 JPB mining areas

Records on site	0

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

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site	0

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

This data is sourced from the Coal Authority.

18.10 Brine areas

Records on site	0

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

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

18.11 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

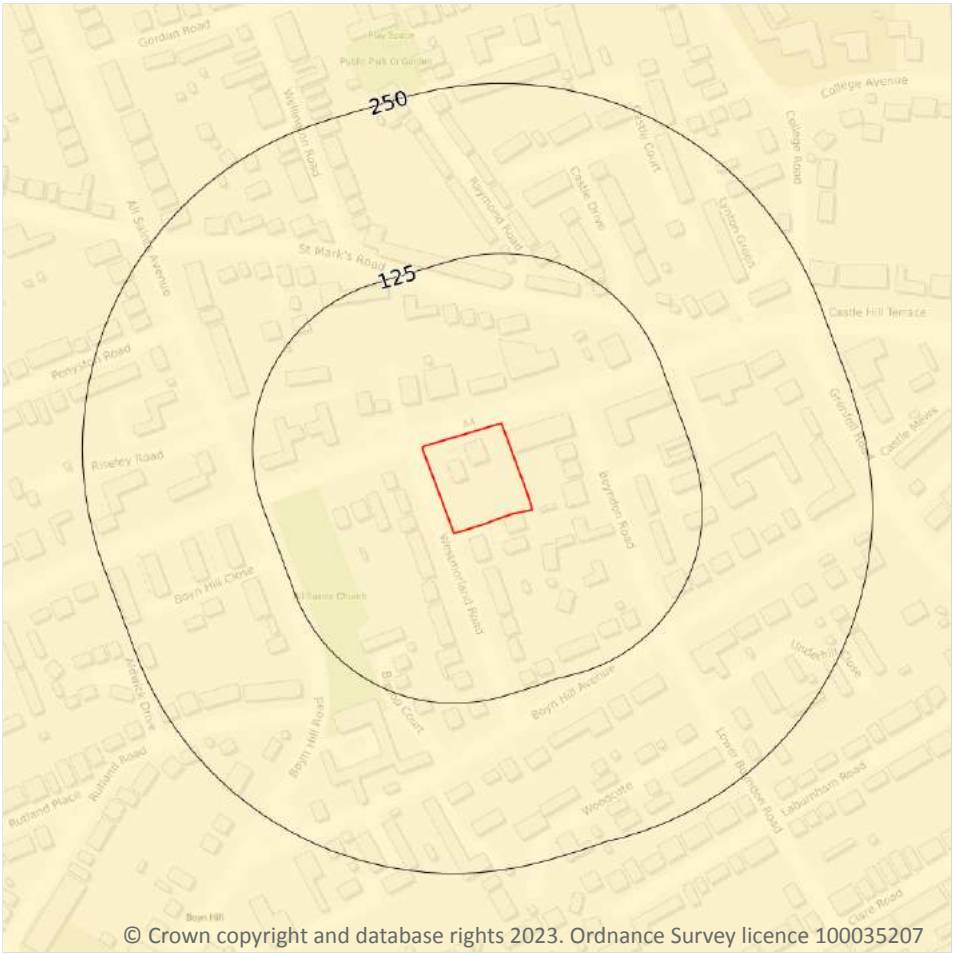
18.13 Clay mining

Records on site	0

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

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

19 Radon



Site Outline

Search buffers in metres (m)

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

19.1 Radon

Records on site	1

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

Features are displayed on the Radon map on **page 101 >**

Location	Estimated properties affected	Radon Protection Measures required
On site	**Between 1% and 3%**	**None**

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

20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m	3

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
7m S	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
7m S	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

21 Railway infrastructure and projects

21.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m	0

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

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

21.7 Railways

Records within 250m	0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

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

Terms and conditions

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

APPENDIX C

BGS Borehole Record

PAGE: 3	LOCATION	**BOREHOLE 2**
DATE: 12.09.90	**ALL SAINTS ROAD - MAIDENHEAD**	

DESCRIPTION	REDUCED LEVEL m	DEPTH m	LEGEND	SAMPLE TYPE	SAMPLE DEPTH	THICKNESS m	SPT	REMARKS
Gravelly TOPSOIL		0.00				0.15		
Medium dense clayey sandy GRAVEL		0.15						
				CPT	1.00		32	
				D	1.00			--1085/2 / 1.0D
				CPT	2.50		29	
				D	2.50			--1085/2 / 2.5D
						5.85		
				CPT	4.00		22	
				D	4.00			--1085/2 / 4.0D
				CPT	5.50		25	
				D	5.50			--1085/2 / 5.5D
		6.00						
								Borehole remained dry

TERRAMECH INVESTIGATIONS LIMITED
183 LONG LANE TILEHURST READING

REMARKS:

U100=100mm dia. UNDISTURBED SAMPLE U38=38mm dia. UNDISTURBED SAMPLE D=SMALL DISTURBED SAMPLE
B=BULK SAMPLE W=WATER SAMPLE SPT=STANDARD PENETRATION TEST CPT=CONE PENETRATION TEST

PAGE: 2	LOCATION	BOREHOLE 1
DATE: 12.09.90	ALL SAINTS ROAD - MAIDENHEAD	

DESCRIPTION	REDUCED LEVEL m	DEPTH m	LEGEND	SAMPLE TYPE	SAMPLE DEPTH	THICKNESS m	SPT	REMARKS
Gravelly TOPSOIL		0.00				0.20		
Medium dense clayey GRAVEL		0.20						
				CPT	1.00	1.30	22	
				B	1.00			1085/1 / 1.0B
Stiff brown sandy CLAY with occasional gravel ...		1.50		U100	1.50			1085/1 / 1.5U
				D	2.00			1085/1 / 2.0D
						2.00		
				U100	3.00			1085/1 / 3.0U
Medium dense clayey GRAVEL		3.50		D	3.50			1085/1 / 3.5D
				CPT	4.00		20	
				B	4.00			1085/1 / 4.0B
						2.50		
				CPT	5.50		20	
				D	5.50			1085/1 / 5.5D
		6.00						
								Borehole remained dry

TERRAMECH INVESTIGATIONS LIMITED
183 LONG LANE TILEHURST READING

REMARKS:

U100=100mm dia. UNDISTURBED SAMPLE U38=38mm dia. UNDISTURBED SAMPLE D=SMALL DISTURBED SAMPLE
B=BULK SAMPLE W=WATER SAMPLE SPT=STANDARD PENETRATION TEST CPT=CONE PENETRATION TEST

PAGE: 5	LOCATION	BOREHOLE 4
DATE: 12.09.90	ALL SAINTS ROAD - MAIDENHEAD	

DESCRIPTION	REDUCED LEVEL m	DEPTH m	LEGEND	SAMPLE TYPE	SAMPLE DEPTH	THICKNESS m	SPT	REMARKS
Gravelly TOPSOIL		0.00				0.10		
Clayey GRAVEL		0.10						
				U100	1.00			--1085/4 / 1.0U
						2.20		
				D	1.50			--1085/4 / 1.5D
Firm yellow gravelly CLAY		2.30						
				U100	2.50			--1085/4 / 2.5U
				D	3.00	1.50		--1085/4 / 3.0D
Stiff yellow gravelly CLAY		3.80						
				D	4.50	1.20		--1085/4 / 4.5D
				CPT	5.00		21	-
Medium dense clayey GRAVEL		5.00		D	5.00			--1085/4 / 5.0D
						1.00		
				CPT	6.00		17	-
Firm rubbly CHALK with some remoulded .... chalk and flints - Grade IV		6.00		D	6.00			--1085/4 / 6.0D
						0.50		
		6.50						

TERRAMECH INVESTIGATIONS LIMITED
183 LONG LANE TILEHURST READING

REMARKS:

U100=100mm dia. UNDISTURBED SAMPLE U38=38mm dia. UNDISTURBED SAMPLE D=SMALL DISTURBED SAMPLE
B=BULK SAMPLE W=WATER SAMPLE SPT=STANDARD PENETRATION TEST CPT=CONE PENETRATION TEST

PAGE: 4

DATE: 12.09.90

LOCATION

ALL SAINTS ROAD - MAIDENHEAD

BOREHOLE 3

DESCRIPTION	REDUCED LEVEL m	DEPTH m	LEGEND	SAMPLE TYPE	SAMPLE DEPTH	THICKNESS m	SPT	REMARKS
Gravelly TOPSOIL		0.00				0.20		
Medium dense clayey sandy GRAVEL		0.20		CPT	1.00		26	
				B	1.00			--1085/3 / 1.0B
						3.70		
				CPT	2.50		20	
				D	2.50			--1085/3 / 2.5D
Firm rubbly CHALK with some remoulded .... chalk and flints - Grade IV		3.90		CPT	4.00		17	
						2.10		
				CPT	5.50		16	
		6.00						
								Borehole remained dry

TERRAMECH INVESTIGATIONS LIMITED
183 LONG LANE TILEHURST READING

REMARKS:

U100=100mm dia. UNDISTURBED SAMPLE U38=38mm dia. UNDISTURBED SAMPLE D=SMALL DISTURBED SAMPLE
B=BULK SAMPLE W=WATER SAMPLE SPT=STANDARD PENETRATION TEST CPT=CONE PENETRATION TEST

APPENDIX D

Preliminary Conceptual Model

POTENTIAL RECEPTOR	COMMENTS	Include in PCM
PROPERTY: Other		
On Site		
Crops	None intended on site	×
Domestic Produce	May be grown in residential gardens	✓
Livestock	None anticipated on site	×
Domestic Animals	May be owned by residents	✓
Game	None on site	×
Off Site		
Crops	No fields surrounding site	×
Domestic Produce	Possibly in houses in vicinity of the site	✓
Livestock	No fields surrounding site	×
Domestic Animals	May belong to adjacent residents	✓
Game	Unlikely	×
PROPERTY: Buildings		
On Site		
	Residential Properties, services, flora	✓
Off Site		
	Residential Properties, services, flora	✓
HUMANS		
On Site		
Residents	Future Residents	✓
Construction workers	During ground excavations	✓
Employees	Landscape Gardeners	✓
Surface water users	No current surface water abstractions located on site	×
Off Site		
Residents	Residents adjacent to the site	✓
Recreational users	Recreational walkers	✓
Groundwater users	No groundwater abstractions within 250 m.	×
Controlled Waters		
On Site		
Surface Waters	There are no surface water features located on site.	×
Groundwater	The superficial strata is a Secondary A Aquifer and the bedrock is classified as a Principal Aquifer, both are considered significant receptors.	✓
Off Site		
Controlled Waters	There are no surface water feature on site or within 250 m of the site.	×
Ecological Systems		
On/Off Site		
SSSIs, national nature reserves, SACs etc	None on site or located within 250 m of the site	×

Table A: Potential Receptors to be Considered in the Preliminary Conceptual Model

Link	Source	Hazard	Transport Mechanism	Pathway	Medium of Exposure	Receptor	Risk Summary*
1	Contaminated soils	Direct contact /ingestion of soil or dust	Direct contact with contaminated soil	Dermal contact/ingestion of soil at surface	Soil	Humans (on-site/off-site), domestic pets	Low
2	Contaminated soils	Particulate inhalation	Wind blown particulates	Inhalation of particulates	Air	Humans (on-site/off-site), domestic pets	Low
3	Contaminated Soils	Impaired produce growth	Uptake of contaminants by homegrown produce resulting in loss	Uptake during growth	Vegetable produce	Property (domestic produce)	Low
4	Contaminated Soils	Ingestion of Contaminants	Uptake of contaminants by homegrown produce	Consumption of homegrown produce	Vegetable produce	Humans	Low
5	Contaminated Soils	Vapour Inhalation	Volatalisation of organic compounds through unsaturated zone of soil leading to inhalation	Inhalation of Vapours	Air	Humans (on-site/ off-site, domestic pets)	Low
6	Contaminated Soils	Damage to structure/services	Direct contact of contaminants with building structures/services	Direct contact	Soil/Water	Flora, services	Low
7	Contaminated Soils	Pollution of underlying groundwater	Dissolution or suspension of contaminants into groundwaters (Superficial Secondary A and Bedrock Principle Aquifers)	Dissolution or Suspension	Water	Groundwaters	Low-Medium

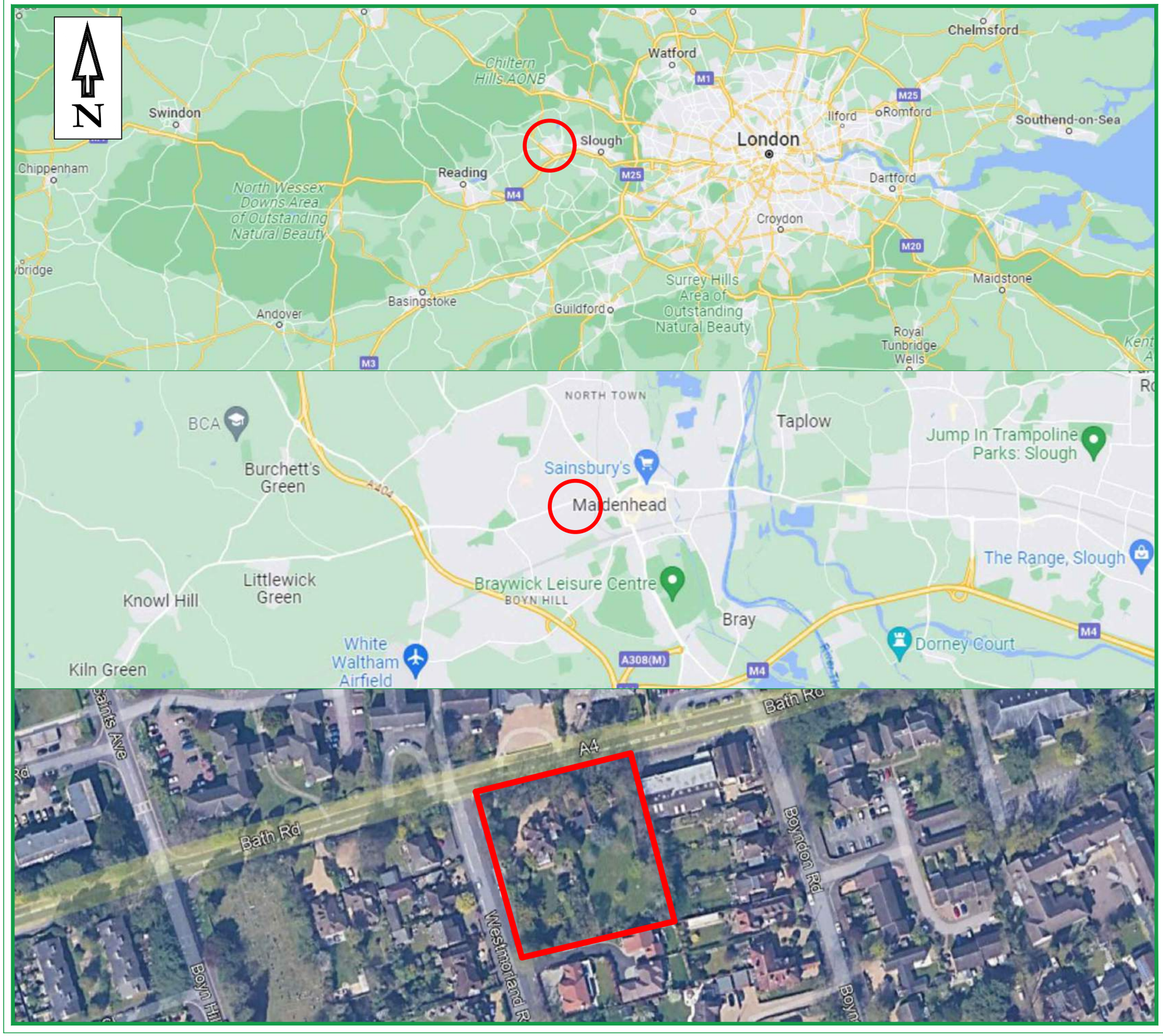
Table B: *Preliminary Conceptual Model*

***Relative Risk Screening and Prioritisation for further Investigation & or Assessment**

High	Higher probability of occurrence and identification of primary sources of contamination with respect to most sensitive receptors.
Medium	Pollutant linkage generally dependent on the presence of other primary pollutant linkages and/or where pollutant linkage generally associated with less sensitive receptors.
Low	Lower probability of occurrence such as based on requirement for significant migration pathway or where pollutant linkage requires the presence of source contaminants at concentration likely to be much higher than other identified pollutant linkages.

APPENDIX E

Drawings



LEGEND

SITE LOCATION

REV	DESCRIPTION	DATE	BY

GEO-ENVIRONMENTAL CONSULTING ENGINEERS

Suite One, No 3 Mitton Road Business Park,
Mitton Road, Whalley, Lancashire, BB7 9YE
Tel: 01254 377 622
Email: mbuckley@bekenviro.co.uk
Web: www.bekenviro.co.uk

CLIENT.

CHURCHGATE SERVICES

JOB TITLE.

LAWNFIELD, 1 WESTMORLAND ROAD, MAIDENHEAD

DRAWING TITLE.

SITE LOCATION PLAN

SCALE @ A3.	DRAWN BY.	APPROVED BY.	DATE.
NTS	D.E.	M.B.	06/06/23

DRAWING No. 23079-1

REV. -

LEGEND

SITE FOOTPRINT

REV	DESCRIPTION	DATE	BY

GEO-ENVIRONMENTAL CONSULTING ENGINEERS
Suite One, No 3 Mitton Road Business Park,
Mitton Road, Whalley, Lancashire, BB7 9YE
Tel: 01254 377 622
Email: mbuckley@bekenviro.co.uk
Web: www.bekenviro.co.uk

CLIENT.
CHURCHGATE SERVICES

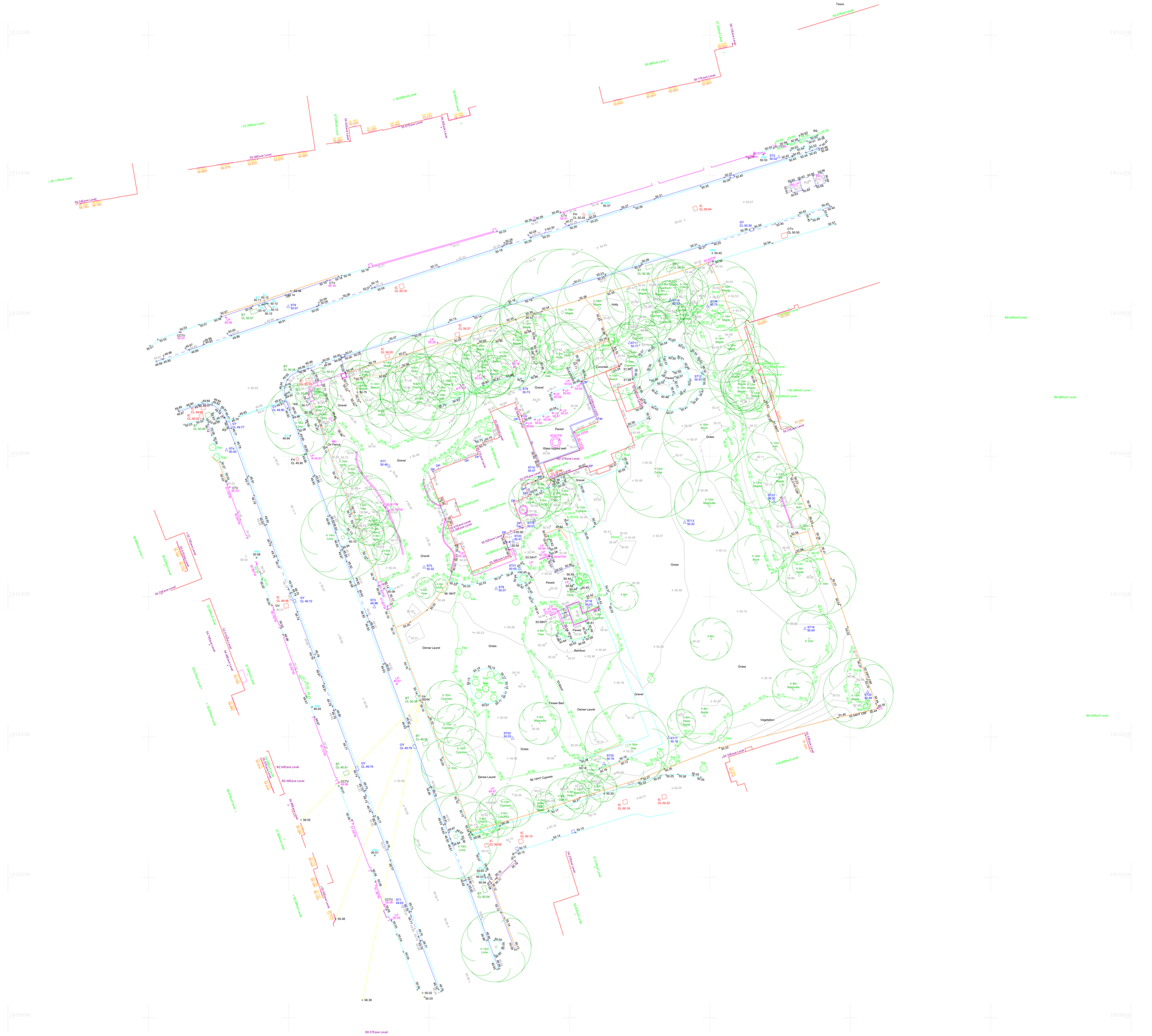
JOB TITLE.
LAWNFIELD, 1 WESTMORLAND ROAD, MAIDENHEAD

DRAWING TITLE.
SITE LAYOUT PLAN

SCALE @ A3.	DRAWN BY.	APPROVED BY.	DATE.
NTS	D.E.	M.B.	06/06/23

DRAWING No. 23079-2

REV. -



Drawing Number Geo23-041_T

LEGEND

AV	Air Valve	ME	Manhole Electricity
BB	Belisha Beacon	MF	Manhole Foul
BI	Illum.Bollard	MH	Manhole General
BL	Bollard	MK	Marker Post
BM	Bench Mark	MRF	Metal Railing Fence
BP	Brick Pillar	MS	Manhole Surface Water
BPS	Block Paving Slabs	MW	Water Supply/Meter
BRK	Brick	NB	Notice Board
BS	Bus Stop/Shelter	OHC	Over Head Cable
BW	Brick Wall	P	Post
BRW	Brick Retaining Wall	PB	Post Box
CB	Telephone Box	PI	Pipe
CBF	Close Boarded Fence	RE	Rodding Eye
CC	CCTV Camera	RG	Road Gulley
Ce	Cats Eye	RN	Road Name Plate
CL	Cover Level	RP	Reflector Post
CLF	Chain Link Fence	PRF	Post & Rail Fence
CONC	Concrete	RS	Road Sign
CPS	Concrete Paving Slabs	PWF	Post & Wire Fence
CW	Concrete Wall	Sap	Sapling
CRW	Concrete Ret. Wall	SMP	Sheet Metal Piling
DK	Drop Kerb	SL	Soffit Level
EB	Electricity Box	Stu	Stump
EP	Electricity Pole	SP	Sign Post
FB	Flower Bed	SV	Stop Valve
FH	Fire Hydrant	SW	Stay Wire
FL	Flood Light	TH	Threshold Level
FS	Flag Staff	TL	Traffic Light
FP	Footpath	TP	Telegraph Pole
G	Gully	TPS	Tactile Paving
HW	Headwall	TSR	Tubular Steel Railings
IC	Inspection Cover	TV	Cable TV Point
IL	Invert Level	TC	Traffic Camera
IRF	Iron Railing Fence	TW	Top of wall
KW	Kerb Weir Inlet	VP	Vent
LB	Litter Bin	WL	Water level
LP	Lamp Post	WMF	Wire Mesh Fence
MB	Manhole Telecom	WO	Washout
MC	Manhole Cable	WPR	Wooden Post & Rail

NOTES

1. The Grid is OSGB 36 using OSTN15 & OSGB15 on the OS Active Network
2. All levels are related to OS Datum (Newlyn)
3. Contours are shown at 0.25m intervals

Rev	Date	Description	Checked

geopoint.
Geospatial Engineering & Surveying

Client	Churchgate Services
Project	Lawnfield, Westmorland Road, Maidenhead, SL6 4HB
Title	Topographical Survey
Drawing No.	Geo23-041_T
Scale	1:000 @ A0
Date	20/04/2023
Drawn	DGK
Checked	
All	
Approved	DGK

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Jupiter House
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