



Sandleford Partnership

Sandleford Park: Desk Study Report

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Executive Summary

Current Site Status	The site covers an area of 131ha, predominantly agricultural land and woodland.
Proposed Development	Residential development is proposed in the north of the site, with a small area of business use. Retention of woodland / open space is proposed to the south.
Site History	The site is predominantly undeveloped, with few features of any contaminative potential. A small filter bed, now disused, was constructed in the south-east in 1976. Two balancing ponds were created near to the eastern boundary after 2006.
Site Inspection	<p>The site comprises poor agricultural and grazing land, with substantial areas of mature woodland. It slopes generally to the south, where the River Enborne forms the southern boundary. Areas of marshy ground are present adjacent to a small tributary of the Enborne which flows through the site.</p> <p>Two balancing ponds are located adjacent to a Household Waste Amenity Site (HWAS), in the central east. An area of non-hazardous construction waste was present northwest of the HWAS.</p> <p>A disused sewage filter bed is located in the south-east.</p> <p>The recently established Newbury Rugby Club and Newbury College bound the site to the north-west and north-east. A single large residential property is located within the site, south of Warren Road, Wash Common.</p>
Geology	<p>The geological plan indicates the presence of an unknown thickness of sand and gravels underlying the site.</p> <p>The geological report for the site indicates that the site is underlain by Barton, Bracklesham and Bagshot Beds of Eocene age. These beds predominantly comprise alternative beds of sands and clays. These strata are underlain by London Clay and then Chalk.</p>
Mining	The site is not in an area impacted by coal mining. However Chalk and Fullers Earth mining is known to have been undertaken in the past in the local area. Although no mining activities have been determined for the site itself, there is a risk that old mine workings may be present beneath the site.
Hydrogeology	The site overlies both Non-Aquifer, and Minor Aquifer with soils of High (H3) leaching potential. It lies within a Zone II (outer) groundwater Source Protection Zone. No groundwater abstractions were identified.
Hydrology	The site is bounded to the south by the River Enborne, assessed in 2000 as GQA Grade A, 'Good' quality. A number of small drains, some ephemeral, and a tributary of the Enborne are located within the site. The site is not at risk from flooding, with the exception of a narrow strip adjoining the river at the southern boundary.
Previous Investigations / Works	WYG Environment have not been informed of any previous intrusive site investigations or other works on site.
Initial Ground Contamination Assessment	The site is undeveloped and as such the past use of the site is unlikely to have resulted in significant ground contamination.
Geotechnical Constraints	The site has remained predominantly undeveloped and geotechnical constraints associated with historical land uses are unlikely to be significant. However Chalk and Fullers Earth mining is known to have been undertaken in the past in the local area. Although no mining activities have been determined for the site itself, there is a risk that old mine workings may be present beneath the site.

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Recommendations	<p>Contamination is not expected and extensive intrusive investigation for contamination is not considered necessary. Some confirmatory testing might however be a requirement of the planning authority.</p> <p>Removal from site of the waste materials near to the HWAS, and of the disused sewage filter bed, is recommended.</p>
<p><i>This sheet is intended as a summary of the assessment of the site in relation to ground contamination. It does not provide a definitive engineering analysis. Further works have been recommended.</i></p>	





1 Introduction

1.1 Instruction

WYG Environment were commissioned by the Sandleford Partnership to conduct a Desk Study of the proposed Sandleford Park residential / business development site at Newbury, Berkshire. This study aims to identify potential contamination and ground engineering constraints with regard to the proposed development.

1.2 Scope of Services

This report aims to identify potential geo-environmental issues associated with the site and to devise a preliminary Conceptual Site Model with regard to the risk of contamination.

In order to achieve the aims and objectives, the following scope of works has been undertaken:

- Site visit and walkover;
- Assessment of the history of the site and its surroundings based primarily on historical Ordnance Survey (OS) maps, with particular reference to environmental significance and contamination potential;
- Assessment of ground and groundwater conditions based on published data and other available sources;
- Appraisal of environmental regulatory data, as obtained from Landmark Information Group (hereafter referred to as the Envirocheck report);
- Preparation of a preliminary conceptual site model and qualitative risk assessment;
- Preliminary assessment of potential ground engineering constraints including site and boundary issues such as ground conditions and slopes.



1.3 Proposed Development

It is understood that the site is proposed for mixed residential, business and open space / public park development. For the purposes of this assessment, WYG have assumed development as represented by the current Masterplan, WYG Drawing No. HP07098, 'Proposed Land Use Plan for Sandleford Park'.

1.4 Terms and Conditions

Attention is drawn to the report conditions, included in Appendix A, and the terms and conditions of the engagement.



2 Site Details

2.1 General

Regional and local Site Location Plans and an aerial photograph of the existing site are included in Appendix B as Figures 1, 2 and 3. The site occupies approximately 131ha, of which 54ha is proposed for residential development and 2.5ha for business use. The remaining 74.5ha is occupied by existing Ancient Woodland, other woodland and open space.

2.2 Site Location

The site is bounded approximately by Monk's Lane to the north; Newtown Road (A339) to the east and the River Enborne to the south. A rugby club and a college on Newtown Road form the boundaries to the north-east and north-west.

Table 1: Site Location

Site Address	Sandleford Park, Newbury
Access Details	Access is available from a number of locations on foot. Vehicle access via gates from Warren Road, Monk's lane and Newtown Road.
NGR (Centre of Site)	SU 46820 64500

2.3 Site Walkover

A site and surrounding area reconnaissance was undertaken by WYG Environment on 29th September 2009. Information was also obtained from the farm manager whilst on site. Key site photographs are included in Appendix C.

The site comprises areas of woodland (mature mixed oak, sycamore, birch and others) and land in agricultural use. The site is undulating, sloping downward towards the tributary of the River Enborne which crosses the site and more generally southward, to the river at the southern site boundary.

Much of the land, which has been cultivated historically is characterised by shallow or absent topsoils, underlain by very stony (flint) soils of poor agricultural value. It is understood that crops from the site are



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of marginal value due to the poor soil, and some areas have most recently not been sown, or have been sown only to provide pheasant cover.

Lower-lying land, notably the shallow valley containing the River Enborne tributary, is marshy and characterised by reed vegetation. These areas have been used for grazing. The tributary rises near to the boundary with Newbury Rugby Club in the north-west. A number of small, dry, ephemeral water courses were noted. Ponds are present within the hedgerow adjoining, and at the edge of, Waterleaze Copse.

There are few features of contamination or geotechnical significance within the site. Near to the central eastern boundary, adjacent to a household waste amenity site on Newtown Road, are two balancing ponds. Both were dry on the day of inspection. The more southerly of these has inlet and outlet pipes evident. None were noted at the northern pond, though these may have been obscured by vegetation. A small area containing non-hazardous building wastes (temporary fencing panels, scrap metal, un-used oil absorbant booms, roadstone and ballast) was located within the site, north-west of the Recycling Centre.

Toward the south-eastern corner of the site (SU 4741 6421), a disused sewage filter bed is present within a fenced enclosure. It is understood that the filter bed was associated with the discharge from the school at Sandleford Priory. The discharge consent was revoked in 2004.

A large recently constructed residential building and associated barns are located in the south-west of the site at Wash Common. Adjacent fields were utilised as horse paddocks.

2.4 Surrounding Land Uses

Current land uses surrounding the site are summarised as follows:

Table 2: Surrounding Land Uses

Boundary	Description
North	Residential, Newbury Rugby Club and College
East	Residential, retail, agriculture, household waste amenity site
South	Woodland, agriculture
West	Residential, Park House School, woodland, agriculture



3 Environmental Regulatory Setting

3.1 Waste Management

3.1.1. Landfill Sites

No active or historical landfill sites were identified within the site or the vicinity.

3.1.2 Licensed Waste Management Facilities

An active licence for a Household Waste Amenity Site was identified within the site, held by Veolia Environmental Services West Berkshire Ltd. The site is located at the eastern site boundary with Newtown Road.

3.2 Industrial Land Uses

3.2.1 Contemporary Industrial Activity

There are no contemporary industrial activities within the site, or immediately adjoining.

3.2.2 Local Authority Pollution Prevention and Controls

No Local Authority Pollution Prevention and Control authorisations were identified within or adjoining the site.

3.3 Enforcements and Controls

No Enforcement or Prohibition notices relating to the site or adjoining land have been identified;

3.4 Contaminated Land

There are no contaminated land register entries or notices for the site or adjoining land.

3.5 Sites of Ecological Importance

The site does not include any identified sensitive land uses (Sites of Special Scientific Interest, Nature Reserves, Areas of Conservation, etc.).



4 Site History

4.1 Introduction

Historical Ordnance Survey (OS) maps supplied by Landmark Information Group were used to research the history of the site and the surrounding area.

Copies of all historical Ordnance Survey plans reviewed are included in Appendix E. The representation of the site boundary on these maps is approximate.

4.2 Review of Historical Ordnance Survey Plans

1882 – 1:10,560

Much of the site was shown as occupied by similar woodland features as are currently present, with the Ancient Woodlands as shown on the development Masterplan identified as follows:

Masterplan Ref:	Annotation
5	Crook's Copse
6	High Wood
7	Slockett's Copse
8	Dirty Ground Copse
9	Gorse Covert (not named on 1882 map)
10	Barn Copse
11	Waterleaze Copse

The River Enborne bounds the site to the south, flowing eastward. A small tributary of the River Enborne crossed the site, from the north-west near Barn Copse, joining the river to the east of Waterleaze Copse. A pond was shown at the edge of the latter.

A well was identified adjacent to the westernmost site boundary.

1900 1:10,560

Two gravel pits were identified approximately 500m and 700m north-east of the site.



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1932 1:10,560

No significant changes had taken place within the site. Residential development of Newbury had commenced to the north of Monk's Lane.

1961 1:10,000

An additional small watercourse was evident within the site in the south-east, in the vicinity of Sandleford Place.

Mainly residential development to the north and west had continued, including the construction of the school on Andover Road, which bounds the site to the west.

1976 1:10,000

A small filter bed was shown in the south-eastern corner of the site, north of Sandleford Place.

Waterleaze Copse had been reduced in extent, the northern part of the copse within the site having been removed.

1991 1:10,000

An excavation was shown partially within the site boundary, adjacent to the junction of Newtown Road with Deadman's Lane at the eastern boundary. (This is believed to have been constructed as a balancing pond for retail development).

Commercial development (a superstore and hotel) was identified to the north-east of the site, east of Newtown Road.

1993 1:10,000

Construction of two buildings (residential premises and a barn) had taken place within the site, in the south-western area north of Brickkiln Copse.

1999 1:10,000

A number of additional small drains and surface water features were evident, including issues identified north of Crook's Copse and in Brickkiln Copse.



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2006 1:10,000

Newbury College had been constructed off Newtown Road, adjoining the site to the north-east. Probably associated with the college, a pond had been established outside the site boundary, east of High Wood.

The Rugby Ground on Monk's Lane, which adjoins the site to the north-west, had been constructed.

2009 1:10,000

Two balancing ponds had been established within the site near to the eastern boundary, one within the partially backfilled earlier excavation in this area, the other 100m south-west.

Summary

The site has remained predominantly undeveloped since the first available Ordnance Survey map of 1882. A filter bed was located in the south-east by 1976 (the structure remains, but now disused). Backfilling of a small part of an earlier balancing pond has taken place in the recent past west of Deadman's Lane, with the creation of two new ponds.

No significant potential sources of contamination were identified within or adjacent to the site.

5 Geology, Hydrogeology and Hydrology

5.1 Geology

Details of the geology underlying the site have been obtained from the following sources:

- British Geological Survey map Sheet 267 for Newbury (1:50,000) Solid and Drift Edition;
- British Geological Survey Bedrock Geology UK South (1:625,000) 5th Edition 2008;
- Envirocheck report.

5.1.1 Superficial Geology

The geological plan indicates the presence of an unknown thickness of sand and gravels underlying the site.



5.1.2 Solid Geology

The geological report for the site indicates that the site is underlain by Barton, Bracklesham and Bagshot Beds of Eocene age. These beds predominantly comprise alternative beds of sands and clays. These strata are underlain by London Clay and then Chalk.

The Envirocheck report indicates that the underlying solid geology of the Chalk may have been worked in the past. Details of this are presented in section 6 below.

5.1.3 Ground Stability

The Envirocheck report notes the following ground stability hazards;

- The risk of Shrinking and Swelling Clay, Landslide and Compressible Ground Stability Hazards is described as Moderate;
- The risk of Running Sand is described as Low; and
- The risk of Collapsible Ground and Dissolution is described as No Hazard.

However the Envirocheck report notes that Mining Instability in the area is confirmed. Reference was made to a Rock Mining report available from the BGS. For further details see Section 6, Mining, below.

5.1.4 Radon

The site is not in a radon affected area, as less than 1% of homes are above the action level. Therefore no radon protective measures are necessary in the construction of new dwellings or extensions.

5.2 Hydrogeology

The hydrogeology of the site has been interpreted from the following sources of information:

- Environment Agency Policy and Practice for the Protection of Groundwater, Groundwater Vulnerability 1:100,000 Map Series, Sheet 38 – Upper Thames and Bedfordshire;
- Envirocheck Report.



5.2.1 Groundwater Vulnerability

All groundwaters are Controlled Waters with statutory protection from pollution.

Under the auspices of its Policy and Practice for the Protection of groundwater, the Environment Agency has published a series of groundwater maps which provide classifications of both groundwater and soil vulnerability for England and Wales. The groundwater vulnerability map, sheet number 38, Upper Thames and Bedfordshire, has been used to determine the groundwater and soil vulnerability classification for the area encompassing the site. This map confirms that the site lies on a Minor Aquifer with soils of High (H3) Leaching Potential in the north; non-aquifer to the south. The southernmost edge of the site, adjacent to the River Enborne, is classed as Minor Aquifer with soils of low leaching potential. The most sensitive classifications, Minor Aquifer and High (H3) leaching potential soils, are described as follows:

Minor Aquifers (variably permeable) are defined as:

'These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers.'

Soils of High Leaching Potential (H3) are classified as:

'Coarse textured or moderately shallow soils which readily transmit non-absorbed pollutants and liquid discharges but which have some ability to attenuate absorbed pollutants because of their large clay or organic matter contents.'

5.2.2 Groundwater Abstractions

The Envirocheck report did not identify any groundwater abstractions within a 250m radius of the site.



5.2.3 Discharge Consents to groundwater

A household waste amenity site on Newtown Road has a consent for discharge of treated sewage effluent to soakaway, 29m to the north-east.

5.2.4 Groundwater Protection

Source Protection Zones (SPZ) are defined by the Environment Agency as the area around major groundwater abstractions (principally those used for drinking water) where ground contamination may result in the contamination of the source. There may be restrictions on various forms of development within them.

The site is located within a Zone II (outer) groundwater SPZ, defined as either 25% of the source area or a 400 day travel time.

5.3 Hydrology

5.3.1 Watercourses

The River Enborne bounds the site to the south. A number of small drains and ponds are present within the site boundary, some ephemeral.

5.3.2 Surface Water Quality

Under the Environment Agency General Quality Assessment (GQA) scheme the River Enborne was assessed as River Quality A (Good) between West Woodhay and Bishops Green sewage treatment works (2000 data).

5.3.3 Surface Water Abstractions

The Envirocheck report identified two abstractions from a tributary of the River Enborne (for storage at Reservoirs A and B at Sandleford Farm), for spray irrigation.

5.3.4 Discharge Consents

Three revoked discharge consents to a tributary of the River Enborne were identified within the site. Of these, two for discharges from domestic properties (40 and 41 Monk's Lane) are listed as having new



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consents issued, though no details are provided. The third associated with the disused filter bed in the south-west of the site is no longer active.

A consent for discharge of surface water is held by Tesco Stores Limited, to a tributary of the River Enborne, 8m from the site boundary. The location of the discharge is shown at the southern site boundary, west of Sandleford Place, and in excess of 1km from the Superstore site. It is inferred that the discharge is via a drain connection, at least in part through the site.

5.3.5 Flood Potential

A narrow strip of the site at the southern boundary with the River Enborne lies within an area assessed by the Environment Agency as being at risk of inundation by flood waters during a flooding event. This area is not proposed for built development.

6 Mining

The Envirocheck report noted the presence of confirmed mining in the area. The BGS library at Keyworth was consulted and the following information was obtained;

The area around Newbury, within the Berkshire and Marlborough Downs area, has been mined for both Chalk and Fullers earth in the past. Chalk wells dating back to the late Medieval to 19th Century are common in the area and several shafts for Fullers Earth dating between 1905 and 1906 are noted in the Newbury area. The mines closest to the site are as follows;

Mine name	Description	NGR (distance from site)
Chieveley parish	Chalk	SU 499 737 (over 1km to north-east)
Furze Hill	Chalk	SU 324 696 (over 1km to south-west)
Kintbury	Chalk	SU 384 668 (over 1km to north-west)
Wash Common	Fullers Earth	SU 450 640 (over 1km to west)
Yattendon	Chalk	SU 558 744 (over 1km to north-east)
Un-named	Unknown	SU 480 710 (over 1km to north-east)
Un-named	Unknown	SU 473 719 (over 1km to north-east)



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There are no known mine shafts or noted mining activities closer than 1km to the site. However the above is only recorded mine workings and it is possible that unrecorded workings have been operational in the past. Also although not encountered for the site area itself, the mines may have passed underground beneath the site at depth.

It is concluded that mining has been operational in the region surrounding the site and that the presence of underground mining cannot be absolutely discounted.

7 Previous Investigations and Reports

WYG Environment have not been made aware of, or provided with, any reports / previous site investigations relating to the property.

8 Environmental Assessment

8.1 Legislation and Assessment Criteria

Part IIA of the Environmental Protection Act (EPA) 1990, which came into force in England on 1 April 2000, introduced a new regulatory regime for the identification and remediation of contaminated land. The regime provides a statutory definition of contaminated land based on the risk of significant harm to human health or the environment, or pollution of controlled waters. By adopting the principles of risk assessment and risk management the intention is to ensure that contaminated land is managed effectively based on its current use and environmental setting.

Part IIA of EPA 1990 was inserted by Section 57 of the Environment Act (EA) 1995. The regime is detailed in DETR circular 02/2000 which includes a statement of government policy, a description of the new regime, the Statutory Guidance on the definition of Contaminated Land and a guide to the supporting regulations. The Contaminated Land (England) Regulations 2000 deal with particular aspects of the regime including Special Sites, remediation notices, appeals and registers.

Under the regime, land is only defined as contaminated if there is a significant "pollutant linkage". This requires the presence of a contaminant source; a pathway (or pathways), a route or means by which a



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receptor is or could be exposed to the contaminant; and a receptor that could be harmed by the contaminant. In addition the type of harm must meet the descriptions of significant harm given in the Statutory Guidance. A site where a contaminant is causing or is likely to cause pollution of surface water or groundwater (controlled waters) also constitutes contaminated land.

Local Authorities have a responsibility to inspect their areas for the purpose of identifying contaminated land. Where a site is determined as statutory Contaminated Land, the Authority (or in the case of Special Sites, the Environment Agency) may require remediation to be undertaken.

In addition to the liabilities associated with determination of a site as statutory Contaminated Land under the Part IIA regime, the presence of contamination may also impose other constraints on redevelopment. In particular, action under Part IIA relates only to the current use of a site. When redevelopment of a site is proposed, it is possible that new receptors and / or pathways may be introduced. In this case, the requirements for remediation are typically dealt with by the imposition of Planning Conditions, which may require ground investigation and remediation as necessary.

Regulatory action due to pollution of controlled waters may also be taken by the Environment Agency under the Water Resources Act 1991.

Contamination may also impose other constraints and liabilities with regard to the use and development of land which are not subject to regulatory action, including abnormal development costs associated with soil disposal or treatment; requirements for protective measures in building design; limitations on redevelopment options; constraints on landscape and other planting, etc.

This section of the report provides a qualitative assessment of environmental risks and liabilities and presents a preliminary conceptual site model.

The assessment has been developed based on the proposed construction of a primary school and associated grounds. Should any alternative use be considered, this assessment will require revision.

8.2 Contamination Sources

The site has remained predominantly undeveloped and no significant contamination sources were identified. There is a very low likelihood of contamination associated with agricultural activity, such as spillage of fuel oil, pesticides, etc., but no identified higher-risk locations. There is a very low likelihood that



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organic waste associated with a filter bed in the south-east of the site might be present, though visual inspection did not identify any areas of concern.

A small area in the vicinity of a recently created pond is believed to have been infilled, though there is no evidence to suggest that fill materials used may be hazardous.

8.3 Contamination Pathways

It is understood that parts of the site are proposed for residential / business development, with a substantial area retained as woodland / open space. Potential contaminant pathways relating to this use include:

- Dermal contact with soils and/or dust by site users;
- Ingestion of soil;
- Inhalation of gases, vapours or dusts;
- Migration of hazardous ground gases into buildings; and
- Direct contact of soils and made ground with building materials.

8.4 Contamination Receptors

The potential receptors listed below may be significant:

- Groundworks / maintenance contractors;
- Occupiers of residential development;
- Groundwater;
- Surface Waters;
- Building Materials and Services;
- Occupiers of Adjacent Land; and
- Landscape Planting.



8.5 Ground Contamination Risk Assessment / Preliminary Conceptual Site Model

Risks posed to each of the identified potential receptors are discussed separately and assessed based on the risk matrices included as Appendix F.

8.5.1 Groundworks / Maintenance Contractors

Site soils are not considered likely to be significantly contaminated. The risk posed to site workers by site soils is considered to be **very low**.

8.5.2 Residential Occupiers

In the absence of any likely contamination sources within the residential development area, the risk to residential occupiers is considered to be **very low**.

8.5.3 Groundwater

Parts of the site overlie a Minor Aquifer, with soils of high leaching potential. The site is also within a groundwater SPZ. There are no groundwater abstractions on site. In the absence of significant identified sources, the risk to groundwater is considered to be **very low**.

8.5.4 Surface Waters

A good quality surface water course bounds the site to the south and a tributary flows through the site. Risk to surface waters associated with historical contamination is considered to be **very low**. The high sensitivity of the surface waters will require a high standard of environmental management during development works to minimise any risks of pollution.

8.5.5 Building Materials and Services

In the absence of significant contamination sources, the risk to building materials and services is considered to be **very low** in terms of soil contamination.

8.5.6 Occupiers of Adjacent Land

Residential properties, educational establishments and agricultural land border the site. Site soils are not likely to be significantly contaminated and therefore pose a **very low** risk to occupiers of adjacent land.



8.5.7 Landscape Planting

Current site vegetation comprises agricultural crops, grazing, hedgerows and woodland, which appeared healthy so far as could be assessed by site walkover. The risk to landscaping flora is considered to be **very low**.

8.6 Summary of Significant Pollutant Linkages

No pollutant linkages are expected to exceed 'very low' risk. The site has remained essentially undeveloped. The risk to Controlled Waters is considered to be very low.

9 Geotechnical Issues

The site has remained predominantly undeveloped and geotechnical constraints associated with historical land uses are unlikely to be significant. However Chalk and Fullers Earth mining is known to have been undertaken in the past in the local area. Although no mining activities have been determined for the site itself, there is a risk that old mine workings may be present beneath the site.

The following geotechnical issues may be present and will require further investigation to assess any potential impact:

- Assessment of risk of old mine working beneath the site
- Assessment of presence of karst features often associated with Chalk
- The site is shown as undeveloped since the first complete Ordnance Survey map edition (1882) and has remained essentially unchanged and there is therefore very limited potential for geotechnical liabilities due to historic land uses.
- The presence of sand and gravels on the site means that the use of soakaways could be considered.
- If the proposed development requires the removal of any trees then the potential impact on the foundations on the proposed development will require assessment.



10 Summary and Conclusions

The site is currently in agricultural use, with substantial areas of woodland. The site covers an area of 131 ha and slopes downward generally from north to south.

The site appeared as undeveloped fields on the first complete Ordnance Survey map edition (1882) and has remained essentially unchanged.

Past site use is unlikely to have resulted in significant ground contamination.

The site is located on a Minor Aquifer with soils of High (H3) leaching potential. The site lies within a groundwater source protection zone.

Chalk and Fullers Earth mining has been undertaken in the area. There is a low risk that it may have also been undertaken beneath the site itself.

The Envirocheck report states that there is no risk from ground dissolution. However in a chalk environment there is the low possibility that Karst/dissolution features may be present.



11 Recommendations

- An ecological assessment should be carried out to assess any constraints on the proposed development.
- Intrusive ground investigations for contamination are not indicated to be necessary as a consequence of contaminative uses. Some validation testing might however be a requirement of the local planning authority.
- Ground investigations are recommended for the purposes of assessing the ground conditions with regard to possible previous mining history.
- Removal of the disused filter bed in the south-east and of an accumulation of non-hazardous wastes near to the Household Waste Amenity Site is recommended.



Appendices



Appendix A – Report Conditions



WYG ENVIRONMENT

APPENDIX A - REPORT CONDITIONS

GROUND CONTAMINATION DESK TOP REVIEW

This report is produced solely for the benefit of the Sandleford Partnership and no liability is accepted for any reliance placed on it by any other party unless specifically agreed in writing otherwise.

This report refers, within the limitations stated, to the condition of the site at the time of the inspections. No warranty is given as to the possibility of future changes in the condition of the site.

This report is based on a visual site inspection, study of readily accessible referenced historical records, information supplied by those parties noted in the text and preliminary discussions with local and Statutory Authorities. Some of the opinions are based on unconfirmed data and information and are presented in good faith without exhaustive clarification. Where ground contamination is suspected but no physical site test results are available to confirm this, the report must be regarded as initial advice only, and further assessment should be undertaken prior to detailed activities related to the site. Where test results undertaken by others have been made available these can only be regarded as a limited sample. The possibility of the presence of contaminants, not revealed by this research cannot be discounted.

Whilst confident in the findings detailed within this report because there are no exact UK definitions of these matters, being subject to risk analysis, we are unable to give categoric assurances that they will be accepted by Authorities or Funds etc. without question, as such bodies may have unpublished, often more stringent objectives. This report is prepared for the proposed uses stated in the report and should not be used in a different context without reference to WYG. In time improved practices or amended legislation may necessitate a re-assessment.

The report is necessarily limited to those aspects of land contamination specifically reported on and no liability is accepted for any other aspect especially concerning gradual or sudden pollution incidents that may occur. The opinions expressed cannot be absolute due to the limitations of time and resources within the context of the agreed brief and the possibility of unrecorded previous use and abuse of the site and adjacent sites. The report concentrates on the site as defined in the report and provides an opinion on surrounding sites. If migrating pollution or contamination (past or present) exists this can only practically be better assessed following extensive on and off site intrusive investigations and monitoring.

August 2008

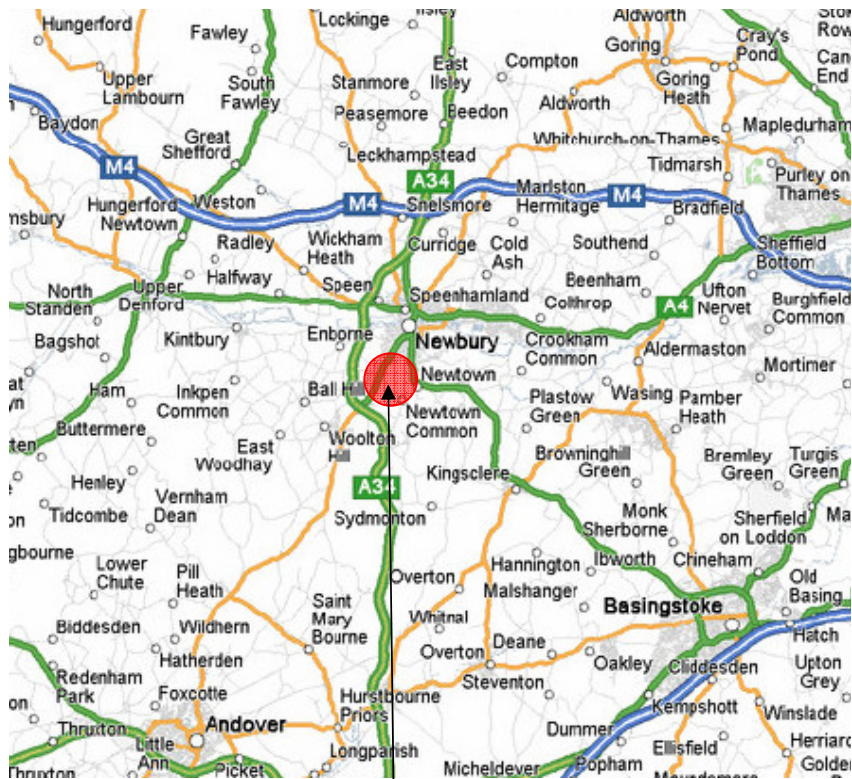
WYG Environment Planning Transport Ltd



Appendix B – Figures and Drawings



Figure 1:
Regional Site Location Plan



Site Location



Figure 2:
Local Site Location Plan

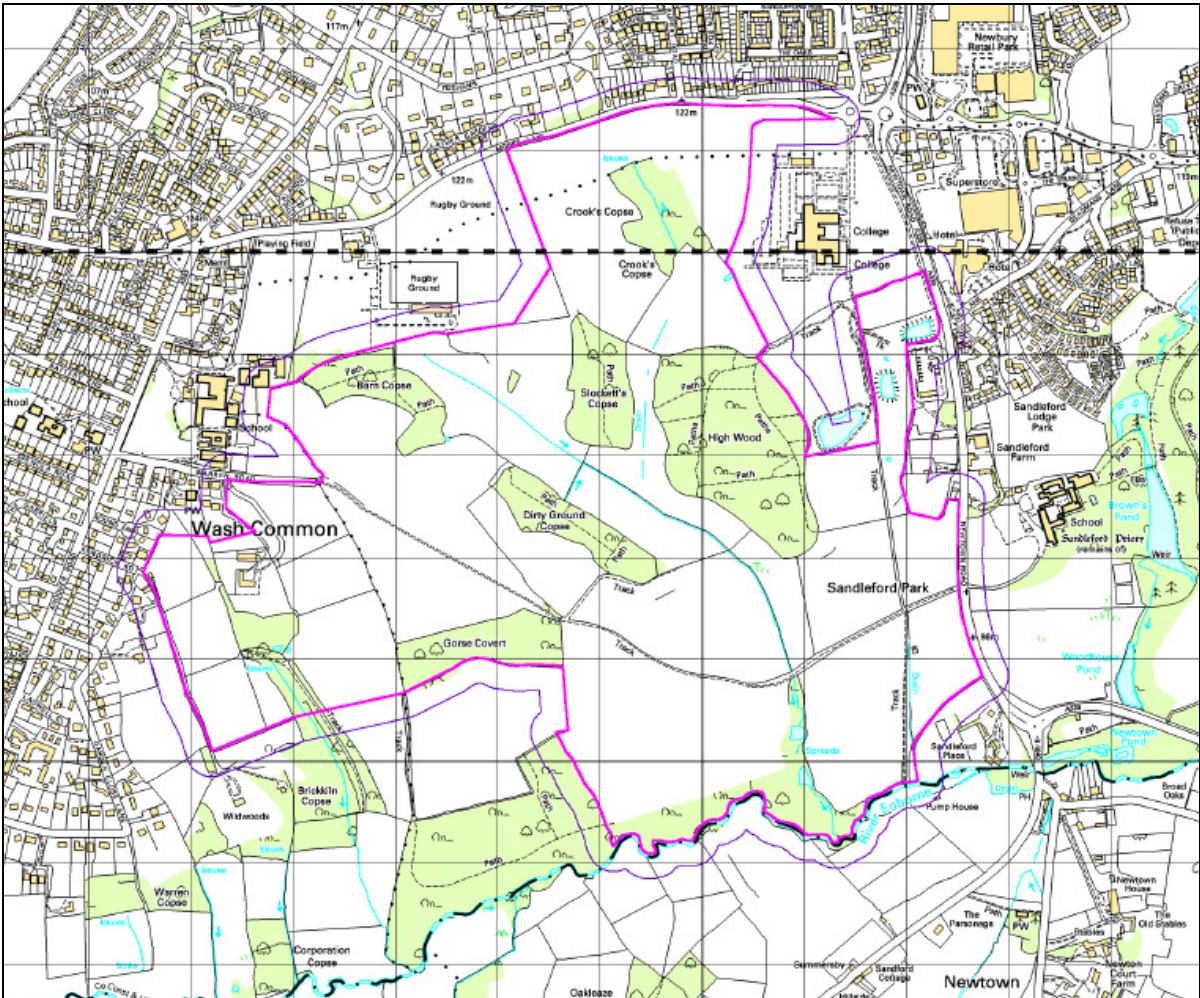




Figure 3:
Aerial Photograph





Appendix C – Site Photographs



Photograph 1: Valley of River Enborne tributary, showing reed vegetation



Photograph 2: Agricultural land adjacent to Monk's Lane



Photograph 3: Southern balancing pond near Household Waste Amenity Site.



Photograph 4: Northern balancing pond near Household Waste Amenity Site.



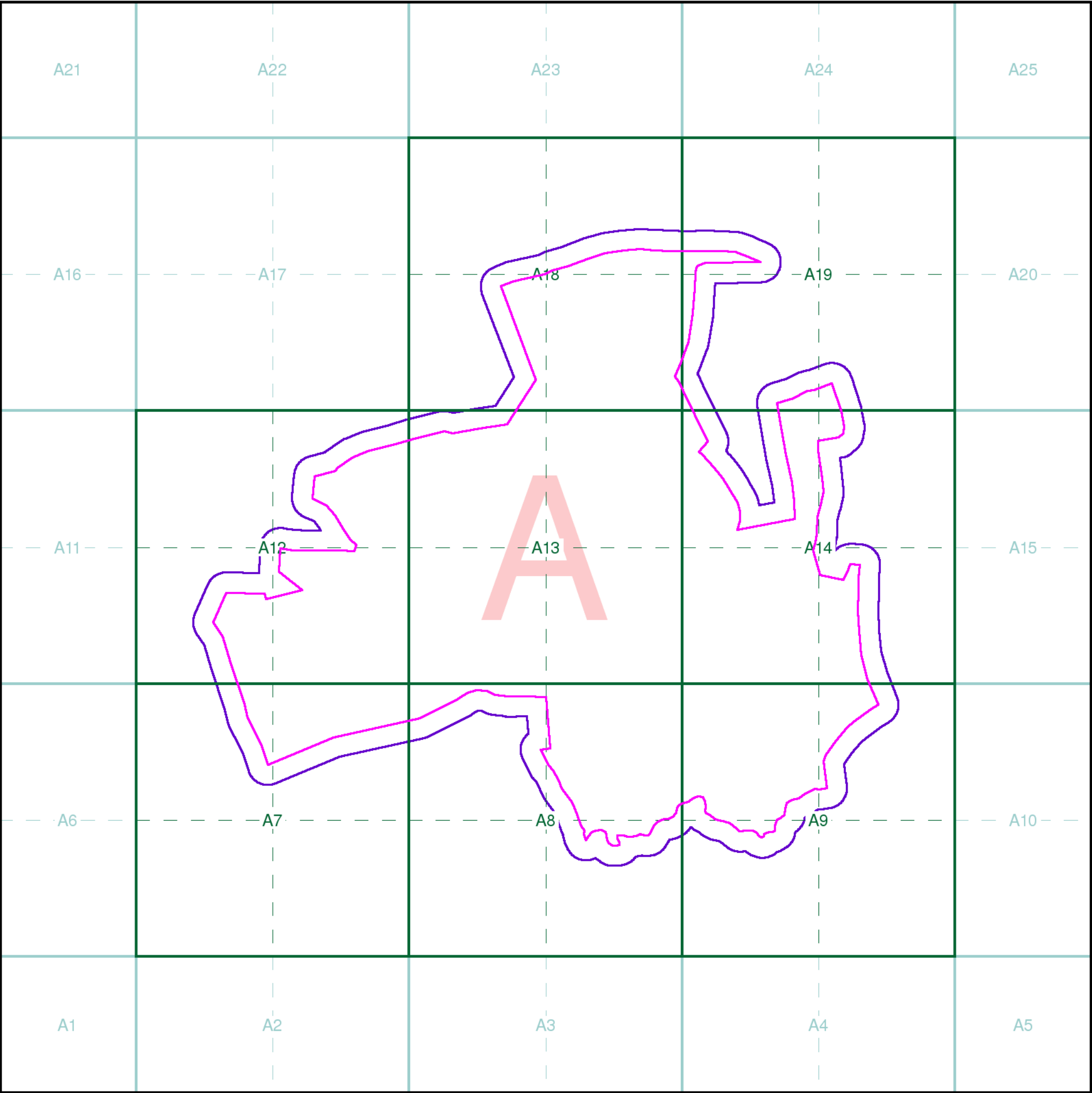
Photograph 5: Household Waste Amenity Site



Photograph 6: Disused Sewage Filter Bed



Appendix D – Envirocheck Report



Index Map

For ease of identification, your site and buffer have been split into Slices, Segments and Quadrants. These are illustrated on the Index Map opposite and explained further below.

Slice
Each slice represents a 1:10,000 plot area (2.7km x 2.7km) for your site and buffer. A large site and buffer may be made up of several slices (represented by a red outline), that are referenced by letters of the alphabet, starting from the bottom left corner of the slice "grid". This grid does not relate to National Grid lines but is designed to give best fit over the site and buffer.

Segment
A segment represents a 1:2,500 plot area. Segments that have plot files associated with them are shown in dark green, others in light blue. These are numbered from the bottom left hand corner within each slice.

Quadrant
A quadrant is a quarter of a segment. These are labelled as NW, NE, SW, SE and are referenced in the datasheet to allow features to be quickly located on plots. Therefore a feature that has a quadrant reference of A7NW will be in Slice A, Segment 7 and the NW Quadrant.

A selection of organisations who provide data within this report:



Envirocheck reports are compiled from 136 different sources of data.

Client Details

MR D Howes, WYG, Newstead Court, Little Oak Drive,
Sherwood Business Park, Nottingham, NG15 0DR

Order Details

Order Number: 28947356_1_1
Customer Ref: Newbury B
National Grid Reference: 446810, 164480
Site Area (Ha): 130.99
Search Buffer (m): 50

Site Details

Site at, Newbury, West Berkshire



LANDMARK TERMS AND CONDITIONS

Definitions

"Authorised Reseller" means an agent or reseller of Landmark whom Landmark has duly appointed to resell its Reports and Services.

"Content" means any data, computing and information services and software, and other content and documentation or support materials and updates included in and/or supplied by or through the Websites, in Reports or Services or in any other way by Landmark and shall include Landmark developed and Third Party Content.

"First Purchaser" means the first person, or legal entity to purchase the Property Site following provision of a Report.

"First Purchaser's Lender" means the funding provider for the First Purchaser

"Information Pack" means a pack compiled by or on behalf of the owner or prospective buyer of the Property Site, designed to aid the marketing or purchase of the Property Site and containing information provided by or on behalf of the owner or prospective buyer of the Property Site.

"Intellectual Property Rights" means copyright, patent, design right (registered or unregistered), service or trade mark (registered or unregistered), database right or other data right, moral right or know how or any other intellectual property right.

"Order" means the request for Services from Landmark by You.

"Property Site" means a land site on which Landmark provides a Service.

References to **"We"**, **"Us"** and **"Our"** are references to Landmark Information Group Limited ("Landmark"), whose registered office is 7 Abbey Court, Eagle Way, Exeter, EX2 7HY. Where You are not ordering the Services directly from Landmark, but from an Authorised Reseller, references to "Landmark" or "We", "Us" and "Our" shall be construed so as to mean either Landmark and/or the Authorised Reseller as the context shall indicate.

References to **"You/Your/Yourself"** refer to the contracting party who accesses the Website or places an Order with Landmark.

"Report" includes any information that Landmark supplies to You including all reports, services, datasets, software or information contained in them.

"Services" means the provision of any service by Landmark pursuant to these Terms, including without limitation, any Report.

"Landmark Fees" means any charges levied by Landmark for Services provided to You.

"Suppliers" means any organisation who provides data or information of any form to Landmark.

"Terms" means these Terms & Conditions.

"Third Party Content" means the services, software, information and other content or functionality provided by third parties and linked to or contained in the Services.

"Websites" means websites hosted by Landmark and includes the Content and any report, service, document, data-set, software or information contained therein, derived there from or thereby.

1. Terms & Conditions

a. These Terms govern the relationship between You and Landmark whether You are an unregistered visitor to the Website or are purchasing Services. Where these Terms are not expressly accepted by You they will be deemed to have been accepted by You, and You agree to be bound by these Terms when You place any Order, or pay for any Services provided

b. If the person communicating with Landmark is an Authorised Reseller, they must ensure that You agree to these Terms.

c. The headings in these Terms are for convenience only and shall not affect the meaning or interpretation of any part of these Terms.

d. Landmark may modify these Terms, and may discontinue or revise any or all other aspects of the Services at our sole discretion, with immediate effect and without prior notice, including without limitation changing the Services available at any given time. Any amendment or variation to these Terms shall be posted on our Websites. Continued use of the Services by You shall be deemed an acceptance by You to be bound by any such amendments to the Terms.

e. These Terms, together with the prices and delivery details set out on our Websites, Landmark's Privacy Policy and Your Order comprise the whole agreement relating to the supply of Services to You by Landmark. No prior stipulation, agreement, promotional material or statement whether written or oral made by any sales or other person or representative on our behalf should be understood as a variation of these Terms. Save for fraud or misrepresentation, Landmark shall have no liability for any such representation being untrue or misleading.

f. These Terms shall prevail at all times to the exclusion of all other terms and conditions including any terms and conditions which You may purport to apply even if such other provisions are submitted in a later document or purport to exclude or override these Terms and neither the course of conduct between parties nor trade practice shall act to modify these Terms.

2. Services

a. Landmark will use reasonable care and skill in providing the Services to You, however, the Services are provided on the express basis that the information and data supplied in the Services are derived from third party sources and Landmark does not warrant the accuracy or completeness of such information or data. Such information is derived solely from those sources specifically cited in the Services and Landmark does not claim that these sources represent an exhaustive or comprehensive list of all sources that might be consulted.

3. Intellectual Property

a. You acknowledge that all Intellectual Property Rights in the

Services are and shall remain owned by either Landmark or our Suppliers and nothing in these Terms purports to transfer, assign or grant any rights to You in respect of the Intellectual Property Rights.

b. Subject always to these Terms You may, without further charge, make the Services available to:

- the owner of the Property at the date of the Report,
- any person who purchases the whole of the Property Site,
- any person who provides funding secured on the whole of the Property Site,
- any person for whom You act in a professional or commercial capacity,
- any person who acts for You in a professional or commercial capacity; and
- prospective buyers of the Property Site as part of an Information Pack but for the avoidance of doubt, Landmark shall have no liability to such prospective buyer unless the prospective buyer subsequently purchases the Property Site, and the prospective (or actual) buyer shall not be entitled to make the Service available to any other third party.

Accordingly Landmark shall have the same duties and obligations to those persons in respect of the Services as it has to You.

c. Each of those persons referred to in clause 3.b. shall have the benefit and the burden of Your rights and obligations under these Terms. The limitations of Landmark's liability as set out in clause 6 shall apply to all users of the Service in question in aggregate and Landmark shall not be liable to any other person.

d. All parties given access to the Services agree that they will treat as strictly private and confidential the Services and all information which they obtain from the Services and shall restrict any disclosure to employees or professional advisors to enable the relevant party to conduct its internal business. The requirement in this clause to treat the Services as confidential shall include a requirement to maintain adequate security measures to safeguard the Services from unauthorised access, use or copying.

e. Each recipient of the Services agrees (and agrees it will cause its employees, agents or contractors who may from time to time have access to the Services to agree) it will not, except as permitted herein or by separate agreement with Landmark:-

- effect or attempt to effect any modification, merger or change to the Service, nor permit any other person to do so; or
- copy, use, market, re-sell, distribute, merge, alter, add to or carry on any redistribution, reproduction, translation, publication, reduction to any electronic medium or machine readable form or commercially exploit or in any other way deal with or utilise or (except as expressly permitted by applicable law) reverse engineer, decompile or disassemble the Services, Content or Website; or
- remove, alter or in any way change any trademark or proprietary marking in any element of the Services and You shall acknowledge the ownership of the Content, where such Content is incorporated or used into Your own documents, reports, systems or services whether or not these are supplied to any third party.
- create any product which is derived directly or indirectly from the data contained in the Services
- The mapping contained in any Services is protected by Crown Copyright and must not be used for any purpose outside the context of the Services or as specifically provided by these Terms.
- You are permitted to make five copies of any Report, but are not authorised to re-sell the Report, any part thereof or any copy thereof unless you are an Authorised Reseller. Further copies may not be made in whole or in part without the prior written permission of Landmark who shall be entitled to make a charge for each additional copy.

4. Charges

a. VAT at the prevailing rate shall be payable in addition to the Landmark Fees. You shall pay any other applicable indirect taxes related to Your use of the Services.

b. An individual or a monthly invoice showing all Orders created by You will be generated subject to these Terms. You will pay the Landmark Fees at the rates set out in Landmark's or its Authorised Reseller's invoice. The Landmark Fees are payable in full within 30 days without deduction, counterclaim or set off. You acknowledge that time is of the essence with respect to the payment of such invoices. Landmark reserve the right to amend the Landmark Fees from time to time and the Services will be charged at the Landmark Fee applicable at the date on which the Service is ordered.

c. We may charge interest on late payment at a rate equal to 3% per annum above the base lending rate of National Westminster Bank plc.

d. Landmark or its Authorised Reseller shall not be obliged to invoice any party other than You for the provision of Services, but where Landmark or its Authorised Reseller does so invoice any third party at Your request, and such invoice is not accepted or remains unpaid, Landmark or its Authorised Reseller shall have the option at any time to cancel such invoice and invoice You direct for such Services. Where Your order comprises a number of Services or severable elements within any one or more Services, any failure by Landmark or its Authorised Reseller

to provide an element or elements of the Services shall not prejudice Landmark's or its Authorised Reseller's ability to require payment in respect of the Services delivered to You.

5. Termination

a. Landmark may suspend or terminate Your rights under these Terms without any liability to You with immediate effect if at any time:-

- You fail to make any payment due in accordance with clause 4;
- You repeatedly breach or commit or cause to be committed any material breach of these Terms; or
- You commit a breach and You fail to remedy the breach within 7 days of receipt of a written notice to do so; additionally, without prejudice to the foregoing, Landmark may remedy the breach and recover the costs thereof from You.

b. If Your rights are terminated under this clause and You have made an advance payment We will refund You a reasonable proportion of the balance as determined by Us in relation to the value of Services previously purchased.

c. Landmark reserves the right to refuse to supply any or all Services to You without notice or reason.

6. Liability

a. We provide warranties and accept liability only to the extent stated in this clause 6 and clause 7.

b. Nothing in these Terms excludes either party's liability for death or personal injury caused by that party's negligence or wilful default, and the remainder of this clause 6 is subject to this provision and Your statutory rights.

c. As most of the information contained in the Services is provided to Landmark by others, Landmark cannot control its accuracy or completeness, nor is it within the scope of Landmark's Services to check the information on the ground. Accordingly, Landmark will only be liable to You for any loss or damage caused by its negligence or wilful default and subject to clause 6.o below neither Landmark nor any person providing information contained in any Services shall in any circumstances be liable for any inaccuracies, faults or omissions in the Services, nor shall Landmark have any liability if the Services are used otherwise than in accordance with these Terms.

d. Save as precluded by law, Landmark shall not be liable for any indirect or consequential loss, damage or expenses (including loss of profits, loss of contracts, business or goodwill) howsoever arising out of any problem, event, action or default by Landmark.

e. In any event, and notwithstanding anything contained in these Terms, Landmark's liability in contract, tort (including negligence or breach of statutory duty) or otherwise howsoever arising by reason or in connection with this Contract (except in relation to death or personal injury) shall be limited to an aggregate amount not exceeding £1 million if the complaint is in relation to a Report on residential property and an aggregate amount not exceeding £10 million in respect of any other Report or Service purchased from Landmark.

f. Landmark will not be liable for any defect, failure or omission relating to Services that is not notified to Landmark within six months of the date of the issue becoming apparent and in any event, within twelve years of the date of the Service.

g. You acknowledge that:-

- Subject to clause 6.o below You shall have no claim or recourse against any Third Party Content supplier nor any of our other Suppliers. You will not in any way hold us responsible for any selection or retention of, or the acts or omissions of Third Party Content suppliers or other Suppliers (including those with whom We have contracted to operate various aspects or parts of the Service) in connection with the Services (for the avoidance of doubt Landmark is not a Third Party Content supplier). Landmark does not promise that the supply of the Services will be uninterrupted or error free or provide any particular facilities or functions, or that the Content will always be complete, accurate, precise, free from defects of any other kind, computer viruses, software locks or other similar code although Landmark will use reasonable efforts to correct any inaccuracies within a reasonable period of them becoming known to us;
- Landmark's only obligation is to exercise reasonable skill and care in providing environmental property risk information to persons acting in a professional or commercial capacity who are skilled in the use of property and environmental information and You hereby acknowledge that You are such a person;
- No physical inspection of the Property Site reported on is carried out as part of any Services offered by Landmark and Landmark do not warrant that all land uses or features whether past or current will be identified in the Services. The Services do not include any information relating to the actual state or condition of any Property Site nor should they be used or taken to indicate or exclude actual fitness or unfitness of a Property Site for any particular purpose nor should it be relied upon for determining saleability or value or used as a substitute for any physical investigation or inspection. Landmark recommends that You inspect and take other advice in relation to the Property Site and not rely exclusively on the Services.
- Subject to clause 6.o below, Landmark shall not be responsible for error or corruption in the Services

resulting from inaccuracy or omission in primary or secondary information and data, inaccurate processing of information and data by third parties, computer malfunction or corruption of data whilst in the course of conversion, geo-coding, processing by computer or electronic means, or in the course of transmission by telephone or other communication link, or printing.

v. Landmark will not be held liable in any way if a Report on residential property is used for commercial property or more than the one residential property for which it was ordered.

vi. the Services have not been prepared to meet Your or anyone else's individual requirements; that You assume the entire risk as to the suitability of the Services and waive any claim of detrimental reliance upon the same; and You confirm You are solely responsible for the selection or omission of any specific part of the Content;

vii. Landmark offer no warranty for the performance of any linked internet service not operated by Landmark;

viii. You will on using the Services make a reasonable inspection of any results to satisfy Yourself that there are no defects or failures. In the event that there is a material defect You will notify us in writing of such defect within seven days of its discovery;

ix. Any support or assistance provided to You in connection with these Terms is at Your risk; All liability for any insurance products purchased by You rests solely with the insurer. Landmark does not endorse any particular product or insurer and no information contained within the Services should be deemed to imply otherwise. You acknowledge that if You Order any such insurance Landmark will deem such as Your consent to forward a copy of the Report to the insurers. Where such policy is purchased, all liability remains with the insurers and You are entirely responsible for ensuring that the insurance policy offered is suitable for Your needs and should seek independent advice. Landmark does not guarantee that an insurance policy will be available on a Property Site. All decisions with regard to the offer of insurance policies for any premises will be made solely at the discretion of the insurers and Landmark accepts no liability in this regard.

The provision of a Report does not constitute any indication by Landmark that insurance will be available on the property. Professional opinions contained in Reports are provided to Landmark by third parties, and such third parties are solely liable for the opinion provided. For the avoidance of doubt, those parties providing assessments or professional opinions on Landmark products include RPS Plc & Wilbourn Associates Limited, and any issues with regard to the provision of such opinion should be taken up with the relevant third party.

If Landmark provides You with any additional service obtained from a third party, including but not limited to any interpretation or conclusion, risk assessment or environmental report or search carried out in relation to a Report on Your Property Site, subject to clause 6.o below Landmark will not be liable in any way for any information contained therein or any issues arising out of the provision of those additional services to You. Landmark will be deemed to have acted as an agent in these circumstances and the supply of these additional services will be governed by the terms and conditions of those Third Parties.

In any event no person may rely on a Service more than 12 months after its original date.

k. If You wish to vary any limitation of liability as set out in these Terms, You must request such variation prior to ordering the Service. Landmark shall use its reasonable endeavours to agree such variation but shall not be obliged to do so.

l. Time shall not be of the essence with respect to the provision of the Services.

m. Ordnance Survey have undertaken a positional accuracy improvement programme which may result in discrepancies between the positioning of features used in datasets in the Services and the updated Ordnance Survey mapping. Subject to clause 6.o below, Landmark and its Suppliers exclude all and any liability incurred as a result of the implementation of such positional accuracy improvement programme.

Where Landmark provides its own risk assessment in connection with any Report, Landmark shall carry out such assessment with all reasonable skill and care but shall have no liability for any such risk assessment conclusion which is provided for information only, save where Landmark conducted the same negligently, in which case the provisions of clause 6 shall apply. Notwithstanding the provision of any such risk assessment conclusion you should carefully examine the remainder of the Report and should not take or refrain from taking any action based solely on the basis of the risk assessment. For the avoidance of doubt, the provisions of this clause 6n apply solely to risk assessments conducted by Landmark, and the provision of any other risk assessment by a third party shall be governed by such third party's terms in accordance with the provisions of clause 6i above.

Landmark obtains much of the information contained in its Report from third parties. Landmark will not accept any liability to You for any negligent or incorrect entry, or error or corruption in the Third Party Content supplied to Landmark, but Landmark's Suppliers may be liable for such negligent or incorrect entries, or errors or corruptions,

subject to the terms and conditions on which they supply the Third Party Content to Landmark.

7. Contribution

a. Save where expressly provided, this clause 7 shall apply solely to Envirosearch Residential Reports (regardless of the result of such Report). Nothing in this clause 7 shall operate to override or vary the provisions of clause 6.

b. Landmark are prepared to offer, at their sole discretion, and without any admission or inference of liability a contribution towards the costs of any remediation works required under a Notice (as defined below) on the terms of this clause 7 ("the Contribution")

c. In the event that a Remediation Notice is served on the First Purchaser or First Purchaser's Lender of a Property Site under Part II(A) of the Environmental Protection Act 1990 ("the Notice") Landmark will contribute to the cost of such works as either the First Purchaser or First Purchaser's Lender (but not both) are required to carry out under the Notice subject to the provisions of this clause 7 and on the following terms:

i. the Contribution shall only apply to contamination or a pollution incident present or having occurred prior to the date of the Report;

ii. the Contribution shall only apply where the Property Site is a single residential dwelling house or a single residential flat within a block of flats. For the avoidance of doubt, this obligation does not apply to any commercial property, nor to any Property Site being developed or redeveloped whether for residential purposes or otherwise;

iii. the Contribution is strictly limited to the cost of works at the Property Site and at no other site.

iv. the Contribution will not be paid in respect of any of the following:

Radioactive contamination of whatsoever nature, directly or indirectly caused by or contributed to or arising from ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel or the radioactive toxic explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof.

Asbestos arising out of or related in any way to asbestos or asbestos-containing materials on or in structures or services serving the structures. Naturally occurring materials arising from the presence or required removal of naturally occurring materials except in circumstances where such materials are present in concentrations which are in excess of their natural concentration. Intentional non-compliance arising from the intentional disregard of or knowing wilful or deliberate non-compliance by any owner or occupier of the Property Site with any statute, regulation, administrative complaint, notice of violation, or notice letter of any Regulatory Authority.

Any condition which is known or ought reasonably to have been known to the First Purchaser or the First Purchaser's Lender prior to the purchase of the Report. Any condition which is caused by acts of War or an Act of Terrorism.

Any property belonging to or in the custody or control of the First Purchaser which does not form a fixed part of the Property Site or the structure. Any fines liquidated damages punitive or exemplary damages.

Any bodily injury including without limitation, death, illness or disease, mental injury, anguish or nervous shock.

Any financial loss in respect of any loss of any rental, profit, revenue, savings or business or any consequential indirect or economic loss damage or expense including the cost of rent of temporary premises or business interruption.

Any losses incurred following a material change in use of, alteration or development of the Property Site.

d. The maximum sum that shall be contributed by Landmark in respect of any Contribution shall be limited to £60,000. In the event that more than one Report is purchased on the Property Site the Contribution will only be payable under the first Report purchased by or on behalf of any First Purchaser or First Purchaser's Lender and no Contribution will be made in respect of subsequent Reports purchased by or on behalf of such First Purchaser, First Purchaser's Lender or any person connected to them.

e. Landmark shall only pay a Contribution where the Notice is served within 36 months of the date of the Report.

f. Any rights to a Contribution under this Clause 7 are not assignable in the event of a sale of the Property Site and Landmark will not make any Contribution after the date of completion of such sale.

g. In the event the First Purchaser or First Purchaser's Lender wishes to claim any Contribution, it shall notify Landmark in writing within 3 months of the date of the Notice. The First Purchaser or First Purchaser's Lender (as applicable) shall comply with all reasonable requirements of Landmark with regard to the commission and conduct of the remediation works to be carried out under the Notice, and in the event the First Purchaser or First Purchaser's Lender (as applicable) does not do so, including without limitation, obtaining Landmark's prior written consent to any estimates for such works or complying with any other reasonable

request by Landmark, Landmark shall not be required to pay any Contribution. Notwithstanding the payment of the Contribution by Landmark the First Purchaser or First Purchaser's Lender as applicable shall take all reasonable steps to mitigate any costs incurred in connection with the conduct of works required under the terms of any Notice.

h. In the event that the First Purchaser or First Purchaser's Lender receives any communication from a statutory authority to the effect that there is an intent to serve a notice received under Part II(A) of the Environmental Protection Act 1990 they will advise Landmark within a maximum period of two months from receipt of such communication. This clause 7h and the service of any notice under it shall not affect the provisions of clauses 7 e and g, and any such communications, even if advised to Landmark will not operate as notice under clause 7e.

i. Landmark reserve the right at any time prior to a claim for Contribution being made in accordance with clause 7 g) above, to withdraw the offer of payment of Contributions without further notice.

8. Events Beyond Our Control

a. You acknowledge that Landmark shall not be liable for any delay, interruption or failure in the provision of the Services which are caused or contributed to by any circumstance which is outside our reasonable control including but not limited to, lack of power, telecommunications failure or overload, computer malfunction, inaccurate processing of data, or delays in receiving, loading or checking data, corruption of data whilst in the course of conversion, geo-coding, processing by computer in the course of electronic communication, or printing.

9. Severability

a. If any provision of these Terms are found by either a court or other competent authority to be void, invalid, illegal or unenforceable, that provision shall be deemed to be deleted from these Terms and never to have formed part of these Terms and the remaining provisions shall continue in full force and effect.

10. Governing Law

a. These terms shall be governed by and construed in accordance with English law and each party agrees irrevocably submit to the exclusive jurisdiction of the English courts If any dispute arises out of or in connection with this agreement (a "Dispute") the parties undertake that, prior to the commencement of Court proceedings, they will seek to have the Dispute resolved amicably by use of an alternative dispute resolution procedure acceptable to both parties with the assistance of the Centre for Dispute Resolution (CEDR) if required, by written notice initiating that procedure. If the Dispute has not been resolved to the satisfaction of either party within 60 days of initiation of the procedure or if either party fails or refuses to participate in or withdraws from participating in the procedure then either party may refer the Dispute to the Court.

11. General; Complaints

a. Landmark may assign its rights and obligations under these Terms without prior notice or any limitation.

b. Landmark may authorise or allow our contractors and other third parties to provide to Landmark and/or to You services necessary or related to the Services and to perform Landmark's obligations and exercise Landmark's rights under these Terms, which may include collecting payment on Landmark's behalf.

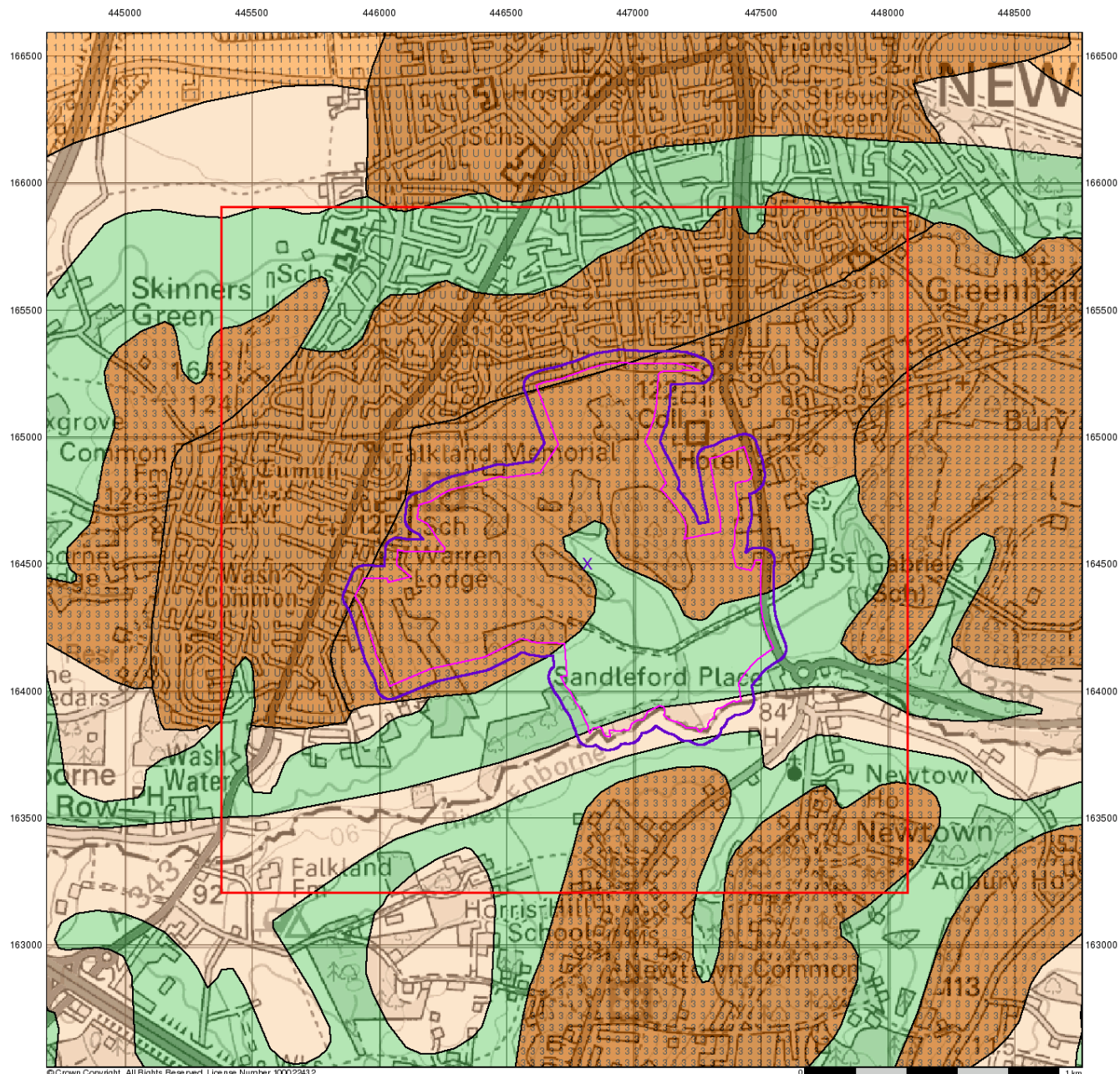
c. No waiver on Landmark's part to exercise, and no delay in exercising, any right, power or provision hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or provision hereunder preclude the exercise of that or any other right, power or provision.

d. Unless otherwise stated in these Terms, all notices from You to Landmark must be in writing and sent to the Landmark registered office (or in the case of an Authorised Reseller, to its registered office address) and subject to paragraph e below all notices from Landmark to You will be displayed on our Websites from time to time.

e. Any complaints in relation to the Services should, in the first instance, be in writing addressed to the Customer Service Support Manager at the Landmark registered office. Landmark or its agents will respond to any such complaints in writing as soon as practicable possible.

f. A person who is not a party to any contract made pursuant to these Terms shall have no right under the Contract (Right of Third Parties) Act 1999 to enforce any terms of such contract and Landmark shall not be liable to any such third party in respect of any Services supplied.

g. Landmark's Privacy Policy as displayed on the Website governs the use made of any information You supply to Landmark.



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0 1 km



Groundwater Vulnerability

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

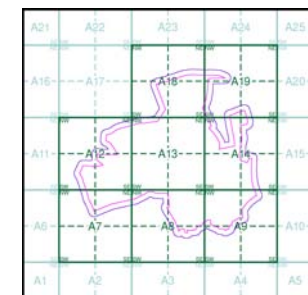
Agency and Hydrological

Geological Classes

- Major Aquifer (Highly Permeable)**
 - High (H) 1, 2, 3, U
 - Intermediate (I) 1, 2
 - Low
- Minor Aquifer (Variably Permeable)**
 - High (H) 1, 2, 3, U
 - Intermediate (I) 1, 2
 - Low
- Non Aquifer (Negligibly Permeable)**
 -
- Water or Sea**
 -
- Drift Deposit**
 -

Soil Classes

Site Sensitivity Context Map - Slice A



Order Details

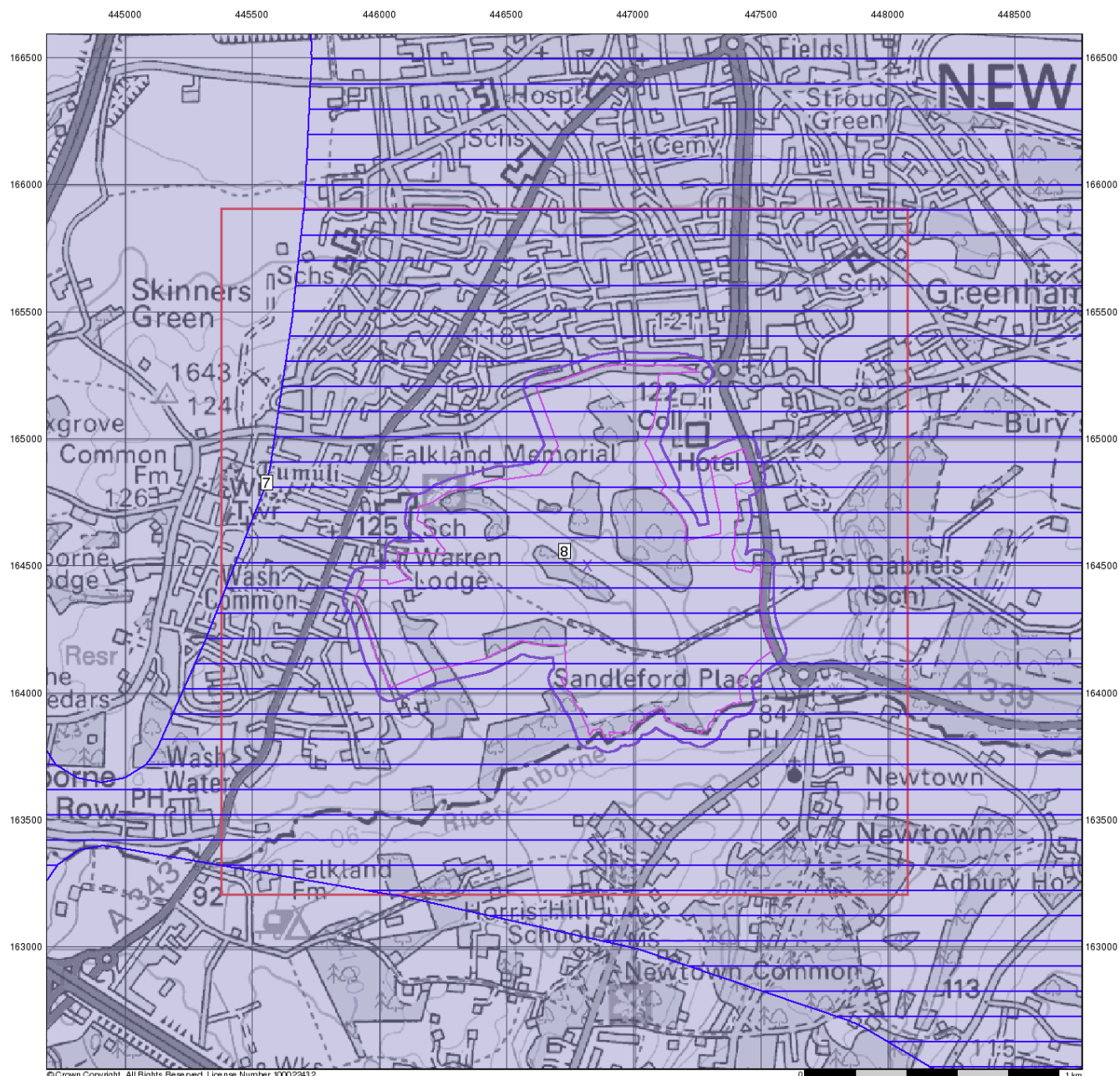
Order Number: 28947356_1_1
 Customer Ref: Newbury B
 National Grid Reference: 446820, 164500
 Slice: A
 Site Area (Ha): 130.99
 Search Buffer (m): 50

Site Details

Site at, Newbury, West Berkshire



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



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0 1 km



Source Protection Zones

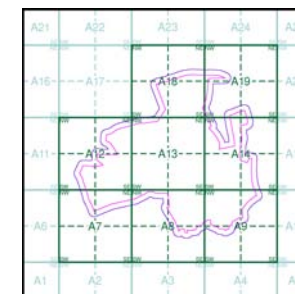
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

- Source Protection Zone I
- Source Protection Zone II
- Source Protection Zone III
- Zone of Special Interest
- Source Protection Zone Borehole

Site Sensitivity Context Map - Slice A



Order Details

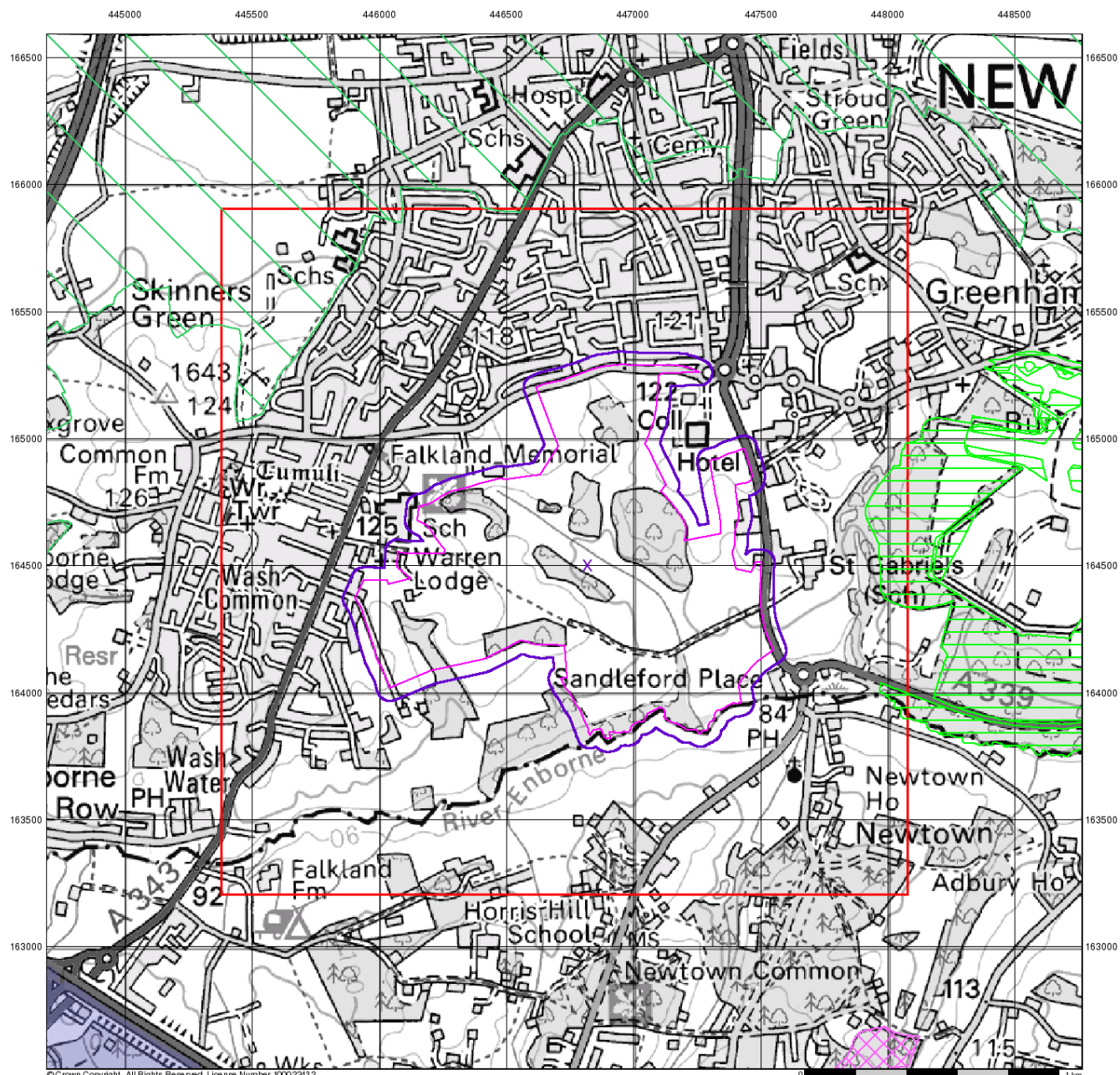
Order Number: 28947356_1_1
 Customer Ref: Newbury B
 National Grid Reference: 446820, 164500
 Slice: A
 Site Area (Ha): 130.99
 Search Buffer (m): 50

Site Details

Site at, Newbury, West Berkshire



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



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Sensitive Land Uses

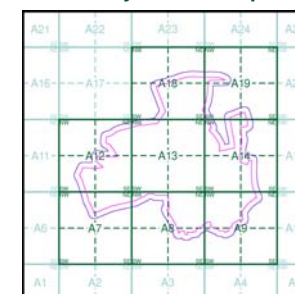
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Sensitive Land Uses

- Area of Adopted Green Belt
- Area of Unadopted Green Belt
- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Forest Park
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- National Park
- Nitrate Sensitive Area
- Nitrate Vulnerable Zone
- Ramsar Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area

Site Sensitivity Context Map - Slice A



Order Details

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Site Details

Site at, Newbury, West Berkshire



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Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

28947356_1_1

Customer Reference:

Newbury B

National Grid Reference:

446820, 164500

Slice:

A

Site Area (Ha):

130.99

Search Buffer (m):

50

Site Details:

Site at

Newbury

West Berkshire

Client Details:

MR D Howes

WYG

Newstead Court

Little Oak Drive

Sherwood Business Park

Nottingham

NG15 0DR

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	5
Hazardous Substances	-
Geological	6
Industrial Land Use	8
Sensitive Land Use	-
Data Currency	9
Data Suppliers	13
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Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination.

For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client.

In the attached datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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Radon Potential dataset Copyright Notice

Information supplied from a joint dataset compiled by The British Geological Survey and the Health Protection Agency.

Report Version v42.0

Data Type	Page Number	On Site	0 to 50m (*up to 250m)
Agency & Hydrological			
Contaminated Land Register Entries and Notices			
Discharge Consents	pg 1	3	3
Enforcement and Prohibition Notices			
Integrated Pollution Controls			
Integrated Pollution Prevention And Control			
Local Authority Integrated Pollution Prevention And Control			
Local Authority Pollution Prevention and Controls			
Local Authority Pollution Prevention and Control Enforcements			
Nearest Surface Water Feature	pg 2	Yes	
Pollution Incidents to Controlled Waters			
Prosecutions Relating to Authorised Processes			
Prosecutions Relating to Controlled Waters			
Registered Radioactive Substances			
River Quality	pg 2	1	
River Quality Biology Sampling Points			
River Quality Chemistry Sampling Points			
Substantiated Pollution Incident Register			
Water Abstractions	pg 2	4	
Water Industry Act Referrals			
Groundwater Vulnerability	pg 3	Yes	n/a
Source Protection Zones	pg 4	2	
Extreme Flooding from Rivers or Sea without Defences	pg 4	Yes	
Flooding from Rivers or Sea without Defences	pg 4	Yes	
Areas Benefiting from Flood Defences			
Flood Water Storage Areas			
Flood Defences			
Waste			
BGS Recorded Landfill Sites			
Historical Landfill Sites			
Integrated Pollution Control Registered Waste Sites			
Licensed Waste Management Facilities (Landfill Boundaries)			
Licensed Waste Management Facilities (Locations)	pg 5	1	
Local Authority Recorded Landfill Sites			
Registered Landfill Sites			
Registered Waste Transfer Sites			
Registered Waste Treatment or Disposal Sites			

Data Type	Page Number	On Site	0 to 50m (*up to 250m)
Hazardous Substances			
Control of Major Accident Hazards Sites (COMAH)			
Explosive Sites			
Notification of Installations Handling Hazardous Substances (NIHHS)			
Planning Hazardous Substance Consents			
Planning Hazardous Substance Enforcements			
Geological			
BGS Recorded Mineral Sites			
BGS 1:625,000 Solid Geology	pg 6	Yes	n/a
Brine Compensation Area			n/a
Coal Mining Affected Areas			n/a
Mining Instability	pg 6	Yes	n/a
Natural and Mining Cavities			
Potential for Collapsible Ground Stability Hazards			
Potential for Compressible Ground Stability Hazards	pg 6	Yes	
Potential for Ground Dissolution Stability Hazards			
Potential for Landslide Ground Stability Hazards	pg 6	Yes	
Potential for Running Sand Ground Stability Hazards	pg 6	Yes	
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 7	Yes	
Radon Potential - Radon Affected Areas			n/a
Radon Potential - Radon Protection Measures			n/a
Shallow Mining Hazards			
Industrial Land Use			
Contemporary Trade Directory Entries	pg 8		1
Fuel Station Entries			

Data Type	Page Number	On Site	0 to 50m (*up to 250m)
Sensitive Land Use			
Areas of Adopted Green Belt			
Areas of Unadopted Green Belt			
Areas of Outstanding Natural Beauty			
Environmentally Sensitive Areas			
Forest Parks			
Local Nature Reserves			
Marine Nature Reserves			
National Nature Reserves			
National Parks			
Nitrate Sensitive Areas			
Nitrate Vulnerable Zones			
Ramsar Sites			
Sites of Special Scientific Interest			
Special Areas of Conservation			
Special Protection Areas			

Map ID	Details	Quadrant Reference (Compass)	Estimated Distance From Site	Contact	NGR
1	Discharge Consents Operator: B R Feltham Property Type: Domestic Property (Multiple) Location: 40 And 41 Monks Lane Newbury Berkshire Rg14 7he Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Cawm.0244 Permit Version: 1 Effective Date: 11th October 2000 Issued Date: 31st October 2000 Revocation Date: 20th February 2002 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: A Tributary Of River Enborne Status: Consent revoked or revised: New Consent issued (Section 37(1)) Positional Accuracy: Located by supplier to within 10m	A18SE (N)	0	1	446870 165180
1	Discharge Consents Operator: Mr And Mrs G Smith Property Type: Domestic Property (Multiple) Location: 40 And 41 Monks Lane Newbury Berkshire Rg14 7he Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Cawm.0244 Permit Version: 1 Effective Date: 11th October 2000 Issued Date: 31st October 2000 Revocation Date: 20th February 2002 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: A Tributary Of River Enborne Status: Consent revoked or revised: New Consent issued (Section 37(1)) Positional Accuracy: Located by supplier to within 10m	A18SE (N)	0	1	446870 165180
2	Discharge Consents Operator: Trustees For The Time Being Of St. Gabriel'S Property Type: Education Location: St Gabriels School, Sandleford Priory, Newbury, Berks Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: CTCR.2065 Permit Version: 1 Effective Date: 2nd December 1983 Issued Date: 2nd December 1983 Revocation Date: 7th June 2004 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Trib Of Enborne Status: Revoked (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 100m	A9NW (SE)	0	1	447400 164200
3	Discharge Consents Operator: Tesco Stores Limited Property Type: Hotel Trade Location: Retail/Hotel Complex, Sandleford Farm, Sandleford, Newbury, Berks Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: CTWC.2525 Permit Version: 1 Effective Date: 15th June 1988 Issued Date: 15th June 1988 Revocation Date: 11th May 1997 Discharge Type: Discharge Of Other Matter-Surface Water Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Ofthe River Enborne Status: Transferred from COPA 1974 Positional Accuracy: Located by supplier to within 100m	A9NW (SE)	8	1	447400 163950

Map ID	Details	Quadrant Reference (Compass)	Estimated Distance From Site	Contact	NGR
3	Discharge Consents Operator: Tesco Stores Limited Property Type: Hotel Trade Location: Retail/Hotel Complex, Sandleford Farm, Sandleford, Newbury, Berks Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Ctwc.2525 Permit Version: 2 Effective Date: 12th May 1997 Issued Date: 15th June 1988 Revocation Date: Not Supplied Discharge Type: Discharge Of Other Matter-Surface Water Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of the River Enborne Status: Varied by Application - (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A9NW (SE)	8	1	447400 163950
4	Discharge Consents Operator: Ms Tracy Reilly Property Type: Industrial Parks & Estates Location: Household Waste Recycling Centre Newtown Road Newbury Berkshire Rg20 9ay Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Npswqd000879 Permit Version: 1 Effective Date: 20th March 2008 Issued Date: 20th March 2008 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Ground Waters Via Soakaway Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A14NE (NE)	29	1	447442 164796
	Nearest Surface Water Feature	A13NW (NW)	0	-	446707 164624
	River Quality Name: Enborne GQA Grade: River Quality A Reach: West Woodhay - Bishops Green Stw Estimated Distance (km): 13 Flow Rate: Flow less than 0.62 cumecs Flow Type: River Year: 2000	A8NE (S)	0	1	447016 163901
5	Water Abstractions Operator: Sandleford Estate Partnership Licence Number: 28/39/22/0482 Permit Version: 101 Location: Trib Of Enborne At Sandleford Farm 'A' Authority: Environment Agency, Thames Region Abstraction: General Agriculture: Spray Irrigation - Storage Abstraction Type: Water may be abstracted from a single point Source: Surface Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Reservoir 'A' At Sandleford Farm Authorised Start: 01 November Authorised End: 31 March Permit Start Date: 1st April 2001 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13NW (NW)	0	1	446700 164600

Map ID	Details	Quadrant Reference (Compass)	Estimated Distance From Site	Contact	NGR
5	Water Abstractions Operator: Sandleford Estate Partnership Licence Number: 28/39/22/0482 Permit Version: 100 Location: Trib Of Enborne At Sandleford Farm 'A' Authority: Environment Agency, Thames Region Abstraction: General Agriculture: Spray Irrigation - Storage Abstraction Type: Water may be abstracted from a single point Source: Surface Daily Rate (m3): 909 Yearly Rate (m3): 32004 Details: Reservoir 'A' At Sandleford Farm Authorised Start: 01 November Authorised End: 31 March Permit Start Date: 1st February 1987 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A13NW (NW)	0	1	446700 164600
6	Water Abstractions Operator: Sandleford Estate Partnership Licence Number: 28/39/22/0482 Permit Version: 101 Location: Trib Of Enborne At Sandleford Farm 'B' Authority: Environment Agency, Thames Region Abstraction: General Agriculture: Spray Irrigation - Storage Abstraction Type: Water may be abstracted from a single point Source: Surface Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Reservoir 'B' At Sandleford Farm Authorised Start: 01 November Authorised End: 31 March Permit Start Date: 1st April 2001 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13NW (NW)	0	1	446500 164700
6	Water Abstractions Operator: Sandleford Estate Partnership Licence Number: 28/39/22/0482 Permit Version: 100 Location: Trib Of Enborne At Sandleford Farm 'B' Authority: Environment Agency, Thames Region Abstraction: General Agriculture: Spray Irrigation - Storage Abstraction Type: Water may be abstracted from a single point Source: Surface Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Reservoir 'B' At Sandleford Farm Authorised Start: 01 November Authorised End: 31 March Permit Start Date: 1st February 1987 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13NW (NW)	0	1	446500 164700
	Groundwater Vulnerability Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers Soil Classification: Soils of Low Leaching Potential - Soils in which pollutants are unlikely to penetrate the soil layer because water movement is largely horizontal or they have large ability to attenuate diffuse pollutants. Lateral flow from these soils contribute to groundwater recharge elsewhere in the catchment Map Sheet: Sheet 38 Upper Thames & Bedfordshire Scale: 1:100,000	A8NE (S)	0	1	447016 163908
	Groundwater Vulnerability Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants Soil Classification: Not classified Map Sheet: Sheet 38 Upper Thames & Bedfordshire Scale: 1:100,000	A13SE (SW)	0	1	446798 164484

Map ID	Details	Quadrant Reference (Compass)	Estimated Distance From Site	Contact	NGR
	Groundwater Vulnerability Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise Map Sheet: Sheet 38 Upper Thames & Bedfordshire Scale: 1:100,000	A18SW (N)	0	1	446629 165187
	Groundwater Vulnerability Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers Soil Classification: Soils of High Leaching Potential (H3)- Coarse textured or moderately shallow soils which readily transmit non-absorbed pollutants and liquid discharges but which have some ability to attenuate absorbed pollutants because of their large clay or organic matter contents Map Sheet: Sheet 38 Upper Thames & Bedfordshire Scale: 1:100,000	A13SE (SW)	0	1	446798 164484
	Drift Deposits None				
7	Source Protection Zones Name: Various Source: Environment Agency, Head Office Reference: Not Supplied Type: Zone II (Outer Protection Zone): Either 25% of the source area or a 400 day travel time whichever is greater.	A11NE (W)	0	1	445557 164826
8	Source Protection Zones Name: Various Source: Environment Agency, Head Office Reference: Not Supplied Type: Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source.	(NW)	0	1	445006 166921
	Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Boundary Accuracy: As Supplied	A8NE (SE)	0	1	447058 163933
	Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Boundary Accuracy: As Supplied	A9NW (SE)	0	1	447072 163938
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				

Map ID	Details	Quadrant Reference (Compass)	Estimated Distance From Site	Contact	NGR
9	Licensed Waste Management Facilities (Locations) Licence Number: 100435 Location: P, Newtown Road, Newbury, West Berks, RG20 9BB Operator Name: Veolia E S West Berkshire Ltd Operator Location: Not Supplied Authority: Environment Agency - Thames Region, West Area Site Category: Household Waste Amenity Sites Licence Status: Issued Issued: 24th September 2008 Last Modified: Not Supplied Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: Not Supplied IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 100m	A14SE (E)	0	1	447500 164500
	Local Authority Landfill Coverage Name: West Berkshire Unitary Council - Has no landfill data to supply		0	2	447101 163936
	Local Authority Landfill Coverage Name: Hampshire County Council - Had landfill data but passed it to the relevant environment agency		0	6	447101 163936
	Local Authority Landfill Coverage Name: Basingstoke And Deane Borough Council - Has no landfill data to supply		0	7	447101 163936

Map ID	Details	Quadrant Reference (Compass)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: London Clay	A8NE (S)	0	3	446964 163961
	BGS 1:625,000 Solid Geology Description: Barton, Bracklesham and Bagshot Beds	A8NE (S)	0	3	446964 163961
	Coal Mining Affected Areas In an area which may not be affected by coal mining				
	Mining Instability Mining Evidence: Conclusive Rock Mining Source: Ove Arup & Partners Boundary Quality: As Supplied	A12SW (W)	0	-	446000 164500
	Potential for Collapsible Ground Stability Hazards No Hazard				
	Potential for Compressible Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A9NW (SE)	0	3	447175 164075
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A18SE (N)	0	3	446818 165000
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A18SE (N)	0	3	446818 165000
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A8SE (S)	0	3	447025 163875
	Potential for Ground Dissolution Stability Hazards No Hazard				
	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SE (NW)	0	3	446775 164525
	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SE (E)	0	3	446900 164475
	Potential for Landslide Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A14SW (E)	0	3	447100 164425
	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A14SW (E)	0	3	447125 164400
	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A9NW (SE)	0	3	447400 164000
	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A8NE (SE)	0	3	447050 163975
	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A8NE (S)	0	3	446850 163925
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A18SE (N)	0	3	446818 165000
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (NW)	0	3	446775 164525
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A18SE (N)	0	3	446818 165000
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	0	3	446725 164375

Map ID	Details	Quadrant Reference (Compass)	Estimated Distance From Site	Contact	NGR
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	0	3	447000 164650
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (N)	0	3	446725 164775
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A18SE (N)	0	3	446825 165000
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	0	3	446800 164450
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A8SE (S)	0	3	447025 163875
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A9NW (SE)	0	3	447175 164075
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	0	3	446800 164450
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A18SE (N)	0	3	446818 165000
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	0	3	446800 164450
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	0	3	446800 164450
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A8NE (S)	0	3	447000 163900
	Radon Potential - Radon Affected Areas Affected Area: The property is not in a radon affected area, as less than 1% of homes are above the action level Source: British Geological Survey, National Geoscience Information Service	A18SE (N)	0	3	446818 165000
	Radon Potential - Radon Affected Areas Affected Area: The property is not in a radon affected area, as less than 1% of homes are above the action level Source: British Geological Survey, National Geoscience Information Service	A18SE (N)	0	3	446818 165000
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A18SE (N)	0	3	446818 165000
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A18SE (N)	0	3	446818 165000
	Shallow Mining Hazards No Hazard				

Map ID	Details	Quadrant Reference (Compass)	Estimated Distance From Site	Contact	NGR
10	Contemporary Trade Directory Entries Name: Stonecraft Drives Ltd Location: Unit 1 ,Monks Lane Service Station, Newbury, Berkshire, RG14 7ER Classification: Asphalt & Coated Macadam Laying Contractors Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A18SW (N)	9	-	446632 165216











Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Basingstoke And Deane Borough Council - Environmental Health West Berkshire Council - Environmental Health Department	June 2009 June 2009	Annual Rolling Update Annual Rolling Update
Discharge Consents Environment Agency - Thames Region	July 2009	Quarterly
Enforcement and Prohibition Notices Environment Agency - Thames Region	September 2009	As notified
Integrated Pollution Controls Environment Agency - Thames Region	October 2008	Not Applicable
Integrated Pollution Prevention And Control Environment Agency - Thames Region	July 2009	Quarterly
Local Authority Integrated Pollution Prevention And Control West Berkshire Council - Environmental Health Department Basingstoke And Deane Borough Council - Environmental Health	August 2009 December 2007	Annual Rolling Update Annual Rolling Update
Local Authority Pollution Prevention and Controls West Berkshire Council - Environmental Health Department Basingstoke And Deane Borough Council - Environmental Health	August 2009 January 2009	Annual Rolling Update Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements West Berkshire Council - Environmental Health Department Basingstoke And Deane Borough Council - Environmental Health	August 2009 December 2007	Annual Rolling Update Annual Rolling Update
Nearest Surface Water Feature Ordnance Survey	May 2009	Quarterly
Pollution Incidents to Controlled Waters Environment Agency - Thames Region	September 1999	Not Applicable
Prosecutions Relating to Authorised Processes Environment Agency - Thames Region	September 2009	As notified
Prosecutions Relating to Controlled Waters Environment Agency - Thames Region	September 2009	As notified
Registered Radioactive Substances Environment Agency - Thames Region	July 2009	Quarterly
River Quality Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points Environment Agency - Head Office	January 2009	Annually
River Quality Chemistry Sampling Points Environment Agency - Head Office	January 2009	Annually
Substantiated Pollution Incident Register Environment Agency - Thames Region - South East Area Environment Agency - Thames Region - West Area	July 2009 July 2009	Quarterly Quarterly
Water Abstractions Environment Agency - Thames Region	July 2009	Quarterly
Water Industry Act Referrals Environment Agency - Thames Region	July 2009	Quarterly
Groundwater Vulnerability Environment Agency - Head Office	January 1999	Not Applicable
Drift Deposits Environment Agency - Head Office	January 1999	Not Applicable
Source Protection Zones Environment Agency - Head Office	May 2009	Variable
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	September 2009	Quarterly

Agency & Hydrological	Version	Update Cycle
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	September 2009	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	September 2009	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	September 2009	Quarterly
Flood Defences Environment Agency - Head Office	September 2009	Quarterly
Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	June 1996	Not Applicable
Historical Landfill Sites Environment Agency - Thames Region - South East Area Environment Agency - Thames Region - West Area	August 2009 August 2009	Quarterly Quarterly
Integrated Pollution Control Registered Waste Sites Environment Agency - Thames Region	October 2008	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - Thames Region - South East Area Environment Agency - Thames Region - West Area	July 2009 July 2009	Quarterly Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - Thames Region - South East Area Environment Agency - Thames Region - West Area	July 2009 July 2009	Quarterly Quarterly
Local Authority Landfill Coverage Basingstoke And Deane Borough Council - Environmental Health Hampshire County Council - Minerals and Waste Planning West Berkshire Council - Environmental Health Department	May 2000 May 2000 May 2000	Not Applicable Not Applicable Not Applicable
Local Authority Recorded Landfill Sites Basingstoke And Deane Borough Council - Environmental Health Hampshire County Council - Minerals and Waste Planning West Berkshire Council - Environmental Health Department	May 2000 May 2000 May 2000	Not Applicable Not Applicable Not Applicable
Registered Landfill Sites Environment Agency - Thames Region - South East Area Environment Agency - Thames Region - West Area	March 2003 March 2003	Not Applicable Not Applicable
Registered Waste Transfer Sites Environment Agency - Thames Region - South East Area Environment Agency - Thames Region - West Area	March 2003 March 2003	Not Applicable Not Applicable
Registered Waste Treatment or Disposal Sites Environment Agency - Thames Region - South East Area Environment Agency - Thames Region - West Area	March 2003 March 2003	Not Applicable Not Applicable

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	April 2009	Bi-Annually
Explosive Sites Health and Safety Executive	January 2009	Bi-Annually
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	November 2000	Not Applicable
Planning Hazardous Substance Enforcements Basingstoke And Deane Borough Council West Berkshire Council Hampshire County Council - Minerals and Waste Planning	October 2008 October 2008 September 2009	Annual Rolling Update Annual Rolling Update Annual Rolling Update
Planning Hazardous Substance Consents Basingstoke And Deane Borough Council West Berkshire Council Hampshire County Council - Minerals and Waste Planning	October 2008 October 2008 September 2009	Annual Rolling Update Annual Rolling Update Annual Rolling Update
Geological	Version	Update Cycle
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	April 2009	Bi-Annually
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	August 1996	Not Applicable
Brine Compensation Area Cheshire Brine Subsidence Compensation Board	November 2002	As notified
Coal Mining Affected Areas The Coal Authority - Mining Report Service	January 2006	As notified
Mining Instability Ove Arup & Partners	October 2000	Not Applicable
Natural and Mining Cavities Peter Brett Associates	April 2009	Variable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2009	Annually
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2009	Annually
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2009	Annually
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2009	Annually
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2009	Annually
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2009	Annually
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	May 2007	As notified
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	May 2007	As notified
Shallow Mining Hazards British Geological Survey - National Geoscience Information Service	August 2002	Not Applicable

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	May 2009	Quarterly
Fuel Station Entries Catalist Ltd - (Fuel Station Data)	August 2009	Quarterly
Sensitive Land Use	Version	Update Cycle
Areas of Adopted Green Belt Basingstoke And Deane Borough Council	November 2003	As notified
Areas of Unadopted Green Belt Basingstoke And Deane Borough Council	November 2003	As notified
Areas of Outstanding Natural Beauty Natural England	June 2009	Bi-Annually
Environmentally Sensitive Areas Natural England	June 2009	Annually
Forest Parks Forestry Commission	April 1997	Not Applicable
Local Nature Reserves Natural England	June 2009	Bi-Annually
Marine Nature Reserves Natural England	September 2009	Bi-Annually
National Nature Reserves Natural England	June 2009	Bi-Annually
National Parks Natural England	June 2009	Bi-Annually
Nitrate Sensitive Areas Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	December 2003	Not Applicable
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	February 2009	Annually
Ramsar Sites Natural England	June 2009	Bi-Annually
Sites of Special Scientific Interest Natural England	June 2009	Bi-Annually
Special Areas of Conservation Natural England	June 2009	Bi-Annually
Special Protection Areas Natural England	June 2009	Bi-Annually

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	
Centre for Ecology and Hydrology	
Countryside Council for Wales	
Scottish Natural Heritage	
Natural England	
Health Protection Agency	
Ove Arup	
Peter Brett Associates	

Contact	Name and Address	Contact Details
1	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 08708 506 506 Email: enquiries@environment-agency.gov.uk
2	West Berkshire Council - Environmental Health Department Council Offices, Faraday Road, Newbury, Berkshire, RG14 2AF	Telephone: 01635 42400 Fax: 01635 519431 Website: www.westberks.gov.uk
3	British Geological Survey - Enquiry Service British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
4	Natural England Northminster House, Northminster Road, Peterborough, Cambridgeshire, PE1 1UA	Telephone: 0845 600 3078 Fax: 01733 455103 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
5	Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA) Government Buildings, Otley Road, Lawnswood, Leeds, West Yorkshire, LS16 5QT	Telephone: 0113 2613333 Fax: 0113 230 0879
6	Hampshire County Council - Minerals and Waste Planning Room 130, Ashburton Court West, The Castle, Winchester, Hampshire, SO23 8UD	Telephone: 01962 841841 Fax: 01962 847055 Website: www.hants.gov.uk
7	Basingstoke And Deane Borough Council - Environmental Health Civic Offices, London Road, Basingstoke, Hampshire, RG21 2AJ	Telephone: 01256 844844 Fax: 01256 844702 Website: www.basingstoke.gov.uk
-	Health Protection Agency - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@hpa.org.uk Website: www.hpa.org.uk
-	Landmark Information Group Limited The Smith Centre, Henley On Thames, Oxfordshire, RG9 6AB	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

Please note that the Environment Agency / SEPA have a charging policy in place for enquiries.

Envirocheck[®] Report:

BGS Boreholes Datasheet

Order Details:

Order Number:

28947356_1_1

Customer Reference:

Newbury B

National Grid Reference:

446820, 164500

Slice:

A

Site Area (Ha):

130.99

Borehole Search Buffer (m):

50

Site Details:

Site at

Newbury

West Berkshire

Client Details:

MR D Howes

WYG

Newstead Court

Little Oak Drive

Sherwood Business Park

Nottingham

NG15 0DR

Data Type	Page Number	On Site	0 to 50m
BGS Boreholes	pg 1	1	1

Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination.

For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client.

In the attached datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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A copy of the BGS Borehole Ordering Form is available to download from the Support section of www.envirocheck.co.uk.

Report Version v42.0

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
11	BGS Boreholes BGS Reference: Su46se12 Drilled Length (m): 4 Borehole Name: Wash Cannon	A12SW (W)	0	3	445980 164220
12	BGS Boreholes BGS Reference: Su46ne8 Drilled Length (m): 4 Borehole Name: Wash Hill Newbury Berks	A18SW (N)	50	3	446580 165160

BGS Boreholes	Version	Update Cycle
BGS Boreholes British Geological Survey - National Geoscience Information Service	July 2009	Quarterly

Contact Details	Contact Logo
3 British Geological Survey - Enquiry Service British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk	 British Geological Survey <small>NATURAL ENVIRONMENT RESEARCH COUNCIL</small>
- Landmark Information Group Limited The Smith Centre, Henley On Thames, Oxfordshire, RG9 6AB Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk	 LANDMARK[®] Information Group

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Radioactive Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

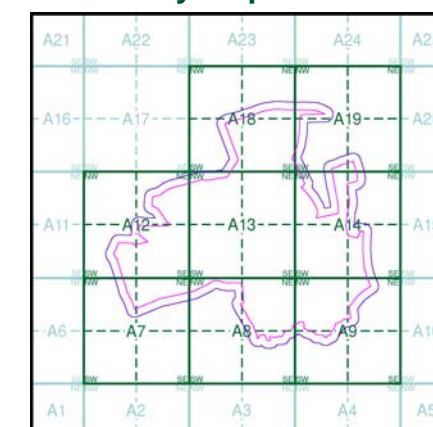
Geological

- BGS Recorded Mineral Site

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry

Site Sensitivity Map - Slice A

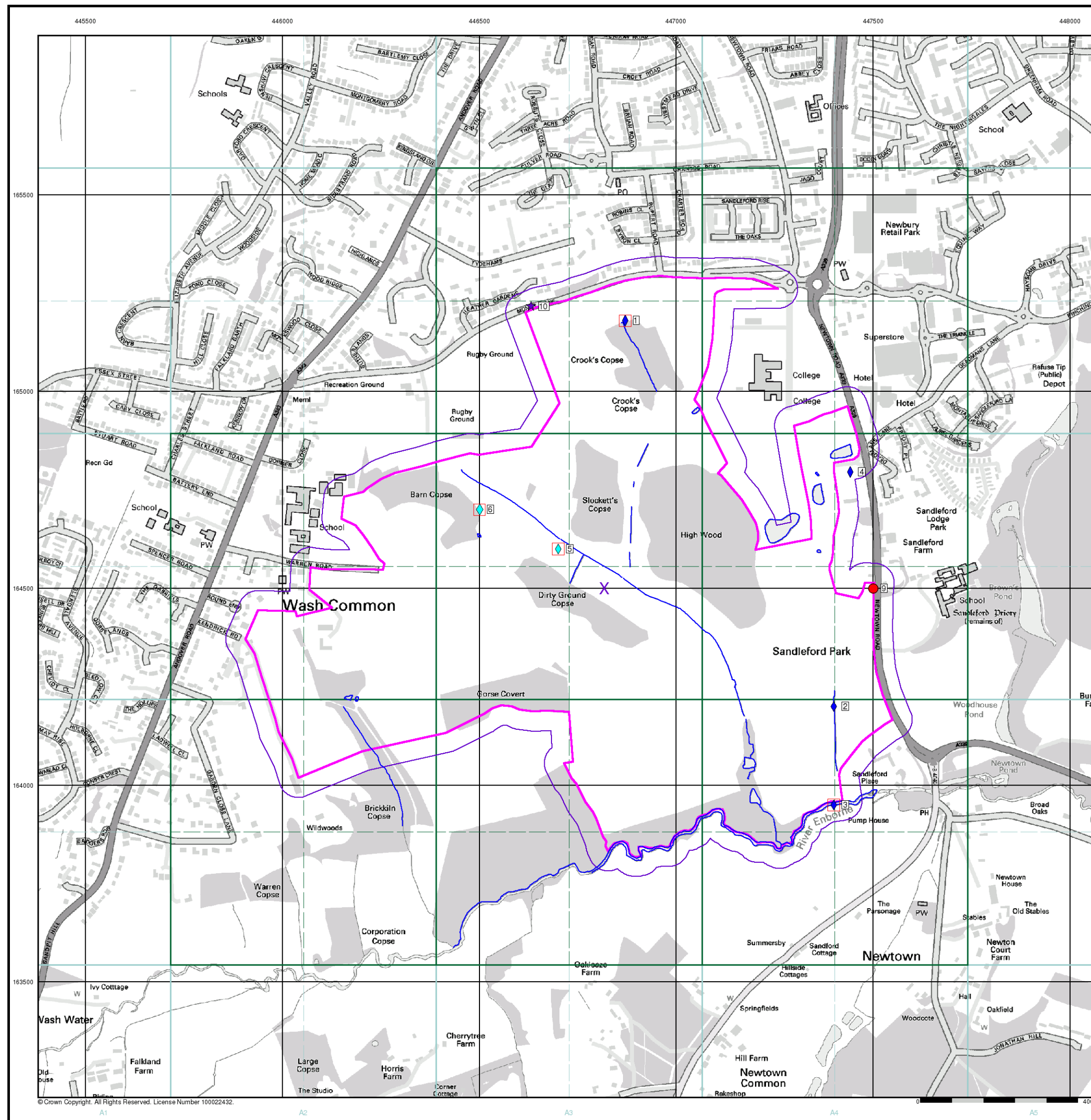


Order Details

Order Number: 28947356_1_1
 Customer Ref: Newbury B
 National Grid Reference: 446820, 164500
 Slice: A
 Site Area (Ha): 130.99
 Search Buffer (m): 50

Site Details






Site at, Newbury, West Berkshire



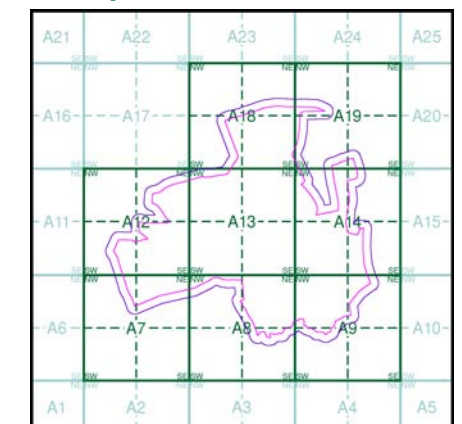
General

-  Specified Site
-  Specified Buffer(s)
-  Bearing Reference Point

Agency and Hydrological (Flood)

-  Extreme Flooding from Rivers or Sea without Defences (Zone 2)
-  Flooding from Rivers or Sea without Defences (Zone 3)
-  Area Benefiting from Flood Defence
-  Flood Water Storage Areas
-  Flood Defence

Flood Map - Slice A

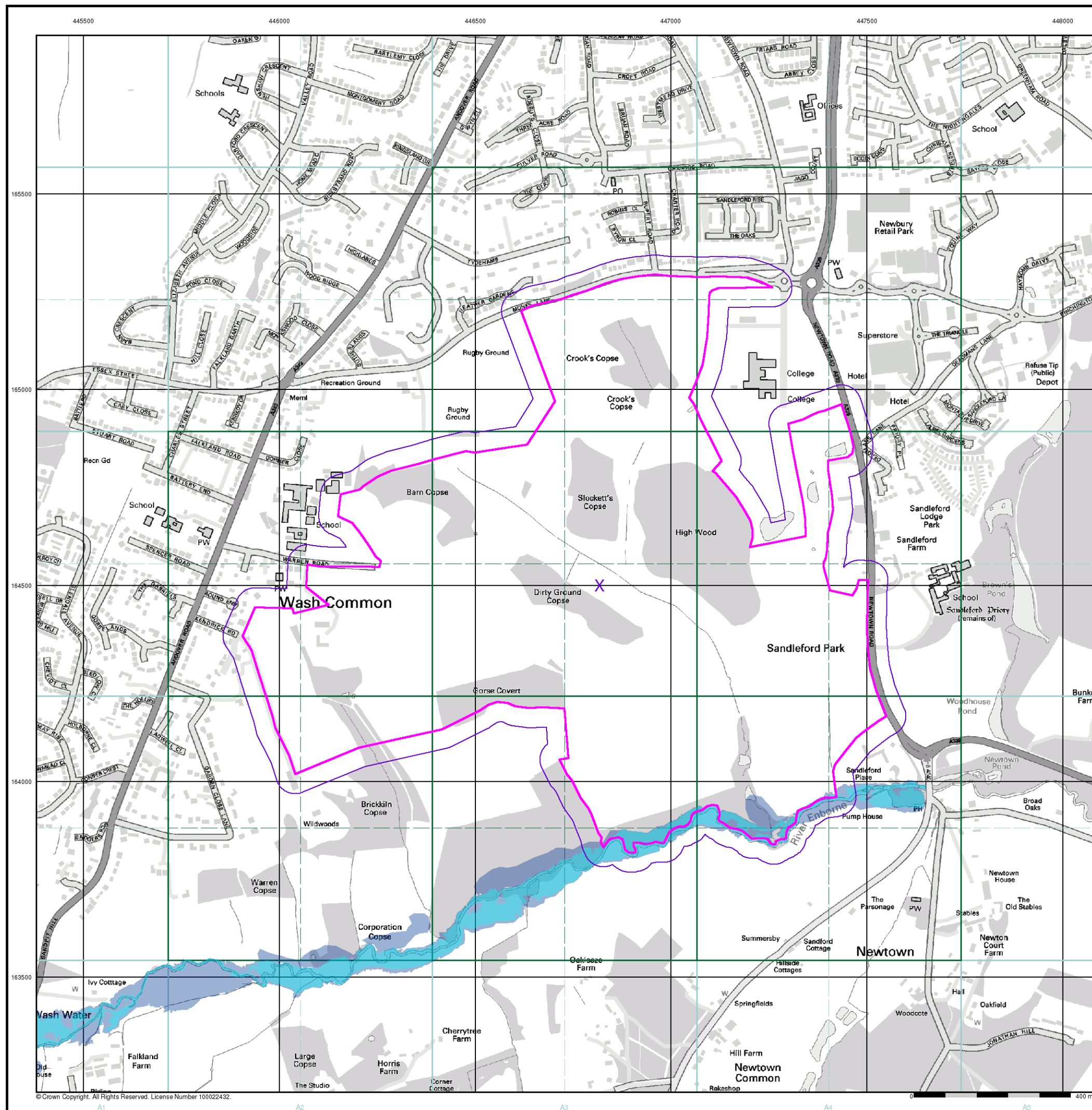


Order Details






Order Number: 28947356_1_1
 Customer Ref: Newbury B
 National Grid Reference: 446820, 164500
 Slice: A
 Site Area (Ha): 130.99
 Search Buffer (m): 50

Site Details






Site at, Newbury, West Berkshire



General

-  Specified Site
-  Specified Buffer(s)
-  Bearing Reference Point
-  Map ID
-  Several of Type at Location

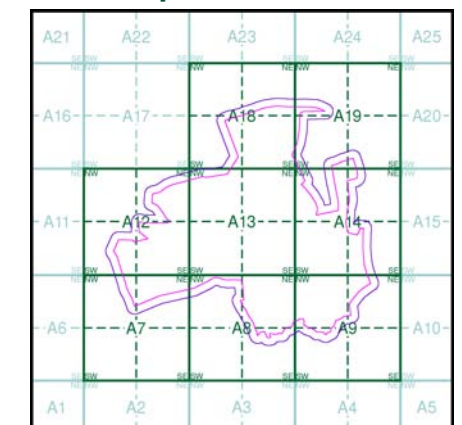
Agency and Hydrological (Boreholes)

-  BGS Borehole Depth 0 - 10m
-  BGS Borehole Depth 10 - 30m
-  BGS Borehole Depth 30m +
-  Confidential
-  Other

For Borehole information please refer to the Borehole datasheet which accompanied this slice.

A copy of the BGS Borehole Ordering Form is available to download from the Support section of www.envirocheck.co.uk.

Borehole Map - Slice A

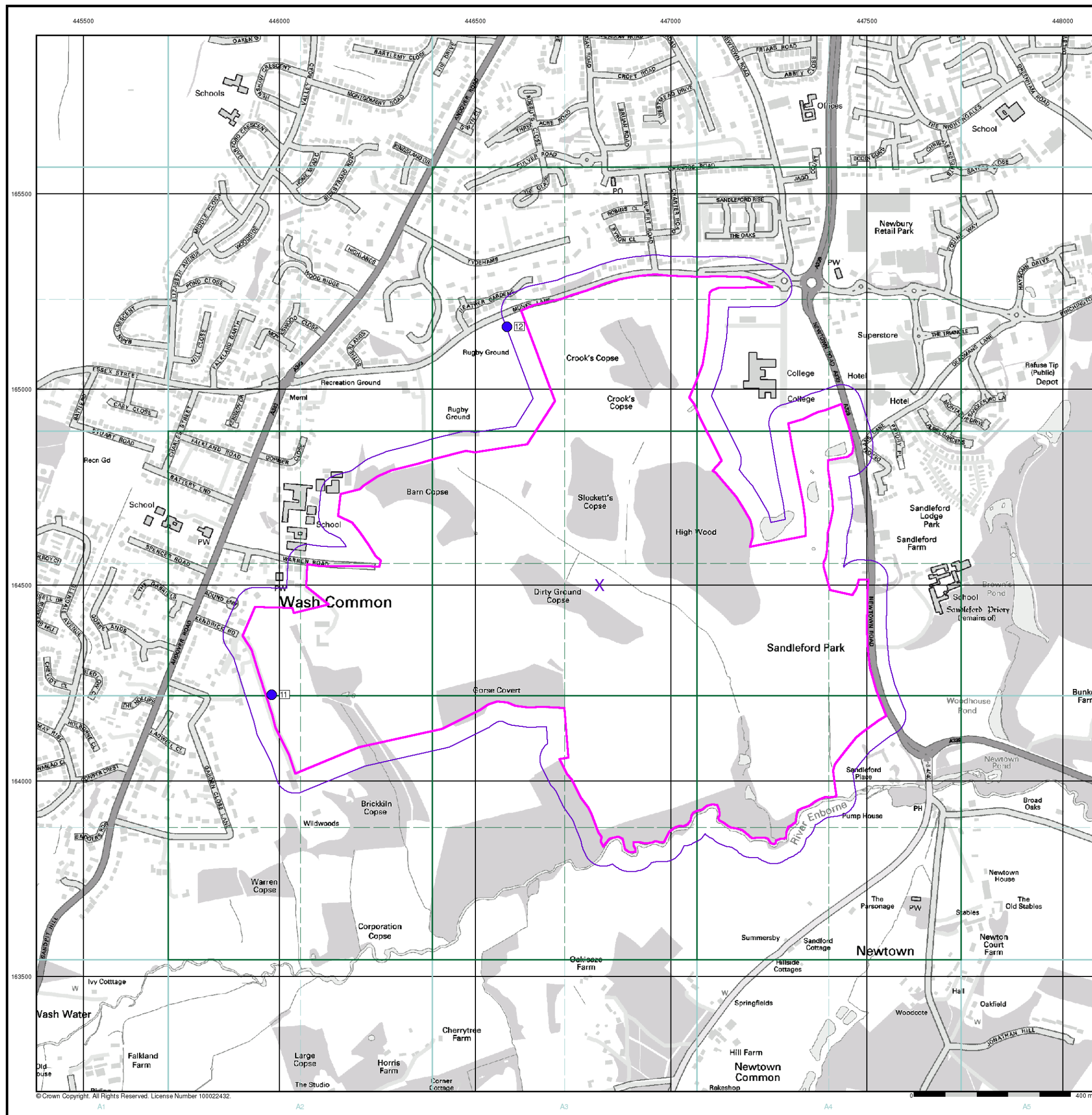


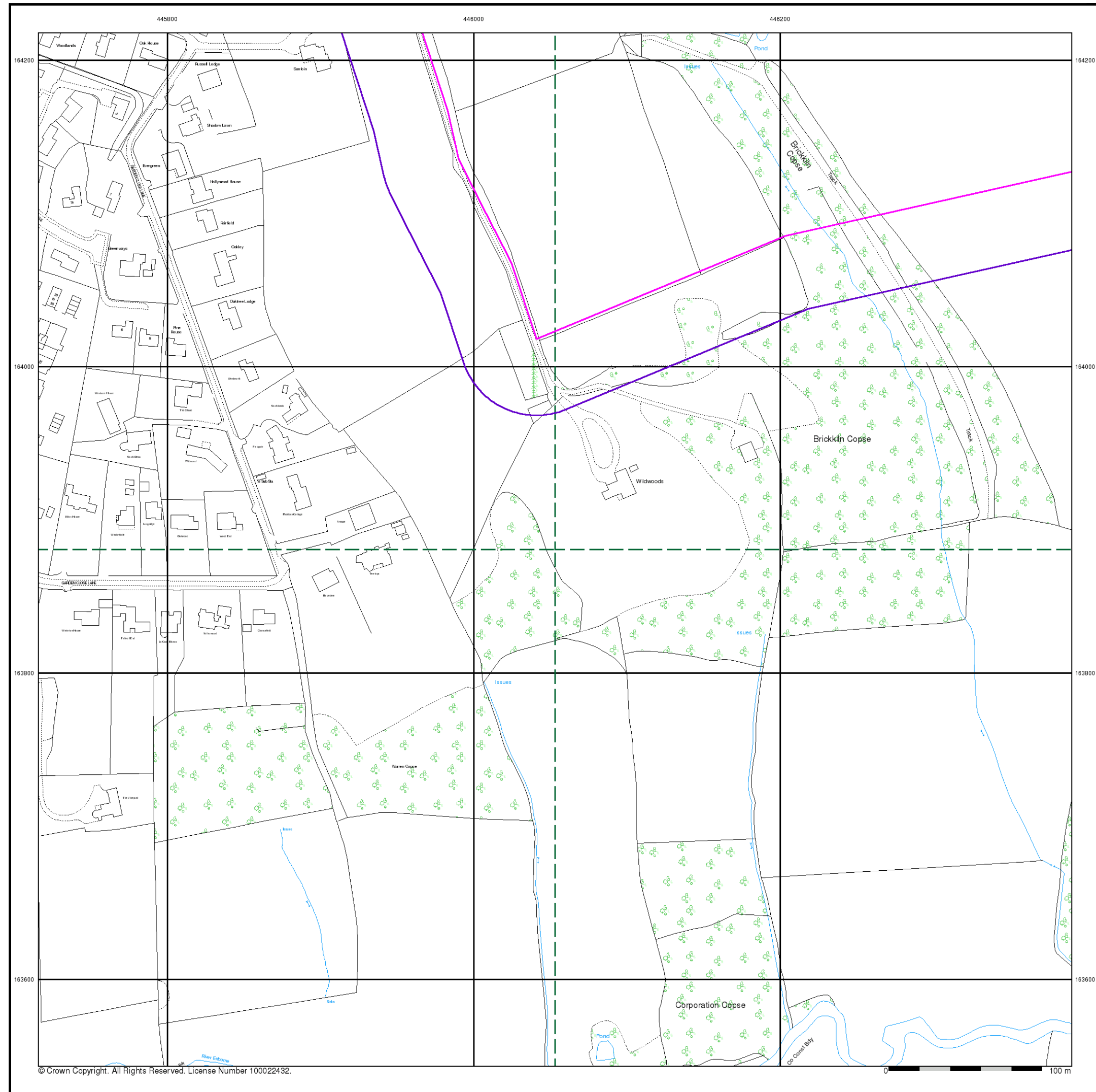
Order Details


Order Number: 28947356_1_1
 Customer Ref: Newbury B
 National Grid Reference: 446820, 164500
 Slice: A
 Site Area (Ha): 130.99
 Search Buffer (m): 50

Site Details

Site at, Newbury, West Berkshire







General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location
- Pylon
- Overhead Transmission Line

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Radioactive Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Geological

- BGS Recorded Mineral Site

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry


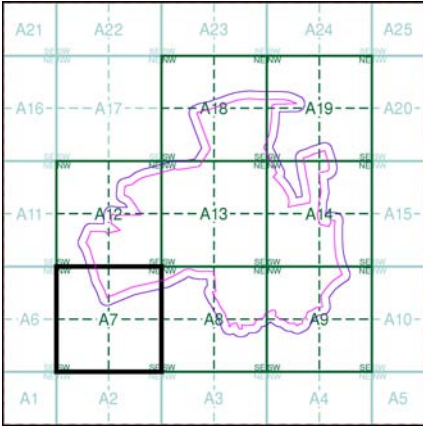
Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
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- Local Authority Recorded Landfill Site
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

Site Sensitivity Map - Segment A7




Order Details

Order Number:	28947356_1_1
Customer Ref:	Newbury B
National Grid Reference:	446820, 164500
Slice:	A
Site Area (Ha):	130.99
Plot Buffer (m):	50

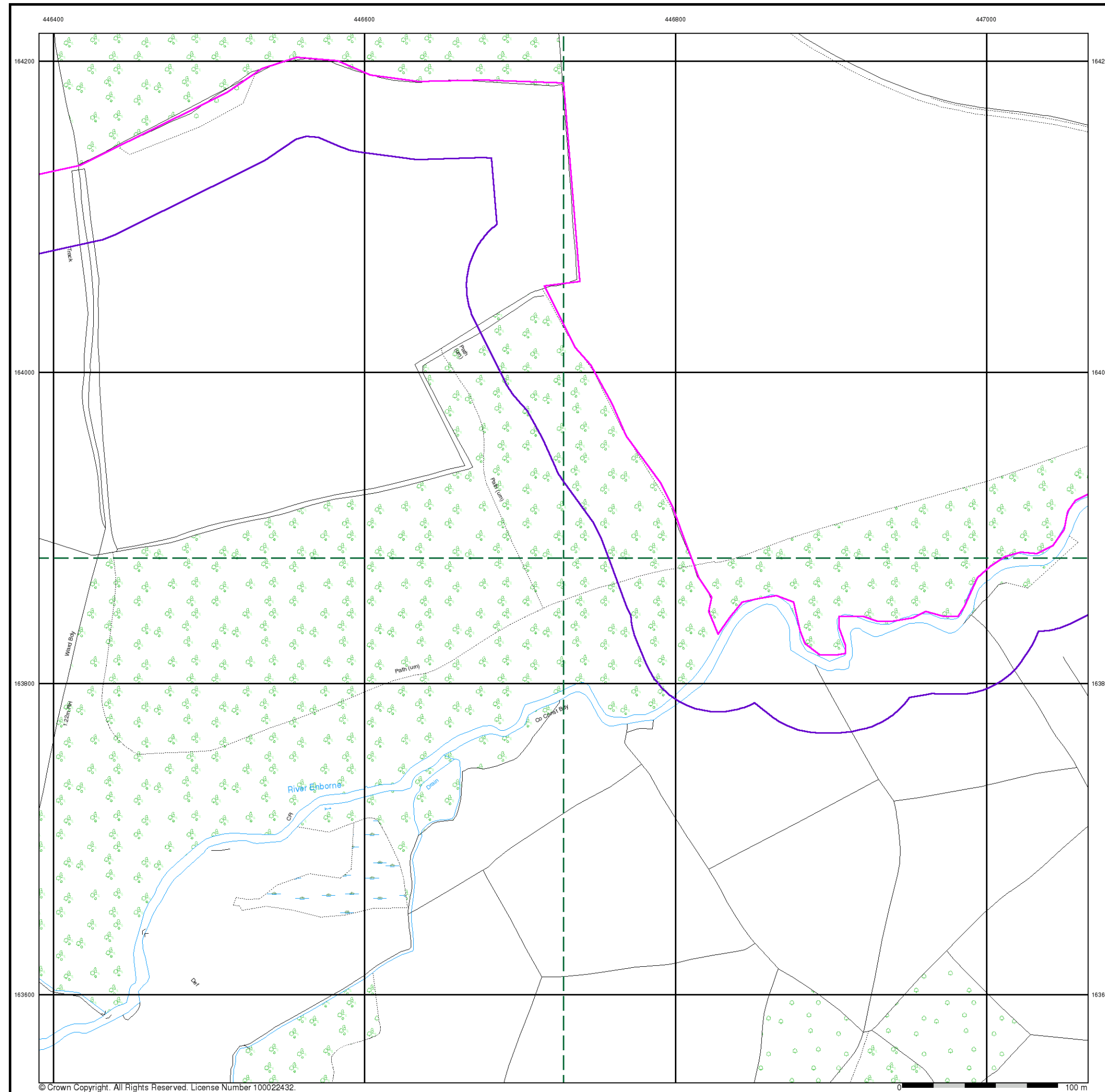
Site Details

Site at, Newbury, West Berkshire

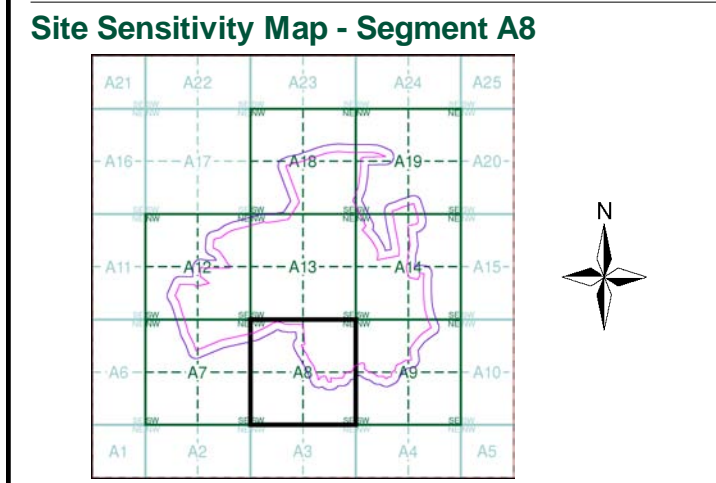


Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

A Landmark Information Group Service v40.0 25-Sep-2009 Page 1 of 8



- General**
 - Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
 - Map ID
 - Several of Type at Location
 - Pylon
 - Overhead Transmission Line
- Agency and Hydrological**
 - Contaminated Land Register Entry or Notice (Location)
 - Contaminated Land Register Entry or Notice
 - Discharge Consent
 - Enforcement or Prohibition Notice
 - Integrated Pollution Control
 - Integrated Pollution Prevention Control
 - Local Authority Integrated Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control Enforcement
 - Pollution Incident to Controlled Waters
 - Prosecution Relating to Authorised Processes
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 - Registered Landfill Site (Point Buffered to 250m)
 - Registered Waste Transfer Site (Location)
 - Registered Waste Transfer Site
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 - Registered Waste Treatment or Disposal Site
- Hazardous Substances**
 - COMAH Site
 - Explosive Site
 - NIHHS Site
 - Planning Hazardous Substance Consent
 - Planning Hazardous Substance Enforcement
- Geological**
 - BGS Recorded Mineral Site
- Industrial Land Use**
 - Contemporary Trade Directory Entry
 - Fuel Station Entry



Order Details
Order Number: 28947356_1_1
Customer Ref: Newbury B
National Grid Reference: 446820, 164500
Slice: A
Site Area (Ha): 130.99
Plot Buffer (m): 50

Site Details
Site at, Newbury, West Berkshire

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location
- Pylon
- Overhead Transmission Line

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
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Waste

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- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

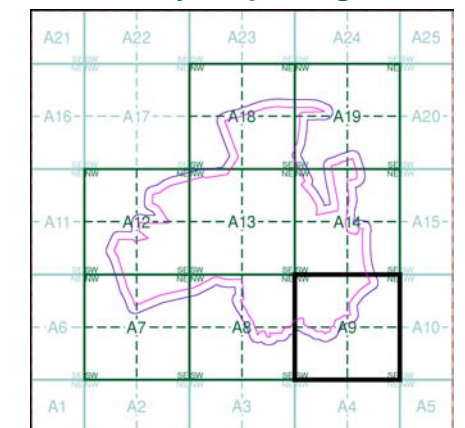
Geological

- BGS Recorded Mineral Site

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry

Site Sensitivity Map - Segment A9

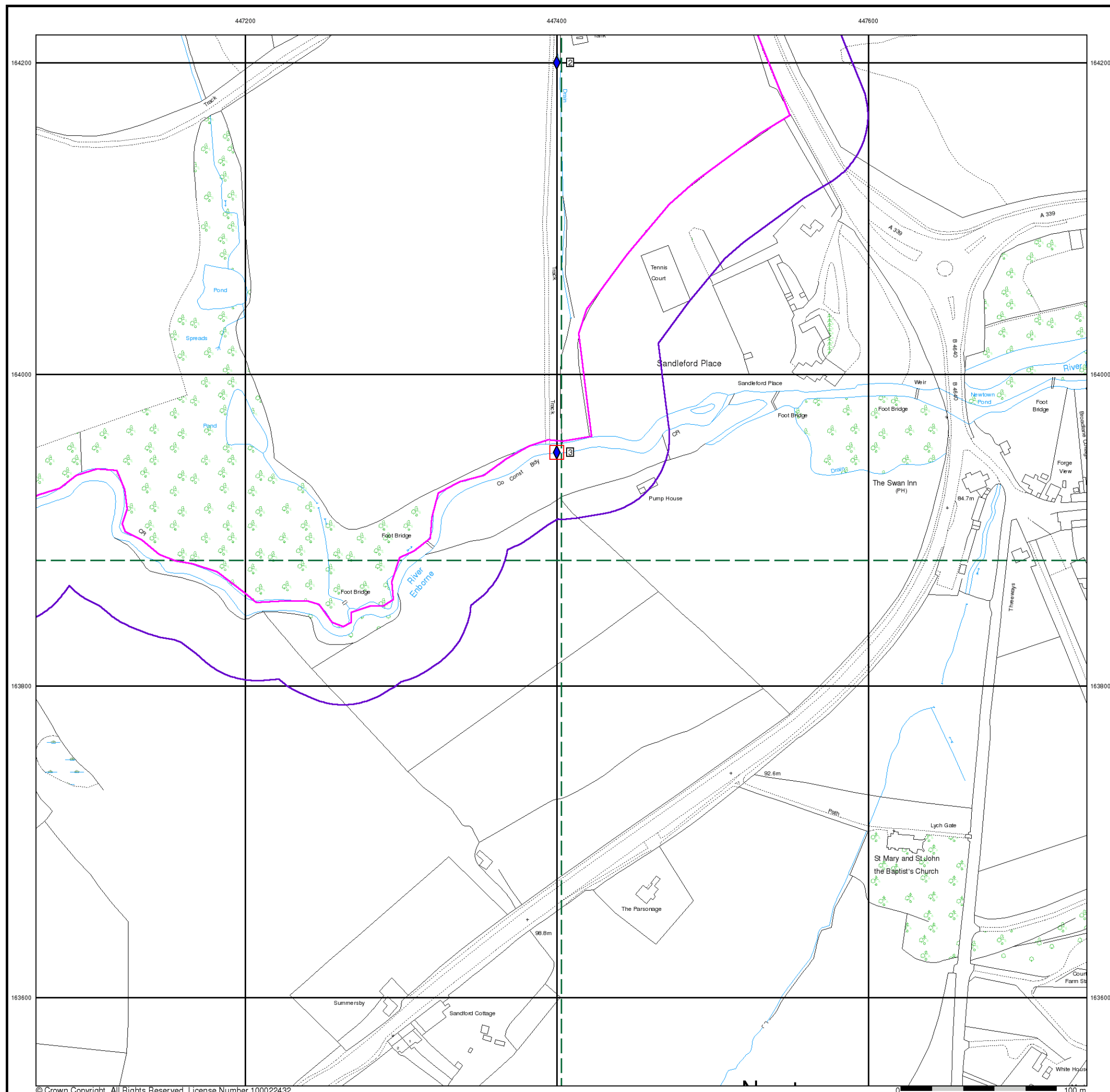


Order Details

Order Number: 28947356_1_1
 Customer Ref: Newbury B
 National Grid Reference: 446820, 164500
 Slice: A
 Site Area (Ha): 130.99
 Plot Buffer (m): 50

Site Details

Site at, Newbury, West Berkshire



General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location
- Pylon
- Overhead Transmission Line

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
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- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
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- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
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- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

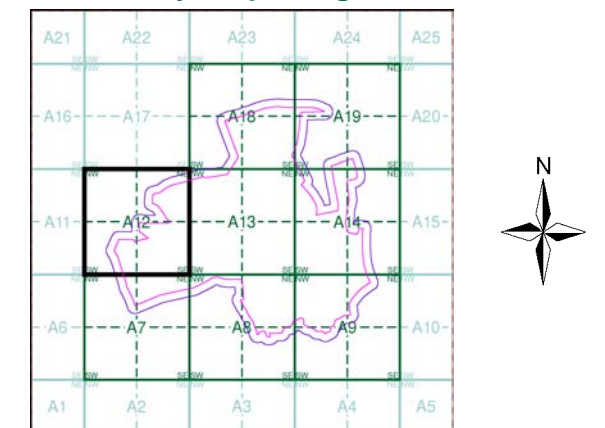
Geological

- BGS Recorded Mineral Site

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry

Site Sensitivity Map - Segment A12

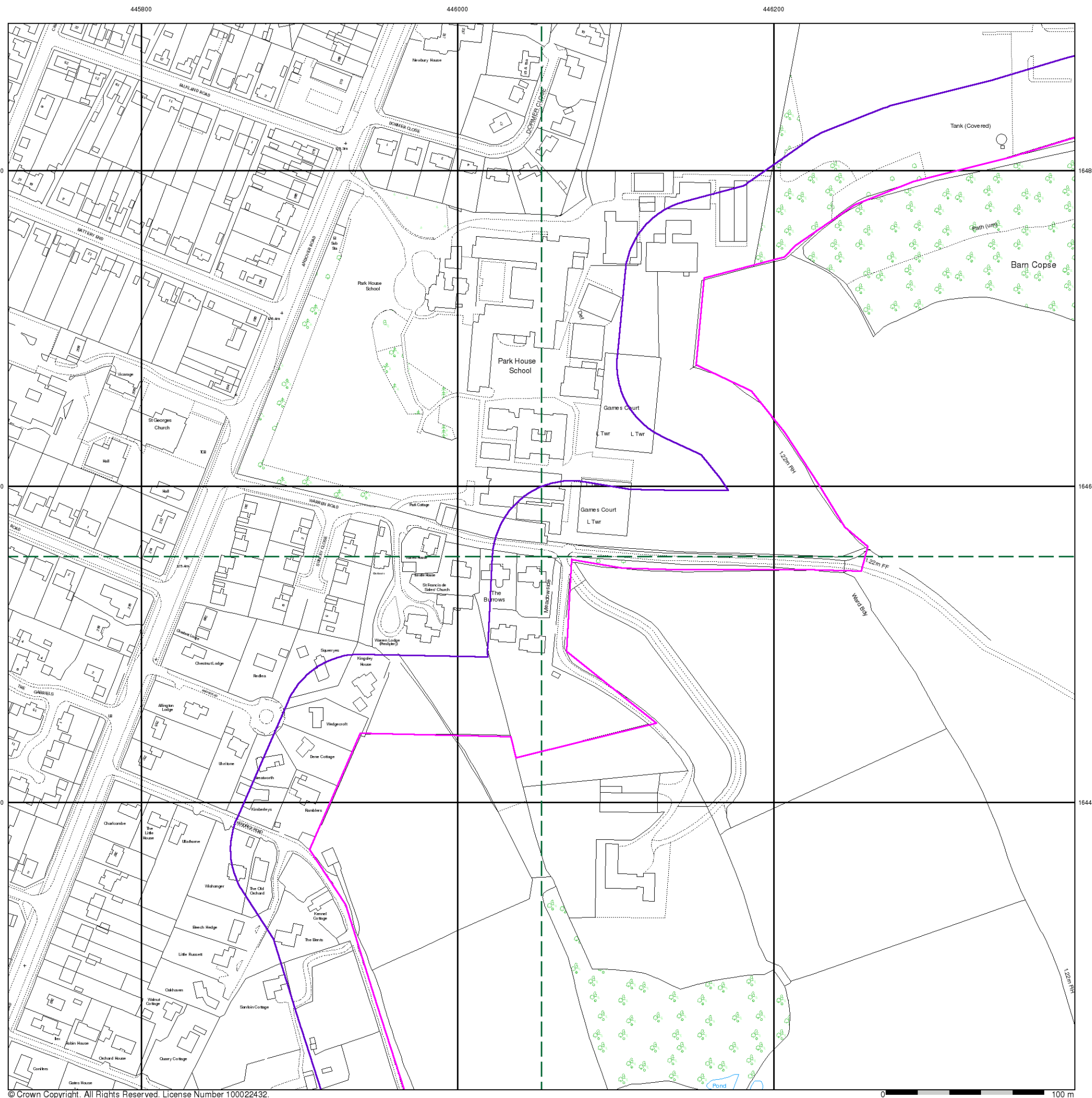


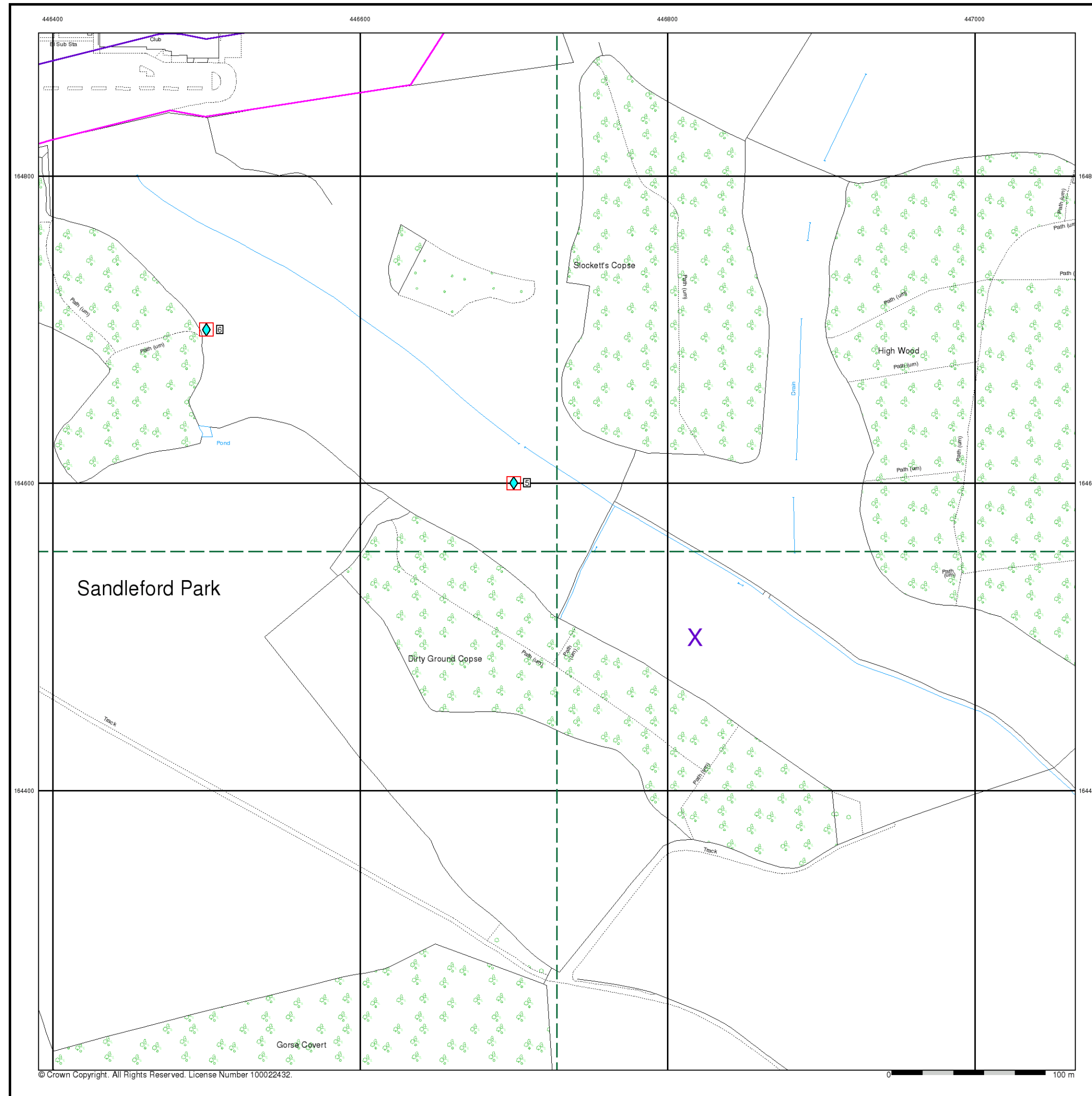
Order Details

Order Number: 28947356_1_1
 Customer Ref: Newbury B
 National Grid Reference: 446820, 164500
 Slice: A
 Site Area (Ha): 130.99
 Plot Buffer (m): 50

Site Details

Site at, Newbury, West Berkshire



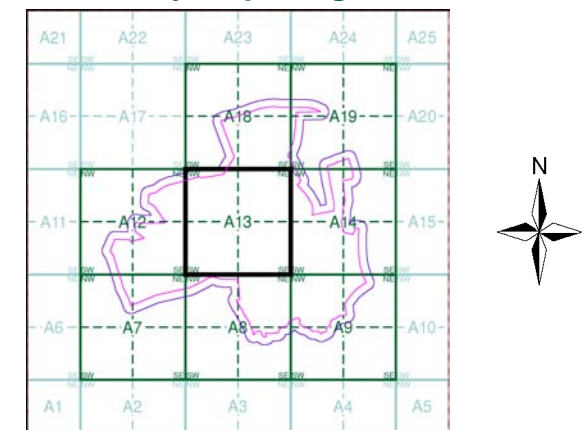


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- General**
 - Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
 - Map ID
 - Several of Type at Location
 - Pylon
 - Overhead Transmission Line
- Agency and Hydrological**
 - Contaminated Land Register Entry or Notice (Location)
 - Contaminated Land Register Entry or Notice
 - Discharge Consent
 - Enforcement or Prohibition Notice
 - Integrated Pollution Control
 - Integrated Pollution Prevention Control
 - Local Authority Integrated Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control Enforcement
 - Pollution Incident to Controlled Waters
 - Prosecution Relating to Authorised Processes
 - Prosecution Relating to Controlled Waters
 - Registered Radioactive Substance
 - River Network or Water Feature
 - River Quality Sampling Point
 - Substantiated Pollution Incident Register
 - Water Abstraction
 - Water Industry Act Referral
- Waste**
 - BGS Recorded Landfill Site (Location)
 - BGS Recorded Landfill Site
 - EA Historic Landfill (Buffered Point)
 - EA Historic Landfill (Polygon)
 - Integrated Pollution Control Registered Waste Site
 - Licensed Waste Management Facility (Landfill Boundary)
 - Licensed Waste Management Facility (Location)
 - Local Authority Recorded Landfill Site (Location)
 - Local Authority Recorded Landfill Site
 - Registered Landfill Site
 - Registered Landfill Site (Location)
 - Registered Landfill Site (Point Buffered to 100m)
 - Registered Landfill Site (Point Buffered to 250m)
 - Registered Waste Transfer Site (Location)
 - Registered Waste Transfer Site
 - Registered Waste Treatment or Disposal Site (Location)
 - Registered Waste Treatment or Disposal Site
- Hazardous Substances**
 - COMAH Site
 - Explosive Site
 - NIHHS Site
 - Planning Hazardous Substance Consent
 - Planning Hazardous Substance Enforcement
- Geological**
 - BGS Recorded Mineral Site
- Industrial Land Use**
 - Contemporary Trade Directory Entry
 - Fuel Station Entry

Site Sensitivity Map - Segment A13



Order Details
Order Number: 28947356_1_1
Customer Ref: Newbury B
National Grid Reference: 446820, 164500
Slice: A
Site Area (Ha): 130.99
Plot Buffer (m): 50

Site Details
Site at, Newbury, West Berkshire

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location
- Pylon
- Overhead Transmission Line

Agency and Hydrological

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- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Waste

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- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

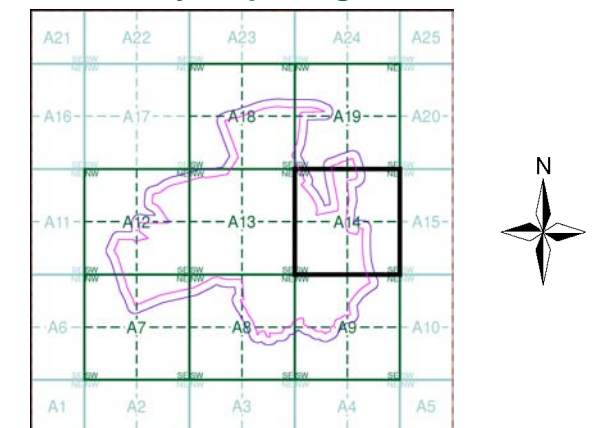
Geological

- BGS Recorded Mineral Site

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry

Site Sensitivity Map - Segment A14

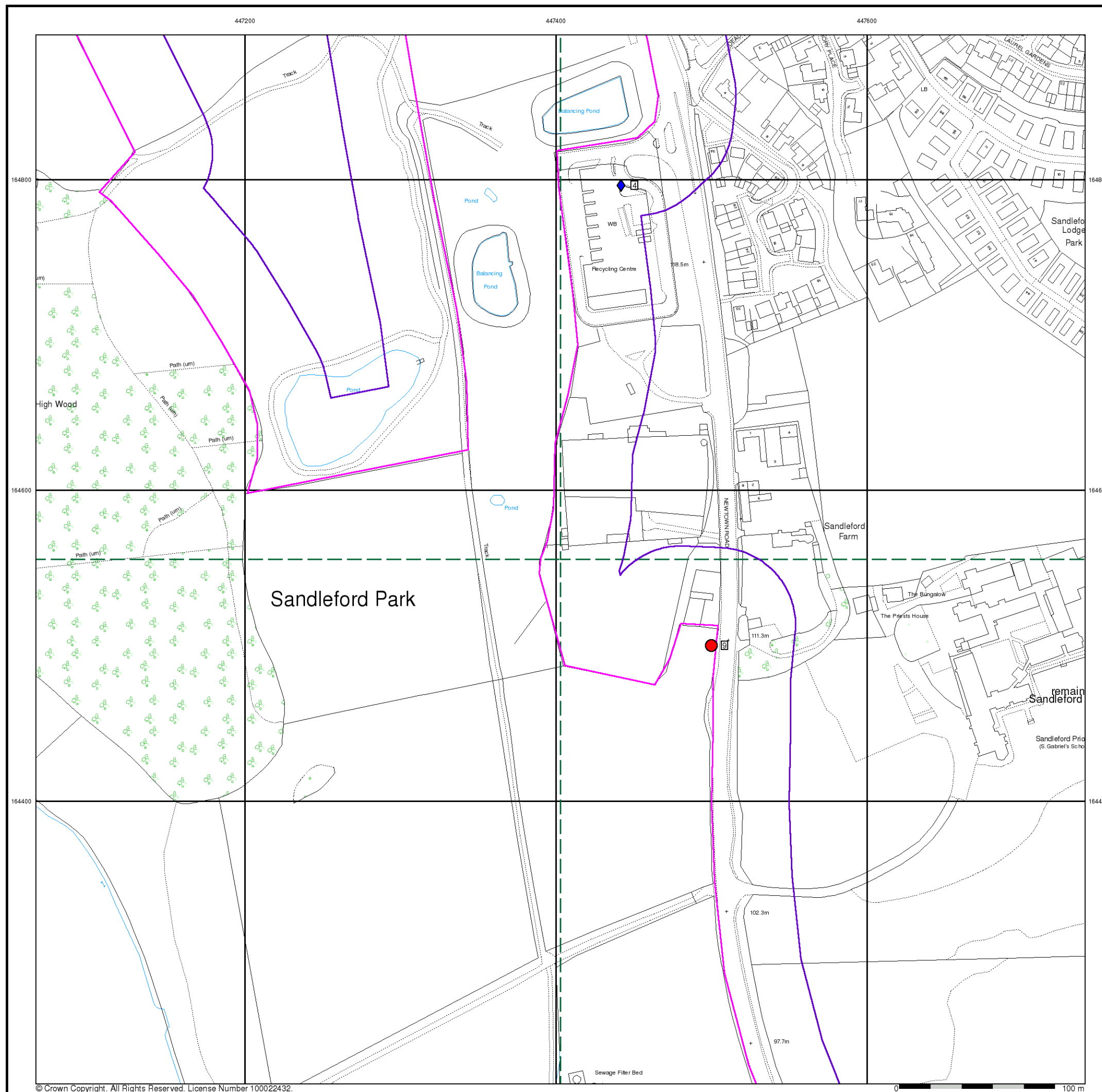


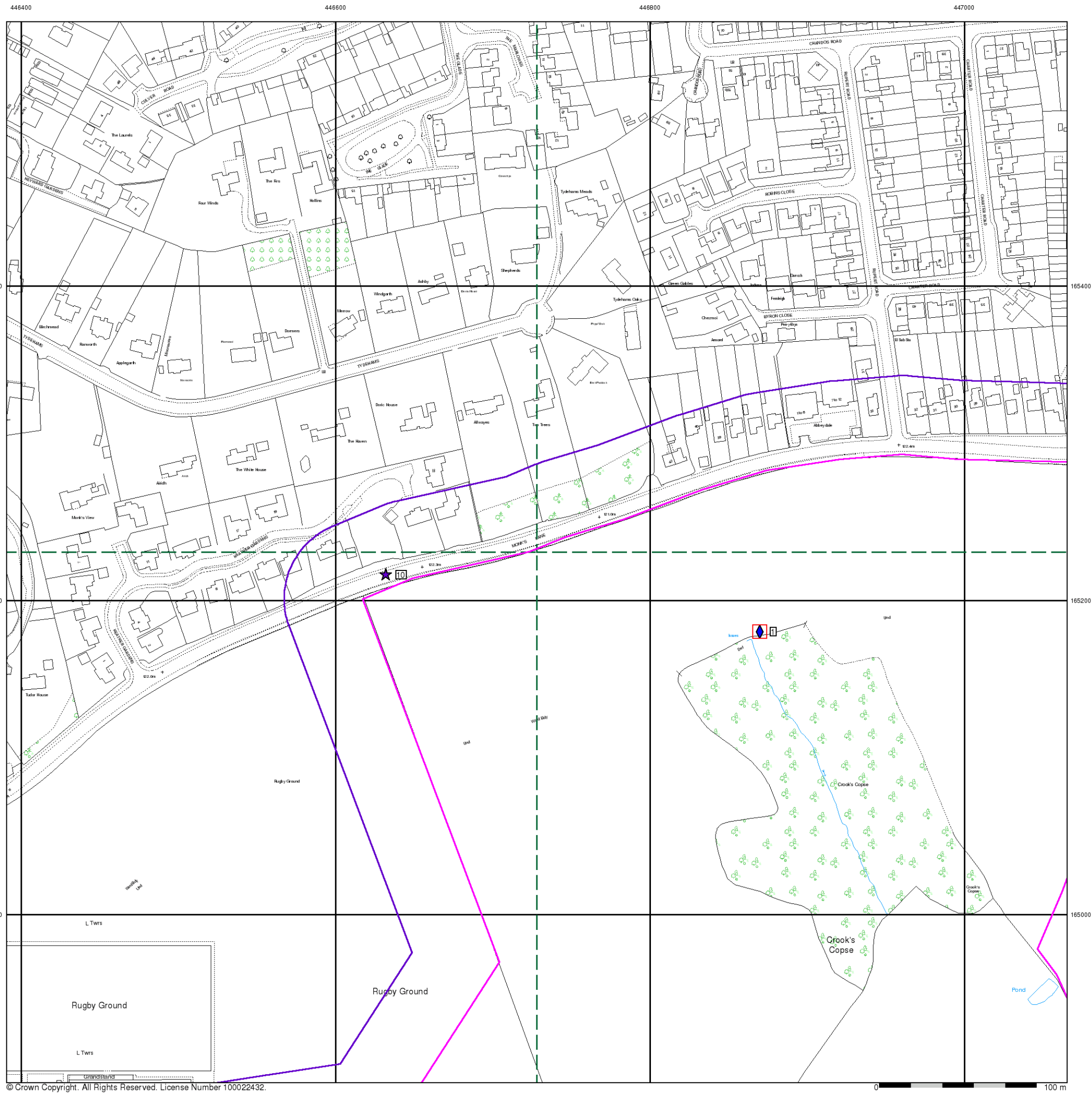
Order Details

Order Number: 28947356_1_1
 Customer Ref: Newbury B
 National Grid Reference: 446820, 164500
 Slice: A
 Site Area (Ha): 130.99
 Plot Buffer (m): 50

Site Details

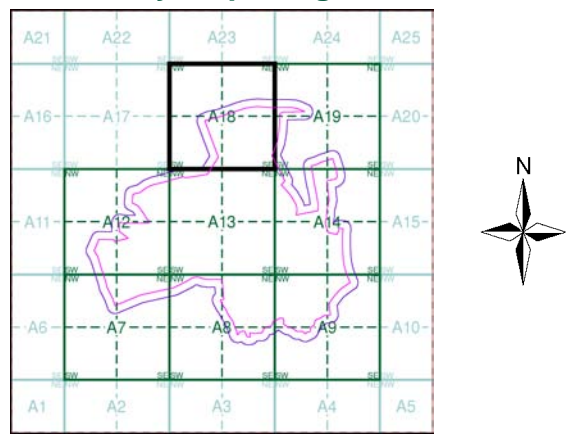
Site at, Newbury, West Berkshire





- General**
- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
 - Map ID
 - Several of Type at Location
 - Pylon
 - Overhead Transmission Line
- Agency and Hydrological**
- Contaminated Land Register Entry or Notice (Location)
 - Contaminated Land Register Entry or Notice
 - Discharge Consent
 - Enforcement or Prohibition Notice
 - Integrated Pollution Control
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 - Substantiated Pollution Incident Register
 - Water Abstraction
 - Water Industry Act Referral
- Waste**
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 - Prosecution Relating to Authorised Processes
 - Registered Landfill Site (Point Buffered to 100m)
 - Registered Landfill Site (Point Buffered to 250m)
 - Registered Waste Transfer Site (Location)
 - Registered Waste Transfer Site
 - Registered Waste Treatment or Disposal Site (Location)
 - Registered Waste Treatment or Disposal Site
- Hazardous Substances**
- COMAH Site
 - Explosive Site
 - NIHHS Site
 - Planning Hazardous Substance Consent
 - Planning Hazardous Substance Enforcement
- Geological**
- BGS Recorded Mineral Site
- Industrial Land Use**
- Contemporary Trade Directory Entry
 - Fuel Station Entry

Site Sensitivity Map - Segment A18



Order Details

Order Number: 28947356_1_1
Customer Ref: Newbury B
National Grid Reference: 446820, 164500
Slice: A
Site Area (Ha): 130.99
Plot Buffer (m): 50

Site Details

Site at, Newbury, West Berkshire

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Severall of Type at Location
- Pylon
- Overhead Transmission Line

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
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- Pollution Incident to Controlled Waters
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- Substantiated Pollution Incident Register
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- BGS Recorded Mineral Site
- BGS Recorded Landfill Site (Location)
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- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Waste

Hazardous Substances

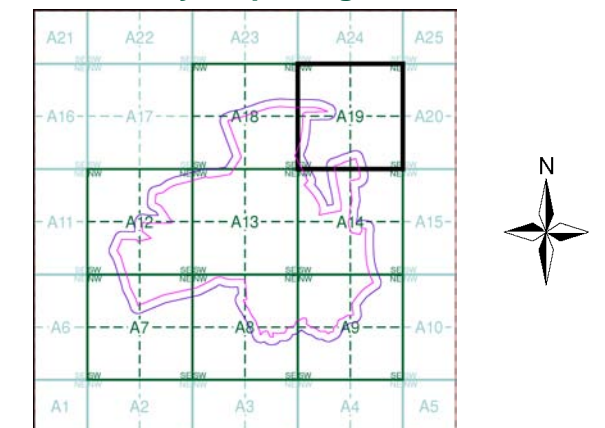
Geological

- BGS Recorded Mineral Site

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry
- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

Site Sensitivity Map - Segment A19

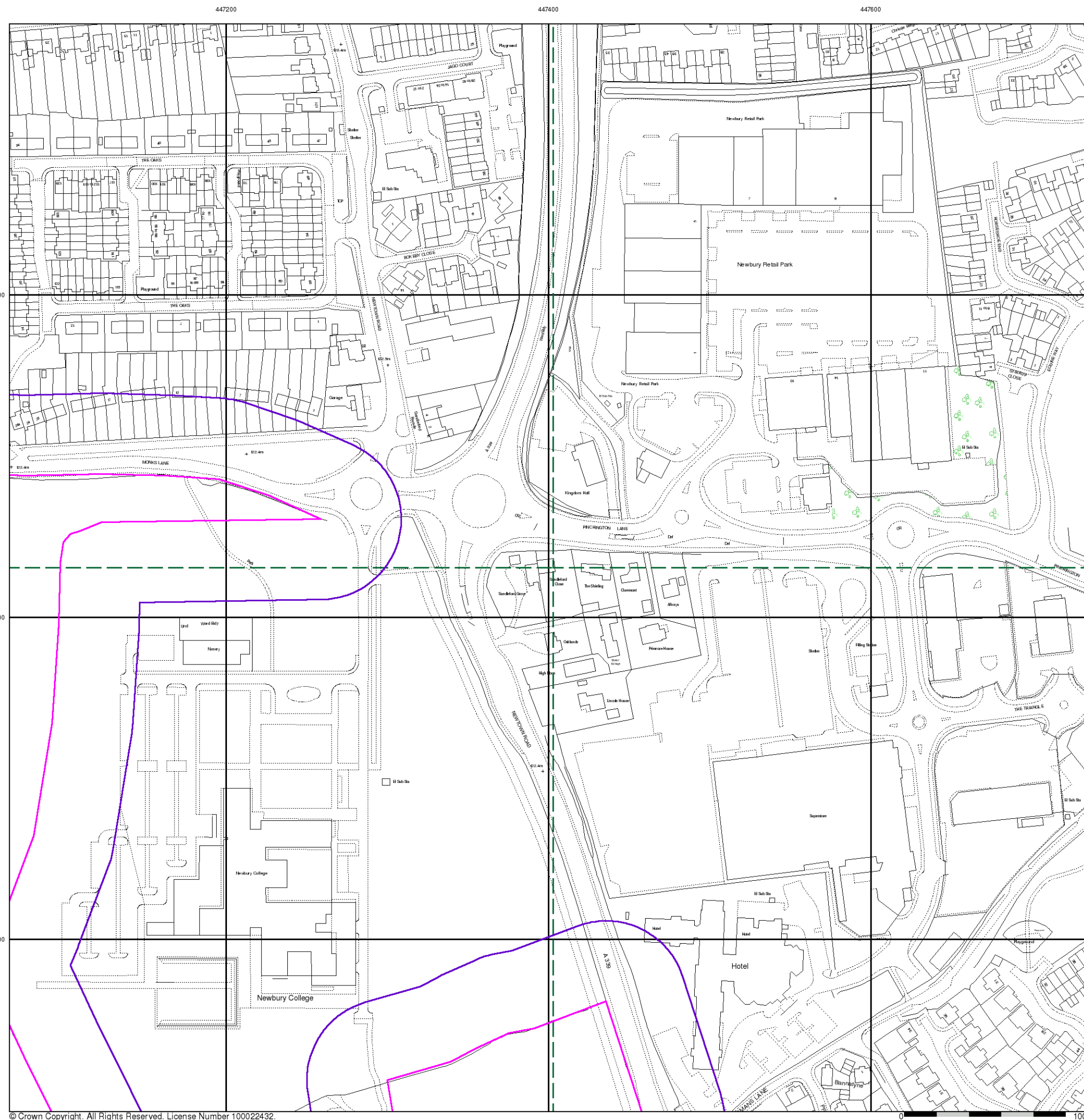


Order Details

Order Number: 28947356_1_1
 Customer Ref: Newbury B
 National Grid Reference: 446820, 164500
 Slice: A
 Site Area (Ha): 130.99
 Plot Buffer (m): 50

Site Details

Site at, Newbury, West Berkshire





Appendix E – Historical Ordnance Survey Plans

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

	Gravel Pit		Sand Pit		Other Pits
	Quarry		Shingle		Orchard
	Osiers		Reeds		Marsh
	Mixed Wood		Deciduous		Brushwood
	Fir		Furze		Rough Pasture
	Arrow denotes flow of water		Trigonometrical Station		
	Site of Antiquities		Bench Mark		
	Pump, Guide Post, Signal Post		Well, Spring, Boundary Post		
	•285 Surface Level				
	Sketched Contour		Instrumental Contour		
	Main Roads		Minor Roads		
	Sunken Road		Raised Road		
	Road over Railway		Railway over River		
	Railway over Road		Level Crossing		
	Road over River or Canal		Road over Stream		
	Road over Stream				
	County Boundary (Geographical)				
	County & Civil Parish Boundary				
	Administrative County & Civil Parish Boundary				
	County Borough Boundary (England)				
	County Burgh Boundary (Scotland)				
	Rural District Boundary				
	Civil Parish Boundary				

Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Bracken		Heath
	Marsh		Reeds
	Building		Glasshouse
	Sloping Masonry		Pylon
	Cutting		Embankment
	Road Under		Road Over
	Level Crossing		Foot Bridge
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		Administrative County, County Borough or County of City
	Municipal Borough, Urban or Rural District, Burgh or District Council		Borough, Burgh or County Constituency
	Civil Parish		
	BP, BS Boundary Post or Stone		Police Station
	Church		Post Office
	Club House		Public Convenience
	Fire Engine Station		Public House
	Foot Bridge		Signal Box
	Fountain		Spring
	Guide Post		Telephone Call Box
	Mile Post		Telephone Call Post
	Mile Stone		Well

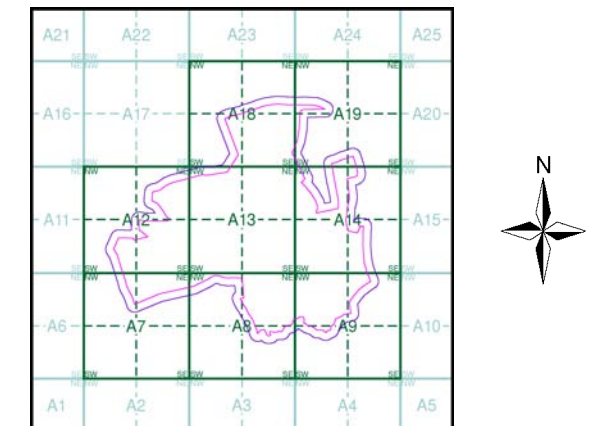
1:10,000 Raster Mapping

	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil, parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
	Area of wooded vegetation		Non-coniferous trees
	Non-coniferous trees (scattered)		Coniferous trees
	Coniferous trees (scattered)		Positioned tree
	Orchard		Coppice or Osiers
	Rough Grassland		Heath
	Scrub		Marsh, Salt Marsh or Reeds
	Water feature		Flow arrows
	Mean high water (springs)		Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)
	Bench mark (where shown)		Triangulation station
	Point feature (e.g. Guide Post or Mile Stone)		Pylon, flare stack or lighting tower
	Site of (antiquity)		Glasshouse
	General Building		Important Building

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Hampshire & Isle Of Wight	1:10,560	1877	2
Berkshire	1:10,560	1882	3
Hampshire & Isle Of Wight	1:10,560	1896	4
Berkshire	1:10,560	1900	5
Berkshire	1:10,560	1912 - 1913	6
Berkshire	1:10,560	1932	7
Berkshire	1:10,560	1938	8
Historical Aerial Photography	1:10,560	1947	9
Ordnance Survey Plan	1:10,000	1961	10
Ordnance Survey Plan	1:10,000	1966	11
Ordnance Survey Plan	1:10,000	1974 - 1976	12
Ordnance Survey Plan	1:10,000	1982	13
Ordnance Survey Plan	1:10,000	1991 - 1993	14
10K Raster Mapping	1:10,000	1999	15
10K Raster Mapping	1:10,000	2006	16
10K Raster Mapping	1:10,000	2009	17

Historical Map - Slice A

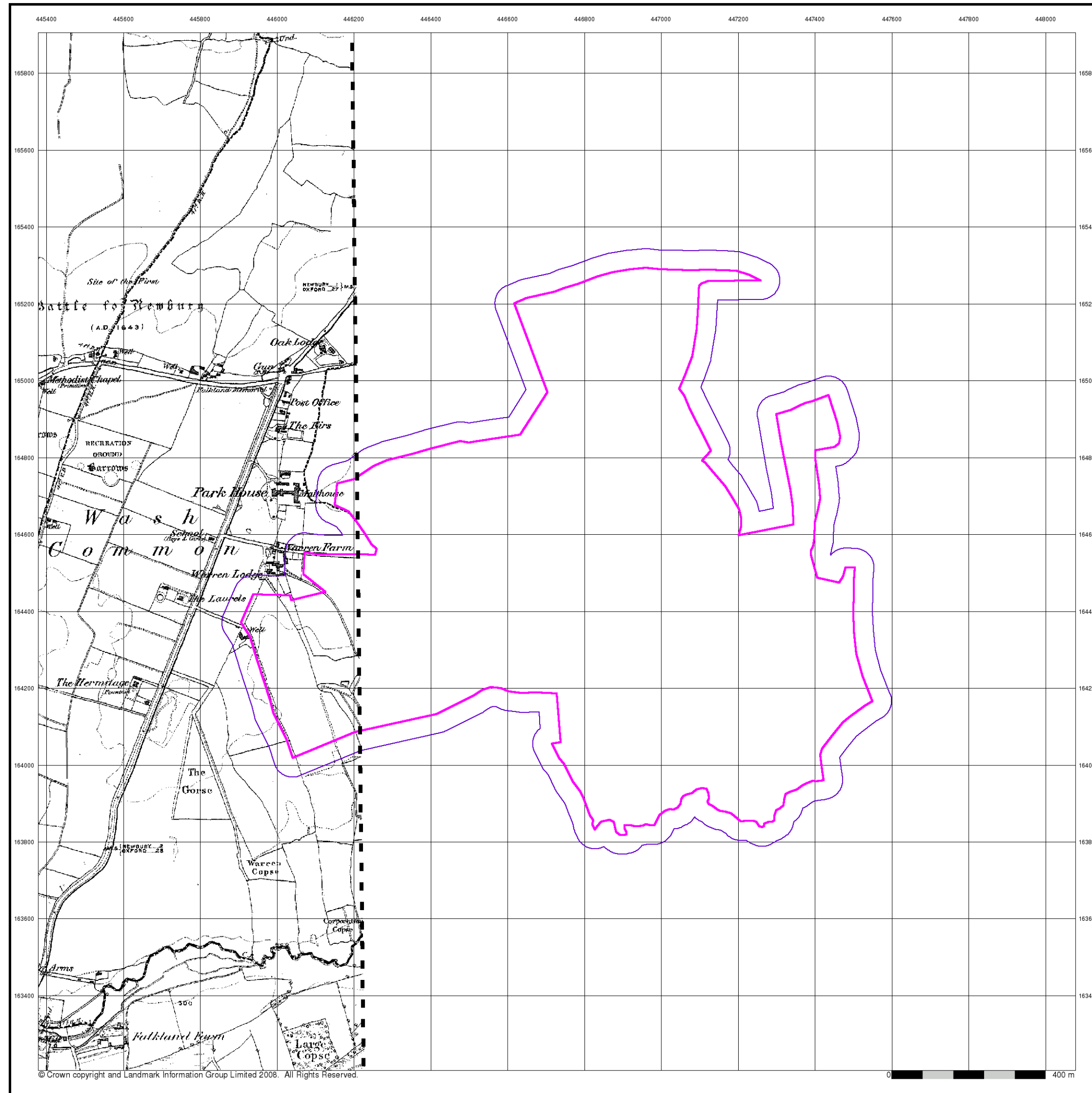


Order Details

Order Number: 28947356_1_1
Customer Ref: Newbury B
National Grid Reference: 446820, 164500
Slice: A
Site Area (Ha): 130.99
Search Buffer (m): 50

Site Details

Site at, Newbury, West Berkshire



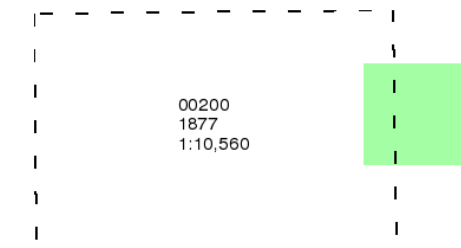
Hampshire & Isle Of Wight

Published 1877

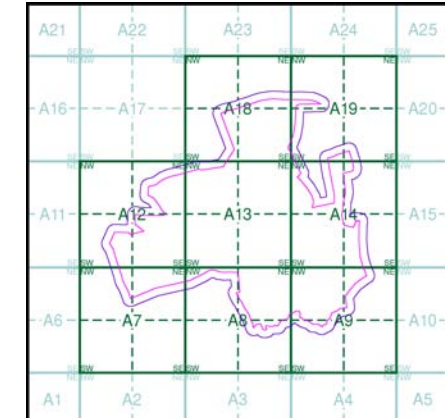
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

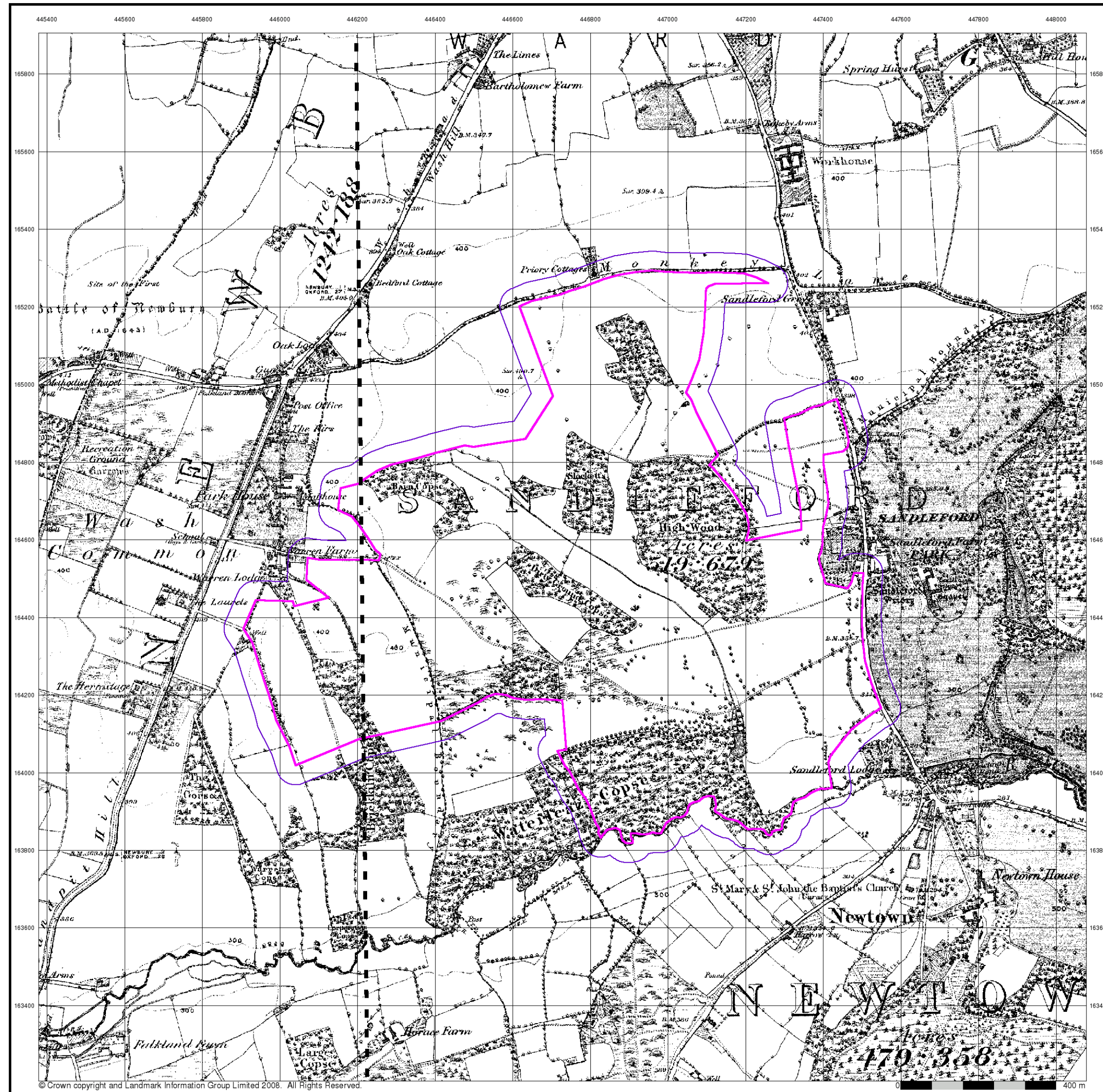
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Customer Ref: Newbury B
National Grid Reference: 446820, 164500
Slice: A
Site Area (Ha): 130.99
Search Buffer (m): 50

Site Details

Site at, Newbury, West Berkshire



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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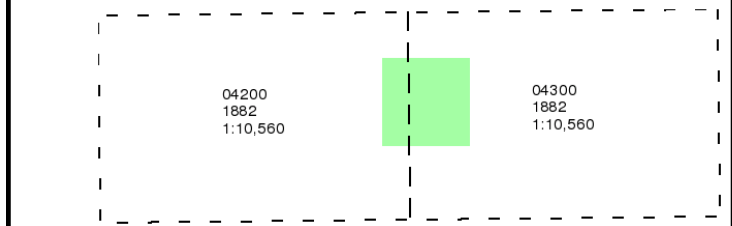
Berkshire

Published 1882

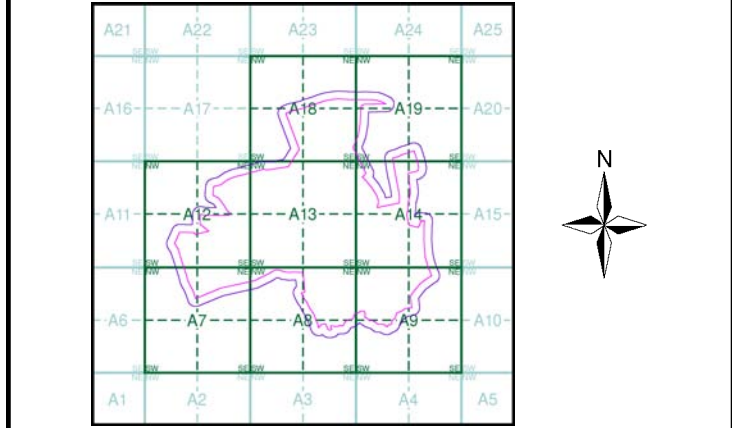
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Map Name(s) and Date(s)



Historical Map - Slice A

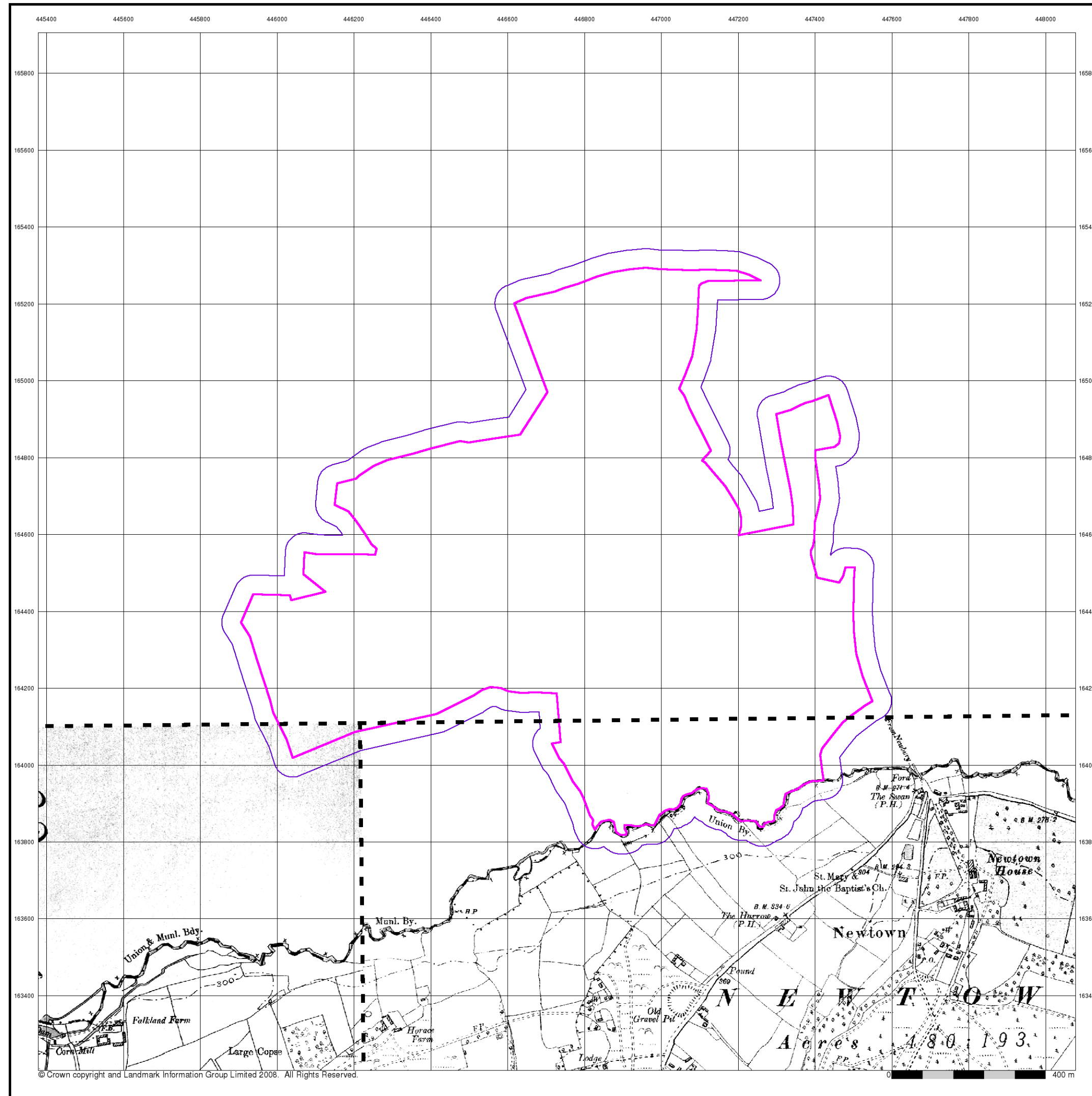


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Customer Ref:	Newbury B
National Grid Reference:	446820, 164500
Slice:	A
Site Area (Ha):	130.99
Search Buffer (m):	50

Site Details

Site at, Newbury, West Berkshire





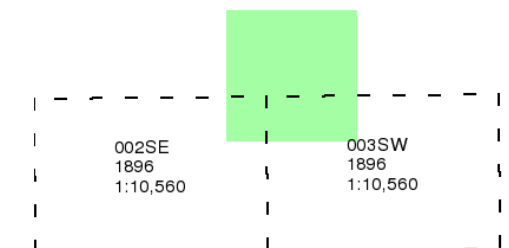
Hampshire & Isle Of Wight

Published 1896

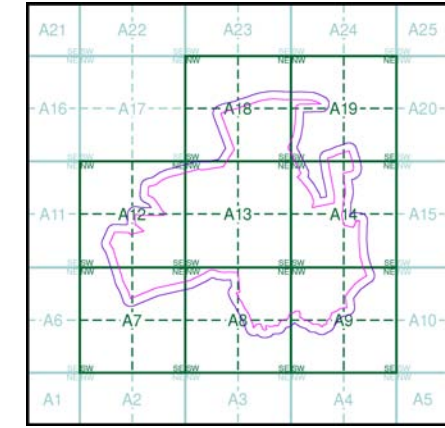
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Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

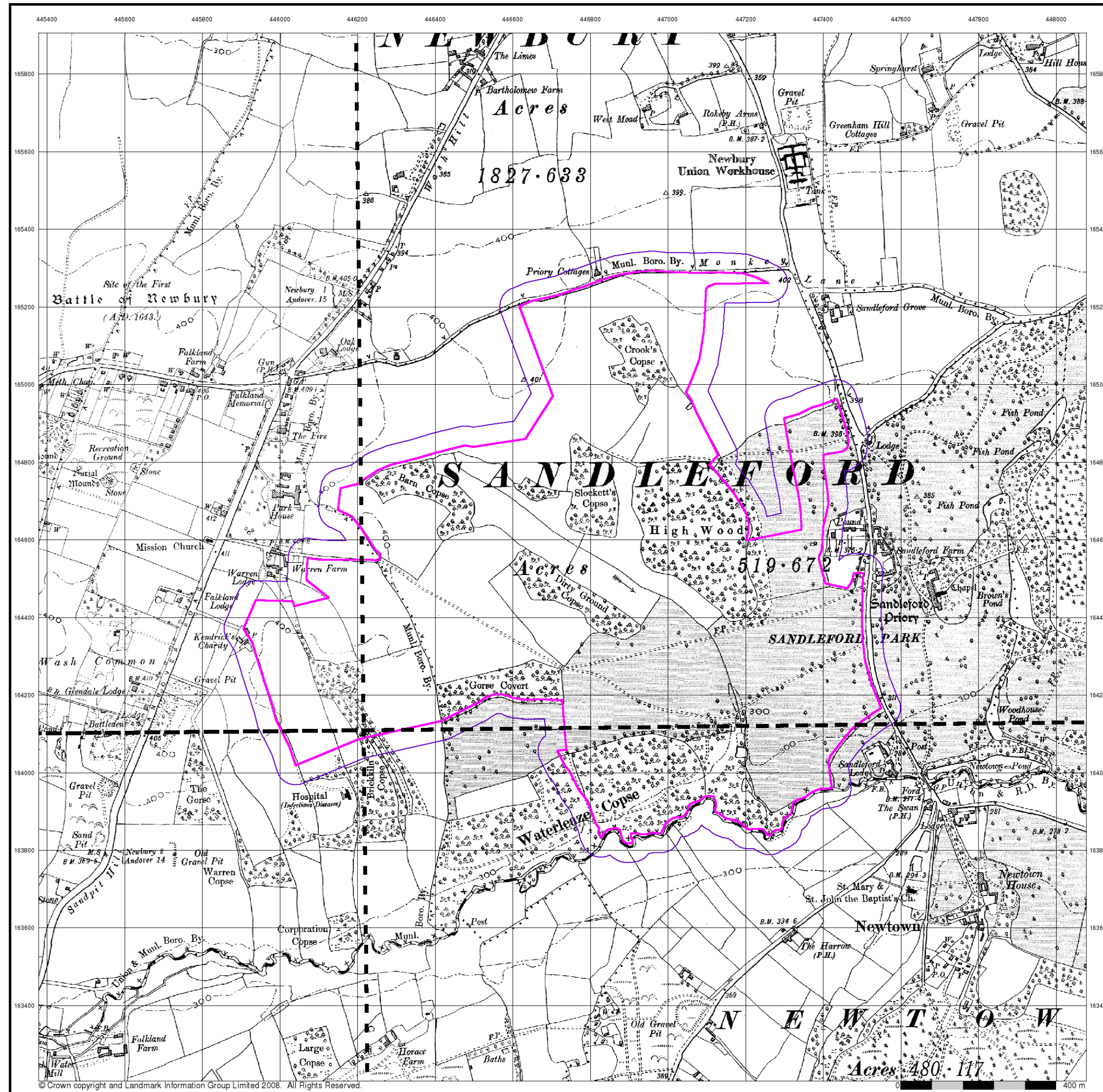
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National Grid Reference: 446820, 164500
Slice: A
Site Area (Ha): 130.99
Search Buffer (m): 50

Site Details

Site at, Newbury, West Berkshire



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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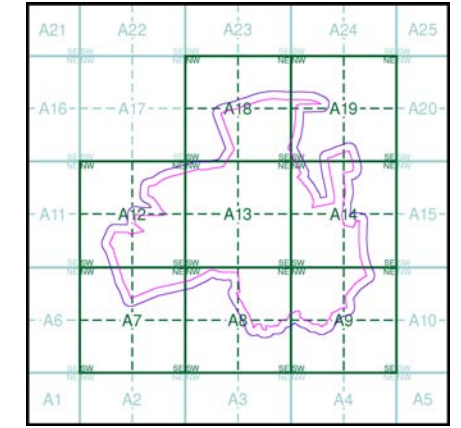
Berkshire
Published 1900
Source map scale - 1:10,560

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Map Name(s) and Date(s)

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042SE 1900 1:10,560	043SW 1900 1:10,560

Historical Map - Slice A



Order Details

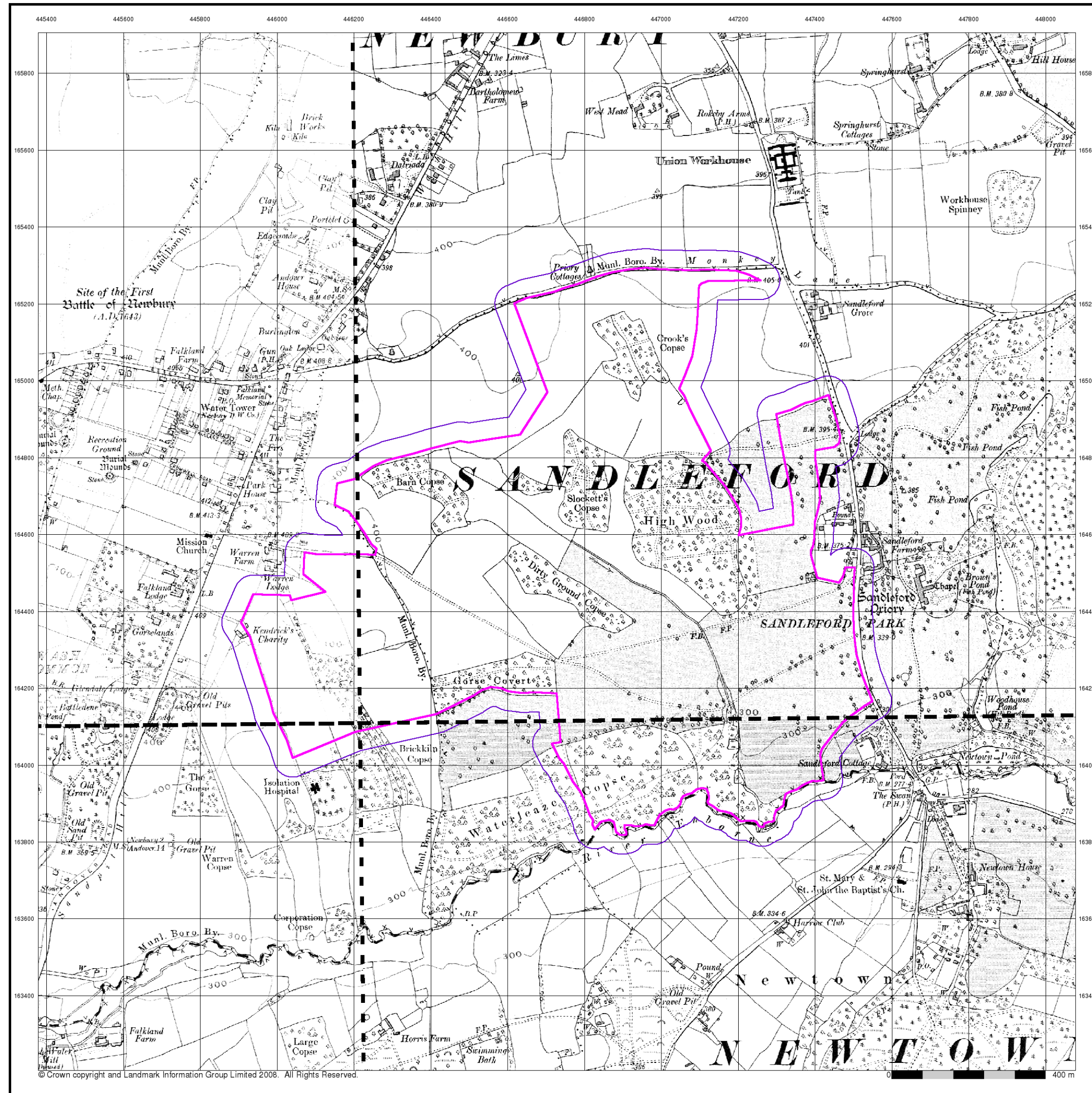
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Customer Ref: Newbury B
National Grid Reference: 446820, 164500
Slice: A
Site Area (Ha): 130.99
Search Buffer (m): 50

Site Details

Site at, Newbury, West Berkshire



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Berkshire

Published 1912 - 1913

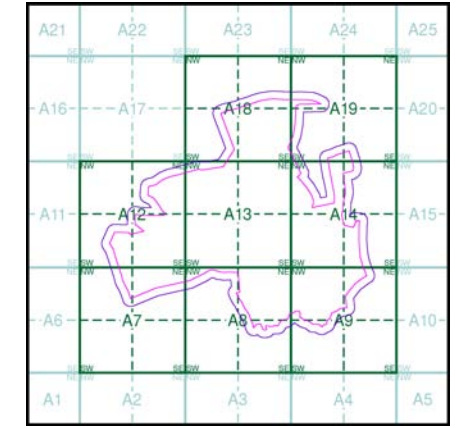
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Map Name(s) and Date(s)

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042SE 1912 1:10,560	043SW 1913 1:10,560

Historical Map - Slice A



Order Details

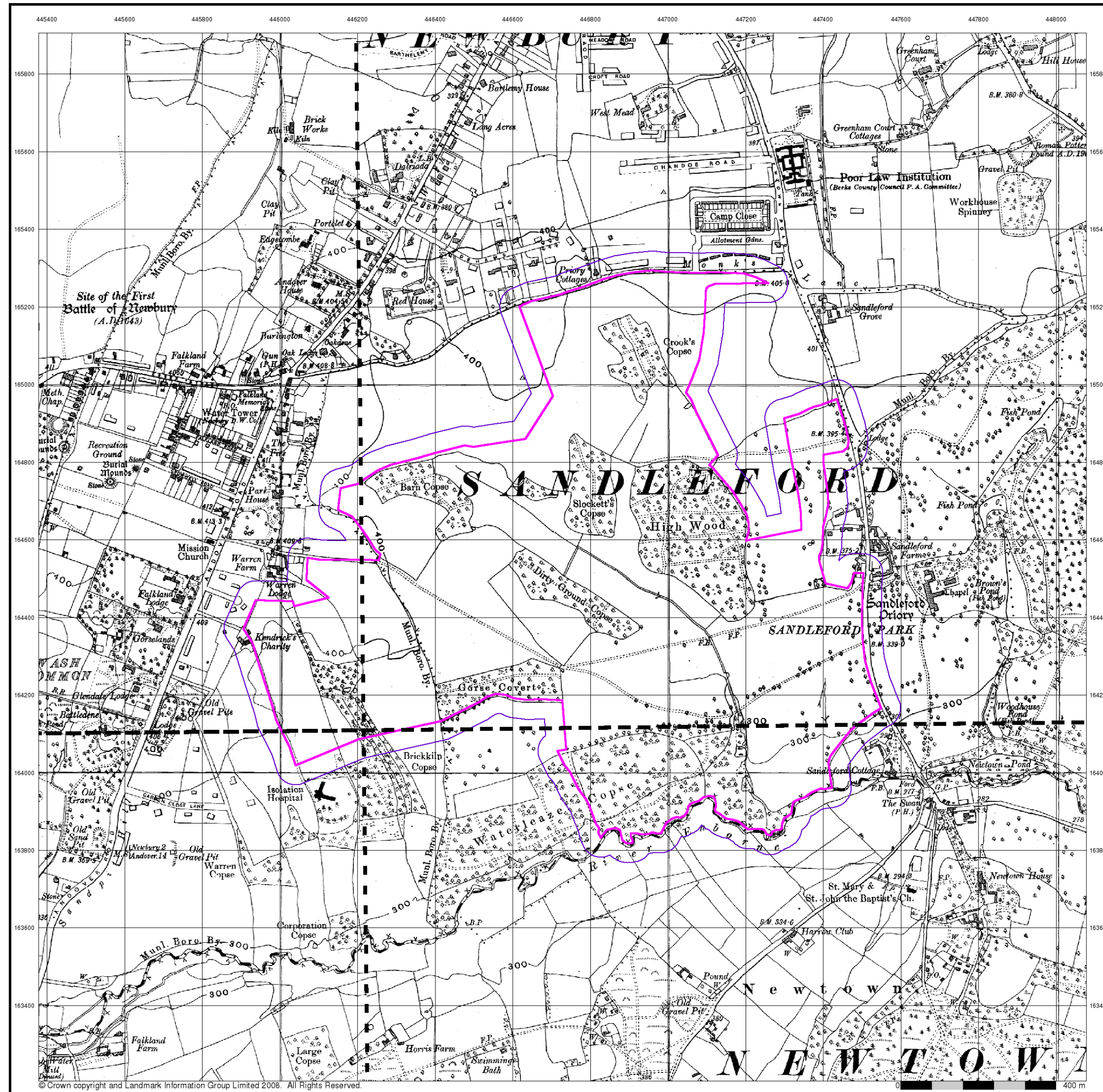
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Customer Ref: Newbury B
National Grid Reference: 446820, 164500
Slice: A
Site Area (Ha): 130.99
Search Buffer (m): 50

Site Details

Site at, Newbury, West Berkshire



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Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Berkshire

Published 1938

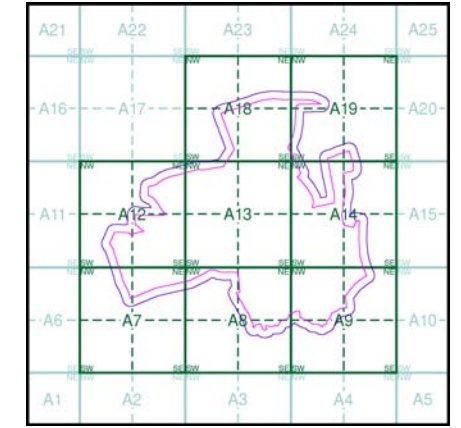
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

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042SE 1938 1:10,560	043SW 1938 1:10,560

Historical Map - Slice A



Order Details

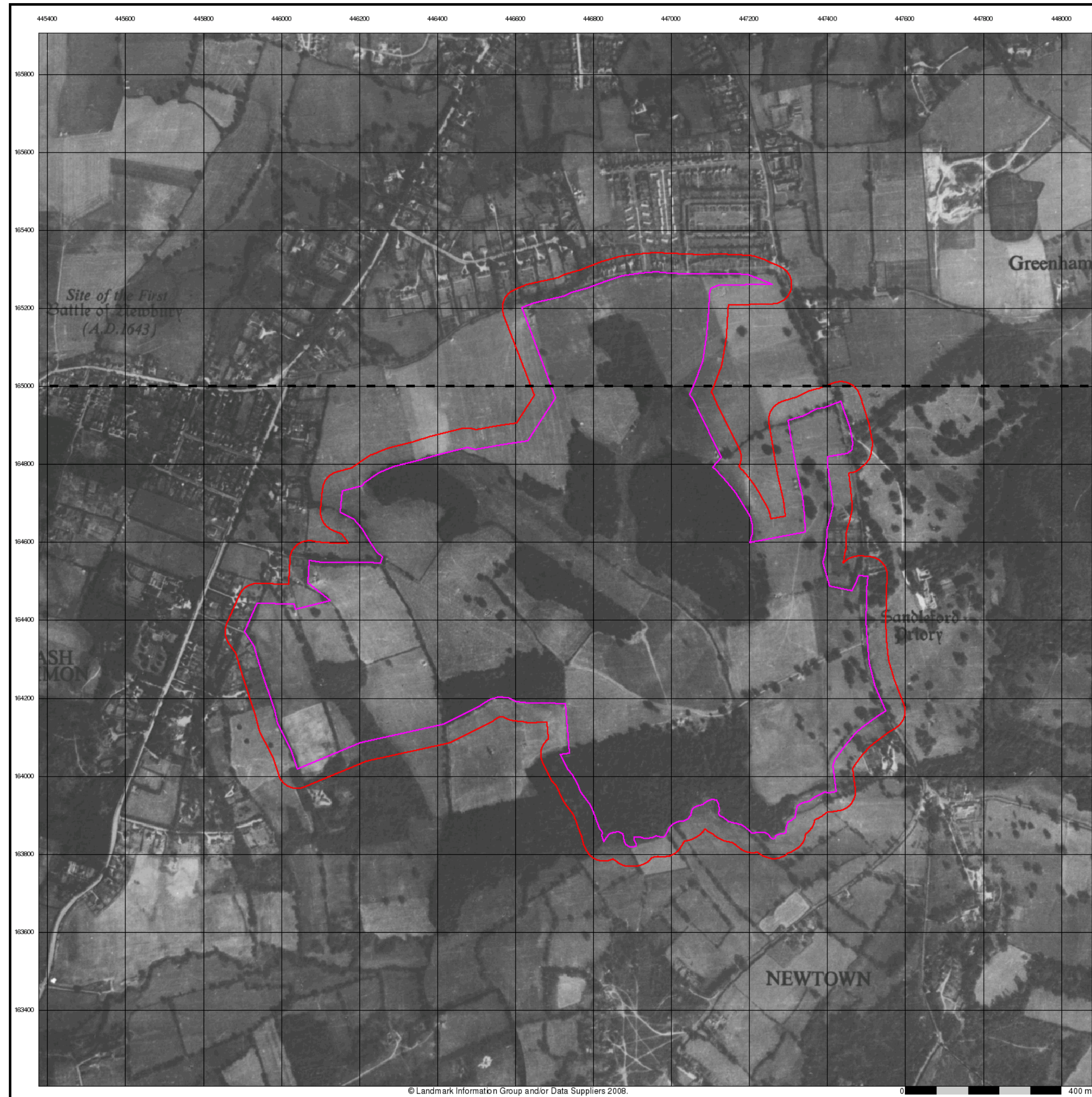
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National Grid Reference: 446820, 164500
Slice: A
Site Area (Ha): 130.99
Search Buffer (m): 50

Site Details

Site at, Newbury, West Berkshire



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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Historical Aerial Photography

Published 1947

Source map scale - 1:10,560

The Historical Aerial Photos were produced by the Ordnance Survey at a scale of 1:1,250 and 1:10,560 from Air Force photography. They were produced between 1944 and 1951 as an interim measure, pending preparation of conventional mapping, due to post war resource shortages. New security measures in the 1950's meant that every photograph was re-checked for potentially unsafe information with security sites replaced by fake fields or clouds. The original editions were withdrawn and only later made available after a period of fifty years although due to the accuracy of the editing, without viewing both revisions it is not easy to spot the edits. Where available Landmark have included both revisions.

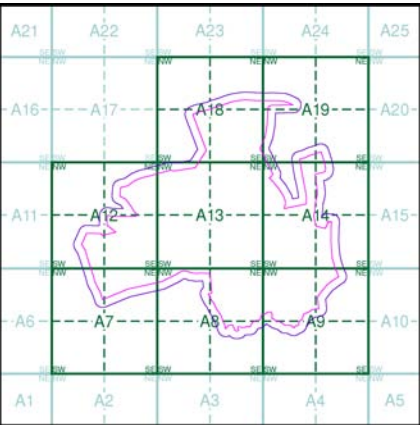
© Landmark Information Group and/or Data Suppliers 2008.

Map Name(s) and Date(s)

SU 46NE
1947
1:10,560

SU 46SE
1947
1:10,560

Historical Aerial Photography - Slice A



Order Details

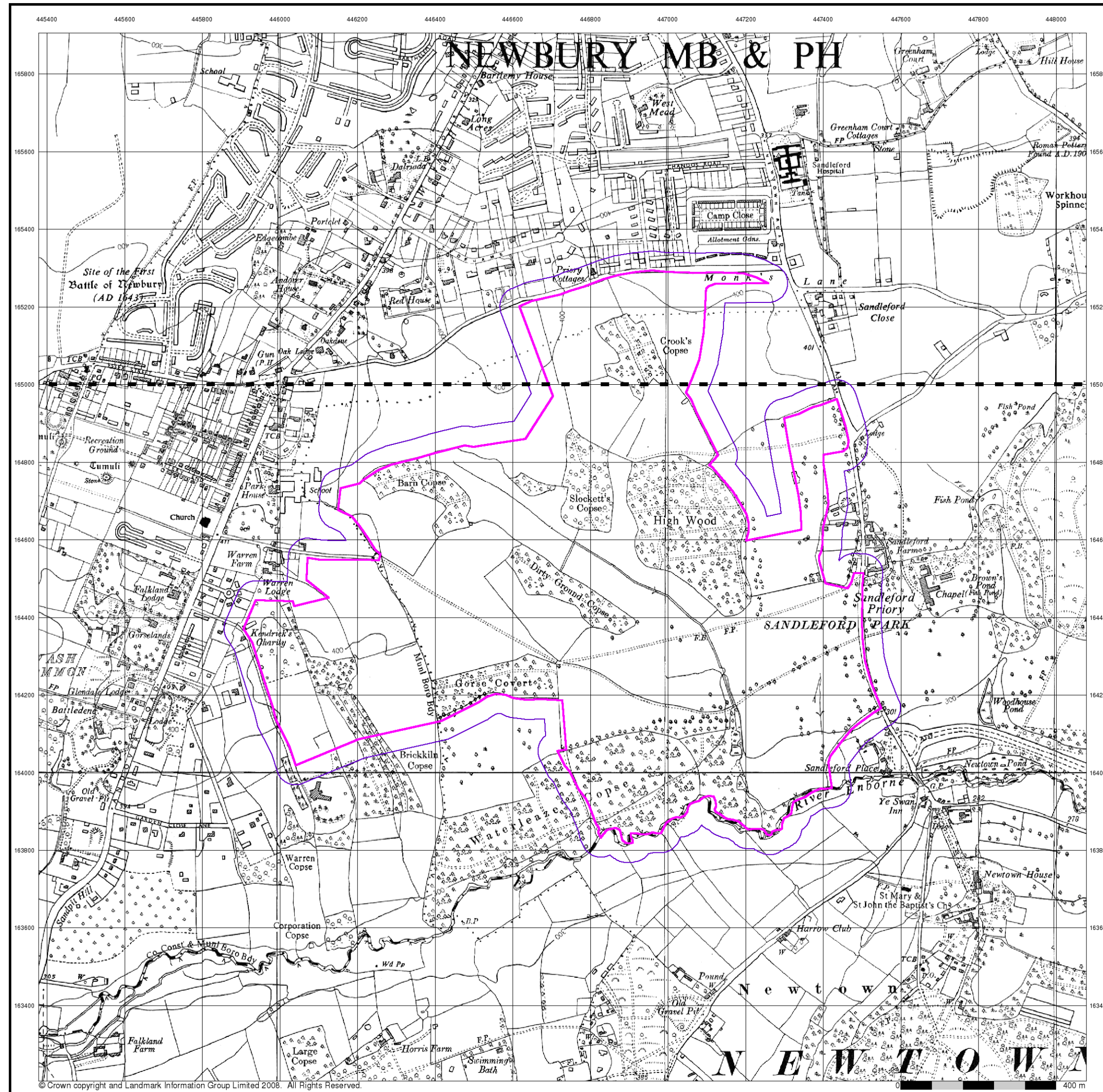
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Customer Ref: Newbury B
National Grid Reference: 446820, 164500
Slice: A
Site Area (Ha): 130.99
Search Buffer (m): 50

Site Details

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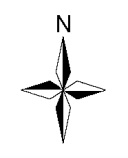
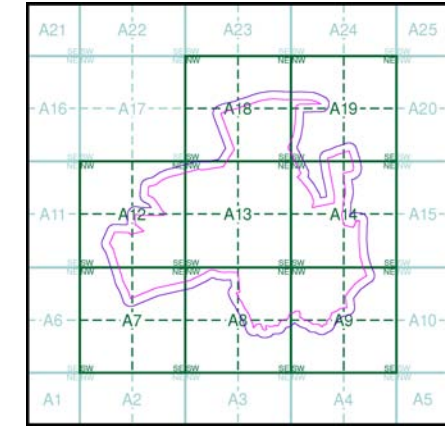
Ordnance Survey Plan
Published 1961
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

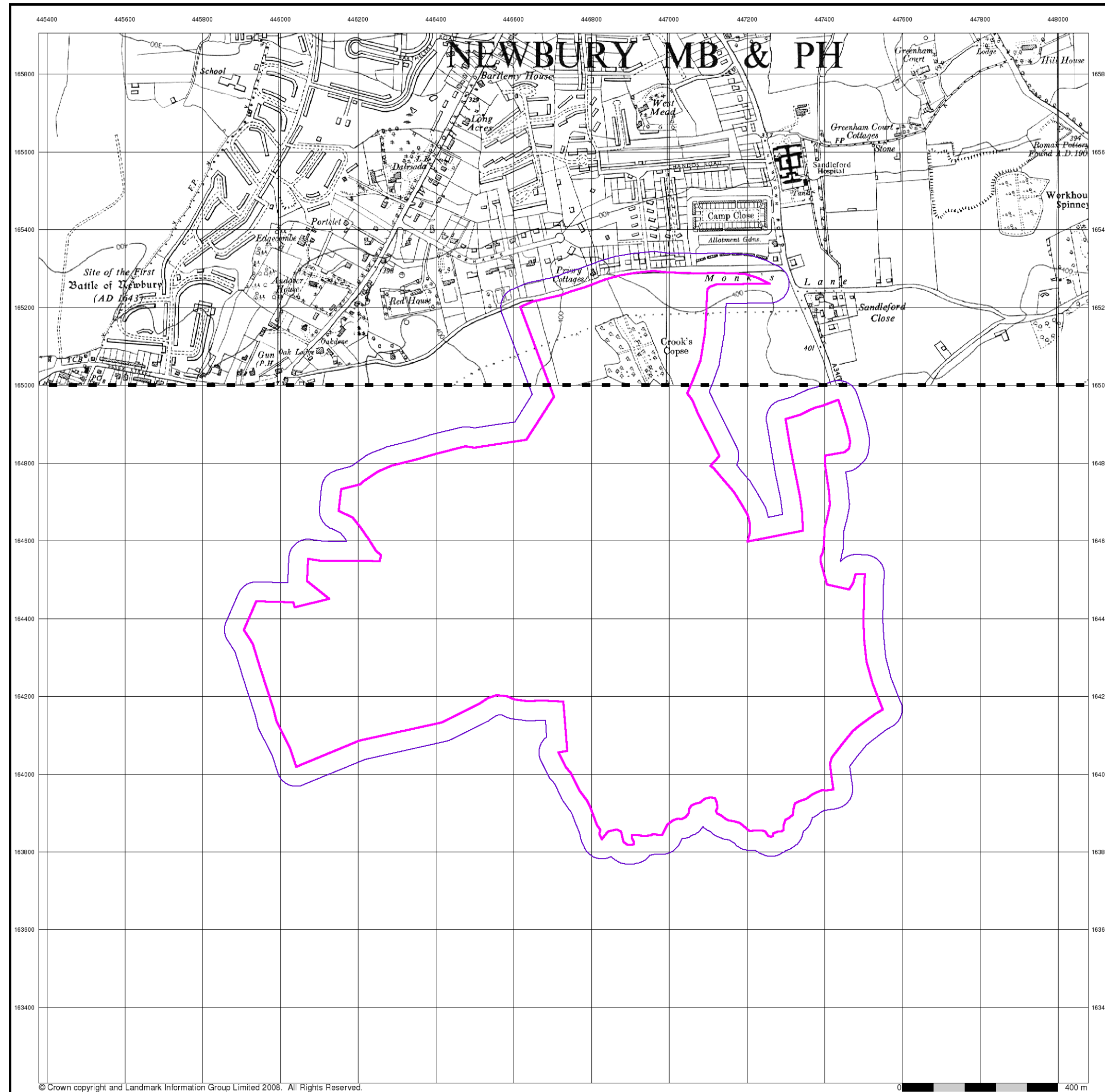
SU46NE
1961
1:10,560
SU46SE
1961
1:10,560

Historical Map - Slice A



Order Details
Order Number: 28947356_1_1
Customer Ref: Newbury B
National Grid Reference: 446820, 164500
Slice: A
Site Area (Ha): 130.99
Search Buffer (m): 50

Site Details
Site at, Newbury, West Berkshire



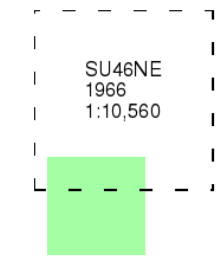
Ordinance Survey Plan

Published 1966

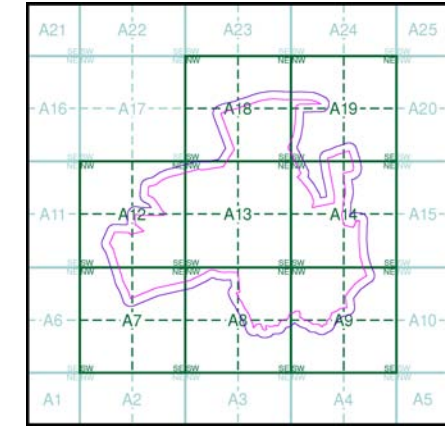
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details	
Order Number:	28947356_1_1
Customer Ref:	Newbury B
National Grid Reference:	446820, 164500
Slice:	A
Site Area (Ha):	130.99
Search Buffer (m):	50

Site Details
Site at, Newbury, West Berkshire

Ordnance Survey Plan

Published 1974 - 1976

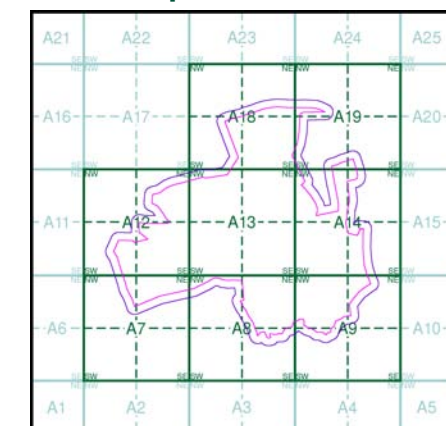
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Map Name(s) and Date(s)

SU46NE	1974	1:10,000
SU46SE	1976	1:10,000

Historical Map - Slice A

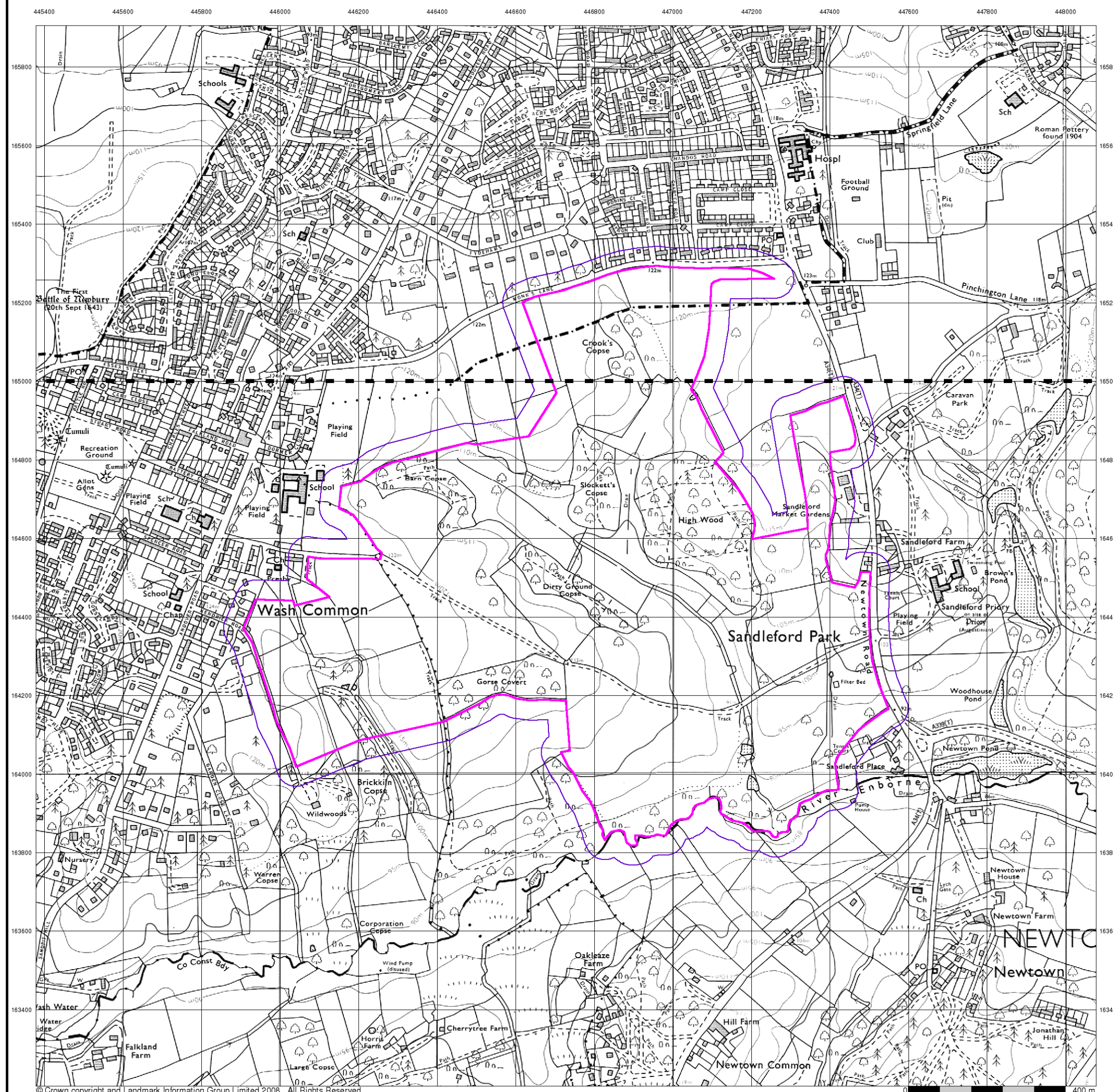


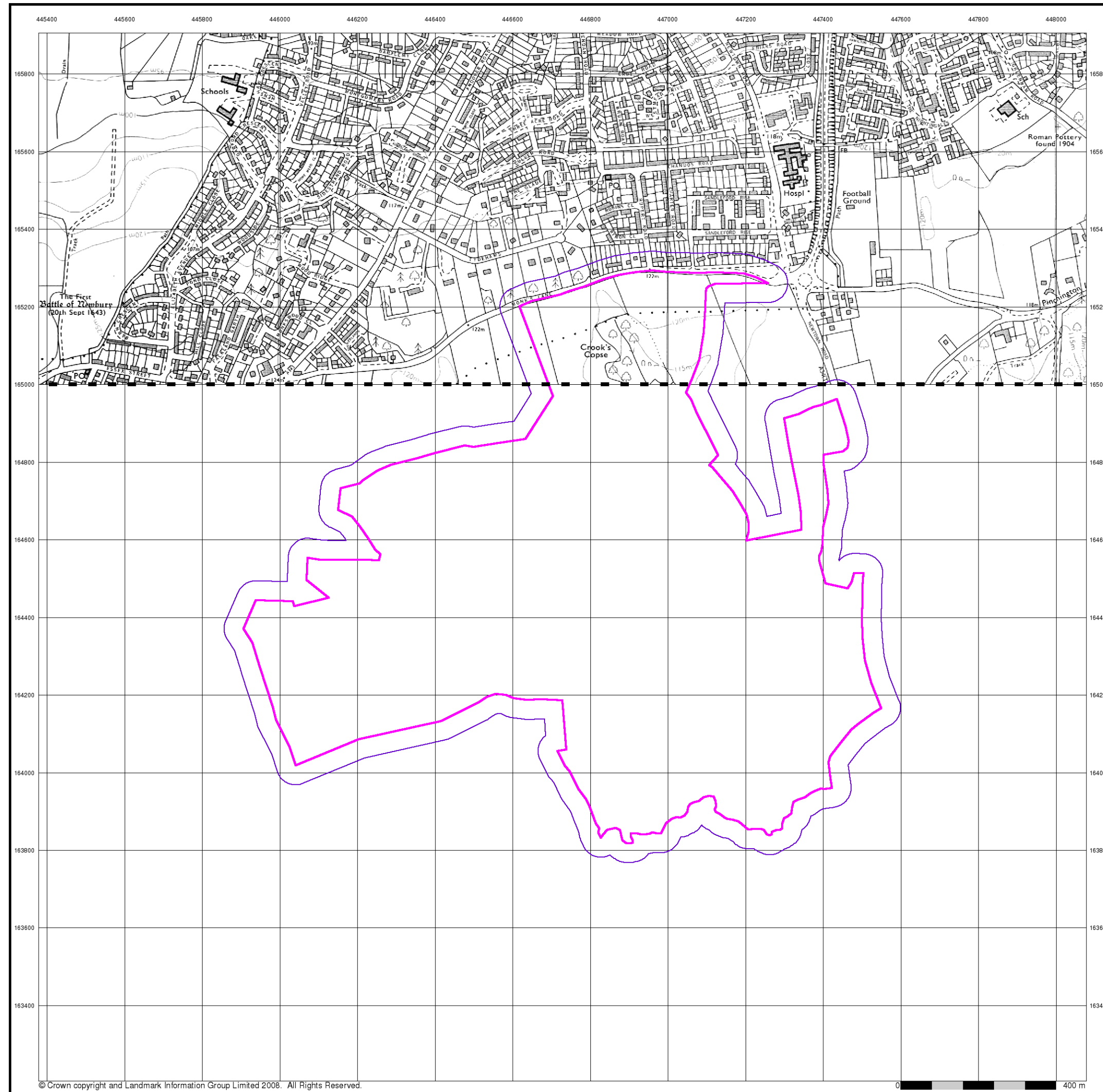
Order Details

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 Slice: A
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 Search Buffer (m): 50

Site Details

Site at, Newbury, West Berkshire





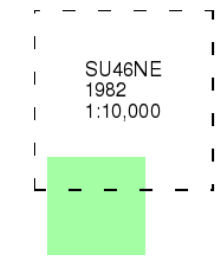
Ordnance Survey Plan

Published 1982

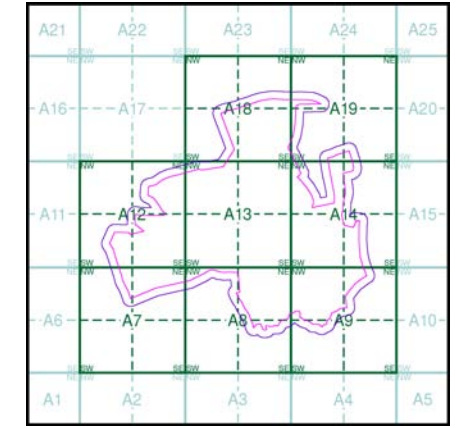
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details	
Order Number:	28947356_1_1
Customer Ref:	Newbury B
National Grid Reference:	446820, 164500
Slice:	A
Site Area (Ha):	130.99
Search Buffer (m):	50

Site Details
Site at, Newbury, West Berkshire

Ordnance Survey Plan

Published 1991 - 1993

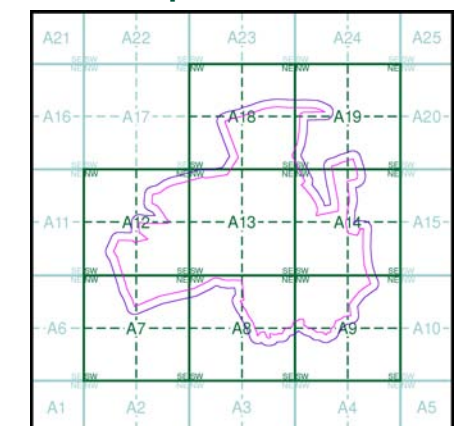
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

SU46NE	1991	1:10,000
SU46SE	1993	1:10,000

Historical Map - Slice A

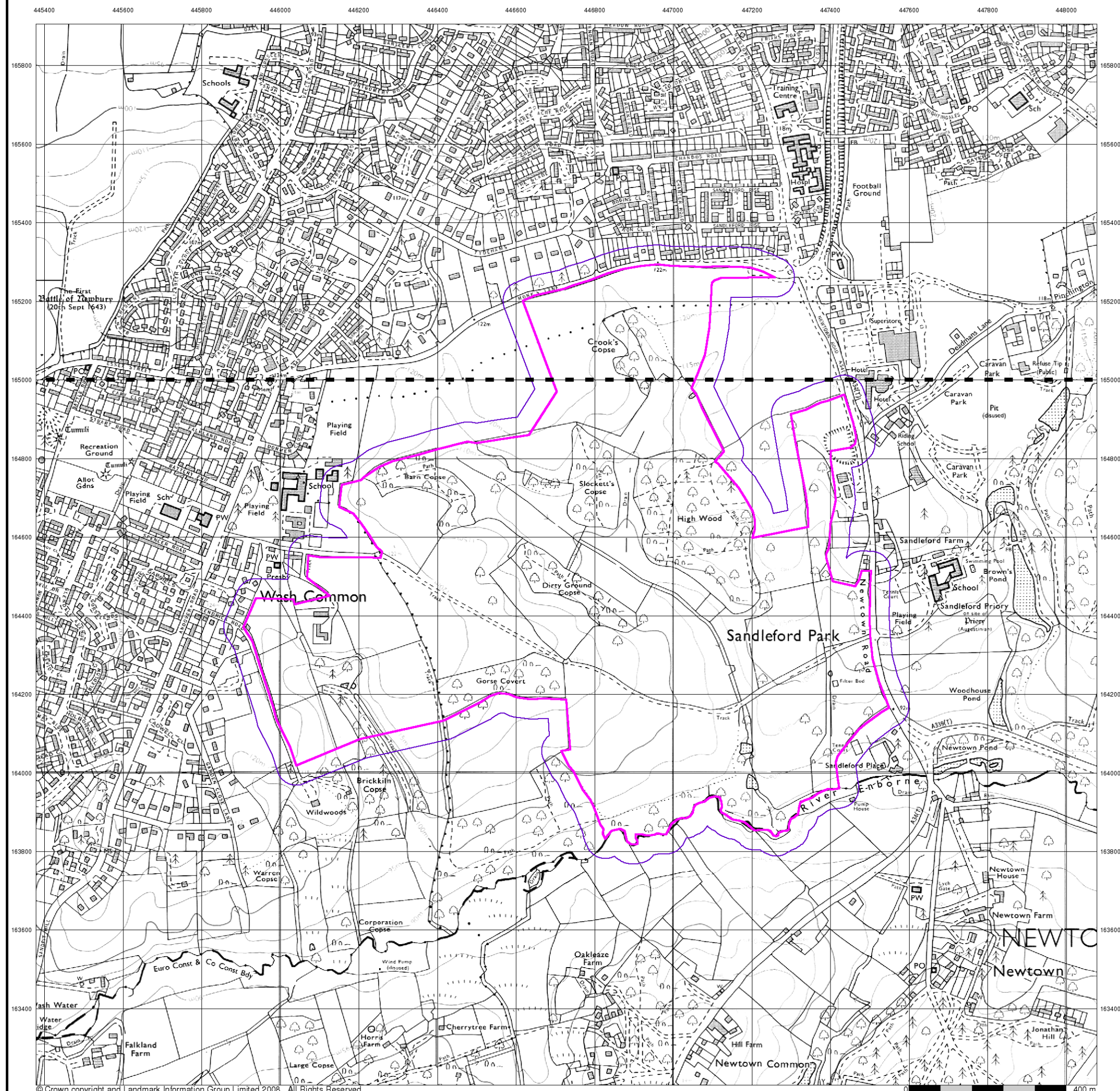


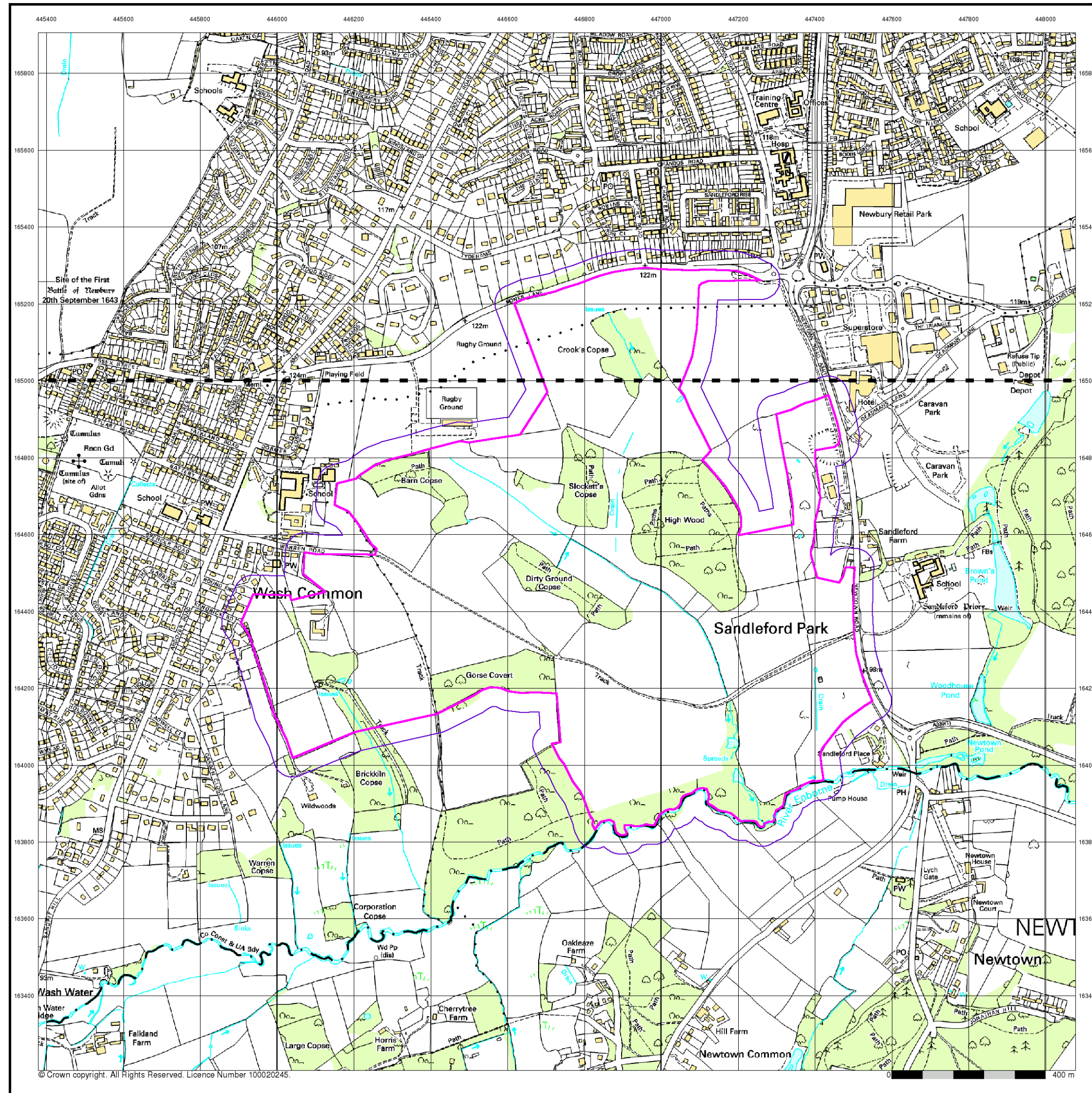
Order Details

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 Slice: A
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Site Details

Site at, Newbury, West Berkshire





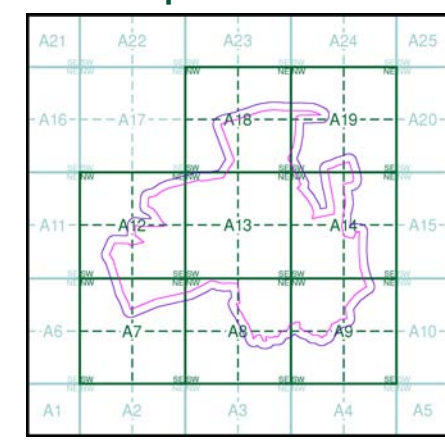
10k Raster Mapping
Published 1999
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

SU46NE
1999
1:10,000
SU46SE
1999
1:10,000

Historical Map - Slice A



Order Details
Order Number: 28947356_1_1
Customer Ref: Newbury B
National Grid Reference: 446820, 164500
Slice: A
Site Area (Ha): 130.99
Search Buffer (m): 50

Site Details
Site at, Newbury, West Berkshire

10k Raster Mapping

Published 2006

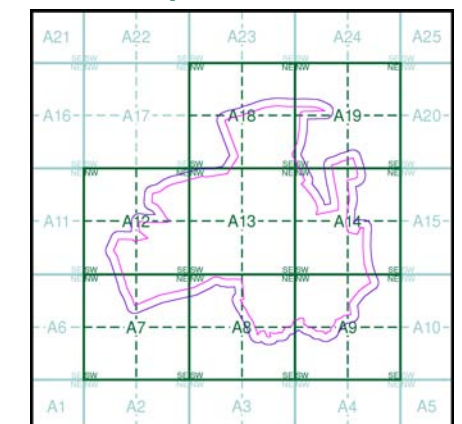
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

SU46NE
2006
1:10,000
SU46SE
2006
1:10,000

Historical Map - Slice A

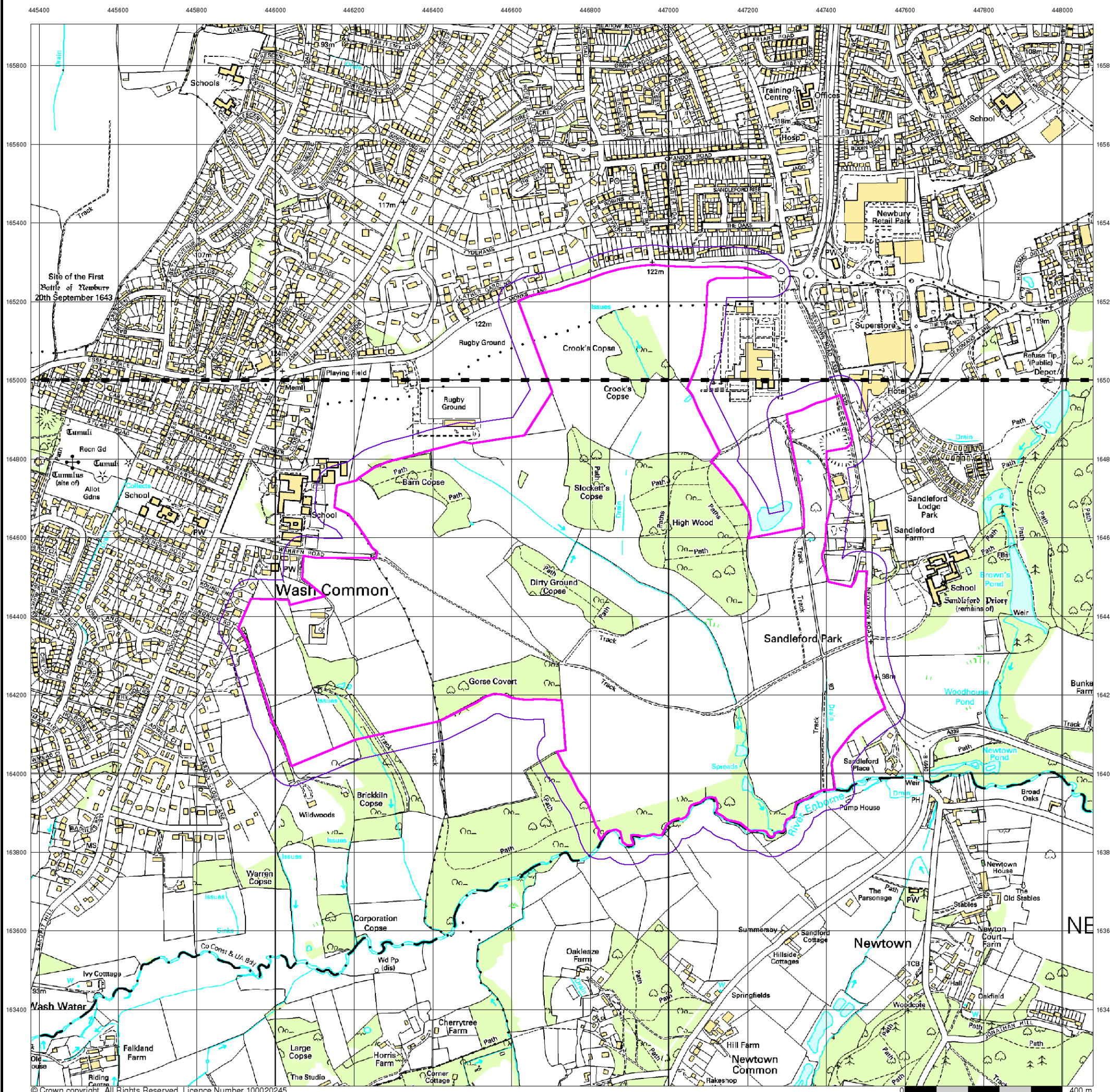


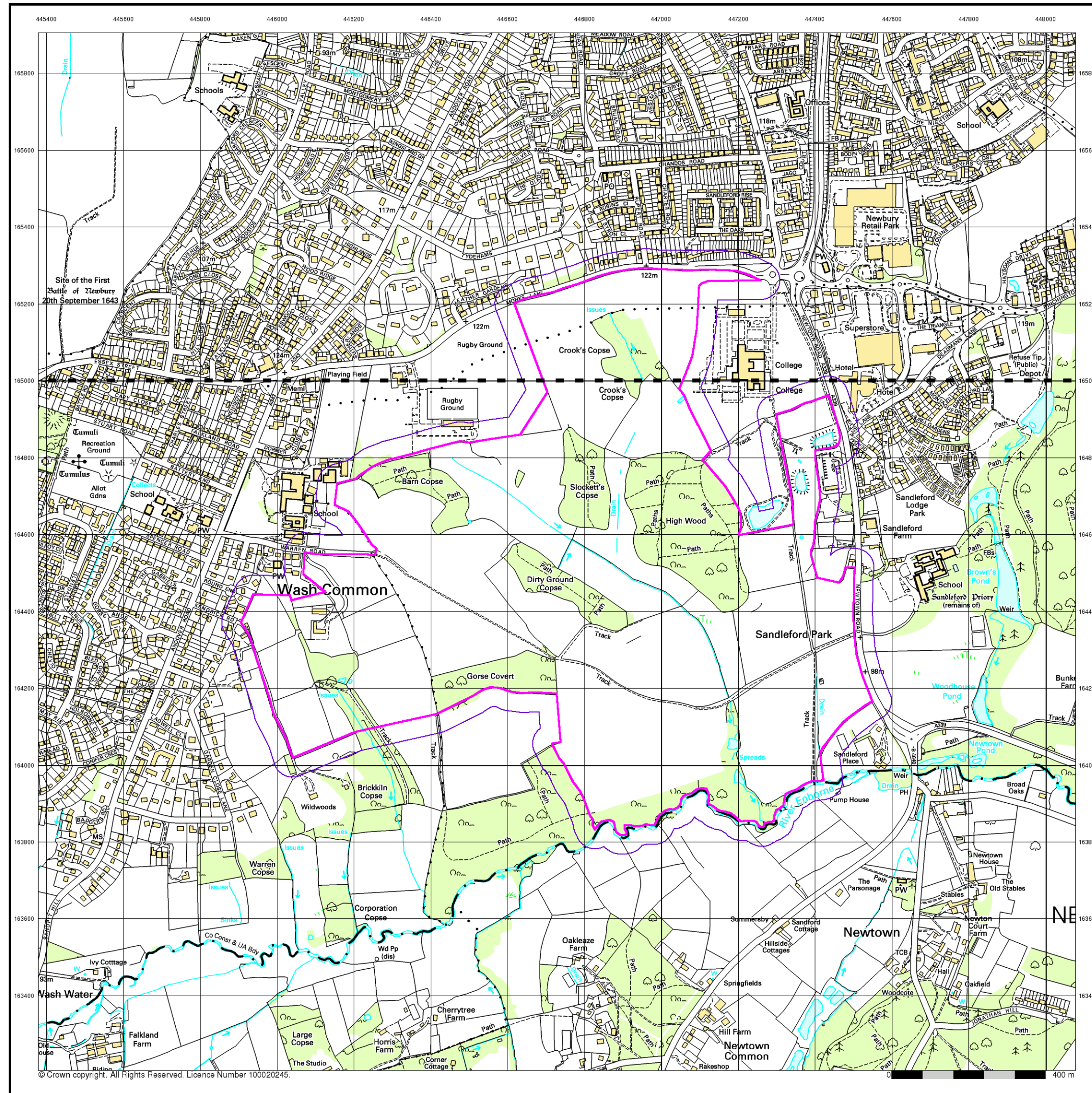
Order Details

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 National Grid Reference: 446820, 164500
 Slice: A
 Site Area (Ha): 130.99
 Search Buffer (m): 50

Site Details

Site at, Newbury, West Berkshire





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10k Raster Mapping

Published 2009

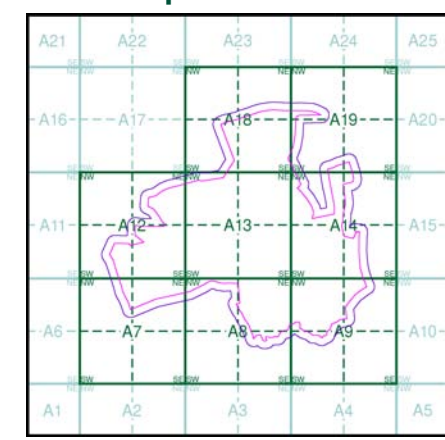
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

SU46NE
2009
1:10,000
SU46SE
2009
1:10,000

Historical Map - Slice A



Order Details	
Order Number:	28947356_1_1
Customer Ref:	Newbury B
National Grid Reference:	446820, 164500
Slice:	A
Site Area (Ha):	130.99
Search Buffer (m):	50

Site Details
Site at, Newbury, West Berkshire

Landmark
Information Group

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Appendix F – Risk Assessment Matrices



Qualitative Risk Assessment

By considering the sources, pathways and receptors, an assessment of the environmental risks is made with reference to the significance and degree of the risk. This assessment is based on consideration of whether the source contamination can reach a receptor and hence whether it is of major or minor significance. The exposure risk assessment below is considered applicable to both current informal site use and proposed future path development.

The qualitative risk assessment has been undertaken in accordance with BS10175:2001 and CIRIA Document C552: Contaminated Land Risk assessment, A Guide to Good Practice. The source – pathway – receptor linkages are developed around the information presented above.

The risk assessment has been carried out by assessing the severity of the potential consequence, taking into account both the potential severity of the hazard and the sensitivity of the target, based on the categories given below.

Table 1: Potential Hazard Severity Definition

Category	Definition
Severe	Acute risks to human health, catastrophic damage to buildings/property, major pollution of controlled waters
Medium	Chronic risk to human health, pollution of sensitive controlled waters, significant effects on sensitive ecosystems or species, significant damage to buildings or structures
Mild	Pollution of non sensitive waters, minor damage to buildings or structures
Minor	Requirement for protective equipment during site works to mitigate health effects, damage to non sensitive ecosystems or species

The likelihood of an event (probability) takes into account both the presence of the hazard and target and the integrity of the pathway and has been assessed based on the categories given below.

**Table 2:** Probability of Risk Definition

Category	Definition
High likelihood	Pollutant linkage may be present, and risk is almost certain to occur in long term, or there is evidence of harm to the receptor
Likely	Pollutant linkage may be present, and it is probable that the risk will occur over the long term
Low likelihood	Pollutant linkage may be present, and there is a possibility of the risk occurring, although there is no certainty that it will do so
Unlikely	Pollutant linkage may be present, but the circumstances under which harm would occur are improbable

The potential severity of the risk and the probability of the risk occurring have been combined in accordance with the following matrix in order to give a level of risk for each potential hazard.

Table 3: Level of Risk for Potential Hazard Definition

		Potential Severity			
		Severe	Medium	Mild	Minor
Probability Of Risk	High Likelihood	Very High	High	Moderate	Low/Moderate
	Likely	High	Moderate	Low/Moderate	Low
	Low Likelihood	Moderate	Low/Moderate	Low	Very Low
	Unlikely	Low/Moderate	Low	Very Low	Very Low