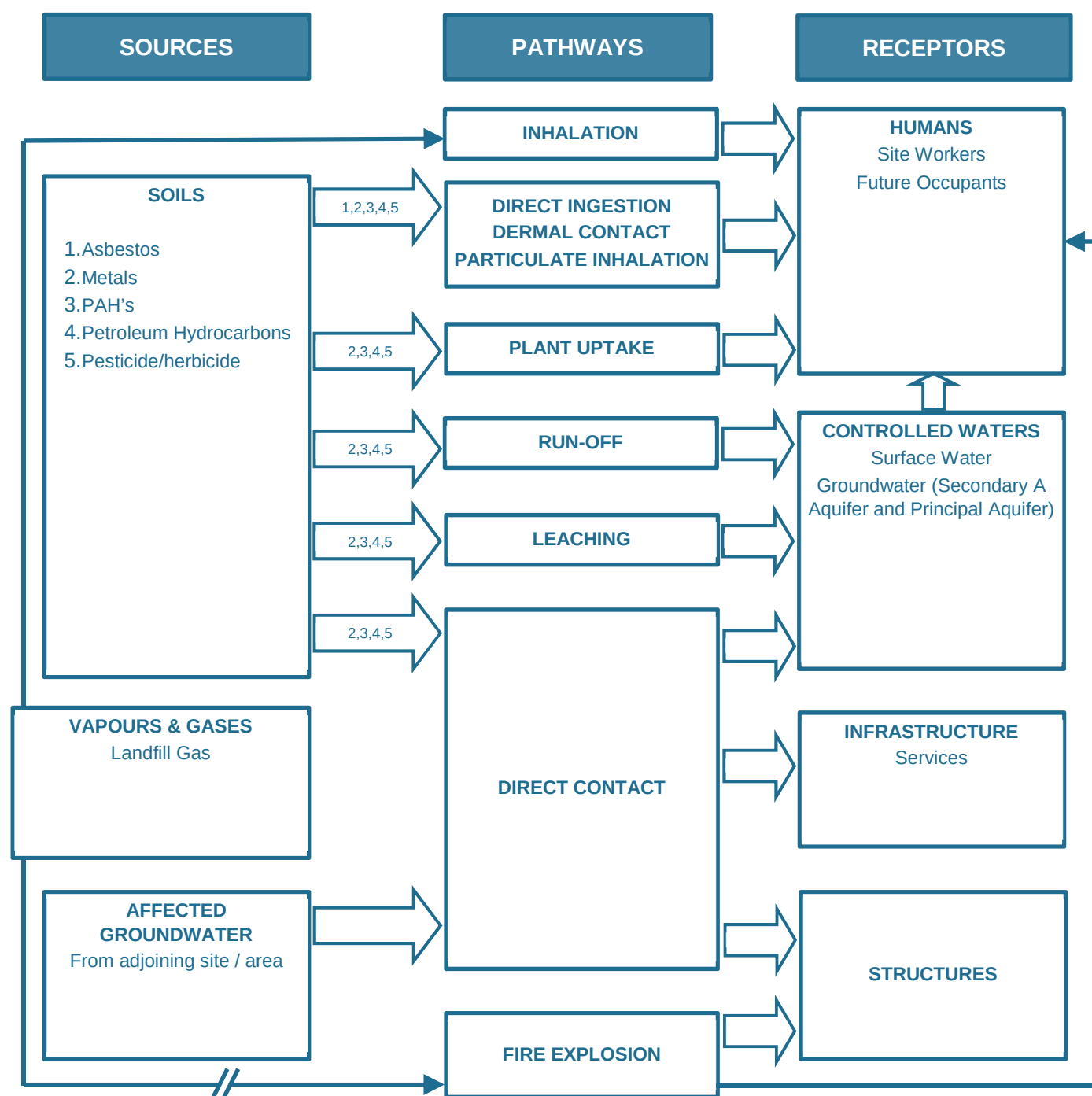


The site is underlain by relatively high permeable geology (Black Park Gravel Member). Given the proximity of these sources to the site, mobile contaminants could migrate laterally in groundwater or as gas/vapour through the unsaturated zones to the site. However, the groundwater is anticipated to flow in the southerly direction and therefore any potential migration from the west is considered unlikely.

Given the age of the backfill, the potential risks from these sources to the proposed development are considered Low

9.2 Pollutant Linkages and Conceptual Site Model Summary

The following diagram shows the potential pollutant linkages identified for the site and summarises the preliminary conceptual model:



Denotes potential pollutant linkage not complete.

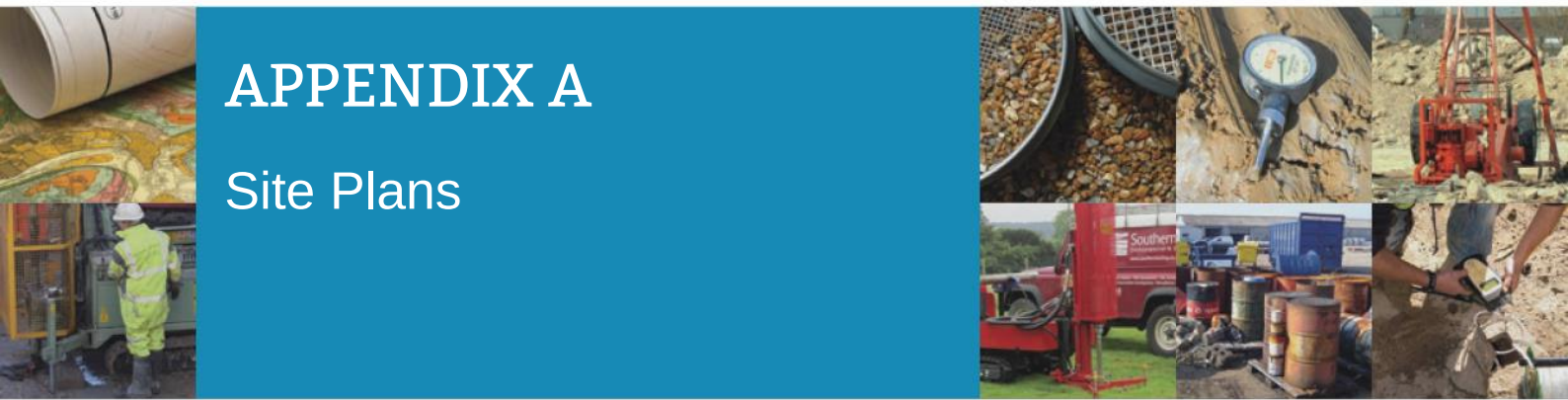
10 Conclusions and Recommendations

The preliminary conceptual understanding of the site indicates that potentially contaminative activities have been carried out on the site and in the immediate surrounding areas. There is potential that the identified contaminants associated with these activities may have affected the soil and groundwater. There is potentially a Moderate risk to the proposed development of residential development from the identified onsite sources of contamination.

It is recommended that a site investigation is carried out to determine whether potential contamination of site constitutes a risk to human health, groundwater and the as-built environment. This investigation should comprise construction of boreholes, sampling and analysis of underlying shallow soil material and monitoring of ground gas/water in order to assess the nature and extent of soil, water and gas contamination at the site. The intrusive investigation could also be used to assess the ground conditions and to provide a ground bearing capacity for foundations design.

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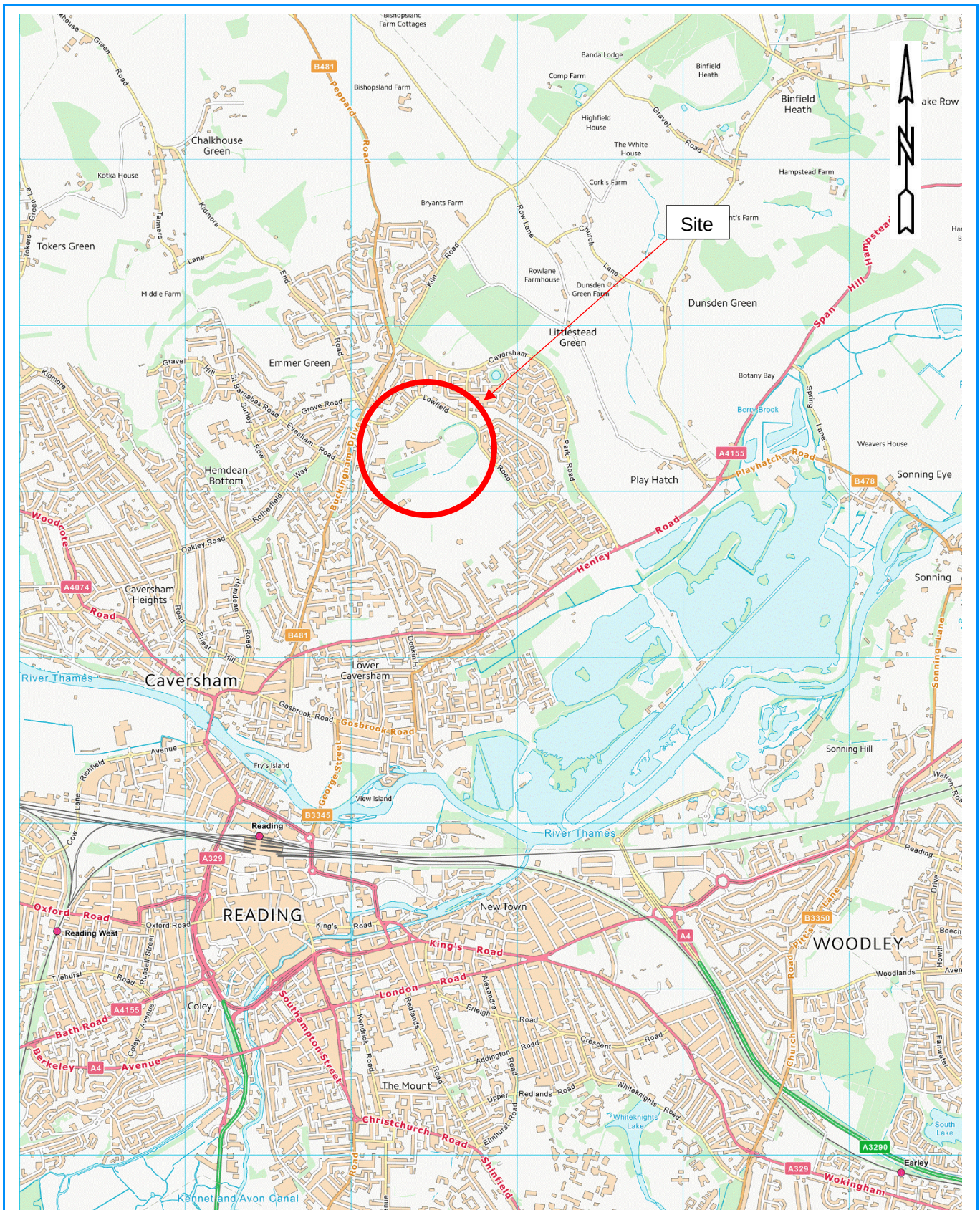
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A collage of six images related to geotechnical engineering. Top left: A large white pipe and a colorful soil profile diagram. Top middle: A close-up of a soil sample in a sieve. Top right: A pressure gauge and a red drilling rig. Bottom left: A worker in a high-visibility suit operating a machine. Bottom middle: A red truck with 'Southern' on the side and various equipment. Bottom right: A person using a tool to work on a soil sample.

APPENDIX A

Site Plans



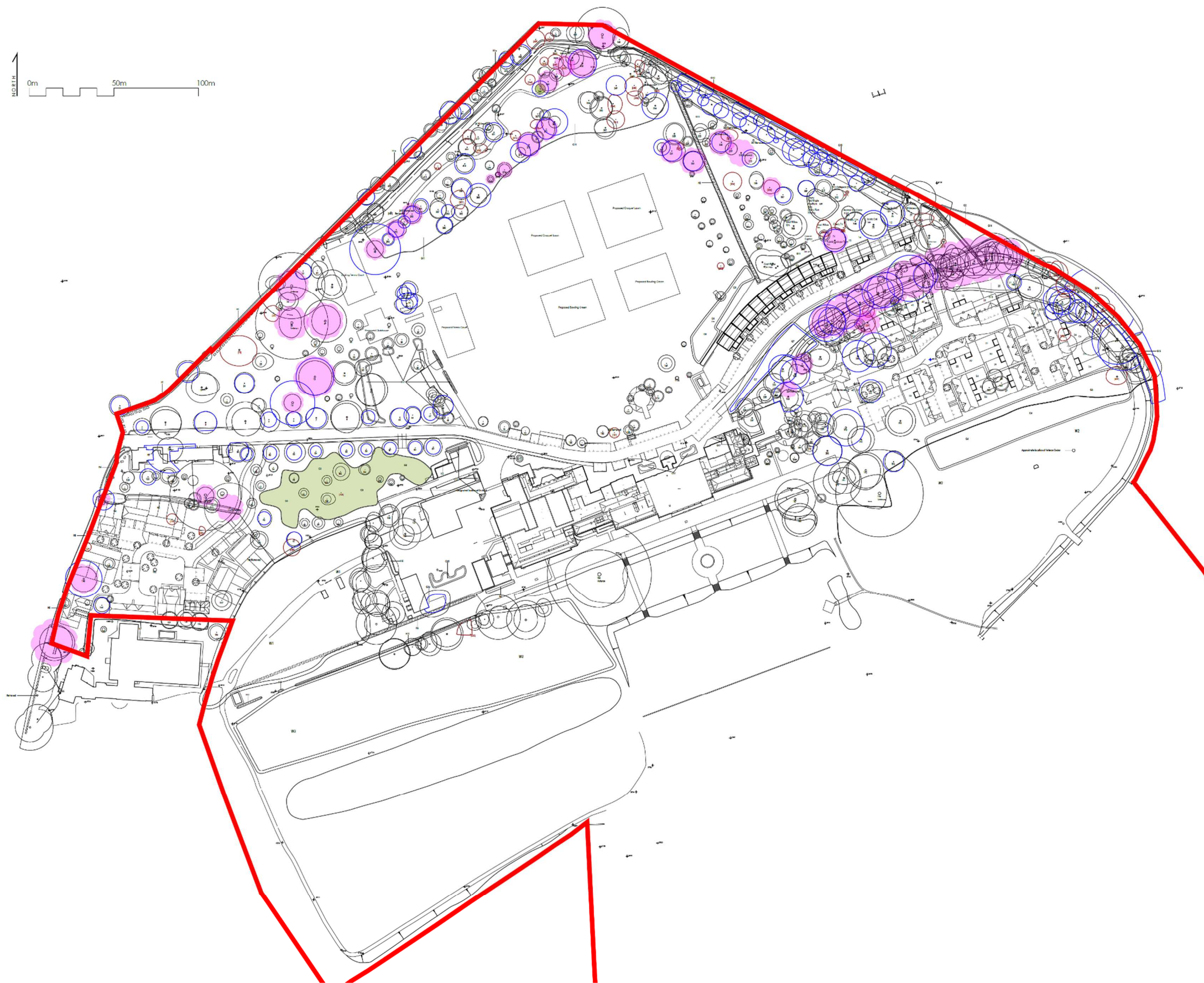


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Site:	Caversham Park	Project ID	JT0443
Figure 1	Site Location Plan	Date:	12/11/2021



Site:	Caversham Park, Reading	Project Id:	JT0443
Figure 2	Proposed site layout	Date:	09/12/2021



Site: Caversham Park, Reading

STL: JT0443

Fig No: 2a

Date: 09 December 2021

Proposed site layout

 Southern Testing

Southern Testing: Keeble House, Stuart Way, East Grinstead, West Sussex RH19 4QA
ST Consult: Twigden Barns, Brixworth Road, Creaton, Northampton NN6 8NN

 ST Consult



APPENDIX B

Photographs



B



Satellite field to the east



Greenhouse within the Satellite field to the east



Empty fuel tank and allotment within the Satellite field



western view of the satellite field



View of the Manor House and the formal garden from the south



Facing south – the formal garden south of the Manor House



A pond located southeast of the Manor House



A lake located to the southwest of the Manor House



Woodland southwest of the Manor House



A number of small buildings west of the Manor House



Ground Maintenance Compound west of the Manor House



Ground Maintenance Compound to the west of the Manor House.



Ground Maintenance Compound to the west of the Manor House.



Pavilion to the north



Playing field to the north



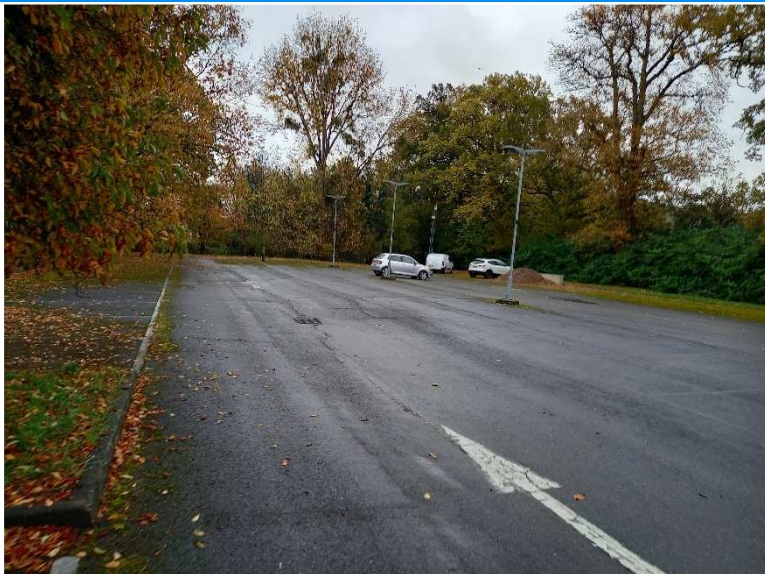
A tennis court to the northwest



A car parking area to the northwest



View of the Manor House from the north



A car parking area to the northeast



Wooded area to the north east.

APPENDIX C

Phase 1 Desk Study – Historical Mapping

