GEO-ENVIRONMENTAL PHASE 1 DESK STUDY

DELTA HOUSE

70 SOUTH VIEW AVENUE
CAVERSHAM
RG4 5BB

On behalf of:

L7 Enterprises Ltd

Report No.: A220201-R01A

Date: February 2022

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1.0 INTRODUCTION

1.1 Background & Objectives

Adeptus was appointed by L7 Enterprises Ltd to undertake a Geo-Environmental Phase 1 Desk Study in support of a prior approval application for development at the site known as Delta House. The report is required to assess the potential for significant contamination affecting the site and ensure suitability for the prosed use.

The objectives of the desk study are to:

- Summarise historical land use on and in the vicinity of the site
- Assess the likelihood of contamination, as well as its potential nature and extent
- Evaluate the geological and environmental setting of the site and its surrounds
- Develop an initial conceptual site model
- Identify potentially significant contaminant linkages
- Undertake a preliminary risk assessment in line with LCRM guidance
- Determine whether further investigation is required

1.2 Regulatory Framework

Land contamination is a material consideration under the National Planning Policy Framework (2012). This means that local authorities must take the potential or actual presence of contamination into account when considering planning applications.

“Contamination” is defined in BS 10175:2011 as:

presence of a substance or agent, as a result of human activity, in, on or under land, which has the potential to cause harm or to cause pollution.

1.3 Previous Reports & Supporting Information

At the time of writing, no third-party reports have been made available to Adeptus.

A site plan is included as Appendix A.

Other sources of information utilised in producing this report are listed as Appendix B.

2.0 SITE DETAILS & PROPOSALS

This section provides a review of the land use on and in the vicinity of the Site, with the purpose of identifying potentially significant current features and environmental constraints.

2.1 Location and Description

Table 2-1: Site Summary

Location	The site is situated within a predominantly residential area at the south of Caversham.
Grid Reference	472233 174877 (centred on, approx.)
Area &Shape	0.14 ha – roughly rectangular.
Development Proposals	Change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 10 flats.



Figure 2-1: Site Location

2.2 Site Reconnaissance

A site walkover was not commissioned by the client. Limited reconnaissance of the site was therefore undertaken via satellite imagery, and the findings are summarised in table below.

Table 2-2: Site Reconnaissance Notes

	Notes	
Current/Recent Land Use	On-site:	Office building of traditional brick construction with car parking to the north.
	North:	Dwellings beyond South View Avenue.
	East:	Dwellings with gardens.
	South:	Industrial units at South View Park.
	West:	Dwellings with gardens.
Retaining Structures	None apparent from satellite imagery.	
Topography	Appears to be flat and level.	
Ground Cover Proportions On-site	Buildings:	25%
	Hardstanding:	55%
	Soft Landscaping:	20%
Fuel and/or Chemical Storage	None apparent from satellite imagery.	
Asbestos Containing Material (ACM)	None apparent from satellite imagery. The building fabric is likely to contain ACM in some form; this will require management in line with the Control of Asbestos Regulations, 2012, and is therefore not expected to impact ground conditions.	
Off Site Potential Contaminant Sources	Activities undertaken within the industrial unts to the south may constitute a potential source of contamination capable of affecting the development.	

3 HISTORICAL LAND USE

3.1 Historical Development

Historical Ordnance (OS) Survey map extracts have been examined to provide a summary of significant land use on and in proximity to the site, including industrial features within 100m and potential landfills within 250m.

Where available, more recent aerial photographs have also been reviewed for evidence of relevant land use.

Potentially significant features are noted in the table below. Where more than one instance of the same use occurs in the same direction, only the closest has been described.

Table 3-1: Summary of Historical Features

On-site Sources/Features	Map Years Noted		Details & Significance
	First	Last	
Laundry	1956	1993	A small building attached to the large laundry to the south now extends onto the application site at the south. The second 1993 OS map shows the laundry building replaced by the current office building.

*Notes: * Aerial photograph*

Off-site Sources – Distance & Direction	Map Years Noted		Details & Significance
	First	Last	
Nursery – 6m N	1899		The nursery is labelled on a large plot east of typical dwellings and a glasshouse is shown. By 1913 the glasshouses are significantly enlarged. However, the activities of a small nursey of this period is considered very unlikely to have impacted the application site.
Laundry – 2m S	1913	1971	A large building immediately south is labelled Laundry. The Laundry is significantly enlarged on the 1936 and 1956 OS maps, with a small, attached building extending onto the application site. A tank is labelled in 1956. The 1993 OS map shows the site redeveloped with the current industrial units at South View Park, and a warehouse to their west.
Electricity Substation - 54m SE	1968	2003	Given its age the unit may have contained PCBs in the past. However, given the PCBs are not particularly mobile in soils, impacts on the site are considered likely.

3.2 Landfill & Waste Sites

Landfills and other potentially significant waste sites identified within 250m of the site are reviewed in table below.

Table 3-2: Data on Landfill & Waste Sites

Records	Details & Significance
• Active or recently closed landfills: 0 • BGS/DOE historical landfills: 0 • Local Authority/OS) historical landfill: 0 • EA/NRW historical landfills: 0 • EA/NRW current/recent landfills: 0 • Historical permissioned waste sites: 0 • Active or recently waste sites: 0 • Waste exemptions: 0	There are no significant features within the search distance.

3.3 Industrial Features, Authorisations & Incidents

Industrial features indicating an increased likelihood of the presence of contamination, pollution incidents, and sites determined as contaminated land by a statutory authority, within 100m, are reviewed in table below.

Table 3-3: Industrial Data

Records	Details & Significance
• Current industrial sites: 10 • Current or recent petrol stations: 0 • Electricity cables: 0 • Gas pipelines: 0 • Sites determined as Contaminated Land: 0 • COMAH Sites: 0 • Regulated explosive sites: 0 • Hazardous substance storage: 0 • Integrated Pollution Control (IPC) records: 0 • Part A(1) permitted installations: 0 • Licensed pollutant releases (Part A(2)/B): 0 • Radioactive substance authorisations: 0 • Licensed discharges to controlled waters: 0 • Pollutant discharge to surface waters: 0	*Industrial Sites* The 10 records of industrial sites relate to commercial undertakings generally consisted low impact such as those listed below and are not considered significant to the development. • Office and Shop Equipment • Electrical Equipment Repair and Servicing • Special Purpose Machinery and Equipment • Electrical and Electronic Engineers There are no further significant features within the search distance.

• Pollutant release to public sewer: 0 • List 1/2 dangerous substances discharge: 0 • Pollution incidents: 0 • Pollution inventory reporting: 0	

4 ENVIRONMENTAL SETTING

The site's environmental and geological setting are reviewed characterise probable pathways and receptors, as well as identify relevant contaminant sources.

4.1 Geology & Geohazards

4.1.1 Anticipated Geology

Data held by the British Geological Survey (BGS) indicate the site is underlain by the geological sequence summarised in the table below.

Table 4-1: Summary of Published Geology

Geological Unit	Description	Composition	Location
• Superficial/Drift:	Langley Silt Member	Clay And Silt	On site
• Bedrock/Solid:	Seaford Chalk Formation and Newhaven Chalk Formation (Undifferentiated)	Chalk	On site

4.1.2 Relevant 'Geohazards'

Potential health and environmental hazards relating to recorded or unrecorded mine workings, artificial ground and permanent gases are reviewed in the table below.

Table 4-2: Environmental Geohazards

Potential Geohazard	Details & Significance
• Coal Mining Legacy	The site is not located within 75m of a Coal Authority identified mining area.
• Infilled or Made Ground	No evidence of significant ground workings or infilled voids has been identified.
• Ground Gas Potential	The natural geological strata identified above not considered a significant source of permanent ground gases such as methane or carbon dioxide.

4.2 Controlled Waters

4.2.1 Groundwater

Designated groundwater aquifers underlying the site are reviewed in the table below, along with any licenced abstractions and source protection zones.

Table 4-3: Aquifers, Abstractions & Protection Zones

Records		Details & Significance
• Superficial Aquifer:	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.
• Bedrock Aquifer:	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers.
• Groundwater Depth & Flow Direction		
• Groundwater Abstractions Licenses: 0 • Surface Water Abstractions Licenses: 0 • Potable Water Abstractions Licenses: 0 • The site *is not* within a SPZ		

4.2.2 Surface Waters

Local surface water features and flood risk zones are reviewed in the table below.

Table 4-4: Surface Waters & Flood Risk Zones

Surface Waters	Details & Significance
• None within 250m	
• The site is in Flood Zone 3	Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

4.3 Designated Environmentally Sensitive Sites

4.3.1 Designated Environmental & Heritage Sites

Statutory protected environmental and heritage sites within 250m are reviewed in the table below.

Table 4-5: Statutory Protected Sites

Feature	Details & Significance
• Ramsar sites: 0 • Special Areas of Conservation (SAC): 0 • Special Protection Areas (SPA): 0 • National Nature Reserves (NNR): 0 • Local Nature Reserves (LNR): 0 • Designated Ancient Woodland: 0 • World Heritage Sites: 0 • Listed Buildings: 0	There are no further significant features within the search distance.

4.4 Summary Environmental Sensitivity

Table 4-6: Site Sensitivity Assessment

Aspect	Environmental Sensitivity
• Hydrogeology	*Moderate*. Principal Bedrock Aquifer overlain with unproductive superficial strata of likely low permeability. No abstractions or SPZs.
• Hydrology	*Low*. No mapped surface waters within 250m.
• Environmental Designations	*Low*. None within 250m.
• Local Land Use	*High*. The wider area is generally residential.
• Proposed Use	*Moderate*. Residential without gardens.
Overall Environmental Sensitivity:	**Moderate**

5 INITIAL CONCEPTUAL SITE MODEL

For a conceptual risk of harm to human health or the environment to exist within the context of LCRM, all of the following elements must be present:

- a source – i.e., a substance (contaminant(s)) that is capable of causing pollution or adverse health effects;
- a receptor - i.e., something which could be adversely affected by the source; and
- a pathway – i.e., a route by which the contaminant could come into contact with, or affect, the receptor.

Information on these three elements is used to form an initial conceptual site model (CSM) and identify potentially significant contaminant linkages.

5.1 Pollutant Linkage Assessment

Based on the information presented in sections 2 and 3, the following potential sources, receptors and relevant pathways for exposure are identified in relation to the development.

5.1.1 On-Site Potential Sources of Contamination

Table 5-1: Potential on-site sources and contaminants of potential concern (CoC)

Source Area/ Activity	Discussion	Primary CoPC
Laundry	The small extension to the laundry that extended onto the site has the potential to have affected the land in terms of contamination.	Hydrocarbons, solvents, VOCs

5.1.2 Off-Site Potential Sources of Contamination

Table 5-2: Potential off-site sources and contaminants of potential concern (CoC)

Source Area/ Activity	Discussion	Primary CoPC
Laundry	The main laundry building was south of the site between 1913 and 1971 and was clearly of industrial scale. It is not clear whether the works undertook dry cleaning but given its scale this would appear likely.	Hydrocarbons, solvents, VOCs

5.1.3 Potential Receptors

Potential receptors relevant to the documented history, potential sources, site-setting and proposed use include:

- **Human Health**: future site residents; site users; nearby land users; construction workers
- **Controlled Waters**: culvert; river; underlying aquifers

5.1.4 Potential Pathways

The primary pathways relevant to the identified potential sources and receptors are:

- **Ingestion**
- **Dermal contact**
- **Inhalation**

- **Surface water run-off**: leaching/dissolution
- **Surface water infiltration**: leaching/dissolution
- **Migration:** laterally or vertically, via preferential pathways, such as: permeable strata; drains; ducts; services; mine workings

Next page -

5.2 Preliminary Risk Assessment

Qualitative assessment of the risks posed by the potentially significant pollutant linkages identified in Section 5.1 is summarised in the table below. Risk classification is a function of the severity of a potential environmental or health effect, and the likelihood or frequency of its occurrence.

Table 5-3. Preliminary Risk Assessment

Source	Pathway	Receptor	Consequence	Likelihood	Classification*	Rationale
Organic and inorganic contaminants potentially present in soils and/or made ground	Dermal contact, ingestion, particulate inhalation	Nearby site occupants & users	Medium	Unlikely	Low Risk	An elevated short-term risk to off-site receptors is very unlikely to result from internal refurbishment works. Development as flats will mean the site is less likely to be permanently occupied by young children. A communal garden is also less likely to be used by young children on an extended or unsupervised basis. Similarly, the consumption of produce grown within the grounds is highly unlikely.
		Future site occupants & users	Medium	Unlikely	Low Risk	
	Consumption of home grown produce		Medium	Unlikely	Low Risk	
	Uptake from root zone	Flora within future gardens/	Minor	Low Likelihood	Low Risk	
	Migration of vapours via strata, structures or services; subsequent inhalation	Future site occupants & users (indoors)	Medium	Unlikely	Low Risk	Given the mapped presence of likely low permeability silts underlying the local area any possible discharge from the former laundry to the south would be unlikely to migrate to depth and remain as a residual source today. It is also likely that any historical near surface sources would have been significantly attenuated by natural processes over time, including volatilsation and microbial degradation. The likelihood of sources capable of acute effects on construction workers (e.g. via excavations) is very low.
		Construction workers	Medium	Unlikely	Low Risk	
	Diffusion through plastic water supply pipes	Water supply pipes	Medium	Unlikely	Low Risk	Water supply pipes are thought to enter from the north and as such would be unlikely to be sited in media containing contaminants capable of permeating standard polyethylene pipes.

in the absence of mitigation or remedial measures

Source	Pathway	Receptor	Consequence	Likelihood	Classification*	Rationale
Cont'd	Leaching/dissolution into shallow groundwater; subsurface migration.	Groundwater	Medium	Unlikely	Low Risk	In the event a source was present today as a result of previous activities, mapped low permeability silts underlying the local area would be expected to provide a degree of protection of the underlying aquifer in bedrock. Additionally, the bulk of any conceivable source would be expected to remain beneath the site of origin to the north and as such impacts to groundwater would not emanate from the application site. There are no abstractions within 500m and the site is not in an SPZ. Mapped surface water features are at significant distance.
	Leaching/dissolution and migration via Site drainage	Surface waters	Medium	Unlikely	Low Risk	
	Flooding	Ground/surface waters	Medium	Unlikely	Low Risk	

in the absence of mitigation or remedial measure

6 CONCLUSIONS

6.1 Risk Assessment Summary

Adeptus was appointed by L7 Enterprises Ltd to undertake a Geo-Environmental Phase 1 Desk Study in support of a prior approval application for development at the site known as Delta House.

On the basis of the available information, no potentially significant pollutant linkages have been identified.

A laundry present south of the site between 1913 and 1971 may have undertaken dry cleaning which is a potential source of hydrocarbons and VOCs.

However, given the time elapsed since redevelopment of the laundry site and nature of activities undertaken on its former site, the mapped silts underlying the local area and the propsoed use as flats, risk overall is considered to be low.

An asbestos survey (as defined by the Control of Asbestos Regulations, 2012) is beyond the scope of this report, and any potential asbestos containing materials identified during the walkover have been noted for information only. Contaminated land risk assessment is undertaken on the basis that asbestos present within the fabric of buildings will be managed in accordance with prevailing regulation, and therefore not allowed to contaminate soils.

N.B.: This summary forms part of the overall risk assessment and should not be viewed or used as an independent report.

6.2 Recommendations

Adeptus considers that no further action is required at this stage.

During construction works, a watching brief should be maintained and any evidence of Made Ground, or visual and/or olfactory evidence of contamination recorded.

Where contamination is encountered, it will be necessary to discuss and agree a suitable course of action with the Local Authority. Any further investigation, sampling and quantitative risk assessment should be undertaken by a suitably qualified and experienced specialist, such as Adeptus.

Whilst it is acknowledged that investigation could be undertaken in order to verify the initial CSM, inspection during the construction phase is considered proportionate with the level of potential risks identified.

- End of report.

APPENDIX A – SITE PLAN

SOUTH VIEW AVENUE

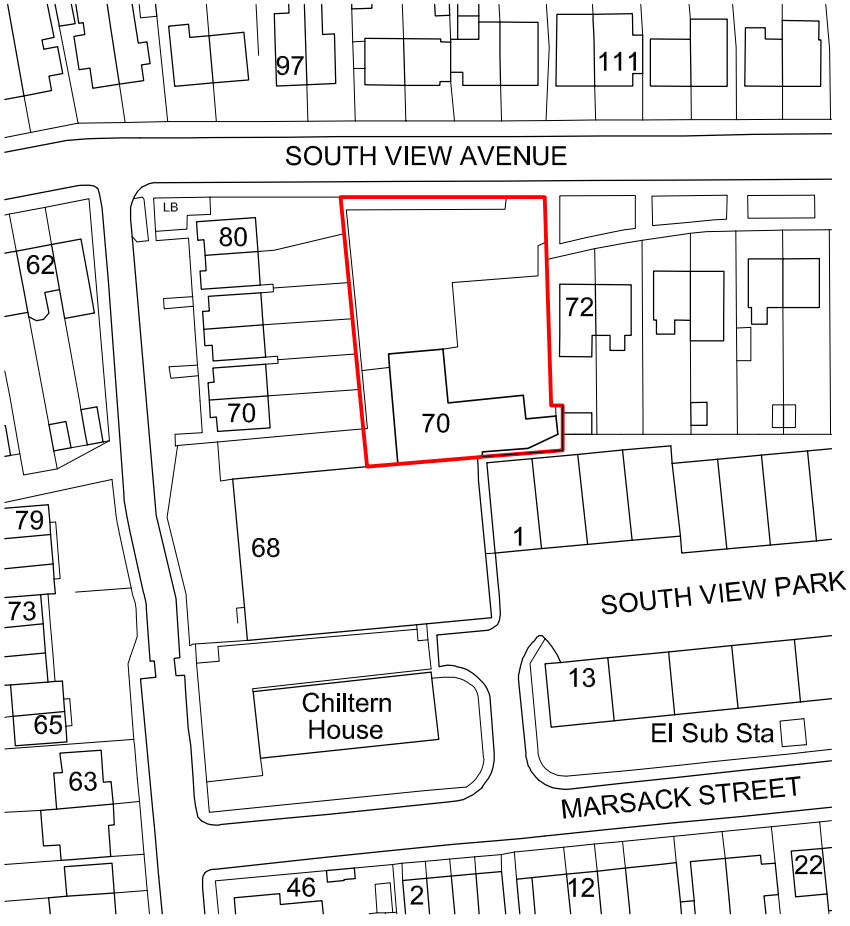


01 BLOCK PLAN
1:500

Scale Bar. 1:500

0 10 25 50

N



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02 SITE LOCATION PLAN
1:1250

Scale Bar. 1:1250

0 10m 25m 50m 100m

revision/date	note
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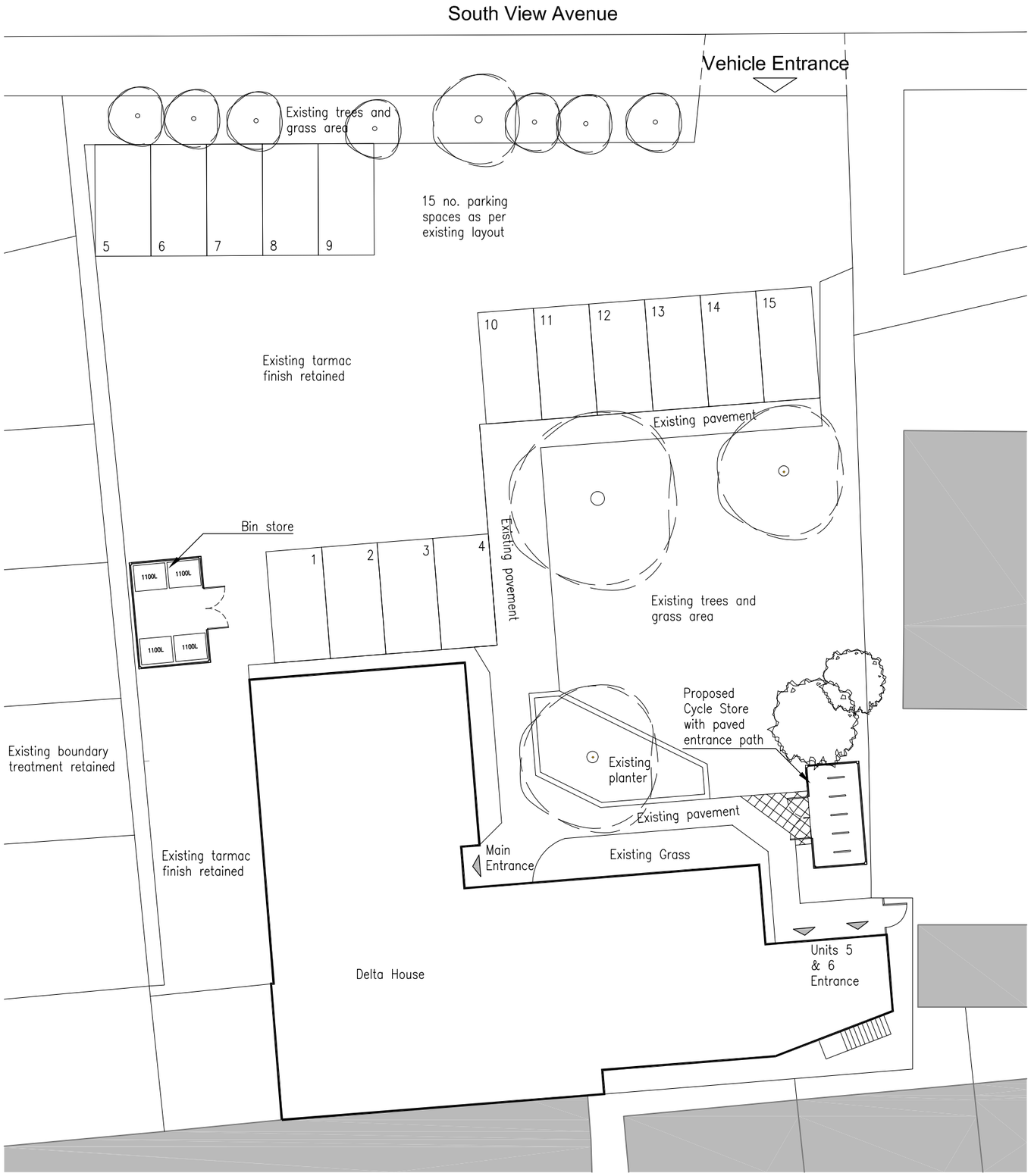
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Site Location & Block Plan

status
PLANNING

scale	date
Varies @A4	June 2021

job no.	dwg no.	status/revision
778	001	PL00

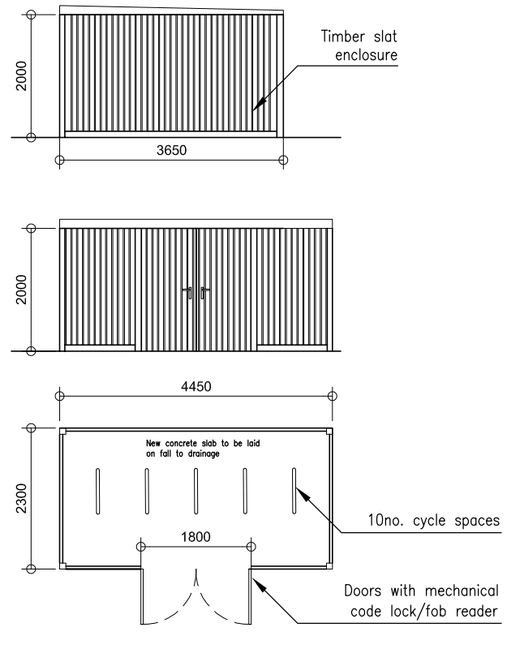
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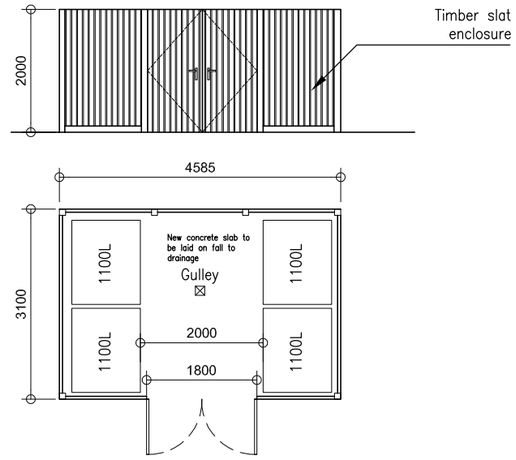
01 PROPOSED SITE PLAN
1:200

Scale Bar. 1:200

0 2 5 10 25



02 PROPOSED BIKE STORE
1:100



03 PROPOSED BIN STORE
1:100

revision/date	note
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title
Proposed Site Plan

status
PLANNING

scale	date
1:200 @A3	June 2021

job no.	dwg no.	status/revision
778	015	PL00

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APPENDIX B – SUPPORTING INFORMATION

The following information and data sources are utilised in compiling this report:

- Site reconnaissance (satellite imagery only)
- Environmental database (Appendix C)
- Historical Ordnance Survey Maps (Appendix C)
- Geological maps and records
- Environment Agency and Local Authority registers and permissions
- Web based archive material

This report is based on information available at the time of writing and is subject to the limitations set out in Appendix D.

APPENDIX C – ENVIRONMENTAL DATABASE

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo
Insight

DELTA HOUSE, 70, SOUTH VIEW AVENUE, CAVERSHAM, READING, RG4 5BB

Order Details

Date: 14/01/2022

Your ref: Delta_House

Our Ref: GS-8448042

Client: Adeptus Environmental

Site Details

Location: 472233 174877

Area: 0.14 ha

Authority: Reading Borough Council



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Summary of findings p. 2

OS MasterMap site plan p.13

Aerial image p. 8

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Contact us with any questions at:
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Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
14	1.1	Historical industrial land uses	2	3	3	29	-
16	1.2	Historical tanks	0	1	0	28	-
17	1.3	Historical energy features	0	0	7	19	-
19	1.4	Historical petrol stations	0	0	0	0	-
19	1.5	Historical garages	0	0	3	10	-
20	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped	On site	0-50m	50-250m	250-500m	500-2000m
21	2.1	Historical industrial land uses	2	3	3	34	-
23	2.2	Historical tanks	0	4	0	52	-
25	2.3	Historical energy features	0	0	28	46	-
28	2.4	Historical petrol stations	0	0	0	0	-
29	2.5	Historical garages	0	0	4	18	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
30	3.1	Active or recent landfill	0	0	0	0	-
30	3.2	Historical landfill (BGS records)	0	0	0	0	-
31	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
31	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
31	3.5	Historical waste sites	0	0	0	1	-
31	3.6	Licensed waste sites	0	0	0	0	-
32	3.7	Waste exemptions	0	0	0	16	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
34	4.1	Recent industrial land uses	1	7	12	-	-
36	4.2	Current or recent petrol stations	0	0	0	0	-
36	4.3	Electricity cables	0	0	0	0	-
36	4.4	Gas pipelines	0	0	0	0	-
36	4.5	Sites determined as Contaminated Land	0	0	0	0	-

37	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
37	4.7	Regulated explosive sites	0	0	0	0	-
37	4.8	Hazardous substance storage/usage	0	0	0	0	-
37	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
37	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
38	**4.11**	**Licensed pollutant release (Part A(2)/B)**	0	0	0	5	-
38	4.12	Radioactive Substance Authorisations	0	0	0	0	-
39	**4.13**	**Licensed Discharges to controlled waters**	0	0	0	3	-
39	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
39	4.15	Pollutant release to public sewer	0	0	0	0	-
40	4.16	List 1 Dangerous Substances	0	0	0	0	-
40	4.17	List 2 Dangerous Substances	0	0	0	0	-
40	**4.18**	**Pollution Incidents (EA/NRW)**	0	0	0	2	-
40	4.19	Pollution inventory substances	0	0	0	0	-
41	4.20	Pollution inventory waste transfers	0	0	0	0	-
41	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
42	**5.1**	**Superficial aquifer**	Identified (within 500m)				
44	**5.2**	**Bedrock aquifer**	Identified (within 500m)				
46	**5.3**	**Groundwater vulnerability**	Identified (within 50m)				
47	**5.4**	**Groundwater vulnerability- soluble rock risk**	Identified (within 0m)				
47	5.5	Groundwater vulnerability- local information	None (within 0m)				
48	**5.6**	**Groundwater abstractions**	0	0	0	0	15
52	**5.7**	**Surface water abstractions**	0	0	0	0	7
54	**5.8**	**Potable abstractions**	0	0	0	0	4
55	**5.9**	**Source Protection Zones**	1	0	0	0	-
56	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
57	6.1	Water Network (OS MasterMap)	0	0	0	-	-

57	6.2	Surface water features	0	0	0	-	-
58	**6.3**	**WFD Surface water body catchments**	1	-	-	-	-
58	**6.4**	**WFD Surface water bodies**	0	0	0	-	-
59	**6.5**	**WFD Groundwater bodies**	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
60	**7.1**	**Risk of flooding from rivers and the sea**	Medium (within 50m)				
61	**7.2**	**Historical Flood Events**	1	0	0	-	-
61	7.3	Flood Defences	0	0	0	-	-
61	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
62	7.5	Flood Storage Areas	0	0	0	-	-
63	**7.6**	**Flood Zone 2**	Identified (within 50m)				
64	**7.7**	**Flood Zone 3**	Identified (within 50m)				
Page	Section	Surface water flooding					
65	**8.1**	**Surface water flooding**	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding					
67	**9.1**	**Groundwater flooding**	High (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
68	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
69	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
69	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
69	10.4	Special Protection Areas (SPA)	0	0	0	0	0
69	10.5	National Nature Reserves (NNR)	0	0	0	0	0
70	**10.6**	**Local Nature Reserves (LNR)**	0	0	0	0	1
70	**10.7**	**Designated Ancient Woodland**	0	0	0	0	3
70	10.8	Biosphere Reserves	0	0	0	0	0
71	10.9	Forest Parks	0	0	0	0	0
71	10.10	Marine Conservation Zones	0	0	0	0	0
71	10.11	Green Belt	0	0	0	0	0
71	10.12	Proposed Ramsar sites	0	0	0	0	0

71	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
72	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
72	10.15	Nitrate Sensitive Areas	0	0	0	0	0
72	**10.16**	**Nitrate Vulnerable Zones**	1	0	0	0	4
73	10.17	SSSI Impact Risk Zones	0	-	-	-	-
73	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
74	11.1	World Heritage Sites	0	0	0	-	-
75	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
75	11.3	National Parks	0	0	0	-	-
75	**11.4**	**Listed Buildings**	0	0	2	-	-
76	11.5	Conservation Areas	0	0	0	-	-
76	11.6	Scheduled Ancient Monuments	0	0	0	-	-
76	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
77	**12.1**	**Agricultural Land Classification**	Urban (within 250m)				
78	12.2	Open Access Land	0	0	0	-	-
78	12.3	Tree Felling Licences	0	0	0	-	-
78	12.4	Environmental Stewardship Schemes	0	0	0	-	-
78	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
79	13.1	Priority Habitat Inventory	0	0	0	-	-
79	13.2	Habitat Networks	0	0	0	-	-
79	13.3	Open Mosaic Habitat	0	0	0	-	-
79	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
80	**14.1**	**10k Availability**	Identified (within 500m)				
81	**14.2**	**Artificial and made ground (10k)**	0	0	1	2	-
82	**14.3**	**Superficial geology (10k)**	1	0	2	4	-

83	14.4	Landslip (10k)	0	0	0	0	-
84	14.5	Bedrock geology (10k)	1	0	1	0	-
85	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
86	15.1	50k Availability	Identified (within 500m)				
87	15.2	Artificial and made ground (50k)	0	0	0	0	-
87	15.3	Artificial ground permeability (50k)	0	0	-	-	-
88	15.4	Superficial geology (50k)	1	0	2	3	-
89	15.5	Superficial permeability (50k)	Identified (within 50m)				
89	15.6	Landslip (50k)	0	0	0	0	-
89	15.7	Landslip permeability (50k)	None (within 50m)				
90	15.8	Bedrock geology (50k)	1	0	0	0	-
91	15.9	Bedrock permeability (50k)	Identified (within 50m)				
91	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
92	16.1	BGS Boreholes	0	2	0	-	-
Page	Section	Natural ground subsidence					
93	17.1	Shrink swell clays	Very low (within 50m)				
94	17.2	Running sands	Negligible (within 50m)				
95	17.3	Compressible deposits	Negligible (within 50m)				
96	17.4	Collapsible deposits	Very low (within 50m)				
97	17.5	Landslides	Very low (within 50m)				
98	17.6	Ground dissolution of soluble rocks	Low (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
100	18.1	Natural cavities	0	0	0	12	-
102	18.2	BritPits	0	0	1	2	-
103	18.3	Surface ground workings	0	0	4	-	-
103	18.4	Underground workings	0	0	0	0	0
103	18.5	Historical Mineral Planning Areas	0	0	0	2	-

104	**18.6**	**Non-coal mining**	0	0	2	0	1
104	18.7	Mining cavities	0	0	0	0	0
104	**18.8**	**JPB mining areas**	Identified (within 0m)				
105	18.9	Coal mining	None (within 0m)				
105	18.10	Brine areas	None (within 0m)				
105	18.11	Gypsum areas	None (within 0m)				
105	18.12	Tin mining	None (within 0m)				
106	18.13	Clay mining	None (within 0m)				

Page	Section	Radon	
107	**19.1**	**Radon**	Less than 1% (within 0m)

Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
108	**20.1**	**BGS Estimated Background Soil Chemistry**	1	0	-	-	-
108	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
108	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-

Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
109	21.1	Underground railways (London)	0	0	0	-	-
109	21.2	Underground railways (Non-London)	0	0	0	-	-
109	21.3	Railway tunnels	0	0	0	-	-
109	21.4	Historical railway and tunnel features	0	0	0	-	-
109	21.5	Royal Mail tunnels	0	0	0	-	-
110	21.6	Historical railways	0	0	0	-	-
110	21.7	Railways	0	0	0	-	-
110	21.8	Crossrail 1	0	0	0	0	-
110	21.9	Crossrail 2	0	0	0	0	-
110	21.10	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 29/06/2019

Site Area: 0.14ha

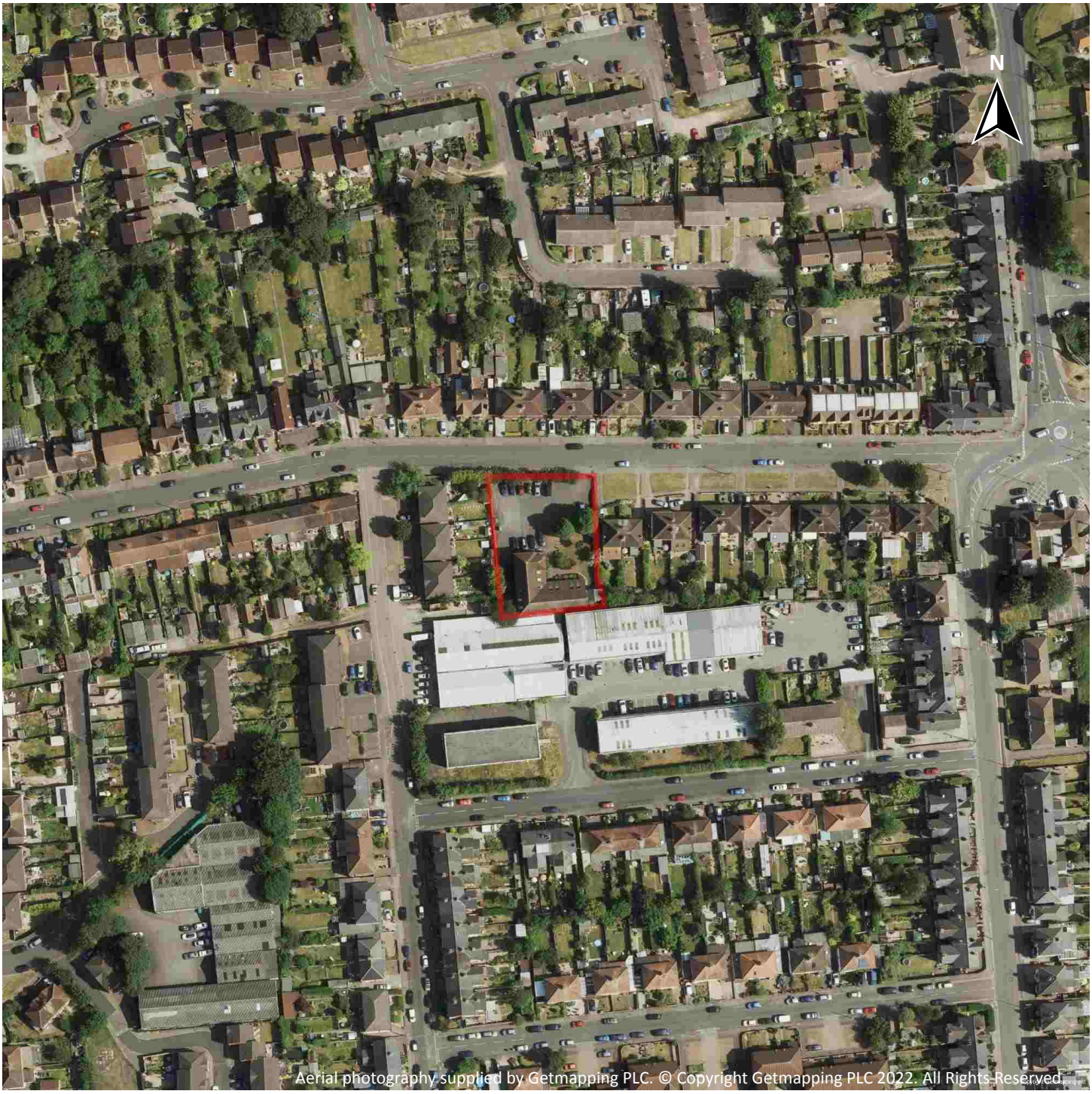
Recent site history - 2015 aerial photograph



Capture Date: 20/04/2015

Site Area: 0.14ha

Recent site history - 2013 aerial photograph



Capture Date: 08/07/2013

Site Area: 0.14ha

Recent site history - 2010 aerial photograph



Capture Date: 22/09/2010

Site Area: 0.14ha

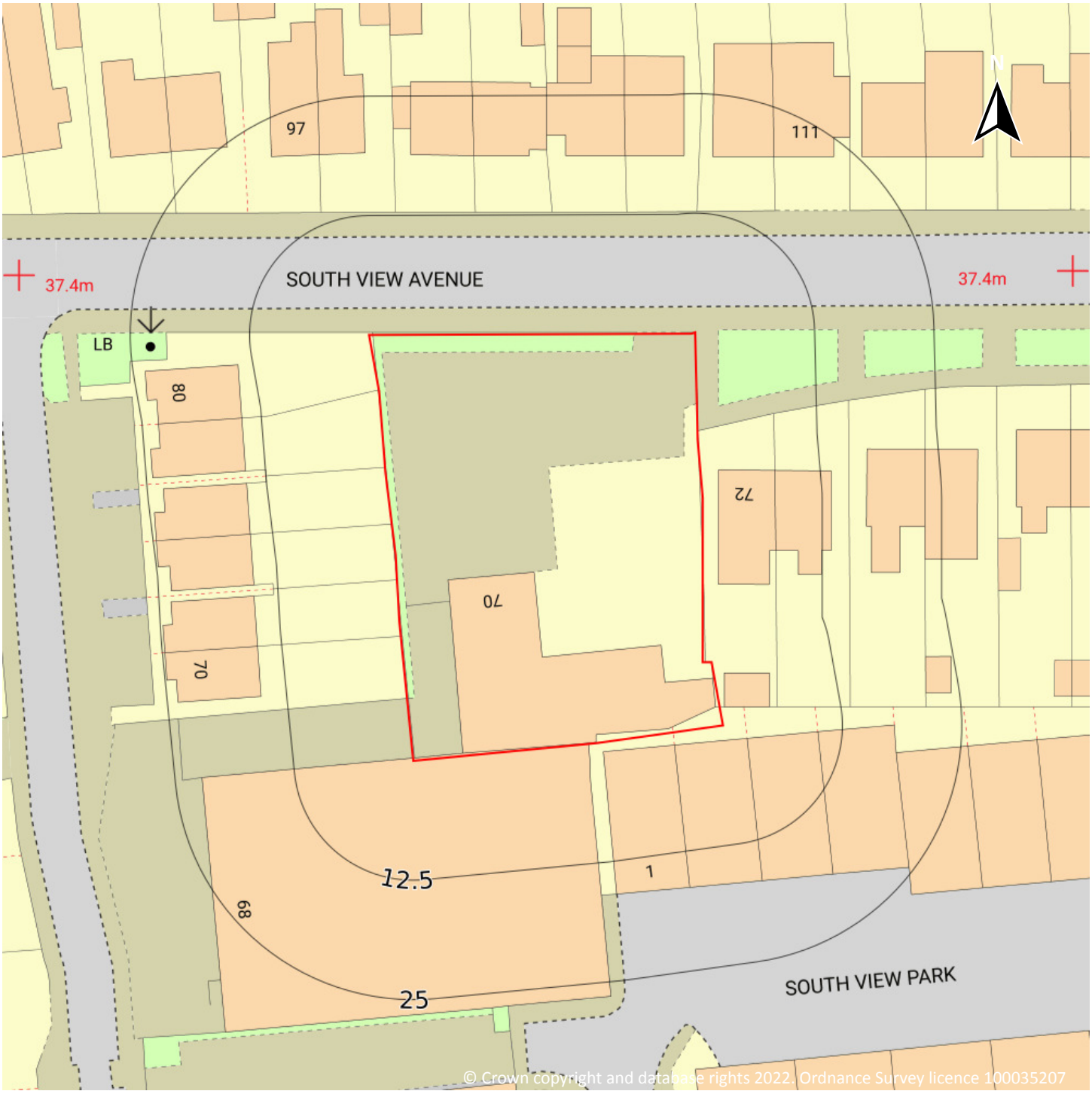
Recent site history - 1999 aerial photograph



Capture Date: 04/09/1999

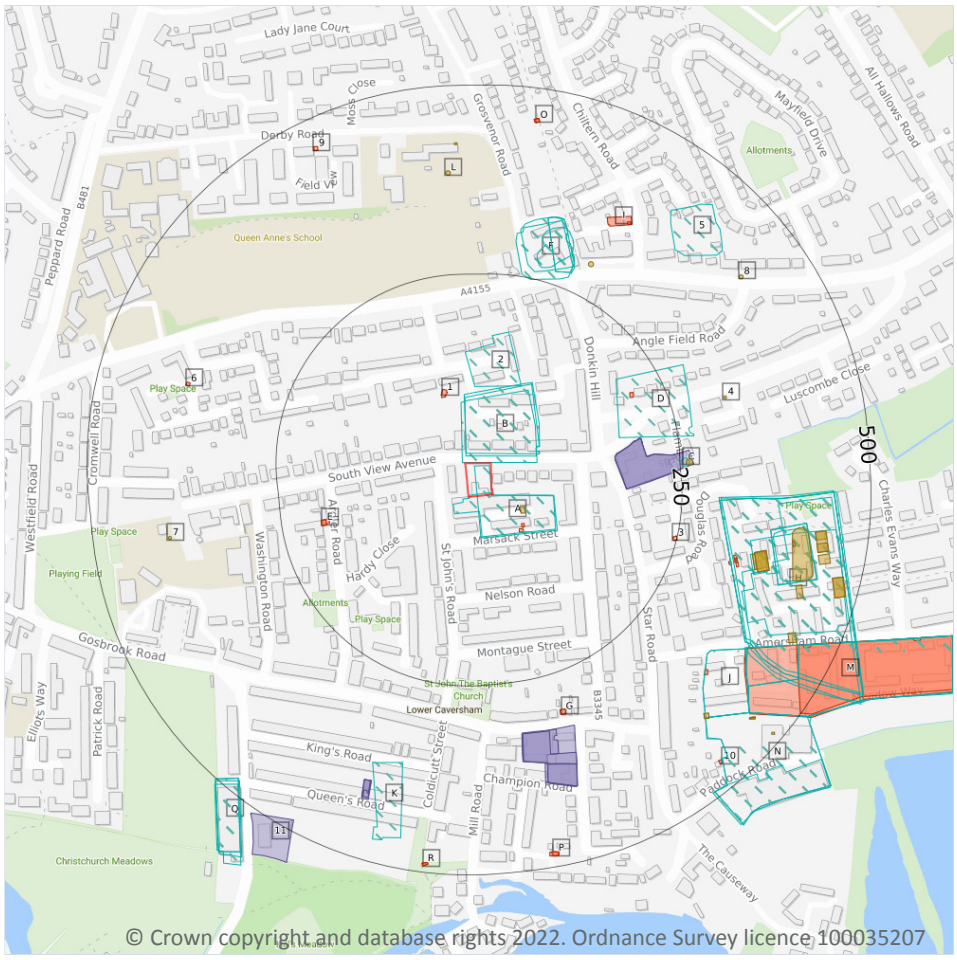
Site Area: 0.14ha

OS MasterMap site plan



Site Area: 0.14ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

1.1 Historical industrial land uses

Records within 500m	37

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Laundry**	**1938**	**1909379**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Laundry**	**1910**	**1956768**
B	1m N	Nursery	1900	1928865
B	9m N	Nursery	1897	1919480
B	13m N	Nursery	1910	1948798
2	101m N	Nursery	1961	1951983
D	173m E	Nursery	1901	1867802
F	249m N	Gravel Pit	1897 - 1900	1952832
C	251m E	Unspecified Tank	1962	1858401
F	260m N	Unspecified Pit	1961	1958864
F	267m N	Unspecified Pit	1938	1902829
F	267m N	Unspecified Pit	1910	1905153
F	267m N	Gravel Pit	1878	1957504
H	299m E	Unspecified Works	1962	1860480
H	300m E	Sewage Works	1910	1890288
H	300m E	Sewage Works	1938	1922025
H	302m E	Sewage Works	1897	1918980
H	345m E	Telephone Engineering Centre	1989 - 1994	1945754
H	350m E	Filter Beds	1910	1865218
H	353m E	Sewage Works	1900	1960399
J	353m SE	Unspecified Works	1989 - 1994	1900195
J	353m SE	Unspecified Works	1977	1912915
K	362m S	Laundry	1901	1862650
H	370m E	Unspecified Tanks	1938	1924029
H	370m E	Unspecified Tanks	1910	1962792
5	373m NE	Gravel Pit	1901	1871681
H	375m E	Unspecified Tanks	1962	1956466
M	390m SE	Unspecified Depot	1971	1965884
N	408m SE	Unspecified Warehouses	1989 - 1994	1946669

ID	Location	Land use	Dates present	Group ID
N	408m SE	Unspecified Warehouses	1977	1924776
M	423m SE	Unspecified Depot	1989 - 1994	1915820
M	423m SE	Unspecified Depot	1977	1942526
Q	481m SW	Laundry	1938	1927014
Q	481m SW	Laundry	1910	1950905
Q	482m SW	Laundry	1897	1940793
Q	487m SW	Laundry	1900	1927331
N	491m SE	Unspecified Warehouses	1989	1910666

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**29**

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

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

ID	Location	Land use	Dates present	Group ID
A	40m SE	Unspecified Tank	1956 - 1968	319337
C	258m E	Unspecified Tank	1956 - 1965	326712
F	291m NE	Unspecified Tank	1932	305899
4	320m E	Unspecified Tank	1881	305898
H	332m E	Unspecified Tank	1977	317590
H	332m E	Unspecified Tank	1995	324353
H	333m E	Unspecified Tank	1990	318144
H	333m E	Unspecified Tank	1986	321692
H	352m E	Tanks	1899	328203
H	354m E	Tanks	1956 - 1965	318261

ID	Location	Land use	Dates present	Group ID
H	354m E	Tanks	1956	326886
L	381m N	Unspecified Tank	1913 - 1936	318027
7	397m W	Unspecified Tank	1932 - 1936	313504
H	399m E	Tanks	1913 - 1932	316255
H	401m E	Unspecified Tank	1986 - 1995	318780
J	402m SE	Unspecified Tank	1968 - 1995	318245
8	410m NE	Unspecified Tank	1932 - 1936	327965
H	418m E	Unspecified Tank	1956 - 1965	326785
L	422m N	Unspecified Tank	1971	305902
H	429m E	Tanks	1956	318507
H	430m E	Tanks	1956 - 1965	328117
H	431m SE	Unspecified Tank	1956 - 1965	319661
H	433m E	Tanks	1956	313328
H	438m E	Unspecified Tank	1956 - 1965	326787
N	450m SE	Tanks	1995	313929
N	450m SE	Tanks	1986 - 1990	322789
H	462m E	Unspecified Tank	1956 - 1965	323098
H	463m E	Unspecified Tank	1956	325223
N	485m SE	Unspecified Tank	1986 - 1990	315753

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	**26**

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

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

ID	Location	Land use	Dates present	Group ID
A	54m SE	Electricity Substation	1968	189883
A	58m SE	Electricity Substation	1988 - 1996	205389
1	91m N	Electricity Substation	1968 - 1996	198046
E	187m W	Electricity Substation	1988 - 1992	195774
E	191m W	Electricity Substation	1995 - 1996	202828
D	203m NE	Electricity Substation	1988 - 1996	200802
3	245m E	Electricity Substation	1968 - 1996	206122
G	299m S	Electricity Substation	1956 - 1996	202372
H	324m E	Electricity Substation	1986 - 1990	204612
H	328m E	Electricity Substation	1977	189882
H	330m E	Electricity Substation	1968	189877
H	334m E	Electricity Substation	1995	189876
I	351m NE	Electricity Substation	1955 - 1971	201706
I	364m NE	Electricity Substation	1988 - 1993	204814
J	364m SE	Electricity Substation	1968 - 1995	201823
6	378m W	Electricity Substation	1997	189884
M	391m SE	Electricity Board Depot	1968 - 1990	201112
M	448m SE	Electricity Board Depot	1995	196275
O	454m N	Electricity Substation	-	187776
O	454m N	Electricity Substation	1971 - 1988	202809
9	457m NW	Electricity Substation	1971 - 1993	200089
10	462m SE	Electricity Substation	1977 - 1995	198436
P	479m S	Electricity Substation	-	187498
P	479m S	Electricity Substation	1987	202130
R	487m S	Electricity Substation	-	187783
R	487m S	Electricity Substation	1972 - 1987	208280

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	13

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

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

ID	Location	Land use	Dates present	Group ID
C	164m E	General Post Office Garage	1968	61778
C	164m E	General Post Office Garage	1956	63158
C	165m E	General Post Office Garage	1956 - 1965	63524
G	318m S	Garage	1995 - 1996	64189
G	319m S	Garage	1988 - 1992	65302
G	320m S	Garage	1968	63264
G	363m S	Garage	1987	63691
G	364m S	Garage	-	60562
G	364m S	Garage	1972	61331
K	397m S	Garage	1956 - 1972	64752
K	397m S	Garage	-	60537
K	397m S	Garage	1987	61173
11	486m SW	Garage	1972 - 1989	64176

This data is sourced from Ordnance Survey / Groundsure.

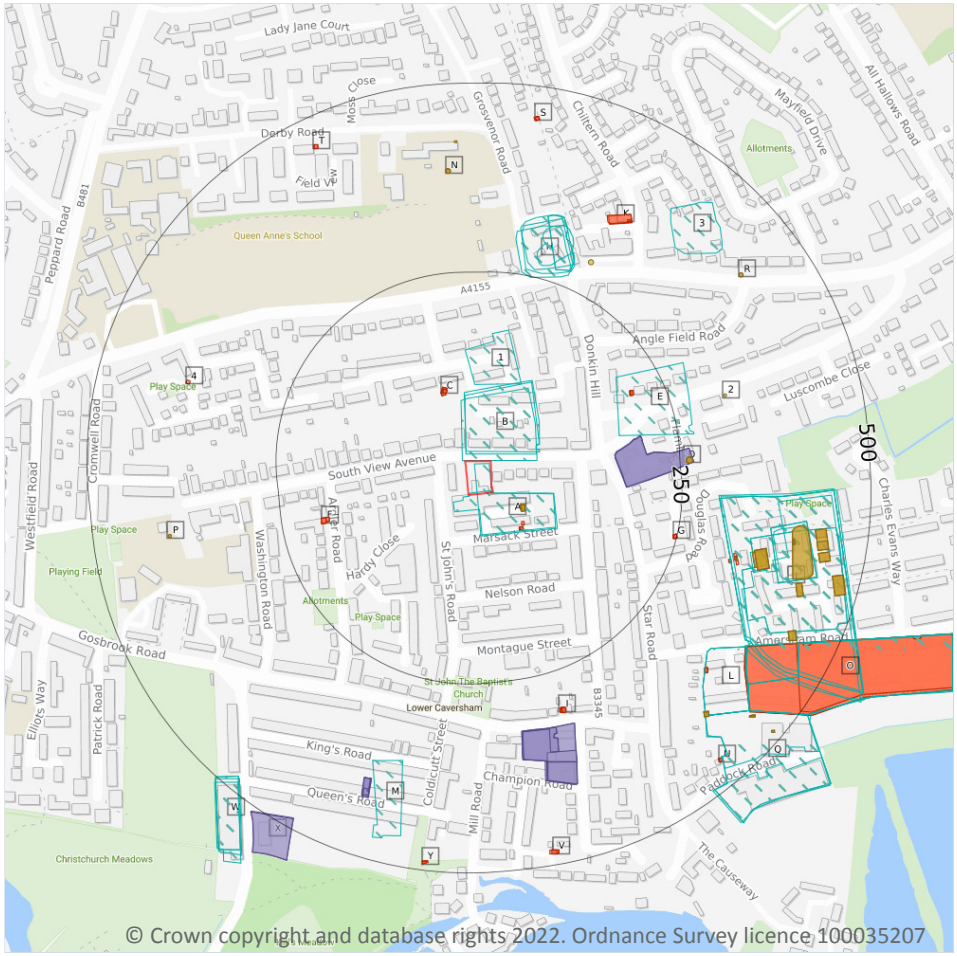
1.6 Historical military land

Records within 500m	0

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

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

2 Past land use - un-grouped



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

2.1 Historical industrial land uses

Records within 500m	42

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

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

ID	Location	Land Use	Date	Group ID
A	**On site**	**Laundry**	**1938**	**1909379**
A	**On site**	**Laundry**	**1910**	**1956768**
B	1m N	Nursery	1900	1928865

ID	Location	Land Use	Date	Group ID
B	9m N	Nursery	1897	1919480
B	13m N	Nursery	1910	1948798
1	101m N	Nursery	1961	1951983
E	173m E	Nursery	1901	1867802
H	249m N	Gravel Pit	1900	1952832
D	251m E	Unspecified Tank	1962	1858401
H	257m N	Gravel Pit	1897	1952832
H	260m N	Unspecified Pit	1961	1958864
H	267m N	Unspecified Pit	1938	1902829
H	267m N	Unspecified Pit	1910	1905153
H	267m N	Gravel Pit	1878	1957504
J	299m E	Unspecified Works	1962	1860480
J	300m E	Sewage Works	1938	1922025
J	300m E	Sewage Works	1910	1890288
J	302m E	Sewage Works	1897	1918980
J	345m E	Telephone Engineering Centre	1994	1945754
J	345m E	Telephone Engineering Centre	1989	1945754
J	350m E	Filter Beds	1910	1865218
J	353m E	Sewage Works	1900	1960399
L	353m SE	Unspecified Works	1994	1900195
L	353m SE	Unspecified Works	1989	1900195
L	353m SE	Unspecified Works	1977	1912915
M	362m S	Laundry	1901	1862650
J	370m E	Unspecified Tanks	1938	1924029
J	370m E	Unspecified Tanks	1910	1962792
3	373m NE	Gravel Pit	1901	1871681
J	375m E	Unspecified Tanks	1962	1956466
O	390m SE	Unspecified Depot	1971	1965884

ID	Location	Land Use	Date	Group ID
Q	408m SE	Unspecified Warehouses	1994	1946669
Q	408m SE	Unspecified Warehouses	1989	1946669
Q	408m SE	Unspecified Warehouses	1977	1924776
O	423m SE	Unspecified Depot	1994	1915820
O	423m SE	Unspecified Depot	1989	1915820
O	423m SE	Unspecified Depot	1977	1942526
W	481m SW	Laundry	1938	1927014
W	481m SW	Laundry	1910	1950905
W	482m SW	Laundry	1897	1940793
W	487m SW	Laundry	1900	1927331
Q	491m SE	Unspecified Warehouses	1989	1910666

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**56**

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

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

ID	Location	Land Use	Date	Group ID
A	40m SE	Unspecified Tank	1956	319337
A	40m SE	Unspecified Tank	1968	319337
A	41m SE	Unspecified Tank	1965	319337
A	41m SE	Unspecified Tank	1956	319337
D	258m E	Unspecified Tank	1956	326712
D	259m E	Unspecified Tank	1965	326712
D	259m E	Unspecified Tank	1956	326712
H	291m NE	Unspecified Tank	1932	305899
2	320m E	Unspecified Tank	1881	305898

ID	Location	Land Use	Date	Group ID
J	332m E	Unspecified Tank	1977	317590
J	332m E	Unspecified Tank	1995	324353
J	333m E	Unspecified Tank	1986	321692
J	333m E	Unspecified Tank	1990	318144
J	352m E	Tanks	1899	328203
J	354m E	Tanks	1965	318261
J	354m E	Tanks	1956	318261
J	354m E	Tanks	1956	326886
N	381m N	Unspecified Tank	1913	318027
N	381m N	Unspecified Tank	1932	318027
N	381m N	Unspecified Tank	1936	318027
P	397m W	Unspecified Tank	1932	313504
P	397m W	Unspecified Tank	1936	313504
J	399m E	Tanks	1913	316255
J	399m E	Tanks	1932	316255
J	401m E	Unspecified Tank	1986	318780
J	401m E	Unspecified Tank	1990	318780
J	402m E	Unspecified Tank	1995	318780
L	402m SE	Unspecified Tank	1995	318245
L	403m SE	Unspecified Tank	1986	318245
L	403m SE	Unspecified Tank	1990	318245
L	403m SE	Unspecified Tank	1968	318245
L	403m SE	Unspecified Tank	1977	318245
R	410m NE	Unspecified Tank	1932	327965
R	410m NE	Unspecified Tank	1936	327965
J	418m E	Unspecified Tank	1956	326785
J	419m E	Unspecified Tank	1965	326785
J	419m E	Unspecified Tank	1956	326785

ID	Location	Land Use	Date	Group ID
N	422m N	Unspecified Tank	1971	305902
J	429m E	Tanks	1956	318507
J	430m E	Tanks	1965	328117
J	430m E	Tanks	1956	328117
J	431m SE	Unspecified Tank	1956	319661
J	432m SE	Unspecified Tank	1965	319661
J	432m SE	Unspecified Tank	1956	319661
J	433m E	Tanks	1956	313328
J	438m E	Unspecified Tank	1956	326787
J	438m E	Unspecified Tank	1965	326787
J	438m E	Unspecified Tank	1956	326787
Q	450m SE	Tanks	1995	313929
Q	450m SE	Tanks	1986	322789
Q	450m SE	Tanks	1990	322789
J	462m E	Unspecified Tank	1965	323098
J	462m E	Unspecified Tank	1956	323098
J	463m E	Unspecified Tank	1956	325223
Q	485m SE	Unspecified Tank	1986	315753
Q	485m SE	Unspecified Tank	1990	315753

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**74**

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

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

ID	Location	Land Use	Date	Group ID
A	54m SE	Electricity Substation	1968	189883

ID	Location	Land Use	Date	Group ID
A	58m SE	Electricity Substation	1988	205389
A	58m SE	Electricity Substation	1992	205389
A	58m SE	Electricity Substation	1992	205389
A	58m SE	Electricity Substation	1995	205389
A	58m SE	Electricity Substation	1996	205389
C	91m N	Electricity Substation	1988	198046
C	91m N	Electricity Substation	1992	198046
C	91m N	Electricity Substation	1992	198046
C	94m N	Electricity Substation	1995	198046
C	94m N	Electricity Substation	1996	198046
C	94m N	Electricity Substation	1968	198046
F	187m W	Electricity Substation	1988	195774
F	187m W	Electricity Substation	1992	195774
F	187m W	Electricity Substation	1992	195774
F	191m W	Electricity Substation	1995	202828
F	191m W	Electricity Substation	1996	202828
E	203m NE	Electricity Substation	1988	200802
E	203m NE	Electricity Substation	1992	200802
E	203m NE	Electricity Substation	1992	200802
E	204m NE	Electricity Substation	1995	200802
E	204m NE	Electricity Substation	1996	200802
G	245m E	Electricity Substation	1988	206122
G	245m E	Electricity Substation	1992	206122
G	245m E	Electricity Substation	1992	206122
G	245m E	Electricity Substation	1995	206122
G	245m E	Electricity Substation	1996	206122
G	245m E	Electricity Substation	1968	206122
I	299m S	Electricity Substation	1995	202372

ID	Location	Land Use	Date	Group ID
I	299m S	Electricity Substation	1996	202372
I	299m S	Electricity Substation	1988	202372
I	299m S	Electricity Substation	1992	202372
I	299m S	Electricity Substation	1992	202372
I	299m S	Electricity Substation	1956	202372
I	299m S	Electricity Substation	1968	202372
I	299m S	Electricity Substation	1965	202372
I	299m S	Electricity Substation	1956	202372
J	324m E	Electricity Substation	1986	204612
J	324m E	Electricity Substation	1990	204612
J	328m E	Electricity Substation	1977	189882
J	330m E	Electricity Substation	1968	189877
J	334m E	Electricity Substation	1995	189876
K	351m NE	Electricity Substation	1971	201706
K	351m NE	Electricity Substation	1955	201706
K	351m NE	Electricity Substation	1955	201706
K	364m NE	Electricity Substation	1993	204814
L	364m SE	Electricity Substation	1986	201823
L	364m SE	Electricity Substation	1990	201823
K	364m NE	Electricity Substation	1988	204814
L	364m SE	Electricity Substation	1968	201823
L	364m SE	Electricity Substation	1977	201823
L	365m SE	Electricity Substation	1995	201823
4	378m W	Electricity Substation	1997	189884
O	391m SE	Electricity Board Depot	1986	201112
O	391m SE	Electricity Board Depot	1990	201112
O	392m SE	Electricity Board Depot	1968	201112
O	392m SE	Electricity Board Depot	1977	201112

ID	Location	Land Use	Date	Group ID
O	448m SE	Electricity Board Depot	1995	196275
S	454m N	Electricity Substation	-	187776
S	454m N	Electricity Substation	1988	202809
S	454m N	Electricity Substation	1971	202809
T	457m NW	Electricity Substation	1993	200089
T	457m NW	Electricity Substation	1971	200089
T	457m NW	Electricity Substation	1988	200089
U	462m SE	Electricity Substation	1986	198436
U	462m SE	Electricity Substation	1990	198436
U	462m SE	Electricity Substation	1977	198436
U	463m SE	Electricity Substation	1995	198436
V	479m S	Electricity Substation	-	187498
V	479m S	Electricity Substation	1987	202130
V	480m S	Electricity Substation	1987	202130
Y	487m S	Electricity Substation	-	187783
Y	487m S	Electricity Substation	1972	208280
Y	487m S	Electricity Substation	1987	208280

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	22

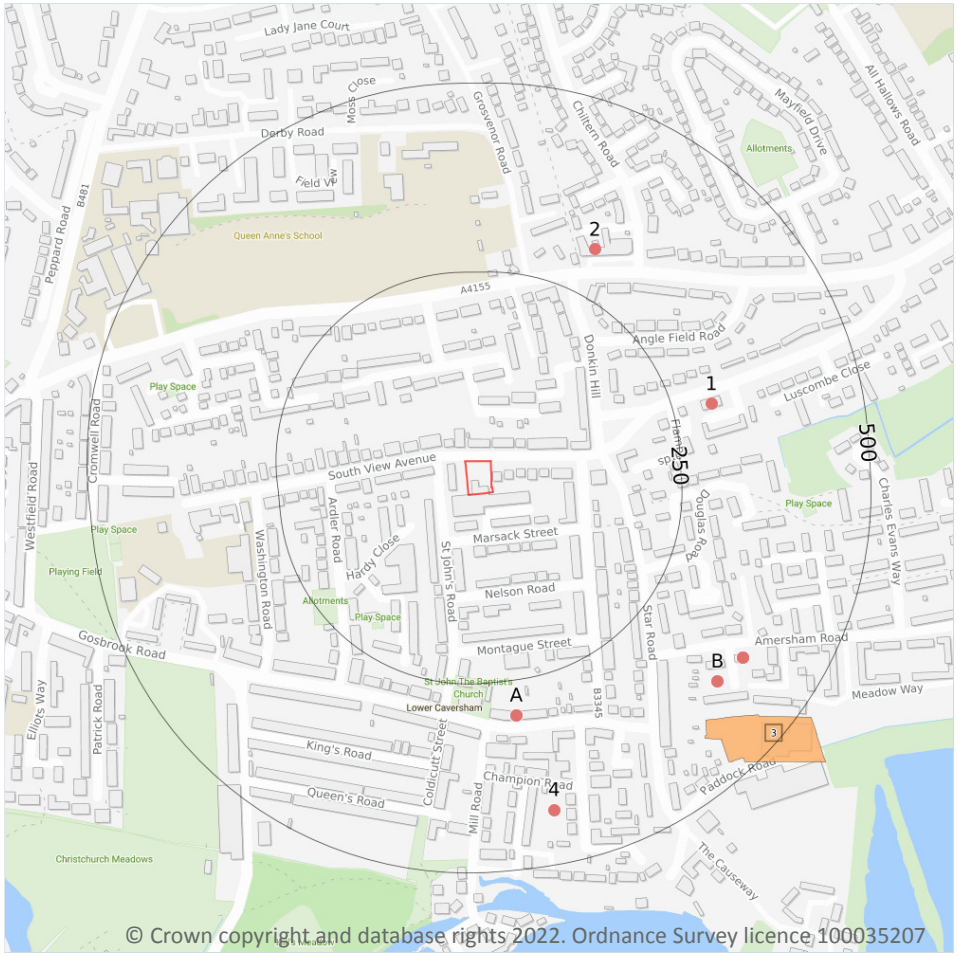
Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land Use	Date	Group ID
D	164m E	General Post Office Garage	1968	61778
D	164m E	General Post Office Garage	1956	63158
D	165m E	General Post Office Garage	1965	63524
D	165m E	General Post Office Garage	1956	63524
I	318m S	Garage	1995	64189
I	318m S	Garage	1996	64189
I	319m S	Garage	1988	65302
I	319m S	Garage	1992	65302
I	319m S	Garage	1992	65302
I	320m S	Garage	1968	63264
I	363m S	Garage	1987	63691
I	364m S	Garage	1987	63691
I	364m S	Garage	-	60562
I	364m S	Garage	1972	61331
M	397m S	Garage	1965	64752
M	397m S	Garage	1956	64752
M	397m S	Garage	-	60537
M	397m S	Garage	1972	64752
M	397m S	Garage	1956	64752
M	397m S	Garage	1987	61173
X	486m SW	Garage	1972	64176
X	487m SW	Garage	1989	64176

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



Site Outline

Search buffers in metres (m)

Historical waste sites

Waste exemptions

3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

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

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

3.5 Historical waste sites

Records within 500m	1

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

Features are displayed on the Waste and landfill map on **page 30**

ID	Location	Address	Further Details	Date
3	412m SE	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1967

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

3.6 Licensed waste sites

Records within 500m	0

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

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

3.7 Waste exemptions

Records within 500m	16

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

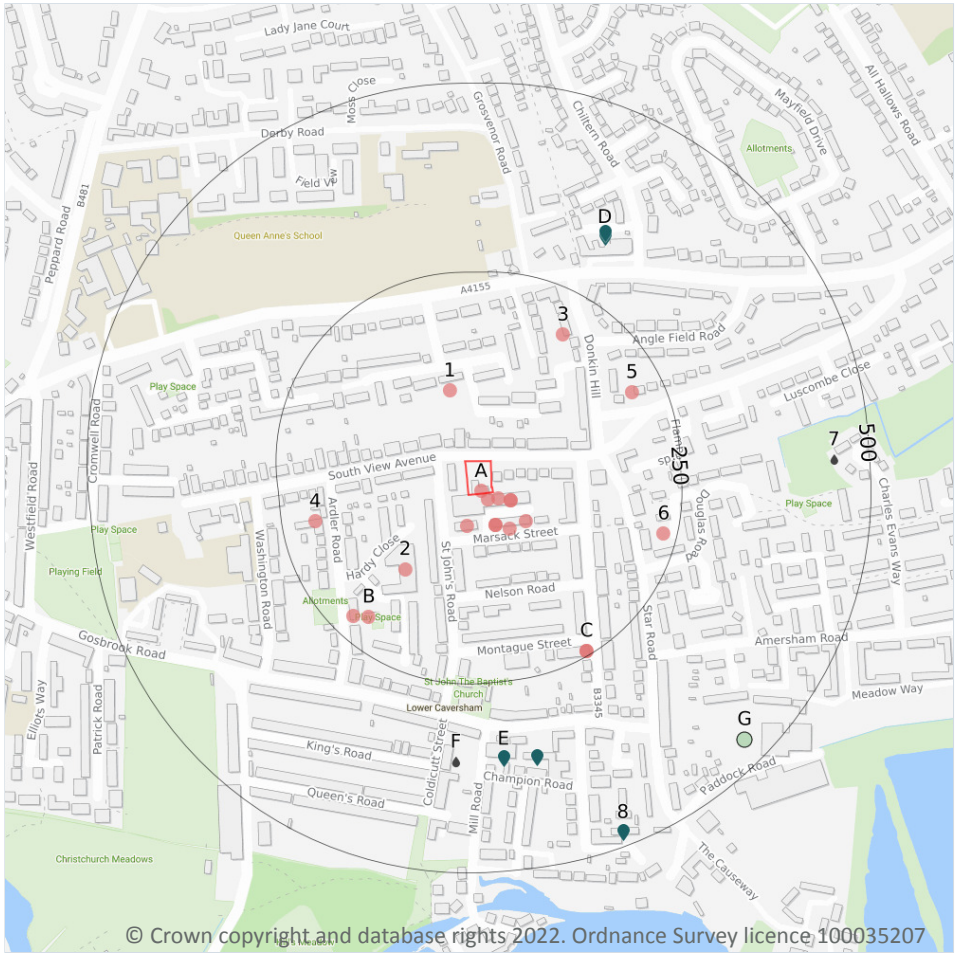
Features are displayed on the Waste and landfill map on **page 30**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	297m S	352, GOSBROOK ROAD, CAVERSHAM, READING, RG4 8EG	WEX280100	Disposing of waste exemption	Not on a farm	Burning waste in the open
A	297m S	352, GOSBROOK ROAD, CAVERSHAM, READING, RG4 8EG	WEX280100	Using waste exemption	Not on a farm	Incorporation of ash into soil
A	297m S	352, GOSBROOK ROAD, CAVERSHAM, READING, RG4 8EG	WEX280100	Using waste exemption	Not on a farm	Spreading of plant matter to confer benefit
A	297m S	352, GOSBROOK ROAD, CAVERSHAM, READING, RG4 8EG	WEX280100	Using waste exemption	Not on a farm	Use of mulch
A	297m S	352, GOSBROOK ROAD, CAVERSHAM, READING, RG4 8EG	WEX280100	Using waste exemption	Not on a farm	Spreading waste on non-agricultural land to confer benefit
A	297m S	352, GOSBROOK ROAD, CAVERSHAM, READING, RG4 8EG	WEX280100	Using waste exemption	Not on a farm	Burning of waste as a fuel in a small appliance
A	297m S	352, GOSBROOK ROAD, CAVERSHAM, READING, RG4 8EG	WEX280100	Using waste exemption	Not on a farm	Use of waste in construction
1	301m E	ROSEBANK HOUSE, LOWER HENLEY ROAD, CAVERSHAM, READING, RG4 5LE	WEX160594	Treating waste exemption	Not on a Farm	Sorting and de-naturing of controlled drugs for disposal
2	311m NE	122 Henley Road Reading Berkshire RG4 6DH	EPR/EF0237FC/A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal
B	389m SE	Reading Storage Solutions Unit 38, 1 Paddock Road, Reading, RG45LZ	WEX123837	Storing waste exemption	Not on a farm	Storage of waste in secure containers
B	389m SE	Reading Storage Solutions Unit 38, 1 Paddock Road, Reading, RG45LZ	WEX123837	Storing waste exemption	Not on a farm	Storage of waste in a secure place

ID	Location	Site	Reference	Category	Sub-Category	Description
B	396m SE	-	WEX265983	Storing waste exemption	Not on a farm	Storage of waste in secure containers
B	396m SE	-	WEX265983	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	396m SE	Reading Storage Solutions, Unit 40/70, 1 Paddocks Road, Caversham, Reading, RG4 5LZ	WEX240267	Storing waste exemption	Not on a farm	Storage of waste in secure containers
B	396m SE	Reading Storage Solutions, Unit 40/70, 1 Paddocks Road, Caversham, Reading, RG4 5LZ	WEX240267	Storing waste exemption	Not on a farm	Storage of waste in a secure place
4	428m S	Land at NGR SU 72330 74436 Champion Road Caversham RG4 8EN	EPR/UE5646CF/A001	Storing waste exemption	Both agricultural and non-agricultural waste	Storage of waste in secure containers

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

4 Current industrial land use



Site Outline

Search buffers in metres (m)

Recent industrial land uses

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

Licensed Discharges to controlled waters

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	20

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 34**

ID	Location	Company	Address	Activity	Category
A	**On site**	**Screwdriver Ltd**	**70, South View Avenue, Caversham, Reading, Berkshire, RG4 5BB**	**Furniture**	**Consumer Products**
A	9m S	Archway Business Solutions Ltd	1, Southview Park, Caversham, Reading, Berkshire, RG4 5AF	Office and Shop Equipment	Industrial Products

ID	Location	Company	Address	Activity	Category
A	11m SE	Computrix Ltd	3a, Southview Park, Caversham, Reading, Berkshire, RG4 5AF	Electrical Equipment Repair and Servicing	Repair and Servicing
A	26m SE	Applied Weighing International	5, Southview Park, Caversham, Reading, Berkshire, RG4 5AF	Measurement and Inspection Equipment	Industrial Products
A	26m SE	Vehicle Weighing Solutions	Unit 5 Southview Park, Marsack Street, Caversham, Reading, Berkshire, RG4 5AF	Measurement and Inspection Equipment	Industrial Products
A	41m S	Verif-i Ltd	Chiltern House, Marsack Street, Caversham, Reading, Berkshire, RG4 5AP	Special Purpose Machinery and Equipment	Industrial Products
A	43m S	Wasps Electronics	13b, Southview Park, Caversham, Reading, Berkshire, RG4 5AF	Electrical and Electronic Engineers	Engineering Services
A	43m S	Powertek UK	13b, Southview Park, Caversham, Reading, Berkshire, RG4 5AF	Measurement and Inspection Equipment	Industrial Products
A	53m SE	Electricity Sub Station	Berkshire, RG4	Electrical Features	Infrastructure and Facilities
A	58m SE	Regima	9, Southview Park, Caversham, Reading, Berkshire, RG4 5AF	Cosmetics, Toiletries and Perfumes	Consumer Products
1	96m N	Electricity Sub Station	Berkshire, RG4	Electrical Features	Infrastructure and Facilities
2	129m SW	Premier Tyres & Exhausts	Unit 1 Cantay House 29a, Ardler Road, Caversham, Reading, Berkshire, RG4 5AE	Vehicle Parts and Accessories	Motoring
3	193m NE	Action Appliance Repairs	Flat 2 Donkin Court 43-44, Donkin Hill, Caversham, Reading, Berkshire, RG4 5DG	Electrical Equipment Repair and Servicing	Repair and Servicing
4	206m W	Electricity Sub Station	Berkshire, RG4	Electrical Features	Infrastructure and Facilities
5	208m NE	Electricity Sub Station	Berkshire, RG4	Electrical Features	Infrastructure and Facilities
B	208m SW	Omg Perfomance	Ardler Road, Caversham, Reading, Berkshire, RG4 5AE	Vehicle Hire and Rental	Hire Services
B	221m SW	Caversham Vehicle Hire Ltd	19, Ardler Road, Caversham, Reading, Berkshire, RG4 5AE	Vehicle Hire and Rental	Hire Services
6	232m E	Electricity Sub Station	Berkshire, RG4	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
C	244m SE	Hoppabag Skip Hire	1, Montague Street, Caversham, Reading, Berkshire, RG4 5AU	Construction and Tool Hire	Hire Services
C	244m SE	Hulse Recovery Services	1, Montague Street, Caversham, Reading, Berkshire, RG4 5AU	Vehicle Breakdown and Recovery Services	Personal, Consumer and Other Services

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

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

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

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

Records within 500m	5

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

Features are displayed on the Current industrial land use map on **page 34**

ID	Location	Address	Details	
D	332m NE	Jp Mots, Tilbury Close, RG4 0JF	Process: Waste Oil Burner 0.4 MW Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
D	336m NE	J.P. Motors, Tilbury Close, Caversham, Reading, RG4 5JF	Process: Waste Oil Burner 0.4 MW Status: New Legislation Applies Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
E	351m S	Mill Road Garage, 2 Mill Road, Caversham, RG4 8DP	Process: Waste Oil Burner 0.4 MW Status: New Legislation Applies Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
E	355m S	Cavesham Coachworks Limited, 3 Send Road, Caversham, Reading, RG4 8EH	Process: Respraying of Road Vehicles Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
8	481m S	Star Motor Services, Unit 1, Send Road, Caversham, Reading, RG4 8EH	Process: Waste Oil Burner 0.4 MW Status: New Legislation Applies Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m	3

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

Features are displayed on the Current industrial land use map on **page 34**

ID	Location	Address	Details	
F	353m S	CORK FACTORY, CAVERSHAM MILL, MILL, CORK FACTORY CAVERSHAM MILL MI, LL RD CAVERSHAM READING BERKS	Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: CTCR.0797 Permit Version: 1 Receiving Water: THAMES	Status: REVOKED - UNSPECIFIED Issue date: 08/10/1965 Effective Date: 08/10/1965 Revocation Date: 23/01/1987
F	353m S	CORK FACTORY, CAVERSHAM MILL, MILL, CORK FACTORY CAVERSHAM MILL MI, LL RD CAVERSHAM READING BERKS	Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: CTCR.0798 Permit Version: 1 Receiving Water: THAMES	Status: REVOKED - UNSPECIFIED Issue date: 08/10/1965 Effective Date: 08/10/1965 Revocation Date: 23/10/1987
7	452m E	POINT B, CHARLES EVANS WAY, AMERSHA, POINT B CHARLES EVANS WAY AMER, SHAM ROAD CAVERSHAM READING B, ERKS	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CTWC.2684 Permit Version: 1 Receiving Water: BERRY BROOK	Status: REVOKED - UNSPECIFIED Issue date: 01/08/1988 Effective Date: 01/08/1988 Revocation Date: 26/06/1992

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0

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

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

4.15 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0

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

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

4.17 List 2 Dangerous Substances

Records within 500m	0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	2

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

Features are displayed on the Current industrial land use map on **page 34**

ID	Location	Details	
G	466m SE	Incident Date: 06/01/2008 Incident Identification: 553940 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 2 (Significant)
G	466m SE	Incident Date: 06/01/2008 Incident Identification: 553940 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 2 (Significant)

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

4.19 Pollution inventory substances

Records within 500m	0

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

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

4.20 Pollution inventory waste transfers

Records within 500m	0

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

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

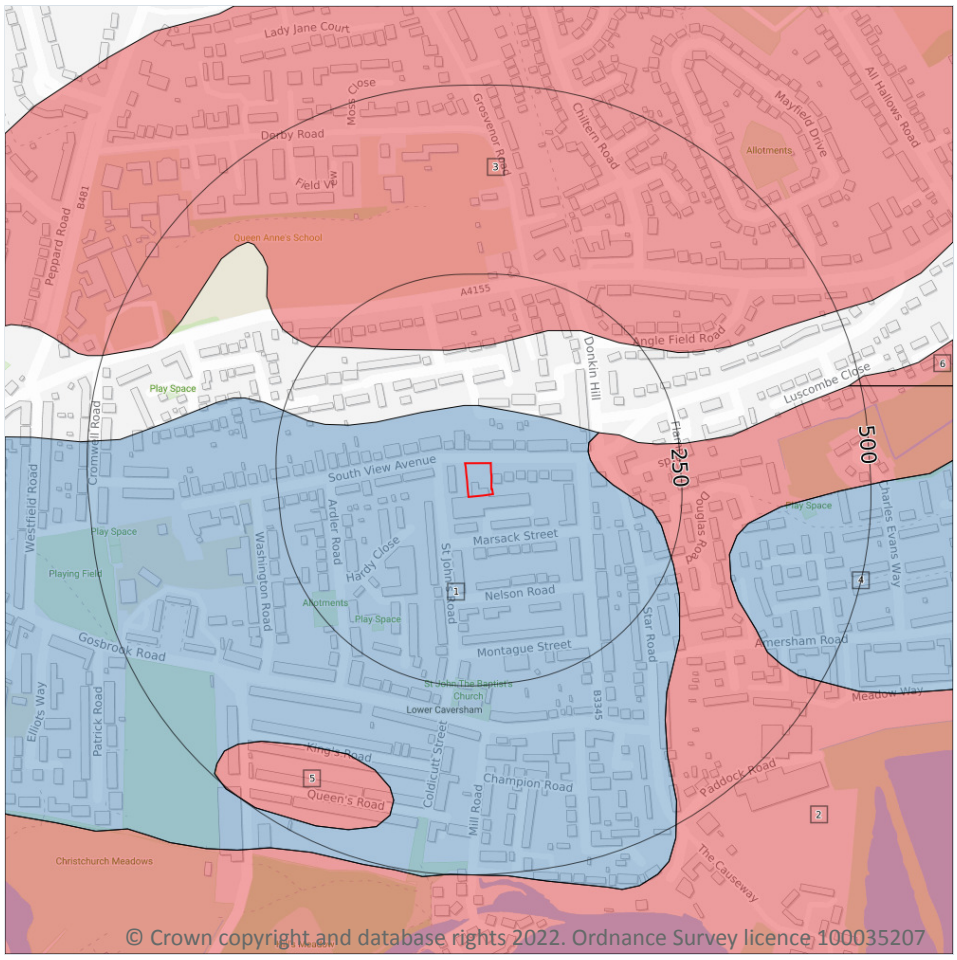
4.21 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

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

5.1 Superficial aquifer

Records within 500m	6

Aquifer status of groundwater held within superficial geology.

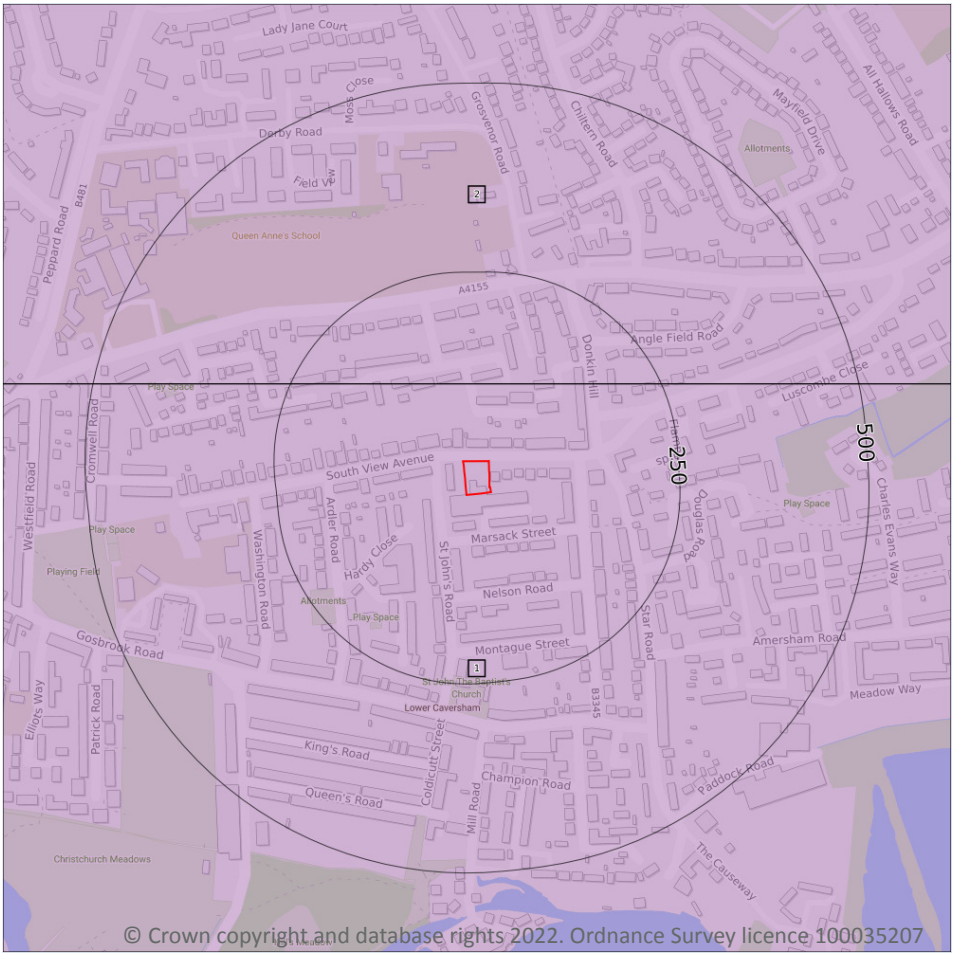
Features are displayed on the Hydrogeology map on **page 42**

ID	Location	Designation	Description
1	**On site**	**Unproductive**	**These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow**
2	130m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

ID	Location	Designation	Description
3	151m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	323m E	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
5	376m SW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
6	485m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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

Bedrock aquifer



Site Outline

Search buffers in metres (m)

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

5.2 Bedrock aquifer

Records within 500m	2

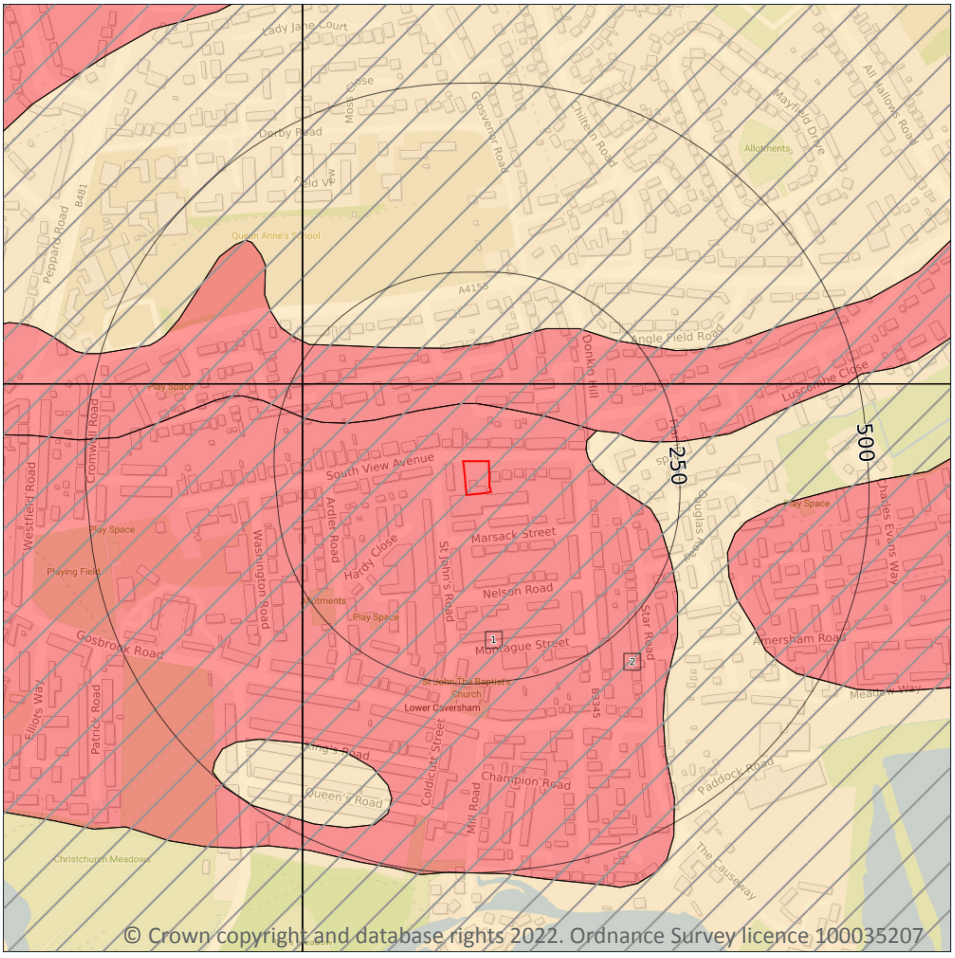
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 44**

ID	Location	Designation	Description
1	**On site**	**Principal**	**Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers**
2	102m N	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

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

Groundwater vulnerability



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Site Outline

Search buffers in metres (m)

Superficial vulnerability

- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability

- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	1

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on **page 46**

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

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	**1**

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

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
2	**Significant soluble rocks are likely to be present. Low possibility of localised subsidence or dissolution-related degradation of bedrock occurring naturally, but may be possible in adverse conditions such as high surface or subsurface water flow.**	**23.0%**

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

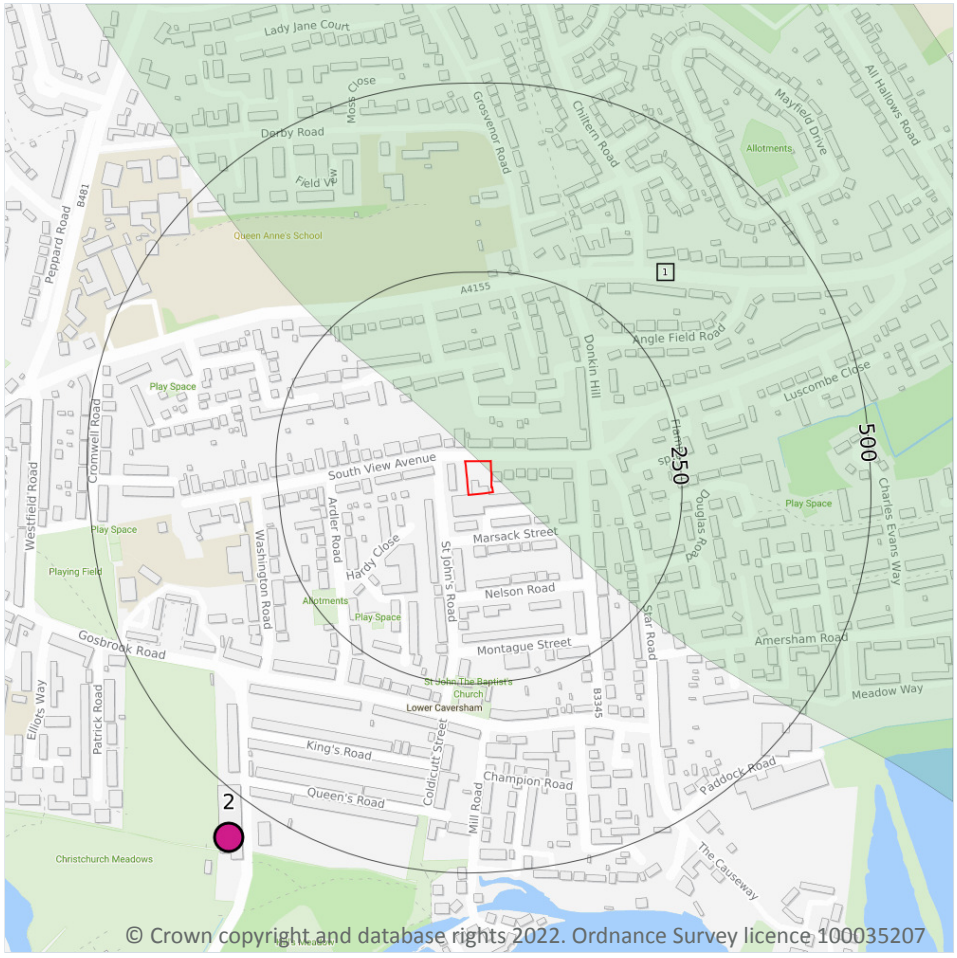
5.5 Groundwater vulnerability- local information

Records on site	**0**

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

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

Abstractions and Source Protection Zones



Site Outline

Search buffers in metres (m)

- Source Protection Zone 1 — Inner catchment
- Source Protection Zone 2 — Outer catchment
- Source Protection Zone 3 — Total catchment
- Source Protection Zone 4 — Zone of Special Interest
- Source Protection Zone 1c — Inner catchment - confined aquifer
- Source Protection Zone 2c — Outer catchment - confined aquifer
- Source Protection Zone 3c — Total catchment - confined aquifer
- Drinking water abstraction licences
- Drinking water abstraction licences — Polygon features
- Drinking water abstraction licences — Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m	15

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 48**

ID	Location	Details	
2	552m SW	Status: Active Licence No: 28/39/23/0020 Details: Laundry Use Direct Source: THAMES GROUNDWATER Point: 72 GEORGE STREET, CAVERSHAM, - BOREHOLE 'A' Data Type: Point Name: Elis UK Ltd Easting: 471900 Northing: 174400	Annual Volume (m^3): 68,190 Max Daily Volume (m^3): 300.04 Original Application No: - Original Start Date: 09/05/1966 Expiry Date: - Issue No: 103 Version Start Date: 08/02/2021 Version End Date: -
-	1335m S	Status: Historical Licence No: 28/39/22/0600 Details: Pollution Remediation Direct Source: THAMES GROUNDWATER Point: FORMER GASWORKS, KENAVON DRIVE, READING (5 BOREHOLES) Data Type: Point Name: M J GLEESON GROUP PLC Easting: 472700 Northing: 173600	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 31/07/2000 Expiry Date: 31/08/2001 Issue No: 1 Version Start Date: 31/07/2000 Version End Date: -
-	1517m SW	Status: Historical Licence No: 28/39/23/0041 Details: Non-Evaporative Cooling Direct Source: THAMES GROUNDWATER Point: CARDIFF ROAD, READING, BERKSHIRE Data Type: Point Name: COX & WYMAN LTD Easting: 470900 Northing: 174100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 11/07/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/07/1966 Version End Date: -
-	1517m SW	Status: Historical Licence No: 28/39/23/0041 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: CARDIFF ROAD, READING, BERKSHIRE Data Type: Point Name: COX & WYMAN LTD Easting: 470900 Northing: 174100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 11/07/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/07/1966 Version End Date: -

ID	Location	Details	
-	1517m SW	Status: Active Licence No: 28/39/23/0167 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: MEADOW ROAD, READING, BERKSHIRE Data Type: Point Name: MANROSE MANUFACTURING LTD Easting: 470900 Northing: 174100	Annual Volume (m^3): 90,920 Max Daily Volume (m^3): 727.40 Original Application No: - Original Start Date: 23/01/1990 Expiry Date: - Issue No: 101 Version Start Date: 30/06/2006 Version End Date: -
-	1517m SW	Status: Active Licence No: 28/39/23/0167 Details: Non-Evaporative Cooling Direct Source: THAMES GROUNDWATER Point: MEADOW ROAD, READING, BERKSHIRE Data Type: Point Name: MANROSE MANUFACTURING LTD Easting: 470900 Northing: 174100	Annual Volume (m^3): 90,920 Max Daily Volume (m^3): 727.40 Original Application No: - Original Start Date: 23/01/1990 Expiry Date: - Issue No: 101 Version Start Date: 30/06/2006 Version End Date: -
-	1574m SE	Status: Historical Licence No: 28/39/23/0016 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: THAMES GROUNDWATER Point: READING UNIVERSITY RESEARCH SITE, READING, - WELL 'A' Data Type: Point Name: UNIVERSITY OF READING Easting: 473500 Northing: 173900	Annual Volume (m^3): 1136 Max Daily Volume (m^3): 22.73 Original Application No: - Original Start Date: 14/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	1584m E	Status: Active Licence No: 28/39/23/0011 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: THAMES GROUNDWATER Point: DEANS FARM, CAVERSHAM, - GRAVEL WET PIT, POINT 'B' Data Type: Point Name: Tarmac Aggregates Limited Easting: 473830 Northing: 174970	Annual Volume (m^3): 210,860 Max Daily Volume (m^3): 1,223 Original Application No: - Original Start Date: 14/02/1966 Expiry Date: - Issue No: 106 Version Start Date: 26/10/2015 Version End Date: -

ID	Location	Details	
-	1584m E	Status: Active Licence No: 28/39/23/0011 Details: Mineral Washing Direct Source: THAMES GROUNDWATER Point: DEANS FARM, CAVERSHAM, - GRAVEL WET PIT, POINT 'B' Data Type: Point Name: Tarmac Aggregates Limited Easting: 473830 Northing: 174970	Annual Volume (m^3): 210,860 Max Daily Volume (m^3): 1,223 Original Application No: - Original Start Date: 14/02/1966 Expiry Date: - Issue No: 106 Version Start Date: 26/10/2015 Version End Date: -
-	1585m E	Status: Active Licence No: 28/39/23/0011 Details: Mineral Washing Direct Source: THAMES GROUNDWATER Point: DEANS FARM, CAVERSHAM, GRAVEL WET PIT, POINT 'A' Data Type: Point Name: Tarmac Aggregates Limited Easting: 473830 Northing: 174980	Annual Volume (m^3): 210,860 Max Daily Volume (m^3): 1,223 Original Application No: - Original Start Date: 14/02/1966 Expiry Date: - Issue No: 106 Version Start Date: 26/10/2015 Version End Date: -
-	1585m E	Status: Active Licence No: 28/39/23/0011 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: THAMES GROUNDWATER Point: DEANS FARM, CAVERSHAM, GRAVEL WET PIT, POINT 'A' Data Type: Point Name: Tarmac Aggregates Limited Easting: 473830 Northing: 174980	Annual Volume (m^3): 210,860 Max Daily Volume (m^3): 1,223 Original Application No: - Original Start Date: 14/02/1966 Expiry Date: - Issue No: 106 Version Start Date: 26/10/2015 Version End Date: -
-	1599m SE	Status: Active Licence No: 28/39/23/0191 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT WATERSIDE CENTRE, THAMES VALLEY PARK ROAD Data Type: Point Name: WOKINGHAM WATERSIDE CENTRE LTD Easting: 473560 Northing: 173940	Annual Volume (m^3): 2,600 Max Daily Volume (m^3): 25 Original Application No: - Original Start Date: 21/12/2000 Expiry Date: - Issue No: 3 Version Start Date: 01/04/2008 Version End Date: -

ID	Location	Details	
-	1692m SW	Status: Active Licence No: 28/39/23/0042 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: CHEAPSIDE, READING, BERKSHIRE Data Type: Point Name: PRIMARK STORES LIMITED Easting: 471200 Northing: 173500	Annual Volume (m^3): 14,933 Max Daily Volume (m^3): 40.91 Original Application No: - Original Start Date: 11/07/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2008 Version End Date: -
-	1828m SW	Status: Active Licence No: 28/39/23/0128 Details: Process Water Direct Source: THAMES GROUNDWATER Point: CARDIFF ROAD, READING POINT B Data Type: Point Name: HILLIER GROUP OF COMPANIES Easting: 470600 Northing: 174000	Annual Volume (m^3): 6,682 Max Daily Volume (m^3): 27.28 Original Application No: - Original Start Date: 22/01/1975 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	1966m SW	Status: Active Licence No: 28/39/23/0128 Details: Process Water Direct Source: THAMES GROUNDWATER Point: CARDIFF ROAD, READING POINT A Data Type: Point Name: HILLIER GROUP OF COMPANIES Easting: 470400 Northing: 174100	Annual Volume (m^3): 6,682 Max Daily Volume (m^3): 27.28 Original Application No: - Original Start Date: 22/01/1975 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	**7**

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 48**

ID	Location	Details	
-	683m S	Status: Active Licence No: TH/039/0023/022 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: THAMES SURFACE WATER - NON TIDAL Point: RIVER THAMES AT CAVERSHAM WEIR Data Type: Point Name: Reading Hydro CBS Limited Easting: 472072 Northing: 174185	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 19/02/2016 Expiry Date: 31/03/2028 Issue No: 4 Version Start Date: 16/09/2021 Version End Date: -
-	875m SW	Status: Historical Licence No: 28/39/23/0196 Details: Transfer between sources Direct Source: THAMES SURFACE WATER - NON TIDAL Point: THAMES AT CHRISTCHURCH MEADOW Data Type: Point Name: READING BOROUGH COUNCIL Easting: 471440 Northing: 174450	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 12/05/2003 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 12/05/2003 Version End Date: -
-	875m SW	Status: Historical Licence No: 28/39/23/0196 Details: Lake & Pond Throughflow Direct Source: THAMES SURFACE WATER - NON TIDAL Point: THAMES AT CHRISTCHURCH MEADOW Data Type: Point Name: READING BOROUGH COUNCIL Easting: 471440 Northing: 174450	Annual Volume (m^3): 31536 Max Daily Volume (m^3): 86.4 Original Application No: - Original Start Date: 12/05/2003 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 01/04/2006 Version End Date: -
-	875m SW	Status: Historical Licence No: 28/39/23/0199/TR Details: Transfer Between Sources (Post Water Act 2003) Direct Source: THAMES SURFACE WATER - NON TIDAL Point: RIVER THAMES - CHRISTCHURCH MEADOWS Data Type: Point Name: READING BOROUGH COUNCIL Easting: 471440 Northing: 174450	Annual Volume (m^3): 1,752,000 Max Daily Volume (m^3): 4800 Original Application No: - Original Start Date: 10/09/2008 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 10/09/2008 Version End Date: -
-	1814m S	Status: Historical Licence No: 28/39/22/0594 Details: Lake & Pond Throughflow Direct Source: THAMES SURFACE WATER - NON TIDAL Point: THE ORACLE CENTRE, READING Data Type: Point Name: ORACLE SHOPPING CENTRE LTD Easting: 471590 Northing: 173150	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 16/02/2000 Expiry Date: - Issue No: 1 Version Start Date: 16/02/2000 Version End Date: -

ID	Location	Details	
-	1814m S	Status: Active Licence No: 28/39/22/0594 Details: Lake & Pond Throughflow Direct Source: THAMES SURFACE WATER - NON TIDAL Point: ST.GILES STREAM AT THE ORACLE CENTRE, READING Data Type: Point Name: ORACLE SHOPPING CENTRE LTD Easting: 471590 Northing: 173150	Annual Volume (m^3): 737,856 Max Daily Volume (m^3): 2,016 Original Application No: - Original Start Date: 16/02/2000 Expiry Date: - Issue No: 2 Version Start Date: 09/03/2020 Version End Date: -
-	1826m E	Status: Historical Licence No: 28/39/23/0198 Details: General Washing/Process Washing Direct Source: THAMES SURFACE WATER - NON TIDAL Point: CAVERSHAM LAKES - CAVERSHAM - PIPE Data Type: Point Name: CAVERSHAM LAKES TRUST LIMITED Easting: 474070 Northing: 175000	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 06/08/2004 Expiry Date: 31/03/2014 Issue No: 1 Version Start Date: 06/08/2004 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	**4**

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 48**

ID	Location	Details	
-	1517m SW	Status: Historical Licence No: 28/39/23/0041 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: CARDIFF ROAD, READING, BERKSHIRE Data Type: Point Name: COX & WYMAN LTD Easting: 470900 Northing: 174100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 11/07/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/07/1966 Version End Date: -

ID	Location	Details	
-	1517m SW	Status: Active Licence No: 28/39/23/0167 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: MEADOW ROAD, READING, BERKSHIRE Data Type: Point Name: MANROSE MANUFACTURING LTD Easting: 470900 Northing: 174100	Annual Volume (m^3): 90,920 Max Daily Volume (m^3): 727.40 Original Application No: - Original Start Date: 23/01/1990 Expiry Date: - Issue No: 101 Version Start Date: 30/06/2006 Version End Date: -
-	1599m SE	Status: Active Licence No: 28/39/23/0191 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT WATERSIDE CENTRE, THAMES VALLEY PARK ROAD Data Type: Point Name: WOKINGHAM WATERSIDE CENTRE LTD Easting: 473560 Northing: 173940	Annual Volume (m^3): 2,600 Max Daily Volume (m^3): 25 Original Application No: - Original Start Date: 21/12/2000 Expiry Date: - Issue No: 3 Version Start Date: 01/04/2008 Version End Date: -
-	1692m SW	Status: Active Licence No: 28/39/23/0042 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: CHEAPSIDE, READING, BERKSHIRE Data Type: Point Name: PRIMARK STORES LIMITED Easting: 471200 Northing: 173500	Annual Volume (m^3): 14,933 Max Daily Volume (m^3): 40.91 Original Application No: - Original Start Date: 11/07/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2008 Version End Date: -

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

5.9 Source Protection Zones

Records within 500m	**1**

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 48**

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

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

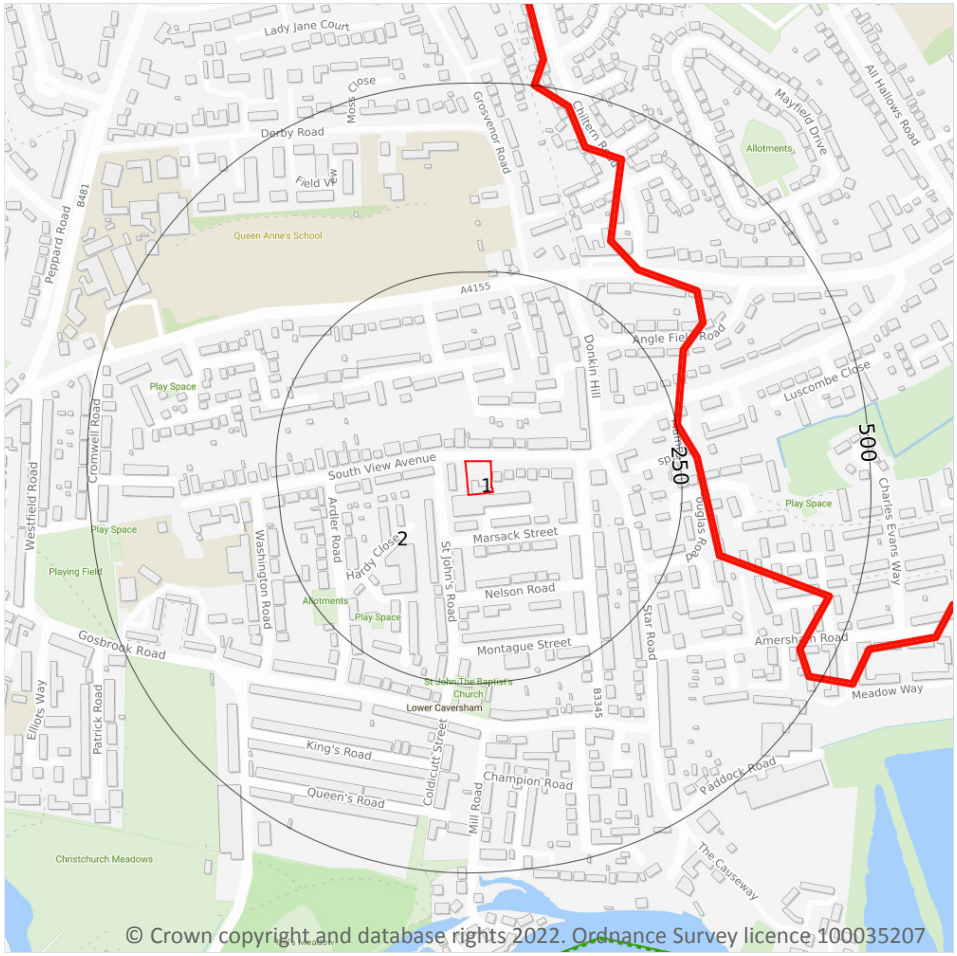
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology



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Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	0

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	0

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

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1

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

Features are displayed on the Hydrology map on **page 57**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
2	**On site**	**River**	**Thames Wallingford to Caversham**	**GB106039030331**	**Chilterns South**	**Thames and Chilterns South**

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

6.4 WFD Surface water bodies

Records identified	1

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

Features are displayed on the Hydrology map on **page 57**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	612m S	River	Thames Wallingford to Caversham	GB106039030331	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	1

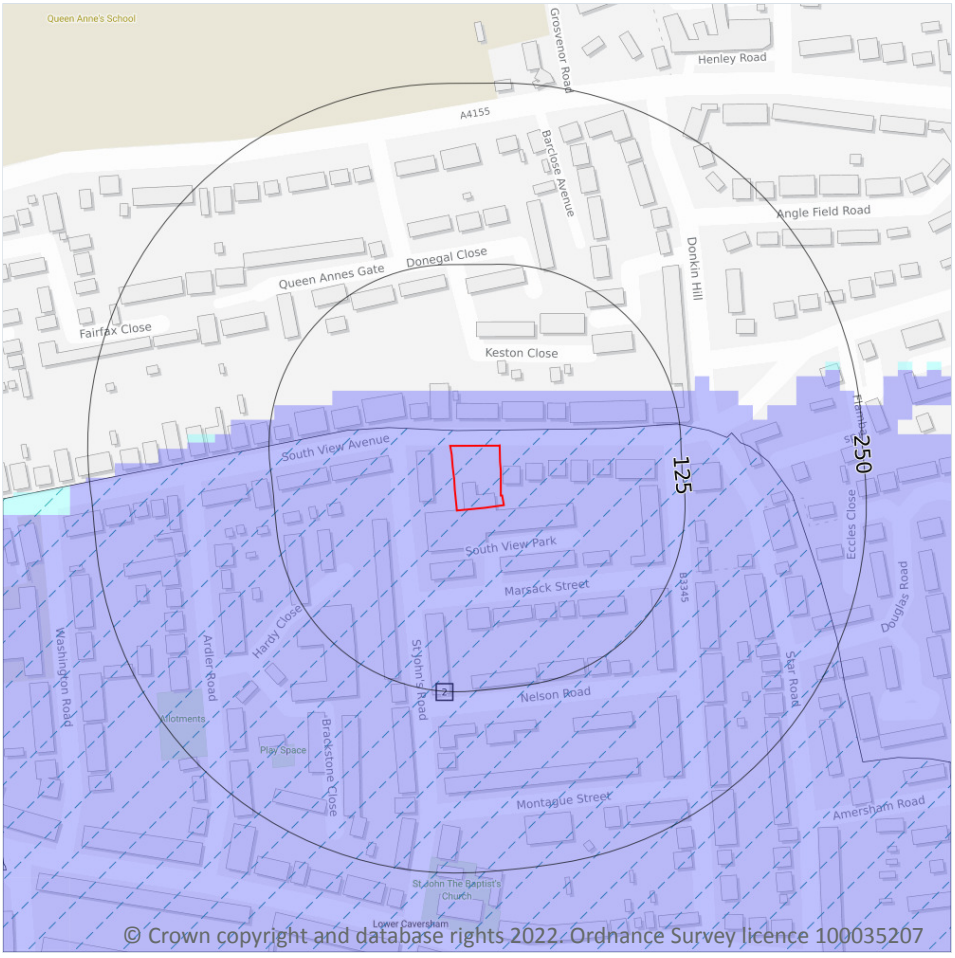
Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 57**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
1	**On site**	**South-West Chilterns Chalk**	**GB40601G601100**	**Good**	**Good**	**Good**	**2019**

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

7 River and coastal flooding



Site Outline

Search buffers in metres (m)

River and coastal flooding:

- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m	1

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

Features are displayed on the River and coastal flooding map on **page 60**

Distance	Flood risk category
On site	**Medium**
0 - 50m	Medium

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

7.2 Historical Flood Events

Records within 250m	**1**

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

Features are displayed on the River and coastal flooding map on **page 60**

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
2	**On site**	**06marchspring1947**	**1947-01-01 1947-12-12**	**Main river**	**Channel capacity exceeded (no raised defences)**	**Fluvial**

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

7.3 Flood Defences

Records within 250m	**0**

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	**0**

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

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

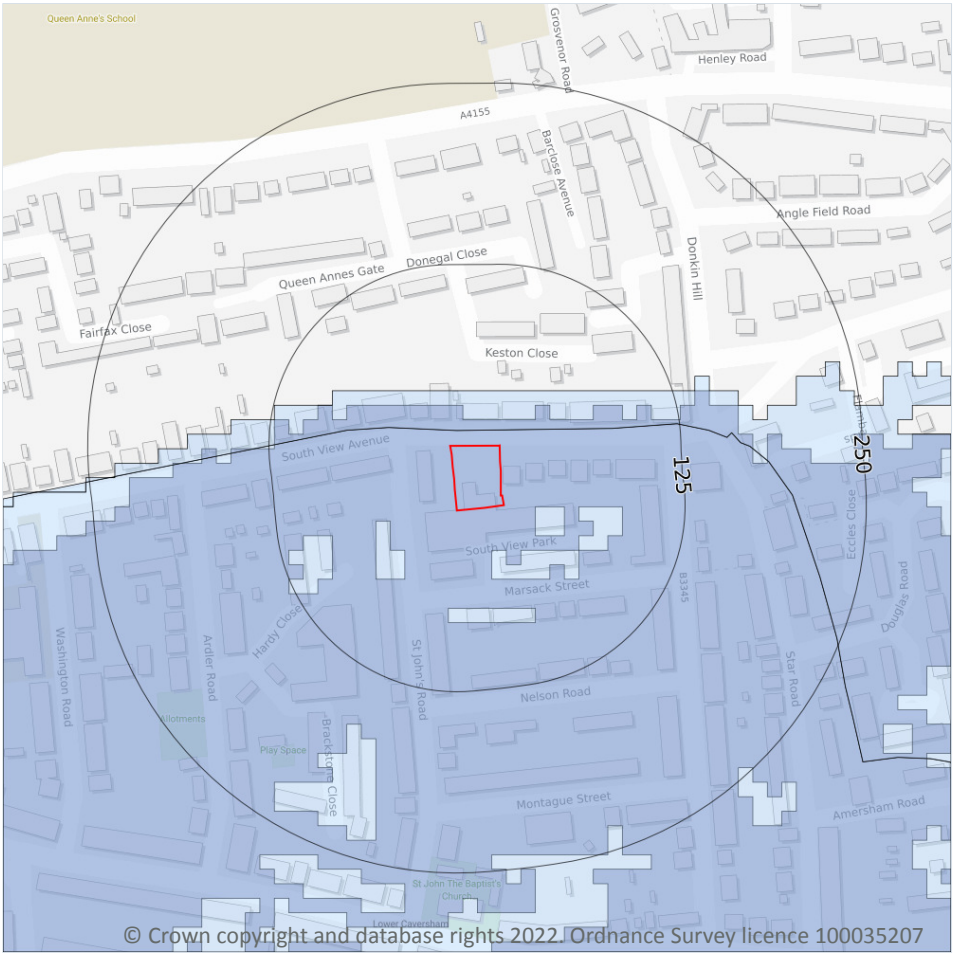
7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones



Site Outline

Search buffers in metres (m)

Flood zone 2

Flood zone 3

7.6 Flood Zone 2

Records within 50m	1

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

Features are displayed on the River and coastal flooding map on **page 60**

Location	Type
On site	**Zone 2 - (Fluvial /Tidal Models)**

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

7.7 Flood Zone 3

Records within 50m	1

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

Features are displayed on the River and coastal flooding map on **page 60**

Location	Type
On site	**Zone 3 - (Fluvial Models)**

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

8 Surface water flooding



8.1 Surface water flooding

Highest risk on site	**1 in 30 year, 0.1m - 0.3m**
Highest risk within 50m	**1 in 30 year, 0.3m - 1.0m**

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

Features are displayed on the Surface water flooding map on **page 65**

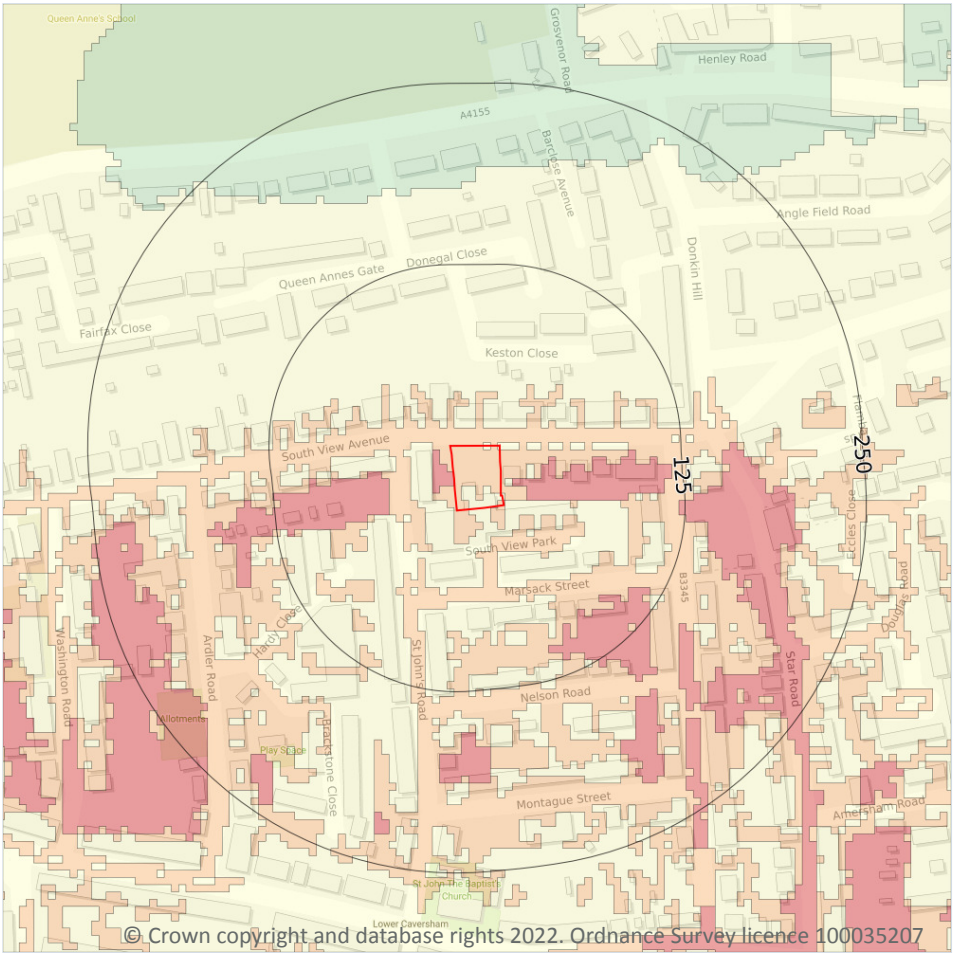
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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

Return period	Maximum modelled depth
1 in 1000 year	Between 0.3m and 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.3m and 1.0m
1 in 30 year	Between 0.1m and 0.3m

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



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9.1 Groundwater flooding

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

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

Features are displayed on the Groundwater flooding map on **page 67**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



Site Outline

Search buffers in metres (m)

Local Nature Reserves (LNR)

Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	1

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

Features are displayed on the Environmental designations map on **page 68**

ID	Location	Name	Data source
-	1944m N	Clayfield Copse	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m	3

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

Features are displayed on the Environmental designations map on **page 68**

ID	Location	Name	Woodland Type
1	1102m E	Unknown	Ancient & Semi-Natural Woodland
-	1944m N	Blackhouse Wood	Ancient & Semi-Natural Woodland
-	1976m NE	Unknown	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	0

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

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m	5

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	**Thames Wallingford to Caversham NVZ**	**Surface Water**	**S481**	**Existing**
761m E	Sheeplands	Groundwater	G88	Existing
1091m NW	Thames Wallingford to Caversham NVZ	Surface Water	S481	Existing
1570m NE	Sheeplands	Groundwater	G88	Existing
1843m E	Sheeplands	Groundwater	G88	Existing

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

SSSI Impact Zones and Units

10.17 SSSI Impact Risk Zones

Records on site	0

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

This data is sourced from Natural England.

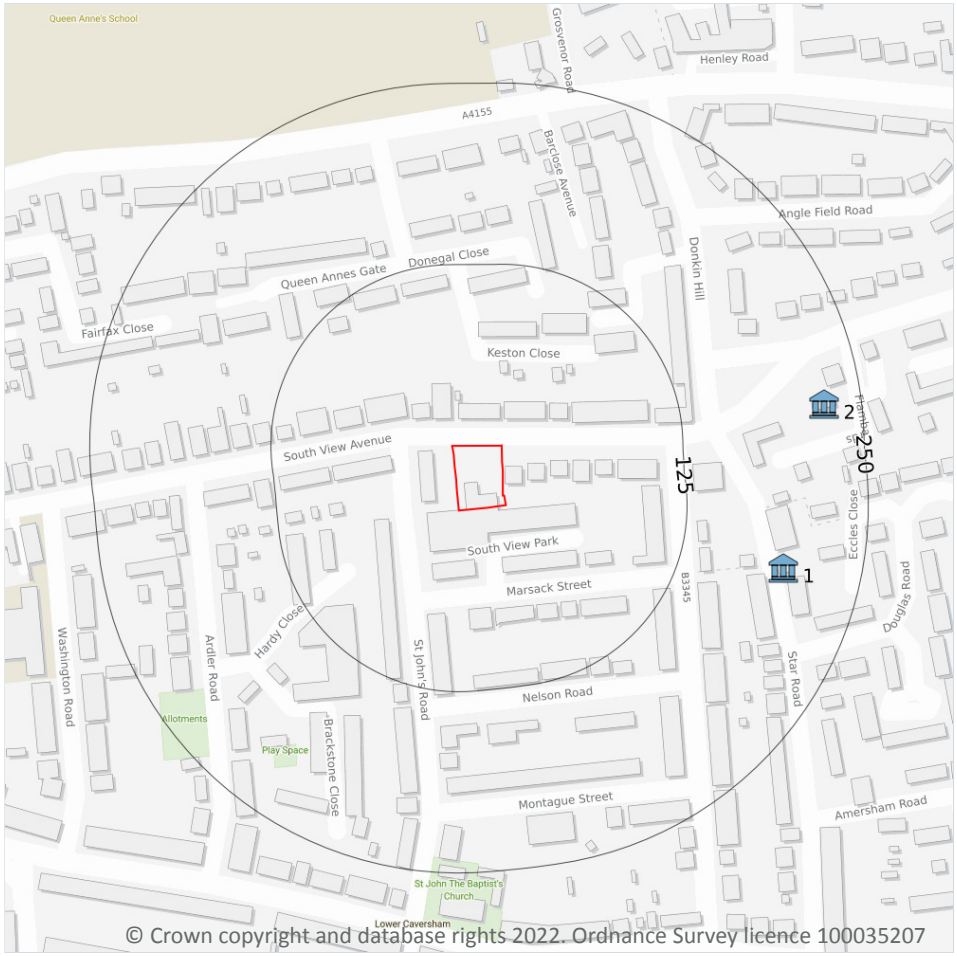
10.18 SSSI Units

Records within 2000m	0

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

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

11 Visual and cultural designations



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Site Outline

Search buffers in metres (m)

Listed buildings

Conservation areas

Conservation areas - no data

National Parks

Areas of Outstanding Natural Beauty

Registered parks and gardens

Scheduled Monuments

World Heritage Sites

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	2

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

Features are displayed on the Visual and cultural designations map on **page 74**

ID	Location	Name	Grade	Reference Number	Listed date
1	196m E	82 Star Road, Caversham, Reading, Caversham, Reading, RG4	II	1321891	14/12/1978
2	225m E	The Old Cottage, Caversham, Reading, RG4	II	1113531	22/03/1957

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

11.5 Conservation Areas

Records within 250m	0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

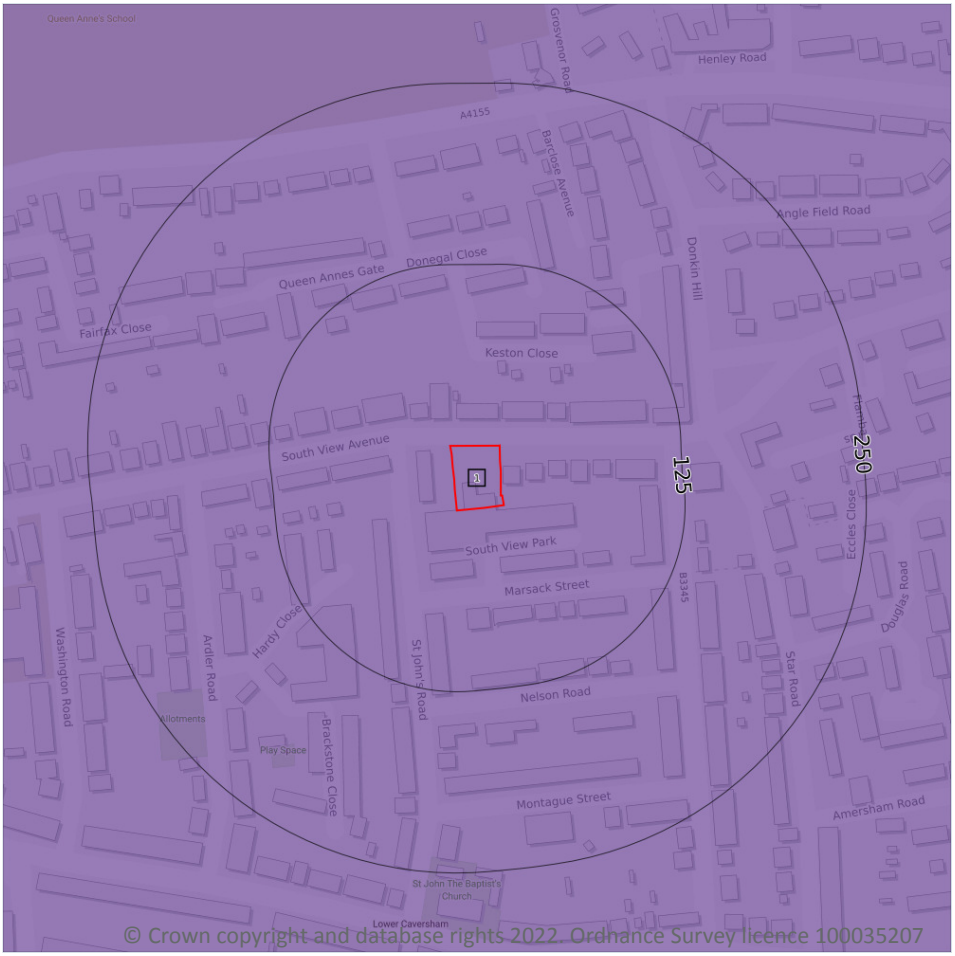
11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

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

12.1 Agricultural Land Classification

Records within 250m	1

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

Features are displayed on the Agricultural designations map on **page 77**

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

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m	0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

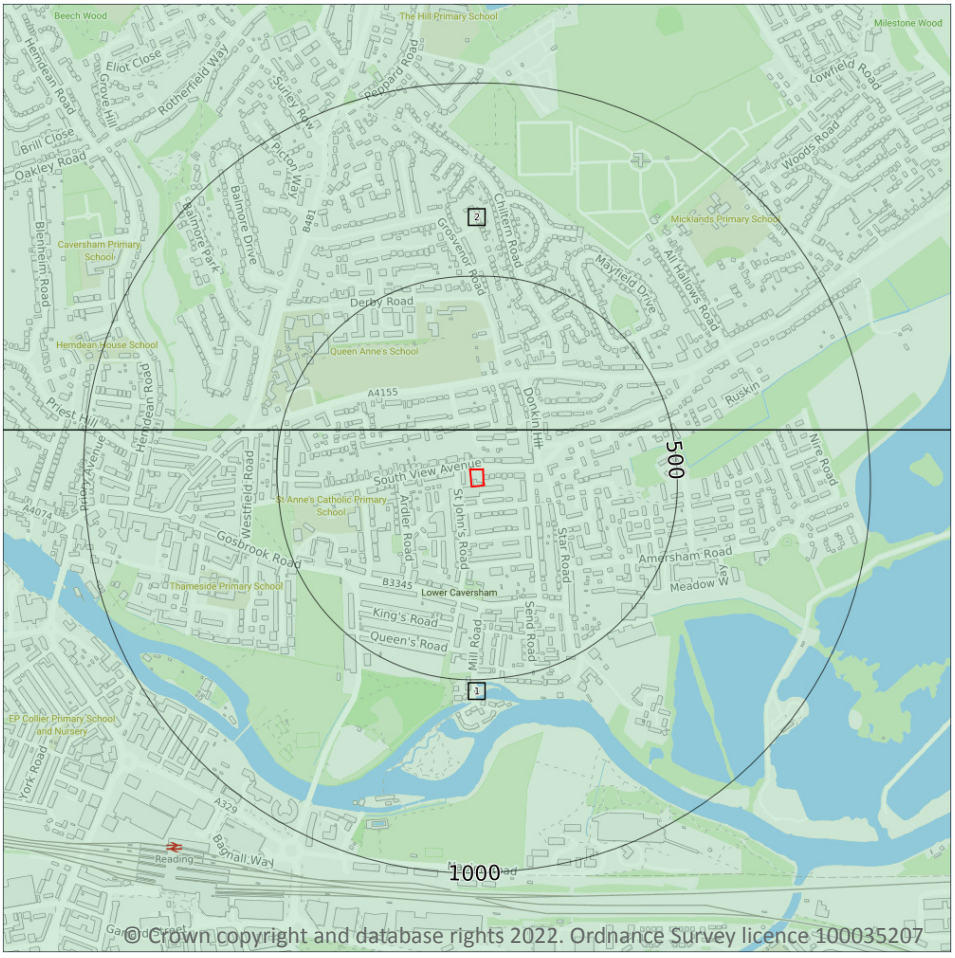
13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



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14.1 10k Availability

Records within 500m	2

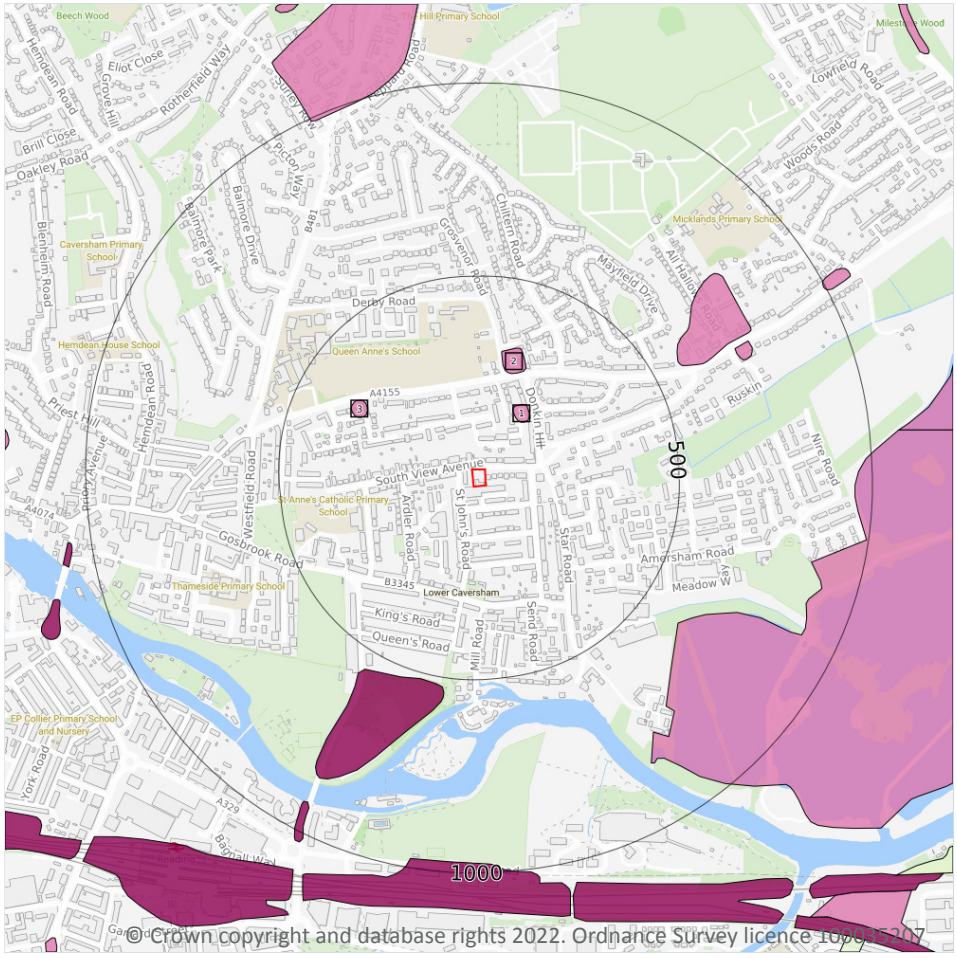
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 80**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**SU77SW**
2	102m N	Full	Full	Full	No coverage	SU77NW

This data is sourced from the British Geological Survey.

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



14.2 Artificial and made ground (10k)

Records within 500m	3

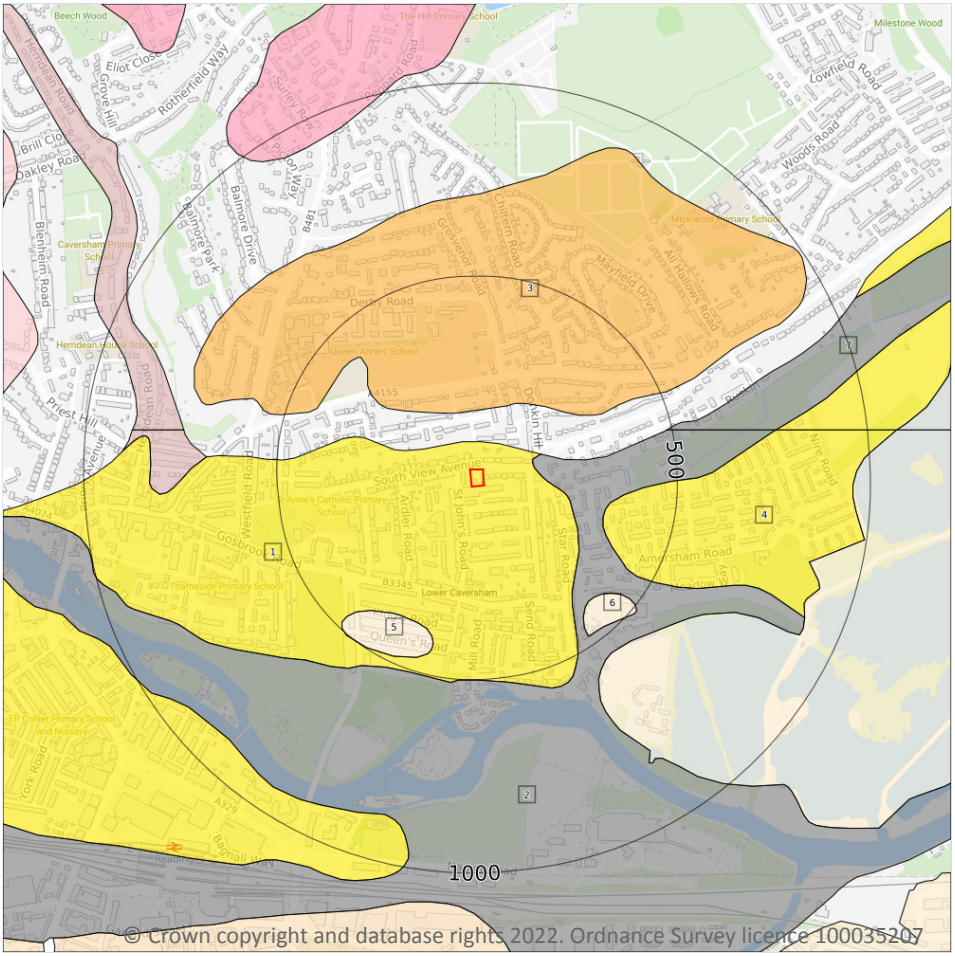
Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 81**

ID	Location	LEX Code	Description	Rock description
1	152m NE	WGR-VOID	Worked Ground (Undivided)	Void
2	257m N	WGR-VOID	Worked Ground (Undivided)	Void
3	308m NW	WGR-VOID	Worked Ground (Undivided)	Void

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m **7**

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 82**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**LASI-XCZ**	**Langley Silt Member - Clay And Silt**	**Clay And Silt**
2	129m E	ALV-Z	Alluvium - Silt (unlithified Deposits Coding Scheme)	Silt
3	150m N	LHGR-XSV	Lynch Hill Gravel Member - Sand And Gravel	Sand And Gravel
4	319m E	LASI-XCZ	Langley Silt Member - Clay And Silt	Clay And Silt

ID	Location	LEX Code	Description	Rock description
5	379m SW	KPGR-XSV	Kempton Park Gravel Formation - Sand And Gravel	Sand And Gravel
6	404m SE	KPGR-XSV	Kempton Park Gravel Formation - Sand And Gravel	Sand And Gravel
7	487m E	ALV-Z	Alluvium - Silt (unlithified Deposits Coding Scheme)	Silt

This data is sourced from the British Geological Survey.

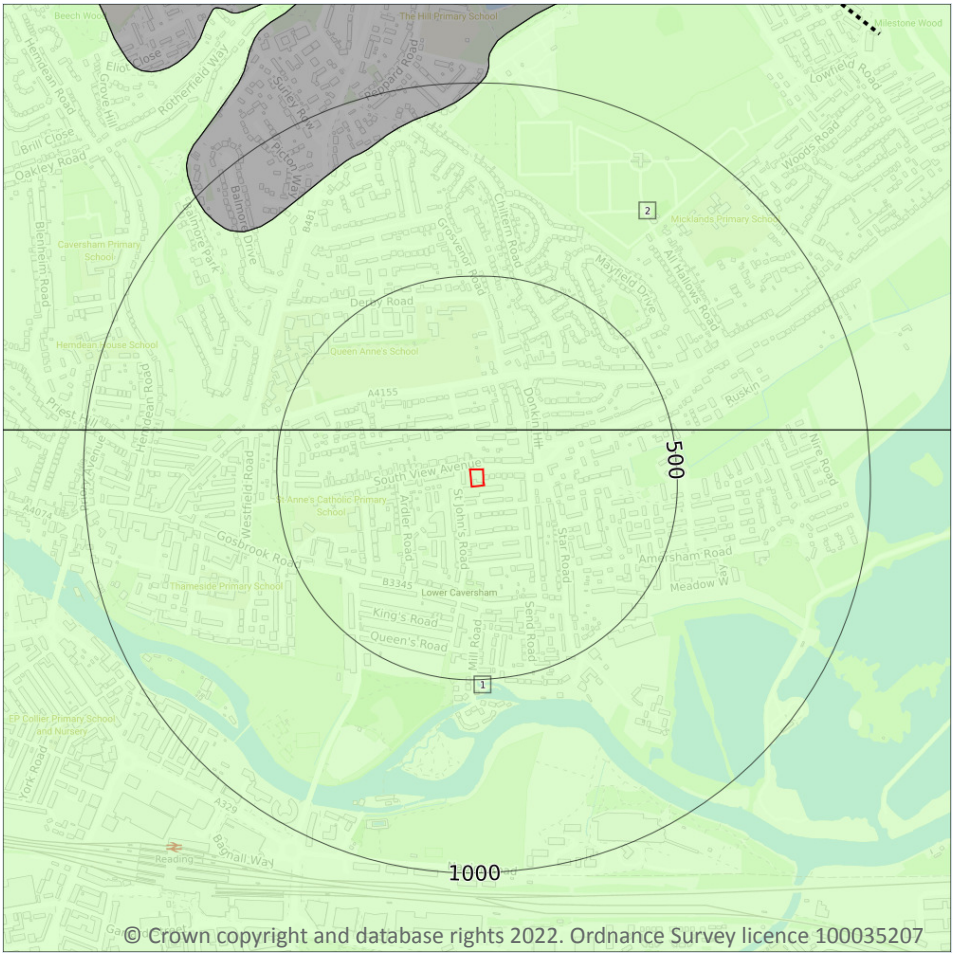
14.4 Landslip (10k)

Records within 500m	**0**

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m **2**

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 84**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**LSNCK-CHLK**	**Lewes Nodular Chalk Formation, Seaford Chalk Formation And Newhaven Chalk Formation (undifferentiated) - Chalk**	**Campanian Age - Turonian Age**
2	102m N	LSNCK-CHLK	Lewes Nodular Chalk Formation, Seaford Chalk Formation And Newhaven Chalk Formation (undifferentiated) - Chalk	Campanian Age - Turonian Age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



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15.1 50k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 86**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**EW268_reading_v4**

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

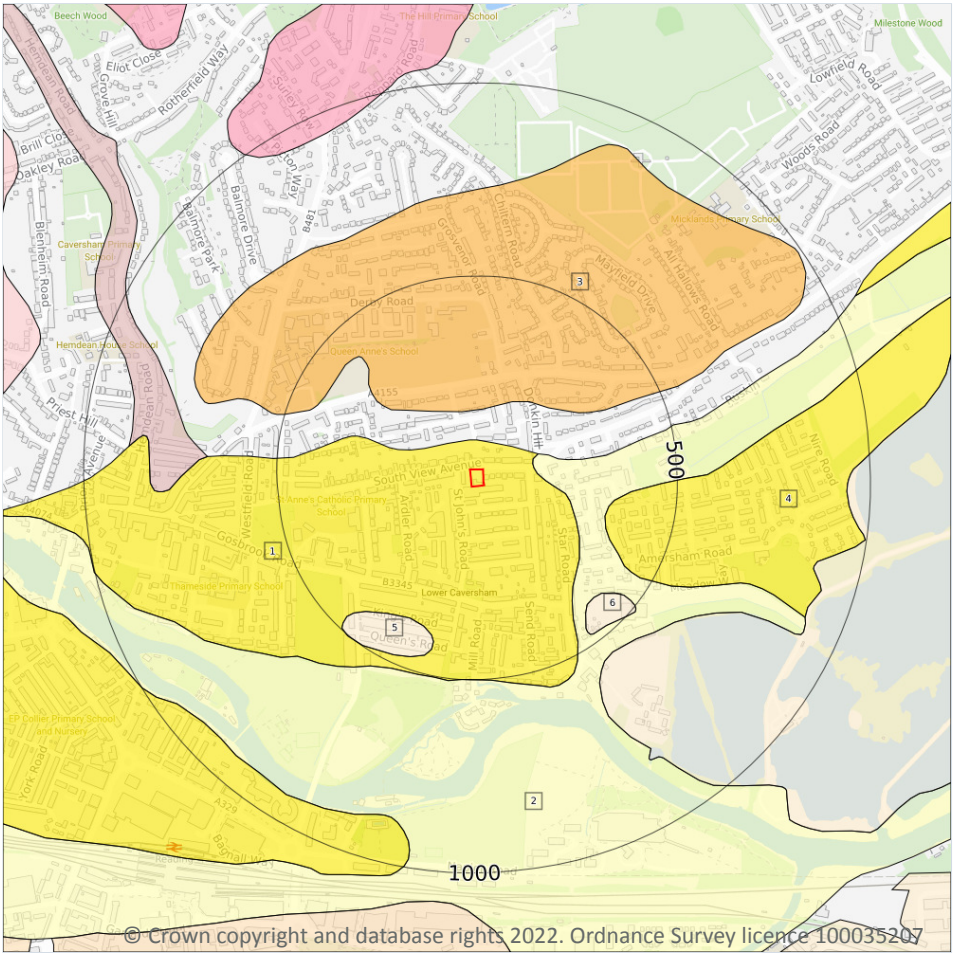
15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m **6**

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

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

ID	Location	LEX Code	Description	Rock description
1	**On site**	**LASI-XCZ**	**LANGLEY SILT MEMBER**	**CLAY AND SILT**
2	130m E	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
3	151m N	LHGR-XSV	LYNCH HILL GRAVEL MEMBER	SAND AND GRAVEL
4	323m E	LASI-XCZ	LANGLEY SILT MEMBER	CLAY AND SILT

ID	Location	LEX Code	Description	Rock description
5	376m SW	KPGR-XSV	KEMPTON PARK GRAVEL MEMBER	SAND AND GRAVEL
6	406m SE	KPGR-XSV	KEMPTON PARK GRAVEL MEMBER	SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	**1**

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Mixed**	**Low**	**Very Low**

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	**0**

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

This data is sourced from the British Geological Survey.

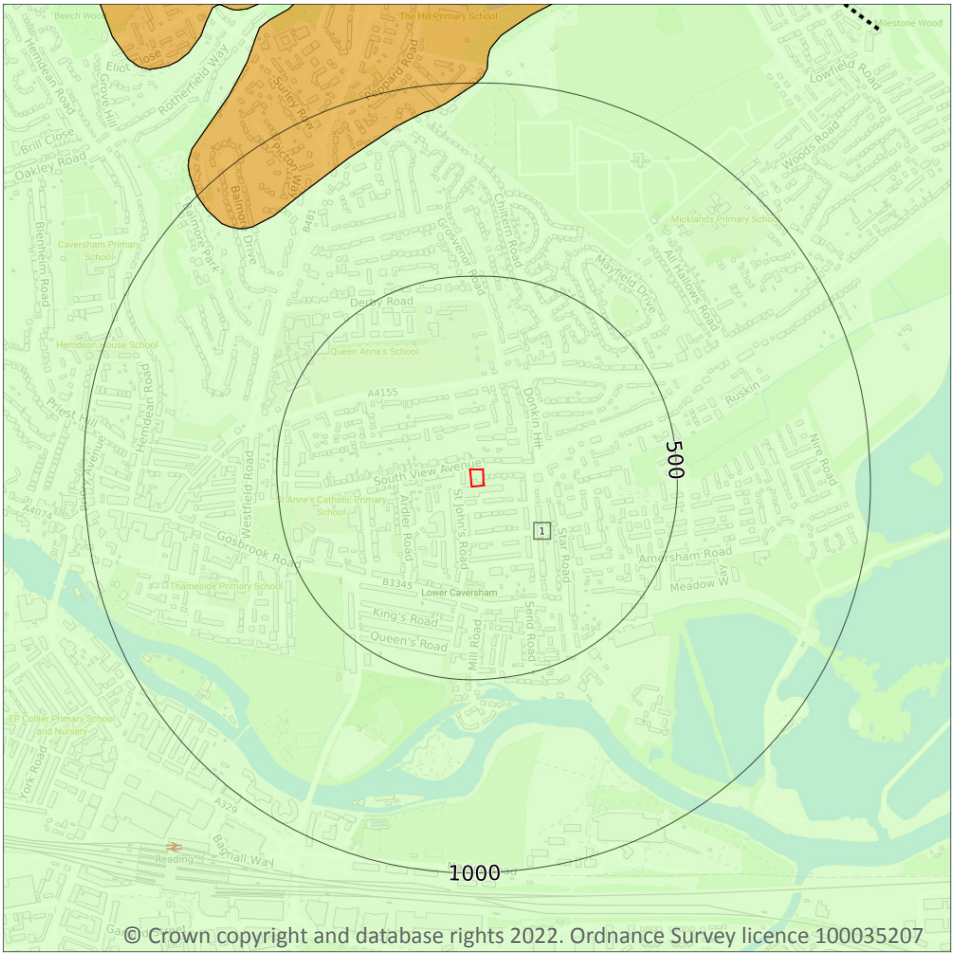
15.7 Landslip permeability (50k)

Records within 50m	**0**

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 90**

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

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

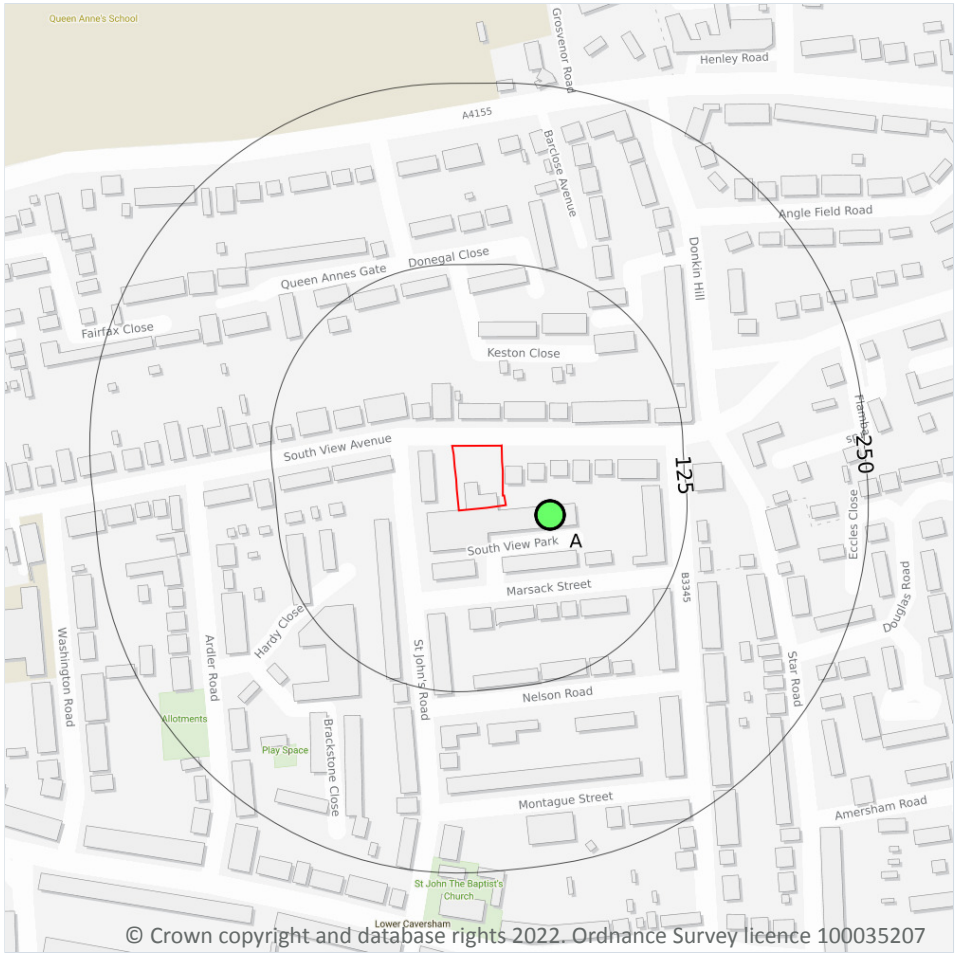
15.10 Bedrock faults and other linear features (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

16 Boreholes



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Site Outline

Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m **2**

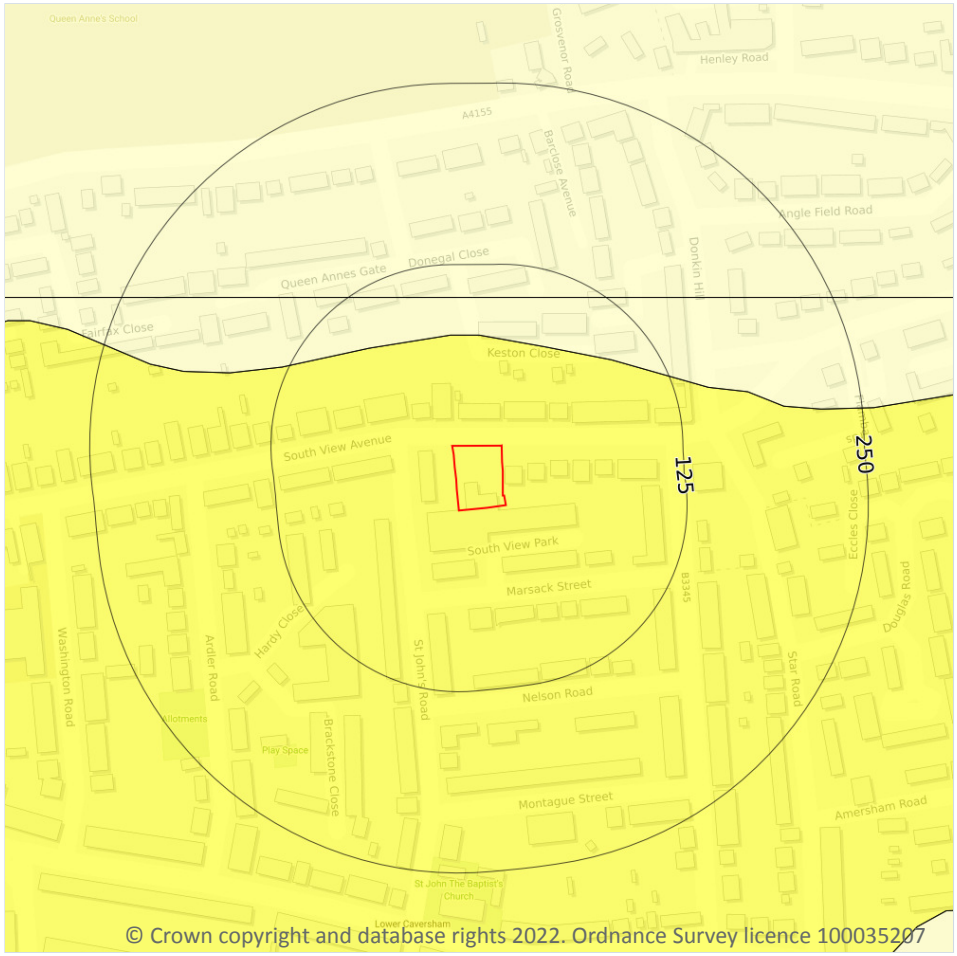
The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several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

Features are displayed on the Boreholes map on **page 92**

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	32m E	472280 174850	REIDS OFFICE EQUIPMENT CAVERSHAM	12.19	N	428817
A	32m E	472280 174850	REIDS OFFICE EQUIPMENT CAVERSHAM	12.19	N	428816

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	1

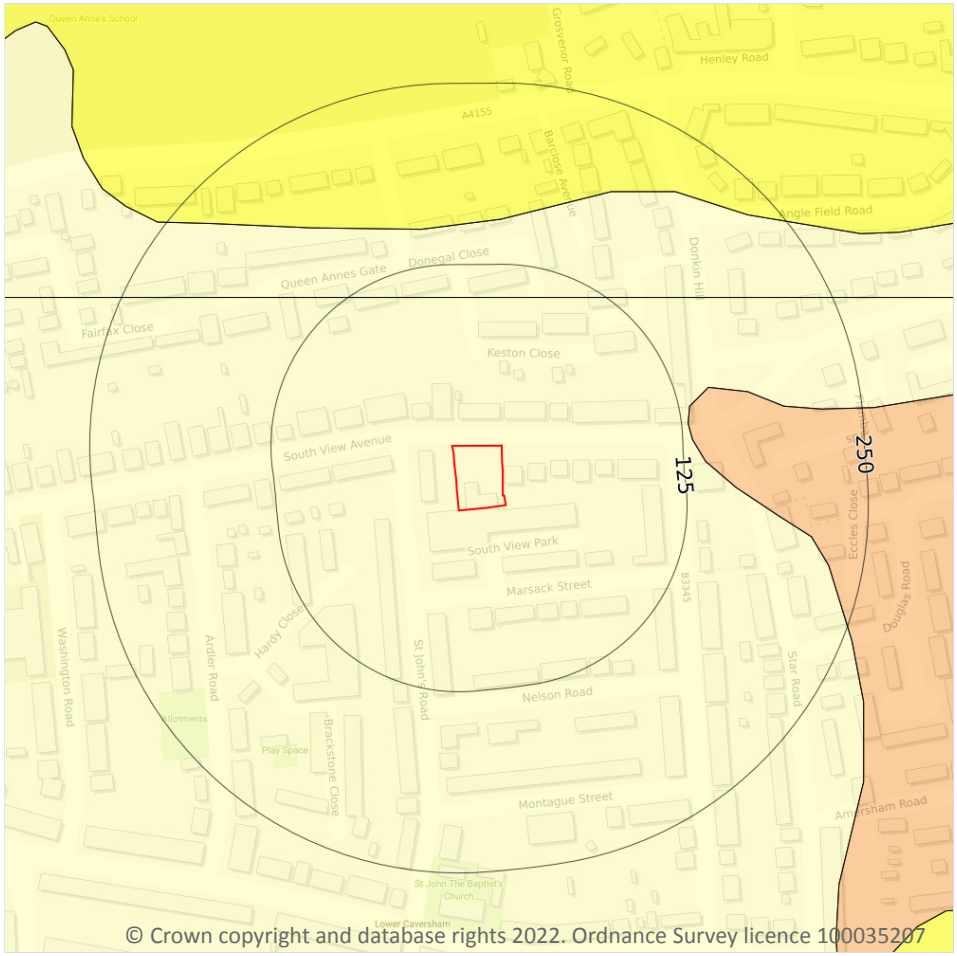
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 93**

Location	Hazard rating	Details
On site	**Very low**	**Ground conditions predominantly low plasticity.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	1

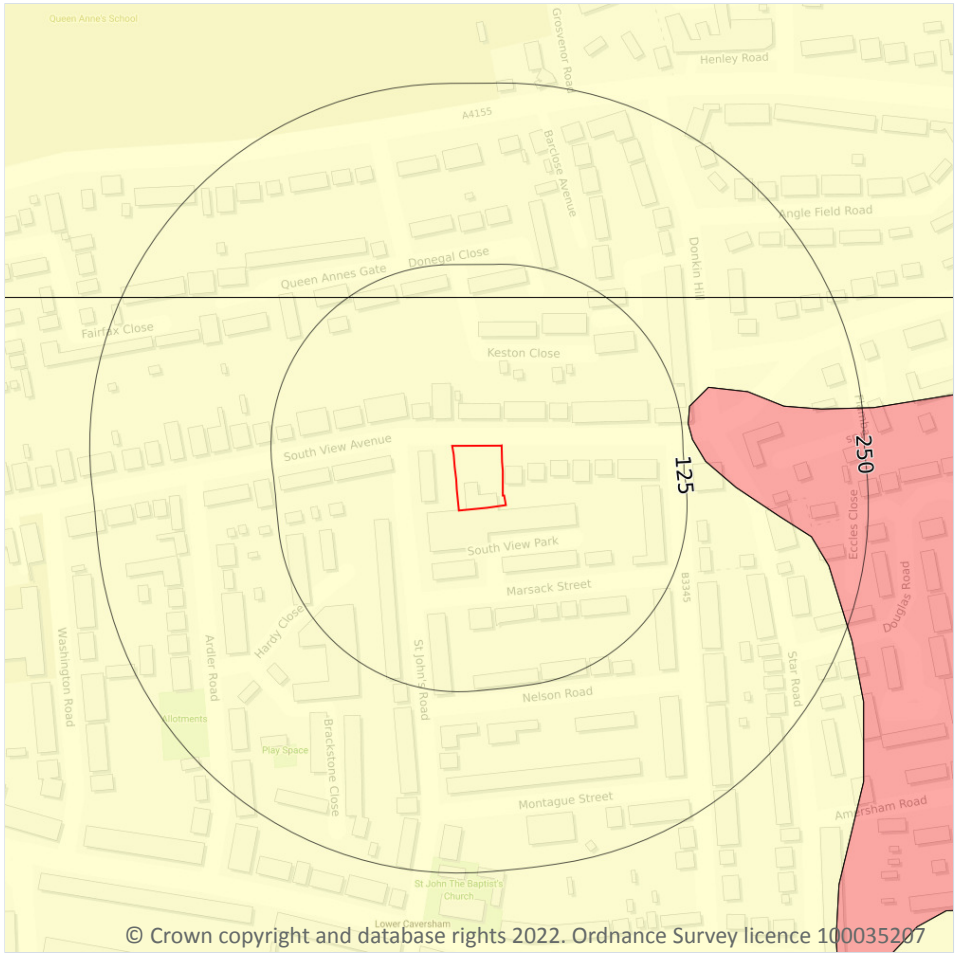
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 94**

Location	Hazard rating	Details
On site	**Negligible**	**Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	1

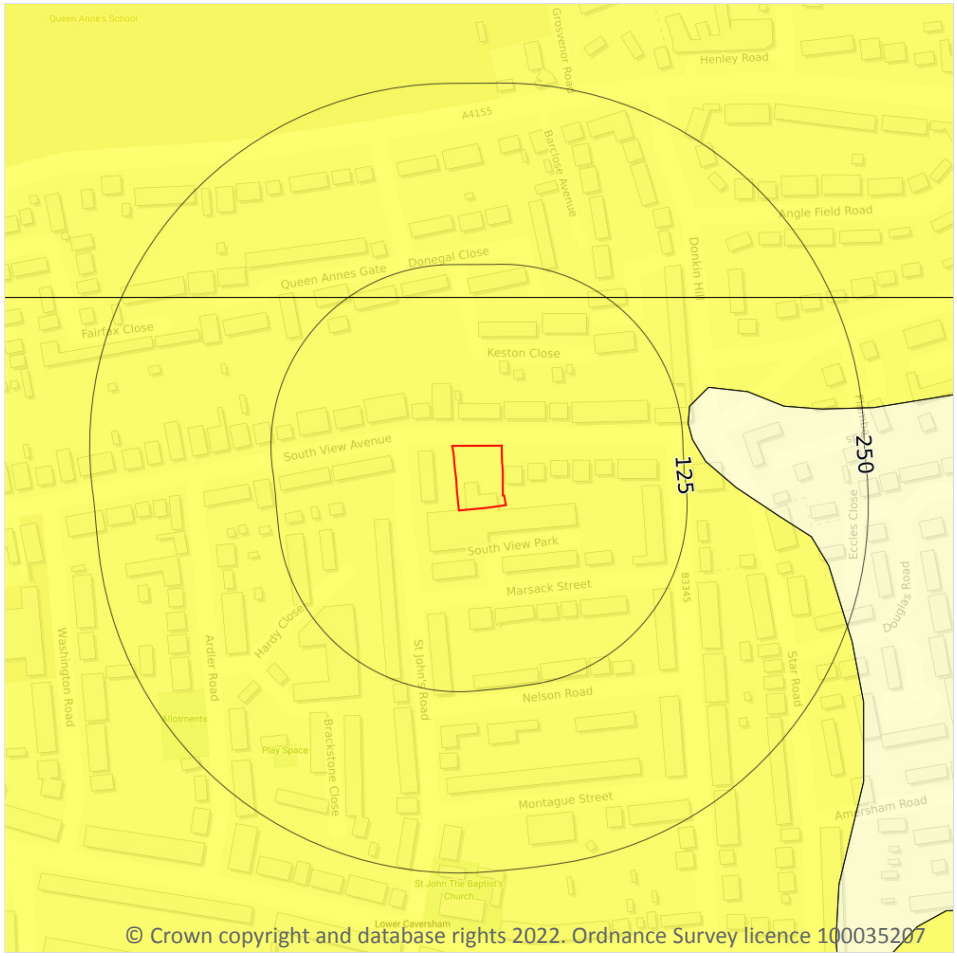
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

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

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	1

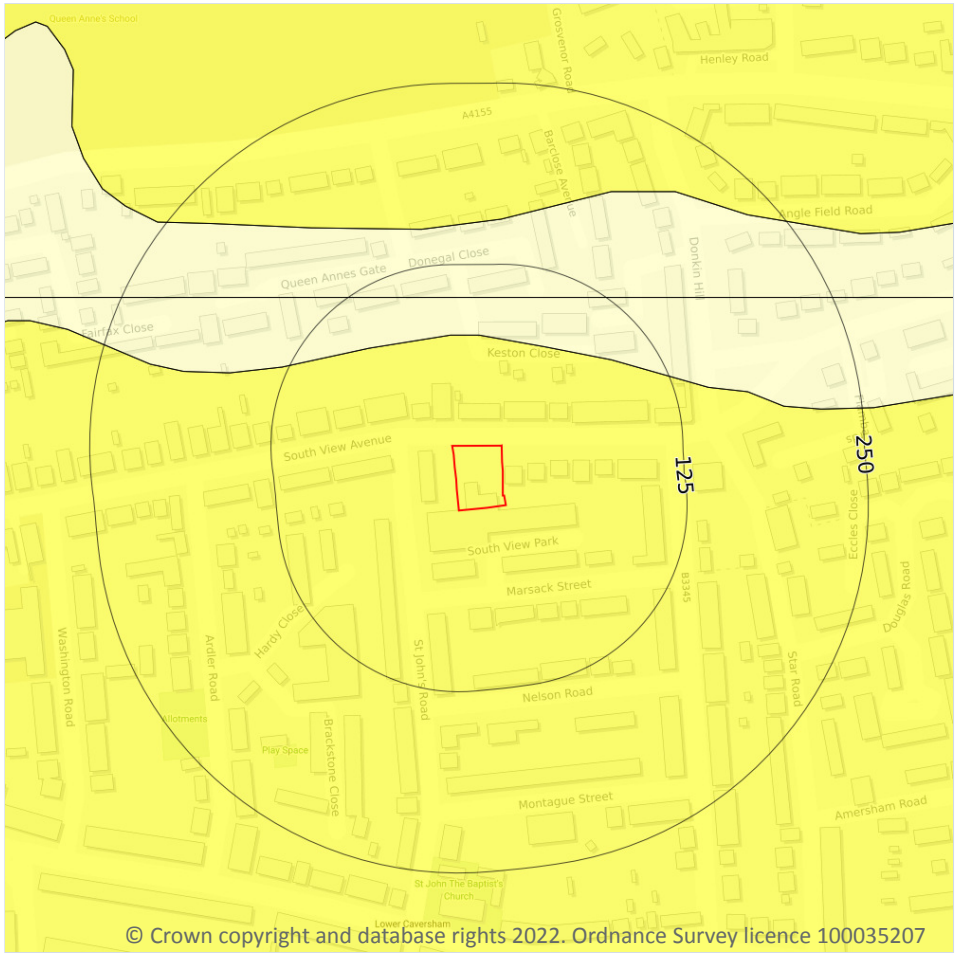
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 96**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



17.5 Landslides

Records within 50m	1

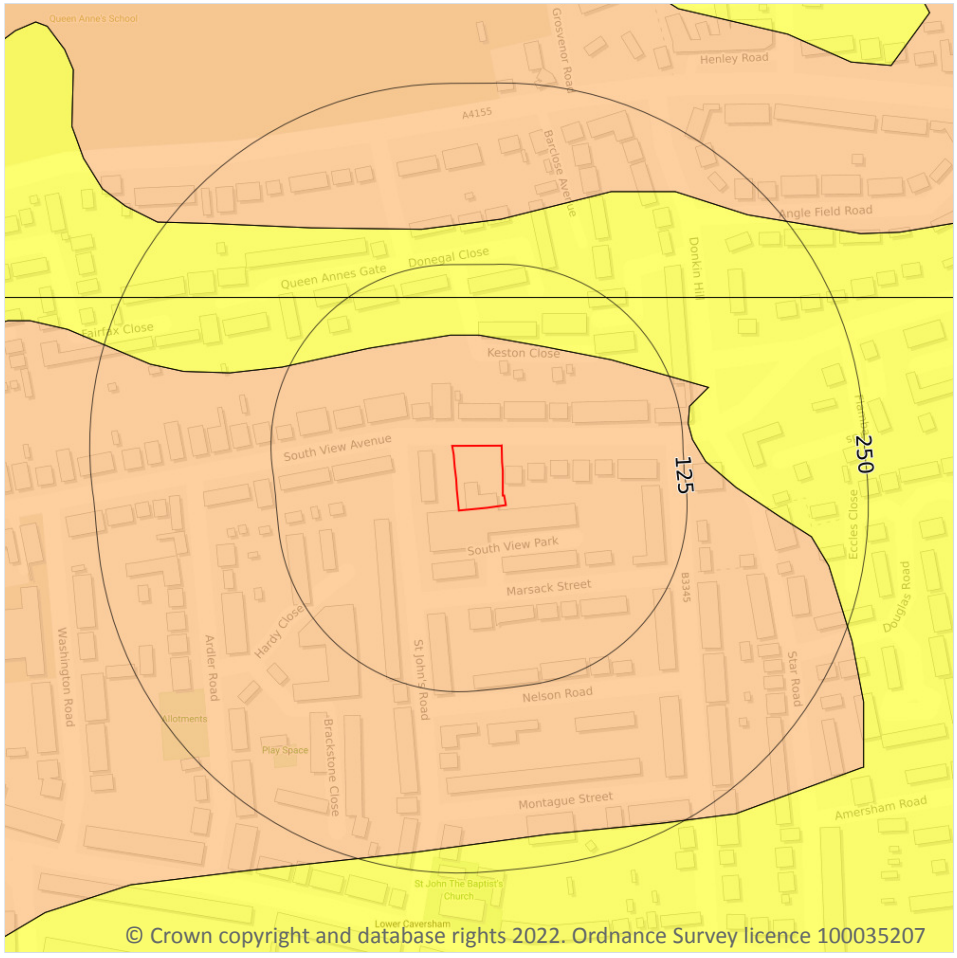
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 97**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

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

17.6 Ground dissolution of soluble rocks

Records within 50m	1

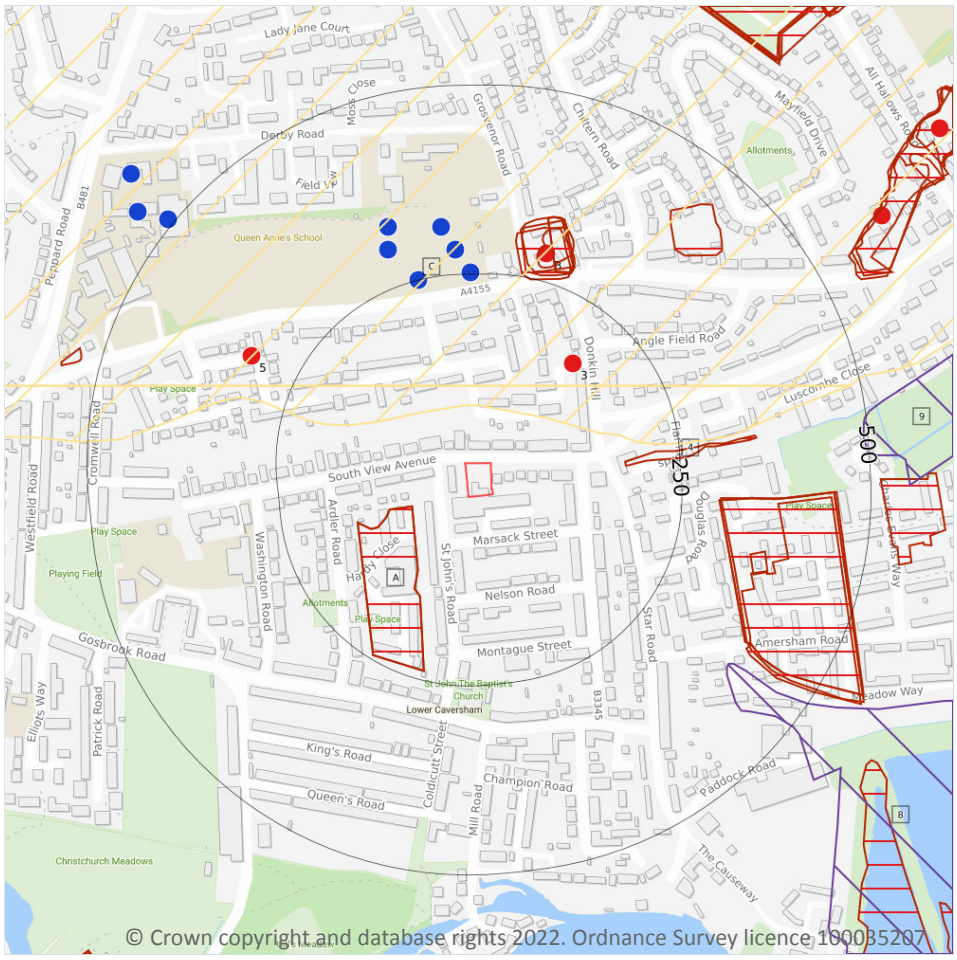
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 98**

Location	Hazard rating	Details
On site	**Low**	**Soluble rocks are present within the ground. Some dissolution features may be present. Potential for difficult ground conditions are at a level where they may be considered, localised subsidence need not be considered except in exceptional circumstances.**

This data is sourced from the British Geological Survey.

18 Mining, ground workings and natural cavities



Site Outline

Search buffers in metres (m)

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

Non Coal Mining

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

18.1 Natural cavities

Records within 500m	12

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 100**

ID	Location	Details	Source
C	250m N	Type: Solution Pipe x 1 Superficial Geology: - Bedrock Geology: -	Simple Bibliography: Peter Brett Associates LLP Full Bibliography: - Confidentiality: Data source can be revealed, data can be used freely

ID	Location	Details	Source
C	252m N	Type: Solution Pipe x 1 Superficial Geology: Lynch Hill Gravel Bedrock Geology: Chalk Group	Simple Bibliography: Peter Brett Associates LLP Full Bibliography: - Confidentiality: Data source can be revealed, data can be used freely
C	253m N	Type: Solution Pipe x 1 Superficial Geology: Lynch Hill Gravel Bedrock Geology: Chalk Group	Simple Bibliography: Peter Brett Associates LLP Full Bibliography: - Confidentiality: Data source can be revealed, data can be used freely
C	264m N	Type: Solution Pipe x 1 Superficial Geology: Lynch Hill Gravel Bedrock Geology: Chalk Group	Simple Bibliography: Peter Brett Associates LLP Full Bibliography: - Confidentiality: Data source can be revealed, data can be used freely
C	272m N	Type: Solution Pipe x 1 Superficial Geology: Lynch Hill Gravel Bedrock Geology: Chalk Group	Simple Bibliography: Peter Brett Associates LLP Full Bibliography: - Confidentiality: Data source can be revealed, data can be used freely
C	282m N	Type: Solution Pipe x 1 Superficial Geology: Lynch Hill Gravel Bedrock Geology: Chalk Group	Simple Bibliography: Peter Brett Associates LLP Full Bibliography: - Confidentiality: Data source can be revealed, data can be used freely
C	284m N	Type: Solution Pipe x 1 Superficial Geology: Lynch Hill Gravel Bedrock Geology: Chalk Group	Simple Bibliography: Peter Brett Associates LLP Full Bibliography: - Confidentiality: Data source can be revealed, data can be used freely
C	300m N	Type: Solution Pipe x 1 Superficial Geology: Lynch Hill Gravel Bedrock Geology: Chalk Group	Simple Bibliography: Peter Brett Associates LLP Full Bibliography: - Confidentiality: Data source can be revealed, data can be used freely
C	303m N	Type: Solution Pipe x 1 Superficial Geology: Lynch Hill Gravel Bedrock Geology: Chalk Group	Simple Bibliography: Peter Brett Associates LLP Full Bibliography: - Confidentiality: Data source can be revealed, data can be used freely
C	314m N	Type: Solution Pipe x 1 Superficial Geology: Lynch Hill Gravel Bedrock Geology: Chalk Group	Simple Bibliography: Peter Brett Associates LLP Full Bibliography: - Confidentiality: Data source can be revealed, data can be used freely
C	316m N	Type: Solution Pipe x 1 Superficial Geology: Lynch Hill Gravel Bedrock Geology: Chalk Group	Simple Bibliography: Peter Brett Assoicates Full Bibliography: - Confidentiality: Data source can be revealed, data can be used freely

ID	Location	Details	Source
C	328m N	Type: Solution Pipe x 1 Superficial Geology: Lynch Hill Gravel Bedrock Geology: Chalk Group	Simple Bibliography: Peter Brett Associates LLP Full Bibliography: - Confidentiality: Data source can be revealed, data can be used freely

This data is sourced from Stantec UK Ltd.

18.2 BritPits

Records within 500m	**3**

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 100**

ID	Location	Details	Description
3	171m NE	Name: Ardmillan Chalk Pit Address: CAVERSHAM, Berkshire Commodity: Chalk Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
B	286m N	Name: Caversham Gravel Pit Address: CAVERSHAM, Berkshire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
5	316m NW	Name: Ardmillan Chalk Pit Address: CAVERSHAM, Berkshire Commodity: Chalk Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m	4

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 100**

ID	Location	Land Use	Year of mapping	Mapping scale
A	76m W	Water Body	1938	1:10560
A	76m W	Water Body	1910	1:10560
4	178m E	Pond	1878	1:10560
B	249m N	Gravel Pit	1900	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m	0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	2

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 100**

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
8	384m SE	Lowfield Farm	Sand and gravel	Surface mineral working	Withdrawn	06/09/57
9	494m E	Lowfield Farm	Sand and gravel	Surface mineral working	Withdrawn	06/09/57

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	3

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 100**

ID	Location	Name	Commodity	Class	Likelihood
1	72m N	Not available	Chalk	A	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered
2	102m N	Not available	Chalk	A	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered
-	830m NW	Not available	Chalk	B	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered

This data is sourced from the British Geological Survey.

18.7 Mining cavities

Records within 1000m	0

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

This data is sourced from Stantec UK Ltd.

18.8 JPB mining areas

Records on site	1

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

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

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site	**0**

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

This data is sourced from the Coal Authority.

18.10 Brine areas

Records on site	**0**

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

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

18.11 Gypsum areas

Records on site	**0**

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

Records on site	**0**

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

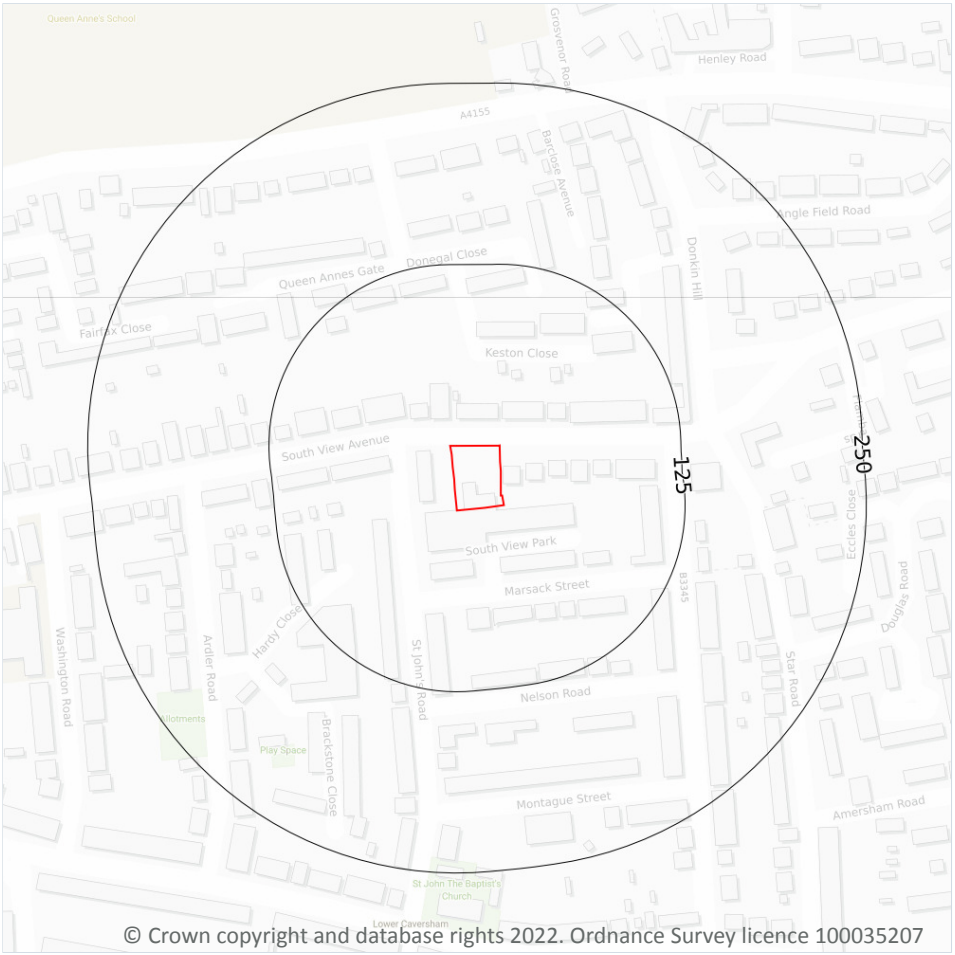
18.13 Clay mining

Records on site	0

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

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

19 Radon



Site Outline

Search buffers in metres (m)

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

19.1 Radon

Records on site	1

Estimated percentage of dwellings exceeding the Radon Action Level. This data is the highest resolution radon dataset available for the UK and is produced to a 75m level of accuracy to allow for geological data accuracy and a 'residential property' buffer. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain. The data was derived from both geological assessments and long term measurements of radon in more than 479,000 households.

Features are displayed on the Radon map on **page 107**

Location	Estimated properties affected	Radon Protection Measures required
On site	**Less than 1%**	**None****

This data is sourced from the British Geological Survey and Public Health England.

20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

21 Railway infrastructure and projects

21.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m	0

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

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

21.7 Railways

Records within 250m	0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m	0

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

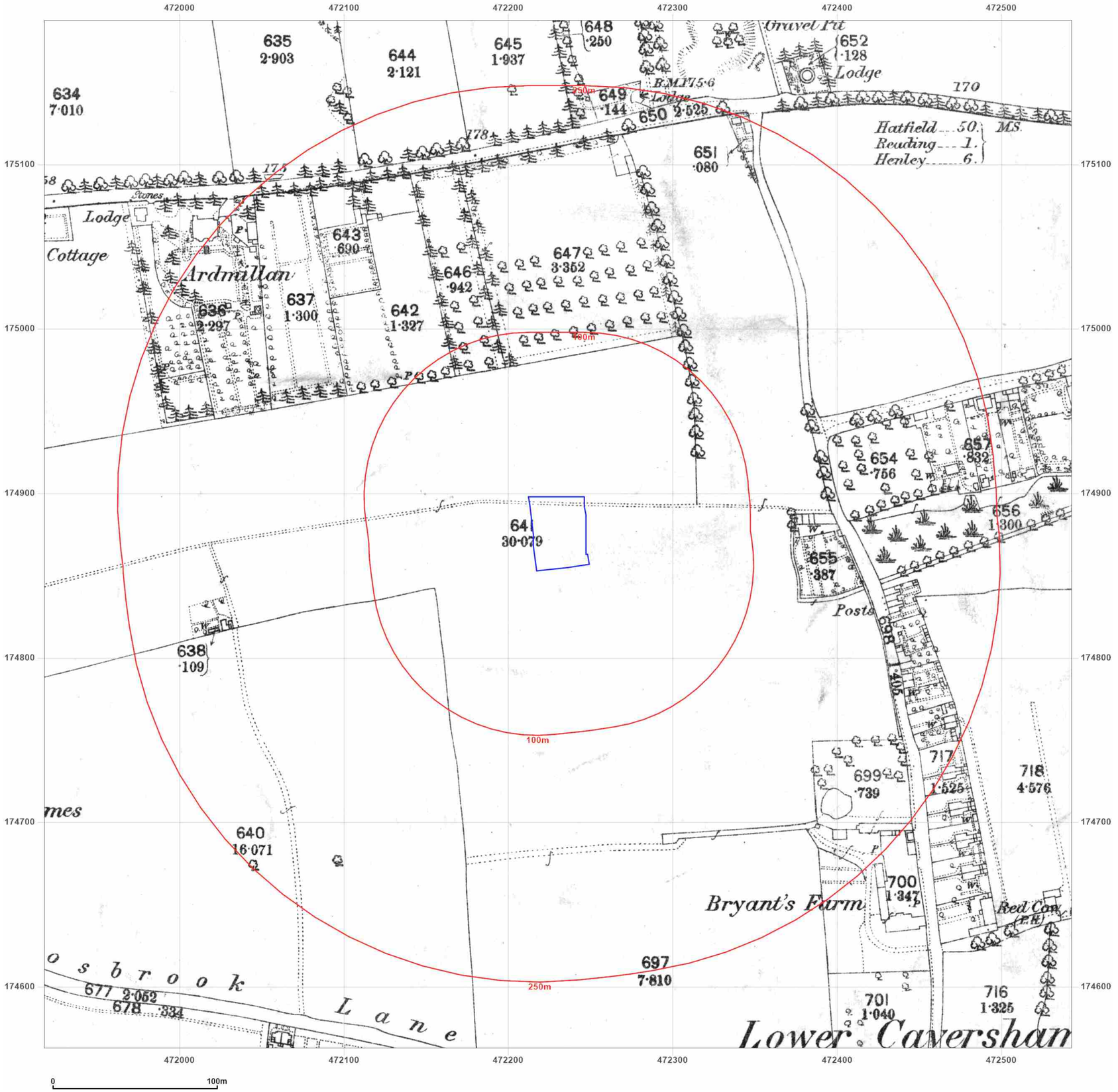
This data is sourced from HS2 ltd.

Data providers

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

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Groundsure INSIGHTS

Site Details:

DELTA HOUSE, 70, SOUTH VIEW AVENUE, CAVERSHAM, READING, RG4 5BB

Client Ref: Delta_House
Report Ref: GS-8448041
Grid Ref: 472230, 174875

Map Name: County Series

Map date: **1877**

Scale: 1:2,500

Printed at: 1:2,500

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

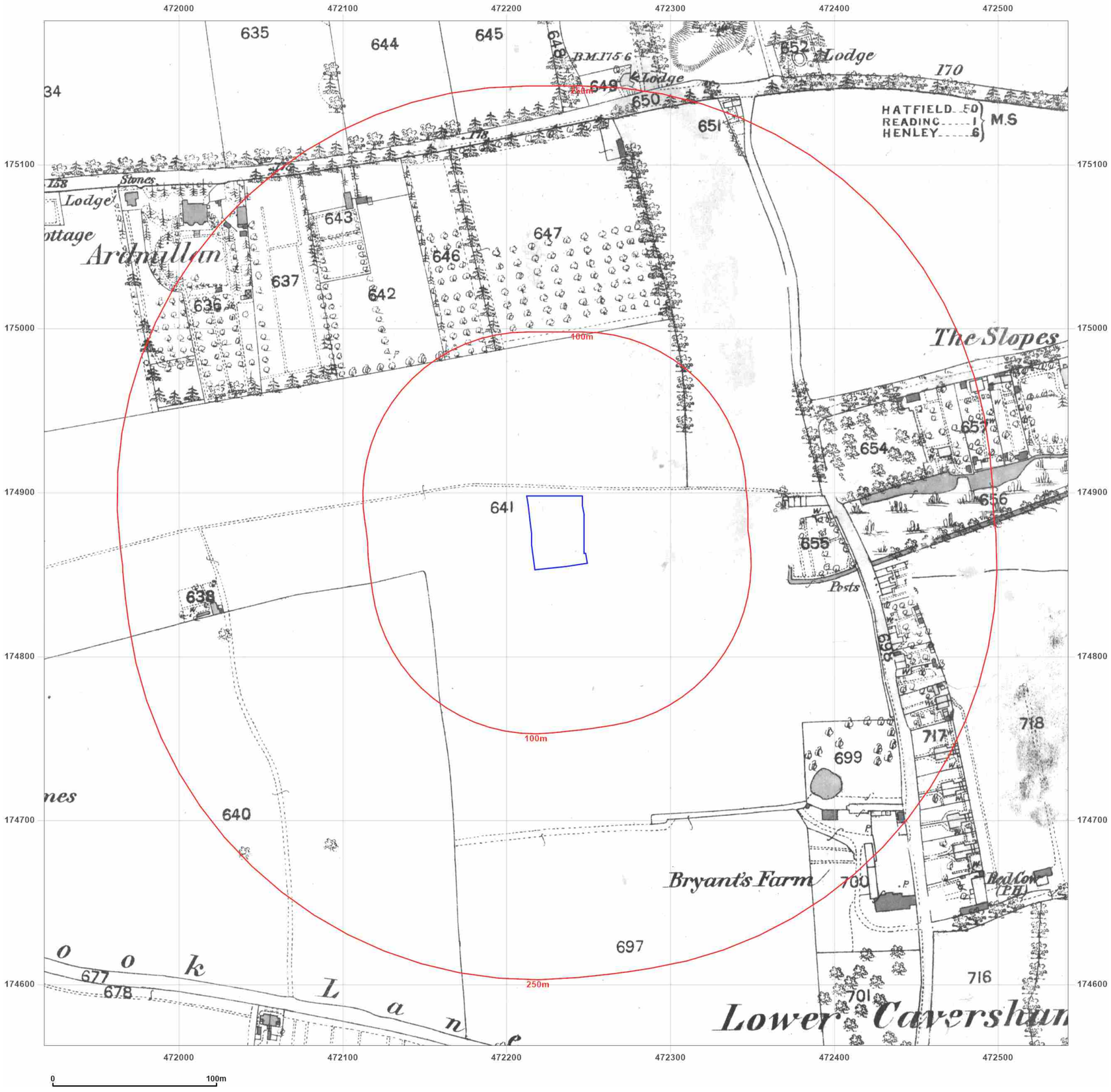
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Production date: 14 January 2022

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



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Map date: **1881**

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Groundsure INSIGHTS

Site Details:

DELTA HOUSE, 70, SOUTH VIEW AVENUE, CAVERSHAM, READING, RG4 5BB

Client Ref: Delta_House
Report Ref: GS-8448041
Grid Ref: 472230, 174875

Map Name: County Series

Map date: **1899**

Scale: 1:2,500

Printed at: 1:2,500

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

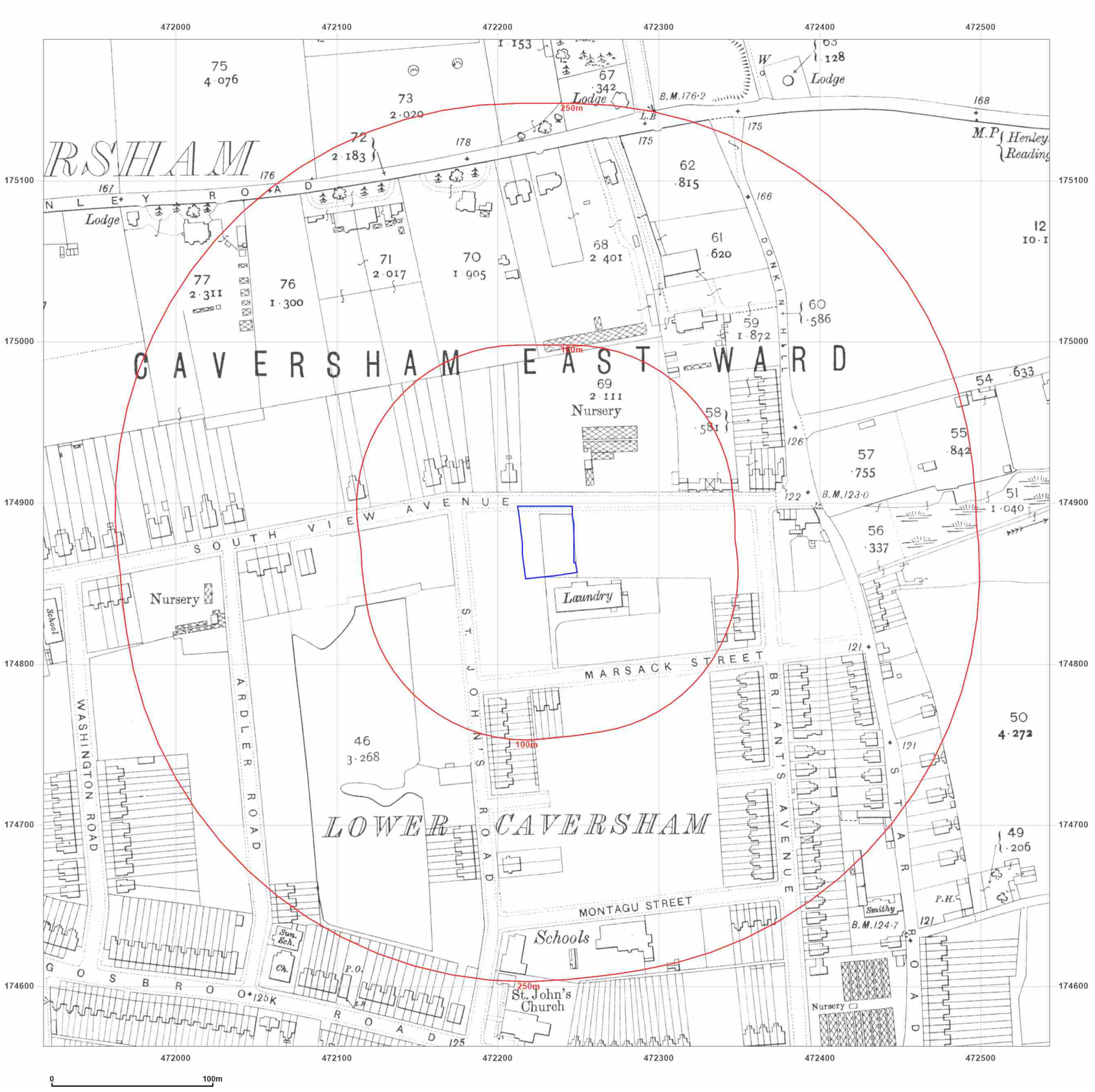
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Groundsure INSIGHTS

Site Details:

DELTA HOUSE, 70, SOUTH VIEW AVENUE, CAVERSHAM, READING, RG4 5BB

Client Ref: Delta_House
Report Ref: GS-8448041
Grid Ref: 472230, 174875

Map Name: County Series

Map date: **1913**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1913
Revised 1913
Edition N/A
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Groundsure INSIGHTS

Site Details:

DELTA HOUSE, 70, SOUTH VIEW AVENUE, CAVERSHAM, READING, RG4 5BB

Client Ref: Delta_House
Report Ref: GS-8448041
Grid Ref: 472230, 174875

Map Name: County Series

Map date: **1932**

Scale: 1:2,500

Printed at: 1:2,500

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

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Groundsure INSIGHTS

Site Details:

DELTA HOUSE, 70, SOUTH VIEW AVENUE, CAVERSHAM, READING, RG4 5BB

Client Ref: Delta_House
Report Ref: GS-8448041
Grid Ref: 472230, 174875

Map Name: County Series

Map date: **1936**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1936
Revised 1936
Edition N/A
Copyright N/A
Levelled N/A

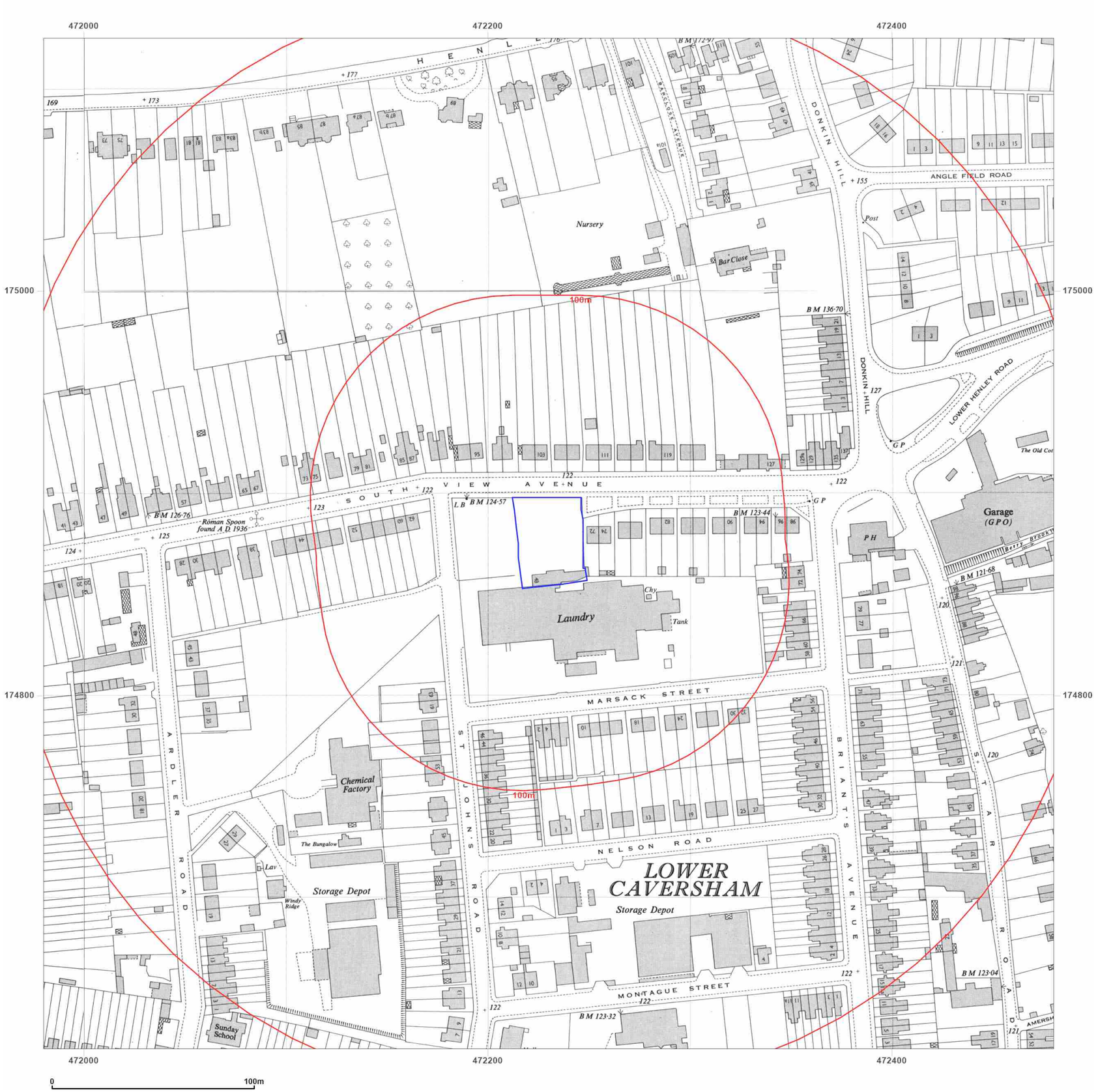
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Groundsure INSIGHTS

Site Details:

DELTA HOUSE, 70, SOUTH VIEW AVENUE, CAVERSHAM, READING, RG4 5BB

Client Ref: Delta_House
Report Ref: GS-8448041
Grid Ref: 472230, 174875

Map Name: National Grid

Map date: **1955-1956**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1955 Revised 1955 Edition N/A Copyright N/A Levelled N/A	Surveyed 1955 Revised 1955 Edition N/A Copyright N/A Levelled 1951
Surveyed 1956 Revised 1956 Edition N/A Copyright N/A Levelled 1951	Surveyed 1956 Revised 1956 Edition N/A Copyright N/A Levelled 1951

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Site Details:

DELTA HOUSE, 70, SOUTH VIEW AVENUE, CAVERSHAM, READING, RG4 5BB

Client Ref: Delta_House
Report Ref: GS-8448041
Grid Ref: 472230, 174875

Map Name: National Grid

Map date: **1956-1957**

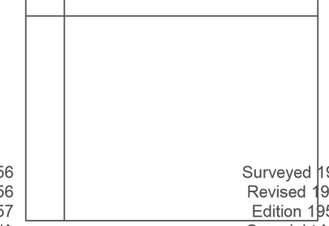
Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1956
Revised 1956
Edition 1957
Copyright N/A
Levelled 1951

Surveyed 1955
Revised 1955
Edition 1956
Copyright N/A
Levelled 1951



Surveyed 1956
Revised 1956
Edition 1957
Copyright N/A
Levelled 1951

Surveyed 1956
Revised 1956
Edition 1957
Copyright N/A
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Site Details:

DELTA HOUSE, 70, SOUTH VIEW AVENUE, CAVERSHAM, READING, RG4 5BB

Client Ref: Delta_House
Report Ref: GS-8448041
Grid Ref: 472230, 174875

Map Name: National Grid

Map date: **1961-1966**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1958
Revised 1958
Edition 1961
Copyright 1961
Levelled 1951

Surveyed 1959
Revised 1959
Edition 1961
Copyright 1961
Levelled 1951

Surveyed 1956
Revised 1965
Edition N/A
Copyright 1966
Levelled 1951

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Site Details:

DELTA HOUSE, 70, SOUTH VIEW AVENUE, CAVERSHAM, READING, RG4 5BB

Client Ref: Delta_House
Report Ref: GS-8448041
Grid Ref: 472230, 174875

Map Name: National Grid

Map date: **1968-1971**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1955
Revised 1970
Edition N/A
Copyright 1970
Levelled 1951

Surveyed 1955
Revised 1970
Edition N/A
Copyright 1971
Levelled 1951

Surveyed 1956
Revised 1967
Edition N/A
Copyright 1968
Levelled 1951

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Site Details:

DELTA HOUSE, 70, SOUTH VIEW AVENUE, CAVERSHAM, READING, RG4 5BB

Client Ref: Delta_House
Report Ref: GS-8448041
Grid Ref: 472230, 174875

Map Name: National Grid

Map date: **1988-1993**

Scale: 1:1,250

Printed at: 1:2,000

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

Surveyed 1972
Revised 1988
Edition N/A
Copyright 1988
Levelled 1972

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

Surveyed 1972
Revised 1988
Edition N/A
Copyright 1988
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Site Details:

DELTA HOUSE, 70, SOUTH VIEW AVENUE, CAVERSHAM, READING, RG4 5BB

Client Ref: Delta_House
Report Ref: GS-8448041
Grid Ref: 472230, 174875

Map Name: National Grid

Map date: **1993**

Scale: 1:1,250

Printed at: 1:2,000

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

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Site Details:

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Client Ref: Delta_House
Report Ref: GS-8448041
Grid Ref: 472230, 174875

Map Name: National Grid

Map date: **1992-1994**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1994 Revised N/A Edition N/A Copyright 1994 Levelled N/A	Surveyed 1993 Revised 1993 Edition N/A Copyright N/A Levelled N/A
Surveyed 1993 Revised N/A Edition N/A Copyright 1993 Levelled N/A	Surveyed 1992 Revised 1992 Edition N/A Copyright 1992 Levelled N/A

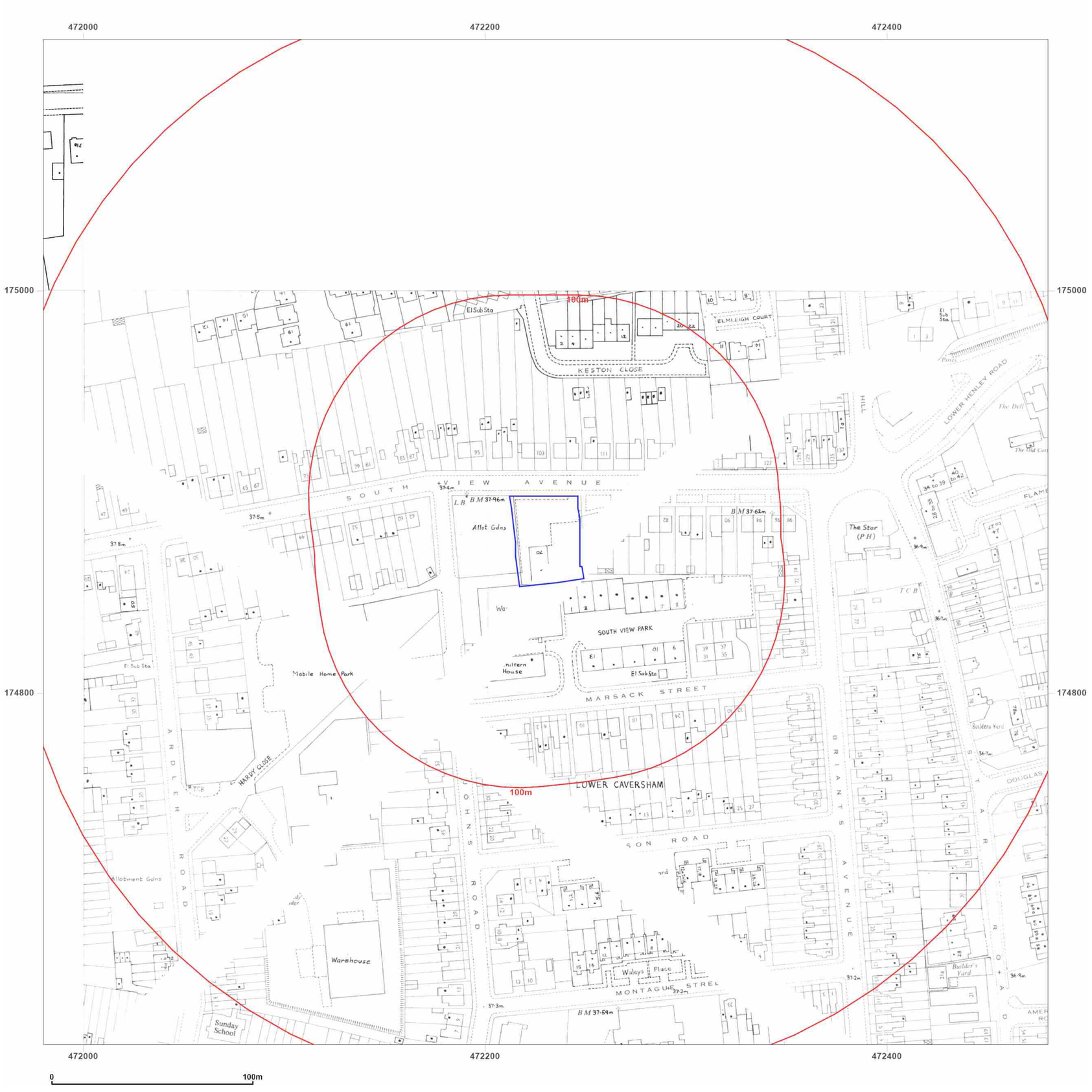
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Site Details:

DELTA HOUSE, 70, SOUTH VIEW AVENUE, CAVERSHAM, READING, RG4 5BB

Client Ref: Delta_House
Report Ref: GS-8448041
Grid Ref: 472230, 174875

Map Name: National Grid

Map date: **1992-1994**

Scale: 1:1,250

Printed at: 1:2,000

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

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

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Site Details:

DELTA HOUSE, 70, SOUTH VIEW AVENUE, CAVERSHAM, READING, RG4 5BB

Client Ref: Delta_House
Report Ref: GS-8448041
Grid Ref: 472230, 174875

Map Name: National Grid

Map date: **1995**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1995
Revised N/A
Edition N/A
Copyright 1995
Levelled N/A

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Site Details:

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Client Ref: Delta_House
Report Ref: GS-8448041
Grid Ref: 472230, 174875

Map Name: National Grid

Map date: **1995**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1995
Revised 1995
Edition N/A
Copyright 1995
Levelled N/A

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Site Details:

DELTA HOUSE, 70, SOUTH VIEW AVENUE, CAVERSHAM, READING, RG4 5BB

Client Ref: Delta_House
Report Ref: GS-8448041
Grid Ref: 472230, 174875

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

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2003

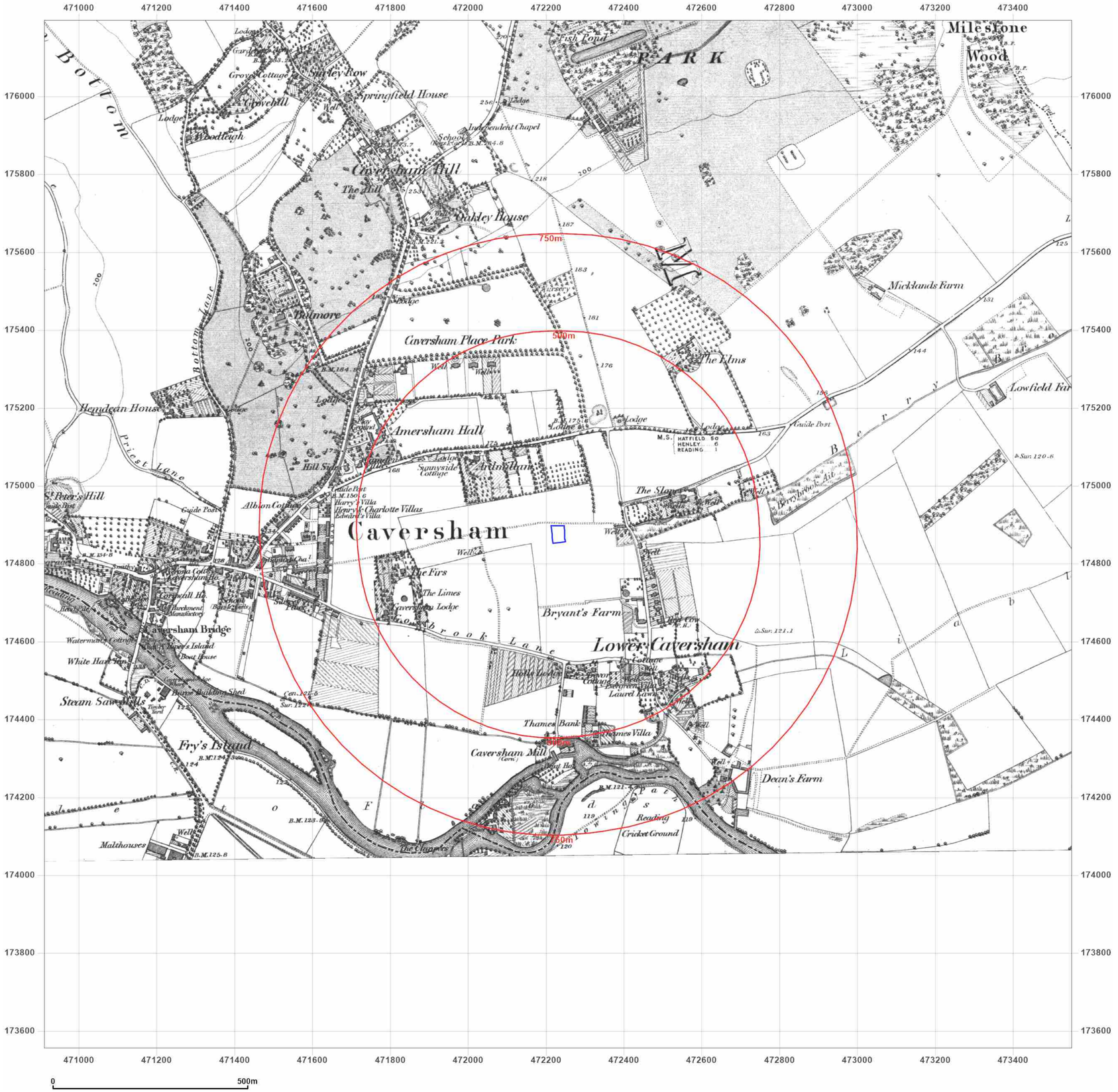
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Site Details:

DELTA HOUSE, 70, SOUTH VIEW AVENUE, CAVERSHAM, READING, RG4 5BB

Client Ref: Delta_House
Report Ref: GS-8448041
Grid Ref: 472230, 174875

Map Name: County Series

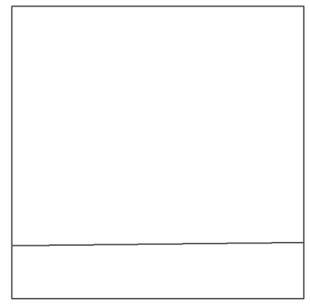
Map date: **1878**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1878
Revised 1878
Edition N/A
Copyright N/A
Levelled N/A



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Groundsure INSIGHTS

Site Details:

DELTA HOUSE, 70, SOUTH VIEW AVENUE, CAVERSHAM, READING, RG4 5BB

Client Ref: Delta_House
Report Ref: GS-8448041
Grid Ref: 472230, 174875

Map Name: County Series

Map date: **1897-1898**

Scale: 1:10,560

Printed at: 1:10,560

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

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

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Groundsure INSIGHTS

Site Details:

DELTA HOUSE, 70, SOUTH VIEW AVENUE, CAVERSHAM, READING, RG4 5BB

Client Ref: Delta_House
Report Ref: GS-8448041
Grid Ref: 472230, 174875

Map Name: County Series

Map date: **1898-1900**

Scale: 1:10,560

Printed at: 1:10,560

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

Surveyed 1877
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

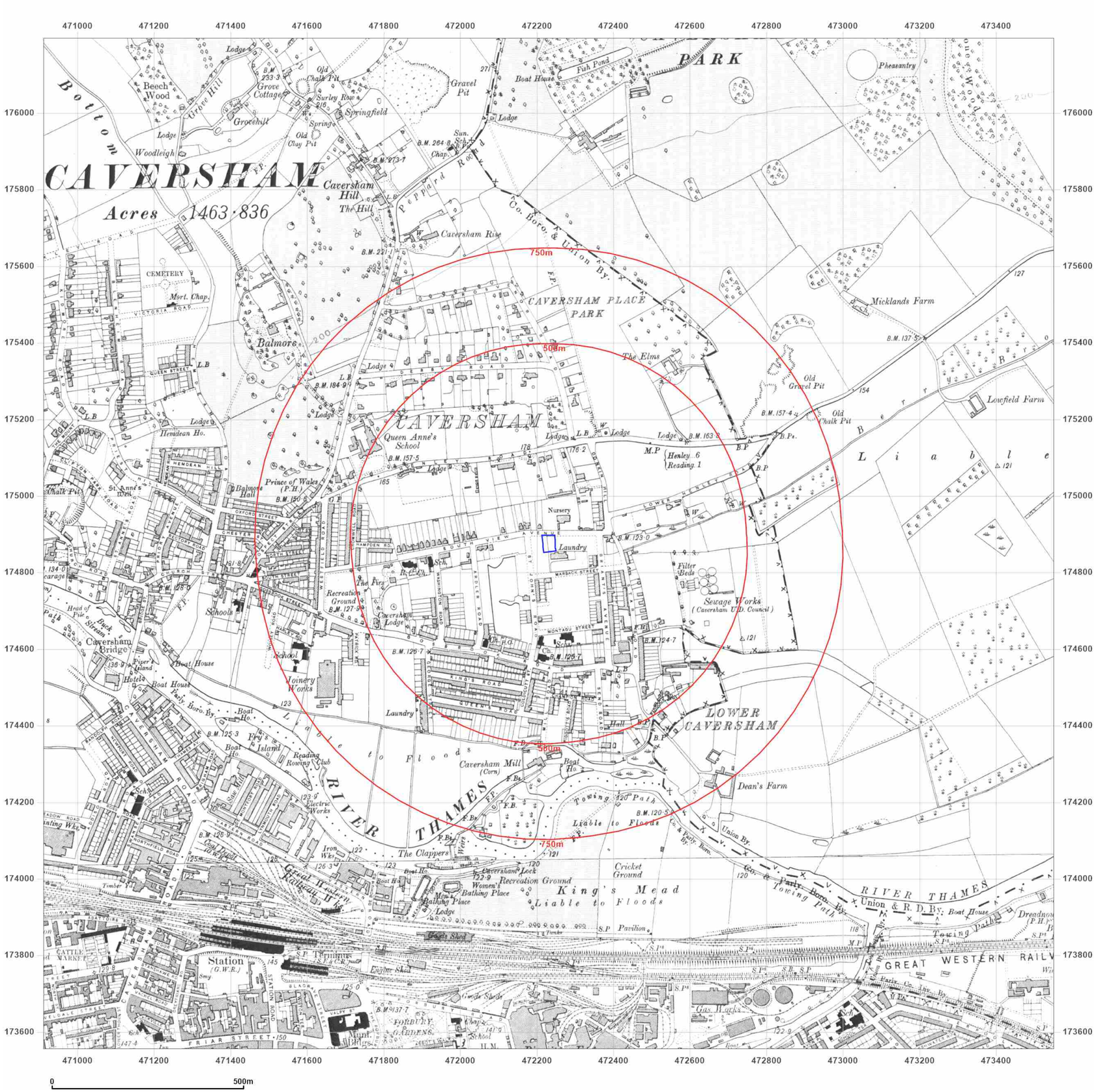
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Groundsure INSIGHTS

Site Details:

DELTA HOUSE, 70, SOUTH VIEW AVENUE, CAVERSHAM, READING, RG4 5BB

Client Ref: Delta_House
Report Ref: GS-8448041
Grid Ref: 472230, 174875

Map Name: County Series

Map date: **1910-1913**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1877
Revised 1910
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1877
Revised 1910
Edition 1913
Copyright N/A
Levelled N/A

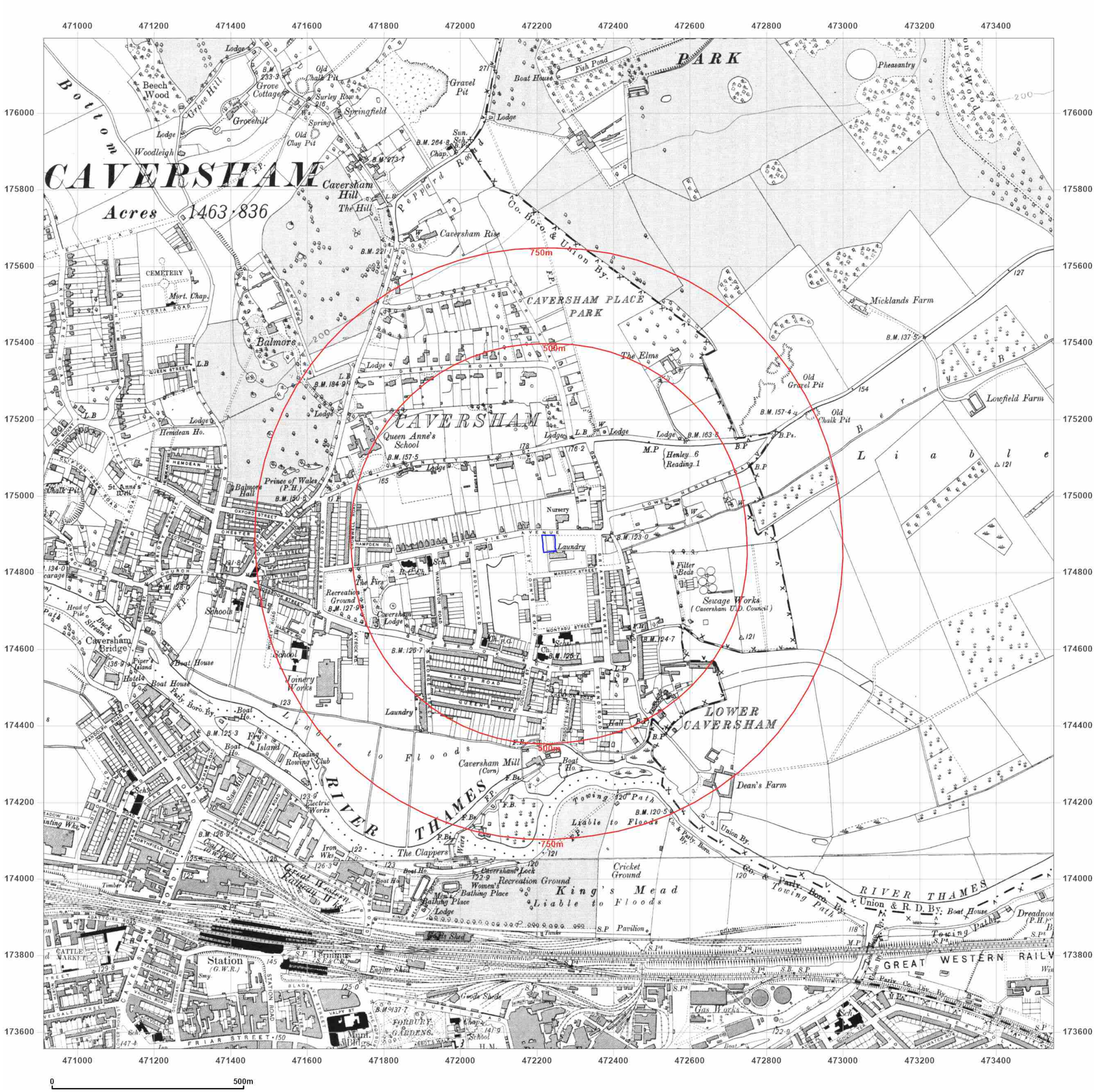
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Site Details:

DELTA HOUSE, 70, SOUTH VIEW AVENUE, CAVERSHAM, READING, RG4 5BB

Client Ref: Delta_House
Report Ref: GS-8448041
Grid Ref: 472230, 174875

Map Name: County Series

Map date: **1914**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1877
Revised 1910
Edition 1914
Copyright N/A
Levelled N/A

Surveyed N/A
Revised 1914
Edition 1913
Copyright N/A
Levelled N/A

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Groundsure INSIGHTS

Site Details:

DELTA HOUSE, 70, SOUTH VIEW AVENUE, CAVERSHAM, READING, RG4 5BB

Client Ref: Delta_House
Report Ref: GS-8448041
Grid Ref: 472230, 174875

Map Name: County Series

Map date: **1933-1938**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1877
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1877
Revised 1933
Edition N/A
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Groundsure INSIGHTS

Site Details:

DELTA HOUSE, 70, SOUTH VIEW AVENUE, CAVERSHAM, READING, RG4 5BB

Client Ref: Delta_House
Report Ref: GS-8448041
Grid Ref: 472230, 174875

Map Name: Provisional
Map date: **1961-1962**
Scale: 1:10,560
Printed at: 1:10,560

N W E S

Surveyed 1877
Revised 1956
Edition N/A
Copyright 1961
Levelled N/A

Surveyed 1959
Revised 1961
Edition N/A
Copyright 1962
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Groundsure INSIGHTS

Site Details:

DELTA HOUSE, 70, SOUTH VIEW AVENUE, CAVERSHAM, READING, RG4 5BB

Client Ref: Delta_House
Report Ref: GS-8448041
Grid Ref: 472230, 174875

Map Name: National Grid

Map date: **1973**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1971
Revised 1973
Edition N/A
Copyright 1973
Levelled 1969

Surveyed 1970
Revised 1973
Edition N/A
Copyright 1973
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Groundsure INSIGHTS

Site Details:

DELTA HOUSE, 70, SOUTH VIEW AVENUE, CAVERSHAM, READING, RG4 5BB

Client Ref: Delta_House
Report Ref: GS-8448041
Grid Ref: 472230, 174875

Map Name: National Grid

Map date: **1979**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1977
Revised 1979
Edition N/A
Copyright 1979
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Groundsure INSIGHTS

Site Details:

DELTA HOUSE, 70, SOUTH VIEW AVENUE, CAVERSHAM, READING, RG4 5BB

Client Ref: Delta_House
Report Ref: GS-8448041
Grid Ref: 472230, 174875

Map Name: National Grid

Map date: **1989-1990**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1985
Revised 1990
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1987
Revised 1989
Edition N/A
Copyright N/A
Levelled N/A

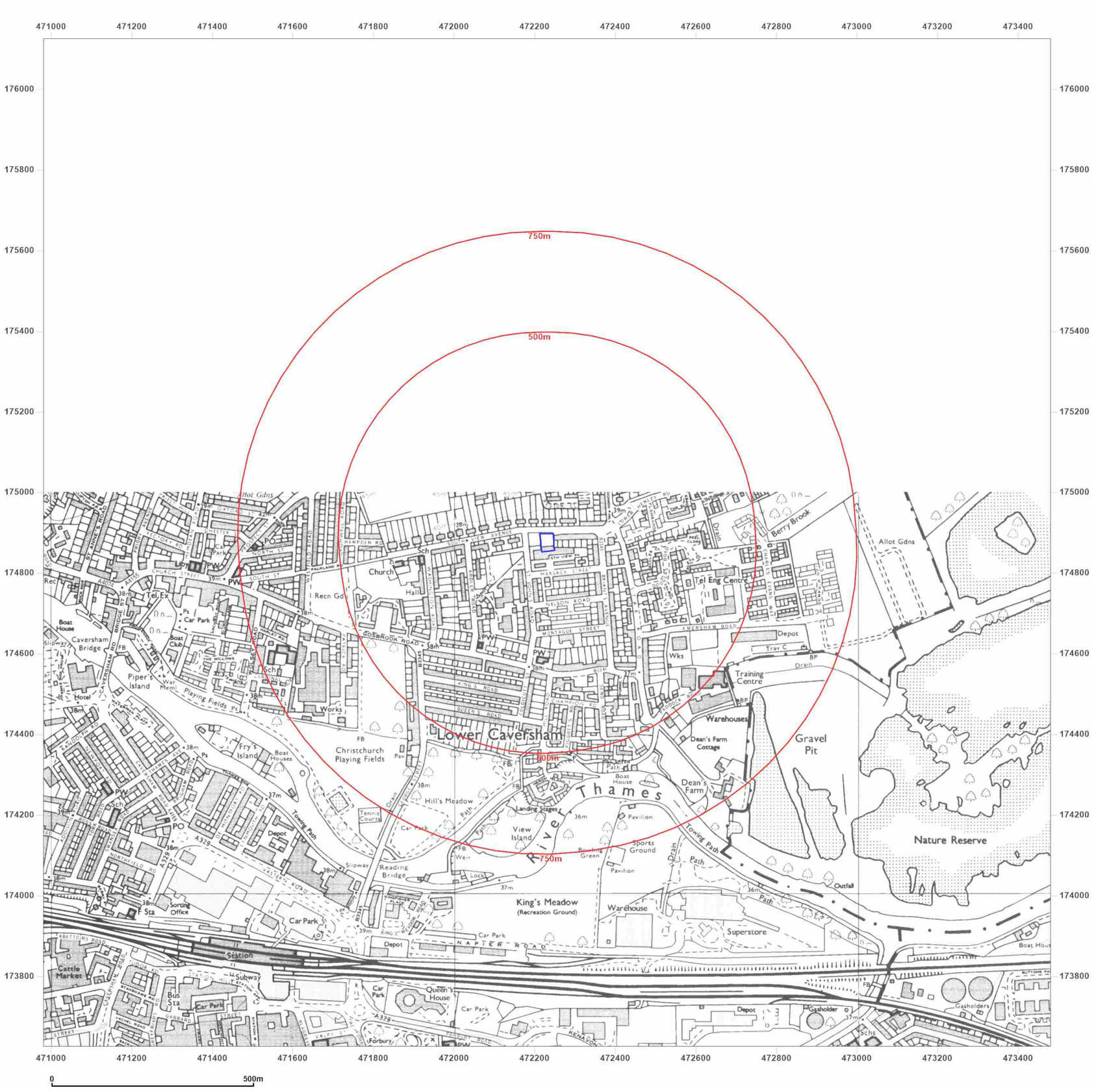
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Groundsure INSIGHTS

Site Details:

DELTA HOUSE, 70, SOUTH VIEW AVENUE, CAVERSHAM, READING, RG4 5BB

Client Ref: Delta_House
Report Ref: GS-8448041
Grid Ref: 472230, 174875

Map Name: National Grid

Map date: **1994**

Scale: 1:10,000

Printed at: 1:10,000

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W E
S

Surveyed 1987
Revised 1994
Edition N/A
Copyright N/A
Levelled N/A

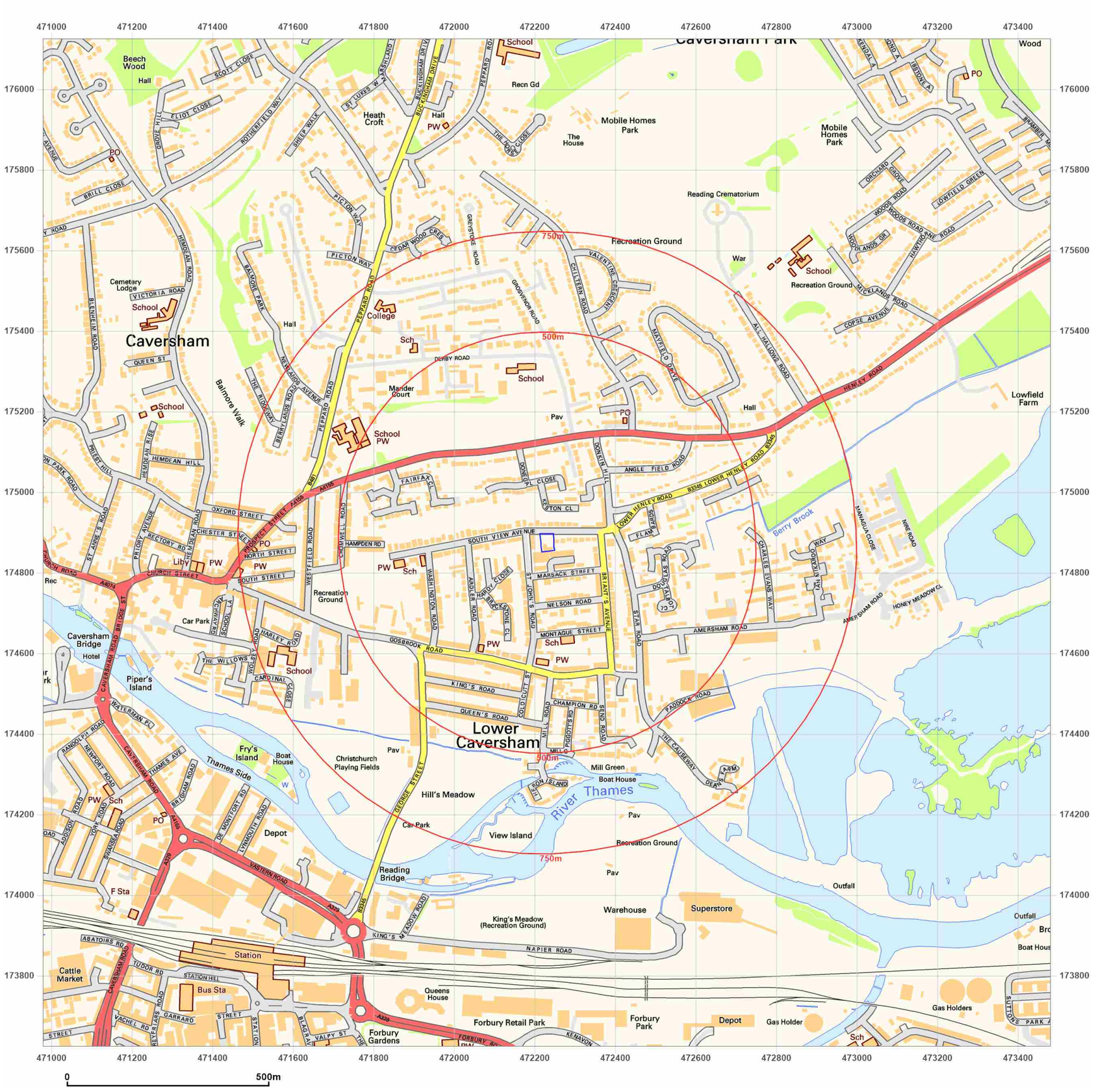
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Map legend available at:
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Client Ref: Delta_House
Report Ref: GS-8448041
Grid Ref: 472230, 174875

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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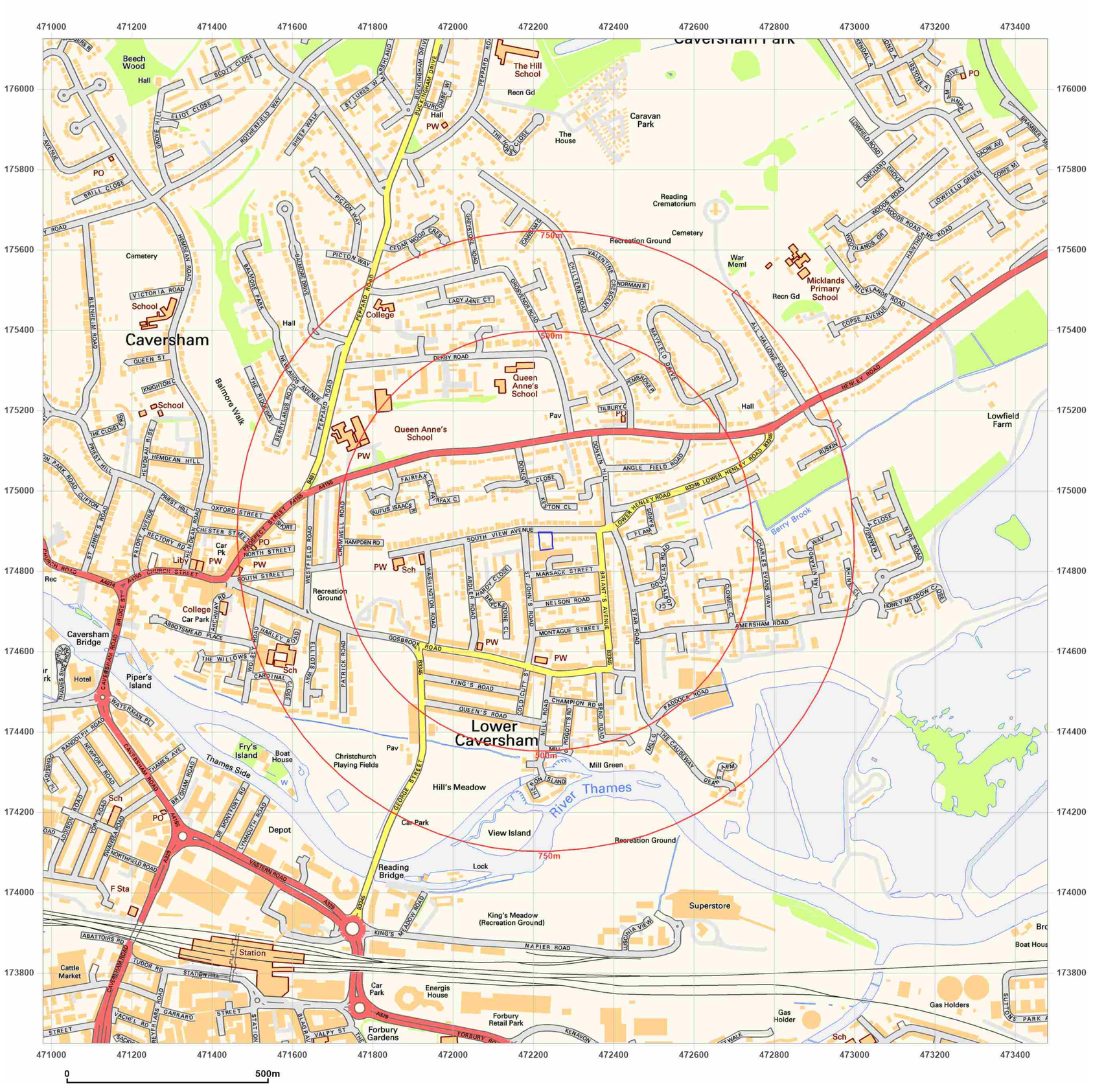
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Client Ref: Delta_House
Report Ref: GS-8448041
Grid Ref: 472230, 174875

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

N
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2010

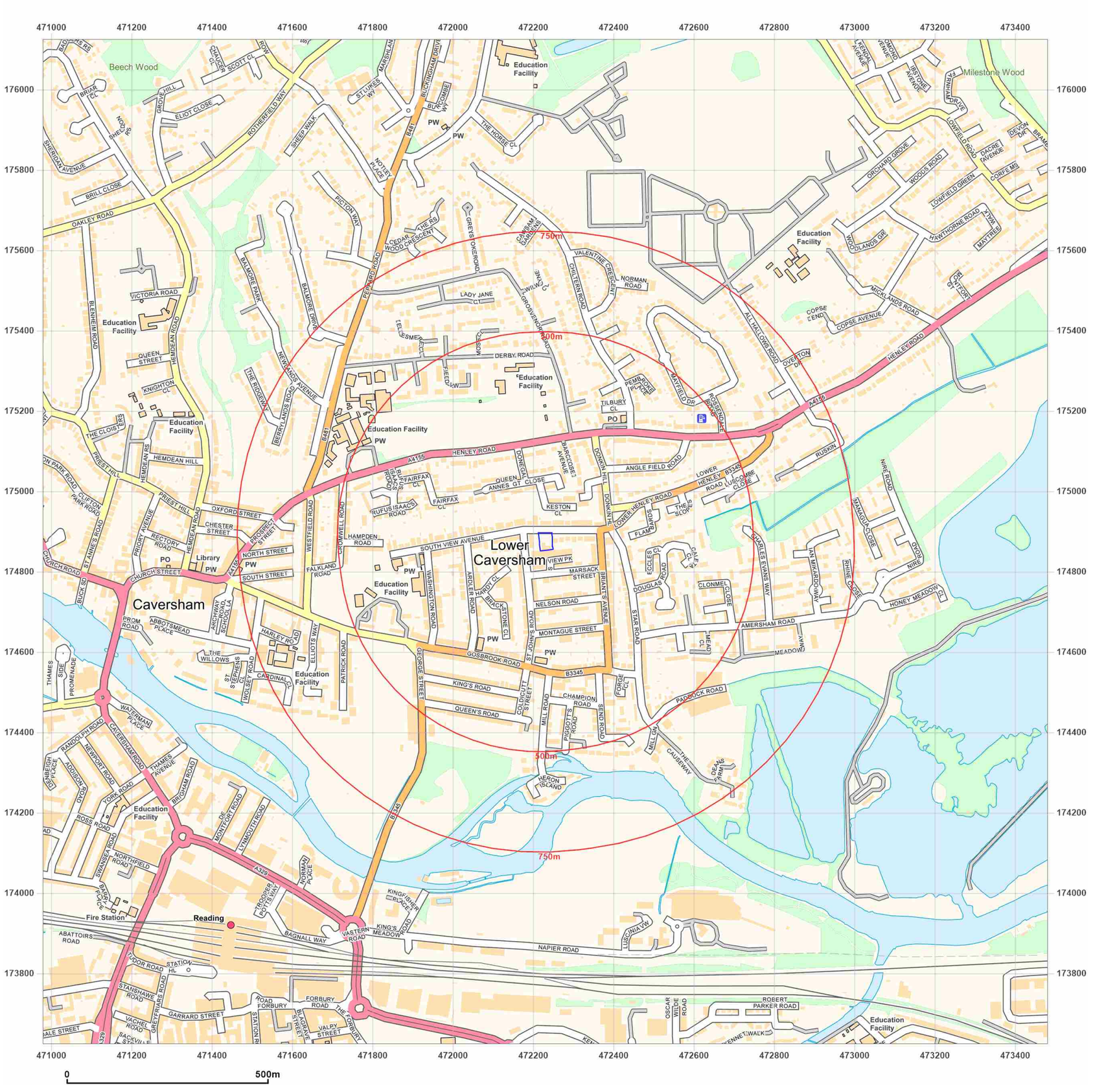
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Site Details:

DELTA HOUSE, 70, SOUTH VIEW AVENUE, CAVERSHAM, READING, RG4 5BB

Client Ref: Delta_House
Report Ref: GS-8448041
Grid Ref: 472230, 174875

Map Name: National Grid

Map date: **2022**

Scale: 1:10,000

Printed at: 1:10,000

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2022

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APPENDIX D – LIMITATIONS

This report was prepared by Adeptus (registered in England: 05908395) for the use of the client, named on page 1. The report has been prepared specifically on the basis of the end use as defined by the client. Any change of end use would necessitate review of this report and its findings. Use of or reliance on this report by any third party is not permitted without our express written agreement, and where this is given, will be subject to our terms and conditions.

We have prepared this report in our professional capacity using reasonable skill, care and diligence. The assessments, conclusions and recommendations within this report pertain to the study site (the extents of which are in Figure 1, below) and the immediate area in continuity with the Site. They are based on the established historical uses, information available at the time of writing and the proposed use of the Site. Where any information supplied by the client or other sources have been utilised, it has been assumed that the information is correct. No responsibility can be accepted by Adeptus for inaccuracies in data supplied by any other party.

Any plans, diagrams, cross sections or images are for illustrative purposes only and should be checked for accuracy on-site. In the event of changes to the proposed end use of the Site, the report may require updating to reflect such changes. Although reference may be made to archaeological, ecological or geotechnical issues, invasive species, flood risk and the presence of asbestos containing materials (ACMs), this report does not constitute an archaeological assessment, ecological assessment, geotechnical assessment, invasive species survey, flood risk assessment or asbestos survey and liability for any claim caused by arising out of or in any way involving asbestos is excluded.

New information relating to environmental matters can come to light after the report has been prepared and changes in conditions and regulatory requirements may occur in future. Either of those factors may change the conclusions presented in our report. If development does not take place within the expected timescales, consideration should be given to reviewing this assessment to confirm that no changes to the site or relevant legislation have taken place. No part of this report is intended to provide legal advice or opinion of any nature.