

Appendix G Table of Estimated Risk

Receptor	Receptor Sensitivity ('0' if not present)	Pathway	Present (Y=1, N=0)	EPH & Solvents	PAHs	Inorganics and Metals	Asbestos	Biocides	Permanent Gases	Consequence	Probability/ Likelihood	Estimated Risk
Human Health - On-Site	4	Ingestion of fruit or vegetable leaf or roots	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
		Ingestion of contaminated drinking water	0	✓	✓	x	x	✓	x	N/A	N/A	N/A
		Ingestion of water / sediments when swimming	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Ingestion of soil/dust indoors	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Ingestion of soil/dust outdoors	1	✓	✓	✓	✓	✓	x	Mild	Unlikely	Very Low
		Inhalation of particles (dust / soil) indoor and outdoor	1	✓	✓	✓	✓	✓	x	Mild	Unlikely	Very Low
		Inhalation of vapours/gases – outdoor	1	✓	x	x	x	x	✓	Mild	Unlikely	Very Low
		Inhalation of vapours/gases - indoor	1	✓	x	x	x	x	✓	Mild	Unlikely	Very Low
		Dermal absorption via direct contact with soil	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Dermal absorption via waters (swimming / showering)	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
Human Health - Off-site	4	Ingestion of fruit or vegetable leaf or roots	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
		Ingestion of contaminated drinking water	0	✓	✓	x	x	✓	x	N/A	N/A	N/A
		Ingestion of water / sediments when swimming	0	✓	✓	x	x	✓	x	N/A	N/A	N/A
		Ingestion of soil/dust indoors	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Ingestion of soil/dust outdoors	1	✓	✓	✓	✓	✓	x	Mild	Unlikely	Very Low
		Inhalation of particles (dust / soil) indoor and outdoor	1	✓	✓	✓	✓	✓	x	Mild	Unlikely	Very Low
		Inhalation of vapours – outdoor	1	✓	x	x	x	x	✓	Mild	Unlikely	Very Low
		Inhalation of vapours - indoor	0	✓	x	x	x	x	✓	N/A	N/A	N/A
		Dermal absorption via direct contact with soil	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Dermal absorption via waters (swimming / showering)	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
Groundwater (Shallow)	0	Leaching	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
		Migration via natural or anthropogenic	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
Groundwater (Deep)	0	Leaching	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
		Migration via natural or anthropogenic	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
Surface Water	0	Direct runoff or discharges from pipes	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Indirect via recharge from groundwater (hydraulic flow)	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Deposition of wind blown dust	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
Property - Buildings	1	Direct contact	0	✓	✓	✓	x	x	x	N/A	Likely	N/A
		Explosion due to gas migration via natural / anthropogenic	1	✓	x	x	x	x	✓	Minor	Likely	Low
Ecological Systems	0	Direct deposition of particles / dust - wind blown or flood	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Indirect - through watering	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
		Inhalation of gases/vapours or particulates/dust by animals	0	✓	✓	✓	✓	✓	✓	N/A	N/A	N/A
		Ingestion of of vegetation / water / soil by animals	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
Property - Animal/Crop	0	Direct (including deposition via wind or flood)	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Indirect (through watering)	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
		Inhalation of gas / vapour / particulates / dust by animals	0	✓	✓	✓	✓	✓	✓	N/A	N/A	N/A
		Ingestion of vegetation / water / soil by animals	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A

Risk estimation establishes the magnitude and probability of the possible consequences (what degree of harm might result and how likely).
The criteria for classifying probability and consequence are set out in Tables 4 and 5 of the Stantec methodology.
Green text highlights one or more elements of the Pollutant Linkage are missing and therefore eliminated

EPH = Extractable hydrocarbons
PAHs = Poly Aromatic Hydrocarbons
Note For Metals there is an Inhalation pathway if Mercury is present
Note for PAHs there are Inhalation and/or Solubility pathways for some
eg Naphthalene

	Client 	TABLE SUMMARISING POLLUTANT LINKAGES AND RISK ESTIMATION - BASELINE			eg Napththalene	
					Date	02/02/2021
					A3 Scale	NTS
					Drawn By	AI
					Checked By	RP
Caversham Bridge House, Waterman Place, Reading, RG1 8DN Tel 0118 950 0761 Fax 0118 959 7499		HAZARD CLASSIFICATION	2	GREAT BRIGHAM MEAD		

Receptor	Receptor Sensitivity ('0' if not present)	Pathway	Present (Y=1, N=0)	EPH & Solvents	PAHs	Inorganics and Metals	Asbestos	Biocides	Permanent Gases	Consequence	Probability/ Likelihood	Estimated Risk
Human Health - On-Site	4	Ingestion of fruit or vegetable leaf or roots	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
		Ingestion of contaminated drinking water	0	✓	✓	x	x	✓	x	N/A	N/A	N/A
		Ingestion of water / sediments when swimming	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Ingestion of soil/dust indoors	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Ingestion of soil/dust outdoors	1	✓	✓	✓	✓	✓	x	Mild	Likely	Moderate
		Inhalation of particles (dust / soil) indoor and outdoor	1	✓	✓	✓	✓	✓	x	Mild	Likely	Moderate
		Inhalation of vapours/gases – outdoor	1	✓	x	x	x	x	✓	Mild	Likely	Moderate
		Inhalation of vapours/gases - indoor	1	✓	x	x	x	x	✓	Mild	Likely	Moderate
		Dermal absorption via direct contact with soil	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Dermal absorption via waters (swimming / showering)	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
Human Health - Off-site	4	Ingestion of fruit or vegetable leaf or roots	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
		Ingestion of contaminated drinking water	0	✓	✓	x	x	✓	x	N/A	N/A	N/A
		Ingestion of water / sediments when swimming	0	✓	✓	x	x	✓	x	N/A	N/A	N/A
		Ingestion of soil/dust indoors	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Ingestion of soil/dust outdoors	1	✓	✓	✓	✓	✓	x	Mild	Low	Low
		Inhalation of particles (dust / soil) indoor and outdoor	1	✓	✓	✓	✓	✓	x	Mild	Low	Low
		Inhalation of vapours – outdoor	1	✓	x	x	x	x	✓	Mild	Low	Low
		Inhalation of vapours - indoor	0	✓	x	x	x	x	✓	N/A	N/A	N/A
		Dermal absorption via direct contact with soil	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Dermal absorption via waters (swimming / showering)	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
Groundwater (Shallow)	0	Leaching	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
		Migration via natural or anthropogenic	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
Groundwater (Deep)	0	Leaching	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
		Migration via natural or anthropogenic	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
Surface Water	0	Direct runoff or discharges from pipes	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Indirect via recharge from groundwater (hydraulic flow)	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Deposition of wind blown dust	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
Property - Buildings	1	Direct contact	1	✓	✓	✓	x	x	x	Minor	Low	Very Low
		Explosion due to gas migration via natural / anthropogenic	1	✓	x	x	x	x	✓	Minor	Low	Very Low
Ecological Systems	0	Direct deposition of particles / dust - wind blown or flood	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Indirect - through watering	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
		Inhalation of gases/vapours or particulates/dust by animals	0	✓	✓	✓	✓	✓	✓	N/A	N/A	N/A
		Ingestion of of vegetation / water / soil by animals	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
Property - Animal/Crop	0	Direct (including deposition via wind or flood)	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Indirect (through watering)	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
		Inhalation of gas / vapour / particulates / dust by animals	0	✓	✓	✓	✓	✓	✓	N/A	N/A	N/A
		Ingestion of vegetation / water / soil by animals	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A

Risk estimation establishes the magnitude and probability of the possible consequences (what degree of harm might result and how likely).
The criteria for classifying probability and consequence are set out in Tables 4 and 5 of the Stantec methodology.
Green text highlights one or more elements of the Pollutant Linkage are missing and therefore eliminated

EPH = Extractable hydrocarbons
PAHs = Poly Aromatic Hydrocarbons
Note For Metals there is an Inhalation pathway if Mercury is present
Note for PAHs there are Inhalation and/or Solubility pathways for some
eg Naphthalene

	Client 	TABLE SUMMARISING POLLUTANT LINKAGES AND RISK ESTIMATION - CONSTRUCTION			eg Napththalene	
					Date	02/02/2021
					A3 Scale	NTS
					Drawn By	AI
				Checked By	RP	
Caversham Bridge House, Waterman Place, Reading, RG1 8DN Tel 0118 950 0761 Fax 0118 959 7499		HAZARD CLASSIFICATION	2	GREAT BRIGHAM MEAD		

Receptor	Receptor Sensitivity ('0' if not present)	Pathway	Present (Y=1, N=0)	EPH & Solvents	PAHs	Inorganics and Metals	Asbestos	Biocides	Permanent Gases	Consequence	Probability/ Likelihood	Estimated Risk
Human Health - On-Site	4	Ingestion of fruit or vegetable leaf or roots	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
		Ingestion of contaminated drinking water	0	✓	✓	x	x	✓	x	N/A	N/A	N/A
		Ingestion of water / sediments when swimming	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Ingestion of soil/dust indoors	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Ingestion of soil/dust outdoors	1	✓	✓	✓	✓	✓	x	Mild	Unlikely	Very Low
		Inhalation of particles (dust / soil) indoor and outdoor	1	✓	✓	✓	✓	✓	x	Mild	Unlikely	Very Low
		Inhalation of vapours/gases – outdoor	1	✓	x	x	x	x	✓	Mild	Unlikely	Very Low
		Inhalation of vapours/gases - indoor	0	✓	x	x	x	x	✓	N/A	N/A	N/A
		Dermal absorption via direct contact with soil	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Dermal absorption via waters (swimming / showering)	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
Human Health - Off-site	4	Ingestion of fruit or vegetable leaf or roots	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
		Ingestion of contaminated drinking water	0	✓	✓	x	x	✓	x	N/A	N/A	N/A
		Ingestion of water / sediments when swimming	0	✓	✓	x	x	✓	x	N/A	N/A	N/A
		Ingestion of soil/dust indoors	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Ingestion of soil/dust outdoors	1	✓	✓	✓	✓	✓	x	Mild	Unlikely	Very Low
		Inhalation of particles (dust / soil) indoor and outdoor	1	✓	✓	✓	✓	✓	x	Mild	Unlikely	Very Low
		Inhalation of vapours – outdoor	1	✓	x	x	x	x	✓	Mild	Unlikely	Very Low
		Inhalation of vapours - indoor	0	✓	x	x	x	x	✓	N/A	N/A	N/A
		Dermal absorption via direct contact with soil	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Dermal absorption via waters (swimming / showering)	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
Groundwater (Shallow)	0	Leaching	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
		Migration via natural or anthropogenic	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
Groundwater (Deep)	0	Leaching	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
		Migration via natural or anthropogenic	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
Surface Water	0	Direct runoff or discharges from pipes	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Indirect via recharge from groundwater (hydraulic flow)	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Deposition of wind blown dust	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
Property - Buildings	1	Direct contact	1	✓	✓	✓	x	x	x	Minor	Low	Very Low
		Explosion due to gas migration via natural / anthropogenic	1	✓	x	x	x	x	✓	Minor	Low	Very Low
Ecological Systems	0	Direct deposition of particles / dust - wind blown or flood	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Indirect - through watering	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
		Inhalation of gases/vapours or particulates/dust by animals	0	✓	✓	✓	✓	✓	✓	N/A	N/A	N/A
		Ingestion of of vegetation / water / soil by animals	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
Property - Animal/Crop	0	Direct (including deposition via wind or flood)	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Indirect (through watering)	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
		Inhalation of gas / vapour / particulates / dust by animals	0	✓	✓	✓	✓	✓	✓	N/A	N/A	N/A
		Ingestion of vegetation / water / soil by animals	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A

Risk estimation establishes the magnitude and probability of the possible consequences (what degree of harm might result and how likely).
The criteria for classifying probability and consequence are set out in Tables 4 and 5 of the Stantec methodology.
Green text highlights one or more elements of the Pollutant Linkage are missing and therefore eliminated

EPH = Extractable hydrocarbons
PAHs = Poly Aromatic Hydrocarbons
Note For Metals there is an Inhalation pathway if Mercury is present
Note for PAHs there are Inhalation and/or Solubility pathways for some eg Naphthalene

	Client 	TABLE SUMMARISING POLLUTANT LINKAGES AND RISK ESTIMATION - OPERATIONAL			eg Napththalene	
					Date	02/02/2021
					A3 Scale	NTS
					Drawn By	AI
					Checked By	RP
Caversham Bridge House, Waterman Place, Reading, RG1 8DN Tel 0118 950 0761 Fax 0118 959 7499		HAZARD CLASSIFICATION	2	GREAT BRIGHAM MEAD		

Appendix H EA Response Letter

Indelicato, Angelo

From: Enquiries_THM <enquiries_THM@environment-agency.gov.uk>
Sent: 03 March 2021 09:02
To: Indelicato, Angelo
Subject: THM204515_PJW - Environmental Information Enquiry - Great Brigham Mead, Reading

Dear Angelo

THM204515

Thank you for your information request of 1st February 2021.

Our apologies for the delay responding to your request. In line with latest government advice on Coronavirus, most of our teams are now working from home and where necessary may be managing childcare or self-isolating. This means we have less staff available than we would normally.

In addition, we have recently been responding to recent flooding incidents and directing our efforts to our role as a first responder under the Civil Contingencies Act - maintaining critical operations and infrastructure and playing our part in the government's efforts to deliver key public services.

Your questions were passed to a number of our teams and the following information was obtained - the answers are in blue:

1. Landfill sites (licensed or otherwise) including any monitoring records
 - a. We can confirm that there are no landfills within the 250m range they specified. The nearest one is 370m away.
4. Any Part B environmental permits
 - a. We have checked out systems and there are no current environmental permits within the specified area from a L&W point of view (discharge consents).
5. Prosecutions relating to authorised processes
 - a. We have checked out systems and there are no past prosecutions within the specified area from a L&W point of view.
6. Water abstractions
 - a. We have checked out systems and there are no current environmental licenses within the specified area from a L&W point of view (abstraction licenses).

Re questions 8 & 9

We do not have any specific environmental information for the site. Within 250metres of the site we are aware of two developments that have environmental data that can be found on the Local Authority Planning website.

That is

Planning
number

200188

Site Address:

55 Vastern
Road

Reading
RG1 8BU

Planning Application Number:

101066

Site Address:

80
Caversham
Road
Reading
RG1 1AA

Regarding your outstanding questions the response received from the relevant team was that I'm afraid I cannot find any further information that we would have regarding information for this site.

There have been a few pollution incidents nearby on the river but these were unrelated to the site.

I trust, however, the information supplied is useful.

Kind Regards

Philip Winfield
Customers and Engagement Officer
Environment Agency - Thames
Internal: 48216
External: 02084748216
Email: enquiries_THM@environment-agency.gov.uk

We respond to requests for recorded information that we hold under the Freedom of Information Act 2000 (FOIA) and the associated Environmental Information Regulations 2004 (EIR).

Please refer to our Open Government Licence for the permitted use of the supplied information:
<http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Did you know that the Environment Agency publishes most of its data via www.data.gov.uk? Using this site you can search for our data alongside other environmental data providers from the Defra Network and local authorities.

	For the latest guidance: - INTRANET.EA.GOV - NHS.UK/coronavirus - GOV.UK/coronavirus	
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From: Indelicato, Angelo [<mailto:Angelo.Indelicato@stantec.com>]
Sent: 01 February 2021 17:15
To: Enquiries_THM <enquiries_THM@environment-agency.gov.uk>
Subject: Environmental Information Enquiry - Great Brigham Mead, Reading

Good Afternoon,

We are currently carrying out a Phase 1 Ground Conditions Assessment (Desk Study) for a site at Great Brigham Mead, Reading. The Site is centred at National Grid Reference (NGR) 471365, 174219. A site plan is for reference.

We would be grateful if you could carry out a search of your records for any environmental information relating to the site, or within 250m of the site. We are particularly interested in any issues concerning:

- Landfill sites (licensed or otherwise) including any monitoring records
- IPC or IPPC authorisations
- RSA authorisations
- Any Part B environmental permits
- Prosecutions relating to authorised processes
- Water abstractions
- Enforcement (e.g. remediation) and prohibition notices
- Any other information relating to the environmental susceptibility of the site
- Any historical ground investigation, geoenvironmental studies and remediation reports

We would be grateful if you could provide a plan of the location of any potentially contaminative current/ past site uses and other features as above.

We are currently working to a tight deadline for the delivery of the GCA and would greatly appreciate your earliest assistance in this matter. If a search fee is applicable for provision of information and to expedite this request, or if there are any queries relating to the above then please do not hesitate to contact

Kind regards

Angelo Indelicato

Senior Geotechnical Engineer

Caversham Bridge House, Waterman Place, Reading, RG1 8DN.

Direct: +44 1189 520338

Mobile: +44 (0)7407 626 839

angelo.indelicato@stantec.com



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Appendix I Essential Guidance for Report Readers

Appendix I - Essential Guidance for Report Readers

1. This report has been prepared within an agreed timeframe and to an agreed budget that will necessarily apply some constraints on its content and usage. The remarks below are presented to assist the reader in understanding the context of this report and any general limitations or constraints. If there are any specific limitations and constraints, they are described in the report text.
2. The opinions and recommendations expressed in this report are based on statute, guidance, and best practice current at the time of its publication. Stantec UK does not accept any liability whatsoever for the consequences of any future legislative changes or the release of subsequent guidance documentation, etc. Such changes may render some of the opinions and advice in this report inappropriate or incorrect and the report should be returned to us and reassessed if required for re-use after one year from date of publication. Following delivery of the report, Stantec has no obligation to advise the Client or any other party of such changes or their repercussions.
3. Some of the conclusions in this report may be based on third party data. No guarantee can be given for the accuracy or completeness of any of the third-party data used. Historical maps and aerial photographs provide a “snapshot” in time about conditions or activities at the site and cannot be relied upon as indicators of any events or activities that may have taken place at other times.
4. The conclusions and recommendations made in this report and the opinions expressed are based on the information reviewed and/or the ground conditions encountered in exploratory holes and the results of any field or laboratory testing undertaken. There may be ground conditions at the site that have not been disclosed by the information reviewed or by the investigative work undertaken. Such undisclosed conditions cannot be taken into account in any analysis and reporting.
5. It should be noted that this report is a land condition assessment and does not purport to be an ecological, flood risk or archaeological survey and additional specific surveys may be required.
6. This report has been written for the sole use of the Client stated at the front of the report in relation to a specific development or scheme. The conclusions and recommendations presented herein are only relevant to the scheme or the phase of project under consideration. This report shall not be relied upon or transferred to any other party without the expressed written authorisation of Stantec. Any such party relies upon the report at its own risk.
7. The interpretation carried out in this report is based on scientific and engineering appraisal carried out by suitably experienced and qualified technical consultants based on the scope of our engagement. We have not taken into account the perceptions of, for example, banks, insurers, other funders, lay people, etc., unless the report has been prepared specifically for that purpose. Advice from other specialists may be required such as the legal, planning and architecture professions, whether specifically recommended in our report or not.

8. Public or legal consultations or enquiries, or consultation with any Regulatory Bodies (such as the Environment Agency, Natural England or Local Authority) have taken place only as part of this work where specifically stated.