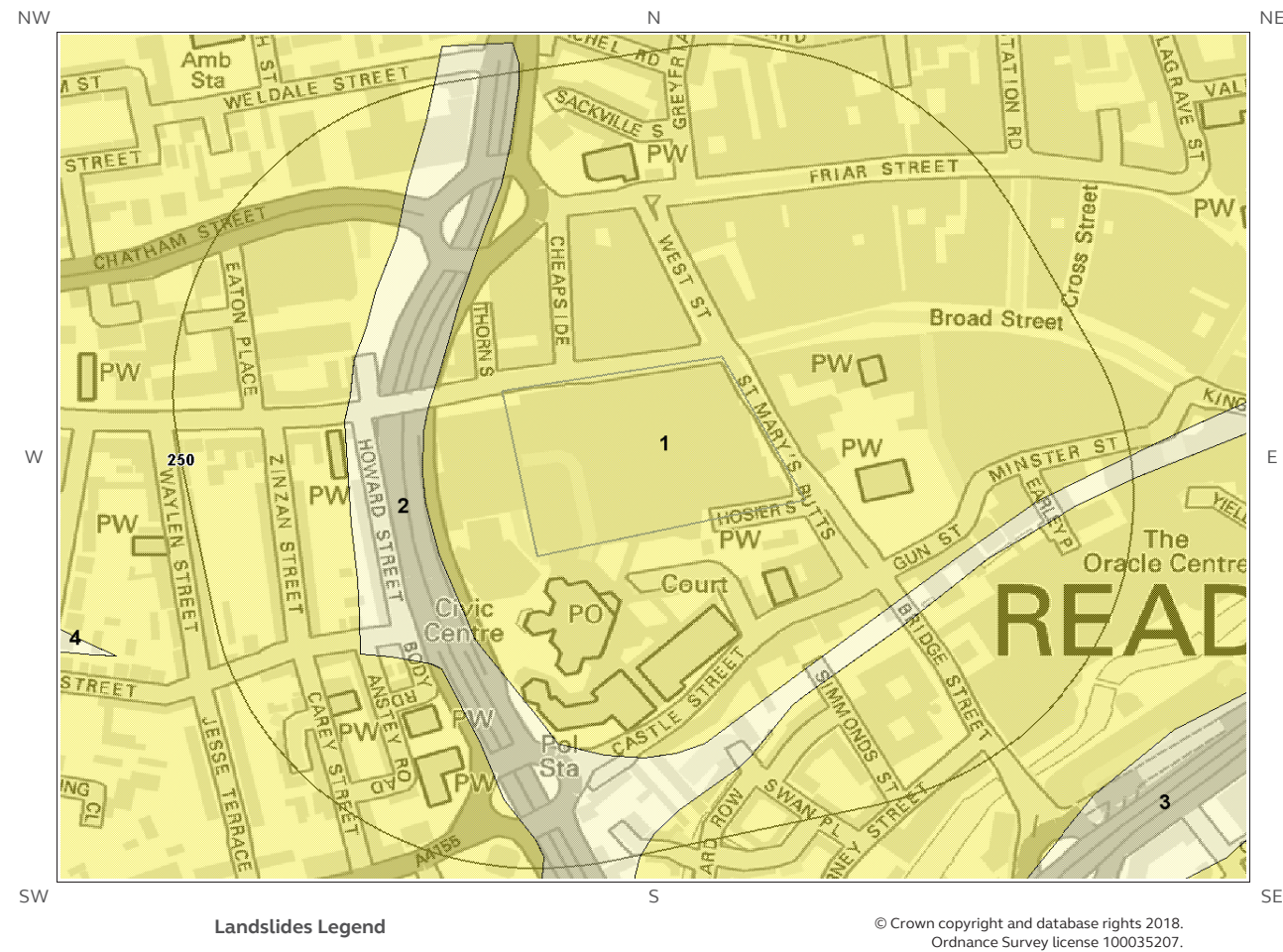
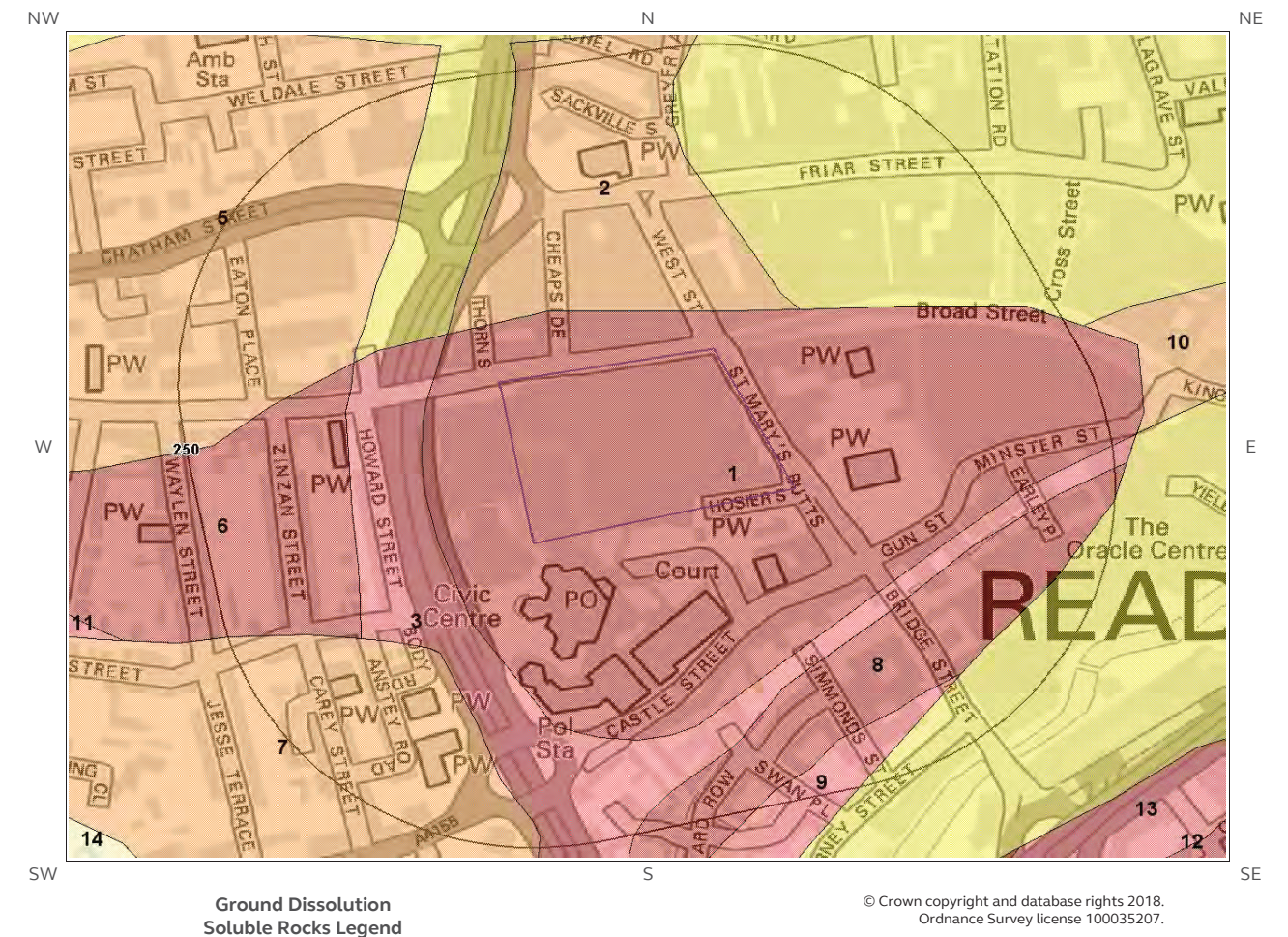


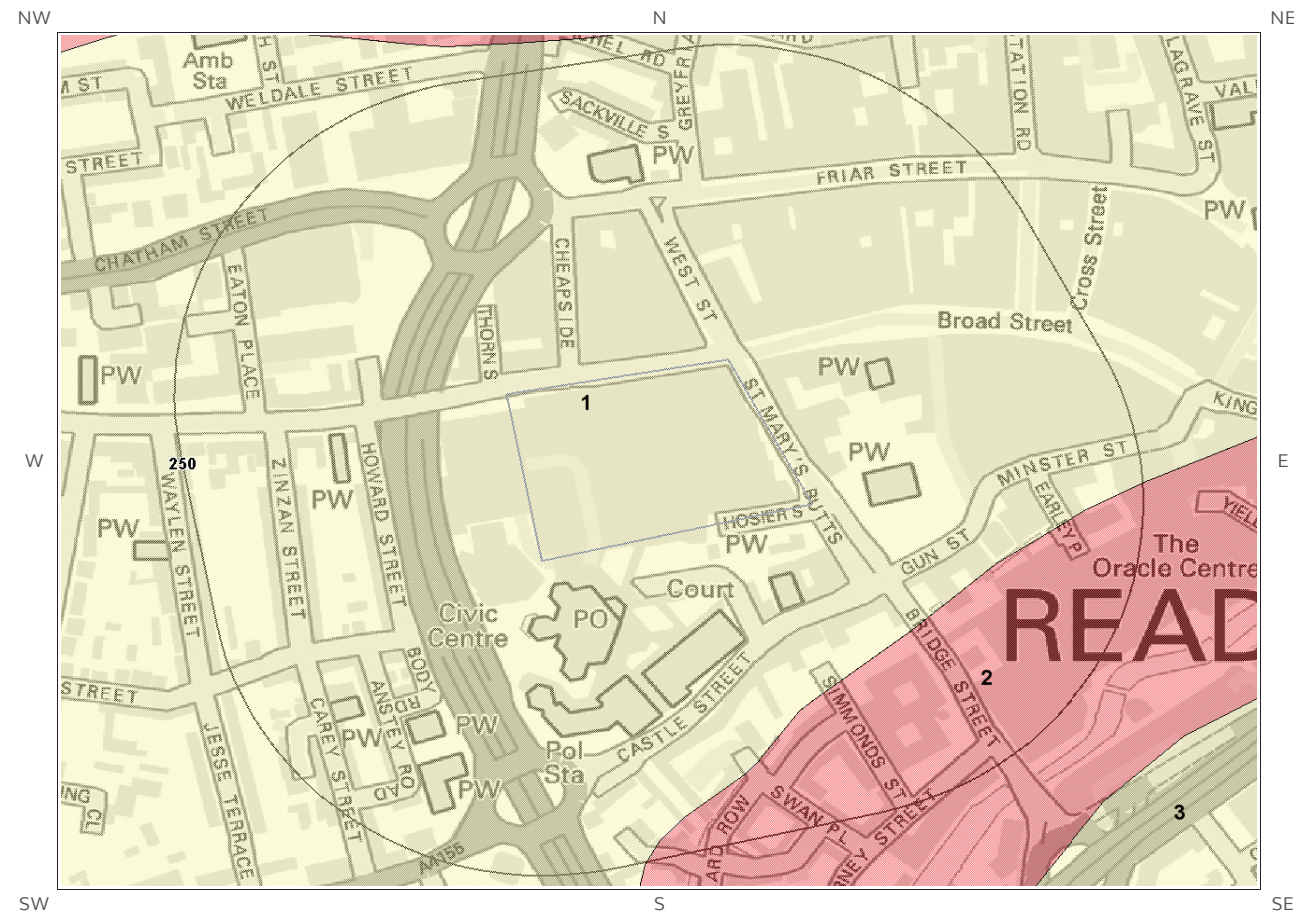
6.2 Landslides map



6.3 Ground Dissolution of Soluble Rocks map

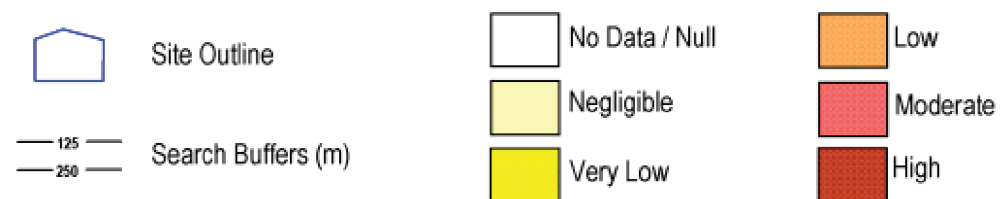


6.4 Compressible Deposits map

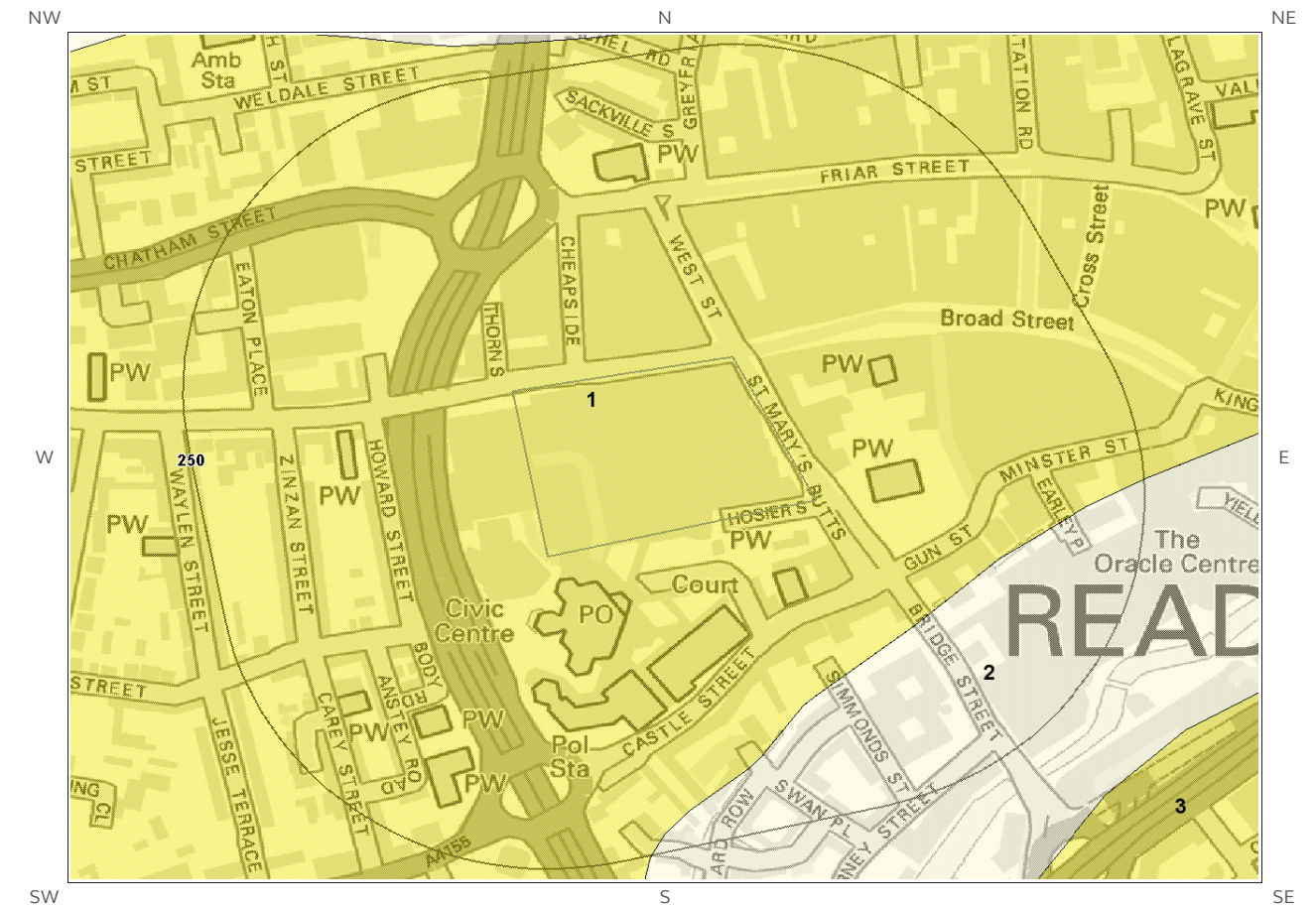


Compressible Deposits Legend

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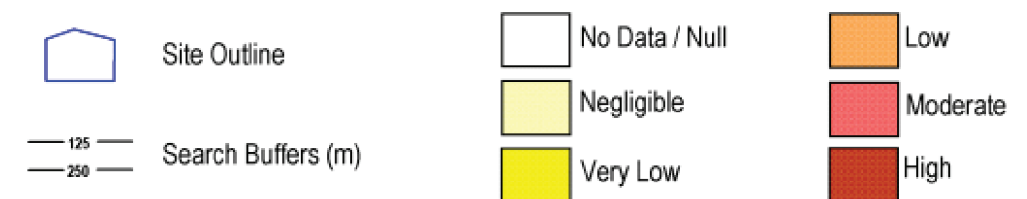


6.5 Collapsible Deposits map

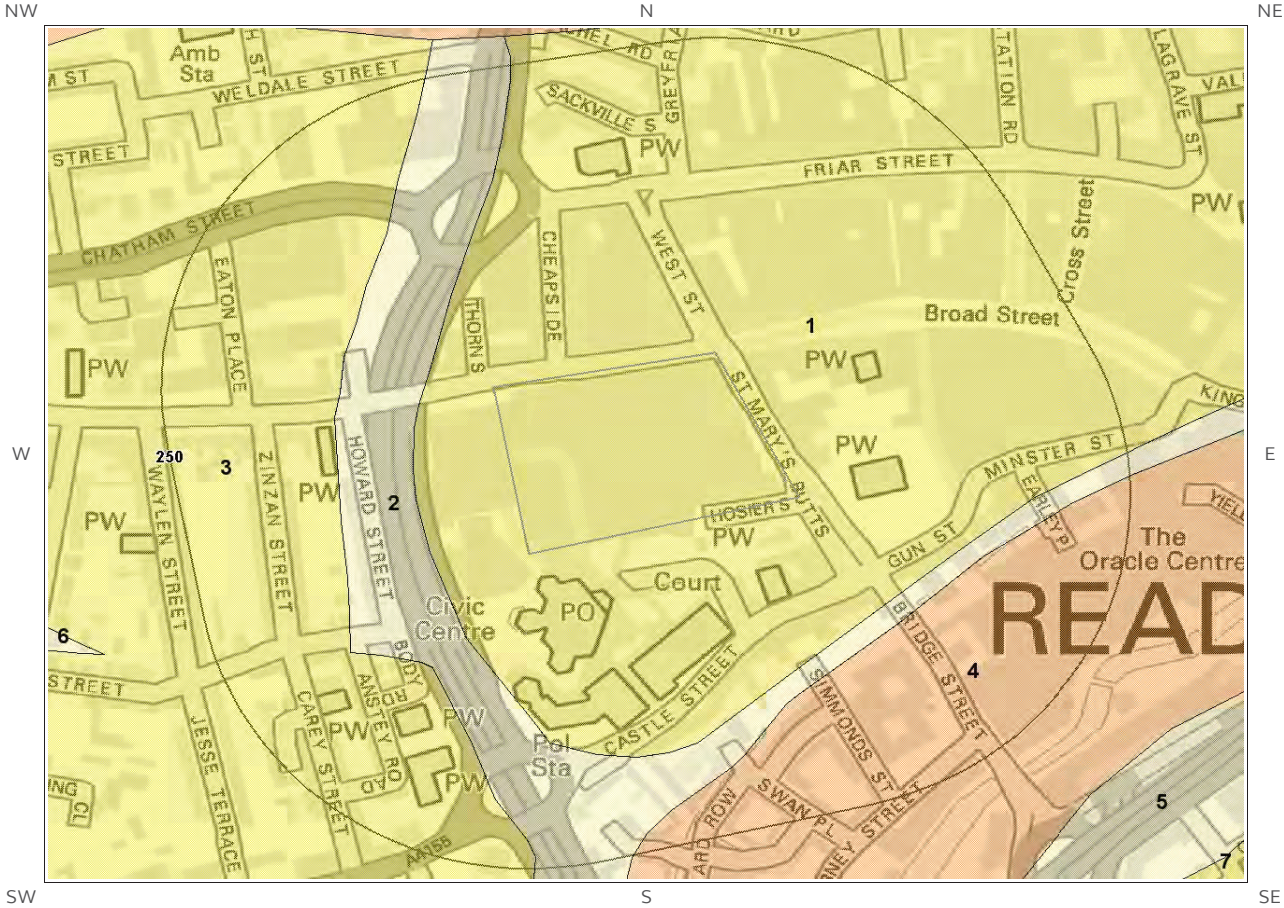


Collapsible Deposits Legend

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6.6 Running Sand map



Running Sand Legend

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6 Natural Ground Subsidence

The National Ground Subsidence rating is obtained through the 6 natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS).

The following GeoSure data represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

What is the maximum hazard rating of natural subsidence within the study site** boundary? High

6.1 Shrink-Swell Clays

The following Shrink Swell information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	Ground conditions predominantly non-plastic. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely likely due to potential problems with shrink-swell clays.

6.2 Landslides

The following Landslides information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.
2	50.0	W	Negligible	No indicators for slope instability identified. No special actions required to avoid problems due to landslides. No special ground investigation required and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

* This includes an automatically generated 50m buffer zone around the site

6.3 Ground Dissolution of Soluble Rocks

The following Ground Dissolution information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	High	Very significant soluble rocks are present, with a high possibility of localised subsidence occurring naturally or in adverse conditions such as high surface or subsurface water flow. Obtain specialist advice to advise on need for stabilisation work and/or land management plan to maintain stability. Do not dispose of drainage into the ground. For new build - a specialist land stability assessment is necessary. Investigation, remediation and/or mitigation works may be necessary to stabilise the area. Construction work may cause subsidence. Surface drainage must not affect the karst system or groundwater. Increased construction costs are likely. For existing property - increase in insurance risk due to potential soluble rocks hazards. Potential of groundwater pollution.
2	31.0	N	Low	Significant soluble rocks are present. Low possibility of subsidence occurring naturally, but may be possible in adverse conditions such as high surface or subsurface water flow. Consider implications for stability when changes to drainage or new construction are planned. For new build - site investigation should consider potential for dissolution problems on the site and its surroundings. Care should be taken with local drainage into the bedrock. Some possibility groundwater pollution. For existing property - possible increase in insurance risk due to soluble rocks.
3	50.0	W	Moderate	Very significant soluble rocks are present, with a moderate possibility of local natural subsidence due to high surface or subsurface water flow. Do not load the land or undertake building work before obtaining specialist advice. Do not dispose of drainage to the ground. Some possibility groundwater pollution. Maintain drainage infrastructure. For new build - specialist site investigation and stability assessment may be necessary before construction. Construction work may cause subsidence. Increased construction costs are likely. For existing property - probable increase in insurance risk due to soluble rocks.

6.4 Compressible Deposits

The following Compressible Deposits information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

6.5 Collapsible Deposits

The following Collapsible Rocks information provided by the British Geological Survey:

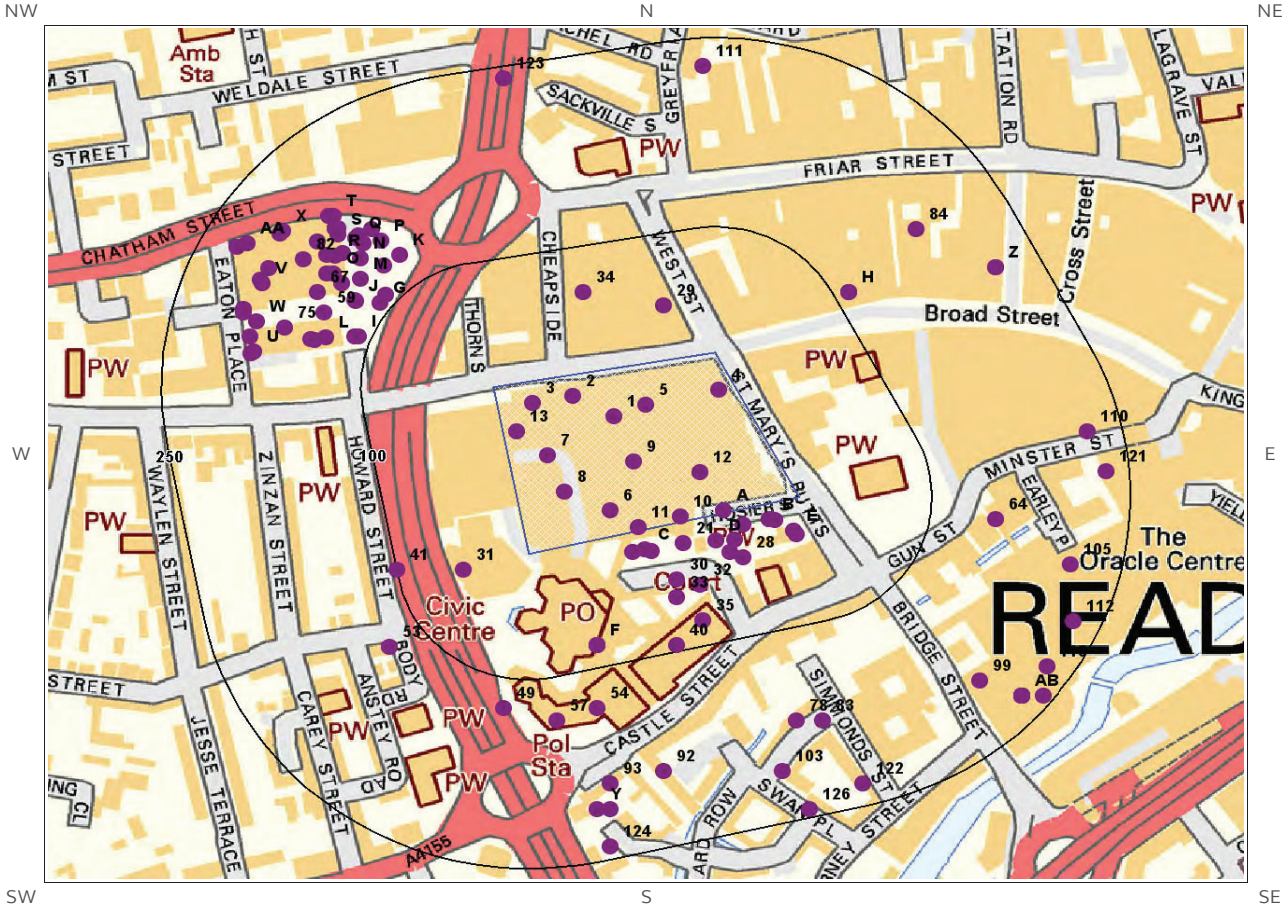
ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

6.6 Running Sands

The following Running Sands information provided by the British Geological Survey:

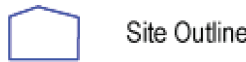
ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.
2	50.0	W	Negligible	No indicators for running sand identified. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

7 Borehole Records map



Borehole Records Legend

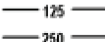
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Site Outline



Borehole Locations



Search Buffers (m)

7 Borehole Records

The systematic analysis of data extracted from the BGS Borehole Records database provides the following information.

Records of boreholes within 250m of the study site boundary: 126

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length	Borehole Name
1	0.0	On Site	471213 173382	SU77SW867	9.0	READING COMMERCIAL CENTRE 4
2	0.0	On Site	471182 173398	SU77SW866	9.0	READING COMMERCIAL CENTRE 3
3	0.0	On Site	471152 173392	SU77SW864	15.0	READING COMMERCIAL CENTRE 1
4	0.0	On Site	471292 173403	SU77SW872	7.0	READING COMMERCIAL CENTRE 9
5	0.0	On Site	471237 173391	SU77SW871	9.0	READING COMMERCIAL CENTRE 8
6	0.0	On Site	471210 173307	SU77SW869	9.0	READING COMMERCIAL CENTRE 6
7	0.0	On Site	471163 173351	SU77SW865	5.0	READING COMMERCIAL CENTRE 2
8	0.0	On Site	471176 173322	SU77SW868	5.0	READING COMMERCIAL CENTRE 5/5A
9	0.0	On Site	471228 173346	SU77SW870	8.0	READING COMMERCIAL CENTRE 7
10	0.0	On Site	471263 173302	SU77SW1150	-1.0	READING CIVIC CENTRE WS112
11	0.0	On Site	471231 173294	SU77SW1149	-1.0	READING CIVIC CENTRE WS111
12	0.0	On Site	471278 173337	SU77SW873	9.0	READING COMMERCIAL CENTRE 10
13	0.0	On Site	471140 173370	SU77SW690	18.0	READING CIVIC CENTRE BH1
14A	0.0	On Site	471295 173307	SU77SW1151	-1.0	READING CIVIC CENTRE WS113
15A	12.0	S	471310 173296	SU77SW1143	-1.0	READING CIVIC CENTRE TP104
16B	13.0	S	471330 173300	SU77SW1135	-1.0	READING CIVIC CENTRE 103
17B	13.0	S	471330 173300	SU77SW1136	-1.0	READING CIVIC CENTRE 104
18B	15.0	S	471334 173299	SU77SW1148	-1.0	READING CIVIC CENTRE WS105
19C	16.0	S	471236 173276	SU77SW1133	-1.0	READING CIVIC CENTRE 101
20C	16.0	S	471227 173274	SU77SW1147	-1.0	READING CIVIC CENTRE TP110
21	17.0	S	471265 173281	SU77SW1140	-1.0	READING CIVIC CENTRE TP101
22C	18.0	S	471241 173275	SU77SW1141	-1.0	READING CIVIC CENTRE TP102

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length	Borehole Name
23D	21.0	S	471290 173283	SU77SW1142	-1.0	READING CIVIC CENTRE TP103
24D	23.0	S	471304 173284	SU77SW1134	-1.0	READING CIVIC CENTRE 102
25E	25.0	S	471348 173291	SU77SW1138	-1.0	READING CIVIC CENTRE 107
26E	29.0	S	471350 173288	SU77SW1137	-1.0	READING CIVIC CENTRE 106
27D	32.0	S	471300 173274	SU77SW1144	-1.0	READING CIVIC CENTRE TP105
28	38.0	S	471310 173270	SU77SW693	18.0	READING CIVIC CENTRE BH4
29	43.0	N	471250 173470	SU77SW668	9.0	WEST STREET READING
30	45.0	S	471260 173252	SU77SW1145	-1.0	READING CIVIC CENTRE TP106
31	51.0	W	471100 173260	SU77SW691	18.0	READING CIVIC CENTRE BH2
32	52.0	S	471278 173248	SU77SW1146	-1.0	READING CIVIC CENTRE TP107
33	58.0	S	471260 173238	SU77SW1139	-1.0	READING CIVIC CENTRE 108
34	63.0	N	471190 173480	SU77SW47	46.0	CHEAPSIDE READING
35	80.0	S	471280 173220	SU77SW108	9.0	READING MAGISTRATES CRT M1
36F	82.0	S	471200 173200	SU77SW104	30.0	READING CIVIC OFFICES 1
37F	82.0	S	471200 173200	SU77SW107	20.0	READING CIVIC OFFICES 4
38F	82.0	S	471200 173200	SU77SW106	20.0	READING CIVIC OFFICES 3
39F	82.0	S	471200 173200	SU77SW105	20.0	READING CIVIC OFFICES 2
40	95.0	S	471260 173200	SU77SW109	7.0	READING MAGISTRATES CRT M2A
41	100.0	W	471050 173260	SU77SW694	18.0	READING CIVIC CENTRE BH5
42G	109.0	NW	471037 173472	SU77SW1118	2.0	CHATHAM PLACE READING TP07
43I	109.0	W	471021 173445	SU77SW1093	11.0	CHATHAM PLACE READING 8
44G	109.0	NW	471041 173478	SU77SW1101	12.0	CHATHAM PLACE READING 14
45H	111.0	NE	471390 173480	SU77SW191	22.0	BROAD STREET READING 1
46H	111.0	NE	471390 173480	SU77SW192	18.0	BROAD STREET READING 2
47I	112.0	W	471018 173445	SU77SW1109	30.0	CHATHAM PLACE READING 8R
48J	124.0	NW	471019 173473	SU77SW1091	11.0	CHATHAM PLACE READING 6
49	125.0	S	471130 173150	SU77SW692	18.0	READING CIVIC CENTRE BH3
50J	125.0	NW	471018 173474	SU77SW1107	40.0	CHATHAM PLACE READING 6R
51K	126.0	NW	471052 173510	SU77SW1116	2.0	CHATHAM PLACE READING TP05

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length	Borehole Name
52K	127.0	NW	471040 173501	SU77SW1123	1.0	CHATHAM PLACE READING TP12
53	129.0	SW	471044 173199	SU77SW844	15.0	3 BAKER STREET READING 1
54	131.0	S	471200 173150	SU77SW111	20.0	READING MAGISTRATES CRT P2
55M	132.0	NW	471022 173491	SU77SW1126	1.0	CHATHAM PLACE READING TP15
56L	133.0	W	470996 173444	SU77SW1119	3.0	CHATHAM PLACE READING TP08
57	135.0	S	471170 173140	SU77SW110	10.0	READING MAGISTRATES CRT P1
58L	140.0	W	470988 173442	SU77SW1094	11.0	CHATHAM PLACE READING 9
59	141.0	NW	470995 173464	SU77SW1130	1.0	CHATHAM PLACE READING TP19
60M	141.0	NW	471008 173487	SU77SW1127	2.0	CHATHAM PLACE READING TP16
61L	143.0	W	470985 173443	SU77SW1110	30.0	CHATHAM PLACE READING 9R
62N	143.0	NW	471022 173507	SU77SW1125	1.0	CHATHAM PLACE READING TP14
63P	143.0	NW	471038 173521	SU77SW1122	1.0	CHATHAM PLACE READING TP11
64	149.0	E	471500 173300	SU77SW52	20.0	READING BH1&2
65O	150.0	NW	471002 173495	SU77SW1105	50.0	CHATHAM PLACE READING 4R
66N	151.0	NW	471024 173519	SU77SW1115	2.0	CHATHAM PLACE READING TP04
67	152.0	NW	470990 173480	SU77SW1132	1.0	CHATHAM PLACE READING TP21
68O	154.0	NW	470997 173495	SU77SW1089	11.0	CHATHAM PLACE READING 4
69P	155.0	NW	471031 173530	SU77SW1121	3.0	CHATHAM PLACE READING TP10
70N	155.0	NW	471009 173511	SU77SW810	30.0	CHATHAM STREET - READING 2
71Q	157.0	NW	471019 173523	SU77SW1098	11.0	CHATHAM PLACE READING 12A
72Q	157.0	NW	471021 173525	SU77SW1097	11.0	CHATHAM PLACE READING 12
73R	158.0	NW	471003 173509	SU77SW1124	1.0	CHATHAM PLACE READING TP13
74R	164.0	NW	470997 173510	SU77SW1117	2.0	CHATHAM PLACE READING TP06
75	165.0	W	470965 173452	SU77SW1120	2.0	CHATHAM PLACE READING TP09
76S	169.0	NW	471005 173526	SU77SW1100	11.0	CHATHAM PLACE READING 13A
77S	172.0	NW	471005 173531	SU77SW1099	4.0	CHATHAM PLACE READING 13
78	173.0	S	471350 173140	SU77SW671	34.0	COURAGE BREWERIES NO 8 READING
79S	174.0	NW	471003 173531	SU77SW1114	4.0	CHATHAM PLACE READING TP03
80S	174.0	NW	471003 173531	SU77SW1113	1.0	CHATHAM PLACE READING TP02

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length	Borehole Name
81R	175.0	NW	470990 173520	SU77SW1096	11.0	CHATHAM PLACE READING 11
82	176.0	NW	470979 173506	SU77SW1131	1.0	CHATHAM PLACE READING TP20
83	178.0	S	471370 173140	SU77SW277	15.0	FOBNEY STREET READING 3
84	179.0	NE	471440 173530	SU77SW45	26.0	UNION STREET READING
85T	182.0	NW	471002 173541	SU77SW1112	3.0	CHATHAM PLACE READING TP01
86U	183.0	W	470942 173433	SU77SW1095	10.0	CHATHAM PLACE READING 10
87T	184.0	NW	470999 173541	SU77SW1086	12.0	CHATHAM PLACE READING 1
88T	184.0	NW	470998 173541	SU77SW1102	60.0	CHATHAM PLACE READING 1R
89U	185.0	W	470940 173432	SU77SW1111	31.0	CHATHAM PLACE READING 10R
90W	186.0	W	470944 173457	SU77SW1129	2.0	CHATHAM PLACE READING TP18A
91U	188.0	W	470939 173445	SU77SW811	30.0	CHATHAM STREET - READING 3
92	191.0	S	471250 173100	SU77SW279	15.0	FOBNEY STREET READING 6
93	192.0	S	471210 173090	SU77SW775	6.0	55-61 CASTLE STREET READING 3/3A
94V	193.0	NW	470948 173487	SU77SW1090	11.0	CHATHAM PLACE READING 5
95V	194.0	NW	470953 173499	SU77SW1128	3.0	CHATHAM PLACE READING TP17
96V	195.0	NW	470947 173490	SU77SW1106	42.0	CHATHAM PLACE READING 5R
97W	198.0	W	470934 173464	SU77SW1108	38.0	CHATHAM PLACE READING 7R
98W	199.0	W	470934 173467	SU77SW1092	10.0	CHATHAM PLACE READING 7
99	199.0	SE	471488 173172	SU77SW329	13.0	THE ORACLE READING 3
100X	201.0	NW	470964 173529	SU77SW1103	30.0	CHATHAM PLACE READING 2R
101X	202.0	NW	470962 173527	SU77SW1087	3.0	CHATHAM PLACE READING 2
102Y	209.0	S	471200 173070	SU77SW774	8.0	55-61 CASTLE STREET READING 2
103	210.0	S	471340 173100	SU77SW278	10.0	FOBNEY STREET READING 4
104Y	211.0	S	471210 173070	SU77SW773	14.0	55-61 CASTLE STREET READING 1
105	212.0	E	471557 173264	SU77SW346	30.0	THE ORACLE READING 13
106Z	217.0	NE	471500 173500	SU77SW628	6.0	147 FRIARS STREET READING
107Z	217.0	NE	471500 173500	SU77SW629	12.0	22/24 CROSS STREET READING
108A A	218.0	NW	470937 173519	SU77SW1088	3.0	CHATHAM PLACE READING 3
109A A	223.0	NW	470929 173516	SU77SW1104	48.0	CHATHAM PLACE READING 3R

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length	Borehole Name
110	224.0	E	471570 173370	SU77SW29	26.0	BROAD STREET READING
111	228.0	N	471280 173660	SU77SW16	12.0	16 GREYFRIARS ROAD READING
112	229.0	SE	471559 173219	SU77SW347	25.0	THE ORACLE READING 15
113	230.0	SE	471539 173183	SU77SW335	13.0	THE ORACLE READING 9
114A B	230.0	SE	471520 173160	SU77SW669	4.0	COURAGE BREWERIES NO 2 READING
115A B	230.0	SE	471520 173160	SU77SW42/D	37.0	COURAGE BREWERIES 6 READING
116A B	230.0	SE	471520 173160	SU77SW670	4.0	COURAGE BREWERIES NO 5 READING
117A B	230.0	SE	471520 173160	SU77SW42/B	46.0	COURAGE BREWERIES 4 READING
118A B	230.0	SE	471520 173160	SU77SW624	116.0	COURAGE BREWERIES NO 1 READING
119A B	230.0	SE	471520 173160	SU77SW42/A	105.0	COURAGE BREWERIES 1 READING
120A B	230.0	SE	471520 173160	SU77SW42/C	37.0	COURAGE BREWERIES 3 READING
121	232.0	E	471584 173338	SU77SW328	30.0	THE ORACLE READING 2
122	233.0	S	471400 173090	SU77SW43	89.0	COURAGE BREWERIES 7 READING
123	240.0	N	471130 173650	SU77SW682	12.0	READING CO-OP SACKVILLE STREET
124	241.0	S	471210 173040	SU77SW695	9.0	READING CIVIC CENTRE BHD1
125A B	242.0	SE	471536 173160	SU77SW348	30.0	THE ORACLE READING 16
126	244.0	S	471360 173070	SU77SW280	12.0	FOBNEY STREET READING 7

The borehole records are available using the hyperlinks below: Please note that if the donor of the borehole record has requested the information be held as commercial-in-confidence, the additional data will be held separately by the BGS and a formal request must be made for its release.

#1: scans.bgs.ac.uk/sobi_scans/boreholes/15639757
#2: scans.bgs.ac.uk/sobi_scans/boreholes/15639740
#3: scans.bgs.ac.uk/sobi_scans/boreholes/15639724
#4: scans.bgs.ac.uk/sobi_scans/boreholes/15639890
#5: scans.bgs.ac.uk/sobi_scans/boreholes/15639888
#6: scans.bgs.ac.uk/sobi_scans/boreholes/15639766
#7: scans.bgs.ac.uk/sobi_scans/boreholes/15639728
#8: scans.bgs.ac.uk/sobi_scans/boreholes/15639760
#9: scans.bgs.ac.uk/sobi_scans/boreholes/15639772
#12: scans.bgs.ac.uk/sobi_scans/boreholes/15639895
#13: scans.bgs.ac.uk/sobi_scans/boreholes/428842
#28: scans.bgs.ac.uk/sobi_scans/boreholes/428845
#29: scans.bgs.ac.uk/sobi_scans/boreholes/428820
#31: scans.bgs.ac.uk/sobi_scans/boreholes/428843
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#43I: scans.bgs.ac.uk/sobi_scans/boreholes/18381994
#44G: scans.bgs.ac.uk/sobi_scans/boreholes/18382006
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#46H: scans.bgs.ac.uk/sobi_scans/boreholes/428344
#47I: scans.bgs.ac.uk/sobi_scans/boreholes/18382966
#48J: scans.bgs.ac.uk/sobi_scans/boreholes/18381992
#49: scans.bgs.ac.uk/sobi_scans/boreholes/428844
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#52K: scans.bgs.ac.uk/sobi_scans/boreholes/18383004
#53: scans.bgs.ac.uk/sobi_scans/boreholes/15631833
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#55M: scans.bgs.ac.uk/sobi_scans/boreholes/18383043
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#57: scans.bgs.ac.uk/sobi_scans/boreholes/428262
#58L: scans.bgs.ac.uk/sobi_scans/boreholes/18381995
#59: scans.bgs.ac.uk/sobi_scans/boreholes/18383047
#60M: scans.bgs.ac.uk/sobi_scans/boreholes/18383044
#61L: scans.bgs.ac.uk/sobi_scans/boreholes/18382969
#62N: scans.bgs.ac.uk/sobi_scans/boreholes/18383042
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#125AB: scans.bgs.ac.uk/sobi_scans/boreholes/428500
#126: scans.bgs.ac.uk/sobi_scans/boreholes/428432

8 Estimated Background Soil Chemistry

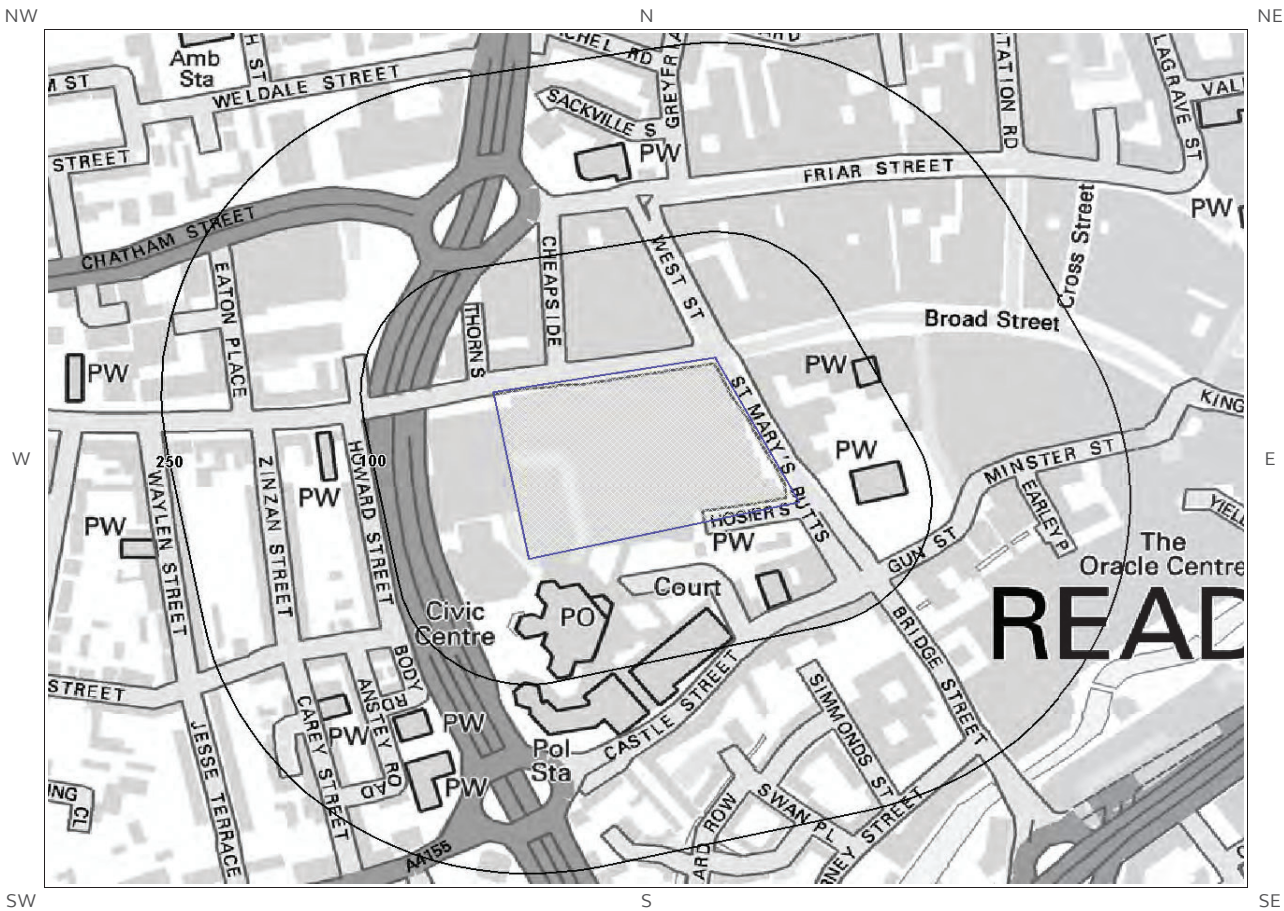
Records of background estimated soil chemistry within 250m of the study site boundary: 1

For further information on how this data is calculated and limitations upon its use, please see the Groundsure Geo Insight User Guide, available on request.

Distance (m)	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg

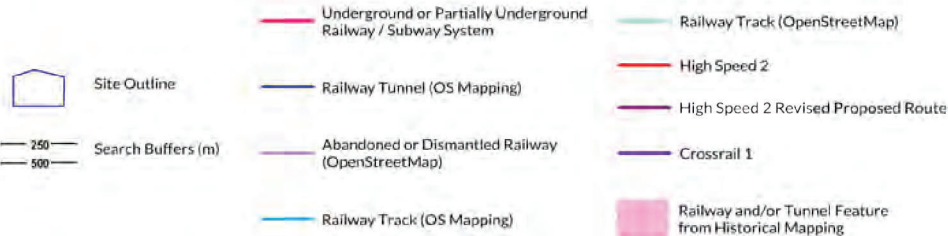
*As this data is based upon underlying 1:50,000 scale geological information, a 50m buffer has been added to the search radius.

9 Railways and Tunnels map



Railways and Tunnels Legend

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9 Railways and Tunnels

9.1 Tunnels

This data is derived from OpenStreetMap and provides information on the possible locations of underground railway systems in the UK - the London Underground, the Tyne & Wear Metro and the Glasgow Subway.

Have any underground railway lines been identified within the study site boundary?	No
Have any underground railway lines been identified within 250m of the study site boundary?	No
Database searched and no data found.	

Any records that have been identified are represented on the Railways and Tunnels map.

This data is derived from Ordnance Survey mapping and provides information on the possible locations of railway tunnels forming part of the UK overground railway network.

Have any other railway tunnels been identified within the site boundary?	No
Have any other railway tunnels been identified within 250m of the site boundary?	No
Database searched and no data found.	

Any records that have been identified are represented on the Railways and Tunnels map.

9.2 Historical Railway and Tunnel Features

This data is derived from Groundsure's unique Historical Land-use Database and contains features relating to tunnels, railway tracks or associated works that have been identified from historical Ordnance Survey mapping.

Have any historical railway or tunnel features been identified within the study site boundary?	No
Have any historical railway or tunnel features been identified within 250m of the study site boundary?	No
Database searched and no data found.	

Any records that have been identified are represented on the Railways and Tunnels map.

9.3 Historical Railways

This data is derived from OpenStreetMap and provides information on the possible alignments of abandoned or dismantled railway lines in proximity to the study site.

Have any historical railway lines been identified within the study site boundary?	No
Have any historical railway lines been identified within 250m of the study site boundary?	No

Database searched and no data found.

Multiple sections of the same track may be listed in the detail above
Any records that have been identified are represented on the Railways and Tunnels map.

9.4 Active Railways

These datasets are derived from Ordnance Survey mapping and OpenStreetMap and provide information on the possible locations of active railway lines in proximity to the study site.

Have any active railway lines been identified within the study site boundary?	No
Have any active railway lines been identified within 250m of the study site boundary?	No

Database searched and no data found.

Multiple sections of the same track may be listed in the detail above
Any records that have been identified are represented on the Railways and Tunnels map.

9.5 Railway Projects

These datasets provide information on the location of large scale railway projects High Speed 2 and Crossrail 1 .

Is the study site within 5km of the route of the High Speed 2 rail project?	No
Is the study site within 500m of the route of the Crossrail 1 rail project?	Yes

Further information on proximity to these routes, the project construction status and associated works can be obtained through the purchase of a Groundsure HS2 and Crossrail 1 Report.

The route data has been digitised from publicly available maps by Groundsure. The route as provided relates to the Crossrail 1 project only, and does not include any details of the Crossrail 2 project, as final details of the route for Crossrail 2 are still under consultation.

Please note that this assessment takes account of both the original Phase 2b proposed route and the amended route proposed in 2016. As the Phase 2b route is still under consultation, Groundsure are providing information on both options until the final route is formally confirmed. Practitioners should take account of this uncertainty when advising clients.

Contact Details

Groundsure Helpline
Telephone: 08444 159 000
info@groundsure.com



British Geological Survey Enquiries

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143.
Fax: 0115 936 3276.
Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries



British Gypsum

British Gypsum Ltd
East Leake
Loughborough
Leicestershire
LE12 6HX



The Coal Authority

200 Lichfield Lane
Mansfield
Notts NG18 4RG
Tel: 0345 7626 848
DX 716176 Mansfield 5
www.coal.gov.uk



Public Health England

Public information access office
Public Health England, Wellington House
133-155 Waterloo Road, London, SE1 8UG
<https://www.gov.uk/government/organisations/public-health-england>
Email: enquiries@phe.gov.uk
Main switchboard: 020 7654 8000



Johnson Poole & Bloomer Limited

Harris and Pearson Building, Brettell Lane
Brierley Hill, West Midlands
DY5 3LH
Tel: +44 (0) 1384 262 000
Email: enquiries.gs@jpb.co.uk
Website: www.jpb.co.uk



Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505
Website: <http://www.ordnancesurvey.co.uk/>



Getmapping PLC

Virginia Villas, High Street, Hartley Witney,
Hampshire RG27 8NW
Tel: 01252 845444
Website: <http://www1.getmapping.com/>





Peter Brett Associates
Caversham Bridge House
Waterman Place
Reading
Berkshire RG1 8DN
Tel: +44 (0)118 950 0761 E-mail: reading@pba.co.uk
Website: <http://www.peterbrett.com/home>



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Standard Terms and Conditions

Groundsure's Terms and Conditions can be viewed online at this link:
<https://www.groundsure.com/terms-and-conditions-may25-2018>



BJB Consulting Limited
Head Office, Unit 7, Calder Close, Calder Park,
WAKEFIELD, WF4 3BA

Groundsure Reference: GS-5187835
Your Reference: 2206
Report Date: 2 Jul 2018
Report Delivery Method: Email - pdf

Enviro Insight

Address: 54 BROAD STREET MALL, BROAD STREET, READING, RG1 7QE

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Enviro Insight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above Groundsure reference number.

Yours faithfully,

Managing Director
Groundsure Limited

Enc.
Groundsure Enviroinsight



Enviro Insight

Address: 54 BROAD STREET MALL, BROAD STREET, READING, RG1 7QE
Date: 2 Jul 2018
Reference: GS-5187835
Client: BJB Consulting Limited



Aerial Photograph Capture date: 20-Apr-2015
Grid Reference: 471248,173368
Site Size: 2.44ha

Report Reference: GS-5187835
Client Reference: 2206

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Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	1	0	16	100
1.2 Additional Information – Historical Tank Database	0	0	27	71
1.3 Additional Information – Historical Energy Features Database	0	3	48	88
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	1
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	4	0	39	46
1.6 Potentially Infilled Land	0	0	0	4

Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	0	0
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	0	1	11
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	1	0	2	12
2.3.2 National Incidents Recording System, List 1	0	0	0	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
3.1.1 Environment Agency/Natural Resources Wales Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency/Natural Resources Wales Historic Landfill Sites	0	0	0	0	1	3
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	0	0
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	2	Not searched	Not searched
3.2.2 Environment Agency/Natural Resources Wales Licensed Waste Sites	0	0	0	0	4	5

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	3	6	31	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	1	1
4.3 National Grid Underground Electricity Cables	0	0	0	0
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Records of Artificial Ground and Made Ground present beneath the study site	None identified
5.2 Records of Superficial Ground and Drift Geology present beneath the study site	Identified
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology	0-500m					
6.1 Records of Strata Classification in the Superficial Geology within 500m of the study site	Identified					
6.2 Records of Strata Classification in the Bedrock Geology within 500m of the study site	Identified					
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	1	0	5	10
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	2	0	4
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	1	0	2	2
6.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	1	0	1	1	Not searched	Not searched

Section 6: Hydrogeology and Hydrology	0-500m					
	On-site	0-50m	51-250	251-500	501-1000	1000-1500
6.9 Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site	No	No	No	Yes	Yes	Yes
6.10 Ordnance Survey MasterMap Water Network entries within 500m of the site	0	0	30	38	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	No	Yes	Not searched	Not searched	Not searched

Section 7: Flooding	
7.1 Enviroment Agency Zone 2 floodplains within 250m of the study site	Identified
7.2 Environment Agency/Natural Resources Wales Zone 3 floodplains within 250m of the study site	Identified
7.3 Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site	Very Low
7.4 Flood Defences within 250m of the study site	None identified
7.5 Areas benefiting from Flood Defences within 250m of the study site	None identified
7.6 Areas used for Flood Storage within 250m of the study site	None identified
7.7 Maximum BGS Groundwater Flooding susceptibility within 50m of the study site	Potential at Surface
7.8 BGS confidence rating for the Groundwater Flooding susceptibility areas	High

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	0	0	0	0
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0

Using this report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 500m.

2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure gas pipelines and underground electricity transmission lines.

5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

6. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licenses, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

Provides information on river and coastal flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites and Scheduled Ancient Woodland. These searches are conducted using radii of up to 2000m.

9. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon..

10. Mining

Provides information on areas of coal and non-coal mining and brine affected areas.

11. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier “A” on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as “Not Shown”.

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	0	1	0	0	0	2
8.14 Records of Green Belt land	0	0	0	0	0	0

Section 9: Natural Hazards

9.1 Maximum risk of natural ground subsidence		High
9.1.1 Maximum Shrink-Swell hazard rating identified on the study site		Negligible
9.1.2 Maximum Landslides hazard rating identified on the study site		Very Low
9.1.3 Maximum Soluble Rocks hazard rating identified on the study site		High
9.1.4 Maximum Compressible Ground hazard rating identified on the study site		Negligible
9.1.5 Maximum Collapsible Rocks hazard rating identified on the study site		Very Low
9.1.6 Maximum Running Sand hazard rating identified on the study site		Very Low
9.2 Radon		
9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.	
9.2.2 Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary.	

Section 10: Mining

10.1 Coal mining areas within 75m of the study site	None identified
10.2 Non-Coal Mining areas within 50m of the study site boundary	Identified
10.3 Brine affected areas within 75m of the study site	None identified