



General

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

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Radioactive Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral
- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Waste

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- EA Historic Landfill (Buffered Point)
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Hazardous Substances

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

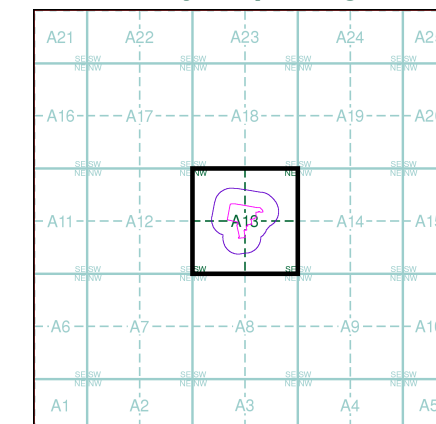
Geological

- BGS Recorded Mineral Site

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry

Site Sensitivity Map - Segment A13



Order Details

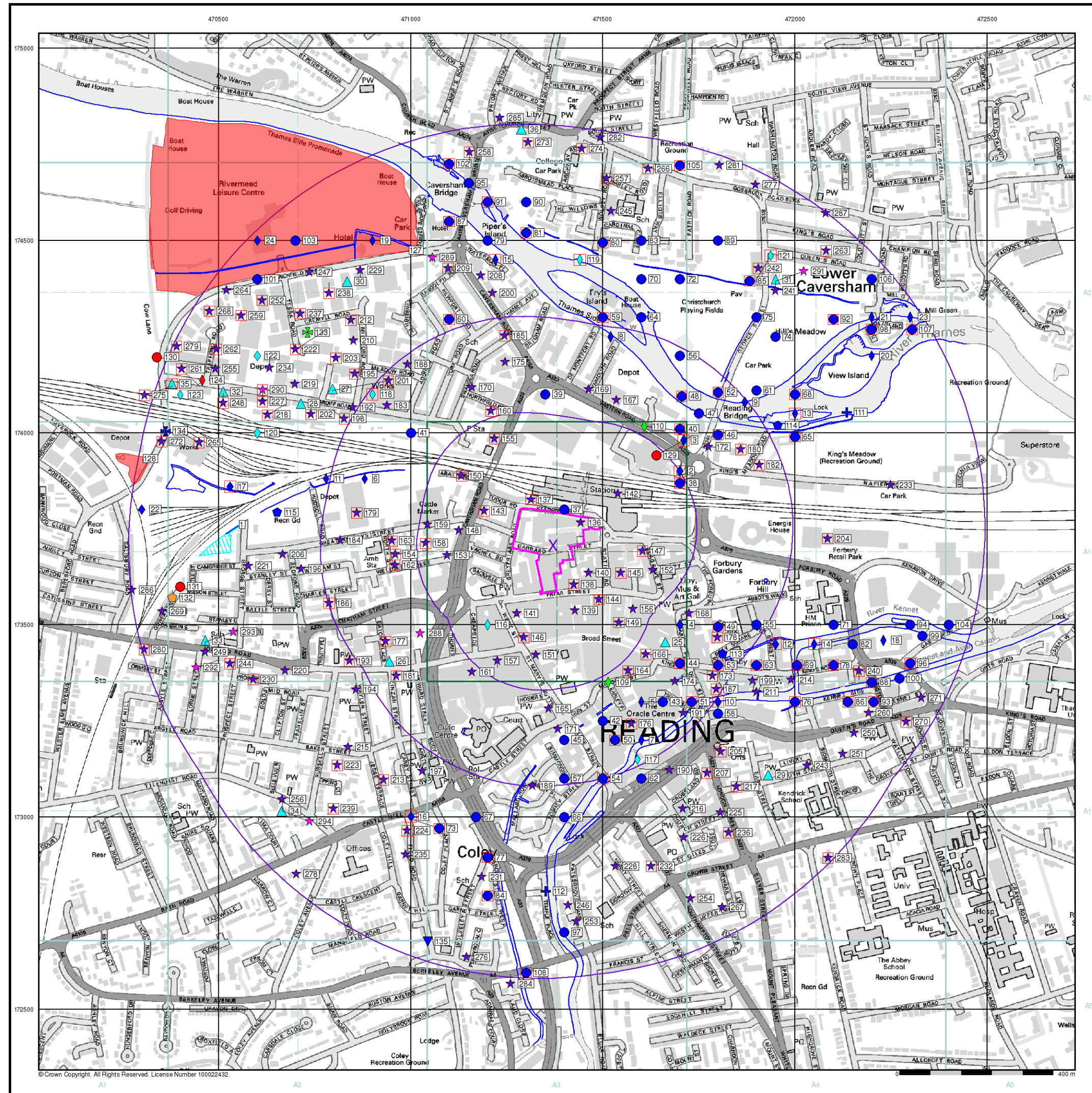
Order Number: 37687984_1_1
Customer Ref: EED12350-100
National Grid Reference: 471370, 173710
Slice: A
Site Area (Ha): 2.45
Plot Buffer (m): 100

Site Details

Station Hill, READING, RG1 1NR



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



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- Map ID
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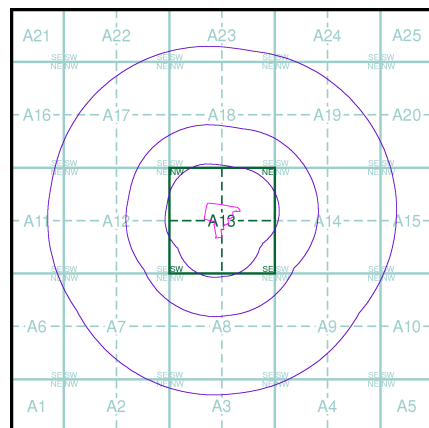
Geological

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Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry

Site Sensitivity Map - Slice A



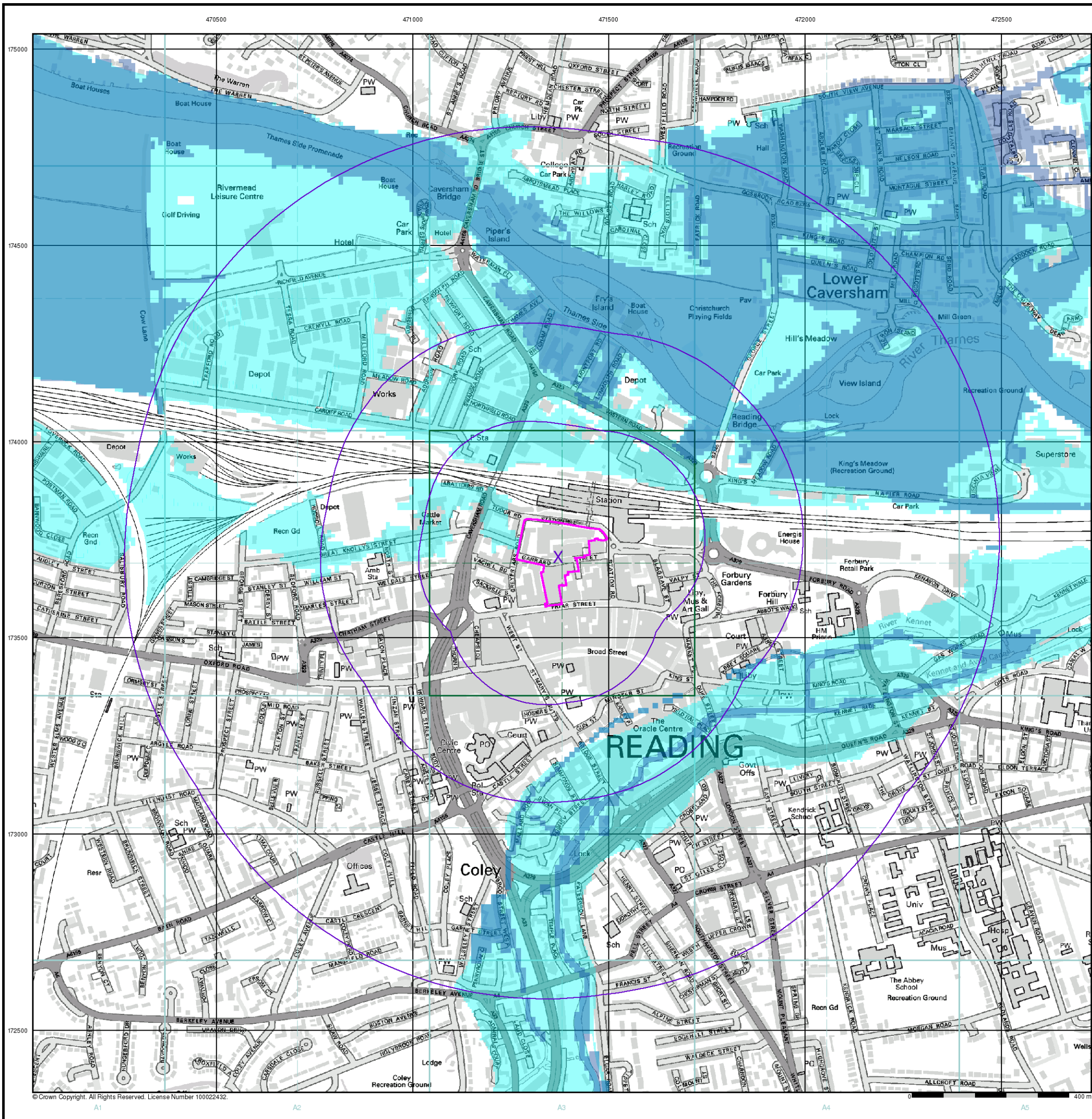
Order Details

Order Number: 37687984_1_1
Customer Ref: EED12350-100
National Grid Reference: 471370, 173710
Slice: A
Site Area (Ha): 2.45
Search Buffer (m): 1000

Site Details

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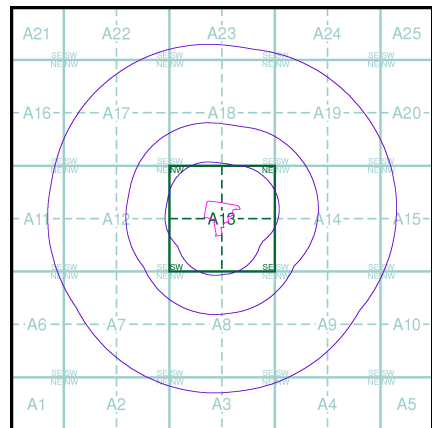
General

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Agency and Hydrological (Flood)

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

Flood Map - Slice A



Order Details

Order Number: 37687984_1_1
Customer Ref: EED12350-100
National Grid Reference: 471370, 173710
Slice: A
Site Area (Ha): 2.45
Search Buffer (m): 1000

Site Details

Station Hill, READING, RG1 1NR

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SMS TEXT: 81722

Our Ref: EP/434401
Your Ref: EED12350-104.c.001.KH

Direct: ☎ 0118 937 2314
E-mail: ross.jarvis@reading.gov.uk

7 February 2013

Your contact is: Ross Jarvis - Environmental Protection

Dear Ms Hagenhoff

ENVIRONMENTAL INFORMATION REGULATIONS 2004
RE: Environmental Information Request: Station Hill, Reading

I write with reference to your recent request for environmental information relating to the above site.

1. The site has not been declared contaminated land under Part IIA of the Environmental Protection Act 1990, nor are there any plans to declare the site contaminated land.
2. The site has been identified as potentially contaminated land due to its former use as a garage and has therefore been added to the Council's prioritisation list for future investigation as part of our contaminated land strategy.
3. The records of historic pollution incidents within 250m of the site are listed below.

DATE	POLLUTANT	CentreX	CentreY
29/04/1993	Oil/Diesel/DIESE L	471400	173799
30/11/1999	Other	471400	173760
21/04/2000	Diesel fuels	471299	173699
15/11/2000	Treated Effluent	471499	173499
26/04/2002	fuel tank rupture on a train	471390	173850
14/05/2003	Approx. 15 litres of oil leaked between stations	471489	173864

DIR/ASSOC
ACTION BY: COMPLETED
Should you require information on recent pollution incidents, Flood Risk Areas and other EA
10 FEB 2013 please direct your enquiries to the Environment Agency.
CIRC
ACTION: KH

Environment Agency
Isis House,
Wallingford,
Oxfordshire,
OX10 8BD
Tel: 01491 832801

4. There are no records of any landfills within 250m of the site.
5. The Council do not have any records of any current nuisance complaints at the site. There are records of historic complaints associated with the site and surrounding area. There have been complaints about fly tipping at the site, noise from people in the street and a complaint about fumes from taxis affecting air quality.
6. There are no Part B processes or any other permit regulated by the Council within 250m of the site.

The information given represents the position within the Environmental Health database at the date of this letter, and the Council accepts no liability for the use to which it is put nor can give any guarantee as to the impact of any future events in relation to the site in question.

If you have any queries regarding the information provided please contact me.

Yours sincerely,



Ross Jarvis
Senior Technical Officer
Environmental Protection

NOTES*

ENVIRONMENTAL INFORMATION REGULATIONS 2004, regulation 2 (1)

"environmental information" has the same meaning as in Article 2(1) of the Directive, namely any information in written, visual, aural, electronic or any other material form on -

- (a) the state of the elements of the environment, such as air and atmosphere, water, soil, land, landscape and natural sites including wetlands, coastal and marine areas, biological diversity and its components, including genetically modified organisms, and the interaction among these elements;
- (b) factors, such as substances, energy, noise, radiation or waste, including radioactive waste, emissions, discharges and other releases into the environment, affecting or likely to affect the elements of the environment referred to in (a);
- (c) measures (including administrative measures), such as policies, legislation, plans, programmes, environmental agreements, and activities affecting or likely to affect the elements and factors referred to in (a) and (b) as well as measures or activities designed to protect those elements;
- (d) reports on the implementation of environmental legislation;
- (e) cost-benefit and other economic analyses and assumptions used within the framework of the measures and activities referred to in (c); and
- (f) the state of human health and safety, including the contamination of the food chain, where relevant, conditions of human life, cultural sites and built structures inasmuch as they are or may be affected by the state of the elements of the environment referred to in (a) or, through those elements, by any of the matters referred to in (b) and (c);

Reasonable Charge

Under Regulation 8 of the Environmental Information Regulations, Reading Borough Council reserves the right to make a reasonable charge for the following:

- (a) determining whether we hold the information requested
- (b) locating the information, or a document containing the information
- (c) retrieving the information
- (d) extracting the information from documents containing it
- (e) other costs of making available the information (e.g. supervision of scanning and photographing of documents, postage and photocopying costs).

This charge is currently set at £50 per hour with a minimum charge of 2 hours.

N.B. Postage and other means of transmission (e.g. CD-Roms) will be charged at cost and photocopying at 10p per A4 sheet

There is no charge for allowing an applicant

- To access any public register or lists of environmental information it holds, or
- To examine the information requested at any place this Authority makes available for that examination

Note: Unreasonable Requests

Reading Borough Council is entitled to refuse to deal at all with requests which are "manifestly unreasonable". In deciding whether a request falls into that category we will adopt the guidance of the Information Commissioner on the parallel Freedom of Information Act provisions. We are likely to treat as manifestly unreasonable any request (which may be the latest in a series of requests) which would impose a significant burden and:

- clearly does not have any serious purpose or value;
- is designed to cause disruption or annoyance
- has the effect of harassing this Authority
- can otherwise fairly be characterised as obsessive or manifestly unreasonable.

DIR/ASSOC	
ACTION BY	COMPLETED
11 FEB 2013	
3	
ACTION KH	

Appendix D Risk Rating Matrix

Table D.1: Risk rating for contaminated land qualitative risk assessment

Level of Severity	Likelihood		
	Most Likely	Reasonably Foreseeable	Unlikely
Acute harm or severe chronic harm. Direct pollution of sensitive water receptors or serious pollution of other water bodies.	High	High	Low
Harm from long-term exposure. Slight pollution of sensitive receptors or pollution of other water bodies.	Medium	Medium	Low
No significant harm in either short or long term. No pollution of water that is likely to affect sensitive receptors. No more than slight pollution of other water bodies.	Low	Low	Low

Appendix E Environmental Receptors

The Contaminated Land Statutory Guidance has a four category system that considers harm to human health, controlled waters, flora and fauna, property, livestock and crops. The Categories are broadly defined as follows:

- 1 Contaminated Land – similar to land where it is known that significant harm has been caused or significant harm is being caused
- 2 Contaminated Land – no significant harm being caused but there is a significant possibility for significant harm to be caused in the future
- 3 Not Contaminated Land – there may be harm being caused but no significant possibility for significant harm to be caused in the future
- 4 Not Contaminated Land – no pollutant linkage, normal levels of contaminants and no significant harm being caused and no significant possibility for significant harm to be caused in the future.

Table E.1: Significant pollution to controlled waters

Pollution of controlled waters

Under Section 78A(9) of Part 2A the term “pollution of controlled waters means the entry into controlled waters of any poisonous, noxious or polluting matter or any solid waste matter. The term “controlled waters” in relation to England has the same meaning as in Part 3 of the Water Resources Act 1991, except that “ground waters” does not include water contained in underground strata but above the saturation zones. (Paragraph 4.36)

Given that the Part 2A regime seeks to identify and deal with significant pollution (rather than lesser levels of pollution), the local authority should seek to focus on pollution which: (i) may be harmful to human health or the quality of aquatic ecosystems or terrestrial ecosystems directly depending on aquatic ecosystems; (ii) which may result in damage to material property; or (iii) which may impair or interfere with amenities and other legitimate uses of the environment. (Paragraph 4.37).

Significant pollution of controlled waters

Paragraph 4.38 states that “The following types of pollution should be considered to constitute significant pollution of controlled waters:

(a) Pollution equivalent to “environmental damage” to surface water or groundwater as defined by The Environmental Damage (Prevention and Remediation) Regulations 2009, but which cannot be dealt with under those Regulations.

(b) Inputs resulting in deterioration of the quality of water abstracted, or intended to be used in the future, for human consumption such that additional treatment would be required to enable that use.

(c) A breach of a statutory surface water Environment Quality Standard, either directly or via a groundwater pathway.

(d) Input of a substance into groundwater resulting in a significant and sustained upward trend in concentration of contaminants (as defined in Article 2(3) of the Groundwater Daughter Directive (2006/118/EC)5”.

Paragraph 4.39 states that “In some circumstances, the local authority may consider that the following types of pollution may constitute significant pollution: (a) significant concentrations⁶ of hazardous substances or non-hazardous pollutants in groundwater; or (b) significant concentrations of priority hazardous substances, priority substances or other specific polluting substances in surface water; at an appropriate, risk based compliance point. The local authority should only conclude that pollution is significant if it considers that treating the land as contaminated land would be in accordance with the broad objectives of the regime as described in Section 1 (of the Contaminated Land Statutory Guidance). This would normally mean that the authority should conclude that less serious forms of pollution are not significant. In such cases the authority should consult the Environment Agency”.

The following types of circumstance should not be considered to be contaminated land on water pollution grounds:

- (a) The fact that substances are merely entering water and none of the conditions for considering that significant