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ENVIRONMENTAL CONSULTING , SOFTWARE & TRAINING

CONTAMINATED LAND RISK ASSESSMENT

Phase 1 Desk Study Report

Site Address
94-98 Addison Road
Reading
RG1 8EG

Client
Mr W. S. Harvey

Report Reference
PH1-2025-000043

Prepared by
STM Environmental Consultants Ltd

Date
22/04/2025



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2 DOCUMENT CONTROL

CONTAMINATED LAND RISK ASSESSMENT
Phase 1 Desk Study Report

Site Address:	94-98 Addison Road Reading RG1 8EG
Site Coordinates:	471103, 174258
Prepared for:	Mr W. S. Harvey
Report Reference:	PH1-2025-000043
Version No:	1.0
Date:	22/04/2025
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3 DISCLAIMER

This report and any information or advice which it contains, is provided by STM Environmental Consultants Ltd (STM) and can only be used and relied upon by Mr W. S. Harvey (Client). Any party other than the Client using or placing reliance upon any information contained in this report, do so at their own risk.

STM has exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant when undertaking works of this nature. However, STM gives no warranty, representation or assurance as to the accuracy or completeness of any information, assessments or evaluations presented within this report.

It is noted that some of the findings presented in this report are based on information obtained from third parties (i.e. Environmental Search Report). Whilst we assume that all information is representative of the site and of present conditions, we can offer no guarantee as to its validity regarding the short term or long-term history of the Site.

This report excludes consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.

It should be noted that this report has been produced for environmental purposes only. It should not in any way be construed to be or used to replace a geotechnical survey, structural survey, asbestos survey, buried services survey, unexploded ordnance survey or Invasive Plant Survey.

4 EXECUTIVE SUMMARY

SECTION	SUMMARY
Site Location And Size	The site is located at 94-98 Addison Road, Reading RG1 8EG and is centred at national grid reference 471103, 174258. The site has an area of approximately 0.05ha.
Current Site Use	The site is currently comprises a former commercial office building, which is currently vacant, as well as a Yard/Car Park with associated Workshop and storage areas within the other 2no. buildings. The main current use in the immediate surrounding area comprises predominantly residential properties.
Proposed Development	The development proposal is for the redevelopment of the former Yard to provide 5no. dwellings, with some existing offices retained. It is understood that there are proposals to include soft landscaping in the development.
Site History	Examination of Ordnance Survey historic maps revealed that the site comprised open undeveloped land until c.1910, with 1no. building in the southwest corner of the site constructed. Mapping from c.1912-14 indicated an additional 3no. buildings were constructed in the north of the site. Additional small buildings were constructed and demolished onsite until the 1970s, when the site comprised 1no. building in the northwest corner, 5no. buildings along the eastern boundary, and the 1910s building in the southwest. The surrounding area has been predominantly open undeveloped land until large scale residential development occurred between the 1890s and 1950s.
Geology	According to BGS, the bedrock geology beneath the site consists of Seaford Chalk Formation and Newhaven Chalk Formation (Undifferentiated) comprising Chalk. The superficial deposits are Langley Silt Member comprising Clay and Silt.
Topography	The site is at an elevation of approximately 36mAOD (above Ordnance Datum).
Hydrogeology	The site is underlain by an Unproductive Superficial Aquifer and a Principal Bedrock Aquifer.
Hydrology	The nearest surface water body is the River Thames located 230m NE.
Ecology	There are no designated ecological receptors located on or within 250m of the site.
Relevant Previous Site Investigations	Reading Borough Council's online planning portal was searched in an effort to identify any relevant planning applications within a 25m radius. No relevant Contaminated Land Reports were identified in the search.
Contamination Assessment	On site potentially contaminative land uses (PCLUs) have included a Yard/Car Park and Workshop, with a potential onsite source of contamination identified in the form of Made Ground. Off site PCLUs include Allotment Gardens (15m W) and a Coal Yard/Depot (50m W). A conceptual site risk model was developed and a qualitative risk assessment carried out. Potentially significant potential pollutant linkages were identified in respect of:

	- Human Health Receptors (i.e. Future Occupiers/Users) - via ingestion, dermal absorption; - Property Receptors - Damage to buildings and services due to exposure to aggressive chemicals in the soil. The identified risks are considered to be Low-Moderate.
Recommendations	Given that potentially significant potential pollutant linkages were identified, it is recommended that an intrusive site investigation is undertaken with the objective of determining the presence and extent of any soil contamination at the site.
This table is intended as a summary of the desk study findings and should be read in conjunction with the main report.	

5 INTRODUCTION

STM Environmental Consultants Ltd (STM) were commissioned by Mr W. S. Harvey (Client) to undertake a Phase 1 Contaminated Land Risk Assessment (CLRA) at a site located at 94-98 Addison Road, Reading RG1 8EG.

The study is required to support a planning application.

5.1 Development Proposal

The development proposal is for the redevelopment of the former Yard to provide 5no. dwellings, with some existing offices retained. It is understood that there are proposals to include soft landscaping in the development.

The proposed development plans are contained in Appendix 1.

6 CONTEXT AND OBJECTIVES FOR THE RISK ASSESSMENT

6.1 Legislative Context

6.1.1 Part IIA

Part IIA of the Environmental Protection Act 1990, which came into force in England in April 2000 and in Wales in July 2001, introduced a new statutory regime for the identification and remediation of contaminated land in the United Kingdom.

The legislation considers risks from contaminated land to human beings, controlled waters (surface and ground water), protected ecological systems and property. Under the legislation “contaminated land” is defined as:

"Any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land that: -

(a) Significant harm is being caused or there is significant possibility of such harm being caused: or

(b) Pollution of controlled waters is being caused, or is likely to be, caused."

In order for land to be considered contaminated, there must be a contaminant, a receptor and a pathway (via which the contaminant can reach the receptor) present at the site. When these three components are identified at a site, a *pollutant linkage* is said to exist.

Pollutant Linkage = Contaminant –> Pathway –> Receptor

In order for a local authority to determine that a site is contaminated land, it must be satisfied that the pollutant linkage is a *significant pollutant linkage* and that the land in question is causing, or that there is a significant possibility that it will cause significant harm (SPOSH) to humans, habitats, buildings or livestock and crops if remedial work is not carried out.

6.1.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the government's policy on dealing with land contamination through the planning process. It states that planning policies and decisions should ensure that:

- a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
- after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- adequate site investigation information, prepared by a competent person, is presented.

6.1.3 Environmental Damage Regulations

The Environmental Damage (Protections and Remediation) Regulations 2015 transpose the provisions of the EU Environmental Liability Directive into law in England and Wales.

The Regulations require action in response to the most significant cases of environmental damage. They cover specific types of:

- damage to species and habitats;
- damage to water; or
- risks to human health from contamination of land.

The Regulations apply to both imminent threats and actual cases of damage. Where these arise, those responsible must take immediate action to prevent damage occurring or remediate damage where it does occur.

The Regulations are based on the polluter pays principle ‘requiring those responsible to meet the cost of preventive and remedial measures.

6.2 Objectives

This Desk Study has been written so as to provide an initial overview of the nature and extent of contamination hazards that may exist at the site. It has been undertaken in accordance with the specifications outlined in the British Standard BS 10175:2011+A2:2017 Code of Practice for the Investigation of potentially contaminated sites and the Environment Agency Document, LCRM: Stage 1 Risk Assessment.

The main objectives of the study were to:

- Enable a conceptual site risk model to be constructed;
- Provide sufficient information for a preliminary qualitative risk assessment to be undertaken;
- Inform the need for and scope of any intrusive investigations that may be required.

6.3 Summary of Research Undertaken

Details of information sources researched in order to compile this desk study are given below.

- Environment Agency Open Data (GIS)
- English Nature Open Data (GIS)
- English Heritage Open Data (GIS)
- British Geological Survey GeoIndex Web Map Service
- Coal Authority Open Data and Web Map Service.
- Historical Ordnance Survey Maps

- Local Authority Planning Application Portal
- Groundsure Enviro Insight Report & Historical Maps

7 SITE DESCRIPTION

7.1 Site Location and Size

The site is located at 94-98 Addison Road, Reading RG1 8EG at grid reference is 471103, 174258. The site has an area of approximately 0.05ha.

The site lies within the jurisdiction of Reading Borough Council in terms of the planning process. See Figure 1 below for the Site Location and Aerial Map.

7.2 Current Site Use

The site is currently comprises a former commercial office building, which is currently vacant, as well as a Yard/Car Park with associated Workshop and storage areas within the other 2no. buildings.

7.3 Surrounding Land Uses

A description of current land uses surrounding the boundaries of the site is given below in Table 1.

Table 1: Summary of surrounding land uses

Boundary	Adjacent Roads	Land Use Description
Northern	-	Residential
Eastern	-	Residential
Southern	-	Residential
Western	Addison Road	Residential

Figure 1: Site Location and Aerial Map



8 SITE HISTORY

8.1 Analysis of Historical Ordnance Survey Mapping

Historical maps published by the Ordnance Survey dating back to the late 1800's were reviewed in order to ascertain any previous industrial use at the site. The Groundsure Historical Maps are presented in Appendix 2. A summary of the historic map analysis is provided in Table 2.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
1877 1:2,500	The site comprises open undeveloped land.	Partial mapping only; the site comprises predominantly open undeveloped land. 2no. Timber Yards 135m NE & 200m S. Steam Saw Mills 180m NE. Malthouses 180m SE. Barge Building Shed 190m NE. Caversham Wharf 220m NE.
1878 1:10,560	No significant changes.	Partial mapping only; no significant changes.
1879-81 1:2,500	No significant changes.	No significant changes.
1897-1900 1:2,500 1:10,560	No significant changes.	Widescale residential development has occurred to the N, E & S. 2no. Timber Yards 135m NE & 200m S no longer present. Steam Saw Mills 180m NE no longer present. Malthouses 180m SE no longer present. Barge Building Shed 190m NE no longer present. Caversham Wharf 220m NE no longer present. 2no. Orchards 115m SE & 180m N. Saw Mill 240m E. Coal Depot (G.W.R.) 240m SE. Smithy 250m E.
1910 1:10,560	The site has been partially developed, with 1no. building in the southwestern corner, matching the present day layout of No. 94.	Further residential development to the N & S. Orchard 115m SE no longer labelled.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
	Potential further development in the north of the site, although due to the scale of the mapping it is unclear.	Printing Works 140m SW.
1912-14 1:2,500 1:10,560	An additional 3no. buildings are present along the northwestern and northern boundaries of the site.	Tramway 120m NE. Timber Yard 175m NE. Foundry 190m NE.
1931-36 1:2,500 1:10,560	2no. small unspecified structures were constructed adjoining existing buildings.	Orchard 180m N no longer present. Smithy 250m E no longer labelled. 2no. Allotment Gardens 15m W & 245m S.
1938 1:10,560	No significant changes.	No significant changes.
1956-59 1:1,250 1:2,500	1no. building has been demolished, and the 2no. buildings in the northern corner of the site have been split into 4no. The building in the southwest of the site has been labelled No. 94.	Allotment Gardens 15m W no longer present. Tramway 120m NE no longer labelled. Printing Works 140m SW relabelled Works. Timber Yard 175m NE redeveloped as a Metal Works. Foundry 190m NE relabelled Engineering Works and Foundry, and expanded to 170m N. Coal Depot (G.W.R.) 240m SE no longer labelled. 2no. Works 80m W & 90m SW. 5no. Warehouses 115m SE, 185m S, 190m SE, 215m SE & 245m SE. Engineering Works (Coach Building) 125m SE. 3no. Boat Houses 175m N, 240m E & 250m N. 2no. Engineering Works 180m SE & 245m S. Photographic Works 200m SE.
1960-62 1:2,500 1:10,560	No significant changes.	Engineering Works (Coach Building) 125m SE relabelled Works. Engineering Works and Foundry 170m N relabelled Works.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
		Metal Works 175m NE relabelled Works. 2no. Engineering Works 180m SE & 245m S relabelled Works. Photographic Works 200m SE relabelled Works.
1970-73 1:1,250 1:10,000	The 4no. adjoining buildings are now labelled as 1no. building. 5no. small unspecified buildings were constructed along the eastern site boundary, as well as 1no. unspecified structure adjoining No. 94.	Works 80m W redeveloped and expanded, now Joinery Works 70m W. Works 90m SW relabelled Engineering Works. Works 140m SW relabelled Printing Works. Works 170m N relabelled Engineering Works and Foundry. Boat House 175m N relabelled Engineering Works. Works 175m NE relabelled Oil Depot. Works 180m SE relabelled Engineering Works. 2no. Warehouses 185m S & 190m SE labelled Chemical Warehouses. Works 200m SE relabelled Photographic Works. Warehouse 215m SE relabelled Motor Accessories Warehouse. Coal Yard 50m SW. 4no. Electricity Substations 70m SW, 135m N, 200m W & 235m SW. Works 125m SE relabelled Motor Car Engineering Works (Coach Building). Scrap Metal Yard 130m W. Engineering Works 175m NE. Tank 240m SW.
1976-79 1:10,000	No significant changes.	Depot 175m NW.
1982 1:1,250	1no. unspecified structure adjoining No. 94 no longer present.	Unclear and partial mapping; Coal Yard 50m W redeveloped as a Depot. Engineering Works and Foundry 170m N relabelled Works and Foundry. Engineering Works 175m N relabelled Works.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
		Engineering Works 180m SE no longer present. Chemical Warehouses 185m S relabelled Warehouses. Photographic Works 200m SE relabelled Works. Motor Accessories Warehouse 215m SE no longer labelled. Depot 200m E.
1984-88 1:1,250	No significant changes.	Scrap Metal Yard 130m W no longer present. Works and Foundry 170m NE no longer present. Works 175m N no longer present. Oil Depot 175m NE no longer present. Depot 175m NW no longer labelled. Tank 240m SW no longer present. Warehouse 245m SE no longer present. Works 245m S no longer present. Warehouse 150m SW. Boat Yard 200m NE.
1989-93 1:1,250 1:10,000	No significant changes.	Warehouses 185m S no longer present. Works 200m SE no longer present.
1994 1:10,000	No significant changes.	No significant changes.
2001 1:10,000	No significant changes.	Works 70m W no longer present.
2003 1:1,250	No significant changes.	No significant changes.
2010 1:10,000	No significant changes.	No significant changes.
2025 1:10,000	No significant changes.	No significant changes.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
Current Use	The site is currently comprises a former commercial office building, which is currently vacant, as well as a Yard/Car Park with associated Workshop and storage areas within the other 2no. buildings.	The main current use in the immediate surrounding area comprises predominantly residential properties.

9 ENVIRONMENTAL CHARACTERISTICS

A variety of Environmental datasets provided by the Environment Agency, British Geological Society, English Heritage and English Nature and others were screened in order to assess the environmental sensitivity of the site. The Groundsure Environmental Screen Report is presented in Appendix 3. The results are summarised below.

9.1 Geology

9.1.1 Published Geology

According to the BGS Geoindex, the site is located on bedrock of Seaford Chalk Formation and Newhaven Chalk Formation (Undifferentiated) comprising Chalk. The superficial deposits are Langley Silt Member comprising Clay and Silt.

9.1.2 Unpublished Geology

BGS borehole records for the immediate surrounding area were reviewed in order to obtain further information on the ground conditions beneath the site.

The nearest log is located approximately 74m SE of the site (BGS ref. SU77SW49) and was undertaken in 1896 to a depth of approximately 7.31mbgl. The strata encountered comprised blue Clay to a depth of 2.74mbgl, underlain by Gravel to a depth of 6.28mbgl, underlain by Chalk to a depth of 7.31mbgl, the base of the borehole. The BGS Borehole Logs are available in Appendix 4.

9.2 Hydrogeology

The Environment Agency classifies the superficial deposits as an Unproductive Aquifer. The bedrock is classified as a Principal Aquifer. There are no groundwater Source Protection Zones on or within 250m of the site.

9.3 Water Abstractions

The following Groundwater, Surface Water and Potable Water Abstraction Licenses were identified within 500m of the site:

Table 3: Groundwater, Surface Water and Potable Water Abstraction Licenses identified within 500m of the site

Point	Status	Details	Source	Distance/ Direction
Meadow Road, Reading, Berkshire	Active	Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/ Public Services	Thames Groundwater	241m SW
Meadow Road, Reading, Berkshire	Active	Non-Evaporative Cooling	Thames Groundwater	241m SW
Cardiff Road, Reading, Berkshire	Historical	Non-Evaporative Cooling	Thames Groundwater	241m SW
Cardiff Road, Reading, Berkshire	Historical	Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/ Public Services	Thames Groundwater	241m SW
Thames At Christchurch Meadow	Historical	Transfer Between Sources	Thames Surface Water - Non Tidal	374m NE
Thames At Christchurch Meadow	Historical	Lake & Pond Throughflow	Thames Surface Water - Non Tidal	374m NE
River Thames – Christchurch Meadows	Historical	Transfer Between Sources (Post Water Act 2003)	Thames Surface Water - Non Tidal	374m NE
Rivermead Leisure Complex, Reading	Historical	Dewatering	Thames Groundwater	406m NW

9.4 Groundwater Level

According to BGS, the groundwater is likely to be less than 3.0 metres below the ground surface for at least part of the year.

9.5 Hydrology

The nearest surface water feature is the River Thames which is located approximately 230m NE of the site.

9.6 Flood Risk

9.6.1 River and Tidal (Fluvial and Tidal) Flooding

The risk of fluvial and tidal flooding is therefore considered to be Medium. The site is located within Flood Zones 2 which are defined by the Environment Agency as follows:

- Flood Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea.

9.6.2 Surface Water (Pluvial) Flooding

The Environment Agency (EA) long term flooding maps indicate that the site is at Medium risk of surface water flooding. Medium risk means that each year this area has a chance of flooding of between 1% and 3.3%.

9.6.3 Groundwater Flooding

The BGS groundwater flood maps indicate that the risk of groundwater flooding at the site is Moderate-High.

9.7 Environmentally Sensitive Sites and Ecological Protection Zones

No Environmentally Sensitive Sites (e.g. Green Belt Land, Ancient Woodlands) or Ecological Protection Zones (e.g. Special Scientific Interest (SSSI), Ramsar Sites, Special Areas of Conservation (SAC)) were identified on or within 250m of the proposed development.

9.8 Conservation Areas, Designated Protected Buildings and Monuments

No Conservation Areas, Listed Buildings or Scheduled Ancient Monuments were identified on or within 50m of the proposed development.

9.9 Topography

According to Google Earth, the general site level is at 36mAOD.

9.10 Waste Disposal Activities & Landfill Sites

The following Historical Waste Site and Historical Landfill were identified within 250m of the site:

Table 4: Historical Waste Site and Historical Landfill identified within 250m of the site

Site Address	Waste Type	License Issue/ Surrender Date	Distance/ Direction
N/A	Scrap Metal Yard	1970	118m W
Richfield Avenue, Reading, Berkshire	Commercial, Household, Liquid Sludge	31/12/1970 – 31/12/1979	214m N

9.11 Petrol and Fuel Sites

The following Petrol or Fuels Sites were recorded within 250m of the site:

Table 5: Petrol or Fuel Sites recorded within 250m of the site

Site Address	Company	Status	Distance/ Direction
Cardiff Road, Reading, Reading, RG1 8HW	Obsolete	Obsolete	190m SW
Richfield Avenue, Reading, Reading, RG1 8EQ	BP	Open	192m N

9.12 Historical Tanks

The Groundsure report includes a summary of Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. No Historical Tanks were indicated to have been on site. The nearest Tank was identified approximately 241m SW of the site.

9.13 Sites Determined as Contaminated Land under Part 2A EPA 1990

No Sites Determined as Contaminated Land were identified on or within 500m of the site.

9.14 Dangerous or Hazardous Sites

No Control of Major Accident Hazards (COMAH) or Notification of Installations Handling Hazardous Substances (NIHHS) Sites were identified on or within 500m of the site.

9.15 Hazardous Substance Storage/Usage

No 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 were identified on or within 500m of the site.

9.16 IPC Authorisations

No Integrated Pollution Control (IPC) Authorisations were identified on or within 500m of the site.

9.17 Part A(1) and IPPC Authorised Activities

No Part A(1) or Integrated Pollution Prevention Control (IPPC) Authorised Activities were identified on or within 500m of the site.

9.18 Part A(2) and Part B Activities and Enforcements

The following Part A(2) and Part B Activities and Enforcements were identified within 250m of the site:

Table 6: Part A(2) and Part B Activities and Enforcements identified within 250m of the site

Site Address	Process	Permit Type	Status	Distance/ Direction
Rontec Watford Ltd, BP, Richfield Avenue, Reading, Berkshire, RG1 8EQ	Unloading of Petrol Into Storage at Service Stations	Part B	Current Permit	178m N
Scenery Salvage, Cardiff Road, Reading, Berkshire, RG1 8ES	Combustion & Incineration	Part B	Historical Permit	230m SW

9.19 Category 3 or 4 Radioactive Substance Authorisations

No Category 3 or 4 Radioactive Substance Authorisations were identified on or within 500m of the site.

9.20 Discharge Consents

No Red List Discharge Consents were identified on or within 500m of the site.

The following Licensed Discharge Consents were identified within 250m of the site:

Table 7: Licensed Discharge Consents identified within 250m of the site

Site Address	Effluent Type	Receiving Water	Effective Date-Revocation Date	Distance/ Direction
Retirement Homes Development, Caversham Road, Reading, Berks	Miscellaneous Discharges - Surface Water	River Thames	25/03/1988 – 31/10/1991	205m NE
Offices, Caversham Road, Reading, Berks	Miscellaneous Discharges - Surface Water	River Thames	02/12/1987 – 06/02/1995	231m NE

9.21 List 1 and List 2 Dangerous Substance Inventory Sites

No List 1 and List 2 Dangerous Substances Inventory Sites were identified on or within 500m of the site.

9.22 Pollution Incidents

No Pollution Incidents occurred on or within 50m of the site.

9.23 Coal Mining

The site is not located in an area potentially affected by Coal Mining.

9.24 Non-Coal Mining

No Non-Coal Mining Areas were identified on or within 50m of the site.

9.25 Radon

A search of the BGS Radon dataset indicates that the property lies in an area with less than 1% chance of being affected by naturally occurring Radon gas. Therefore, it is unlikely to be affected by Radon.

9.26 Asbestos within Buildings

The information available indicates that the building on the site were developed prior to 2010. It is therefore considered possible that Asbestos may exist within them and that an Asbestos survey may be required in line with The Control of Asbestos Regulations 2012. This is outside the scope of this assessment. An Asbestos survey is recommended.

9.27 Unexploded Ordnance

An Unexploded Ordnance (UXO) risk assessment in line with CIRIA C681 is beyond the scope of this report and should be considered depending on the site's location.

10 RELEVANT PLANNING HISTORY

Reading Borough Council's online planning portal was searched in an effort to identify any relevant planning applications. No relevant documents were identified for the site.

10.1 Planning Applications for Adjacent Sites

Table 8 below provides a summary of the previously submitted planning applications identified for nearby sites within a 25m radius. Although other planning applications were identified on adjacent sites; they were not deemed relevant to this report.

Table 8: Summary of planning applications for adjacent sites

Application Reference	Date	Description of Proposal	Status
PL/00/0578	2001	Redevelopment of existing church to provide new church, community centre, vicarage and 5 no. town houses. **(St. Pauls Church York Road Reading RG1 8DU – adjacent E)**	Granted (Conditions Unknown)*
PL/02/1114	2002	Demolition of existing garage and erection of detached three bedroom house **(85 Addison Road Reading RG1 8EG – 22m W)**	Granted (Conditions Unknown)*
PL/07/0002	2007	Amendments to approved application 05/00431 (Demolition of existing buildings and erection of a building comprising 3 x 2 bedroom flats with2 parking spaces) to include new front canopy and changes to external materials to rear single storey projection **(1A Newport Road Reading Berkshire RG1 8EA – adjacent E)**	Granted (without a Contaminated Land Condition)

**Decision Notice was not available on the online planning portal at the time of writing and no relevant reports were identified in the search.*

11 SITE WALKOVER

A site walkover was not undertaken as part of the initial scope of works. Photographs of the site, which have been taken from Google Maps, are presented in Appendix 5.

12 PRELIMINARY CONCEPTUAL SITE RISK MODEL (CSM)

A conceptual site risk model (CSM) aims to summarise all the potential pollutant linkages or risk that may be associated with a site. It considers the potential pollution sources, receptors and pathways by which receptors can be impacted.

12.1 Potential Sources

Potentially contaminative land uses (PCLUs) of concern were identified based on their proximity to the site and whether they had the potential to generate significant quantities of ground gases, vapours and/or mobile volatile contamination (i.e. high pollution migration potential).

Any PCLUs within a 50m radius of the site as well as any PCLUs with high pollution migration potential within 250m of the site were considered to be of concern and were included within the assessment.

A summary is provided in Table 9 below.

Table 9: Summary of potential contamination sources, period of operation and distance from site.

Site Name/ Description	Industrial Profile	Approx. Year Use Established	Approx. Year Use Ended	Direction	Approx. Distance from Site (m)
Potential Made Ground	-	-	Current (2025)	Onsite	0
Yard/Car Park	-	-	Current (2025)	Onsite	0
Workshop	-	-	Current (2025)	Onsite	0
Allotment Gardens	-	c.1931-36	c.1956-59	W	15
Coal Yard/Depot	Coal Storage and Depot	c.1970-73	Current (2025)	W	50

Typical contaminants that may be associated with the above PCLUs are:

- Acids & Alkalis
- Asbestos
- Chlorinated & Non-Chlorinated Solvents
- Fuels & Fuel Oils
- Heavy Metals
- Organic & Inorganic Compounds
- Pesticides
- Polycyclic Aromatic Hydrocarbons (PAHs)
- Total Petroleum Hydrocarbons (TPHs)
- Volatile Organic Compounds (VOCs)

Please note, this list is not exhaustive of all contaminants that may be present on or off site.

12.2 Potential Receptors

The potential receptors include human, water, ecological and infrastructure receptors.

12.2.1 Potential Human Health receptors

Potential human health receptors include construction workers, future occupants or users of the site and the proposed development and neighbours of the site.

12.2.2 Potential Groundwater Receptors

Potential groundwater receptors include the Principal Bedrock Aquifer.

12.2.3 Potential Surface Water Receptors

Potential surface water receptors include the River Thames located 230m NE.

12.2.4 Potential Ecological Receptors

There are no potential ecological receptors in the vicinity of the site.

12.2.5 Potential Property Receptors

Potential property receptors include the proposed development as well as neighbouring properties and associated services.

12.3 Potential Pathways

12.3.1 Potential Pathways for Human Receptors

The main pathways via which on and off-site human receptors are likely to come into contact with, or be affected by any contamination present on the site can be summarised as follows:

- Dermal contact with contaminated soil (i.e. absorption through the skin) – through garden activities such as children playing, gardening etc.
- Ingestion of contaminated soil (either directly or via soil adhering to vegetables grown on the site)
- Inhalation of contaminated soil, fugitive dust and vapours.
- Explosion of landfill gases leading to death/injury

12.3.2 Potential Pathways for Groundwater Receptors

The principal means by which contaminants can reach the groundwater is by leaching (i.e. downward movement through the soil pores with percolating and infiltrating water).

12.3.3 Potential Pathways for Surface Water Receptors

Routes by which contaminants from the site could reach surface water include via overland run-off, drainage and groundwater entering nearby rivers as base flow.

12.3.4 Potential Pathways for Ecological Receptors

The exposure pathways for terrestrial ecological receptors will be similar to those for humans. Pathways for aquatic receptors are via uptake of contaminated sediments and water.

12.3.5 Potential Pathways for Property Receptors

Pathways by which property receptors are exposed to potential contaminants include ground gas and vapour migration through the unsaturated zone and absorption of water containing dissolved contaminants (i.e. as in the case of sulphate attack).

12.4 Potential Pollutant Linkages

The Potential Pollutant Linkages (PPLs) were identified as part of the CSM. These were concerned with the following:

- Risk of direct contact (ingestion and absorption) with and inhalation of contaminants to on-site human health receptors including future occupiers and site visitors (PPL1a)
- Risk of injury/death to future occupiers and visitors as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within on-site dwellings/buildings. (PPL1b)
- Risk of direct contact (ingestion and absorption) with and inhalation of contaminants to on-site human health receptors such as Construction Workers (PPL1c)

- Risk of injury/death to construction workers as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within on-site dwellings/buildings. (PPL1d)
- Risk of direct contact with (ingestion and absorption) and inhalation of contaminants to off-site human health receptors as a result of on-site contaminants migrating off-site (PPL2a)
- Risk of injury/death to off-site human health receptors as a result of explosion due to migration of on-site ground gas and subsequent accumulation in confined spaces in off-site buildings. (PPL2b)
- Risk of deterioration of groundwater quality resulting from the migration of on-site contaminants into the underlying aquifer (PPL3)
- Risk of deterioration of surface water quality resulting from the migration and entry of on-site contaminants into the surface water receptor (PPL4)
- Risk of deterioration of ecological quality resulting from the migration and entry of on-site contaminants to the ecological receptor during development and after completion (PPL5);
- Risk of damage to buildings and services from on and off-site contaminants (PPL6a)
- Risk of damage to property as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within buildings (PPL6b).

13 QUALITATIVE RISK ASSESSMENT

For land to be considered 'contaminated land' under Part IIA, the potential contamination source must be causing or have the significant possibility of causing harm to designated receptors. It is therefore necessary to focus on pollutant linkages that have the potential to be significant (i.e. those that are most likely to lead to a determination).

The identified PPLs were therefore individually qualitatively assessed using a basic risk assessment methodology which considers "Likelihood" and "Severity" to assess the magnitude of the potential risk. The methodology is summarised in Appendix 6.

Table 10 below summarises the conceptual site risk model (CSM) including the identified PPLs and the results of the qualitative risk assessment.

Table 10: Conceptual Site Risk Model - Potential Sources, Pathways and Receptors identified on the site.

Source/ Potential Contaminants	**Potential Contaminants Associated with Potential Made Ground, Site Use as Yard/Car Park, Workshop and Offsite Land Uses as Allotment Gardens, Coal Yard/Depot:** i.e. Acids & Alkalis, Asbestos, Chlorinated & Non-Chlorinated Solvents, Fuels & Fuel Oils, Heavy Metals, Organic & Inorganic Compounds, Pesticides, PAHs, TPHs, VOCs										
	On and Off-Site Contaminants				**On Site Contaminants**		**On Site Contaminants**			**On and Off-Site Contaminants**	
Potential Pathways	• Ingestion of soils, garden vegetables and dust • Ingestion of contaminated drinking water • Dermal absorption • Inhalation of dusts and vapours indoors and outdoors • Migration of ground gases and vapours into properties						Leaching in the unsaturated zone & diffusion in the saturated zone	• Overland run-off • Drainage channels • Base flow	• Direct contact via absorption and ingestion; • Inhalation	• Migration of ground gases and vapours through the unsaturated zone • Attack on water supply service pipes	
Potential Receptors	**ON SITE HUMANS (AFTER COMPLETION)** Future Occupiers & Visitors		**ON SITE HUMANS (DURING DEVELOPMENT)** Construction Workers		**OFF SITE HUMANS** Neighbours		**GROUND WATER** Principal Bedrock Aquifer	**SURFACE WATER** River Thames 230m NE	**ECOLOGICAL** None	**ON SITE PROPERTY** Buildings and Services	
Potential Hazards	• Adverse health effects • Injury/ • Death	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces	• Adverse health effects • Injury/ Death	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces	• Adverse health effects • Injury/ Death	Explosion/ Methane build-up in confined spaces	Degradation of groundwater quality	• Degradation of surface water quality • Ecological impacts	Degradation of ecological receptor quality	Damage to property and services	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces
Plausible?	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**	**Yes**	**Yes**	**No**	**Yes**	**No**
PPL ID	**PPL1a**	**PPL1b**	**PPL1c**	**PPL1d**	**PPL2a**	**PPL2b**	**PPL3**	**PPL4**	**PPL5**	**PPL6a**	**PPL6b**
SEVERITY	Major (4)	Major (4)	Major (4)	Major (4)	Major (4)	Major (4)	Moderate (3)	Moderate (3)	Moderate (3)	Moderate (3)	Moderate (3)
LIKELIHOOD	Remote (2)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Remote (2)	Improbable (1)
RISK	Low to Moderate (8)	Low (4)	Low (4)	Low (4)	Low (4)	Low (4)	Very Low (3)	Very Low (3)	Very Low (3)	Low to Moderate (6)	Very Low (3)
POTENTIALLY SIGNIFICANT?	**YES**	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**	**YES**	**NO**

13.1 Assessment of Potential Significance of Potential Pollutant Linkages

13.1.1 Potential Risks to On-Site Human Health Receptors

PPL1a is concerned with the risk of direct contact (ingestion and dermal absorption) with and inhalation of on and off-site contaminants by on site human health receptors. PPL1a is considered to have the potential to be significant as potentially contaminative land uses were identified on and in the vicinity of the site.

As the proposal is to introduce residential dwellings with associated areas of soft landscaping, it is possible that human health receptors (i.e. future occupiers of the dwellings) could be exposed to any potential contamination via direct contact after completion.

PPL1c is concerned with the risk of direct contact (ingestion and dermal absorption) with and inhalation of on and off-site contaminants by construction workers. PPL1c is considered unlikely to have the potential to be significant. Although potentially contaminative land uses were identified on and in the vicinity of the site, it is considered that any potential risks can be satisfactorily mitigated by Construction Workers implementing standard health and safety measures (as described in Section 15.3) as required by CDM regulations.

PPL1b and PPL1d are concerned with the risk of injury/death of future occupiers, construction workers and site visitors as a result of explosion due to the potential accumulation of ground gases and vapours from on and off-site sources. PPL1b and PPL1d are considered unlikely to have the potential to be significant as no potential sources of explosive ground gases and/or vapours (i.e. Landfills, Minable Coal, Petrol Stations etc.) were identified on or in the vicinity of the site.

13.1.2 Potential Risks to Off-Site Human Health Receptors

PPL2a is concerned with the risk of direct contact and inhalation of contaminants emanating from the site by off-site human health receptors. PPL2a is considered unlikely to have the potential to be significant. Although potentially contaminative land uses were identified on the site, it is considered unlikely that any potential contaminants present at the site would be of sufficient magnitude and mobility as to significantly impact off-site human receptors.

PPL2b is concerned with the risk of injury/death of off-site human health receptors as a result of explosion due to accumulation of ground gases from on-site sources. PPL2b is considered unlikely to have the potential to be significant as no potential sources of explosive ground gases and/or vapours (i.e. Landfills, Minable Coal, Petrol Stations etc.) were identified on the site.

13.1.3 Potential Risks to Groundwater Receptors

PPL3 is concerned with the risk of degradation of groundwater quality resulting from the migration of on-site contaminants into the underlying aquifer. PPL3 is considered unlikely to have the potential to be significant. Although the site is underlain by a Principal Bedrock Aquifer, it is considered unlikely that any potential contaminants present at the site would be of sufficient magnitude and mobility as to significantly impact groundwater receptors.

13.1.4 Potential Risks to Surface Water Receptors

PPL4 is concerned with the risk of degradation of surface water quality resulting from the migration and entry of on-site contaminants into surface water receptors. PPL4 is considered unlikely to have the potential to be significant. The nearest surface water body is the River Thames located 230m from the site, and given the distance, it is considered unlikely that any

potential contaminants present at the site would be of sufficient magnitude and mobility as to significantly impact surface water receptors.

13.1.5 Potential Risks to Ecological Receptors

PPL5 is concerned with the risk of degradation of ecological receptors resulting from potential on-site contaminants. PPL5 is considered unlikely to have the potential to be significant as no designated ecological receptors were identified on or within 250m of the site.

13.1.6 Potential Risks to Property Receptors

PPL6a is concerned with the risk of damage to on site buildings and services from on and off-site contaminants. If contaminated, the soil may contain aggressive chemicals (i.e. Sulphates, VOCs) that can attack building materials and services.PPL6a is considered to have the potential to be significant as potentially contaminative land uses were identified on and in the vicinity of the site.

PPL6b is concerned with the risk of damage to property as a result of explosion due to migration of on and off-site ground gases and vapours and their subsequent accumulation in confined spaces in on-site buildings. PPL6b is considered unlikely to have the potential to be significant for the same reasons as PPL1b.

14 CONCLUSIONS

This Phase 1 Desk Study was carried out to support a planning application seeking to create 5no. dwellings, with some existing offices retained.

A review of historical maps and planning records suggests that the site and surrounding land have been subject to previous potentially contaminative land uses (PCLUs). On site PCLUs have included a Yard/Car Park and Workshop, with a potential onsite source of contamination identified in the form of Made Ground. Off site PCLUs include Allotment Gardens (15m W) and a Coal Yard/Depot (50m W).

A conceptual site risk model was developed and a qualitative risk assessment undertaken. The conclusions of the risk assessment are presented in Table 11 below.

Table 11: Summary of qualitative risk assessment

Potential Receptor	Potential Pathway	Potential Hazard	PSPPL?	Risk
On-Site Human Health (Future Occupiers)	Ingestion/Absorption Inhalation	Adverse health Injury/Death	**Yes**	**Low to Moderate**
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	**No**	**Low**
On-Site Human Health (Construction Workers)	Ingestion/Absorption Inhalation	Adverse health Injury/Death	**No**	**Low**
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	**No**	**Low**
Off-Site Human Health	Ingestion/Absorption Inhalation	Adverse health Injury/Death	**No**	**Low**
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	**No**	**Low**

Potential Receptor	Potential Pathway	Potential Hazard	PSPPL?	Risk
Groundwater	Percolation/Leaching	Adverse groundwater quality	**No**	**Very Low**
Surface Water	Lateral Migration Groundwater baseflow	Adverse Surface water quality	**No**	**Very Low**
Ecology	Ingestion/Absorption	Adverse health Injury/Death	**No**	**Very Low**
Property	Physical Contact/Absorption	Damage to building and services	**Yes**	**Low to Moderate**
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Damage to building	**No**	**Very Low**

15 RECOMMENDATIONS

15.1 Intrusive Site Investigation

Given that potentially significant potential pollutant linkages (PSPPLs) were identified, it is recommended that an intrusive site investigation is undertaken with the objective of determining the presence and extent of any soil contamination at the site.

15.2 Watching Brief and Discovery Strategy

Therefore, it is recommended that a “watching brief” is kept at all times during the development. Should any unexpected contamination be encountered then the discovery strategy outlined below should be followed.

- Works should be halted if any suspicious ground conditions are identified by groundworkers;
- The Contractor should assess the need for any immediate health and safety or environmental management control measures. If control measures are considered to be required, they should be implemented;
- The Contractor should notify the Client’s Environmental Consultant and the Local Planning Authority;
- The Environmental Consultant should attend the site to record the extent of ‘contamination’ and if necessary, to collect samples;
- If remedial action is considered necessary then the proposed works should be agreed with the Local Planning Authority prior to implementation;
- Once remediation is complete, the Environmental Consultant should collate evidence of work carried out for inclusion in a Remediation Verification Report which should be submitted to the Local Planning Authority.

15.3 Health and Safety

All site works should be carried out in accordance with Health and Safety Executive regulations and guidelines, the Contractor’s Construction Health and Safety Plan and the Construction (Design and Management) Regulations 2015.

Precautions should be taken to minimise exposure of site workers during ground works through the implementation of site safety. Such precautions should include, but not be limited to:

- Provision of appropriate Personal Protective Equipment (PPE);
- Availability of site welfare;
- Good personal hygiene, washing and changing procedures;
- Daily safety briefings.

15.4 Services

The local Statutory Water Undertaker should be contacted in the event that new services are proposed as part of the redevelopment in order to determine their specification for the type of pipework which should be used on this site.

Further information can be found within the published guidance for the '*Selection of Water Supply Pipes to be used in Brownfield Sites'*, issued in January 2011 by the UK Water Industry Research.

16 INFORMATION GAPS AND UNCERTAINTIES

Assumptions have been made regarding the nature and scale of the activities that took place on the site and the types of potential contaminants that may have resulted. These assumptions will need to be reviewed along with the Conceptual Site Model should further information come to light.

17 APPENDIX 1 – PROPOSED DEVELOPMENT PLANS

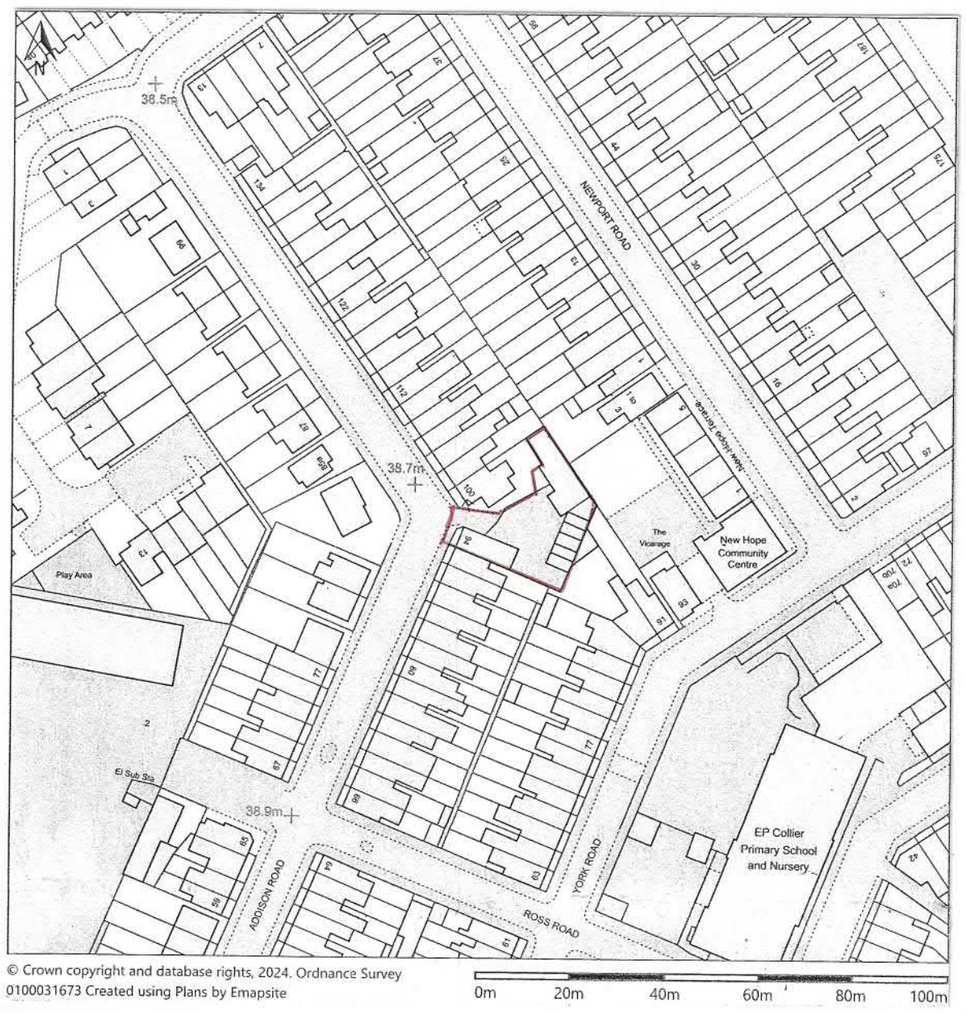
Notes

All dimensions and levels on site are to be checked prior to commencement of work.

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SITE PLAN 1:200 0 2 4 6 8 10



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LOCATION PLAN 1:1250

SITE AREA= 0·0429ha = 0·106 acres

4 No 1 bedroom flats
1 No 2 bedroom flat
Existing office accommodation

Project
Residential conversion
94-98 Addison Road
READING
Berks

Client
Mr W. Harvey

Drawing
SITE PLANS

Scale
As shown

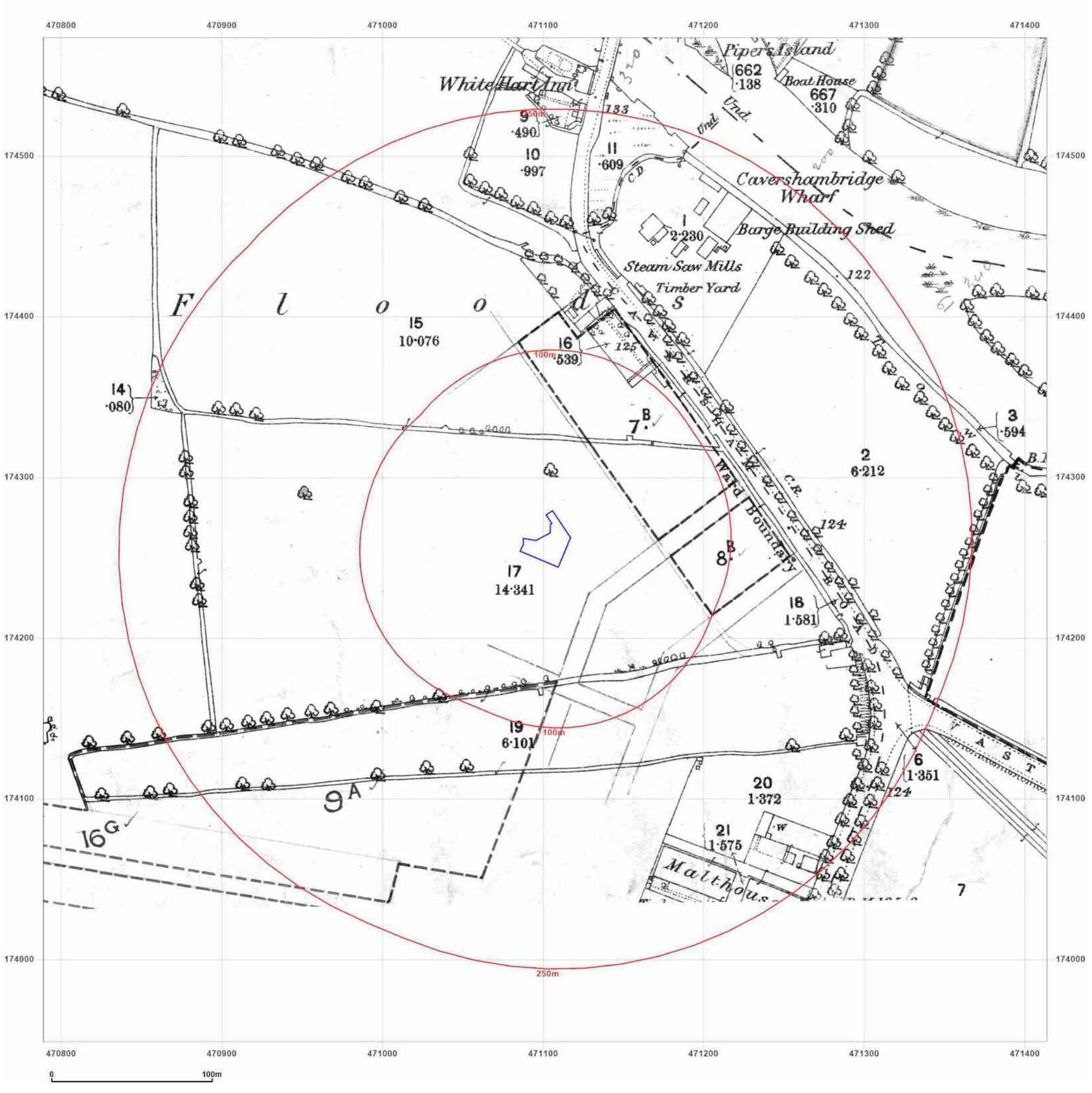
Date
December 2024

Paul Edwards Architecture
12 Sandy Lane, Barkham, Wokingham, Berks RG41 4DB
Tel: 01189772925 Mob: 07831837415 E-mail: paul@pauledwardsarchitecture.co.uk

Job 2676 Dwg. 07

Repropoint 551113

18 APPENDIX 2 – HISTORICAL MAPS



Groundsure INSIGHTS

Site Details:

94-98, ADDISON ROAD,
READING, RG1 8EG

Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

Map Name: County Series

Map date: **1877**

Scale: 1:2,500

Printed at: 1:2,500

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

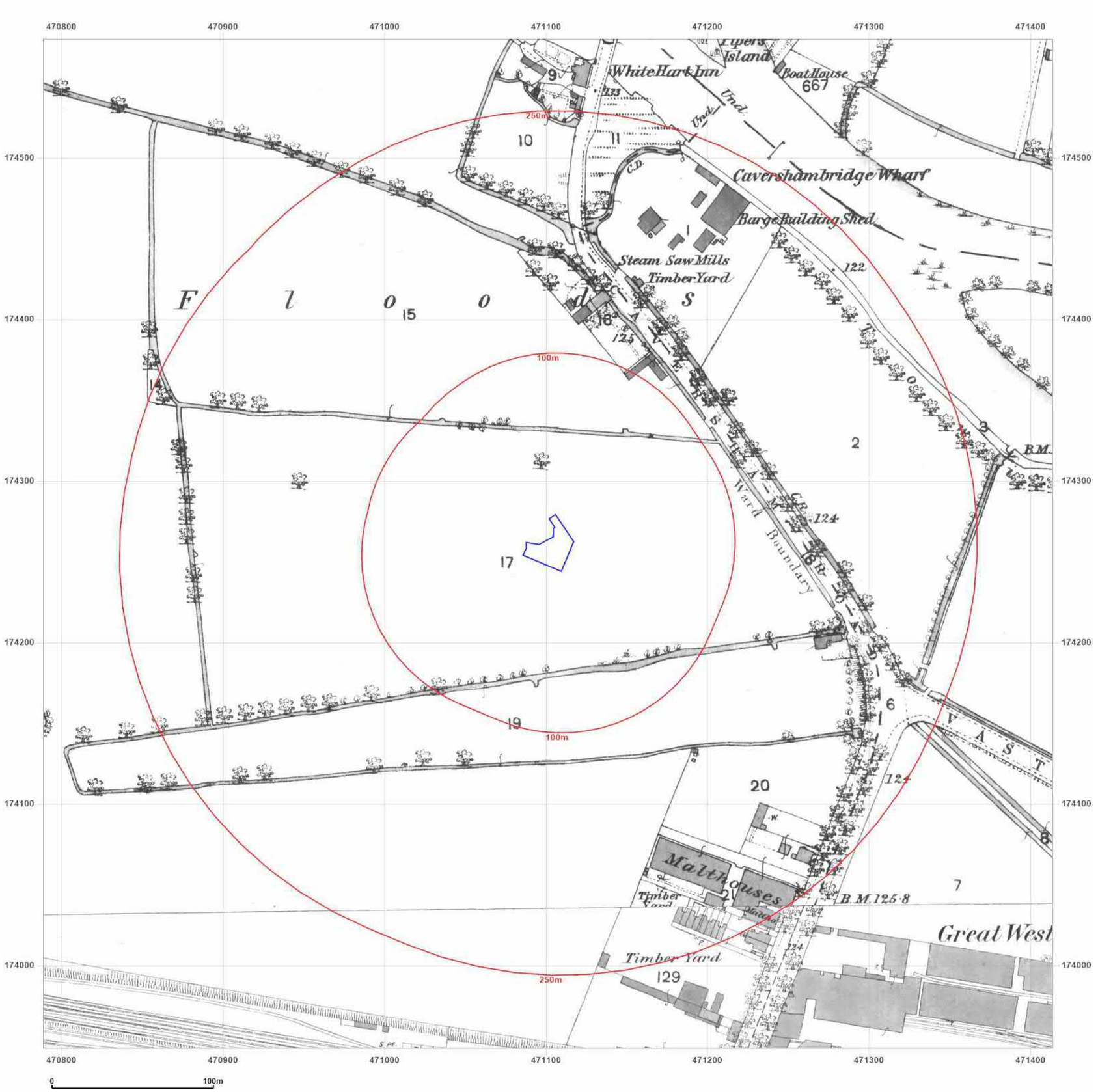
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Groundsure INSIGHTS

Site Details:

94-98, ADDISON ROAD,
READING, RG1 8EG

Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

Map Name: County Series

Map date: **1879-1881**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1881
Revised 1881
Edition N/A
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Surveyed 1879
Revised 1879
Edition N/A
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Levelled N/A

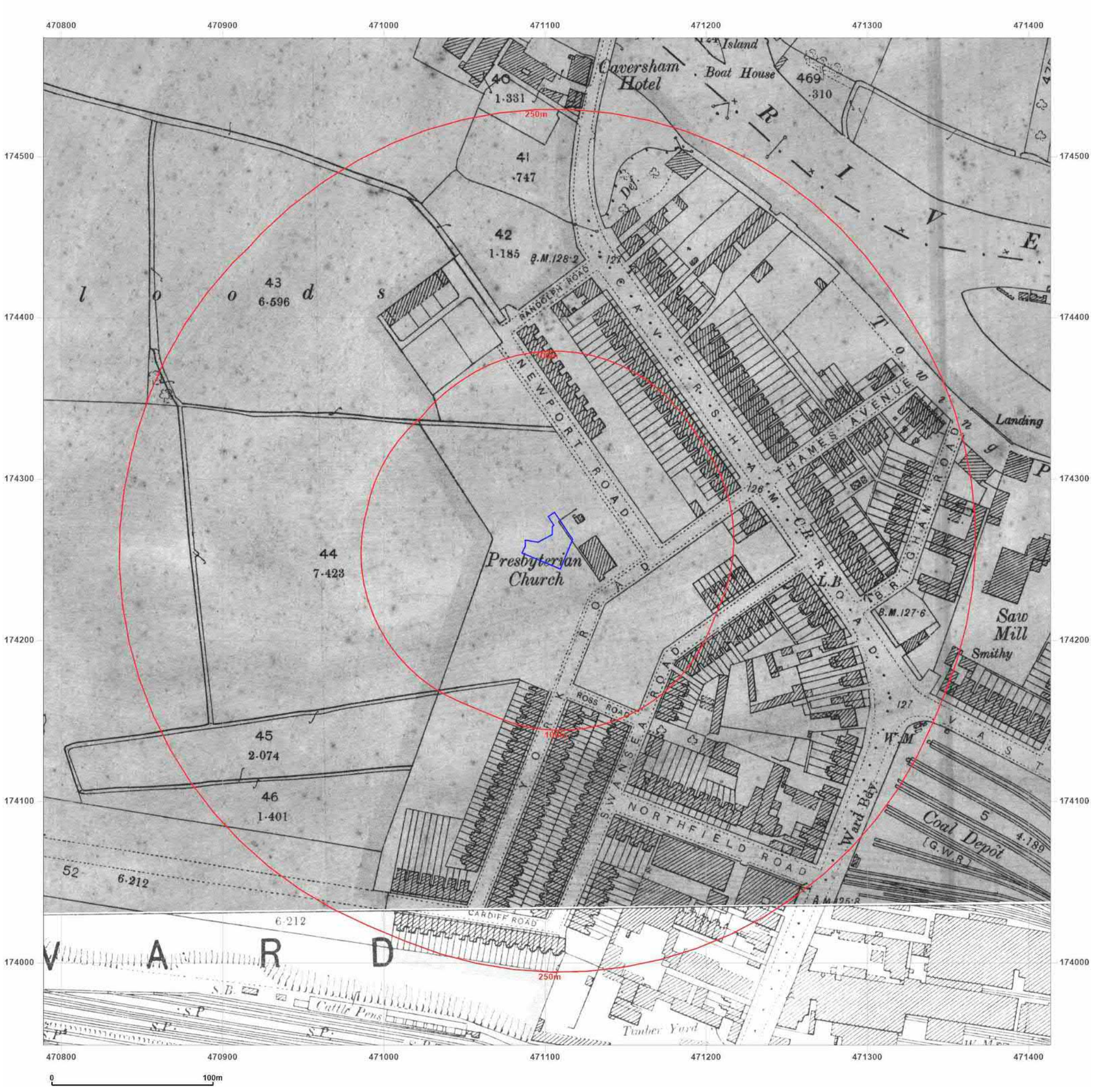
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Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

Map Name: County Series

Map date: **1899-1900**

Scale: 1:2,500

Printed at: 1:2,500

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Site Details:

94-98, ADDISON ROAD,
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Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

Map Name: County Series

Map date: **1912-1913**

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Printed at: 1:2,500

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Surveyed 1913
Revised 1913
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Edition N/A
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Site Details:

94-98, ADDISON ROAD,
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Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

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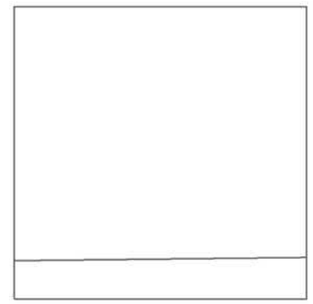
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Revised 1932
Edition N/A
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Groundsure INSIGHTS

Site Details:

94-98, ADDISON ROAD,
READING, RG1 8EG

Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

Map Name: County Series

Map date: **1931-1936**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1936
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Edition N/A
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Surveyed 1931
Revised 1931
Edition N/A
Copyright N/A
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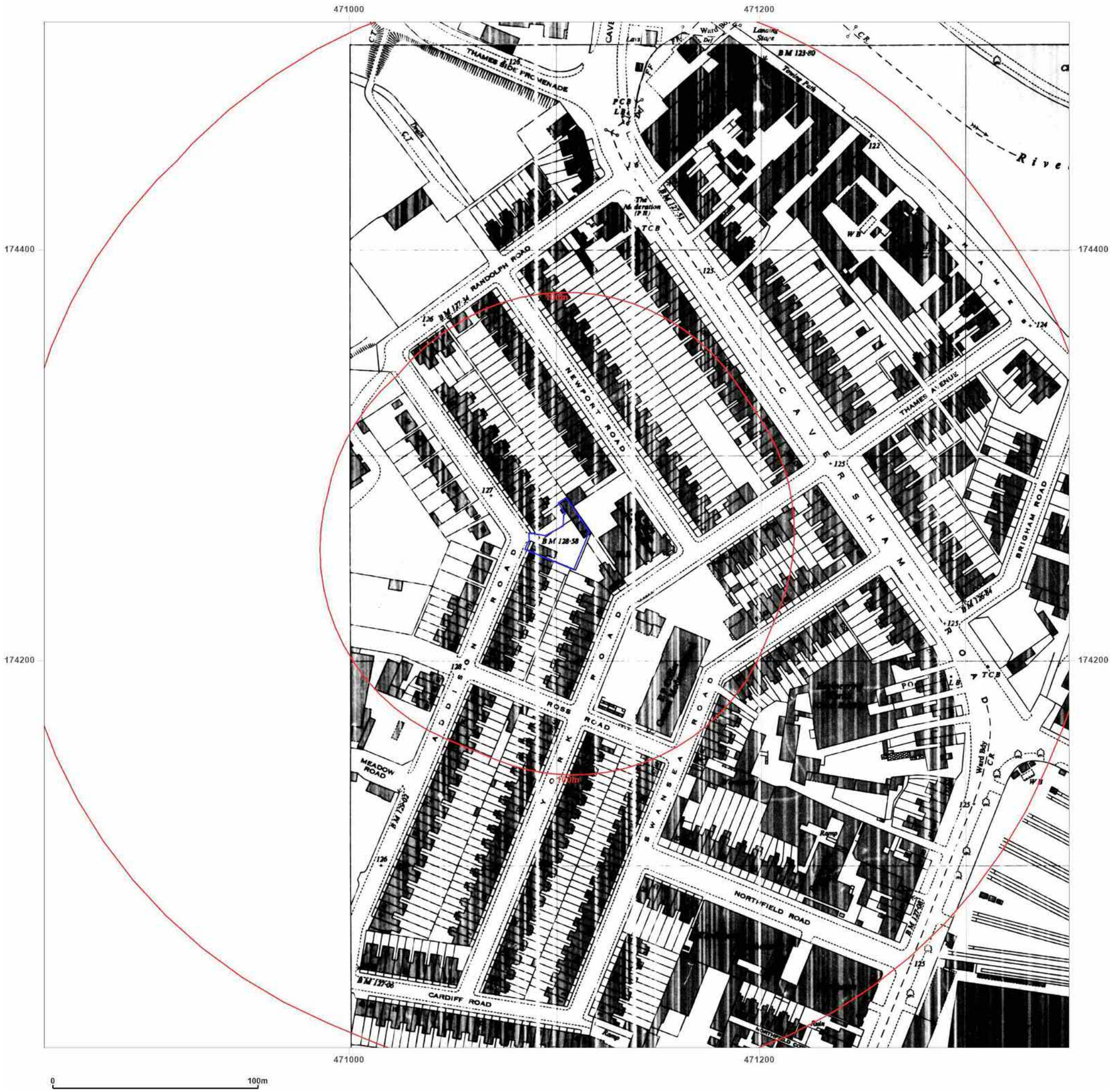
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Groundsure INSIGHTS

Site Details:

94-98, ADDISON ROAD,
READING, RG1 8EG

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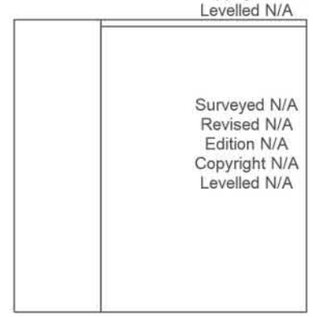
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Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A



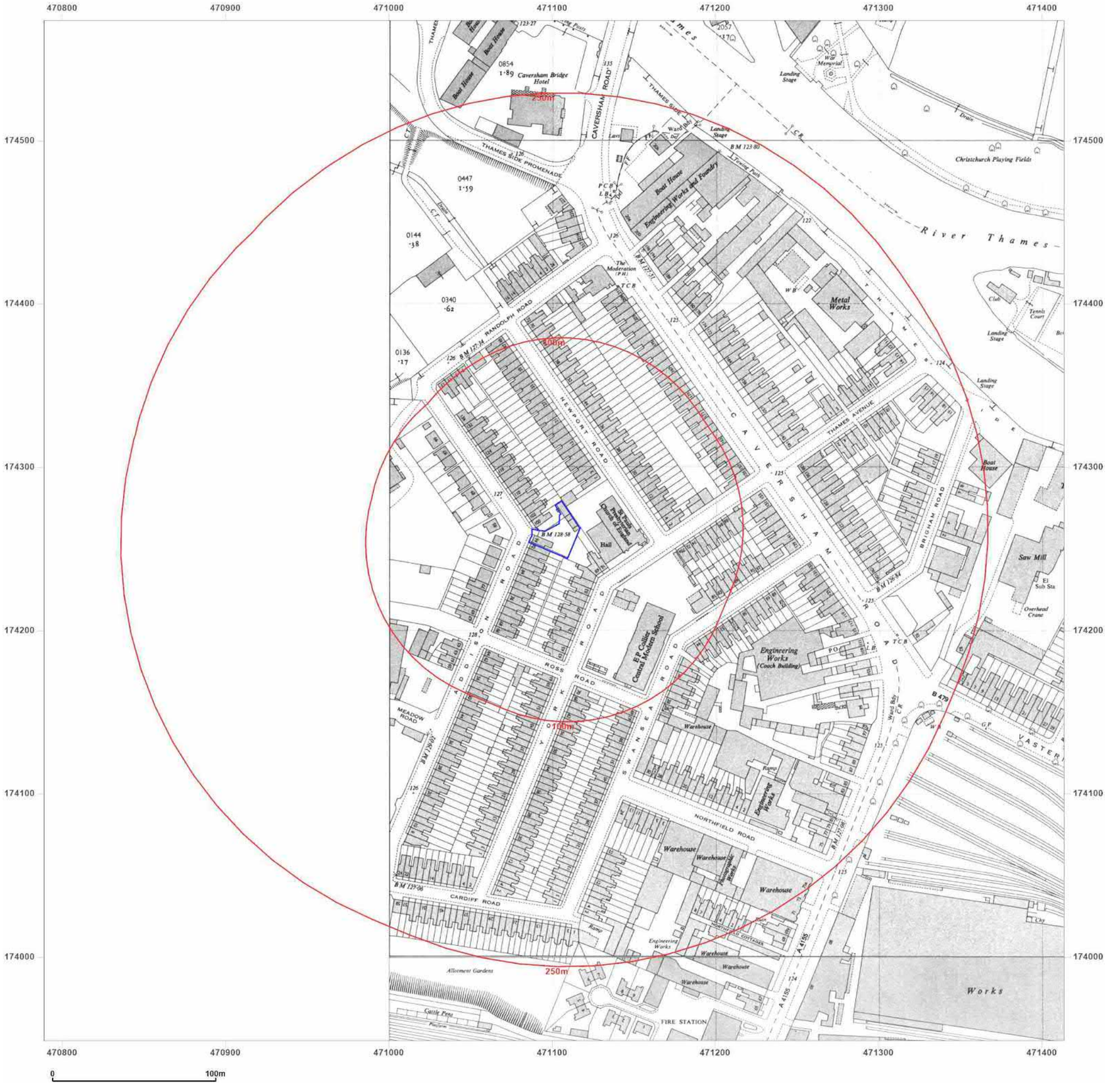
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Site Details:

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READING, RG1 8EG

Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

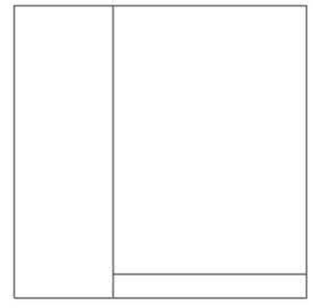
Map Name: National Grid

Map date: **1957-1958**

Scale: 1:2,500

Printed at: 1:2,500

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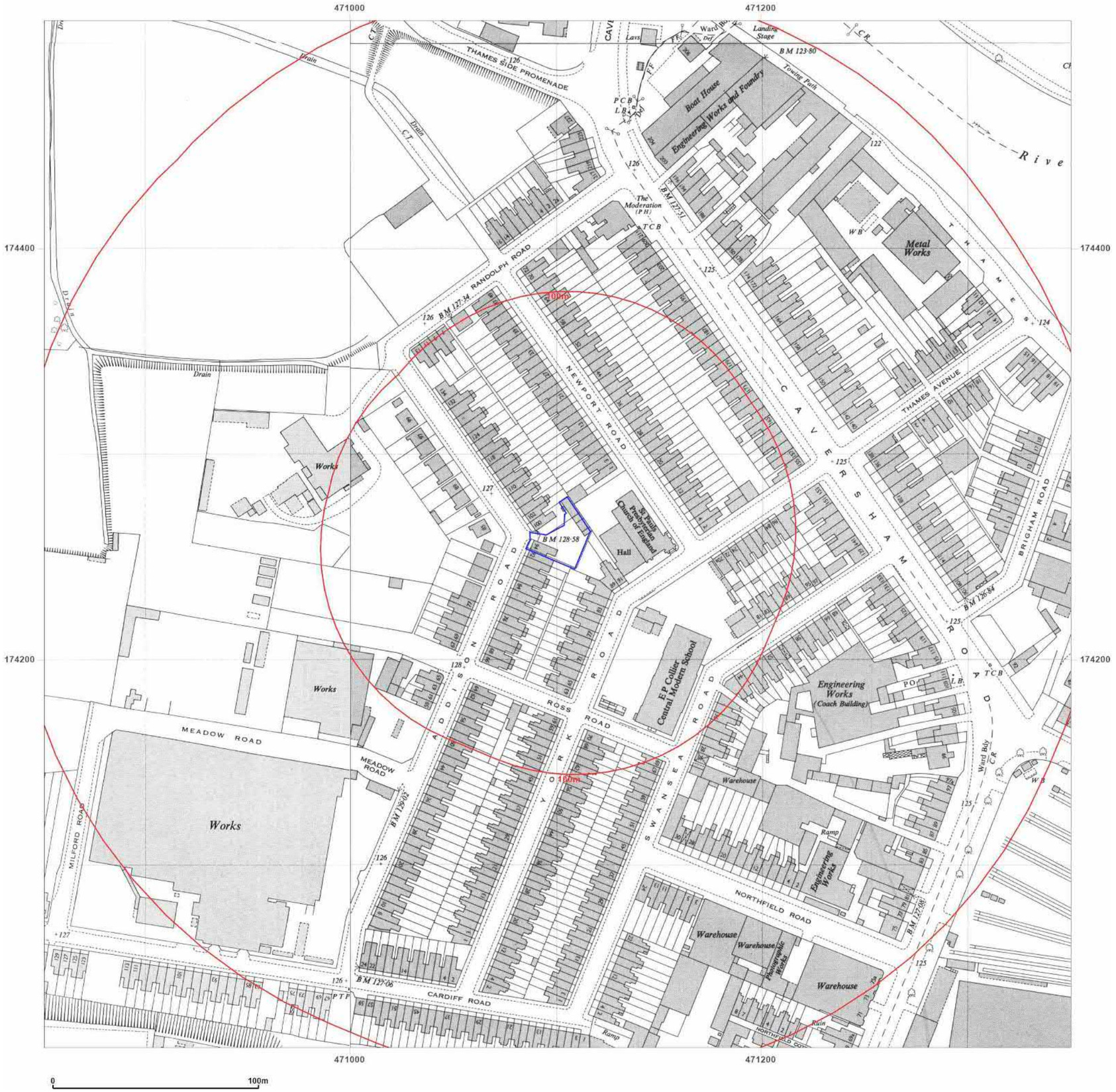
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Site Details:

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READING, RG1 8EG

Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

Map Name: National Grid

Map date: **1956-1959**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1958
Revised 1958
Edition N/A
Copyright 1959
Levelled 1951

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

Surveyed 1959
Revised 1959
Edition N/A
Copyright 1959
Levelled 1951

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

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Site Details:

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READING, RG1 8EG

Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

Map Name: National Grid

Map date: **1961**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1959
Revised 1959
Edition 1961
Copyright 1961
Levelled 1951

Surveyed 1958
Revised 1958
Edition 1961
Copyright 1961
Levelled 1951

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Site Details:

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READING, RG1 8EG

Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

Map Name: National Grid

Map date: **1970-1971**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1956
Revised 1970
Edition N/A
Copyright 1971
Levelled 1951

Surveyed 1959 Revised 1969 Edition N/A Copyright 1970 Levelled 1951	Surveyed 1956 Revised 1970 Edition N/A Copyright 1971 Levelled 1951

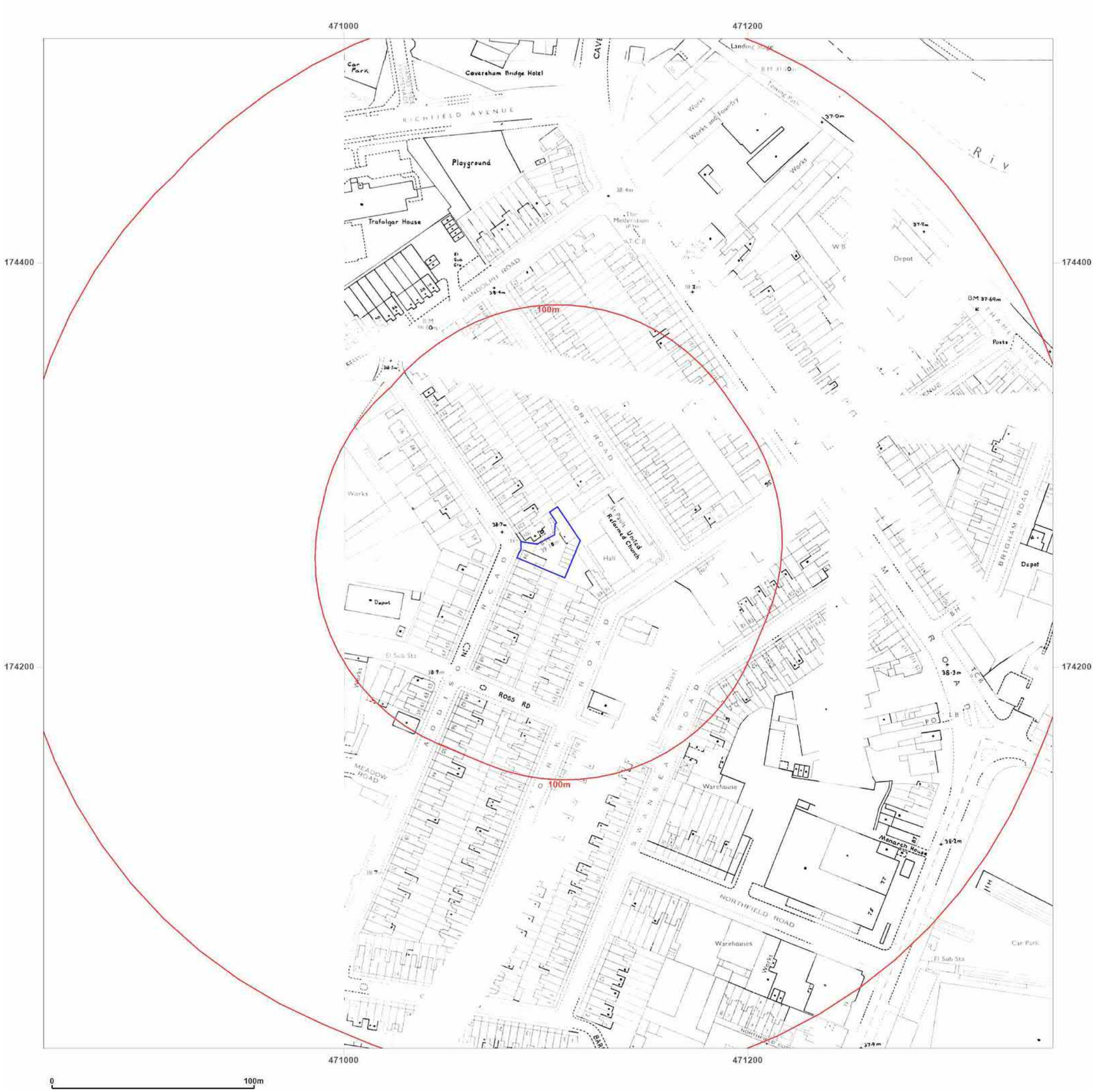
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READING, RG1 8EG

Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

Map Name: National Grid

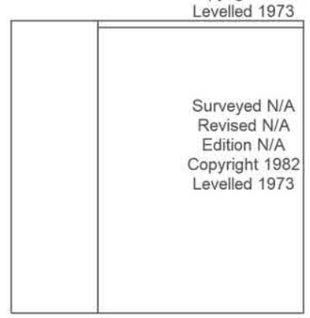
Map date: **1982**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1982
Levelled 1973



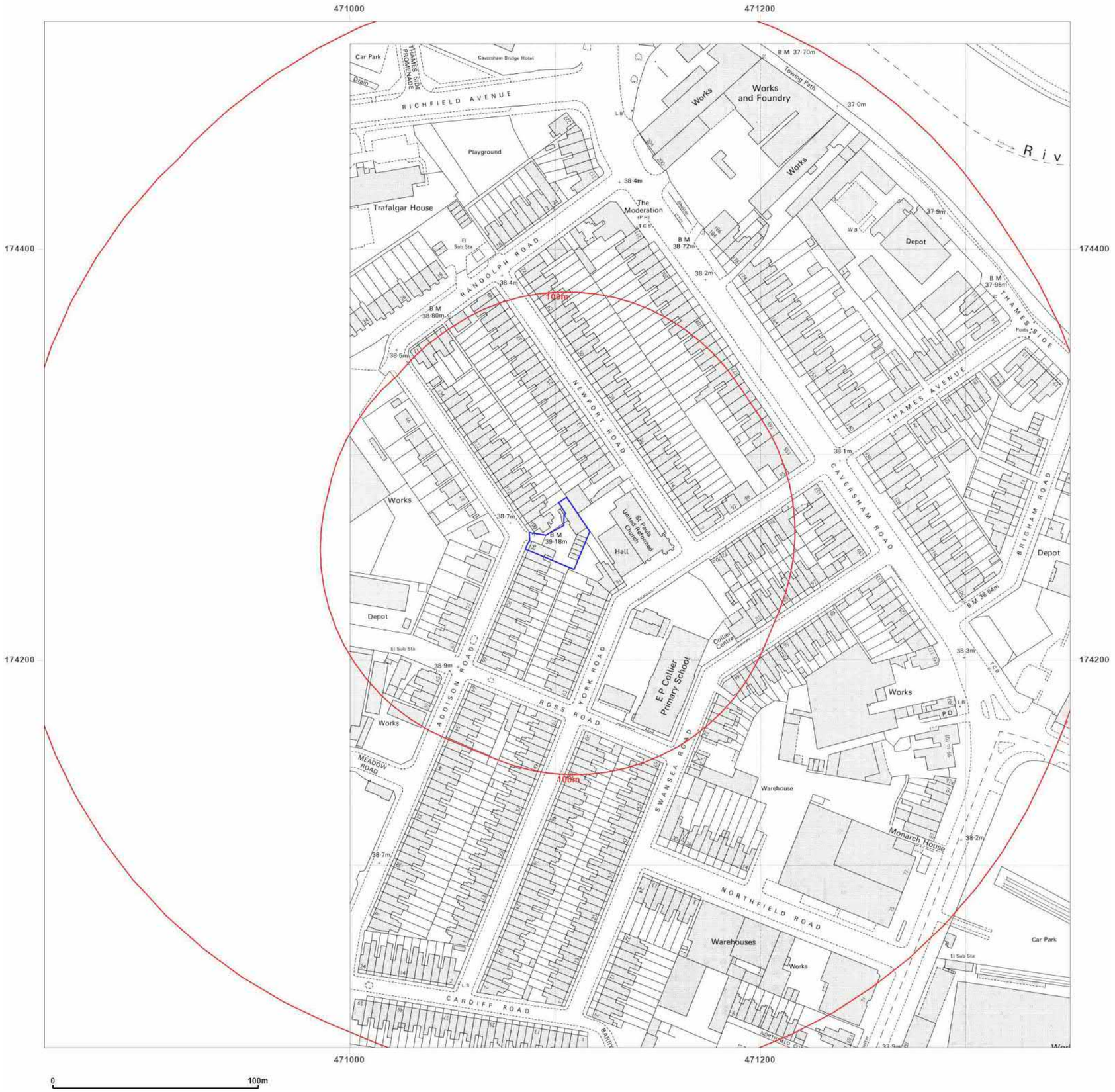
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READING, RG1 8EG

Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

Map Name: National Grid

Map date: **1984**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1953
Revised 1983
Edition N/A
Copyright 1984
Levelled 1973

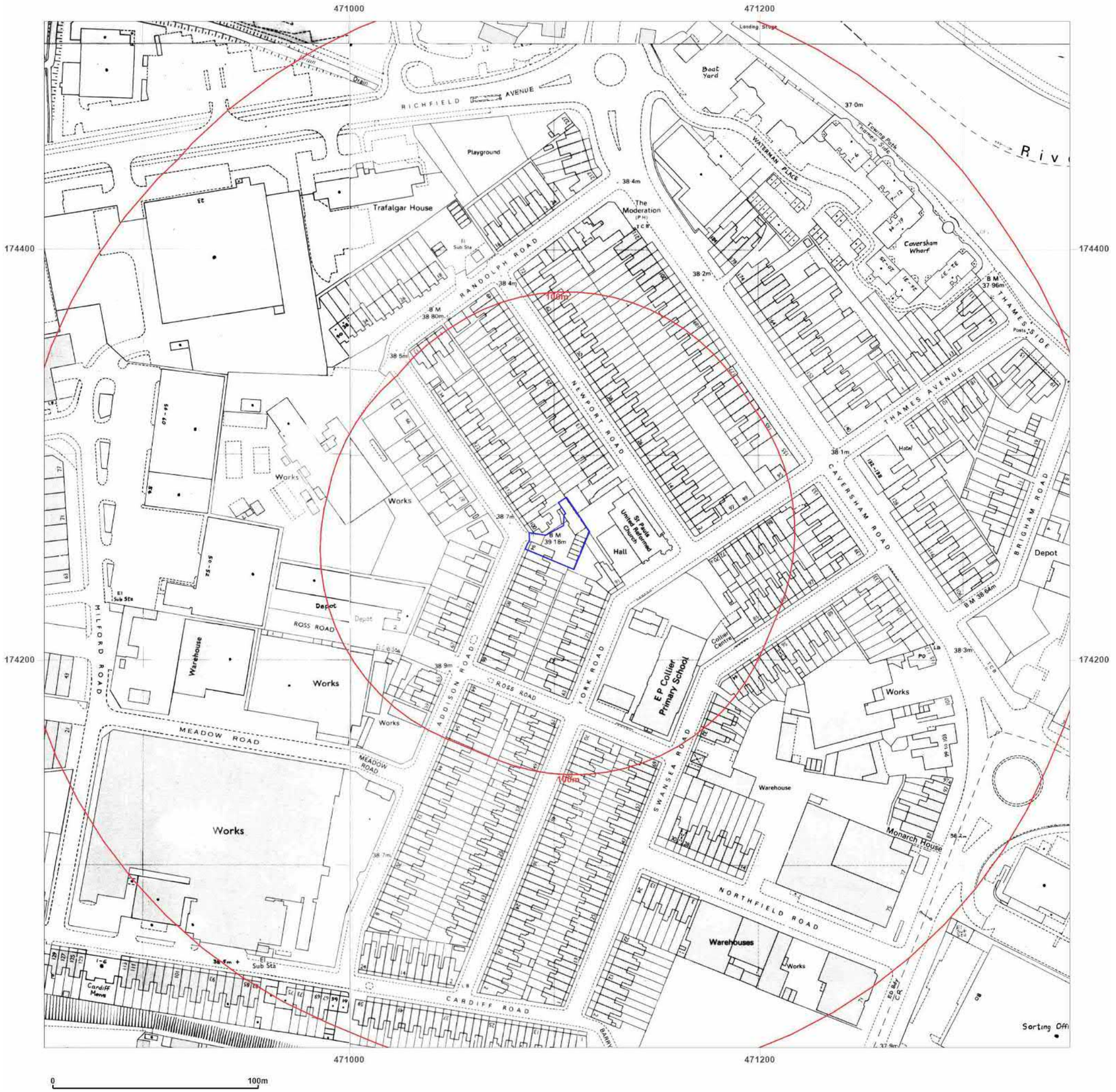
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Site Details:

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READING, RG1 8EG

Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

Map Name: National Grid

Map date: **1984-1988**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1973
Revised 1988
Edition N/A
Copyright 1988
Levelled 1973

Surveyed 1956
Revised 1985
Edition N/A
Copyright 1986
Levelled 1973

Surveyed 1973
Revised 1988
Edition N/A
Copyright 1988
Levelled 1973

Surveyed 1973
Revised 1984
Edition N/A
Copyright 1984
Levelled 1973

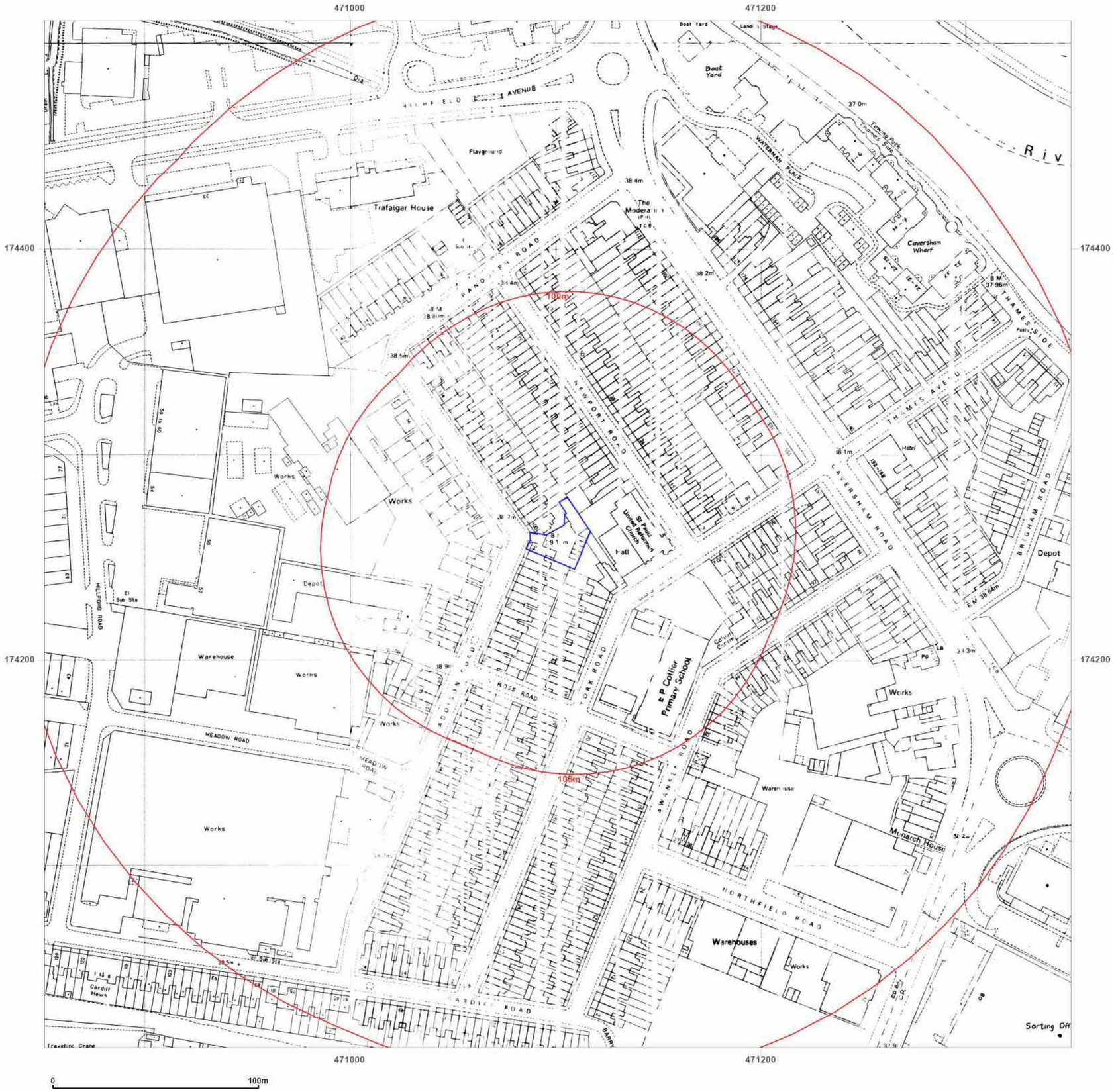
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READING, RG1 8EG

Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

Map Name: National Grid

Map date: **1989-1993**

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

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Edition N/A
Copyright 1993
Levelled N/A

Surveyed 1956
Revised 1989
Edition N/A
Copyright 1984
Levelled 1973

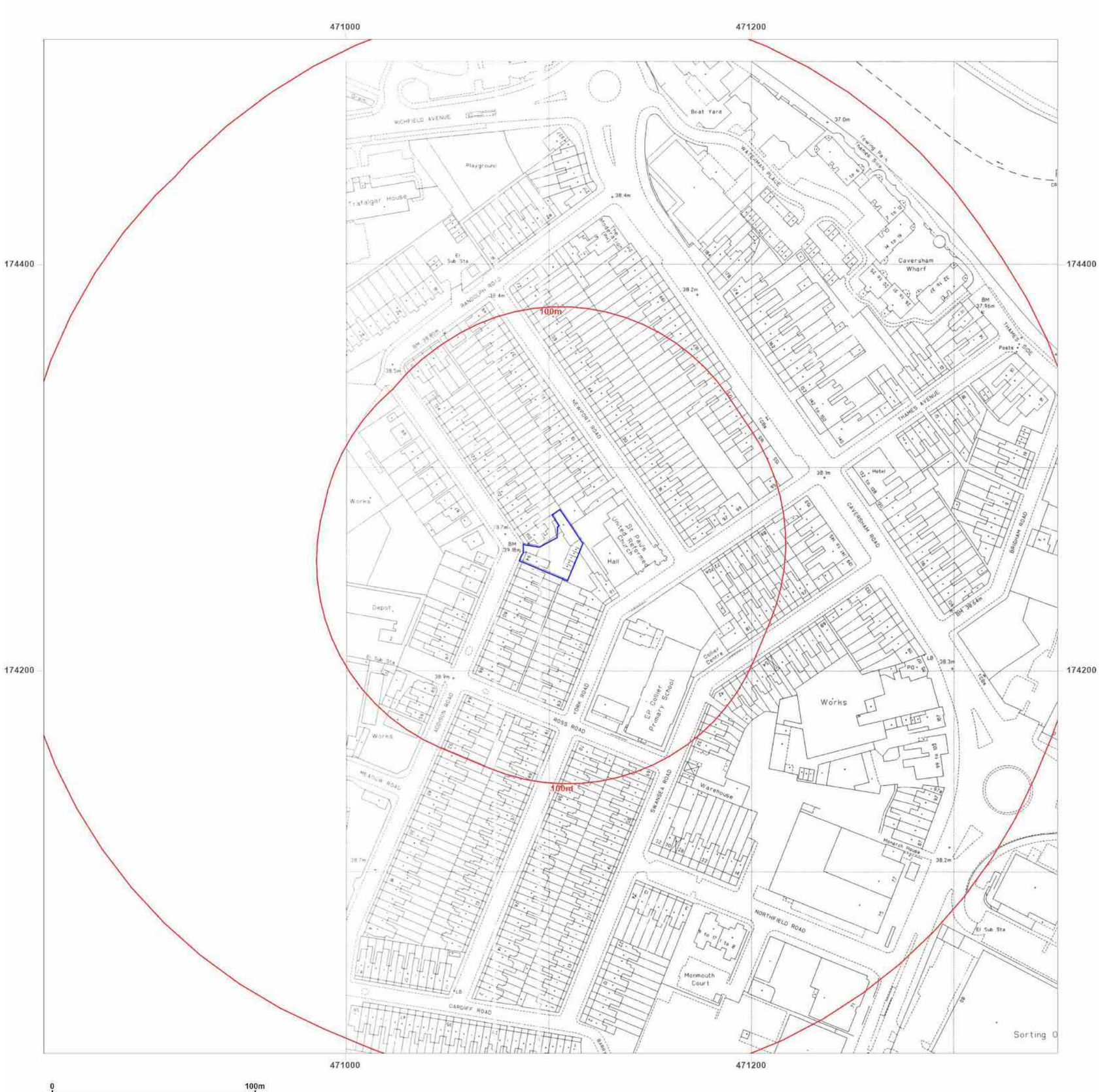
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READING, RG1 8EG

Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

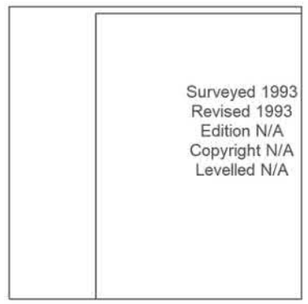
Map Name: National Grid

Map date: **1993**

Scale: 1:1,250

Printed at: 1:2,000

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Site Details:

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READING, RG1 8EG

Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

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

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2003

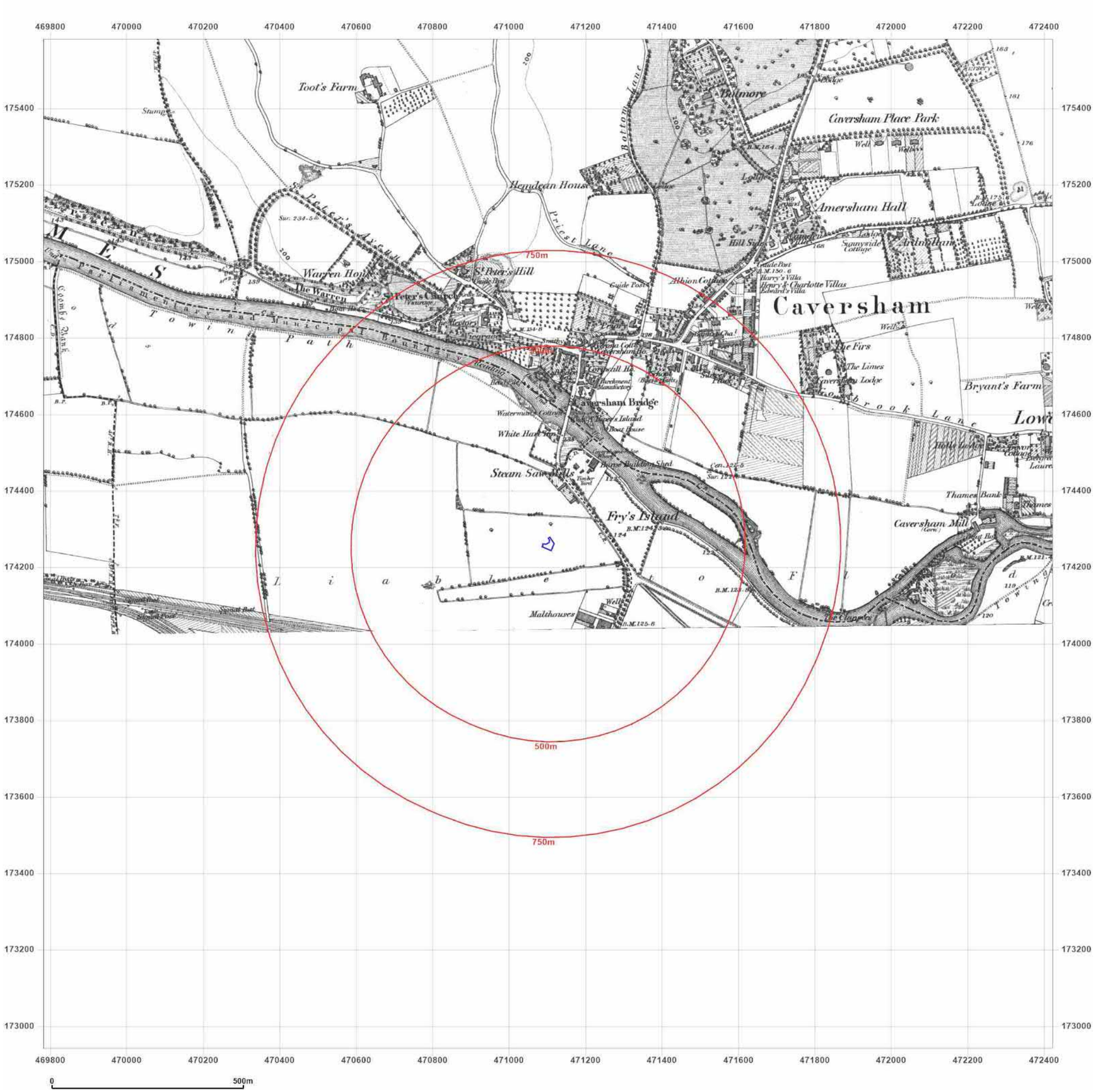
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Site Details:

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READING, RG1 8EG

Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

Map Name: County Series

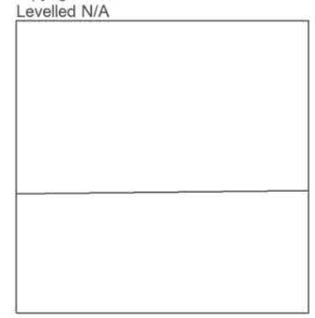
Map date: **1878**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1878
Revised 1878
Edition N/A
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Site Details:

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READING, RG1 8EG

Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

Map Name: County Series

Map date: **1898-1900**

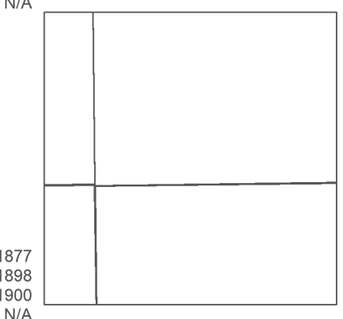
Scale: 1:10,560

Printed at: 1:10,560

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Surveyed N/A
Revised N/A
Edition 1900
Copyright N/A
Levelled N/A

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



Surveyed 1877
Revised 1898
Edition 1900
Copyright N/A
Levelled N/A

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

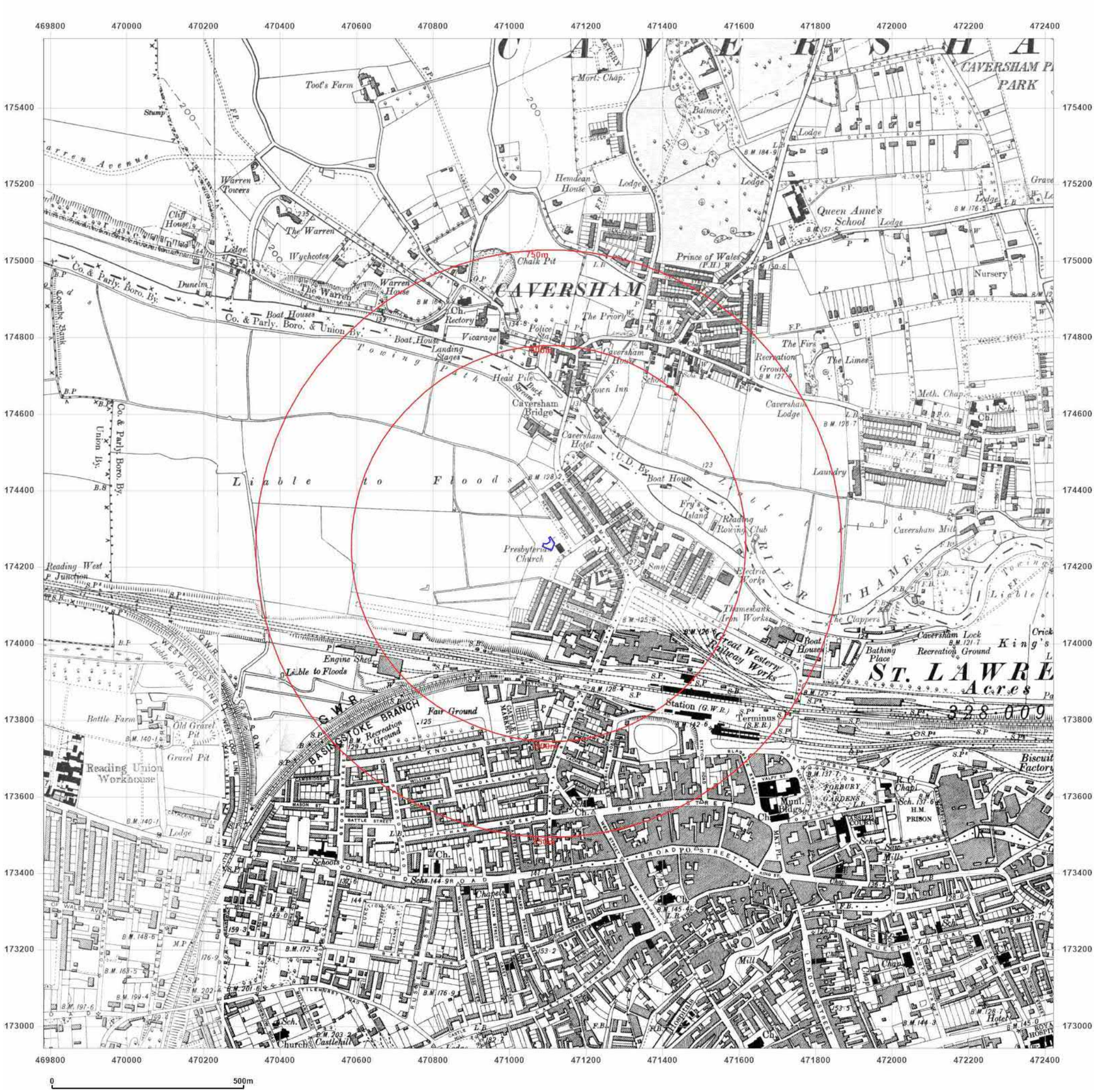
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Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

Map Name: County Series

Map date: **1897-1900**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1877
Revised 1897
Edition 1900
Copyright N/A
Levelled N/A

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

Surveyed 1877
Revised 1898
Edition 1900
Copyright N/A
Levelled N/A

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

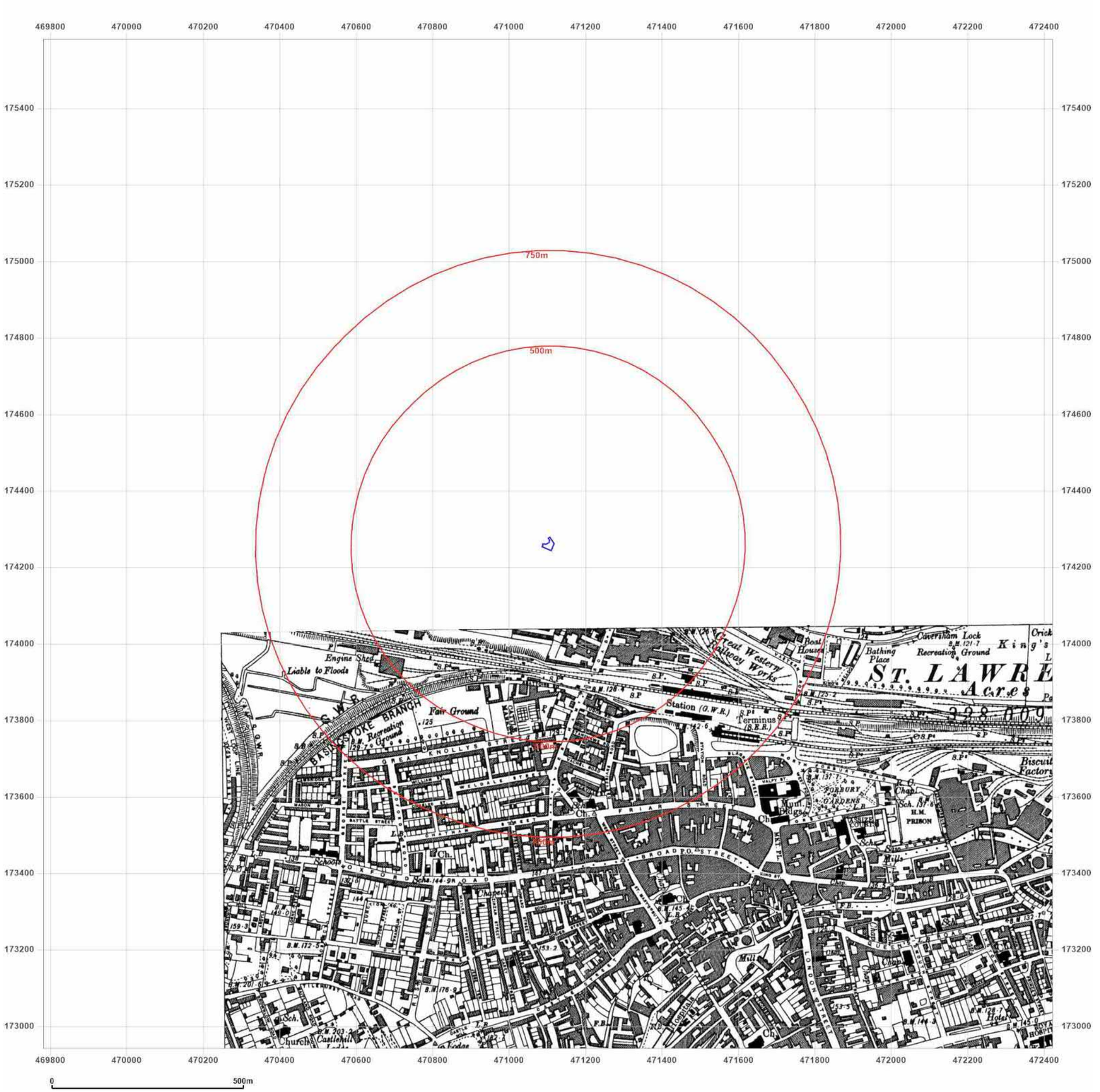
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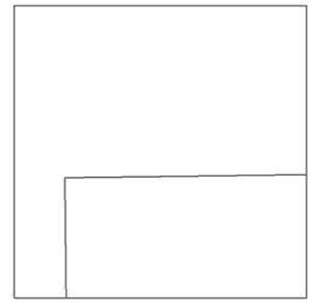
Site Details:

94-98, ADDISON ROAD,
READING, RG1 8EG

Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

Map Name: County Series
Map date: **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

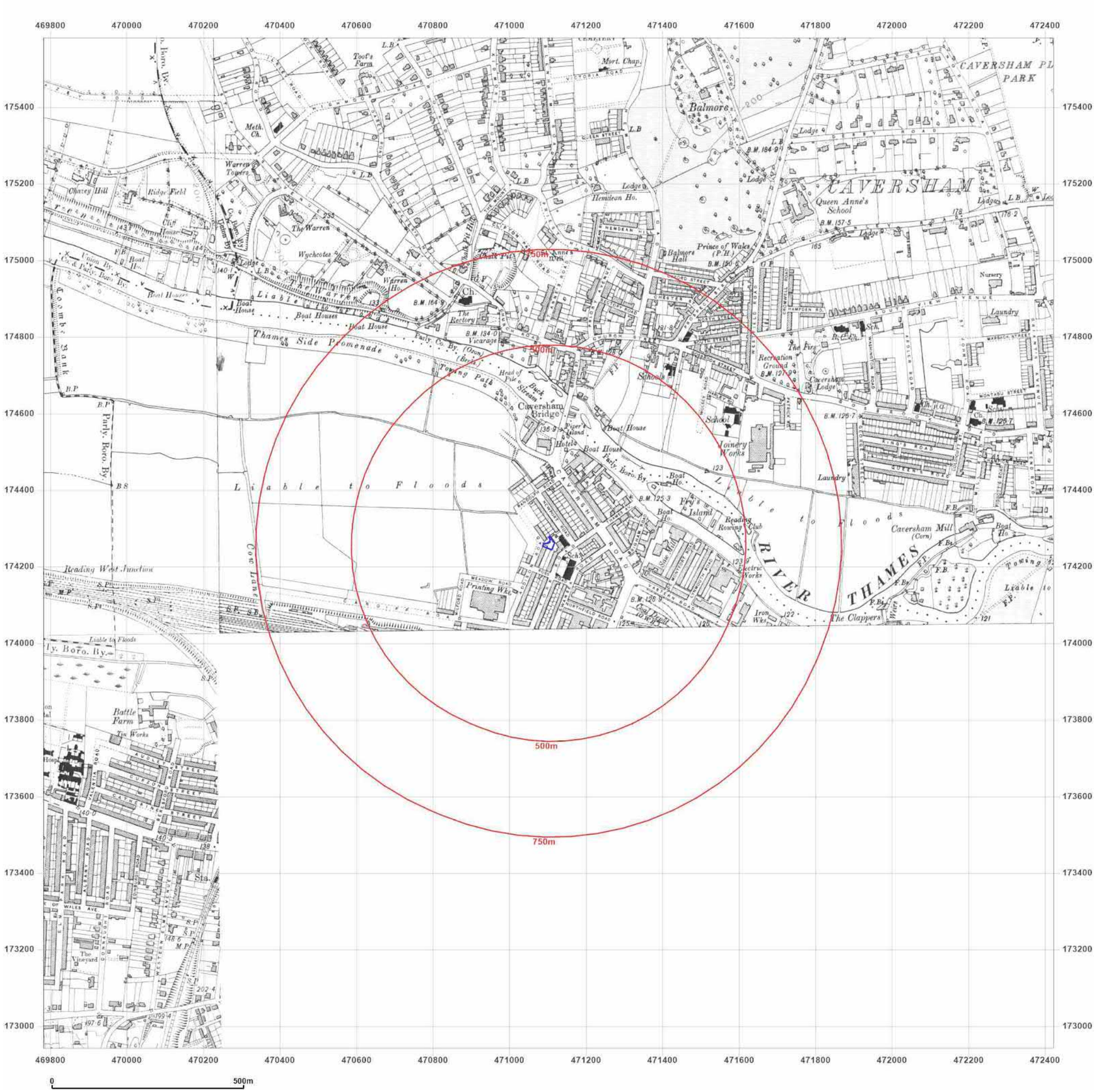
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READING, RG1 8EG

Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

Map Name: County Series

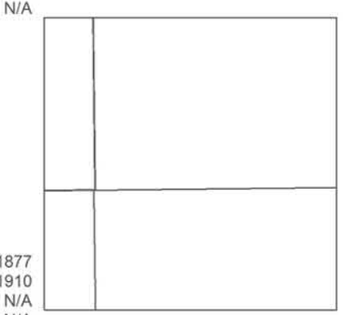
Map date: **1910**

Scale: 1:10,560

Printed at: 1:10,560

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



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

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

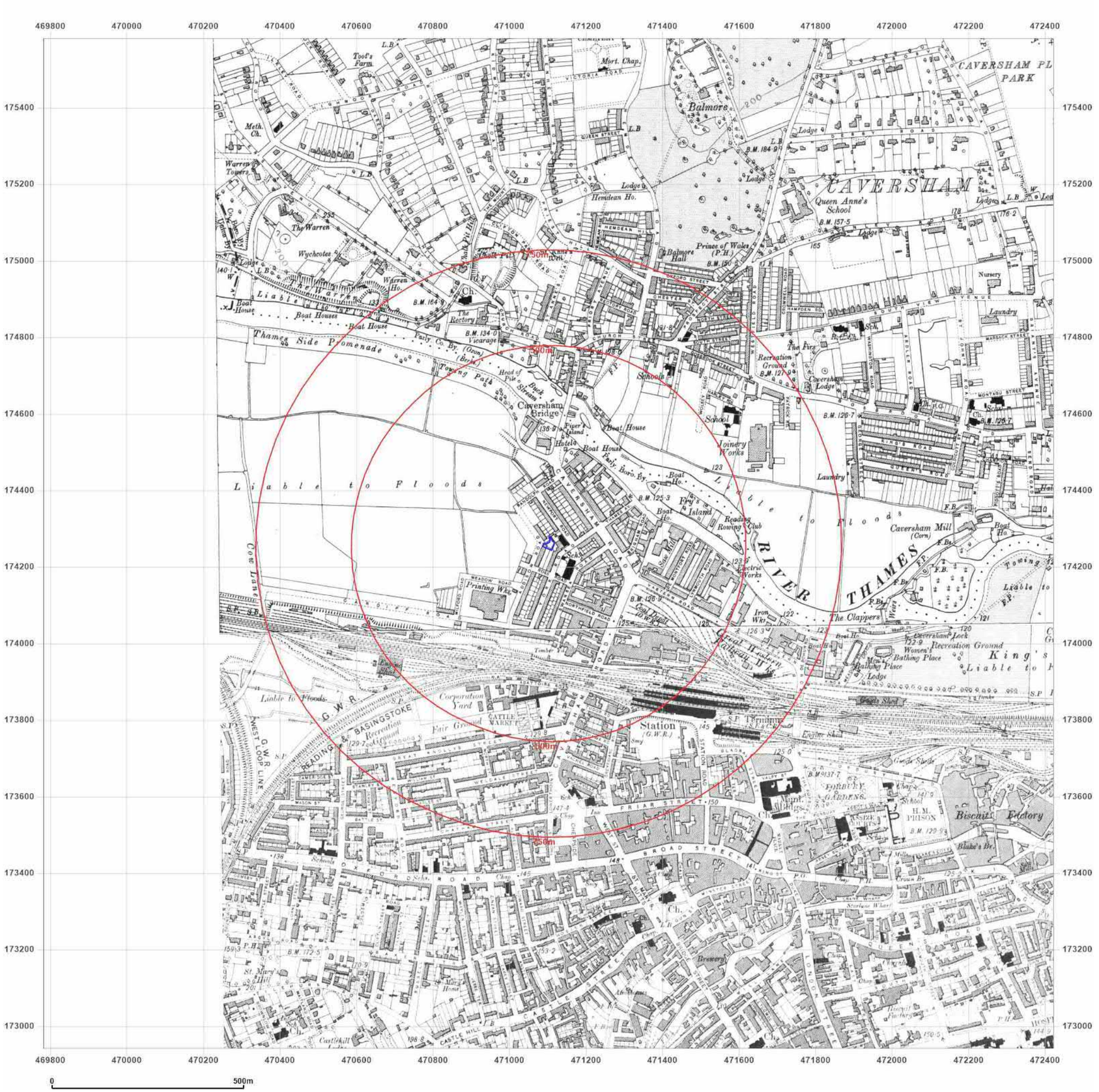
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READING, RG1 8EG

Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

Map Name: County Series

Map date: **1913-1914**

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

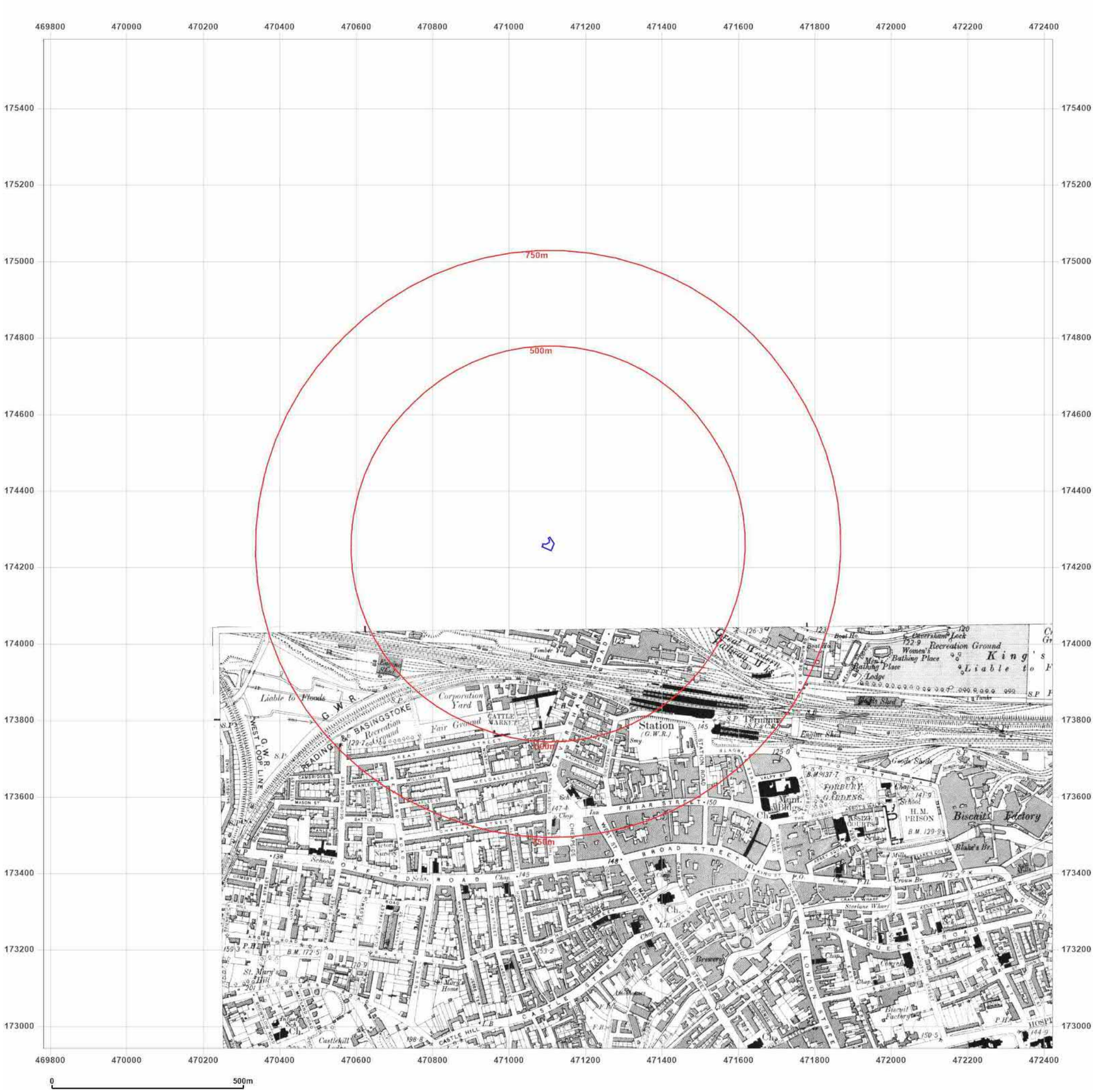
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Site Details:

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READING, RG1 8EG

Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

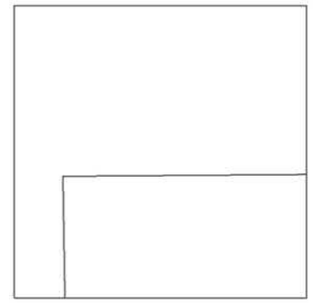
Map Name: County Series

Map date: **1914**

Scale: 1:10,560

Printed at: 1:10,560

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

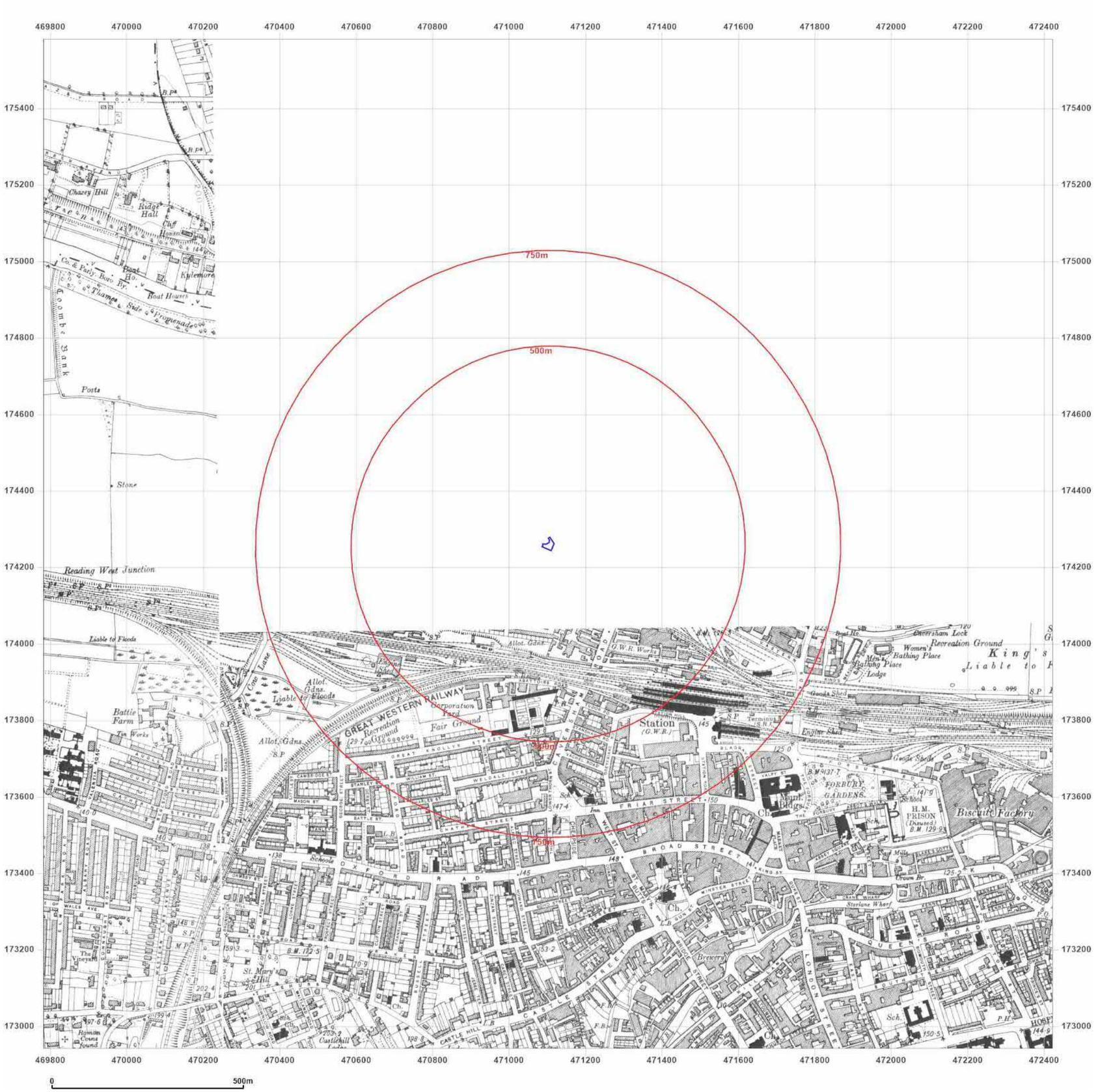
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READING, RG1 8EG

Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

Map Name: County Series

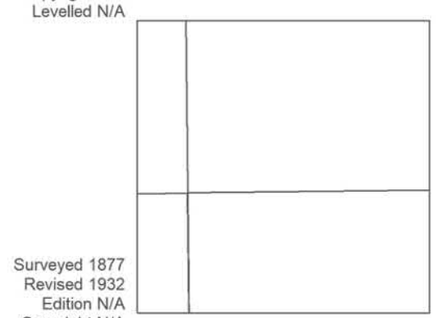
Map date: **1932-1933**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1877
Revised 1932
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1877
Revised 1932
Edition N/A
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Surveyed 1877
Revised 1933
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Groundsure INSIGHTS

Site Details:

94-98, ADDISON ROAD,
READING, RG1 8EG

Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

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

Surveyed 1877
Revised 1938
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Revised 1938
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Edition N/A
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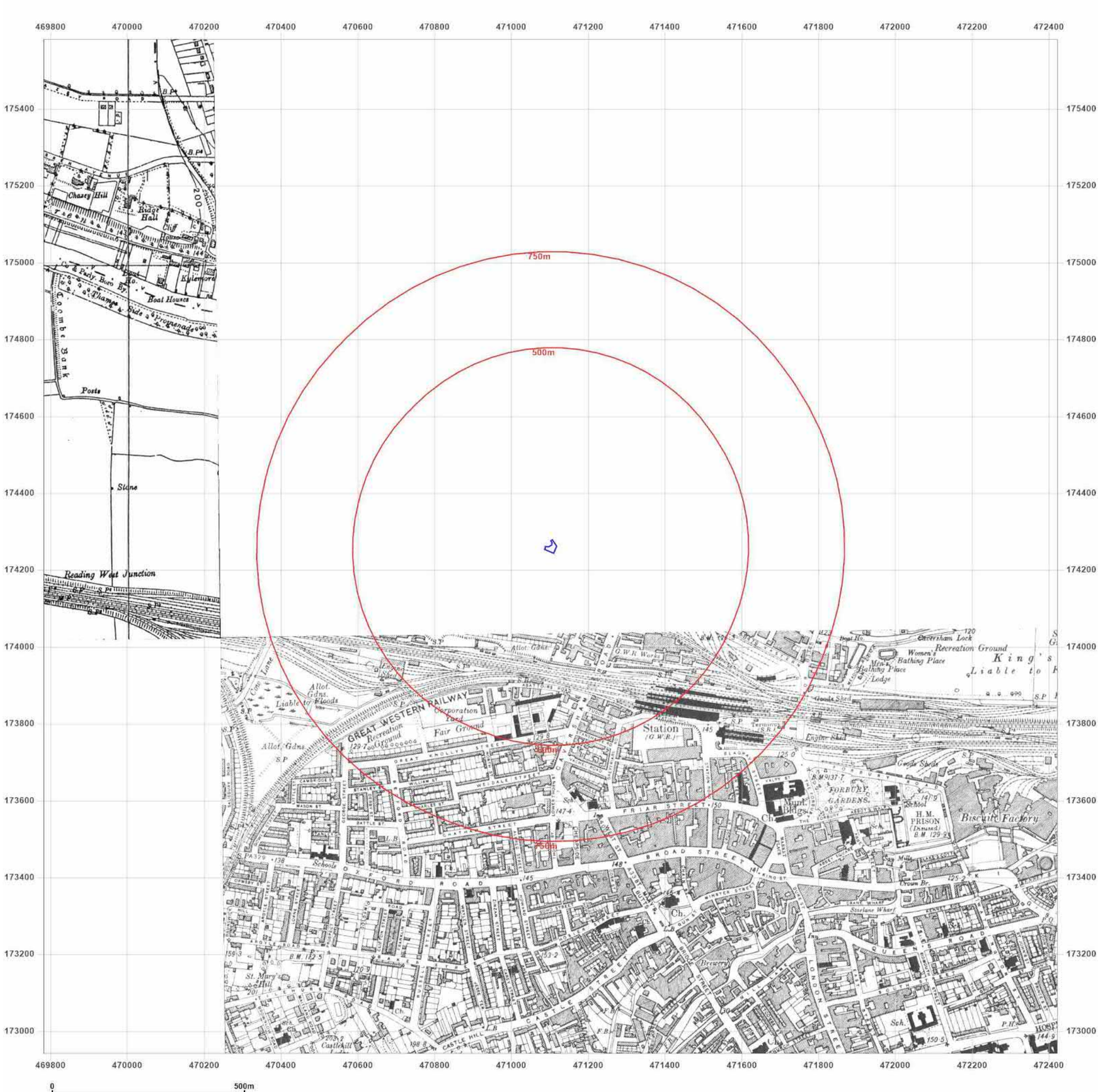
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Groundsure INSIGHTS

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Report Ref: GS-2D7-9C6-N5F-KWW
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Map Name: County Series

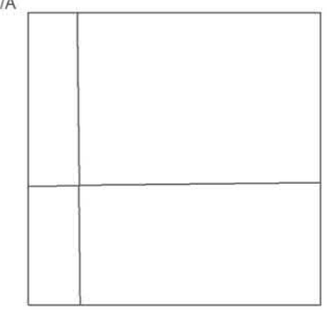
Map date: **1938**

Scale: 1:10,560

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READING, RG1 8EG

Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

Map Name: Provisional

Map date: **1960-1962**

Scale: 1:10,560

Printed at: 1:10,560

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Revised 1956
Edition N/A
Copyright 1960
Levelled N/A

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

Surveyed N/A
Revised 1960
Edition 1961
Copyright 1961
Levelled N/A

Surveyed 1959
Revised 1961
Edition N/A
Copyright 1962
Levelled N/A

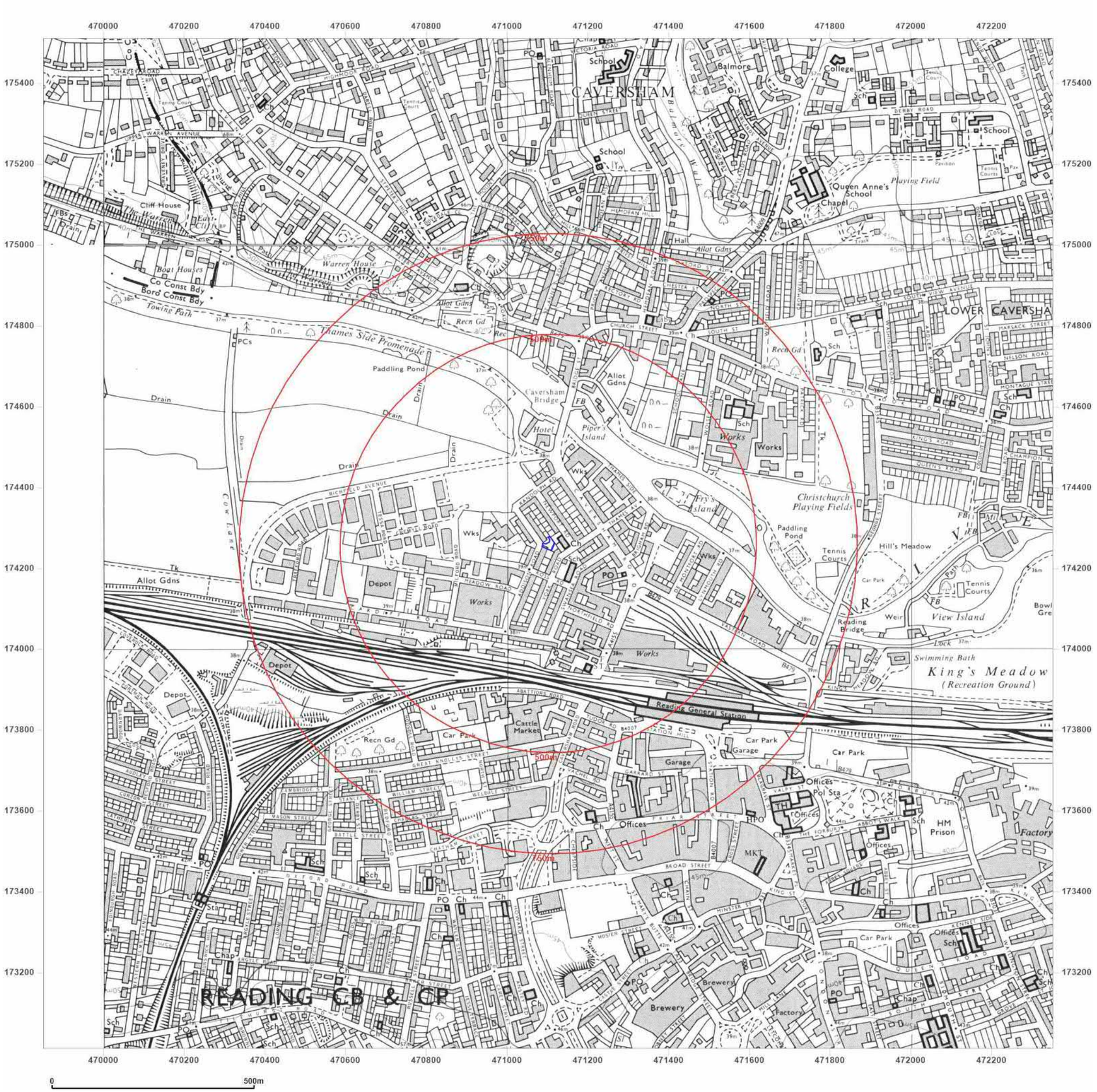
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Site Details:

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READING, RG1 8EG

Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

Map Name: National Grid

Map date: **1970-1973**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1968
Revised 1970
Edition N/A
Copyright 1970
Levelled 1969

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

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Revised 1973
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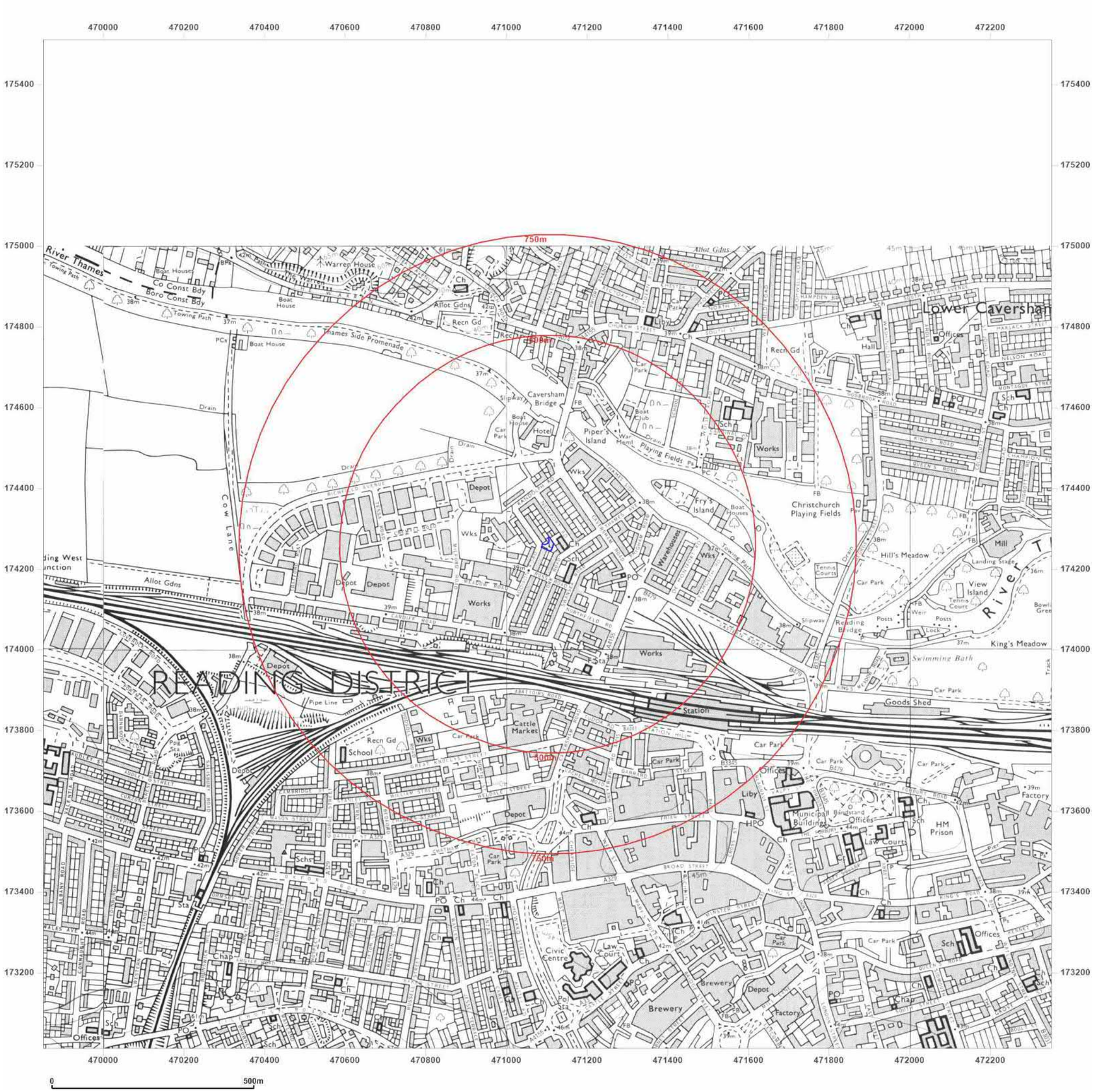
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Site Details:

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READING, RG1 8EG

Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

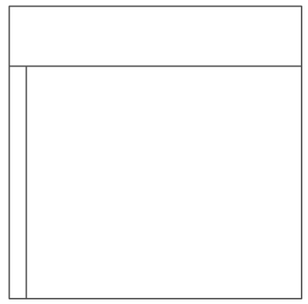
Map Name: National Grid

Map date: **1976-1979**

Scale: 1:10,000

Printed at: 1:10,000

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Revised 1975
Edition N/A
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Surveyed 1977
Revised 1979
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Site Details:

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READING, RG1 8EG

Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

Map Name: National Grid

Map date: **1989-1991**

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 1990
Revised 1991
Edition N/A
Copyright N/A
Levelled N/A

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

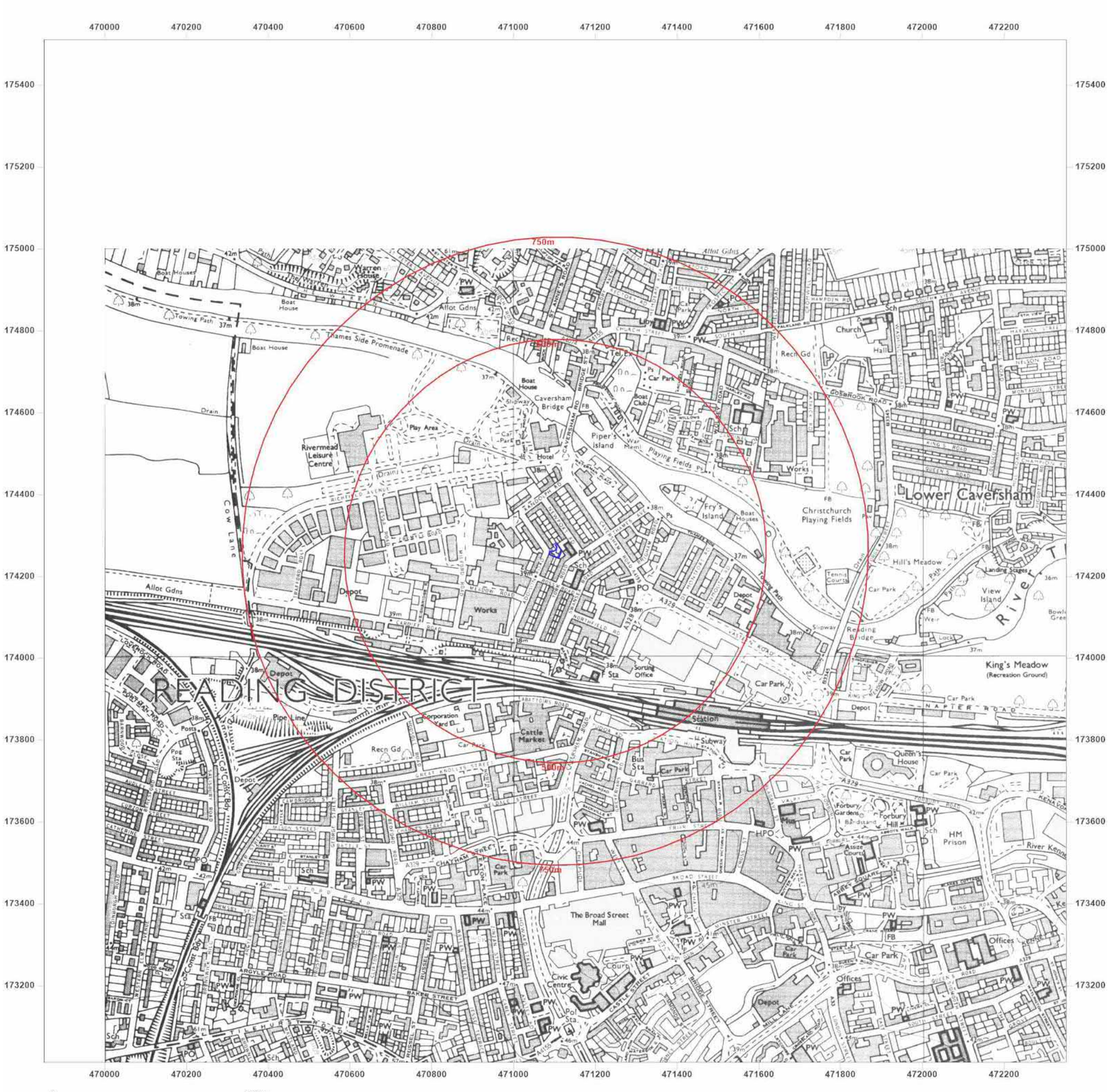
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Site Details:

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READING, RG1 8EG

Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

Map Name: National Grid

Map date: **1994**

Scale: 1:10,000

Printed at: 1:10,000

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Revised 1994
Edition N/A
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Levelled N/A

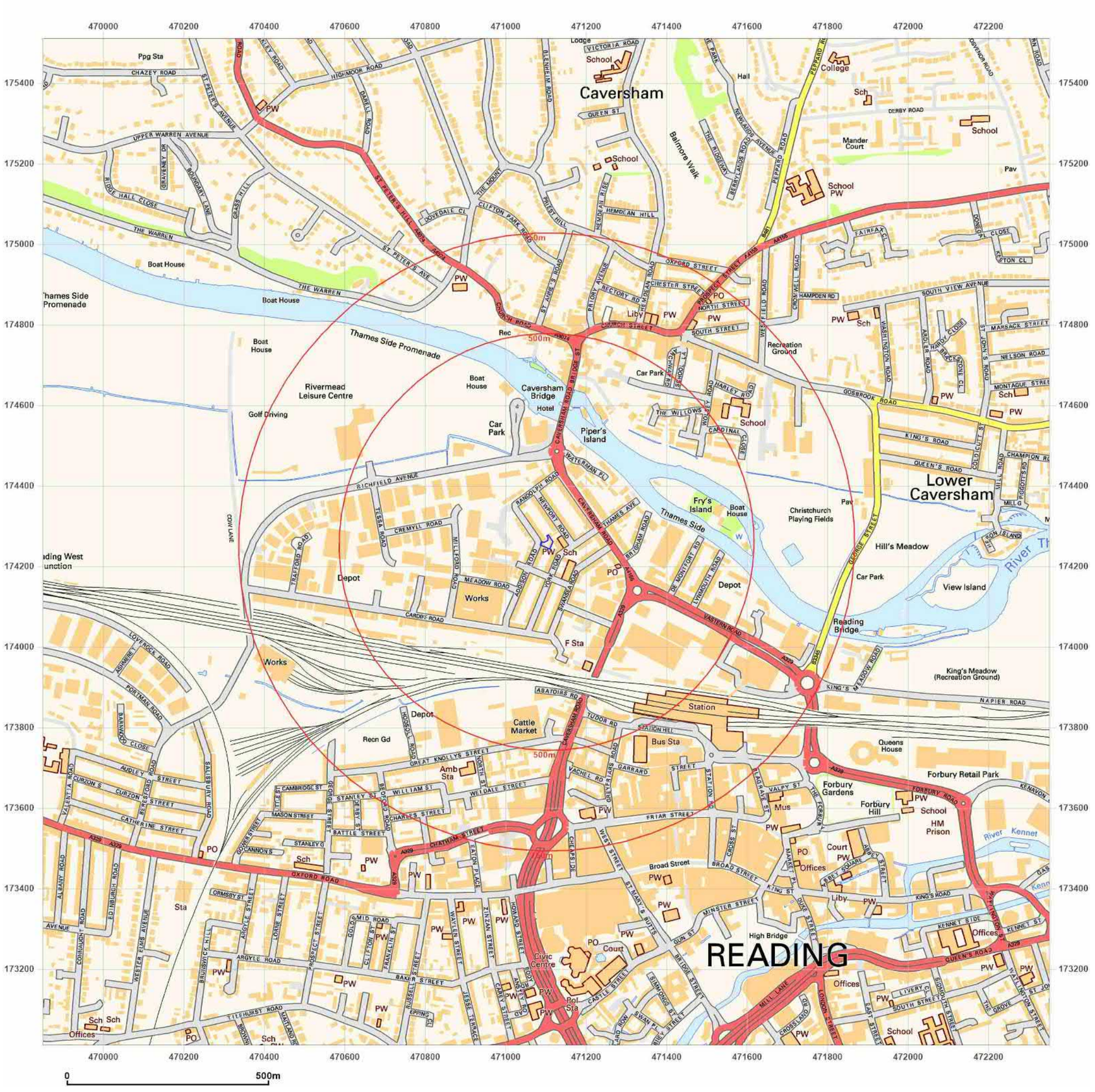
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Site Details:

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READING, RG1 8EG

Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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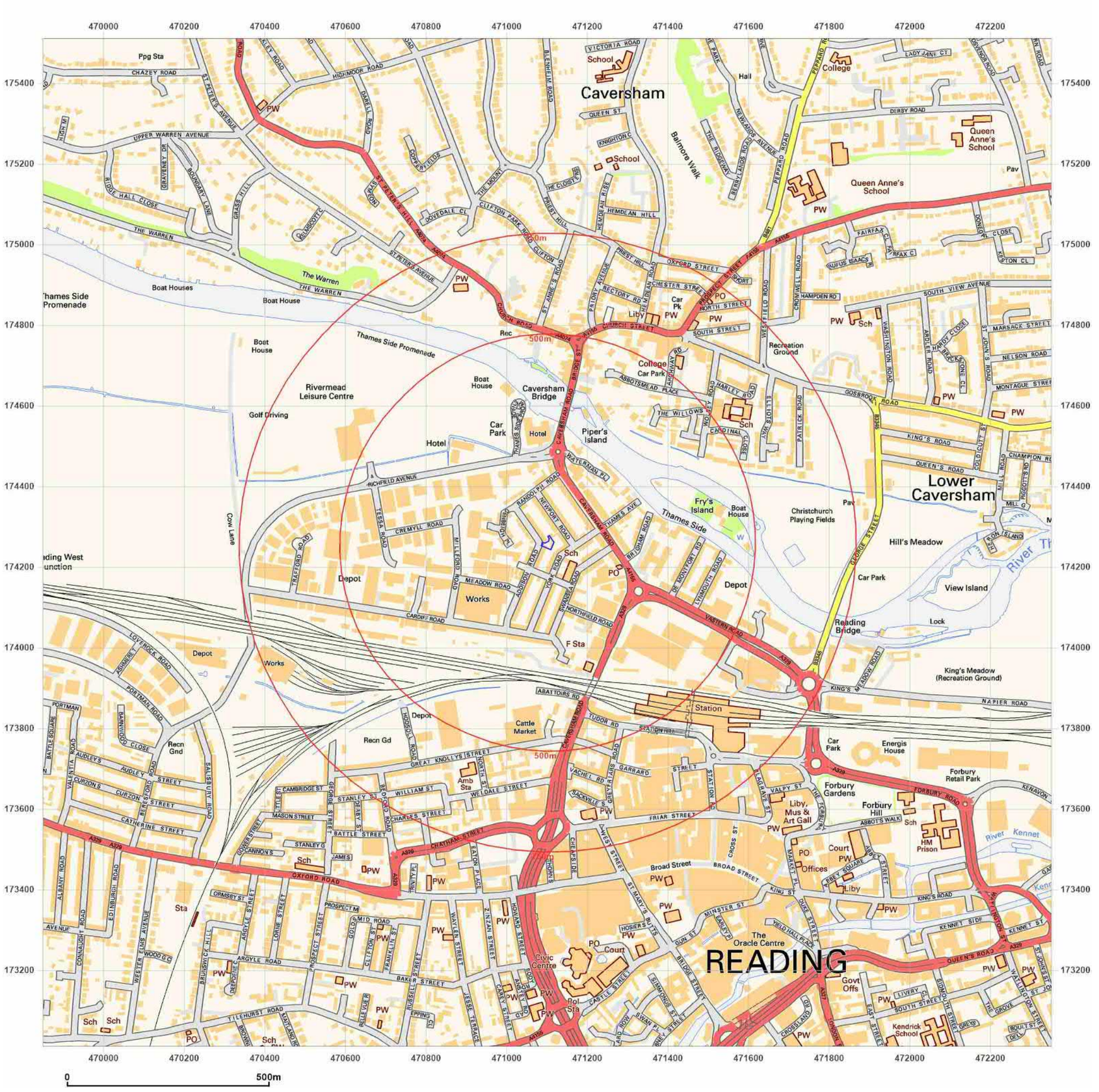
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Site Details:

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READING, RG1 8EG

Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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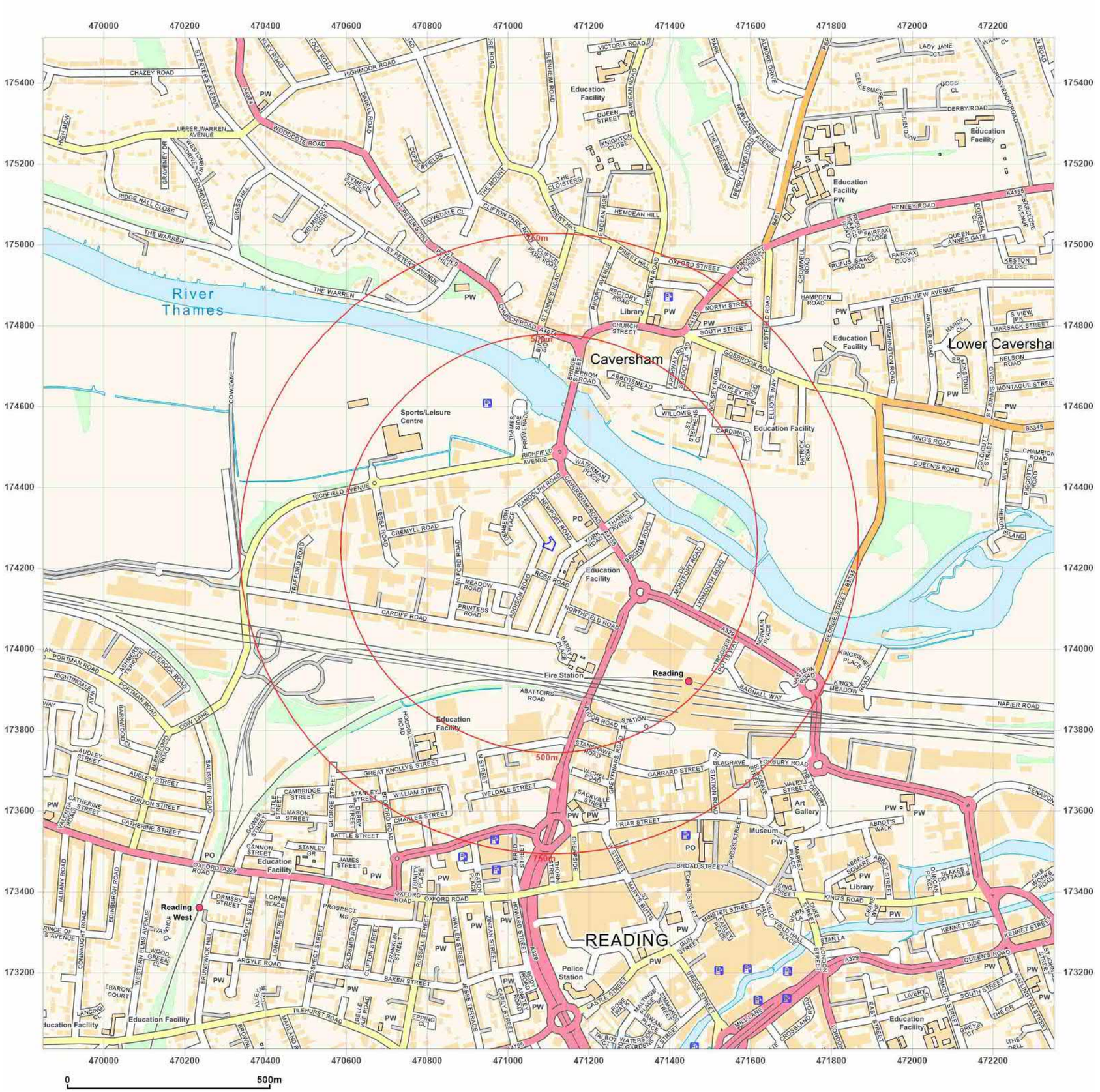
2010

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Site Details:

94-98, ADDISON ROAD,
READING, RG1 8EG

Client Ref: PH1-2025-000043
Report Ref: GS-2D7-9C6-N5F-KWW
Grid Ref: 471101, 174261

Map Name: National Grid
Map date: **2025**
Scale: 1:10,000
Printed at: 1:10,000

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19 APPENDIX 3 – ENVIRONMENTAL SCREENING REPORT

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

94-98, ADDISON ROAD, READING, RG1 8EG

Order Details

Date: 04/04/2025

Your ref: PH1-2025-000043

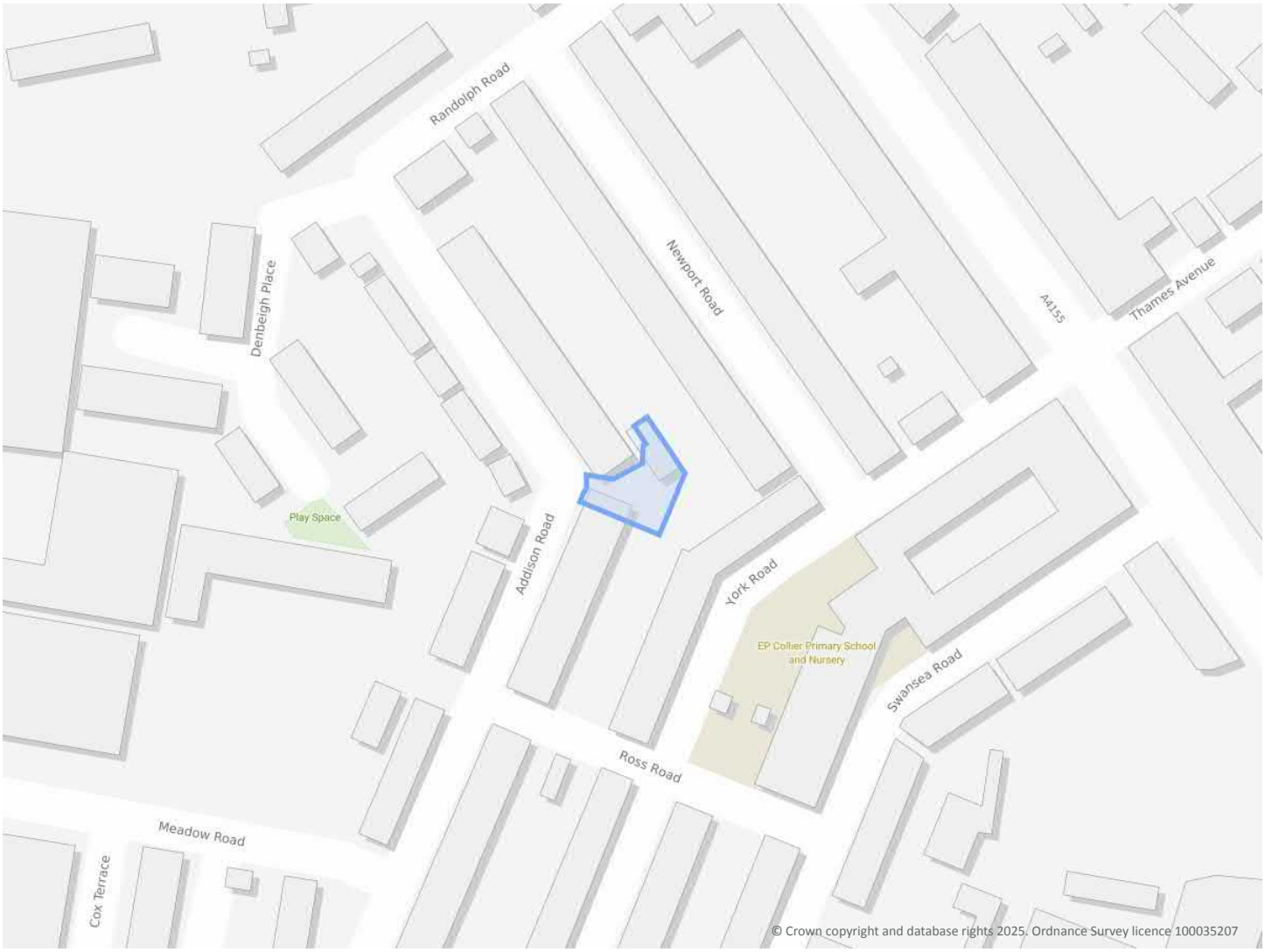
Our Ref: GS-O3S-UCC-ZHY-UFR

Site Details

Location: 471103 174258

Area: 0.05 ha

Authority: Reading Borough Council ↗



Summary of findings p. 2 >

Aerial image p. 9 >

OS MasterMap site plan p.14 >

Insight User Guide ↗

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	1	35	102	-
21 >	1.2 >	Historical tanks >	0	0	1	30	-
22 >	1.3 >	Historical energy features >	0	0	11	29	-
24	1.4	Historical petrol stations	0	0	0	0	-
24 >	1.5 >	Historical garages >	0	0	0	17	-
25	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
26 >	2.1 >	Historical industrial land uses >	0	1	41	139	-
33 >	2.2 >	Historical tanks >	0	0	1	42	-
35 >	2.3 >	Historical energy features >	0	0	20	43	-
37	2.4	Historical petrol stations	0	0	0	0	-
38 >	2.5 >	Historical garages >	0	0	0	21	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
39	3.1	Active or recent landfill	0	0	0	0	-
39	3.2	Historical landfill (BGS records)	0	0	0	0	-
40	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
40 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	1	0	-
40 >	3.5 >	Historical waste sites >	0	0	1	1	-
41	3.6	Licensed waste sites	0	0	0	0	-
41 >	3.7 >	Waste exemptions >	0	0	1	6	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
43 >	4.1 >	Recent industrial land uses >	0	0	23	-	-
45 >	4.2 >	Current or recent petrol stations >	0	0	2	1	-
45	4.3	Electricity cables	0	0	0	0	-
45	4.4	Gas pipelines	0	0	0	0	-
46	4.5	Sites determined as Contaminated Land	0	0	0	0	-

46	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
46	4.7	Regulated explosive sites	0	0	0	0	-
46	4.8	Hazardous substance storage/usage	0	0	0	0	-
46	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
47	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
47 >	4.11 >	Licensed pollutant release (Part A(2)/B) >	0	0	2	2	-
48	4.12	Radioactive Substance Authorisations	0	0	0	0	-
48 >	4.13 >	Licensed Discharges to controlled waters >	0	0	2	4	-
49	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
49	4.15	Pollutant release to public sewer	0	0	0	0	-
49	4.16	List 1 Dangerous Substances	0	0	0	0	-
49	4.17	List 2 Dangerous Substances	0	0	0	0	-
50 >	4.18 >	Pollution Incidents (EA/NRW) >	0	0	4	4	-
51	4.19	Pollution inventory substances	0	0	0	0	-
51	4.20	Pollution inventory waste transfers	0	0	0	0	-
51	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
52 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
54 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
55 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
56 >	5.4 >	Groundwater vulnerability- soluble rock risk >	Identified (within 0m)				
56	5.5	Groundwater vulnerability- local information	None (within 0m)				
57 >	5.6 >	Groundwater abstractions >	0	0	4	1	12
61 >	5.7 >	Surface water abstractions >	0	0	0	3	3
63 >	5.8 >	Potable abstractions >	0	0	2	0	3
64	5.9	Source Protection Zones	0	0	0	0	-
64	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
65 >	6.1 >	Water Network (OS MasterMap) >	0	0	1	-	-

66 >	6.2 >	Surface water features >	0	0	2	-	-
66 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
66 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
67 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
68 >	7.1 >	Risk of flooding from rivers and the sea >	Low (within 50m)				
69 >	7.2 >	Historical Flood Events >	0	0	12	-	-
70	7.3	Flood Defences	0	0	0	-	-
70	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
70	7.5	Flood Storage Areas	0	0	0	-	-
71 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
72	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
73 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
75 >	9.1 >	Groundwater flooding >	High (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
76	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
76	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
76	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
76	10.4	Special Protection Areas (SPA)	0	0	0	0	0
77	10.5	National Nature Reserves (NNR)	0	0	0	0	0
77	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
77	10.7	Designated Ancient Woodland	0	0	0	0	0
77	10.8	Biosphere Reserves	0	0	0	0	0
78	10.9	Forest Parks	0	0	0	0	0
78	10.10	Marine Conservation Zones	0	0	0	0	0
78	10.11	Green Belt	0	0	0	0	0
78	10.12	Proposed Ramsar sites	0	0	0	0	0

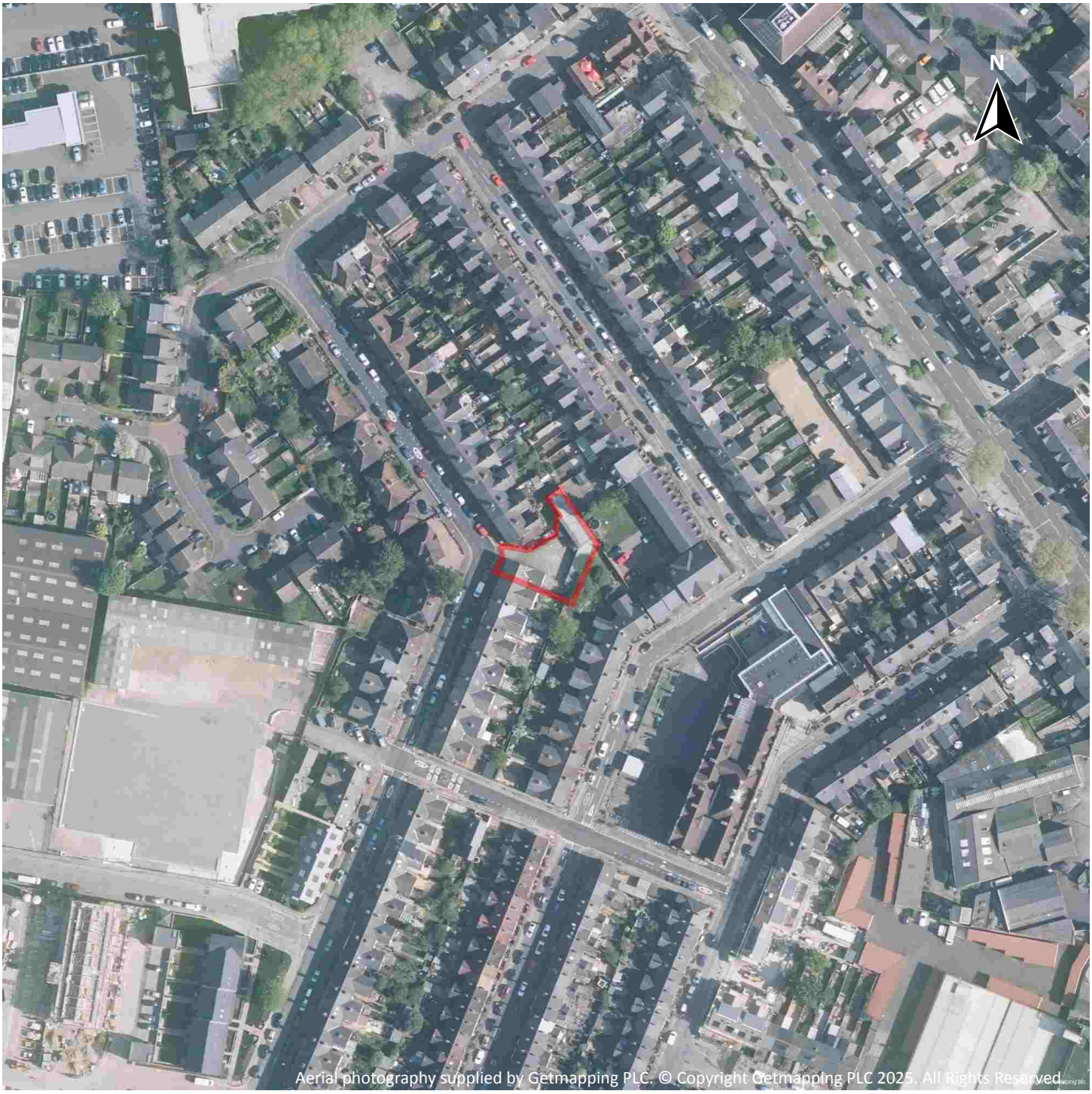
78	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
79	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
79	10.15	Nitrate Sensitive Areas	0	0	0	0	0
79 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	1
80 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
81	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
82	11.1	World Heritage Sites	0	0	0	-	-
82	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
82	11.3	National Parks	0	0	0	-	-
82	11.4	Listed Buildings	0	0	0	-	-
83	11.5	Conservation Areas	0	0	0	-	-
83	11.6	Scheduled Ancient Monuments	0	0	0	-	-
83	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
84 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
85	12.2	Open Access Land	0	0	0	-	-
85	12.3	Tree Felling Licences	0	0	0	-	-
85	12.4	Environmental Stewardship Schemes	0	0	0	-	-
85	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
86	13.1	Priority Habitat Inventory	0	0	0	-	-
86	13.2	Habitat Networks	0	0	0	-	-
86	13.3	Open Mosaic Habitat	0	0	0	-	-
86	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
87 >	14.1 >	10k Availability >	Identified (within 500m)				
88 >	14.2 >	Artificial and made ground (10k) >	0	0	2	3	-
90 >	14.3 >	Superficial geology (10k) >	1	0	1	1	-

91	14.4	Landslip (10k)	0	0	0	0	-
92 >	14.5 >	Bedrock geology (10k) >	1	0	0	0	-
93	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
94 >	15.1 >	50k Availability >	Identified (within 500m)				
95	15.2	Artificial and made ground (50k)	0	0	0	0	-
95	15.3	Artificial ground permeability (50k)	0	0	-	-	-
96 >	15.4 >	Superficial geology (50k) >	1	0	1	1	-
97 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
97	15.6	Landslip (50k)	0	0	0	0	-
97	15.7	Landslip permeability (50k)	None (within 50m)				
98 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
99 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
99	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
100 >	16.1 >	BGS Boreholes >	0	0	13	-	-
Page	Section	Natural ground subsidence >					
102 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
103 >	17.2 >	Running sands >	Negligible (within 50m)				
104 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
105 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
106 >	17.5 >	Landslides >	Very low (within 50m)				
107 >	17.6 >	Ground dissolution of soluble rocks >	Very low (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
109	18.1	BritPits	0	0	0	0	-
110 >	18.2 >	Surface ground workings >	0	0	3	-	-
110	18.3	Underground workings	0	0	0	0	0
110	18.4	Underground mining extents	0	0	0	0	-
110	18.5	Historical Mineral Planning Areas	0	0	0	0	-

111 >	18.6 >	Non-coal mining >	0	0	0	0	5
111 >	18.7 >	JPB mining areas >	Identified (within 0m)				
112	18.8	The Coal Authority non-coal mining	0	0	0	0	-
112	18.9	Researched mining	0	0	0	0	-
112	18.10	Mining record office plans	0	0	0	0	-
113	18.11	BGS mine plans	0	0	0	0	-
113	18.12	Coal mining	None (within 0m)				
113	18.13	Brine areas	None (within 0m)				
113	18.14	Gypsum areas	None (within 0m)				
113	18.15	Tin mining	None (within 0m)				
114	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
115	19.1	Natural cavities	0	0	0	0	-
115	19.2	Mining cavities	0	0	0	0	0
115	19.3	Reported recent incidents	0	0	0	0	-
115	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
117 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
119 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	0	-	-	-
119	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
119	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
120	22.1	Underground railways (London)	0	0	0	-	-
120	22.2	Underground railways (Non-London)	0	0	0	-	-
121	22.3	Railway tunnels	0	0	0	-	-
121 >	22.4 >	Historical railway and tunnel features >	0	0	18	-	-
122	22.5	Royal Mail tunnels	0	0	0	-	-
122	22.6	Historical railways	0	0	0	-	-

122	22.7	Railways	0	0	0	-	-
122	22.8	Crossrail 2	0	0	0	0	-
123	22.9	HS2	0	0	0	0	-

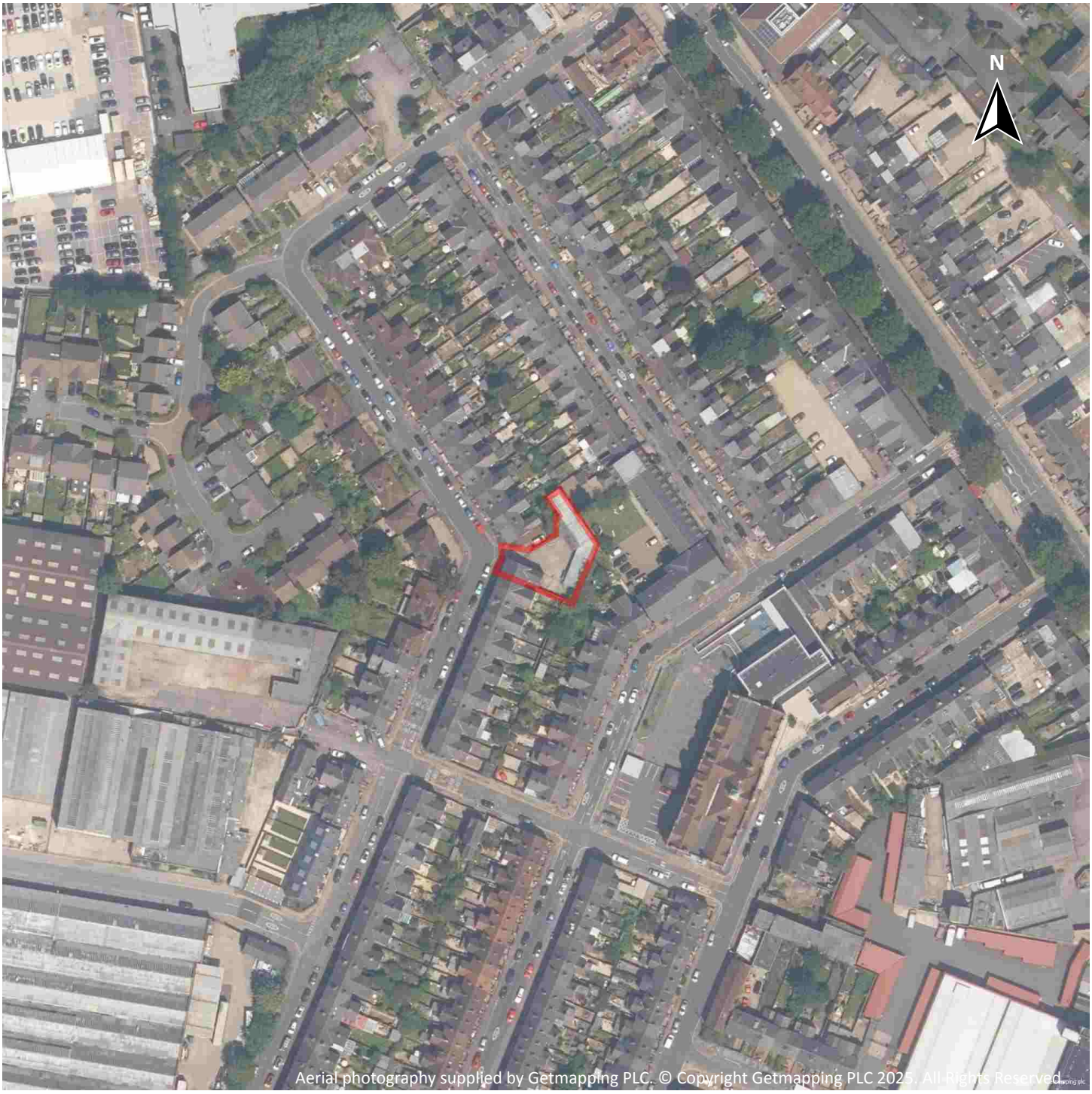
Recent aerial photograph



Capture Date: 30/04/2022

Site Area: 0.05ha

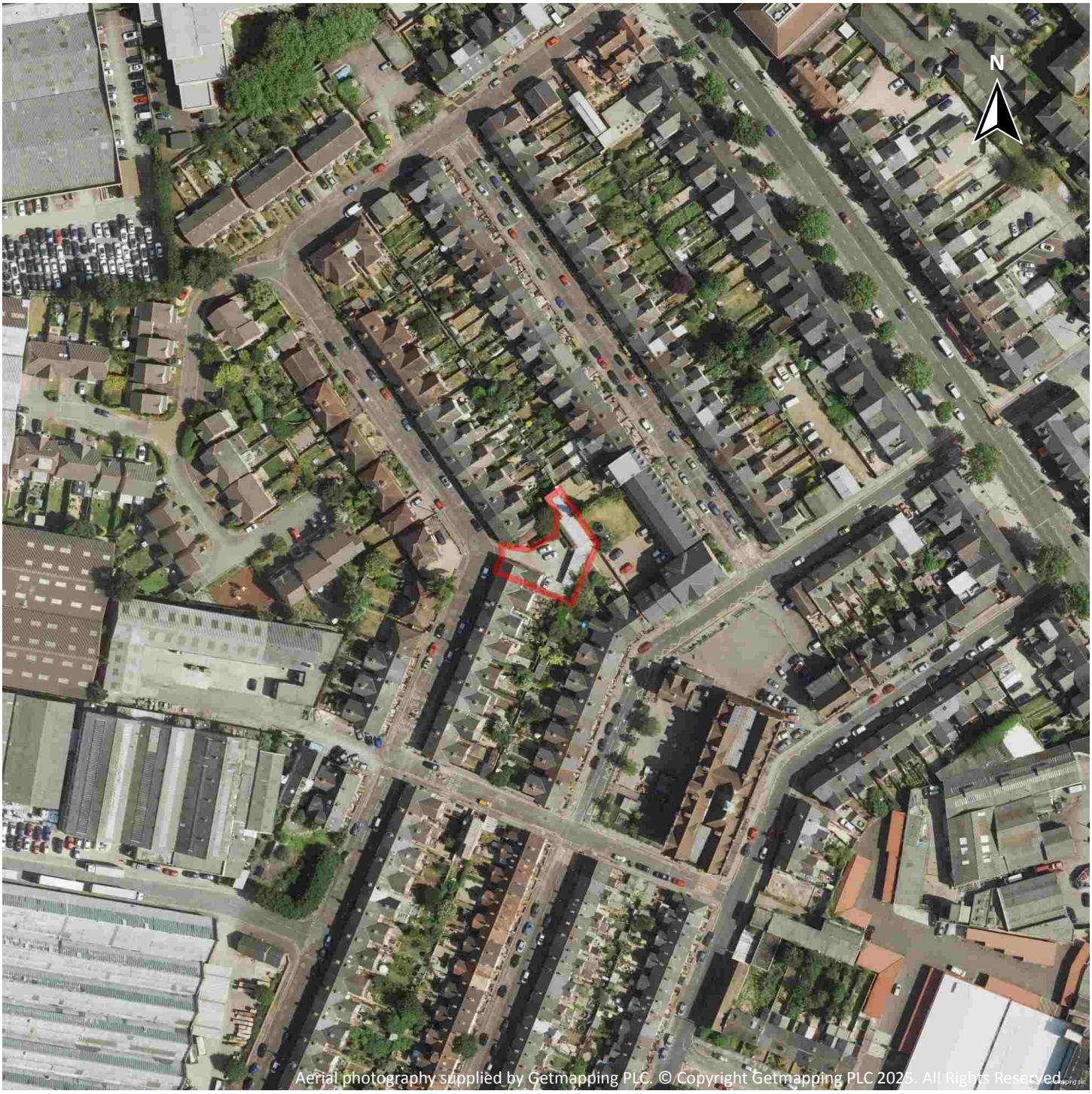
Recent site history - 2019 aerial photograph



Capture Date: 29/06/2019

Site Area: 0.05ha

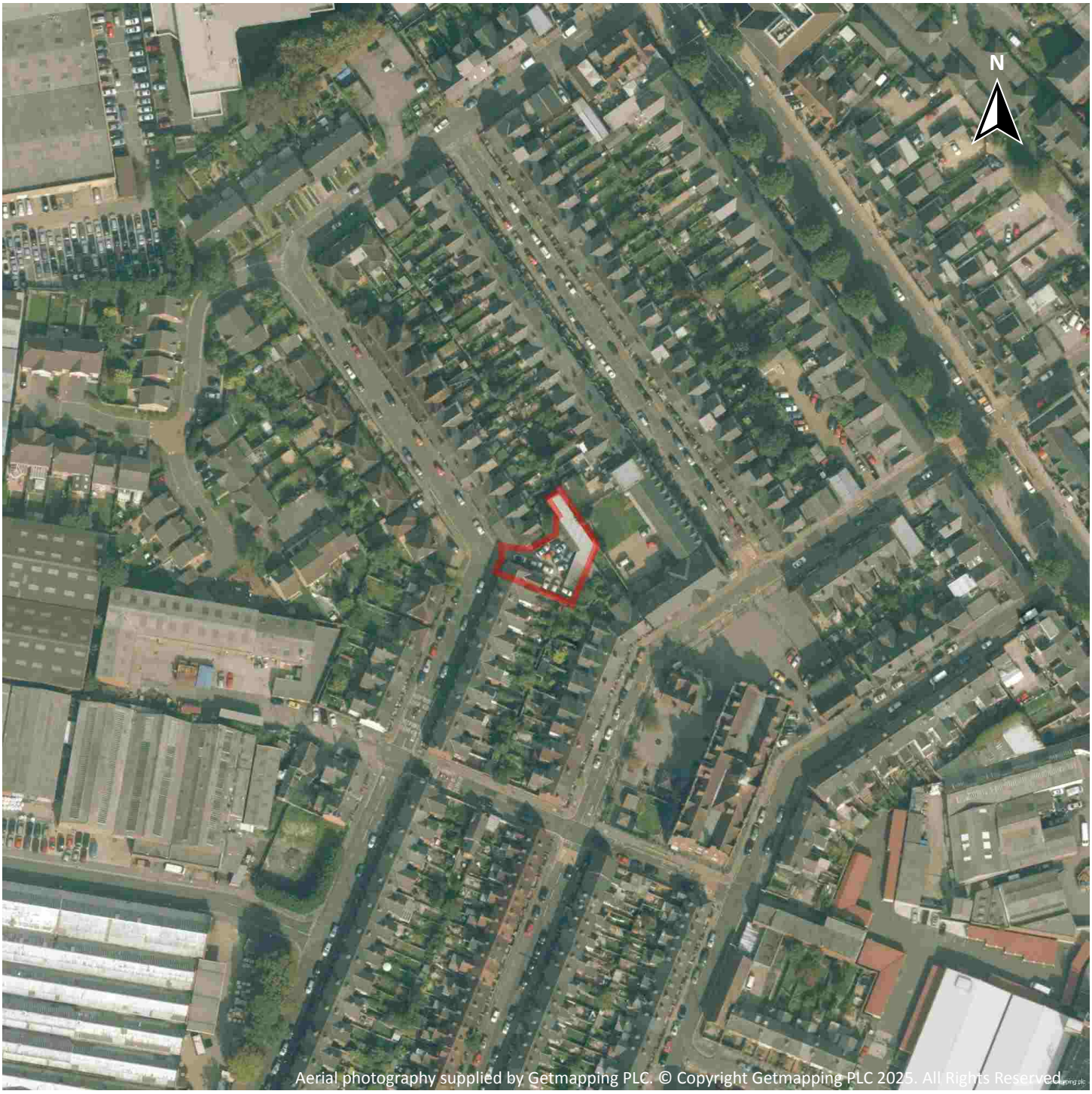
Recent site history - 2013 aerial photograph



Capture Date: 08/07/2013

Site Area: 0.05ha

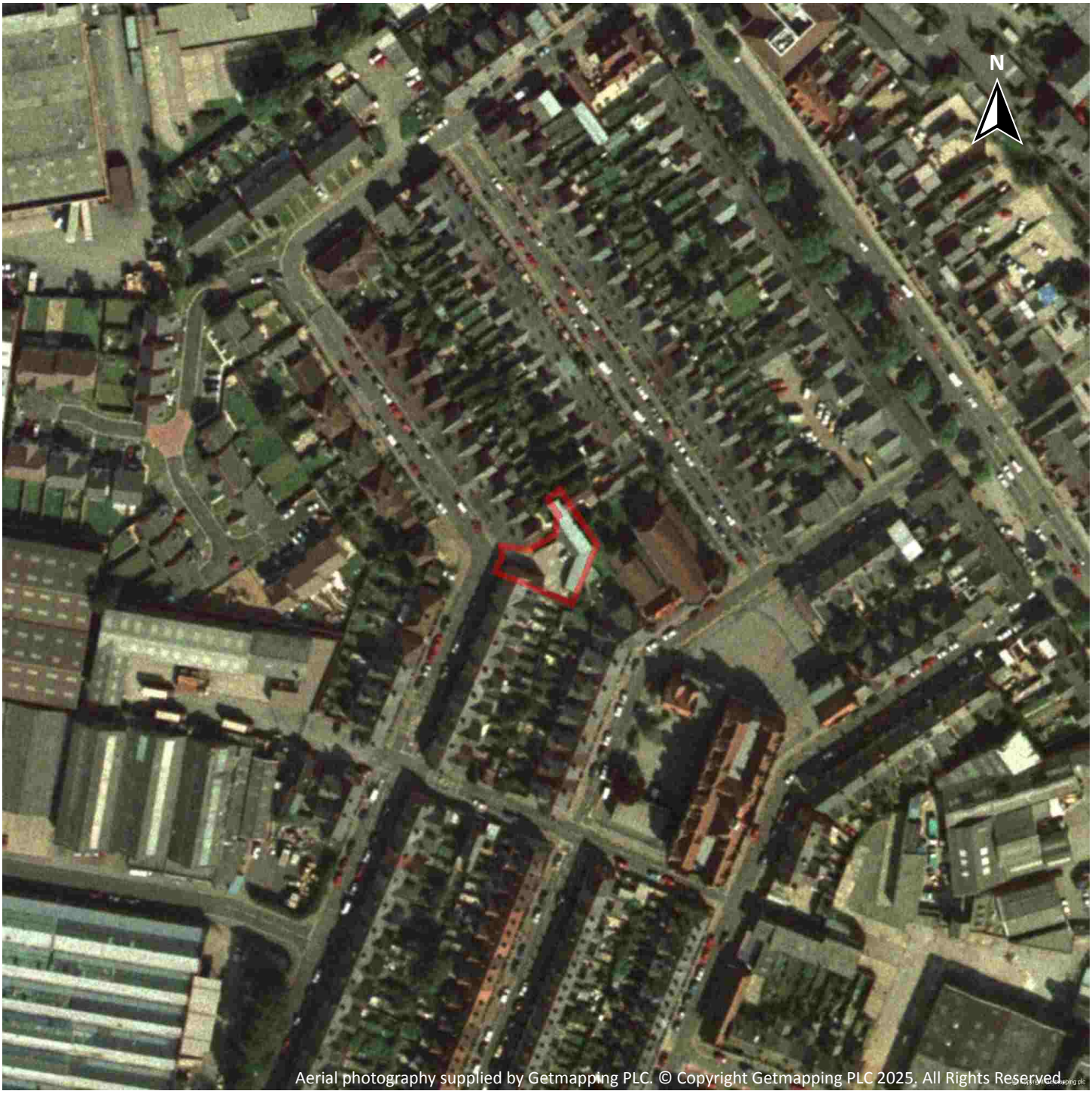
Recent site history - 2010 aerial photograph



Capture Date: 22/09/2010

Site Area: 0.05ha

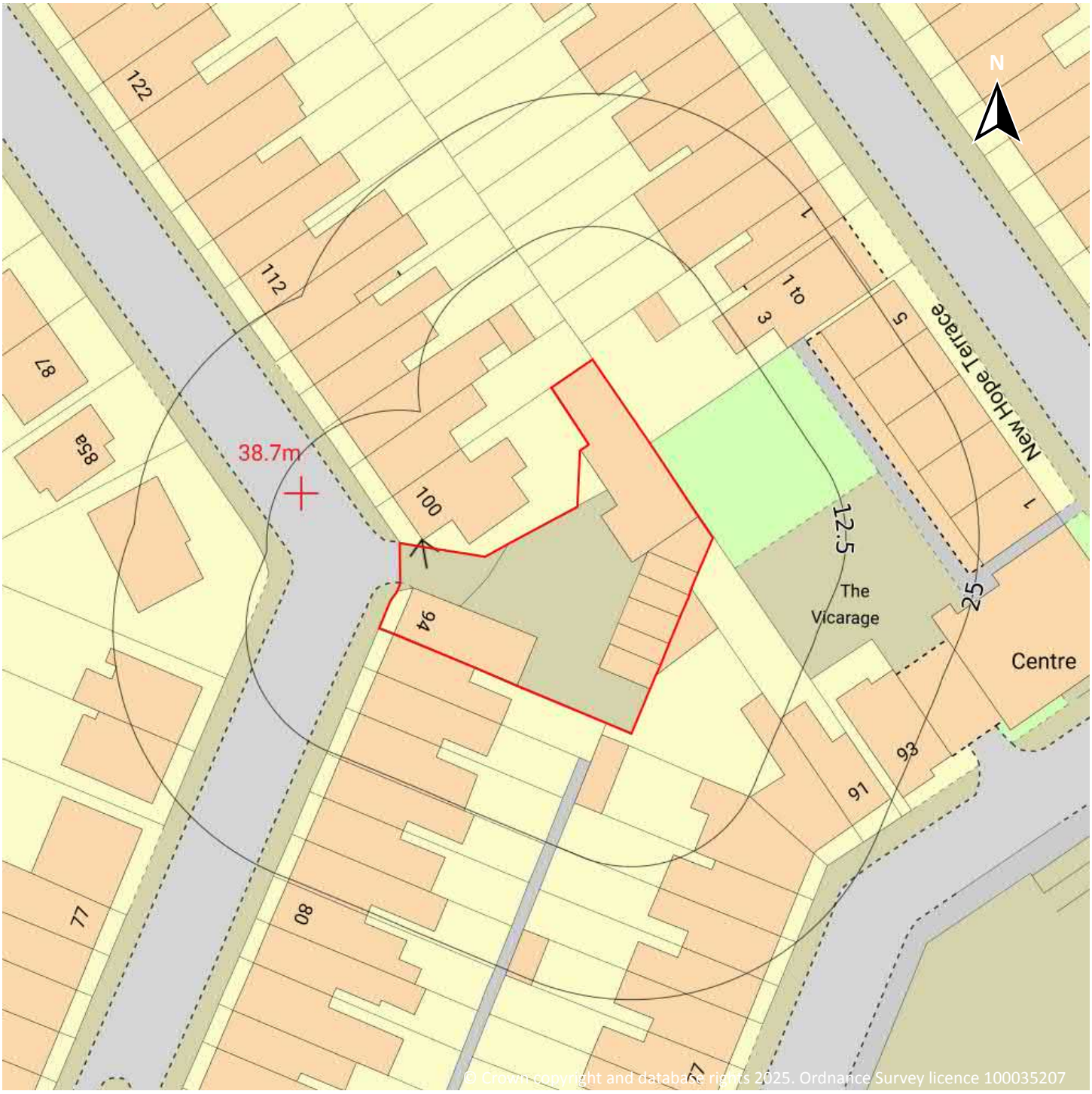
Recent site history - 1999 aerial photograph



Capture Date: 04/09/1999

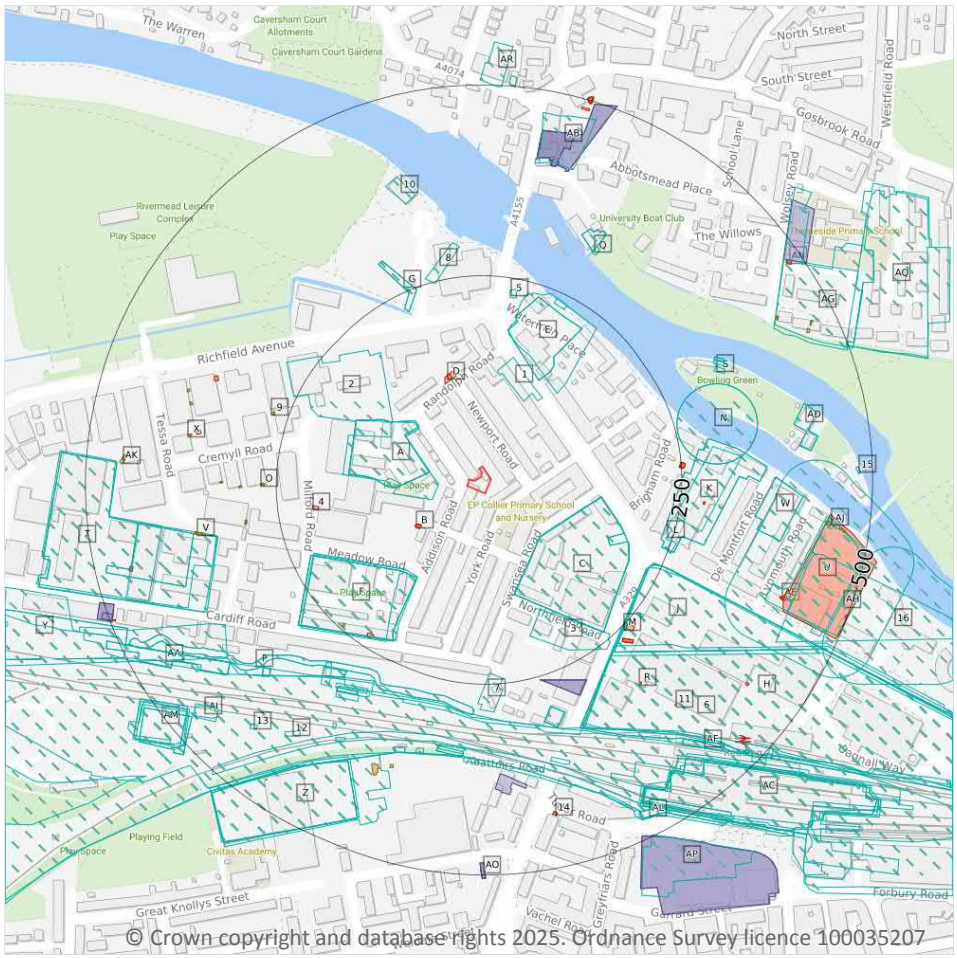
Site Area: 0.05ha

OS MasterMap site plan



Site Area: 0.05ha

1 Past land use



1.1 Historical industrial land uses

Records within 500m	138

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 15 >**

ID	Location	Land use	Dates present	Group ID
A	37m W	Unspecified Works	1962	1931801

ID	Location	Land use	Dates present	Group ID
A	52m W	Unspecified Commercial/Industrial	1989	1882812
A	52m W	Unspecified Works	1979	1921715
A	52m W	Unspecified Works	1973	1932572
C	92m SE	Unspecified Works	1962	1890849
C	92m SE	Unspecified Commercial/Industrial	1973	1940484
C	92m SE	Unspecified Commercial/Industrial	1979	1981288
C	92m SE	Unspecified Commercial/Industrial	1989 - 1994	1981953
1	101m NE	Timber Yard	1878	1890125
2	125m NW	Unspecified Depot	1979	1886775
E	135m NE	Unspecified Works	1973	1937076
E	135m NE	Unspecified Works	1979	1950453
F	136m SW	Printing Works	1910	1937085
F	136m SW	Printing Works	1938	1985526
E	137m NE	Unspecified Shed	1878	1885238
F	137m SW	Unspecified Works	1989 - 1994	1941976
F	137m SW	Unspecified Works	1979	1946843
F	137m SW	Unspecified Works	1962 - 1973	1962403
3	168m SE	Malthouses	1878	1889160
5	224m N	Boat House	1910	1894559
G	225m NW	Unspecified Ground Workings	1938	1955859
G	225m NW	Unspecified Ground Workings	1910	1972947
E	232m NE	Unspecified Wharf	1878	1887095
6	233m SE	Railway Sidings	1932 - 1979	1985279
H	233m SE	Unspecified Works	1962 - 1973	1934640
H	233m SE	Unspecified Works	1979	1980970
I	234m SE	Railway Sidings	1897 - 1913	1977747
7	235m S	Timber Yard	1913	1890126
J	236m SE	Railway Sidings	1938	1929335

ID	Location	Land use	Dates present	Group ID
J	236m SE	Railway Sidings	1910	1978966
K	236m E	Sawmill	1938	1914433
K	236m E	Sawmill	1910	1997755
L	242m E	Smithy	1897	1907114
K	247m E	Unspecified Warehouses	1979	1890103
8	248m N	Boat House	1979	1894564
L	248m E	Smithy	1900	1907115
M	252m SE	Coal Depot	1910	1887777
N	252m E	Boat House	1910	1916975
N	252m E	Boat House	1938	1942141
M	253m SE	Coal Depot	1938	1887776
H	261m SE	Unspecified Works	1933 - 1938	1952114
H	267m SE	Railway Works	1938	1958159
H	267m SE	Railway Works	1913	1988924
H	269m SE	Railway Works	1898	1929251
P	270m S	Unspecified Ground Workings	1938	1928214
P	270m S	Unspecified Ground Workings	1910 - 1913	1979995
P	281m S	Railway Sidings	1989 - 1994	1950624
P	290m SW	Railway Buildings	1979	1925879
P	290m SW	Railway Buildings	1989 - 1994	1955024
I	292m S	Fire Station	1962 - 1973	1928488
I	292m S	Fire Station	1989 - 1994	1940833
I	292m S	Fire Station	1979	1998524
P	292m SW	Railway Building	1933	1910060
P	296m SW	Railway Buildings	1933	1926752
P	299m SW	Railway Buildings	1938 - 1962	1979107
P	306m SW	Railway Buildings	1913	1940012
P	306m SW	Railway Buildings	1938	1952074

ID	Location	Land use	Dates present	Group ID
P	307m S	Railway Building	1898	1910362
P	309m SW	Railway Buildings	1898	1942076
Q	315m NE	Boat House	1878	1894562
Q	317m NE	Boat House	1910	1960202
Q	317m NE	Boat House	1938	1984805
P	323m S	Railway Sidings	1933	1989564
S	324m NE	Boat House	1900	1894560
S	329m NE	Boat House	1897	1894563
S	332m NE	Boat House	1910	1986034
S	332m NE	Boat House	1938	1989317
T	333m W	Unspecified Depot	1979	1992958
T	334m W	Unspecified Depots	1989	1897286
P	334m S	Railway Building	1938	1920803
T	335m W	Unspecified Depot	1973	1958241
P	336m S	Railway Building	1938	1918457
P	336m S	Railway Building	1913	1926784
U	341m SE	Electric Works	1910	1994688
P	344m S	Railway Building	1913	1910052
W	349m E	Unspecified Works	1979	1917509
W	349m E	Unspecified Works	1973	1942756
P	349m S	Railway Building	1938	1937124
P	349m S	Railway Building	1913	1995472
P	351m SW	Railway Building	1989 - 1994	1921952
P	351m SW	Railway Building	1979	1999556
P	352m SW	Railway Building	1962 - 1973	1988921
P	355m SW	Railway Building	1913	1910361
I	356m S	Railway Building	1913	1910363
10	358m N	Boat House	1989 - 1994	1932535

ID	Location	Land use	Dates present	Group ID
I	363m S	Railway Building	1898	1910053
T	364m W	Unspecified Depot	1979	1922488
Y	365m SW	Railway Sidings	1901	1937334
P	366m SW	Railway Building	1898	1910360
Z	369m S	Corporation Yard	1989 - 1994	1929483
AA	387m SW	Railway Buildings	1989 - 1994	1966984
AA	387m SW	Railway Buildings	1979	1994152
AA	388m SW	Railway Buildings	1962 - 1973	1951525
Z	388m SW	Corporation Yard	1933 - 1938	1994537
12	389m SW	Railway Building	1898	1910359
Z	391m SW	Corporation Yard	1962	1985119
U	392m SE	Unspecified Depot	1989 - 1994	1928809
Z	393m SW	Corporation Yard	1913	1928930
Z	393m SW	Corporation Yard	1938	1989605
AC	402m SE	Railway Station	1933	1965662
AD	403m E	Boat Houses	1989 - 1994	1947840
AD	403m E	Boat Houses	1979	1949001
AB	403m N	Unspecified Manufactory	1878	1889517
T	404m W	Unspecified Depot	1994	1919992
AF	414m SE	Railway Building	1979	1943185
AF	414m SE	Railway Building	1973	1977336
AF	414m SE	Railway Building	1989 - 1994	1997141
13	417m SW	Railway Building	1898	1910358
AG	420m NE	Unspecified Works	1962 - 1973	1936464
U	421m E	Electric Works	1897 - 1900	1995262
AG	423m NE	Engineering Works	1938	1909382
AH	426m SE	Railway Sidings	1901	1950627
AC	430m SE	Railway Station	1938	1990806

ID	Location	Land use	Dates present	Group ID
AC	433m SE	Railway Station	1898 - 1994	1987946
AC	435m SE	Railway Station	1913	1923169
AC	435m SE	Railway Station	1938	1995285
AC	437m SE	Railway Station	1989	1953060
AI	437m SW	Railway Building	1938 - 1962	1990539
AI	439m SW	Railway Building	1933 - 1938	1950369
AC	439m SE	Railway Station	1973 - 1979	1917814
AC	439m SE	Railway Station	1962	1981193
AJ	446m E	Smithy	1901	1907112
AL	464m SE	Railway Building	1989 - 1994	1953436
AL	464m SE	Railway Building	1979	1974312
AM	466m SW	Engine Shed	1933	1936773
AM	467m SW	Engine Shed	1938	1938463
AM	470m SW	Engine Shed	1962	1957479
AM	471m SW	Engine Shed	1913	1962253
AM	471m SW	Engine Shed	1898	1967825
AM	471m SW	Engine Shed	1938	1923828
AC	475m SE	Railway Building	1898	1910364
15	478m E	Boat House	1938	1894561
16	481m SE	Iron Works	1910	1982317
AQ	497m E	Joinery Works	1910	1969304
AP	498m SE	Bus Station	1994	1912184
AR	498m N	Police Station	1897 - 1900	1951479
AR	499m N	Smithy	1878	1907113
AQ	499m E	Unspecified Works	1973	1939931

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	31

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 15 >**

ID	Location	Land use	Dates present	Group ID
F	241m SW	Unspecified Tank	1970	321257
O	265m W	Unspecified Tank	1970 - 1988	343097
9	267m W	Unspecified Tank	1970 - 1988	343791
O	292m W	Tanks	1970	317076
O	293m W	Tanks	1988	317075
O	295m W	Unspecified Tank	1970 - 1988	328976
P	308m S	Tank or Trough	1879	319429
O	320m W	Unspecified Tank	1970	332100
R	320m SE	Tank or Trough	1879	329516
R	320m SE	Tank or Trough	1879	333559
R	321m SE	Tank or Trough	1879	319701
O	322m W	Unspecified Tank	1988	341940
V	349m W	Tanks	1988	317074
V	352m W	Unspecified Tank	1970	321258
X	367m W	Unspecified Tank	1988	321253
11	372m SE	Tank or Trough	1879	319702
X	375m W	Unspecified Tank	1970 - 1988	341937
P	375m S	Unspecified Tank	1986 - 1993	330021
P	382m S	Tanks	1986 - 1993	344124
X	383m W	Unspecified Tank	1970 - 1988	327979
AG	429m NE	Unspecified Tank	1971	334347

ID	Location	Land use	Dates present	Group ID
AG	429m NE	Unspecified Tank	1956 - 1957	339621
AJ	442m E	Unspecified Tank	1936	324034
AK	449m W	Unspecified Tank	1970 - 1988	330448
AG	456m NE	Unspecified Tank	1972	324036
AJ	460m E	Tanks	1913 - 1932	335116
AJ	463m E	Tanks	1913 - 1932	334001
AG	464m NE	Unspecified Tank	1972	324035
Z	465m SW	Tank or Trough	1879	319431
AG	467m NE	Unspecified Tank	1956 - 1957	340039
AJ	467m E	Tanks	1913	317801

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	**40**

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 15 >**

ID	Location	Land use	Dates present	Group ID
B	79m SW	Electricity Substation	1971	216777
B	79m SW	Electricity Substation	1984	227231
B	80m SW	Electricity Substation	1982 - 1993	224673
D	119m N	Electricity Substation	1984	222600
D	122m N	Electricity Substation	1971 - 1993	213312
4	196m W	Electricity Substation	1970 - 1988	216803
F	230m SW	Electricity Substation	1970 - 1988	221552
K	247m E	Electricity Substation	1982 - 1993	224925

ID	Location	Land use	Dates present	Group ID
K	248m E	Electricity Substation	1971	218447
K	248m E	Electricity Substation	1984	233609
M	250m SE	Electricity Substation	1984	209563
M	253m SE	Electricity Substation	1993	209564
M	262m SE	Electricity Substation	1982	225390
M	262m SE	Electricity Substation	1971	212822
M	262m SE	Electricity Substation	1984	223781
K	280m E	Electricity Substation	1956 - 1957	211440
X	352m W	Electricity Substation	1970 - 1988	230250
X	355m W	Electricity Substation	1970 - 1988	230744
AE	409m E	Electricity Substation	1984	217940
AE	409m E	Electricity Substation	1982	233909
AE	410m E	Electricity Substation	1984 - 1993	222229
AE	410m E	Electricity Substation	1971 - 1972	233037
AE	413m E	Electricity Substation	1989	215644
U	413m E	Electricity Depot	1972	211040
H	423m SE	Electricity Substation	1993 - 1996	215815
14	426m S	Electricity Substation	1988 - 1996	224198
AJ	443m E	Electricity Substation	1972 - 1989	234277
AK	447m W	Electricity Substation	1988	207375
T	450m W	Electricity Substation	1970 - 1988	220302
AN	479m NE	Electricity Substation	1956 - 1957	225460
AN	480m NE	Electricity Substation	1990	213165
AN	480m NE	Electricity Substation	1997 - 1999	232657
AB	486m N	Electricity Substation	1957	207685
Y	493m W	Gas Governor	1970	219726
Y	494m W	Gas Governor	1988	222961
AB	496m N	Electricity Substation	1982	215969

ID	Location	Land use	Dates present	Group ID
AB	496m N	Electricity Substation	1956	217474
AB	496m N	Electricity Substation	1971	221450
AB	497m N	Electricity Substation	-	206731
AH	497m E	Electricity Substation	1989	209561

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	**17**

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 15 >**

ID	Location	Land use	Dates present	Group ID
I	255m S	Garage	1988	69605
I	256m S	Garage	1986	69989
I	368m S	Garage	1969	67429
AB	402m N	Garage	1956	70132
AB	402m N	Garage	1971	72434
AB	404m N	Garage	1982	70637
AB	404m N	Garage	1986	69489

ID	Location	Land use	Dates present	Group ID
AB	404m N	Garage	1957 - 1961	70619
AN	479m NE	Garage	1975	67340
AO	484m S	Garage	1958 - 1961	71134
AO	484m S	Garage	1957	70279
AO	484m S	Garage	1962 - 1969	71393
Y	488m W	Garage	1959	69031
Y	488m W	Garage	1970	69584
AP	494m SE	Garage	1958 - 1961	69998
Y	494m W	Garage	1961	71361
AP	494m SE	Garage	1957	68395

This data is sourced from Ordnance Survey / Groundsure.

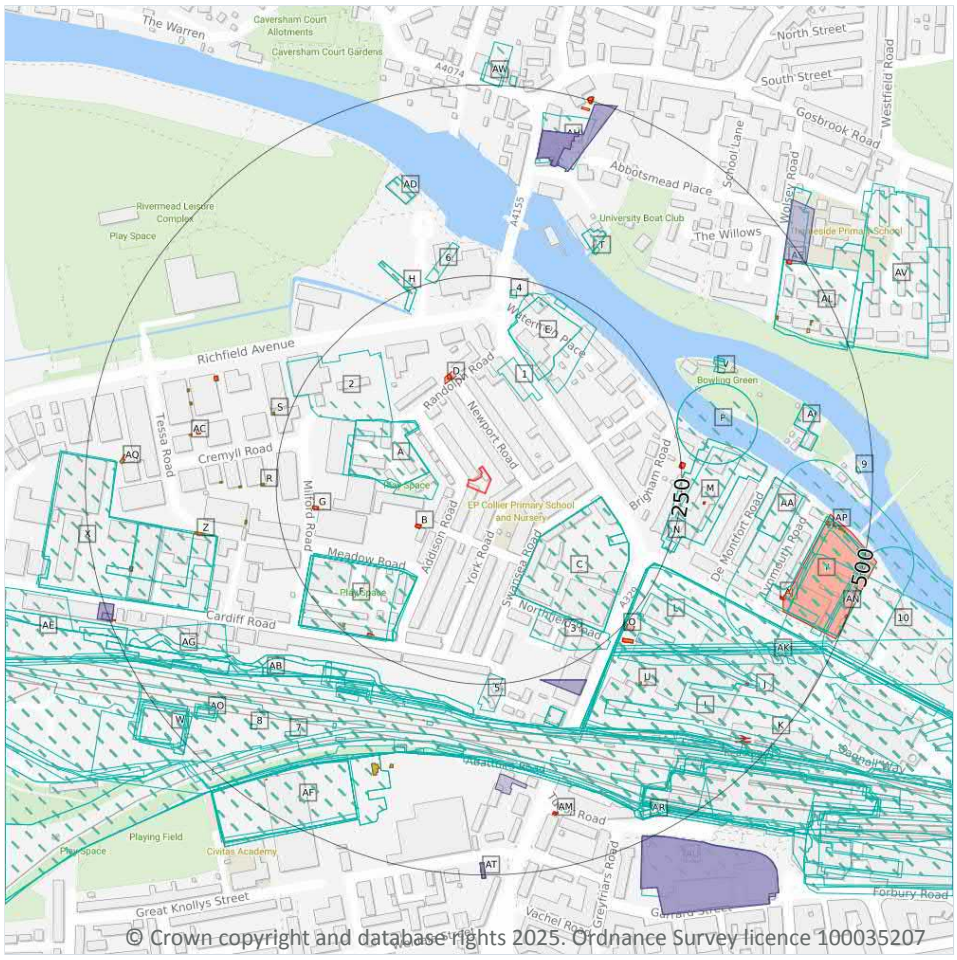
1.6 Historical military land

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



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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	181

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 26 >**

ID	Location	Land Use	Date	Group ID
A	37m W	Unspecified Works	1962	1931801
A	52m W	Unspecified Commercial/Industrial	1989	1882812
A	52m W	Unspecified Works	1979	1921715

ID	Location	Land Use	Date	Group ID
A	52m W	Unspecified Works	1973	1932572
C	92m SE	Unspecified Commercial/Industrial	1994	1981953
C	92m SE	Unspecified Commercial/Industrial	1989	1981953
C	92m SE	Unspecified Commercial/Industrial	1979	1981288
C	92m SE	Unspecified Works	1962	1890849
C	92m SE	Unspecified Commercial/Industrial	1973	1940484
1	101m NE	Timber Yard	1878	1890125
2	125m NW	Unspecified Depot	1979	1886775
E	135m NE	Unspecified Works	1979	1950453
E	135m NE	Unspecified Works	1973	1937076
F	136m SW	Printing Works	1910	1937085
F	136m SW	Printing Works	1938	1985526
E	137m NE	Unspecified Shed	1878	1885238
F	137m SW	Unspecified Works	1994	1941976
F	137m SW	Unspecified Works	1989	1941976
F	137m SW	Unspecified Works	1979	1946843
F	137m SW	Unspecified Works	1962	1962403
F	137m SW	Unspecified Works	1973	1962403
3	168m SE	Malthouses	1878	1889160
4	224m N	Boat House	1910	1894559
H	225m NW	Unspecified Ground Workings	1938	1955859
H	225m NW	Unspecified Ground Workings	1910	1972947
E	232m NE	Unspecified Wharf	1878	1887095
I	233m SE	Railway Sidings	1979	1985279
I	233m SE	Railway Sidings	1973	1985279
J	233m SE	Unspecified Works	1979	1980970
J	233m SE	Unspecified Works	1962	1934640
J	233m SE	Unspecified Works	1973	1934640

ID	Location	Land Use	Date	Group ID
K	233m SE	Railway Sidings	1962	1985279
L	234m SE	Railway Sidings	1897	1977747
5	235m S	Timber Yard	1913	1890126
L	236m SE	Railway Sidings	1938	1929335
L	236m SE	Railway Sidings	1910	1978966
M	236m E	Sawmill	1938	1914433
M	236m E	Sawmill	1910	1997755
N	242m E	Smithy	1897	1907114
M	247m E	Unspecified Warehouses	1979	1890103
6	248m N	Boat House	1979	1894564
N	248m E	Smithy	1900	1907115
O	252m SE	Coal Depot	1910	1887777
P	252m E	Boat House	1938	1942141
P	252m E	Boat House	1910	1916975
O	253m SE	Coal Depot	1938	1887776
L	253m SE	Railway Sidings	1900	1977747
Q	261m SE	Unspecified Works	1933	1952114
J	266m SE	Unspecified Works	1938	1952114
J	267m SE	Railway Works	1913	1988924
J	267m SE	Railway Works	1938	1958159
K	267m SE	Railway Sidings	1938	1985279
K	267m SE	Railway Sidings	1913	1977747
J	269m SE	Railway Works	1898	1929251
K	269m SE	Railway Sidings	1898	1977747
I	270m S	Unspecified Ground Workings	1938	1928214
I	270m S	Unspecified Ground Workings	1913	1979995
I	281m S	Railway Sidings	1994	1950624
I	281m S	Railway Sidings	1989	1950624

ID	Location	Land Use	Date	Group ID
Q	283m SW	Railway Sidings	1933	1985279
K	286m SW	Railway Sidings	1938	1985279
I	290m SW	Railway Buildings	1979	1925879
I	290m SW	Railway Buildings	1994	1955024
I	290m SW	Railway Buildings	1989	1955024
K	292m S	Fire Station	1994	1940833
K	292m S	Fire Station	1989	1940833
K	292m S	Fire Station	1979	1998524
K	292m S	Fire Station	1962	1928488
K	292m S	Fire Station	1973	1928488
I	292m SW	Railway Building	1933	1910060
I	296m SW	Railway Buildings	1933	1926752
I	299m SW	Railway Buildings	1938	1979107
I	301m SW	Railway Buildings	1962	1979107
I	306m SW	Railway Buildings	1913	1940012
I	306m SW	Railway Buildings	1938	1952074
I	307m S	Railway Building	1898	1910362
I	309m SW	Railway Buildings	1898	1942076
T	315m NE	Boat House	1878	1894562
T	317m NE	Boat House	1938	1984805
T	317m NE	Boat House	1910	1960202
I	323m S	Railway Sidings	1933	1989564
V	324m NE	Boat House	1900	1894560
V	329m NE	Boat House	1897	1894563
W	331m S	Railway Sidings	1933	1985279
V	332m NE	Boat House	1938	1989317
V	332m NE	Boat House	1910	1986034
X	333m W	Unspecified Depot	1979	1992958

ID	Location	Land Use	Date	Group ID
X	334m W	Unspecified Depots	1989	1897286
I	334m S	Railway Building	1938	1920803
X	335m W	Unspecified Depot	1973	1958241
I	336m S	Railway Building	1938	1918457
I	336m S	Railway Building	1913	1926784
Y	341m SE	Electric Works	1910	1994688
I	344m S	Railway Building	1913	1910052
AA	349m E	Unspecified Works	1979	1917509
AA	349m E	Unspecified Works	1973	1942756
I	349m S	Railway Building	1913	1995472
I	349m S	Railway Building	1938	1937124
AB	351m SW	Railway Building	1994	1921952
AB	351m SW	Railway Building	1989	1921952
AB	351m SW	Railway Building	1979	1999556
AB	352m SW	Railway Building	1962	1988921
AB	352m SW	Railway Building	1973	1988921
I	355m SW	Railway Building	1913	1910361
K	356m S	Railway Building	1913	1910363
AD	358m N	Boat House	1994	1932535
AD	358m N	Boat House	1989	1932535
K	363m S	Railway Building	1898	1910053
X	364m W	Unspecified Depot	1979	1922488
AE	365m SW	Railway Sidings	1901	1937334
I	366m SW	Railway Building	1898	1910360
AF	369m S	Corporation Yard	1994	1929483
AF	369m S	Corporation Yard	1989	1929483
AG	382m SW	Unspecified Ground Workings	1938	1928214
AG	382m SW	Unspecified Ground Workings	1910	1979995

ID	Location	Land Use	Date	Group ID
AG	387m SW	Railway Buildings	1994	1966984
AG	387m SW	Railway Buildings	1989	1966984
AG	387m SW	Railway Buildings	1979	1994152
AG	388m SW	Railway Buildings	1962	1951525
AG	388m SW	Railway Buildings	1973	1951525
AF	388m SW	Corporation Yard	1933	1994537
7	389m SW	Railway Building	1898	1910359
AF	389m SW	Corporation Yard	1938	1994537
AF	391m SW	Corporation Yard	1962	1985119
Y	392m SE	Unspecified Depot	1994	1928809
Y	392m SE	Unspecified Depot	1989	1928809
AF	393m SW	Corporation Yard	1938	1989605
AF	393m SW	Corporation Yard	1913	1928930
Q	402m SE	Railway Station	1933	1965662
AI	403m E	Boat Houses	1994	1947840
AI	403m E	Boat Houses	1989	1947840
AI	403m E	Boat Houses	1979	1949001
AH	403m N	Unspecified Manufactory	1878	1889517
X	404m W	Unspecified Depot	1994	1919992
Q	414m SE	Railway Building	1994	1997141
Q	414m SE	Railway Building	1989	1997141
Q	414m SE	Railway Building	1979	1943185
Q	414m SE	Railway Building	1973	1977336
8	417m SW	Railway Building	1898	1910358
AK	417m SE	Railway Sidings	1900	1977747
AL	420m NE	Unspecified Works	1962	1936464
AL	420m NE	Unspecified Works	1973	1936464
Y	421m E	Electric Works	1897	1995262

ID	Location	Land Use	Date	Group ID
AL	423m NE	Engineering Works	1938	1909382
Y	425m SE	Electric Works	1900	1995262
AN	426m SE	Railway Sidings	1901	1950627
Q	430m SE	Railway Station	1938	1990806
Q	433m SE	Railway Station	1994	1987946
Q	435m SE	Railway Station	1938	1995285
Q	435m SE	Railway Station	1913	1923169
Q	437m SE	Railway Station	1989	1953060
AO	437m SW	Railway Building	1938	1990539
AO	439m SW	Railway Building	1933	1950369
Q	439m SE	Railway Station	1898	1987946
Q	439m SE	Railway Station	1979	1917814
Q	439m SE	Railway Station	1962	1981193
Q	439m SE	Railway Station	1973	1917814
AO	441m SW	Railway Building	1938	1950369
AO	441m SW	Railway Building	1962	1990539
AK	444m SE	Railway Sidings	1900	1977747
AP	446m E	Smithy	1901	1907112
AR	464m SE	Railway Building	1994	1953436
AR	464m SE	Railway Building	1989	1953436
AR	464m SE	Railway Building	1979	1974312
W	466m SW	Engine Shed	1933	1936773
W	467m SW	Engine Shed	1938	1938463
W	470m SW	Engine Shed	1962	1957479
W	471m SW	Engine Shed	1913	1962253
W	471m SW	Engine Shed	1898	1967825
W	471m SW	Engine Shed	1938	1923828
Q	475m SE	Railway Building	1898	1910364

ID	Location	Land Use	Date	Group ID
9	478m E	Boat House	1938	1894561
10	481m SE	Iron Works	1910	1982317
AE	482m W	Railway Sidings	1938	1985279
AE	482m W	Railway Sidings	1910	1977747
AV	497m E	Joinery Works	1910	1969304
AU	498m SE	Bus Station	1994	1912184
AW	498m N	Police Station	1897	1951479
AW	498m N	Police Station	1900	1951479
AW	499m N	Smithy	1878	1907113
AV	499m E	Unspecified Works	1973	1939931

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**43**

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 26 >**

ID	Location	Land Use	Date	Group ID
F	241m SW	Unspecified Tank	1970	321257
R	265m W	Unspecified Tank	1970	343097
R	267m W	Unspecified Tank	1988	343097
S	267m W	Unspecified Tank	1970	343791
S	269m W	Unspecified Tank	1988	343791
R	292m W	Tanks	1970	317076
R	293m W	Tanks	1988	317075
R	295m W	Unspecified Tank	1970	328976
R	296m W	Unspecified Tank	1988	328976
I	308m S	Tank or Trough	1879	319429

ID	Location	Land Use	Date	Group ID
R	320m W	Unspecified Tank	1970	332100
U	320m SE	Tank or Trough	1879	329516
U	320m SE	Tank or Trough	1879	333559
U	321m SE	Tank or Trough	1879	319701
R	322m W	Unspecified Tank	1988	341940
Z	349m W	Tanks	1988	317074
Z	352m W	Unspecified Tank	1970	321258
AC	367m W	Unspecified Tank	1988	321253
Q	372m SE	Tank or Trough	1879	319702
AC	375m W	Unspecified Tank	1970	341937
I	375m S	Unspecified Tank	1986	330021
I	375m S	Unspecified Tank	1993	330021
AC	376m W	Unspecified Tank	1988	341937
I	382m S	Tanks	1986	344124
I	382m S	Tanks	1993	344124
AC	383m W	Unspecified Tank	1970	327979
AC	384m W	Unspecified Tank	1988	327979
AL	429m NE	Unspecified Tank	1971	334347
AL	429m NE	Unspecified Tank	1957	339621
AL	429m NE	Unspecified Tank	1956	339621
AP	442m E	Unspecified Tank	1936	324034
AQ	449m W	Unspecified Tank	1970	330448
AQ	450m W	Unspecified Tank	1988	330448
AL	456m NE	Unspecified Tank	1972	324036
AP	460m E	Tanks	1913	335116
AP	460m E	Tanks	1932	335116
AP	463m E	Tanks	1913	334001
AP	463m E	Tanks	1932	334001

ID	Location	Land Use	Date	Group ID
AL	464m NE	Unspecified Tank	1972	324035
AF	465m SW	Tank or Trough	1879	319431
AL	467m NE	Unspecified Tank	1956	340039
AL	467m NE	Unspecified Tank	1957	340039
AP	467m E	Tanks	1913	317801

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m **63**

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 26 >**

ID	Location	Land Use	Date	Group ID
B	79m SW	Electricity Substation	1971	216777
B	79m SW	Electricity Substation	1984	227231
B	80m SW	Electricity Substation	1982	224673
B	80m SW	Electricity Substation	1984	224673
B	80m SW	Electricity Substation	1993	224673
D	119m N	Electricity Substation	1984	222600
D	122m N	Electricity Substation	1993	213312
D	122m N	Electricity Substation	1971	213312
D	122m N	Electricity Substation	1982	213312
D	122m N	Electricity Substation	1984	213312
G	196m W	Electricity Substation	1970	216803
G	198m W	Electricity Substation	1988	216803
F	230m SW	Electricity Substation	1988	221552
F	230m SW	Electricity Substation	1970	221552
M	247m E	Electricity Substation	1982	224925

ID	Location	Land Use	Date	Group ID
M	247m E	Electricity Substation	1984	224925
M	248m E	Electricity Substation	1993	224925
M	248m E	Electricity Substation	1971	218447
M	248m E	Electricity Substation	1984	233609
O	250m SE	Electricity Substation	1984	209563
O	253m SE	Electricity Substation	1993	209564
O	262m SE	Electricity Substation	1982	225390
O	262m SE	Electricity Substation	1971	212822
O	262m SE	Electricity Substation	1984	223781
M	280m E	Electricity Substation	1957	211440
M	280m E	Electricity Substation	1956	211440
AC	352m W	Electricity Substation	1970	230250
AC	353m W	Electricity Substation	1988	230250
AC	355m W	Electricity Substation	1970	230744
AC	356m W	Electricity Substation	1988	230744
AJ	409m E	Electricity Substation	1982	233909
AJ	409m E	Electricity Substation	1984	217940
AJ	410m E	Electricity Substation	1993	222229
AJ	410m E	Electricity Substation	1971	233037
AJ	410m E	Electricity Substation	1984	222229
AJ	413m E	Electricity Substation	1989	215644
Y	413m E	Electricity Depot	1972	211040
AJ	413m E	Electricity Substation	1972	233037
J	423m SE	Electricity Substation	1993	215815
J	423m SE	Electricity Substation	1994	215815
J	423m SE	Electricity Substation	1996	215815
AM	426m S	Electricity Substation	1994	224198
AM	426m S	Electricity Substation	1996	224198

ID	Location	Land Use	Date	Group ID
AM	427m S	Electricity Substation	1988	224198
AM	427m S	Electricity Substation	1993	224198
AP	443m E	Electricity Substation	1972	234277
AP	444m E	Electricity Substation	1989	234277
AQ	447m W	Electricity Substation	1988	207375
X	450m W	Electricity Substation	1970	220302
X	451m W	Electricity Substation	1988	220302
AS	479m NE	Electricity Substation	1956	225460
AS	480m NE	Electricity Substation	1957	225460
AS	480m NE	Electricity Substation	1990	213165
AS	480m NE	Electricity Substation	1997	232657
AS	480m NE	Electricity Substation	1999	232657
AH	486m N	Electricity Substation	1957	207685
AE	493m W	Gas Governor	1970	219726
AE	494m W	Gas Governor	1988	222961
AH	496m N	Electricity Substation	1982	215969
AH	496m N	Electricity Substation	1956	217474
AH	496m N	Electricity Substation	1971	221450
AH	497m N	Electricity Substation	-	206731
AN	497m E	Electricity Substation	1989	209561

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	21

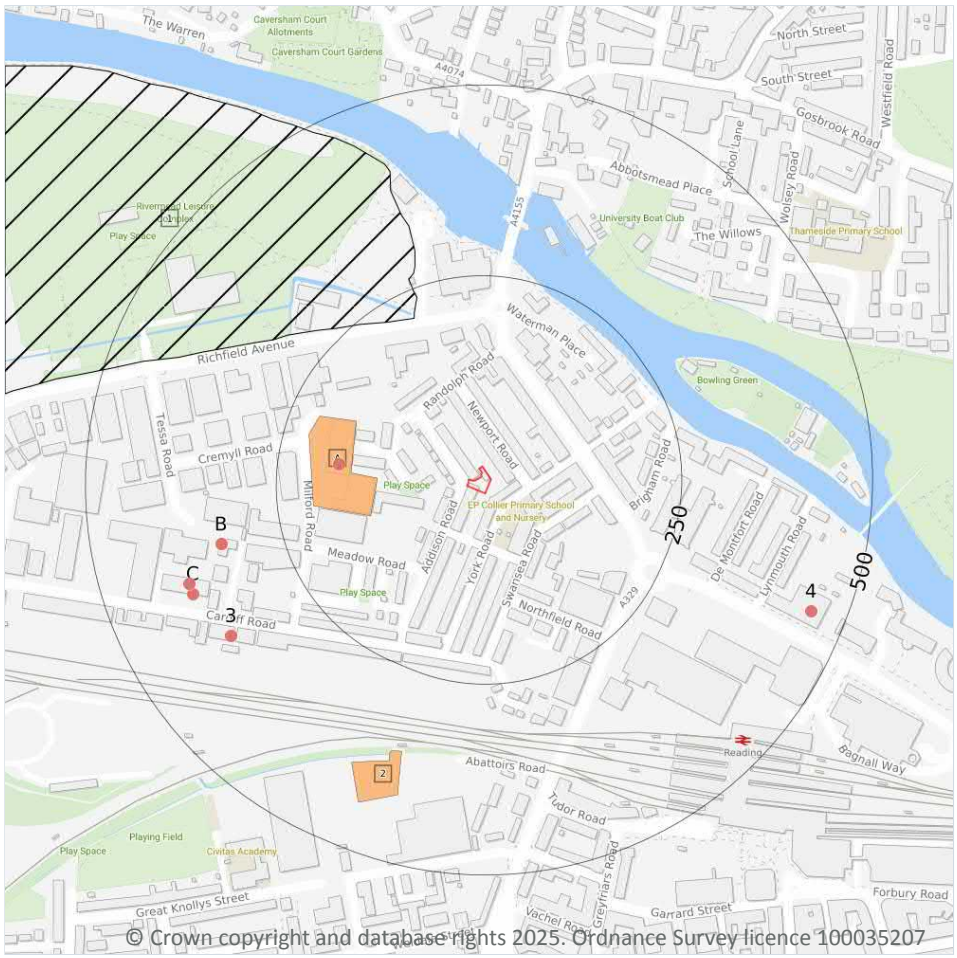
Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 26 >**

ID	Location	Land Use	Date	Group ID
K	255m S	Garage	1988	69605
K	256m S	Garage	1986	69989
K	368m S	Garage	1969	67429
AH	402m N	Garage	1956	70132
AH	402m N	Garage	1971	72434
AH	404m N	Garage	1982	70637
AH	404m N	Garage	1986	69489
AH	404m N	Garage	1957	70619
AH	404m N	Garage	1961	70619
AS	479m NE	Garage	1975	67340
AT	484m S	Garage	1958	71134
AT	484m S	Garage	1961	71134
AT	484m S	Garage	1962	71393
AT	484m S	Garage	1957	70279
AT	484m S	Garage	1969	71393
AE	488m W	Garage	1959	69031
AE	488m W	Garage	1970	69584
AU	494m SE	Garage	1958	69998
AU	494m SE	Garage	1961	69998
AE	494m W	Garage	1961	71361
AU	494m SE	Garage	1957	68395

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



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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	1

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.

Features are displayed on the Waste and landfill map on **page 39 >**

ID	Location	Details		
1	214m N	Site Address: Richfield Avenue, Reading, Berkshire Licence Holder Address: -	Waste Licence: - Site Reference: RDG11, TP0122 Waste Type: Commercial, Household, Liquid sludge Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded 31/12/1970 Last Recorded: 31/12/1979

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

3.5 Historical waste sites

Records within 500m	2

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 39 >**

ID	Location	Address	Further Details	Date
A	118m W	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	1970

ID	Location	Address	Further Details	Date
2	355m S	Site Address: N/A	Type of Site: Refuse Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1879

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	7

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.

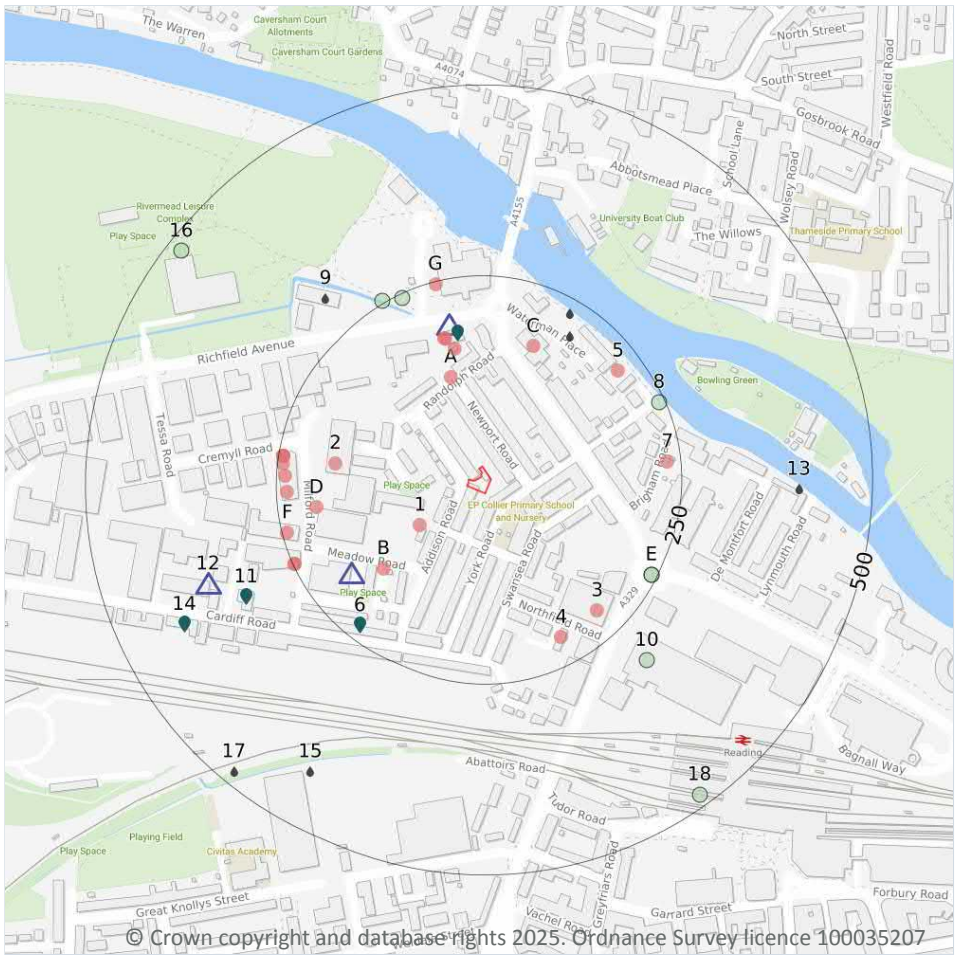
Features are displayed on the Waste and landfill map on **page 39 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	171m W	Wf Senate 54 Milford Road Reading Berks Rg1 8lj	EPR/WF0237RA/A001	Treating waste exemption	Non-agricultural waste only	Crushing waste fluorescent tubes
B	332m W	Unit 2, Northbrook Industrial Estate, Vincent Avenue, Southampton, So16 6pb	WEX094332	Storing waste exemption	Not on a farm	Storage of waste in secure containers
B	332m W	Unit 2, Northbrook Industrial Estate, Vincent Avenue, Southampton, So16 6pb	WEX094332	Storing waste exemption	Not on a farm	Storage of waste in a secure place
3	367m SW	Cardiff Road, Reading, Rg1 8jf	EXP/WP3441YW	Treating waste exemption	Not on a farm	Repair or refurbishment of WEEE
C	387m W	70 4 Barret Court Cardiff Road Reading Rg1 8es	EPR/EH0110QT/A001	Treating waste exemption	Non-agricultural waste only	Manual treatment of waste
C	387m W	Barrett Court, 4, 70, Cardiff Road, Reading, Rg1 8ed	WEX014987	Treating waste exemption	Not on a farm	Manual treatment of waste

ID	Location	Site	Reference	Category	Sub-Category	Description
4	454m E	Scottish And Southern Electricity Networks, 55 Vastern Road, Reading, Rg1 8bu	WEX161743	Storing waste exemption	Not on a farm	Storage of waste in a secure place

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

4 Current industrial land use



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4.1 Recent industrial land uses

Records within 250m	23

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 43 >**

ID	Location	Company	Address	Activity	Category
1	80m SW	Electricity Sub Station	Berkshire, RG1	Electrical Features	Infrastructure and Facilities
A	125m N	Electricity Sub Station	Berkshire, RG1	Electrical Features	Infrastructure and Facilities
B	154m SW	Electricity Sub Station	Berkshire, RG1	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
A	159m N	Rss Reading	Richfield Avenue, Reading, Berkshire, RG1 8EQ	Vehicle Cleaning Services	Personal, Consumer and Other Services
C	171m N	Peterbrett	Caversham Bridge House, Waterman Place, Reading, Berkshire, RG1 8DN	Structural Engineers	Engineering Services
A	175m N	B P Car Wash	Snax24, Richfield Avenue, Reading, Berkshire, RG1 8EQ	Vehicle Cleaning Services	Personal, Consumer and Other Services
A	175m N	BP Service Station	Richfield Avenue, Reading, Berkshire, RG1 8EQ	Petrol and Fuel Stations	Road and Rail
2	175m W	C E M B R I T	54-60, Milford Road, Reading, Berkshire, RG1 8LJ	Construction Completion Services	Construction Services
D	200m W	Electricity Sub Station	Berkshire, RG1	Electrical Features	Infrastructure and Facilities
3	212m SE	Shurgard Self Storage	75-77, Caversham Road, Reading, Berkshire, RG1 8AN	Container and Storage	Transport, Storage and Delivery
4	213m SE	Coffey Geotechnics Ltd	1, Northfield Road, Reading, Berkshire, RG1 8AH	Ore Mining	Extractive Industries
5	218m NE	Caversham Wharf	Berkshire, RG1	Moorings and Unloading Facilities	Water
7	232m E	Electricity Sub Station	Berkshire, RG1	Electrical Features	Infrastructure and Facilities
D	236m W	P V P Maintainanc e Ltd	Unit 65, Milford Road, Reading, Berkshire, RG1 8LG	Construction Completion Services	Construction Services
D	239m W	Cycle Smart Foundation	71, Milford Road, Reading, Berkshire, RG1 8LG	Vehicle Components	Industrial Products
D	242m W	Complete Connections	Unit 75, Milford Road, Reading, Berkshire, RG1 8LG	Electronic Equipment	Industrial Products
F	243m W	V-tech Auto Ltd	Unit 47, Milford Road, Reading, Berkshire, RG1 8LG	Vehicle Repair, Testing and Servicing	Repair and Servicing
D	244m W	Twofold Ltd	Unit 77, Milford Road, Reading, Berkshire, RG1 8LG	Office and Shop Equipment	Industrial Products
D	245m W	Internationa l Mailing Systems	First Floor Unit 77, Milford Road, Reading, Berkshire, RG1 8LG	Office and Shop Equipment	Industrial Products
D	245m W	European Postal Systems Ltd	Unit 77, Milford Road, Reading, Berkshire, RG1 8LG	Office and Shop Equipment	Industrial Products

ID	Location	Company	Address	Activity	Category
G	247m N	Electricity Sub Station	Berkshire, RG1	Electrical Features	Infrastructure and Facilities
F	248m SW	C F M Engineering	Unit 21, Milford Road, Reading, Berkshire, RG1 8LG	Vehicle Repair, Testing and Servicing	Repair and Servicing
F	249m SW	Car & Motor Sports Services	Unit 21, Milford Road, Reading, Berkshire, RG1 8LG	Vehicle Repair, Testing and Servicing	Repair and Servicing

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	**3**

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 43 >**

ID	Location	Company	Address	LPG	Status
B	190m SW	OBSOLETE	Cardiff Road, Reading, Reading, RG1 8HW	Not Applicable	Obsolete
A	192m N	BP	Richfield Avenue, Reading, Reading, RG1 8EQ	No	Open
12	363m W	OBSOLETE	165-7, Cardiff Road, Reading, Reading, RG1 8HY	Not Applicable	Obsolete

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	4

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 43 >**

ID	Location	Address	Details	
A	178m N	Rontec Watford Ltd, BP, Richfield Avenue, Reading, Berkshire, RG1 8EQ	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
6	230m SW	Scenery Salvage, Cardiff Road, Reading, Berkshire, RG1 8ES	Process: Combustion & Incineration Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
11	324m SW	Rivermead Accident Repair Centre Limited, 64 Cardiff Road, Reading, Berkshire, RG1 8LL	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
14	412m SW	Sprayworks Limited, Unit 5, 151-155 Cardiff Road, Reading, RG1 8ES	Process: Respraying of Road Vehicles Status: Historical Permit 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	6

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 43 >**

ID	Location	Address	Details	
C	205m NE	RETIREMENTHOMESDEVELOPMENT,CAVER,RETIREMENTHOMESDEVELOPMENT,CA,VERSHAMROAD,READING,BERKS	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CTWC.2313 Permit Version: 1 Receiving Water: RIVER THAMES	Status: REVOKED - UNSPECIFIED Issue date: 25/03/1988 Effective Date: 25/03/1988 Revocation Date: 31/10/1991
C	231m NE	OFFICES,CAVERSHAMROAD,READING,B,OFFICES,CAVERSHAMROAD,READING,BERKS	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CTWC.2078 Permit Version: 1 Receiving Water: RIVER THAMES	Status: REVOKED - UNSPECIFIED Issue date: 02/12/1987 Effective Date: 02/12/1987 Revocation Date: 06/02/1995
9	301m NW	CALENDARSRESTAURANT,RICHFIELDAVE,CALENDARSRESTAURANT,RICHFIELDAVENUE,CAVERSHAM,READING,BERKSHIRE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CTWC.2379 Permit Version: 1 Receiving Water: PORTMAN BROOK	Status: TRANSFERRED FROM COPA 1974 Issue date: 22/04/1988 Effective Date: 22/04/1988 Revocation Date: -
13	403m E	LYNMOUTHROADDEMONTFORTROAD,R,LYNMOUTHROADDEMONTFORTROAD,READING,BERKS	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CTWC.0264 Permit Version: 1 Receiving Water: RIVER THAMES	Status: REVOKED - UNSPECIFIED Issue date: 05/08/1985 Effective Date: 05/08/1985 Revocation Date: 19/03/1991
15	427m SW	GREATKNOLLEYSSTREET,GREATKNOLLEYSSTREET,READING,BERKSHIRE,RG17HP	Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: CATM.3308 Permit Version: 1 Receiving Water: ABATTOIR DITCH	Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 88) Issue date: 06/07/1998 Effective Date: 06/07/1998 Revocation Date: -

ID	Location	Address	Details	
17	483m SW	GREATKNOLLEYSSTREET,GREATKNOLLEYSSTREET,READING,BERKSHIRE,RG17HP	Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: CATM.3307 Permit Version: 1 Receiving Water: ABATTOIR DITCH	Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 88) Issue date: 06/07/1998 Effective Date: 06/07/1998 Revocation Date: -

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	8

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 43 >**

ID	Location	Details	
8	242m NE	Incident Date: 22/08/2001 Incident Identification: 25897 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Food and Drink	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
E	242m SE	Incident Date: 17/09/2002 Incident Identification: 108560 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
E	242m SE	Incident Date: 17/09/2002 Incident Identification: 108560 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
G	245m NW	Incident Date: 10/07/2001 Incident Identification: 15233 Pollutant: Organic Chemicals/Products Pollutant Description: Other Organic Chemical or Product	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
G	254m NW	Incident Date: 13/08/2002 Incident Identification: 99851 Pollutant: Oils and Fuel Pollutant Description: Other Oil or Fuel	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
10	304m SE	Incident Date: 12/09/2001 Incident Identification: 42851 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Composted Material	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
16	481m NW	Incident Date: 27/02/2002 Incident Identification: 60853 Pollutant: Oils and Fuel Pollutant Description: Mixed/Waste Oils	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
18	484m SE	Incident Date: 26/04/2002 Incident Identification: 74851 Pollutant: Oils and Fuel Pollutant Description: Gas and Fuel Oils	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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.

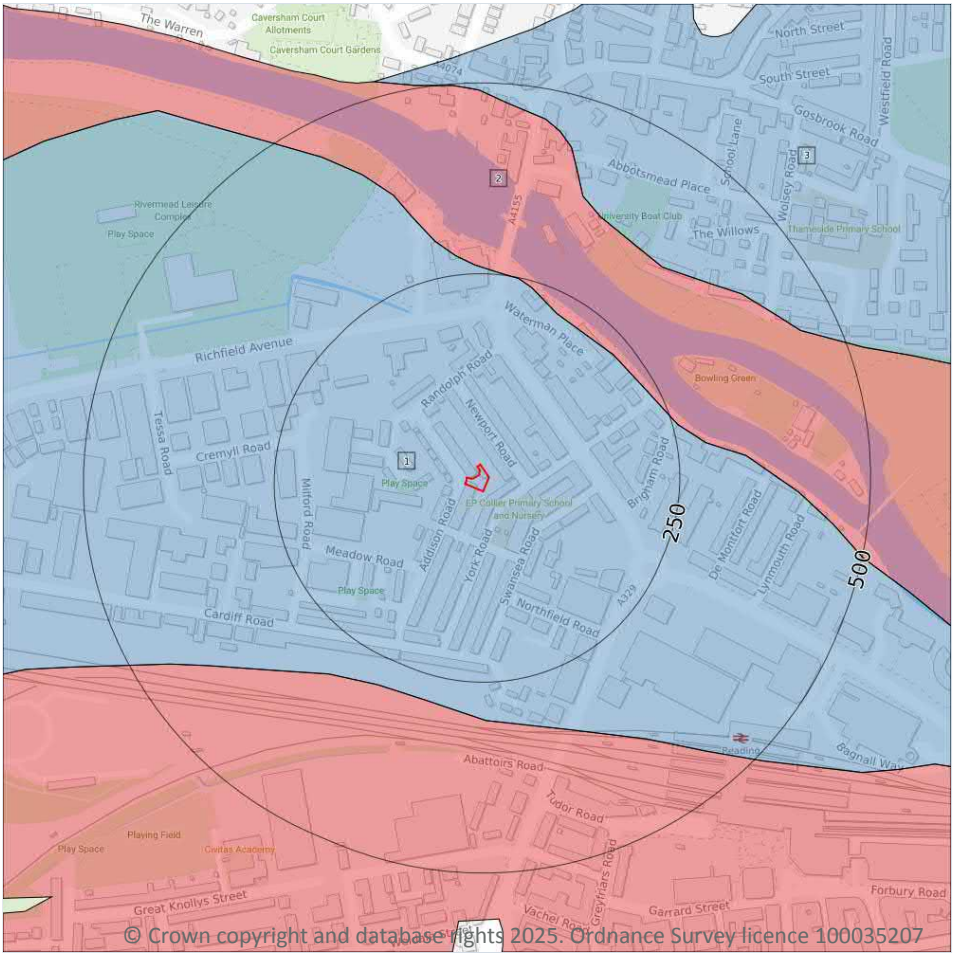
4.21 Pollution inventory radioactive waste

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	3

Aquifer status of groundwater held within superficial geology.

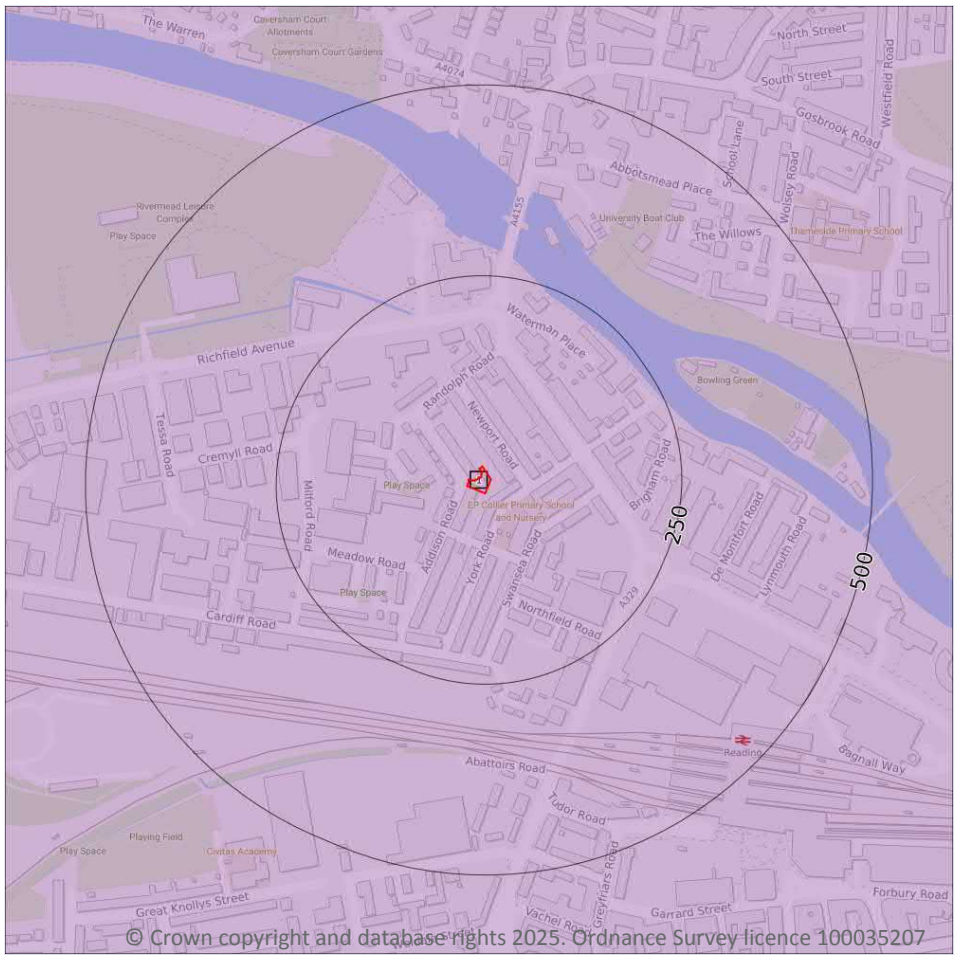
Features are displayed on the Hydrogeology map on **page 52 >**

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	219m NE	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	351m NE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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	1

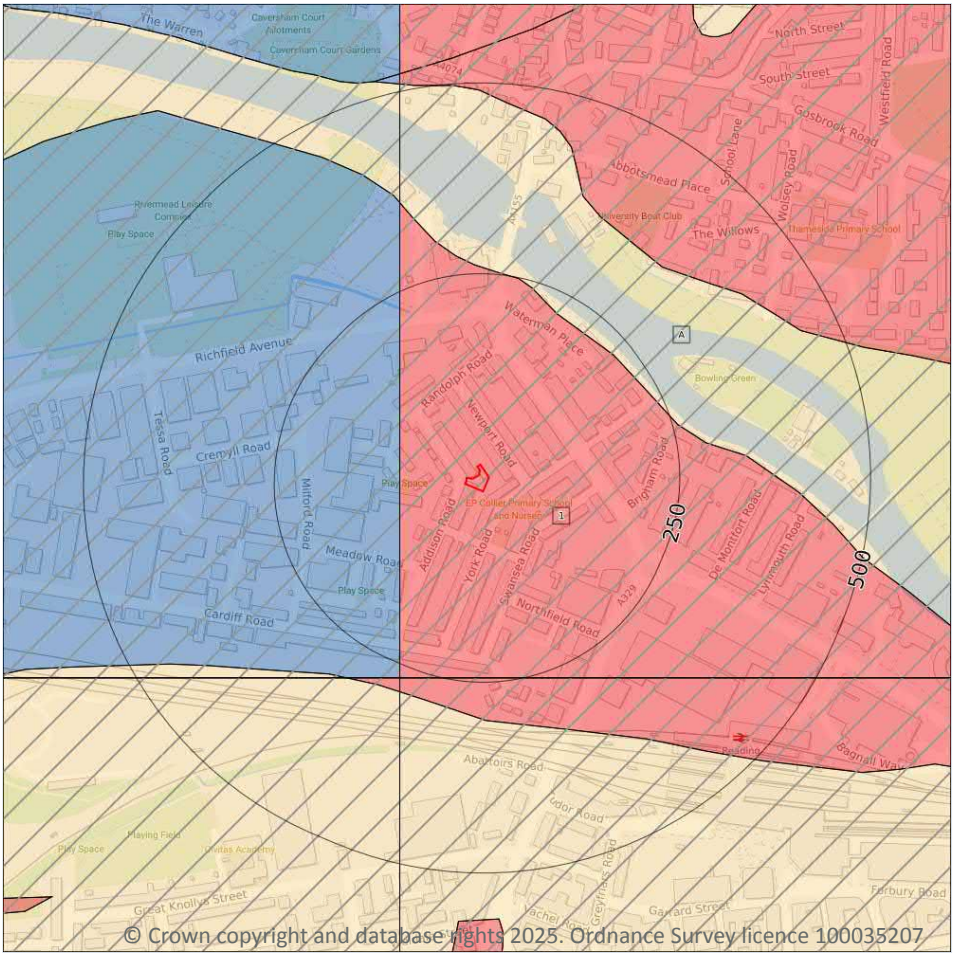
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 54 >**

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**

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 55 >**

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: High 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
A	**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.**	**22.0%**

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

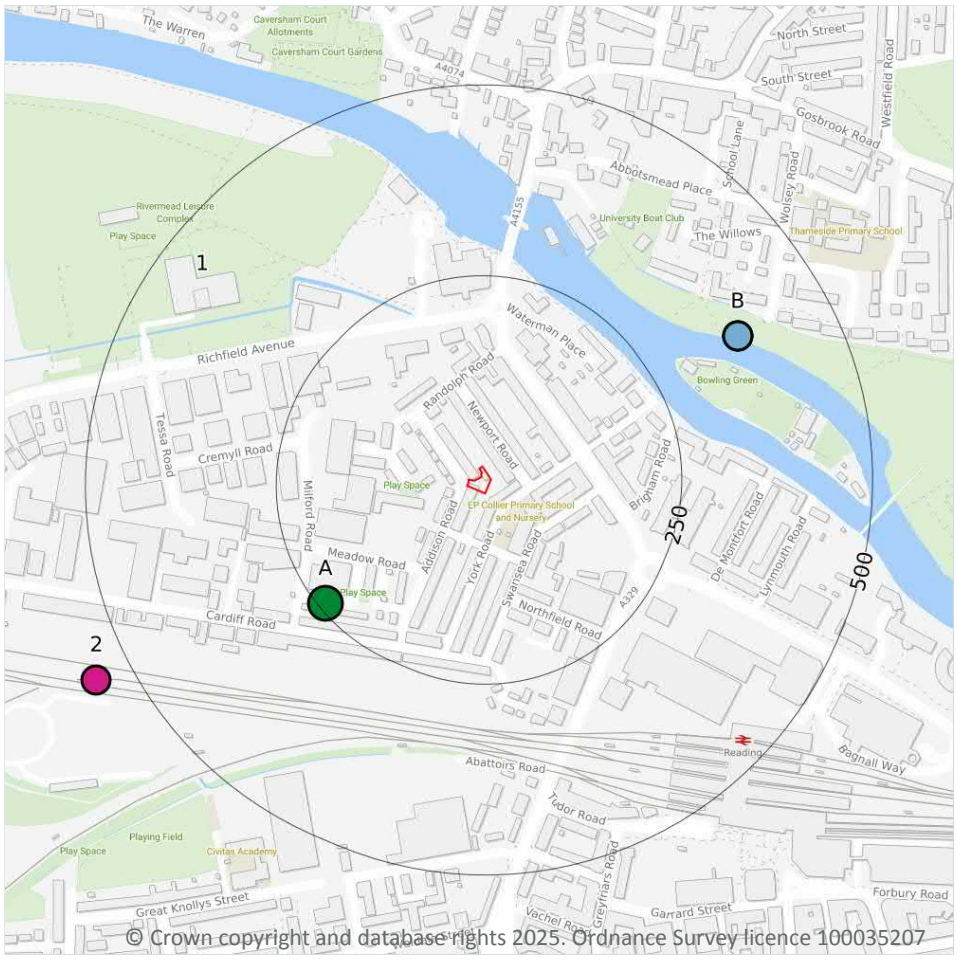
5.5 Groundwater vulnerability- local information

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



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- 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	17

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 57 >**

ID	Location	Details	
A	241m 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): 90920 Max Daily Volume (m^3): 727.4 Original Application No: - Original Start Date: 23/01/1990 Expiry Date: - Issue No: 101 Version Start Date: 30/06/2006 Version End Date: -
A	241m 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): 90920 Max Daily Volume (m^3): 727.4 Original Application No: - Original Start Date: 23/01/1990 Expiry Date: - Issue No: 101 Version Start Date: 30/06/2006 Version End Date: -
A	241m 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: -
A	241m 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: -
1	406m NW	Status: Historical Licence No: TH/039/0023/037 Details: Dewatering Direct Source: THAMES GROUNDWATER Point: RIVERMEAD LEISURE COMPLEX, READING Data Type: Poly4 Name: Pelikaan (Construction) Limited Easting: 470727 Northing: 174509	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: NPS/WR/035651 Original Start Date: 22/05/2023 Expiry Date: 22/05/2024 Issue No: 1 Version Start Date: 22/05/2023 Version End Date: -

ID	Location	Details	
2	548m 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): 6682 Max Daily Volume (m^3): 27.28 Original Application No: WR.A/4547 Original Start Date: 22/01/1975 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	703m W	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): 6682 Max Daily Volume (m^3): 27.28 Original Application No: WR.A/4547 Original Start Date: 22/01/1975 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	750m S	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): 14933 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: -
-	795m E	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): 68190 Max Daily Volume (m^3): 300.04 Original Application No: NPS/WR/042648 Original Start Date: 09/05/1966 Expiry Date: - Issue No: 104 Version Start Date: 26/06/2024 Version End Date: -
-	987m W	Status: Active Licence No: 28/39/23/0070 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: LITTLE JOHN'S FARM, READING (E) Data Type: Point Name: DRAYTON Easting: 470100 Northing: 174300	Annual Volume (m^3): 9819 Max Daily Volume (m^3): 26.82 Original Application No: WR.A/3088 Original Start Date: 09/01/1967 Expiry Date: - Issue No: 100 Version Start Date: 09/01/1967 Version End Date: -

ID	Location	Details	
-	1044m W	Status: Active Licence No: 28/39/23/0070 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: LITTLE JOHN'S FARM, READING (D) Data Type: Point Name: DRAYTON Easting: 470100 Northing: 174600	Annual Volume (m^3): 9819 Max Daily Volume (m^3): 26.82 Original Application No: WR.A/3088 Original Start Date: 09/01/1967 Expiry Date: - Issue No: 100 Version Start Date: 09/01/1967 Version End Date: -
-	1333m W	Status: Historical Licence No: 28/39/23/0181 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: BATTLE HOSPITAL, OXFORD ROAD, READING Data Type: Point Name: WEST BERKSHIRE HEALTH AUTHORITY Easting: 469800 Northing: 173900	Annual Volume (m^3): 136875 Max Daily Volume (m^3): 400 Original Application No: - Original Start Date: 17/01/1992 Expiry Date: - Issue No: 100 Version Start Date: 07/01/1999 Version End Date: -
-	1393m W	Status: Active Licence No: 28/39/23/0070 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: LITTLE JOHM'S FARM, READING (B) Data Type: Point Name: DRAYTON Easting: 469700 Northing: 174400	Annual Volume (m^3): 9819 Max Daily Volume (m^3): 26.82 Original Application No: WR.A/3088 Original Start Date: 09/01/1967 Expiry Date: - Issue No: 100 Version Start Date: 09/01/1967 Version End Date: -
-	1393m W	Status: Active Licence No: 28/39/23/0070 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: LITTLE JOHN'S FARM, READING (C) Data Type: Point Name: DRAYTON Easting: 469700 Northing: 174400	Annual Volume (m^3): 9819 Max Daily Volume (m^3): 26.82 Original Application No: WR.A/3088 Original Start Date: 09/01/1967 Expiry Date: - Issue No: 100 Version Start Date: 09/01/1967 Version End Date: -
-	1587m W	Status: Active Licence No: 28/39/23/0070 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: LITTLE JOHN'S FARM, READING (A) Data Type: Point Name: DRAYTON Easting: 469500 Northing: 174200	Annual Volume (m^3): 9819 Max Daily Volume (m^3): 26.82 Original Application No: WR.A/3088 Original Start Date: 09/01/1967 Expiry Date: - Issue No: 100 Version Start Date: 09/01/1967 Version End Date: -

ID	Location	Details	
-	1716m E	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: -
-	1937m SE	Status: Active Licence No: 28/39/22/0521 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: ROYAL BERKSHIRE HOSPITAL Data Type: Point Name: ROYAL BERKSHIRE HOSPITAL Easting: 472400 Northing: 172800	Annual Volume (m^3): 127750 Max Daily Volume (m^3): 350 Original Application No: WRA/5950 Original Start Date: 17/01/1992 Expiry Date: - Issue No: 100 Version Start Date: 17/01/1992 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	**6**

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 57 >**

ID	Location	Details	
B	374m NE	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: -

ID	Location	Details	
B	374m NE	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: -
B	374m NE	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): 1752000 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: -
-	958m E	Status: Historical 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: NPS/WR/036037 Original Start Date: 19/02/2016 Expiry Date: 31/03/2028 Issue No: 4 Version Start Date: 16/09/2021 Version End Date: -
-	1195m SE	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: -
-	1195m SE	Status: Historical 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): 737856 Max Daily Volume (m^3): 2016 Original Application No: NPS/WR/033582 Original Start Date: 16/02/2000 Expiry Date: - Issue No: 2 Version Start Date: 09/03/2020 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	5

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 57 >**

ID	Location	Details	
A	241m 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): 90920 Max Daily Volume (m^3): 727.4 Original Application No: - Original Start Date: 23/01/1990 Expiry Date: - Issue No: 101 Version Start Date: 30/06/2006 Version End Date: -
A	241m 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: -
-	750m S	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): 14933 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: -

ID	Location	Details	
-	1333m W	Status: Historical Licence No: 28/39/23/0181 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: BATTLE HOSPITAL, OXFORD ROAD, READING Data Type: Point Name: WEST BERKSHIRE HEALTH AUTHORITY Easting: 469800 Northing: 173900	Annual Volume (m^3): 136875 Max Daily Volume (m^3): 400 Original Application No: - Original Start Date: 17/01/1992 Expiry Date: - Issue No: 100 Version Start Date: 07/01/1999 Version End Date: -
-	1937m SE	Status: Active Licence No: 28/39/22/0521 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: ROYAL BERKSHIRE HOSPITAL Data Type: Point Name: ROYAL BERKSHIRE HOSPITAL Easting: 472400 Northing: 172800	Annual Volume (m^3): 127750 Max Daily Volume (m^3): 350 Original Application No: WRA/5950 Original Start Date: 17/01/1992 Expiry Date: - Issue No: 100 Version Start Date: 17/01/1992 Version End Date: -

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

5.9 Source Protection Zones

Records within 500m	**0**

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

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	1

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

Features are displayed on the Hydrology map on **page 65 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
3	220m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	2

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.

Features are displayed on the Hydrology map on **page 65 >**

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 65 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**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 65 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
8	269m NE	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

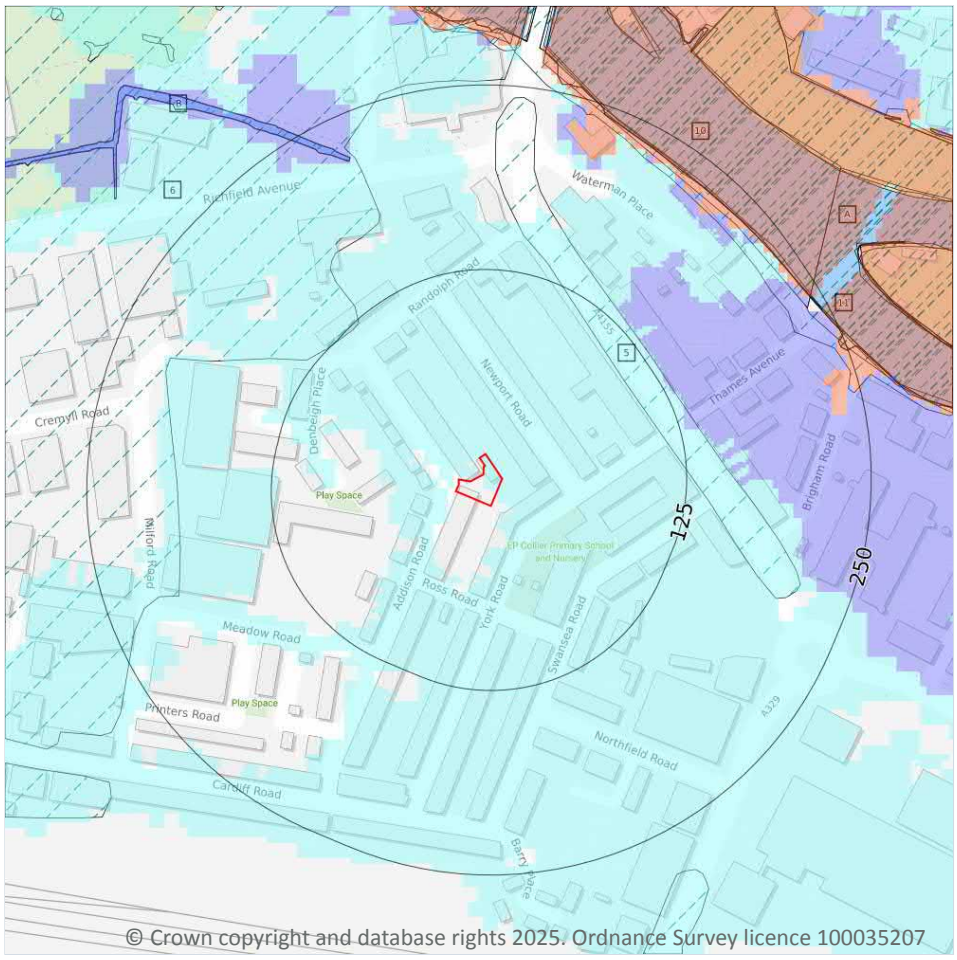
Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 65 >**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	**On site**	**Berkshire Downs Chalk**	**GB40601G600900** ↗	**Poor**	**Poor**	**Poor**	**2019**

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

7 River and coastal flooding



7.1 Risk of flooding from rivers and the sea

Records within 50m	3

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 68 >**

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

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

7.2 Historical Flood Events

Records within 250m	**12**

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 68 >**

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
5	106m NE	06marchspring1947	1947-01-01 1947-12-12	Other	Local drainage/surface water	Fluvial
6	122m NW	06marchspring1947	1947-01-01 1947-12-12	Main river	Channel capacity exceeded (no raised defences)	Fluvial
B	219m N	Winter 2013/2014	2013-11-23 2014-02-28	Other	Other	No data
B	219m N	Winter 2013/2014	2013-11-23 2014-02-28	Main river	Channel capacity exceeded (no raised defences)	Fluvial
A	222m NE	06januarynewyear2003	2002-12-23 2003-01-12	Main river	Channel capacity exceeded (no raised defences)	Fluvial
10	228m NE	06decemberwinter2000	2000-01-01 2000-12-12	Main river	Channel capacity exceeded (no raised defences)	Fluvial
A	232m NE	Reading_Fluvial Water	2007-07-19 2007-07-29	Main river	Channel capacity exceeded (no raised defences)	Fluvial
A	233m NE	Winter 2013/2014	2013-11-23 2014-02-28	Other	Other	No data
A	233m NE	Winter 2013/2014	2013-11-23 2014-02-28	Main river	Channel capacity exceeded (no raised defences)	Fluvial
A	233m NE	06augustsummer1977	1977-01-01 1977-12-12	Main river	Channel capacity exceeded (no raised defences)	Fluvial

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
A	235m NE	06marchspring1947	1947-01-01 1947-12-12	Main river	Channel capacity exceeded (no raised defences)	Fluvial
11	236m NE	06decemberwinter 2000	2000-01-01 2000-12-12	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.

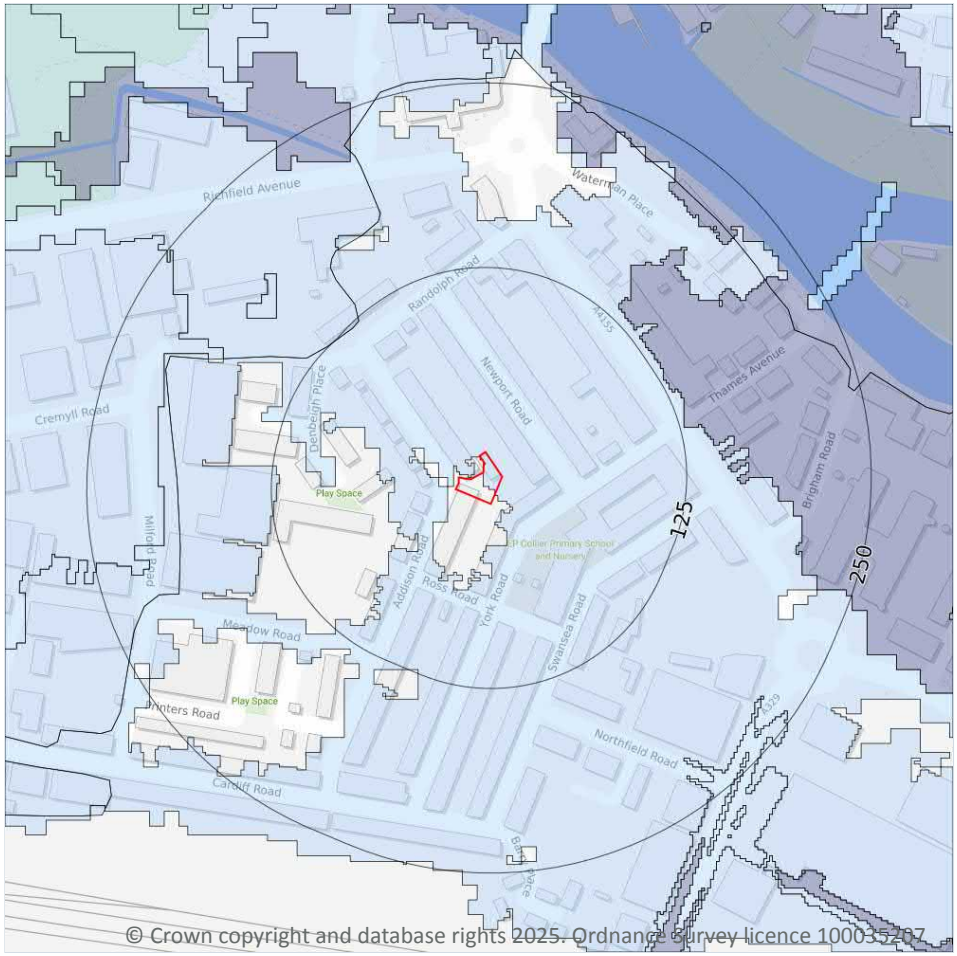
7.5 Flood Storage Areas

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 68 >**

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	0

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.

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

8 Surface water flooding



Site Outline

Search buffers in metres (m)

1 in 1000 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site	**1 in 100 year, 0.3m - 1.0m**
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 73 >**

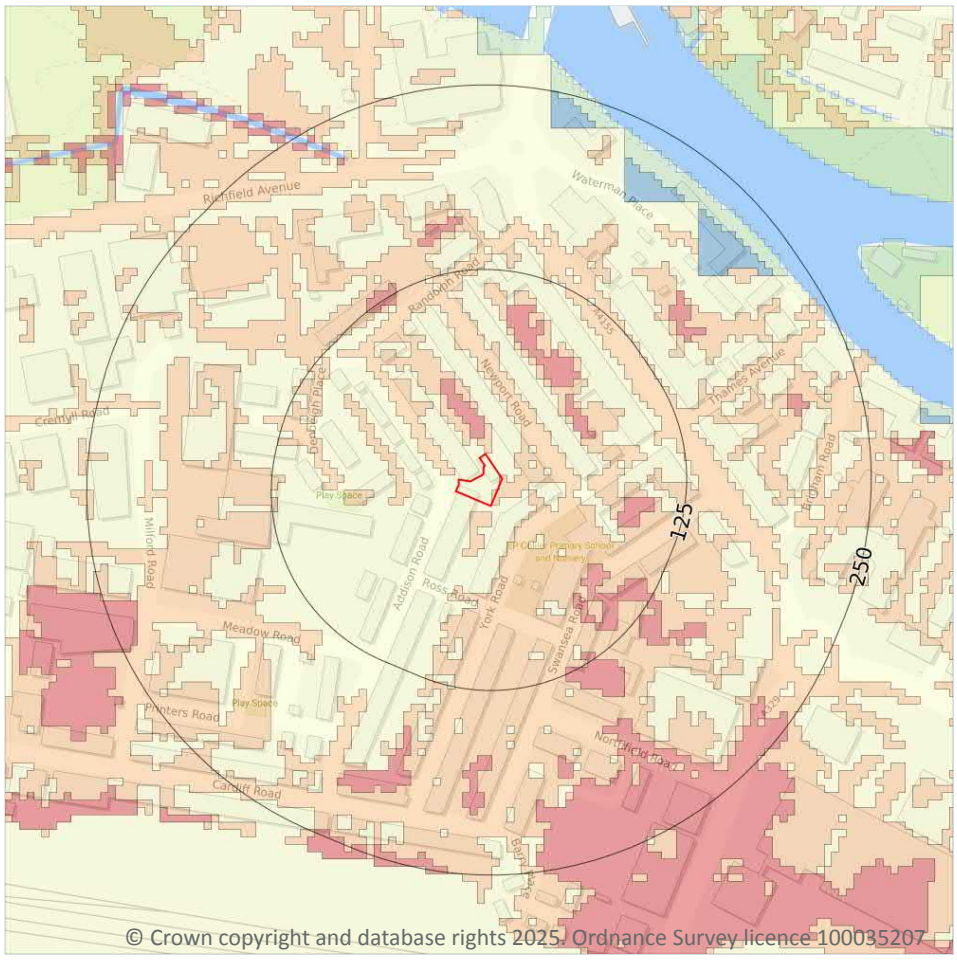
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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	Negligible

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site	**Moderate-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 75 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations

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	0

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.

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

10.7 Designated Ancient Woodland

Records within 2000m	0

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.

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

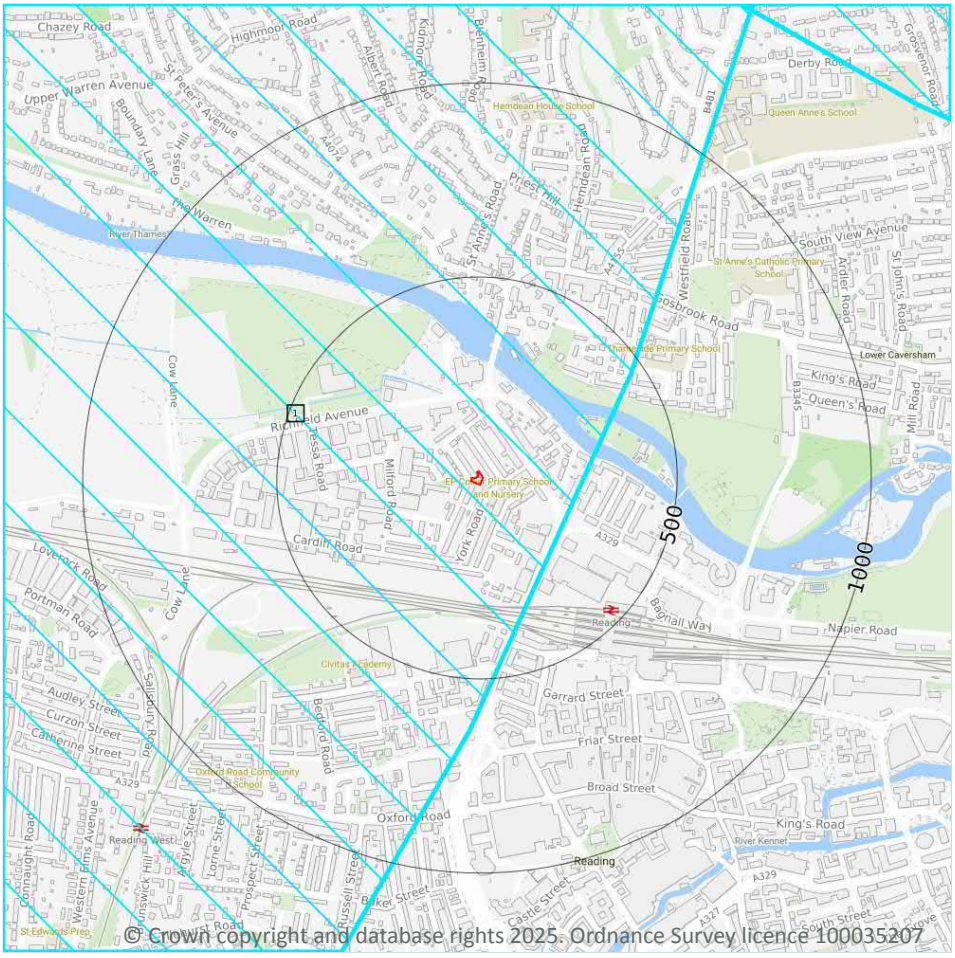
Records within 2000m	2

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**	**481**	**Existing**
1703m N	Thames Wallingford to Caversham NVZ	Surface Water	481	Existing

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

SSSI Impact Zones and Units



Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site	1

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.

Features are displayed on the SSSI Impact Zones and Units map on **page 80 >**

ID	Location	Type of developments requiring consultation
1	**On site**	**Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 4000m². Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.**

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

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	0

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.

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 84 >**

ID	Location	Classification	Description
1	**On site**	**Urban**	**Non-agricultural/no quality assigned**

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.

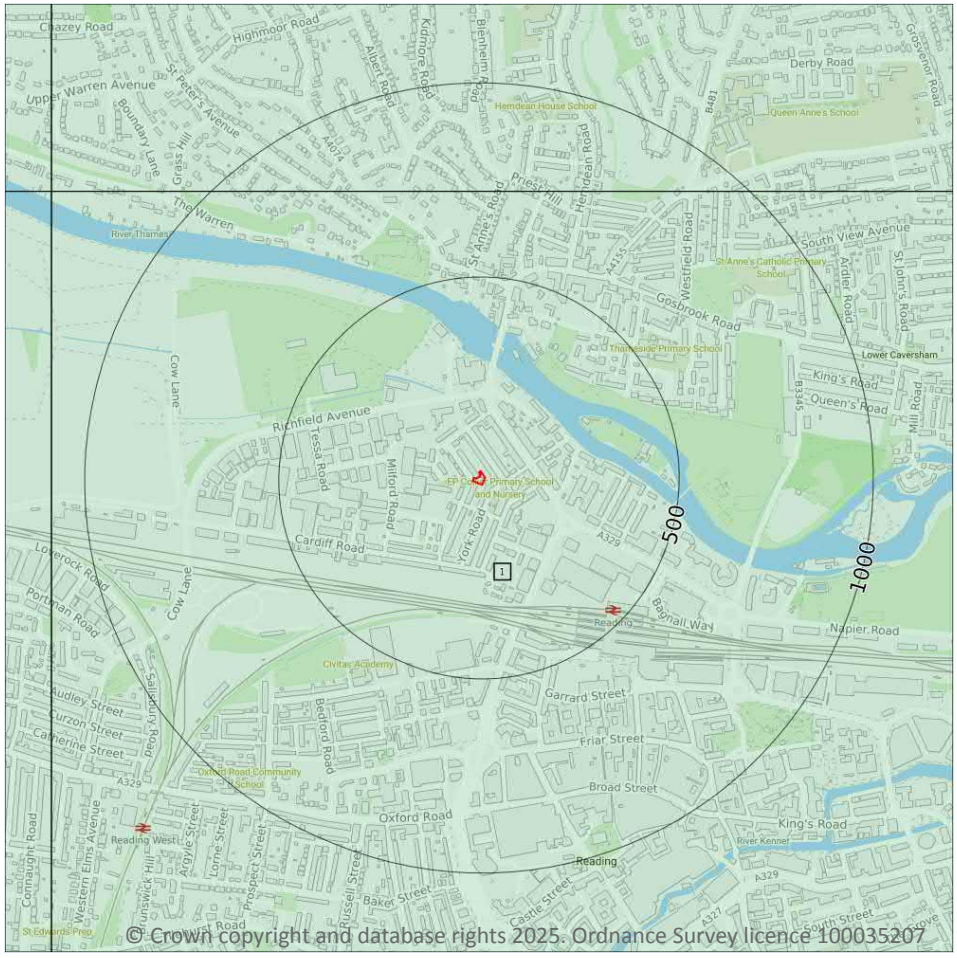
13.4 Limestone Pavement Orders

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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Site Outline

Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m	1

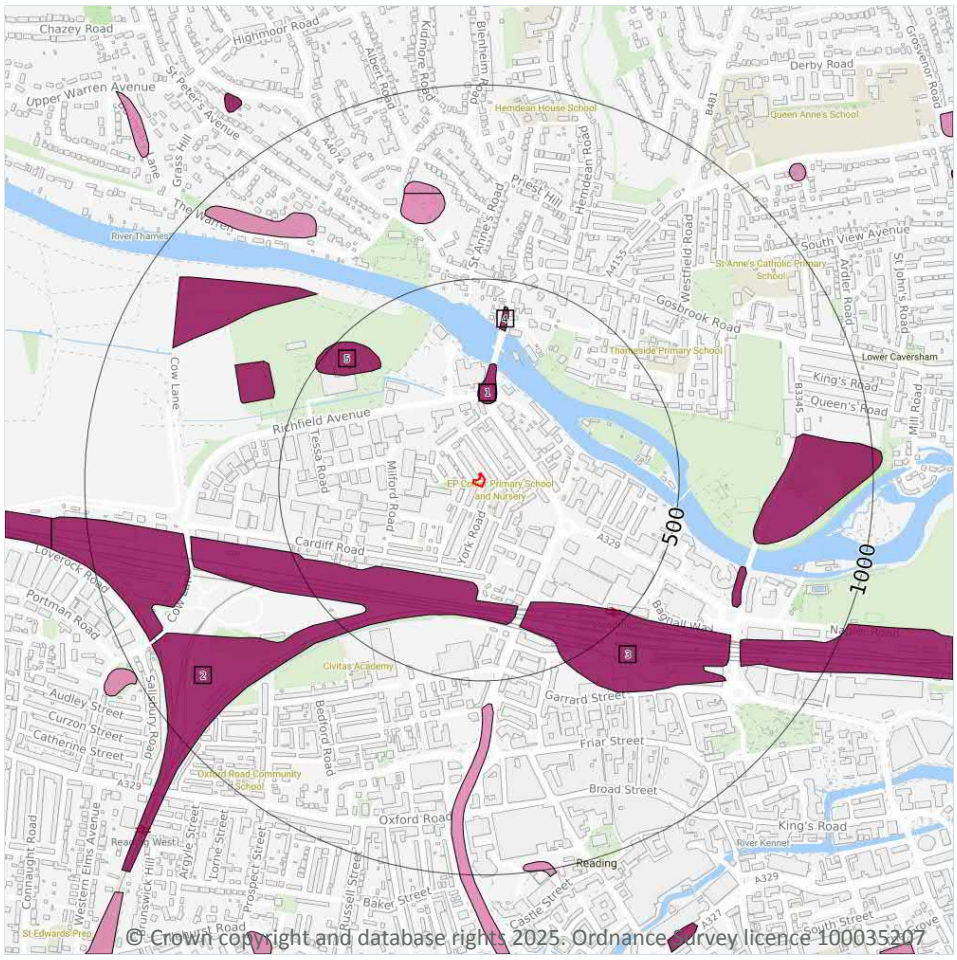
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 87 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**SU77SW**

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	5

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.

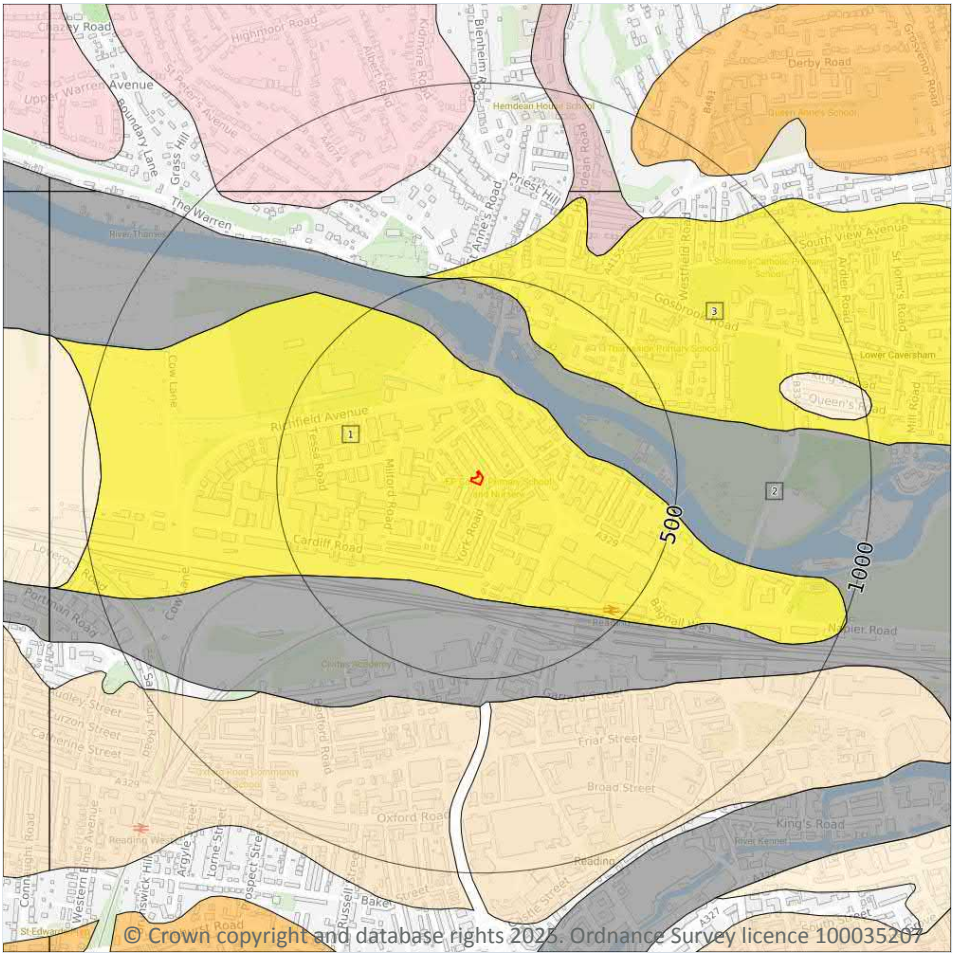
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 88 >**

ID	Location	LEX Code	Description	Rock description
1	179m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	246m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
3	323m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
4	371m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

ID	Location	LEX Code	Description	Rock description
5	374m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

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 **3**

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 90 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**LASI-XCZ**	**Langley Silt Member - Clay And Silt**	**Clay And Silt**
2	222m NE	ALV-Z	Alluvium - Silt (unlithified Deposits Coding Scheme)	Silt
3	344m NE	LASI-XCZ	Langley Silt Member - Clay And Silt	Clay And Silt

This data is sourced from the British Geological Survey.

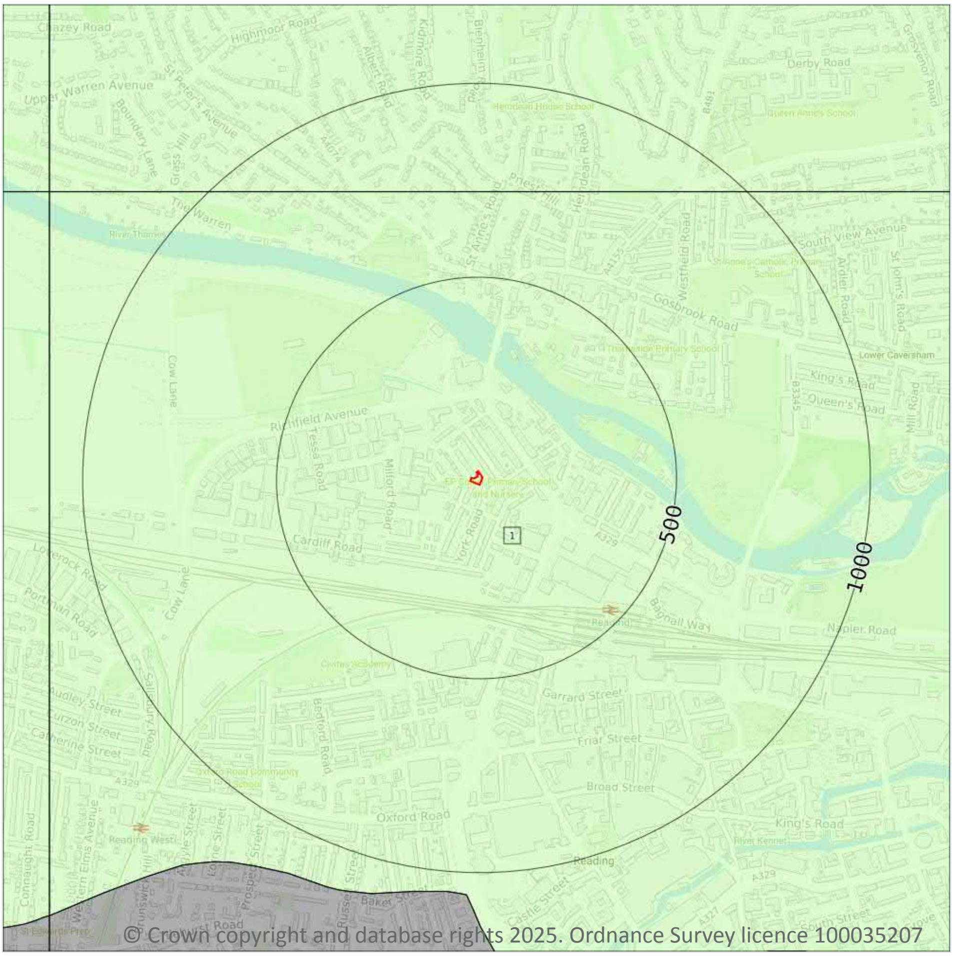
14.4 Landslip (10k)

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	1

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 92 >**

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**

This data is sourced from the British Geological Survey.

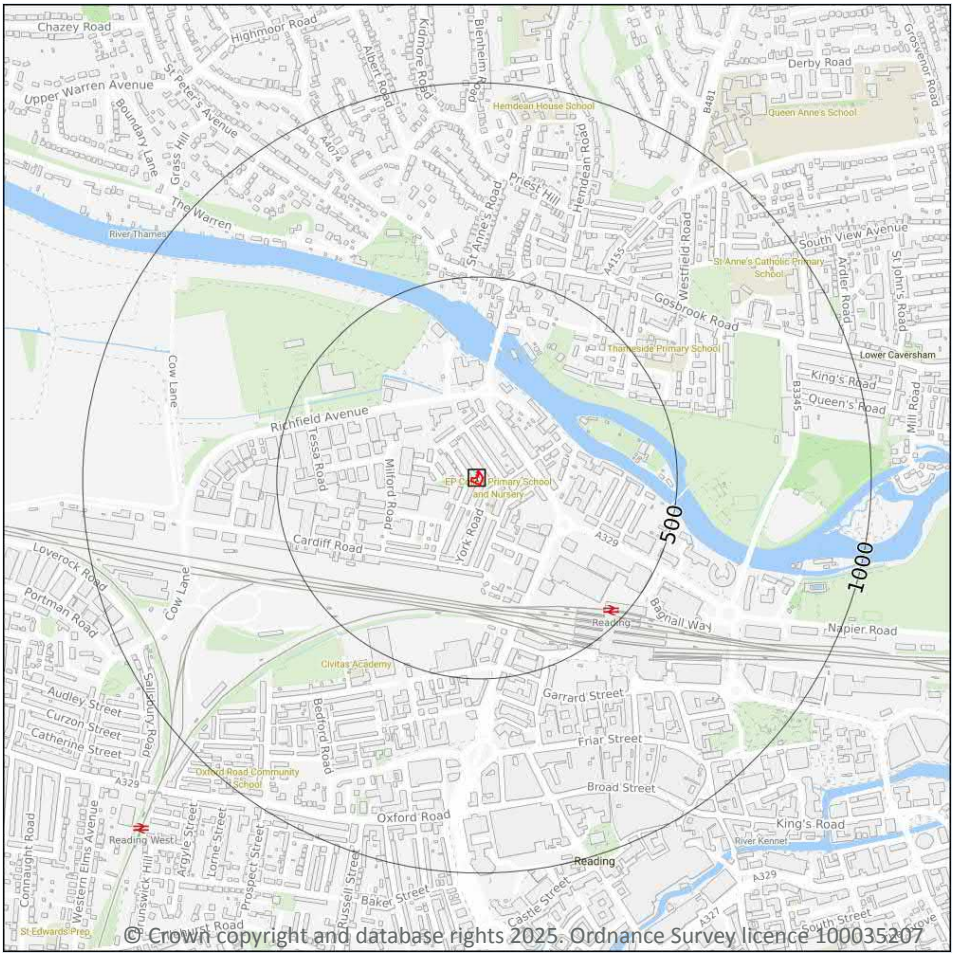
14.6 Bedrock faults and other linear features (10k)

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



Site Outline

Search buffers in metres (m)

Geological map tile

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 94 >**

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.

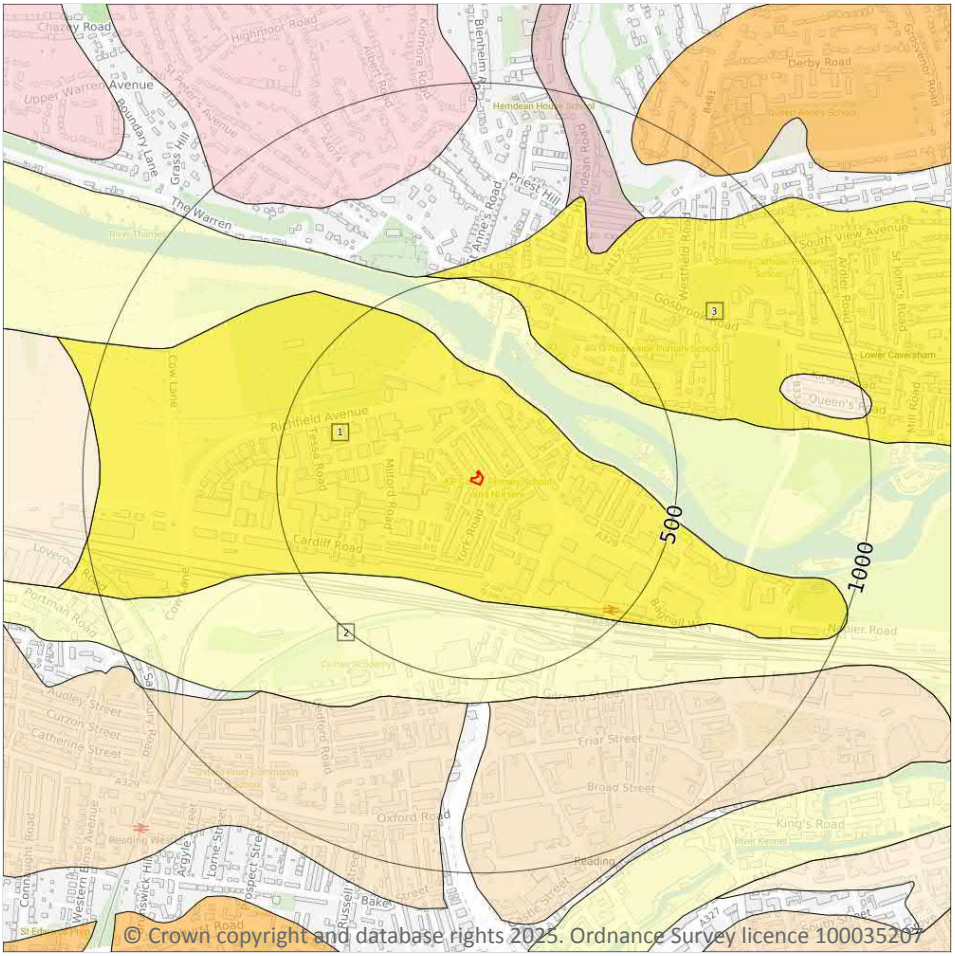
15.3 Artificial ground permeability (50k)

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 **3**

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 96 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**LASI-XCZ**	**LANGLEY SILT MEMBER**	**CLAY AND SILT**
2	219m NE	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
3	351m NE	LASI-XCZ	LANGLEY SILT MEMBER	CLAY AND SILT

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.

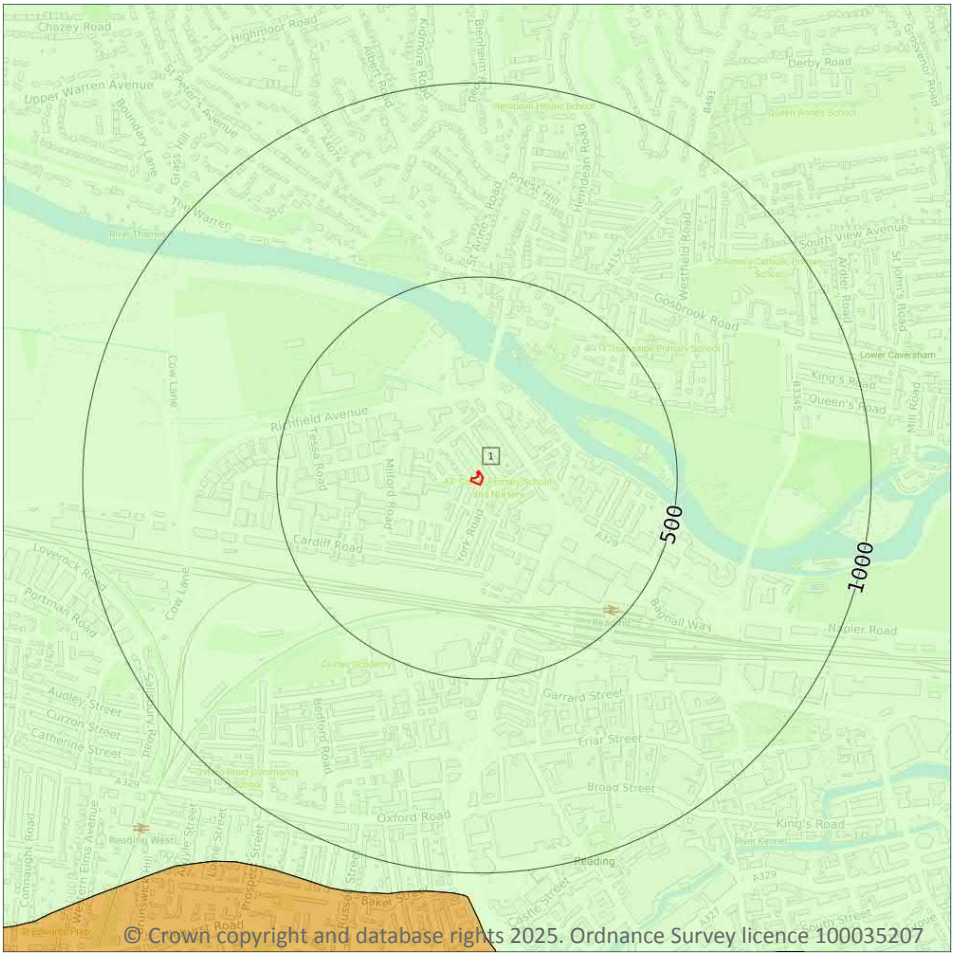
15.7 Landslip permeability (50k)

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 98 >**

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.

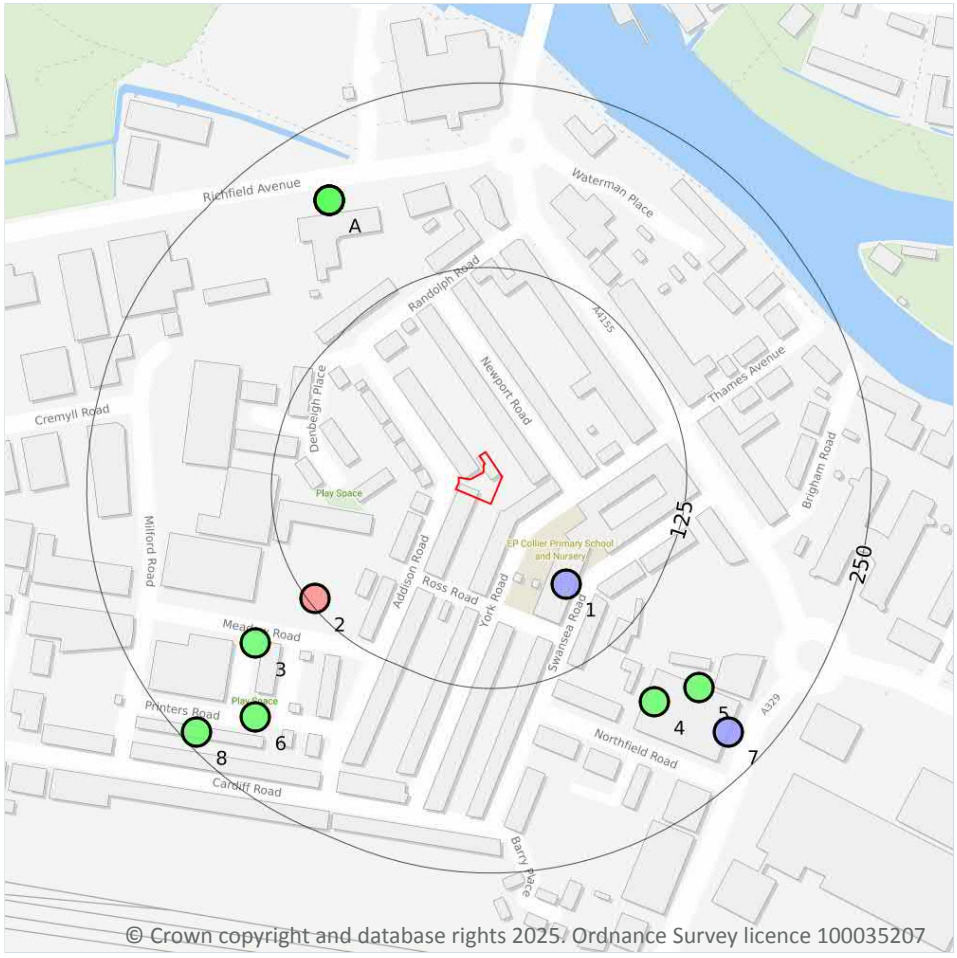
15.10 Bedrock faults and other linear features (50k)

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



Site Outline

Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m	13

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 100 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	74m SE	471160 174190	SCHOOL BOARD SWANSEA ROAD	7.31	N	428201 ↗
2	121m SW	470990 174180	MEADOW ROAD WORKS CAVERSHAM	45.72	N	428200 ↗
3	171m SW	470950 174150	MEADOW ROAD READING	18.28	N	428801 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
4	174m SE	471220 174110	81 CAVERSHAM ROAD READING	22.86	N	428813 ↗
5	188m SE	471250 174120	CAVERSHAM ROAD READING A	19.4	N	428775 ↗
A	201m NW	471000 174450	RICHFIELD AVENUE READING 1	15.0	N	428272 ↗
A	201m NW	471000 174450	RICHFIELD AVENUE READING 2	15.0	N	428273 ↗
A	201m NW	471000 174450	RICHFIELD AVENUE READING 3	20.0	N	428274 ↗
A	201m NW	471000 174450	RICHFIELD AVENUE READING 4	15.0	N	428275 ↗
A	201m NW	471000 174450	RICHFIELD AVENUE READING 5	15.0	N	428276 ↗
6	205m SW	470950 174100	14 CROSS ST READING	11.43	N	428342 ↗
7	223m SE	471270 174090	81 CAVERSHAM ROAD READING	3.96	N	428814 ↗
8	240m SW	470910 174090	ADDISON ROAD READING	15.24	N	428812 ↗

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 102 >**

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



17.2 Running sands

Records within 50m	1

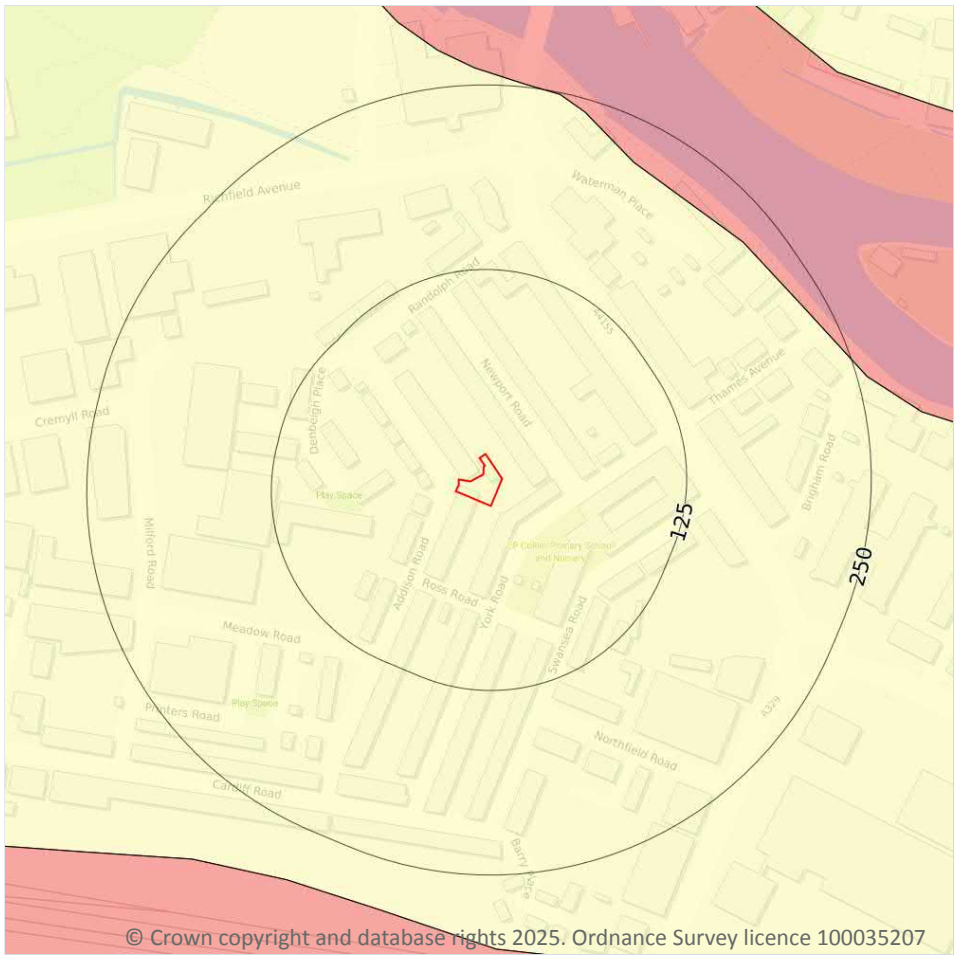
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 103 >**

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

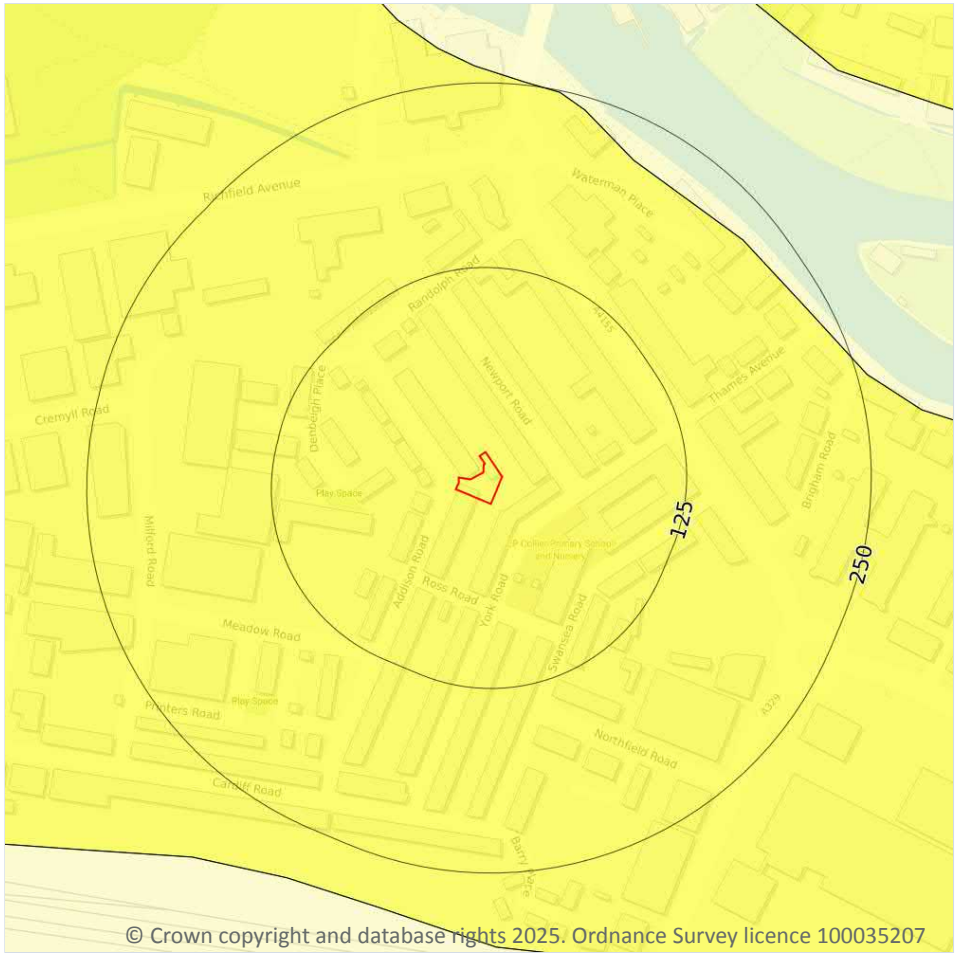
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 104 >**

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 105 >**

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



Site Outline

Search buffers in metres (m)

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

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 106 >**

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



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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 107 >**

Location	Hazard rating	Details
On site	**Very low**	**Soluble rocks are present within the ground. Few dissolution features are likely to be present. Potential for difficult ground conditions or localised subsidence are at a level where they need not be considered.**

This data is sourced from the British Geological Survey.

18 Mining and ground workings



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Site Outline

Search buffers in metres (m)

- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining

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 BritPits

Records within 500m	0

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.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	3

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 and ground workings map on **page 109 >**

ID	Location	Land Use	Year of mapping	Mapping scale
A	225m NW	Unspecified Ground Workings	1938	1:10560
A	225m NW	Unspecified Ground Workings	1910	1:10560
1	232m NE	Unspecified Wharf	1878	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 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.

18.4 Underground mining extents

Records within 500m	0

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	5

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 and ground workings map on **page 109 >**

ID	Location	Name	Commodity	Class	Likelihood
3	521m N	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
4	561m S	Not available	Chalk	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
5	561m S	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	721m N	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	927m SW	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 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.

18.8 The Coal Authority non-coal mining

Records within 500m	**0**

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	**0**

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	**0**

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 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.

18.13 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.

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 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 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

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.

This data is sourced from Stantec UK Ltd.

19.2 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.

19.3 Reported recent incidents

Records within 500m	0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m	0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.

This data is sourced from Groundsure.

20 Radon



20.1 Radon

Records on site	1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on **page 117 >**

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

This data is sourced from the British Geological Survey and UK Health Security Agency.

21 Soil chemistry

21.1 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.

21.2 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.

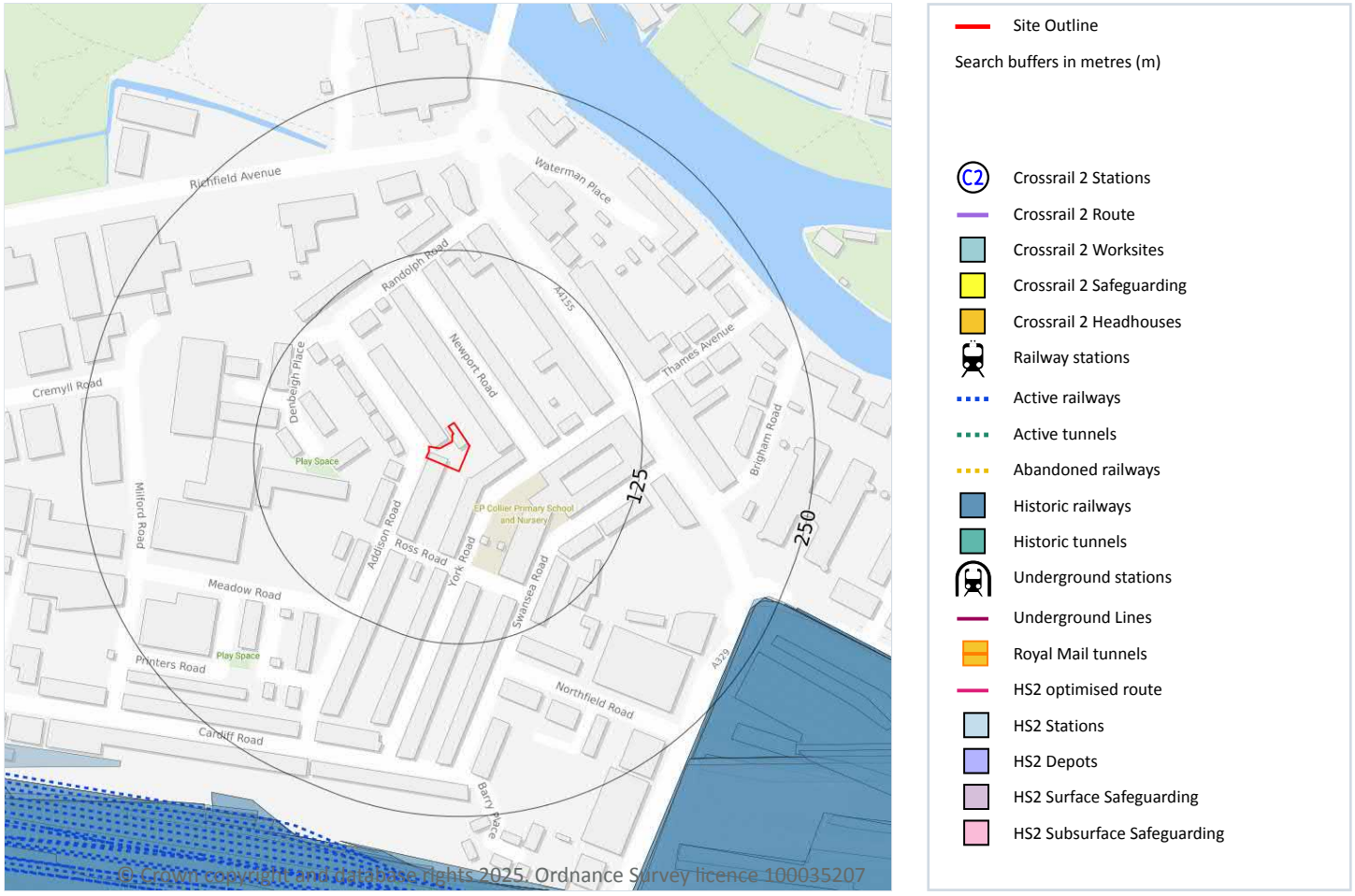
21.3 BGS Measured Urban Soil Chemistry

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.

22 Railway infrastructure and projects



22.1 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.

22.2 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.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	18

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.

Features are displayed on the Railway infrastructure and projects map on **page 120 >**

Location	Land Use	Year of mapping	Mapping scale
233m SE	Railway	1910	-
233m SE	Railway Sidings	1979	10000
233m SE	Railway Sidings	1962	10560
233m SE	Railway Sidings	1973	10000
234m SE	Railway Sidings	1897	10560
236m SE	Railway Sidings	1938	10560
236m SE	Railway Sidings	1910	10560
241m SE	Railway Sidings	1899	2500
242m SE	Railway Sidings	1913	2500
242m SE	Railway Sidings	1932	2500
242m SE	Railway Sidings	1936	2500
244m SE	Railway Sidings	1956	1250
245m SE	Railway Sidings	1957	2500
245m SE	Railway Sidings	1961	2500
246m SE	Railway Sidings	1913	2500
246m SE	Railway Sidings	1932	2500
246m SE	Railway Sidings	1936	2500

Location	Land Use	Year of mapping	Mapping scale
248m SE	Railway Sidings	1971	1250

This data is sourced from Ordnance Survey/Groundsure.

22.5 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.

22.6 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.

22.7 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.

22.8 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.

22.9 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 ↗.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗.

20 APPENDIX 4 – BGS BOREHOLE LOGS

British Geological Survey
BGS ID: 428201 : BGS Reference: SU77SW49
British National Grid (27700) : 471160,174190

Reading

SU 77 SW/49
7116. 7419

268/

8. Swansea Road, Caversham Road. School Board. 1896.
Two test-borings for ascertaining depth for suitable foundations.
Bored and communicated by Mr. Alfred Callas.

		Thickness.	Depth.
	No. 1 Boring.	*Ft.* *in.*	*Ft.* *in.*
[Alluvium, etc., 20 feet.]	Soil	0 4	0 4
	Gravel	0 4	0 8
	Blue clay	4 4	5 0
	Ballast [Gravel]	7 0	12 0
	Running sand	2 0	14 0
	Ballast [Gravel]	6 0	20 0
	Chalk	4 0	24 0
	No. 2 Boring.		
[Alluvium, etc., 20½ feet.]	Blue clay	9 0	9 0
	Gravel	11 6	20 6
	Chalk	3 6	24 0

Published in
'The Water Supply
of Berkshire',
P. 68

Contact BGS: ngdc@bgs.ac.uk

21 APPENDIX 5 – SITE PHOTOGRAPHY







22 APPENDIX 6 - RISK ASSESSMENT METHODOLOGY

- Severity considers the potential impact of the linkage on the receptors, if the linkage was active. Categories range from slight/superficial to fatal.
- Likelihood considers the chances of the linkage occurring and is classified into categories from improbable to frequent.

By assigning scores with each of the above categories, the risk assessment can be undertaken using the formula:

RISK = LIKELIHOOD × SEVERITY

The matrix given in Table 12 provides a means of calculating the overall risk; while Table 13 provides the qualitative assessment based on the risk score.

Table 12: Contamination Risk Matrix

		Potential Severity				
		Fatal 5	Major 4	Moderate 3	Minor 2	Slight 1
Probable Likelihood	Frequent 5	Very High	High	Moderate	Low - Moderate	Low
	Probable 4	High	High	Moderate	Low - Moderate	Low
	Possible 3	Moderate	Moderate	Low - Moderate	Low - Moderate	Very Low
	Remote 2	Low - Moderate	Low - Moderate	Low - Moderate	Low	Very Low
	Improbable 1	Low	Low	Very Low	Very Low	Very Low

Table 13: Assessment description for risk scores

Risk Score	Risk Assessment
1-3	**Very Low**
4-5	**Low**
6-10	**Low to Moderate**
11-15	**Moderate**
16-20	**High**
21-25	**Very High**

Table 14: Risk Classification System

Risk Term	Description
Very Low	The presence of an identified hazard does not give rise to the potential to cause significant harm to groundwater, surface water, ecological and/or property receptors. In the event of such harm being realized, it is not likely to be Severe.
Low	The presence of an identified hazard does not give rise to the potential to cause significant harm to human health receptors. In the event of such harm being realized, it is not likely to be Severe.
Low to Moderate	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realized, would at worst normally be mild.
Moderate	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.
High	Harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remedial action. Investigation is required and remedial works may be necessary in the short term and are likely over the longer term.
Very High	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, or, there is an evidence that severe harm to a designated receptor is currently happening. Urgent investigation and remediation are likely to be required.

23 ABBREVIATIONS

Below is a generic list of commonly used abbreviations.

Abbreviation	Description
ACM	Asbestos Containing Materials
AOD	Above Ordnance Datum
AONB	Areas of Outstanding Natural Beauty
BGS	British Geological Survey
c.	circa
CLRA	Contaminated Land Risk Assessment
COMAH	Control of Major Accident Hazards
CSM	Conceptual Site Risk Model
EA	Environment Agency
IPC	Integrated Pollution Control
IPPC	Integrated Pollution Prevention Control
LAPC	Local Authority Pollution Control
LNR	Local Nature Reserves
NIHHS	Notification of Installations Handling Hazardous Substances
NNR	National Nature Reserves
NP	National Parks
NPPF	National Planning Policy Framework
OS	Ordnance Survey
PAHs	Polycyclic Aromatic Hydrocarbons
Part IIA	Part IIA of the Environmental Protection. Act 1990
PCBs	Polychlorinated Biphenyls
PCLU	Potentially Contaminative Land Use
PPL	Potential Pollutant Linkage
PSPPL	Potentially Significant Potential Pollutant Linkage
SAC	Special Areas of Conservation
SI	Site Investigation
SPA	Special Protection Area
SPOSH	Significant Possibility of Significant Harm
SSSIs	Sites of Special Scientific Interest
TPHs	Total Petroleum Hydrocarbons
UXO	Unexploded Ordnance
VOC	Volatile Organic Compounds