



**Ground and Environmental
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**Land at 362 Oxford Road
Reading
RG30 1AQ**

Phase 1 Contamination Risk Assessment

On behalf of S Chick Investigations Ltd



Site: Land at 362 Oxford Road, Reading, RG30 1AQ

Document Reference No: 25-975

Quality Management

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Ground and Environmental Investigation Ltd is a specialist geo-environmental consultancy and ground investigation company operating nationally.

Our approach to all of projects is to provide our clients with cost-effective solution to potential geo-environmental hazards, essential considerations before site acquisition, or prior to final development scheme design.

We offer a full range of geo-environmental services from initial due diligence site assessments through to engineering and ground remediation design.

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1 INTRODUCTION

Ground and Environmental Investigation Ltd (GEI) was commissioned by S Chick Investigations Ltd to undertake a Phase 1 Contamination Risk Assessment on a proposed development site on land at 362 Oxford Road, Reading, RG30 1AQ.

It was understood that the site is to comprise a mixed-use development of 2no. commercial units on the ground floor, 26no. residential units, associated landscaping, car and cycle parking.

The purpose of the Phase 1 Contamination Risk Assessment is to provide a preliminary risk assessment identifying any potential contamination arising from the site's former and current use, and any risks which may arise from such contamination. In addition, a conceptual model of the site will show the relationship between any sources of contamination, potential receptors, and the pathways for any contamination on site.

2 SITE LOCATION AND LAYOUT

The site is situated to the north of Oxford Road and south of Curzon Street at approximate Grid Reference SU 697 737 in a predominantly residential urban area and occupies an area of approximately 0.15 hectares.

The following features surround the site:

- To the north, the site is bound by Curzon Street beyond which are residential properties;
- To the west, the site is bound by car parking and a pedestrian area relating to a mixed commercial and residential property;
- To the south, the site is bound by mixed use commercial and residential properties.
- To the east, the site is bound by residential properties of Curzon Street and Battle Place.

A site walkover was undertaken by a suitably qualified member of S Chick Investigations Ltd on the 8th September 2025. At the time of the walkover, the site comprised an undeveloped area predominantly laid to grass and scrub vegetation with some larger trees and shrubs present. Trees and plants appeared healthy with no indication of phytotoxic stress.



The site was secured by site hoarding with access gained from Curzon Street.



No surface staining or olfactory evidence of contamination across the site.

3 SITE HISTORY

A map search was carried out for the site and extracts of the following Ordnance Survey maps were obtained covering the period between 1878 and 2025.

These are presented in Appendix 1, and the relevant historic details are summarised as follows:

Mapping Date Range	On Site	Surrounding Area
1878 – 1881	The site appears to be within soft landscaped areas of an adjacent Union Workhouse. Slope gradients are mapped with the west of the site.	The site appears to be within the curtilage of a Union Workhouse with the main buildings present approximately 100m to the east. Buildings are mapped to the southern boundary and to the southeast comprising residential properties.
1899	A small building has been constructed in the northeastern corner of the site.	The Union Workhouse is now noted as Reading Union Workhouse and expansion has occurred with buildings adjacent to the eastern site boundary noted as a Hospital. An Infectious Diseases Hospital has been constructed approximately 75m to the north. Significant residential development has occurred approximately 50m to the south to more than 250m.

Mapping Date Range	On Site	Surrounding Area
1911	The building to the northeastern corner has been extended.	Further residential development has occurred to the southwest and east.
1932	No significant development is noted on site.	The Workhouse site is now noted as Battle Hospital.
1959	The building to the northern boundary has been further extended. Minor gradients are mapped across the site.	The wider Battle Hospital site appears to have undergone minor redevelopment works.
1961 - 1962	No significant development is noted on site.	No significant development is noted in surrounding area.
1968 - 1973		The wider Battle Hospital site appears to have undergone further redevelopment works to the north and northeast.
1974		A large building has been constructed approximately 50m to the north, thought to be related to Battle Hospital.
1985 - 1990		No significant development is noted in surrounding area.
2003	The building to the north is no longer mapped.	
2010	No significant development is noted on site.	The large building to the north has been demolished and a Superstore constructed approximately 20m to the northwest.
2025		No significant development is noted in surrounding area.

The historical aerial photography from 1999 shows the large building to the north related to Battle Hospital. The site area appears to be undeveloped and given over to soft landscaping.

The photography from 2010 shows that the large building has been demolished and significant development is ongoing in the vicinity of the site. The Superstore to the northwest has been constructed and residential development is ongoing to the north.

The photography from 2015 show that construction in the vicinity has been completed. The site appears to have been regraded and comprises bare earth.

The photography from 2020 and 2023 does not show any further significant development on site or in the vicinity.

4 PLANNING HISTORY

A review was undertaken of the Reading Borough Council planning database on the 16th September 2025 as part of the review of the site history.

No additional potentially contaminative uses have been identified from the planning history.

5 ENVIRONMENTAL SETTING

5.1 GEOLOGY

Reference to the British Geological Survey online geological map of the area indicates that the geology underlying the site comprises Superficial Deposits of the Taplow Gravel Member over solid geology of the Seaford and Newhaven Chalk Formations of the White Chalk Subgroup.

The geological memoir for the area described these strata as follows:

Taplow Gravel Member

Sand and gravel, locally with lenses of silt, clay or peat.

White Chalk Subgroup

Chalk with flints. With discrete marl seams, nodular chalk, sponge-rich and flint seams throughout.

5.2 GROUNDWATER

Reference to the British Geological Survey 1:50,000 scale Aquifer Designation Dataset, shows the site to be set upon a Secondary A Aquifer with respect to the superficial deposits and a Principal Aquifer with respect to the solid geology.

Principal Aquifers are highly permeable formations. They are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale.

Secondary Aquifers include a wide range of rock layers or drift deposits with an equally wide range of water permeability and storage. Secondary aquifers are subdivided into two types.

Secondary A - are also permeable layers capable of supporting water supplies at a local scale and may be an important source of base flow to rivers. These include a wide range of rock layers or drift deposits with an equally wide range of water permeability and storage.

Secondary B –tend to be lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering.

Secondary Undifferentiated – are not attributed either category A or B status. Generally, these layers were previously designated as both minor and non-aquifer dependant on local geology.

Unproductive Strata are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.

The site is not situated within an Environment Agency-designated Groundwater Source Protection Zone.

5.3 RADON

Reference to the National Radiological Protection Board's "Radon Atlas of England and Wales" indicated that the property is situated within a low probability Radon Affected Area (between 1% and 3% of homes are estimated to be at or above the Action Level of 200 Bq/m³). No radon protective measures are necessary in the construction of new dwellings or extensions.

5.4 OTHER ENVIRONMENTAL INFORMATION

Reference was made to the Groundsure environmental database, extracts from which are provided in Appendix 2. Relevant information relating to the sites environmental sensitivity is summarised as follows:

Dataset		On site	Nearest significant off-site feature
Past Land Use	Historical industrial land uses	Infectious/Isolation Hospital	Within Hospital/Workhouse grounds.
	Historical tanks	None	121m east. Tanks.
	Historical energy features	None	105m southeast. Electricity Substation.
	Historical petrol stations	None	484m east. Filling Station.
	Historical garages	None	423m northwest. Garage.
Waste and landfill	Historical waste sites	None	61m northwest. Recycling Centre.

Dataset		On site	Nearest significant off-site feature
	Licensed waste sites	None	398m north. Loverock Road Waste Transfer Station.
	Waste exemptions	None	287m northeast. Use of waste in construction.
Industrial Land Use	Recent industrial land uses	None	17m north. Electricity Sub Station.
	Current or recent petrol stations	None	282m north. Tesco Extra.
	Historical licensed industrial activities	None	466m east. Inorganic Chemical Processes.
	Licensed pollutant release (Part A(2)/B)	None	251m southeast. Dry Cleaning.
	Radioactive Substance Authorisations	None	83m southeast. Keeping and use of Radioactive Materials. NHS.
	Pollution Incidents (EA/NRW)	None	191m north. Oils and Fuels. Category 3 (Minor) Impact to water.
Geological	Potential for Collapsible Ground Stability Hazards	Very low	
	Potential for Compressible Ground Stability Hazards	Negligible	
	Potential for Ground Dissolution Stability Hazards	Very low	
	Potential for Landslide Ground Stability Hazards	Very low	
	Potential for Running Sand Ground Stability Hazards	Very low	
	Potential for Shrinking or Swelling Clay Ground Stability Hazards	Negligible	
	Artificial and made ground (10k)	None	396m east. Worked Ground (Undivided) - Void.

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Dataset		On site	Nearest significant off-site feature
Hydrology and Hydrogeology	Surface Water Abstractions	None	1860m northeast. Transfer between sources.
	Groundwater Abstractions	None	215m north. Drinking, Cooking, Sanitary, Washing – Commercial/Industrial/ Public Services
	Potable Abstractions	None	215m north. Drinking, Cooking, Sanitary, Washing – Commercial/Industrial/ Public Services
	Source Protection Zones		None within 500m.
	Water Network	None	No records within 250m.
Environmental/ Cultural designations	Local Nature Reserves (LNR)	None	1286m southwest. Lousehill Copse.
	Listed Buildings	None	82m west. West Branch Library.
Mining and ground workings	BritPits	None	443m east. Battle Farm Gravel Pit.
Ground cavities and sinkholes	Mining cavities	None	638m southwest. Elm Lodge. Chalk.

6 CONTAMINATION RISK ASSESSMENT

This risk assessment has been undertaken with due regard to the advice relating to groundwater as provided in the Environment Agency's "Methodology for the Derivation of Remedial Targets for Soil and Groundwater to Protect Water Resources", the advice provided in the Contaminated Land (England) Regulations 2000, and the associated statutory guidance. The guidance defines contaminated land as any land that is in such a condition that by reason of substances in, on or under the land:

- significant harm is being caused or there is a significant possibility of such harm being caused; or
- pollution of controlled water is being or is likely to be caused.

This definition is based on the principles of risk assessment defined as a combination of the probability (or frequency) of occurrence of a defined hazard and the magnitude (including the seriousness) of the consequences. Central to the risk assessment process is the concept of pollutant linkage, that is a linkage between a contaminant and a receptor by means of a pathway.

Statutory definitions relating to pollution linkage.	
Contaminant	"a substance which is in, on or under the land and which has the potential to cause harm or to cause pollution of controlled waters."
Receptor	"a living organism, a group of living organisms, and ecological system or a piece of property" which meets given criteria. "controlled waters which are, or could be, polluted by a contaminant".
Pathway	"one or more routes or means by, or through, which a receptor: • is being exposed to, or affected by, a contaminant, or • could be so exposed or affected".

The relationship between these components is discussed below in order to identify the existence of any source-pathway-receptor linkage on the site, and hence the potential risks associated with any contamination. This risk assessment is based on the most conservative end use of a residential development without plant uptake end use.

The significance of the risks to the receptors/targets identified is based on an evaluation of the potential pathways between the contaminant source and receptors based on a residential without plant uptake end use of the site.

Potential receptors/targets at the site and in the area in which the site is located include:

- future users and the public.
- construction/maintenance workers.
- groundwater resources; and
- underground services in and around the site.

6.1 CONTAMINANT SOURCES

The site was noted as being within the curtilage of a Workhouse and later Hospital since the earliest available mapping (1878).

A building was mapped across the northern boundary of the site between the late 1800s and early 2000s, having undergone various small-scale redevelopment however the majority of the site area has remained undeveloped throughout the recorded history.

No significant sources of contamination were noted on site.

It is not considered that the surrounding land use is likely to have caused significant contamination to the site.

The environmental data did not indicate the presence of any significant sources of contamination on site or in the surrounding area and there are no clear signs of significant on-site sources of contamination present on site.

6.2 RISK TO HUMAN HEALTH

Potential sources of significant concentrations of toxic metals or organic contamination were not identified during the historical map survey, data review or overview of the site. Therefore, the risks to human health from these contaminants is considered to be low.

As such it is considered that the soils on site would be unlikely to pose a risk of significant harm to human health.

6.3 RISKS TO WATER RESOURCES

The site is underlain by a Secondary A Aquifer with respect to the superficial deposits and a Principal Aquifer with respect to the solid geology. The site is not located within a Source Protection Zone.

Due to the absence of any clear onsite contamination sources the risk to water resources is considered to be low.

6.4 RISKS TO PLANTS

Potential sources of significant concentrations of phytotoxic metals were not identified during the historical map survey, data review or walkover of the site. As such the risk to plants is low and further investigation is deemed unnecessary.

6.5 RISKS TO BUILDINGS & SERVICES

Given the absence of significant sources of ground contamination, it is considered that the risks to developed buildings and services are low. This assumption is made based upon the absence of any clear onsite contamination with regard to both the walkover survey, environmental data review and the historical maps.

6.6 GAS ASSESSMENT

The historical mapping and environmental data do not indicate any significant gas sources on site or in the surrounding area.

Therefore, it is considered that the risk from gas is low, and further investigation is not required.

6.7 WATCHING BRIEF AND DISCOVERY STRATEGY

Should discreet hotspots be encountered which were not previously detected during the site clearance or groundworks, these should be dealt with accordingly, by informing all parties involved with the site and drafting new contamination proposals if necessary. A number of options are available for handling any such material, which include:

- The removal from site and disposal to a suitably licensed landfill of all material suspected of being contaminated.
- Short-term storage of the suspected material while undertaking verification testing for suspected contamination. The storage area should be a contained area to ensure that contamination does not migrate and affect other areas of the site. Depending upon the amounts of material under consideration, this could be either a skip or a lined area.
- Treatment of the identified contamination as discussed above.
- Having a suitably experienced Environmental Engineer either on-call or with a watching brief for the visual and olfactory assessment of the material, and sampling for verification purposes.

Should a new source of contamination be suspected or identified then the relevant local authorities would be informed. A report indicating the nature of contamination and how this is to be dealt with would be submitted to their department and for their agreement. Any necessary remediation would then be detailed and verified in a supplementary remediation statement.

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GEI can confirm that such a watching brief should exist on this site during any demolition/construction works and should any contamination or potentially contaminative sources be discovered during the proposed demolition/enabling works all site works would cease, and suitably competent consultants/engineers will attend site.

7 PRELIMINARY CONCEPTUAL SITE MODEL

A Preliminary Conceptual Site Model (PCSM) is a system diagram identifying contaminant sources, routes of exposure (pathways), and which receptors are affected by contaminants moving along those pathways.

The model is produced to identify the zones of the site with different potential contaminations characteristics (e.g. whether contaminants in the soil are likely to be on the surface or at depth, distributed over an entire area or in localised 'hot spots').

The PCSM presented in the table below is based on the findings of the desk study and site walkover.

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Source	Pollutant	Pathway	Hazard	Receptor	Observations/ Recommendations	Assessed Risk
Contaminated ground	Metals (i.e. arsenic, copper, cobalt lead), and organic compounds.	→ Direct contact, ingestion, and inhalation.	Health risks including skin irritation.	→ Humans: site workers and future occupants.	No potential sources of significant contamination identified on site.	Low
		Ingestion.	Consumption of homegrown produce.	→ Humans – future site users.		Low
		Uptake by plants.	Phytotoxic effects.	→ Soft landscaped areas / plants.		Low
		Surface run off from hardstanding areas.	Lateral movement to surface watercourses.	→ Aquatic resources, ecology and subsequent users including humans.		Low
		Leaching/ Dispersion.	Downward migration to groundwater.	→ Aquatic resources – Groundwater abstractions wells / surface waters.		Low
		Direct contact	Aggressive chemical attack	→ Building structures and services		Low
Liquid contaminant sources	Diesel, Petrol and Oils.	→ Direct contact; ingestion, inhalation.	Health risks including skin irritation. Lateral and vertical migration of contaminants.	→ Humans: site workers and future occupants. Groundwater and surface water.	No potential sources of contamination identified on site.	Low
Landfill, Made ground	Ground gases (CO ₂ , CH ₄)	Inhalation and ingress into buildings	Asphyxiation and explosions	Buildings/ humans/ future site users	No significant potential sources of contamination identified on site or in the vicinity.	Low
Redundant Waste, Demolition Waste		Dermal Contact/ingestion. Potential for migration via surface water run-off	Health Risks	Humans: Site Workers	Any unwanted waste on site is to be removed from site during site preparatory works and disposed of in	Low

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Source	Pollutant	Pathway	Hazard	Receptor	Observations/ Recommendations	Assessed Risk
					accordance with current legislation. Normal health and safety precautions.	

8 CONCLUSIONS AND RECOMMENDATIONS

Ground and Environmental Investigation Ltd undertook a Phase 1 Contamination Risk Assessment on land at 363 Oxford Road, Reading, RG30 1AQ.

The purpose of the Contamination Risk Assessment was to provide a preliminary assessment of contamination issues based on current Contaminated Land Legislation with regards to redevelopment of the site comprising two commercial units on the ground floor, 26no. residential units, associated landscaping, car and cycle parking.

- At the time of this report, the site comprised an undeveloped area predominantly laid to grass and scrub vegetation with some larger trees and shrubs present
- The site is in a residential/commercial urban area.
- The geology underlying the site comprises superficial deposits of the Taplow Gravel Member over solid geology of the Seaford and Newhaven Chalk Formations of the White Chalk Subgroup.
- The site is underlain by a Secondary A Aquifer with respect to the superficial deposits and a Principal Aquifer with respect to the solid geology. The site is not located within a Source Protection Zone.
- No visual evidence of significant ground contamination was identified during the historical map search, environmental data review or site walkover.
- The risks to human health, water resources, plants, and buildings and services are considered to be low in the absence of any identifiable sources of ground contamination.
- It is recommended that a watching brief is implemented on this site during enabling works and should any contamination or potentially contaminative sources be discovered during the proposed enabling works all site works would cease, and suitably competent consultants/engineers will attend site to agree a formal remediation strategy.

Based on the principles and definitions outlined under section 57 of the Environment Act 1995, the site would not be considered “Contaminated Land” based on a most conservative case proposed residential without plant uptake end use. No further investigation is considered to be required across the site

APPENDIX 1
HISTORICAL MAPS

Site Details:

LAND AT 362, OXFORD ROAD,
READING, RG30 1AQ

Client Ref: 25-975
Report Ref: GS-U11-9BZ-YI7-8QU
Grid Ref: 469720, 173675

Map Name: County Series

Map date: 1881

Scale: 1:2,500

Printed at: 1:2,500



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

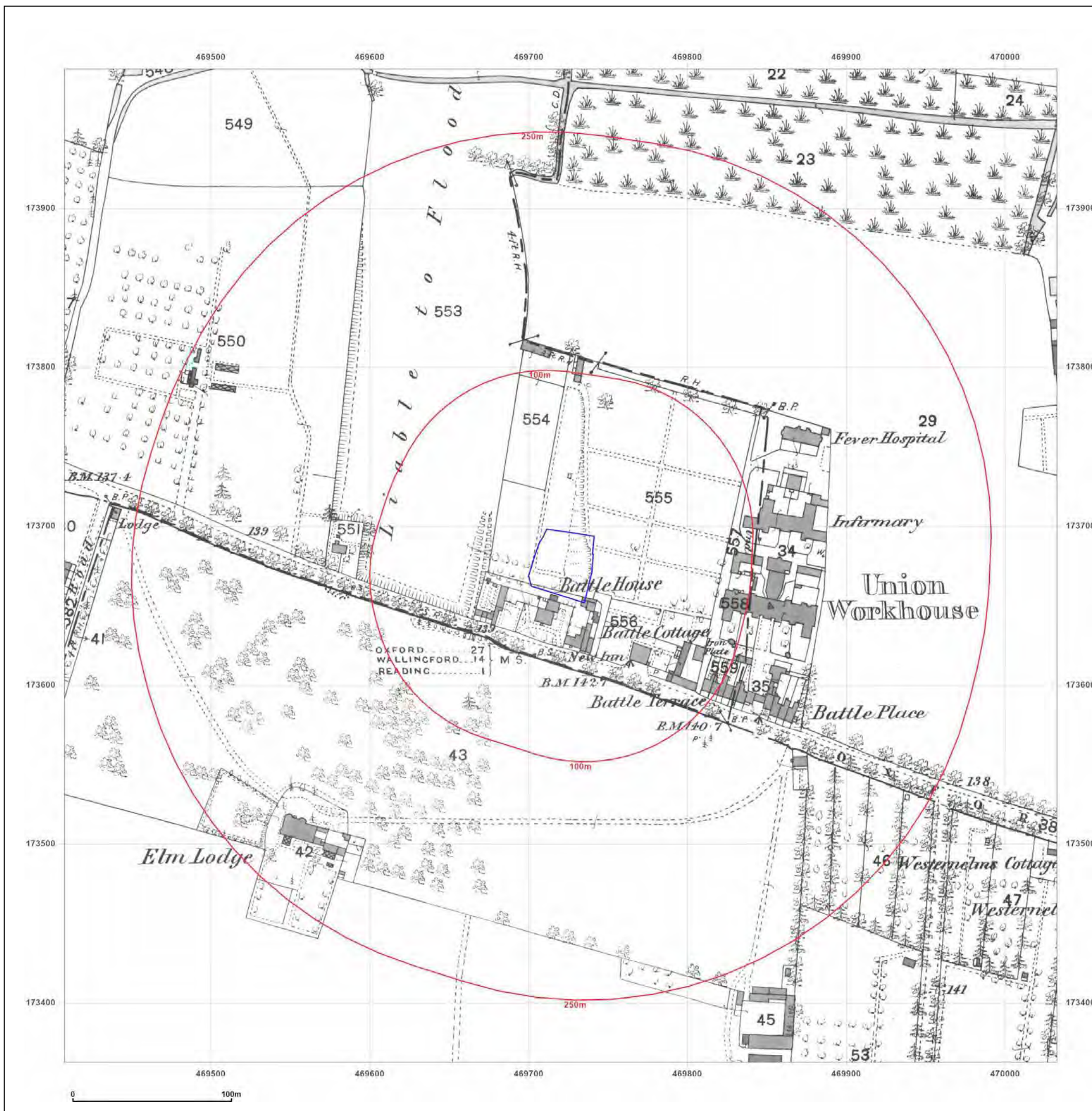


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Site Details:

LAND AT 362, OXFORD ROAD,
READING, RG30 1AQ

Client Ref: 25-975
Report Ref: GS-U11-9BZ-YI7-8QU
Grid Ref: 469720, 173675

Map Name: County Series

Map date: 1899

Scale: 1:2,500

Printed at: 1:2,500



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

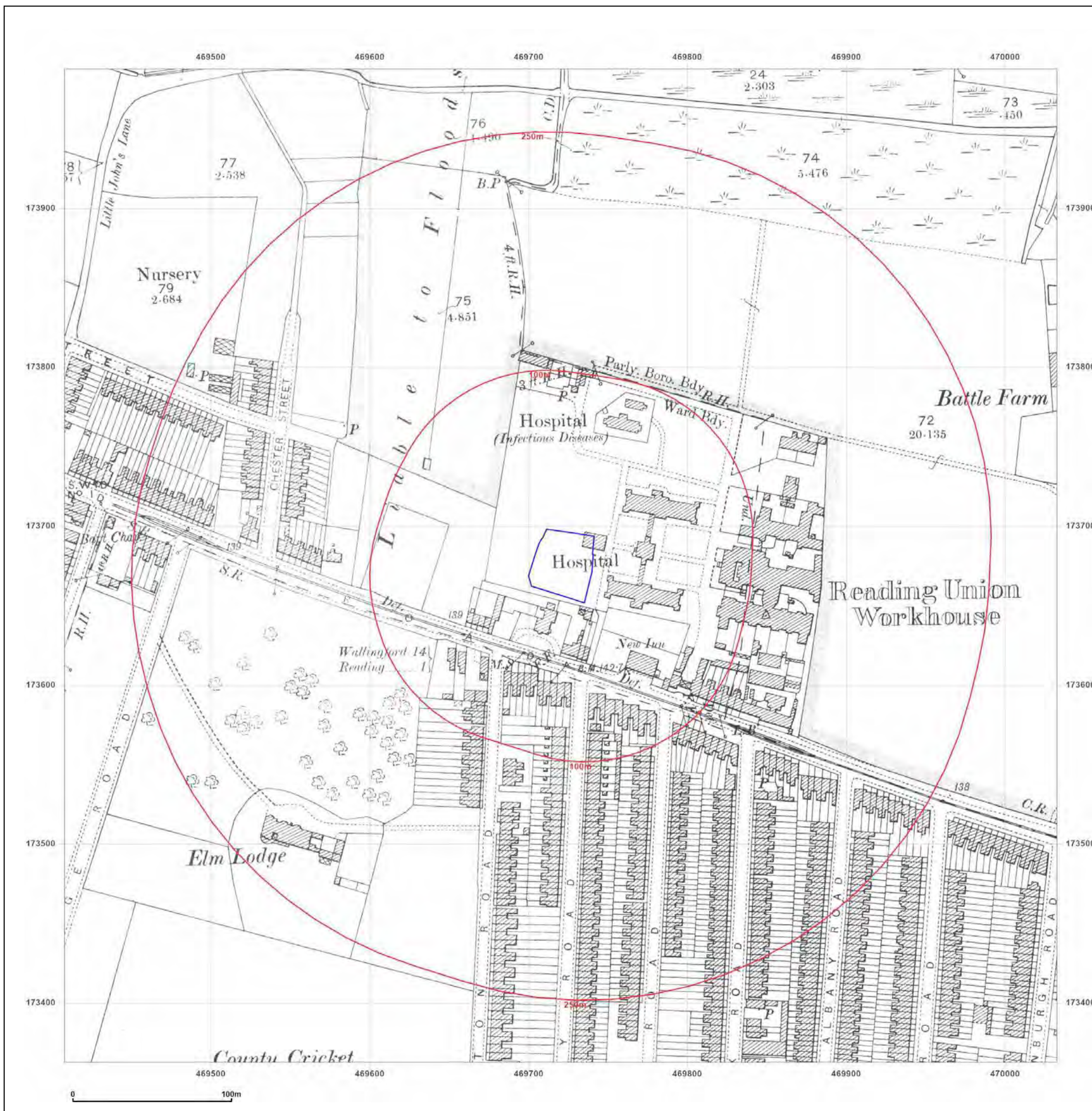


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READING, RG30 1AQ

Client Ref: 25-975
Report Ref: GS-U11-9BZ-YI7-8QU
Grid Ref: 469720, 173675

Map Name: County Series

Map date: 1911

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1911
Revised 1911
Edition N/A
Copyright N/A
Levelled N/A

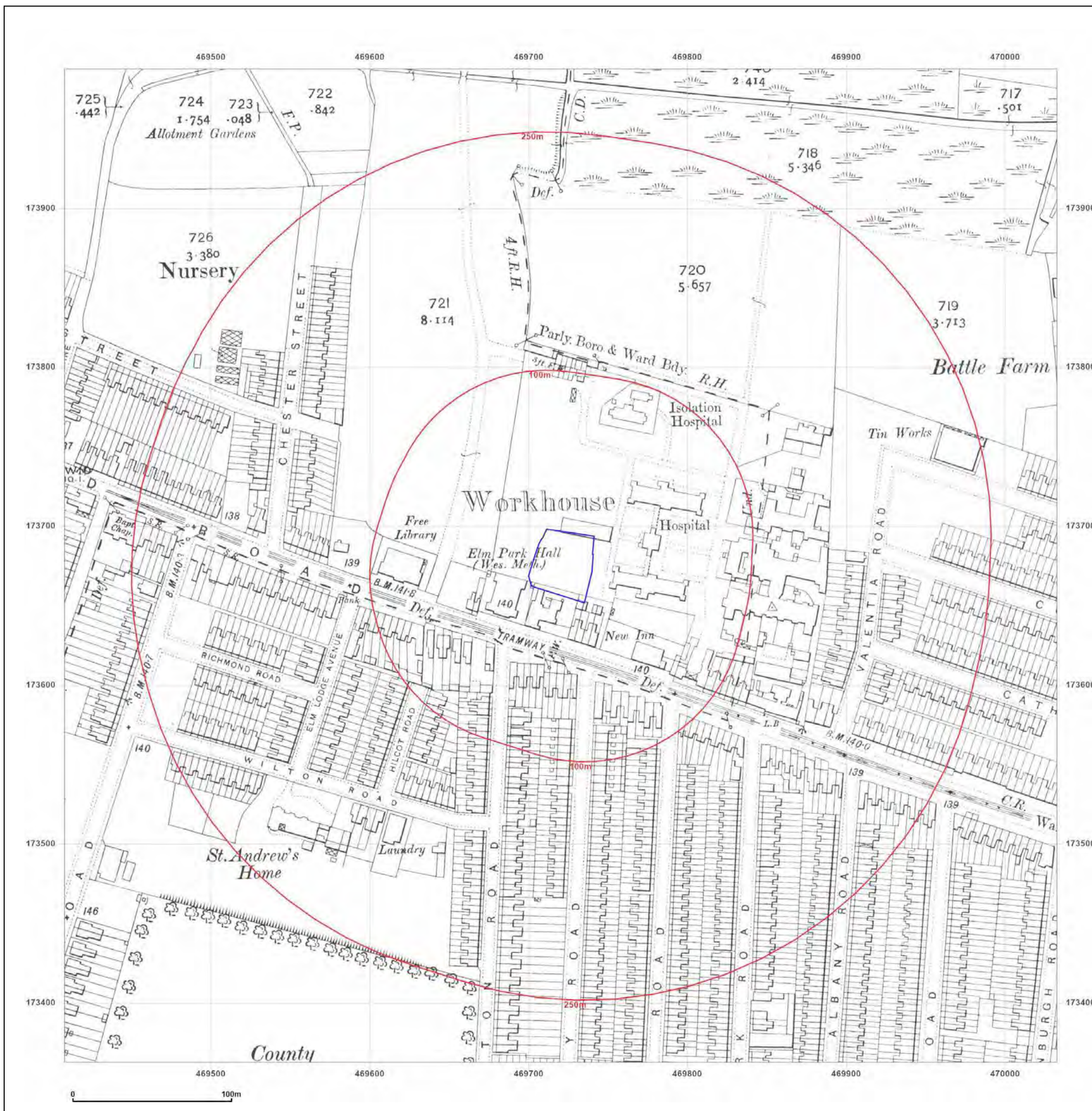


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READING, RG30 1AQ

Client Ref: 25-975
Report Ref: GS-U11-9BZ-YI7-8QU
Grid Ref: 469720, 173675

Map Name: County Series

Map date: 1932

Scale: 1:2,500

Printed at: 1:2,500



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

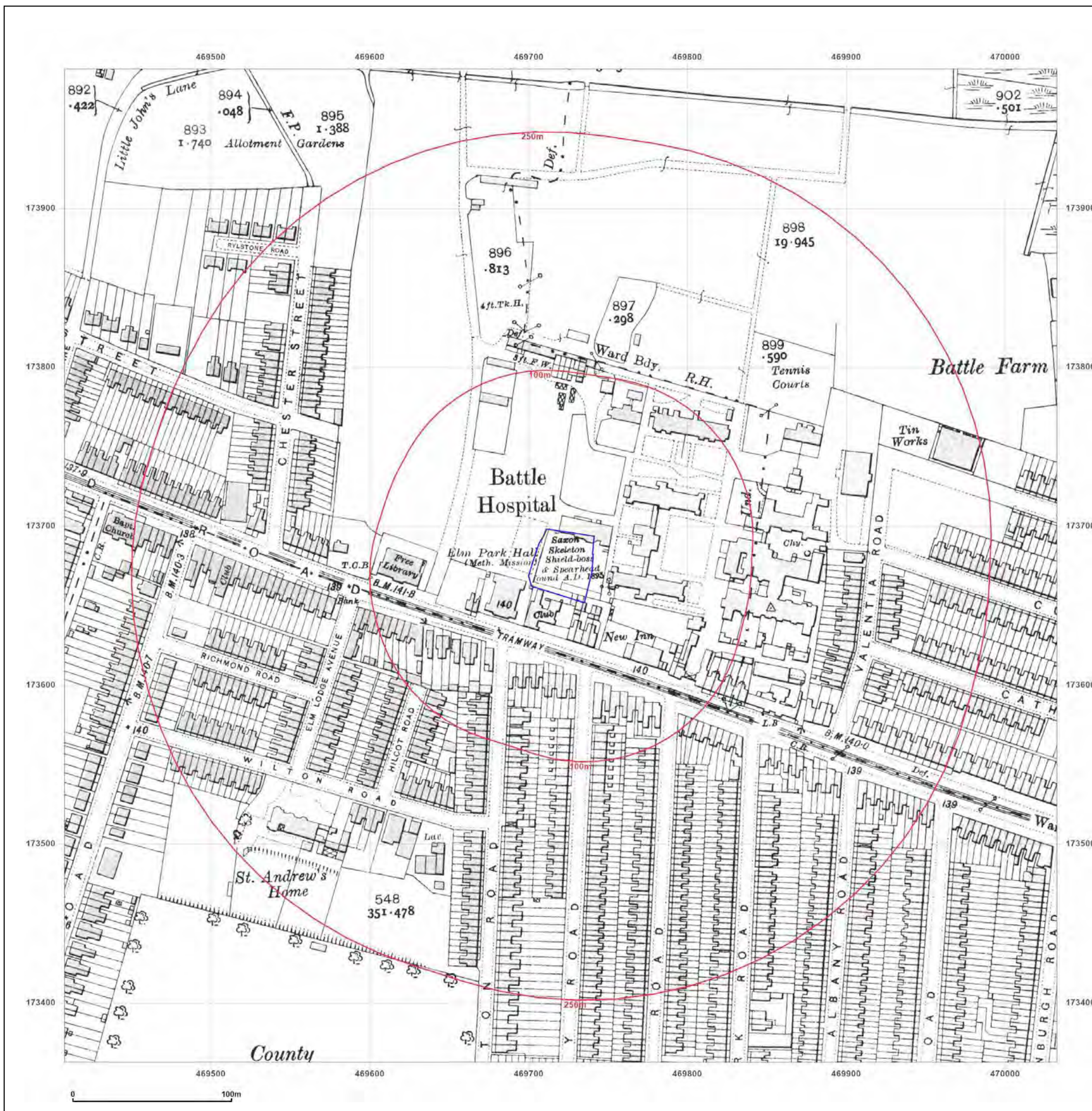


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Site Details:

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READING, RG30 1AQ

Client Ref: 25-975
Report Ref: GS-U11-9BZ-YI7-8QU
Grid Ref: 469720, 173675

Map Name: National Grid

Map date: 1959

Scale: 1:1,250

Printed at: 1:2,000



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

Surveyed 1959
Revised 1959
Edition N/A
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Levelled 1951

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Revised 1959
Edition N/A
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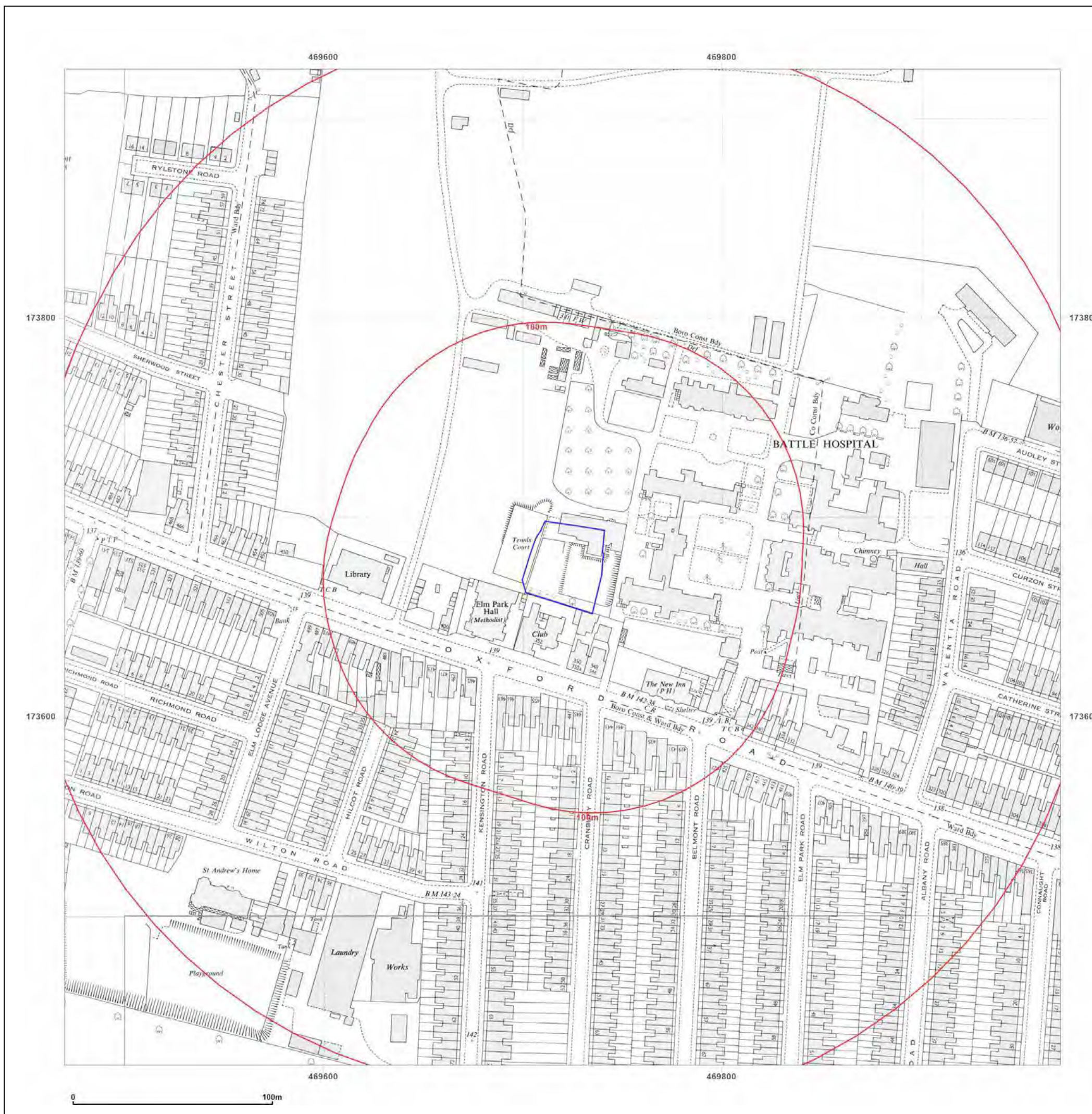


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Site Details:

LAND AT 362, OXFORD ROAD,
READING, RG30 1AQ

Client Ref: 25-975
Report Ref: GS-U11-9BZ-YI7-8QU
Grid Ref: 469720, 173675

Map Name: National Grid

Map date: 1961-1962

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1960
Revised 1960
Edition 1962
Copyright 1962
Levelled 1951

Surveyed 1958
Revised 1958
Edition 1961
Copyright 1961
Levelled 1951

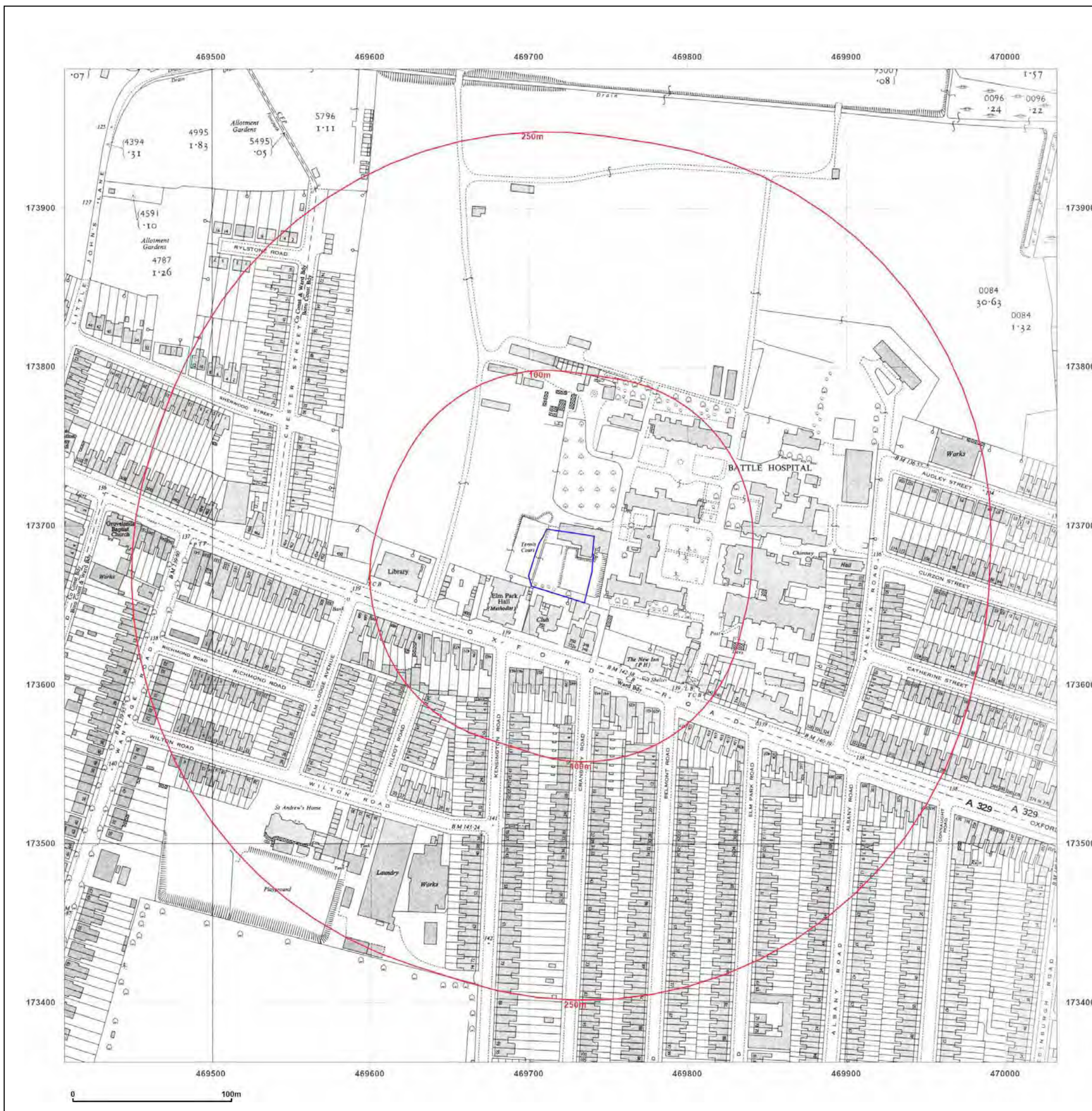


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Client Ref: 25-975
Report Ref: GS-U11-9BZ-YI7-8QU
Grid Ref: 469720, 173675

Map Name: National Grid

Map date: 1968-1973

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1958
Revised 1967
Edition N/A
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Levelled 1951

Surveyed 1959
Revised 1968
Edition N/A
Copyright 1969
Levelled 1951

Surveyed 1959
Revised 1972
Edition N/A
Copyright 1973
Levelled 1972



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Client Ref: 25-975
Report Ref: GS-U11-9BZ-YI7-8QU
Grid Ref: 469720, 173675

Map Name: National Grid

Map date: 1971-1974

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1958
Revised 1970
Edition N/A
Copyright 1971
Levelled 1951

Surveyed 1959
Revised 1972
Edition N/A
Copyright 1973
Levelled 1951

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

Surveyed 1959
Revised 1973
Edition N/A
Copyright 1974
Levelled 1951

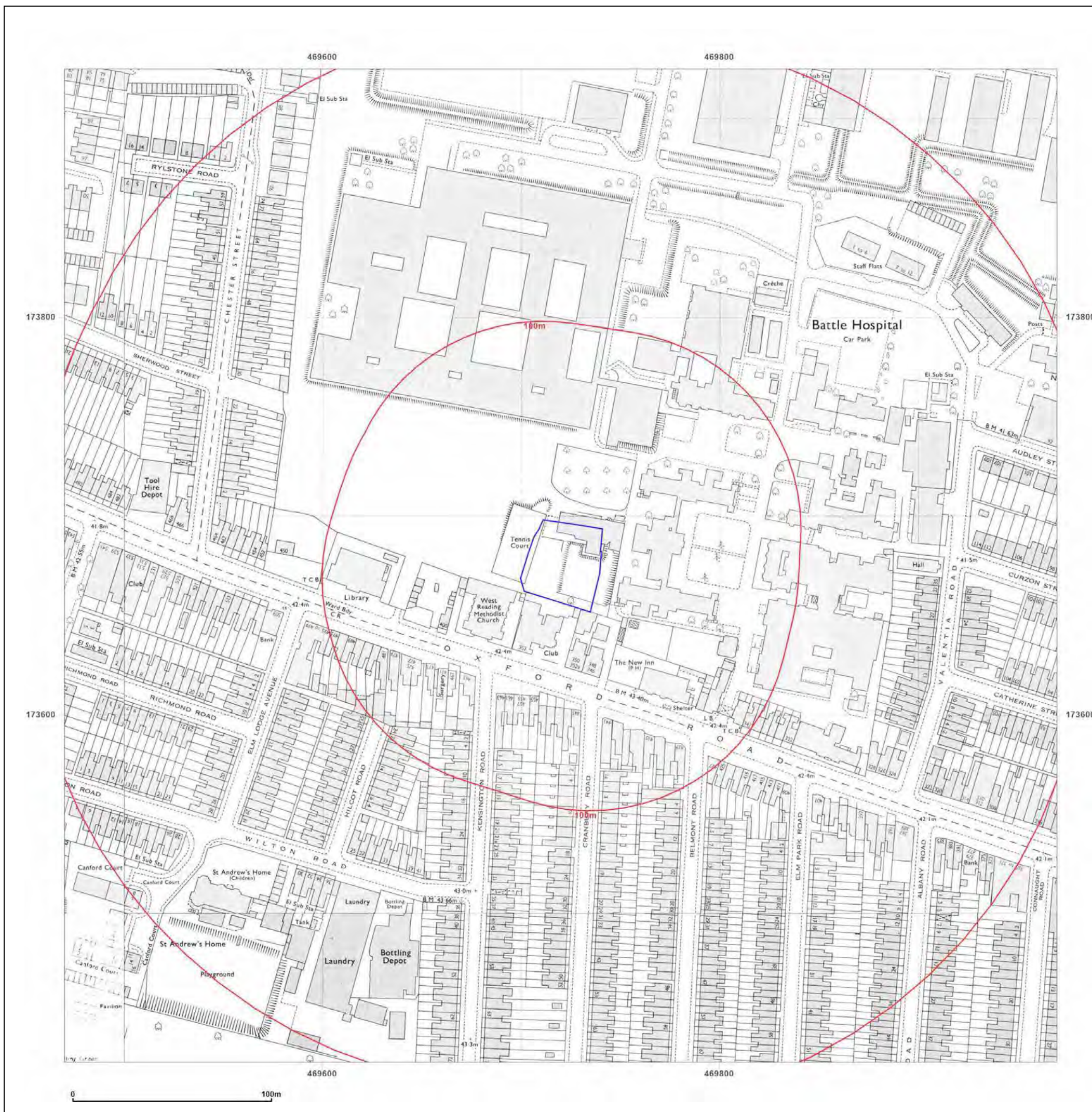


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Client Ref: 25-975
Report Ref: GS-U11-9BZ-YI7-8QU
Grid Ref: 469720, 173675

Map Name: National Grid

Map date: 1974

Scale: 1:1,250

Printed at: 1:2,000



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

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

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

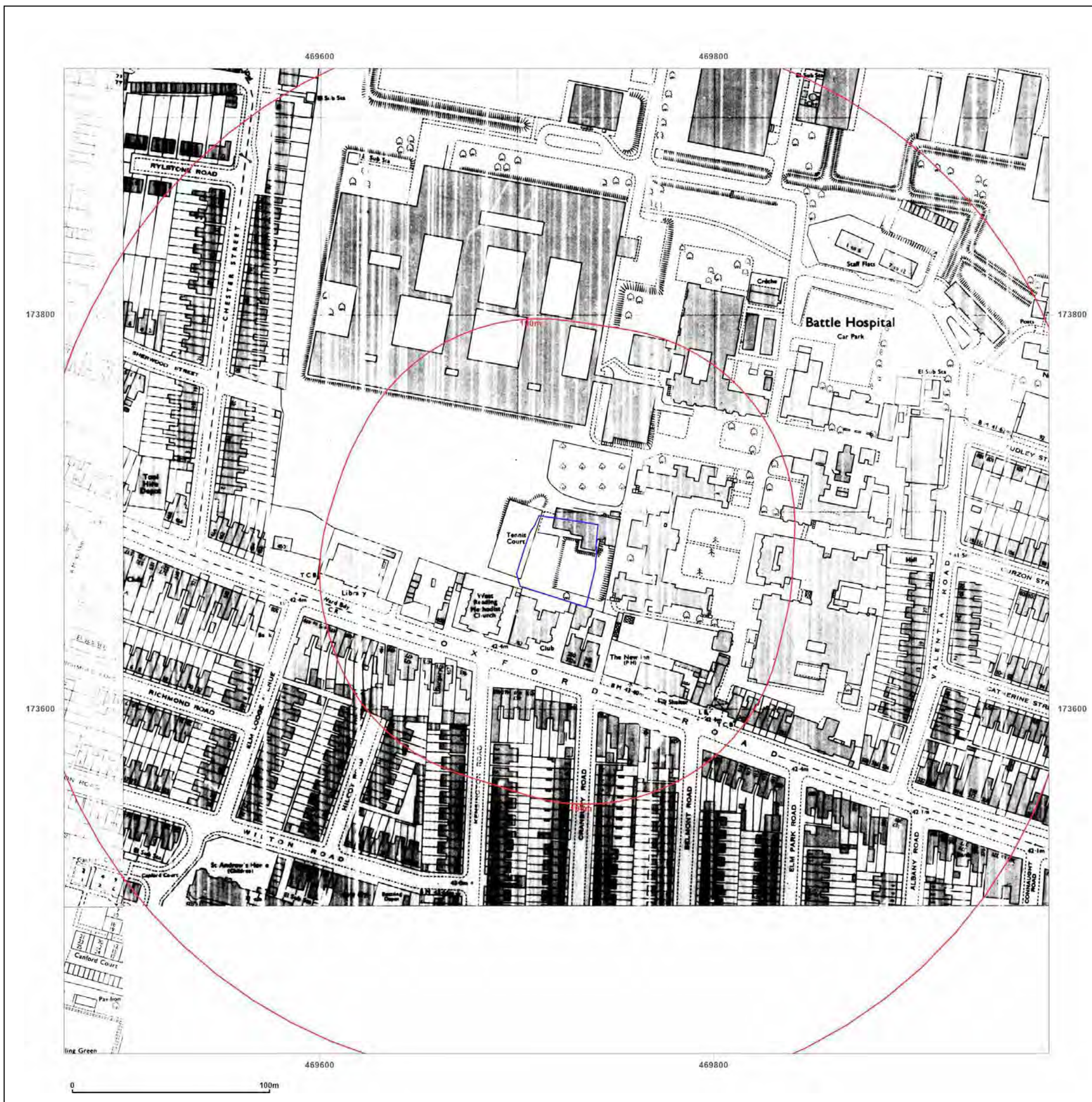


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Site Details:

LAND AT 362, OXFORD ROAD,
READING, RG30 1AQ

Client Ref: 25-975
Report Ref: GS-U11-9BZ-YI7-8QU
Grid Ref: 469720, 173675

Map Name: National Grid

Map date: 1985-1990

Scale: 1:1,250

Printed at: 1:2,000



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

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1990
Levelled 1972

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

Surveyed 1972
Revised 1989
Edition N/A
Copyright 1989
Levelled 1972

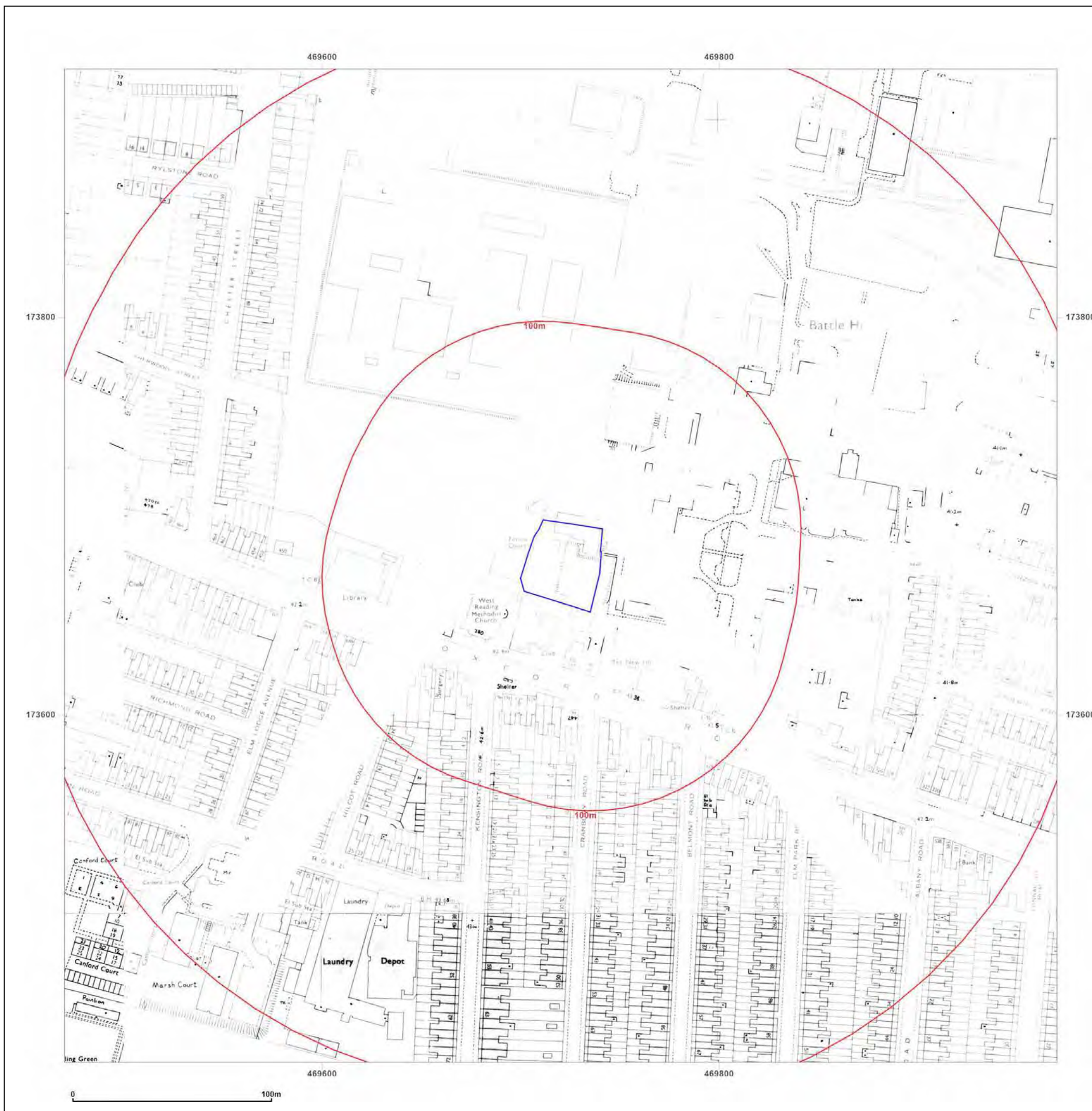


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Site Details:

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READING, RG30 1AQ

Client Ref: 25-975
Report Ref: GS-U11-9BZ-YI7-8QU
Grid Ref: 469720, 173675

Map Name: National Grid

Map date: 1988-1993

Scale: 1:1,250

Printed at: 1:2,000



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

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

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

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

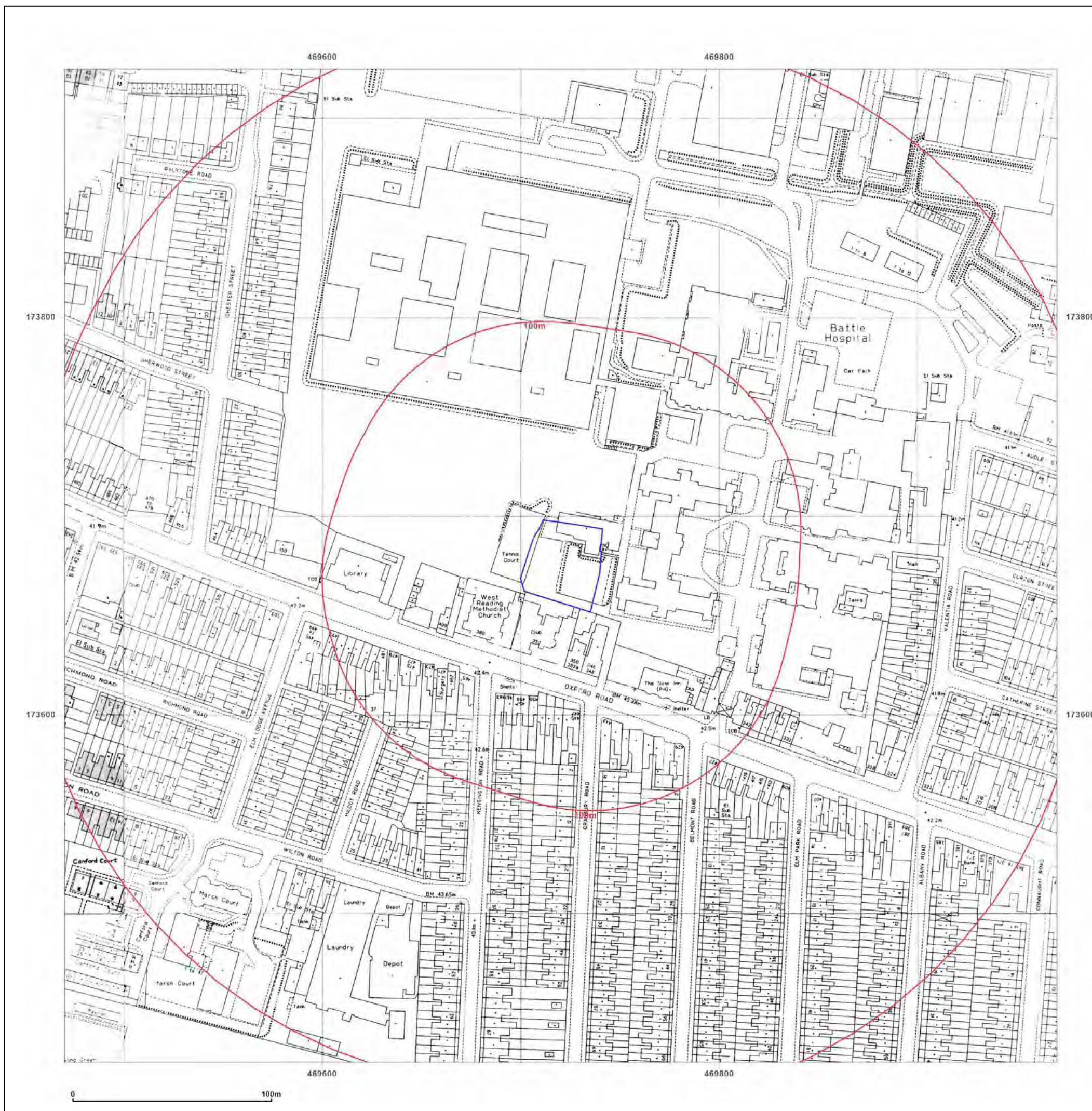


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Site Details:

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READING, RG30 1AQ

Client Ref: 25-975
Report Ref: GS-U11-9BZ-YI7-8QU
Grid Ref: 469720, 173675

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Site Details:

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READING, RG30 1AQ

Client Ref: 25-975
Report Ref: GS-U11-9BZ-YI7-8QU
Grid Ref: 469720, 173675

Map Name: County Series

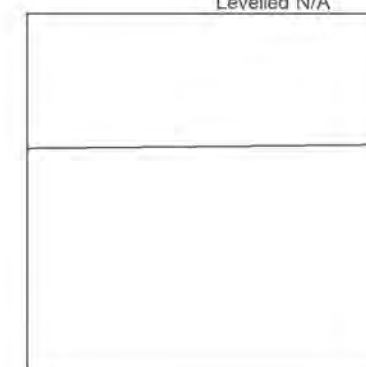
Map date: 1878

Scale: 1:10,560

Printed at: 1:10,560



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

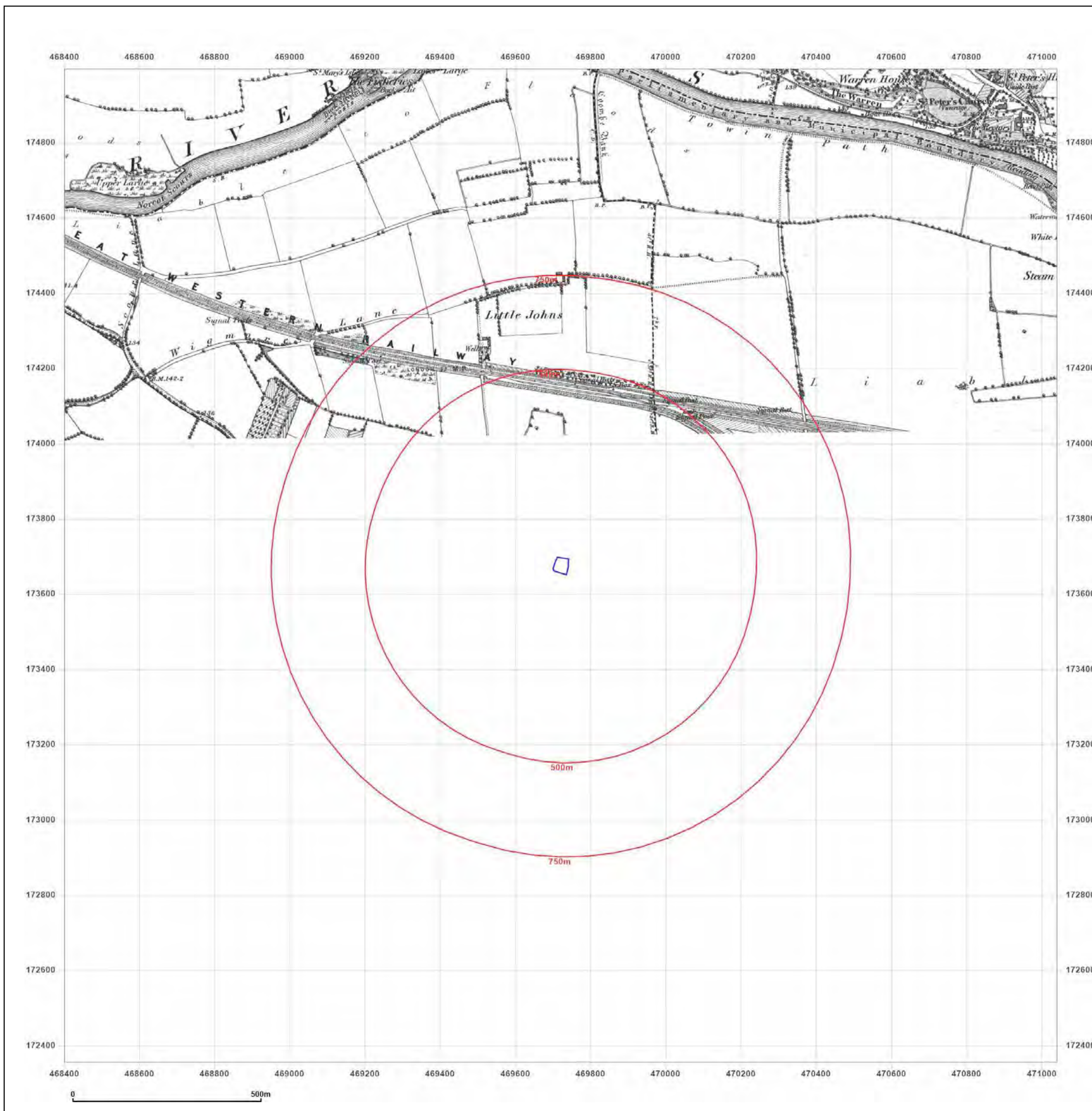


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Site Details:

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READING, RG30 1AQ

Client Ref: 25-975
Report Ref: GS-U11-9BZ-YI7-8QU
Grid Ref: 469720, 173675

Map Name: County Series

Map date: 1897-1900

Scale: 1:10,560

Printed at: 1:10,560



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

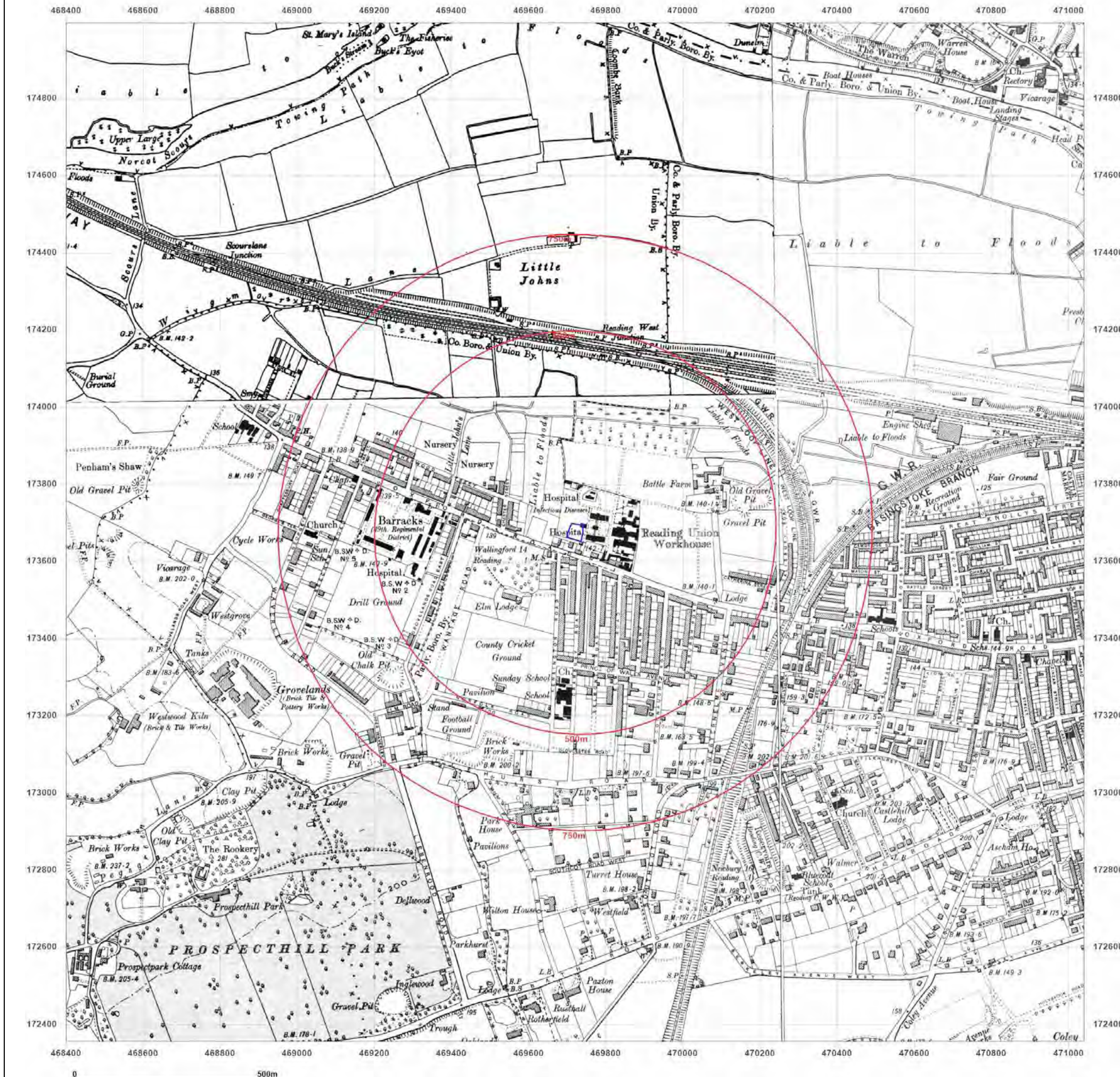


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Site Details:

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Client Ref: 25-975
Report Ref: GS-U11-9BZ-YI7-8QU
Grid Ref: 469720, 173675

Map Name: County Series

Map date: 1898-1900

Scale: 1:10,560

Printed at: 1:10,560



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

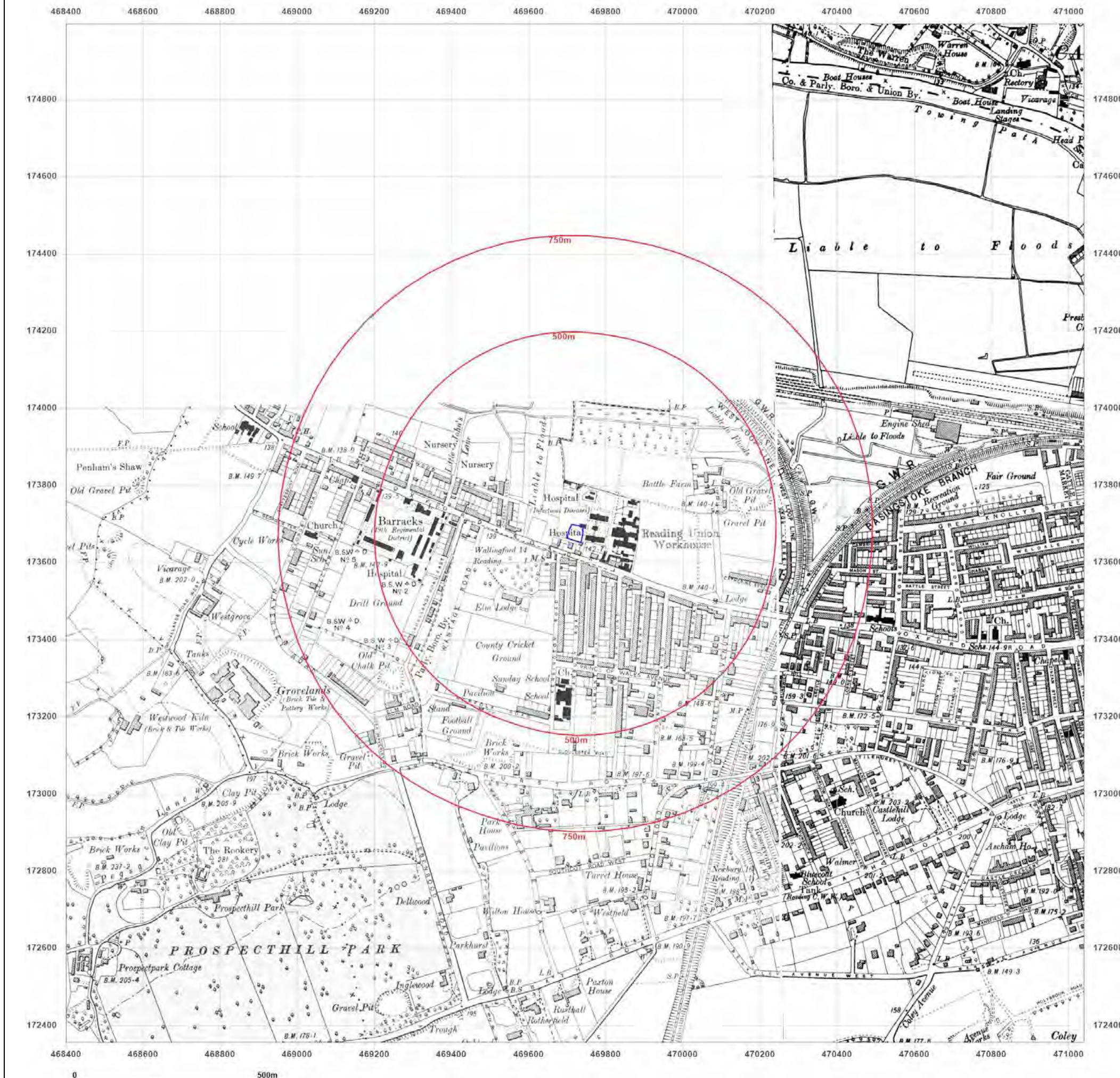


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Report Ref: GS-U11-9BZ-YI7-8QU
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Map Name: County Series

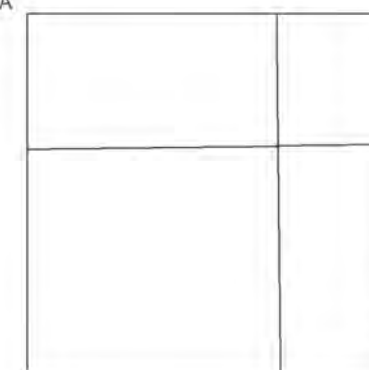
Map date: 1900

Scale: 1:10,560

Printed at: 1:10,560



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



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Revised N/A
Edition N/A
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Client Ref: 25-975
Report Ref: GS-U11-9BZ-YI7-8QU
Grid Ref: 469720, 173675

Map Name: County Series

Map date: 1910

Scale: 1:10,560

Printed at: 1:10,560



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

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

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

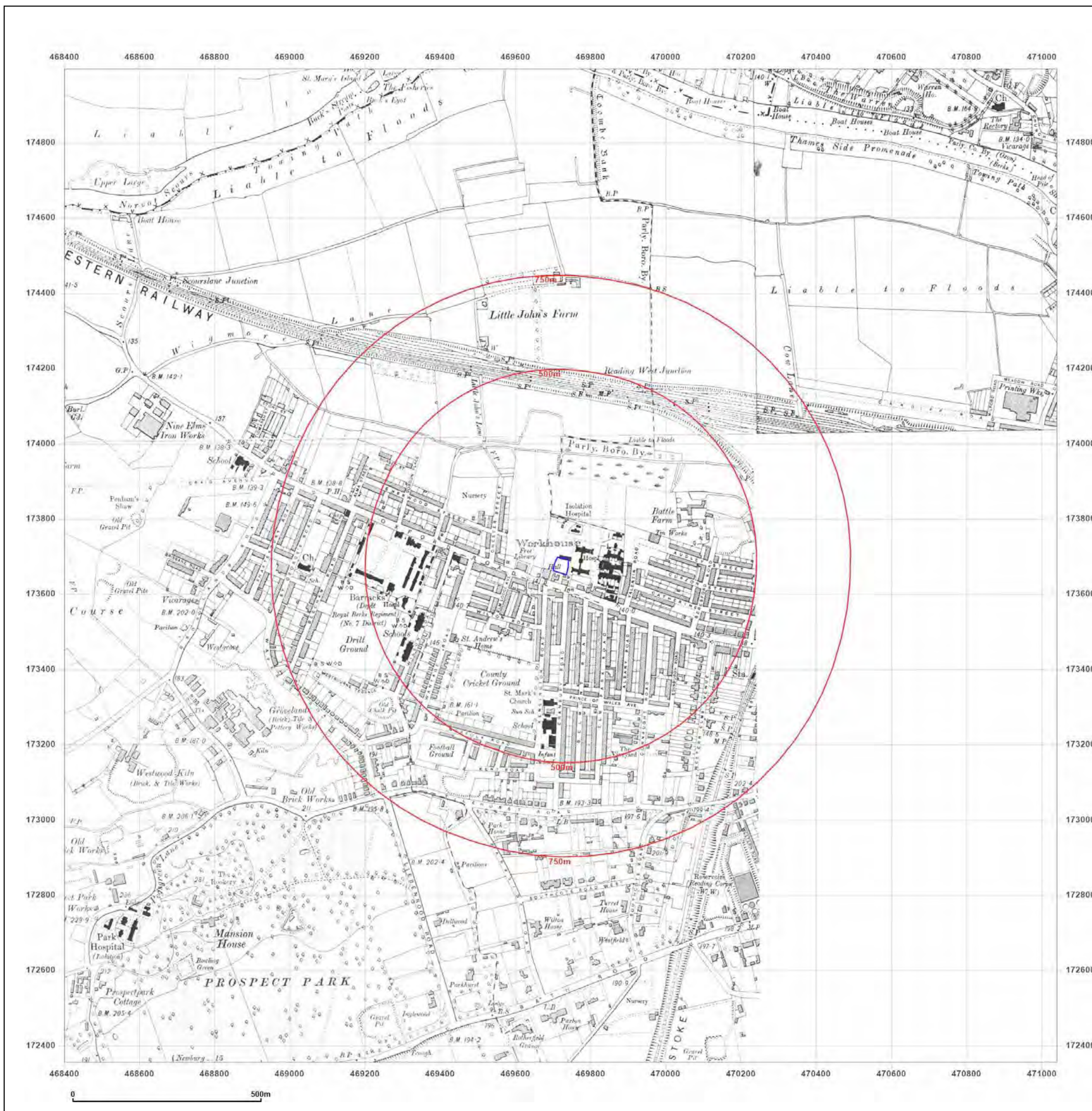


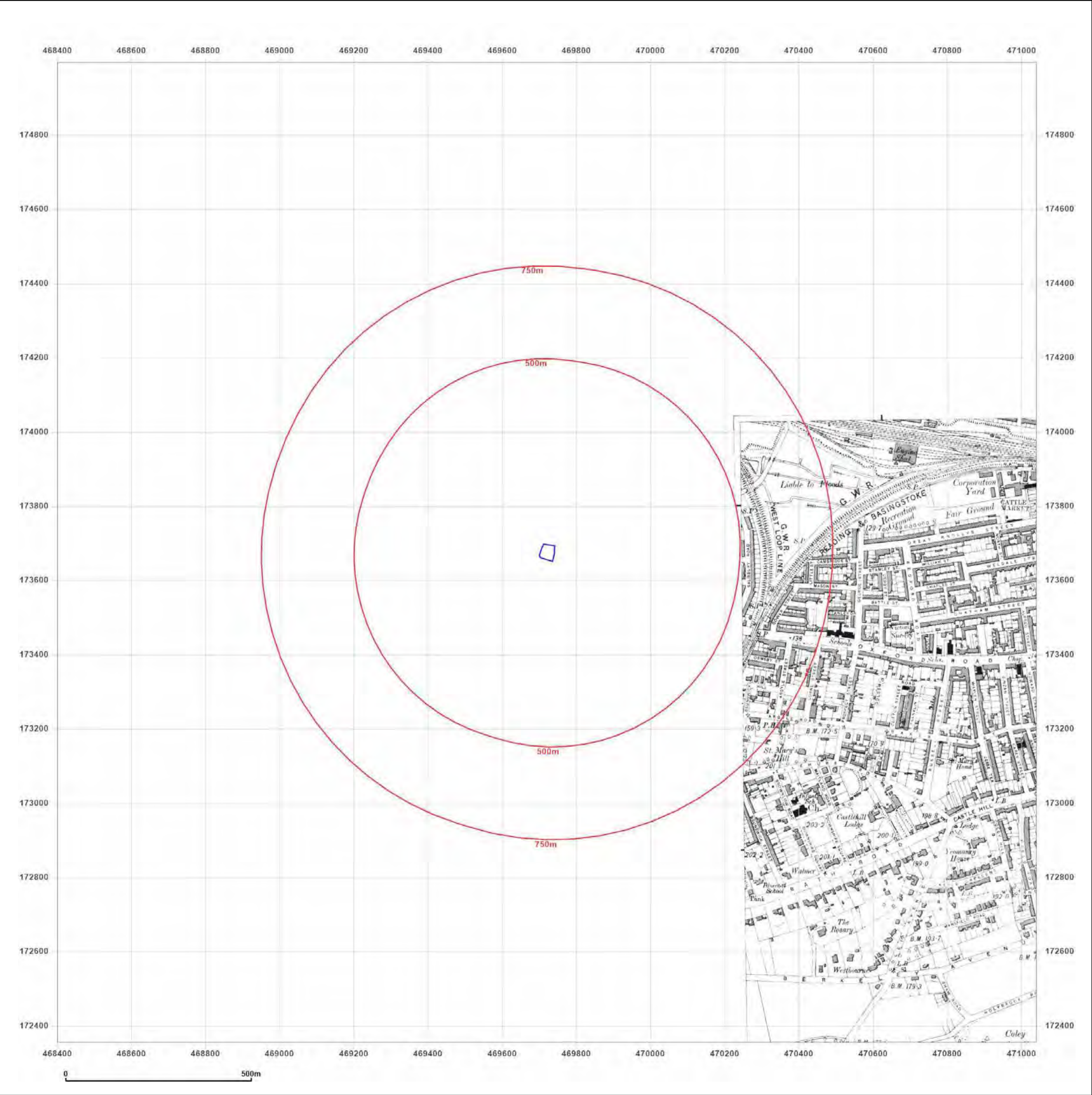
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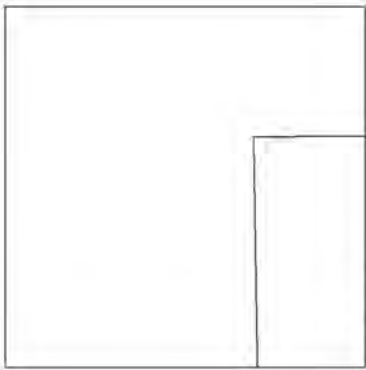
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Report Ref: GS-U11-9BZ-YI7-8QU
Grid Ref: 469720, 173675

Map Name: County Series

Map date: 1914

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1914
Edition 1913
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READING, RG30 1AQ

Client Ref: 25-975
Report Ref: GS-U11-9BZ-YI7-8QU
Grid Ref: 469720, 173675

Map Name: County Series

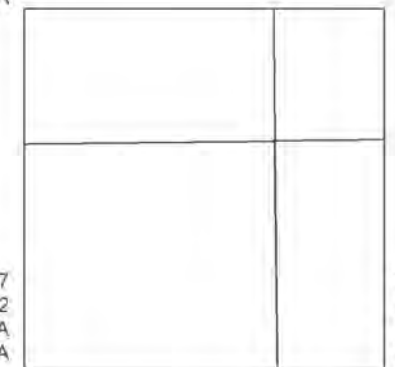
Map date: 1932-1933

Scale: 1:10,560

Printed at: 1:10,560



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



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

Surveyed 1877
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

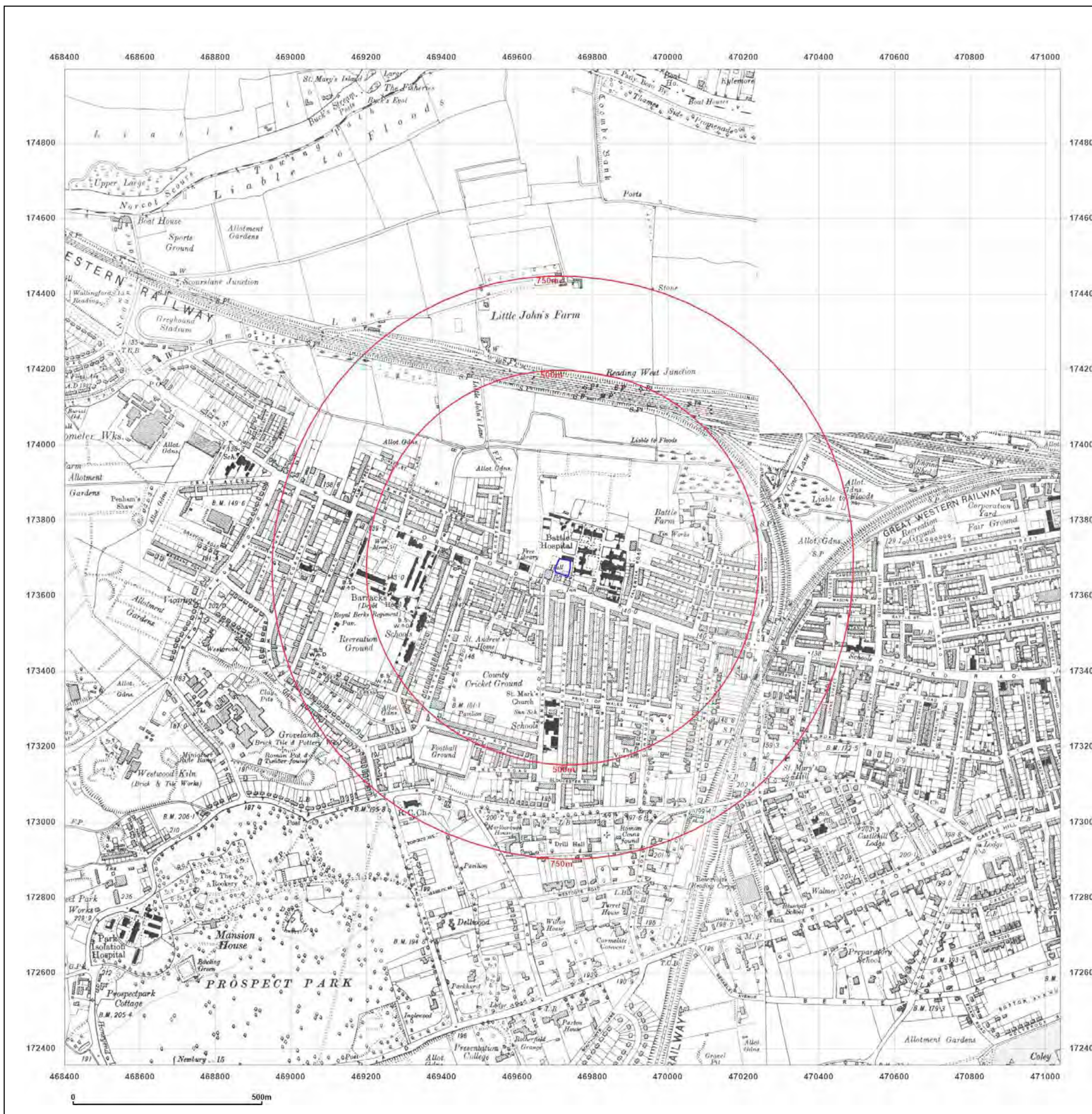


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READING, RG30 1AQ

Client Ref: 25-975
Report Ref: GS-U11-9BZ-YI7-8QU
Grid Ref: 469720, 173675

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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

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

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

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

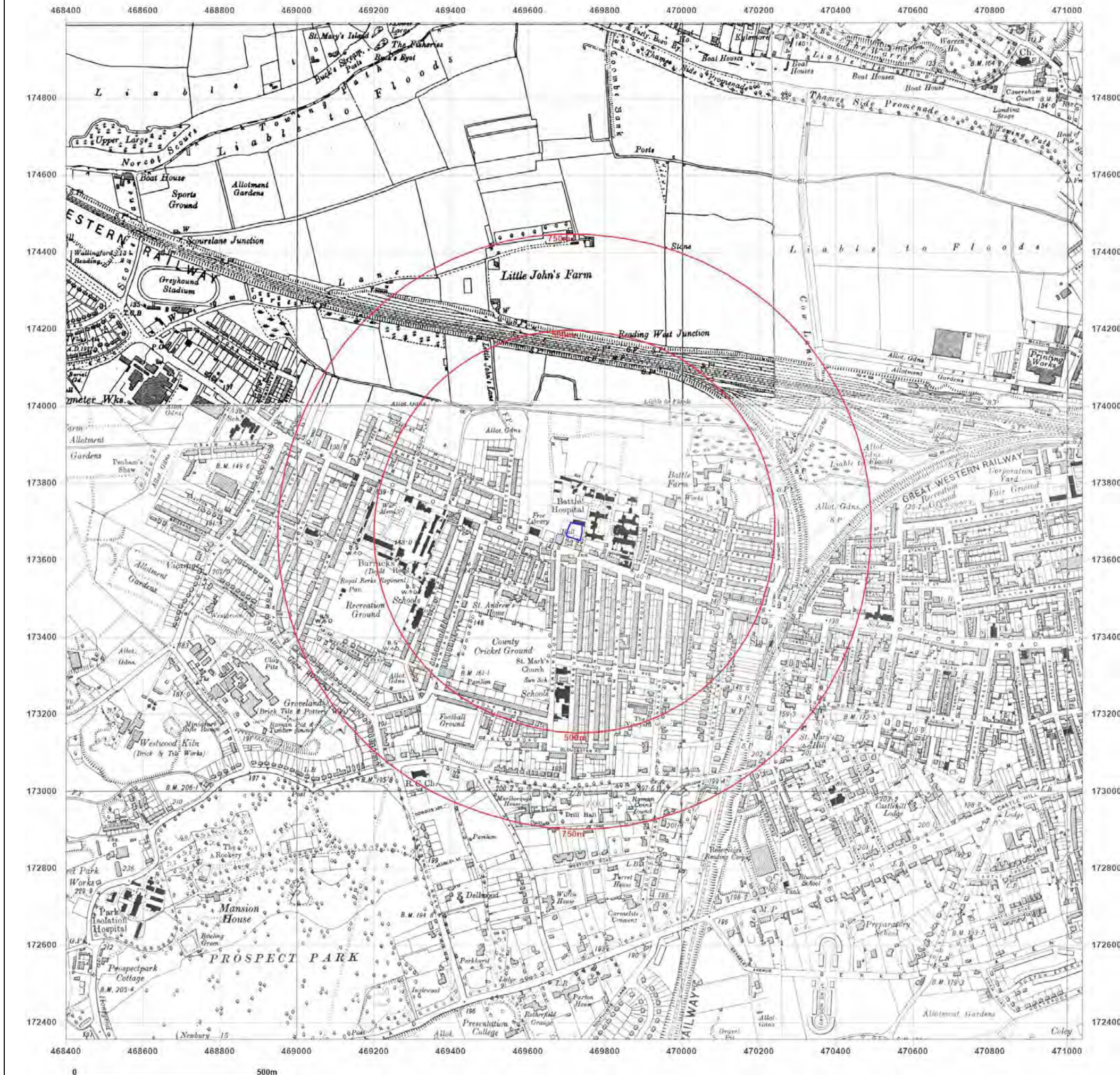


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Client Ref: 25-975
Report Ref: GS-U11-9BZ-YI7-8QU
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Map Name: County Series

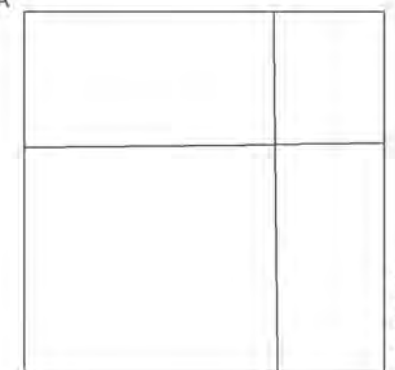
Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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



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

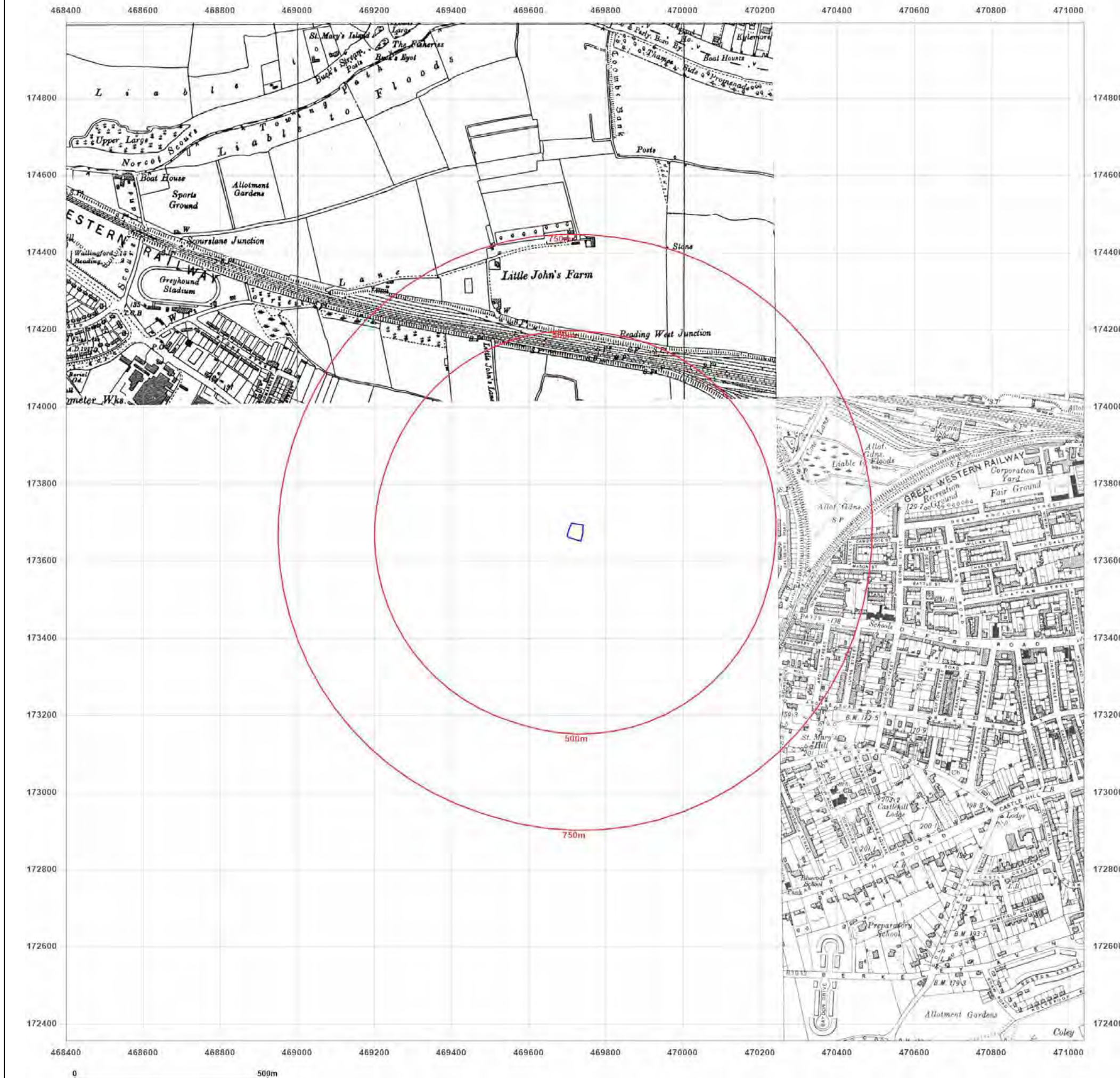


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Site Details:

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READING, RG30 1AQ

Client Ref: 25-975
Report Ref: GS-U11-9BZ-YI7-8QU
Grid Ref: 469720, 173675

Map Name: County Series

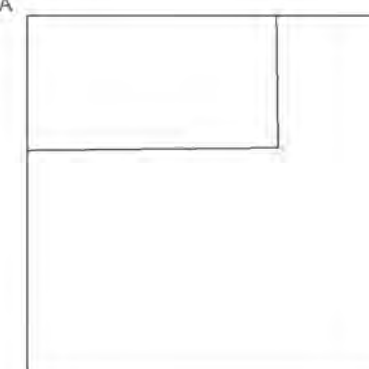
Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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

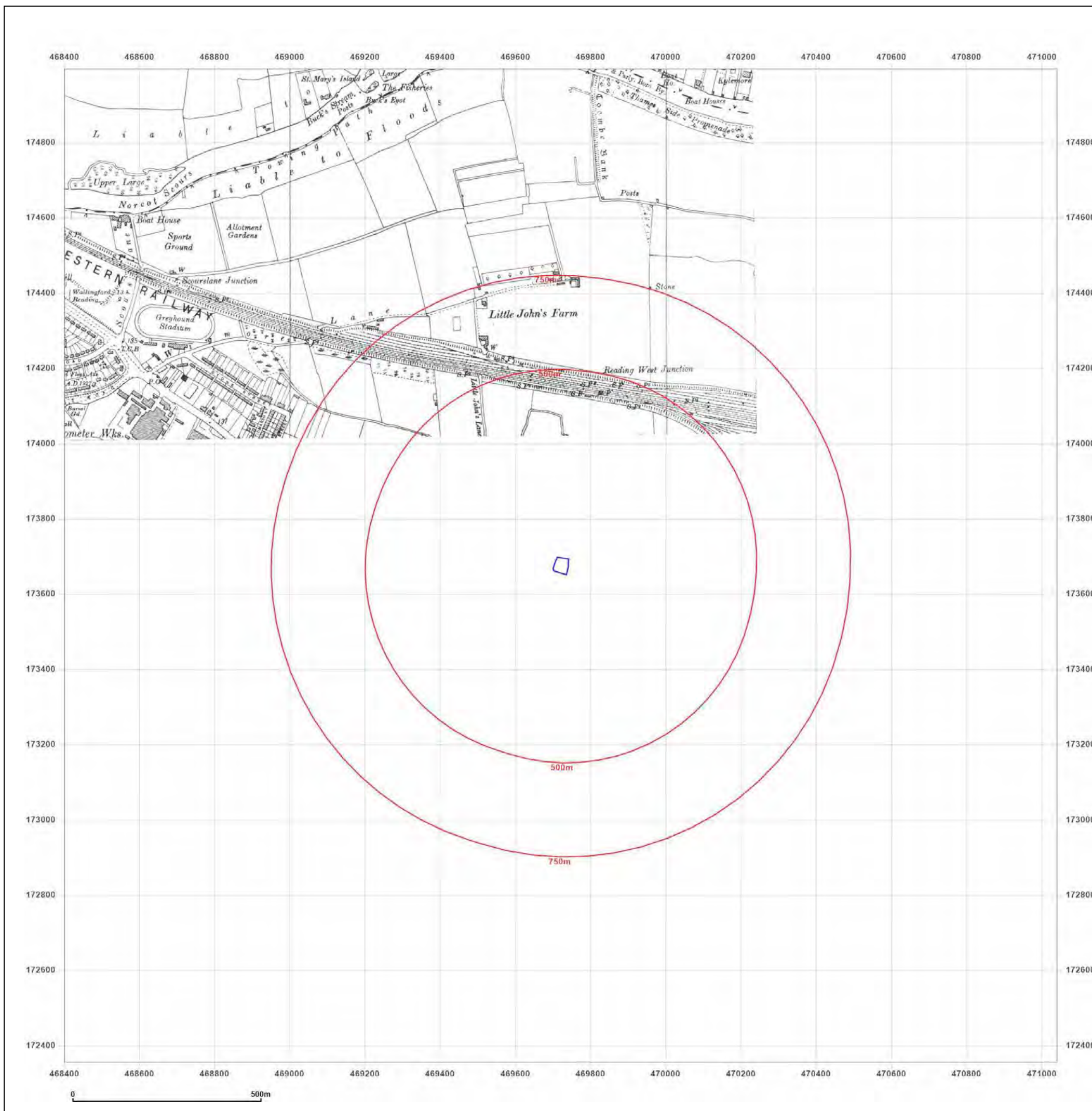


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Site Details:

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READING, RG30 1AQ

Client Ref: 25-975
Report Ref: GS-U11-9BZ-YI7-8QU
Grid Ref: 469720, 173675

Map Name: Provisional

Map date: 1961-1962

Scale: 1:10,560

Printed at: 1:10,560



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

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

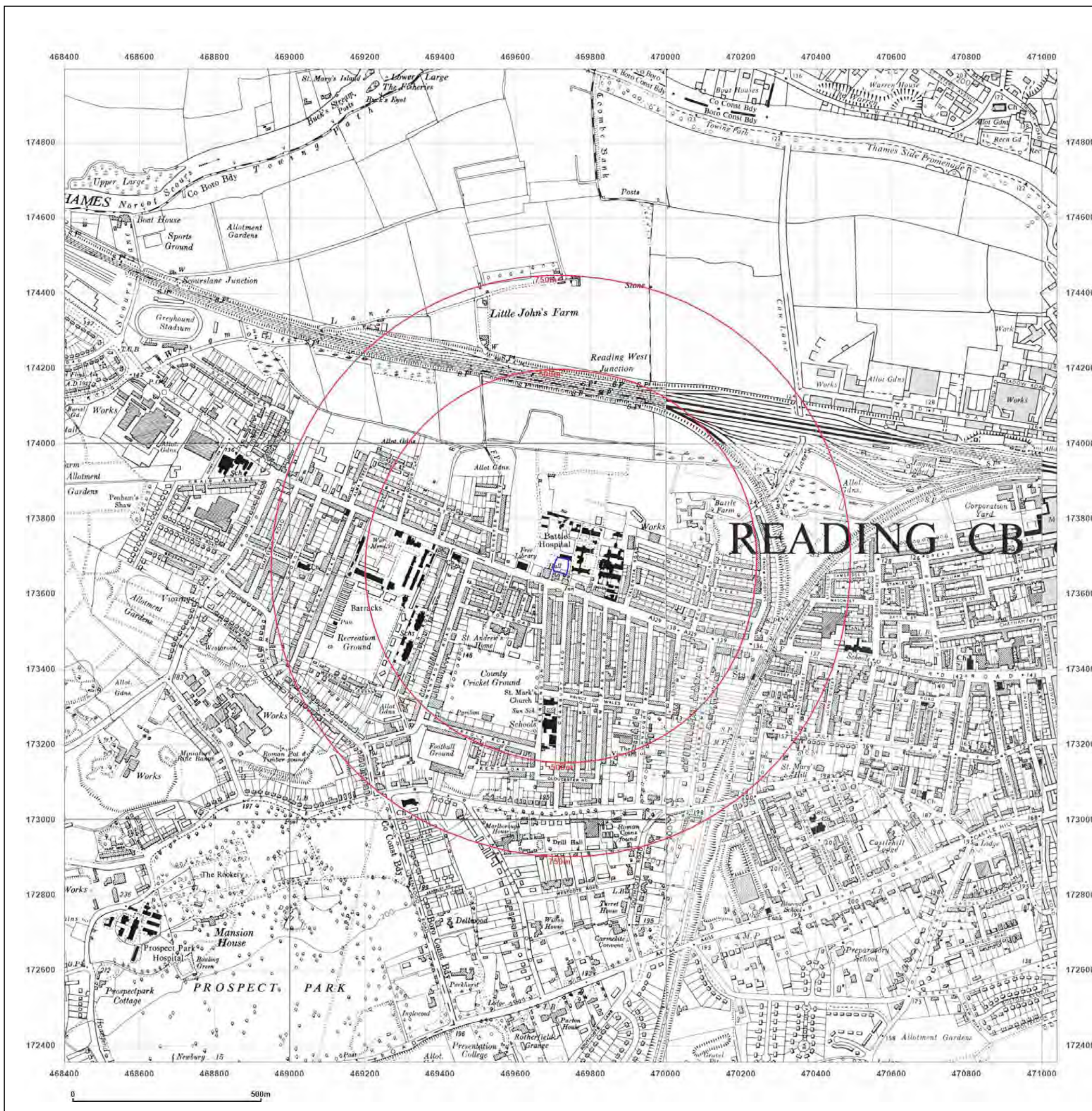


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Client Ref: 25-975
Report Ref: GS-U11-9BZ-YI7-8QU
Grid Ref: 469720, 173675

Map Name: Provisional

Map date: 1968

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1968
Edition N/A
Copyright 1961
Levelled N/A

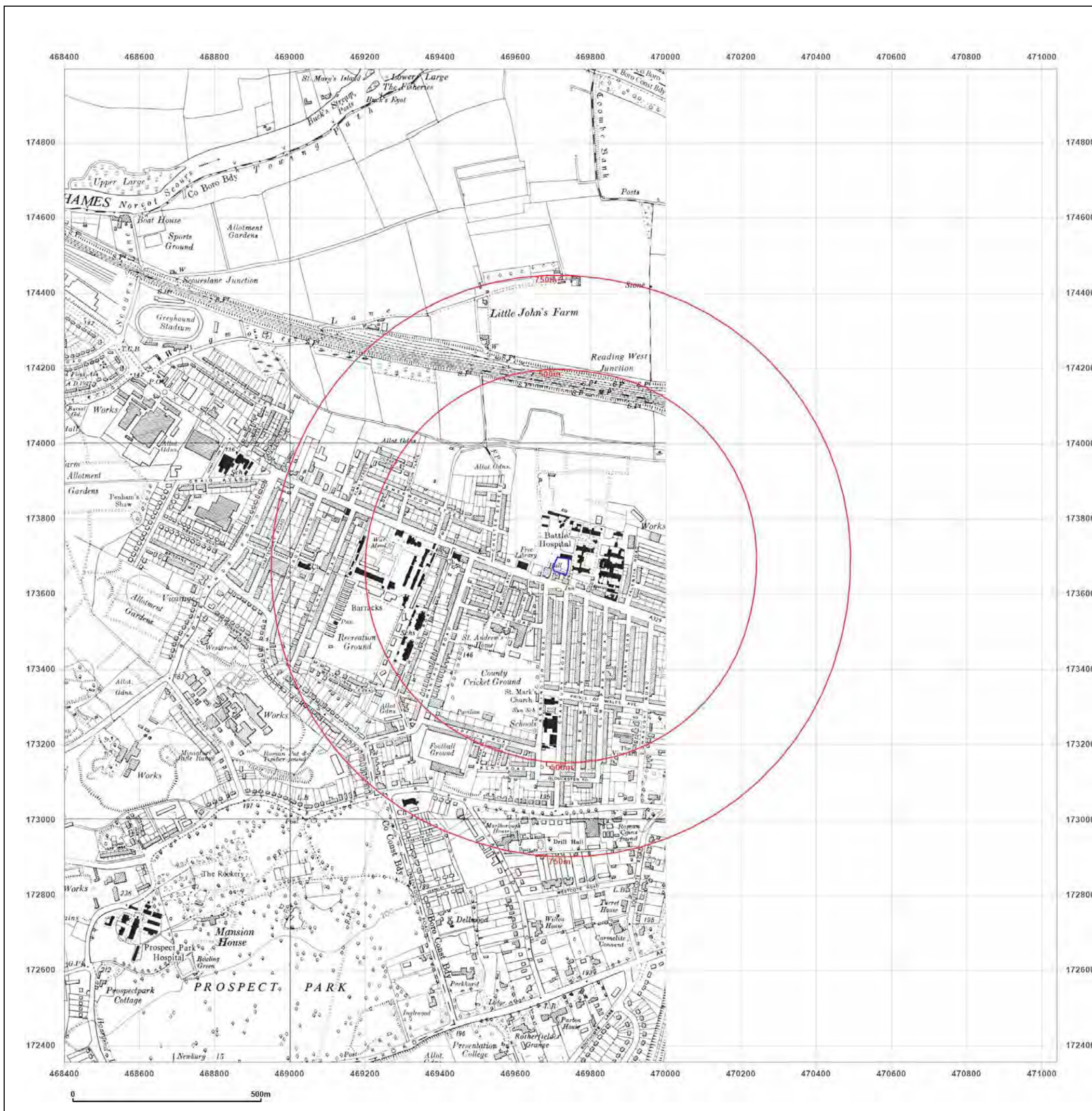


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Client Ref: 25-975
Report Ref: GS-U11-9BZ-YI7-8QU
Grid Ref: 469720, 173675

Map Name: National Grid

Map date: 1973-1976

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1973
Revised 1975
Edition N/A
Copyright 1976
Levelled 1969

Surveyed 1970
Revised 1973
Edition N/A
Copyright 1973
Levelled N/A

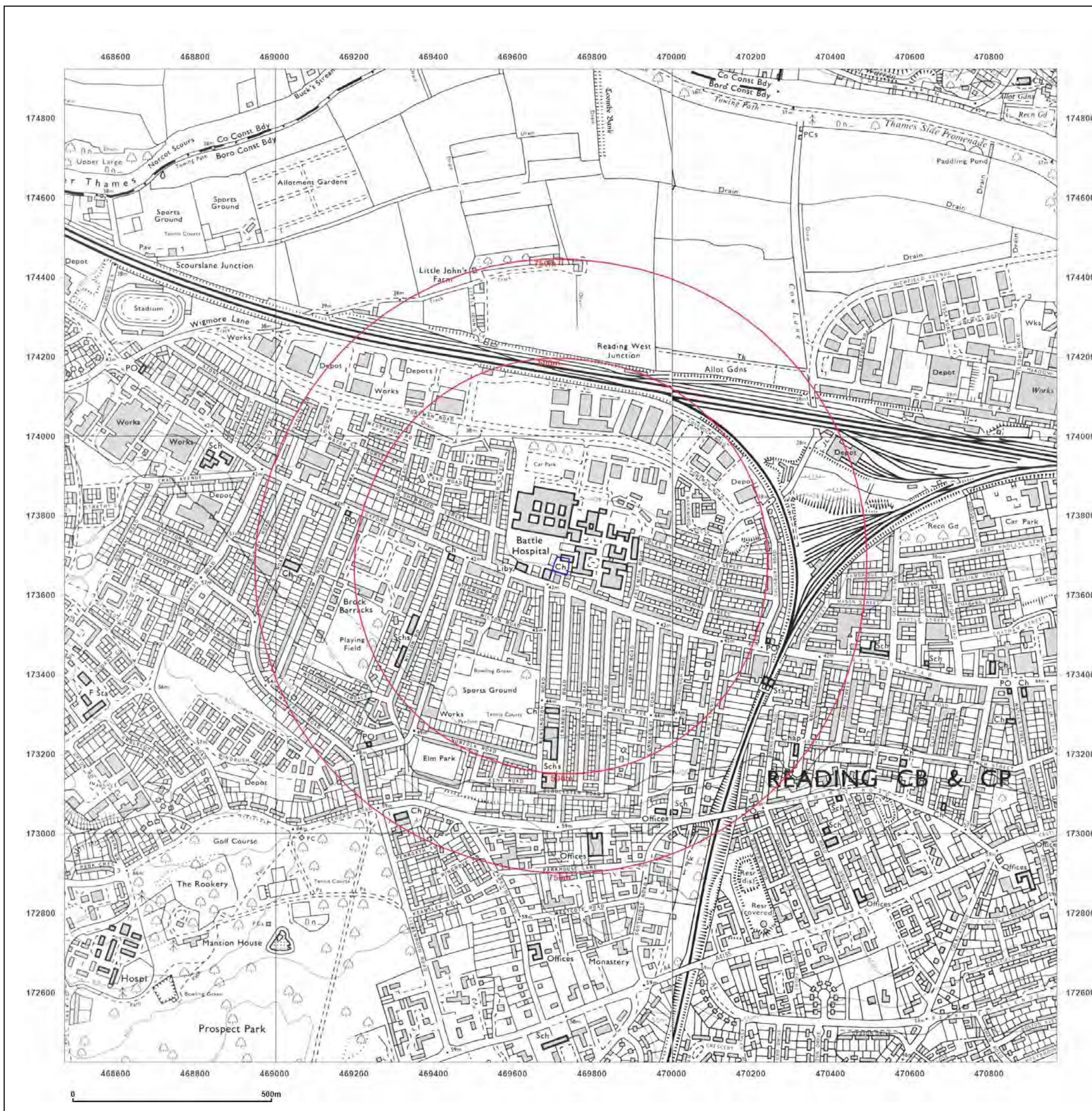


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Client Ref: 25-975
Report Ref: GS-U11-9BZ-YI7-8QU
Grid Ref: 469720, 173675

Map Name: National Grid

Map date: 1979-1982

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1981
Revised 1982
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1977
Revised 1979
Edition N/A
Copyright 1979
Levelled 1969

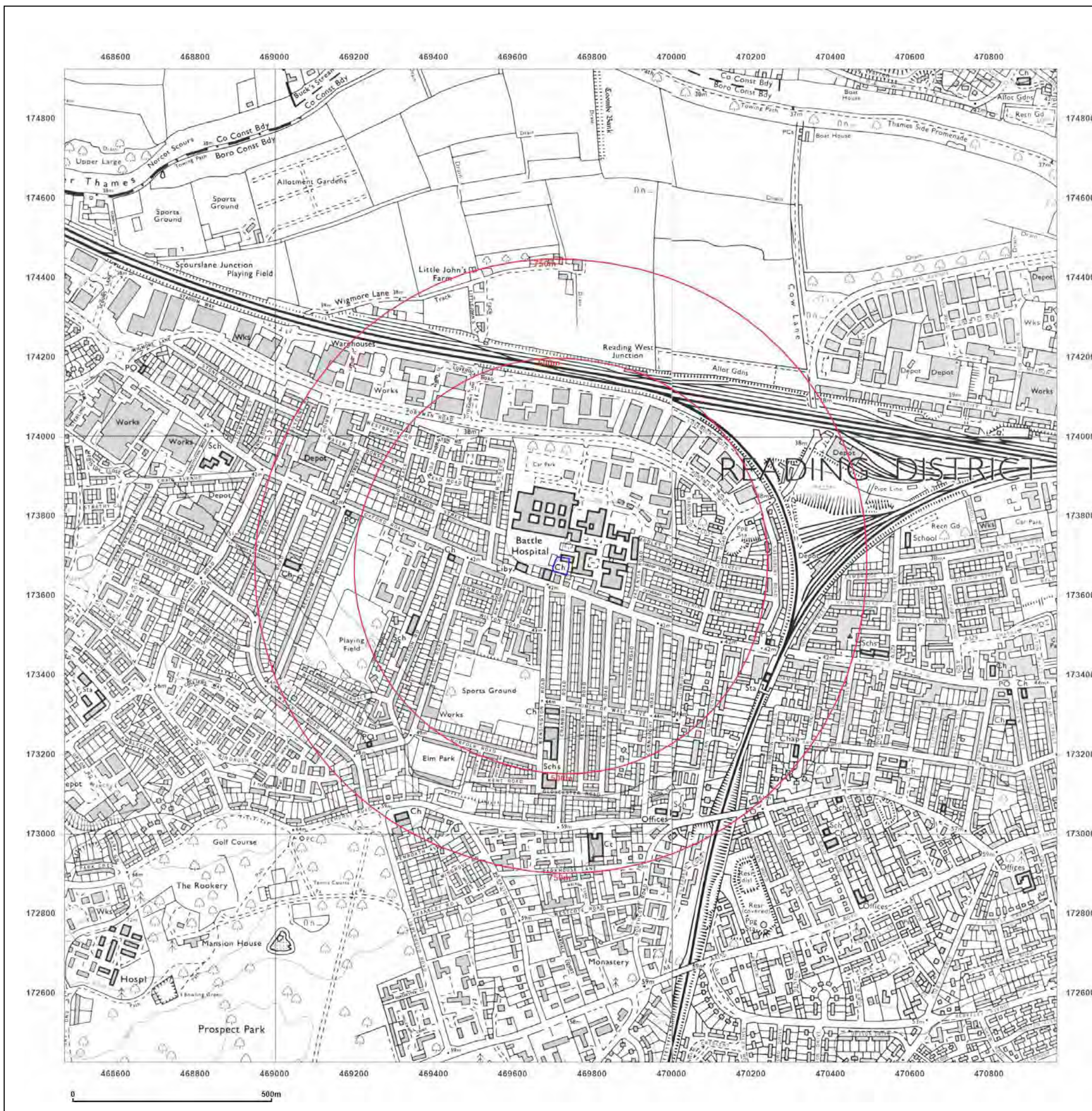


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Site Details:

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READING, RG30 1AQ

Client Ref: 25-975
Report Ref: GS-U11-9BZ-YI7-8QU
Grid Ref: 469720, 173675

Map Name: National Grid

Map date: 1989-1991

Scale: 1:10,000

Printed at: 1:10,000



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

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

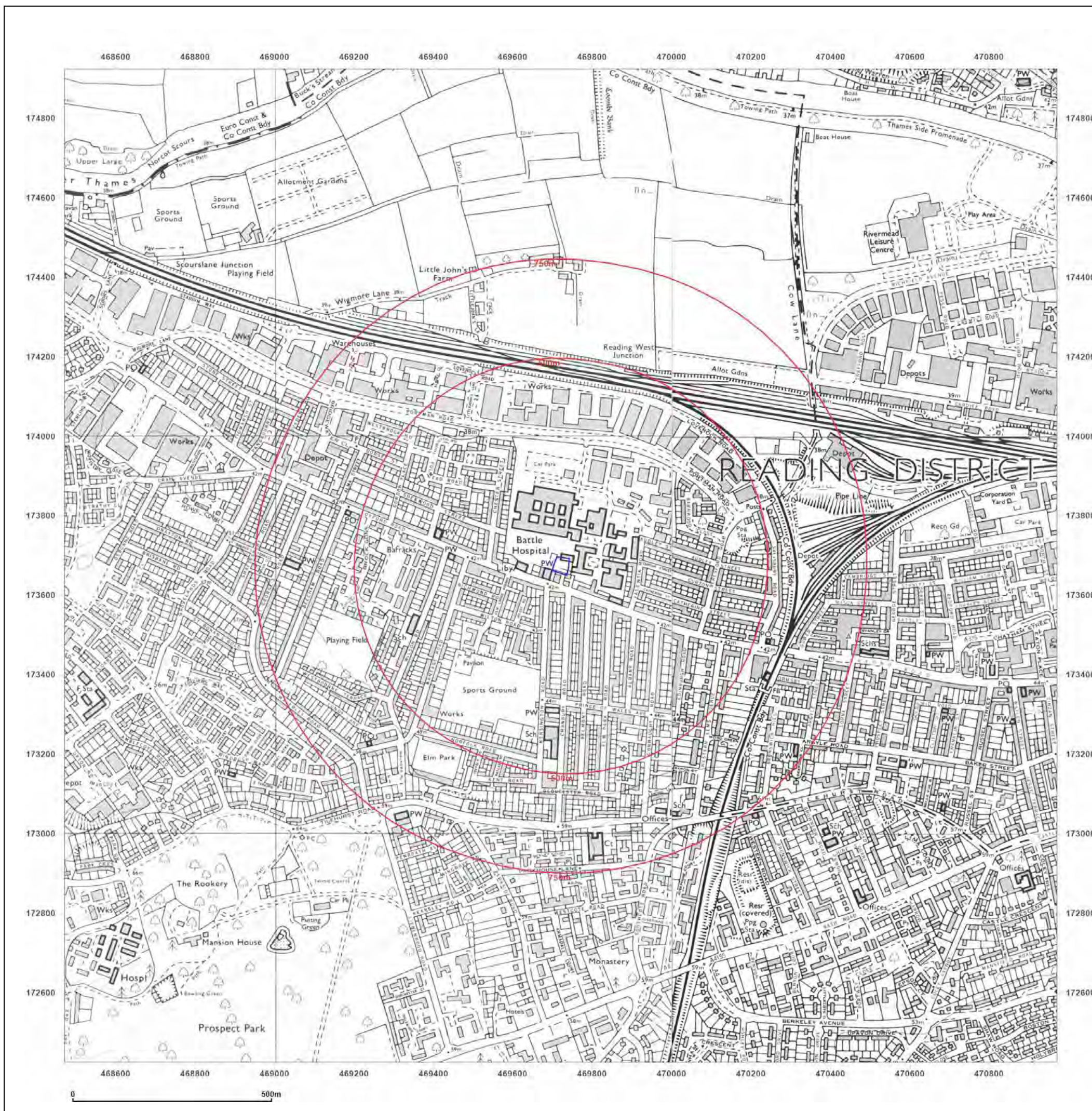


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READING, RG30 1AQ

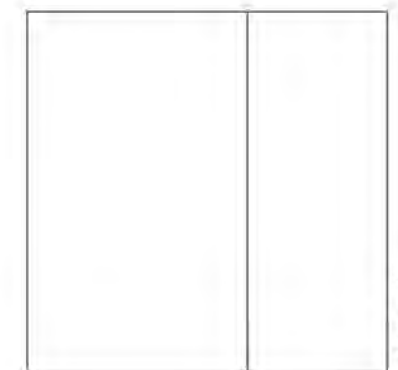
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Report Ref: GS-U11-9BZ-YI7-8QU
Grid Ref: 469720, 173675

Map Name: National Grid

Map date: 1994

Scale: 1:10,000

Printed at: 1:10,000



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

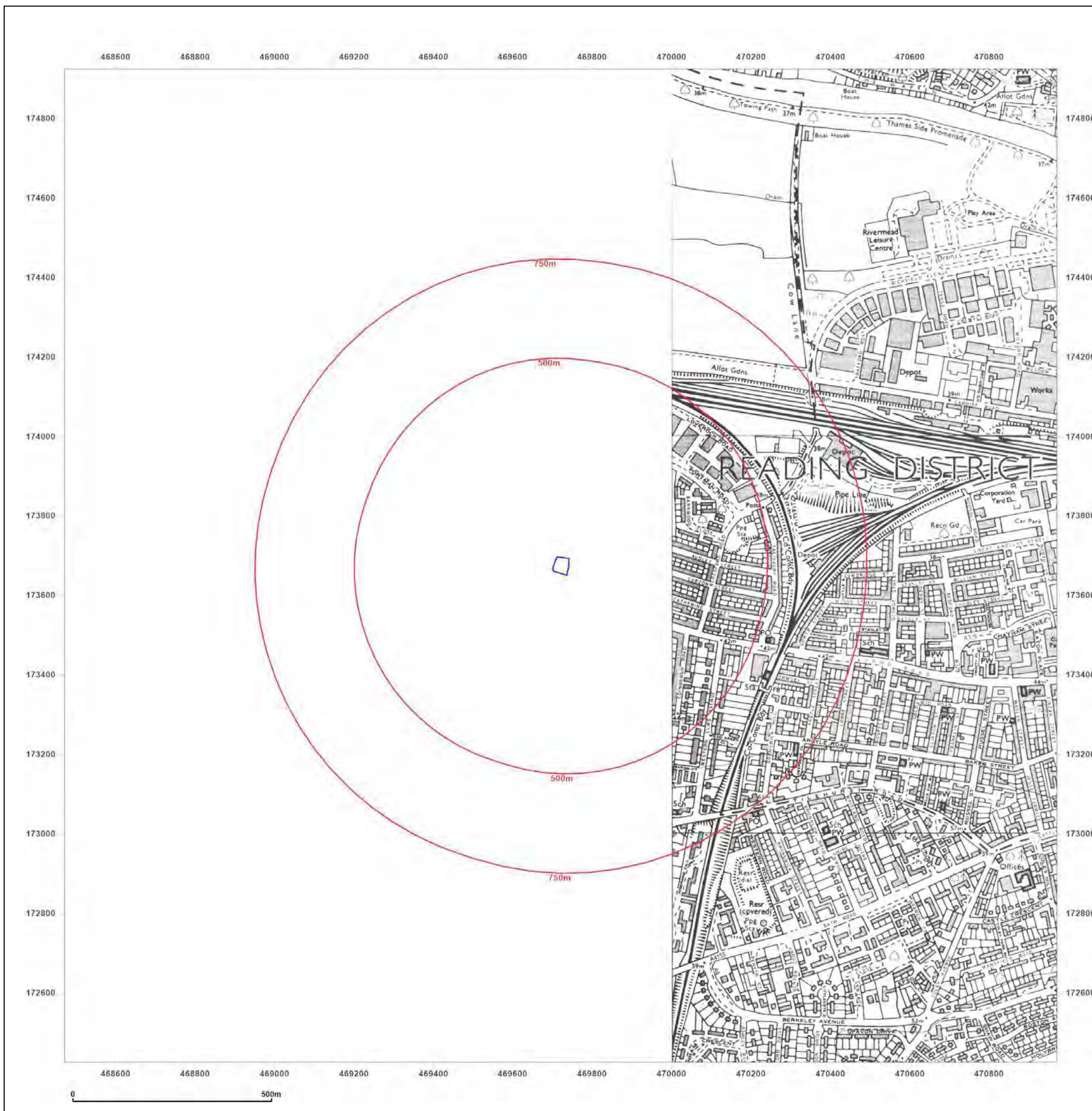


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Site Details:

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READING, RG30 1AQ

Client Ref: 25-975
Report Ref: GS-U11-9BZ-YI7-8QU
Grid Ref: 469720, 173675

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

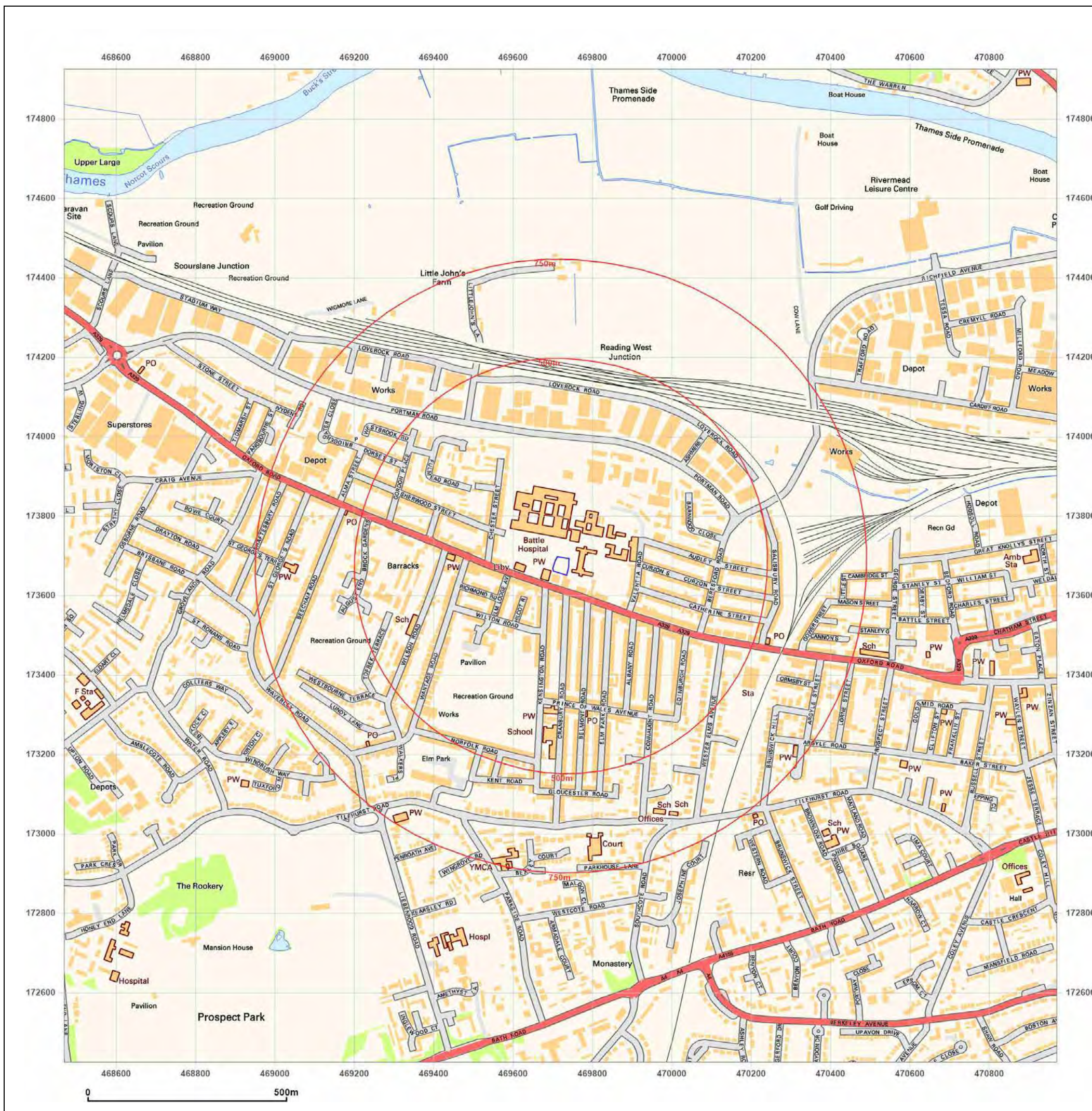


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READING, RG30 1AQ

Client Ref: 25-975
Report Ref: GS-U11-9BZ-YI7-8QU
Grid Ref: 469720, 173675

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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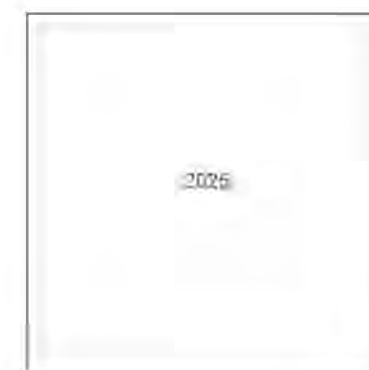
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Map date: 2025

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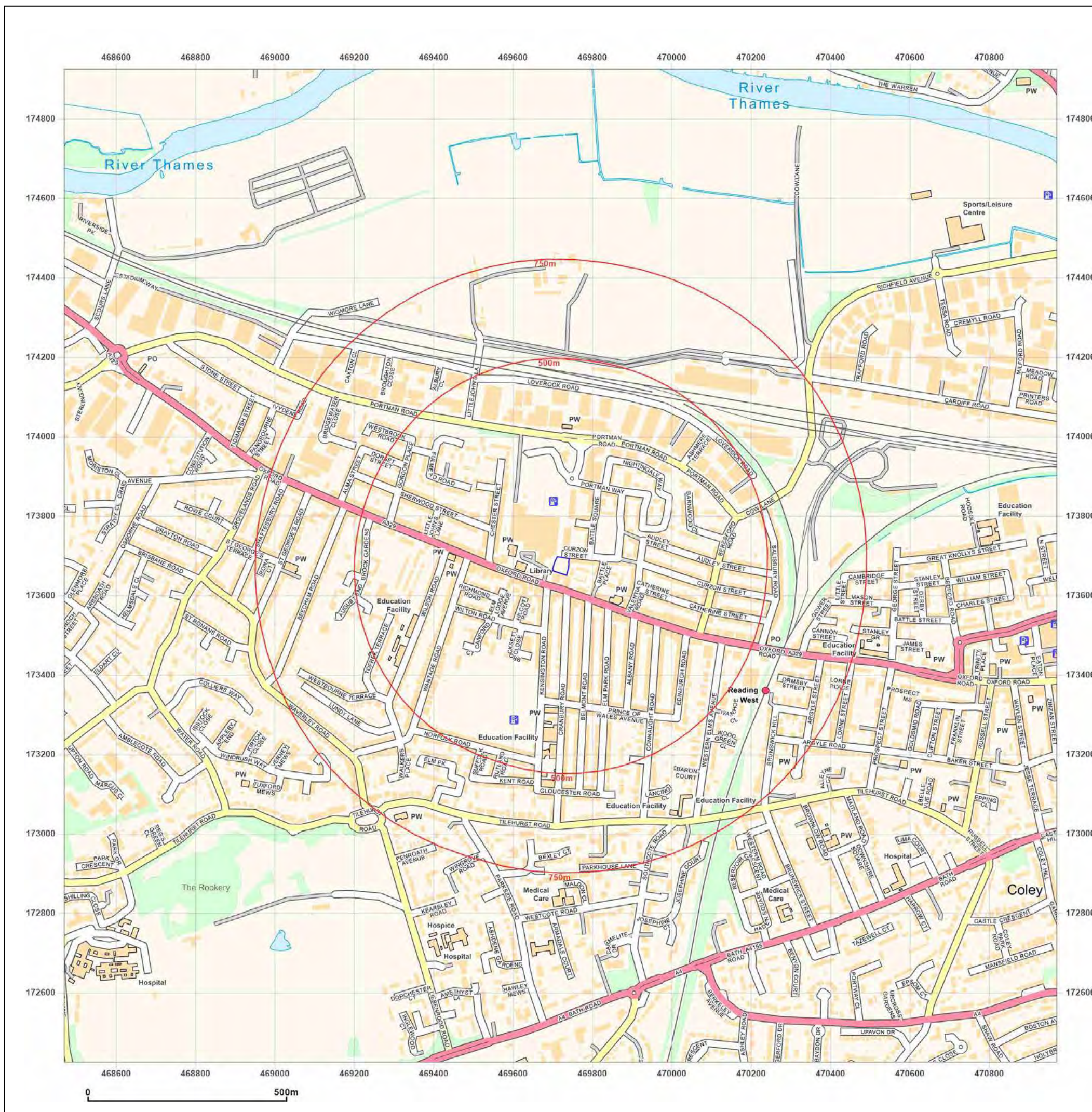


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APPENDIX 2

GROUNDSURE ENVIRO AND GEO INSIGHT REPORT

LAND AT 362, OXFORD ROAD, READING, RG30 1AQ**Order Details**

Date: 10/09/2025
Your ref: 25-975
Our Ref: GS-L6T-HW9-JLH-18X

Site Details

Location: 469721 173676
Area: 0.15 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

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 >	7	3	8	45	-
18 >	1.2 >	Historical tanks >	0	0	4	6	-
19 >	1.3 >	Historical energy features >	0	0	19	18	-
20 >	1.4 >	Historical petrol stations >	0	0	0	1	-
21 >	1.5 >	Historical garages >	0	0	0	1	-
21	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
22 >	2.1 >	Historical industrial land uses >	8	3	9	65	-
26 >	2.2 >	Historical tanks >	0	0	9	7	-
26 >	2.3 >	Historical energy features >	0	0	32	34	-
29 >	2.4 >	Historical petrol stations >	0	0	0	1	-
29 >	2.5 >	Historical garages >	0	0	0	1	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
31	3.1	Active or recent landfill	0	0	0	0	-
31	3.2	Historical landfill (BGS records)	0	0	0	0	-
32	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
32	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
32 >	3.5 >	Historical waste sites >	0	0	1	0	-
33 >	3.6 >	Licensed waste sites >	0	0	0	7	-
35 >	3.7 >	Waste exemptions >	0	0	0	39	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
38 >	4.1 >	Recent industrial land uses >	0	2	23	-	-
40	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
40 >	4.3 >	Current or recent petrol stations >	0	0	0	1	-
41	4.4	Electricity cables	0	0	0	0	-
41	4.5	Gas pipelines	0	0	0	0	-



41	4.6	Sites determined as Contaminated Land	0	0	0	0	-
41	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
41	4.8	Regulated explosive sites	0	0	0	0	-
42	4.9	Hazardous substance storage/usage	0	0	0	0	-
42 >	4.10 >	Historical licensed industrial activities (IPC) >	0	0	0	3	-
42	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
43 >	4.12 >	Licensed pollutant release (Part A(2)/B) >	0	0	0	2	-
43 >	4.13 >	Radioactive Substance Authorisations >	0	0	1	0	-
44	4.14	Licensed Discharges to controlled waters	0	0	0	0	-
44	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
44	4.16	Pollutant release to public sewer	0	0	0	0	-
44	4.17	List 1 Dangerous Substances	0	0	0	0	-
44	4.18	List 2 Dangerous Substances	0	0	0	0	-
45 >	4.19 >	Pollution Incidents (EA/NRW) >	0	0	1	2	-
45	4.20	Pollution inventory substances	0	0	0	0	-
45	4.21	Pollution inventory waste transfers	0	0	0	0	-
46	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
47 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
49 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
51 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
52 >	5.4 >	Groundwater vulnerability- soluble rock risk >	Identified (within 0m)				
52	5.5	Groundwater vulnerability- local information	None (within 0m)				
53 >	5.6 >	Groundwater abstractions >	0	0	1	0	21
58 >	5.7 >	Surface water abstractions >	0	0	0	0	5
60 >	5.8 >	Potable abstractions >	0	0	1	0	5
61	5.9	Source Protection Zones	0	0	0	0	-
62	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m



63	6.1	Water Network (OS MasterMap)	0	0	0	-	-
63	6.2	Surface water features	0	0	0	-	-
64 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
64 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
65 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
66	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
67 >	7.2 >	Historical Flood Events >	0	0	1	-	-
67	7.3	Flood Defences	0	0	0	-	-
67	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
67	7.5	Flood Storage Areas	0	0	0	-	-
68	7.6	Flood Zone 2	None (within 50m)				
68	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
69 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
71 >	9.1 >	Groundwater flooding >	Moderate-High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
72	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
73	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
73	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
73	10.4	Special Protection Areas (SPA)	0	0	0	0	0
73	10.5	National Nature Reserves (NNR)	0	0	0	0	0
74 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	5
74	10.7	Designated Ancient Woodland	0	0	0	0	0
74	10.8	Biosphere Reserves	0	0	0	0	0
75	10.9	Forest Parks	0	0	0	0	0
75	10.10	Marine Conservation Zones	0	0	0	0	0
75	10.11	Green Belt	0	0	0	0	0



75	10.12	Proposed Ramsar sites	0	0	0	0	0
75	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
76	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
76	10.15	Nitrate Sensitive Areas	0	0	0	0	0
76 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	0
77 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
78	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
79	11.1	World Heritage Sites	0	0	0	-	-
80	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
80	11.3	National Parks	0	0	0	-	-
80 >	11.4 >	Listed Buildings >	0	0	3	-	-
81	11.5	Conservation Areas	0	0	0	-	-
81	11.6	Scheduled Ancient Monuments	0	0	0	-	-
81	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
82 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
83	12.2	Open Access Land	0	0	0	-	-
83	12.3	Tree Felling Licences	0	0	0	-	-
83	12.4	Environmental Stewardship Schemes	0	0	0	-	-
83	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
84	13.1	Priority Habitat Inventory	0	0	0	-	-
84	13.2	Habitat Networks	0	0	0	-	-
84	13.3	Open Mosaic Habitat	0	0	0	-	-
84	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
85 >	14.1 >	10k Availability >	Identified (within 500m)				
86 >	14.2 >	Artificial and made ground (10k) >	0	0	0	3	-



87 >	14.3 >	Superficial geology (10k) >	1	0	1	7	-
88	14.4	Landslip (10k)	0	0	0	0	-
89 >	14.5 >	Bedrock geology (10k) >	1	0	0	1	-
90	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
91 >	15.1 >	50k Availability >	Identified (within 500m)				
92	15.2	Artificial and made ground (50k)	0	0	0	0	-
92	15.3	Artificial ground permeability (50k)	0	0	-	-	-
93 >	15.4 >	Superficial geology (50k) >	1	0	1	4	-
94 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
94	15.6	Landslip (50k)	0	0	0	0	-
94	15.7	Landslip permeability (50k)	None (within 50m)				
95 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
96 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
96	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
97 >	16.1 >	BGS Boreholes >	0	0	25	-	-
Page	Section	Natural ground subsidence >					
99 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
100 >	17.2 >	Running sands >	Very low (within 50m)				
101 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
102 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
103 >	17.5 >	Landslides >	Very low (within 50m)				
104 >	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
106 >	18.1 >	BritPits >	0	0	0	1	-
107	18.2	Surface ground workings	0	0	0	-	-
107	18.3	Underground workings	0	0	0	0	0
107	18.4	Underground mining extents	0	0	0	0	-



108	18.5	Historical Mineral Planning Areas	0	0	0	0	-
108 >	18.6 >	Non-coal mining >	1	1	2	2	0
109	18.7	JPB mining areas	None (within 0m)				
109	18.8	The Coal Authority non-coal mining	0	0	0	0	-
109 >	18.9 >	Researched mining >	0	0	1	0	-
110	18.10	Mining record office plans	0	0	0	0	-
110	18.11	BGS mine plans	0	0	0	0	-
110	18.12	Coal mining	None (within 0m)				
110	18.13	Brine areas	None (within 0m)				
110	18.14	Gypsum areas	None (within 0m)				
111	18.15	Tin mining	None (within 0m)				
111	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes >	On site	0-50m	50-250m	250-500m	500-2000m
112	19.1	Natural cavities	0	0	0	0	-
113 >	19.2 >	Mining cavities >	0	0	0	0	7
113	19.3	Reported recent incidents	0	0	0	0	-
113	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
115 >	20.1 >	Radon >	Between 1% and 3% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
117 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	0	-	-	-
117	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
117	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
118	22.1	Underground railways (London)	0	0	0	-	-
118	22.2	Underground railways (Non-London)	0	0	0	-	-
118	22.3	Railway tunnels	0	0	0	-	-
118	22.4	Historical railway and tunnel features	0	0	0	-	-
118	22.5	Royal Mail tunnels	0	0	0	-	-



119	22.6	Historical railways	0	0	0	-	-
119	22.7	Railways	0	0	0	-	-
119	22.8	Crossrail 2	0	0	0	0	-
119	22.9	HS2	0	0	0	0	-



Recent aerial photograph

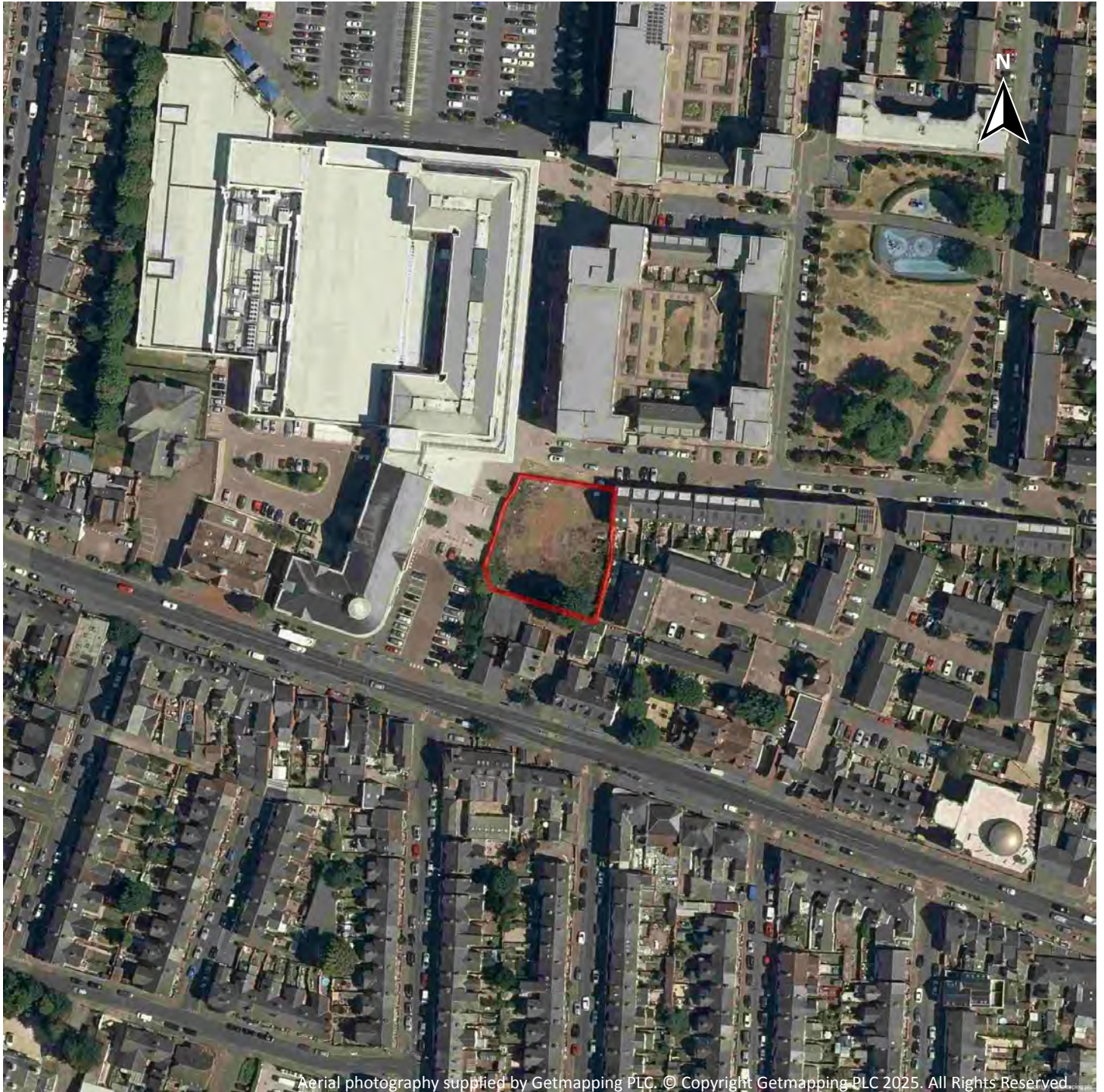


Capture Date: 25/06/2023

Site Area: 0.15ha



Recent site history - 2020 aerial photograph



Capture Date: 02/06/2020

Site Area: 0.15ha



Recent site history - 2015 aerial photograph



Capture Date: 20/04/2015

Site Area: 0.15ha



Recent site history - 2010 aerial photograph

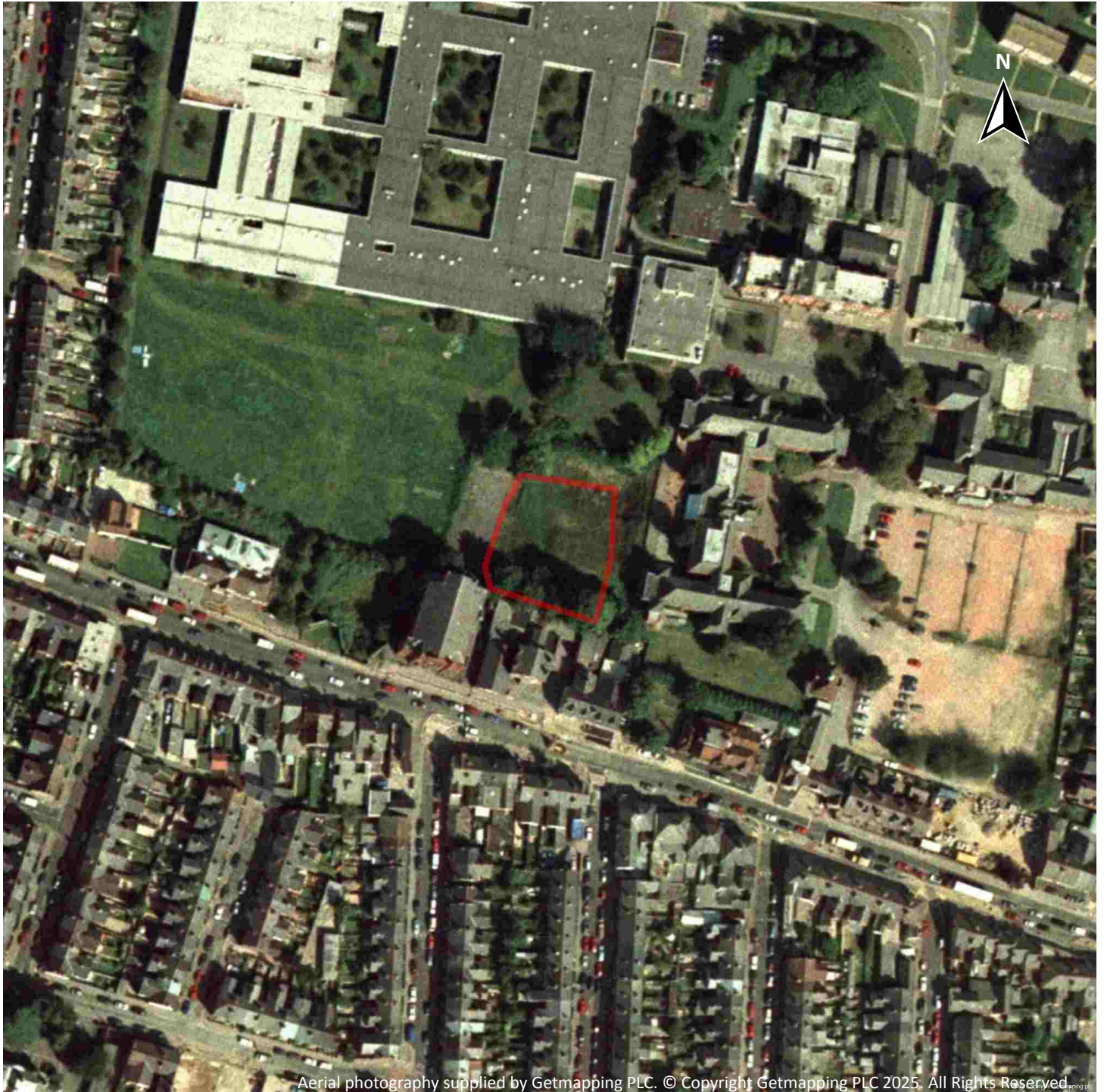


Capture Date: 22/09/2010

Site Area: 0.15ha



Recent site history - 1999 aerial photograph



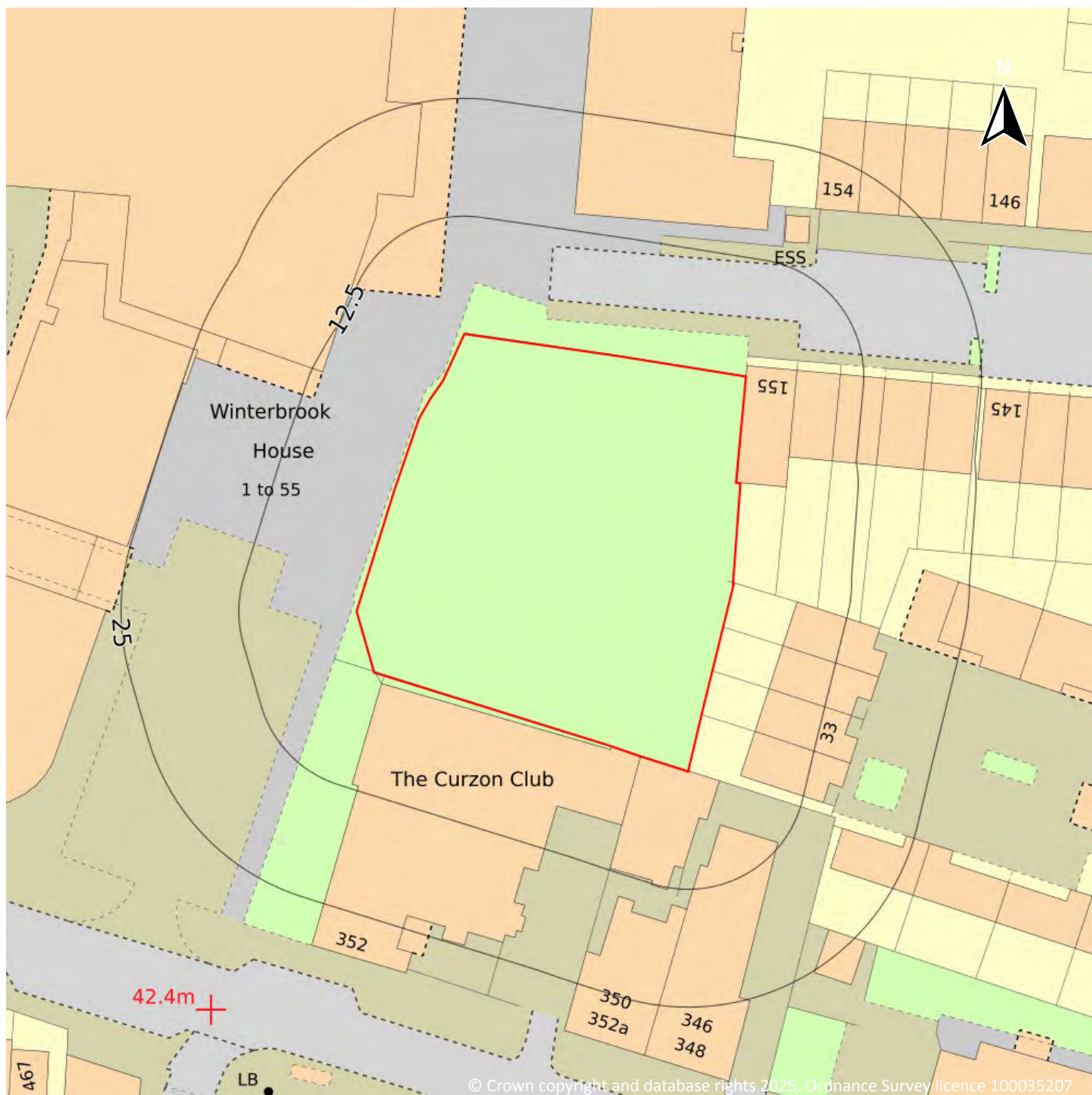
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Capture Date: 04/09/1999

Site Area: 0.15ha



OS MasterMap site plan

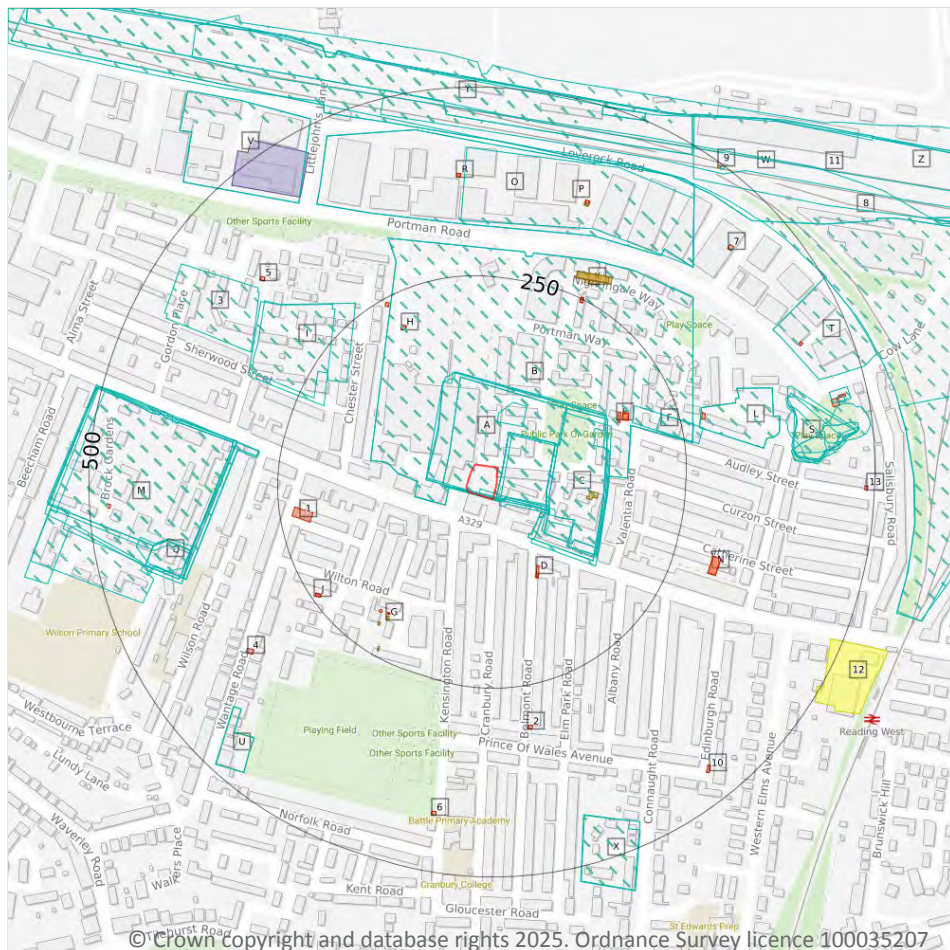


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Site Area: 0.15ha



1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical petrol stations
- Historical garages

1.1 Historical industrial land uses

Records within 500m

63

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	On site	Infectious Hospital	1900	1885029



ID	Location	Land use	Dates present	Group ID
A	On site	Isolation Hospital	1910	1901351
A	On site	Hospital	1961	1928056
A	On site	Hospital	1932	1973262
A	On site	Hospital	1938	1983272
B	On site	Hospital	1982 - 1991	1958729
B	On site	Hospital	1976	1975542
A	4m E	Hospital	1900	1957004
A	4m E	Hospital	1910	1985245
A	8m E	Hospital	1900	1915283
A	60m N	Infectious Diseases Hospital	1900	1912051
C	65m SE	Unspecified Workhouse	1900	1975358
C	65m SE	Unspecified Workhouse	1910	1997742
C	70m E	Workhouse	1900	1891782
F	188m E	Unspecified Works	1961	1890796
I	202m NW	Nursery	1910	1945934
I	214m NW	Nursery	1900	1973201
F	217m E	Tin Works	1932	1952547
L	273m E	Tin Works	1938	1925078
L	273m E	Tin Works	1910	1958405
M	278m W	Barracks	1991	1983464
M	279m W	Barracks	1976	1930923
M	309m W	Barracks	1932	1921313
M	310m W	Barracks	1961	1966049
M	311m W	Barracks	1900	1932262
M	314m W	Barracks	1910	1949411
M	314m W	Barracks	1938	1983616
O	316m N	Unspecified Works	1991	1890825
O	316m N	Unspecified Commercial/Industrial	1982	1975649



ID	Location	Land use	Dates present	Group ID
P	321m N	Unspecified Commercial/Industrial	1976	1959323
3	332m NW	Nursery	1900	1996673
Q	371m W	Hospital	1932	1951050
Q	374m W	Hospital	1900	1970664
Q	375m W	Hospital	1938	1957789
Q	375m W	Hospital	1910	1996908
S	387m E	Gravel Pit	1900	1974351
S	390m E	Unspecified Pit	1973	1913593
S	390m E	Unspecified Pit	1979 - 1994	1984818
S	391m E	Unspecified Pit	1962	1949684
S	392m E	Unspecified Pit	1938	1934720
S	394m E	Unspecified Pit	1932	1998390
S	395m E	Unspecified Ground Workings	1910	1881064
T	408m NE	Unspecified Depot	1973	1886807
U	416m SW	Unspecified Works	1982 - 1991	1925977
U	416m SW	Unspecified Works	1976	1933973
V	418m NW	Unspecified Works	1976	1929490
V	418m NW	Unspecified Commercial/Industrial	1982 - 1991	1984888
W	424m N	Railway Sidings	1897	1944578
W	424m N	Railway Sidings	1900 - 1910	1949400
8	426m N	Railway Sidings	1932 - 1979	1985279
S	434m E	Old Gravel Pit	1900	1989657
X	435m S	Vine Yard	1932	1963005
X	435m S	Vine Yard	1961	1983503
9	438m N	Railway Sidings	1878	1913258
S	450m E	Pumping Station	1989 - 1994	1938378
Y	450m N	Railway Sidings	1976	1933001
Y	450m N	Railway Sidings	1982 - 1991	1942026



ID	Location	Land use	Dates present	Group ID
S	458m E	Pumping Station	1979	1979642
11	463m NE	Railway Sidings	1989 - 1994	1950624
Z	463m N	Railway Sidings	1901	1937334
Z	488m N	Railway Building	1982 - 1991	1932213
Z	488m N	Railway Building	1976	1964062
AA	494m NE	Unspecified Tank	1878	1893343

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

10

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 ungrouped 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
C	121m E	Tanks	1990 - 1993	333466
G	195m SW	Unspecified Tank	1959 - 1989	338792
G	209m SW	Unspecified Tank	1959 - 1962	338565
G	236m SW	Unspecified Tank	1989	321262
K	271m NE	Tanks	1990	331248
K	272m NE	Tanks	1993 - 1996	337096
K	273m NE	Tanks	1973	336609
P	367m N	Unspecified Tank	1976	321247
P	367m N	Unspecified Tank	-	316581
AA	493m NE	Unspecified Tank	1881	321248

This data is sourced from Ordnance Survey / Groundsure.



1.3 Historical energy features

Records within 500m

37

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 ungrouped 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
D	105m SE	Electricity Substation	1996	221562
D	114m SE	Electricity Substation	1990	219594
D	114m SE	Electricity Substation	1993	233298
E	170m E	Electricity Substation	1990	207376
E	177m E	Electricity Substation	1993 - 1996	211660
E	178m E	Electricity Substation	1973	224066
G	190m SW	Electricity Substation	1969	226468
G	190m SW	Electricity Substation	1973	215373
G	191m SW	Electricity Substation	1993 - 1996	226274
G	194m SW	Electricity Substation	1990	207582
H	200m NW	Electricity Substation	1973	217622
H	201m NW	Electricity Substation	1993 - 1996	212011
1	207m W	Electricity Substation	1968 - 1993	234016
J	237m SW	Electricity Substation	1973 - 1990	214117
J	238m SW	Electricity Substation	1996	230931
J	238m SW	Electricity Substation	1993	214438
H	239m NW	Electricity Substation	1973 - 1996	219360
K	245m NE	Electricity Substation	1993 - 1996	228289
K	245m NE	Electricity Substation	1973	214613
F	278m E	Electricity Substation	1971 - 1993	228471
N	301m E	Electricity Substation	1971 - 1988	232202



ID	Location	Land use	Dates present	Group ID
N	301m E	Electricity Substation	1993	212900
2	303m S	Electricity Substation	1974 - 1989	232072
4	352m SW	Electricity Substation	1986	207581
P	369m N	Electricity Substation	1976	207365
P	369m N	Electricity Substation	-	206654
5	371m NW	Electricity Substation	1968 - 1993	228966
R	381m N	Electricity Substation	1976	207569
R	381m N	Electricity Substation	-	206701
6	420m S	Electricity Substation	1974 - 1989	230905
7	421m NE	Electricity Substation	1971	207371
T	431m E	Electricity Substation	1988 - 1993	231529
S	451m E	Electricity Substation	1988 - 1993	234348
10	453m SE	Electricity Substation	1971 - 1993	230764
S	462m E	Electricity Substation	1971	207372
M	472m W	Electricity Substation	1988 - 1993	218763
13	487m E	Electricity Substation	1988 - 1993	230999

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

1

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 ungrouped 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
12	484m E	Filling Station	1978	3443

This data is sourced from Ordnance Survey / Groundsure.



1.5 Historical garages

Records within 500m

1

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 ungrouped 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
V	423m NW	Garage	1976	67571

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.

