



Preliminary Risk Assessment

Kings Meadow View, Reading

17 November 2025

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Executive Summary

Objectives

Waterman Structures (Client) on behalf of Abridn Property Income Trust instructed Waterman Infrastructure & Environment Limited ("Waterman") to undertake a Preliminary Risk Assessment (PRA) for potential ground contamination for the proposed redevelopment of Kings Meadow View, Reading.

Conclusions

Given the proposed development and residential end use the overall risk rating for the Site is assessed as **Medium**.

Site Setting

Current Use	Retail warehouses with associated car parking and limited soft landscaping.
History	Biscuit factory occupied south eastern half, rail infrastructure occupied north western half prior to the removal and replacement with existing development by 2000. Biscuit factory aspects included electrical sub-station, ovens, and mess hall on-site.
Geology	Made Ground (1.0 – 3.0m thick), Taplow Gravel Formation (0.0 – 3.0m thick), Chalk Formation (>30m). Alluvium Deposits potentially present in north east site corner. Limited information on underlying geology exists notably on the presence, thickness, and composition of the Made Ground and Taplow Gravel Formation.
Controlled Waters	River Kennet 125m south east, Taplow Gravel Formation Secondary A Aquifer, Chalk Formation Principal Aquifer. The Site is not located in a groundwater source protection zone and groundwater or surface water abstractions have not been identified on-site or in the immediate surrounding area. Where elevated contaminants exist on-site a plausible risk to controlled waters exist, notably the principal chalk aquifer. Further intrusive ground investigation required to establish presence of significant contaminant concentrations on-site and their resultant risk to controlled water receptors.
Ground Gas	The Made Ground on-site could be potential significant ground gas source for which further ground investigation and assessment is required.
Vapour	Current and historical land uses on-site have been identified for which volatile contaminants could have been released.

Initial Conceptual Site Model

Potential contaminant linkages for the Site are as follows.

- Direct contact with contaminants in the Made Ground in soft landscaped areas by future Site users.
- Vapour ingress into the proposed development from potentially contaminated soils and groundwater.
- Potential for contaminated dust to be inhaled by off-site users during redevelopment works.
- Direct contact, ingestion and inhalation of potentially contaminated shallow soils and groundwater by groundworkers and construction workers during redevelopment works.
- Inhalation of vapours by ground workers and construction workers during redevelopment works.
- Vertical migration of contaminants at significant concentrations to the Principal Aquifer in the Chalk Formation.
- Mobilisation of contamination to aquifers where piled foundations, which penetrate the base of the structureless Chalk Deposits, are proposed.

Recommendations

- Completion of a ground investigation which incorporates the following actions:
 - Assessment of the soil contamination status to inform likely waste disposal routes, remedial measure requirements, and the PPE and mitigation measures required by construction workers.
 - Assessment of the Site's ground gas and vapour regime.
 - Determination of the groundwater quality within the superficial deposits where present and the Chalk Formation.
 - Determination of the aggressive soil conditions to inform the buried concrete foundation designs.
- The ground investigation should be assessed and interpreted in an Interpretative Report.
- The contamination ground investigation should be incorporated with a geotechnical ground investigation designed

to inform likely foundation design.

- The contaminated land assessment will inform a Remediation Strategy which will set out the remediation and mitigation measures required during construction and enabling works to remove pollutant linkages.
 - Where piles penetrate the base of the structureless Chalk deposits, a FWRA will be undertaken to assess the risk to the Principal Aquifer within the structured Chalk deposits.
 - During groundworks, where required, dust, noise and odour mitigation measures should be employed to reduce the Site's influence on the surrounding environment. The required mitigation measures should be detailed in a Construction Environmental Management Plan (CEMP) ;
 - An Asbestos Management Plan in accordance with the Control of Asbestos Regulations 2012 should be prepared and adhered to during the construction works. Construction workers should wear the appropriate PPE, if required RPE, adopt good hygiene and safety practice and adhere to the Confined Space Entry Regulations 1997, and Control of Asbestos Regulations 2012. The PPE and working methods employed by the construction workers will be determined by the ground investigation.
 - On completion of the groundworks and Development phase, a Verification Report will be required. This is to provide a record of the actions undertaken in accordance with the Remediation Strategy, any alterations undertaken and the reason for the alteration.
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1. Introduction

1.1 Objectives

Waterman Structures (Client) on behalf of Abridn Property Income Trust instructed Waterman Infrastructure & Environment Limited ("Waterman") to undertake a Preliminary Risk Assessment (PRA) for potential ground contamination for the proposed redevelopment of Kings Meadow View, Reading.

The PRA will produce a preliminary conceptual model for the Site, identifying potential pollutant linkages in relation to ground contamination. This will be achieved through a desk top review of the Site and surrounding area's environmental setting, history, and current uses. The preliminary conceptual model will incorporate a critical review of the sources pathways and receptors in line with Land Contamination Risk Management (LCRM) 2025.

1.2 Planning Context

The proposed Development will be submitted to planning, this report would be suitable to facilitate the discharge of contaminated land conditions where they are applied.

1.3 Proposed Development

Outline application with all matters reserved with the exception of access, for site redevelopment involving the demolition of all existing structures & a residential-led mixed use proposal for up to 700 residential units (Class C3) & up to 3,000 sqm (GEA) of commercial uses (Class E), together with various associated works including replacement pedestrian and vehicle access routes, open spaces, hard & soft landscaping & sewer works, partial basement excavation, up to 130 basement level car parking spaces, up to 53 separate car parking spaces for Class E uses, up to 600 cycle parking spaces & servicing facilities. This application is accompanied by an Environmental Statement.

The proposed layouts are provided in Appendix A.

1.4 Limitations and Constraints

The assessment was undertaken in accordance with the scope agreed between Waterman and Waterman Structures, as documented in Waterman's fee, and with Waterman's standard Terms of Appointment.

The information contained in this report is based on a review of available historical, geological and hydrogeological sources, consultation with the regulatory authorities and observations made during a Site walkover on 14 November 2025.

Waterman has endeavoured to assess all information provided to them during this investigation but makes no guarantees or warranties as to the accuracy or completeness of this information.

The scope of this ground investigation includes an assessment of the presence of asbestos containing materials in the ground at the Site but not within buildings or structures or below ground structures (basements, buried service ducts and the like).

The conclusions resulting from this study are not necessarily indicative of future conditions or operating practices at or adjacent to the Site.

2. Methodology

This PRA has been undertaken in general accordance with the Environment Agency Guidance 'Land Contamination Risk Management (LCRM)'.

This Tier 1: Preliminary Risk Assessment report includes the following key features:

- Definition of overall site objectives;
- Collation of available current and historical information about the Site;
- Completion of a site walkover;
- Identification of the potential contaminants of concern, potential pathways and receptors expected to be present;
- Formulation of an Initial Conceptual Site Model;
- Qualitative risk assessment; and,
- A record of the findings and identification of recommendations for further action.

3. Hazard Identification

3.1 Site Location and Description and Reconnaissance

The Site is located at National Grid Reference 472126, 173701 on Forbury Road, Reading.

A Site location plan and a Site layout plan are included in Appendix A.

3.2 Site Reconnaissance

An inspection of the Site was completed in November 2025. The site comprises a single large block of eight double-height retail units in the north, with a separate single-storey drive-through restaurant building in the south. These buildings are surrounded by hardstanding car parking space, with planted borders surrounding the site. Access to the site is via Forbury Road from the south.

Retail Units

The eight retail units are generally occupied by soft furnishings and home fitting suppliers, with the majority of floorspace in use as a showroom at each unit. Each unit is double-height, with a floating second storey level to increase floorspace.

The non-publicly accessible areas of each retail unit were not inspected during the course of this site visit, however it is understood they are generally occupied with storage, staff amenity areas and HVAC. No fuel storage or backup diesel generators are present on-site.

To the north of these units, a hardstanding yard is present in use as a loading/unloading area with loading docks, and for waste/recycling storage. Two electrical substations are present here, with one in the north-east corner and a second in the north against the site boundary. A vehicle access ramp leading to the adjacent railway lines is also present in the north-east corner.

Drive-Thru

The drive-thru building in the south of the site is a single-storey structure operated by KFC. It comprises a restaurant with seating area, food prep area and customer toilets. A drive-thru circuit surrounds the building, with barriers to direct vehicles. The eastern corner of the building is in use for storage, with bins for waste and recycling.

Hardstanding

The remainder of the site is in use as vehicle parking, and is entirely hardstanding. Drainage across the site appears combined, with no standing water, rubbish or oil staining evident. It is not known if an interceptor is present.

A selection of photographs taken during the Site inspection are included in Appendix B.

Current potentially contaminative Site uses identified during the property inspection were limited to two electrical substations in the north and north-east.

3.2.1 Site Surroundings

The Site is bounded by commercial units to the east, residential and commercial developments to the south, residential to the west and the rail line to the north.

Ecological Areas

Sensitive ecological areas have not been identified on the Site or in the immediate surrounding areas. The Site is located in a Nitrate Vulnerable Zone.

Heritage and Archaeology

The former Huntley and Palmer biscuit factory was situated partly on the south east Site corner extending further to the south east. Reading Jail and the ruins of Reading Abbey are positioned south west of the Site. These historical land uses may represent significant heritage assets for which advice from a Heritage and Archaeologist specialist should be sought.

3.2.2 Environmental Permits

The Groundsure Report identifies no Environmental Permits on-site.

Environmental Permits present in the surrounding area are limited to a Petrol Station 397m east operated by Tesco.

4. Previous Environmental Assessments and Consultations

4.1 Previous Environmental Assessments

No previous environmental ground investigations completed on-site have been identified. A Phase 1 Environmental (Desk Study) Report (10982-CNM-XX-XX-RP-S-100) (2023) was previously prepared for the Site. Relevant information from the Phase 1 Environmental Report has been included in this report as appropriate.

Archaeological ground investigations undertaken as part of the KFC store construction located on-site in 2017 recorded Made Ground to the base of the 1.0m excavation. Evidence of significant visual/olfactory contamination was not recorded.

4.2 Consultations

4.2.1 Environmental Health

Information has been requested from the Environmental Health Officer (EHO) but a response is currently pending.

4.2.2 Planning Department

The Reading Borough Council planning portal has been reviewed for planning applications relevant to the Site and contaminated land. Relevant planning applications were not recorded. The existing retail warehouses were understood as being constructed in 2000.

Relevant planning applications in the surrounding area include those completed for the Huntley Wharf Berkeley Homes/L&Q development south east of the Site. Relevant information from the assessment and ground investigations completed have been included throughout the remainder of the report.

4.2.3 Building Control Department

Previous applications by CNM to Building Control have not reported them as holding any relevant information.

5. Environmental Site Setting

5.1 History

A summary of the Site's and surrounding areas historical potential contamination sources as obtained from the Groundsure historical maps is included in Table 1.

Table 1: Pertinent Site History

Date (decade)	Feature	On-Site/off-site
1879	Part of the wider rail network present on northern site portion, including a turn table. Part of Biscuit Factory (ovens) located in the south eastern Site portion with the biscuit factory extending off-site to the south east. Plummery Ditch extends across the Site centre	On-Site
1879	Biscuit Factory extending off-site to the south east. Gasworks 250m south east,. The River Kennet lies between the gas works and the Site.	Off-site
1900	The rail network further expanded across the Site, present along the north western Site half. Buildings and rail network likely associated with the Biscuit Factory present in south eastern half. Plummery Ditch no longer visible.	On-site
1900	Prison 25m south	Off-site
1931	Additional buildings associated with the Biscuit Factory present in the south eastern Site half, and further rail lines and buildings on the north western Site half. Several new unidentified buildings are located along the southern Site boundary.	On-site
1931	Biscuit Factory further extended south east and east of the Site. Several Chimneys identified.	Off-site
1955	Alteration to the former Biscuit Factory present on-site identifiable. A large electrical sub-station is identifiable in the south east corner. A benchmark of 133.23 identifiable against the electrical sub-station.	On-site
1968	Rail lines and associated infrastructure removed on the north western Site half.	On-site
1986	North western Site half recorded as a car park. Biscuit Factory in south eastern Site half absent replaced with potentially commercial units.	On-site
1993	Wider Biscuit Factory not identifiable. Apartments constructed immediately adjacent the Site.	Off-site
2003	Forbury Retail Park constructed in its existing Site layout.	On-site

Historical maps record the Site in the 19th century as being partly occupied by a large biscuit factory (Huntley & Palmer) in the south east and rail network and associated infrastructure along the northern boundary. Over the course of the 20th century the rail network and associated infrastructure increased to cover the entirety of the north western Site half, and further extensions of the Biscuit Factory covered the south eastern Site half. The rail lines and infrastructure on the north western Site half were removed by 1968, and with the closure of the biscuit factory the former buildings on-site had been removed, with commercial buildings potentially present in their place. The Forbury Retail Park was constructed on-site by 2003 and has remained in its existing layout to the current day.

5.2 Unexploded Ordnance

The Zetica UXO risk map records the Site as being at low risk from UXO.

5.3 Geology

The Site's geology as established from previous ground investigations completed south of the site, British Geological Survey (BGS) mapping and boreholes is summarised in Table 2.

Table 2: Site Geology

Stratum	Area Covered	Estimated Thickness (m)	Typical Description
Made Ground	Entire Site	1.0 – 3.0	Made Ground associated with the former Site use as biscuit factory or rail infrastructure likely exists, in addition to that associated with the construction of existing retail park. The thickness and composition is unknown.
Taplow Gravel Member	Entire Site	0.0 – 3.0	Light brown/brown very sandy silty CLAY to very clayey silty SAND with fine to coarse sub-angular to subrounded gravel.
Alluvium	North east Site corner	0.5 – 1.0	Identifiable on BGS geological maps in north east Site corner. No available exploratory holes to understand thickness or composition. Likely comprises a cohesive deposit of limited thickness.
Chalk Formation	Entire Site	>30m	Structureless chalk deposit 5 – 10m thick underlain by structured chalk deposit

Uncertainty exists in the shallow ground conditions on-site owing to the absence of on-site exploratory holes and geological maps potentially indicating the presence of Alluvium deposits in the north east Site corner. However, based on available information it is likely Made Ground potentially of reasonable thickness (1 – 3m) is underlain by superficial deposits of limited thickness (0.5 – 3.0) before the bedrock deposits of the Chalk Formation. The superficial deposits are likely to comprise a heterogenous mix of cohesive and granular deposits. Within the Chalk Formation A 5 – 10m thick structureless Chalk Deposits overlies the structured chalk deposit. From available information it is also possible the superficial deposits are entirely absent having either been replaced by the Made Ground or absent on-site.

Intrusive ground investigation is required to gain an understanding of the ground conditions on-site, including the thickness of the structureless Chalk Deposit, and the composition and thickness of Made Ground. In the south eastern Site half previously occupied by oven biscuit factory buildings a greater potential for deeper Made Ground exists.

5.3.1 Ground Stability

The Groundsure Report has identified the following geological hazards (Table 3).

Table 3: Geological hazard risk to the Site

Geological Hazard	Risk
Shrink swell clay	Very low
Landslides	Very low
Ground dissolution of soluble rocks	Low
Compressible deposits	Moderate
Running sand	Low

The BGS map does not reveal any structural, geomorphological or geochemical features on or near to the Site.

The Site is not in an area that could be affected by coal mining activity.

5.4 Radon

Information recovered from the Landmark Report, BGS, and PHE show the Site is not in an area of high radon levels. Correspondingly, no radon protection measures will be required in the proposed development.

5.5 Ground Gas

As identified in the CL:AIRE 2012 RB17 guidance document and CIRIA C665 ground gases only pose a risk to developments when the following can be satisfied, which is in line with source – pathway – receptor model followed by LCRM.

- An accumulation of a **large volume** of gas in the ground in or near the buildings (source).
- A pathway that allows gas to migrate through and/or out of the ground into a building or other structure sufficiently quickly to allow it to build up inside the building (pathway).
- A confined space within the building or structure where gas can build up to unacceptable levels (receptor).

In order for a risk from ground gases a source – pathway – receptor linkage needs to be present. This requires a sufficient quantity of gas to pose a hazard and one or more pathways by which it may cause significant harm to people. For sustained gas migration to occur gas must be replenished at the source to negate the effects of attenuating factors such as oxidation of the methane/carbon dioxide to oxygen in the aerobic zone or low permeability soils decreasing the migration potential. Therefore, sustained high levels of gas generation are required for ground gas to migrate via advective or diffusive flow and cause high ground gas concentrations at the surface/within built structures. The volume of ground gas is therefore the principal factor which should be considered rather than the ground gas concentration and not the gas concentration present in the ground (or monitoring well) which is commonly mistaken as posing a risk to future Site users.

A review of the Site's environmental setting, and ground conditions identifies low ground gas generating sources;

- The most recent redevelopment of the Site was the construction of the Forbury Retail Park in 2000, prior to which the Site was occupied by the Biscuit Factory and rail infrastructure. The thickness and composition of Made Ground is uncertain. However, given the Made Ground has been in place for a minimum of 25 years a qualitative assessment indicates the Made Ground is unlikely to have a high ground gas generation potential.
- The Alluvium deposits potentially present in the north eastern Site corner would not be a significant ground gas generating source with the gas historically generated and trapped or adsorbed in the soil. In Alluvium and peat deposits the readily degradable material has been degraded with low to very low continued ground gas generation. The gas historically generated is trapped within soil pore spaces with no or very limited lateral/vertical migration. Where the soil pore spaces are breached during construction (foundations) or through ground investigation an initial high ground gas concentration is recorded, however the concentrations decrease over time as the soil pore spaces are depleted and ground gas is not generated within the deposit to replace it. The Alluvium and peat deposits would therefore not represent a significant ground gas generating source.
- As identified in the 2019 Geoff Card, James Lucas, and Steve Wilson, Technical Paper: Risk and Reliability in Gas Protection Design – 20 years on: Part 1, and the 2018 Ambisense and Environmental Protection Group, Using Ternary Plots for Interpretation of Ground Gas Monitoring Results Taplow Gravel Member deposits may contain small quantities of organic matter, which may degrade locally when exposed to oxygen generated during installation of boreholes. However,

the rate of gas generation in these circumstances and the volume produced is extremely small and would not represent a risk to structures. The Taplow Gravel Member therefore do not represent a significant ground gas generating source.

- Several possible petroleum hydrocarbon sources exist, including the existing car park, and the historical use of the Site as part biscuit factory and part rail infrastructure. As detailed in CL:AIRE RB17, A Pragmatic Approach to Ground Gas Risk Assessment, November 2012 whilst petroleum hydrocarbons degrade producing carbon dioxide the rate and volume at which carbon dioxide is produced at small enough volumes an emission risk at the Site surface is absent. The vapour risk from the petroleum hydrocarbons is a greater concern than ground gas.
- Off-site ground gas sources should only be considered a risk where a significant ground gas generating source is present. A review of historical maps identifies historical land uses similar to those on-site or residential uses. Historical or current landfills are absent in the surrounding area, removing landfills as a viable ground gas source. The surrounding land uses are therefore likely to have a similar Made Ground composition and unlikely to represent a significant ground gas generating source.

A review of the Site's possible ground gas risk identifies the Made Ground on-site as a potentially significant ground gas source on the basis its composition and thickness is uncertain. It is highlighted however given its age it is unlikely to retain significant quantities of ground gas generating material which would substantially reduce its ground gas generational potential. Intrusive ground investigation and assessment is required to clarify the Made Ground's ground gas generational potential. In the assessment of the Site's ground gas risk the basement excavation across some of the Site for which Made Ground is likely to be largely removed should be considered.

Significant off-site ground gas generating sources have not been identified.

5.6 Vapour

Current and historical land uses on-site have been identified for which volatile contaminants could have been released. These include the biscuit factory in the south eastern Site corner, and the rail infrastructure in the north western Site half.

Several off-site potentially significant vapour sources exist including large gas works to the south east and east. Given the eastern flow of the River Kennet and likely eastern/south eastern groundwater flow direction it is unlikely should any volatile contaminants exist these will have migrated onto Site.

A ground investigation should be undertaken to assess the vapour risk on Site. This should include a 'multiple lines of evidence' approach which uses soil and groundwater laboratory data, soil headspace analysis, and vapour samples.

5.7 Controlled Waters

5.7.1 Surface Waters

The nearest surface water to the Site is the River Kennet 125m south east. The River Kennet flows eastwards outfalling into the River Thames at a point 850m east of the Site. The River Kennet at the point closest to the Site has a failing chemical rating, with Polycyclic Aromatic Hydrocarbons (PAH), PFAS, and PBDE as the contaminants failing. High concentrations of metals and ammoniacal nitrogen have also recorded. The failing nature of the River Kennet is unsurprising given the historical industrial nature of the land uses immediately adjacent the River Kennet as it passes through Reading. The River Kennet is canalised at the point closest to the Site, the canal walls may provide a degree of protection from the lateral migration of contaminants within the superficial deposits.

Surface water abstractions from the River Kennet have not been identified in Site's surrounding area.

The Site's historical uses identify the possibility for contaminants originating on-site to migrate to and impact the River Kennet. As part of an intrusive investigation assessment of the presence and significance of contaminants should be completed to understand whether the Site is having a significant impact on the River Kennet. The assessment should consider the intervening land uses such as the wider Biscuit Factory and gas works which may represent potentially more significant contamination sources.

5.7.2 Groundwater

The superficial deposits on-site have been classified by the Environment Agency as a Secondary A Aquifer. The Chalk Formation is a Principal Aquifer. The Site is not in a Source Protection Zone (SPZ).

Active groundwater abstractions within 1km of the Site include boreholes 641m north, 813m west, 851m south, and 993m south west. Abstracted groundwater is for both potable and non-potable uses, and is likely being abstracted from the Chalk Formation over the superficial deposits given the relative shallowness of the Chalk Formation.

Groundwater level monitoring completed on the Huntley Wharf site south east of the Site recorded groundwater levels in the Chalk between 35.62mAOD and 36.82mAOD with an eastern groundwater flow direction present. The monitoring also identifies groundwater in the Chalk Formation as being sub-artesian.

Available information on the composition of superficial deposits and Made Ground on-site including its thickness is limited. The information indicates relatively thin superficial deposits exist for which varying thicknesses of cohesive and granular deposits exist. Exploratory holes in the surrounding area indicate these superficial deposits generally have a high cohesive content even where they are predominately granular. In addition where a thick Made Ground deposit exists it may have resulted in all/nearly all the superficial deposits having been removed. The ability for superficial deposits to represent a significant aquifer on-site may therefore be limited, with lateral and vertical migration of contaminants and groundwater similarly limited.

The Chalk Formation from available information comprises a relatively thick structureless weathered chalk layer (matrix dominated) underlain by the structured chalk deposit. As documented in the literature¹ the Chalk Formation has varying permeability. The weathered Structureless Chalk can be significant in preventing contaminants being drawn down to the sensitive aquifer at depth below the structureless Chalk. Intrusive ground investigations should aim to assess the groundwater contamination status below the structureless Chalk deposits.

The Chalk Formation can be conceptualised as fractured porous medium composed of matrix blocks surrounded by interconnected fractures. A relatively rapid response to rainfall is observed at the water table combined with a relatively slow rate of contaminant migration and dispersion of dissolved contaminants. The cause behind this is the weathered structureless chalk causing the vertical migration of water to be through the matrix given interconnected fractures are largely absent and the absence of diffusion and capillary effects. Rapid bypass of the matrix through fractures present only occurs through heavy rainfall events resulting in the rapid response of the water table to these events. The short duration of these events inevitably leads to matrix transport (slow) being the dominant process for dissolved phase contaminants, whilst fracture flow plays a significant and important role where point sources such as NAPL or a soakaway exist.

5.7.3 Flood Risk

According to the EA's indicative flooding data and the Groundsure Report the Site is not located in an

¹ August 2022, V.Dent et al, Understanding Contaminant Transport in Chalk from Petroleum Hydrocarbon and Chlorinated Solvent Contamination Investigations.

area at risk of flooding. The Site's flood risk has been further assessed within a separate Flood Risk Assessment (21855100-WAT-XX-XX-RP-N-930001-S3-P03-FRADS) which should be referred to.

6. Hazard Assessment and Initial Conceptual Site Model

The Preliminary Conceptual Model for the Site is presented in Table 4. The risk rating included in Table 4 has been assessed qualitatively using the criteria given in Appendix F and the potential receptors identified using the criteria given in Appendix G.

6.1 Contaminants of Concern

Contaminants of concern identified at the Site are summarised below.

- Current Site uses;
 - Car parking – petroleum hydrocarbons.
- Made Ground associated with current retail park construction
 - Metals, PAH, asbestos, petroleum hydrocarbons
- Historical Site uses
 - Rail lines and infrastructure
 - Asbestos, metals, PAH, petroleum hydrocarbons, VOC, SVOC
 - Biscuit factory identifiable buildings including electrical sub-station and ovens
 - Asbestos, metals, PAH, petroleum hydrocarbons, Poly-Chlorinated Biphenyls (PCBs)

Off-site land uses which have the potential for contaminants to migrate to and impact the Site given the eastern groundwater flow are limited to the rail lines and infrastructure for which asbestos, metals, PAH, petroleum hydrocarbons, VOC, SVOC are identified as possible contaminants of concern.

Whilst a large biscuit factory and gas works exist in the surrounding area these are positioned east and south east of the Site, contaminants originating from these sources are therefore unlikely to have migrated to and impacted the Site.

Table 4: Initial Conceptual Site Model

Source	Linkage	Receptor	Risk	Justification / Mitigation	Residual Risk
Contaminants in the Made Ground	Direct contact, ingestion, and inhalation	Future Site users	Medium	Potential exists for elevated contaminants to be present in Made Ground. A significant risk exists where future Site users can come into direct contact with these contaminants An intrusive investigation is required to establish the Made Ground contamination status.	Low
Organic material in the Made Ground	Migration to and accumulation in confined spaces		Low	Assessment of the Site's gas conceptual model identifies a significant ground gas regime as unlikely. As part of an intrusive investigation the Site's ground gas regime should be determined. A multiple lines of evidence approach should be taken which includes desk based information, ground gas monitoring data, and TOC data.	Low
Volatile contaminants in the Vadose and phreatic zones			Medium	The Site's former use identifies the possibility volatile contaminants exist within the sub-surface environment. As part of a ground investigation, monitoring and assessment are required to determine the vapour regime and whether vapour protection measures are required.	Low
Contaminants in the made Ground and groundwater. Volatile contaminants	Direct contact, and accumulation in confined spaces	Construction workers	Medium	Potential for elevated contaminants and significant vapour regime to exist based on the Site's and surrounding area's historical uses. During construction, workers may be exposed to these contaminants in the Made Ground and groundwater and unacceptable vapour levels may be present in confined spaces. Construction workers should wear the appropriate PPE and RPE, adhere to good hygiene and safety measures, the Confined Space Regulations 1997, and the Control of Asbestos Regulations 2012.	Low
	Dispersion off-site through wind entrainment leading to direct contact and inhalation	Off-site users	Medium	During construction, potential exists for the dispersion of contaminants and odour off-site either through wind entrainment or through the volatilisation of contaminants exposed during earthworks. Sensitive receptors and developments are present in the surrounding area. To mitigate the risk, dust and odour suppression methods are required throughout the construction works.	Low

Source	Linkage	Receptor	Risk	Justification / Mitigation	Residual Risk
				Details of the methodology required will be set out in a Construction Environmental Management Plan (CEMP).	
Property					
Potentially hazardous ground conditions	Chemical attack on buried foundations or potable water supply pipes.	Buried foundations and potable water supply pipes.	Medium	Barrier water supply pipes will be required for all potable water supplies. As part of the ground investigation, the aggressive ground conditions will require assessment, with foundations designed in accordance with the recommendations.	Low
Controlled Waters					
Contaminants in the Made Ground	Lateral migration through superficial and bedrock deposits	River Kennett	Low	The River Kennett is 125m south east of the Site and therefore is potentially at risk from contaminants arising from the Made Ground on-site where present, with contaminants potentially laterally migrating within the superficial and/or bedrock deposits. Intrusive ground investigation is required to establish the presence and magnitude of contaminants on-site and plausible risk to the River Kennet. The assessment should consider the presence of intervening potentially more significant contamination sources, and the potentially limited lateral migration within the superficial deposits and through the canalised walls of the river.	Low
	Vertical leaching of contaminants	Secondary A Aquifer Taplow Gravel Formation	Low	Available information is limited on the presence and thickness of granular superficial deposits which would represent a viable aquifer. Ground investigation information suggests the Taplow Gravel Formation may have been removed in its entirety and replaced by Made Ground, or comprises a heterogenous mix of cohesive and granular deposits for which a continuous groundwater body is absent. Where the Taplow Gravel Formation is limited in its extent and thickness it would not represent a sensitive receptor. An intrusive ground investigation is required to establish the presence and thickness of the Taplow Gravel Formation and the resultant impact the Site may have had on it. Where monitoring is completed positions should be located up and down hydraulic gradient so as to gain an understanding of the Site's impact on the Secondary A Aquifer over the background groundwater quality given the presence of off-site up gradient contamination sources.	Low
		Principal Aquifer Chalk Formation	Medium	Whilst the Site is not in a groundwater SPZ the principal aquifer in the Chalk Formation represents a sensitive receptor. Previous Site uses identifies the possibility of elevated contaminants within the Made	Low

Source	Linkage	Receptor	Risk	Justification / Mitigation	Residual Risk
				Ground which could vertically migrate to and impact the principal chalk aquifer. An intrusive ground investigation is required to determine the presence of contaminants on-site and whether the principal chalk aquifer has been impacted. The assessment should consider attenuation afforded by the structureless chalk deposits and off-site up hydraulic gradient sources. Where piles are proposed which penetrate the base of the structureless Chalk deposits a risk of creating of preferential pathway exists. Where piles are proposed a FWRA will be required to assess the risk posed and set out the mitigation measures required.	

7. Conclusions

The completed preliminary assessment has identified the Site as being previously occupied by a Biscuit Factory in the south eastern corner and rail infrastructure in the north west corner. These land uses were removed by 2000 with the Site's current use and layout being present. Available maps indicate the biscuit factory aspects in the south east corner included gas ovens, a large electrical sub-station and a mess hall. The previous land uses could potentially have led to elevated contaminants in the Made Ground for which intrusive ground investigation is required to confirm. Where elevated contaminants are identified risks to future human health receptors may exist together with risks to controlled waters notably the Principal Aquifer in the Chalk Formation. Available information indicates superficial deposits may be limited on-site removing them as a viable receptor.

Potential contaminant linkages for the Site are as follows.

- Direct contact with contaminants in the Made Ground in soft landscaped areas by future Site users.
- Vapour ingress into the proposed development from potentially contaminated soils and groundwater.
- Potential for contaminated dust to be inhaled by off-site users during redevelopment works.
- Direct contact, ingestion and inhalation of potentially contaminated shallow soils and groundwater by groundworkers and construction workers during redevelopment works.
- Inhalation of vapours by ground workers and construction workers during redevelopment works.
- Vertical migration of contaminants at significant concentrations to the Principal Aquifer in the Chalk Formation.
- Mobilisation of contamination to aquifers where piled foundations, which penetrate the base of the structureless Chalk Deposits, are proposed.

Given the proposed end use the overall risk rating for the Site is assessed as **medium**.

The recommendations of this report outline preliminary remedial and mitigation measures that require confirmation through additional works. However, once successfully implemented the risks are anticipated to be Low. Therefore, the NPPF requirement that on completion the Site should no longer be determined as contaminated land under the Part IIA regime is expected to be met.

8. Recommendations

- Completion of a ground investigation which incorporates the following actions:
 - Assessment of the soil contamination status to inform likely waste disposal routes, remedial measure requirements, and the PPE and mitigation measures required by construction workers.
 - Assessment of the Site's ground gas and vapour regime.
 - Determination of the presence and thickness of superficial deposits.
 - Determination of the groundwater quality within the superficial deposits where present and the Chalk Formation.
 - Determination of the aggressive soil conditions to inform the buried concrete foundation designs.
- The ground investigation should be assessed and interpreted in an Interpretative Report.
- The contamination ground investigation should be incorporated with a geotechnical ground investigation designed to inform likely foundation design.
- The contaminated land assessment will inform a Remediation Strategy which will set out the remediation and mitigation measures required during construction and enabling works to remove pollutant linkages.
- Where piles penetrate the base of the structureless Chalk deposits, a FWRA will be undertaken to assess the risk to the Principal Aquifer within the structured Chalk deposits.
- During groundworks, where required, dust, noise and odour mitigation measures should be employed to reduce the Site's influence on the surrounding environment. The required mitigation measures should be detailed in a Construction Environmental Management Plan (CEMP) ;
- An Asbestos Management Plan in accordance with the Control of Asbestos Regulations 2012 should be prepared and adhered to during the construction works. Construction workers should wear the appropriate PPE, if required RPE, adopt good hygiene and safety practice and adhere to the Confined Space Entry Regulations 1997, and Control of Asbestos Regulations 2012. The PPE and working methods employed by the construction workers will be determined by the ground investigation.
- On completion of the groundworks and Development phase, a Verification Report will be required. This is to provide a record of the actions undertaken in accordance with the Remediation Strategy, any alterations undertaken and the reason for the alteration.

APPENDICES

A. Site Plans



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Key

- Extent of Application Site
- Existing Retail Units

Notes

- All levels should be interpreted as AOD.

Planning Submission	22/08/25	JCo	P2
Planning Submission	31/05/23	ST	P1
Description	Date	Chk	Rev

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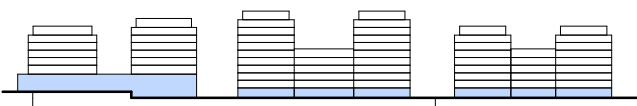
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Parameter Plan 03
Existing Site Levels Plan

status			
Planning			
Drawn	Date	Scale @ ISO A1	Job Number
SQP	22/05/23	1:500	18111
Drawing Number			Revision
18111-SQP-ZZ-GF-DR-A-PL00003			P2

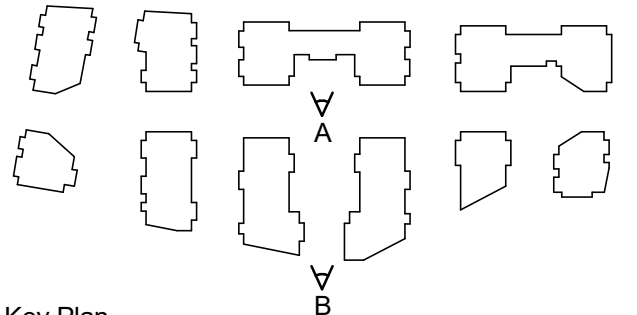


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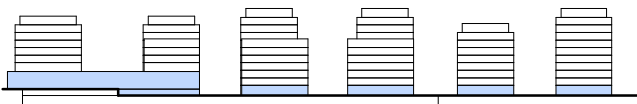
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Elevation A



Key Plan



Elevation B

- Key:
- Refuse Store
 - Bike Store
 - Entrance
 - Retail
 - Units
 - Delivery / Post Room
 - Fire Escape

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Description	Date	Chk	Rev
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Title
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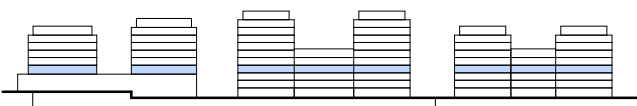
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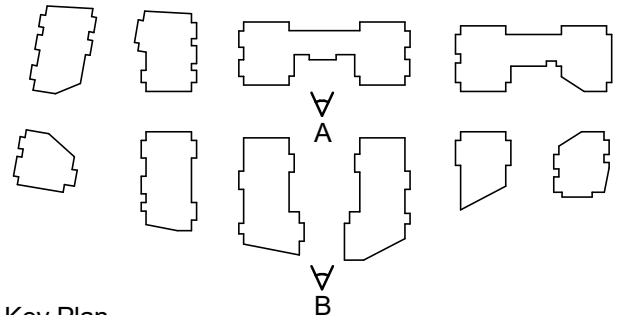
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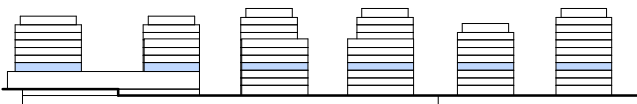
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Elevation A



Key Plan



Elevation B

- Key:
- Refuse Store
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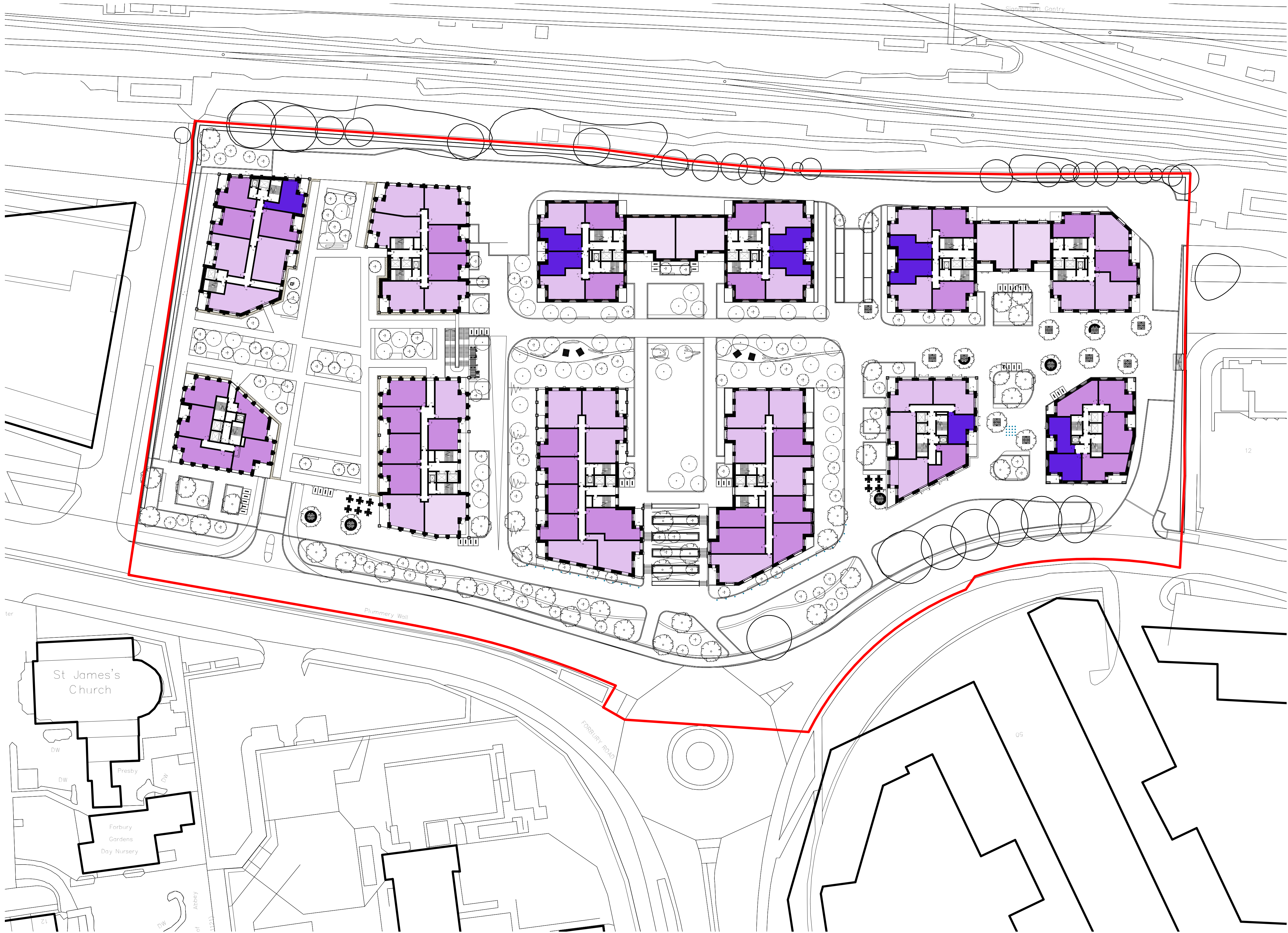
Project
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Title
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Status
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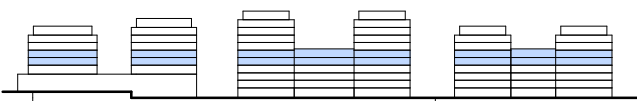
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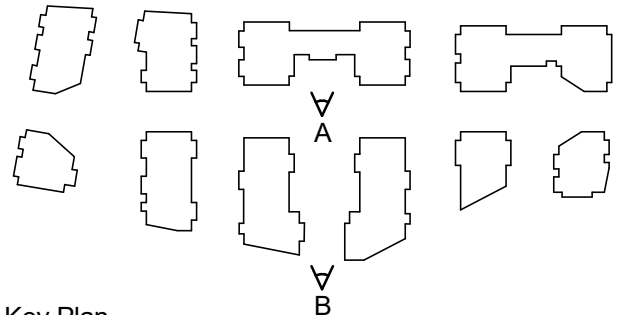


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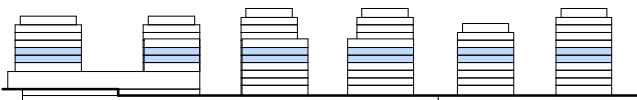
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Elevation A



Key Plan



Elevation B

- Key:
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 - Units
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Title
Level 04 & Level 05 Illustrative Plan

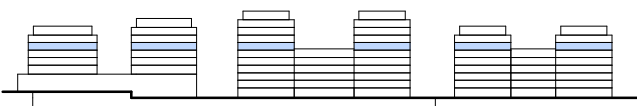
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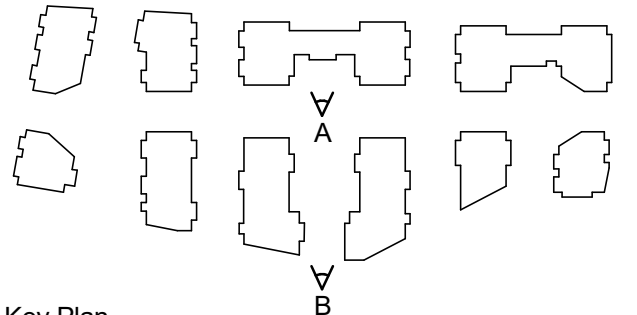
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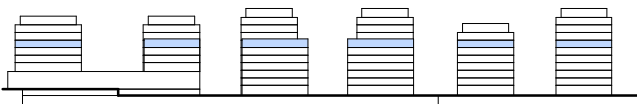
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Elevation A



Key Plan



Elevation B

- Key:
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Title
Level 06 Illustrative Plan

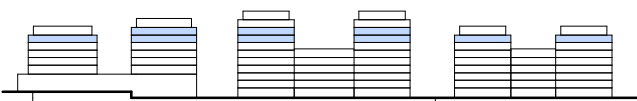
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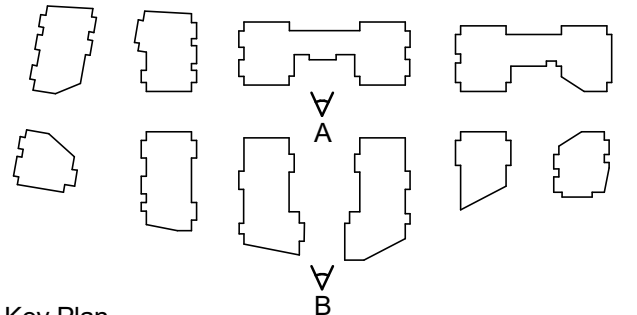
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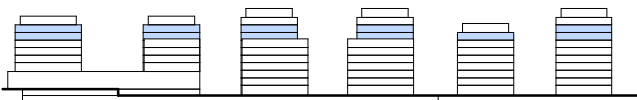
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Elevation A



Key Plan



Elevation B

- Key:
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Title
Level 07 Illustrative Plan

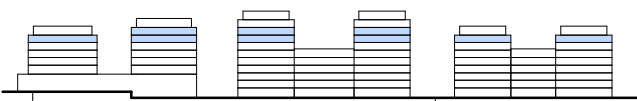
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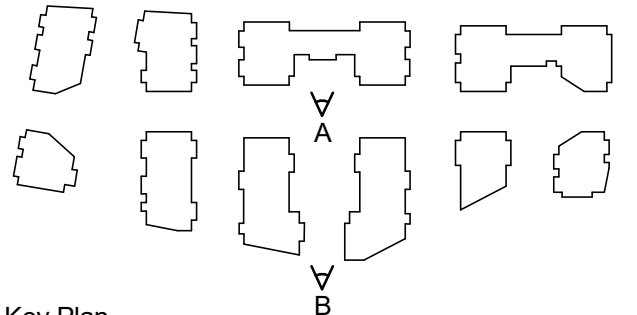
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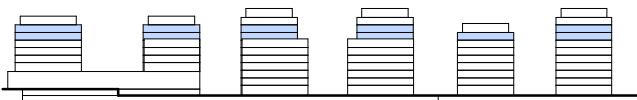
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Elevation A



Key Plan



Elevation B

- Key:
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 - Entrance
 - Retail
 - Units
 - Delivery / Post Room
 - Fire Escape

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Title
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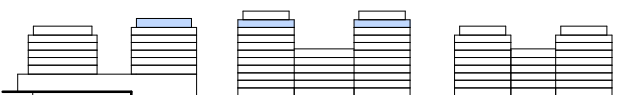
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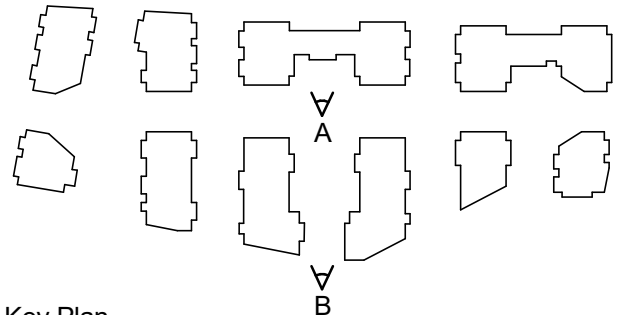
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Elevation A



Key Plan



Elevation B

- Key:
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 - Units
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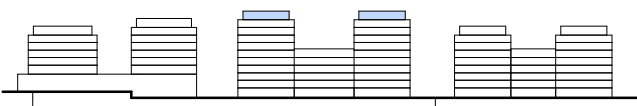
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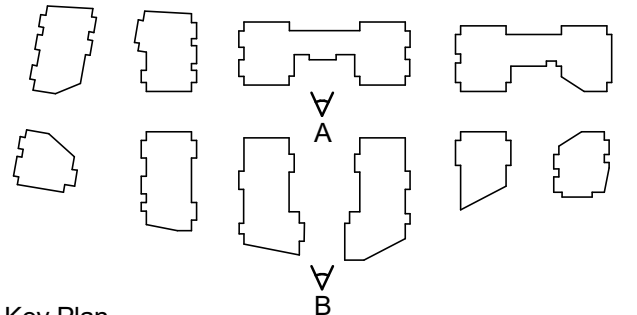
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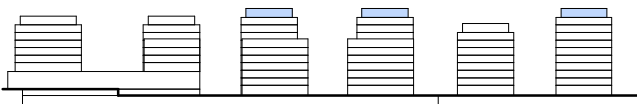
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Elevation A



Key Plan



Elevation B

- Key:
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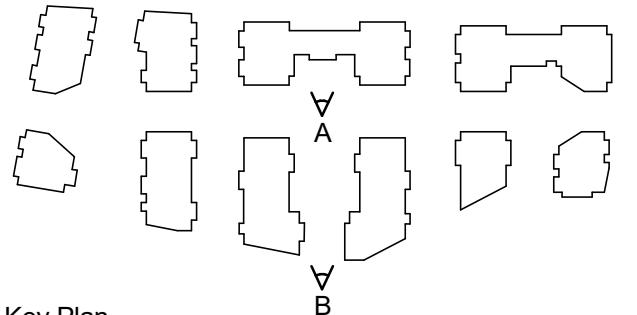
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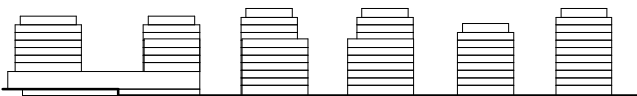
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Elevation A



Key Plan



Elevation B

- Key:
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 - Units
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Title
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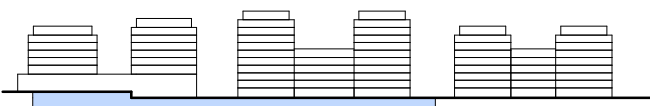
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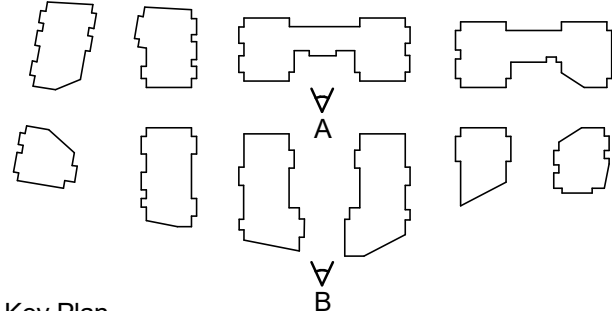
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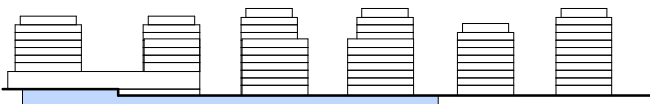
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Elevation A



Key Plan



Elevation B

- Key:
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 - Entrance
 - Retail
 - Units
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 - Fire Escape

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Title

Basement Illustrative Plan

Status

S2 - Issued for Information

Drawn	Date	Scale @ ISO A1	Job Number
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SQP	22/08/25	1:500	18111
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Drawing Number

18111-SQP-ZZ-ZZ-DR-A-SK20323

Revision

B. Site Photographs



B1: General view of property looking towards north-east.



B2: Typical interior to main building retail unit



B3: Service yard and bin storage to rear of main unit



B4: KFC drive-thru



B5: Electrical substation and rail access in the north-east corner of the site.



B6: Second electrical substation in north of the Site

Appendices

Preliminary Risk Assessment

Document Reference: WIE21990

21990100-WAT-XX-XX-RP-N-770001_C01_A0

C. Consultation Information

Appendices

Preliminary Risk Assessment

Document Reference: WIE21990

21990100-WAT-XX-XX-RP-N-770001_C01_A0

Kings Meadow Rise, Reading

Order Details

Date: 13/11/2025
Your ref: WIE21990 RN137211
Our Ref: GS-MRK-GKX-P1M-L89

Site Details

Location: 472126 173701
Area: 2.98 ha
Authority: [Reading Borough Council](#) ↗



[Summary of findings](#)

[p. 2 >](#) [Aerial image](#)

[p. 9 >](#)

[OS MasterMap site plan](#)

[p.14 >](#) [Insight User Guide](#) ↗

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[Summary of findings](#)

[p. 2 >](#) [Aerial image](#)

[p. 9 >](#)

[OS MasterMap site plan](#)

[p.14 >](#) [Insight User Guide](#) ↗

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 >	19	12	57	116	-
23 >	1.2 >	Historical tanks >	0	4	37	48	-
26 >	1.3 >	Historical energy features >	2	0	30	41	-
29 >	1.4 >	Historical petrol stations >	0	0	0	1	-
30 >	1.5 >	Historical garages >	0	0	3	16	-
31	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
32 >	2.1 >	Historical industrial land uses >	26	13	63	133	-
41 >	2.2 >	Historical tanks >	0	11	58	77	-
46 >	2.3 >	Historical energy features >	5	0	51	84	-
52 >	2.4 >	Historical petrol stations >	0	0	0	1	-
52 >	2.5 >	Historical garages >	0	0	5	25	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
54	3.1	Active or recent landfill	0	0	0	0	-
54	3.2	Historical landfill (BGS records)	0	0	0	0	-
55	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
55 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	1	-
55 >	3.5 >	Historical waste sites >	0	0	0	3	-
56 >	3.6 >	Licensed waste sites >	0	0	0	1	-
57 >	3.7 >	Waste exemptions >	0	0	7	15	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
60 >	4.1 >	Recent industrial land uses >	1	1	17	-	-
62 >	4.2 >	National Geographic Database (NGD) - Current or recent tanks >	0	0	1	-	-
62 >	4.3 >	Current or recent petrol stations >	0	0	0	1	-
62	4.4	Electricity cables	0	0	0	0	-
62	4.5	Gas pipelines	0	0	0	0	-



63	4.6	Sites determined as Contaminated Land	0	0	0	0	-
63	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
63	4.8	Regulated explosive sites	0	0	0	0	-
63	4.9	Hazardous substance storage/usage	0	0	0	0	-
63	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
64	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
64 >	4.12 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	0	1	-
64	4.13	Radioactive Substance Authorisations	0	0	0	0	-
64 >	4.14 >	<u>Licensed Discharges to controlled waters ></u>	0	0	7	17	-
68	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
68	4.16	Pollutant release to public sewer	0	0	0	0	-
68	4.17	List 1 Dangerous Substances	0	0	0	0	-
68	4.18	List 2 Dangerous Substances	0	0	0	0	-
68 >	4.19 >	<u>Pollution Incidents (EA/NRW) ></u>	0	1	6	8	-
70	4.20	Pollution inventory substances	0	0	0	0	-
70	4.21	Pollution inventory waste transfers	0	0	0	0	-
71	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
72 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
73 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
74 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
75 >	5.4 >	<u>Groundwater vulnerability- soluble rock risk ></u>	Identified (within 0m)				
75	5.5	Groundwater vulnerability- local information	None (within 0m)				
77 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	1	22
83 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	1	5
85 >	5.8 >	<u>Potable abstractions ></u>	0	0	0	0	5
86	5.9	Source Protection Zones	0	0	0	0	-
86	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m



87 >	6.1 >	Water Network (OS MasterMap) >	0	0	13	-	-
89 >	6.2 >	Surface water features >	0	0	5	-	-
89 >	6.3 >	WFD Surface water body catchments >	2	-	-	-	-
89 >	6.4 >	WFD Surface water bodies >	0	0	1	-	-
90 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
91	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
92 >	7.2 >	Historical Flood Events >	0	0	23	-	-
93	7.3	Flood Defences	0	0	0	-	-
93	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
94	7.5	Flood Storage Areas	0	0	0	-	-
95	7.6	Flood Zone 2	None (within 50m)				
95	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
96 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
98 >	9.1 >	Groundwater flooding >	High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
99	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
100	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
100	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
100	10.4	Special Protection Areas (SPA)	0	0	0	0	0
100	10.5	National Nature Reserves (NNR)	0	0	0	0	0
101	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
101 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	1
101	10.8	Biosphere Reserves	0	0	0	0	0
101	10.9	Forest Parks	0	0	0	0	0
102	10.10	Marine Conservation Zones	0	0	0	0	0
102	10.11	Green Belt	0	0	0	0	0



102	10.12	Proposed Ramsar sites	0	0	0	0	0
102	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
102	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
103	10.15	Nitrate Sensitive Areas	0	0	0	0	0
103 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	2
104	10.17	SSSI Impact Risk Zones	0	-	-	-	-
104	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
105	11.1	World Heritage Sites	0	0	0	-	-
106	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
106	11.3	National Parks	0	0	0	-	-
106 >	11.4 >	Listed Buildings >	0	2	17	-	-
107 >	11.5 >	Conservation Areas >	0	0	1	-	-
108 >	11.6 >	Scheduled Ancient Monuments >	0	1	1	-	-
108 >	11.7 >	Registered Parks and Gardens >	0	1	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
109 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
110	12.2	Open Access Land	0	0	0	-	-
110	12.3	Tree Felling Licences	0	0	0	-	-
110	12.4	Environmental Stewardship Schemes	0	0	0	-	-
110	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
111 >	13.1 >	Priority Habitat Inventory >	0	0	2	-	-
112	13.2	Habitat Networks	0	0	0	-	-
112	13.3	Open Mosaic Habitat	0	0	0	-	-
112	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
113 >	14.1 >	10k Availability >	Identified (within 500m)				
114 >	14.2 >	Artificial and made ground (10k) >	1	0	1	3	-



116 >	14.3 >	Superficial geology (10k) >	2	0	1	2	-
117	14.4	Landslip (10k)	0	0	0	0	-
118 >	14.5 >	Bedrock geology (10k) >	1	0	0	0	-
119	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
120 >	15.1 >	50k Availability >	Identified (within 500m)				
121 >	15.2 >	Artificial and made ground (50k) >	0	0	0	1	-
122	15.3	Artificial ground permeability (50k)	0	0	-	-	-
123 >	15.4 >	Superficial geology (50k) >	2	0	1	2	-
124 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
124	15.6	Landslip (50k)	0	0	0	0	-
124	15.7	Landslip permeability (50k)	None (within 50m)				
125 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
126 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
126	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
127 >	16.1 >	BGS Boreholes >	3	2	32	-	-
Page	Section	Natural ground subsidence >					
130 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
131 >	17.2 >	Running sands >	Low (within 50m)				
133 >	17.3 >	Compressible deposits >	Moderate (within 50m)				
135 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
136 >	17.5 >	Landslides >	Very low (within 50m)				
137 >	17.6 >	Ground dissolution of soluble rocks >	Low (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
139	18.1	BritPits	0	0	0	0	-
140 >	18.2 >	Surface ground workings >	0	0	4	-	-
140	18.3	Underground workings	0	0	0	0	0
140	18.4	Underground mining extents	0	0	0	0	-



140	18.5	Historical Mineral Planning Areas	0	0	0	0	-
141 >	18.6 >	Non-coal mining >	0	0	2	2	3
142 >	18.7 >	JPB mining areas >	Identified (within 0m)				
142	18.8	The Coal Authority non-coal mining	0	0	0	0	-
142	18.9	Researched mining	0	0	0	0	-
143	18.10	Mining record office plans	0	0	0	0	-
143	18.11	BGS mine plans	0	0	0	0	-
143	18.12	Coal mining	None (within 0m)				
143	18.13	Brine areas	None (within 0m)				
143	18.14	Gypsum areas	None (within 0m)				
144	18.15	Tin mining	None (within 0m)				
144	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes >	On site	0-50m	50-250m	250-500m	500-2000m
145	19.1	Natural cavities	0	0	0	0	-
146 >	19.2 >	Mining cavities >	0	0	0	0	5
146	19.3	Reported recent incidents	0	0	0	0	-
146	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
147 >	20.1 >	Radon >	Between 1% and 3% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
149 >	21.1 >	BGS Estimated Background Soil Chemistry >	4	2	-	-	-
149	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
150	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
151 >	22.1 >	Underground railways (London) >	0	1	0	-	-
152	22.2	Underground railways (Non-London)	0	0	0	-	-
152	22.3	Railway tunnels	0	0	0	-	-
152 >	22.4 >	Historical railway and tunnel features >	21	27	34	-	-
155	22.5	Royal Mail tunnels	0	0	0	-	-



155 >	22.6 >	Historical railways >	1	0	0	-	-
156 >	22.7 >	Railways >	0	27	48	-	-
159	22.8	Crossrail 2	0	0	0	0	-
159	22.9	HS2	0	0	0	0	-

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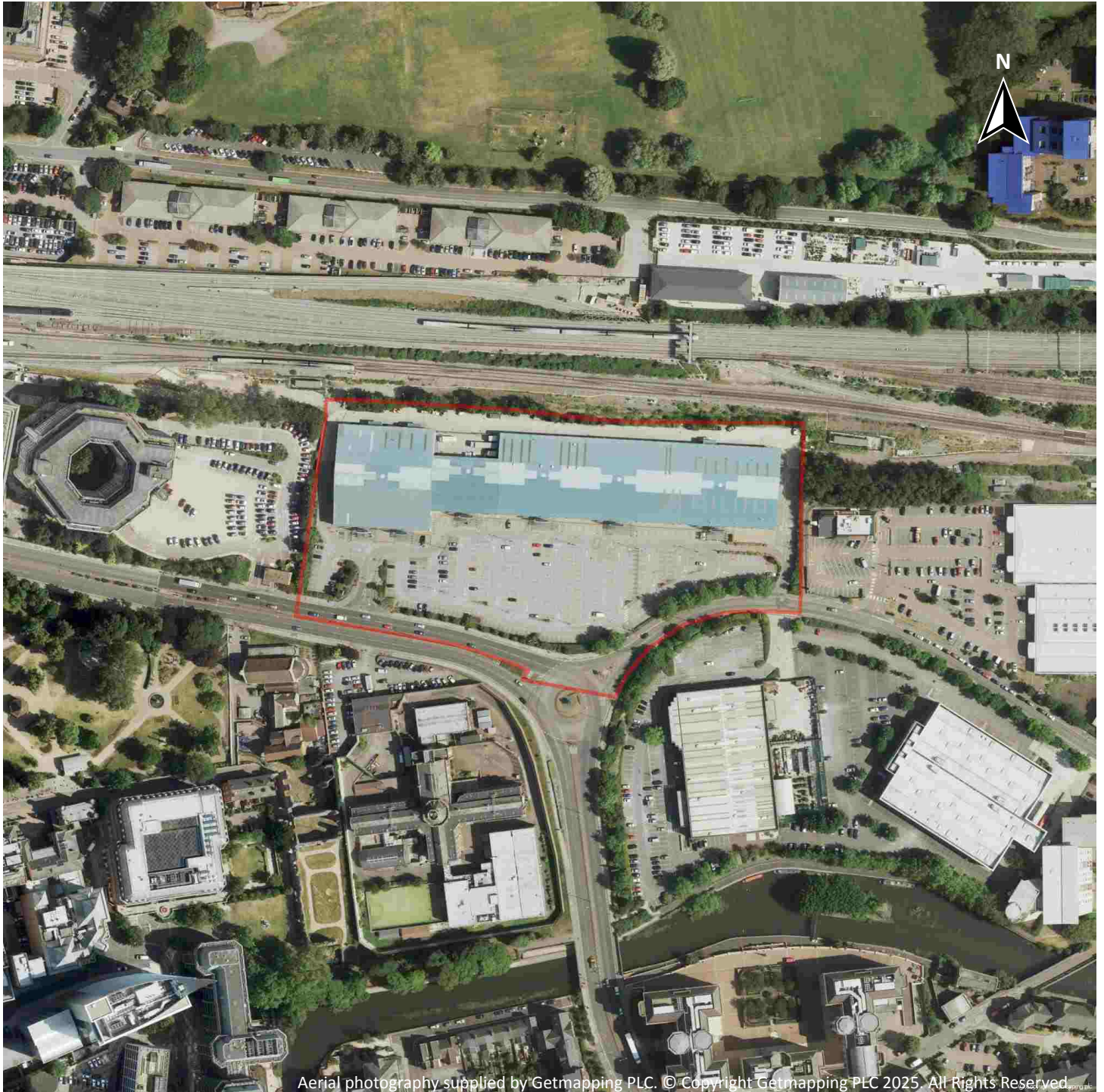
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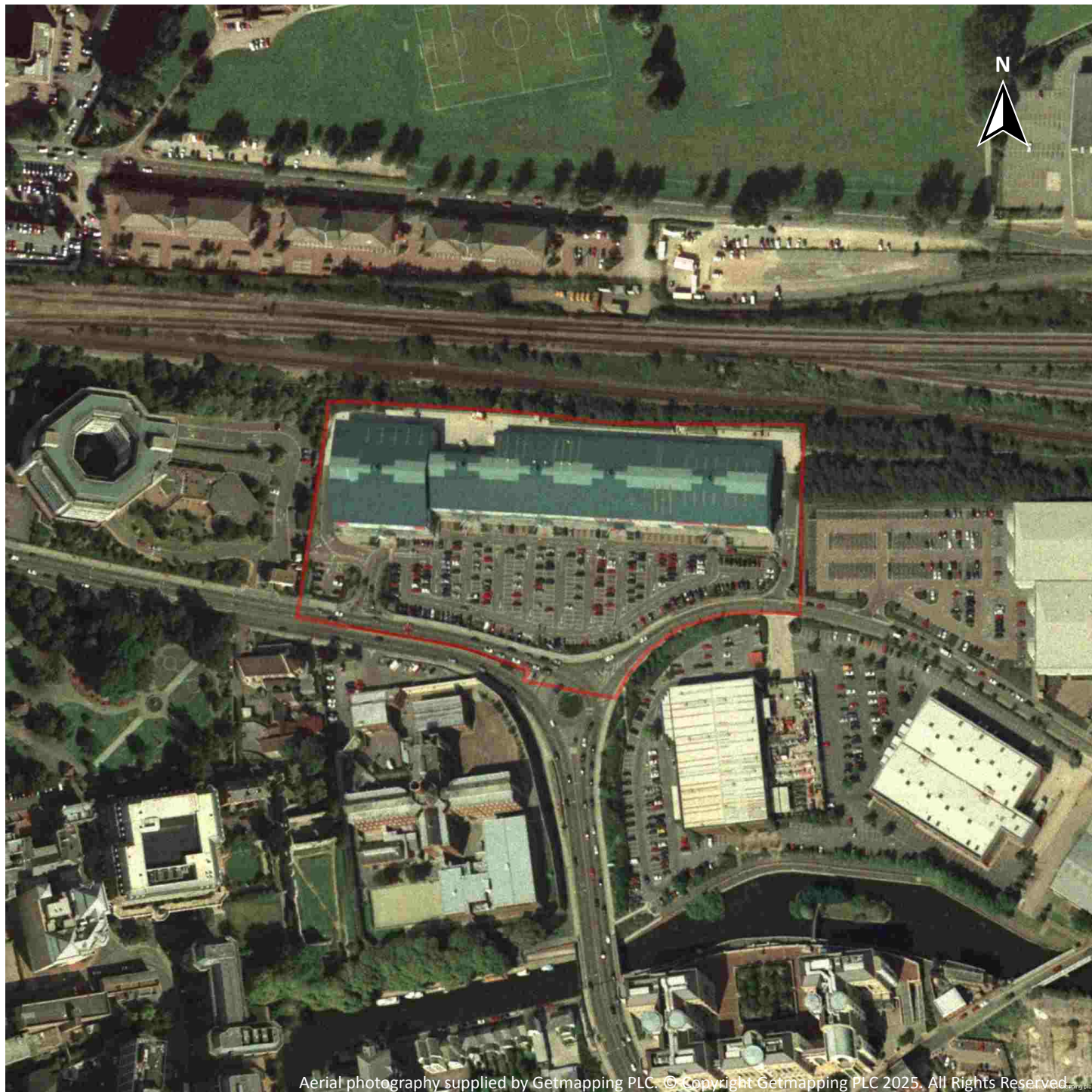
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