



**Ground and Environmental  
Investigation Limited**

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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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| <b>Date</b>           | November 2025                                                                                                                |
| <b>Revision</b>       | 1                                                                                                                            |
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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.

## Table of Contents

|          |                                                |           |
|----------|------------------------------------------------|-----------|
| <b>1</b> | <b>INTRODUCTION .....</b>                      | <b>1</b>  |
| <b>2</b> | <b>SITE LOCATION AND LAYOUT .....</b>          | <b>1</b>  |
| <b>3</b> | <b>SITE HISTORY .....</b>                      | <b>3</b>  |
| <b>4</b> | <b>PLANNING HISTORY .....</b>                  | <b>5</b>  |
| <b>5</b> | <b>ENVIRONMENTAL SETTING.....</b>              | <b>5</b>  |
| 5.1      | GEOLOGY .....                                  | 5         |
| 5.2      | GROUNDWATER .....                              | 5         |
| 5.3      | RADON .....                                    | 6         |
| 5.4      | OTHER ENVIRONMENTAL INFORMATION .....          | 6         |
| <b>6</b> | <b>CONTAMINATION RISK ASSESSMENT .....</b>     | <b>9</b>  |
| 6.1      | CONTAMINANT SOURCES.....                       | 10        |
| 6.2      | RISK TO HUMAN HEALTH .....                     | 10        |
| 6.3      | RISKS TO WATER RESOURCES .....                 | 10        |
| 6.4      | RISKS TO PLANTS .....                          | 11        |
| 6.5      | RISKS TO BUILDINGS & SERVICES.....             | 11        |
| 6.6      | GAS ASSESSMENT .....                           | 11        |
| <b>7</b> | <b>PRELIMINARY CONCEPTUAL SITE MODEL .....</b> | <b>12</b> |
| <b>8</b> | <b>CONCLUSIONS AND RECOMMENDATIONS .....</b>   | <b>15</b> |

## Appendices

1. Historical Maps
2. Groundsure Enviro and Geo Insight Report
3. Site Investigation Protocol

## **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 8<sup>th</sup> 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.<br>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.<br>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, likely related to the adjacent Hospital.                       | 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.<br>An Infectious Diseases Hospital has been constructed approximately 75m to the north.<br>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.<br>Gradients are mapped across the site. It is not known what these relate to. | 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 16<sup>th</sup> 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.

##### *Previous Ground Investigations*

A ground investigation undertaken on the 8<sup>th</sup> and 9<sup>th</sup> September 2025 indicated the presence of Made Ground comprising brown clayey sandy gravelly fill with brick over black slag with glass to a depth of 2.0m.

##### **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/m<sup>3</sup>). 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.   |

| Dataset             |                                                     | On site    | Nearest significant off-site feature                            |
|---------------------|-----------------------------------------------------|------------|-----------------------------------------------------------------|
|                     | 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.                                |
|                     | 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                          | Very low   |                                                                 |

| Dataset                              |                                                                   | On site    | Nearest significant off-site feature                                                      |
|--------------------------------------|-------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------------|
|                                      | Ground Stability Hazards                                          |            |                                                                                           |
|                                      | Potential for Shrinking or Swelling Clay Ground Stability Hazards | Negligible |                                                                                           |
|                                      | Artificial and made ground (10k)                                  | None       | 396m east. Worked Ground (Undivided) - Void.                                              |
| 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.<br>"controlled waters which are, or could be, polluted by a contaminant".                |
| Pathway                                              | "one or more routes or means by, or through, which a receptor: <ul style="list-style-type: none"><li>• is being exposed to, or affected by, a contaminant, or</li><li>• could be so exposed or affected".</li></ul> |

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). An Infectious Diseases/Isolation Hospital is mapped approximately 75m to the north.

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.

Slope gradients are mapped across the eastern site area from the 1950s until the early 2000s. The purpose of these gradients is unknown.

Potential contaminant sources related to historic hospital sites can comprise medical waste, fuel tanks, ash/clinker, asbestos and heavy metals. Whilst limited structures have been identified during the historical mapping review, Made Ground is anticipated to be present across the site and has been proven to a depth of 2.0m in a previous geotechnical site investigation.

GEI would consider it prudent to undertake an intrusive investigation of the site in order to determine the presence or absence of any ground contamination arising from the sites historical use.

## **6.2 RISK TO HUMAN HEALTH**

The extent of any ground contamination is unknown, and so the risk to human health is unknown and therefore assumed to be low to moderate.

GEI consider that it would be prudent to undertake further investigation of the site in the form of an Intrusive Site Investigation. Intrusive investigation of the soils on site along with chemical analysis of selected samples would give a comprehensive picture of the nature of the ground contamination on site.

## **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.

Potentially contaminative uses of the site historically have been identified during the historical map search. The extent of ground contamination is unknown and therefore GEI consider that it would be prudent to undertake further investigation of the site in the form of an Intrusive Site Investigation.

#### **6.4 RISKS TO PLANTS**

Potential ground contamination may be present on site and therefore the risk to plants is unknown and therefore assumed to be low to moderate. Further investigation as described above is considered prudent.

#### **6.5 RISKS TO BUILDINGS & SERVICES**

Given the potential for ground contamination due to the sites previous and current usages it is considered that the risks to proposed buildings and services are low to moderate. This assumption is made in the absence of more detailed ground investigation.

#### **6.6 GAS ASSESSMENT**

Historical mapping does not indicate any significant gas sources in the surrounding area. However, a previous geotechnical site investigation indicated the presence of Made Ground to a depth of 2.0m.

Therefore, it is considered that the risk from gas is moderate, and further investigation is required.

## **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.

Land at 362 Oxford Road, Reading, RG30 1AQ  
Phase 1 Contamination Risk Assessment



| Source                            | Pollutant                                                          | Pathway                                      | Hazard                                                                                  | Receptor                                                                    | Observations/<br>Recommendations                                                                                                                                                        | Assessed<br>Risk |
|-----------------------------------|--------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Contaminated ground</b>        | 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.                                | Potential for contamination in underlying soils. Extent unknown                                                                                                                         | Moderate         |
|                                   |                                                                    | Ingestion.                                   | Consumption of homegrown produce.                                                       | → Humans – future site users.                                               |                                                                                                                                                                                         | Moderate         |
|                                   |                                                                    | Uptake by plants.                            | Phytotoxic effects.                                                                     | → Soft landscaped areas / plants.                                           |                                                                                                                                                                                         | Moderate         |
|                                   |                                                                    | Surface run off from hardstanding areas.     | Lateral movement to surface watercourses.                                               | → Aquatic resources, ecology and subsequent users including humans.         | No sources of mobile contamination observed at surface.                                                                                                                                 | Low              |
|                                   |                                                                    | Leaching/ Dispersion.                        | Downward migration to groundwater.                                                      | → Aquatic resources – Groundwater abstractions wells / surface waters.      | No sources of mobile contamination observed at surface.                                                                                                                                 | Low              |
|                                   |                                                                    | Direct contact                               | Aggressive chemical attack                                                              | → Building structures and services                                          | No potential sources of contamination identified on site.                                                                                                                               | Low to moderate  |
| <b>Liquid contaminant sources</b> | 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. | Potential for contamination in underlying soils. Extent unknown.                                                                                                                        | Moderate         |
| <b>Landfill, Made ground</b>      | Ground gases (CO <sub>2</sub> , CH <sub>4</sub> )                  | Inhalation and ingress into buildings        | Asphyxiation and explosions                                                             | Buildings/ humans/ future site users                                        | No significant potential sources of contamination identified in the vicinity. Deep Made Ground deposits encountered in geotechnical SI and therefore further investigation is required. | Moderate         |

*Land at 362 Oxford Road, Reading, RG30 1AQ*  
*Phase 1 Contamination Risk Assessment*



| Source                                               | Pollutant | Pathway                                                                                     | Hazard       | Receptor                | Observations/<br>Recommendations                                                                                                                                                                                 | Assessed<br>Risk |
|------------------------------------------------------|-----------|---------------------------------------------------------------------------------------------|--------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Redundant<br/>Waste,<br/>Demolition<br/>Waste</b> |           | Dermal<br>Contact/ingestion.<br>Potential for<br>migration via<br>surface water run-<br>off | Health Risks | Humans: Site<br>Workers | Any unwanted<br>waste on site is to<br>be removed from<br>site during site<br>preparatory works<br>and disposed of in<br>accordance with<br>current legislation.<br><br>Normal health and<br>safety precautions. | Low              |

## **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 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. A previous geotechnical site investigation indicated the presence of Made Ground to 2m depth.
- 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.
- The site was noted as being within the curtilage of a Workhouse and later Hospital since the earliest available mapping (1878). An Infectious Diseases/Isolation Hospital is mapped approximately 75m to the north.
- 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.
- Slope gradients are mapped across the eastern site area from the 1950s until the early 2000s. The purpose of these gradients is unknown.
- Potential contaminant sources related to historic hospital sites can comprise medical waste, fuel tanks, ash/clinker, asbestos and heavy metals. Whilst limited structures have been identified during the historical mapping review, Made Ground is anticipated to be present across the site and has been proven to a depth of 2.0m in a previous geotechnical site investigation.
- GEI would consider it prudent to undertake an intrusive investigation of the site in order to determine the presence or absence of any ground contamination arising from the sites historical use.

Therefore, in the absence of any intrusive investigation of the site it is assumed that the risks posed by potential ground contamination would be moderate.

A proposed Site Investigation Protocol is provided in Appendix 3.

**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

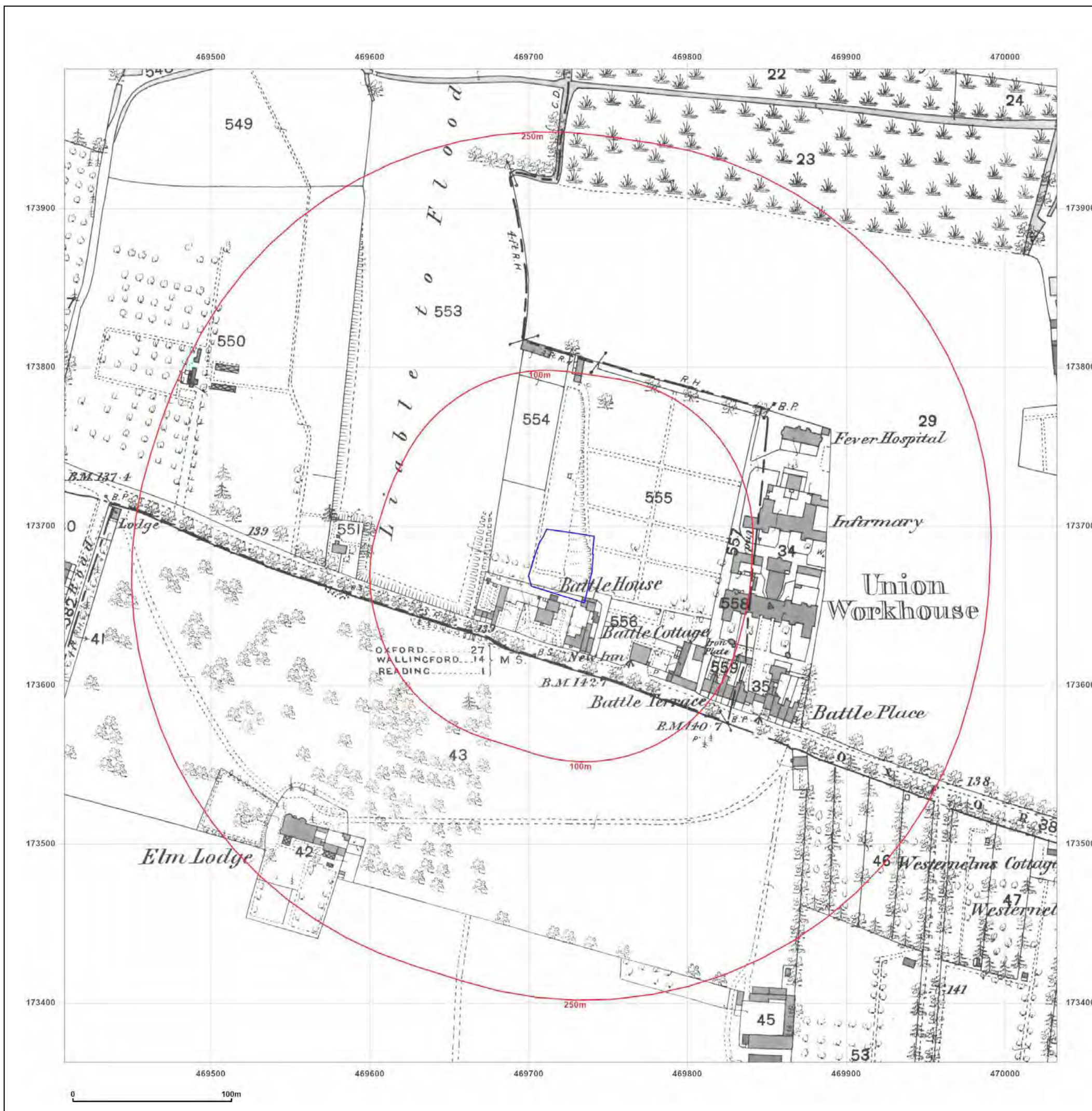


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#### Site Details:

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

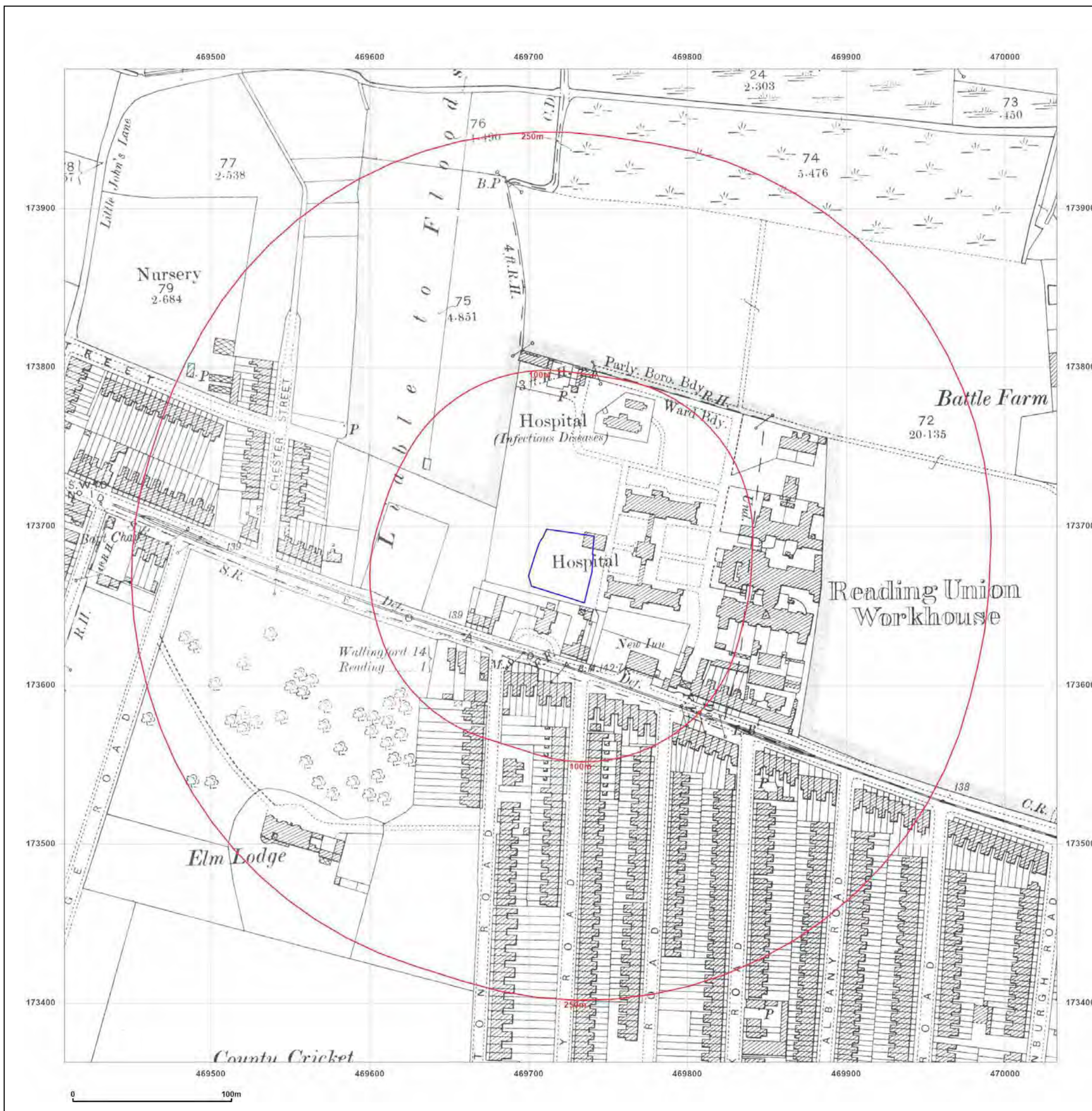


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READING, RG30 1AQ

**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  
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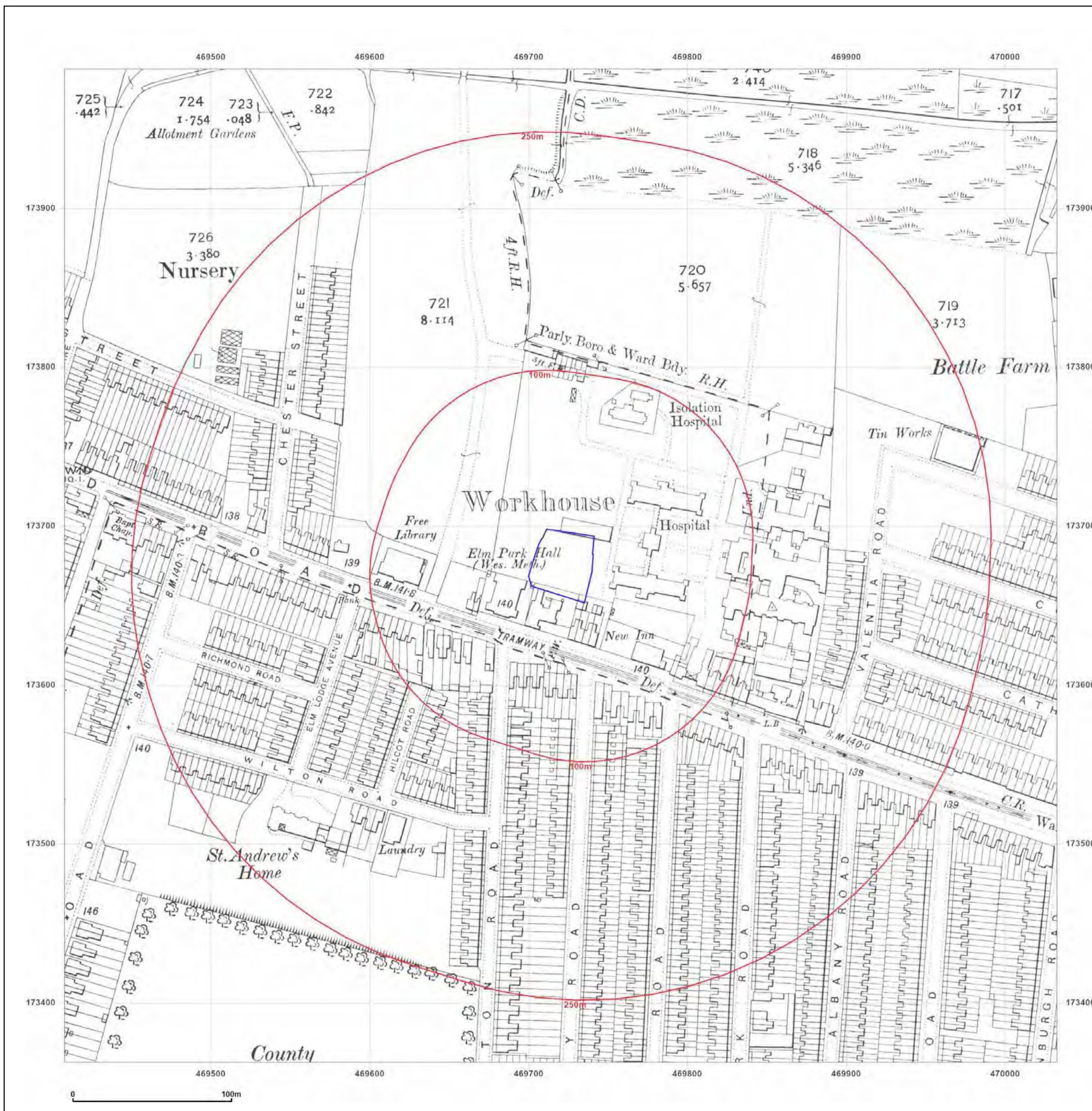


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LAND AT 362, OXFORD ROAD,  
READING, RG30 1AQ

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

**Map Name:** County Series

**Map date:** 1932

**Scale:** 1:2,500

**Printed at:** 1:2,500



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Revised 1932  
Edition N/A  
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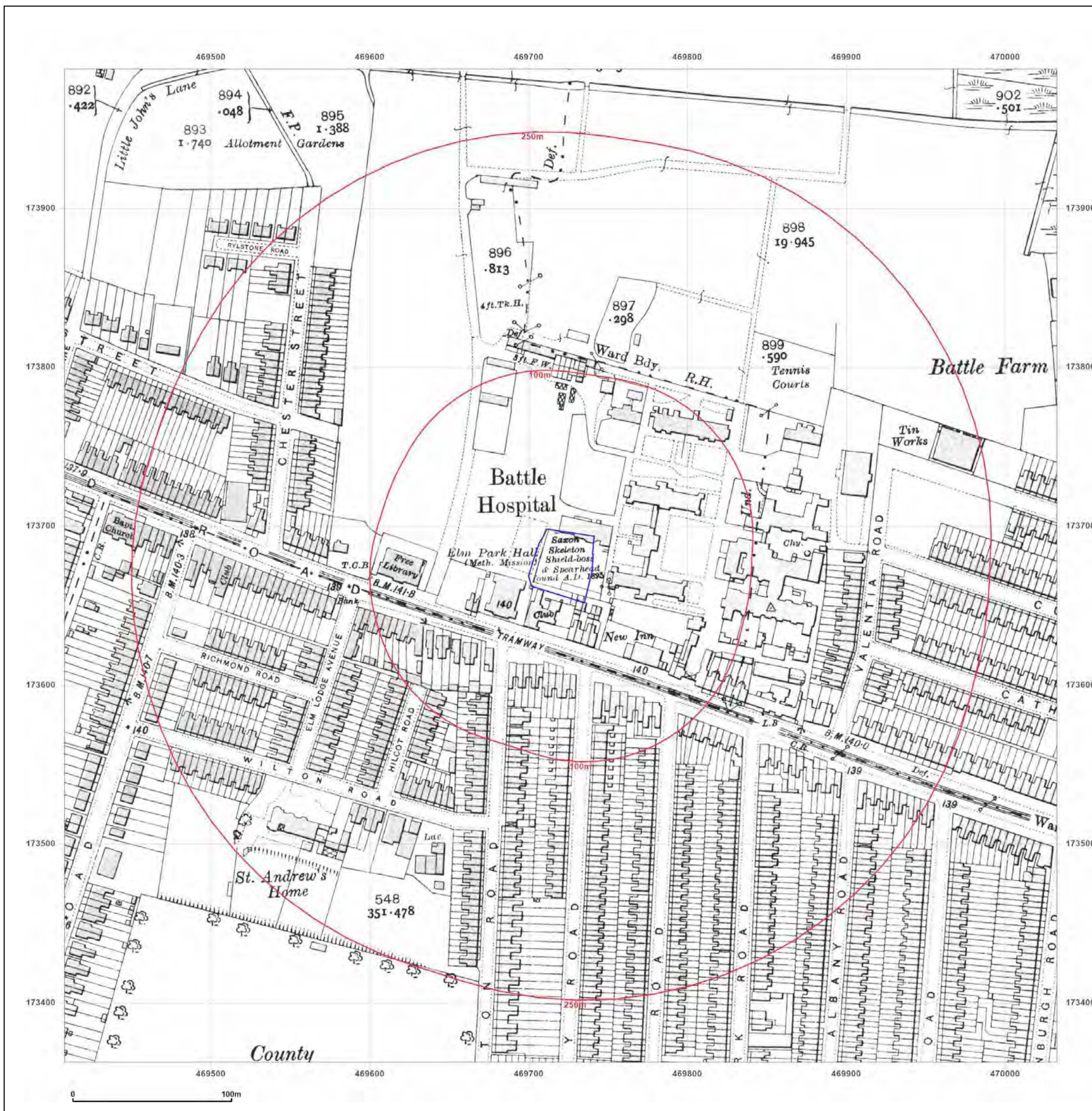


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#### Site Details:

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:** 1959

**Scale:** 1:1,250

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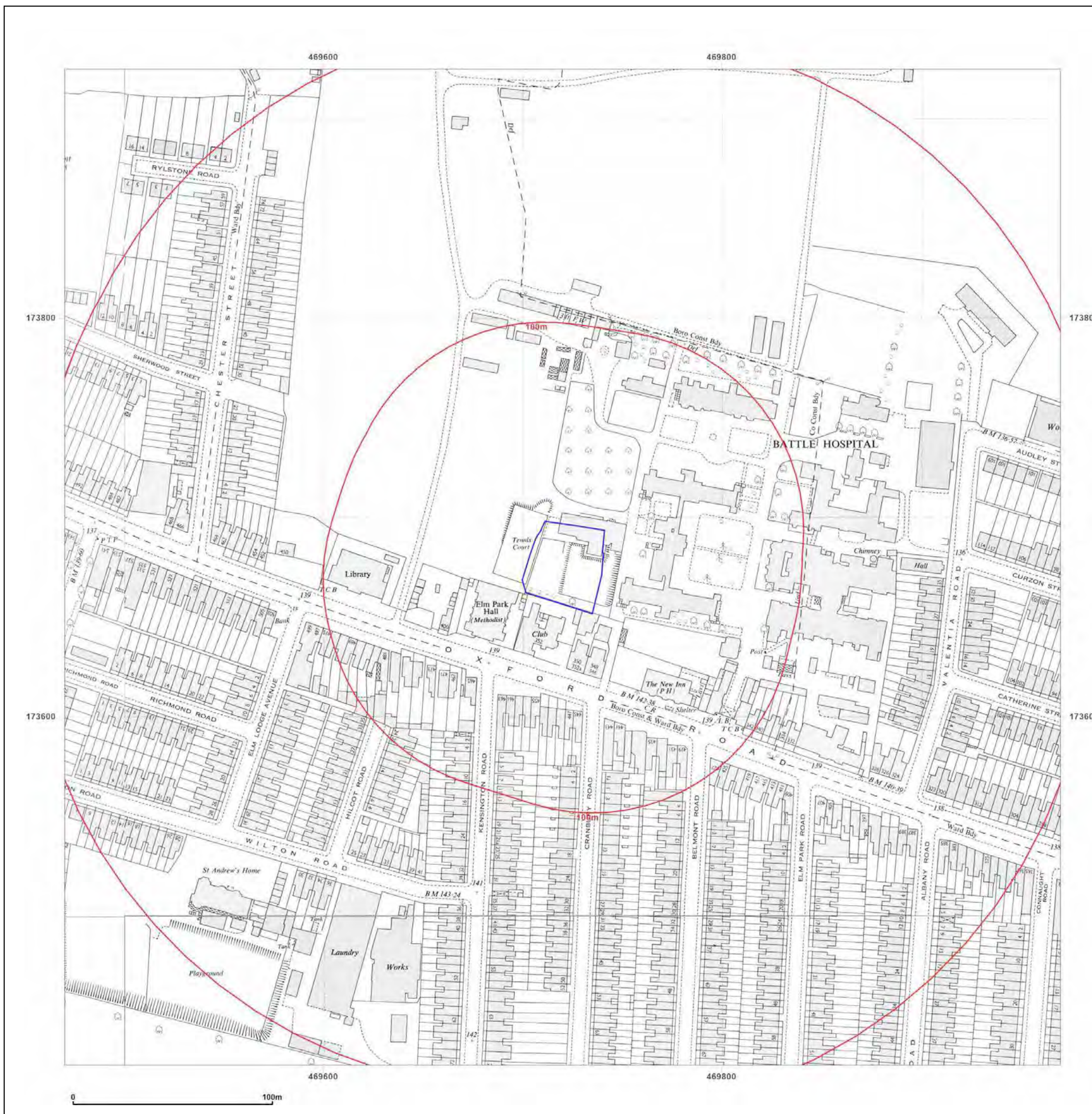


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#### Site Details:

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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:** 1961-1962

**Scale:** 1:2,500

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Edition 1961  
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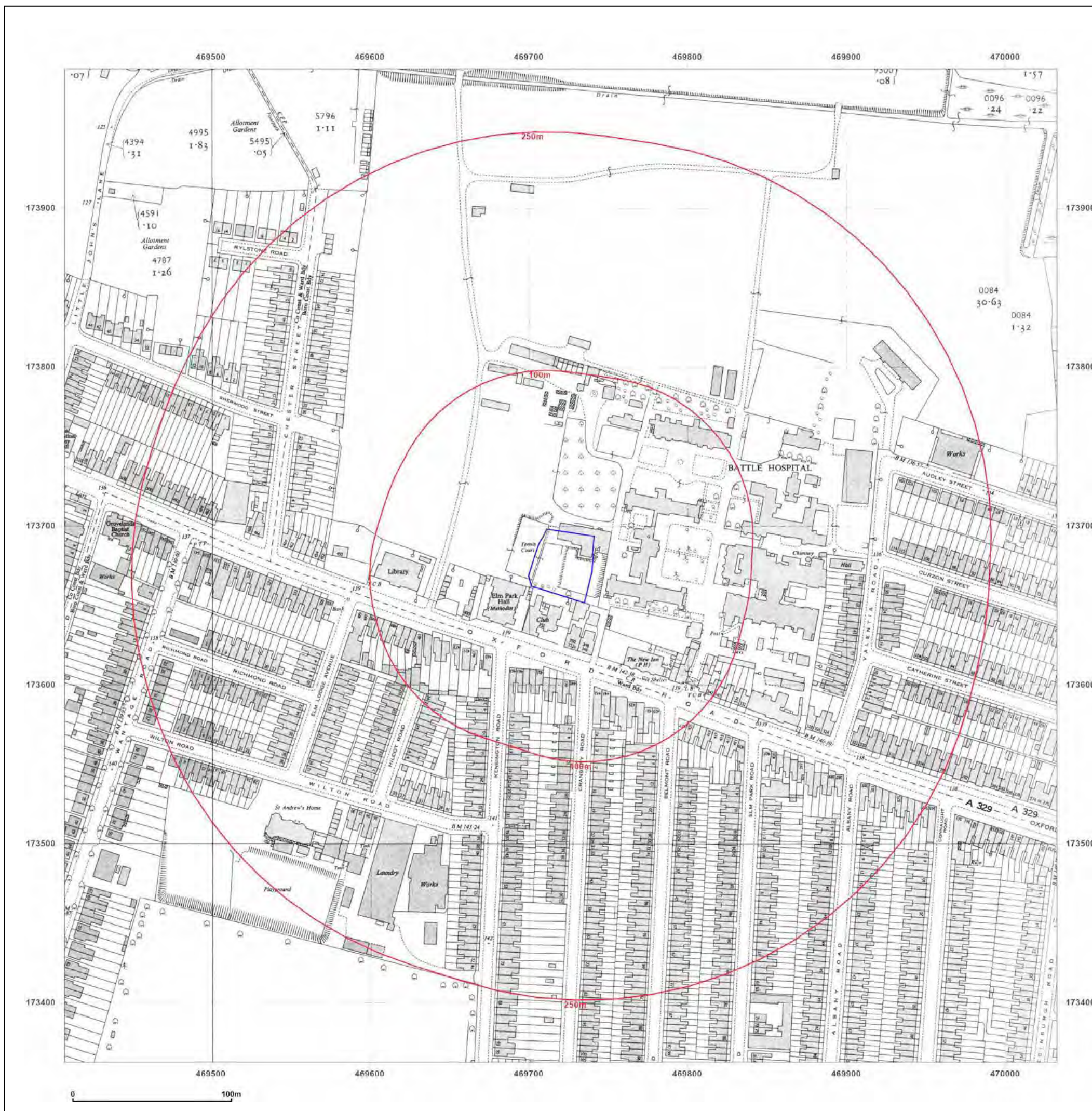


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**Site Details:**

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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:** 1968-1973

**Scale:** 1:1,250

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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:** 1971-1974

**Scale:** 1:1,250

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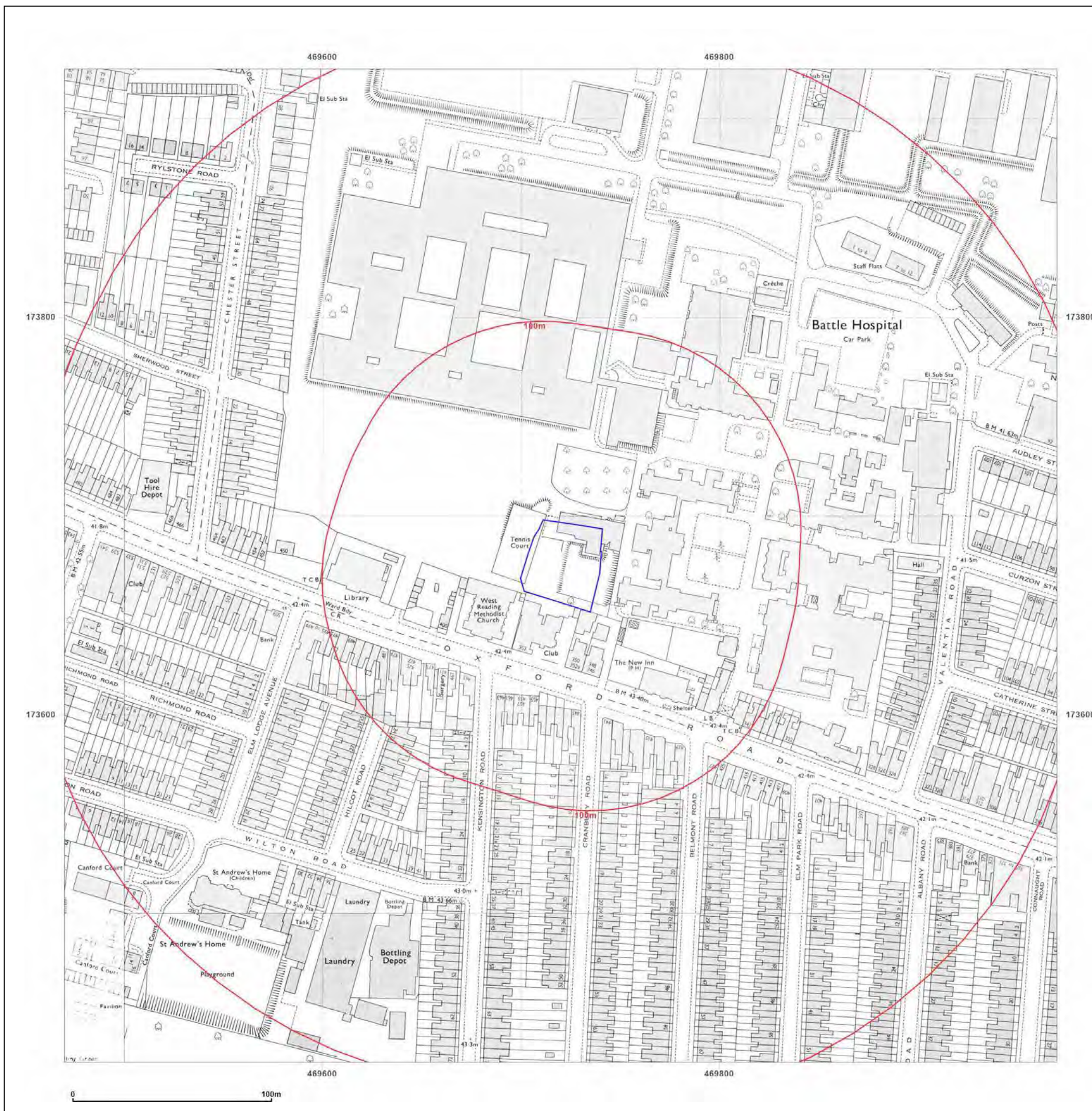


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#### Site Details:

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:** 1974

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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

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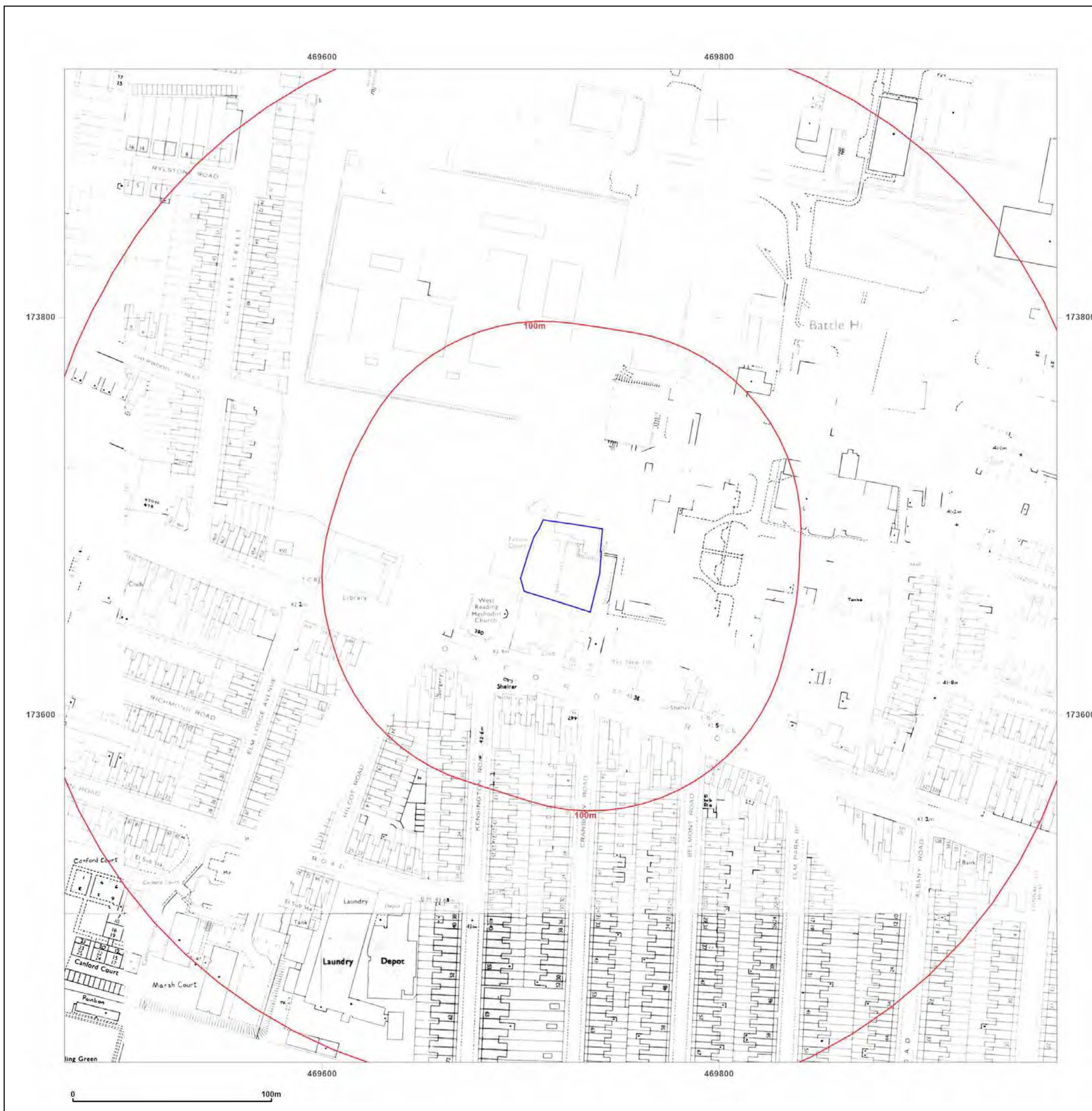


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#### Site Details:

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:** 1988-1993

**Scale:** 1:1,250

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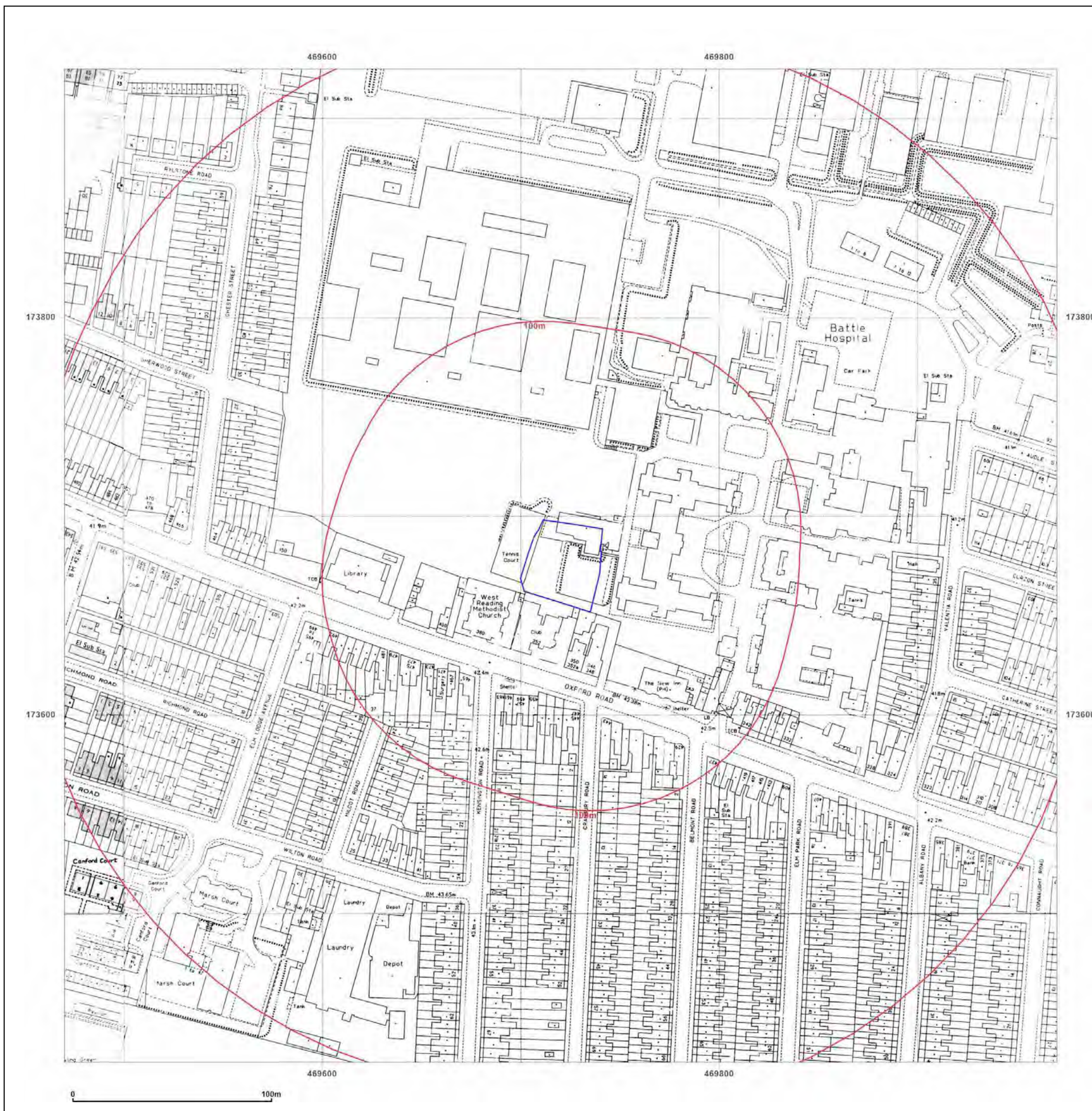


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**Site Details:**

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:** LandLine

**Map date:** 2003

**Scale:** 1:1,250

**Printed at:** 1:1,250



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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](mailto:info@groundsure.com) ↗

01273 257 755

## Summary of findings

| Page                    | Section                  | <a href="#">Past land use &gt;</a>                           | On site | 0-50m | 50-250m | 250-500m | 500-2000m |
|-------------------------|--------------------------|--------------------------------------------------------------|---------|-------|---------|----------|-----------|
| <a href="#">15 &gt;</a> | <a href="#">1.1 &gt;</a> | <a href="#">Historical industrial land uses &gt;</a>         | 7       | 3     | 8       | 45       | -         |
| <a href="#">18 &gt;</a> | <a href="#">1.2 &gt;</a> | <a href="#">Historical tanks &gt;</a>                        | 0       | 0     | 4       | 6        | -         |
| <a href="#">19 &gt;</a> | <a href="#">1.3 &gt;</a> | <a href="#">Historical energy features &gt;</a>              | 0       | 0     | 19      | 18       | -         |
| <a href="#">20 &gt;</a> | <a href="#">1.4 &gt;</a> | <a href="#">Historical petrol stations &gt;</a>              | 0       | 0     | 0       | 1        | -         |
| <a href="#">21 &gt;</a> | <a href="#">1.5 &gt;</a> | <a href="#">Historical garages &gt;</a>                      | 0       | 0     | 0       | 1        | -         |
| 21                      | 1.6                      | Historical military land                                     | 0       | 0     | 0       | 0        | -         |
| Page                    | Section                  | <a href="#">Past land use - un-grouped &gt;</a>              | On site | 0-50m | 50-250m | 250-500m | 500-2000m |
| <a href="#">22 &gt;</a> | <a href="#">2.1 &gt;</a> | <a href="#">Historical industrial land uses &gt;</a>         | 8       | 3     | 9       | 65       | -         |
| <a href="#">26 &gt;</a> | <a href="#">2.2 &gt;</a> | <a href="#">Historical tanks &gt;</a>                        | 0       | 0     | 9       | 7        | -         |
| <a href="#">26 &gt;</a> | <a href="#">2.3 &gt;</a> | <a href="#">Historical energy features &gt;</a>              | 0       | 0     | 32      | 34       | -         |
| <a href="#">29 &gt;</a> | <a href="#">2.4 &gt;</a> | <a href="#">Historical petrol stations &gt;</a>              | 0       | 0     | 0       | 1        | -         |
| <a href="#">29 &gt;</a> | <a href="#">2.5 &gt;</a> | <a href="#">Historical garages &gt;</a>                      | 0       | 0     | 0       | 1        | -         |
| Page                    | Section                  | <a href="#">Waste and landfill &gt;</a>                      | 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        | -         |
| <a href="#">32 &gt;</a> | <a href="#">3.5 &gt;</a> | <a href="#">Historical waste sites &gt;</a>                  | 0       | 0     | 1       | 0        | -         |
| <a href="#">33 &gt;</a> | <a href="#">3.6 &gt;</a> | <a href="#">Licensed waste sites &gt;</a>                    | 0       | 0     | 0       | 7        | -         |
| <a href="#">35 &gt;</a> | <a href="#">3.7 &gt;</a> | <a href="#">Waste exemptions &gt;</a>                        | 0       | 0     | 0       | 39       | -         |
| Page                    | Section                  | <a href="#">Current industrial land use &gt;</a>             | On site | 0-50m | 50-250m | 250-500m | 500-2000m |
| <a href="#">38 &gt;</a> | <a href="#">4.1 &gt;</a> | <a href="#">Recent industrial land uses &gt;</a>             | 0       | 2     | 23      | -        | -         |
| 40                      | 4.2                      | National Geographic Database (NGD) - Current or recent tanks | 0       | 0     | 0       | -        | -         |
| <a href="#">40 &gt;</a> | <a href="#">4.3 &gt;</a> | <a href="#">Current or recent petrol stations &gt;</a>       | 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        | -         |
| <a href="#">42</a> > | <a href="#">4.10</a> > | <a href="#">Historical licensed industrial activities (IPC)</a> > | 0                        | 0     | 0       | 3        | -         |
| 42                   | 4.11                   | Licensed industrial activities (Part A(1))                        | 0                        | 0     | 0       | 0        | -         |
| <a href="#">43</a> > | <a href="#">4.12</a> > | <a href="#">Licensed pollutant release (Part A(2)/B)</a> >        | 0                        | 0     | 0       | 2        | -         |
| <a href="#">43</a> > | <a href="#">4.13</a> > | <a href="#">Radioactive Substance Authorisations</a> >            | 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        | -         |
| <a href="#">45</a> > | <a href="#">4.19</a> > | <a href="#">Pollution Incidents (EA/NRW)</a> >                    | 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                | <a href="#">Hydrogeology</a> >                                    | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| <a href="#">47</a> > | <a href="#">5.1</a> >  | <a href="#">Superficial aquifer</a> >                             | Identified (within 500m) |       |         |          |           |
| <a href="#">49</a> > | <a href="#">5.2</a> >  | <a href="#">Bedrock aquifer</a> >                                 | Identified (within 500m) |       |         |          |           |
| <a href="#">51</a> > | <a href="#">5.3</a> >  | <a href="#">Groundwater vulnerability</a> >                       | Identified (within 50m)  |       |         |          |           |
| <a href="#">52</a> > | <a href="#">5.4</a> >  | <a href="#">Groundwater vulnerability- soluble rock risk</a> >    | Identified (within 0m)   |       |         |          |           |
| 52                   | 5.5                    | Groundwater vulnerability- local information                      | None (within 0m)         |       |         |          |           |
| <a href="#">53</a> > | <a href="#">5.6</a> >  | <a href="#">Groundwater abstractions</a> >                        | 0                        | 0     | 1       | 0        | 21        |
| <a href="#">58</a> > | <a href="#">5.7</a> >  | <a href="#">Surface water abstractions</a> >                      | 0                        | 0     | 0       | 0        | 5         |
| <a href="#">60</a> > | <a href="#">5.8</a> >  | <a href="#">Potable abstractions</a> >                            | 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                | <a href="#">Hydrology</a> >                                       | 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       | -        | -         |
| <a href="#">64 &gt;</a> | <a href="#">6.3 &gt;</a>  | <a href="#">WFD Surface water body catchments &gt;</a> | 1                                      | -     | -       | -        | -         |
| <a href="#">64 &gt;</a> | <a href="#">6.4 &gt;</a>  | <a href="#">WFD Surface water bodies &gt;</a>          | 0                                      | 0     | 0       | -        | -         |
| <a href="#">65 &gt;</a> | <a href="#">6.5 &gt;</a>  | <a href="#">WFD Groundwater bodies &gt;</a>            | 1                                      | -     | -       | -        | -         |
| Page                    | Section                   | <a href="#">River and coastal flooding &gt;</a>        | On site                                | 0-50m | 50-250m | 250-500m | 500-2000m |
| 66                      | 7.1                       | Risk of flooding from rivers and the sea               | None (within 50m)                      |       |         |          |           |
| <a href="#">67 &gt;</a> | <a href="#">7.2 &gt;</a>  | <a href="#">Historical Flood Events &gt;</a>           | 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                   | <a href="#">Surface water flooding &gt;</a>            |                                        |       |         |          |           |
| <a href="#">69 &gt;</a> | <a href="#">8.1 &gt;</a>  | <a href="#">Surface water flooding &gt;</a>            | 1 in 30 year, 0.3m - 1.0m (within 50m) |       |         |          |           |
| Page                    | Section                   | <a href="#">Groundwater flooding &gt;</a>              |                                        |       |         |          |           |
| <a href="#">71 &gt;</a> | <a href="#">9.1 &gt;</a>  | <a href="#">Groundwater flooding &gt;</a>              | Moderate-High (within 50m)             |       |         |          |           |
| Page                    | Section                   | <a href="#">Environmental designations &gt;</a>        | 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         |
| <a href="#">74 &gt;</a> | <a href="#">10.6 &gt;</a> | <a href="#">Local Nature Reserves (LNR) &gt;</a>       | 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         |
| <a href="#">76</a> > | <a href="#">10.16</a> > | <a href="#">Nitrate Vulnerable Zones</a> >         | 1                        | 0     | 0       | 0        | 0         |
| <a href="#">77</a> > | <a href="#">10.17</a> > | <a href="#">SSSI Impact Risk Zones</a> >           | 1                        | -     | -       | -        | -         |
| 78                   | 10.18                   | SSSI Units                                         | 0                        | 0     | 0       | 0        | 0         |
| Page                 | Section                 | <a href="#">Visual and cultural designations</a> > | 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       | -        | -         |
| <a href="#">80</a> > | <a href="#">11.4</a> >  | <a href="#">Listed Buildings</a> >                 | 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                 | <a href="#">Agricultural designations</a> >        | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| <a href="#">82</a> > | <a href="#">12.1</a> >  | <a href="#">Agricultural Land Classification</a> > | 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                 | <a href="#">Habitat designations</a>               | 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                 | <a href="#">Geology 1:10,000 scale</a> >           | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| <a href="#">85</a> > | <a href="#">14.1</a> >  | <a href="#">10k Availability</a> >                 | Identified (within 500m) |       |         |          |           |
| <a href="#">86</a> > | <a href="#">14.2</a> >  | <a href="#">Artificial and made ground (10k)</a> > | 0                        | 0     | 0       | 3        | -         |



| 87 >  | 14.3 >  | <a href="#">Superficial geology (10k) &gt;</a>           | 1                        | 0     | 1       | 7        | -         |
|-------|---------|----------------------------------------------------------|--------------------------|-------|---------|----------|-----------|
| 88    | 14.4    | Landslip (10k)                                           | 0                        | 0     | 0       | 0        | -         |
| 89 >  | 14.5 >  | <a href="#">Bedrock geology (10k) &gt;</a>               | 1                        | 0     | 0       | 1        | -         |
| 90    | 14.6    | Bedrock faults and other linear features (10k)           | 0                        | 0     | 0       | 0        | -         |
| Page  | Section | <a href="#">Geology 1:50,000 scale &gt;</a>              | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| 91 >  | 15.1 >  | <a href="#">50k Availability &gt;</a>                    | 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 >  | <a href="#">Superficial geology (50k) &gt;</a>           | 1                        | 0     | 1       | 4        | -         |
| 94 >  | 15.5 >  | <a href="#">Superficial permeability (50k) &gt;</a>      | Identified (within 50m)  |       |         |          |           |
| 94    | 15.6    | Landslip (50k)                                           | 0                        | 0     | 0       | 0        | -         |
| 94    | 15.7    | Landslip permeability (50k)                              | None (within 50m)        |       |         |          |           |
| 95 >  | 15.8 >  | <a href="#">Bedrock geology (50k) &gt;</a>               | 1                        | 0     | 0       | 0        | -         |
| 96 >  | 15.9 >  | <a href="#">Bedrock permeability (50k) &gt;</a>          | Identified (within 50m)  |       |         |          |           |
| 96    | 15.10   | Bedrock faults and other linear features (50k)           | 0                        | 0     | 0       | 0        | -         |
| Page  | Section | <a href="#">Boreholes &gt;</a>                           | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| 97 >  | 16.1 >  | <a href="#">BGS Boreholes &gt;</a>                       | 0                        | 0     | 25      | -        | -         |
| Page  | Section | <a href="#">Natural ground subsidence &gt;</a>           |                          |       |         |          |           |
| 99 >  | 17.1 >  | <a href="#">Shrink swell clays &gt;</a>                  | Negligible (within 50m)  |       |         |          |           |
| 100 > | 17.2 >  | <a href="#">Running sands &gt;</a>                       | Very low (within 50m)    |       |         |          |           |
| 101 > | 17.3 >  | <a href="#">Compressible deposits &gt;</a>               | Negligible (within 50m)  |       |         |          |           |
| 102 > | 17.4 >  | <a href="#">Collapsible deposits &gt;</a>                | Very low (within 50m)    |       |         |          |           |
| 103 > | 17.5 >  | <a href="#">Landslides &gt;</a>                          | Very low (within 50m)    |       |         |          |           |
| 104 > | 17.6 >  | <a href="#">Ground dissolution of soluble rocks &gt;</a> | Very low (within 50m)    |       |         |          |           |
| Page  | Section | <a href="#">Mining and ground workings &gt;</a>          | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| 106 > | 18.1 >  | <a href="#">BritPits &gt;</a>                            | 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        | -         |
|-----------------------|------------------------|-----------------------------------------------------------|-------------------------------|-------|---------|----------|-----------|
| <a href="#">108</a> > | <a href="#">18.6</a> > | <a href="#">Non-coal mining</a> >                         | 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        | -         |
| <a href="#">109</a> > | <a href="#">18.9</a> > | <a href="#">Researched mining</a> >                       | 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                | <a href="#">Ground cavities and sinkholes</a> >           | On site                       | 0-50m | 50-250m | 250-500m | 500-2000m |
| 112                   | 19.1                   | Natural cavities                                          | 0                             | 0     | 0       | 0        | -         |
| <a href="#">113</a> > | <a href="#">19.2</a> > | <a href="#">Mining cavities</a> >                         | 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                | <a href="#">Radon</a> >                                   |                               |       |         |          |           |
| <a href="#">115</a> > | <a href="#">20.1</a> > | <a href="#">Radon</a> >                                   | Between 1% and 3% (within 0m) |       |         |          |           |
| Page                  | Section                | <a href="#">Soil chemistry</a> >                          | On site                       | 0-50m | 50-250m | 250-500m | 500-2000m |
| <a href="#">117</a> > | <a href="#">21.1</a> > | <a href="#">BGS Estimated Background Soil Chemistry</a> > | 1                             | 0     | -       | -        | -         |
| 117                   | 21.2                   | BGS Estimated Urban Soil Chemistry                        | 0                             | 0     | -       | -        | -         |
| 117                   | 21.3                   | BGS Measured Urban Soil Chemistry                         | 0                             | 0     | -       | -        | -         |
| Page                  | Section                | <a href="#">Railway infrastructure and projects</a>       | 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



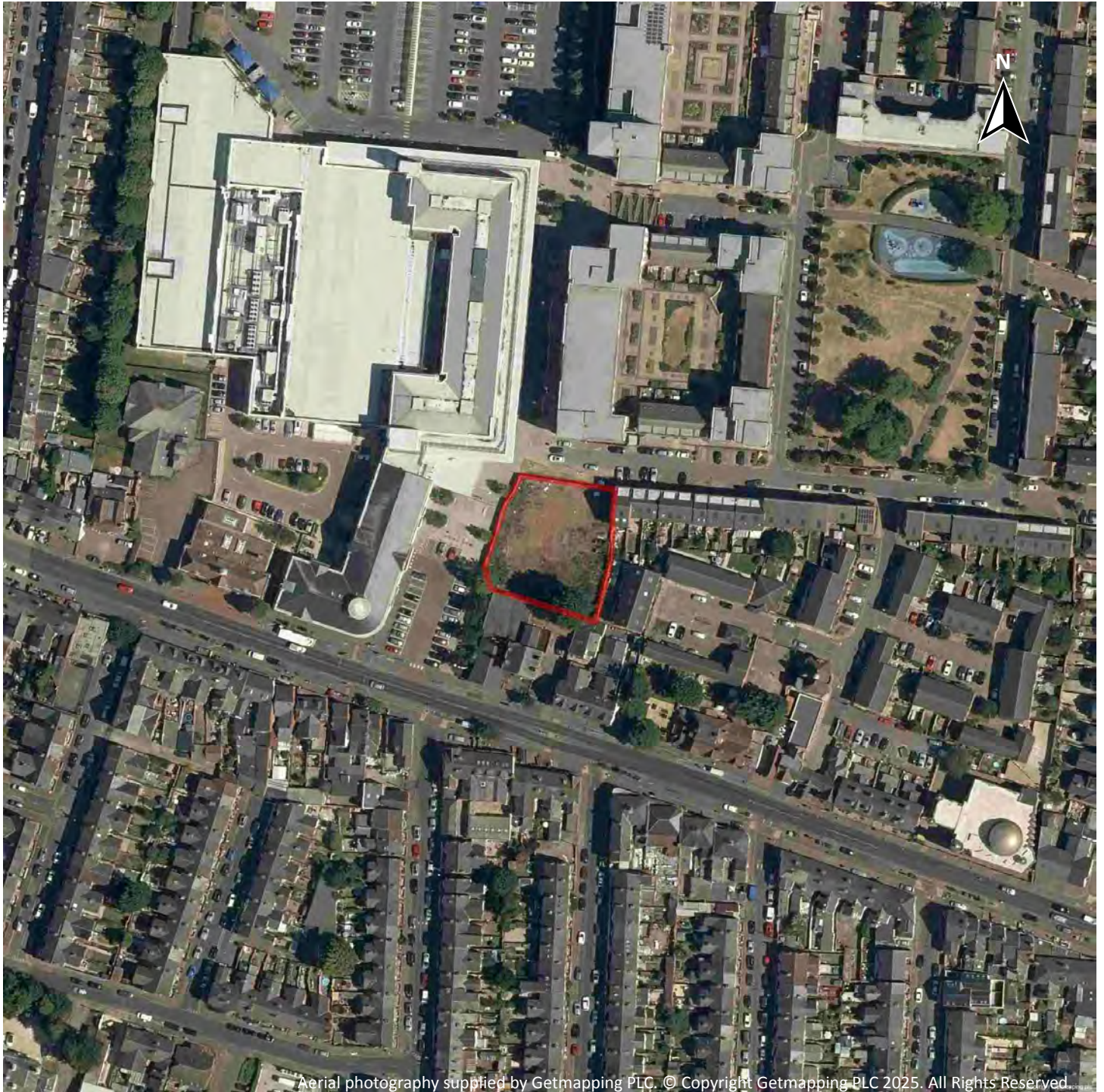
Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved.

Capture Date: 25/06/2023

Site Area: 0.15ha



## Recent site history - 2020 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved.

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

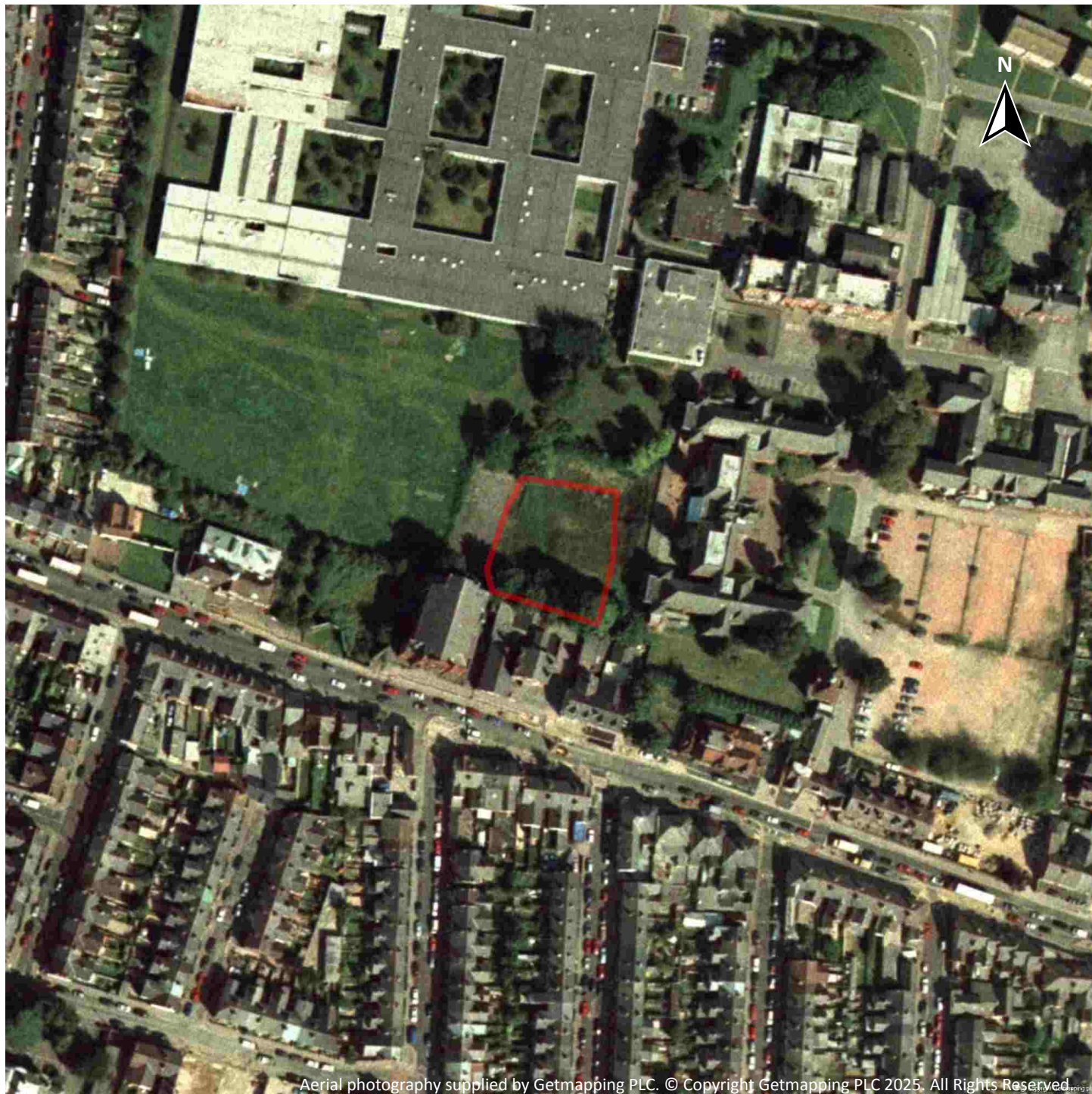


Capture Date: 22/09/2010

Site Area: 0.15ha



## Recent site history - 1999 aerial photograph



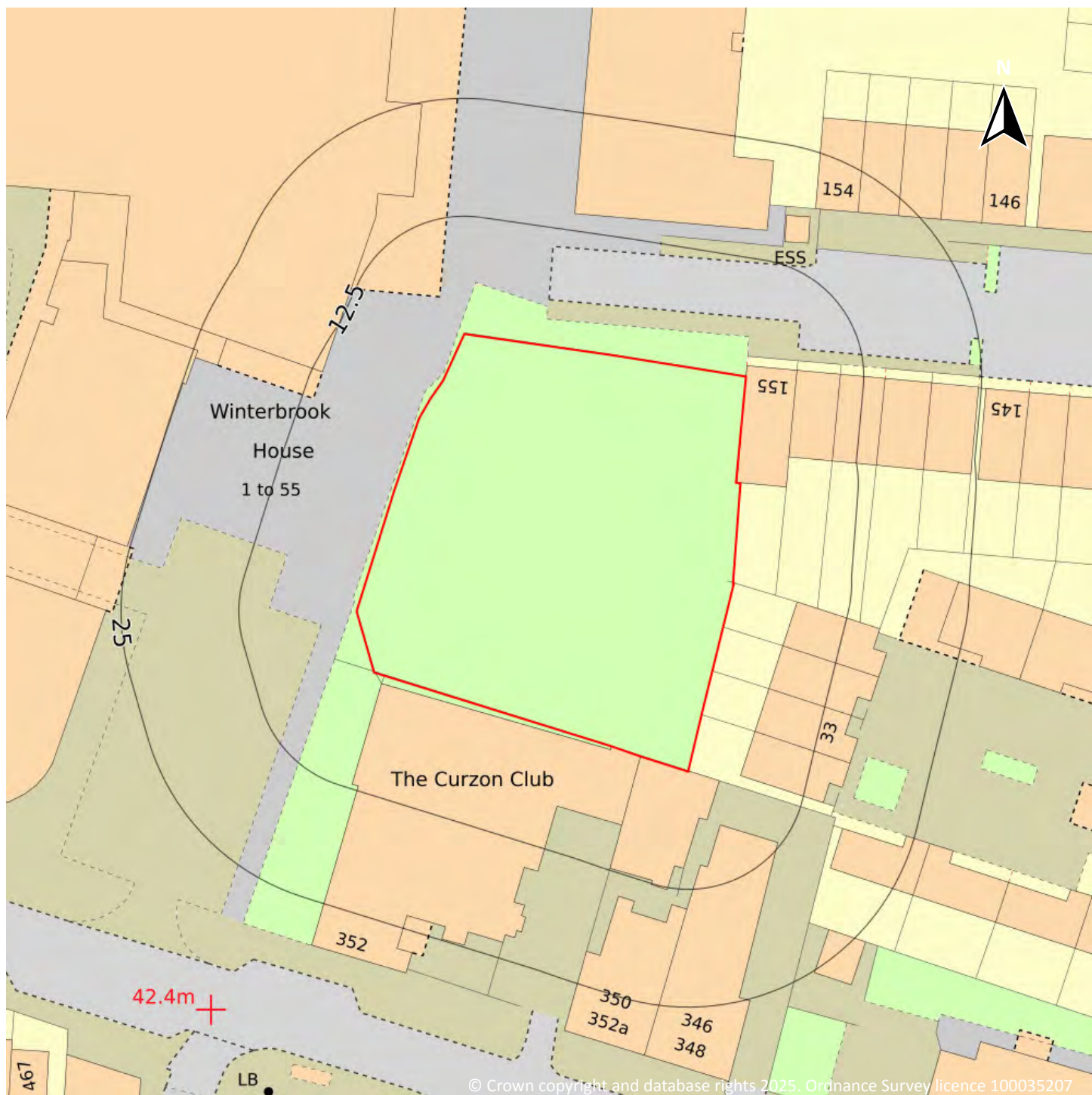
Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved.

Capture Date: 04/09/1999

Site Area: 0.15ha



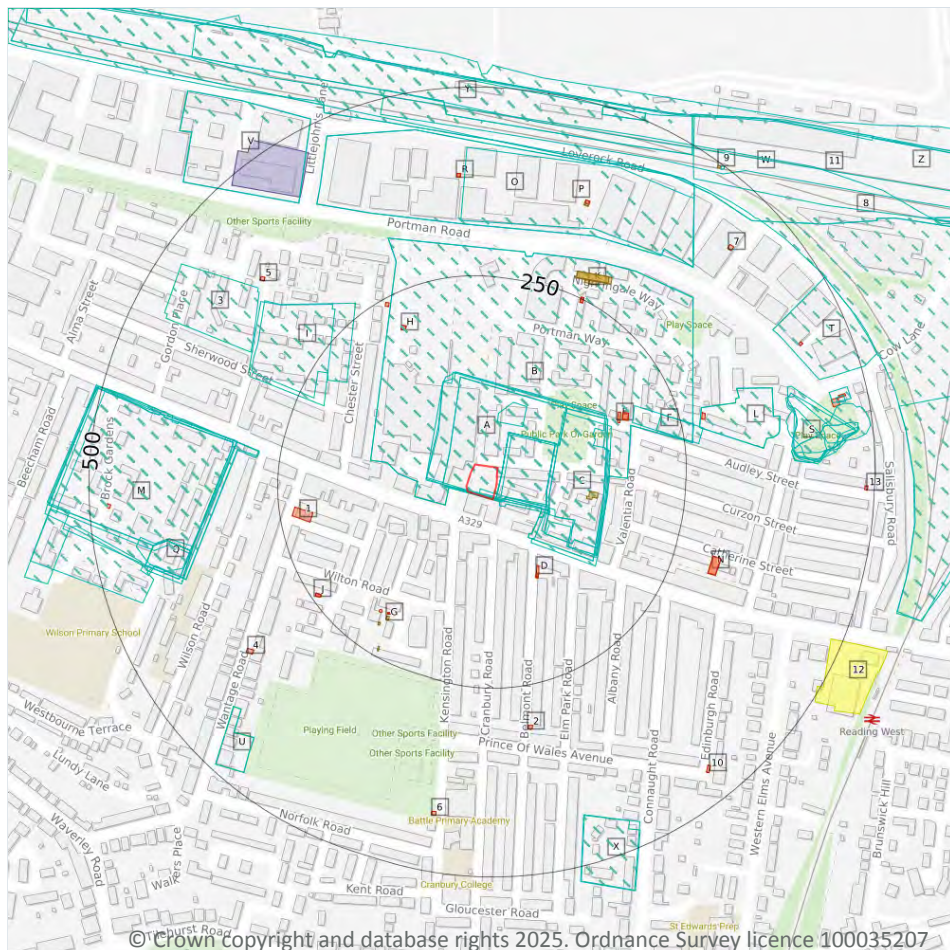
## OS MasterMap site plan



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       |
|----------|----------------|-----------------------------------|--------------------|----------------|
| <b>A</b> | <b>On site</b> | <b>Isolation Hospital</b>         | <b>1910</b>        | <b>1901351</b> |
| <b>A</b> | <b>On site</b> | <b>Hospital</b>                   | <b>1961</b>        | <b>1928056</b> |
| <b>A</b> | <b>On site</b> | <b>Hospital</b>                   | <b>1932</b>        | <b>1973262</b> |
| <b>A</b> | <b>On site</b> | <b>Hospital</b>                   | <b>1938</b>        | <b>1983272</b> |
| <b>B</b> | <b>On site</b> | <b>Hospital</b>                   | <b>1982 - 1991</b> | <b>1958729</b> |
| <b>B</b> | <b>On site</b> | <b>Hospital</b>                   | <b>1976</b>        | <b>1975542</b> |
| 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

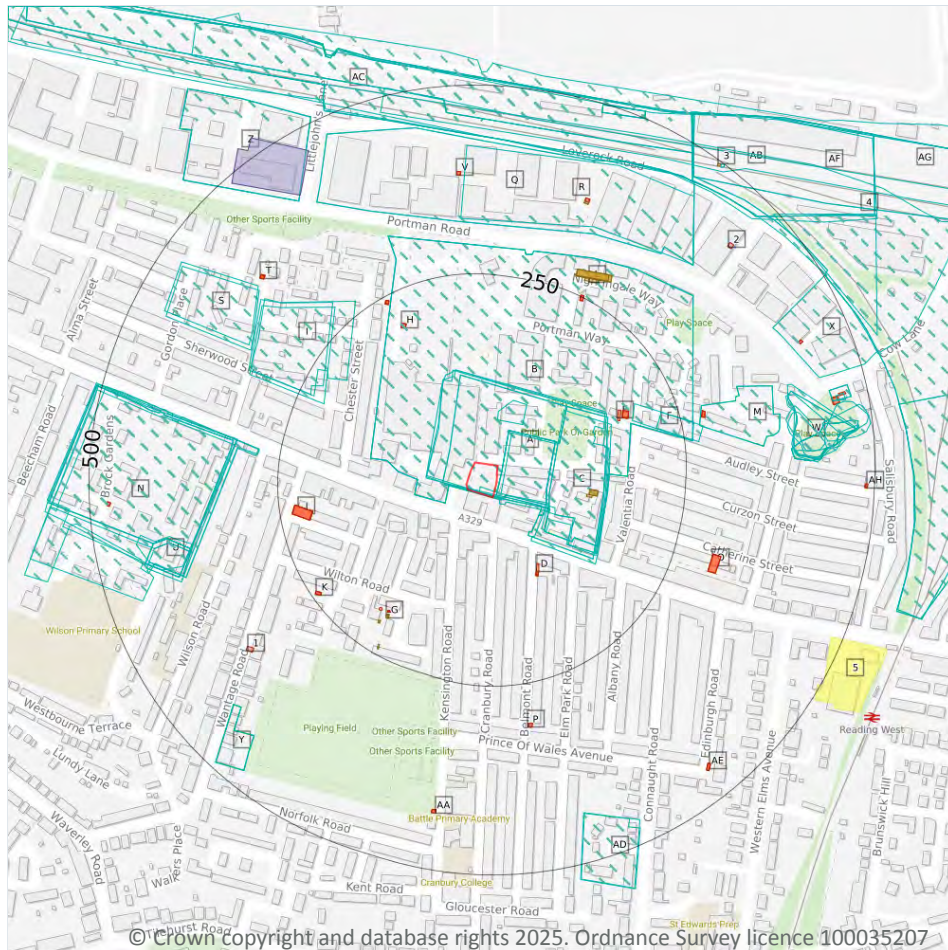
**0**

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.*



## 2 Past land use - un-grouped



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

### 2.1 Historical industrial land uses

Records within 500m

85

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 22](#) >

| ID | Location | Land Use            | Date | Group ID |
|----|----------|---------------------|------|----------|
| A  | On site  | Hospital            | 1938 | 1983272  |
| A  | On site  | Isolation Hospital  | 1910 | 1901351  |
| A  | On site  | Infectious Hospital | 1900 | 1885029  |



| ID       | Location       | Land Use                     | Date        | Group ID       |
|----------|----------------|------------------------------|-------------|----------------|
| <b>A</b> | <b>On site</b> | <b>Hospital</b>              | <b>1961</b> | <b>1928056</b> |
| <b>A</b> | <b>On site</b> | <b>Hospital</b>              | <b>1932</b> | <b>1973262</b> |
| <b>B</b> | <b>On site</b> | <b>Hospital</b>              | <b>1991</b> | <b>1958729</b> |
| <b>B</b> | <b>On site</b> | <b>Hospital</b>              | <b>1982</b> | <b>1958729</b> |
| <b>B</b> | <b>On site</b> | <b>Hospital</b>              | <b>1976</b> | <b>1975542</b> |
| A        | 4m E           | Hospital                     | 1910        | 1985245        |
| A        | 4m E           | Hospital                     | 1900        | 1957004        |
| A        | 8m E           | Hospital                     | 1900        | 1915283        |
| A        | 60m N          | Infectious Diseases Hospital | 1900        | 1912051        |
| C        | 65m SE         | Unspecified Workhouse        | 1910        | 1997742        |
| C        | 65m SE         | Unspecified Workhouse        | 1900        | 1975358        |
| 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        |
| I        | 225m NW        | Nursery                      | 1900        | 1973201        |
| M        | 273m E         | Tin Works                    | 1938        | 1925078        |
| M        | 273m E         | Tin Works                    | 1910        | 1958405        |
| N        | 278m W         | Barracks                     | 1991        | 1983464        |
| N        | 279m W         | Barracks                     | 1976        | 1930923        |
| N        | 309m W         | Barracks                     | 1932        | 1921313        |
| N        | 310m W         | Barracks                     | 1961        | 1966049        |
| N        | 311m W         | Barracks                     | 1900        | 1932262        |
| N        | 314m W         | Barracks                     | 1938        | 1983616        |
| N        | 314m W         | Barracks                     | 1910        | 1949411        |
| N        | 314m W         | Barracks                     | 1900        | 1932262        |
| Q        | 316m N         | Unspecified Works            | 1991        | 1890825        |



| ID | Location | Land Use                          | Date | Group ID |
|----|----------|-----------------------------------|------|----------|
| Q  | 316m N   | Unspecified Commercial/Industrial | 1982 | 1975649  |
| R  | 321m N   | Unspecified Commercial/Industrial | 1976 | 1959323  |
| S  | 332m NW  | Nursery                           | 1900 | 1996673  |
| S  | 337m NW  | Nursery                           | 1900 | 1996673  |
| U  | 371m W   | Hospital                          | 1932 | 1951050  |
| U  | 374m W   | Hospital                          | 1900 | 1970664  |
| U  | 375m W   | Hospital                          | 1938 | 1957789  |
| U  | 375m W   | Hospital                          | 1910 | 1996908  |
| U  | 375m W   | Hospital                          | 1900 | 1970664  |
| W  | 387m E   | Gravel Pit                        | 1900 | 1974351  |
| W  | 387m E   | Gravel Pit                        | 1900 | 1974351  |
| W  | 390m E   | Unspecified Pit                   | 1994 | 1984818  |
| W  | 390m E   | Unspecified Pit                   | 1989 | 1984818  |
| W  | 390m E   | Unspecified Pit                   | 1979 | 1984818  |
| W  | 390m E   | Unspecified Pit                   | 1973 | 1913593  |
| W  | 391m E   | Unspecified Pit                   | 1962 | 1949684  |
| W  | 392m E   | Unspecified Pit                   | 1938 | 1934720  |
| W  | 394m E   | Unspecified Pit                   | 1932 | 1998390  |
| W  | 394m E   | Unspecified Pit                   | 1932 | 1998390  |
| W  | 395m E   | Unspecified Ground Workings       | 1910 | 1881064  |
| X  | 408m NE  | Unspecified Depot                 | 1973 | 1886807  |
| Y  | 416m SW  | Unspecified Works                 | 1991 | 1925977  |
| Y  | 416m SW  | Unspecified Works                 | 1982 | 1925977  |
| Y  | 416m SW  | Unspecified Works                 | 1976 | 1933973  |
| Z  | 418m NW  | Unspecified Commercial/Industrial | 1991 | 1984888  |
| Z  | 418m NW  | Unspecified Commercial/Industrial | 1982 | 1984888  |
| Z  | 418m NW  | Unspecified Works                 | 1976 | 1929490  |
| AB | 424m N   | Railway Sidings                   | 1900 | 1949400  |



| ID | Location | Land Use         | Date | Group ID |
|----|----------|------------------|------|----------|
| AB | 426m N   | Railway Sidings  | 1938 | 1985279  |
| AB | 426m N   | Railway Sidings  | 1932 | 1985279  |
| AB | 426m N   | Railway Sidings  | 1910 | 1949400  |
| AC | 427m N   | Railway Sidings  | 1961 | 1985279  |
| W  | 434m E   | Old Gravel Pit   | 1900 | 1989657  |
| AD | 435m S   | Vine Yard        | 1932 | 1963005  |
| AD | 435m S   | Vine Yard        | 1961 | 1983503  |
| W  | 436m E   | Old Gravel Pit   | 1900 | 1989657  |
| 3  | 438m N   | Railway Sidings  | 1878 | 1913258  |
| W  | 450m E   | Pumping Station  | 1994 | 1938378  |
| W  | 450m E   | Pumping Station  | 1989 | 1938378  |
| AC | 450m N   | Railway Sidings  | 1991 | 1942026  |
| AC | 450m N   | Railway Sidings  | 1982 | 1942026  |
| AC | 450m N   | Railway Sidings  | 1976 | 1933001  |
| W  | 458m E   | Pumping Station  | 1979 | 1979642  |
| 4  | 458m NE  | Railway Sidings  | 1962 | 1985279  |
| AF | 463m NE  | Railway Sidings  | 1994 | 1950624  |
| AF | 463m NE  | Railway Sidings  | 1989 | 1950624  |
| AF | 463m NE  | Railway Sidings  | 1979 | 1985279  |
| AF | 463m NE  | Railway Sidings  | 1973 | 1985279  |
| AG | 463m N   | Railway Sidings  | 1901 | 1937334  |
| AG | 488m N   | Railway Building | 1991 | 1932213  |
| AG | 488m N   | Railway Building | 1982 | 1932213  |
| AG | 488m N   | Railway Building | 1976 | 1964062  |
| AI | 494m NE  | Unspecified Tank | 1878 | 1893343  |
| AF | 494m NE  | Railway Sidings  | 1932 | 1985279  |

*This data is sourced from Ordnance Survey / Groundsure.*



## 2.2 Historical tanks

### Records within 500m

**16**

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

Features are displayed on the Past land use - un-grouped map on [page 22 >](#)

| ID | Location | Land Use         | Date | Group ID |
|----|----------|------------------|------|----------|
| C  | 121m E   | Tanks            | 1990 | 333466   |
| C  | 124m E   | Tanks            | 1993 | 333466   |
| G  | 195m SW  | Unspecified Tank | 1962 | 338792   |
| G  | 196m SW  | Unspecified Tank | 1959 | 338792   |
| G  | 196m SW  | Unspecified Tank | 1974 | 338792   |
| G  | 197m SW  | Unspecified Tank | 1989 | 338792   |
| G  | 209m SW  | Unspecified Tank | 1962 | 338565   |
| G  | 209m SW  | Unspecified Tank | 1959 | 338565   |
| G  | 236m SW  | Unspecified Tank | 1989 | 321262   |
| L  | 271m NE  | Tanks            | 1990 | 331248   |
| L  | 272m NE  | Tanks            | 1996 | 337096   |
| L  | 272m NE  | Tanks            | 1993 | 337096   |
| L  | 273m NE  | Tanks            | 1973 | 336609   |
| R  | 367m N   | Unspecified Tank | 1976 | 321247   |
| R  | 367m N   | Unspecified Tank | -    | 316581   |
| AI | 493m NE  | Unspecified Tank | 1881 | 321248   |

*This data is sourced from Ordnance Survey / Groundsure.*

## 2.3 Historical energy features

### Records within 500m

**66**

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



Features are displayed on the Past land use - un-grouped map on [page 22 >](#)

| ID | Location | Land Use               | Date | 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 | 211660   |
| E  | 177m E   | Electricity Substation | 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 | 226274   |
| G  | 191m SW  | Electricity Substation | 1996 | 226274   |
| G  | 194m SW  | Electricity Substation | 1990 | 207582   |
| H  | 200m NW  | Electricity Substation | 1973 | 217622   |
| H  | 201m NW  | Electricity Substation | 1996 | 212011   |
| H  | 201m NW  | Electricity Substation | 1993 | 212011   |
| J  | 207m W   | Electricity Substation | 1993 | 234016   |
| J  | 207m W   | Electricity Substation | 1971 | 234016   |
| J  | 207m W   | Electricity Substation | 1968 | 234016   |
| J  | 207m W   | Electricity Substation | 1986 | 234016   |
| J  | 207m W   | Electricity Substation | 1988 | 234016   |
| J  | 207m W   | Electricity Substation | 1988 | 234016   |
| K  | 237m SW  | Electricity Substation | 1990 | 214117   |
| K  | 237m SW  | Electricity Substation | 1973 | 214117   |
| K  | 238m SW  | Electricity Substation | 1996 | 230931   |
| K  | 238m SW  | Electricity Substation | 1993 | 214438   |
| H  | 239m NW  | Electricity Substation | 1993 | 219360   |
| H  | 239m NW  | Electricity Substation | 1996 | 219360   |



| ID | Location | Land Use               | Date | Group ID |
|----|----------|------------------------|------|----------|
| H  | 239m NW  | Electricity Substation | 1990 | 219360   |
| H  | 239m NW  | Electricity Substation | 1973 | 219360   |
| L  | 245m NE  | Electricity Substation | 1996 | 228289   |
| L  | 245m NE  | Electricity Substation | 1993 | 228289   |
| L  | 245m NE  | Electricity Substation | 1973 | 214613   |
| F  | 278m E   | Electricity Substation | 1988 | 228471   |
| F  | 278m E   | Electricity Substation | 1993 | 228471   |
| F  | 278m E   | Electricity Substation | 1971 | 228471   |
| O  | 301m E   | Electricity Substation | 1971 | 232202   |
| O  | 301m E   | Electricity Substation | 1988 | 232202   |
| O  | 301m E   | Electricity Substation | 1993 | 212900   |
| P  | 303m S   | Electricity Substation | 1989 | 232072   |
| P  | 303m S   | Electricity Substation | 1974 | 232072   |
| 1  | 352m SW  | Electricity Substation | 1986 | 207581   |
| R  | 369m N   | Electricity Substation | 1976 | 207365   |
| R  | 369m N   | Electricity Substation | -    | 206654   |
| T  | 371m NW  | Electricity Substation | 1971 | 228966   |
| T  | 371m NW  | Electricity Substation | 1968 | 228966   |
| T  | 371m NW  | Electricity Substation | 1993 | 228966   |
| T  | 371m NW  | Electricity Substation | 1986 | 228966   |
| T  | 371m NW  | Electricity Substation | 1988 | 228966   |
| T  | 371m NW  | Electricity Substation | 1988 | 228966   |
| V  | 381m N   | Electricity Substation | 1976 | 207569   |
| V  | 381m N   | Electricity Substation | -    | 206701   |
| AA | 420m S   | Electricity Substation | 1974 | 230905   |
| AA | 421m S   | Electricity Substation | 1989 | 230905   |
| 2  | 421m NE  | Electricity Substation | 1971 | 207371   |
| X  | 431m E   | Electricity Substation | 1988 | 231529   |



| ID | Location | Land Use               | Date | Group ID |
|----|----------|------------------------|------|----------|
| X  | 431m E   | Electricity Substation | 1993 | 231529   |
| W  | 451m E   | Electricity Substation | 1988 | 234348   |
| W  | 452m E   | Electricity Substation | 1993 | 234348   |
| AE | 453m SE  | Electricity Substation | 1978 | 230764   |
| AE | 453m SE  | Electricity Substation | 1993 | 230764   |
| AE | 453m SE  | Electricity Substation | 1971 | 230764   |
| W  | 462m E   | Electricity Substation | 1971 | 207372   |
| N  | 472m W   | Electricity Substation | 1993 | 218763   |
| N  | 473m W   | Electricity Substation | 1988 | 218763   |
| AH | 487m E   | Electricity Substation | 1988 | 230999   |
| AH | 488m E   | Electricity Substation | 1993 | 230999   |

*This data is sourced from Ordnance Survey / Groundsure.*

## 2.4 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. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 22 >](#)

| ID | Location | Land Use        | Date | Group ID |
|----|----------|-----------------|------|----------|
| 5  | 484m E   | Filling Station | 1978 | 3443     |

*This data is sourced from Ordnance Survey / Groundsure.*

## 2.5 Historical garages

### Records within 500m

1

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

Features are displayed on the Past land use - un-grouped map on [page 22 >](#)



| ID | Location | Land Use | Date | Group ID |
|----|----------|----------|------|----------|
| Z  | 423m NW  | Garage   | 1976 | 67571    |

*This data is sourced from Ordnance Survey / Groundsure.*



## 3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical waste sites
- Licensed waste sites
- Waste exemptions

### 3.1 Active or recent landfill

Records within 500m

0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

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

### 3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

*This data is sourced from the British Geological Survey.*



### 3.3 Historical landfill (LA/mapping records)

**Records within 500m****0**

Landfill sites identified from Local Authority records and high detail historical mapping.

*This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.*

### 3.4 Historical landfill (EA/NRW records)

**Records within 500m****0**

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

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

### 3.5 Historical waste sites

**Records within 500m****1**

Waste site records derived from Local Authority planning records and high detail historical mapping.

Features are displayed on the Waste and landfill map on [page 31 >](#)

| ID | Location | Address                                                                          | Further Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Date       |
|----|----------|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 1  | 61m NW   | Site Address: Tesco Superstore,<br>Portman Road, READING, Berkshire,<br>RG30 1AW | Type of Site: Recycling Centre<br>Planning application reference: 09/01913/FUL<br>Description: Scheme comprises replacement of<br>recycling facilities with new TOMRA automated<br>recycling centre in new location in car parking area,<br>involving net loss of 3 car parking spaces. An<br>application (ref: 09/01913/FUL) for detailed planning<br>permission was granted by Reading B.C. A detailed<br>planning application has been granted.<br>Data source: Historic Planning Application<br>Data Type: Point | 06/05/2010 |

*This data is sourced from Ordnance Survey/Groundsure and Local Authority records.*



### 3.6 Licensed waste sites

#### Records within 500m

7

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

Features are displayed on the Waste and landfill map on [page 31](#) >

| ID | Location | Details                                                                                                                                                                  |                                                                                                                                                                                                                                                                                               |                                                                                                                                                      |
|----|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| C  | 398m N   | Site Name: Loverock Road Waste Transfer Station<br>Site Address: 75 Unit B, Loverock Road, Tilehurst, Reading, Berkshire, RG30 1DZ<br>Correspondence Address: -          | Type of Site: 75kte HCI Waste TS + treatment<br>Size: Unknown<br>Environmental Permitting Regulations (Waste) Licence Number: 631433<br>EPR reference: EA/EPR/EP3993VE<br>Operator: Oakford (Uk) Limited<br>Waste Management licence No: 101222<br>Annual Tonnage: 0                          | Issue Date: 18/11/2009<br>Effective Date: 18/11/2009<br>Modified: -<br>Surrendered Date: -<br>Expiry Date: -<br>Cancelled Date: -<br>Status: Expired |
| C  | 398m N   | Site Name: Loverock Road Waste Transfer Station<br>Site Address: Part A, Unit B, 75, Loverock Road, Tilehurst, Reading, Berkshire, RG30 1DZ<br>Correspondence Address: - | Type of Site: 75kte HCI Waste TS + treatment<br>Size: 25000 tonnes<br>Environmental Permitting Regulations (Waste) Licence Number: OAK056<br>EPR reference: EA/EPR/EP3993VE/A001<br>Operator: Oakford U K Ltd<br>Waste Management licence No: 101222<br>Annual Tonnage: 74999                 | Issue Date: 18/11/2009<br>Effective Date: -<br>Modified: -<br>Surrendered Date: -<br>Expiry Date: -<br>Cancelled Date: -<br>Status: Expired          |
| C  | 398m N   | Site Name: Loverock Road Waste Transfer Station<br>Site Address: 75 Unit B, Loverock Road, Tilehurst, Reading, Berkshire, RG30 1DZ<br>Correspondence Address: -          | Type of Site: 75kte HCI Waste TS + treatment<br>Size: >= 25000 tonnes 75000 tonnes<br>Environmental Permitting Regulations (Waste) Licence Number: 634619<br>EPR reference: EA/EPR/EP3993VE<br>Operator: Oakford (Uk) Limited<br>Waste Management licence No: 101222<br>Annual Tonnage: 74999 | Issue Date: 18/11/2009<br>Effective Date: 18/11/2009<br>Modified: -<br>Surrendered Date: -<br>Expiry Date: -<br>Cancelled Date: -<br>Status: Expired |



| ID | Location | Details                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                         |                                                                                                                                                                |
|----|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| I  | 471m E   | Site Name: Sims Group U K Ltd<br>Site Address: Elliot Metal Company Ltd, 3, Loverock Road, Battle Farm Indus Est, Reading, Berkshire, RG3 1NL<br>Correspondence Address: -                                   | Type of Site: Metal Recycling Site (mixed MRS's)<br>Size: 25000 tonnes<br>Environmental Permitting Regulations (Waste) Licence Number: SIM001<br>EPR reference: EA/EPR/LP3199EB/V005<br>Operator: Sims Group Uk Limited<br>Waste Management licence No: 86002<br>Annual Tonnage: 74999  | Issue Date: 06/04/1993<br>Effective Date: 27/04/2002<br>Modified: 20/04/2010<br>Surrendered Date: -<br>Expiry Date: -<br>Cancelled Date: -<br>Status: Modified |
| I  | 471m E   | Site Name: Simsmetal U K Limited<br>Site Address: Elliot Metal Company Ltd, 3, Loverock Road, Battle Farm Indus Est, Reading, RG3 1NL<br>Correspondence Address: 4, The Uplands, Nailsea, Somerset, BS48 4RR | Type of Site: Metal Recycling Site (mixed MRS's)<br>Size: 25000 tonnes<br>Environmental Permitting Regulations (Waste) Licence Number: SIM001<br>EPR reference: -<br>Operator: Simsmetal Uk Limited<br>Waste Management licence No: 86002<br>Annual Tonnage: 4999                       | Issue Date: 06/04/1993<br>Effective Date: 27/04/2002<br>Modified: 26/04/2002<br>Surrendered Date: -<br>Expiry Date: -<br>Cancelled Date: -<br>Status: Modified |
| I  | 471m E   | Site Name: Sims Group U K Ltd<br>Site Address: Elliot Metal Company Ltd, 3, Loverock Road, Battle Farm Indus Est, Reading, Berkshire, RG3 1NL<br>Correspondence Address: -                                   | Type of Site: Metal Recycling Site (mixed MRS's)<br>Size: 25000 tonnes<br>Environmental Permitting Regulations (Waste) Licence Number: SIM001<br>EPR reference: EA/EPR/LP3199EB/V006<br>Operator: Sims Group U K Ltd<br>Waste Management licence No: 86002<br>Annual Tonnage: 74999     | Issue Date: 06/04/1993<br>Effective Date: 27/04/2002<br>Modified: 27/08/2014<br>Surrendered Date: -<br>Expiry Date: -<br>Cancelled Date: -<br>Status: Modified |
| I  | 471m E   | Site Name: Parsons Metal Recycling Limited<br>Site Address: 3, Loverock Road, Battle Farm Indus Est, Reading, Berkshire, RG3 1NL<br>Correspondence Address: -                                                | Type of Site: Metal Recycling Site (mixed MRS's)<br>Size: 25000 tonnes<br>Environmental Permitting Regulations (Waste) Licence Number: 652363<br>EPR reference: EA/EPR/CB3909KB<br>Operator: Parsons Metal Recycling Limited<br>Waste Management licence No: 86002<br>Annual Tonnage: 0 | Issue Date: 06/04/1993<br>Effective Date: 06/04/1993<br>Modified: -<br>Surrendered Date: -<br>Expiry Date: -<br>Cancelled Date: -<br>Status: Surrendered       |

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



### 3.7 Waste exemptions

#### Records within 500m

**39**

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on [page 31 >](#)

| ID | Location | Site                                                                | Reference             | Category                 | Sub-Category                | Description                                              |
|----|----------|---------------------------------------------------------------------|-----------------------|--------------------------|-----------------------------|----------------------------------------------------------|
| 2  | 287m NE  | -                                                                   | WEX221874             | Using waste exemption    | Not on a farm               | Use of waste in construction                             |
| 3  | 316m SE  | Western Elms Pharmacy,<br>351-353 Oxford Road,<br>Reading, Rg30 1ay | WEX126175             | Treating waste exemption | Not on a farm               | Sorting and de-naturing of controlled drugs for disposal |
| 4  | 355m E   | Oxford Road Pharmacy,<br>270-274 Oxford Road,<br>Reading, Rg30 1ad  | WEX335383             | Treating waste exemption | Not on a farm               | Sorting and de-naturing of controlled drugs for disposal |
| A  | 387m N   | 49, Loverock Road,<br>Reading, Rg30 1dz                             | WEX238592             | Storing waste exemption  | Not on a farm               | Storage of waste in secure containers                    |
| A  | 387m N   | 49, Loverock Road,<br>Reading, Rg30 1dz                             | WEX215338             | Storing waste exemption  | Not on a farm               | Storage of waste in a secure place                       |
| A  | 387m N   | 49, Loverock Road,<br>Reading, Rg30 1dz                             | WEX215338             | Storing waste exemption  | Not on a farm               | Storage of waste in secure containers                    |
| A  | 387m N   | 49, Loverock Road,<br>Reading, Rg30 1dz                             | WEX246123             | Storing waste exemption  | Not on a farm               | Storage of waste in a secure place                       |
| A  | 387m N   | 49, Loverock Road,<br>Reading, Rg30 1dz                             | WEX071060             | Storing waste exemption  | Not on a farm               | Storage of waste in secure containers                    |
| A  | 387m N   | 49, Loverock Road,<br>Reading, Rg30 1dz                             | WEX071060             | Storing waste exemption  | Not on a farm               | Storage of waste in a secure place                       |
| A  | 387m N   | 49, Loverock Road,<br>Reading, Rg30 1dz                             | WEX367806             | Storing waste exemption  | Not on a farm               | Storage of waste in secure containers                    |
| A  | 387m N   | 49, Loverock Road,<br>Reading, Rg30 1dz                             | WEX376905             | Storing waste exemption  | Not on a farm               | Storage of waste in a secure place                       |
| A  | 392m N   | 49 Loverock Road Reading<br>Berkshire Rg30 1dz                      | EPR/MF0535Z<br>A/A001 | Storing waste exemption  | Non-agricultural waste only | Storage of waste in secure containers                    |
| A  | 392m N   | 49 Loverock Road Reading<br>Berkshire Rg30 1dz                      | EPR/MF0535Z<br>A/A001 | Storing waste exemption  | Non-agricultural waste only | Storage of waste in a secure place                       |
| B  | 396m N   | -                                                                   | WEX223515             | Storing waste exemption  | Not on a farm               | Storage of waste in a secure place                       |



| ID | Location | Site                                                                   | Reference             | Category                 | Sub-Category                | Description                                              |
|----|----------|------------------------------------------------------------------------|-----------------------|--------------------------|-----------------------------|----------------------------------------------------------|
| B  | 396m N   | -                                                                      | WEX223515             | Treating waste exemption | Not on a farm               | Recovery of textiles                                     |
| B  | 397m N   | 121 Loverock Road<br>Reading Rg30 1dz                                  | EPR/RF0708M<br>W/A001 | Treating waste exemption | Non-agricultural waste only | Crushing waste fluorescent tubes                         |
| B  | 397m N   | Eyre & Elliston Ltd<br>Ashmere Terrace Reading<br>Rg30 1dz             | EPR/CF0009XB<br>/A001 | Treating waste exemption | Non-agricultural waste only | Crushing waste fluorescent tubes                         |
| B  | 397m N   | 121 Loverock Road<br>Reading Rg30 1dz                                  | EPR/GF0707TF<br>/A001 | Treating waste exemption | Non-agricultural waste only | Crushing waste fluorescent tubes                         |
| D  | 404m SE  | 317 Oxford Road Reading<br>Berkshire Rg30 1at                          | EPR/MH0876K<br>R/A001 | Treating waste exemption | Non-agricultural waste only | Sorting and de-naturing of controlled drugs for disposal |
| B  | 405m N   | Rag Collection Ltd, Unit 4,<br>119 Loverock Road,<br>Reading, Rg30 1dz | WEX059060             | Treating waste exemption | Not on a farm               | Recovery of textiles                                     |
| B  | 405m N   | Rag Collection Ltd, Unit 4,<br>119 Loverock Road,<br>Reading, Rg30 1dz | WEX059060             | Treating waste exemption | Not on a farm               | Recovery of scrap metal                                  |
| E  | 406m NW  | -                                                                      | WEX353841             | Treating waste exemption | Not on a farm               | Preparatory treatments (baling, sorting, shredding etc)  |
| E  | 406m NW  | -                                                                      | WEX227670             | Treating waste exemption | Not on a farm               | Preparatory treatments (baling, sorting, shredding etc)  |
| D  | 406m SE  | Western Elms Lodge,<br>Western Elms Avenue,<br>Reading, Rg30 1at       | WEX180676             | Storing waste exemption  | Not on a farm               | Storage of waste in a secure place                       |
| D  | 406m SE  | Western Elms Lodge,<br>Western Elms Avenue,<br>Reading, Rg30 1at       | WEX180676             | Storing waste exemption  | Not on a farm               | Storage of waste in secure containers                    |
| D  | 406m SE  | Western Elms Lodge,<br>Western Elms Avenue,<br>Reading, Rg30 1at       | WEX021854             | Storing waste exemption  | Not on a farm               | Storage of waste in secure containers                    |
| D  | 406m SE  | Western Elms Lodge,<br>Western Elms Avenue,<br>Reading, Rg30 1at       | WEX021854             | Storing waste exemption  | Not on a farm               | Storage of waste in a secure place                       |
| F  | 415m NE  | Access Self Storage, 62<br>Portman Road, Reading,<br>Rg30 1ea          | WEX222496             | Storing waste exemption  | Not on a farm               | Storage of waste in a secure place                       |

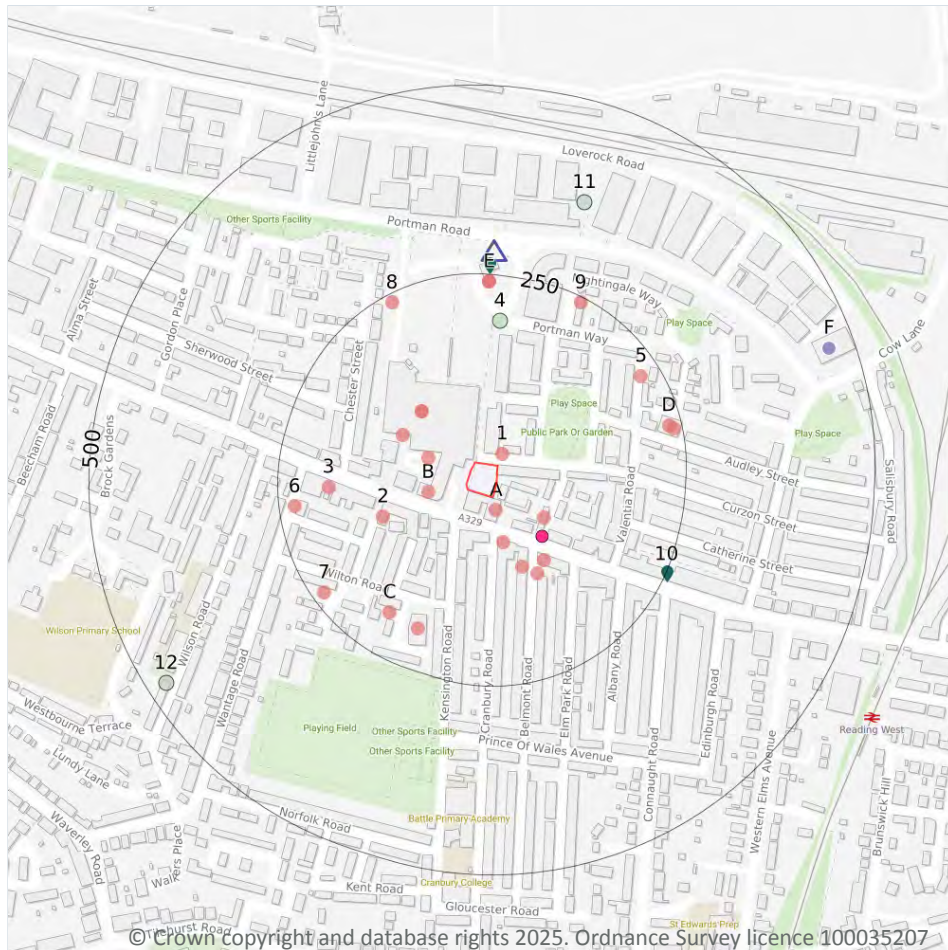


| ID | Location | Site                                                             | Reference             | Category                 | Sub-Category                                 | Description                                                |
|----|----------|------------------------------------------------------------------|-----------------------|--------------------------|----------------------------------------------|------------------------------------------------------------|
| F  | 415m NE  | Access Self Storage, 62 Portman Road, Reading, Rg30 1ea          | WEX346443             | Storing waste exemption  | Not on a farm                                | Storage of waste in a secure place                         |
| G  | 420m NW  | Rag Collection Ltd, 46 - 48 Portman Road, Reading, Rg30 1ea      | WEX131317             | Storing waste exemption  | Not on a farm                                | Storage of waste in a secure place                         |
| G  | 420m NW  | Public Open Space, Portman Road, Reading, Rg30 1ea               | WEX135580             | Using waste exemption    | Not on a farm                                | Use of waste in construction                               |
| G  | 421m NW  | 46-48 Portman Road Reading Berkshire Rg30 1ea                    | EPR/UF0303TT /A001    | Storing waste exemption  | Non-agricultural waste only                  | Storage of waste in a secure place                         |
| H  | 468m NE  | Parsons Metal Recycling Limited 3 Loverock Road Reading Rg30 1nl | EPR/ME5244F A/A001    | Storing waste exemption  | Both agricultural and non-agricultural waste | Storage of waste in a secure place                         |
| H  | 468m NE  | Parsons Metal Recycling Limited 3 Loverock Road Reading Rg30 1nl | EPR/ME5244F A/A001    | Treating waste exemption | Both agricultural and non-agricultural waste | Recovery of scrap metal                                    |
| H  | 481m NE  | Unit 5, 60 Loverock Road Industrial Estate, Reading, Rg30 1dz    | WEX224781             | Treating waste exemption | Not on a farm                                | Preparatory treatments (baling, sorting, shredding etc)    |
| J  | 495m W   | Gordon Palmer Court Berkshire Rg30 1ey                           | EPR/VE5081LL /A001    | Treating waste exemption | Non-agricultural waste only                  | Aerobic composting and associated prior treatment          |
| J  | 495m W   | Gordon Palmer Court Berkshire Rg30 1ey                           | EPR/VE5081LL /A001    | Using waste exemption    | Non-agricultural waste only                  | Spreading waste on non-agricultural land to confer benefit |
| K  | 496m NW  | Units 1 & 3 Littlejohns Lane Reading Berkshire Rg30 1ra          | EA/EPR/VP368 8PU/A001 | Treating waste exemption | Non-agricultural waste only                  | Repair or refurbishment of WEEE                            |
| K  | 500m NW  | Unit 3 Littlejohn's Lane Reading Berkshire Rg30 1ra              | EPR/DF0401Z D/A001    | Storing waste exemption  | Non-agricultural waste only                  | Storage of waste in a secure place                         |

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



## 4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- ▲ Current or recent petrol stations
- Historical licensed industrial activities
- Licensed pollutant release (Part A(2)/B)
- Radioactive Substance Authorisations
- Pollution Incidents (EA/NRW)

### 4.1 Recent industrial land uses

Records within 250m

25

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 38](#) >

| ID | Location | Company                    | Address                                            | Activity                    | Category                      |
|----|----------|----------------------------|----------------------------------------------------|-----------------------------|-------------------------------|
| 1  | 17m N    | Electricity Sub Station    | Berkshire, RG30                                    | Electrical Features         | Infrastructure and Facilities |
| A  | 17m S    | Berkshire Fireplace Centre | 346-348, Oxford Road, Reading, Berkshire, RG30 1AQ | Fireplaces and Mantelpieces | Consumer Products             |



| ID | Location | Company                          | Address                                                        | Activity                                  | Category                              |
|----|----------|----------------------------------|----------------------------------------------------------------|-------------------------------------------|---------------------------------------|
| B  | 52m W    | Redland Mobility                 | 6 Cholsey House, Moulsoford Mews, Reading, Berkshire, RG30 1AP | Disability and Mobility Equipment         | Consumer Products                     |
| B  | 59m W    | Electricity Sub Station          | Berkshire, RG30                                                | Electrical Features                       | Infrastructure and Facilities         |
| A  | 60m S    | Sardar Food Products             | 441, Oxford Road, Reading, Berkshire, RG30 1HD                 | Catering and Non Specific Food Products   | Foodstuffs                            |
| A  | 73m E    | Redland Mobility                 | 2, 364, Oxford Road, City Centre, Reading, Berkshire, RG30 1AF | Disability and Mobility Equipment         | Consumer Products                     |
| B  | 98m NW   | Tesco Hand Car Wash              | Portman Road, Reading, Berkshire, RG30 1AW                     | Vehicle Cleaning Services                 | Personal, Consumer and Other Services |
| B  | 98m NW   | Waves Hand Car Wash Reading West | Portman Road, Reading, Berkshire, RG30 1AW                     | Vehicle Cleaning Services                 | Personal, Consumer and Other Services |
| A  | 100m SE  | S B Auto's                       | 2, Belmont Road, Reading, Berkshire, RG30 2UU                  | Vehicle Repair, Testing and Servicing     | Repair and Servicing                  |
| B  | 101m NW  | Electricity Sub Station          | Berkshire, RG30                                                | Electrical Features                       | Infrastructure and Facilities         |
| A  | 107m SE  | Viktoria Cake Shop               | 423, Oxford Road, Reading, Berkshire, RG30 1HA                 | Baking and Confectionery                  | Foodstuffs                            |
| A  | 117m SE  | Electricity Sub Station          | Berkshire, RG30                                                | Electrical Features                       | Infrastructure and Facilities         |
| 2  | 118m W   | Computer Care South              | Om House, Elm Lodge Avenue, Reading, Berkshire, RG30 2RZ       | Electrical Equipment Repair and Servicing | Repair and Servicing                  |
| 3  | 183m W   | Motor Cycle Parts Centre         | 527, Oxford Road, Reading, Berkshire, RG30 1HJ                 | Vehicle Components                        | Industrial Products                   |
| C  | 193m SW  | Electricity Sub Station          | Berkshire, RG30                                                | Electrical Features                       | Infrastructure and Facilities         |
| C  | 195m S   | Supreme Seating & Desking        | 40, Wilton Road, Reading, Berkshire, RG30 2SS                  | Furniture                                 | Consumer Products                     |
| 5  | 224m NE  | Electricity Sub Station          | Berkshire, RG30                                                | Electrical Features                       | Infrastructure and Facilities         |
| 6  | 230m W   | Electricity Sub Station          | Berkshire, RG30                                                | Electrical Features                       | Infrastructure and Facilities         |
| D  | 233m E   | Harmony Pianos                   | 92, Audley Street, Reading, Berkshire, RG30 1BS                | Sports and Leisure Equipment Repair       | Repair and Servicing                  |



| ID | Location | Company                  | Address                                                                                 | Activity                               | Category                              |
|----|----------|--------------------------|-----------------------------------------------------------------------------------------|----------------------------------------|---------------------------------------|
| 7  | 234m SW  | Electricity Sub Station  | Berkshire, RG30                                                                         | Electrical Features                    | Infrastructure and Facilities         |
| D  | 238m E   | The Welding Shop Ltd     | 90a, Audley Street, Reading, Berkshire, RG30 1BS                                        | Cutting, Drilling and Welding Services | Construction Services                 |
| 8  | 239m NW  | Electricity Sub Station  | Berkshire, RG30                                                                         | Electrical Features                    | Infrastructure and Facilities         |
| E  | 241m N   | Tesco Petrol Station     | Tesco Extra Petrol Station Tesco Superstore, Portman Road, Reading, Berkshire, RG30 1AW | Petrol and Fuel Stations               | Road and Rail                         |
| E  | 241m N   | Tesco Reading West Extra | Portman Road, Reading, Berkshire, RG30 1AW                                              | Vehicle Cleaning Services              | Personal, Consumer and Other Services |
| 9  | 243m NE  | Chimney                  | Berkshire, RG30                                                                         | Chimneys                               | Industrial Features                   |

*This data is sourced from Ordnance Survey.*

## 4.2 National Geographic Database (NGD) - Current or recent tanks

**Records within 250m**

**0**

Current or recent tanks identified from the Ordnance Survey NGD.

*This data is sourced from Ordnance Survey.*

## 4.3 Current or recent petrol stations

**Records within 500m**

**1**

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 38](#) >

| ID | Location | Company     | Address                                  | LPG | Status |
|----|----------|-------------|------------------------------------------|-----|--------|
| E  | 282m N   | TESCO EXTRA | Portman Road, Reading, Reading, RG30 1AW | No  | Open   |

*This data is sourced from Experian.*



## 4.4 Electricity cables

**Records within 500m****0**

High voltage underground electricity transmission cables.

*This data is sourced from National Grid.*

## 4.5 Gas pipelines

**Records within 500m****0**

High pressure underground gas transmission pipelines.

*This data is sourced from National Grid.*

## 4.6 Sites determined as Contaminated Land

**Records within 500m****0**

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

*This data is sourced from Local Authority records.*

## 4.7 Control of Major Accident Hazards (COMAH)

**Records within 500m****0**

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

*This data is sourced from the Health and Safety Executive.*

## 4.8 Regulated explosive sites

**Records within 500m****0**

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

*This data is sourced from the Health and Safety Executive.*



## 4.9 Hazardous substance storage/usage

Records within 500m

0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

*This data is sourced from Local Authority records.*

## 4.10 Historical licensed industrial activities (IPC)

Records within 500m

3

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

Features are displayed on the Current industrial land use map on [page 38 >](#)

| ID | Location | Details                                                                                                                                         |                                                                                                                                |
|----|----------|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| F  | 466m E   | Operator: Oxkem Ltd<br>Address: 1 Loverock Road, Reading, Berkshire, RG30 1DZ<br>Process: Inorganic Chemical Processes<br>Permit Number: AO1128 | Original Permit Number: IPCAIRAPP<br>Date Approved: 28-11-1994<br>Effective Date: 5-12-1994<br>Status: Superseded By Variation |
| F  | 466m E   | Operator: Oxkem Ltd<br>Address: 1 Loverock Road, Reading, Berkshire, RG30 1DZ<br>Process: Inorganic Chemical Processes<br>Permit Number: AW0784 | Original Permit Number: IPCMINVAR<br>Date Approved: 9-8-1996<br>Effective Date: 9-8-1996<br>Status: Superseded By Variation    |
| F  | 466m E   | Operator: Oxkem Ltd<br>Address: 1 Loverock Road, Reading, Berkshire, RG30 1DZ<br>Process: Inorganic Chemical Processes<br>Permit Number: BD6441 | Original Permit Number: IPCMINVAR<br>Date Approved: 24-11-1998<br>Effective Date: 30-11-1998<br>Status: Revoked - Now Ippc     |

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

## 4.11 Licensed industrial activities (Part A(1))

Records within 500m

0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

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



## 4.12 Licensed pollutant release (Part A(2)/B)

### Records within 500m

**2**

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on [page 38](#) >

| ID | Location | Address                                                          | Details                                                                                                        |                                                                                                                             |
|----|----------|------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| 10 | 251m SE  | Dero Dry Cleaning, 296 Oxford Road, Reading, Berkshire, RG30 1AD | Process: Dry Cleaning<br>Status: Current Permit<br>Permit Type: Part B                                         | Enforcement: No Enforcements Notified<br>Date of enforcement: No Enforcements Notified<br>Comment: No Enforcements Notified |
| E  | 262m N   | Tesco Stores Ltd, Portman Road, Reading, Berkshire, RG30 1AH     | Process: Unloading of Petrol into Storage at Service Stations<br>Status: Current Permit<br>Permit Type: Part B | Enforcement: No Enforcements Notified<br>Date of enforcement: No Enforcements Notified<br>Comment: No Enforcements Notified |

*This data is sourced from Local Authority records.*

## 4.13 Radioactive Substance Authorisations

### Records within 500m

**1**

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

Features are displayed on the Current industrial land use map on [page 38](#) >

| ID | Location | Address                                                                                          | Details                                                                                                                                                                              |                                                                                            |
|----|----------|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| A  | 83m SE   | Royal Berkshire Nhs Foundation Trust, Battle Hospital, Oxford Road, Reading, Berkshire, RG30 1AG | Operator: Royal Berkshire Nhs Foundation Trust<br>Type: Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).<br>Permission number: AB0600<br>Date of approval: 27/07/1993 | Effective from: 27/07/1993<br>Last date of update: 01/01/2015<br>Status: Revoked/cancelled |

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



#### 4.14 Licensed Discharges to controlled waters

**Records within 500m****0**

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

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

#### 4.15 Pollutant release to surface waters (Red List)

**Records within 500m****0**

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

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

#### 4.16 Pollutant release to public sewer

**Records within 500m****0**

Discharges of Special Category Effluents to the public sewer.

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

#### 4.17 List 1 Dangerous Substances

**Records within 500m****0**

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

#### 4.18 List 2 Dangerous Substances

**Records within 500m****0**

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

## 4.19 Pollution Incidents (EA/NRW)

### Records within 500m

**3**

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on [page 38](#) >

| ID | Location | Details                                                                                                                                            |                                                                                                                   |
|----|----------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| 4  | 191m N   | Incident Date: 15/11/2002<br>Incident Identification: 121032<br>Pollutant: Oils and Fuel<br>Pollutant Description: Gas and Fuel Oils               | Water Impact: Category 3 (Minor)<br>Land Impact: Category 4 (No Impact)<br>Air Impact: Category 4 (No Impact)     |
| 11 | 368m N   | Incident Date: 29/01/2002<br>Incident Identification: 55194<br>Pollutant: Specific Waste Materials<br>Pollutant Description: Household Waste       | Water Impact: Category 4 (No Impact)<br>Land Impact: Category 3 (Minor)<br>Air Impact: Category 4 (No Impact)     |
| 12 | 475m SW  | Incident Date: 28/04/2003<br>Incident Identification: 154397<br>Pollutant: Contaminated Water<br>Pollutant Description: Vehicle and Plant Washings | Water Impact: Category 4 (No Impact)<br>Land Impact: Category 4 (No Impact)<br>Air Impact: Category 4 (No Impact) |

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

## 4.20 Pollution inventory substances

### Records within 500m

**0**

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

*This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.*

## 4.21 Pollution inventory waste transfers

### Records within 500m

**0**

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

*This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.*



## 4.22 Pollution inventory radioactive waste

Records within 500m

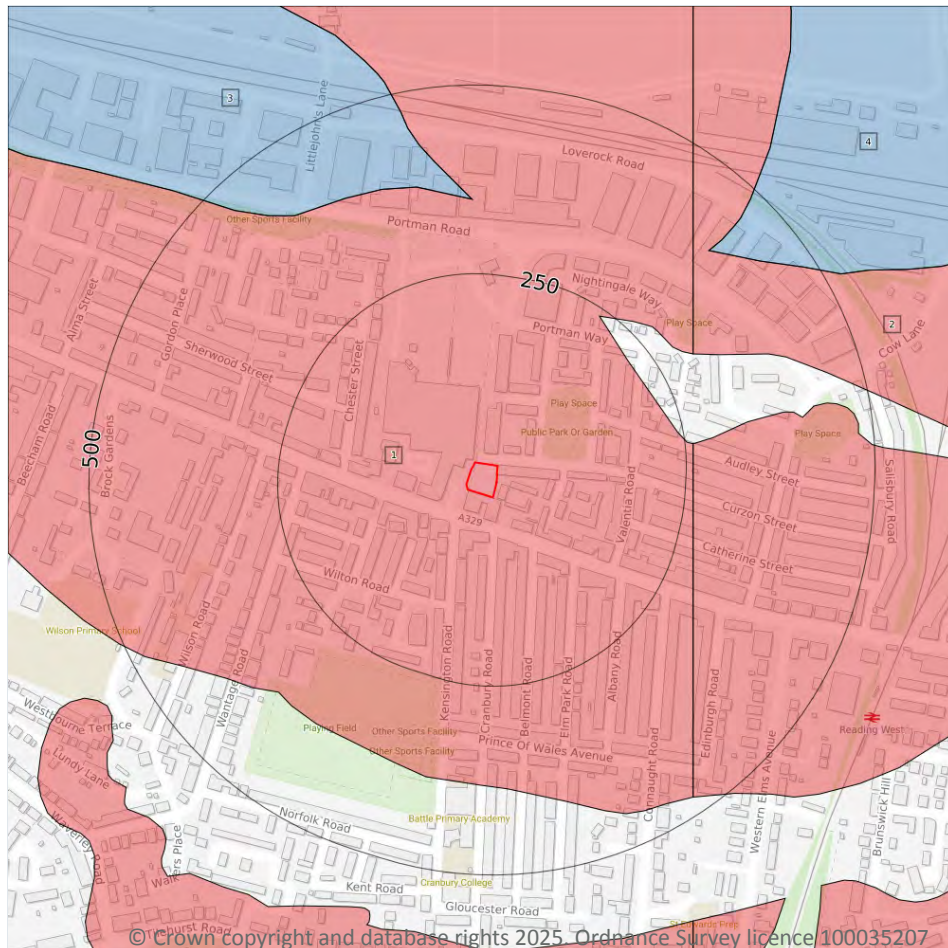
0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

*This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.*



## 5 Hydrogeology - Superficial aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
  - Secondary A
  - Secondary B
  - Secondary Undifferentiated
  - Unproductive
  - Unknown

### 5.1 Superficial aquifer

Records within 500m

4

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 47 >](#)

| ID | Location | Designation | Description                                                                                                                                                                                                                            |
|----|----------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | On site  | Secondary A | Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers |
| 2  | 259m E   | Secondary A | Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers |

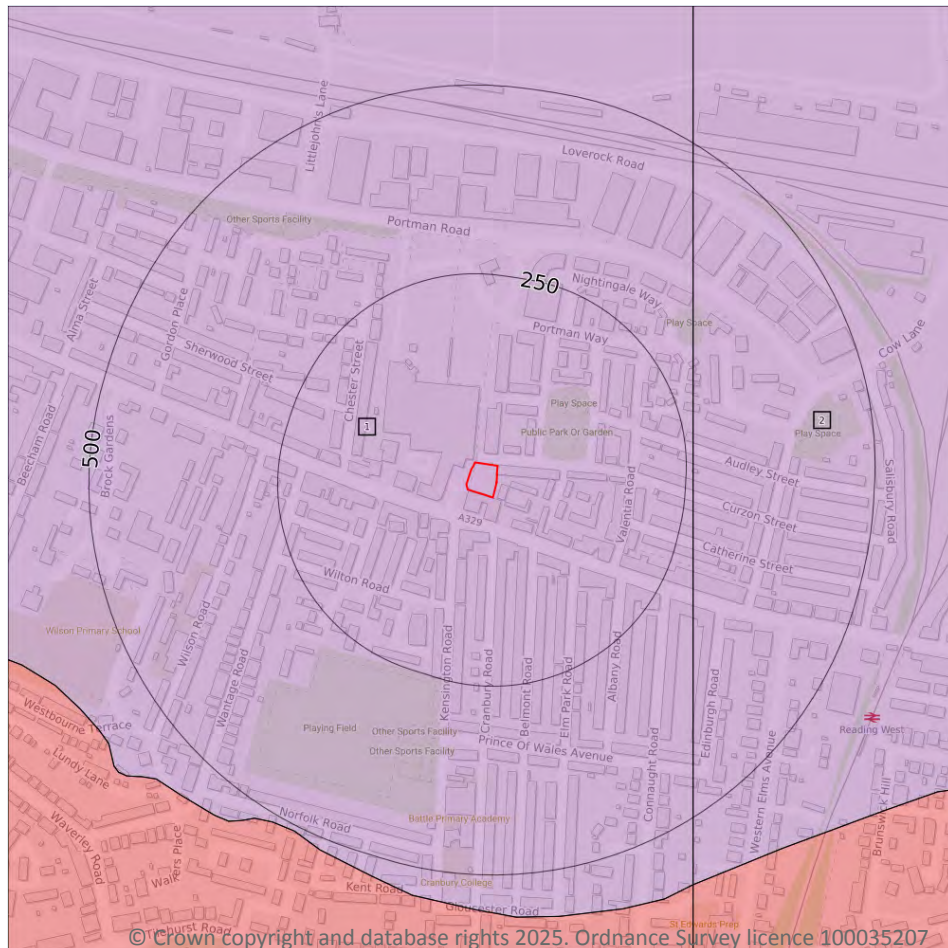


| ID | Location | Designation  | Description                                                                                                                         |
|----|----------|--------------|-------------------------------------------------------------------------------------------------------------------------------------|
| 3  | 349m N   | Unproductive | These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow |
| 4  | 400m NE  | Unproductive | These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow |

*This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.*



## Bedrock aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
  - Secondary A
  - Secondary B
  - Secondary Undifferentiated
  - Unproductive

## 5.2 Bedrock aquifer

### Records within 500m

2

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 49](#) >

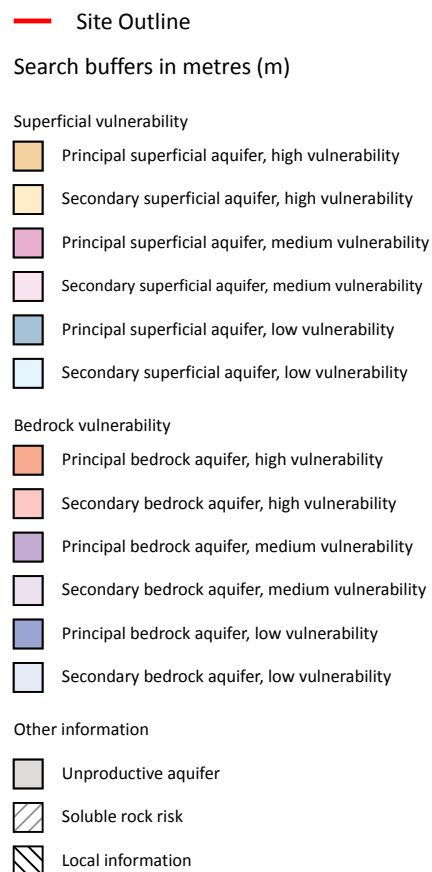
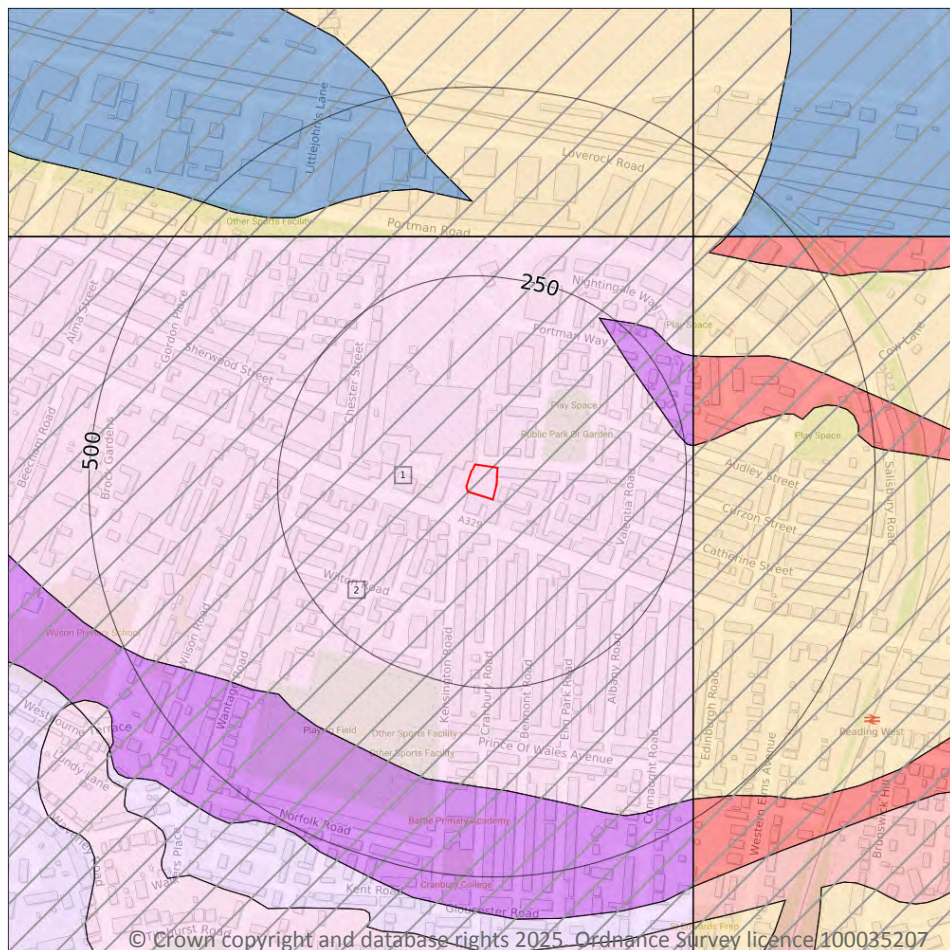
| ID | Location | Designation | Description                                                                                                                                                                                                                                |
|----|----------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | On site  | Principal   | Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers |
| 2  | 259m E   | Principal   | Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers |



*This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.*



## Groundwater vulnerability



### 5.3 Groundwater vulnerability

#### Records within 50m

1

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on [page 51](#) >



| ID | Location | Summary                                                                                                                                                                                             | Soil / surface                                                                                            | Superficial geology                                                                                                                                             | Bedrock geology                                                                                                      |
|----|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| 1  | On site  | <b>Summary Classification:</b><br>Secondary superficial<br>aquifer - Medium<br>Vulnerability<br><b>Combined classification:</b><br>Productive Bedrock Aquifer,<br>Productive Superficial<br>Aquifer | <b>Leaching class:</b> Low<br><b>Infiltration value:</b><br>>70%<br><b>Dilution value:</b><br><300mm/year | <b>Vulnerability:</b> Medium<br><b>Aquifer type:</b> Secondary<br><b>Thickness:</b> 3-10m<br><b>Patchiness value:</b> <90%<br><b>Recharge potential:</b> Medium | <b>Vulnerability:</b> Medium<br><b>Aquifer type:</b> Principal<br><b>Flow mechanism:</b> Well<br>connected fractures |

*This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.*

## 5.4 Groundwater vulnerability- soluble rock risk

### Records on site

1

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

| ID | Maximum soluble risk category                                                                                                                                                                                                                                             | Percentage of grid square covered by maximum risk |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| 2  | <b>Very significant soluble rocks are likely to be present with a high possibility of localised subsidence or dissolution-related degradation of bedrock occurring naturally, especially in adverse conditions such as concentrated surface or subsurface water flow.</b> | 1.0%                                              |

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

## 5.5 Groundwater vulnerability- local information

### Records on site

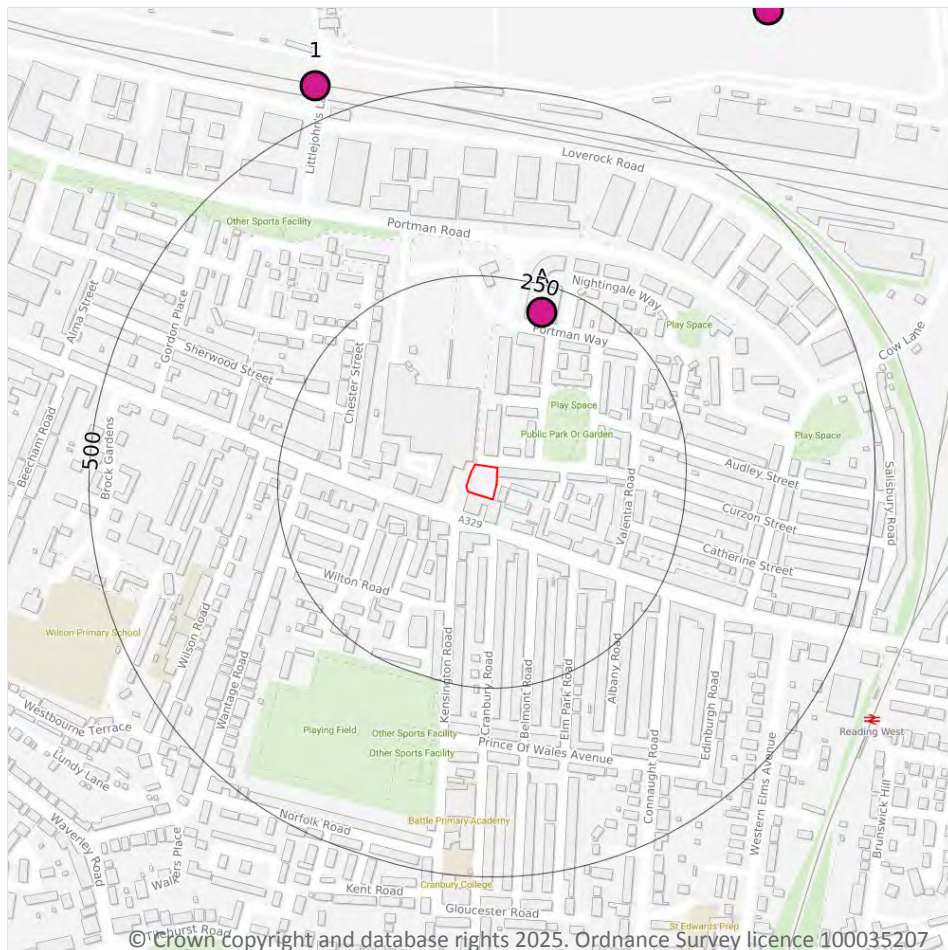
0

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk) ↗.

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



## Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1  
Inner catchment
- Source Protection Zone 2  
Outer catchment
- Source Protection Zone 3  
Total catchment
- Source Protection Zone 4  
Zone of Special Interest
- Source Protection Zone 1c  
Inner catchment - confined aquifer
- Source Protection Zone 2c  
Outer catchment - confined aquifer
- Source Protection Zone 3c  
Total catchment - confined aquifer
- Drinking water abstraction licences  
Polygon features
- Drinking water abstraction licences  
Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

### 5.6 Groundwater abstractions

#### Records within 2000m

22

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 53](#) >

| ID | Location | Details                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                         |
|----|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A  | 215m N   | Status: Historical<br>Licence No: 28/39/23/0181<br>Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services<br>Direct Source: THAMES GROUNDWATER<br>Point: BATTLE HOSPITAL, OXFORD ROAD, READING<br>Data Type: Point<br>Name: WEST BERKSHIRE HEALTH AUTHORITY<br>Easting: 469800<br>Northing: 173900 | Annual Volume (m <sup>3</sup> ): 136875<br>Max Daily Volume (m <sup>3</sup> ): 400<br>Original Application No: -<br>Original Start Date: 17/01/1992<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 07/01/1999<br>Version End Date: -         |
| 1  | 544m NW  | Status: Active<br>Licence No: 28/39/23/0070<br>Details: General Farming & Domestic<br>Direct Source: THAMES GROUNDWATER<br>Point: LITTLE JOHN'S FARM, READING (A)<br>Data Type: Point<br>Name: DRAYTON<br>Easting: 469500<br>Northing: 174200                                                                                                     | Annual Volume (m <sup>3</sup> ): 9819<br>Max Daily Volume (m <sup>3</sup> ): 26.82<br>Original Application No: WR.A/3088<br>Original Start Date: 09/01/1967<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 09/01/1967<br>Version End Date: - |
| -  | 702m N   | Status: Active<br>Licence No: 28/39/23/0070<br>Details: General Farming & Domestic<br>Direct Source: THAMES GROUNDWATER<br>Point: LITTLE JOHN'S FARM, READING (B)<br>Data Type: Point<br>Name: DRAYTON<br>Easting: 469700<br>Northing: 174400                                                                                                     | Annual Volume (m <sup>3</sup> ): 9819<br>Max Daily Volume (m <sup>3</sup> ): 26.82<br>Original Application No: WR.A/3088<br>Original Start Date: 09/01/1967<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 09/01/1967<br>Version End Date: - |
| -  | 702m N   | Status: Active<br>Licence No: 28/39/23/0070<br>Details: General Farming & Domestic<br>Direct Source: THAMES GROUNDWATER<br>Point: LITTLE JOHN'S FARM, READING (C)<br>Data Type: Point<br>Name: DRAYTON<br>Easting: 469700<br>Northing: 174400                                                                                                     | Annual Volume (m <sup>3</sup> ): 9819<br>Max Daily Volume (m <sup>3</sup> ): 26.82<br>Original Application No: WR.A/3088<br>Original Start Date: 09/01/1967<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 09/01/1967<br>Version End Date: - |
| 2  | 705m NE  | Status: Active<br>Licence No: 28/39/23/0070<br>Details: General Farming & Domestic<br>Direct Source: THAMES GROUNDWATER<br>Point: LITTLE JOHN'S FARM, READING (E)<br>Data Type: Point<br>Name: DRAYTON<br>Easting: 470100<br>Northing: 174300                                                                                                     | Annual Volume (m <sup>3</sup> ): 9819<br>Max Daily Volume (m <sup>3</sup> ): 26.82<br>Original Application No: WR.A/3088<br>Original Start Date: 09/01/1967<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 09/01/1967<br>Version End Date: - |



| ID | Location | Details                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                         |
|----|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| -  | 774m NE  | Status: Active<br>Licence No: 28/39/23/0128<br>Details: Process Water<br>Direct Source: THAMES GROUNDWATER<br>Point: CARDIFF ROAD, READING POINT A<br>Data Type: Point<br>Name: HILLIER GROUP OF COMPANIES<br>Easting: 470400<br>Northing: 174100                                                                     | Annual Volume (m <sup>3</sup> ): 6682<br>Max Daily Volume (m <sup>3</sup> ): 27.28<br>Original Application No: WR.A/4547<br>Original Start Date: 22/01/1975<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/04/2008<br>Version End Date: - |
| -  | 912m E   | Status: Active<br>Licence No: 28/39/23/0128<br>Details: Process Water<br>Direct Source: THAMES GROUNDWATER<br>Point: CARDIFF ROAD, READING POINT B<br>Data Type: Point<br>Name: HILLIER GROUP OF COMPANIES<br>Easting: 470600<br>Northing: 174000                                                                     | Annual Volume (m <sup>3</sup> ): 6682<br>Max Daily Volume (m <sup>3</sup> ): 27.28<br>Original Application No: WR.A/4547<br>Original Start Date: 22/01/1975<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/04/2008<br>Version End Date: - |
| -  | 975m N   | Status: Active<br>Licence No: 28/39/23/0070<br>Details: General Farming & Domestic<br>Direct Source: THAMES GROUNDWATER<br>Point: LITTLE JOHN'S FARM, READING (D)<br>Data Type: Point<br>Name: DRAYTON<br>Easting: 470100<br>Northing: 174600                                                                         | Annual Volume (m <sup>3</sup> ): 9819<br>Max Daily Volume (m <sup>3</sup> ): 26.82<br>Original Application No: WR.A/3088<br>Original Start Date: 09/01/1967<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 09/01/1967<br>Version End Date: - |
| -  | 1089m NW | Status: Historical<br>Licence No: 28/39/23/0137<br>Details: General Farming & Domestic<br>Direct Source: THAMES GROUNDWATER<br>Point: SCOURS LANE, READING (A - R)<br>Data Type: Point<br>Name: READING BOROUGH COUNCIL<br>Easting: 469100<br>Northing: 174600                                                        | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 17/11/1976<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 17/11/1976<br>Version End Date: -                |
| -  | 1141m NW | Status: Historical<br>Licence No: 28/39/23/0131<br>Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services<br>Direct Source: THAMES GROUNDWATER<br>Point: SCOURS LANE, READING<br>Data Type: Point<br>Name: PRUDENTIAL IBIS CLUB<br>Easting: 468900<br>Northing: 174500 | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 14/01/1967<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/05/1992<br>Version End Date: -                |



| ID | Location | Details                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                  |
|----|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| -  | 1141m NW | Status: Historical<br>Licence No: 28/39/23/0131<br>Details: Spray Irrigation - Direct<br>Direct Source: THAMES GROUNDWATER<br>Point: SCOURS LANE, READING<br>Data Type: Point<br>Name: PRUDENTIAL IBIS CLUB<br>Easting: 468900<br>Northing: 174500                                                                                | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 14/01/1967<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/05/1992<br>Version End Date: -         |
| -  | 1228m E  | Status: Active<br>Licence No: 28/39/23/0167<br>Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services<br>Direct Source: THAMES GROUNDWATER<br>Point: MEADOW ROAD, READING, BERKSHIRE<br>Data Type: Point<br>Name: MANROSE MANUFACTURING LTD<br>Easting: 470900<br>Northing: 174100 | Annual Volume (m <sup>3</sup> ): 90920<br>Max Daily Volume (m <sup>3</sup> ): 727.4<br>Original Application No: -<br>Original Start Date: 23/01/1990<br>Expiry Date: -<br>Issue No: 101<br>Version Start Date: 30/06/2006<br>Version End Date: - |
| -  | 1228m E  | Status: Active<br>Licence No: 28/39/23/0167<br>Details: Non-Evaporative Cooling<br>Direct Source: THAMES GROUNDWATER<br>Point: MEADOW ROAD, READING, BERKSHIRE<br>Data Type: Point<br>Name: MANROSE MANUFACTURING LTD<br>Easting: 470900<br>Northing: 174100                                                                      | Annual Volume (m <sup>3</sup> ): 90920<br>Max Daily Volume (m <sup>3</sup> ): 727.4<br>Original Application No: -<br>Original Start Date: 23/01/1990<br>Expiry Date: -<br>Issue No: 101<br>Version Start Date: 30/06/2006<br>Version End Date: - |
| -  | 1228m E  | Status: Historical<br>Licence No: 28/39/23/0041<br>Details: Non-Evaporative Cooling<br>Direct Source: THAMES GROUNDWATER<br>Point: CARDIFF ROAD, READING, BERKSHIRE<br>Data Type: Point<br>Name: COX & WYMAN LTD<br>Easting: 470900<br>Northing: 174100                                                                           | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 11/07/1966<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 11/07/1966<br>Version End Date: -         |
| -  | 1228m E  | Status: Historical<br>Licence No: 28/39/23/0041<br>Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services<br>Direct Source: THAMES GROUNDWATER<br>Point: CARDIFF ROAD, READING, BERKSHIRE<br>Data Type: Point<br>Name: COX & WYMAN LTD<br>Easting: 470900<br>Northing: 174100      | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 11/07/1966<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 11/07/1966<br>Version End Date: -         |



| ID | Location | Details                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                             |
|----|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| -  | 1269m NE | Status: Historical<br>Licence No: TH/039/0023/037<br>Details: Dewatering<br>Direct Source: THAMES GROUNDWATER<br>Point: RIVERMEAD LEISURE COMPLEX, READING<br>Data Type: Poly4<br>Name: Pelikaan (Construction) Limited<br>Easting: 470727<br>Northing: 174509                                                                                | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: NPS/WR/035651<br>Original Start Date: 22/05/2023<br>Expiry Date: 22/05/2024<br>Issue No: 1<br>Version Start Date: 22/05/2023<br>Version End Date: - |
| -  | 1290m NW | Status: Historical<br>Licence No: 28/39/23/0176<br>Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services<br>Direct Source: THAMES GROUNDWATER<br>Point: SCOURS LANE, READING TOWN F.C, READING<br>Data Type: Point<br>Name: READING TOWN FOOTBALL CLUB<br>Easting: 468700<br>Northing: 174500 | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 30/09/1994<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 30/09/1994<br>Version End Date: -                    |
| -  | 1290m NW | Status: Historical<br>Licence No: 28/39/23/0176<br>Details: Spray Irrigation - Direct<br>Direct Source: THAMES GROUNDWATER<br>Point: SCOURS LANE, READING TOWN F.C, READING<br>Data Type: Point<br>Name: READING TOWN FOOTBALL CLUB<br>Easting: 468700<br>Northing: 174500                                                                    | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 30/09/1994<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 30/09/1994<br>Version End Date: -                    |
| -  | 1470m E  | Status: Active<br>Licence No: 28/39/23/0042<br>Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services<br>Direct Source: THAMES GROUNDWATER<br>Point: CHEAPSIDE, READING, BERKSHIRE<br>Data Type: Point<br>Name: PRIMARK STORES LIMITED<br>Easting: 471200<br>Northing: 173500                  | Annual Volume (m <sup>3</sup> ): 14933<br>Max Daily Volume (m <sup>3</sup> ): 40.91<br>Original Application No: -<br>Original Start Date: 11/07/1966<br>Expiry Date: -<br>Issue No: 101<br>Version Start Date: 01/04/2008<br>Version End Date: -            |
| -  | 1607m N  | Status: Historical<br>Licence No: 28/39/23/0139<br>Details: General Farming & Domestic<br>Direct Source: THAMES GROUNDWATER<br>Point: CHAZEY COURT FARM, MAPLEDURHAM<br>Data Type: Point<br>Name: EYSTON<br>Easting: 469140<br>Northing: 175200                                                                                               | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 23/03/1977<br>Expiry Date: -<br>Issue No: 101<br>Version Start Date: 09/09/1999<br>Version End Date: -                    |



| ID | Location | Details                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                    |
|----|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| -  | 1618m N  | Status: Historical<br>Licence No: 28/39/23/0139<br>Details: General use relating to Secondary Category (Medium Loss)<br>Direct Source: THAMES GROUNDWATER<br>Point: CHAZEY COURT FARM, MAPLEDURHAM, - TUBEWELL 'A'<br>Data Type: Point<br>Name: EYSTON<br>Easting: 469110<br>Northing: 175200            | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 23/03/1977<br>Expiry Date: -<br>Issue No: 101<br>Version Start Date: 09/09/1999<br>Version End Date: -           |
| -  | 1957m S  | Status: Historical<br>Licence No: 28/39/22/0266<br>Details: General use relating to Secondary Category (Medium Loss)<br>Direct Source: THAMES GROUNDWATER<br>Point: RAILTRACK PROPERTY, SOUTHCOTE, READING<br>Data Type: Point<br>Name: NETWORK RAIL INFRASTR LTD<br>Easting: 469600<br>Northing: 171700 | Annual Volume (m <sup>3</sup> ): 250035<br>Max Daily Volume (m <sup>3</sup> ): 909.22<br>Original Application No: -<br>Original Start Date: 12/12/1966<br>Expiry Date: -<br>Issue No: 101<br>Version Start Date: 03/02/2003<br>Version End Date: - |

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

## 5.7 Surface water abstractions

### Records within 2000m

5

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 53 >](#)

| ID | Location | Details                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                 |
|----|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| -  | 1860m NE | Status: Historical<br>Licence No: 28/39/23/0196<br>Details: Transfer between sources<br>Direct Source: THAMES SURFACE WATER - NON TIDAL<br>Point: THAMES AT CHRISTCHURCH MEADOW<br>Data Type: Point<br>Name: READING BOROUGH COUNCIL<br>Easting: 471440<br>Northing: 174450 | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 12/05/2003<br>Expiry Date: 31/03/2016<br>Issue No: 1<br>Version Start Date: 12/05/2003<br>Version End Date: - |



| ID | Location | Details                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                            |
|----|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| -  | 1860m NE | Status: Historical<br>Licence No: 28/39/23/0196<br>Details: Lake & Pond Throughflow<br>Direct Source: THAMES SURFACE WATER - NON TIDAL<br>Point: THAMES AT CHRISTCHURCH MEADOW<br>Data Type: Point<br>Name: READING BOROUGH COUNCIL<br>Easting: 471440<br>Northing: 174450                                 | Annual Volume (m <sup>3</sup> ): 31536<br>Max Daily Volume (m <sup>3</sup> ): 86.4<br>Original Application No: -<br>Original Start Date: 12/05/2003<br>Expiry Date: 31/03/2016<br>Issue No: 1<br>Version Start Date: 01/04/2006<br>Version End Date: -     |
| -  | 1860m NE | Status: Historical<br>Licence No: 28/39/23/0199/TR<br>Details: Transfer Between Sources (Post Water Act 2003)<br>Direct Source: THAMES SURFACE WATER - NON TIDAL<br>Point: RIVER THAMES - CHRISTCHURCH MEADOWS<br>Data Type: Point<br>Name: READING BOROUGH COUNCIL<br>Easting: 471440<br>Northing: 174450 | Annual Volume (m <sup>3</sup> ): 1752000<br>Max Daily Volume (m <sup>3</sup> ): 4800<br>Original Application No: -<br>Original Start Date: 10/09/2008<br>Expiry Date: 31/03/2016<br>Issue No: 1<br>Version Start Date: 10/09/2008<br>Version End Date: -   |
| -  | 1922m E  | Status: Historical<br>Licence No: 28/39/22/0594<br>Details: Lake & Pond Throughflow<br>Direct Source: THAMES SURFACE WATER - NON TIDAL<br>Point: THE ORACLE CENTRE, READING<br>Data Type: Point<br>Name: ORACLE SHOPPING CENTRE LTD<br>Easting: 471590<br>Northing: 173150                                 | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 16/02/2000<br>Expiry Date: -<br>Issue No: 1<br>Version Start Date: 16/02/2000<br>Version End Date: -                     |
| -  | 1922m E  | Status: Historical<br>Licence No: 28/39/22/0594<br>Details: Lake & Pond Throughflow<br>Direct Source: THAMES SURFACE WATER - NON TIDAL<br>Point: ST.GILES STREAM AT THE ORACLE CENTRE, READING<br>Data Type: Point<br>Name: ORACLE SHOPPING CENTRE LTD<br>Easting: 471590<br>Northing: 173150              | Annual Volume (m <sup>3</sup> ): 737856<br>Max Daily Volume (m <sup>3</sup> ): 2016<br>Original Application No: NPS/WR/033582<br>Original Start Date: 16/02/2000<br>Expiry Date: -<br>Issue No: 2<br>Version Start Date: 09/03/2020<br>Version End Date: - |

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



## 5.8 Potable abstractions

### Records within 2000m

6

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 53](#) >

| ID | Location | Details                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                  |
|----|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A  | 215m N   | Status: Historical<br>Licence No: 28/39/23/0181<br>Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services<br>Direct Source: THAMES GROUNDWATER<br>Point: BATTLE HOSPITAL, OXFORD ROAD, READING<br>Data Type: Point<br>Name: WEST BERKSHIRE HEALTH AUTHORITY<br>Easting: 469800<br>Northing: 173900 | Annual Volume (m <sup>3</sup> ): 136875<br>Max Daily Volume (m <sup>3</sup> ): 400<br>Original Application No: -<br>Original Start Date: 17/01/1992<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 07/01/1999<br>Version End Date: -  |
| -  | 1141m NW | Status: Historical<br>Licence No: 28/39/23/0131<br>Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services<br>Direct Source: THAMES GROUNDWATER<br>Point: SCOURS LANE, READING<br>Data Type: Point<br>Name: PRUDENTIAL IBIS CLUB<br>Easting: 468900<br>Northing: 174500                             | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 14/01/1967<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/05/1992<br>Version End Date: -         |
| -  | 1228m E  | Status: Active<br>Licence No: 28/39/23/0167<br>Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services<br>Direct Source: THAMES GROUNDWATER<br>Point: MEADOW ROAD, READING, BERKSHIRE<br>Data Type: Point<br>Name: MANROSE MANUFACTURING LTD<br>Easting: 470900<br>Northing: 174100                 | Annual Volume (m <sup>3</sup> ): 90920<br>Max Daily Volume (m <sup>3</sup> ): 727.4<br>Original Application No: -<br>Original Start Date: 23/01/1990<br>Expiry Date: -<br>Issue No: 101<br>Version Start Date: 30/06/2006<br>Version End Date: - |



| ID | Location | Details                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                  |
|----|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| -  | 1228m E  | Status: Historical<br>Licence No: 28/39/23/0041<br>Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services<br>Direct Source: THAMES GROUNDWATER<br>Point: CARDIFF ROAD, READING, BERKSHIRE<br>Data Type: Point<br>Name: COX & WYMAN LTD<br>Easting: 470900<br>Northing: 174100                  | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 11/07/1966<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 11/07/1966<br>Version End Date: -         |
| -  | 1290m NW | Status: Historical<br>Licence No: 28/39/23/0176<br>Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services<br>Direct Source: THAMES GROUNDWATER<br>Point: SCOURS LANE, READING TOWN F.C, READING<br>Data Type: Point<br>Name: READING TOWN FOOTBALL CLUB<br>Easting: 468700<br>Northing: 174500 | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 30/09/1994<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 30/09/1994<br>Version End Date: -         |
| -  | 1470m E  | Status: Active<br>Licence No: 28/39/23/0042<br>Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services<br>Direct Source: THAMES GROUNDWATER<br>Point: CHEAPSIDE, READING, BERKSHIRE<br>Data Type: Point<br>Name: PRIMARK STORES LIMITED<br>Easting: 471200<br>Northing: 173500                  | Annual Volume (m <sup>3</sup> ): 14933<br>Max Daily Volume (m <sup>3</sup> ): 40.91<br>Original Application No: -<br>Original Start Date: 11/07/1966<br>Expiry Date: -<br>Issue No: 101<br>Version Start Date: 01/04/2008<br>Version End Date: - |

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

## 5.9 Source Protection Zones

|                            |          |
|----------------------------|----------|
| <b>Records within 500m</b> | <b>0</b> |
|----------------------------|----------|

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

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



## 5.10 Source Protection Zones (confined aquifer)

Records within 500m

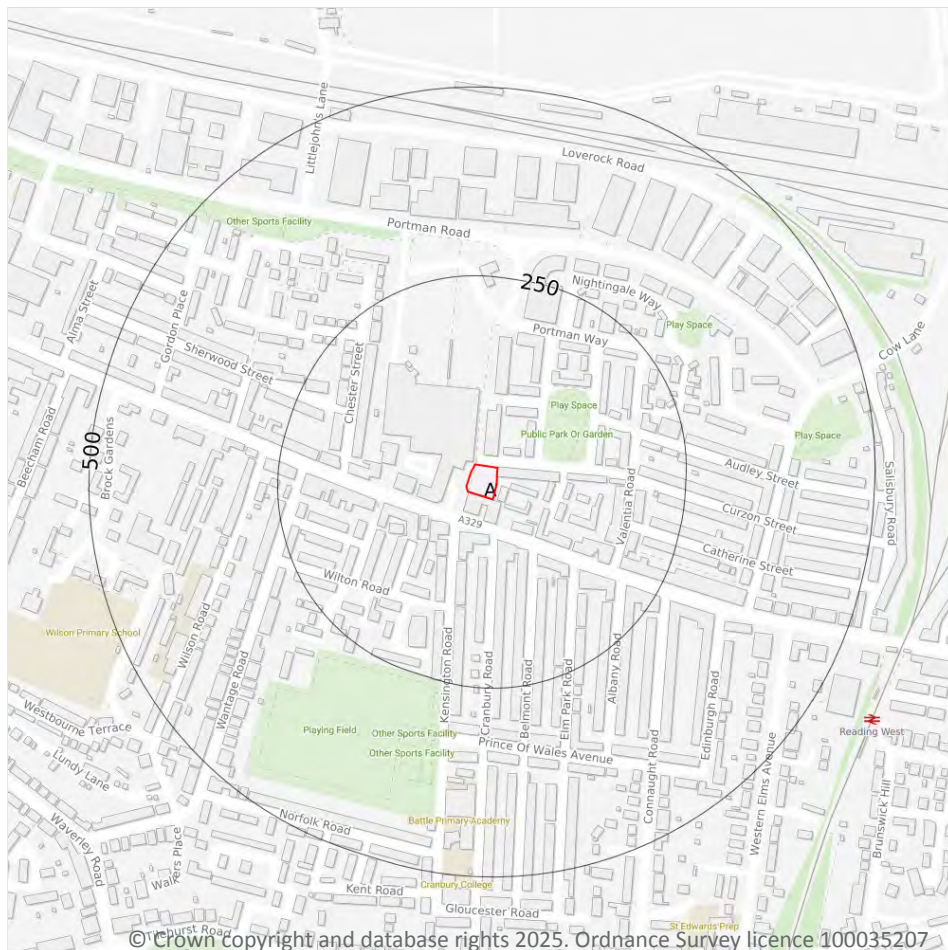
0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

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



## 6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ⋯ WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

### 6.1 Water Network (OS MasterMap)

Records within 250m

0

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

*This data is sourced from the Ordnance Survey.*

### 6.2 Surface water features

Records within 250m

0

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.



*This data is sourced from the Ordnance Survey.*

## 6.3 WFD Surface water body catchments

### Records on site

1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on [page 63](#) >

| ID | Location | Type  | Water body catchment            | Water body ID  | Operational catchment | Management catchment       |
|----|----------|-------|---------------------------------|----------------|-----------------------|----------------------------|
| A  | On site  | River | Thames Wallingford to Caversham | GB106039030331 | Chilterns South       | Thames and Chilterns South |

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

## 6.4 WFD Surface water bodies

### Records identified

1

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on [page 63](#) >

| ID | Location | Type  | Name                            | Water body ID                    | Overall rating | Chemical rating | Ecological rating | Year |
|----|----------|-------|---------------------------------|----------------------------------|----------------|-----------------|-------------------|------|
| -  | 1263m N  | River | Thames Wallingford to Caversham | <a href="#">GB106039030331</a> ↗ | Moderate       | Fail            | Moderate          | 2019 |

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



## 6.5 WFD Groundwater bodies

### Records on site

**1**

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

Features are displayed on the Hydrology map on [page 63](#) >

| ID | Location | Name                  | Water body ID                    | Overall rating | Chemical rating | Quantitative | Year |
|----|----------|-----------------------|----------------------------------|----------------|-----------------|--------------|------|
| A  | On site  | Berkshire Downs Chalk | <a href="#">GB40601G600900</a> ↗ | Poor           | Poor            | Poor         | 2019 |

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



## 7 River and coastal flooding



- Site Outline
- Search buffers in metres (m)
- River and coastal flooding:
  - High
  - Medium
  - Low
  - Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

### 7.1 Risk of flooding from rivers and the sea

#### Records within 50m

0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

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



## 7.2 Historical Flood Events

### Records within 250m

**1**

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

Features are displayed on the River and coastal flooding map on [page 66](#) >

| ID | Location | Event name        | Date of flood            | Flood source | Flood cause                                    | Type of flood |
|----|----------|-------------------|--------------------------|--------------|------------------------------------------------|---------------|
| 1  | 121m NE  | 06marchspring1947 | 1947-01-01<br>1947-12-12 | Main river   | Channel capacity exceeded (no raised defences) | Fluvial       |

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

## 7.3 Flood Defences

### Records within 250m

**0**

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

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

## 7.4 Areas Benefiting from Flood Defences

### Records within 250m

**0**

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

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

## 7.5 Flood Storage Areas

### Records within 250m

**0**

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

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



## River and coastal flooding - Flood Zones

### 7.6 Flood Zone 2

Records within 50m

0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

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

### 7.7 Flood Zone 3

Records within 50m

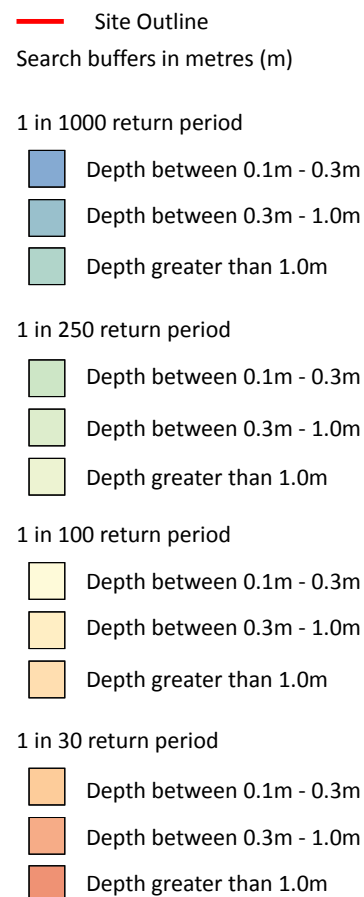
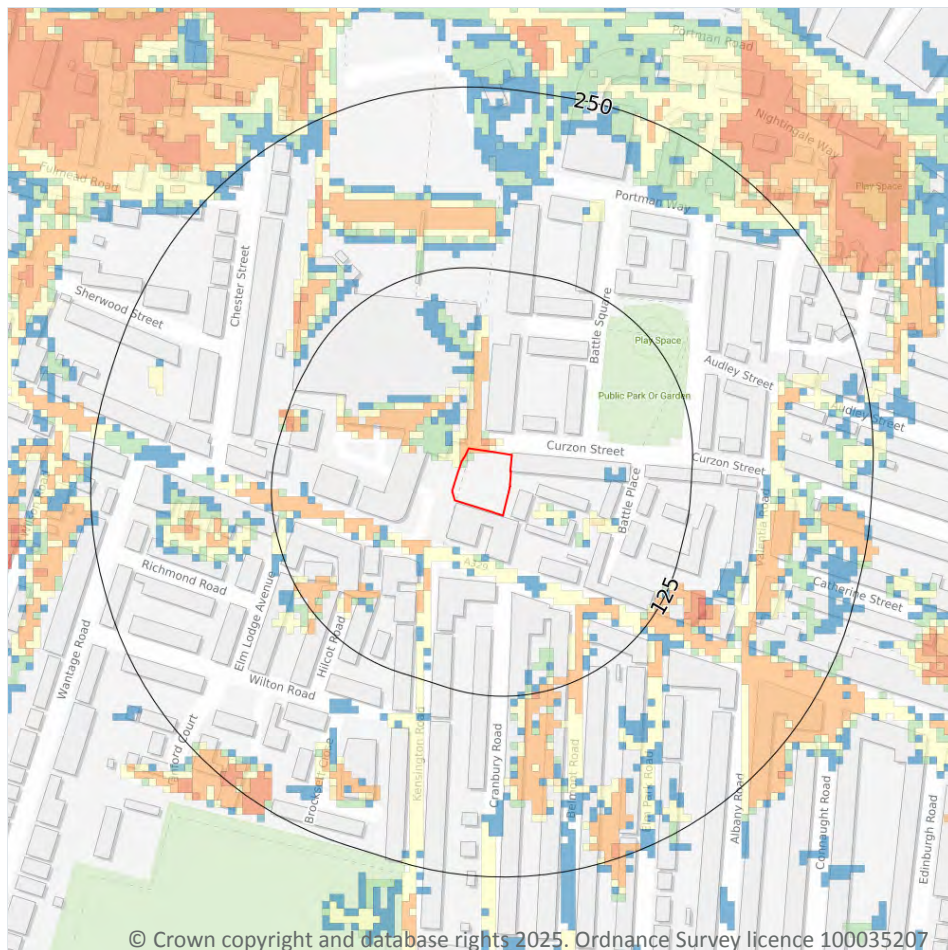
0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

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



## 8 Surface water flooding



### 8.1 Surface water flooding

**Highest risk on site**

**1 in 30 year, 0.1m - 0.3m**

**Highest risk within 50m**

**1 in 30 year, 0.3m - 1.0m**

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on [page 69](#) >

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

The table below shows the maximum flood depths for a range of return periods for the site.

| Return period  | Maximum modelled depth |
|----------------|------------------------|
| 1 in 1000 year | Between 0.1m and 0.3m  |
| 1 in 250 year  | Between 0.1m and 0.3m  |
| 1 in 100 year  | Between 0.1m and 0.3m  |
| 1 in 30 year   | Between 0.1m and 0.3m  |

*This data is sourced from Ambiantal Risk Analytics.*



## 9 Groundwater flooding



— Site Outline  
Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

### 9.1 Groundwater flooding

**Highest risk on site**

**Moderate-High**

**Highest risk within 50m**

**Moderate-High**

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on [page 71](#) >

*This data is sourced from Ambiantal Risk Analytics.*

## 10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- + Local Nature Reserves (LNR)

### 10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

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

## 10.2 Conserved wetland sites (Ramsar sites)

**Records within 2000m****0**

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

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

## 10.3 Special Areas of Conservation (SAC)

**Records within 2000m****0**

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

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

## 10.4 Special Protection Areas (SPA)

**Records within 2000m****0**

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

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

## 10.5 National Nature Reserves (NNR)

**Records within 2000m****0**

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

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

## 10.6 Local Nature Reserves (LNR)

Records within 2000m

5

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

Features are displayed on the Environmental designations map on [page 72 >](#)

| ID | Location | Name            | Data source     |
|----|----------|-----------------|-----------------|
| 1  | 1286m SW | Lousehill Copse | Natural England |
| -  | 1386m W  | Lousehill Copse | Natural England |
| -  | 1677m W  | Mcilroy Park    | Natural England |
| -  | 1803m W  | Round Copse     | Natural England |
| -  | 1806m W  | Lousehill Copse | Natural England |

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

## 10.7 Designated Ancient Woodland

Records within 2000m

0

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

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

## 10.8 Biosphere Reserves

Records within 2000m

0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

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



## 10.9 Forest Parks

**Records within 2000m****0**

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

*This data is sourced from the Forestry Commission.*

## 10.10 Marine Conservation Zones

**Records within 2000m****0**

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

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

## 10.11 Green Belt

**Records within 2000m****0**

Areas designated to prevent urban sprawl by keeping land permanently open.

*This data is sourced from the Ministry of Housing, Communities and Local Government.*

## 10.12 Proposed Ramsar sites

**Records within 2000m****0**

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

*This data is sourced from Natural England.*

## 10.13 Possible Special Areas of Conservation (pSAC)

**Records within 2000m****0**

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

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



## 10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

*This data is sourced from Natural England.*

## 10.15 Nitrate Sensitive Areas

Records within 2000m

0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

*This data is sourced from Natural England.*

## 10.16 Nitrate Vulnerable Zones

Records within 2000m

1

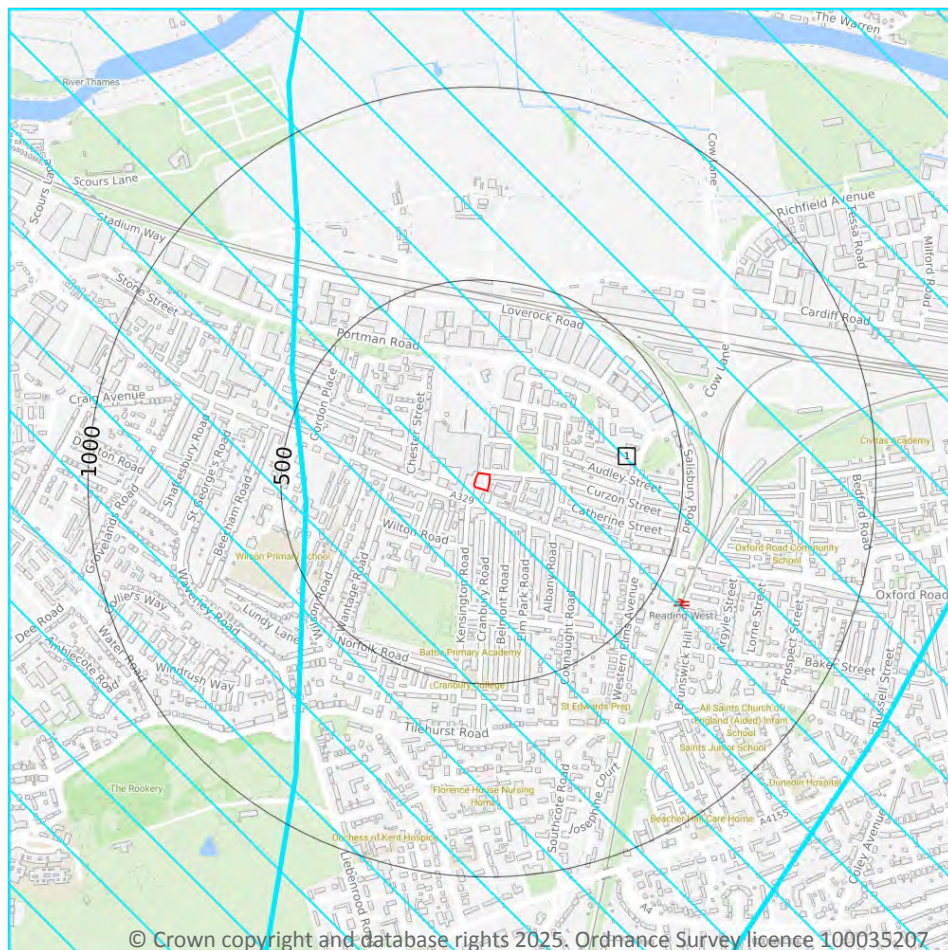
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

| Location | Name                                | Type          | NVZ ID | Status   |
|----------|-------------------------------------|---------------|--------|----------|
| On site  | Thames Wallingford to Caversham NVZ | Surface Water | 481    | Existing |

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



## SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

### 10.17 SSSI Impact Risk Zones

#### Records on site

1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on [page 77 >](#)

| ID | Location | Type of developments requiring consultation                                                                                                                                                                                                                                     |
|----|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | On site  | <a href="https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0000000630000&amp;notes=&amp;location=470365,174453%20(IRZ%20polygon%20centre)">https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0000000630000&amp;notes=&amp;location=470365,174453%20(IRZ%20polygon%20centre)</a> |

This data is sourced from Natural England.



## 10.18 SSSI Units

Records within 2000m

0

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

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



## 11 Visual and cultural designations



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

### 11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

*This data is sourced from Historic England, Cadw and Historic Environment Scotland.*



## 11.2 Area of Outstanding Natural Beauty

**Records within 250m****0**

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

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

## 11.3 National Parks

**Records within 250m****0**

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

*This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.*

## 11.4 Listed Buildings

**Records within 250m****3**

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

Features are displayed on the Visual and cultural designations map on [page 79 >](#)

| ID | Location | Name                | Grade | Reference Number | Listed date |
|----|----------|---------------------|-------|------------------|-------------|
| 1  | 82m W    | West Branch Library | II    | 1302878          | 14/12/1978  |
| 2  | 121m W   | 450, Oxford Road    | II    | 1113552          | 21/01/1976  |
| 3  | 215m SW  | Elm Lodge           | II    | 1113616          | 21/01/1976  |

*This data is sourced from Historic England, Cadw and Historic Environment Scotland.*



## 11.5 Conservation Areas

Records within 250m

0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

*This data is sourced from Historic England, Cadw and Historic Environment Scotland.*

## 11.6 Scheduled Ancient Monuments

Records within 250m

0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

*This data is sourced from Historic England, Cadw and Historic Environment Scotland.*

## 11.7 Registered Parks and Gardens

Records within 250m

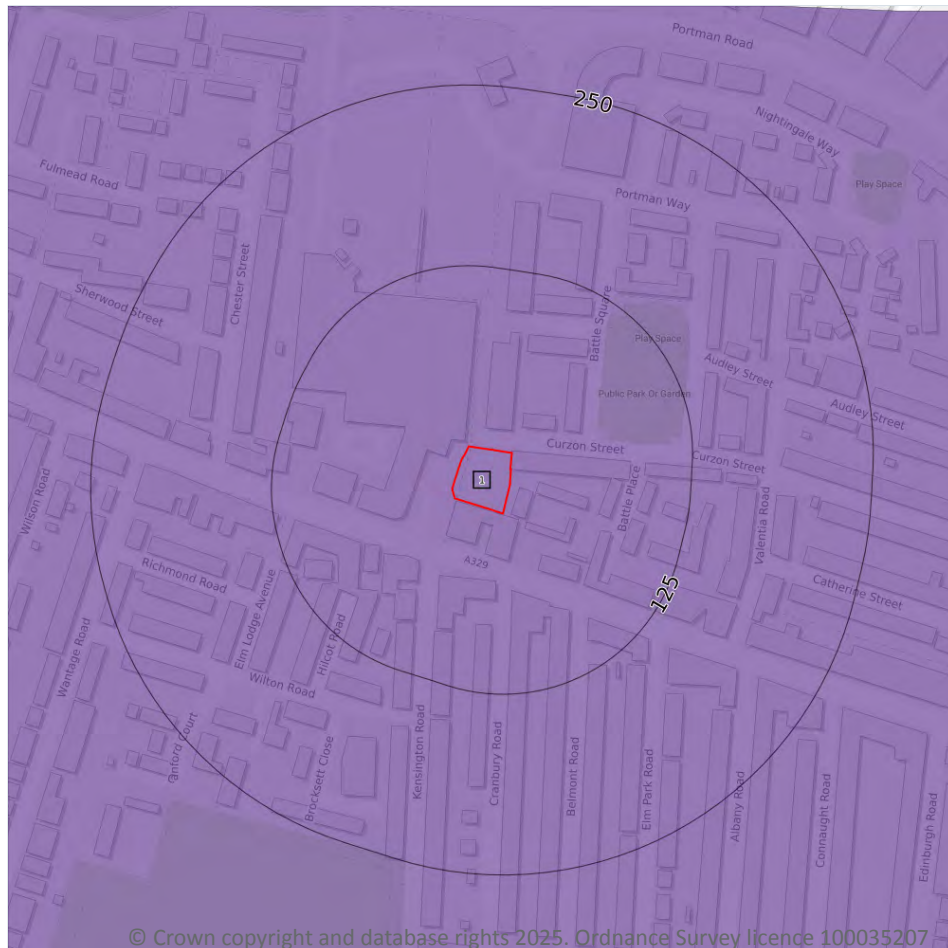
0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

*This data is sourced from Historic England, Cadw and Historic Environment Scotland.*



## 12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

### 12.1 Agricultural Land Classification

Records within 250m

1

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on [page 82](#) >

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

This data is sourced from Natural England.



## 12.2 Open Access Land

Records within 250m

0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

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

## 12.3 Tree Felling Licences

Records within 250m

0

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

*This data is sourced from the Forestry Commission.*

## 12.4 Environmental Stewardship Schemes

Records within 250m

0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

*This data is sourced from Natural England.*

## 12.5 Countryside Stewardship Schemes

Records within 250m

0

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

*This data is sourced from Natural England.*

## 13 Habitat designations

### 13.1 Priority Habitat Inventory

**Records within 250m****0**

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

*This data is sourced from Natural England.*

### 13.2 Habitat Networks

**Records within 250m****0**

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

*This data is sourced from Natural England.*

### 13.3 Open Mosaic Habitat

**Records within 250m****0**

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

*This data is sourced from Natural England.*

### 13.4 Limestone Pavement Orders

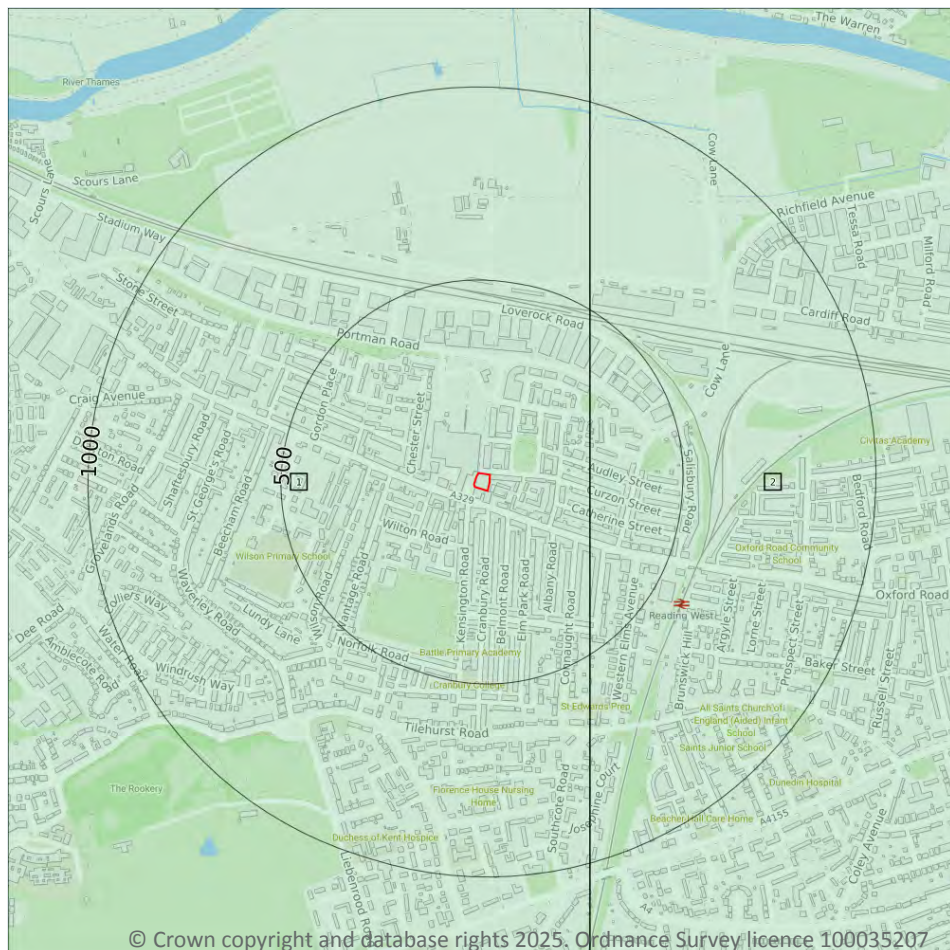
**Records within 250m****0**

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

*This data is sourced from Natural England.*



## 14 Geology 1:10,000 scale - Availability



- Site Outline**
- Search buffers in metres (m)**
- Full coverage
  - Partial coverage
  - No coverage

### 14.1 10k Availability

#### Records within 500m

2

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

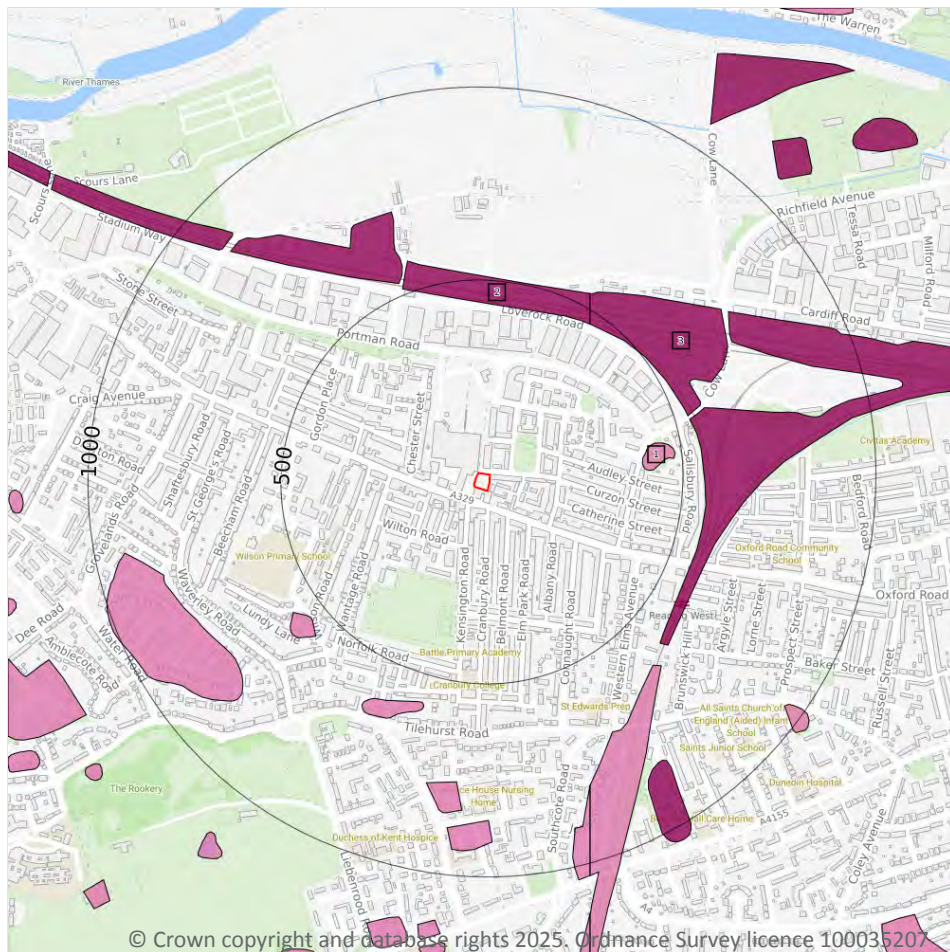
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 85](#) >

| ID | Location | Artificial | Superficial | Bedrock | Mass movement | Sheet No. |
|----|----------|------------|-------------|---------|---------------|-----------|
| 1  | On site  | Full       | Full        | Full    | No coverage   | SU67SE    |
| 2  | 259m E   | Full       | Full        | Full    | No coverage   | SU77SW    |

*This data is sourced from the British Geological Survey.*



## Geology 1:10,000 scale - Artificial and made ground



- Site Outline**
- Search buffers in metres (m)**
- Reclaimed ground
  - Made ground
  - Worked ground
  - Infilled ground
  - Disturbed ground
  - Landscaped ground

### 14.2 Artificial and made ground (10k)

#### Records within 500m

3

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

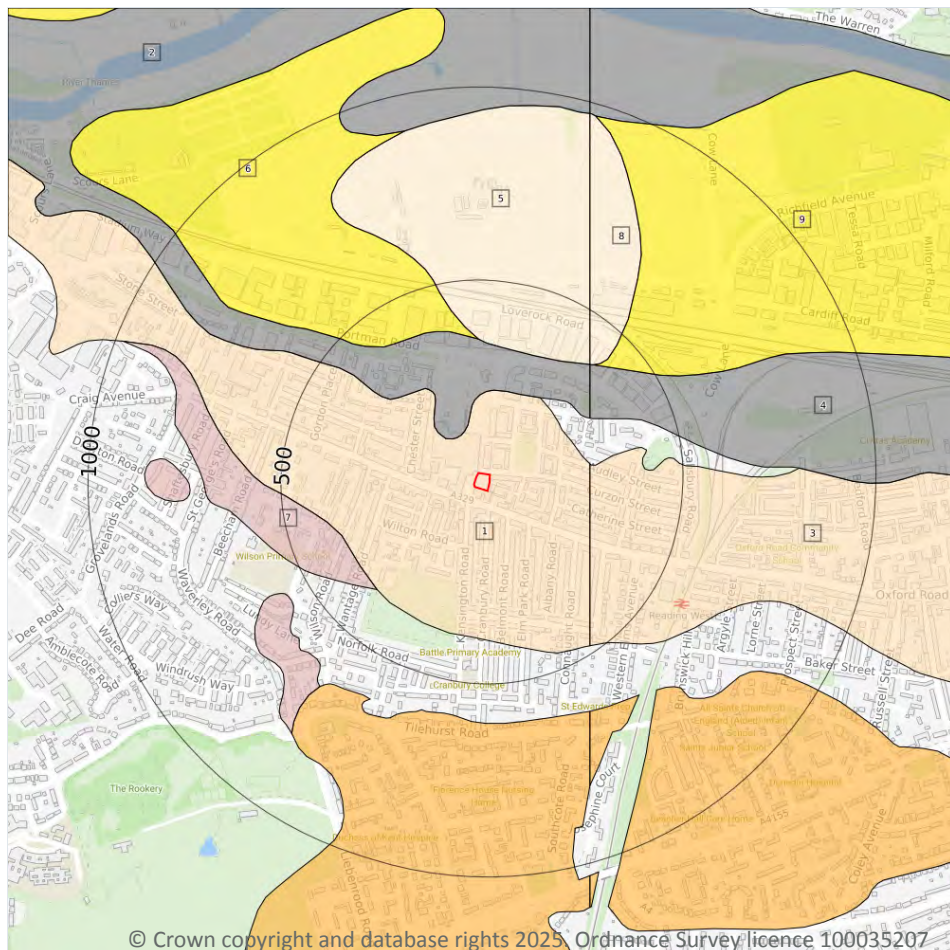
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 86](#) >

| ID | Location | LEX Code  | Description               | Rock description   |
|----|----------|-----------|---------------------------|--------------------|
| 1  | 396m E   | WGR-VOID  | Worked Ground (Undivided) | Void               |
| 2  | 437m N   | MGR-ARTDP | Made Ground (Undivided)   | Artificial Deposit |
| 3  | 468m NE  | MGR-ARTDP | Made Ground (Undivided)   | Artificial Deposit |

This data is sourced from the British Geological Survey.



## Geology 1:10,000 scale - Superficial



**Site Outline**

**Search buffers in metres (m)**

**Landslip (10k)**

**Superficial geology (10k)**  
Please see table for more details.

### 14.3 Superficial geology (10k)

#### Records within 500m

9

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 87](#) >

| ID | Location | LEX Code | Description                                          | Rock description |
|----|----------|----------|------------------------------------------------------|------------------|
| 1  | On site  | TPGR-XSV | Taplow Gravel Formation - Sand And Gravel            | Sand And Gravel  |
| 2  | 107m NW  | ALV-Z    | Alluvium - Silt (unlithified Deposits Coding Scheme) | Silt             |
| 3  | 259m E   | TPGR-XSV | Taplow Gravel Formation - Sand And Gravel            | Sand And Gravel  |
| 4  | 298m NE  | ALV-Z    | Alluvium - Silt (unlithified Deposits Coding Scheme) | Silt             |



| ID | Location | LEX Code   | Description                                     | Rock description            |
|----|----------|------------|-------------------------------------------------|-----------------------------|
| 5  | 327m N   | KPGR-XSV   | Kempton Park Gravel Formation - Sand And Gravel | Sand And Gravel             |
| 6  | 347m N   | LASI-XCZ   | Langley Silt Member - Clay And Silt             | Clay And Silt               |
| 7  | 360m SW  | HEAD-XVSZC | Head - Gravel, Sand, Silt And Clay              | Gravel, Sand, Silt And Clay |
| 8  | 386m NE  | KPGR-XSV   | Kempton Park Gravel Formation - Sand And Gravel | Sand And Gravel             |
| 9  | 391m NE  | LASI-XCZ   | Langley Silt Member - Clay And Silt             | Clay And Silt               |

*This data is sourced from the British Geological Survey.*

## 14.4 Landslip (10k)

**Records within 500m**

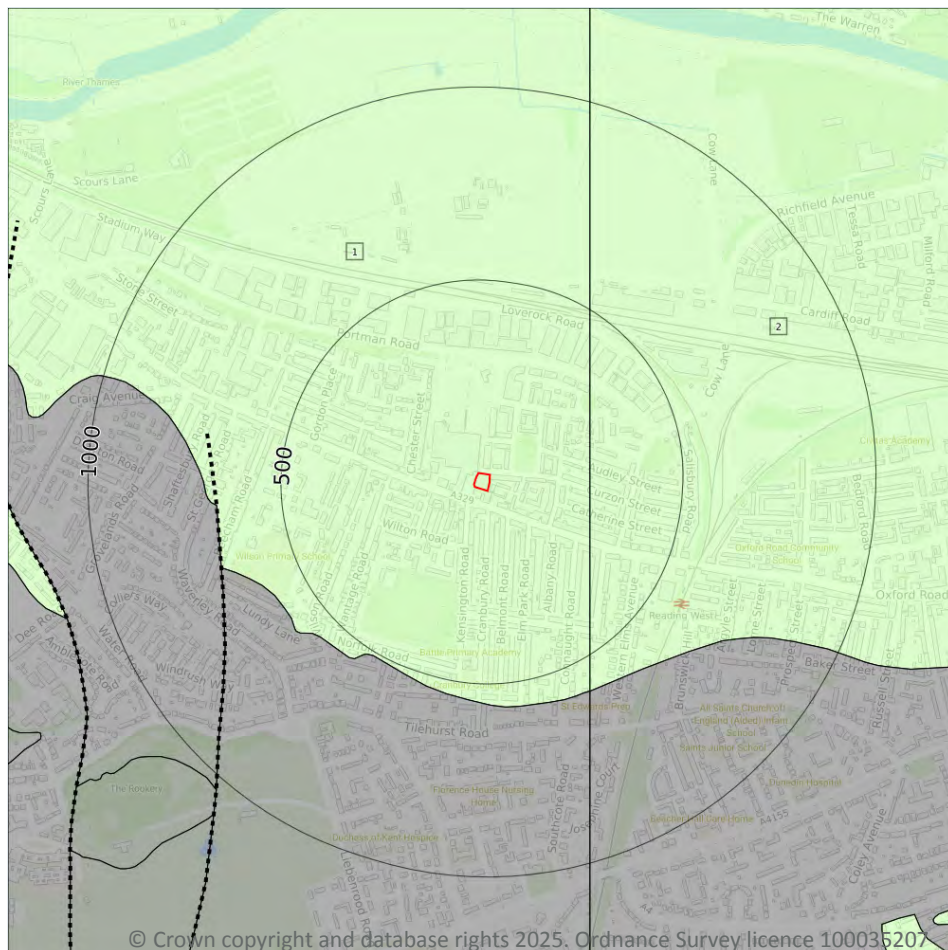
**0**

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

*This data is sourced from the British Geological Survey.*



## Geology 1:10,000 scale - Bedrock



**— Site Outline**

**Search buffers in metres (m)**

**.... Bedrock faults and other linear features (10k)**

**Bedrock geology (10k)**  
Please see table for more details.

### 14.5 Bedrock geology (10k)

#### Records within 500m

2

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 89](#) >

| ID | Location | LEX Code   | Description                                                                                                    | Rock age                     |
|----|----------|------------|----------------------------------------------------------------------------------------------------------------|------------------------------|
| 1  | On site  | LSNCK-CHLK | Lewes Nodular Chalk Formation, Seaford Chalk Formation And Newhaven Chalk Formation (undifferentiated) - Chalk | Campanian Age - Turonian Age |
| 2  | 259m E   | LSNCK-CHLK | Lewes Nodular Chalk Formation, Seaford Chalk Formation And Newhaven Chalk Formation (undifferentiated) - Chalk | Campanian Age - Turonian Age |

This data is sourced from the British Geological Survey.



## 14.6 Bedrock faults and other linear features (10k)

Records within 500m

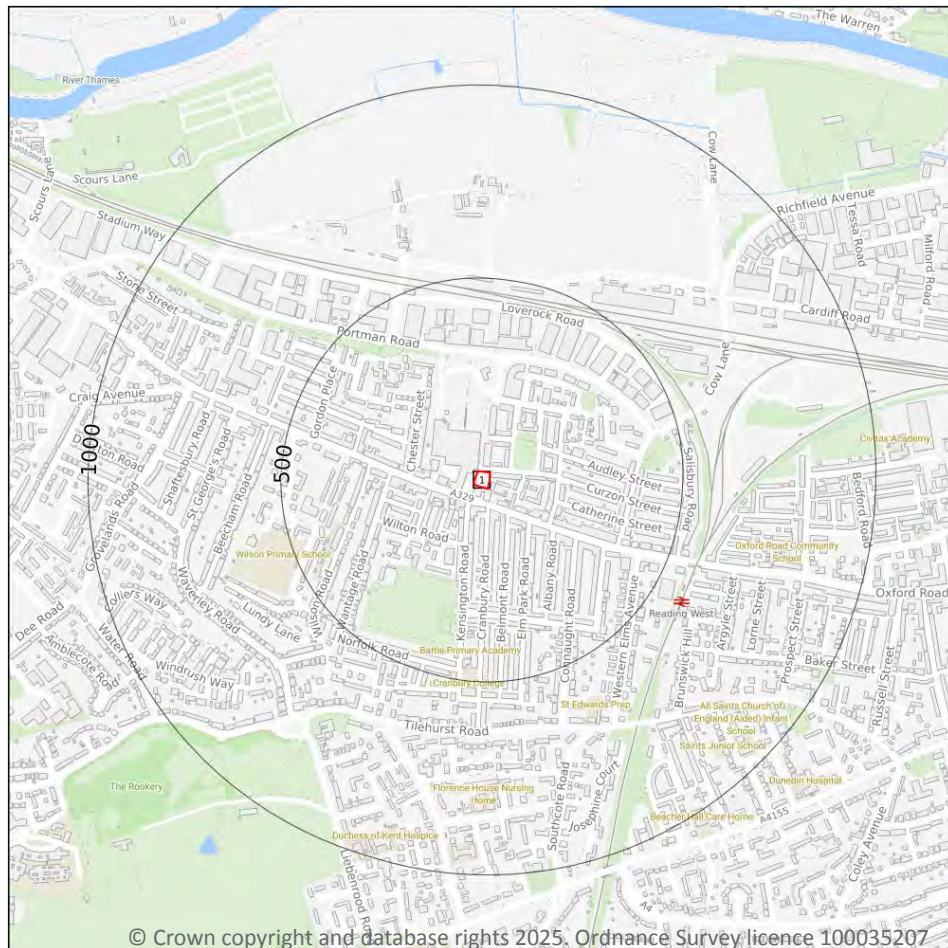
0

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

*This data is sourced from the British Geological Survey.*



## 15 Geology 1:50,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- Geological map tile

### 15.1 50k Availability

#### Records within 500m

1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 91](#) >

| ID | Location | Artificial | Superficial | Bedrock | Mass movement | Sheet No.        |
|----|----------|------------|-------------|---------|---------------|------------------|
| 1  | On site  | Full       | Full        | Full    | No coverage   | EW268_reading_v4 |

*This data is sourced from the British Geological Survey.*



## Geology 1:50,000 scale - Artificial and made ground

### 15.2 Artificial and made ground (50k)

Records within 500m

0

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

*This data is sourced from the British Geological Survey.*

### 15.3 Artificial ground permeability (50k)

Records within 50m

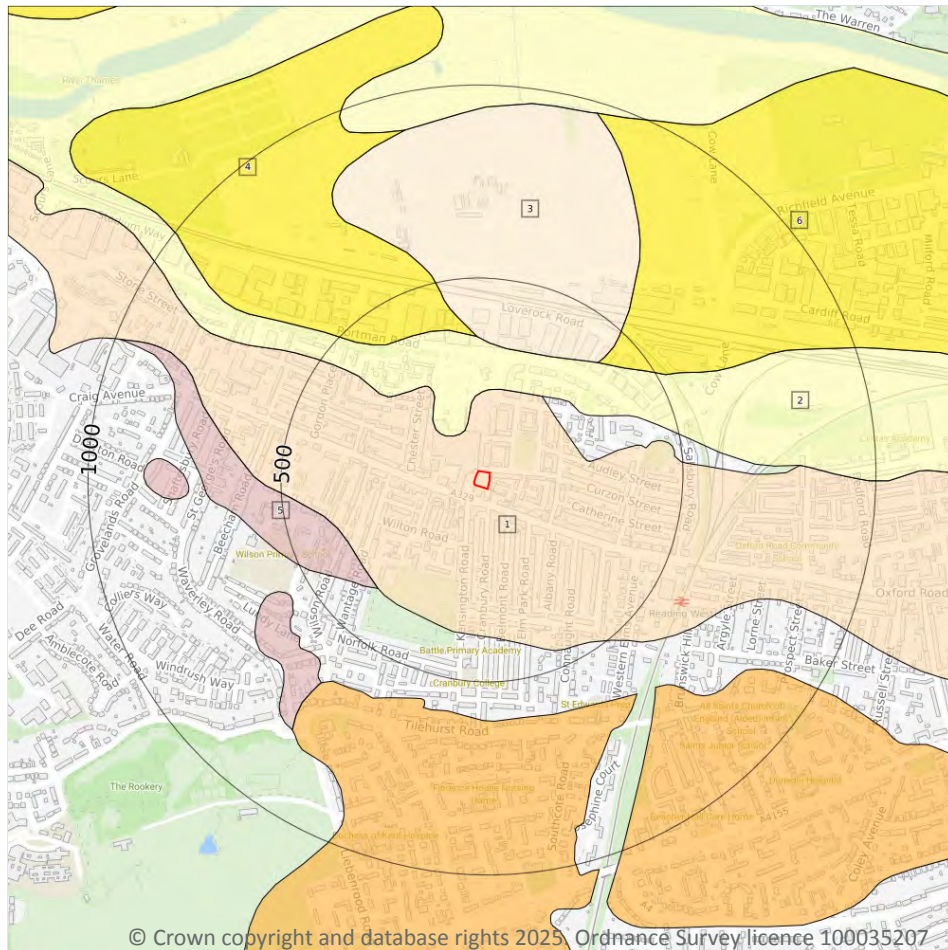
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

*This data is sourced from the British Geological Survey.*



## Geology 1:50,000 scale - Superficial



**Site Outline**

Search buffers in metres (m)

**Landslip (50k)**

**Superficial geology (50k)**  
Please see table for more details.

### 15.4 Superficial geology (50k)

#### Records within 500m

6

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 93](#) >

| ID | Location | LEX Code  | Description                | Rock description            |
|----|----------|-----------|----------------------------|-----------------------------|
| 1  | On site  | TPGR-XSV  | TAPLOW GRAVEL MEMBER       | SAND AND GRAVEL             |
| 2  | 107m NW  | ALV-XCZSV | ALLUVIUM                   | CLAY, SILT, SAND AND GRAVEL |
| 3  | 324m N   | KPGR-XSV  | KEMPTON PARK GRAVEL MEMBER | SAND AND GRAVEL             |
| 4  | 349m N   | LASI-XCZ  | LANGLEY SILT MEMBER        | CLAY AND SILT               |



| ID | Location | LEX Code   | Description         | Rock description            |
|----|----------|------------|---------------------|-----------------------------|
| 5  | 357m SW  | HEAD-XVSZC | HEAD                | GRAVEL, SAND, SILT AND CLAY |
| 6  | 400m NE  | LASI-XCZ   | LANGLEY SILT MEMBER | CLAY AND SILT               |

*This data is sourced from the British Geological Survey.*

## 15.5 Superficial permeability (50k)

**Records within 50m** **1**

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

| Location | Flow type     | Maximum permeability | Minimum permeability |
|----------|---------------|----------------------|----------------------|
| On site  | Intergranular | Very High            | High                 |

*This data is sourced from the British Geological Survey.*

## 15.6 Landslip (50k)

**Records within 500m** **0**

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

*This data is sourced from the British Geological Survey.*

## 15.7 Landslip permeability (50k)

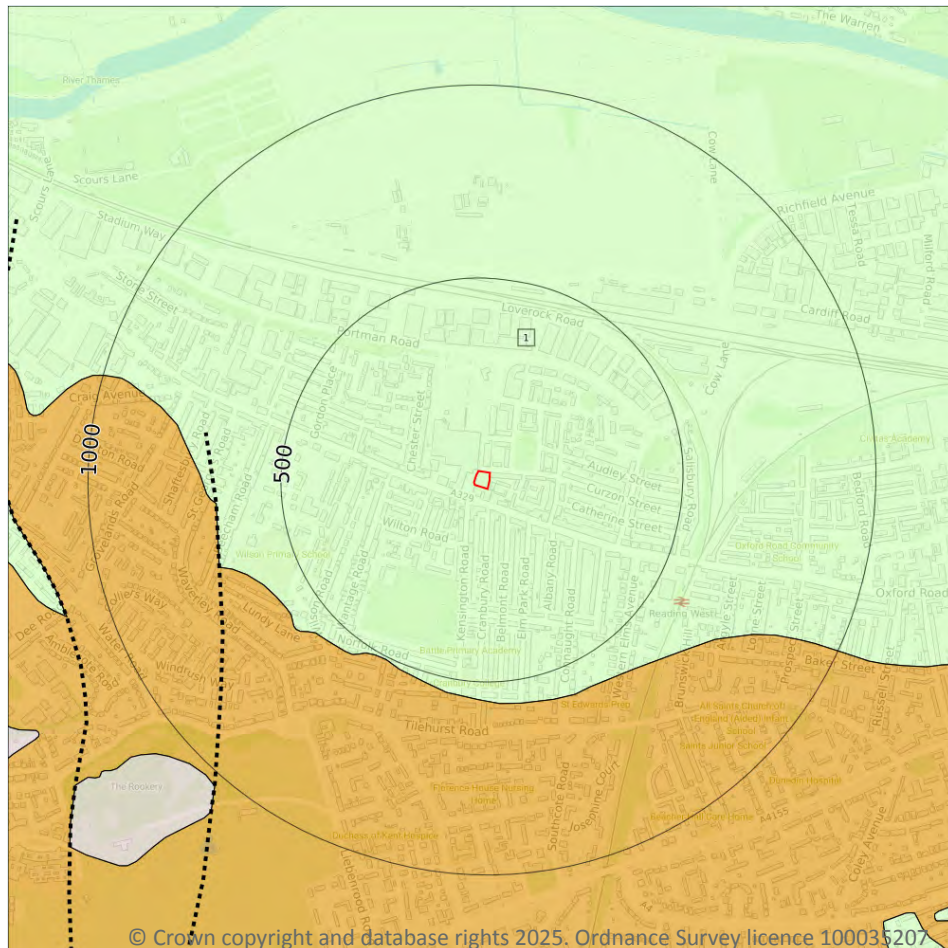
**Records within 50m** **0**

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

*This data is sourced from the British Geological Survey.*



## Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (50k)

Bedrock geology (50k)  
Please see table for more details.

### 15.8 Bedrock geology (50k)

Records within 500m

1

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 95](#) >

| ID | Location | LEX Code  | Description                                                                     | Rock age  |
|----|----------|-----------|---------------------------------------------------------------------------------|-----------|
| 1  | On site  | SNCK-CHLK | SEAFORD CHALK FORMATION AND NEWHAVEN CHALK FORMATION (UNDIFFERENTIATED) - CHALK | CONIACIAN |

*This data is sourced from the British Geological Survey.*



## 15.9 Bedrock permeability (50k)

### Records within 50m

**1**

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

| Location | Flow type | Maximum permeability | Minimum permeability |
|----------|-----------|----------------------|----------------------|
| On site  | Fracture  | Very High            | Very High            |

*This data is sourced from the British Geological Survey.*

## 15.10 Bedrock faults and other linear features (50k)

### Records within 500m

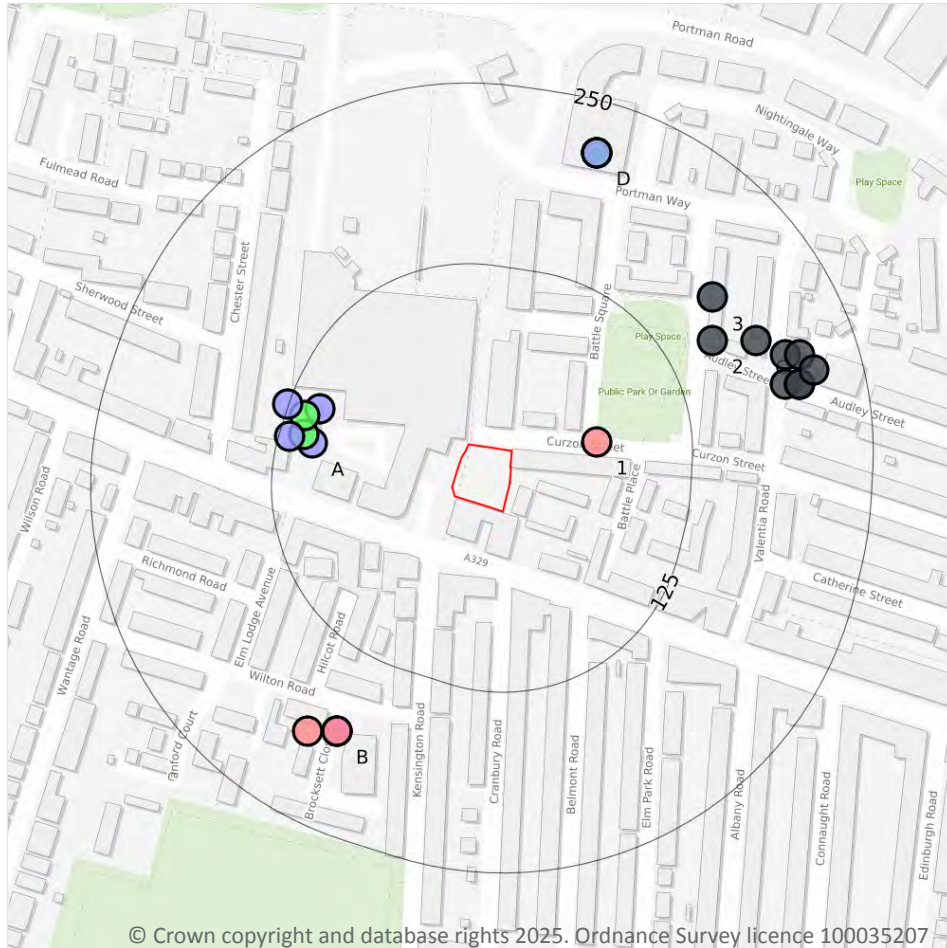
**0**

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

*This data is sourced from the British Geological Survey.*



## 16 Boreholes



- Site Outline**
- Search buffers in metres (m)**
- Confidential
  - 0 - 10m
  - 10 - 30m
  - 30m+
  - Unknown

### 16.1 BGS Boreholes

#### Records within 250m

25

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

Features are displayed on the Boreholes map on [page 97](#) >

| ID | Location | Grid reference | Name                                   | Length | Confidential | Web link                   |
|----|----------|----------------|----------------------------------------|--------|--------------|----------------------------|
| 1  | 59m E    | 469800 173700  | BATTLE HOSPITAL READING                | 45.72  | N            | <a href="#">423518</a> ↗   |
| A  | 101m W   | 469603 173699  | EMMANUEL METHODIST CHURCH READING TP 6 | 2.2    | N            | <a href="#">15637513</a> ↗ |

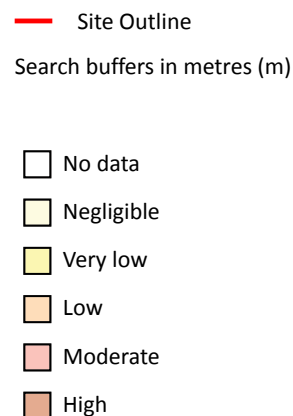
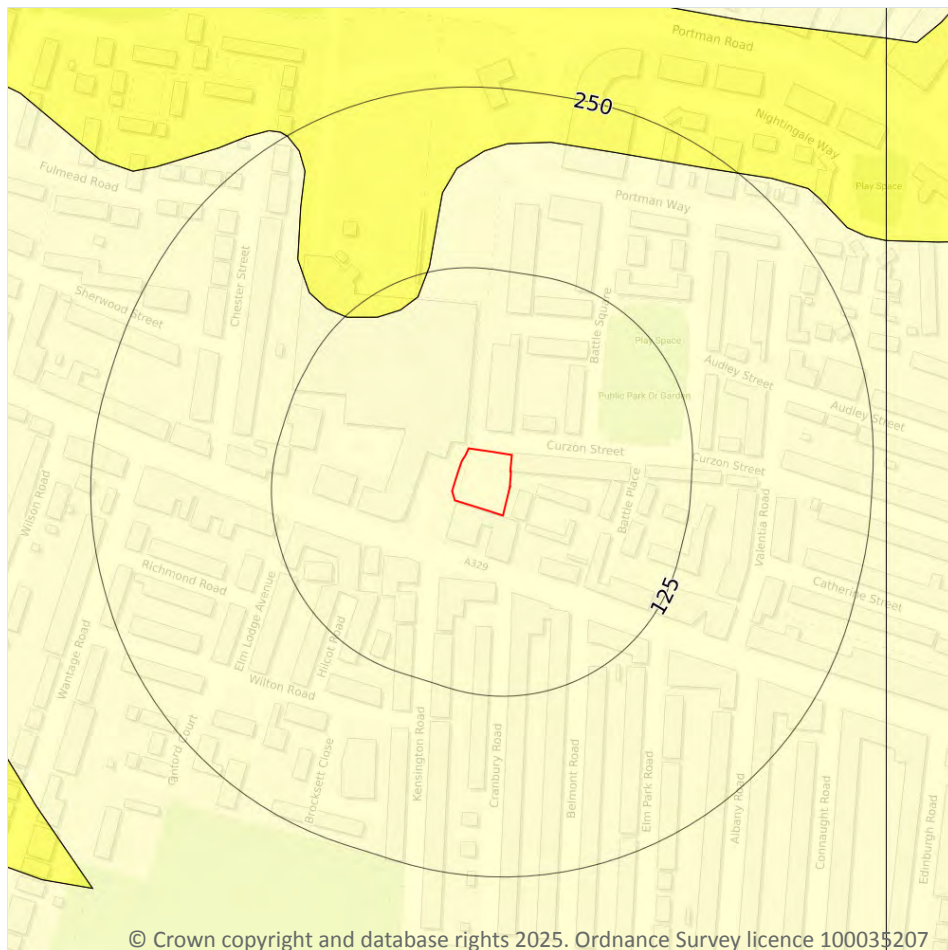


| ID | Location | Grid reference | Name                                   | Length | Confidential | Web link                   |
|----|----------|----------------|----------------------------------------|--------|--------------|----------------------------|
| A  | 104m W   | 469608 173723  | EMMANUEL METHODIST CHURCH READING TP 5 | 2.2    | N            | <a href="#">15637512 ↗</a> |
| A  | 109m W   | 469597 173705  | EMMANUEL METHODIST CHURCH READING 2    | 15.0   | N            | <a href="#">15637509 ↗</a> |
| A  | 112m W   | 469598 173718  | EMMANUEL METHODIST CHURCH READING 1    | 15.0   | N            | <a href="#">15637506 ↗</a> |
| A  | 118m W   | 469587 173704  | EMMANUEL METHODIST CHURCH READING TP 3 | 2.1    | N            | <a href="#">15637510 ↗</a> |
| A  | 126m W   | 469586 173726  | EMMANUEL METHODIST CHURCH READING TP 4 | 2.1    | N            | <a href="#">15637511 ↗</a> |
| 2  | 159m NE  | 469880 173770  | BATTLE HOSPITAL READING TP6            | -      | Y            | N/A                        |
| 3  | 175m NE  | 469880 173800  | BATTLE HOSPITAL READING TP7            | -      | Y            | N/A                        |
| B  | 182m SW  | 469620 173500  | WEST READING LAUNDRY READING           | 30.48  | N            | <a href="#">423479 ↗</a>   |
| B  | 182m SW  | 469620 173500  | WEST READING LAUNDRY                   | 9.14   | N            | <a href="#">423811 ↗</a>   |
| B  | 182m SW  | 469620 173500  | WEST READING LAUNDRY                   | 30.48  | N            | <a href="#">423812 ↗</a>   |
| C  | 185m NE  | 469910 173770  | BATTLE HOSPITAL READING TP5            | -      | Y            | N/A                        |
| B  | 192m SW  | 469600 173500  | WEST READING LAUNDRY                   | 45.72  | N            | <a href="#">423847 ↗</a>   |
| C  | 195m E   | 469930 173740  | BATTLE HOSPITAL READING TP3            | -      | Y            | N/A                        |
| C  | 200m E   | 469930 173760  | BATTLE HOSPITAL READING TP2            | -      | Y            | N/A                        |
| C  | 204m E   | 469940 173740  | BATTLE HOSPITAL READING 1              | -      | Y            | N/A                        |
| C  | 204m E   | 469940 173740  | BATTLE HOSPITAL READING TP4            | -      | Y            | N/A                        |
| C  | 210m E   | 469940 173760  | BATTLE HOSPITAL READING 2              | -      | Y            | N/A                        |
| D  | 215m N   | 469800 173900  | BATTLE HOSPITAL READING 1              | 12.0   | N            | <a href="#">423539 ↗</a>   |
| D  | 215m N   | 469800 173900  | BATTLE HOSPITAL READING 2              | 15.0   | N            | <a href="#">423540 ↗</a>   |
| D  | 215m N   | 469800 173900  | BATTLE HOSPITAL READING 3              | 15.0   | N            | <a href="#">423541 ↗</a>   |
| D  | 215m N   | 469800 173900  | BATTLE HOSPITAL READING 4              | 12.0   | N            | <a href="#">423542 ↗</a>   |
| D  | 215m N   | 469800 173900  | BATTLE HOSPITAL READING 5              | 7.0    | N            | <a href="#">423543 ↗</a>   |
| C  | 216m E   | 469950 173750  | BATTLE HOSPITAL READING TP1            | -      | Y            | N/A                        |

*This data is sourced from the British Geological Survey.*



## 17 Natural ground subsidence - Shrink swell clays



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### 17.1 Shrink swell clays

#### Records within 50m

1

The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 99](#) >

| Location | Hazard rating | Details                                      |
|----------|---------------|----------------------------------------------|
| On site  | Negligible    | Ground conditions predominantly non-plastic. |

*This data is sourced from the British Geological Survey.*



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 No data  
 Negligible  
 Very low  
 Low  
 Moderate  
 High

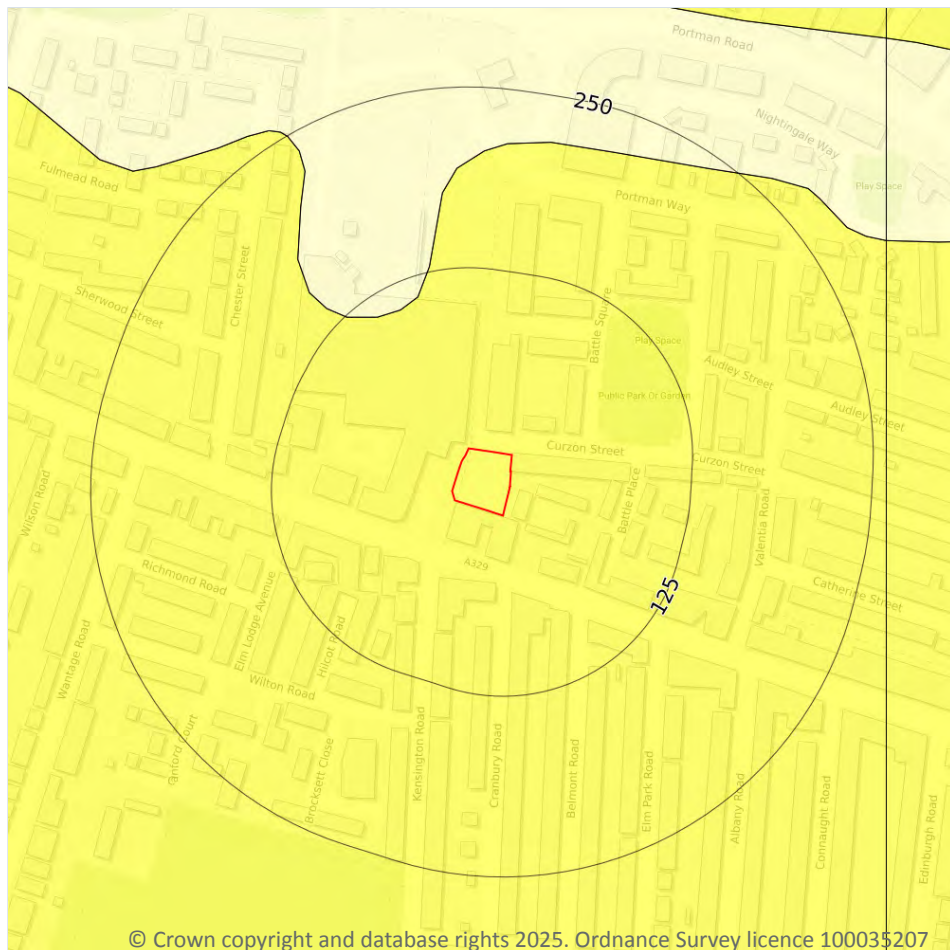
100

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

101

## Natural ground subsidence - Collapsible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
  - ☐ Negligible
  - ☐ Very low
  - ☐ Low
  - ☐ Moderate
  - ☐ High

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### 17.4 Collapsible deposits

#### Records within 50m

1

The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

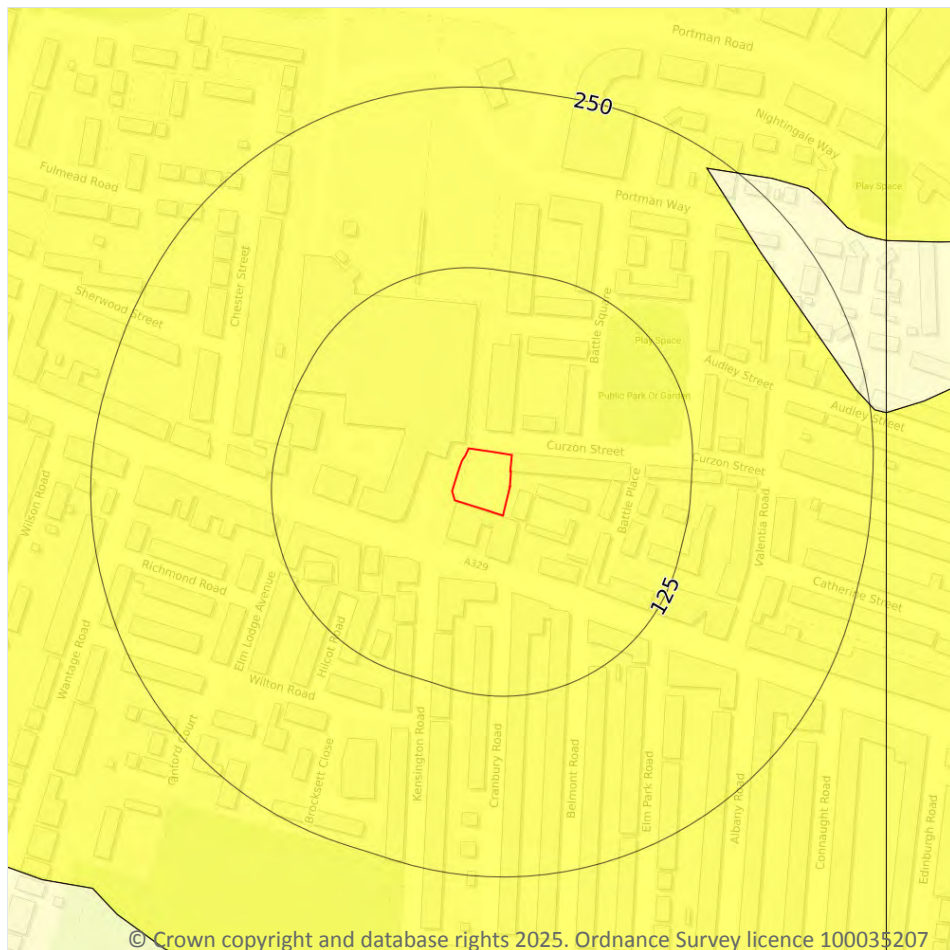
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 102 >](#)

| Location | Hazard rating | Details                                                                                   |
|----------|---------------|-------------------------------------------------------------------------------------------|
| On site  | Very low      | Deposits with potential to collapse when loaded and saturated are unlikely to be present. |

*This data is sourced from the British Geological Survey.*



## Natural ground subsidence - Landslides



- Site Outline
- Search buffers in metres (m)
- ☐ No data
  - ☐ Negligible
  - ☒ Very low
  - ☐ Low
  - ☐ Moderate
  - ☐ High

### 17.5 Landslides

#### Records within 50m

1

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

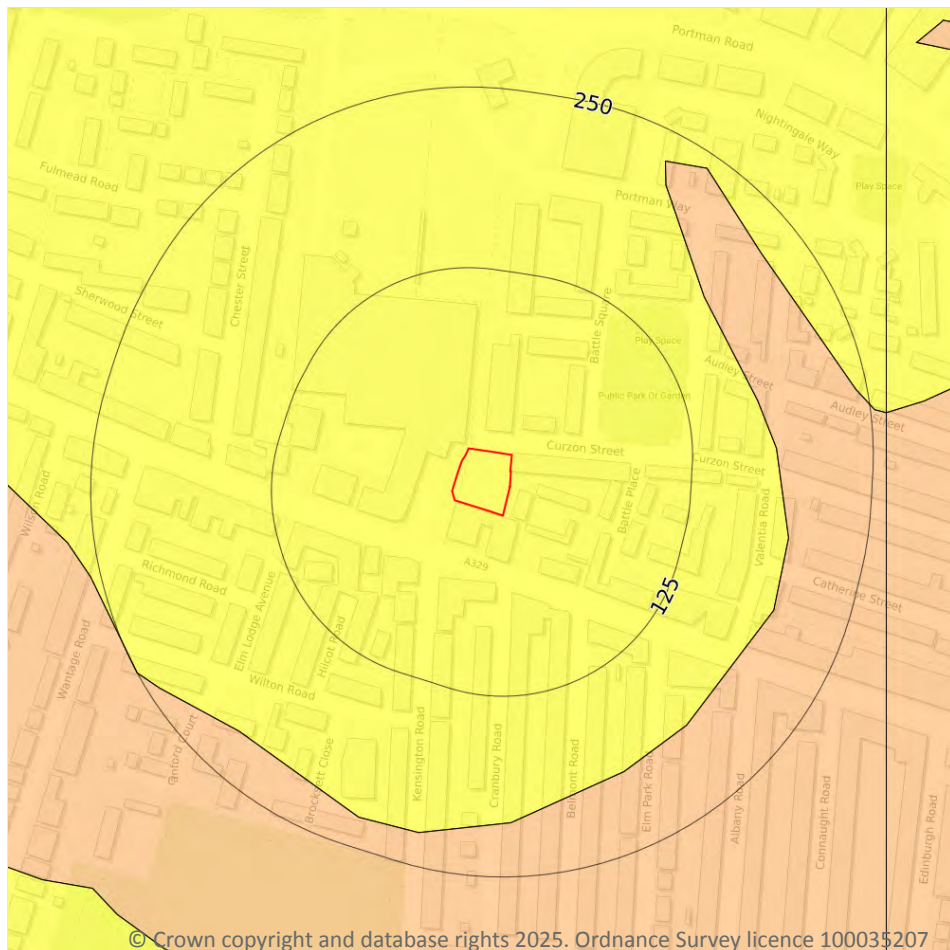
Features are displayed on the Natural ground subsidence - Landslides map on [page 103 >](#)

| Location | Hazard rating | Details                                                                                                                                                         |
|----------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| On site  | Very low      | Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered. |

*This data is sourced from the British Geological Survey.*



## Natural ground subsidence - Ground dissolution of soluble rocks



- Site Outline
- Search buffers in metres (m)
- ☐ No data
  - ☐ Negligible
  - ☐ Very low
  - ☐ Low
  - ☐ Moderate
  - ☐ High

### 17.6 Ground dissolution of soluble rocks

#### Records within 50m

1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 104](#) >

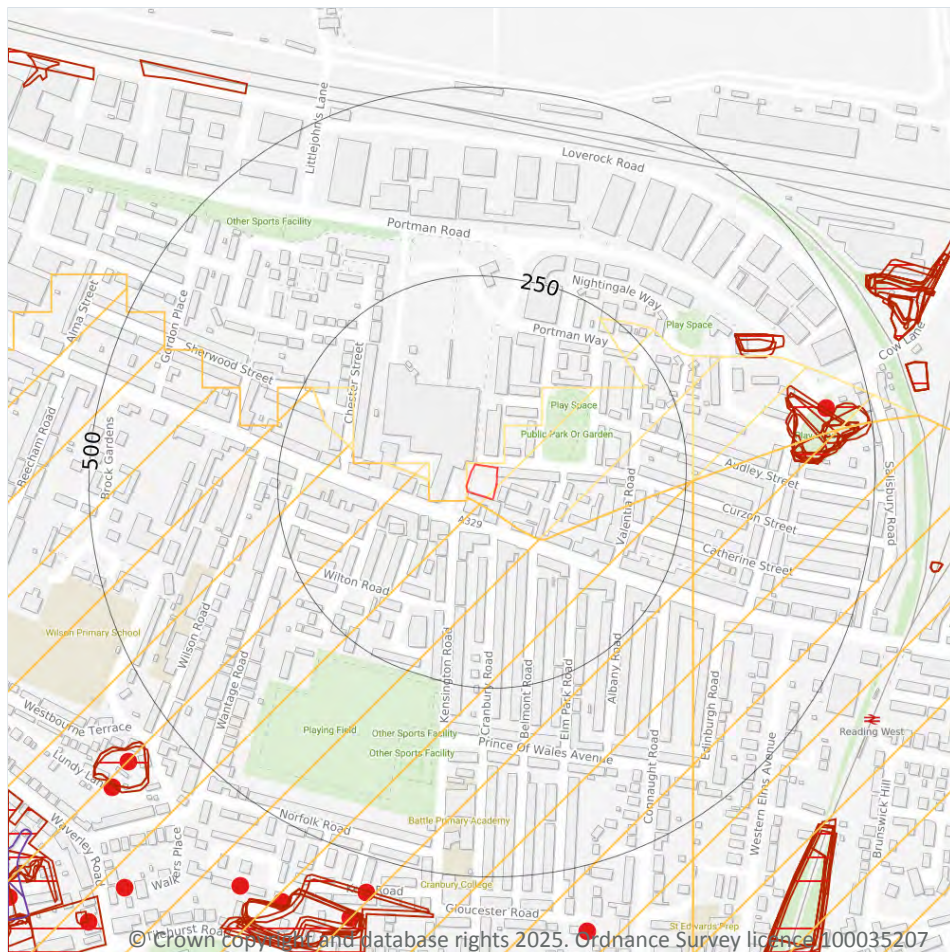
| Location | Hazard rating | Details                                                                                                                                                                                                             |
|----------|---------------|---------------------------------------------------------------------------------------------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



*This data is sourced from the British Geological Survey.*



## 18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining
- Non Coal Mining
  - Sporadic underground mining of restricted extent possible
  - Localised small scale underground mining possible
  - Small scale mining possible
  - Underground mining known or likely within or in close proximity
  - Underground mining known within or in very close proximity

### 18.1 BritPits

#### Records within 500m

1

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

Features are displayed on the Mining and ground workings map on [page 106](#) >

| ID | Location | Details                                                                                                   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----|----------|-----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| B  | 443m E   | Name: Battle Farm Gravel Pit<br>Address: READING, Berkshire<br>Commodity: Sand & Gravel<br>Status: Ceased | Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping.<br>Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority. |

*This data is sourced from the British Geological Survey.*

## 18.2 Surface ground workings

|                            |          |
|----------------------------|----------|
| <b>Records within 250m</b> | <b>0</b> |
|----------------------------|----------|

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

*This is data is sourced from Ordnance Survey/Groundsure.*

## 18.3 Underground workings

|                             |          |
|-----------------------------|----------|
| <b>Records within 1000m</b> | <b>0</b> |
|-----------------------------|----------|

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

*This is data is sourced from Ordnance Survey/Groundsure.*

## 18.4 Underground mining extents

|                            |          |
|----------------------------|----------|
| <b>Records within 500m</b> | <b>0</b> |
|----------------------------|----------|

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

*This data is sourced from Groundsure.*

## 18.5 Historical Mineral Planning Areas

Records within 500m

0

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

*This data is sourced from the British Geological Survey.*

## 18.6 Non-coal mining

Records within 1000m

6

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

Features are displayed on the Mining and ground workings map on [page 106 >](#)

| ID | Location | Name          | Commodity | Class | Likelihood                                                                                                                                                                                                                                                 |
|----|----------|---------------|-----------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | On site  | Not available | Chalk     | A     | Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.                                             |
| 2  | 8m S     | Not available | Chalk     | B     | Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered. |
| 3  | 51m W    | Not available | Chalk     | A     | Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.                                             |
| 4  | 157m W   | Not available | Chalk     | A     | Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.                                             |
| 5  | 259m E   | Not available | Chalk     | A     | Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.                                             |



| ID | Location | Name          | Commodity | Class | Likelihood                                                                                                                                                                                                                                                 |
|----|----------|---------------|-----------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6  | 260m E   | Not available | Chalk     | B     | Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered. |

*This data is sourced from the British Geological Survey.*

## 18.7 JPB mining areas

|                        |          |
|------------------------|----------|
| <b>Records on site</b> | <b>0</b> |
|------------------------|----------|

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

*This data is sourced from Johnson Poole and Bloomer.*

## 18.8 The Coal Authority non-coal mining

|                            |          |
|----------------------------|----------|
| <b>Records within 500m</b> | <b>0</b> |
|----------------------------|----------|

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

*This data is sourced from The Coal Authority.*

## 18.9 Researched mining

|                            |          |
|----------------------------|----------|
| <b>Records within 500m</b> | <b>1</b> |
|----------------------------|----------|

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

| Location | Mineral type |
|----------|--------------|
| 121m NE  | Stone        |

*This data is sourced from Groundsure.*

## 18.10 Mining record office plans

**Records within 500m****0**

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

*This data is sourced from Groundsure.*

## 18.11 BGS mine plans

**Records within 500m****0**

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

*This data is sourced from Groundsure.*

## 18.12 Coal mining

**Records on site****0**

Areas which could be affected by past, current or future coal mining.

*This data is sourced from the Coal Authority.*

## 18.13 Brine areas

**Records on site****0**

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

*This data is sourced from the Cheshire Brine Subsidence Compensation Board.*

## 18.14 Gypsum areas

**Records on site****0**

Generalised areas that may be affected by gypsum extraction.

*This data is sourced from British Gypsum.*

## 18.15 Tin mining

|                 |   |
|-----------------|---|
| Records on site | 0 |
|-----------------|---|

Generalised areas that may be affected by historical tin mining.

*This data is sourced from Groundsure.*

## 18.16 Clay mining

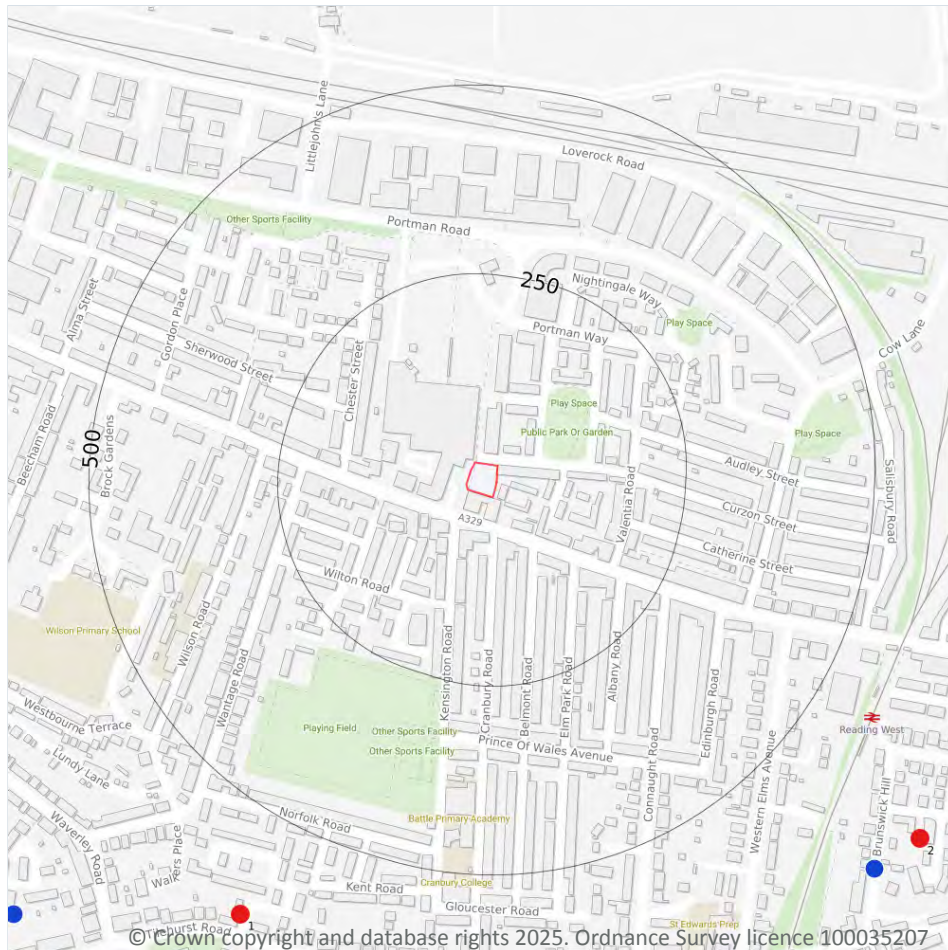
|                 |   |
|-----------------|---|
| Records on site | 0 |
|-----------------|---|

Generalised areas that may be affected by kaolin and ball clay extraction.

*This data is sourced from the Kaolin and Ball Clay Association (UK).*



## 19 Ground cavities and sinkholes



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- Mining cavities
- Reported recent incidents
- Historical incidents

### 19.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

*This data is sourced from Stantec UK Ltd.*



## 19.2 Mining cavities

### Records within 1000m

**7**

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

Features are displayed on the Ground cavities and sinkholes map on [page 112](#) >

| ID | Location | Mine Address                                                | Mineral |
|----|----------|-------------------------------------------------------------|---------|
| 1  | 638m SW  | Elm Lodge/jesses Brick Field, Tilehurst, Berkshire          | Chalk   |
| 2  | 724m SE  | Coopers Brick & Lime Manufactory, Reading (West), Berkshire | Chalk   |
| -  | 800m SE  | Glenbeigh Terrace Western Road, Reading, Berkshire          | Chalk   |
| -  | 880m SW  | Grovelands-Works Complex, Tilehurst, Berkshire              | Chalk   |
| -  | 882m SE  | Reading (West), Berkshire                                   | Chalk   |
| -  | 899m SW  | Reading/berks Brick Co, Tilehurst, Berkshire                | Chalk   |
| -  | 968m SE  | Petworth Court, Reading, Berkshire                          | Chalk   |

*This data is sourced from Stantec UK Ltd.*

## 19.3 Reported recent incidents

### Records within 500m

**0**

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

*This data is sourced from Groundsure.*

## 19.4 Historical incidents

### Records within 500m

**0**

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

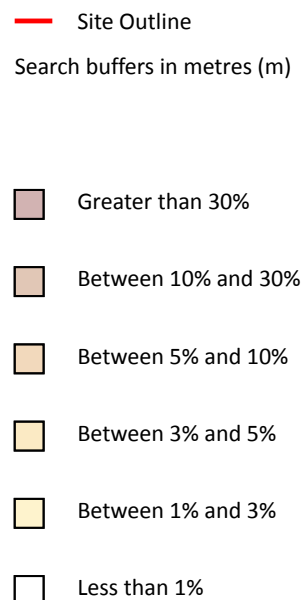
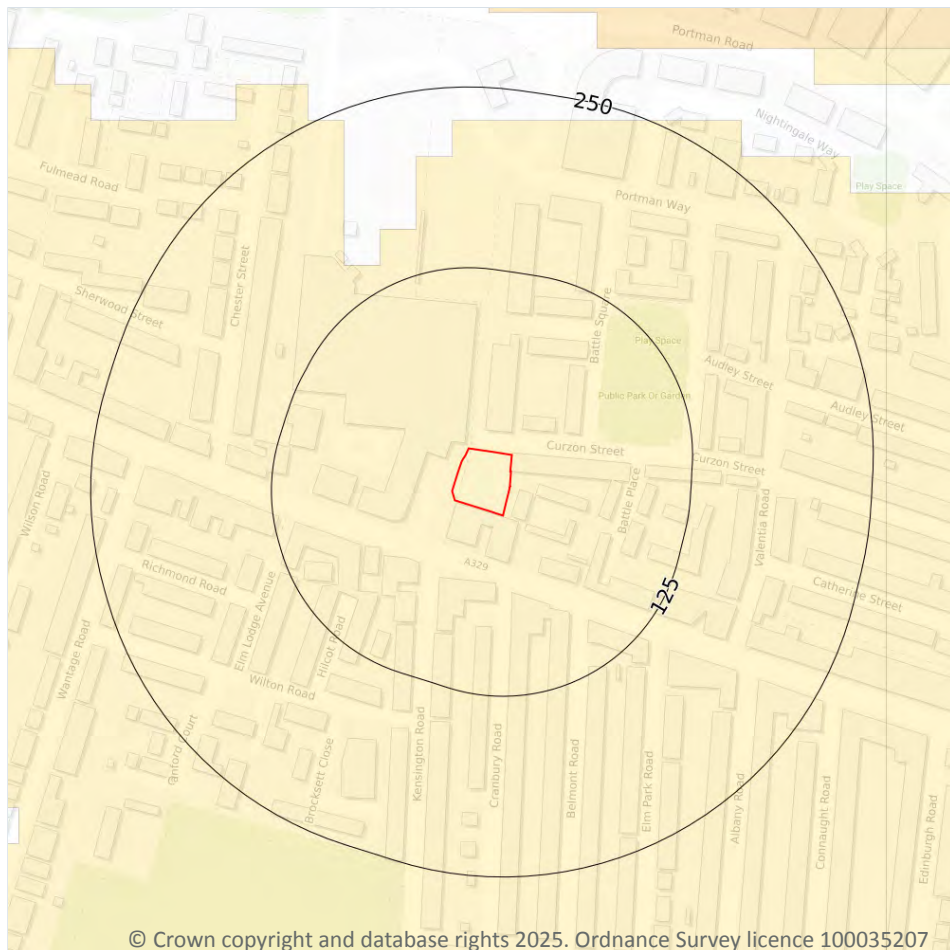


Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.

*This data is sourced from Groundsure.*



## 20 Radon



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### 20.1 Radon

#### Records on site

1

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

Features are displayed on the Radon map on [page 115](#) >

| Location | Estimated properties affected | Radon Protection Measures required |
|----------|-------------------------------|------------------------------------|
| On site  | Between 1% and 3%             | None                               |



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



## 21 Soil chemistry

### 21.1 BGS Estimated Background Soil Chemistry

**Records within 50m****1**

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km<sup>2</sup>. In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km<sup>2</sup>; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

| Location | Arsenic  | Bioaccessible Arsenic | Lead      | Bioaccessible Lead | Cadmium   | Chromium      | Nickel        |
|----------|----------|-----------------------|-----------|--------------------|-----------|---------------|---------------|
| On site  | 15 mg/kg | No data               | 100 mg/kg | 60 mg/kg           | 1.8 mg/kg | 60 - 90 mg/kg | 15 - 30 mg/kg |

*This data is sourced from the British Geological Survey.*

### 21.2 BGS Estimated Urban Soil Chemistry

**Records within 50m****0**

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km<sup>2</sup>).

*This data is sourced from the British Geological Survey.*

### 21.3 BGS Measured Urban Soil Chemistry

**Records within 50m****0**

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km<sup>2</sup>.

*This data is sourced from the British Geological Survey.*



## 22 Railway infrastructure and projects

### 22.1 Underground railways (London)

**Records within 250m****0**

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

*This data is sourced from publicly available information by Groundsure.*

### 22.2 Underground railways (Non-London)

**Records within 250m****0**

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

*This data is sourced from publicly available information by Groundsure.*

### 22.3 Railway tunnels

**Records within 250m****0**

Railway tunnels taken from contemporary Ordnance Survey mapping.

*This data is sourced from the Ordnance Survey.*

### 22.4 Historical railway and tunnel features

**Records within 250m****0**

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

*This data is sourced from Ordnance Survey/Groundsure.*

### 22.5 Royal Mail tunnels

**Records within 250m****0**

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.



*This data is sourced from Groundsure/the Postal Museum.*

## 22.6 Historical railways

Records within 250m

0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

*This data is sourced from OpenStreetMap.*

## 22.7 Railways

Records within 250m

0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

*This data is sourced from Ordnance Survey and OpenStreetMap.*

## 22.8 Crossrail 2

Records within 500m

0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

*This data is sourced from publicly available information by Groundsure.*

## 22.9 HS2

Records within 500m

0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

*This data is sourced from HS2 Ltd.*



## Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference> ↗.

## Terms and conditions

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



**APPENDIX 3**  
**SITE INVESTIGATION PROTOCOL**

## **Land at 362 Oxford Road, Reading, RG30 1AQ**

### **SITE INVESTIGATION PROTOCOL**

The objectives of the ground investigation would be to identify any environmental liabilities associated with the site and delineate any areas of contamination resulting from the sites previous and current usage.

#### **Phase 2 Geoenvironmental Assessment**

##### *Boreholes*

To ensure sufficient site coverage we propose 1 day of Window Sampling with a target depth of 3m.

A suitably qualified and experienced Geo-Environmental Engineer/scientist would log the boreholes and select samples for subsequent contamination testing.

Two boreholes would be installed with combined gas and groundwater monitoring wells. Any remaining holes would be backfilled with arisings.

##### *Trial Pits*

To ensure adequate coverage over the site, trial pits may be excavated to determine near surface soil quality and the retrieval of samples.

A suitably qualified and experienced Geo-Environmental Engineer/scientist would log the locations and select samples for subsequent contamination testing.

All locations would be carefully backfilled with arisings and surface coverings made safe.

##### *Laboratory Testing – Contamination*

The analytical suite will include total petroleum hydrocarbons and mineral oils, polyaromatic hydrocarbons (PAH), metals, asbestos, water soluble sulphate and pH.

It is proposed to undertake testing of up to 6 no. samples, analysis will be targeted to any samples that exhibit visual or olfactory evidence of contamination.

##### *Soil Gas and Groundwater Monitoring*

A soil vapour survey will be undertaken which will involve monitoring the atmosphere within the window sampling installation for levels of carbon dioxide, methane and oxygen to assess whether or not consideration should be given to the incorporation of gas protection measures in any buildings.

##### *Project Management/Reporting*

The potential liabilities associated with any contamination will be presented within the context of the risk assessment procedures set out in the Statutory Guidance on Contaminated Land.

Where necessary, the report will make recommendations for further investigation, and outline a remedial strategy to address any contamination.