

Purpose of Assessment

This Preliminary Risk Assessment serves as a qualitative screening tool to evaluate the likelihood of encountering unexploded ordnance (UXO). The assessment takes into account the basic factors impacting the potential presence of UXO, as detailed in Stage One of the CIRIA UXO risk management process, to provide an informed understanding of the associated risks at the Site.

Location

The Site is situated in the Rural District of Reading and is approximately centred on the National Grid Reference: SU 71185 73153, approximately 670m south-west of Reading Station.

Background

This assessment, undertaken by RMS UXO Limited, (RMS UXO), serves as an initial analysis aimed at understanding the potential risks associated with unexploded ordnance (UXO) at. The assessment is conducted following the guidelines specified by CIRIA C681, "Unexploded Ordnance, a Guide for the Construction Industry".

The data compilation and analysis have been carried out by a team of UXO specialists at RMS UXO. Various resources have been used for this assessment; including but not limited to, extensive historical archives, comprehensive library documents, unique geo-databases, and other online materials.

The assessment is structured around the following key aspects to provide a preliminary understanding of the UXO risk profile for the Site:

- Primary Site Information
- Former Military Involvement
- Indicators of potential aerial dropped UXO threats
- Assessment of any Risk Reduction Factors
- Overview of Proposed Intrusive Activities
- Need for Extended Investigation

The main objective is to identify any need for a more detailed UXO Risk Assessment. This preliminary analysis aims to go through the basic risk factors associated with UXO at the site, serving as a practical 'initial move' in the UXO risk management process. The report and its conclusions will be based on preliminary research from RMS UXO's team at the time of production.

Considerations

History of Military Activity	Geodata cross-referencing does not indicate a significant level of Allied military activity in close proximity to the Site. However, due to HAA battery recorded approximately 3.6km west of the Site, the risk of Allied UXO cannot be entirely discounted.
Pre-WWII History	Pre-WWII mapping reveals the Site comprised a mixture of structures, including residential structures with associated fronting and gardens, roadways and a factory structure. Pre-war oblique photography corroborates with the pre-war mapping.
Post-WWII History	Post-WWII mapping reveals the Site largely retained its pre-war composition, with the exception of the expansion of the factory structure. Post-war aerial photography corroborates with the post-war mapping.

WWII Air Raid Activity	Overall, the Rural District of Reading sustained a very low level of bombing. An average of 0.5 items of ordnance were recorded per 1,000 acres; this does not include incendiary bomb 'showers'.
Bomb Damage	Available bomb damage mapping records do not cover the area of Reading. It should be noted however, that photography of the Site does not show any damage to the structures on the Site.
Site Access	Due to the residential/ industrial nature of the Site, it is anticipated to have received a medium level of access. However, this would have decreased significantly during any bombing raids and would have depended on the overall usage of the Site.
Post War Development	Recent aerial photography of the Site appears to show a high level of development. This includes the clearance of all structures on the Site and the construction of a multi-storey police station by the 1980's.
Proposed Works	Client provided information shows that future site works will comprise the construction of a new 16-storey building.

Conclusions

During the war the Rural District of reading was subject to a very low level of bombing. A preliminary search of local records alongside consulted mapping and photography does not suggest the Site in question sustained any damage from bombing during WWII. Furthermore, it is not believed that the area will have been contaminated by German or Allied ordnance. This is due to the lack of recorded bombing in proximity to the Site.

Recommendations

As per CIRIA C681 the Preliminary Risk Assessment aims to evaluate the potential risk from UXO, based on historical data including wartime bombing records. Based upon the information available no further assessment is required.

A detailed UXO risk assessment whilst may be prudent it is not considered necessary at this stage.

To address any residual risk a UXO Safety Briefing could be considered that could be delivered effectively either virtually on-line or on-site prior to starting the work.

Should the client possess any subjective or data-driven insights into UXO risks on-site, contacting RMS UXO is encouraged.

This report has been constructed with professional thought and care by RMS UXO. Historical data has been meticulously collected and reviewed from third party sources. The validity of this information has been checked to the best of our ability, but RMS UXO holds no accountability for errors resulting from missing or incomplete information. Moreover, despite best efforts to compile a comprehensive historical dataset RMS UXO disclaims responsibility for any subsequent modifications to risk evaluations or mitigation proposals that may be necessitated by the discovery of additional information post factum.



Appendix D: Site Walkover Records



Image 1: Reading Police Station south facing view.



Image 2: Ceiling of basement showing visible signs of cracking



Image 3: Refuse area showing litter.



Image 4: Fire Extinguishers being kept directly on the ground.



Image 5: South facing view of Reading Police Station from the lower basement level.



Image 6: Basement level storage area for tyres stores directly on the ground.



Image 7: Designated car washing area in basement level.



Image 8: Unidentified tank located in basement level

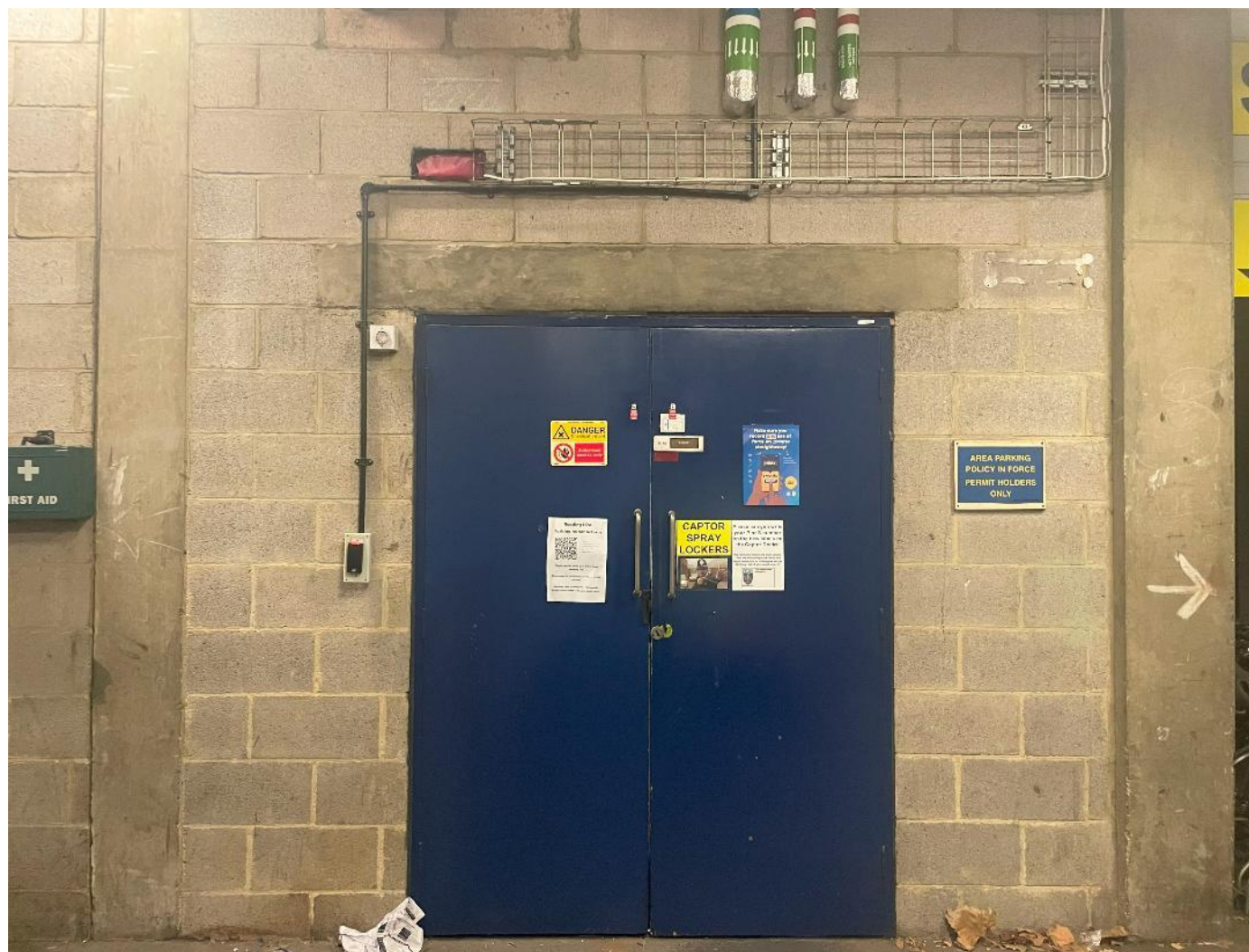


Image 9: Chemical storage cupboard with warning sign for asbestos containing materials

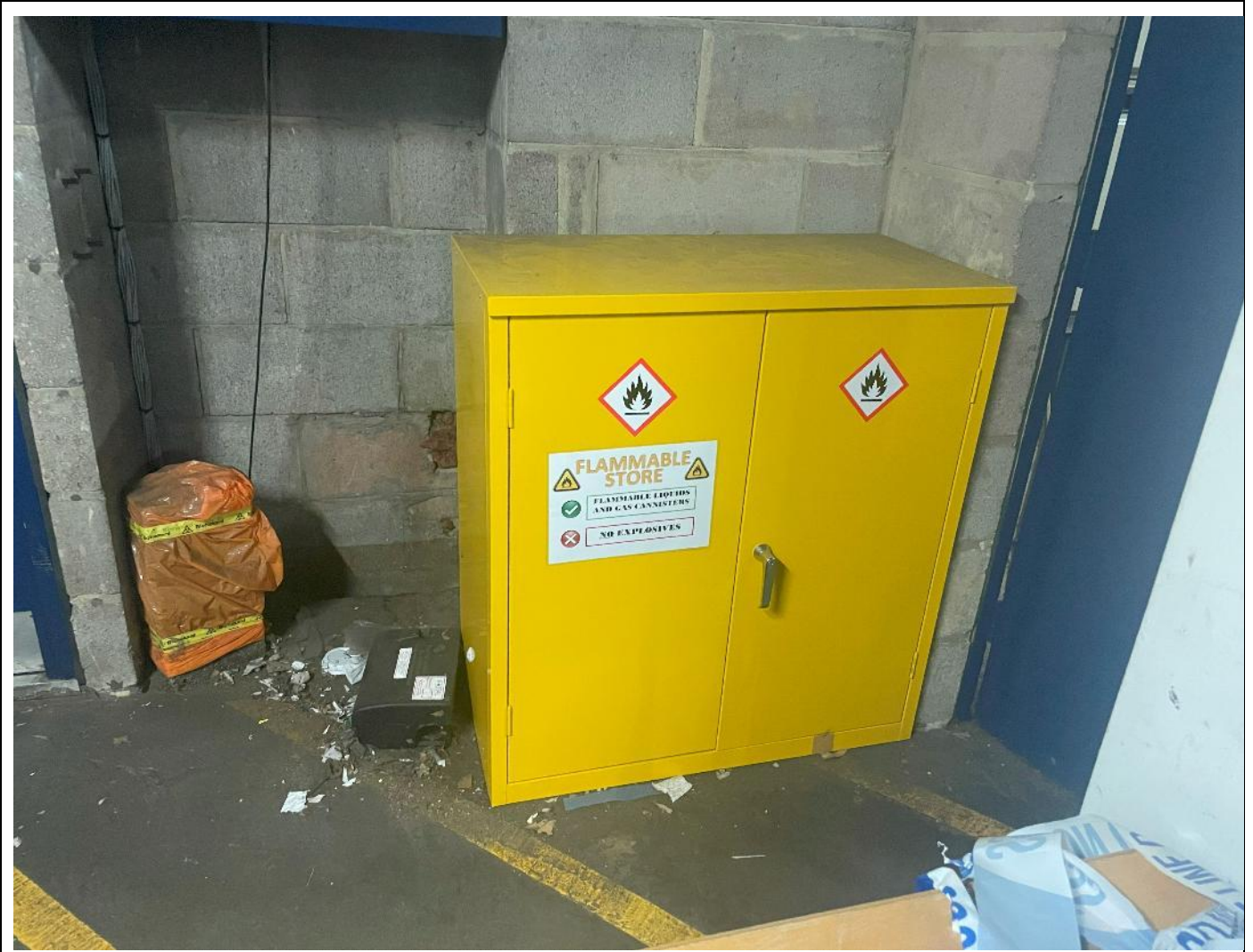


Image 10: Flammable materials storage cupboard.



Appendix E: Regulatory Correspondence

Lecthicya Goncalves
lecthicya.goncalves@a2-studio.com

Our ref: EIR2025/09354

Date: 2 June 2025

Dear Lecthicya

RE: Environmental Information Regulations: EIR2025/09354

Thank you for your request for information regarding 250501/JTH19 Reading Police Station, which we received on 1 May 2025.

We respond to requests for information that we hold under the Environmental Information Regulations 2004 (EIR). The Regulations requires that we respond to requests by advising you whether information is held or not, and if so by providing you with that information.

Background groundwater and surface water quality;

There are no sampling sites within the area requested.

The closest surface water quality sites are in the river Kennet

- PKER0039 <https://environment.data.gov.uk/water-quality/view/sampling-point/TH-PKER0039>
- RSN0978 <https://environment.data.gov.uk/water-quality/view/sampling-point/TH-RSN0978>

If you are interested to explore a bigger area, please go use the “Water Quality Data Archive”. Water quality data from 2000 onwards are freely available online on the water quality data archive: [Open WIMS data](#). This archive provides an API to allow selective access to the data, together with the ability to download the data split into either [pre-defined](#) or [customizable subsets](#), and [explore](#) the sampling sites.

Ground water quality - There are no sampling sites within the area requested.

- Groundwater flow direction (for the various geological units) and general hydrogeological site setting / hydrogeological parameters;

We only have groundwater contours for the Chalk in this location but unfortunately, we are unable to provide an accurate gw flow direction due to the data quality. The data set is also from 1998 so not the most reliable dataset.

I am aware that Reading Council have recently carried out pumping tests at the Hexagon theatre in the Chalk so they may be able to provide accurate hydrogeological parameters. It was for their ground source heat pump scheme.

- Licenced water abstractions (surface and groundwater) and details of the geological unit each abstract from;

Please have a look at the excel spreadsheet with the abstraction and impoundment licences within 500m of the location 471177, 173154 Reading Police station.

- Groundwater Source Protection Zones (SPZs);

This information can be found at <https://magic.defra.gov.uk/MagicMap.aspx>. This resource contains several of our data sets including SPZ's and Aquifer designations.

- Licenced Discharge Consents;

There are no discharges consents within this area

- Records of any pollution incidents and remediation subsequently undertaken;

Our records do not indicate we have been involved in any remediation with regards to pollution incidents in the area described.

- **Records of any ‘Special Sites’ as per Part 2a (EPA 1990);**
- **Details of any sites under consideration for investigation as a potential ‘Special Site’ as per Part 2a (EPA 1990);**

The Environment Agency is only involved with Part 2a sites which have a “special site” designation. Our records do not indicate that there is a Part 2a Special Site (or potential special site) within the identified area provided. We encourage you to contact the local authority (Reading Borough Council) to confirm if there are any other Part 2a sites present in the area.

- **Records of current or historical landfill sites or waste sites;**

There are no landfills historic or current within this area

- **Details of any lined surface watercourses;**

We do not have any records of lined surface watercourses within this area.

- **Details of any culverted watercourses;**

We do not have any records of culverted watercourses within this area.

- **Historical land uses (within 250m, in this case); and**

We recommend utilising the [National Library of Scotland OS Maps](#)

We are aware of:

- Land 230m west of site has land history including Brewery, Bus Depot and Ambulance station
- Land 213m West has land history including micro-brewery and Restaurant

- **Any ground investigation data for the site.**

We hold no ground investigation data for the site in question. We recommend checking the local authorities planning portal, as this may have further information about previous developments on this land.

Rights of appeal

If you are not satisfied with our decision, you can contact us within two calendar months to ask for the decision to be reviewed. We will then conduct an internal review of our response to your request and give you our decision in writing within 40 working days.

If you are not satisfied with the outcome of the internal review, you can then make an appeal to the Information Commissioner Office, the statutory regulator for EIR and the Freedom of Information Act 2002. The address is: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire. SK9 5AF.

Tel: 0303 123 1113 (local rate) or 01625 545 745 (national rate) | Fax: 01625 524 510 Email: casework@ico.org.uk | Website: www.ico.org.uk

Kind Regards

Customers and Engagement Team – Thames Area

Historic flood data

EIR2025/10091

Our records show that the area of your site has been affected by flooding.
Information on the floods that have affected your site is provided in the table below:

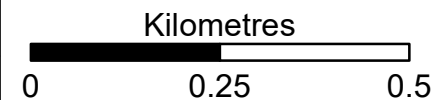
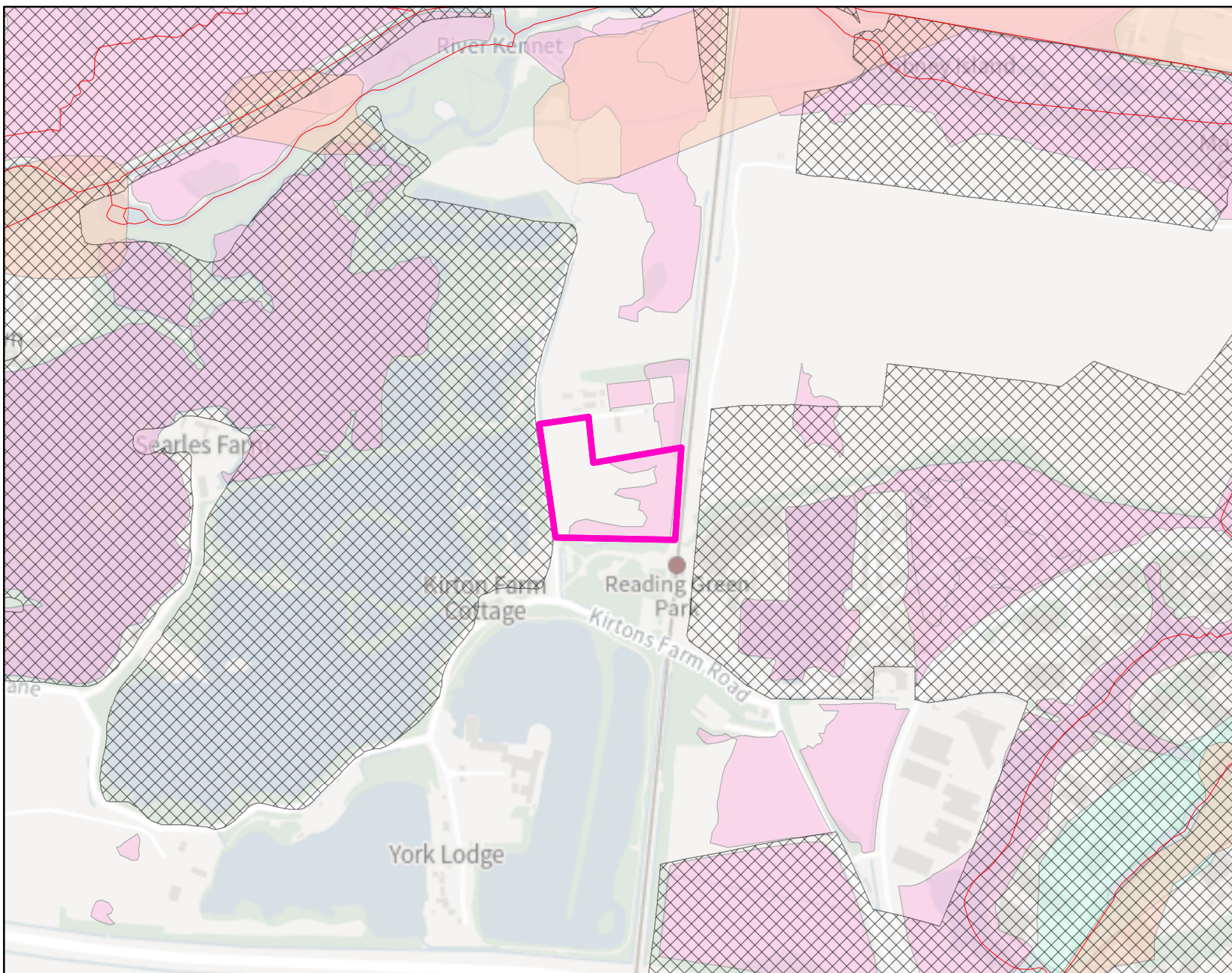
Flood Event Code	Flood Event Name	Start Date	End Date	Source of Flooding	Cause of Flooding
EA0620030102060	06JanuaryNewYear2003	23/12/2002	12/01/2003	other	channel capacity exceeded (no raised defences)

Please note the Environment Agency maps flooding to land not individual properties. Floodplain extents are an indication of the geographical extent of a historic flood. They do not provide information regarding levels of individual properties, nor do they imply that a property has flooded internally.

Start and End Dates shown above may represent a wider range where the exact dates are not available.

Historic Flood Map centred on RG30 3UW

Created on 22/05/2025 REF: EIR2025/10105



Legend

- Site
- Statutory Main Rivers
- 1971
- 1992
- 1993
- 2002/3
- 2009

Flooding from rivers or sea without defences (Flood Zone 3) shows the area that could be affected by flooding:

- from the sea with a 1 in 200 or greater chance of happening each year
- or from a river with a 1 in 100 or greater chance of happening each year.

The Extent of an extreme flood (Flood Zone 2) shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.



A-squared Studio

A-squared Studio Engineers Ltd

One Westminster Bridge Rd
London, SE1 7XW

020 7620 2868

contact@a2-studio.com

www.a2-studio.com

