



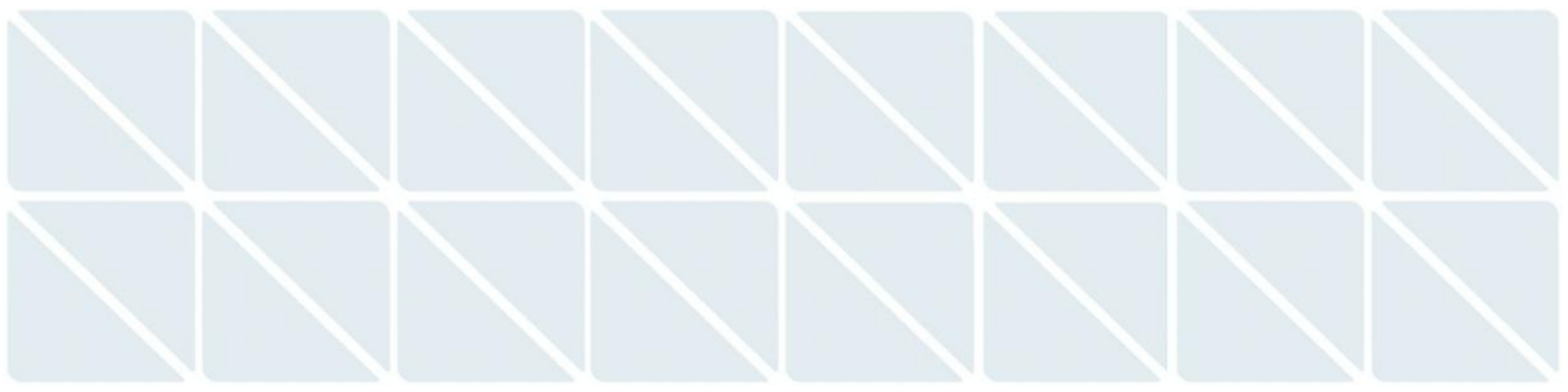
A-squared Studio

Reading Police Station

Phase I Desk Study

May 2026

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Project Name	Reading Police Station
Project Number	3533
Client	S2 Estates Limited
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A-squared Studio Engineers Ltd

One Westminster Bridge Rd
London, SE1 7XW

020 7620 2868
contact@a2-studio.com
www.a2-studio.com

Prepared by

Lecthicya Goncalves
BSc (Hons)

Geo-environmental Consultant

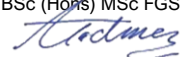
Checked by

Kelley Swana
BSc (Hons) MSc MEnvSc

Senior Geo-environmental Consultant

Approved by

Adam Cadman
BSc (Hons) MSc FGS CGeol


Geo-environmental Discipline Director

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1. Introduction

A-squared Studio Engineers Ltd (A-squared) has been engaged by S2 Estates Limited (S2 Estates, the Applicant) to prepare a Phase I Desk Study report for the proposed development of the former Thames Valley Police Station on 53 Castle Street, RG1 7TH (herein called the 'site'). The proposed development is described as the demolition of the existing building and the erection of a residential-led mixed-use development comprising Use Class C3 residential units, with Use Class E and Sui Generis on the ground floor and with some elements at lower ground floor, plus public realm, hard and soft landscaping, access and servicing arrangements, cycle parking, and other associated works, including the extension of the existing basement.

1.1. Study Aims and Objectives

The desk study develops an initial Conceptual Site Model (CSM) and provides a qualitative Preliminary Risk Assessment (PRA) for the proposed development in accordance with *Land Contamination Risk Management* (LCRM) guidance, published by the Environment Agency on the UK Government website. The desk study has been prepared in the context of the *National Planning Policy Framework* (NPPF) and *The Building Regulations 2010, Approved Document C - Site preparation and resistance to contaminants and moisture (2004 Edition incorporating 2010 and 2013 amendments)*. The desk study includes an assessment of whether there are potentially unacceptable risks (ref. LCRM guidance) requiring further geo-environmental investigation.

The outcomes of this desk study have been developed based on information current at the time of writing.

1.2. Information Sources

The desk study has been prepared based on information available in the public domain and in the provided documentation, including the following sources:

- *Groundsure Enviro+Geo Insight Report* for Reading Police Station, Castle Street, Reading, RG1 7TH, dated 29th of April 2025 (ref. GS-AA8-8OJ-CV3-3W8), included in Appendix B.
Note: the Groundsure Report is based on the site boundary from the previous development plans, dated February 2026. The site boundary reflected in latest development plans dated to May 2026 is slightly larger to the east of the site (refer to Figure 2.1) and reflects the application boundary. The boundary reflected on the Groundsure report is the boundary used for this assessment.
- *Preliminary Unexploded Ordnance (UXO) Risk Assessment* for Reading Police Station, prepared by RMS UXO, dated April 2025 (ref. INO5685), included in Appendix C.
Note: the Preliminary UXO Risk Assessment is based on a site boundary from the previous development plans, dated February 2026. The site boundary reflected in latest development plans dated to May 2026 is slightly larger to the east of the site (refer to Figure 2.1) and reflects the application boundary. The boundary reflected on the Preliminary UXO Risk Assessment is the boundary used for this Desk Study.
- Site walkover undertaken by representatives of A-squared on the 12th May 2025, photos included in Appendix D.
- Proposed development drawings provided by JTP Studios dated the 24th of April 2026 (ref. SP_01 P1, SP_02 P1 and SP_03 P1).
- Landscape general arrangement masterplan for ground floor produced by Exterior Architecture Limited, dated the 8th of May 2026 (ref. 25020-EXA-ZZ-GF-DR-L-00100 P01)
- British Geological Survey, GeoIndex Onshore GIS database, accessed 15th May 2025; (<https://mapapps2.bgs.ac.uk/geoindex/>).
- Department for Environment, Food & Rural Affairs (DEFRA), Magic Map Application accessed 15th May 2025; (<http://magic.defra.gov.uk/MagicMap.aspx>).
- Historic England, online Aerial Photo Explorer accessed 15th May 2025; (<https://historicengland.org.uk/images-books/archive/collections/aerial-photos/>).



- UK Health Security Agency (UKHSA) and BGS radon mapping accessed 15th May 2025; (<https://www.ukradon.org/information/ukmaps>).
- Google Earth accessed, 15th May 2025; (www.earth.google.com/web/).
- Flood Maps for Planning, accessed 15th May 2025 (<https://flood-map-for-planning.service.gov.uk/>).
- Local authority planning portal, accessed 15th May 2025; (<https://www.reading.gov.uk/planning-and-building-control/planning-applications/search-planning-applications/>).
- BGS Viewer for scanned hydrogeology maps of the UK, accessed 15th May 2025; (https://www2.bgs.ac.uk/groundwater/datainfo/hydromaps/hydro_maps_scanviewer.html).

1.3. Common abbreviations

The following common abbreviations are used within this report:

- PRA – preliminary risk assessment
- CSM – conceptual site model
- TPH – total petroleum hydrocarbons
- BTEX – benzene, toluene, ethylbenzene, and xylenes
- MTBE – methyl tert-butyl ether
- PAH – polycyclic aromatic hydrocarbons
- PCB – polychlorinated biphenyls
- VOC – volatile organic compound
- SVOC – Semi volatile organic compound
- Asbestos – potential free fibres, debris and / or fragments of asbestos containing material (ACM)
- mbgl – metres below ground level.
- mOD – metres above Ordnance Datum
- Ground gas – methane, carbon dioxide, carbon monoxide and / or hydrogen sulphide (excludes soil vapour)



2. Site Setting

2.1. Location and Current Site Use

The site is located at the former Thames Valley Police Station, 53 Castle Street, Reading, RG1 7TH which lies southwest of Reading Magistrates Court and southeast of the Hexagon Theatre. The approximate National Grid Reference for the site is 471177, 173154.

The boundary used for this assessment is shown in red on Figure 2.1 and covers an area of approximately 0.56 hectares (ha). The Application Boundary, shown in blue on Figure 2.1, covers approximate 0.63 ha. The boundary assessed herein is 0.07 ha smaller than the Application Boundary, as it excludes Cusden Walk (refer to Figure 2.1). This difference has not affected the geo-environmental assessment presented in this report, as the third-party data reviewed herein includes information within a 250m to 500m radius of the red boundary presented in Figure 2.1.

The site is located in the administrative boundary of Reading Borough Council and currently comprises a the former Thames Valley Police Station building, which curves from Castle Street to the A329 and comprises 5-storeys, including two basement levels. The approximate ground surface elevation of the site is +46mOD. The current land uses within a 250 m radius surrounding the site are summarised in Table 2.1.

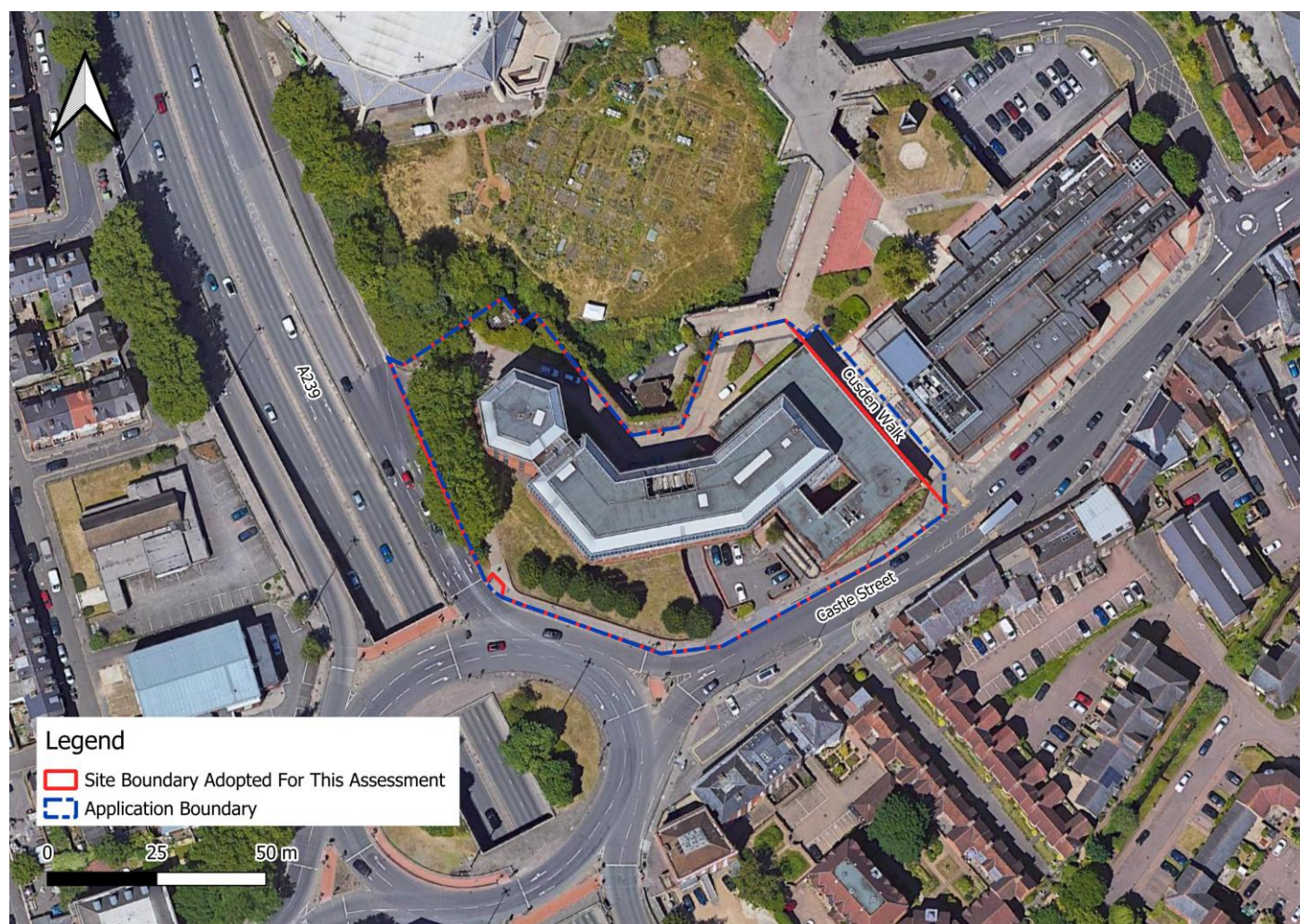


Figure 2.1 Location of the proposed development (red line reflects the site boundary used for this assessment)



Table 2.1 Surrounding land uses summary

Bearing from Site	Features directly adjacent to the site boundary	Other identified land uses and key structures
North	Directly north of the site lies a green area, previously occupied by Reading Community allotment gardens, accessible from the police station building via a walkway at podium level.	The Hexagon – a performing arts theatre is located north of the community allotment section. Broad Street Mall – a multistorey shopping centre housing various retailers, restaurants, entertainment facilities, and grocery stores. A multi-storey parking facility is situated above and below the shopping centre. Multiple commercial developments including (but not limited to) retailers, restaurants, dentists, and fabric shops located 30m to 140m north and northeast of the site's most northern point. These commercial developments are located on 'Cheapside Road' and 'West Street'. Greyfriars Centre, comprising a community centre, is an Anglican Church and residential houses located approximately 220m northeast of the site. A mixture of small commercial buildings and residential developments are located approximately 80m to beyond 250m northwest of the site's most northern point. Small areas of public shared soft landscaping are present approximately 150m north of the site's most northern point.
South	The site is bound directly by Castle Street to the south with a roundabout which connects Castle Street to the A329 and the A4155.	Housing complex consisting of multiple low-rise apartment buildings with associated vehicle parking and shared areas of soft landscaping is present from 40 to beyond 150m south of the site. Reading Borough Council Civic Offices and civic centre is located approximately 180m southeast of the site. Holy Brook, a section of the River Kennet is present 80m south of the site with the River Kennet body being located approximately 230m southeast of the site at its closest point.
East	Cusden Walk, a walkway which connects pedestrians from Castle Street to the rear side of the police station is adjacent east, with Reading Magistrates' Court as the neighbouring building to the site.	Castle Street turning into Gun Street runs east to west and comprises multiple commercial and retail units. St. Mary's Butts – a single-carriageway high street lined with commercial properties including (but not limited to) bars, restaurants, and pubs. Located approximately 40m east of the site is a Christian place of worship named 'Reading Minster' with an associated graveyard. Oracle Centre – a large riverside shopping complex housing various retailers, cinemas, and restaurants is located from 180m to beyond 250m southeast of the site. The shopping complex has a rooftop vehicle parking.
West	The A329 is adjacent west of the site, a three-lane A-road with a north-south orientation.	Multiple places of worship are adjacent to the A329, as well as (but not limited to) residential properties comprising both semi-detached and terraced houses with private and shared gardens. Occasional commercial properties such as pubs and local shops also located within this residential area.



2.2. Site Walkover

A site walkover was undertaken by a representative of A-squared on the 12th of May 2025. The findings are provided below and walkover photographs are included as Appendix D. The site comprises a building of five-storeys including basement and lower basement levels. Access was granted to the two-storey basement and the outside perimeter of the building only.

The police station building was surrounded mainly by areas of hardstanding but also included some areas of soft landscaping. At the front (south side), a mixture of hard and soft landscaping was seen in the form of a small car parking area with raised beds containing grasses and the southwestern site boundary was lined with mature trees. Limited parking was also available at the rear of the building at street level, accessible through Cusden Walk. Narrow and small raised beds with soft landscaping were also present at the rear of the building at street level.

The two-storey basement had internal access through a staircase from the ground floor reception and car access through a ramp on Castle Street which led down to the basement car park. The lower basement level was connected to the upper basement via an internal ramp, but also had vehicular access through a north facing gate which led to the podium level at the rear of the police station.

The lower basement level was utilised mainly for car parking and bicycle storage, but also contained limited general storage areas. The lower basement had pedestrian access to the sub-podium level and car access to street level via a concreted ramp. Limited parking was also available outside the lower basement on the northern part of the site at podium level in gated concreted areas.

The upper basement level was also mainly utilised as a car park with some bicycle storage, however, it also contained numerous chemical storage rooms which were inaccessible at the time of the walkover. A portion of these chemical storage rooms were labelled on the door as containing asbestos materials. A flammable material storage cupboard was seen, but appeared to be in good condition with no signs of leaks or spills. Numerous fire hydrants were stored together, directly on the concrete flooring which showed some signs of cracking.

An empty tank was observed on one of the basement floors, however, the former contents of the tank was not clear.

Both basement levels were lined with concrete flooring and had no areas of soft landscaping within the parameter walls. The concrete floors displayed some signs of cracking throughout. Cracking was also observed on the ceiling of both the upper and lower basements.

A car wash area with associated chemicals was identified on the upper basement floor. The washing chemicals were being stored on a raised table.

Drainage points were seen throughout both basement floors, some drainage points showed signs of cracking which appeared to follow the pipework from the drainage point.

Photographs taken during the site walkover are included as Appendix D.

2.3. Proposed Development

The proposed development includes the demolition of the current police station building, with the lateral extension of the existing basement to the south, and the erection of two buildings to comprise both residential and commercial uses.

The site will be divided by Flint Street, a walkway which will allow pedestrians to cross the centre of the site from San Francisco Libre Walk.

The building located in the west of the site (Block A) will comprise two connected, staggered buildings of varying stories. At the ground level they will comprise a residential amenity space, a lobby and other non-residential uses. The remaining storeys will be for residential use.

The east and southern portion of the site will comprise Block B, a staggered building structure. The ground floor will comprise non-residential spaces, lobbies and substations. The non-residential spaces on the ground floor of the building structures are proposed



for commercial and retail use. The first floor of the eastern building will comprise different sized apartments and a communal courtyard located in the centre of the building.

The current basement of the police station will be utilised as a car park, commercial and residential refuse, bicycle storage, residential amenity, various plant rooms and a police room. The existing basement is proposed to be extended to the south and will cover the entire footprint of Block B and partially cover the footprint of Block A. The proposed development plans have been displayed in Figure 2.2 to Figure 2.5.

Communal areas of soft landscaping are proposed throughout the site and the locations of these have been displayed in Figure 2.4.



Figure 2.2 Proposed basement floor plan



Figure 2.3 Proposed ground floor plan



Figure 2.4 Proposed areas of soft landscaping at ground level



Figure 2.5 Proposed first floor plan

2.4. Planning Records

The Local Authority Planning Portal has been searched for relevant geo-environmental documentation associated with planning applications. Searches have been undertaken for both the site and within the site's surrounding 50m radius. The following planning applications have been identified as containing relevant geo-environmental documentation which have been assessed further:

On-site

- Planning Application 080724.

Off-site (within a 50m radius)

- Planning Application 240063.

Relevant on- and off-site geo-environmental documentation identified on the planning portal has been summarised in Section 2.4.1 and Section 2.4.2, respectively. The location of the planning applications with relevant geo-environmental documentation in relation to the site boundary assessed in this report are shown in Figure 2.6.

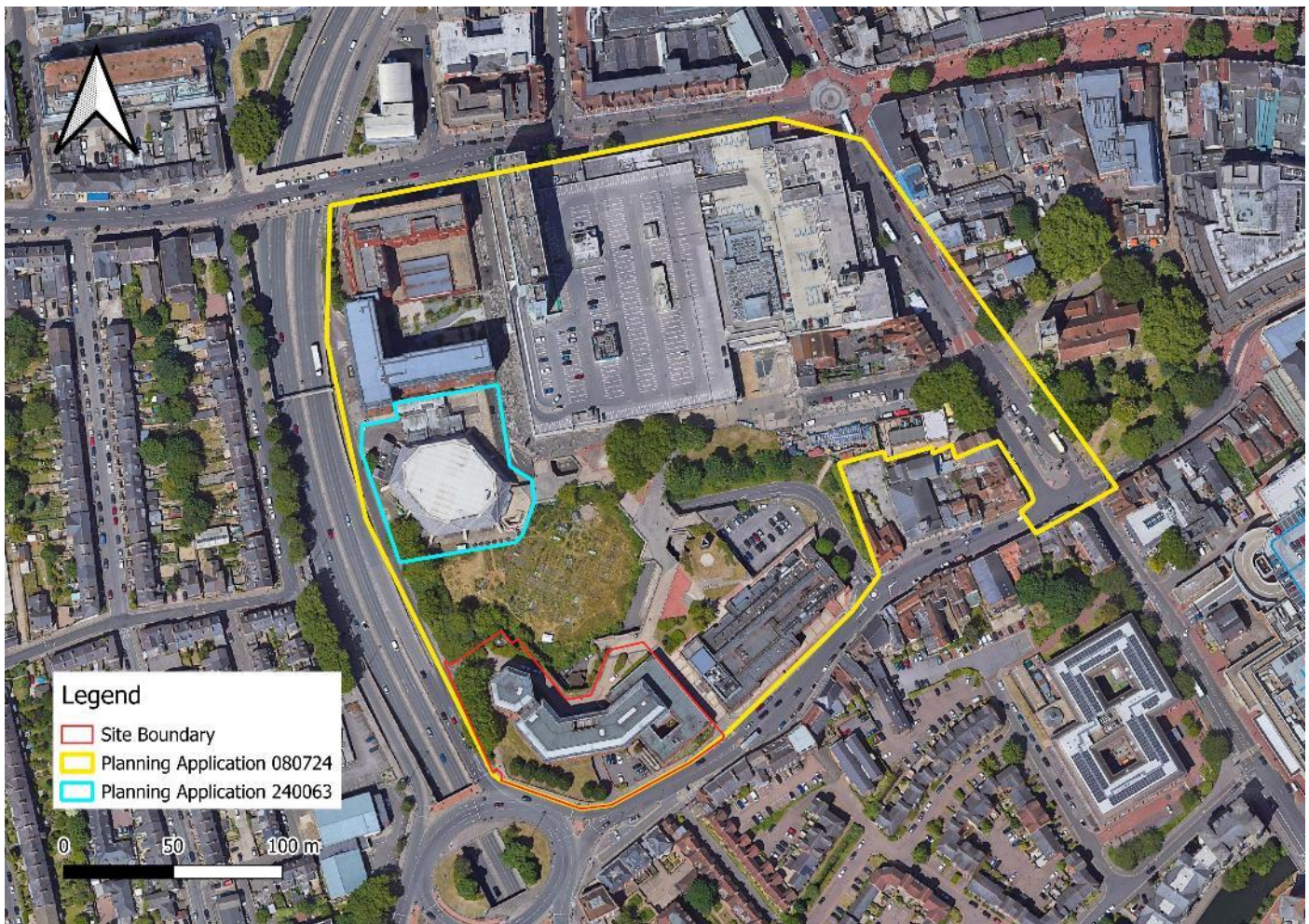


Figure 2.6 Planning applications in relation to the site boundary

2.4.1. On-site Planning Applications (080724)

Planning Application 080724, formally relates to “*The erection of new part 4, part 5 storey building (plus) basement to provide approximately 13,183 sq m of office and ancillary floor space to accommodate a new Civic Headquarters Building for Reading Borough Council, post office and retail units, together with alterations to the existing open air car park and installation of plant; alterations to the existing carriageway and parking spaces, and landscaping at St Mary’s Butts to create a new public square; the relocation of the existing street market to St Mary’s Butts and overspill to Hosier Street; and the provision of a replacement electricity substation.*”

Planning Application 080724 is associated with the former Reading Civic Centre which covers the wider Broad Street Mall area, the Hexagon, student accommodation and hotel, Thames Valley Police Station, and Reading Magistrates Court.

A *Geo-environmental Preliminary Risk Assessment* by Buro Happold (ref. 022040 - revision 01), dated March 2008, was found to be associated with this planning application. The report identified the following as potential sources of contamination relative to its boundaries:

- Civic Centre – Heating Oil Tanks (location unknown);
- Civic Centre Buildings (site-wide);
- Electricity Substation (east of the site);
- Coach Manufactory (on-site across the southwest corner); and
- Steam Saw Mills (off-site, north adjacent).



The Buro Happold report states that due to their small size, nature of activity and the distance from site, the industrial land uses greater than 100m from the assessed boundary were not considered potential sources of contamination that required further investigation.

The potential receptors identified within the Burro Happold report were as follows:

- Human health (via present site users, construction and maintenance workers, and future residential and commercial site users);
- Controlled waters (underlying Major Aquifer and nearby surface water features);
- Local environment (e.g., animal and plant life); and
- Buildings.

Buro Happold concluded that risks to future residential (without garden areas) and commercial site users from soil contamination associated with the heating oil tanks, the former coach factory and the adjacent saw mill and timber works are 'low'. A potentially 'high' risk to construction/demolition workers was identified from asbestos within the building fabric. Risks to the remaining human receptors were assessed as 'moderate/low' by Buro Happold based on the likelihood of a pollutant linkage being realised.

Buro Happold concluded that risks to the underlying Major Aquifer were 'moderate/low' from the identified potential sources (with the exception of asbestos from the former civic centre) with risks to nearby water courses assessed as 'low'.

Risks to plants and below ground structures on the redeveloped site from soil contamination were assessed by Buro Happold as 'very low'.

Buro Happold recommended that a ground investigation should be undertaken to further assess the potential risks to receptors from the identified potential contamination sources.

Planning Application 080724 was granted planning permission (with conditions) on the 16th of June 2009.

2.4.2. Off-site Planning Application (240063)

Planning Application 240063 formally relates to *"Demolition of some of the existing back of house areas and erection of an extension of the existing Hexagon Theatre to provide a new studio auditorium, flexible rehearsal space, community studio with workshop space and back of house space, along with improved public realm by providing a new podium connection between the new proposed extension and Queens Walk, along with other associated works"*.

Planning Application 240063 is in relation to the Hexagon Theatre located 50m north of the site. A *Desk Study* prepared by GEA (ref. J23282 - Rev 0), dated December 2023, was found to be associated with this planning application. The GEA report contained a PRA that stated the site and its surrounding area do not have a potentially contaminative history. However, GEA conclude that a ground investigation should be carried out to confirm risks associated with potentially contaminated soil that may be present due to past activities on the site.

Planning Application 240063 was granted planning permission on the 27th of March 2024.

2.5. Regulatory Consultation

Requests for information have been made to the following bodies:

- Environment Agency (EA), contacted via email on the 30th of April 2025. Response received on the 2nd of June 2025.
- Reading Borough Council (RBC), contacted via email on the 30th of April 2025. Response awaited.

Copies of the regulatory consultation undertaken will be included as Appendix E, once received.

The response from the EA did not provide additional information which was not already included in the Groundsure report.



3. Historical Development

3.1. Site History

Detailed historical maps and aerial photographs of the site and surrounding area dated between 1879 and 2024 (at scales of 1:500, 1:1,250, 1:2,500, 1:10,000 and 1:10,560), provided as part of the *Groundsure Enviro+Geo Insight* Report (Appendix B), have been reviewed as part of the study. This process has been undertaken to identify former land uses at the site and within the surrounding area that may have geo-environmental implications for the proposed redevelopment.

Only features considered to have a potential geo-environmental impact to the site and usually within a notional 250m radius of the site boundaries are presented and discussed, with potentially infilled land (if present) located within 500m of the site also included. Distances quoted for features remote from the site have been scaled from the maps and are approximate. Other information sources available in the public domain have also been reviewed to support this assessment, including the Historic England online Aerial Photo Explorer and historical aerial photographs available on Google Earth.

The earliest historical map dated 1879 (refer to Figure 3.1) shows the site and its surrounding area within a 250m radius to be developed, with the footprint of the site comprising a *Coach Manufactory* along with assumed residential properties with gardens at the rear. The 1879 historical map shows that within a radius of 250m of the site, the area comprised mainly terrace residential properties with soft landscaping, multiple places of worship such as *St. Mary's Church* (132m northeast), an *Independent Chapel* (154m northeast), *Carey Chapel* (113m west) and a *Providence Chapel* (245m northwest), and industrial land uses such as *Brewery* (10m east), *Wiltshire Brewery* (80m north), *Castle Street Brewery* (107m east), *Steam Saw Mills* (175m north), *Bear Wharf* (201m southeast) and *Seven Bridges Wharf* (225m southeast).



Figure 3.1 Odnance Survey map dating to 1879 (scale 1:500)

By 1900, the western part of the site remained the *Coach Manufactory*, however, further development of terrace housing with gardens occurred in the eastern part of the site. The surrounding area remained relatively unchanged, except for the addition of *Malthouses* (120m southeast), *Smithy* (200m north) and a *Fire Station* (1340m northeast).



By 1912, the buildings associated with the *Coach Manufacturing* on-site were still present, but no longer labelled as such. Changes in the area surrounding the site included the addition of places of worship (190m northwest and 120m west) and a *Smithy* (235m east). The 1912 historical map also shows the addition of a *Tramway* on *Castle Street* which ran in a southwest to northeast direction and at a point was directly adjacent to the southeastern site boundary.

By 1931, the *Coach Manufacturing* covering the western and central portions of the site appeared to be one large (assumed) warehouse, with no associated labelling. During this time, the *Tramway* on *Castle Street* was labelled as *Disused*. 2no. *Public Houses* were added within a 100m radius of the site (8m west and 62m north) alongside a *Post Office* 40m southwest.

By 1957, the structure on-site was labelled as a *Warehouse* (refer to Figure 3.2). Additional industrial uses including 4no. *Garages* (82m southwest, 90m southwest, 130m southwest, 170m northeast), a *Car Park* (100m northeast), a large *Brewery* (115m east), a *Depot* 210m southeast and *Coal Yard* (195m southwest). By 1961 the structures on-site remained unchanged, however, the surrounding area included open areas labelled as *Ruins* (36m southeast, 156m northeast and 164m east).

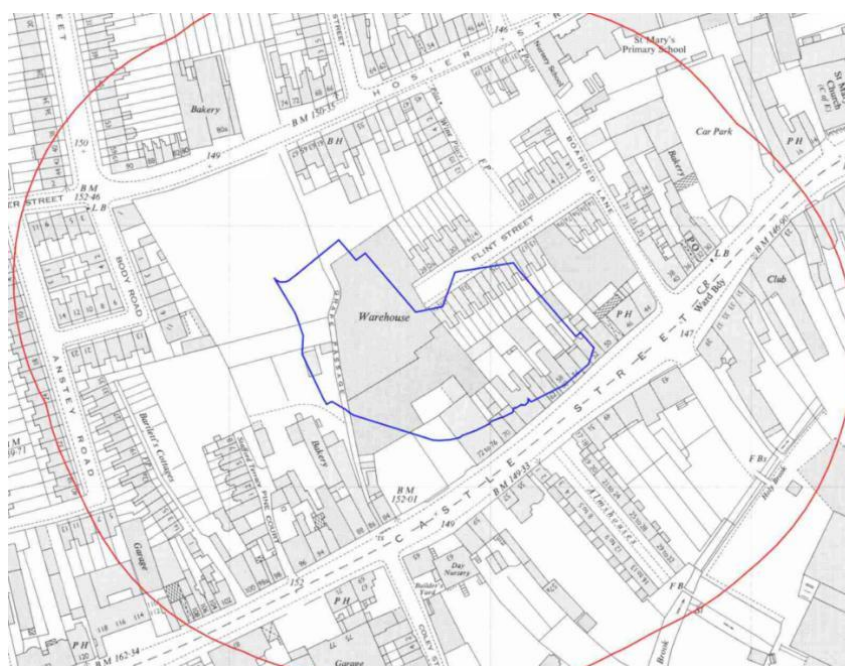


Figure 3.2 Odnance Survey map dating to 1957-1962 (scale 1:1,250)

By 1969, the layout of the site and the surrounding area changed as the area immediately north of the site underwent demolition and ground cutting to a lower ground level than previous. An *Engineering Works* was labelled 140m west of the site. A notable change during this time was also the addition of the A329, a dual carriageway in a northwestern to southeasterly direction along the western site boundary. The roundabout which connects the A329 to *Castle Street* and *Castle Hill* was also added and is still present on modern day maps.

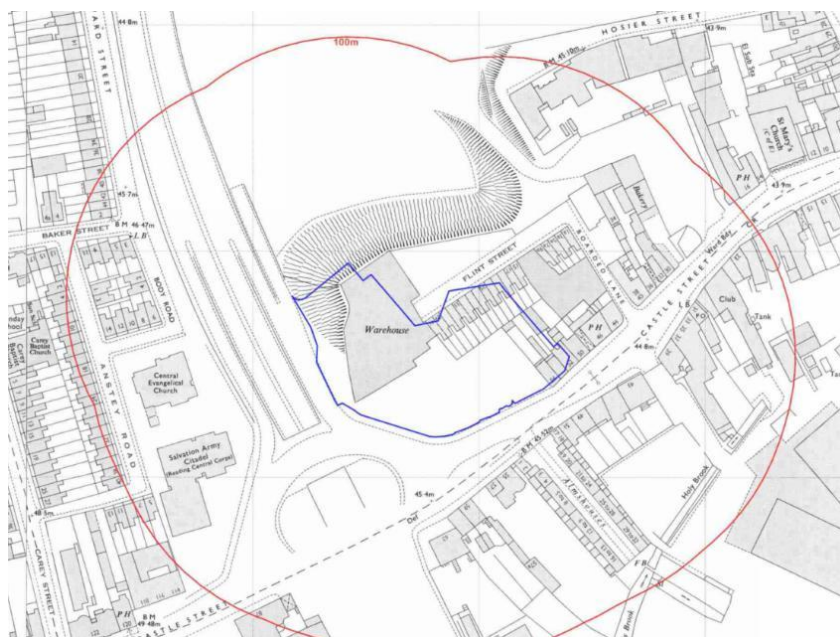


Figure 3.3 Ordnance Survey map dating to 1969-1971 (scale 1:1,250)

Following a period of demolition, the *Reading Police Station* was present on-site by 1978, in a similar layout to the present day. *Reading Magistrates Court*, adjacent to the eastern site boundary, was also developed. During this time, the *Civic Centre* was constructed adjacent to the northern site boundary, however, was later demolished in 2015 and to present day the area remains undeveloped. The present-day *Broad Street Mall* (originally labelled as the *Butts Centre*) was developed 84m north of the site c. 1972, adjacent to construction of the *Hexagon Theatre* (60m north).

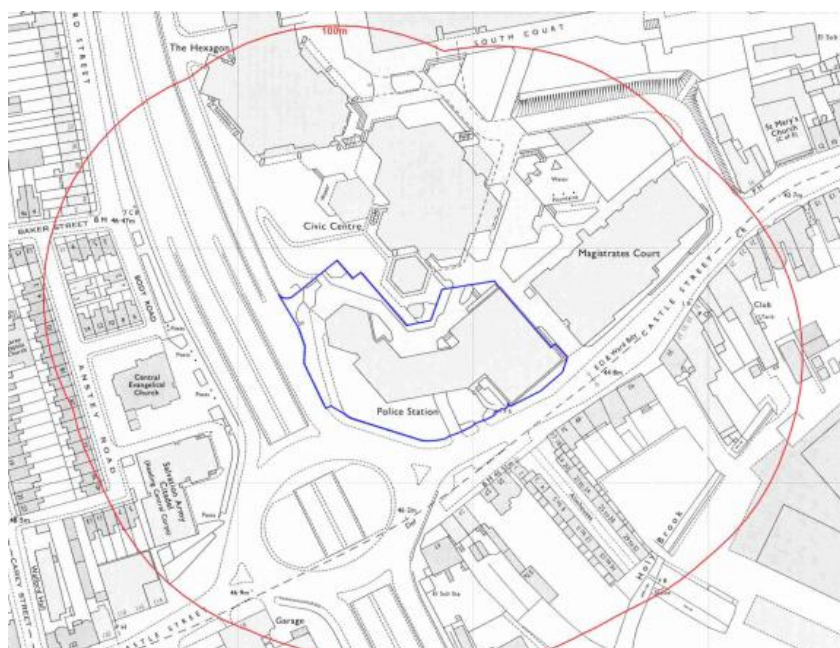


Figure 3.4 Ordnance Survey Map dating to 1976 (scale 1:1,250)



3.2. Former Industrial Land Uses

The Groundsure Report identified 50no. historical industrial land uses and features within a 250m radius of the site, some of which were not easily identifiable on the Ordnance Survey historical maps summarised in Section 3.1. These are summarised in the Groundsure Report presented in Appendix B, and are visually displayed on Figure 3.5 with an indication of their location in relation to the site.

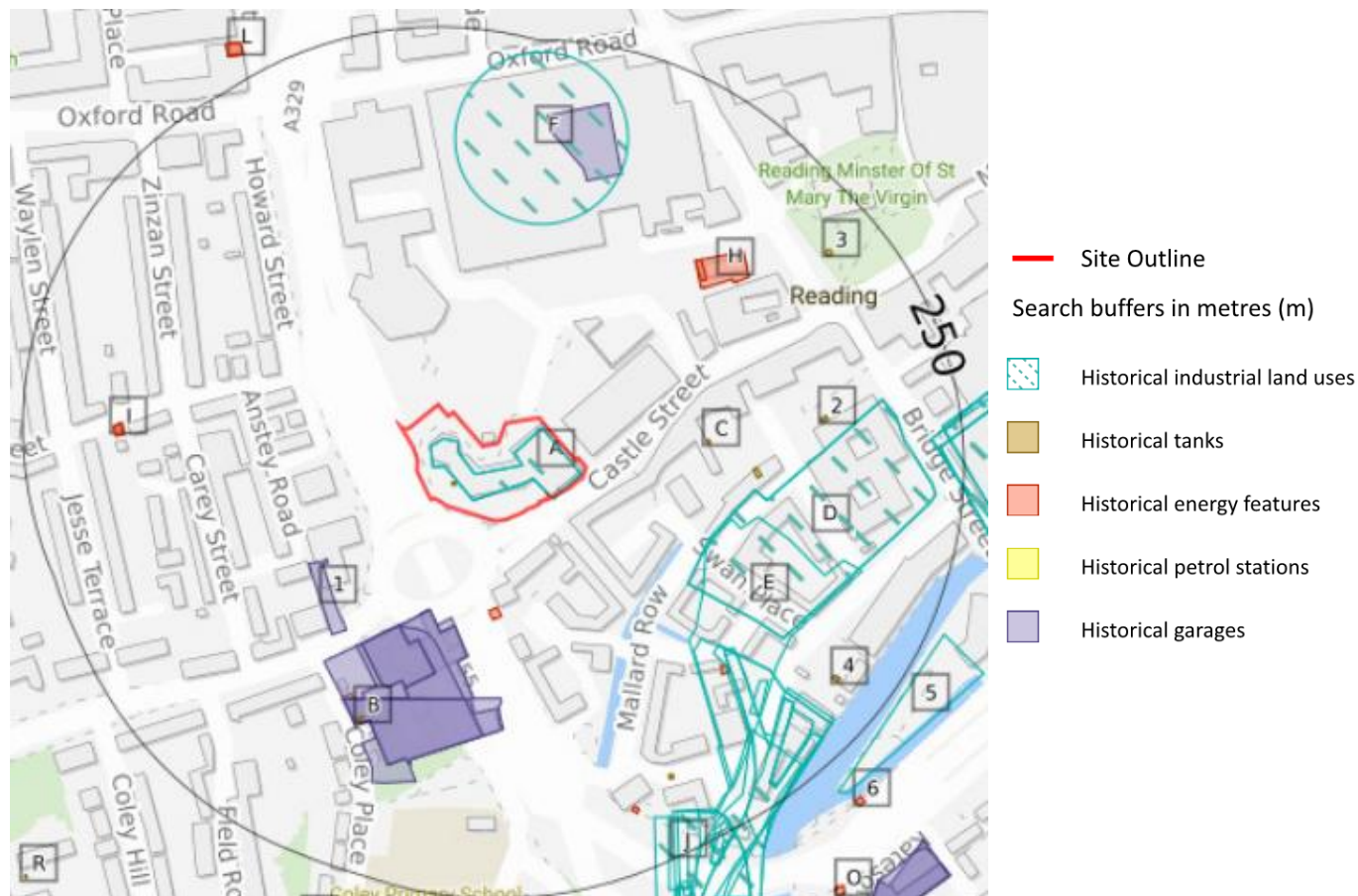


Figure 3.5 Previous industrial land uses within a 250m radius of the site (site boudnary shown by the red polygon)

Former industrial land uses and features displayed in Figure 3.5 (including feature 'A' located within the site boundary, which refers to the Police Station) have not been considered further as potential sources of contamination which could impact the site as due to their age, size and distance it would be unlikely for substantial amounts of contamination to be generated at these sources, which could migrate onto the site.

3.3. Unexploded Ordnance

A preliminary Unexploded Ordnance (UXO) risk assessment has been carried out by RMS UXO Limited (RMS) and included as Appendix C. The assessment notes that the Rural District of Reading was subjected to an overall very low level of bombing, with an average of 0.5 items of ordnance recorded every 1,000 acres. A preliminary search of aerial photography of the site does not indicate damage to the site due to bombing during World War II. However, due to Heavy Anti-aircraft batteries being recorded approximately 3.6km west from the site, the risk of allied UXO cannot be entirely discounted.

Overall, RMS has stated that no further assessment is required. Although, their assessment states that to address potential residual risk, a UXO safety briefing could be delivered either virtually or on-site prior to the commencement of earthworks.

The above provides a summary of the available preliminary UXO risk assessment however, the full assessment provided in Appendix C must be referred to and takes precedence.



4. Anticipated Ground Conditions

4.1. Geology

Figure 4.1 and Figure 4.2 illustrate the location of the development within the context of a regional geological map. The maps illustrate the spatial distribution of superficial and bedrock geology.

It is anticipated that the site is directly underlain by the Taplow Gravel Member (a superficial River Terrace Deposit) which is underlain by the bedrock geology of the Seaford Chalk Formation and Newhaven Chalk Formation (Undifferentiated) of the White Chalk Subgroup.

The Taplow Gravel Member typically comprises sands and gravels with lenses of silt, clay or peat. The undifferentiated Seaford Chalk and Newhaven Chalk Formations are described as firm white chalk with conspicuous semi-continuous nodular and tabular flint seams.



Figure 4.1 Superficial geology of the site and surrounding area



Figure 4.2 Superficial and Bedrock Geological context of the site



The British Geological Survey (BGS) Geology of Britain web map services provide access to the geographic locations and logs of historical borehole investigations and well installations. Historical boreholes surrounding the site are shown in Figure 4.3. The following historical records have been reviewed as part of this assessment; SU77SW104, SU77SW105, SU77SW110, SU77SW111.

The ground model is based on published/unpublished geological records and A-squared's experience in the surrounding area.

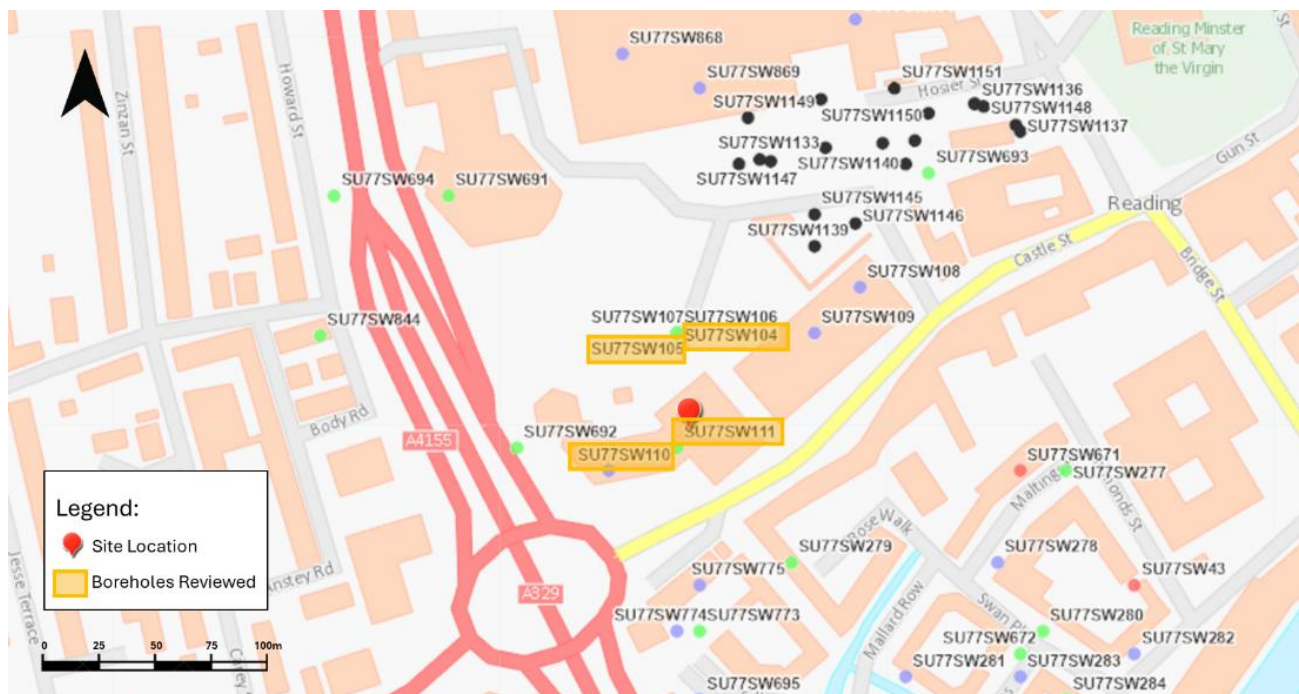


Figure 4.3 Locations of BGS boreholes in close proximity to the site boundary

Table 4.1 summarises the preliminary ground model adopted in this desk study, based on the information reviewed.

Table 4.1 Preliminary ground model

Stratum	Elevation ^[1] (m OD)	Depth ^[1] (m bgl)	Thickness (m)	Description
Made Ground	46.0 to 39.0	0.0	0.0 to 2.0	Various anthropological deposits, primarily consisting of clayey sand with brick, stones, and flint.
Taplow Gravel Member ^[2]	45.0 to 44.0	1.0 to 7.0	4.0 to 5.0	Medium dense to dense flint gravel with occasional brown sand and soft to firm brown silty clay.
Seaford Chalk Formation and Newhaven Chalk Formation (Undifferentiated)	39.0 to 33.0	6.0 to 7.0	>100 (base unproven)	Fairly hard closely fissured chalk with occasional flints. Structureless chalk encountered to depths up to approximate 36.5m OD which then transition to more competent chalk with depth.

1. Elevation and depth refer to top of stratum.

2. Only present in SU77SW110 and SU77SW111.

4.2. Groundwater and Hydrogeology

The Taplow Gravel Member is classified as a Secondary A Aquifer, defined as containing permeable layers capable of supporting water supplies at a local rather than strategic scale, in some cases forming an important source of base flow to rivers. These strata are aquifers formerly classified as Minor Aquifers.



The Seaford Chalk and Newhaven Chalk Formations are classified as Principal Aquifers, defined as strategically important rock units that have high permeability and water storage capacity. Principal Aquifers provide significant quantities of drinking water, and water for business needs. They may also support rivers, lakes, and wetlands.

Data available from historical BGS boreholes indicates that the groundwater table is present at levels ranging from approximately 39.5m OD via BGS boreholes SU77SW108 to 34.0m OD via BGS borehole SU77SW691. The recorded groundwater levels were identified within the Seaford Chalk and Newhaven Chalk Formations (undifferentiated). Localised perched water may also be present associated with the Made Ground (if present) at the site.

Based on ground elevation, it is estimated that the surface water level of the River Kennet located 215m southeast of the site (at its closest point) is approximately 36m OD. For this reason, it is anticipated that groundwater on-site may be hydraulically connected to the River Kennet and, therefore, it is anticipated that the general groundwater flow direction across the site is easterly / southeasterly towards the easterly flowing River Kennet.

The site is not identified as being located within a groundwater Source Protection Zone (SPZ) and there are no SPZs recorded within 500m of the site.

1no. groundwater abstraction point has been identified within a 500m radius of the site. The information relating to this singular groundwater abstraction point has been summarised in the Table 4.2 below.

Table 4.2 Groundwater abstraction within 500m of the site

Operator	Distance and direction from site	License Number	Abstraction use	Version Start Date	Status
Primark Stores Limited	311m N	28/39/23/0042	Retail: Drinking, Cooking, Sanitary, Washing, (Small Garden)	01/04/2008	Active

The anticipated groundwater flow direction is towards the east / southeast. As the single identified abstraction point is to the north of the site, it is not considered that this abstraction point is located down hydraulic gradient of the site. For this reason, it is unlikely for contamination (if present) on-site could migrate to this abstraction point and, therefore, the abstraction point will not be assessed as a potential receptor herein.

4.3. Hydrology

The nearest surface water feature is the Holy Brook (a channel of the River Kennet), flowing in a southeasterly direction approximately 80m south of the site. The River Kennet has also been identified as being 239m southeast from the site at its closest point. The proximity of the identified surface water features to the site make them sensitive receptors which will be assessed further herein.

Within a 500m radius of the site, 2no. surface water abstraction points have been identified. These are both located 350m east of the site, are operated by the Oracle Shopping Centre Ltd and are listed as are listed as 'Amenity: Lake and Pond Throughflow'.

The River Kennet is located between the site and these surface water abstraction points. As Holy Brook and the River Kennet are of greater sensitivity then the use of the abstraction points and are closer to the site, Holy Brook and the River Kennet have been assessed further as the key surface water receptors.

4.4. Radon

UK Health Security Agency (UKHSA) and BGS radon mapping indicates that the site is in an area with 1% to 3% of homes estimated to be at or above the Action Level. The *Building Regulations 2010, Approved Document C* state that without a site-specific Radon Risk Report the maximum requirement for radon protection in these areas is none.



The existing basement is to be retained as part of the proposed development. As indicated in *BRE 211: Radon – Guidance on Protective Measures for New Buildings (2023)*, basements may be at an increased risk due to radon, regardless of geographic location. The preliminary ground model presented indicates that although the site is underlain by Chalk, it is nevertheless typically of low radon potential in the absence of phosphate-enriched beds/zones.

Notwithstanding this, in some areas, local authorities require the risk posed by radon to be further assessed for developments comprising basements. In this instance, it is suggested to also consider the construction of the proposed development. The basement will be supported by retaining walls and a floor slab of fully reinforced concrete. Additionally, it is anticipated that the basement will be fully conditioned and ventilated in line with building regulations, which will provide air circulation inhibiting the buildup of the radon within this area. Finally, the basement will comprise parking, bicycle storage, plantrooms, refuse areas and a police room (for use as storage). These are considered to be lower risk uses as any occupant would have a limited exposure time compared to if the area were to be used as a living space.

Based on the multiple lines of evidence, the potential risks associated with radon gas are low (i.e. no unacceptable risk) to human health and buildings and structures of the proposed development, such that potential mitigation measures would not offer any significant benefit to the development.



5. Environmental Designations and Data

5.1. Regulatory Data

Regulatory data from the *Groundsure Enviro+Geo Insight* Report in close proximity to the development site (generally within 250m of the site boundary), but with the inclusion of landfill and other notable infilled ground within 500m of the site, if present, has been summarised below. For a full breakdown of the regulatory data refer to the *Groundsure Enviro+Geo Insight* Report in Appendix B.

5.1.1. Waste and Landfill

No historical, active or recent landfills have been recorded on-site or within a 500m radius of the site. In addition, no licensed waste sites have been recorded on-site or within a 250m radius.

5.1.2. Recent industrial land uses

There are 22no. records of *recent industrial land* uses within 250m from site. Following a review of the records, a total of 14no. records within the 250m radius have been identified to be associated with corporate office and commercial retailers and, therefore, have not been assessed further as potential sources of contamination. The remaining 8no. industrial features have been summarised in Table 5.1 below.

Table 5.1 Recent industrial land uses of interest

Category	Company	Industrial Land Use	Distance and Bearing from Site
Infrastructure and Facilities	Electricity Substation	Electrical Features	59m south
Infrastructure and Facilities	Electricity Substation	Electrical Features	69m north
Infrastructure and Facilities	Electricity Substation	Electrical Features	77m east
Industrial Features	Tank	Tanks (Generic)	84m east
Infrastructure and Facilities	Electricity Substation	Electrical Features	138m southwest
Infrastructure and Facilities	Electricity Substation	Electrical Features	158m northeast
Infrastructure and Facilities	Electricity Substation	Electrical Features	158m southeast
Infrastructure and Facilities	Electricity Substation	Electrical Features	186m west

Industrial features listed in Table 5.1 which are >100m from site have not been assessed as potential contaminative sources with the potential for contamination, if present, to migrate onto site due to their distance.

The location of the site in relation to identified surface water features, means that contamination, if present, would likely migrate in an eastern direction towards the Holy Brook and the River Kennet. Industrial features listed in Table 5.1 which are <100m from site, have not been assessed as potential contaminative sources due to the expected groundwater flow direction being easterly / southeasterly from the site, therefore making it unlikely for contamination (if present) to migrate onto the site.

5.1.3. Current or Recent Petrol Filling Stations

No current or recent petrol filling stations have been recorded on-site or within a 250m radius of the site.



5.1.4. Licensed Discharges

3no. discharge releases into controlled waters (Holy Brook) have been recorded within a 250m radius of the site. These records are located 189m, 190m and 190m southwest of the site. The 3no. records are in relation to sewage discharge pumping stations and were revoked in 1997, 2010 and 2015, respectively. Due to the age of these licenses, their distances from site and the discharges being directly into Holy Brook, they have not been considered as potential sources of contamination with the potential to migrate onto site. Therefore, the 3no. discharge releases in this Section 5.1.4 will not be assessed as potential contaminative sources herein.

5.1.5. Pollutant Incidents

No pollutant incidents have been recorded on-site, however 3no. pollution incidents have been recorded within a 250m radius of the site. These pollutant incidents were recorded 93m southeast, 108m southwest and 208m north of the site and occurred in 2001 (inert material or waste), 2003 (petrol) and 2002 (firefighting run-off), respectively. The 3no. pollutant incidents had a maximum impact of 'minor'. Due to their age, distance from site and 'minor' impact to the environment, they have not been considered as potential sources of contamination which have the potential to migrate onto site. Therefore, the 3no. pollutant incidents mentioned in this Section 5.1.5 will not be assessed as potential contaminative sources herein.

5.2. Mining and Ground Workings

The site is not listed within the Groundsure Report as being within an area affected by coal mining.

No records of surface ground working have been recorded on-site. However, a single record within 250m of the site has been identified 230m southeast of the site dating to 1938. No underground workings were identified within a 250m radius from site.

The Groundsure report lists a total of 32no. 'BritPits' (BGS database of active and closed surface and underground mineral workings) with a 500m radius of the site. These records are associated with the Reading Chalk Mine, Neuk & Bramley Chalk Mine, Coley Gravel Pit and Coley Pottery with commodities of Chalk, Gravel, Clay and Shale. The records are located between 178m to 453m southwest and 273m to 459m south of the site and all have 'Ceased' status.

There are 7no. records of Man-Made Mining Cavities located within 250m of the site (located between 200m and 248m southwest) and were all registered under Reading (Coley), Berkshire for mining of Chalk.

The Groundsure report identified 18no. records of Natural Cavities located within 250m of the site which are summarised in Table 5.2 below.

Table 5.2 Summary of Natural Cavities within 250m of site

Distance and direction from site	Cavity Type	Bedrock Geology Detail	Superficial Geology Detail
110m west	Solution Widened Joint or Fissure x3	Chalk Group and Lambeth Group	No Details
145m southwest	Solution Widened Joint or Fissure x1	Chalk Group and Lambeth Group	No Details
156m southwest	Solution Pipe x1	Chalk Group and Lambeth Group	Taplow Gravel
166m east	Solution Pipe x2	Chalk Group	No Details
170m southwest	Solution Pipe x1	Chalk Group and Lambeth Group	No Details
173m southwest	Solution Pipe x1	Chalk Group and Lambeth Group	No Details



Distance and direction from site	Cavity Type	Bedrock Geology Detail	Superficial Geology Detail
174m southwest	Solution Pipe x1	Chalk Group and Lambeth Group	No Details
177m southwest	Solution Widened Joint or Fissure x1	Chalk Group and Lambeth Group	No Details
177m southwest	Solution Widened Joint or Fissure x1	Chalk Group and Lambeth Group	No Details
184m southwest	Solution Widened Joint or Fissure x1	Chalk Group and Lambeth Group	No Details
184m southwest	Solution Widened Joint or Fissure x1	Chalk Group and Lambeth Group	No Details
184m southwest	Solution Widened Joint or Fissure x1	Chalk Group and Lambeth Group	No Details
192m southwest	Solution Widened Joint or Fissure x1	Chalk Group and Lambeth Group	No Details
210m north	Solution Pipe x3	Chalk Group	Taplow Gravel
220m southwest	Solution Pipe x1	Chalk Group and Lambeth Group	No Details
232m west	Solution Pipe x1	Chalk Group and Lambeth Group	No Details
242m southwest	Solution Pipe x2	Chalk Group and Lambeth Group	Lynch Hill Gravel
242m southwest	Solution Pipe x1	Chalk Group and Lambeth Group	No Details

5.3. Flood Risks

Flood Maps for Planning (ref. <https://flood-map-for-planning.service.gov.uk/>, accessed 15th May 2025) indicates that the site is located in a Flood Zone 1, i.e. there is a low probability of flooding.

No further consideration of flood risk is given in this report. Specialist flood risk advice should be sought with regards to drainage and flooding.

5.4. Ecology, Flora and Fauna

No records of potentially sensitive ecological receptors as defined by the *Environmental Protection Act (1990) Part 2a (as amended)* have been identified on-site or within a 250m radius of the site.

An assessment of potential invasive species is not included in this report.



6. Conceptual Site Model (CSM) and Preliminary Risk Assessment (PRA)

6.1. Approach

A means to qualitatively assess the risk posed by potential land contamination to a proposed development is to prepare an initial CSM and carry out a PRA. An initial CSM represents the characteristics of the site which influence the possible relationships between identified potential contaminant sources, pathways and receptors. A PRA is undertaken for each potentially complete source-pathway-receptor linkage (potential contaminant linkage). The PRA assessment matrix used in this report is included as Appendix A. The risk assessment approach is in accordance with the *LCRM* guidance.

An initial CSM and PRA for the proposed development is set out below in consideration of all the information detailed in the earlier sections of this report. Should changes be made to the proposed development compared to the details presented herein, or should new information become available, then the PRA must be updated.

6.2. Potential Sources

The relevant potential on-site contamination sources are summarised in this section. Current and former residential land-use, retail units, offices, and other general commercial uses (non-industrial) are not considered potential sources of contamination unless stated otherwise.

Potential off-site sources discussed within the earlier sections of this report have already been discounted as being a potential risk to the site. Moreover, the surrounding area has undergone substantial development. Potential off-site sources may have contributed to the general geo-environmental condition of the surrounding land and groundwater, however, are unlikely to represent ongoing sources of significant contamination.

Potential risks associated with naturally occurring radon gas are discussed separately in Section 4.4.

Former site uses as a *Coach Manufactory* and *Warehouse* were potential sources of contamination that could have resulted in impact to the shallow soils and groundwater beneath the site, with associated contaminants including heavy metals and metalloids, acids / alkalis, PAHs, TPHs, MTBE, BTEX and VOCs. It is noted that a basement was subsequently constructed, which would likely have removed the majority of residual contamination (if present). However, as the basement is to be extended to the south, exposure pathways may be present for construction workers in the temporary condition during earthworks.

A limited thickness of Made Ground may be present beneath the basement, which could be variable in composition and may be a limited source of contaminants primarily including heavy metals, PAHs, ground gas and asbestos fibres. It is anticipated that the basement excavation would have removed the majority of Made Ground predating the construction of the Police Station within the basement footprint. However, the basement does not cover the entire site footprint and, therefore, Made Ground is anticipated in areas which are outside of the basement footprint meaning that, where exposed in the final condition, exposure pathways may be present.

As the basement has been utilised as a two-storey car park, potential contamination associated with fuels and oils leaks/spills (including PAHs, TPHs, MTBE and BTEX), may have impacted the shallow soils (including Made Ground, if present) and groundwater. Notwithstanding this, these contemporary land uses represent a relatively limited potential for contamination.



6.3. Potential Pathways

Potential pathways identified as part of this assessment include:

- Dermal contact.
- Ingestion of soils or dust derived from soil.
- Inhalation of soil particles.
- Inhalation of wind-blown soil derived from the site during ground works.
- Ingestion of drinking water: via new water supply pipes compromised by contamination in the surrounding soils (e.g. permeation of TPH leaching from soils into the pipes).
- Migration and accumulation of ground gases or mobile contaminants through permeable soils (if present).
- Leaching and migration of contaminants in the Made Ground and/or contaminated natural soils (if present) via infiltration of precipitation and rise and fall of groundwater.
- Leaching & migration in unsaturated zone: Leaching of contaminants in the Made Ground and/or contaminated natural soils (if present) via infiltration of precipitation.
- Lateral groundwater migration.
- Root uptake and possible ingestion.

As the basement is mostly being retained and slightly extended to the south, it is assumed that the existing water supply will be maintained and that no new pipes will be laid within the site. Therefore, it is unlikely for pipes to have additional contact with Made Ground.

It is assumed that design of buried concrete will account for 'aggressive' ground conditions (e.g. pH and sulphate) and the potential risks in this regard are not considered further in this report.

6.4. Potential Receptors

Potential receptors identified as part of this assessment include:

- Human health (long term, chronic) of proposed site end users (residential and commercial).
- Human health (short-term, acute) of construction workers.
- Controlled Waters (Groundwater) – underlying Secondary A Aquifer (River Terrace Deposits).
- Controlled Waters (Groundwater) – underlying Principal Aquifer (Seaford Chalk and Newhaven Chalk Formations).
- Controlled Waters (Surface Water) – Holy Brook and River Kennet and the (80m south and 230m southeast respectively).
- Flora and Fauna.

It is anticipated that as part of geotechnical design, an appropriate concrete class is to be used as part of the building foundations. For this reason, buildings / foundations have not been assessed further as potential receptors.

Risks to site workers and the environment (from potential land contamination) during the construction phase of the proposed redevelopment can be appropriately managed by successful implementation of construction phase risk assessments and method statements (RAMS). The associated construction phase risks from potential contamination are not considered further in this document but should be appropriately considered and mitigated by the Principal Contractor in their preparation and implementation of construction phase RAMS and Construction Phase Plan (CPP).

6.5. Summary of Potential Contaminant Linkages

There are some potentially complete contaminant linkages based on the identified sources, pathways and receptors. Table 6.1 presents a PRA for contaminant linkages relevant for the proposed development. Qualitative risk classifications are provided in



accordance with *CIRIA C552: Contaminated Land Risk Assessment, A Guide to Good Practice (Rudland et al., 2001)* (see summary in Appendix A). Where there is no potentially complete contaminant linkage then no risk classification is provided.

The PRA is applicable to current climatic conditions and those which may be expected in future due to human induced climate change.

Table 6.1 Preliminary Risk Assessment (PRA)

Potential Source	Potential Pathway	Potential Receptor	Severity	Probability	Risk Rating
Potential contaminants in Made Ground including former site uses (potentially including heavy metals, PAHs, TPH, BTEX, MTBE, VOCs, ground gases, sulphates, and asbestos fibres)	Dermal contact with soil (outdoors and indoors)	Future users (residential and commercial)	Medium	Low Likelihood	Low to Moderate
		Construction workers	Minor	Likely	Low
	Direct ingestion of soil or dust derived from soil (outdoors and indoors)	Future users (residential and commercial)	Medium	Low Likelihood	Low to Moderate
		Construction workers	Minor	Likely	Low
	Inhalation of dust derived from soil (outdoors)	Future users (residential and commercial)	Medium	Low Likelihood	Low to Moderate
		Off-site users	Medium	Unlikely	Low
		Construction workers	Minor	Likely	Low
	Permeation into pipes & Ingestion	Future users (residential and commercial)	Medium	Unlikely	Low
	Inhalation of vapours (indoors and outdoors)	Future users (residential and commercial)	Medium	Low Likelihood*	Low to Moderate
		Construction workers	Minor	Low Likelihood	Very Low
		Off-site users	Medium	Unlikely	Low
	Migration of ground gases through permeable soils and accumulation in buildings	Future users (residential and commercial)	Medium	Low Likelihood*	Low to Moderate
		Construction workers	Minor	Low Likelihood	Very Low
		Off-site users	Medium	Unlikely	Low
	Leaching & migration in unsaturated zone	Secondary A Aquifer (Taplow Gravel Member)	Medium	Low Likelihood	Low to Moderate
		Principal Aquifer (Seaford Chalk and Newhaven Chalk Formation)	Medium	Low Likelihood	Low to Moderate
	Lateral groundwater migration	Surface water features (River Kennet and Holy Brook)	Mild	Low Likelihood	Low
	Root Uptake and possible ingestion	Flora and Fauna	Mild	Low Likelihood	Low

* - As majority of the basement will be for car parking, the area will be well ventilated in accordance with building regulation, therefore, the probability of accumulation of ground gases and vapours is 'unlikely', and the risk classification is 'low'. A low 'likelihood' probability with a 'low to moderate' risk is only relevant in amenity areas / plant rooms.



The PRA has identified potential contaminant linkages with a maximum 'low to moderate' risk classification.

Potentially unacceptable risks have been identified to future site users (residential and commercial) and controlled waters. Therefore, it is recommended that ground investigation is undertaken for geo-environmental purposes to enable a refinement of the CSM and geo-environmental assessments for the specifically identified unacceptable risks. The next stage of geo-environmental assessment should include a generic quantitative risk assessment (GQRA). The recommended ground investigation and assessments should be undertaken and presented in a geo-environmental interpretive report in accordance with *BS10175:2011 Investigation of Potentially Contaminated Sites – Code of Practice* and *LCRM* guidance.

The risk represented by potential ACMs in the current building fabric can be addressed by commissioning an asbestos Demolition and Refurbishment Survey for the relevant areas of the current building to be demolished and / or renovated. If ACMs are identified then their onward management should be informed by an asbestos specialist, but it is considered that appropriate ACM removal will be required prior to demolition phases.

Design of a future geo-environmental site investigation is outside the scope of this document.



7. Closing Remarks

A-squared was appointed by S2 Estates to prepare a Phase I Desk Study for the proposed development of the former Thames Valley Police Station (Reading Police Station) on 53 Castle Street, Reading, RG1 7TH.

The site currently comprises the former Thames Valley Police Station building comprising five-storeys, including basements, raised areas of soft landscaping at the front and rear. The proposed development can be described as the demolition of the existing police station with the erection of two buildings (Block A and Block B) that will comprise residential uses from the first floor upwards and non-residential uses at ground and basement level. The existing basement footprint to be extended to the south and will cover the entire footprint of Block B and partially cover the footprint of Block A.

The anticipated ground conditions at the site comprise Taplow Gravel Member superficial deposits over the Seaford Chalk Formation and Newhaven Chalk Formation (Undifferentiated). Made Ground is anticipated in areas of the site which are not covered by the existing basement footprint.

The PRA has predominantly identified potential contaminant linkages with a maximum of a 'low to moderate' risk classification indicating potentially unacceptable risks (ref. *LCRM* guidance) to human health and controlled waters, which would warrant specific further investigation or assessment. Therefore, it is recommended that ground investigation is undertaken for geo-environmental purposes to enable a refinement of the CSM and geo-environmental assessments for the specifically identified unacceptable risks.

The recommended ground investigation should be undertaken and the results presented in a Geo-environmental Interpretive Report including a Generic Quantitative Risk Assessment (GQRA), in accordance with *BS10175:2011 Investigation of Potentially Contaminated Sites – Code of Practice* and *LCRM* guidance. The GQRA will be completed based on the ground investigation and will include refinement of the CSM with respect to contamination and geological conditions. The output will assess whether there are unacceptable risks at the site which require mitigation. The ground investigation and Geo-environmental Interpretive Report will be required for planning and may be secured via suitably worded planning condition(s).

Risks to site workers and the environment (from potential land contamination) during the construction phase of the proposed redevelopment can be appropriately managed by successful implementation of construction phase RAMS. The associated construction phase risks from potential contamination should be appropriately considered and mitigated by the Principal Contractor in their preparation and implementation of construction phase RAMS and CPP.

A Preliminary UXO Risk Assessment Report for the site recommends that based on the historical data no further UXO assessment or action is required at this time.

Should changes be made to the proposed development compared to the details presented herein, or should new information become available, then the assessments included in this Desk Study must be updated. This Desk Study should be made available to those preparing the operational site Health & Safety File for the proposed development.



Appendix A: Qualitative Risk Assessment Matrix

A-squared Studio Engineers Ltd. qualitative risk assessment for geo-environmental purposes is undertaken in accordance with *CIRIA C552: Contaminated Land Risk Assessment, A Guide to Good Practice (Rudland et al., 2001)*. The CIRIA C552 risk categories and the assessment methodology are summarised below in Table A.1, Table A.2 and Table A.3. Potential magnitude and potential likelihood are both classified to enable a risk rating to be assessed.

Potential magnitude takes into account the potential consequences should a complete source–pathway–receptor linkage be present. Potential magnitude is classified as per Table A.1.

Table A.1 Definition of potential magnitude of consequence

Category	Definition
Severe	Acute risks to human health, catastrophic damage to buildings / property, major pollution to controlled waters.
Medium	Chronic risk to human health, pollution of sensitive controlled waters, significant effects on sensitive ecosystems or species, significant damage to buildings or structures.
Mild	Pollution of non-sensitive waters, minor damage to buildings or structures.
Minor	Damage to non-sensitive ecosystems or species.

Potential likelihood takes into account the presence of the hazard and receptor as well as the integrity of the pathway for exposure, i.e., whether a source-pathway-receptor linkage is present or not. Potential likelihood is classified as per Table A.2.

Table A.2 Definition of potential likelihood of exposure

Category	Definition
High Likelihood	Pollutant linkage may be present and is almost certain to occur in the long-term. Or there is evidence of harm to the receptor.
Likely	Pollutant linkage may be present, and it is probable that it will occur over the long-term.
Low Likelihood	Pollutant linkage may be present, and there is a possibility that it will occur, although there is no certainty that it will do so.
Unlikely	Pollutant linkage may be present, but it is improbable that it will occur.

The potential magnitude of consequence and the potential likelihood of exposure are assessed in accordance with the risk matrix presented in Table A.3.

Table A.3 Geo-environmental risk assessment matrix

		Potential Magnitude of Consequence			
		Severe	Medium	Mild	Minor
Potential Likelihood of Exposure	High Likelihood	Very High	High	Moderate	Low to Moderate
	Likely	High	Moderate	Low to Moderate	Low
	Low Likelihood	Moderate	Low to Moderate	Low	Very Low
	Unlikely	Low to Moderate	Low	Very Low	Very Low



Appendix B: Groundsure Report

Reading Police Station, Castle Street, Reading, RG1 7TH

Order Details

Date: 29/04/2025
Your ref: 3912
Our Ref: GS-AA8-8OJ-CV3-3W8

Site Details

Location: 471177 173154
Area: 0.56 ha
Authority: [Reading Borough Council](#) ↗



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[Summary of findings](#)

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

[p. 9 >](#)

[OS MasterMap site plan](#)

[p.14 >](#) [Insight User Guide](#) ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	2	0	25	31	-
18 >	1.2 >	Historical tanks >	2	0	8	44	-
20 >	1.3 >	Historical energy features >	0	0	8	48	-
22 >	1.4 >	Historical petrol stations >	0	0	0	1	-
23 >	1.5 >	Historical garages >	0	0	11	40	-
25	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
26 >	2.1 >	Historical industrial land uses >	3	0	25	33	-
29 >	2.2 >	Historical tanks >	2	0	13	64	-
32 >	2.3 >	Historical energy features >	0	0	12	96	-
36 >	2.4 >	Historical petrol stations >	0	0	0	2	-
36 >	2.5 >	Historical garages >	0	0	24	51	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
40	3.1	Active or recent landfill	0	0	0	0	-
40	3.2	Historical landfill (BGS records)	0	0	0	0	-
41	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
41	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
41	3.5	Historical waste sites	0	0	0	0	-
41	3.6	Licensed waste sites	0	0	0	0	-
41 >	3.7 >	Waste exemptions >	1	0	8	20	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
44 >	4.1 >	Recent industrial land uses >	0	0	22	-	-
46 >	4.2 >	Current or recent petrol stations >	0	0	0	2	-
46	4.3	Electricity cables	0	0	0	0	-
46	4.4	Gas pipelines	0	0	0	0	-
46	4.5	Sites determined as Contaminated Land	0	0	0	0	-



47	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
47	4.7	Regulated explosive sites	0	0	0	0	-
47	4.8	Hazardous substance storage/usage	0	0	0	0	-
47	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
47	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
48 >	4.11 >	Licensed pollutant release (Part A(2)/B) >	0	0	0	1	-
48 >	4.12 >	Radioactive Substance Authorisations >	0	0	0	5	-
49 >	4.13 >	Licensed Discharges to controlled waters >	0	0	3	2	-
50	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
50	4.15	Pollutant release to public sewer	0	0	0	0	-
50	4.16	List 1 Dangerous Substances	0	0	0	0	-
50	4.17	List 2 Dangerous Substances	0	0	0	0	-
51 >	4.18 >	Pollution Incidents (EA/NRW) >	0	0	3	9	-
52	4.19	Pollution inventory substances	0	0	0	0	-
52	4.20	Pollution inventory waste transfers	0	0	0	0	-
53	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
54 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
56 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
58 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
59 >	5.4 >	Groundwater vulnerability- soluble rock risk >	Identified (within 0m)				
59	5.5	Groundwater vulnerability- local information	None (within 0m)				
61 >	5.6 >	Groundwater abstractions >	0	0	0	1	36
69 >	5.7 >	Surface water abstractions >	0	0	0	2	4
71 >	5.8 >	Potable abstractions >	0	0	0	1	24
76	5.9	Source Protection Zones	0	0	0	0	-
76	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
77 >	6.1 >	Water Network (OS MasterMap) >	0	0	14	-	-



79 >	6.2 >	Surface water features >	0	0	4	-	-
79 >	6.3 >	WFD Surface water body catchments >	2	-	-	-	-
79 >	6.4 >	WFD Surface water bodies >	0	0	1	-	-
80 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
81	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
82 >	7.2 >	Historical Flood Events >	0	0	5	-	-
82	7.3	Flood Defences	0	0	0	-	-
82	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
83	7.5	Flood Storage Areas	0	0	0	-	-
84	7.6	Flood Zone 2	None (within 50m)				
84	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
85 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
87 >	9.1 >	Groundwater flooding >	High (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
88	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
88	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
88	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
88	10.4	Special Protection Areas (SPA)	0	0	0	0	0
89	10.5	National Nature Reserves (NNR)	0	0	0	0	0
89	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
89	10.7	Designated Ancient Woodland	0	0	0	0	0
89	10.8	Biosphere Reserves	0	0	0	0	0
90	10.9	Forest Parks	0	0	0	0	0
90	10.10	Marine Conservation Zones	0	0	0	0	0
90	10.11	Green Belt	0	0	0	0	0
90	10.12	Proposed Ramsar sites	0	0	0	0	0



90	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
91	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
91	10.15	Nitrate Sensitive Areas	0	0	0	0	0
91 >	10.16 >	Nitrate Vulnerable Zones >	0	0	1	0	1
92	10.17	SSSI Impact Risk Zones	0	-	-	-	-
92	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
93	11.1	World Heritage Sites	0	0	0	-	-
94	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
94	11.3	National Parks	0	0	0	-	-
94 >	11.4 >	Listed Buildings >	0	8	51	-	-
97 >	11.5 >	Conservation Areas >	0	1	1	-	-
97	11.6	Scheduled Ancient Monuments	0	0	0	-	-
97	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
98 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
99	12.2	Open Access Land	0	0	0	-	-
99	12.3	Tree Felling Licences	0	0	0	-	-
99	12.4	Environmental Stewardship Schemes	0	0	0	-	-
99	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
100	13.1	Priority Habitat Inventory	0	0	0	-	-
100	13.2	Habitat Networks	0	0	0	-	-
100	13.3	Open Mosaic Habitat	0	0	0	-	-
100	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
101 >	14.1 >	10k Availability >	Identified (within 500m)				
102 >	14.2 >	Artificial and made ground (10k) >	0	1	4	3	-
104 >	14.3 >	Superficial geology (10k) >	1	1	1	3	-

105	14.4	Landslip (10k)	0	0	0	0	-
106 >	14.5 >	Bedrock geology (10k) >	1	1	0	1	-
107	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
108 >	15.1 >	50k Availability >	Identified (within 500m)				
109	15.2	Artificial and made ground (50k)	0	0	0	0	-
109	15.3	Artificial ground permeability (50k)	0	0	-	-	-
110 >	15.4 >	Superficial geology (50k) >	1	0	2	3	-
111 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
111	15.6	Landslip (50k)	0	0	0	0	-
111	15.7	Landslip permeability (50k)	None (within 50m)				
112 >	15.8 >	Bedrock geology (50k) >	1	1	0	1	-
113 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
113	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
114 >	16.1 >	BGS Boreholes >	3	7	57	-	-
Page	Section	Natural ground subsidence >					
118 >	17.1 >	Shrink swell clays >	Moderate (within 50m)				
119 >	17.2 >	Running sands >	Very low (within 50m)				
121 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
122 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
123 >	17.5 >	Landslides >	Very low (within 50m)				
125 >	17.6 >	Ground dissolution of soluble rocks >	High (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
127 >	18.1 >	BritPits >	0	0	6	26	-
134 >	18.2 >	Surface ground workings >	0	0	1	-	-
134	18.3	Underground workings	0	0	0	0	0
135	18.4	Underground mining extents	0	0	0	0	-
135	18.5	Historical Mineral Planning Areas	0	0	0	0	-



135 >	18.6 >	Non-coal mining >	1	0	2	2	3
136 >	18.7 >	JPB mining areas >	Identified (within 0m)				
137	18.8	The Coal Authority non-coal mining	0	0	0	0	-
137 >	18.9 >	Researched mining >	0	0	30	17	-
139	18.10	Mining record office plans	0	0	0	0	-
139	18.11	BGS mine plans	0	0	0	0	-
139	18.12	Coal mining	None (within 0m)				
139	18.13	Brine areas	None (within 0m)				
140	18.14	Gypsum areas	None (within 0m)				
140	18.15	Tin mining	None (within 0m)				
140	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes >	On site	0-50m	50-250m	250-500m	500-2000m
141 >	19.1 >	Natural cavities >	0	0	18	15	-
144 >	19.2 >	Mining cavities >	0	0	7	8	20
146	19.3	Reported recent incidents	0	0	0	0	-
146	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
147 >	20.1 >	Radon >	Between 1% and 3% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
149 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	1	-	-	-
149	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
149	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
150	22.1	Underground railways (London)	0	0	0	-	-
150	22.2	Underground railways (Non-London)	0	0	0	-	-
151	22.3	Railway tunnels	0	0	0	-	-
151 >	22.4 >	Historical railway and tunnel features >	0	0	12	-	-
152	22.5	Royal Mail tunnels	0	0	0	-	-
152	22.6	Historical railways	0	0	0	-	-



152	22.7	Railways	0	0	0	-	-
152	22.8	Crossrail 2	0	0	0	0	-
152	22.9	HS2	0	0	0	0	-

Recent aerial photograph



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Capture Date: 30/04/2022

Site Area: 0.56ha



Recent site history - 2019 aerial photograph



Capture Date: 29/06/2019

Site Area: 0.56ha



Recent site history - 2013 aerial photograph

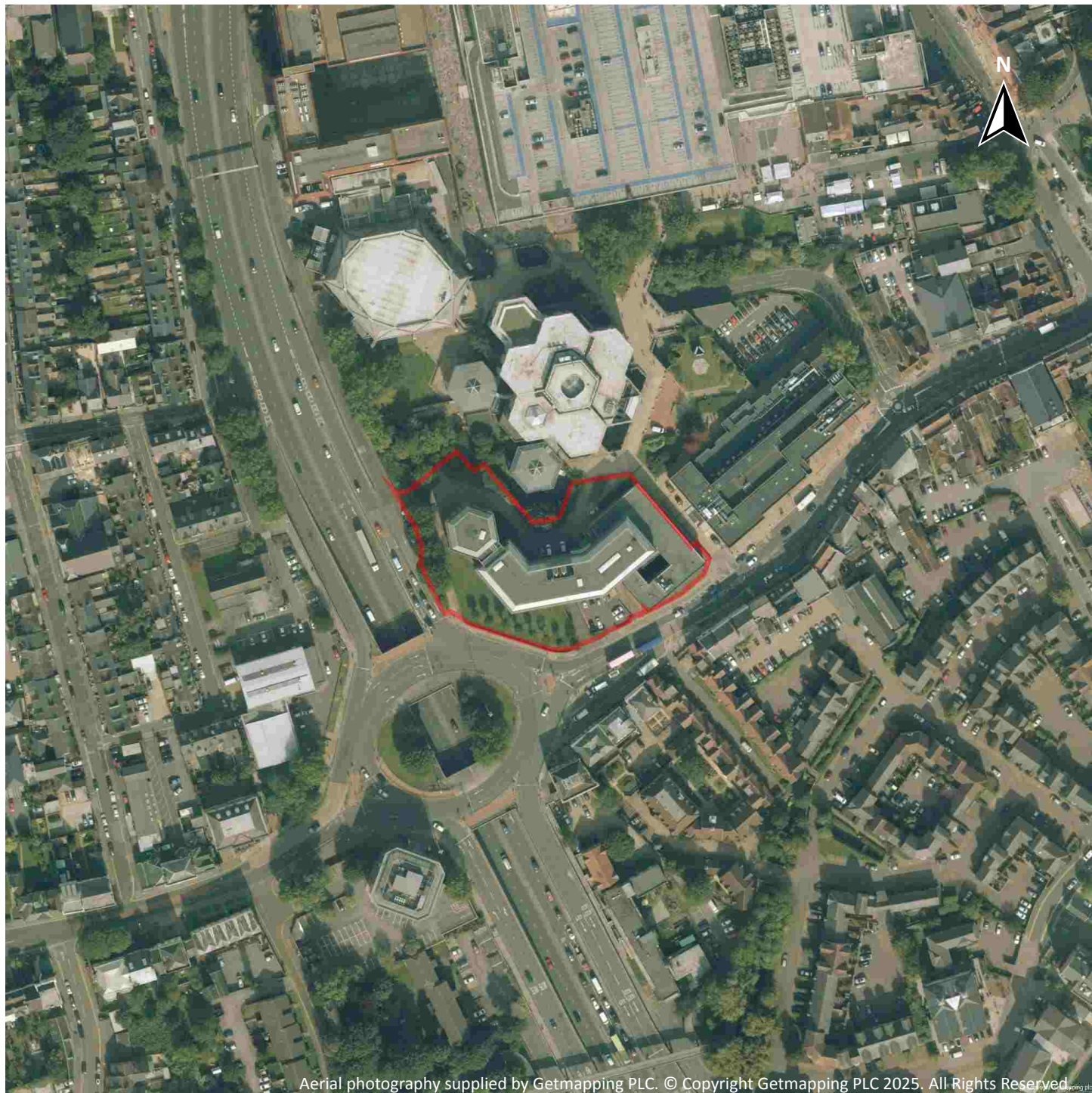


Capture Date: 08/07/2013

Site Area: 0.56ha



Recent site history - 2010 aerial photograph



Capture Date: 22/09/2010

Site Area: 0.56ha



Recent site history - 1999 aerial photograph

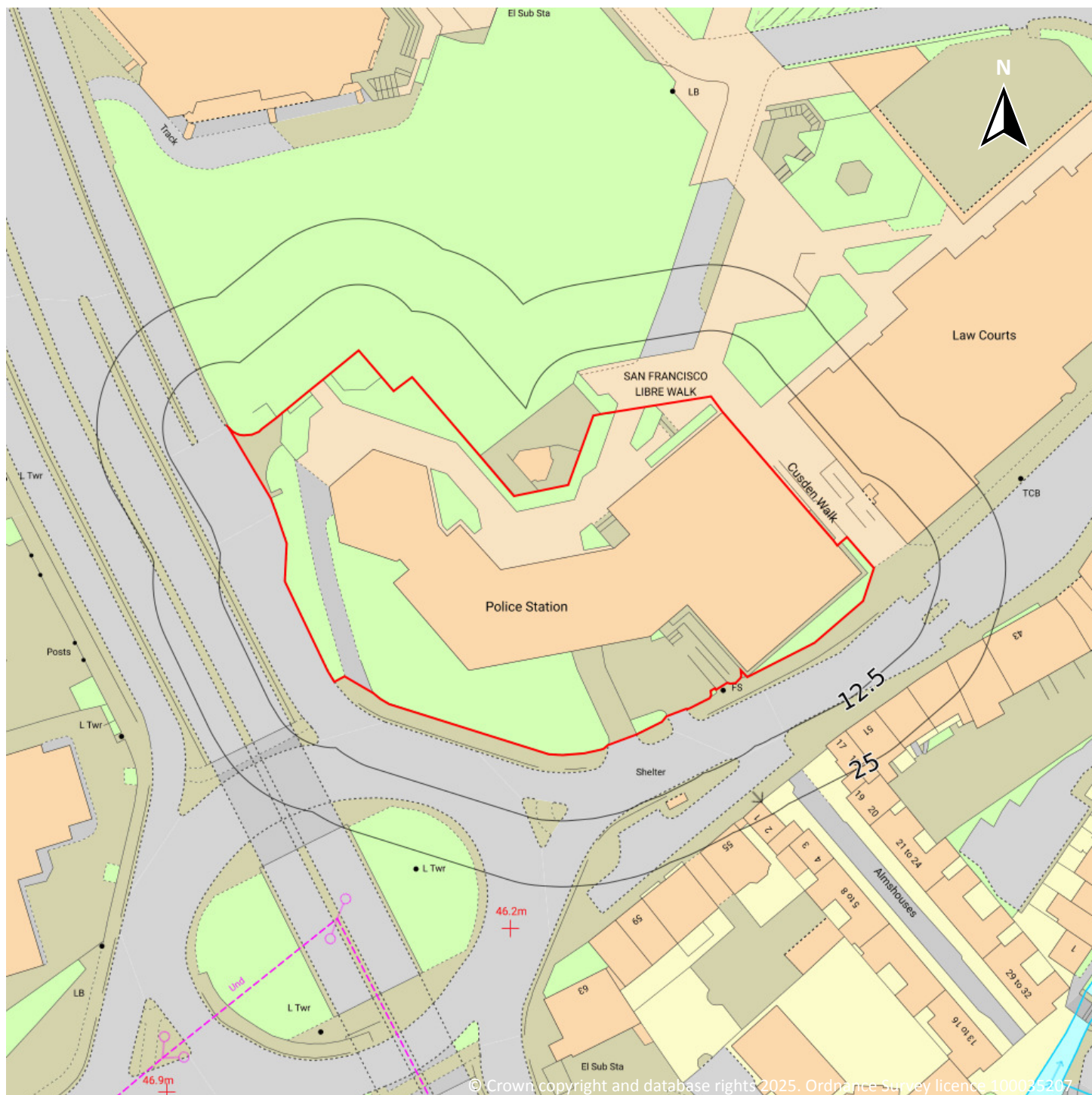


Capture Date: 04/09/1999

Site Area: 0.56ha



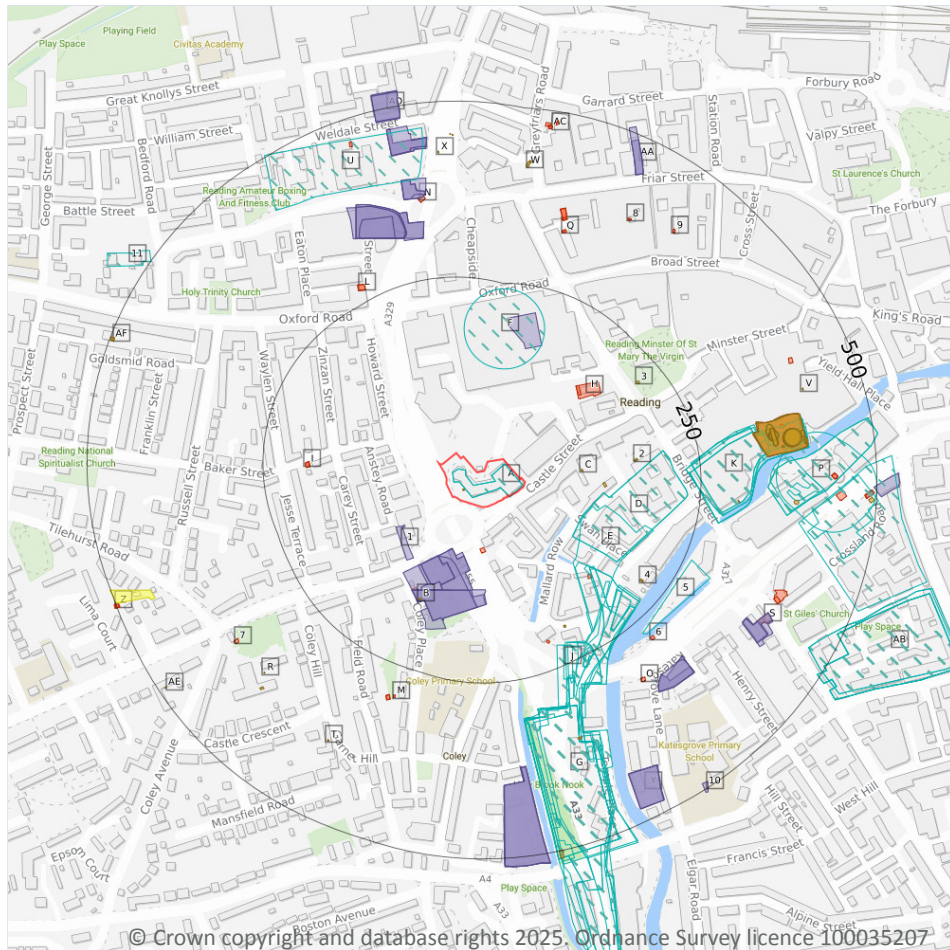
OS MasterMap site plan



Site Area: 0.56ha



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

58

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	Police Station	1989 - 1994	1920665



ID	Location	Land use	Dates present	Group ID
A	On site	Police Station	1979	1995813
D	93m E	Brewery	1979	1935437
D	93m E	Brewery	1973	1993679
E	95m E	Unspecified Commercial/Industrial	1933	1882929
F	128m N	Smithy	1913	1907377
G	132m SE	Railway Sidings	1938	1933297
G	143m SE	Railway Sidings	1913	1955267
G	148m SE	Railway Sidings	1933	1956362
G	151m SE	Railway Sidings	1938	1927867
E	179m SE	Railway Building	1913	1909741
E	195m SE	Unspecified Commercial/Industrial	1933	1882928
G	199m SE	Railway Sidings	1962	1930511
E	207m SE	Railway Building	1938	1909738
G	222m SE	Goods Depot	1933	1989666
J	224m SE	Railway Building	1962	1910127
G	229m SE	Goods Depot	1938	1970934
K	229m E	Brewery	1973	1943421
K	229m E	Brewery	1979	1983919
K	235m E	Unspecified Commercial/Industrial	1898	1882849
K	235m E	Brewery	1938	1946887
K	235m E	Brewery	1913	1952260
K	237m E	Brewery	1933	1998435
K	238m E	Brewery	1938	1996846
J	243m SE	Railway Buildings	1913	1970569
J	247m SE	Railway Building	1962	1910128
J	247m SE	Railway Buildings	1938	1986926
5	257m SE	Hospitals	1898	1894493
G	296m S	Railway Sidings	1973	1915627



ID	Location	Land use	Dates present	Group ID
G	296m S	Unspecified Depot	1979	1957410
G	296m S	Unspecified Depot	1973	1970544
G	296m S	Railway Sidings	1979	1994866
P	345m E	Unspecified Depot	1989 - 1994	1992596
P	345m E	Unspecified Depot	1979	1993995
P	348m E	Unspecified Commercial/Industrial	1933	1882930
P	350m E	Unspecified Tanks	1973	1918980
P	350m E	Unspecified Tanks	1979	1966829
G	352m S	Railway Building	1962	1934169
P	353m E	Unspecified Tank	1898	1892544
P	357m E	Unspecified Mill	1898	1884417
G	370m S	Goods Depot	1913	1982979
P	372m E	Unspecified Tank	1913	1983914
P	372m E	Unspecified Tank	1898	1995430
P	373m E	Railway Sidings	1933	1887642
G	376m SE	Railway Building	1913	1978145
U	393m N	Unspecified Depot	1979	1886873
P	393m E	Unspecified Factory	1979	1955012
P	408m E	Unspecified Factory	1973	1914634
G	410m SE	Railway Building	1938	1909737
G	446m S	Railway Building	1938	1909736
AB	465m SE	Tin Works	1938	1978378
AB	465m SE	Tin Works	1913	1984124
G	485m S	Railway Building	1938	1909739
AB	493m SE	Unspecified Works	1962	1890850
AB	493m SE	Unspecified Commercial/Industrial	1973	1915834
AB	493m SE	Unspecified Commercial/Industrial	1989	1916650
AB	493m SE	Unspecified Commercial/Industrial	1979	1932011



ID	Location	Land use	Dates present	Group ID
11	500m NW	Nursery	1913	1897935

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	54
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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
A	On site	Unspecified Tank	1879	333445
A	On site	Unspecified Tank	1879	341449
C	82m E	Unspecified Tank	1980	331124
C	82m E	Unspecified Tank	1970	342228
C	111m E	Unspecified Tank	1970 - 1980	334380
B	150m SW	Unspecified Tank	1972	323168
2	158m E	Unspecified Tank	1970 - 1980	336662
J	199m SE	Unspecified Tank	1879	330075
3	212m NE	Unspecified Tank	1931	323167
4	212m SE	Unspecified Tank	1970 - 1988	327289
K	304m E	Tank or Trough	1879	338980
K	304m E	Tank or Trough	1879	328601
K	305m E	Tank or Trough	1879	319661
P	331m E	Gas Works	1879 - 1912	332383
P	332m E	Gas Works	1879	333720
P	349m E	Tanks	1962	330159
P	350m E	Tanks	1968 - 1979	337818



ID	Location	Land use	Dates present	Group ID
P	351m E	Gasometer	1900	338050
P	352m E	Gasometer	1879	328018
G	353m S	Tanks	1879	338873
P	353m E	Gasometer	1879	335953
P	356m E	Tanks	1958 - 1961	331920
P	356m E	Tanks	1956	336940
R	365m SW	Unspecified Tank	1879	335488
R	365m SW	Unspecified Tank	1879	342281
P	368m E	Unspecified Tank	1956 - 1961	342246
P	371m E	Gasometer	1900 - 1912	328617
P	372m E	Gasometer	1879	338003
P	372m E	Gasometer	1879	341187
P	374m E	Gasometer	1879	334743
R	381m SW	Unspecified Tank	1976 - 1988	328004
P	383m E	Unspecified Tank	1879 - 1900	329350
T	388m SW	Unspecified Tank	1879	335779
T	388m SW	Unspecified Tank	1879	339374
P	398m E	Tanks	1956 - 1979	335063
P	401m E	Tanks	1962 - 1968	340772
P	402m E	Tanks	1979	343313
V	416m E	Tanks	1879	332299
V	416m E	Tanks	1879	334101
W	416m N	Unspecified Tank	1900	331995
W	420m N	Unspecified Tank	1912	343047
W	423m N	Unspecified Tank	1879	329637
X	427m N	Tank or Trough	1880	329333
X	427m N	Tank or Trough	1880	338697
X	451m N	Unspecified Tank	1880	342688



ID	Location	Land use	Dates present	Group ID
X	451m N	Unspecified Tank	1880	335375
X	453m N	Unspecified Tank	1880	338188
X	453m N	Unspecified Tank	1880	330508
P	489m E	Unspecified Tank	1968 - 1979	343523
AE	489m SW	Unspecified Tank	1879	336937
AE	489m SW	Unspecified Tank	1879	330849
AF	493m W	Unspecified Tank	1959	327905
AF	494m W	Unspecified Tank	1961	328739
G	499m S	Tanks	1931	317067

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	56
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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
B	58m S	Electricity Substation	1980 - 1988	233948
H	137m NE	Electricity Substation	1980 - 1988	233094
B	139m SW	Electricity Substation	1988	207144
H	141m NE	Electricity Substation	1970	227669
E	155m SE	Electricity Substation	1988	207328
I	183m W	Electricity Substation	1971	221748
I	184m W	Electricity Substation	1986 - 1993	217755
J	208m SE	Electricity Substation	1995 - 1996	224859
L	265m NW	Electricity Substation	1980 - 1988	214223



ID	Location	Land use	Dates present	Group ID
L	266m NW	Electricity Substation	1970	231014
6	280m SE	Electricity Substation	1969	207322
M	292m S	Electricity Substation	1986 - 1991	213857
M	294m SW	Electricity Substation	1995 - 1996	228937
M	294m SW	Electricity Substation	1969 - 1972	218718
O	318m SE	Electricity Substation	1972 - 1996	227886
P	331m E	Gas Works	1879 - 1912	225991
P	332m E	Gas Works	1879	211625
Q	332m N	Electricity Substation	1993	221191
Q	333m N	Electricity Substation	1994 - 1996	214946
Q	350m N	Electricity Substation	1979	211659
Q	350m N	Electricity Substation	1988 - 1993	222618
Q	350m N	Electricity Substation	1986	213020
Q	350m N	Electricity Substation	1969	227700
P	351m E	Gasometer	1900	233129
P	352m E	Gasometer	1879	211477
Q	352m N	Electricity Substation	1994 - 1996	216623
P	353m E	Gasometer	1879	224324
N	360m N	Electricity Substation	1979 - 1996	212027
7	366m SW	Electricity Substation	1976 - 1993	232715
P	371m E	Electricity Substation	1968 - 1979	221107
P	371m E	Gasometer	1879 - 1912	213774
P	372m E	Gasometer	1879	217630
P	372m E	Gasometer	1879	213150
8	383m NE	Electricity Substation	1986 - 1996	227347
S	384m SE	Electricity Substation	1982	219348
S	384m SE	Electricity Substation	1979 - 1982	222525
S	386m E	Electricity Substation	1982	220100



ID	Location	Land use	Dates present	Group ID
S	389m E	Electricity Substation	1982	226167
9	402m NE	Electricity Substation	1969 - 1996	233524
V	411m E	Electricity Substation	1968 - 1997	220504
P	435m E	Electricity Substation	1988	219663
P	436m E	Electricity Substation	1997	229621
P	442m E	Electricity Substation	1968 - 1979	214771
P	442m E	Electricity Substation	1979	209562
U	460m N	Electricity Substation	1971 - 1986	212100
AC	474m N	Electricity Substation	1986	227237
AC	474m N	Electricity Substation	1988 - 1993	220089
AC	474m N	Electricity Substation	1979	221875
AC	477m N	Electricity Substation	1994 - 1996	217211
AC	481m N	Electricity Substation	1969	209558
P	483m E	Electricity Substation	1988 - 1997	229869
P	484m E	Electricity Substation	1988	215421
Z	495m W	Electricity Substation	1971	225788
Z	496m W	Electricity Substation	1993	214143
Z	497m W	Electricity Substation	1976 - 1988	219476
Z	497m W	Electricity Substation	1969	229140

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
Z	444m W	Filling Station	1976 - 1988	3593

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	51
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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
B	69m SW	Garage	1958 - 1961	72337
B	69m SW	Garage	1971	69840
B	69m SW	Garage	1957 - 1962	71151
1	80m SW	Garage	1957 - 1962	72318
B	83m SW	Garage	1980	72674
B	85m SW	Garage	1958 - 1961	69660
B	85m SW	Garage	1962 - 1970	68591
B	85m SW	Garage	1957	72214
B	119m S	Garage	1969	70484
B	120m S	Garage	1972	70839
F	160m N	Garage	1957 - 1962	69225
N	309m N	Garage	1957	70600
N	309m N	Garage	1962	70898
N	309m N	Garage	1958 - 1961	67949
N	314m N	Car Park and Garage	1994	68410
N	314m N	Car Park and Garage	1996	69437
N	315m N	Car Park and Garage	1986	69373



ID	Location	Land use	Dates present	Group ID
N	315m N	Multistorey Garage and Car Park	1979	69367
N	315m N	Multistorey Garage and Car Park	1988 - 1993	72376
N	318m N	Car Park and Garage	1969	71854
O	329m SE	Garage	1957	72661
O	330m SE	Garage	1969	70873
O	330m SE	Garage	1971	68994
O	330m SE	Garage	1958 - 1961	70794
O	331m SE	Garage	1972	69611
N	336m NW	Garage	1971	67341
N	366m N	Garage	1962	69781
S	366m SE	Garage	1957	67958
S	366m SE	Garage	1961	72355
S	366m SE	Garage	1958	72196
N	366m N	Garage	1957	71107
N	367m N	Garage	1958 - 1961	72558
G	373m S	Garage	1969	68574
G	373m S	Garage	1957 - 1961	69081
G	373m S	Garage	1972	71299
G	373m S	Garage	1971	69295
Y	429m SE	Garage	1971	69105
Y	429m SE	Garage	1972	69439
Y	429m SE	Garage	1969	69459
X	432m N	Garage	1957	69065
X	432m N	Garage	1958	68988
X	432m N	Garage	1961	72439
X	432m N	Garage	1962	69880
AA	446m NE	Garage	1962 - 1969	69173
AA	446m NE	Garage	1957	72551



ID	Location	Land use	Dates present	Group ID
AA	446m NE	Garage	1958 - 1961	69486
AD	482m N	Garage	1988 - 1993	72437
AD	482m N	Garage	1994 - 1996	70262
AD	483m N	Garage	1986	67852
10	491m SE	Garage	1972	67339
P	496m E	Police Garage	1968 - 1979	69960

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

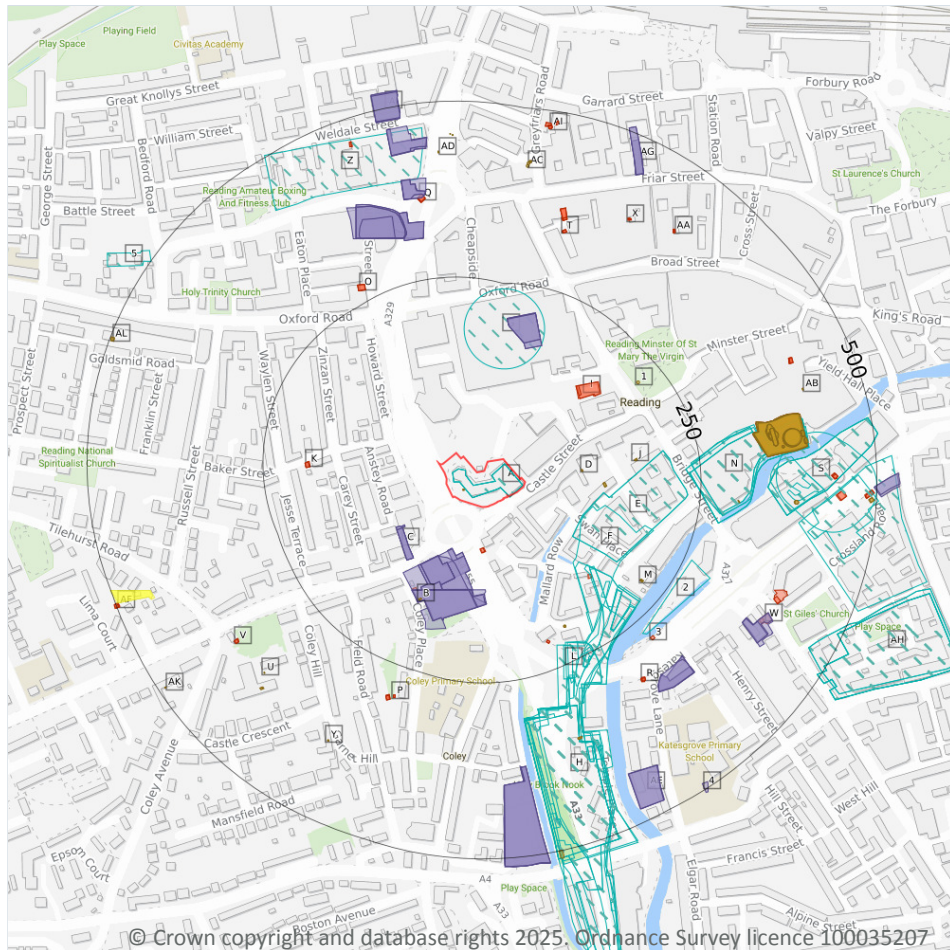
0

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

61

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

Features are displayed on the Past land use - un-grouped map on [page 26 >](#)

ID	Location	Land Use	Date	Group ID
A	On site	Police Station	1994	1920665
A	On site	Police Station	1989	1920665
A	On site	Police Station	1979	1995813



ID	Location	Land Use	Date	Group ID
E	93m E	Brewery	1979	1935437
E	93m E	Brewery	1973	1993679
F	95m E	Unspecified Commercial/Industrial	1933	1882929
G	128m N	Smithy	1913	1907377
H	132m SE	Railway Sidings	1938	1933297
H	143m SE	Railway Sidings	1913	1955267
H	148m SE	Railway Sidings	1933	1956362
H	151m SE	Railway Sidings	1938	1927867
F	179m SE	Railway Building	1913	1909741
F	195m SE	Unspecified Commercial/Industrial	1933	1882928
H	199m SE	Railway Sidings	1962	1930511
F	207m SE	Railway Building	1938	1909738
H	222m SE	Goods Depot	1933	1989666
L	224m SE	Railway Building	1962	1910127
H	229m SE	Goods Depot	1938	1970934
N	229m E	Brewery	1979	1983919
N	229m E	Brewery	1973	1943421
N	235m E	Brewery	1938	1946887
N	235m E	Brewery	1913	1952260
N	235m E	Unspecified Commercial/Industrial	1898	1882849
N	237m E	Brewery	1933	1998435
N	238m E	Brewery	1938	1996846
L	243m SE	Railway Buildings	1913	1970569
L	247m SE	Railway Building	1962	1910128
L	247m SE	Railway Buildings	1938	1986926
2	257m SE	Hospitals	1898	1894493
H	296m S	Unspecified Depot	1979	1957410
H	296m S	Railway Sidings	1979	1994866



ID	Location	Land Use	Date	Group ID
H	296m S	Railway Sidings	1973	1915627
H	296m S	Unspecified Depot	1973	1970544
S	345m E	Unspecified Depot	1994	1992596
S	345m E	Unspecified Depot	1989	1992596
S	345m E	Unspecified Depot	1979	1993995
S	348m E	Unspecified Commercial/Industrial	1933	1882930
S	350m E	Unspecified Tanks	1979	1966829
S	350m E	Unspecified Tanks	1973	1918980
H	352m S	Railway Building	1962	1934169
S	353m E	Unspecified Tank	1898	1892544
S	357m E	Unspecified Mill	1898	1884417
H	370m S	Goods Depot	1938	1970934
H	370m S	Goods Depot	1913	1982979
S	372m E	Unspecified Tank	1913	1983914
S	372m E	Unspecified Tank	1898	1995430
S	373m E	Railway Sidings	1933	1887642
H	376m SE	Railway Building	1913	1978145
Z	393m N	Unspecified Depot	1979	1886873
S	393m E	Unspecified Factory	1979	1955012
S	408m E	Unspecified Factory	1973	1914634
H	410m SE	Railway Building	1938	1909737
H	446m S	Railway Building	1938	1909736
AH	465m SE	Tin Works	1938	1978378
AH	465m SE	Tin Works	1913	1984124
H	485m S	Railway Building	1938	1909739
AH	493m SE	Unspecified Commercial/Industrial	1989	1916650
AH	493m SE	Unspecified Commercial/Industrial	1979	1932011
AH	493m SE	Unspecified Works	1962	1890850



ID	Location	Land Use	Date	Group ID
AH	493m SE	Unspecified Commercial/Industrial	1973	1915834
5	500m NW	Nursery	1913	1897935

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	79
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Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 26 >](#)

ID	Location	Land Use	Date	Group ID
A	On site	Unspecified Tank	1879	341449
A	On site	Unspecified Tank	1879	333445
D	82m E	Unspecified Tank	1980	331124
D	82m E	Unspecified Tank	1970	342228
D	111m E	Unspecified Tank	1970	334380
D	111m E	Unspecified Tank	1980	334380
B	150m SW	Unspecified Tank	1972	323168
J	158m E	Unspecified Tank	1980	336662
J	159m E	Unspecified Tank	1970	336662
L	199m SE	Unspecified Tank	1879	330075
L	199m SE	Unspecified Tank	1879	330075
1	212m NE	Unspecified Tank	1931	323167
M	212m SE	Unspecified Tank	1988	327289
M	213m SE	Unspecified Tank	1980	327289
M	214m SE	Unspecified Tank	1970	327289
N	304m E	Tank or Trough	1879	338980
N	304m E	Tank or Trough	1879	328601
N	305m E	Tank or Trough	1879	319661



ID	Location	Land Use	Date	Group ID
S	331m E	Gas Works	1900	332383
S	331m E	Gas Works	1912	332383
S	332m E	Gas Works	1879	332383
S	332m E	Gas Works	1879	332383
S	332m E	Gas Works	1879	333720
S	349m E	Tanks	1962	330159
S	350m E	Tanks	1968	337818
S	351m E	Tanks	1979	337818
S	351m E	Gasometer	1900	338050
S	352m E	Gasometer	1879	328018
S	352m E	Gasometer	1879	328018
H	353m S	Tanks	1879	338873
H	353m S	Tanks	1879	338873
S	353m E	Gasometer	1879	335953
S	356m E	Tanks	1958	331920
S	356m E	Tanks	1961	331920
S	356m E	Tanks	1956	336940
U	365m SW	Unspecified Tank	1879	335488
U	365m SW	Unspecified Tank	1879	342281
S	368m E	Unspecified Tank	1956	342246
S	369m E	Unspecified Tank	1958	342246
S	369m E	Unspecified Tank	1961	342246
S	371m E	Gasometer	1900	328617
S	371m E	Gasometer	1912	328617
S	372m E	Gasometer	1879	338003
S	372m E	Gasometer	1879	341187
S	374m E	Gasometer	1879	334743
U	381m SW	Unspecified Tank	1976	328004



ID	Location	Land Use	Date	Group ID
U	382m SW	Unspecified Tank	1988	328004
S	383m E	Unspecified Tank	1900	329350
S	385m E	Unspecified Tank	1879	329350
Y	388m SW	Unspecified Tank	1879	335779
Y	388m SW	Unspecified Tank	1879	339374
S	398m E	Tanks	1958	335063
S	398m E	Tanks	1961	335063
S	398m E	Tanks	1962	335063
S	398m E	Tanks	1956	335063
S	398m E	Tanks	1968	335063
S	399m E	Tanks	1979	335063
S	401m E	Tanks	1962	340772
S	401m E	Tanks	1968	340772
S	402m E	Tanks	1979	343313
AB	416m E	Tanks	1879	332299
AB	416m E	Tanks	1879	334101
AC	416m N	Unspecified Tank	1900	331995
AC	420m N	Unspecified Tank	1912	343047
AC	423m N	Unspecified Tank	1879	329637
AC	423m N	Unspecified Tank	1879	329637
AD	427m N	Tank or Trough	1880	329333
AD	427m N	Tank or Trough	1880	338697
AD	451m N	Unspecified Tank	1880	342688
AD	451m N	Unspecified Tank	1880	335375
AD	453m N	Unspecified Tank	1880	338188
AD	453m N	Unspecified Tank	1880	330508
S	489m E	Unspecified Tank	1968	343523
AK	489m SW	Unspecified Tank	1879	336937



ID	Location	Land Use	Date	Group ID
AK	489m SW	Unspecified Tank	1879	330849
S	490m E	Unspecified Tank	1979	343523
AL	493m W	Unspecified Tank	1959	327905
AL	494m W	Unspecified Tank	1961	328739
H	499m S	Tanks	1931	317067

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	108
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Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 26 >](#)

ID	Location	Land Use	Date	Group ID
B	58m S	Electricity Substation	1980	233948
B	58m S	Electricity Substation	1988	233948
I	137m NE	Electricity Substation	1988	233094
I	139m NE	Electricity Substation	1980	233094
B	139m SW	Electricity Substation	1988	207144
I	141m NE	Electricity Substation	1970	227669
F	155m SE	Electricity Substation	1988	207328
K	183m W	Electricity Substation	1971	221748
K	184m W	Electricity Substation	1986	217755
K	184m W	Electricity Substation	1993	217755
L	208m SE	Electricity Substation	1995	224859
L	208m SE	Electricity Substation	1996	224859
O	265m NW	Electricity Substation	1980	214223
O	265m NW	Electricity Substation	1988	214223
O	266m NW	Electricity Substation	1970	231014



ID	Location	Land Use	Date	Group ID
3	280m SE	Electricity Substation	1969	207322
P	292m S	Electricity Substation	1986	213857
P	292m S	Electricity Substation	1991	213857
P	294m SW	Electricity Substation	1995	228937
P	294m SW	Electricity Substation	1996	228937
P	294m SW	Electricity Substation	1971	218718
P	295m SW	Electricity Substation	1972	218718
P	295m SW	Electricity Substation	1969	218718
R	318m SE	Electricity Substation	1995	227886
R	318m SE	Electricity Substation	1996	227886
R	318m SE	Electricity Substation	1986	227886
R	318m SE	Electricity Substation	1991	227886
R	318m SE	Electricity Substation	1972	227886
S	331m E	Gas Works	1900	225991
S	331m E	Gas Works	1912	225991
S	332m E	Gas Works	1879	225991
S	332m E	Gas Works	1879	225991
S	332m E	Gas Works	1879	211625
T	332m N	Electricity Substation	1993	221191
T	333m N	Electricity Substation	1994	214946
T	333m N	Electricity Substation	1996	214946
T	350m N	Electricity Substation	1979	211659
T	350m N	Electricity Substation	1988	222618
T	350m N	Electricity Substation	1993	222618
T	350m N	Electricity Substation	1986	213020
T	350m N	Electricity Substation	1969	227700
S	351m E	Gasometer	1900	233129
S	352m E	Gasometer	1879	211477



ID	Location	Land Use	Date	Group ID
S	352m E	Gasometer	1879	211477
T	352m N	Electricity Substation	1994	216623
T	352m N	Electricity Substation	1996	216623
S	353m E	Gasometer	1879	224324
Q	360m N	Electricity Substation	1979	212027
Q	360m N	Electricity Substation	1988	212027
Q	360m N	Electricity Substation	1993	212027
Q	360m N	Electricity Substation	1986	212027
Q	360m N	Electricity Substation	1994	212027
Q	360m N	Electricity Substation	1996	212027
V	366m SW	Electricity Substation	1993	232715
V	366m SW	Electricity Substation	1976	232715
V	367m SW	Electricity Substation	1988	232715
S	371m E	Electricity Substation	1968	221107
S	371m E	Gasometer	1900	213774
S	371m E	Gasometer	1912	213774
S	372m E	Electricity Substation	1979	221107
S	372m E	Gasometer	1879	217630
S	372m E	Gasometer	1879	213150
S	374m E	Gasometer	1879	213774
X	383m NE	Electricity Substation	1988	227347
X	383m NE	Electricity Substation	1993	227347
X	384m NE	Electricity Substation	1986	227347
X	384m NE	Electricity Substation	1994	227347
X	384m NE	Electricity Substation	1996	227347
W	384m SE	Electricity Substation	1982	219348
W	384m SE	Electricity Substation	1979	222525
W	384m SE	Electricity Substation	1982	222525



ID	Location	Land Use	Date	Group ID
W	386m E	Electricity Substation	1982	220100
W	389m E	Electricity Substation	1982	226167
AA	402m NE	Electricity Substation	1969	233524
AA	403m NE	Electricity Substation	1979	233524
AA	403m NE	Electricity Substation	1988	233524
AA	403m NE	Electricity Substation	1993	233524
AA	403m NE	Electricity Substation	1994	233524
AA	403m NE	Electricity Substation	1996	233524
AA	403m NE	Electricity Substation	1986	233524
AB	411m E	Electricity Substation	1988	220504
AB	411m E	Electricity Substation	1968	220504
AB	412m E	Electricity Substation	1997	220504
AB	413m E	Electricity Substation	1979	220504
AB	413m E	Electricity Substation	1988	220504
S	435m E	Electricity Substation	1988	219663
S	436m E	Electricity Substation	1997	229621
S	437m E	Electricity Substation	1988	219663
S	442m E	Electricity Substation	1968	214771
S	442m E	Electricity Substation	1979	209562
S	444m E	Electricity Substation	1979	214771
Z	460m N	Electricity Substation	1971	212100
Z	460m N	Electricity Substation	1986	212100
AI	474m N	Electricity Substation	1986	227237
AI	474m N	Electricity Substation	1979	221875
AI	474m N	Electricity Substation	1988	220089
AI	474m N	Electricity Substation	1993	220089
AI	477m N	Electricity Substation	1994	217211
AI	477m N	Electricity Substation	1996	217211



ID	Location	Land Use	Date	Group ID
AI	481m N	Electricity Substation	1969	209558
S	483m E	Electricity Substation	1988	229869
S	483m E	Electricity Substation	1997	229869
S	484m E	Electricity Substation	1988	215421
AF	495m W	Electricity Substation	1971	225788
AF	496m W	Electricity Substation	1993	214143
AF	497m W	Electricity Substation	1976	219476
AF	497m W	Electricity Substation	1969	229140
AF	498m W	Electricity Substation	1988	219476

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

2

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 26 >](#)

ID	Location	Land Use	Date	Group ID
AF	444m W	Filling Station	1976	3593
AF	446m W	Filling Station	1988	3593

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

75

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

Features are displayed on the Past land use - un-grouped map on [page 26 >](#)



ID	Location	Land Use	Date	Group ID
B	69m SW	Garage	1958	72337
B	69m SW	Garage	1961	72337
B	69m SW	Garage	1962	71151
B	74m S	Garage	1957	71151
C	80m SW	Garage	1958	72318
C	80m SW	Garage	1961	72318
B	83m SW	Garage	1980	72674
C	84m SW	Garage	1957	72318
C	84m SW	Garage	1962	72318
B	85m SW	Garage	1958	69660
B	85m SW	Garage	1961	69660
B	85m SW	Garage	1957	72214
B	85m SW	Garage	1970	68591
B	85m SW	Garage	1962	68591
B	118m S	Garage	1957	71151
B	118m S	Garage	1958	71151
B	118m S	Garage	1961	71151
B	119m S	Garage	1969	70484
B	119m S	Garage	1971	69840
B	120m S	Garage	1972	70839
G	160m N	Garage	1958	69225
G	160m N	Garage	1961	69225
G	168m N	Garage	1957	69225
G	168m N	Garage	1962	69225
Q	309m N	Garage	1962	70898
Q	309m N	Garage	1957	70600
Q	309m N	Garage	1958	67949
Q	309m N	Garage	1961	67949



ID	Location	Land Use	Date	Group ID
Q	314m N	Car Park and Garage	1994	68410
Q	314m N	Car Park and Garage	1996	69437
Q	315m N	Car Park and Garage	1986	69373
Q	315m N	Multistorey Garage and Car Park	1988	72376
Q	315m N	Multistorey Garage and Car Park	1993	72376
Q	315m N	Multistorey Garage and Car Park	1979	69367
Q	318m N	Car Park and Garage	1969	71854
R	329m SE	Garage	1957	72661
R	330m SE	Garage	1969	70873
R	330m SE	Garage	1971	68994
R	330m SE	Garage	1958	70794
R	330m SE	Garage	1961	70794
R	331m SE	Garage	1972	69611
Q	336m NW	Garage	1971	67341
Q	366m N	Garage	1962	69781
W	366m SE	Garage	1957	67958
W	366m SE	Garage	1961	72355
W	366m SE	Garage	1958	72196
Q	366m N	Garage	1957	71107
Q	367m N	Garage	1958	72558
Q	367m N	Garage	1961	72558
H	373m S	Garage	1972	71299
H	373m S	Garage	1969	68574
H	373m S	Garage	1957	69081
H	373m S	Garage	1971	69295
H	373m S	Garage	1958	69081
H	373m S	Garage	1961	69081
AE	429m SE	Garage	1971	69105



ID	Location	Land Use	Date	Group ID
AE	429m SE	Garage	1972	69439
AE	429m SE	Garage	1969	69459
AD	432m N	Garage	1957	69065
AD	432m N	Garage	1958	68988
AD	432m N	Garage	1961	72439
AD	432m N	Garage	1962	69880
AG	446m NE	Garage	1962	69173
AG	446m NE	Garage	1957	72551
AG	446m NE	Garage	1969	69173
AG	446m NE	Garage	1958	69486
AG	446m NE	Garage	1961	69486
AJ	482m N	Garage	1988	72437
AJ	482m N	Garage	1993	72437
AJ	482m N	Garage	1994	70262
AJ	482m N	Garage	1996	70262
AJ	483m N	Garage	1986	67852
4	491m SE	Garage	1972	67339
S	496m E	Police Garage	1968	69960
S	497m E	Police Garage	1979	69960

This data is sourced from Ordnance Survey / Groundsure.

