A-squared Studio

Reading Police Station

Phase I Desk Study

May 2026

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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 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.

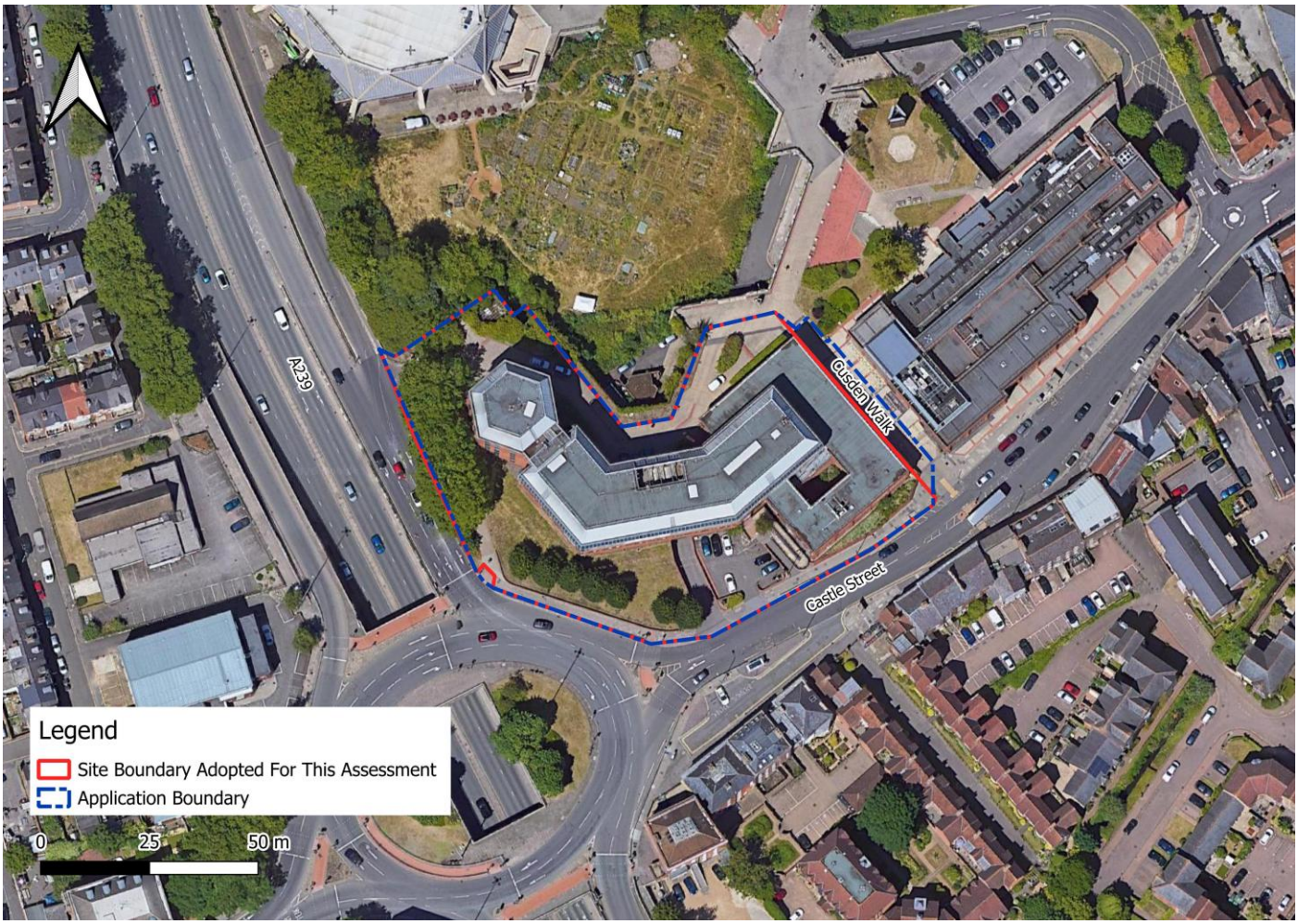


Figure 2.1 Location of the proposed development (red line reflects the site boundary used for this assessment)

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

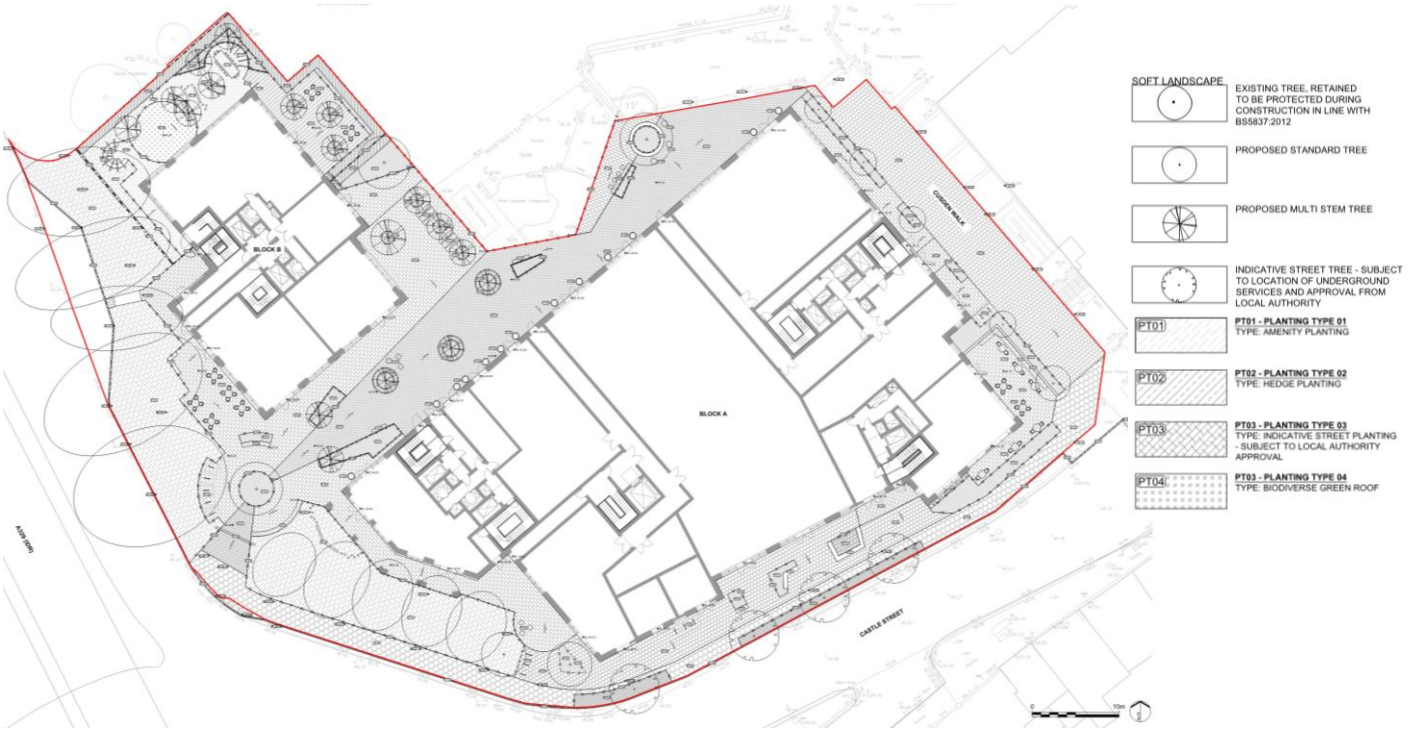


Figure 2.4 Proposed areas of soft landscaping at ground level



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.

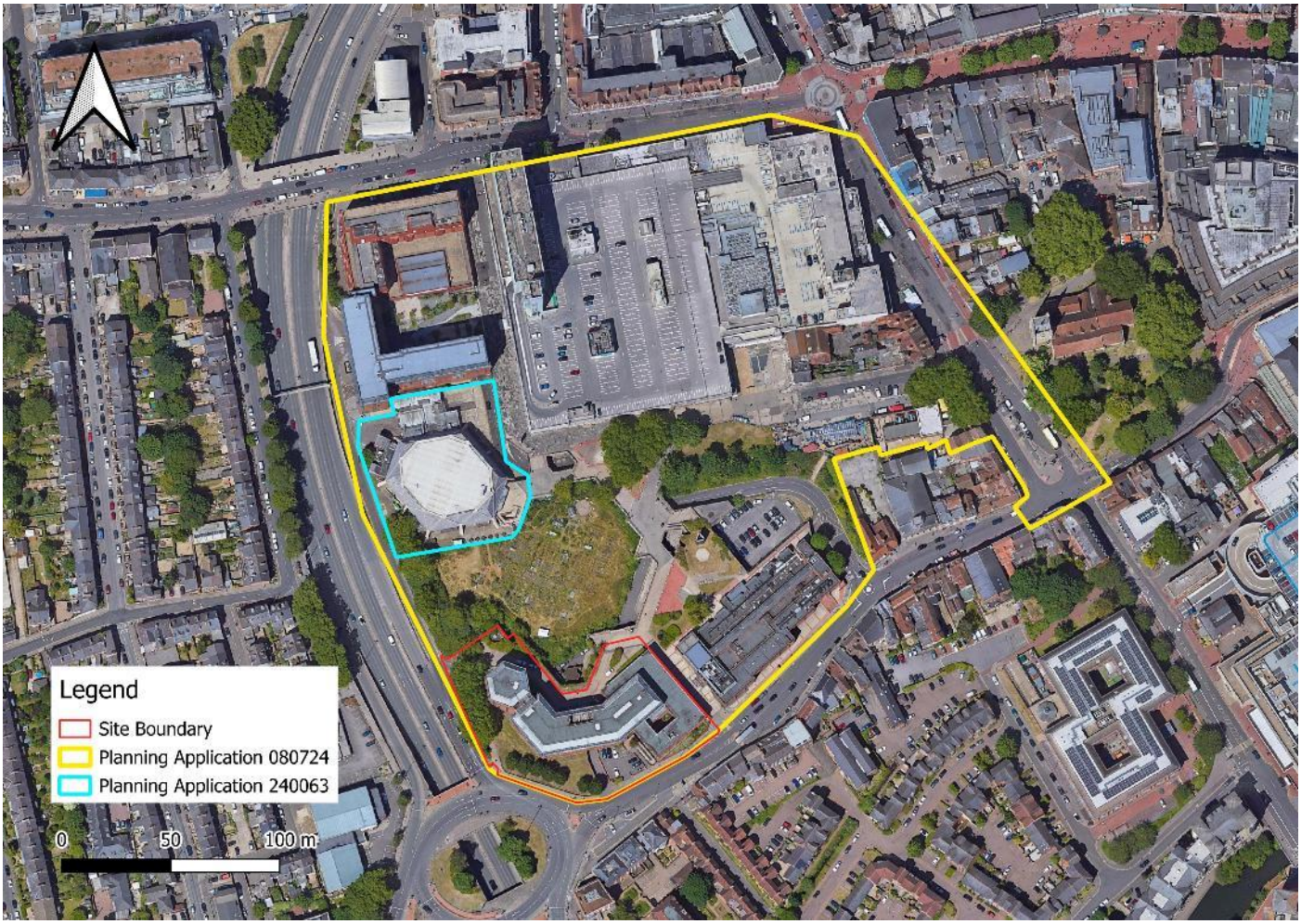


Figure 2.6 Planning applications in relation to the site boundary

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).

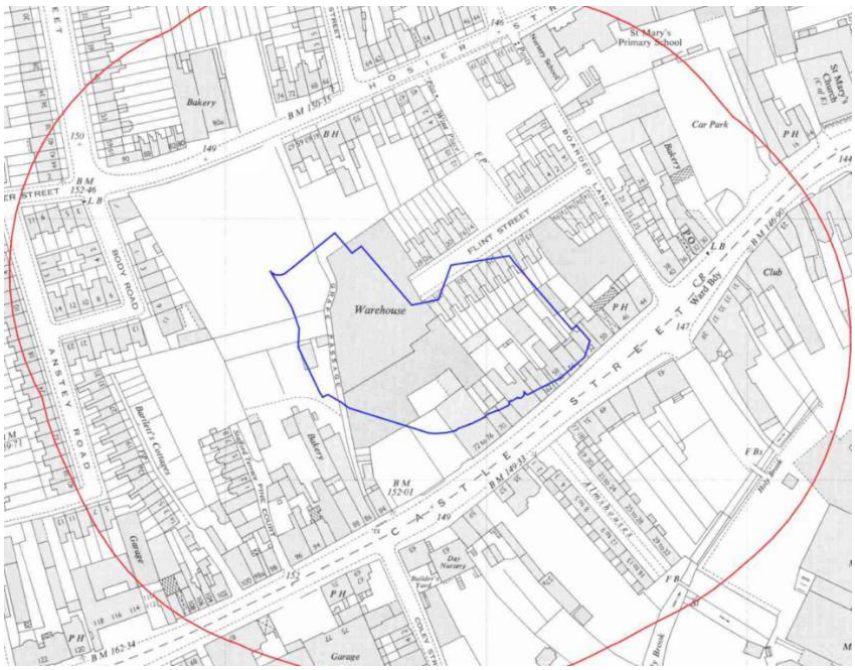


Figure 3.2 Odnance Survey map dating to 1957-1962 (scale 1:1,250)

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.

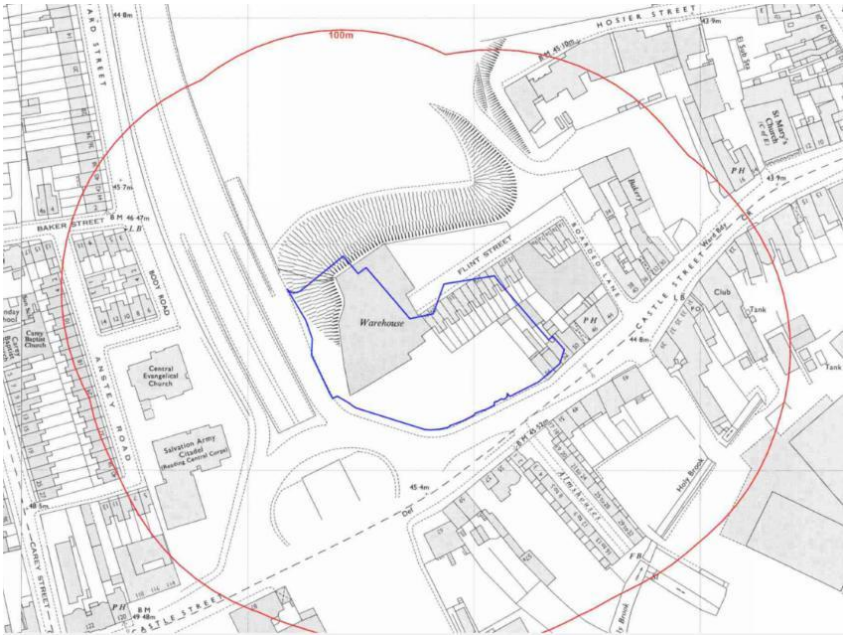


Figure 3.3 Odnance Survey map dating to 1969-1971 (scale 1:1,250)

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).

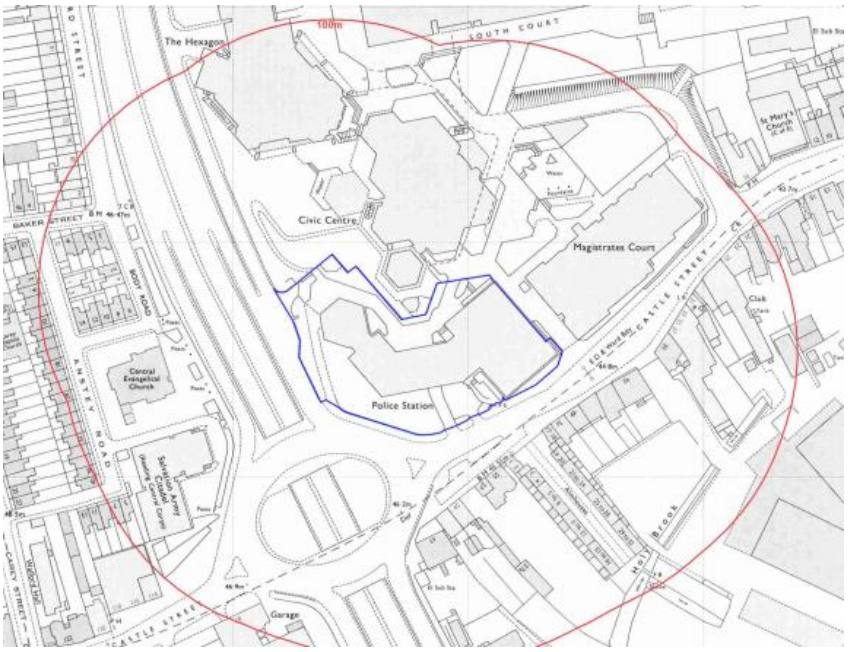


Figure 3.4 Ordnance Survey Map dating to 1976 (scale 1:1,250)

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.

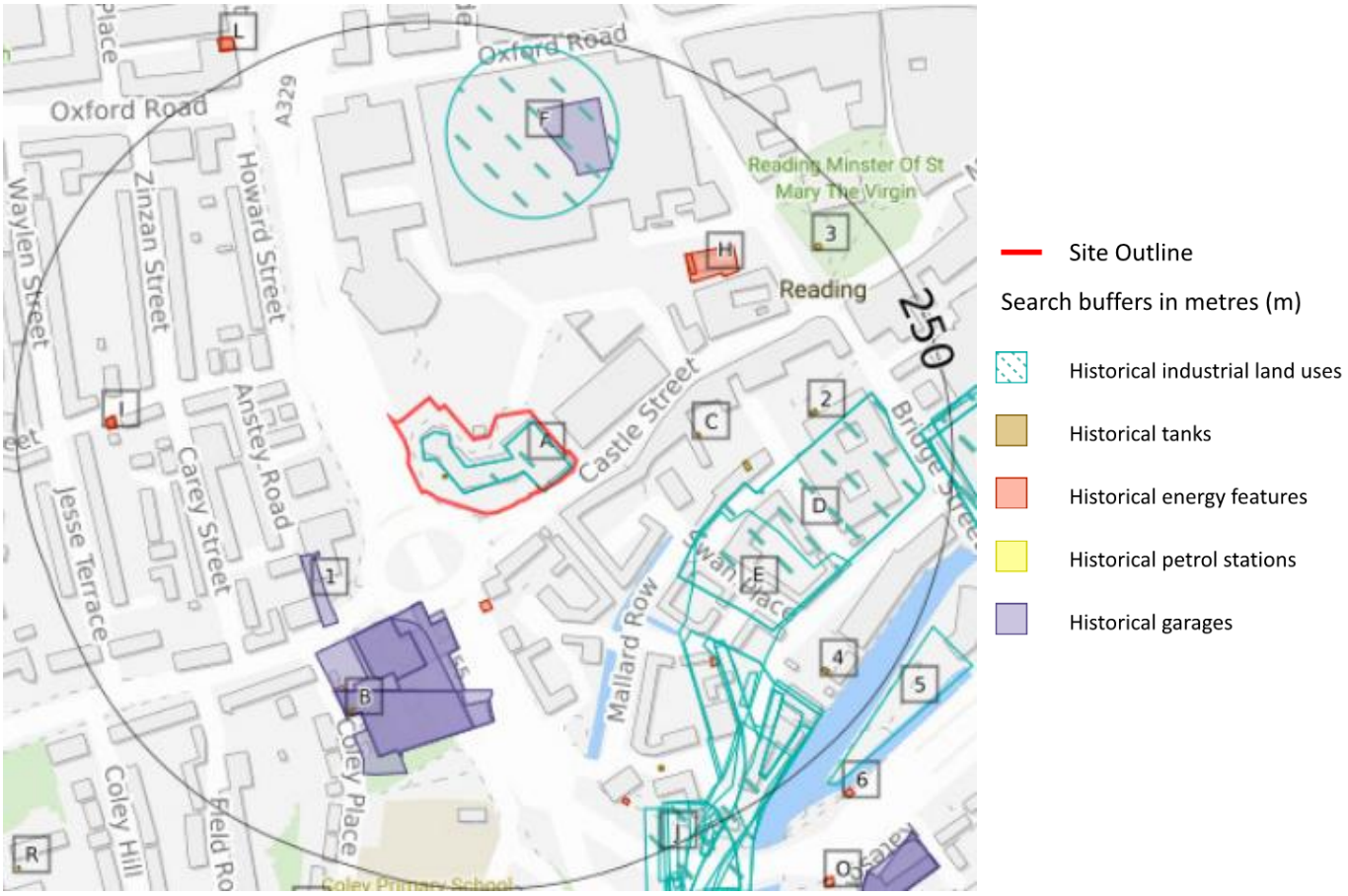


Figure 3.5 Previous industrial land uses within a 250m radius of the site (site boudnary shown by the red polygon)

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 Supperficial 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.

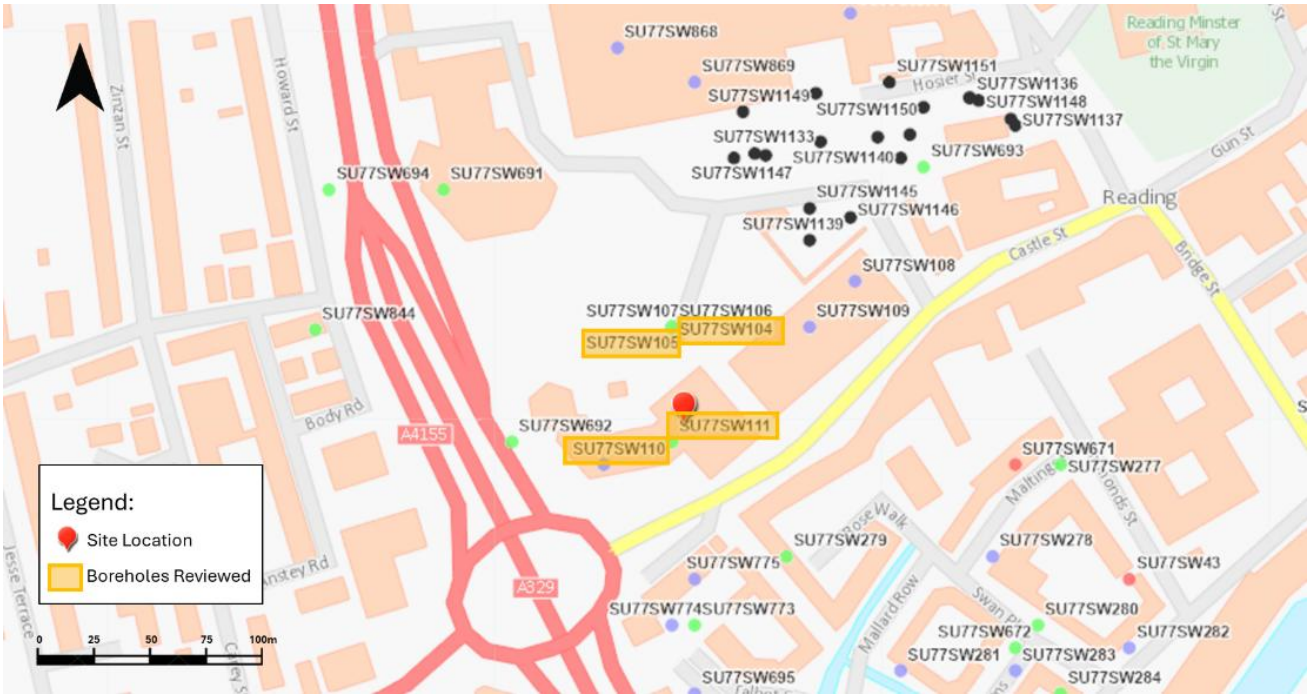


Figure 4.3 Locations of BGS boreholes in close proximity to the site boundary

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 idustrial 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 Lateral groundwater migration	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
		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

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

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 ↗



Summary of findings p. 2 >

OS MasterMap site plan p.14 >

Aerial image p. 9 >

Insight User Guide ↗

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Certified B Corporation

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



Capture Date: 30/04/2022

Site Area: 0.56ha

Recent site history - 2019 aerial photograph



Capture Date: 29/06/2019

Site Area: 0.56ha

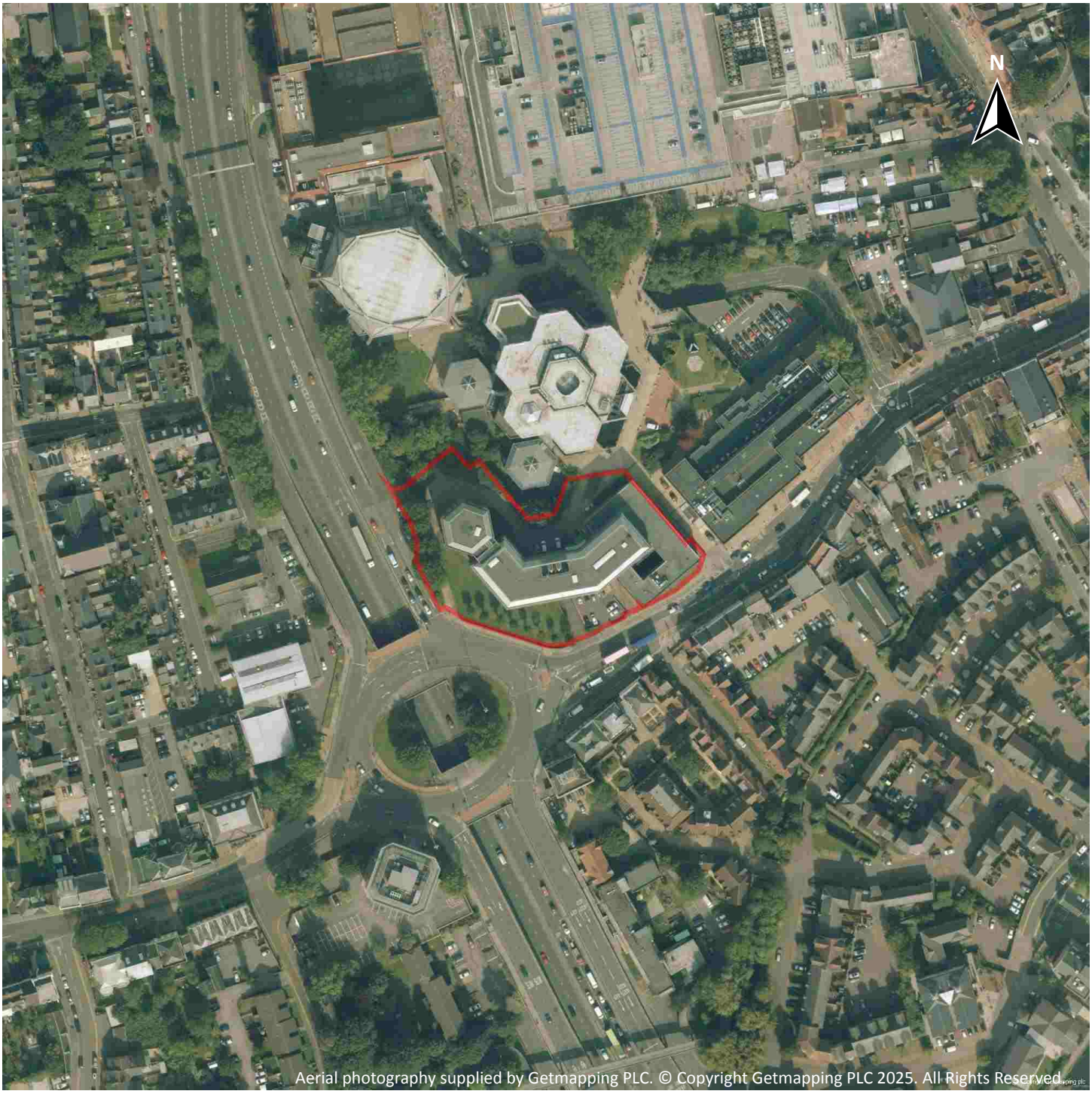
Recent site history - 2013 aerial photograph



Capture Date: 08/07/2013

Site Area: 0.56ha

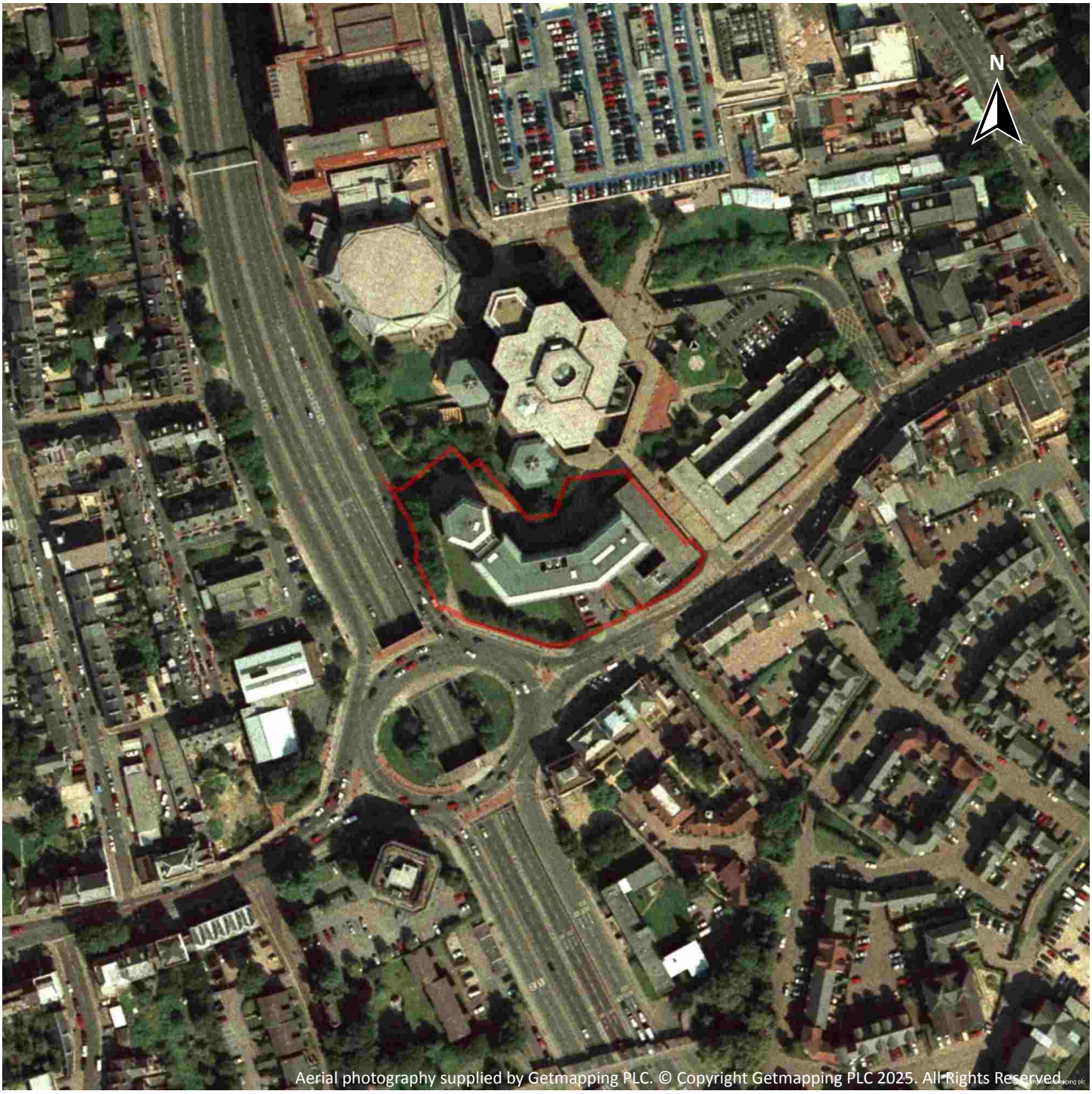
Recent site history - 2010 aerial photograph



Capture Date: 22/09/2010

Site Area: 0.56ha

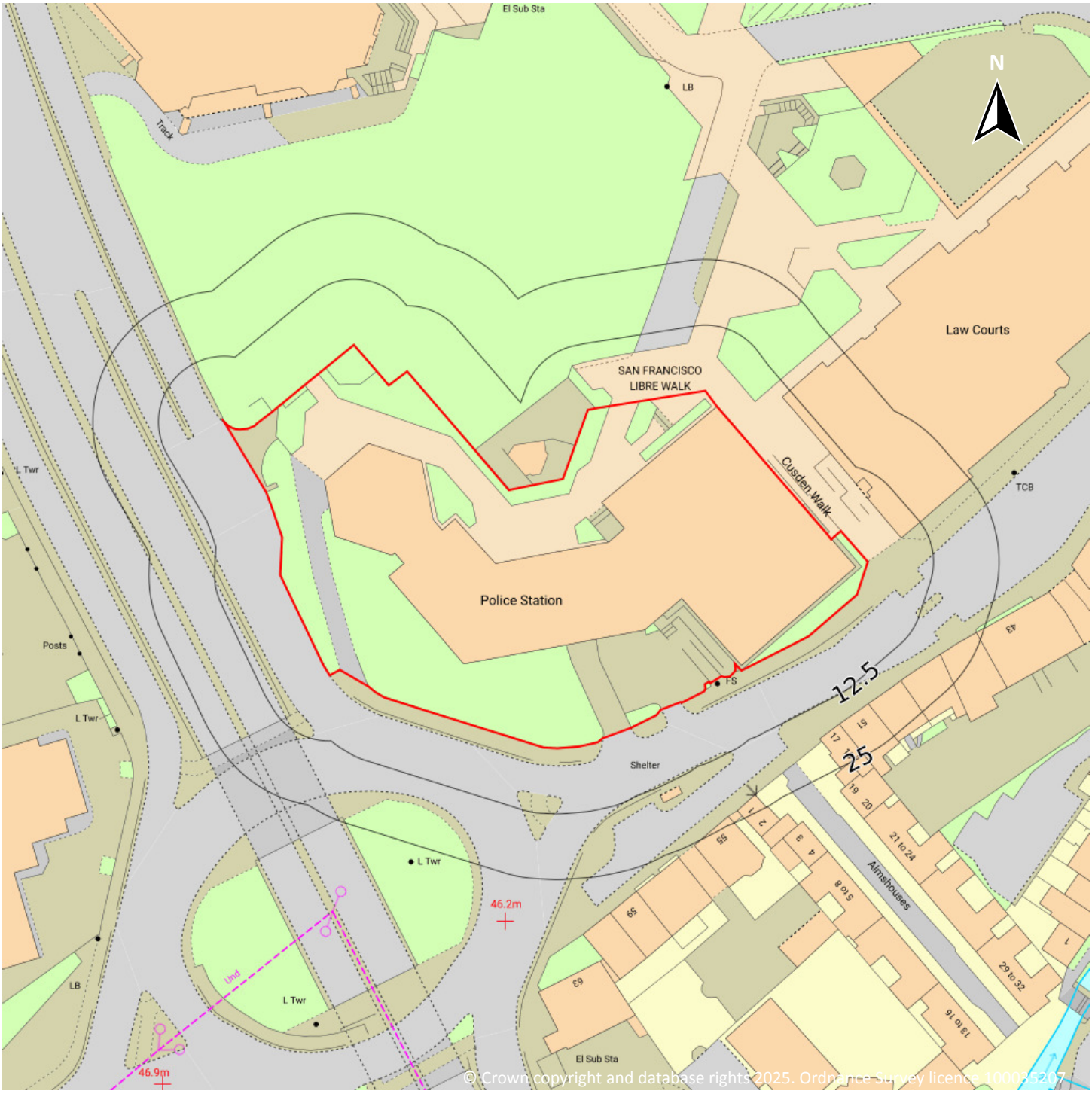
Recent site history - 1999 aerial photograph



Capture Date: 04/09/1999

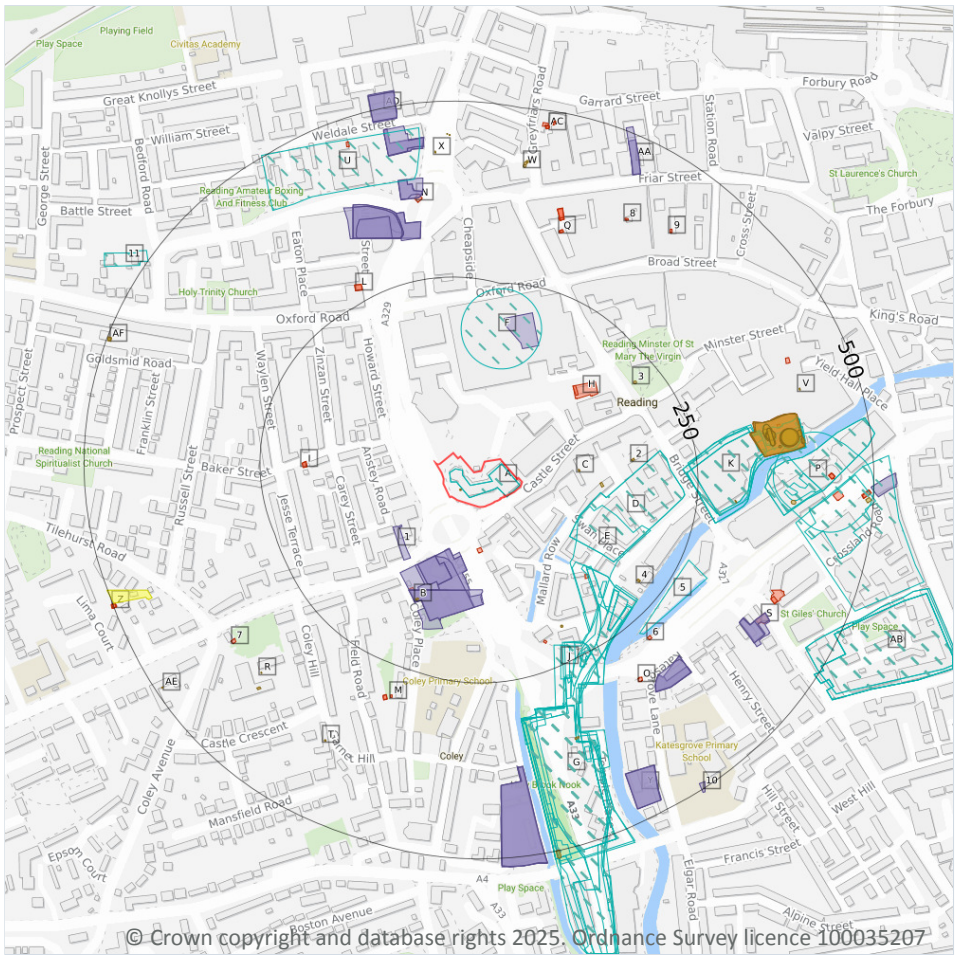
Site Area: 0.56ha

OS MasterMap site plan



Site Area: 0.56ha

1 Past land use



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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**

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 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**	**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**

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 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
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 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
Z	444m W	Filling Station	1976 - 1988	3593

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	**51**

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 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
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.

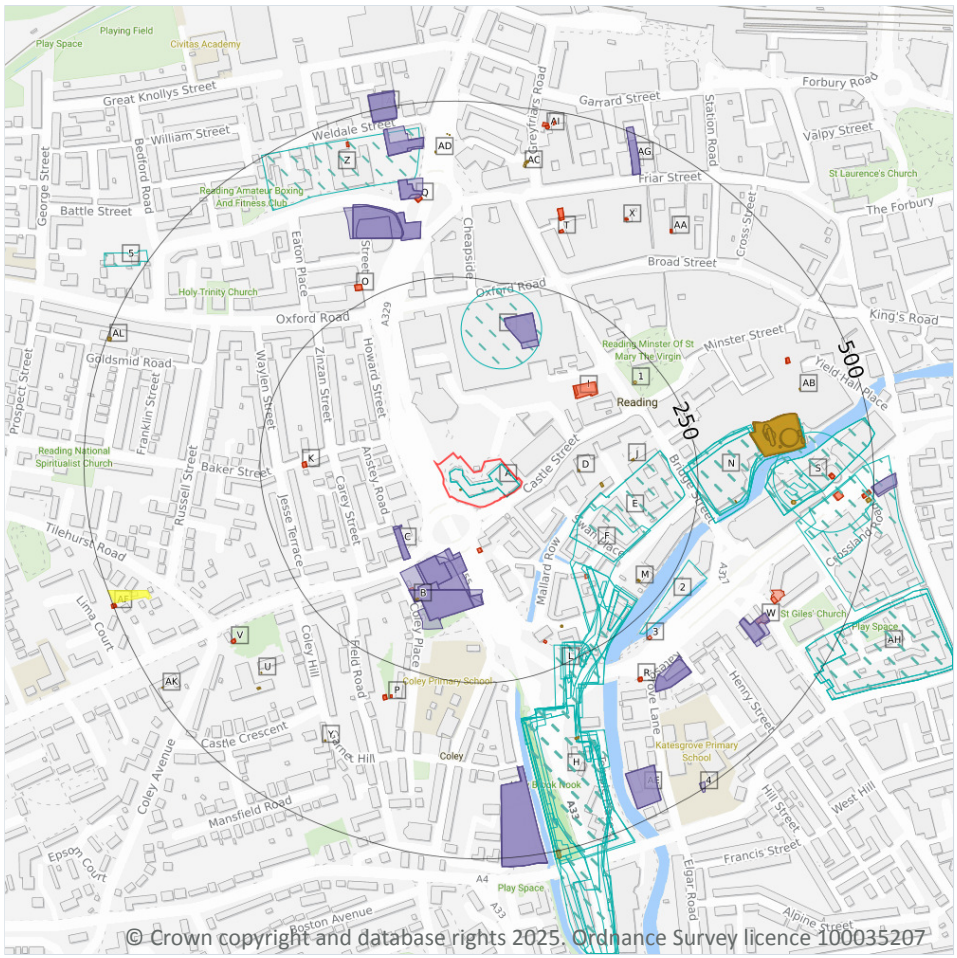
1.6 Historical military land

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



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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**

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**

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 >**

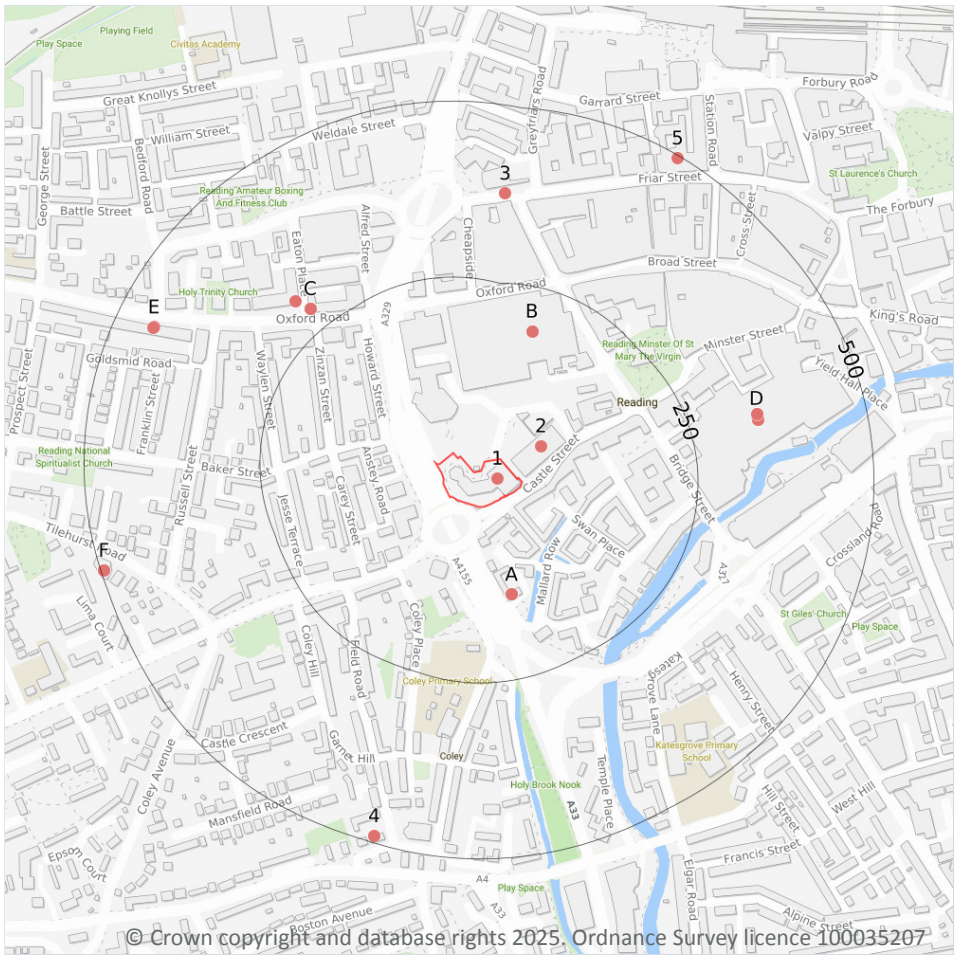
ID	Location	Land Use	Date	Group ID
B	69m SW	Garage	1958	72337
B	69m SW	Garage	1961	72337
B	69m SW	Garage	1962	71151
B	74m S	Garage	1957	71151
C	80m SW	Garage	1958	72318
C	80m SW	Garage	1961	72318
B	83m SW	Garage	1980	72674
C	84m SW	Garage	1957	72318
C	84m SW	Garage	1962	72318
B	85m SW	Garage	1958	69660
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.

3 Waste and landfill



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3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

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

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

3.5 Historical waste sites

Records within 500m	0

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

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

3.6 Licensed waste sites

Records within 500m	0

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

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

3.7 Waste exemptions

Records within 500m	29

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

Features are displayed on the Waste and landfill map on **page 40 >**

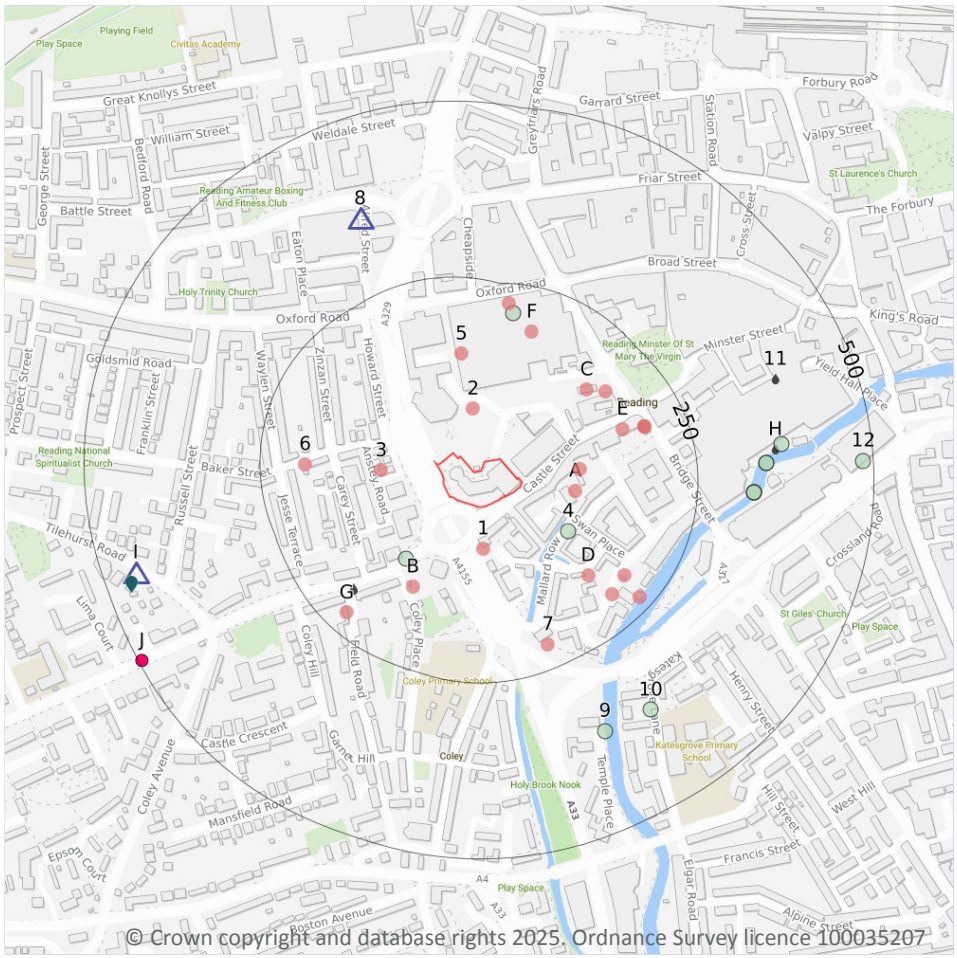
ID	Location	Site	Reference	Category	Sub-Category	Description
1	**On site**	**Castle Street, Reading, Rg1 7th**	**WEX364997**	**Using waste exemption**	**Not on a farm**	**Use of waste in construction**

ID	Location	Site	Reference	Category	Sub-Category	Description
2	55m NE	Civic Centre, Castle Street, Reading, Rg1 7tq	WEX236540	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	131m S	-	WEX386895	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	131m S	-	WEX386895	Disposing of waste exemption	Not on a farm	Disposal by incineration
A	131m S	-	WEX386895	Treating waste exemption	Not on a farm	Treatment of waste toner cartridges by sorting, dismantling, cleaning or refilling
A	131m S	-	WEX386895	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	186m N	Centre Management Suite, Broad Street Mall, Broad Street, Reading, Rg1 7qe	WEX157193	Treating waste exemption	Not on a farm	Aerobic composting and associated prior treatment
B	186m N	Reading Walk In Centre, 1st Floor, 103-105 Broad Street Mall, Reading, Rg1 7qa	WEX307191	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	186m N	-	WEX284323	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
C	283m NW	104a, Oxford Road, Reading, Rg1 7ll	WEX225577	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
C	283m NW	104a, Oxford Road, Reading, Rg1 7ll	WEX225577	Storing waste exemption	Not on a farm	Storage of waste in a secure place
C	283m NW	104a, Oxford Road, Reading, Rg1 7ll	WEX078879	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
C	305m NW	A 104 Oxford Road Reading Berkshire Rg1 7ll	EPR/QF0331NJ /A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal
D	345m E	Oracle Shopping Centre The Oracle Centre Reading Rg1 2ag	EPR/EF0606XT /A001	Treating waste exemption	Non-agricultural waste only	Crushing waste fluorescent tubes
D	346m E	-	WEX230105	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)

ID	Location	Site	Reference	Category	Sub-Category	Description
D	346m E	-	WEX230105	Storing waste exemption	Not on a farm	Storage of waste in a secure place
D	346m E	Oracle Shopping Centre The Oracle Centre Reading Rg1 2ag	EPR/SE5949EQ/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
D	346m E	Oracle Shopping Centre The Oracle Centre Reading Rg1 2ag	EPR/SE5949EQ/A001	Treating waste exemption	Non-agricultural waste only	Screening and blending of waste
D	347m E	-	WEX362616	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
D	347m E	-	WEX362616	Storing waste exemption	Not on a farm	Storage of waste in a secure place
3	376m N	All Roads In Berkshire	EPR/ZH0512RR/A001	Treating waste exemption	Non-agricultural waste only	Screening and blending of waste
E	445m NW	165, Oxford Road, Reading, Rg1 7uz	WEX123192	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	445m NW	165 Oxford Road Reading Rg1 7uz	EPR/XE5541FU/A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal
4	491m S	Creek Common Northney Road Hampshire Po11 0ng	EPR/BE5042LU/A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Burning waste in the open
5	496m NE	25b Friar Street Reading Rg1 1dp	EPR/WF0702XY/A001	Treating waste exemption	Non-agricultural waste only	Crushing waste fluorescent tubes
F	496m W	1, Tilehurst Road, Reading, Rg1 7tw	WEX318793	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	496m W	1, Tilehurst Road, Reading, Rg1 7tw	WEX318793	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
F	496m W	1, Tilehurst Road, Reading, Rg1 7tw	WEX190528	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
F	496m W	1, Tilehurst Road, Reading, Rg1 7tw	WEX190528	Storing waste exemption	Not on a farm	Storage of waste in a secure place

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

4 Current industrial land use



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4.1 Recent industrial land uses

Records within 250m	22

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 44 >**

ID	Location	Company	Address	Activity	Category
1	59m S	Electricity Sub Station	Berkshire, RG1	Electrical Features	Infrastructure and Facilities
2	69m N	Electricity Sub Station	Berkshire, RG1	Electrical Features	Infrastructure and Facilities
A	77m E	Electricity Sub Station	Berkshire, RG1	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
3	78m W	Lowfare Transport	12, Body Road, Reading, Berkshire, RG1 7JP	Vehicle Hire and Rental	Hire Services
A	84m E	Tank	Berkshire, RG1	Tanks (Generic)	Industrial Features
B	138m SW	Electricity Sub Station	Berkshire, RG1	Electrical Features	Infrastructure and Facilities
5	142m N	Blissful Healthcare	702 Fountain House, 2 Queens Walk, Reading, Berkshire, RG1 7QF	Medical Equipment, Supplies and Pharmaceuticals	Industrial Products
C	158m NE	Electricity Sub Station	Berkshire, RG1	Electrical Features	Infrastructure and Facilities
D	158m SE	Electricity Sub Station	Berkshire, RG1	Electrical Features	Infrastructure and Facilities
E	162m E	Waste King	7, Castle Street, Reading, Berkshire, RG1 7SB	Construction and Tool Hire	Hire Services
C	174m NE	Kall Kwik Printing	32, St Marys Butts, Reading, Berkshire, RG1 2LS	Published Goods	Industrial Products
6	186m W	Electricity Sub Station	Berkshire, RG1	Electrical Features	Infrastructure and Facilities
F	186m N	Eggfree Cake Box	Kiosk 1, Broad Street Mall, Broad Street, City Centre, Reading, Berkshire, RG1 7QE	Baking and Confectionery	Foodstuffs
E	191m E	Newsquest	Bowman House, 2-10, Bridge Street, Reading, Berkshire, RG1 2LU	Published Goods	Industrial Products
E	191m E	Ascot News	Bowman House, 2-10, Bridge Street, Reading, Berkshire, RG1 2LU	Published Goods	Industrial Products
E	191m E	Wokingham News	Bowman House, 2-10, Bridge Street, Reading, Berkshire, RG1 2LU	Published Goods	Industrial Products
D	194m SE	Electricity Sub Station	Berkshire, RG1	Electrical Features	Infrastructure and Facilities
D	201m SE	Bear Wharf	Berkshire, RG1	Moorings and Unloading Facilities	Water
7	215m SE	Electricity Sub Station	Berkshire, RG1	Electrical Features	Infrastructure and Facilities
G	220m SW	Marine Ventures Ltd	Marven House 1, Field Road, Reading, Berkshire, RG1 6AP	General Construction Supplies	Industrial Products
F	222m N	Hidden Hearing	19, Oxford Road, Reading, Berkshire, RG1 7QG	Disability and Mobility Equipment	Consumer Products

ID	Location	Company	Address	Activity	Category
D	230m SE	Bear Wharf	Berkshire, RG1	Moorings and Unloading Facilities	Water

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	2

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 44 >**

ID	Location	Company	Address	LPG	Status
8	359m NW	OBSOLETE	Chatham Street, Reading, Reading, RG1 7JF	Not Applicable	Obsolete
I	454m W	BP	Tilehurst Road, Reading, Reading, RG1 7TW	No	Open

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

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

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

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m	1

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

Features are displayed on the Current industrial land use map on **page 44 >**

ID	Location	Address	Details	
I	466m W	Tilehurst Connect Service Station, Tilehurst Road, Reading, Berkshire, RG1 7TW	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	5

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

Features are displayed on the Current industrial land use map on **page 44 >**

ID	Location	Address	Details	
J	495m SW	British United Provident Association Ltd, Bupa Dunedin Hospital, 16 Bath Road, Reading, Berkshire, RG1 6NB	Operator: British United Provident Association Ltd Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: BU1873 Date of approval: 11/03/2003	Effective from: 11/03/2003 Last date of update: 01/01/2015 Status: Revoked/cancelled
J	495m SW	British United Provident Association Ltd, Bupa Dunedin Hospital,16 Bath Road, Reading, Berkshire, RG1 6NB	Operator: British United Provident Association Ltd Type: Keeping And Use Of Radioactive Materials (was Rsa60 Section 1). Permission number: BU1890 Date of approval: 11/03/2003	Effective from: 11/03/2003 Last date of update: 01/01/2015 Status: Revoked/cancelled
J	495m SW	Classic Hospitals Ltd, Bupa Dunedin Hospital,16 Bath Road, Reading, Berkshire, RG1 6NB	Operator: Classic Hospitals Ltd Type: Keeping And Use Of Radioactive Materials (was Rsa60 Section 1). Permission number: BZ4241 Date of approval: 10/08/2005	Effective from: 10/08/2005 Last date of update: 01/01/2015 Status: Superseded By Variation

ID	Location	Address	Details	
J	495m SW	Classic Hospitals Ltd, Bupa Dunedin Hospital,16 Bath Road, Reading, Berkshire, RG1 6NB	Operator: Classic Hospitals Ltd Type: Keeping And Use Of Radioactive Materials (was Rsa60 Section 1). Permission number: BZ4241 Date of approval: 19/09/2007	Effective from: 19/09/2007 Last date of update: 01/01/2015 Status: Revoked/cancelled
J	495m SW	Classic Hospitals Ltd, Bupa Dunedin Hospital, 16 Bath Road, Reading, Berkshire, RG1 6NB	Operator: Classic Hospitals Ltd Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: BZ4250 Date of approval: 10/08/2005	Effective from: 10/08/2005 Last date of update: 01/01/2015 Status: Revoked/cancelled

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

4.13 Licensed Discharges to controlled waters

Records within 500m **5**

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

Features are displayed on the Current industrial land use map on **page 44 >**

ID	Location	Address	Details	
G	189m SW	Reading,VasternRoad,Reading,VasternRoad	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.1779 Permit Version: 1 Receiving Water: HOLY BROOK	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 02/11/1989 Effective Date: 02/11/1989 Revocation Date: 31/03/1997
G	190m SW	Reading,BennetRoad,Reading,BennetRoad	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.1767 Permit Version: 1 Receiving Water: HOLLY BROOK	Status: TEMPORARY CONSENTS (WATER ACT 1989, SECTION 113) Issue date: 02/11/1989 Effective Date: 02/11/1989 Revocation Date: 02/09/2010
G	190m SW	Reading,BennetRoad,Reading,BennetRoad	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.1767 Permit Version: 2 Receiving Water: Holly Brook	Status: SURRENDERED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 13/10/2015
H	363m E	THEBREWERY,READING,BERKS,THEBREWERY,READING,BERKS	Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: CTCR.0211 Permit Version: 1 Receiving Water: KENNET	Status: REVOKED - UNSPECIFIED Issue date: 19/12/1955 Effective Date: 19/12/1955 Revocation Date: 12/06/1990

ID	Location	Address	Details	
11	389m E	1723KINGSTREET,READING, BERKSHI,1723KINGSTREET, READING,BERK,SHIRE	Effluent Type: MISCELLANEOUS DISCHARGES - UNSPECIFIED Permit Number: CTWC.3315 Permit Version: 1 Receiving Water: HOLY BROOK	Status: REVOKED - UNSPECIFIED Issue date: 12/06/1989 Effective Date: 12/06/1989 Revocation Date: 27/06/1991

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0

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

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

4.15 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0

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

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

4.17 List 2 Dangerous Substances

Records within 500m	0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	12

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

Features are displayed on the Current industrial land use map on **page 44 >**

ID	Location	Details	
4	93m SE	Incident Date: 11/10/2001 Incident Identification: 35859 Pollutant: Inert Materials and Wastes Pollutant Description: Other Inert Material or Waste	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
B	108m SW	Incident Date: 29/08/2003 Incident Identification: 185987 Pollutant: Oils and Fuel:Other Pollutant Pollutant Description: Petrol:Other	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
F	208m N	Incident Date: 05/01/2002 Incident Identification: 50702 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
H	330m E	Incident Date: 17/08/2001 Incident Identification: 24937 Pollutant: Organic Chemicals/Products:Pollutant Not Identified Pollutant Description: Solvents:Not Identified	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
H	330m E	Incident Date: 17/08/2001 Incident Identification: 24937 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
H	330m E	Incident Date: 17/08/2001 Incident Identification: 24937 Pollutant: Organic Chemicals/Products Pollutant Description: Solvents	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
H	348m E	Incident Date: 04/10/2001 Incident Identification: 34522 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
H	348m E	Incident Date: 04/10/2001 Incident Identification: 34522 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

ID	Location	Details	
9	361m SE	Incident Date: 14/11/2001 Incident Identification: 42787 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
10	365m SE	Incident Date: 13/08/2003 Incident Identification: 181888 Pollutant: Inert Materials and Wastes Pollutant Description: Other Inert Material or Waste	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
H	373m E	Incident Date: 19/08/2001 Incident Identification: 25215 Pollutant: Organic Chemicals/Products Pollutant Description: Hydrocarbons	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
12	486m E	Incident Date: 11/10/2003 Incident Identification: 195650 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m	**0**

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

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

4.20 Pollution inventory waste transfers

Records within 500m	**0**

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

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

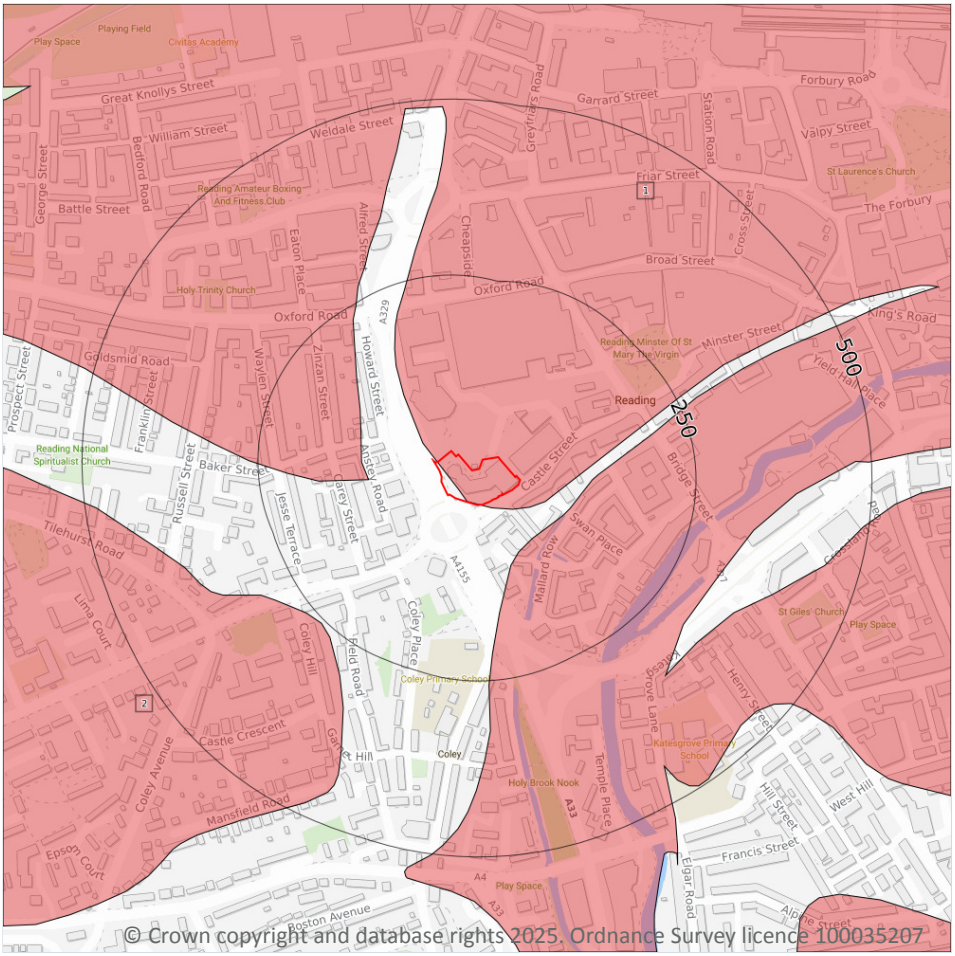
4.21 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

5.1 Superficial aquifer

Records within 500m	2

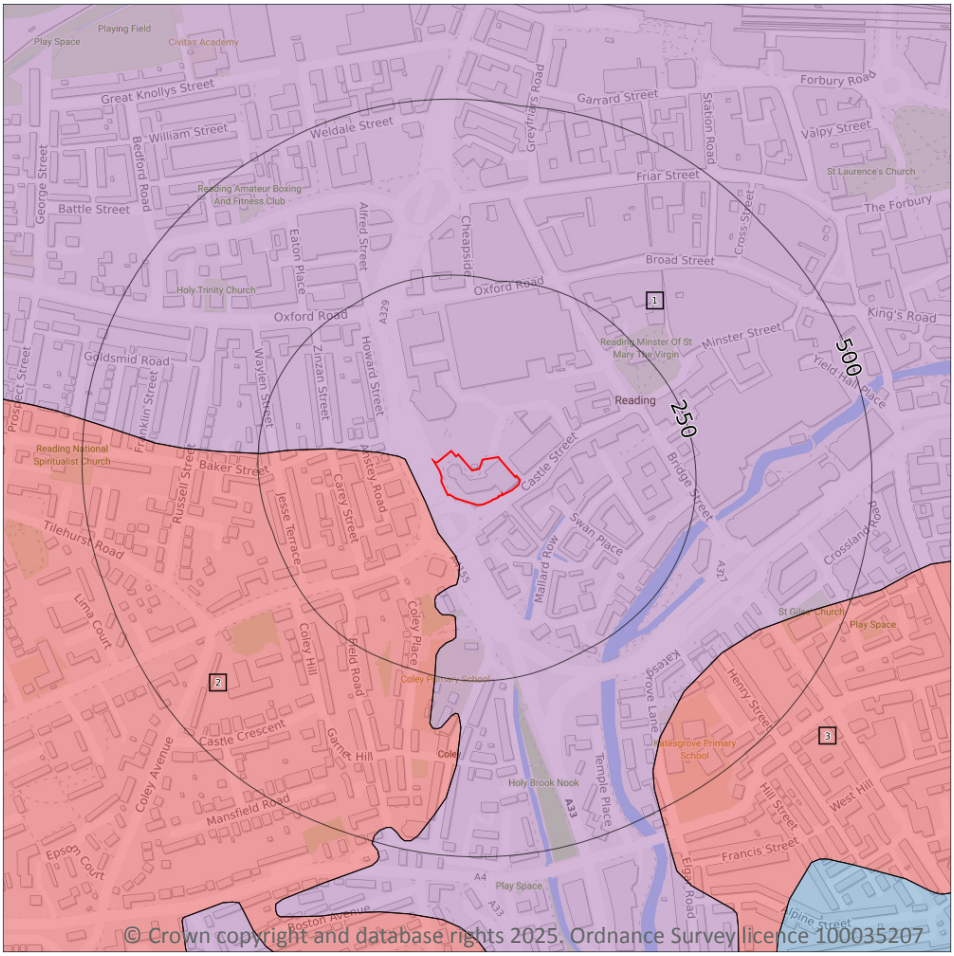
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 54 >**

ID	Location	Designation	Description
1	**On site**	**Secondary A**	**Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers**
2	256m SW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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

Bedrock aquifer



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5.2 Bedrock aquifer

Records within 500m	3

Aquifer status of groundwater held within bedrock geology.

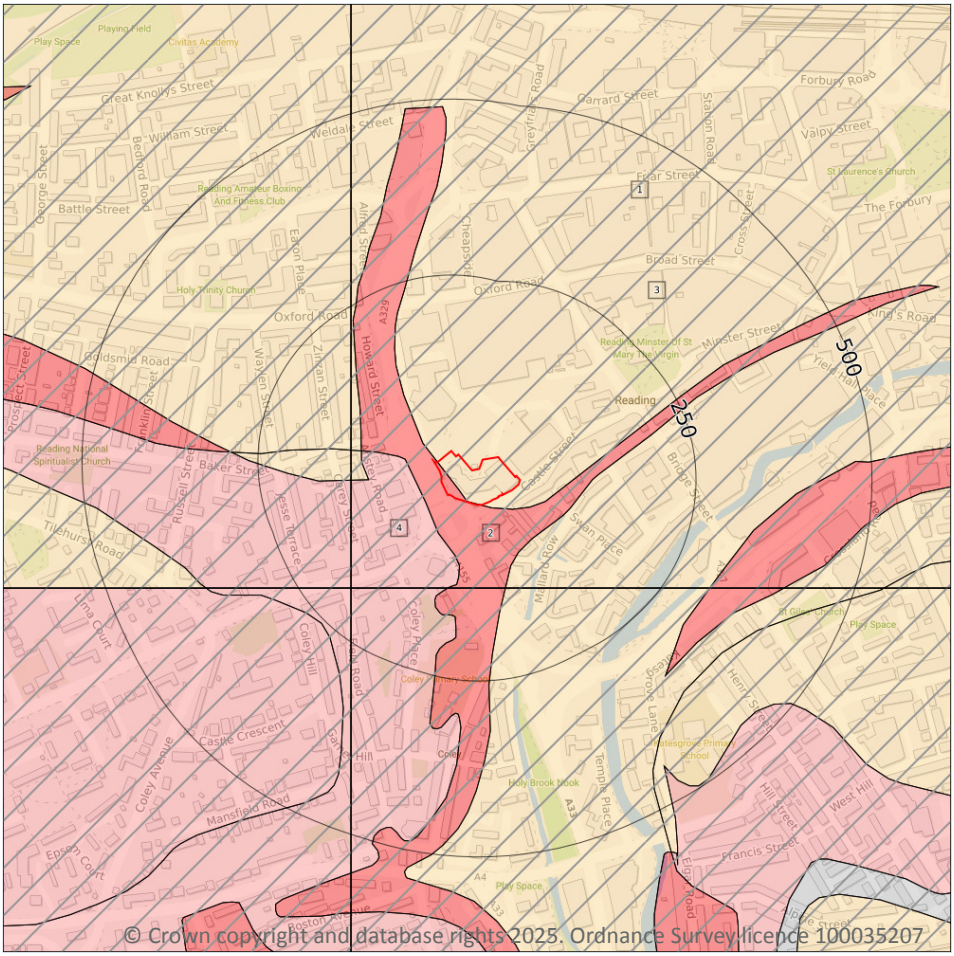
Features are displayed on the Bedrock aquifer map on **page 56 >**

ID	Location	Designation	Description
1	**On site**	**Principal**	**Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers**
2	33m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

ID	Location	Designation	Description
3	374m SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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

Groundwater vulnerability



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5.3 Groundwater vulnerability

Records within 50m	3

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

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

Features are displayed on the Groundwater vulnerability map on **page 58 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	**On site**	**Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer**	**Leaching class: Intermediate Infiltration value: >70% Dilution value: <300mm/year**	**Vulnerability: High Aquifer type: Secondary Thickness: 3-10m Patchiness value: <90% Recharge potential: Medium**	**Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures**
2	**On site**	**Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer**	**Leaching class: Intermediate Infiltration value: >70% Dilution value: <300mm/year**	**Vulnerability: - Aquifer type: - Thickness: 3-10m Patchiness value: <90% Recharge potential: Medium**	**Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures**
4	33m W	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: 3-10m Patchiness value: <90% Recharge potential: Medium	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	**1**

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

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
3	**Very significant soluble rocks are likely to be present with a high possibility of localised subsidence or dissolution-related degradation of bedrock occurring naturally, especially in adverse conditions such as concentrated surface or subsurface water flow.**	**20.0%**

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

5.5 Groundwater vulnerability- local information

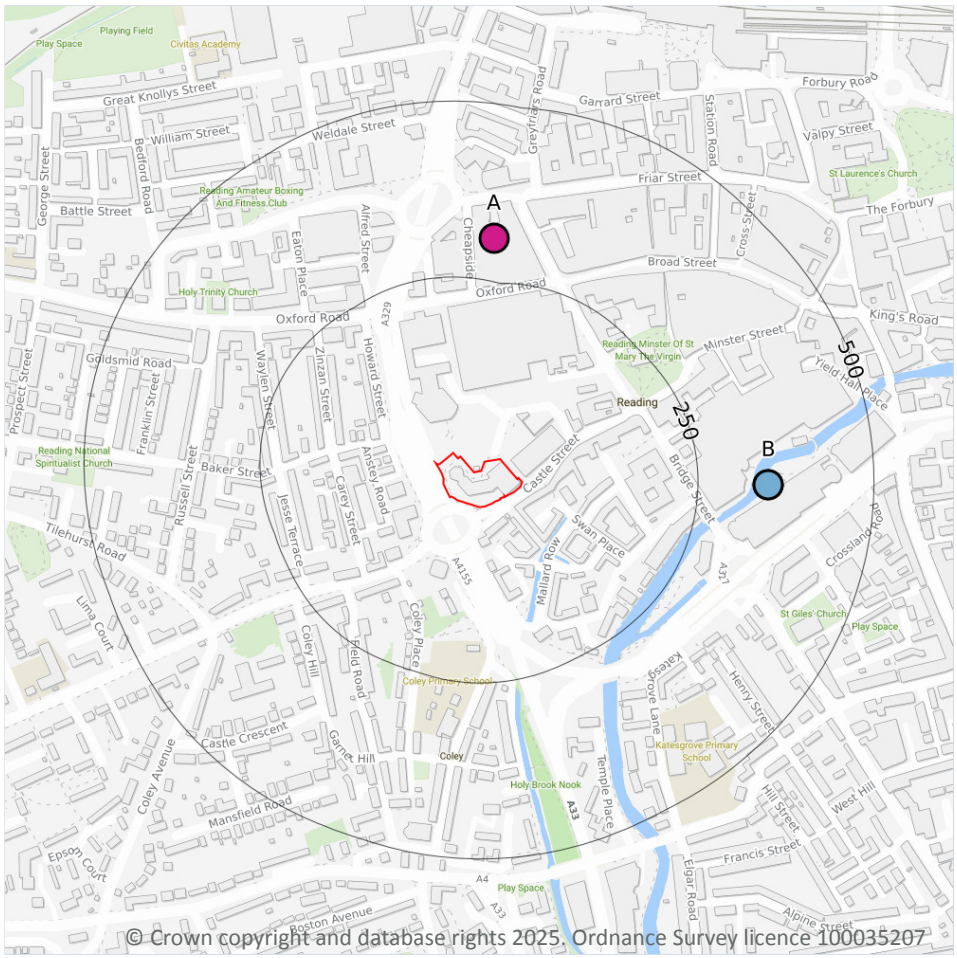
Records on site	**0**

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by

email on enquiries@environment-agency.gov.uk ↗.

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

Abstractions and Source Protection Zones



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5.6 Groundwater abstractions

Records within 2000m	37

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 61 >**

ID	Location	Details	
A	311m N	Status: Active Licence No: 28/39/23/0042 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: CHEAPSIDE, READING, BERKSHIRE Data Type: Point Name: PRIMARK STORES LIMITED Easting: 471200 Northing: 173500	Annual Volume (m^3): 14933 Max Daily Volume (m^3): 40.91 Original Application No: - Original Start Date: 11/07/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2008 Version End Date: -
-	937m N	Status: Active Licence No: 28/39/23/0167 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: MEADOW ROAD, READING, BERKSHIRE Data Type: Point Name: MANROSE MANUFACTURING LTD Easting: 470900 Northing: 174100	Annual Volume (m^3): 90920 Max Daily Volume (m^3): 727.4 Original Application No: - Original Start Date: 23/01/1990 Expiry Date: - Issue No: 101 Version Start Date: 30/06/2006 Version End Date: -
-	937m N	Status: Active Licence No: 28/39/23/0167 Details: Non-Evaporative Cooling Direct Source: THAMES GROUNDWATER Point: MEADOW ROAD, READING, BERKSHIRE Data Type: Point Name: MANROSE MANUFACTURING LTD Easting: 470900 Northing: 174100	Annual Volume (m^3): 90920 Max Daily Volume (m^3): 727.4 Original Application No: - Original Start Date: 23/01/1990 Expiry Date: - Issue No: 101 Version Start Date: 30/06/2006 Version End Date: -
-	937m N	Status: Historical Licence No: 28/39/23/0041 Details: Non-Evaporative Cooling Direct Source: THAMES GROUNDWATER Point: CARDIFF ROAD, READING, BERKSHIRE Data Type: Point Name: COX & WYMAN LTD Easting: 470900 Northing: 174100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 11/07/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/07/1966 Version End Date: -
-	937m N	Status: Historical Licence No: 28/39/23/0041 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: CARDIFF ROAD, READING, BERKSHIRE Data Type: Point Name: COX & WYMAN LTD Easting: 470900 Northing: 174100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 11/07/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/07/1966 Version End Date: -

ID	Location	Details	
-	970m NW	Status: Active Licence No: 28/39/23/0128 Details: Process Water Direct Source: THAMES GROUNDWATER Point: CARDIFF ROAD, READING POINT B Data Type: Point Name: HILLIER GROUP OF COMPANIES Easting: 470600 Northing: 174000	Annual Volume (m^3): 6682 Max Daily Volume (m^3): 27.28 Original Application No: WR.A/4547 Original Start Date: 22/01/1975 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	1167m NW	Status: Active Licence No: 28/39/23/0128 Details: Process Water Direct Source: THAMES GROUNDWATER Point: CARDIFF ROAD, READING POINT A Data Type: Point Name: HILLIER GROUP OF COMPANIES Easting: 470400 Northing: 174100	Annual Volume (m^3): 6682 Max Daily Volume (m^3): 27.28 Original Application No: WR.A/4547 Original Start Date: 22/01/1975 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	1213m E	Status: Active Licence No: 28/39/22/0521 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: ROYAL BERKSHIRE HOSPITAL Data Type: Point Name: ROYAL BERKSHIRE HOSPITAL Easting: 472400 Northing: 172800	Annual Volume (m^3): 127750 Max Daily Volume (m^3): 350 Original Application No: WRA/5950 Original Start Date: 17/01/1992 Expiry Date: - Issue No: 100 Version Start Date: 17/01/1992 Version End Date: -
-	1351m N	Status: Historical Licence No: TH/039/0023/037 Details: Dewatering Direct Source: THAMES GROUNDWATER Point: RIVERMEAD LEISURE COMPLEX, READING Data Type: Poly4 Name: Pelikaan (Construction) Limited Easting: 470727 Northing: 174509	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: NPS/WR/035651 Original Start Date: 22/05/2023 Expiry Date: 22/05/2024 Issue No: 1 Version Start Date: 22/05/2023 Version End Date: -
-	1397m NE	Status: Active Licence No: 28/39/23/0020 Details: Laundry Use Direct Source: THAMES GROUNDWATER Point: 72 GEORGE STREET, CAVERSHAM, - BOREHOLE 'A' Data Type: Point Name: Elis UK Ltd Easting: 471900 Northing: 174400	Annual Volume (m^3): 68190 Max Daily Volume (m^3): 300.04 Original Application No: NPS/WR/042648 Original Start Date: 09/05/1966 Expiry Date: - Issue No: 104 Version Start Date: 26/06/2024 Version End Date: -

ID	Location	Details	
-	1502m NW	Status: Historical Licence No: 28/39/23/0181 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: BATTLE HOSPITAL, OXFORD ROAD, READING Data Type: Point Name: WEST BERKSHIRE HEALTH AUTHORITY Easting: 469800 Northing: 173900	Annual Volume (m^3): 136875 Max Daily Volume (m^3): 400 Original Application No: - Original Start Date: 17/01/1992 Expiry Date: - Issue No: 100 Version Start Date: 07/01/1999 Version End Date: -
-	1513m NW	Status: Active Licence No: 28/39/23/0070 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: LITTLE JOHN'S FARM, READING (E) Data Type: Point Name: DRAYTON Easting: 470100 Northing: 174300	Annual Volume (m^3): 9819 Max Daily Volume (m^3): 26.82 Original Application No: WR.A/3088 Original Start Date: 09/01/1967 Expiry Date: - Issue No: 100 Version Start Date: 09/01/1967 Version End Date: -
-	1527m E	Status: Historical Licence No: 28/39/22/0600 Details: Pollution Remediation Direct Source: THAMES GROUNDWATER Point: FORMER GASWORKS, KENAVON DRIVE, READING (5 BOREHOLES) Data Type: Point Name: M J GLEESON GROUP PLC Easting: 472700 Northing: 173600	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 31/07/2000 Expiry Date: 31/08/2001 Issue No: 1 Version Start Date: 31/07/2000 Version End Date: -
-	1747m NW	Status: Active Licence No: 28/39/23/0070 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: LITTLE JOHN'S FARM, READING (D) Data Type: Point Name: DRAYTON Easting: 470100 Northing: 174600	Annual Volume (m^3): 9819 Max Daily Volume (m^3): 26.82 Original Application No: WR.A/3088 Original Start Date: 09/01/1967 Expiry Date: - Issue No: 100 Version Start Date: 09/01/1967 Version End Date: -
-	1870m NW	Status: Active Licence No: 28/39/23/0070 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: LITTLE JOHM'S FARM, READING (B) Data Type: Point Name: DRAYTON Easting: 469700 Northing: 174400	Annual Volume (m^3): 9819 Max Daily Volume (m^3): 26.82 Original Application No: WR.A/3088 Original Start Date: 09/01/1967 Expiry Date: - Issue No: 100 Version Start Date: 09/01/1967 Version End Date: -

ID	Location	Details	
-	1870m NW	Status: Active Licence No: 28/39/23/0070 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: LITTLE JOHN'S FARM, READING (C) Data Type: Point Name: DRAYTON Easting: 469700 Northing: 174400	Annual Volume (m^3): 9819 Max Daily Volume (m^3): 26.82 Original Application No: WR.A/3088 Original Start Date: 09/01/1967 Expiry Date: - Issue No: 100 Version Start Date: 09/01/1967 Version End Date: -
-	1912m NW	Status: Active Licence No: 28/39/23/0070 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: LITTLE JOHN'S FARM, READING (A) Data Type: Point Name: DRAYTON Easting: 469500 Northing: 174200	Annual Volume (m^3): 9819 Max Daily Volume (m^3): 26.82 Original Application No: WR.A/3088 Original Start Date: 09/01/1967 Expiry Date: - Issue No: 100 Version Start Date: 09/01/1967 Version End Date: -
-	1946m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'A' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470850 Northing: 171200	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1953m S	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH C' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470680 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1953m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'C' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470680 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -

ID	Location	Details	
-	1953m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH C' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470680 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1953m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH C' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470680 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -
-	1961m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'B' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470770 Northing: 171200	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1968m S	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH A' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470840 Northing: 171180	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1968m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH A' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470840 Northing: 171180	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -

ID	Location	Details	
-	1968m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH A' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470840 Northing: 171180	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -
-	1969m S	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH D' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470970 Northing: 171160	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1969m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'D' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470970 Northing: 171160	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1969m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH D' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470970 Northing: 171160	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1969m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH D' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470970 Northing: 171160	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -

ID	Location	Details	
-	1972m S	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH G' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470610 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1972m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'G' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470610 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1972m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH G' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470610 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1972m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH G' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470610 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -
-	1981m S	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH B' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470770 Northing: 171180	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -

ID	Location	Details	
-	1981m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH B' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470770 Northing: 171180	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1981m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH B' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470770 Northing: 171180	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m **6**

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 61 >**

ID	Location	Details	
B	350m E	Status: Historical Licence No: 28/39/22/0594 Details: Lake & Pond Throughflow Direct Source: THAMES SURFACE WATER - NON TIDAL Point: THE ORACLE CENTRE, READING Data Type: Point Name: ORACLE SHOPPING CENTRE LTD Easting: 471590 Northing: 173150	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 16/02/2000 Expiry Date: - Issue No: 1 Version Start Date: 16/02/2000 Version End Date: -

ID	Location	Details	
B	350m E	Status: Historical Licence No: 28/39/22/0594 Details: Lake & Pond Throughflow Direct Source: THAMES SURFACE WATER - NON TIDAL Point: ST.GILES STREAM AT THE ORACLE CENTRE, READING Data Type: Point Name: ORACLE SHOPPING CENTRE LTD Easting: 471590 Northing: 173150	Annual Volume (m^3): 737856 Max Daily Volume (m^3): 2016 Original Application No: NPS/WR/033582 Original Start Date: 16/02/2000 Expiry Date: - Issue No: 2 Version Start Date: 09/03/2020 Version End Date: -
-	1285m N	Status: Historical Licence No: 28/39/23/0196 Details: Transfer between sources Direct Source: THAMES SURFACE WATER - NON TIDAL Point: THAMES AT CHRISTCHURCH MEADOW Data Type: Point Name: READING BOROUGH COUNCIL Easting: 471440 Northing: 174450	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 12/05/2003 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 12/05/2003 Version End Date: -
-	1285m N	Status: Historical Licence No: 28/39/23/0196 Details: Lake & Pond Throughflow Direct Source: THAMES SURFACE WATER - NON TIDAL Point: THAMES AT CHRISTCHURCH MEADOW Data Type: Point Name: READING BOROUGH COUNCIL Easting: 471440 Northing: 174450	Annual Volume (m^3): 31536 Max Daily Volume (m^3): 86.4 Original Application No: - Original Start Date: 12/05/2003 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 01/04/2006 Version End Date: -
-	1285m N	Status: Historical Licence No: 28/39/23/0199/TR Details: Transfer Between Sources (Post Water Act 2003) Direct Source: THAMES SURFACE WATER - NON TIDAL Point: RIVER THAMES - CHRISTCHURCH MEADOWS Data Type: Point Name: READING BOROUGH COUNCIL Easting: 471440 Northing: 174450	Annual Volume (m^3): 1752000 Max Daily Volume (m^3): 4800 Original Application No: - Original Start Date: 10/09/2008 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 10/09/2008 Version End Date: -
-	1320m NE	Status: Historical Licence No: TH/039/0023/022 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: THAMES SURFACE WATER - NON TIDAL Point: RIVER THAMES AT CAVERSHAM WEIR Data Type: Point Name: Reading Hydro CBS Limited Easting: 472072 Northing: 174185	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: NPS/WR/036037 Original Start Date: 19/02/2016 Expiry Date: 31/03/2028 Issue No: 4 Version Start Date: 16/09/2021 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	25

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 61 >**

ID	Location	Details	
A	311m N	Status: Active Licence No: 28/39/23/0042 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: CHEAPSIDE, READING, BERKSHIRE Data Type: Point Name: PRIMARK STORES LIMITED Easting: 471200 Northing: 173500	Annual Volume (m^3): 14933 Max Daily Volume (m^3): 40.91 Original Application No: - Original Start Date: 11/07/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2008 Version End Date: -
-	937m N	Status: Active Licence No: 28/39/23/0167 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: MEADOW ROAD, READING, BERKSHIRE Data Type: Point Name: MANROSE MANUFACTURING LTD Easting: 470900 Northing: 174100	Annual Volume (m^3): 90920 Max Daily Volume (m^3): 727.4 Original Application No: - Original Start Date: 23/01/1990 Expiry Date: - Issue No: 101 Version Start Date: 30/06/2006 Version End Date: -
-	937m N	Status: Historical Licence No: 28/39/23/0041 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: CARDIFF ROAD, READING, BERKSHIRE Data Type: Point Name: COX & WYMAN LTD Easting: 470900 Northing: 174100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 11/07/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/07/1966 Version End Date: -

ID	Location	Details	
-	1213m E	Status: Active Licence No: 28/39/22/0521 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: ROYAL BERKSHIRE HOSPITAL Data Type: Point Name: ROYAL BERKSHIRE HOSPITAL Easting: 472400 Northing: 172800	Annual Volume (m^3): 127750 Max Daily Volume (m^3): 350 Original Application No: WRA/5950 Original Start Date: 17/01/1992 Expiry Date: - Issue No: 100 Version Start Date: 17/01/1992 Version End Date: -
-	1502m NW	Status: Historical Licence No: 28/39/23/0181 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: BATTLE HOSPITAL, OXFORD ROAD, READING Data Type: Point Name: WEST BERKSHIRE HEALTH AUTHORITY Easting: 469800 Northing: 173900	Annual Volume (m^3): 136875 Max Daily Volume (m^3): 400 Original Application No: - Original Start Date: 17/01/1992 Expiry Date: - Issue No: 100 Version Start Date: 07/01/1999 Version End Date: -
-	1946m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'A' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470850 Northing: 171200	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1953m S	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH C' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470680 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1953m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'C' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470680 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -

ID	Location	Details	
-	1953m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH C' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470680 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1953m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH C' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470680 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -
-	1961m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'B' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470770 Northing: 171200	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1968m S	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH A' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470840 Northing: 171180	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1968m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH A' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470840 Northing: 171180	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -

ID	Location	Details	
-	1968m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH A' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470840 Northing: 171180	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -
-	1969m S	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH D' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470970 Northing: 171160	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1969m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'D' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470970 Northing: 171160	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1969m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH D' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470970 Northing: 171160	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1969m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH D' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470970 Northing: 171160	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -

ID	Location	Details	
-	1972m S	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH G' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470610 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -
-	1972m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION BH 'G' Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 470610 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/06/1998 Version End Date: -
-	1972m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH G' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470610 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1972m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH G' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470610 Northing: 171230	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -
-	1981m S	Status: Active Licence No: 28/39/022/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH B' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470770 Northing: 171180	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 1 Version Start Date: 22/03/2023 Version End Date: -

ID	Location	Details	
-	1981m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH B' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470770 Northing: 171180	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/008557 Original Start Date: 05/09/1966 Expiry Date: 31/03/2023 Issue No: 101 Version Start Date: 01/01/2013 Version End Date: -
-	1981m S	Status: Historical Licence No: 28/39/22/0132 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: FOBNEY PUMPING STATION 'BH B' Data Type: Point Name: Thames Water Utilities Ltd Easting: 470770 Northing: 171180	Annual Volume (m^3): 1500000 Max Daily Volume (m^3): 30000 Original Application No: NPS/WR/036727 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/03/2023 Version End Date: -

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

5.9 Source Protection Zones

Records within 500m	**0**

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

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

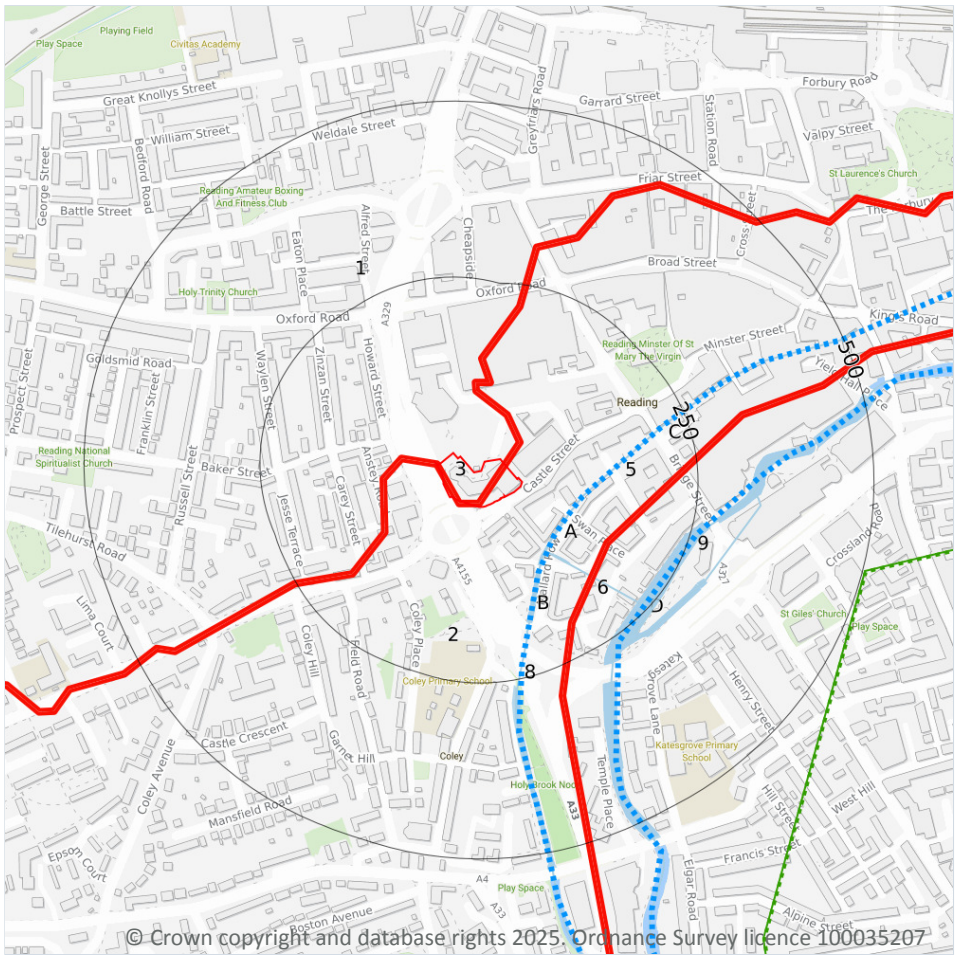
5.10 Source Protection Zones (confined aquifer)

Records within 500m	**0**

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

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

6 Hydrology



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6.1 Water Network (OS MasterMap)

Records within 250m	14

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

Features are displayed on the Hydrology map on **page 77 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
A	79m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Holy Brook

ID	Location	Type of water feature	Ground level	Permanence	Name
5	88m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Holy Brook
A	96m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	96m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Holy Brook
6	98m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
8	195m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Holy Brook
C	217m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Holy Brook
C	226m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Holy Brook
D	239m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Kennet
9	241m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Kennet
D	242m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Kennet
D	242m SE	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Kennet
C	245m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Holy Brook
C	249m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Holy Brook

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	4

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

Features are displayed on the Hydrology map on **page 77 >**

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	2

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

Features are displayed on the Hydrology map on **page 77 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**River**	**Thames Wallingford to Caversham**	**GB106039030331**	**Chilterns South**	**Thames and Chilterns South**
2	**On site**	**River**	**Holy Brook**	**GB106039023141**	**Kennet**	**Kennet and Trib**

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

6.4 WFD Surface water bodies

Records identified	2

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

Features are displayed on the Hydrology map on **page 77 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
4	78m E	River	Holy Brook	GB106039023141 ↗	Moderate	Fail	Moderate	2019
-	1046m NE	River	Thames Wallingford to Caversham	GB106039030331 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	**1**

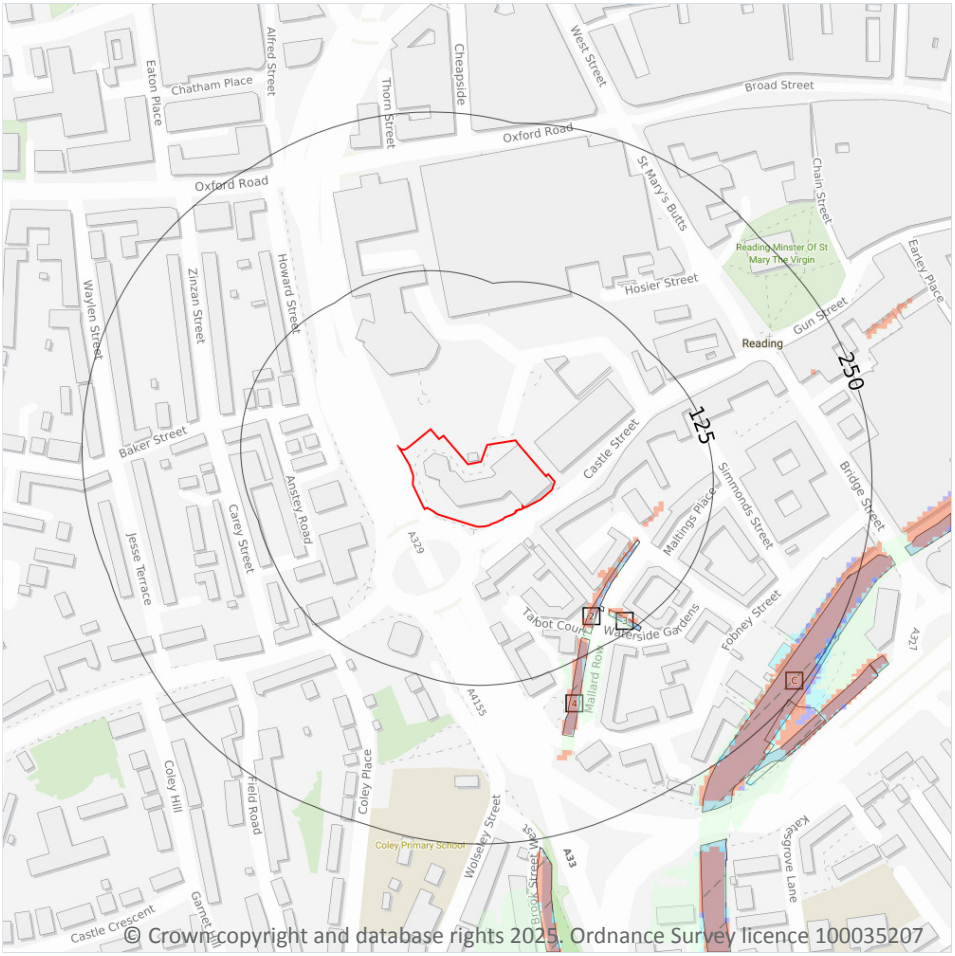
Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 77 >**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
3	**On site**	**Berkshire Downs Chalk**	**GB40601G600900 ↗**	**Poor**	**Poor**	**Poor**	**2019**

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

7 River and coastal flooding



Site Outline

Search buffers in metres (m)

River and coastal flooding:

- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	5

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

Features are displayed on the River and coastal flooding map on **page 81 >**

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
2	77m SE	Winter 2013/2014	2013-11-23 2014-02-28	Other	Other	No data
3	102m SE	Winter 2013/2014	2013-11-23 2014-02-28	Other	Other	No data
4	111m SE	Winter 2013/2014	2013-11-23 2014-02-28	Other	Other	No data
C	230m SE	Winter 2013/2014	2013-11-23 2014-02-28	Other	Other	No data
C	249m SE	06januarynewyear2003	2002-12-23 2003-01-12	Main river	Channel capacity exceeded (no raised defences)	Fluvial

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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

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

7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding



8.1 Surface water flooding

Highest risk on site	**1 in 1000 year, 0.1m - 0.3m**
Highest risk within 50m	**1 in 30 year, 0.3m - 1.0m**

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

Features are displayed on the Surface water flooding map on **page 85 >**

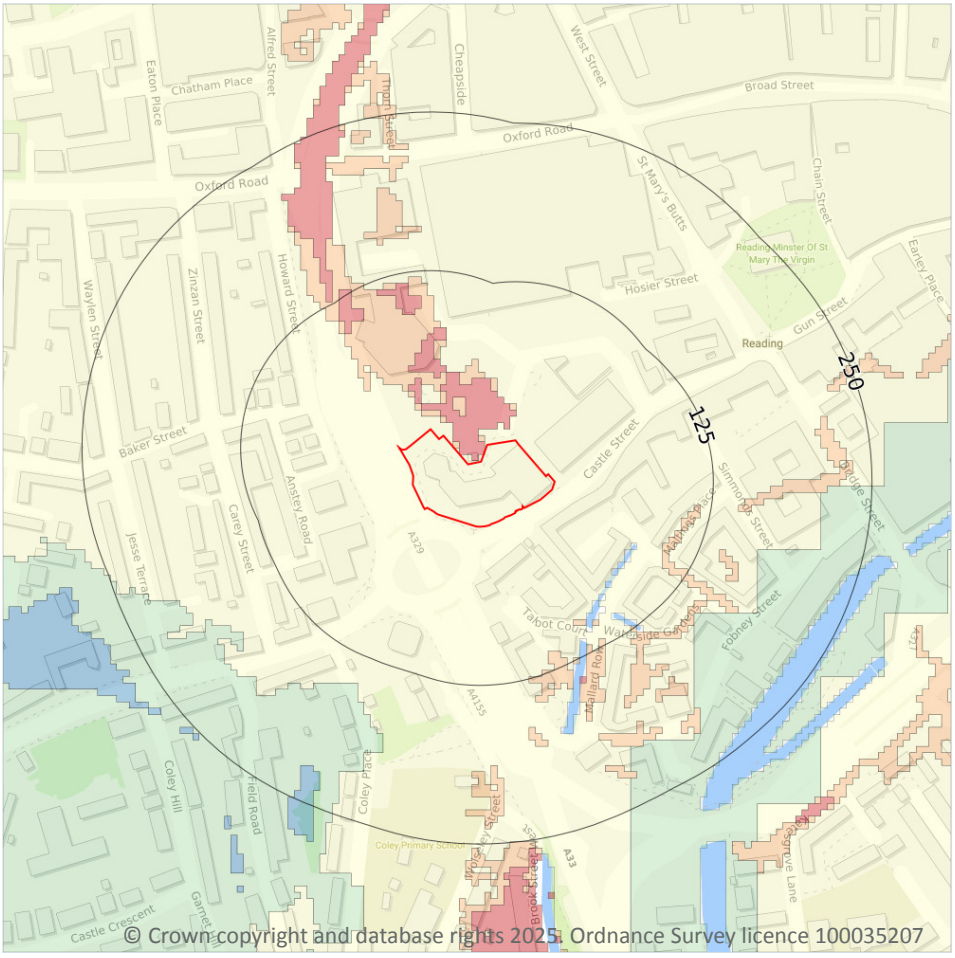
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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

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

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



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9.1 Groundwater flooding

Highest risk on site	**High**
Highest risk within 50m	**High**

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

Features are displayed on the Groundwater flooding map on **page 87 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

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

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

10.7 Designated Ancient Woodland

Records within 2000m	0

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

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	0

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

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m	2

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

Location	Name	Type	NVZ ID	Status
168m W	Thames Wallingford to Caversham NVZ	Surface Water	481	Existing
1968m S	Foudry Brook (West End Brook to M4) NVZ	Surface Water	459	Existing

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

SSSI Impact Zones and Units

10.17 SSSI Impact Risk Zones

Records on site	0

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

This data is sourced from Natural England.

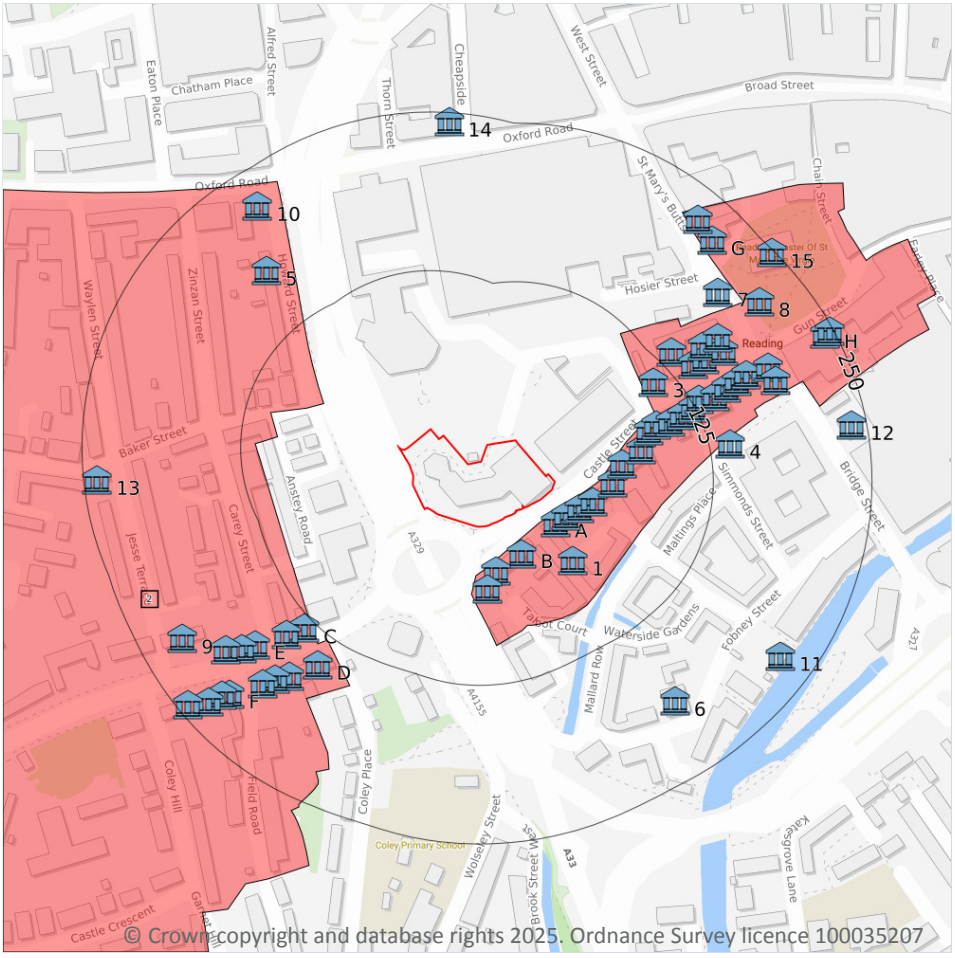
10.18 SSSI Units

Records within 2000m	0

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

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

11 Visual and cultural designations



11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	59

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

Features are displayed on the Visual and cultural designations map on **page 93 >**

ID	Location	Name	Grade	Reference Number	Listed date
A	22m SE	51 Castle Street	II	1113418	14/12/1978
A	23m E	47 And 49 Castle Street	II	1321957	14/12/1978
A	26m E	45 Castle Street	II	1303711	22/03/1957
B	31m SE	Talbot House	II	1113419	19/03/1975
A	33m E	43 Castle Street	II	1113417	22/03/1957
B	36m S	59 And 61 Castle Street	II	1321958	14/12/1978

ID	Location	Name	Grade	Reference Number	Listed date
A	46m E	39 Castle Street	II	1154671	14/12/1978
B	50m S	Holybrook House	II*	1113420	22/03/1957
1	55m SE	Vachel Almhouses, 1-32 Castle Street	II	1154678	14/12/1978
A	55m E	33-37, Castle Street	II	1321956	14/12/1978
A	72m E	27 Castle Street	II	1154654	14/12/1978
A	84m E	23 And 25 Castle Street	II	1113415	14/12/1978
A	92m E	21 Castle Street	II	1303700	14/12/1978
A	102m E	19 Castle Street And Associated Front Railings	II*	1113414	22/03/1957
3	110m NE	14 And 16, Castle Street (The Sun Inn)	II	1321964	22/03/1957
A	113m E	17 Castle Street, Front Railings And Mounting Block	II*	1113413	22/03/1957
A	124m E	15 Castle Street	II*	1303734	22/03/1957
A	131m E	13 Castle Street	II	1113412	14/12/1978
C	133m SW	The Castle Tap, 120 Castle Street	II	1113428	14/12/1978
A	137m NE	Church Of St Mary	II*	1113427	22/03/1957
4	142m E	Culvert On Holy Brook Running South Westwards From Su71441/73234 To 71327/73133	II*	1321866	24/10/1984
A	143m E	11 Castle Street	II	1113411	14/12/1978
A	144m NE	10 And 12 Castle Street	II	1154727	14/12/1978
C	147m SW	122 And 122a Castle Hill	II	1154757	01/10/1973
D	149m SW	Blenheim Terrace, 97-105 Castle Street	II	1321959	14/12/1978
A	152m NE	8 Castle Street	II	1113426	14/12/1978
A	154m E	9 Castle Street	II	1154642	14/12/1978
A	158m NE	Former Cottage To The Rear Of 8 Castle Street	II	1321963	14/12/1978
A	164m E	7 Castle Street	II	1113410	22/06/1977
A	168m NE	The Horn Inn	II	1303691	14/12/1978
D	169m SW	107 Castle Hill	II	1113421	14/12/1978
E	171m SW	124 Castle Hill	II	1113429	22/03/1957
A	172m NE	35, 36 And 37 St Mary's Butts	II	1321885	14/12/1978
A	173m E	3 And 5 Castle Street	II	1154637	22/06/1977

ID	Location	Name	Grade	Reference Number	Listed date
5	175m NW	Kent House, 4 And 4a Howard Street	II	1113495	14/12/1978
D	178m SW	109 Castle Hill	II	1113422	14/12/1978
E	181m SW	126 Castle Hill	II	1321965	22/03/1957
D	188m SW	111 Castle Hill	II	1321960	14/12/1978
6	191m SE	Simmonds Malthouse	II	1155180	14/12/1978
A	191m E	2 And 4 Bridge Street	II	1303747	22/06/1977
A	191m E	6-10 Bridge Street	II	1113404	22/06/1977
E	192m SW	128-132 Castle Hill	II	1154760	14/12/1978
7	196m NE	Queen Victoria Jubilee Fountain	II	1113571	14/12/1978
F	212m SW	113 Castle Hill	II	1113617	21/05/1982
8	215m NE	Harrinson Testimonial Cross	II	1113574	14/12/1978
9	216m SW	134-144 Castle Hill	II	1113430	14/12/1978
F	217m SW	115 Castle Hill	II	1113423	14/12/1978
10	221m NW	Rox Borough House, 101 Oxford Road	II	1113545	14/12/1978
G	221m NE	55 And 55a St Mary'S Butts	II	1113572	22/03/1957
11	223m SE	Building Now Part Of Courage's Brewery	II	1113473	14/12/1978
G	226m NE	The Allied Arms Inn, 57 St Mary'S Butts	II	1156940	14/12/1978
F	228m SW	117-121 Castle Hill	II	1321961	14/12/1978
12	238m E	Seven Bridges House	II	1321991	22/03/1957
13	239m W	33-39, Baker Street	II	1321984	14/12/1978
F	242m SW	Castleton House, 123 Castle Hill	II	1113424	14/12/1978
14	243m N	3 And 5, Cheapside (See Details For Further Address Information)	II	1113436	14/12/1978
H	243m NE	7 Gun Street	II	1321917	14/12/1978
H	247m NE	8 Gun Street	II	1113491	14/12/1978
15	248m NE	Church Of St Mary	I	1113573	22/03/1957

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

11.5 Conservation Areas

Records within 250m	2

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

Features are displayed on the Visual and cultural designations map on **page 93 >**

ID	Location	Name	District	Date of designation
A	15m SE	St Mary's Butts and Castle Street, Reading	Reading	1972
2	69m NW	Russell Street and Castle Hill, Reading	Reading	1972

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



12.1 Agricultural Land Classification

Records within 250m	1

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

Features are displayed on the Agricultural designations map on **page 98 >**

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

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m	0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

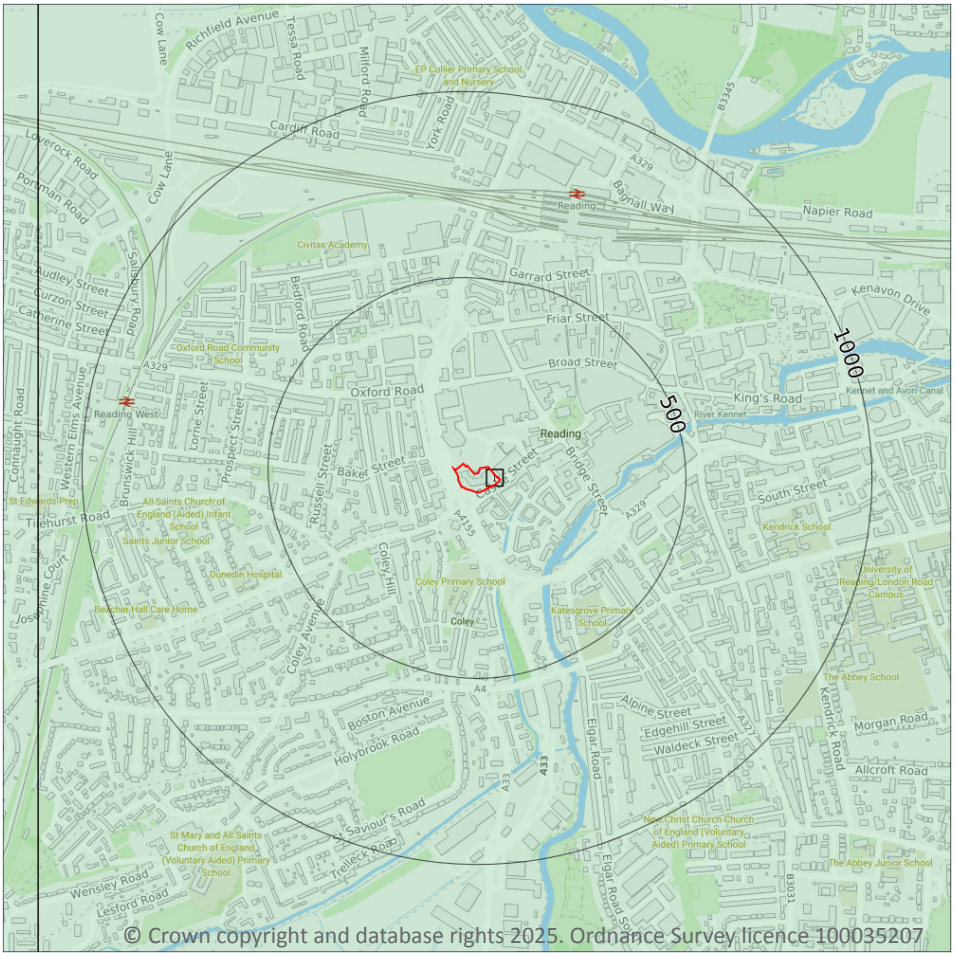
13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



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14.1 10k Availability

Records within 500m	1

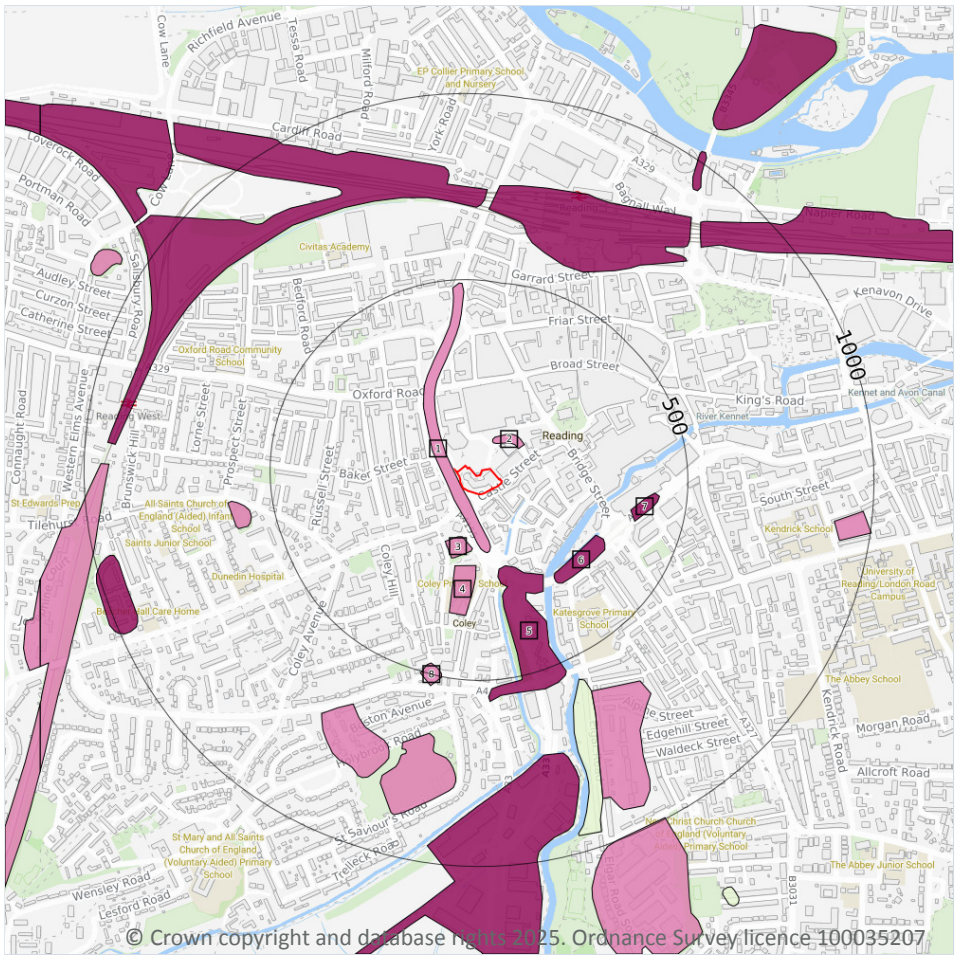
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 101 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**SU77SW**

This data is sourced from the British Geological Survey.

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



14.2 Artificial and made ground (10k)

Records within 500m	8

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

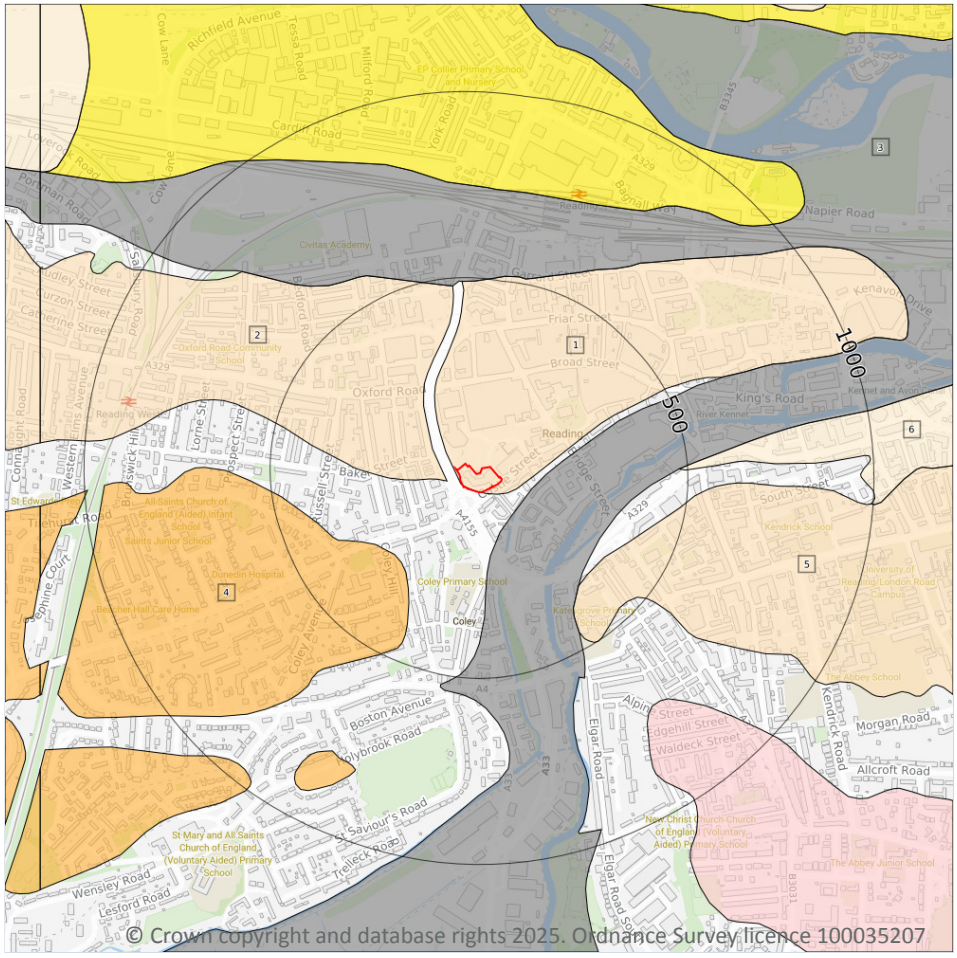
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 102 >**

ID	Location	LEX Code	Description	Rock description
1	2m SW	WGR-VOID	Worked Ground (Undivided)	Void
2	70m NE	WGR-VOID	Worked Ground (Undivided)	Void
3	122m S	WGR-VOID	Worked Ground (Undivided)	Void
4	192m S	WGR-VOID	Worked Ground (Undivided)	Void

ID	Location	LEX Code	Description	Rock description
5	202m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
6	276m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
7	355m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
8	471m S	WGR-VOID	Worked Ground (Undivided)	Void

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m **6**

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 104 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TPGR-XSV**	**Taplow Gravel Formation - Sand And Gravel**	**Sand And Gravel**
2	35m W	TPGR-XSV	Taplow Gravel Formation - Sand And Gravel	Sand And Gravel
3	78m SE	ALV-Z	Alluvium - Silt (unlithified Deposits Coding Scheme)	Silt
4	259m SW	LHGR-XSV	Lynch Hill Gravel Member - Sand And Gravel	Sand And Gravel

ID	Location	LEX Code	Description	Rock description
5	341m SE	TPGR-XSV	Taplow Gravel Formation - Sand And Gravel	Sand And Gravel
6	477m E	KPGR-XSV	Kempton Park Gravel Formation - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.

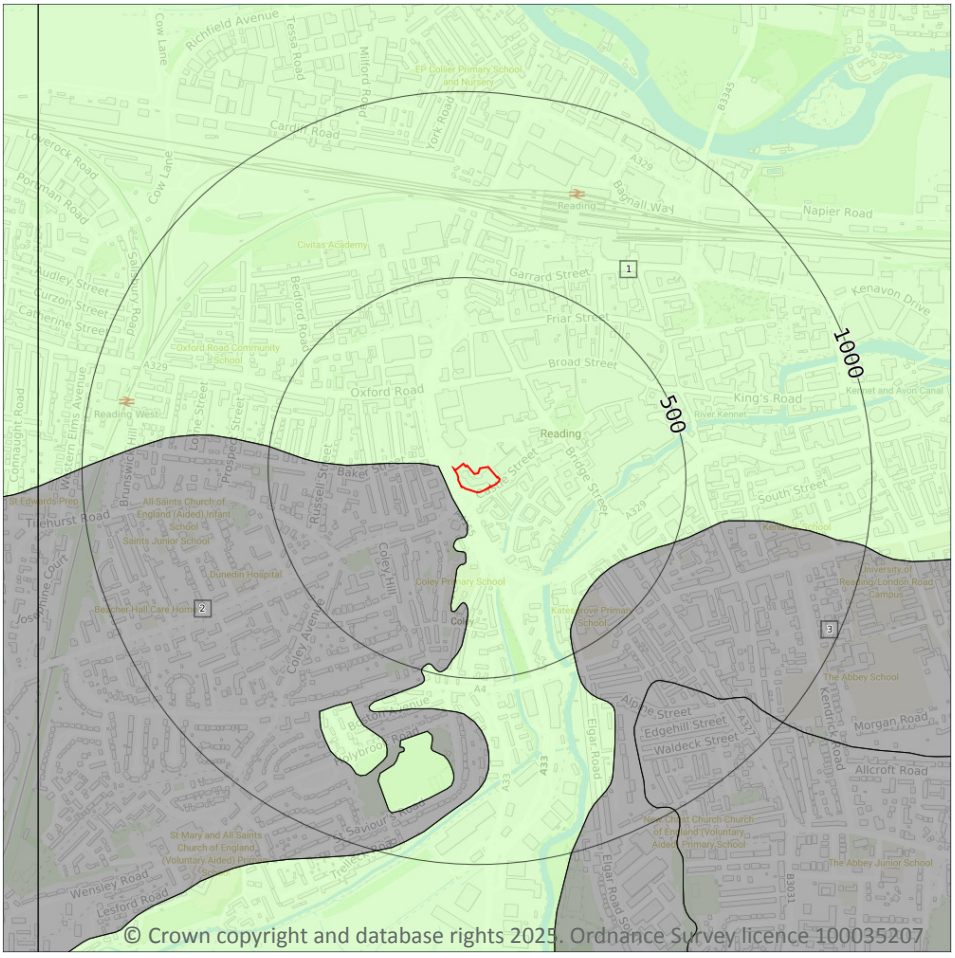
14.4 Landslip (10k)

Records within 500m	**0**

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



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Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m **3**

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 106 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**LSNCK-CHLK**	**Lewes Nodular Chalk Formation, Seaford Chalk Formation And Newhaven Chalk Formation (undifferentiated) - Chalk**	**Campanian Age - Turonian Age**
2	34m W	LMBE-CLSISA	Lambeth Group - Clay, Silt And Sand	Paleocene Epoch

ID	Location	LEX Code	Description	Rock age
3	372m SE	LMBE-CLSISA	Lambeth Group - Clay, Silt And Sand	Paleocene Epoch

This data is sourced from the British Geological Survey.

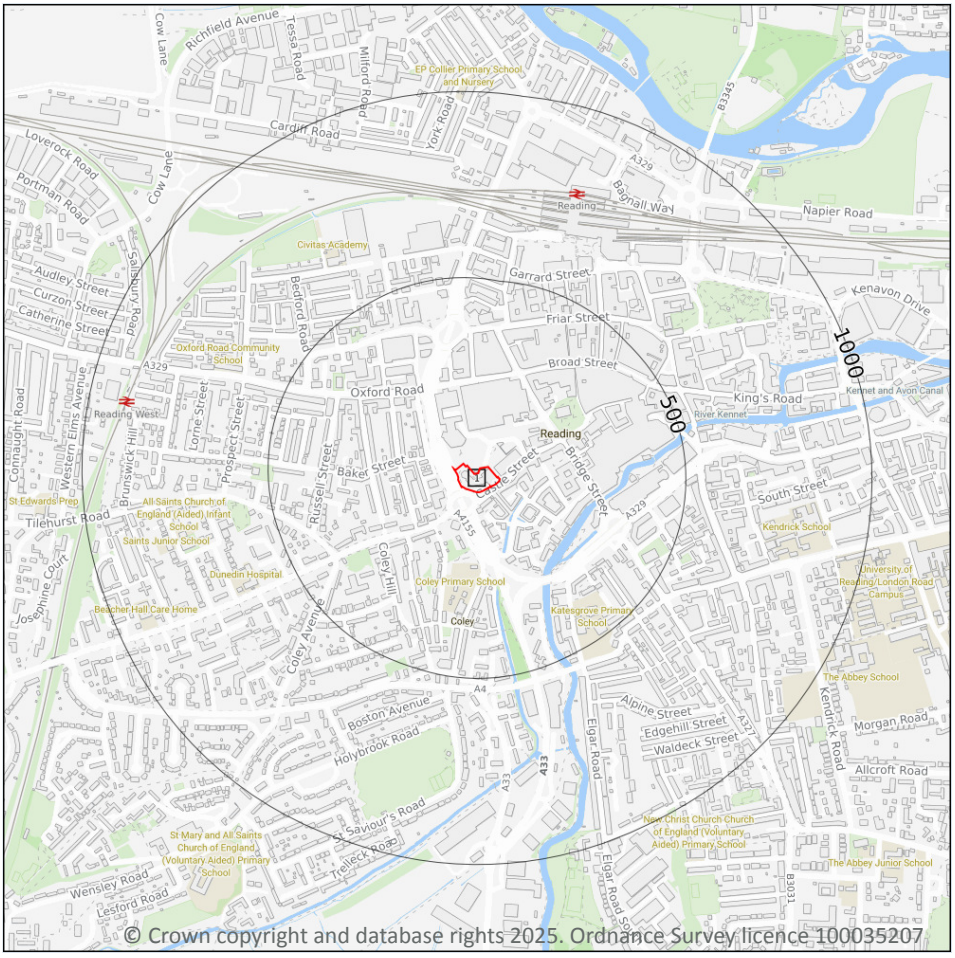
14.6 Bedrock faults and other linear features (10k)

Records within 500m	**0**

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

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



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15.1 50k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 108 >**

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

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

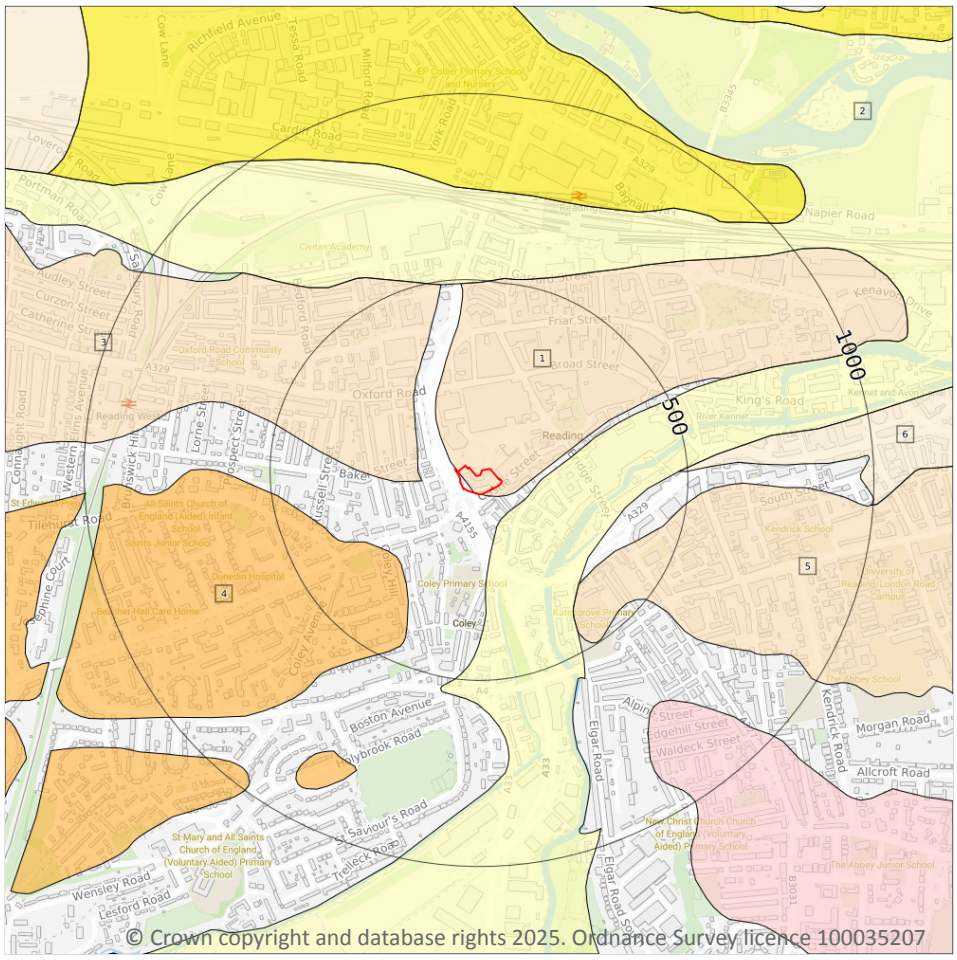
15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m **6**

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 110 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TPGR-XSV**	**TAPLOW GRAVEL MEMBER**	**SAND AND GRAVEL**
2	72m SE	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
3	96m W	TPGR-XSV	TAPLOW GRAVEL MEMBER	SAND AND GRAVEL
4	256m SW	LHGR-XSV	LYNCH HILL GRAVEL MEMBER	SAND AND GRAVEL

ID	Location	LEX Code	Description	Rock description
5	339m SE	TPGR-XSV	TAPLOW GRAVEL MEMBER	SAND AND GRAVEL
6	478m E	KPGR-XSV	KEMPTON PARK GRAVEL MEMBER	SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	1

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Intergranular**	**Very High**	**High**

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

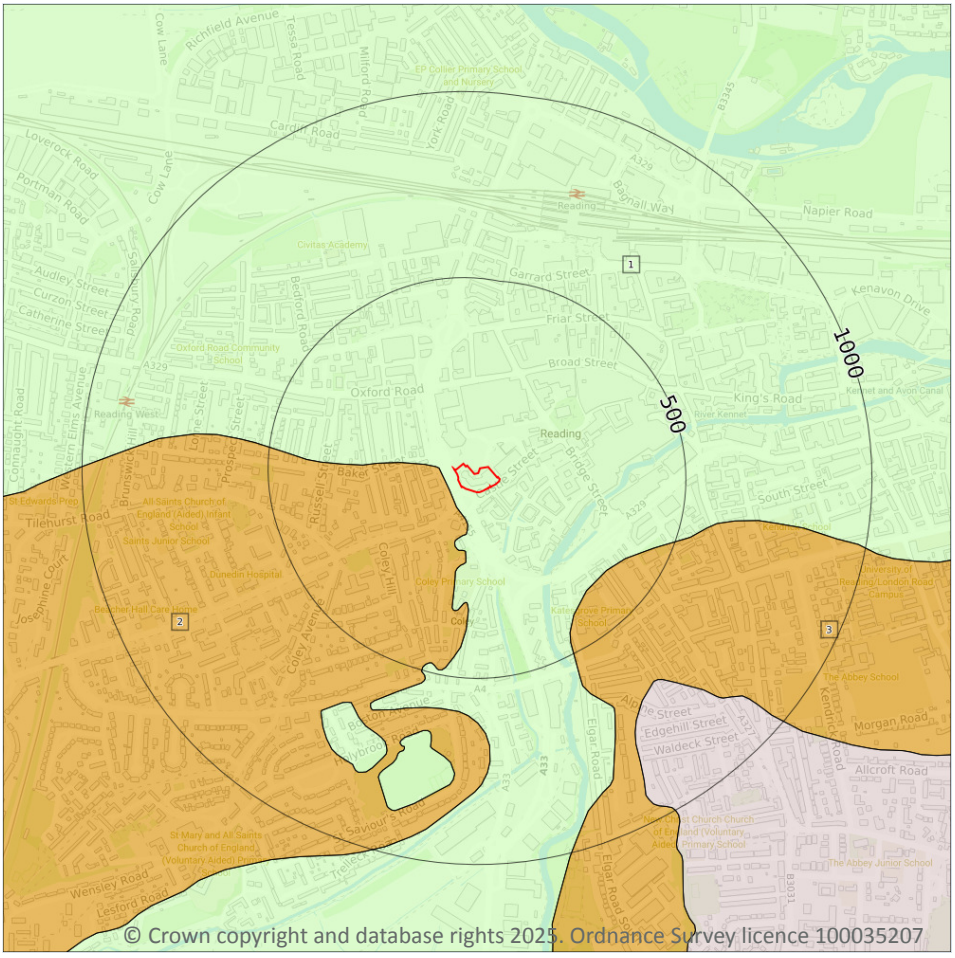
15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



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Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m	3

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 112 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**SNCK-CHLK**	**SEAFORD CHALK FORMATION AND NEWHAVEN CHALK FORMATION (UNDIFFERENTIATED) - CHALK**	**CONIACIAN**
2	33m W	LMBE-XCZS	LAMBETH GROUP - CLAY, SILT AND SAND	THANETIAN
3	374m SE	LMBE-XCZS	LAMBETH GROUP - CLAY, SILT AND SAND	THANETIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	**2**

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Fracture**	**Very High**	**Very High**
33m W	Mixed	Moderate	Very Low

This data is sourced from the British Geological Survey.

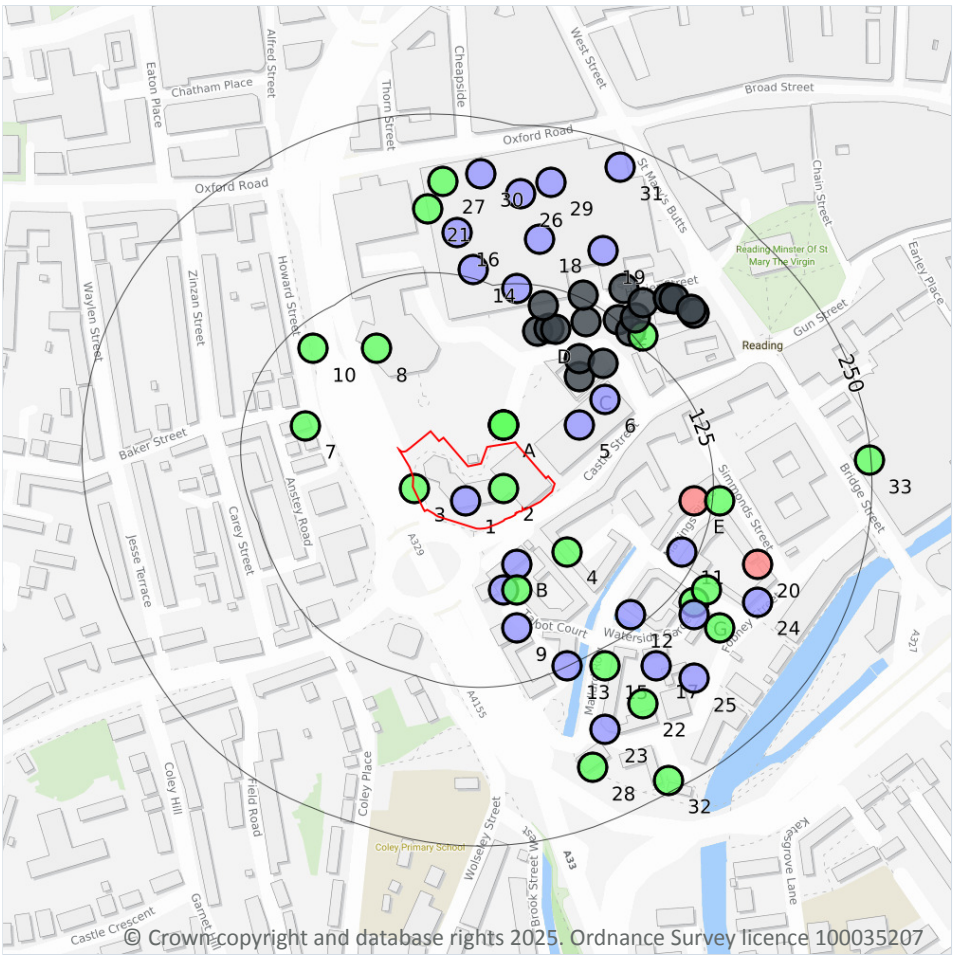
15.10 Bedrock faults and other linear features (50k)

Records within 500m	**0**

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

This data is sourced from the British Geological Survey.

16 Boreholes



16.1 BGS Boreholes

Records within 250m	67

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

Features are displayed on the Boreholes map on **page 114 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	On site	471170 173140	READING MAGISTRATES CRT P1	10.0	N	428262 ↗
2	On site	471200 173150	READING MAGISTRATES CRT P2	20.0	N	428263 ↗
3	On site	471130 173150	READING CIVIC CENTRE BH3	18.28	N	428844 ↗

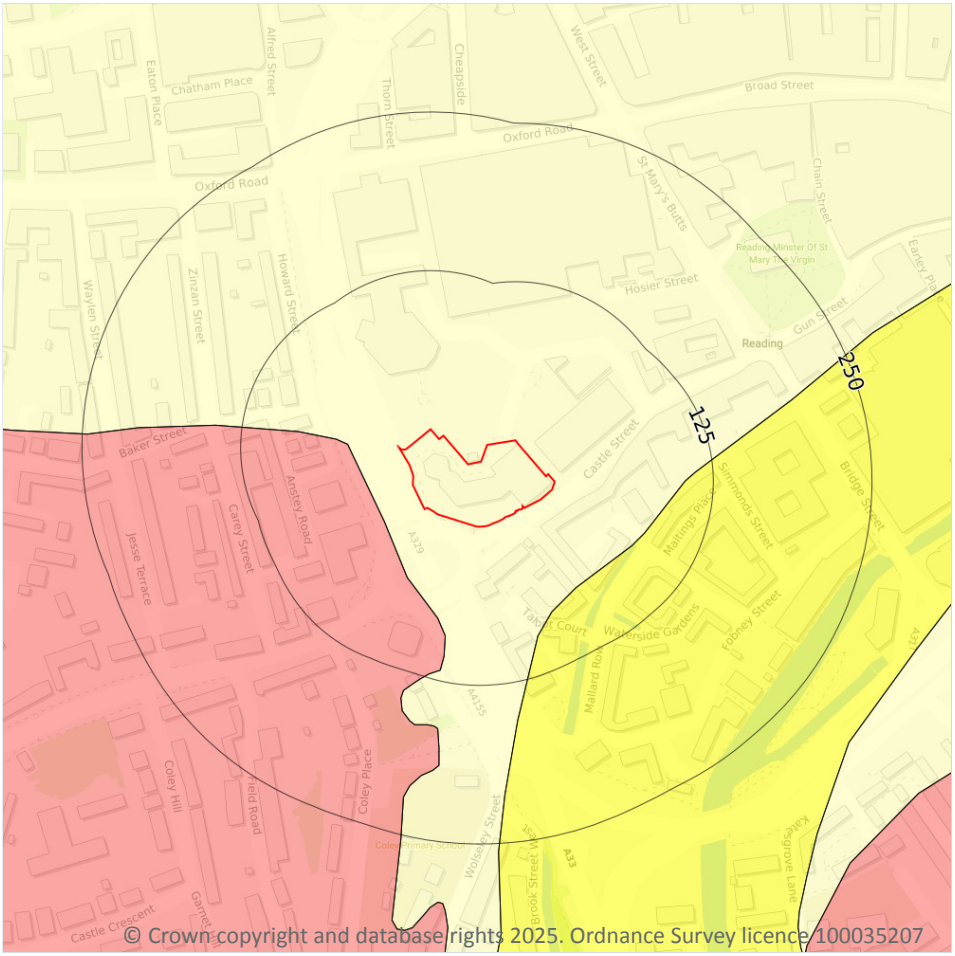
ID	Location	Grid reference	Name	Length	Confidential	Web link
A	15m NE	471200 173200	READING CIVIC OFFICES 1	30.0	N	428256 ↗
A	15m NE	471200 173200	READING CIVIC OFFICES 2	20.0	N	428257 ↗
A	15m NE	471200 173200	READING CIVIC OFFICES 3	20.0	N	428258 ↗
A	15m NE	471200 173200	READING CIVIC OFFICES 4	20.0	N	428259 ↗
B	35m SE	471210 173090	55-61 CASTLE STREET READING 3/3A	6.0	N	15043365 ↗
4	45m SE	471250 173100	FOBNEY STREET READING 6	15.0	N	428431 ↗
5	48m NE	471260 173200	READING MAGISTRATES CRT M2A	7.0	N	428261 ↗
B	50m S	471200 173070	55-61 CASTLE STREET READING 2	7.5	N	15043362 ↗
B	54m S	471210 173070	55-61 CASTLE STREET READING 1	14.0	N	15043358 ↗
C	73m NE	471260 173238	READING CIVIC CENTRE 108	-	Y	N/A
6	75m NE	471280 173220	READING MAGISTRATES CRT M1	9.0	N	428260 ↗
7	76m W	471044 173199	3 BAKER STREET READING 1	15.0	N	15631833 ↗
8	78m NW	471100 173260	READING CIVIC CENTRE BH2	18.28	N	428843 ↗
9	82m S	471210 173040	READING CIVIC CENTRE BHD1	9.14	N	428847 ↗
C	83m NE	471260 173252	READING CIVIC CENTRE TP106	-	Y	N/A
D	90m NE	471227 173274	READING CIVIC CENTRE TP110	-	Y	N/A
C	93m NE	471278 173248	READING CIVIC CENTRE TP107	-	Y	N/A
D	94m NE	471236 173276	READING CIVIC CENTRE 101	-	Y	N/A
D	94m NE	471241 173275	READING CIVIC CENTRE TP102	-	Y	N/A
10	105m NW	471050 173260	READING CIVIC CENTRE BH5	18.28	N	428846 ↗
D	110m NE	471265 173281	READING CIVIC CENTRE TP101	-	Y	N/A
D	110m N	471231 173294	READING CIVIC CENTRE WS111	-	Y	N/A
E	111m E	471350 173140	COURAGE BREWERIES NO 8 READING	34.14	N	428823 ↗
11	112m E	471340 173100	FOBNEY STREET READING 4	10.0	N	428430 ↗
12	114m SE	471300 173050	FOBNEY STREET READING 9	10.0	N	428433 ↗
D	121m N	471210 173307	READING COMMERCIAL CENTRE 6	9.14	N	15639766 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
13	125m SE	471250 173010	READING CIVIC CENTRE BHD2	6.09	N	428848 ↗
F	126m NE	471290 173283	READING CIVIC CENTRE TP103	-	Y	N/A
F	126m NE	471300 173274	READING CIVIC CENTRE TP105	-	Y	N/A
D	128m NE	471263 173302	READING CIVIC CENTRE WS112	-	Y	N/A
E	131m E	471370 173140	FOBNEY STREET READING 3	15.0	N	428429 ↗
F	131m NE	471310 173270	READING CIVIC CENTRE BH4	18.28	N	428845 ↗
14	132m N	471176 173322	READING COMMERCIAL CENTRE 5/5A	5.36	N	15639760 ↗
F	136m NE	471304 173284	READING CIVIC CENTRE 102	-	Y	N/A
15	138m SE	471280 173010	FOBNEY STREET READING 13	12.0	N	428437 ↗
G	142m SE	471350 173060	COURAGE BREWERIES NO 9 READING	29.56	N	428824 ↗
G	144m SE	471360 173070	FOBNEY STREET READING 7	12.0	N	428432 ↗
F	148m NE	471295 173307	READING CIVIC CENTRE WS113	-	Y	N/A
G	148m SE	471350 173050	FOBNEY STREET READING 11	10.0	N	428435 ↗
F	149m NE	471310 173296	READING CIVIC CENTRE TP104	-	Y	N/A
16	158m N	471163 173351	READING COMMERCIAL CENTRE 2	5.28	N	15639728 ↗
17	158m SE	471320 173010	FOBNEY STREET READING 14	10.0	N	428438 ↗
18	161m N	471228 173346	READING COMMERCIAL CENTRE 7	7.92	N	15639772 ↗
19	166m NE	471278 173337	READING COMMERCIAL CENTRE 10	9.14	N	15639895 ↗
F	166m NE	471330 173300	READING CIVIC CENTRE 103	-	Y	N/A
F	166m NE	471330 173300	READING CIVIC CENTRE 104	-	Y	N/A
F	168m NE	471334 173299	READING CIVIC CENTRE WS105	-	Y	N/A
G	170m SE	471370 173040	FOBNEY STREET READING 12	15.0	N	428436 ↗
20	172m E	471400 173090	COURAGE BREWERIES 7 READING	88.69	N	428195 ↗
F	173m NE	471350 173288	READING CIVIC CENTRE 106	-	Y	N/A
F	173m NE	471348 173291	READING CIVIC CENTRE 107	-	Y	N/A
21	175m N	471140 173370	READING CIVIC CENTRE BH1	18.28	N	428842 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
22	179m SE	471310 172980	FOBNEY STREET READING 16	12.0	N	428440 ↗
23	183m SE	471280 172960	FOBNEY STREET READING 17A	10.0	N	428441 ↗
24	184m SE	471400 173060	FOBNEY STREET READING 10	10.0	N	428434 ↗
25	185m SE	471350 173000	FOBNEY STREET READING 15	10.0	N	428439 ↗
26	196m N	471213 173382	READING COMMERCIAL CENTRE 4	9.14	N	15639757 ↗
27	197m N	471152 173392	READING COMMERCIAL CENTRE 1	15.24	N	15639724 ↗
28	206m S	471270 172930	FOBNEY STREET READING 19	15.0	N	428442 ↗
29	207m N	471237 173391	READING COMMERCIAL CENTRE 8	9.3	N	15639888 ↗
30	207m N	471182 173398	READING COMMERCIAL CENTRE 3	9.14	N	15639740 ↗
31	232m NE	471292 173403	READING COMMERCIAL CENTRE 9	6.71	N	15639890 ↗
32	241m SE	471330 172920	FOBNEY STREET READING 20A	12.0	N	428443 ↗
33	249m E	471488 173172	THE ORACLE READING 3	12.75	N	428481 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	2

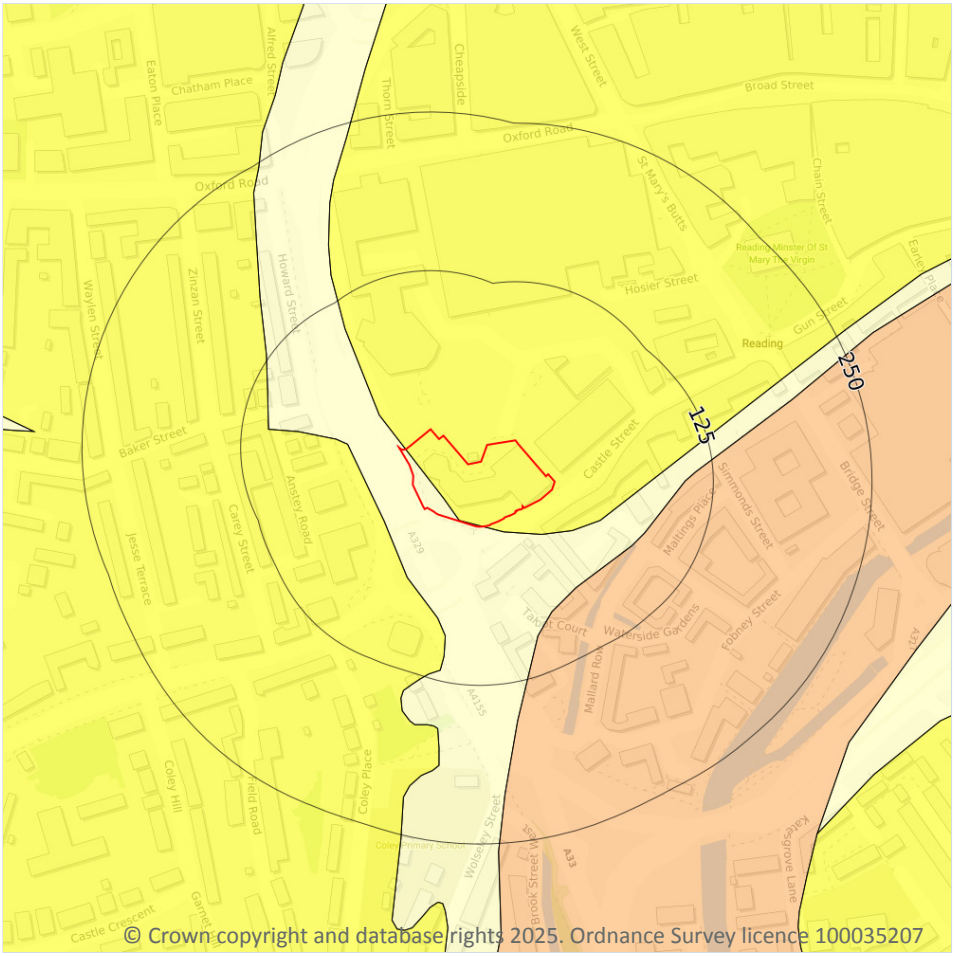
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 118 >**

Location	Hazard rating	Details
On site	**Negligible**	**Ground conditions predominantly non-plastic.**
33m W	Moderate	Ground conditions predominantly high plasticity.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



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17.2 Running sands

Records within 50m	3

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

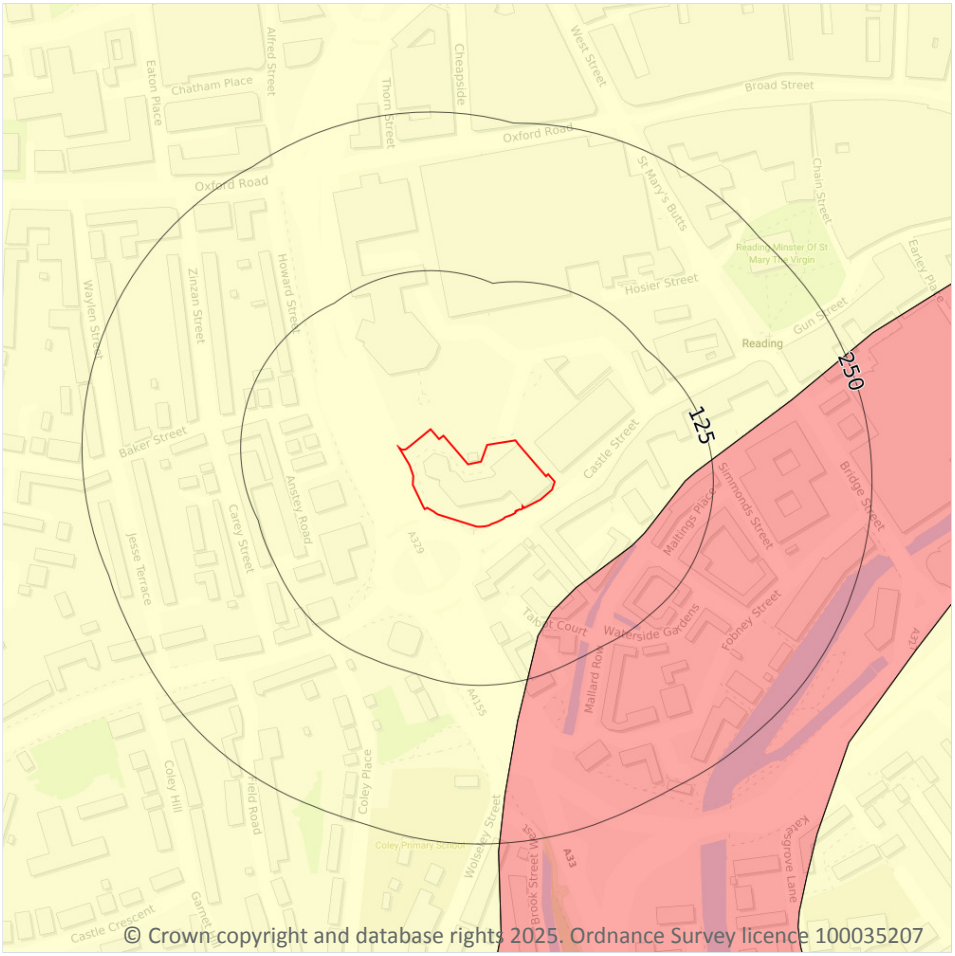
Features are displayed on the Natural ground subsidence - Running sands map on **page 119 >**

Location	Hazard rating	Details
On site	**Negligible**	**Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.**

Location	Hazard rating	Details
On site	**Very low**	**Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.**
33m W	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m	1

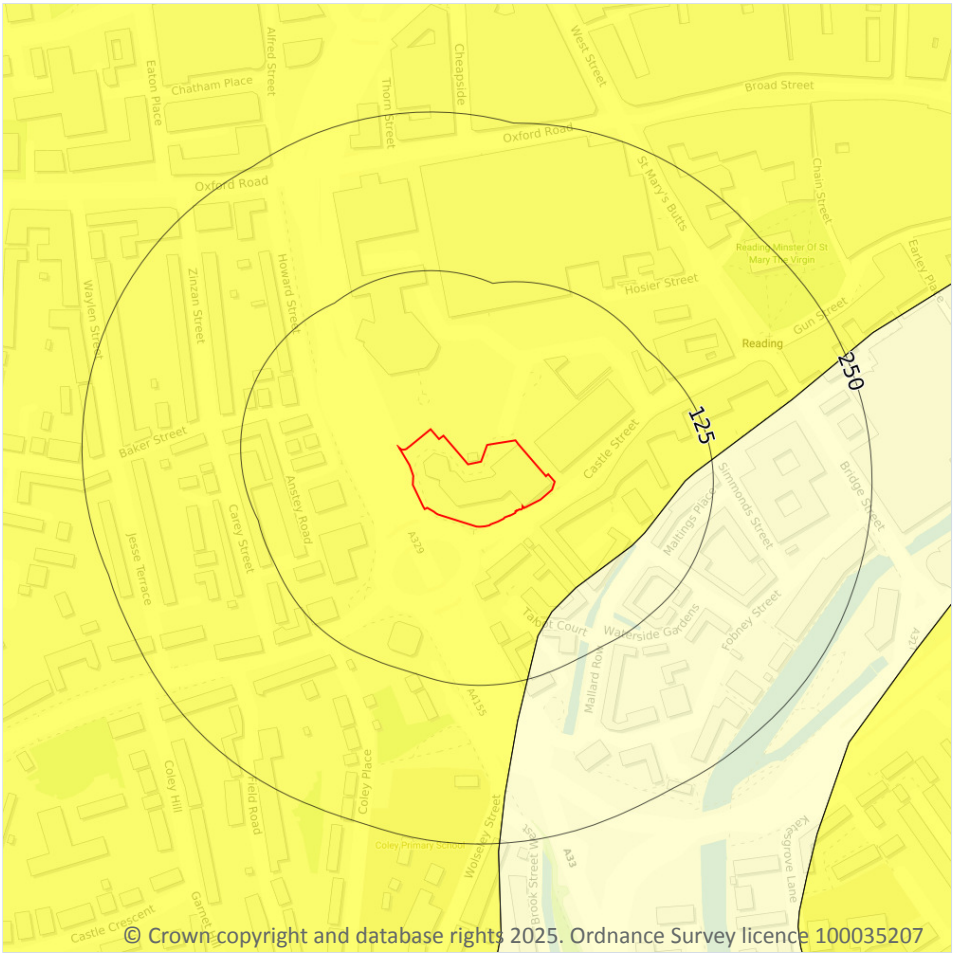
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 121 >**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	1

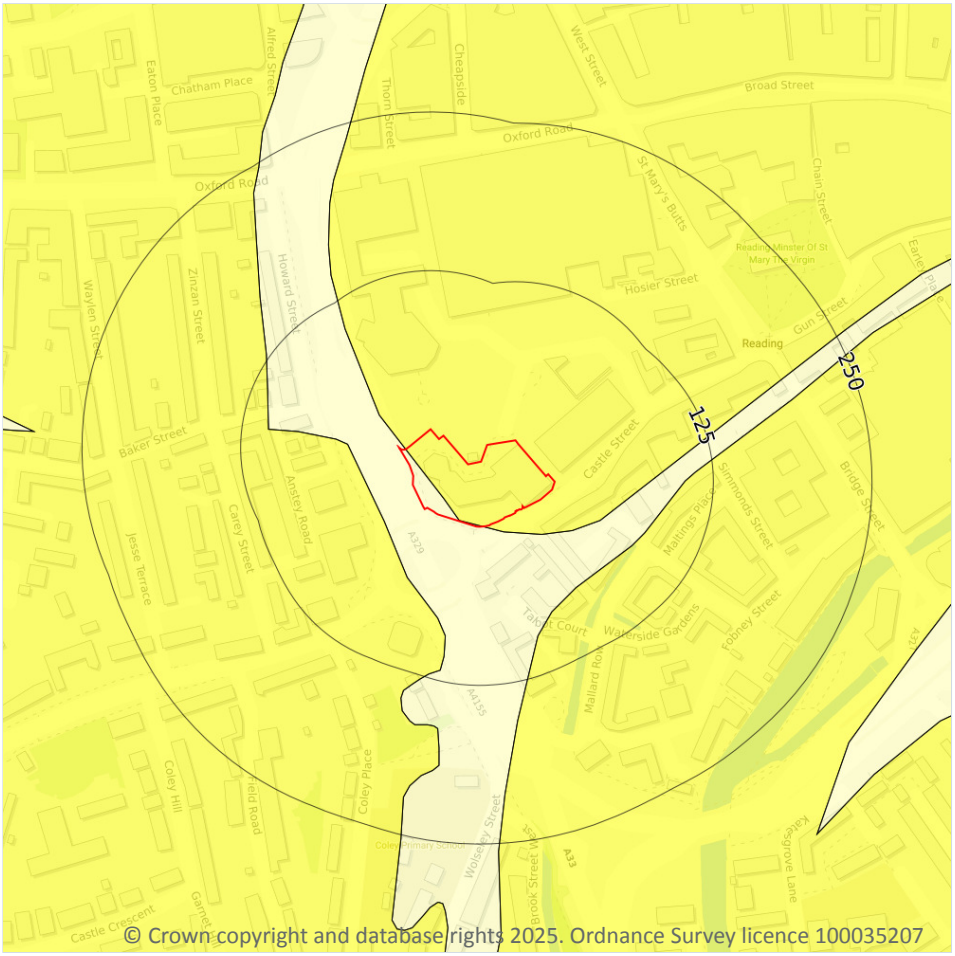
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 122 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



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17.5 Landslides

Records within 50m	2

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

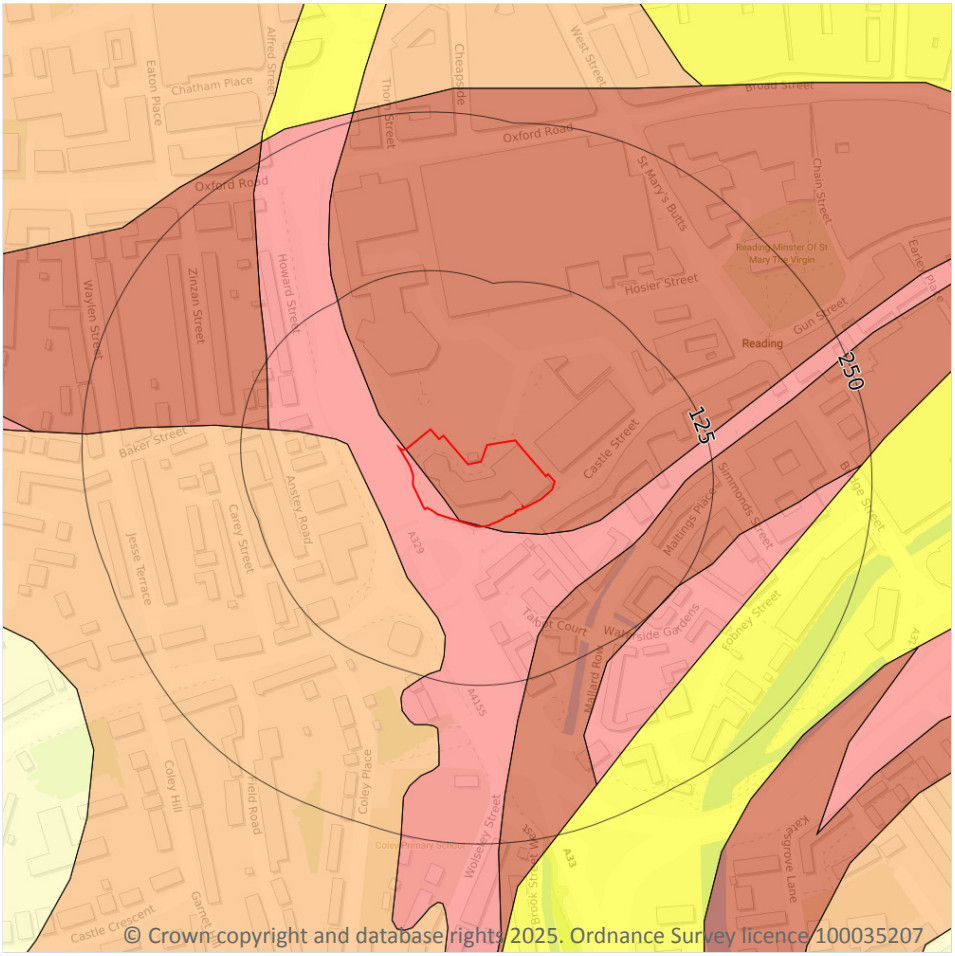
Features are displayed on the Natural ground subsidence - Landslides map on **page 123 >**

Location	Hazard rating	Details
On site	**Negligible**	**Slope instability problems are not thought to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m	3

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

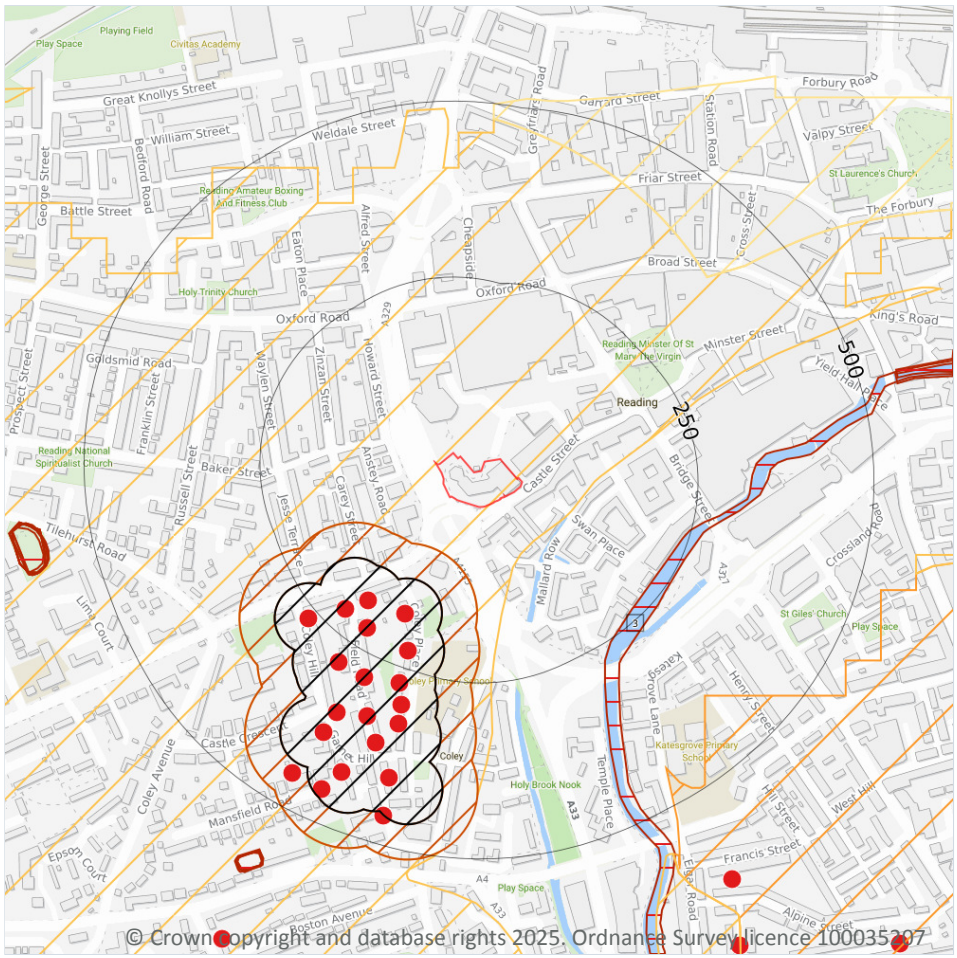
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 125 >**

Location	Hazard rating	Details
On site	**Moderate**	**Soluble rocks are present within the ground. Many dissolution features may be present. Potential for difficult ground conditions are at a level where they should be considered. Potential for subsidence is at a level where it may need to be considered.**

Location	Hazard rating	Details
On site	**High**	**Soluble rocks are present within the ground. Numerous dissolution features may be present. Potential for difficult ground conditions should be investigated. Potential for localised subsidence is at a level where it should be considered.**
33m W	Low	Soluble rocks are present within the ground. Some dissolution features may be present. Potential for difficult ground conditions are at a level where they may be considered, localised subsidence need not be considered except in exceptional circumstances.

This data is sourced from the British Geological Survey.

18 Mining and ground workings



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18.1 BritPits

Records within 500m	32

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

Features are displayed on the Mining and ground workings map on **page 127 >**

ID	Location	Details	Description
2	178m SW	Name: Reading Chalk Mine Address: READING, Berkshire Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
B	187m SW	Name: Reading Chalk Mine Address: READING, Berkshire Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
B	193m SW	Name: Reading Chalk Mine Address: READING, Berkshire Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
B	217m SW	Name: Reading Chalk Mine Address: READING, Berkshire Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
B	220m SW	Name: Reading Chalk Mine Address: READING, Berkshire Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

ID	Location	Details	Description
A	225m SW	Name: Reading Chalk Mine Address: READING, Berkshire Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
4	265m SW	Name: Reading Chalk Mine Address: Coley, READING, Berkshire Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
A	273m S	Name: Reading Chalk Mine Address: READING, Berkshire Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
A	283m SW	Name: Neuk & Bramley Chalk Mine Address: Coley, READING, Berkshire Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
A	283m SW	Name: Reading Chalk Mine Address: READING, Berkshire Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

ID	Location	Details	Description
A	292m SW	Name: Reading Chalk Mine Address: READING, Berkshire Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
A	300m S	Name: Reading Chalk Mine Address: READING, Berkshire Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
A	302m SW	Name: Reading Chalk Mine Address: READING, Berkshire Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
A	328m S	Name: Reading Chalk Mine Address: READING, Berkshire Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
A	333m SW	Name: Reading Chalk Mine Address: READING, Berkshire Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

ID	Location	Details	Description
A	335m SW	Name: Reading Chalk Mine Address: READING, Berkshire Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
A	343m S	Name: Reading Chalk Mine Address: READING, Berkshire Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
A	345m SW	Name: Reading Chalk Mine Address: READING, Berkshire Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
A	345m SW	Name: Reading Chalk Mine Address: READING, Berkshire Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
A	358m SW	Name: Reading Chalk Mine Address: READING, Berkshire Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

ID	Location	Details	Description
A	363m S	Name: Reading Chalk Mine Address: READING, Berkshire Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
A	380m SW	Name: Reading Chalk Mine Address: READING, Berkshire Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
A	387m SW	Name: Reading Chalk Mine Address: READING, Berkshire Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
A	388m S	Name: Reading Chalk Mine Address: READING, Berkshire Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
A	406m S	Name: Reading Chalk Mine Address: READING, Berkshire Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

ID	Location	Details	Description
A	410m S	Name: Reading Chalk Mine Address: READING, Berkshire Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
A	414m S	Name: Reading Chalk Mine Address: READING, Berkshire Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
A	420m SW	Name: Reading Chalk Mine Address: READING, Berkshire Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
A	425m SW	Name: Reading Chalk Mine Address: READING, Berkshire Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
A	451m SW	Name: Coley Gravel Pit Address: Coley, READING, Berkshire Commodity: Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

ID	Location	Details	Description
A	453m SW	Name: Coley Gravel Pit Address: Coley, READING, Berkshire Commodity: Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
A	459m S	Name: Coley Pottery Address: The Mount, READING, Berkshire Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	**1**

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

Features are displayed on the Mining and ground workings map on **page 127 >**

ID	Location	Land Use	Year of mapping	Mapping scale
3	230m SE	Canal	1938	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	**0**

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

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	8

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

Features are displayed on the Mining and ground workings map on **page 127 >**

ID	Location	Name	Commodity	Class	Likelihood
1	**On site**	**Not available**	**Chalk**	**B**	**Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.**
A	76m SW	Ruby Court	Chalk	D	Underground mining is considered likely to have occurred within or close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
A	126m SW	Ruby Court	Chalk	E	Underground mining is known or considered likely within or very close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.

ID	Location	Name	Commodity	Class	Likelihood
5	391m NE	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
6	396m SE	Not available	Chalk	C	Underground mine workings may have occurred in the past, or current mines may be operating to modern engineering standards. Potential for difficult ground conditions should be considered.
7	558m SE	Not available	Chalk	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
8	569m E	Not available	Chalk	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	897m E	Not available	Chalk	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site **1**

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

Location	Details
On site	**Whilst outside of an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) may have information such as mining plans and maps held within their archive that have occurred within 1km of this property. Please note, the plans held by JPB may also relate to non-mining records. Further details and a quote for services (if appropriate) can be obtained by emailing this report to enquiries.gs@jpb.co.uk ↗.**

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	47

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

Location	Mineral type
109m SW	Stone
111m SW	Stone
112m SW	Stone
115m SW	Stone
129m SW	Stone
132m SW	Stone
134m SW	Stone
145m SW	Stone
146m W	Stone
157m SW	Stone
158m SW	Stone
163m SW	Stone
164m S	Stone
166m SW	Stone
173m S	Stone

Location	Mineral type
177m S	Stone
190m S	Stone
191m SW	Stone
200m SW	Stone
202m S	Stone
204m SW	Stone
214m SW	Stone
217m SW	Stone
225m SW	Stone
227m SW	Stone
229m SW	Stone
239m SW	Stone
245m SW	Stone
249m S	Stone
250m SW	Stone
257m SW	Stone
278m S	Stone
281m SE	Stone
288m S	Stone
290m SW	Stone
327m SW	Stone
351m S	Stone
356m SW	Stone
357m S	Stone
360m S	Stone
363m SW	Stone
368m S	Stone
371m S	Stone

Location	Mineral type
376m S	Stone
381m S	Stone
412m SW	Stone
414m S	Stone

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	**0**

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	**0**

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	**0**

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	**0**

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

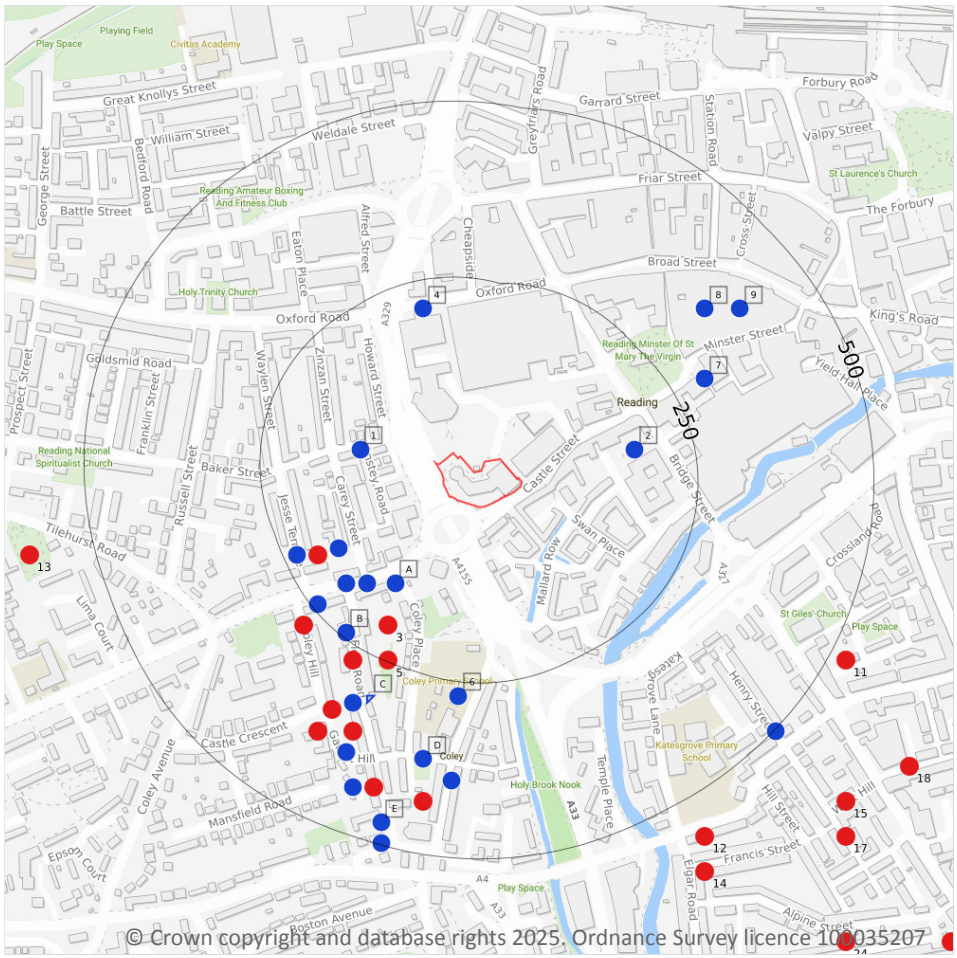
18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes



19.1 Natural cavities

Records within 500m	33

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

Features are displayed on the Ground cavities and sinkholes map on **page 141 >**

ID	Location	Details
1	110m W	Type: Solution Widened Joint or Fissure x 3 Superficial Geology: None Bedrock Geology: Chalk Group, Lambeth Group

ID	Location	Details
A	145m SW	Type: Solution Widened Joint or Fissure x 1 Superficial Geology: None Bedrock Geology: Chalk Group, Lambeth Group
A	156m SW	Type: Solution Pipe x 1 Superficial Geology: None Bedrock Geology: Chalk Group, Lambeth Group
2	166m E	Type: Solution Pipe x 2 Superficial Geology: Taplow Gravel Bedrock Geology: Chalk Group
A	170m SW	Type: Solution Pipe x 1 Superficial Geology: None Bedrock Geology: Chalk Group, Lambeth Group
A	173m SW	Type: Solution Pipe x 1 Superficial Geology: None Bedrock Geology: Chalk Group, Lambeth Group
A	174m SW	Type: Solution Pipe x 1 Superficial Geology: None Bedrock Geology: Chalk Group, Lambeth Group
A	177m SW	Type: Solution Widened Joint or Fissure x 1 Superficial Geology: None Bedrock Geology: Chalk Group, Lambeth Group
A	177m SW	Type: Solution Widened Joint or Fissure x 1 Superficial Geology: None Bedrock Geology: Chalk Group, Lambeth Group
A	184m SW	Type: Solution Widened Joint or Fissure x 1 Superficial Geology: None Bedrock Geology: Chalk Group, Lambeth Group
A	184m SW	Type: Solution Widened Joint or Fissure x 1 Superficial Geology: None Bedrock Geology: Chalk Group, Lambeth Group
A	184m SW	Type: Solution Widened Joint or Fissure x 1 Superficial Geology: None Bedrock Geology: Chalk Group, Lambeth Group
A	192m SW	Type: Solution Widened Joint or Fissure x 1 Superficial Geology: None Bedrock Geology: Chalk Group, Lambeth Group
4	210m N	Type: Solution Pipe x 3 Superficial Geology: Taplow Gravel Bedrock Geology: Chalk Group

ID	Location	Details
A	220m SW	Type: Solution Pipe x 1 Superficial Geology: None Bedrock Geology: Chalk Group, Lambeth Group
A	232m W	Type: Solution Pipe x 1 Superficial Geology: None Bedrock Geology: Chalk Group, Lambeth Group
A	242m SW	Type: Solution Pipe x 2 Superficial Geology: Lynch Hill Gravel Bedrock Geology: Chalk Group, Lambeth Group
B	242m SW	Type: Solution Pipe x 1 Superficial Geology: None Bedrock Geology: Chalk Group, Lambeth Group
6	270m S	Type: Solution Widened Joint or Fissure x 1 Superficial Geology: None Bedrock Geology: Chalk Group
7	298m NE	Type: Solution Pipe x 1 Superficial Geology: Taplow Gravel Bedrock Geology: Chalk Group
C	302m SW	Type: Solution Pipe x 3 Superficial Geology: - Bedrock Geology: Chalk Group, Lambeth Group
C	323m SW	Type: Solution Pipe x 1 Superficial Geology: None Bedrock Geology: Chalk Group, Lambeth Group
8	358m NE	Type: Solution Pipe x 3 Superficial Geology: Taplow Gravel Bedrock Geology: Chalk Group
D	367m S	Type: Solution Pipe x 1 Superficial Geology: None Bedrock Geology: Chalk Group, Lambeth Group
D	390m S	Type: Solution Pipe x 1 Superficial Geology: None Bedrock Geology: Chalk Group, Lambeth Group
C	391m SW	Type: Solution Pipe x 1 Superficial Geology: None Bedrock Geology: Chalk Group, Lambeth Group
D	391m S	Type: Solution Pipe x 1 Superficial Geology: None Bedrock Geology: Chalk Group, Lambeth Group

ID	Location	Details
9	396m NE	Type: Solution Pipe x 5 Superficial Geology: Taplow Gravel Bedrock Geology: Chalk Group
C	406m SW	Type: Solution Pipe x 1 Superficial Geology: Lynch Hill Gravel Bedrock Geology: Chalk Group, Lambeth Group
C	434m S	Type: Solution Pipe x 1 Superficial Geology: None Bedrock Geology: Chalk Group, Lambeth Group
E	469m S	Type: Solution Pipe x 1 Superficial Geology: None Bedrock Geology: Chalk Group, Lambeth Group
E	488m S	Type: Solution Pipe x 1 Superficial Geology: None Bedrock Geology: Chalk Group
E	498m S	Type: Solution Pipe x 1 Superficial Geology: None Bedrock Geology: Chalk Group

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	**35**

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

Features are displayed on the Ground cavities and sinkholes map on **page 141 >**

ID	Location	Mine Address	Mineral
A	200m SW	Reading (Coley), Berkshire	Chalk
3	202m SW	Reading (Coley), Berkshire	Chalk
A	205m SW	Reading (Coley), Berkshire	Chalk
A	209m SW	Reading (Coley), Berkshire	Chalk
A	214m SW	Reading (Coley), Berkshire	Chalk
B	228m SW	Reading (Coley), Berkshire	Chalk
5	248m SW	Reading (Coley), Berkshire	Chalk

ID	Location	Mine Address	Mineral
B	270m SW	Reading (Coley), Berkshire	Chalk
A	276m SW	Reading (Coley), Berkshire	Chalk
C	345m SW	Coley Hill, Reading (Coley), Berkshire	Chalk
C	359m SW	Castle Hill Kiln, Reading (Coley), Berkshire	Chalk
C	381m SW	Castle Cresent, Reading (Coley), Berkshire	Chalk
C	423m SW	Ruby Court, Reading (Coley), Berkshire	Chalk
C	424m S	Lower Field, Reading (Coley), Berkshire	Chalk
D	426m S	Coley Potteries, Reading (Coley), Berkshire	Chalk
11	524m SE	Reading, Berkshire	Chalk
12	559m SE	Katesgrove Kilns (1), Reading, Berkshire	Chalk
13	592m W	Recreation Ground Tilehurst Road, Reading, Berkshire	Chalk
14	604m SE	Katesgrove Kilns (2), Reading, Berkshire	Chalk
15	643m SE	Shearmans Brick Kiln, Reading, Berkshire	Chalk
-	644m W	Reading (West), Berkshire	Chalk
17	679m SE	Shearmans Brick Kiln, Reading, Berkshire	Chalk
18	680m SE	Reading, Berkshire	Chalk
-	740m S	Wheeler Works, Reading (Coley), Berkshire	Chalk
-	757m E	Jubilee Square, Reading, Berkshire	Chalk
-	760m SE	Katesgrove Kilns (3), Reading, Berkshire	Chalk
-	784m W	Reading (West), Berkshire	Chalk
-	785m SW	Avenue Works, Reading (Coley), Berkshire	Chalk
24	794m SE	Ivy Lodge Brickfield/ Southampton Kiln, Reading, Berkshire	Chalk
-	799m SE	The Old Orchard Kiln, Reading, Berkshire	Chalk
-	818m W	Coopers Brick & Lime Manufactory, Reading (West), Berkshire	Chalk
27	891m SE	The Upper Kiln, Reading, Berkshire	Chalk
-	896m SW	Reading (Coley), Berkshire	Chalk
-	961m E	Reading, Berkshire	Chalk
-	969m W	Glenbeigh Terrace Western Road, Reading, Berkshire	Chalk

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

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

This data is sourced from Groundsure.

19.4 Historical incidents

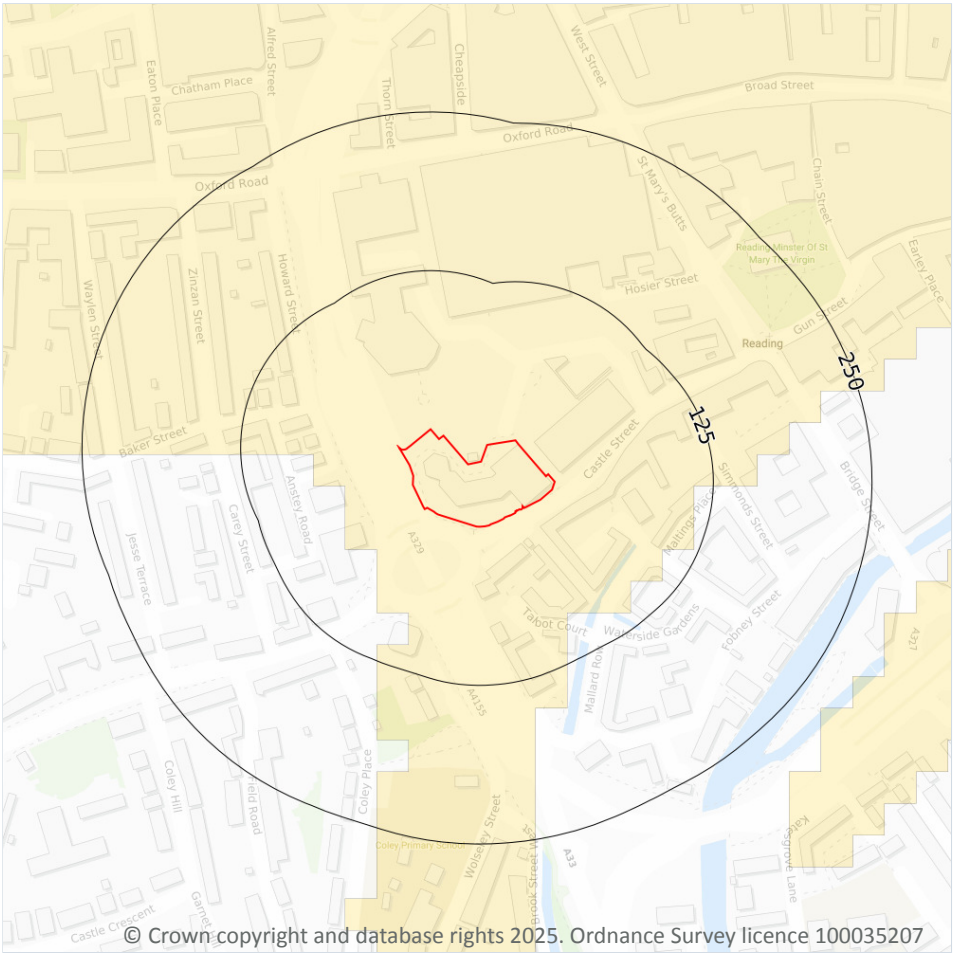
Records within 500m	0

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

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

This data is sourced from Groundsure.

20 Radon



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20.1 Radon

Records on site	1

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

Features are displayed on the Radon map on **page 147 >**

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

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

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	3

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
33m W	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

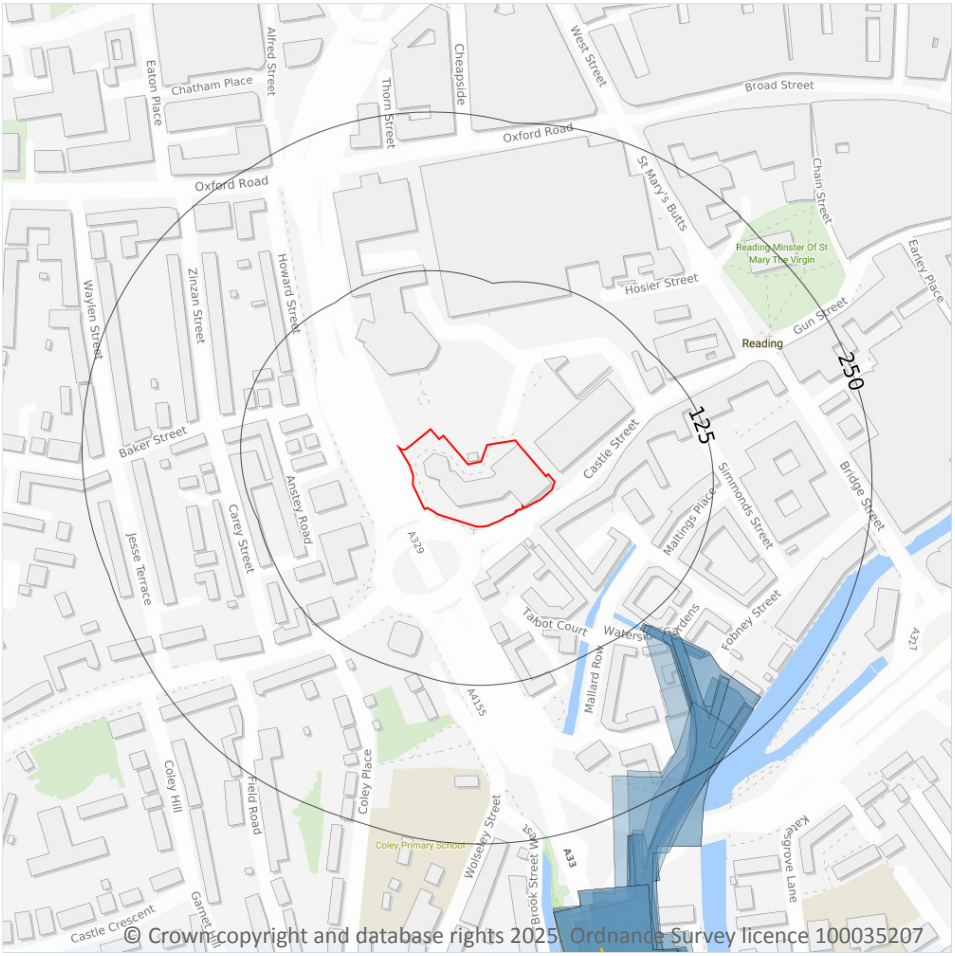
21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects



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22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	12

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

Features are displayed on the Railway infrastructure and projects map on **page 150 >**

Location	Land Use	Year of mapping	Mapping scale
127m SE	Railway Sidings	1912	2500
127m SE	Railway Sidings	1931	2500
129m SE	Railway Sidings	1958	2500
129m SE	Railway Sidings	1961	2500
132m SE	Railway Sidings	1938	10560
143m SE	Railway Sidings	1913	10560
148m SE	Railway Sidings	1933	10560
151m SE	Railway Sidings	1938	10560
178m SE	Railway Sidings	1961	2500
178m SE	Railway Sidings	1958	2500
178m SE	Railway Sidings	1957	1250
199m SE	Railway Sidings	1962	10560

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

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

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Groundsure INSIGHTS

Site Details:

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

Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: County Series

Map date: **1879**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1879
Revised 1879
Edition N/A
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Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

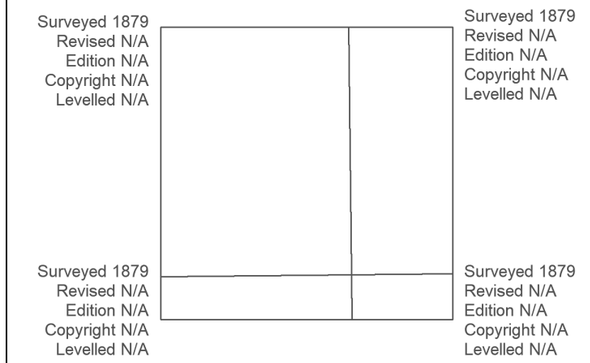
Site Details:

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

Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: County Series Town Plan
Map date: **1879**
Scale: 1:500
Printed at: 1:1,000

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Map legend available at:
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Groundsure INSIGHTS

Site Details:

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

Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: County Series

Map date: **1900**

Scale: 1:2,500

Printed at: 1:2,500

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Revised 1900
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Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



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Site Details:

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

Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: County Series

Map date: **1912**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1912
Revised 1912
Edition N/A
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Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

Site Details:

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

Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: County Series

Map date: **1931**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1931
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A

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Site Details:

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

Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: National Grid

Map date: **1957-1960**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1958 Revised 1958 Edition N/A Copyright 1959 Levelled 1951		Surveyed 1957 Revised 1957 Edition N/A Copyright N/A Levelled 1951
Surveyed 1959 Revised 1959 Edition N/A Copyright 1960 Levelled 1951		Surveyed 1957 Revised 1957 Edition N/A Copyright N/A Levelled 1951

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Groundsure INSIGHTS

Site Details:

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

Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: National Grid

Map date: **1958-1961**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1957
Revised 1957
Edition 1958
Copyright N/A
Levelled 1951

Surveyed 1959
Revised 1959
Edition 1961
Copyright 1961
Levelled 1951

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Site Details:

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Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: National Grid

Map date: **1958-1961**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1958
Revised 1958
Edition 1961
Copyright 1961
Levelled 1951

Surveyed 1957
Revised 1957
Edition 1958
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Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: National Grid

Map date: **1958-1962**

Scale: 1:1,250

Printed at: 1:2,000

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	Surveyed 1957 Revised 1962 Edition N/A Copyright 1962 Levelled 1951
	Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A

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Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: National Grid

Map date: **1969-1971**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1958 Revised 1971 Edition N/A Copyright 1971 Levelled 1951		Surveyed 1957 Revised 1969 Edition N/A Copyright 1970 Levelled 1951
Surveyed 1959 Revised 1968 Edition N/A Copyright 1969 Levelled 1951		Surveyed 1968 Revised 1968 Edition N/A Copyright 1969 Levelled 1951

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Site Details:

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Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: National Grid

Map date: **1971**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1968
Revised 1968
Edition N/A
Copyright 1971
Levelled 1951

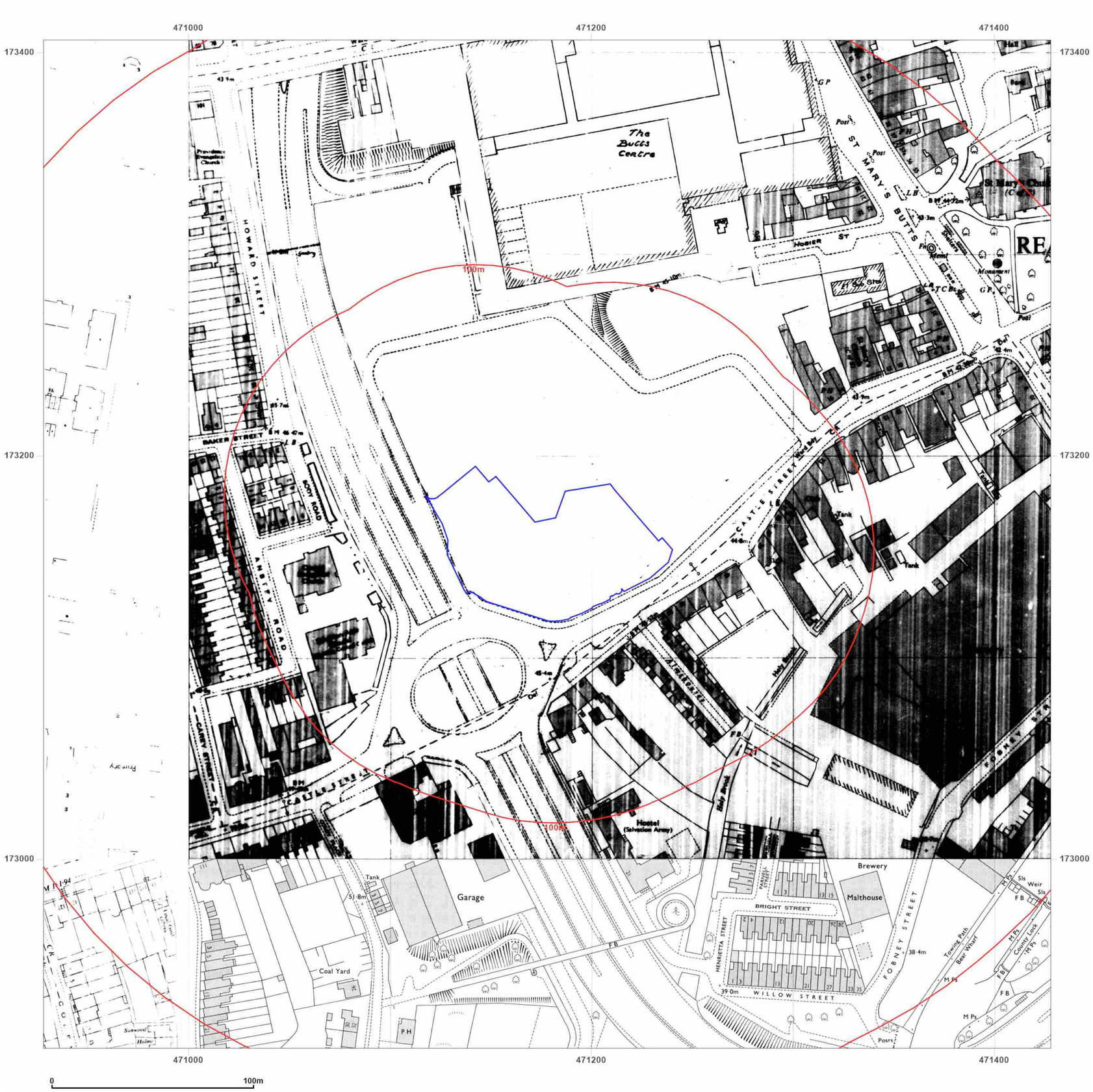
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Site Details:

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Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: National Grid

Map date: **1972-1977**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A		Surveyed N/A Revised N/A Edition N/A Copyright 1973 Levelled N/A
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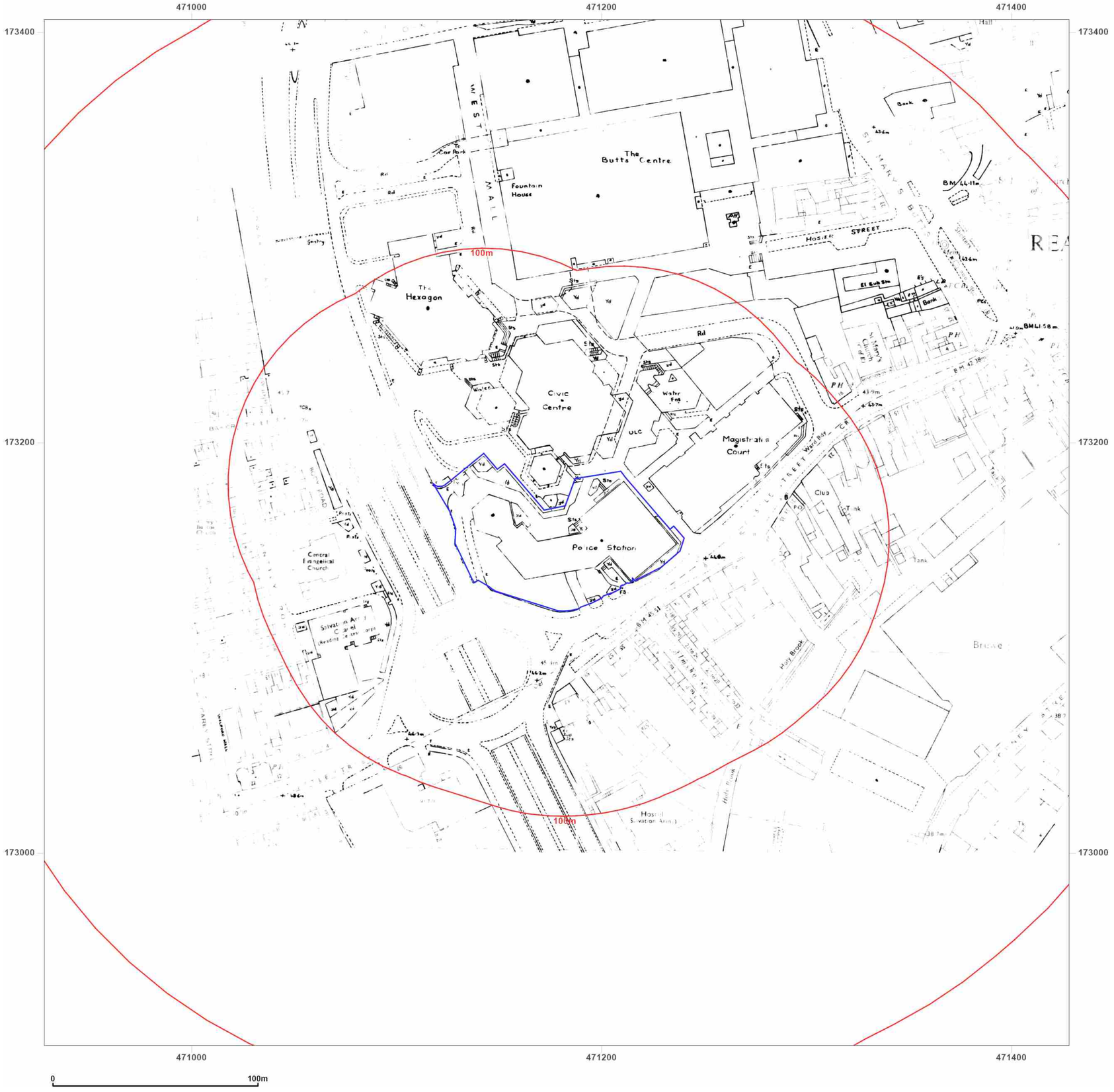
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Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: National Grid

Map date: **1978**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
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Revised N/A
Edition N/A
Copyright 1978
Levelled N/A

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Site Details:

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

Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: National Grid

Map date: **1976-1980**

Scale: 1:1,250

Printed at: 1:2,000

N
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	Surveyed 1957 Revised 1979 Edition N/A Copyright 1980 Levelled 1973
Surveyed 1959 Revised 1975 Edition N/A Copyright 1976 Levelled 1972	

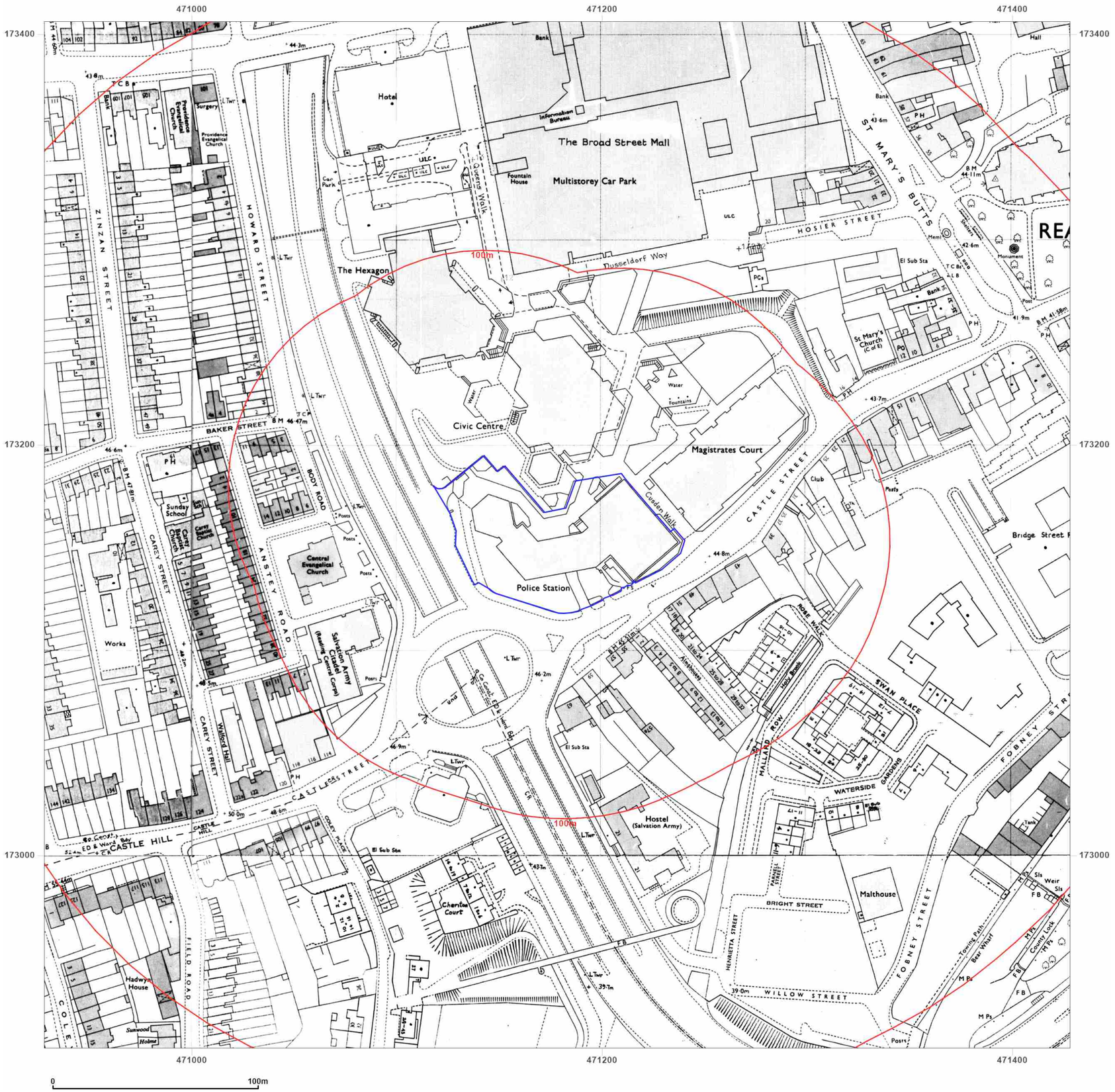
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Site Details:

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Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: National Grid

Map date: **1986-1988**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1972 Revised 1986 Edition N/A Copyright 1986 Levelled 1972		Surveyed 1973 Revised 1988 Edition N/A Copyright 1988 Levelled 1973
Surveyed 1972 Revised 1988 Edition N/A Copyright 1988 Levelled 1972		Surveyed 1972 Revised 1986 Edition N/A Copyright 1986 Levelled 1972

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Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: National Grid

Map date: **1991-1993**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1972 Revised 1993 Edition N/A Copyright 1993 Levelled 1972		Surveyed 1993 Revised N/A Edition N/A Copyright 1993 Levelled N/A
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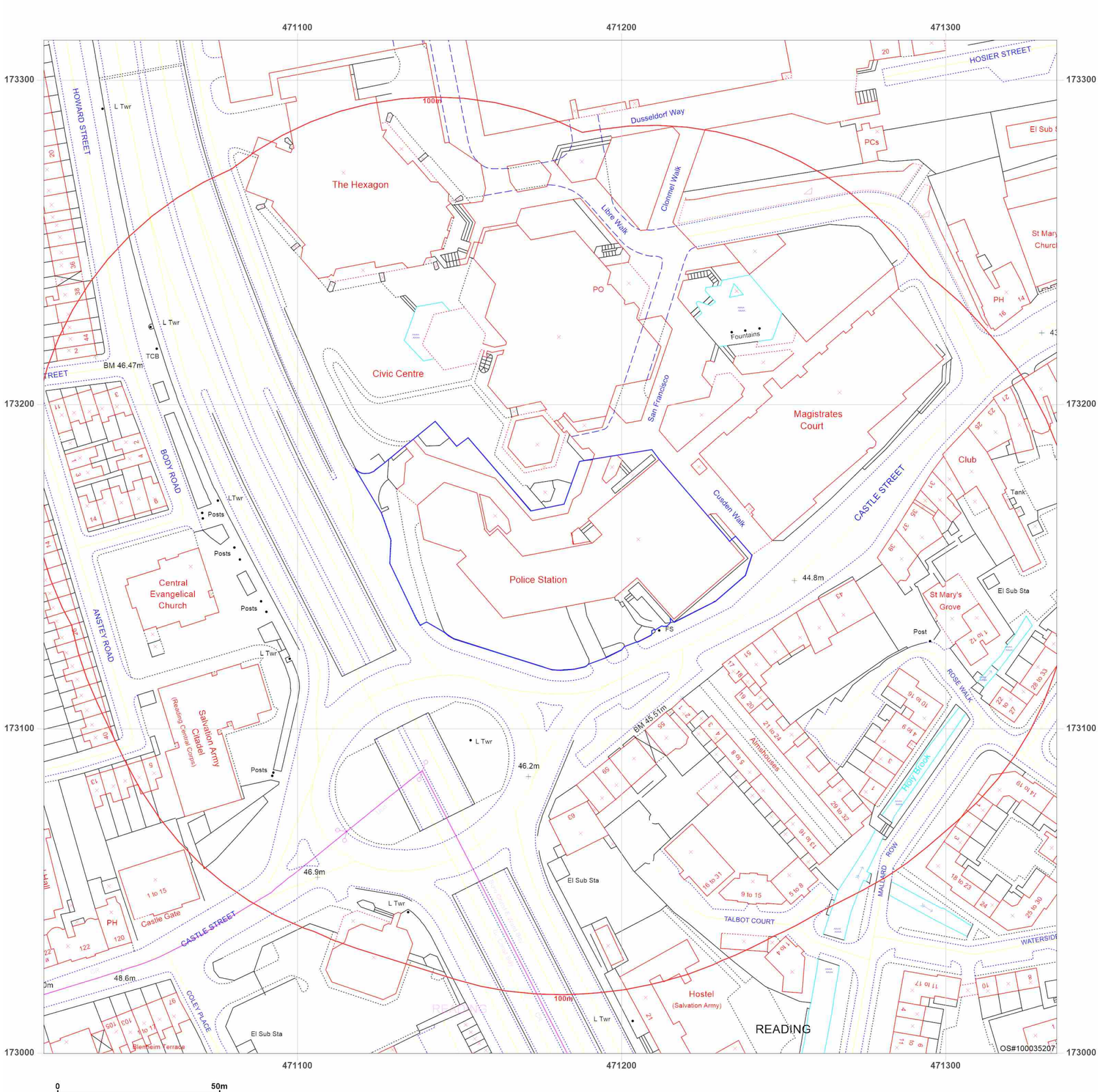
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Site Details:

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Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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2003

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Site Details:

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

Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: County Series

Map date: **1897-1900**

Scale: 1:10,560

Printed at: 1:10,560

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

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

Surveyed 1877
Revised 1898
Edition 1900
Copyright N/A
Levelled N/A

Surveyed 1877
Revised 1898
Edition N/A
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Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: County Series

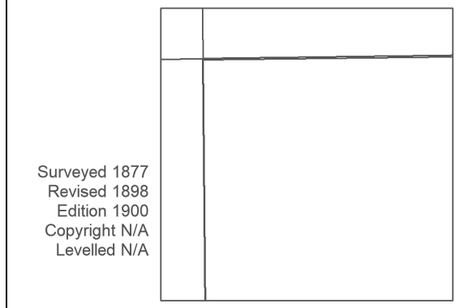
Map date: **1898-1900**

Scale: 1:10,560

Printed at: 1:10,560

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



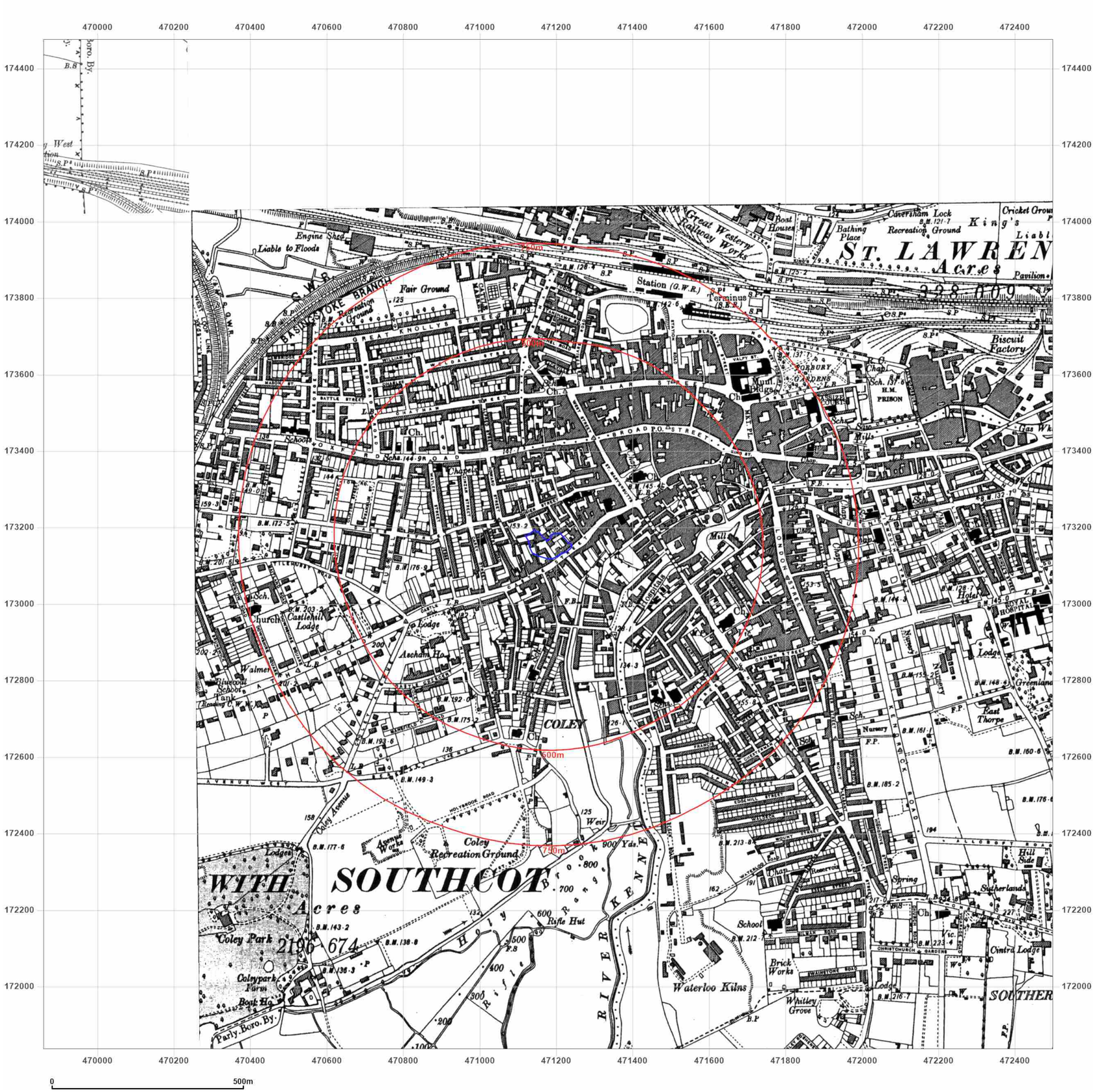
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Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: County Series

Map date: **1900**

Scale: 1:10,560

Printed at: 1:10,560

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

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

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Groundsure INSIGHTS

Site Details:

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

Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: County Series

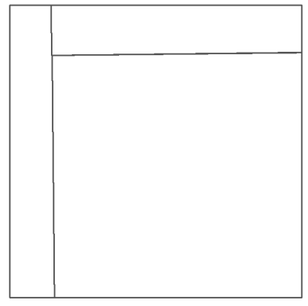
Map date: **1913-1914**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1877
Revised 1910
Edition 1914
Copyright N/A
Levelled N/A



Surveyed 1877
Revised 1910
Edition 1913
Copyright N/A
Levelled N/A

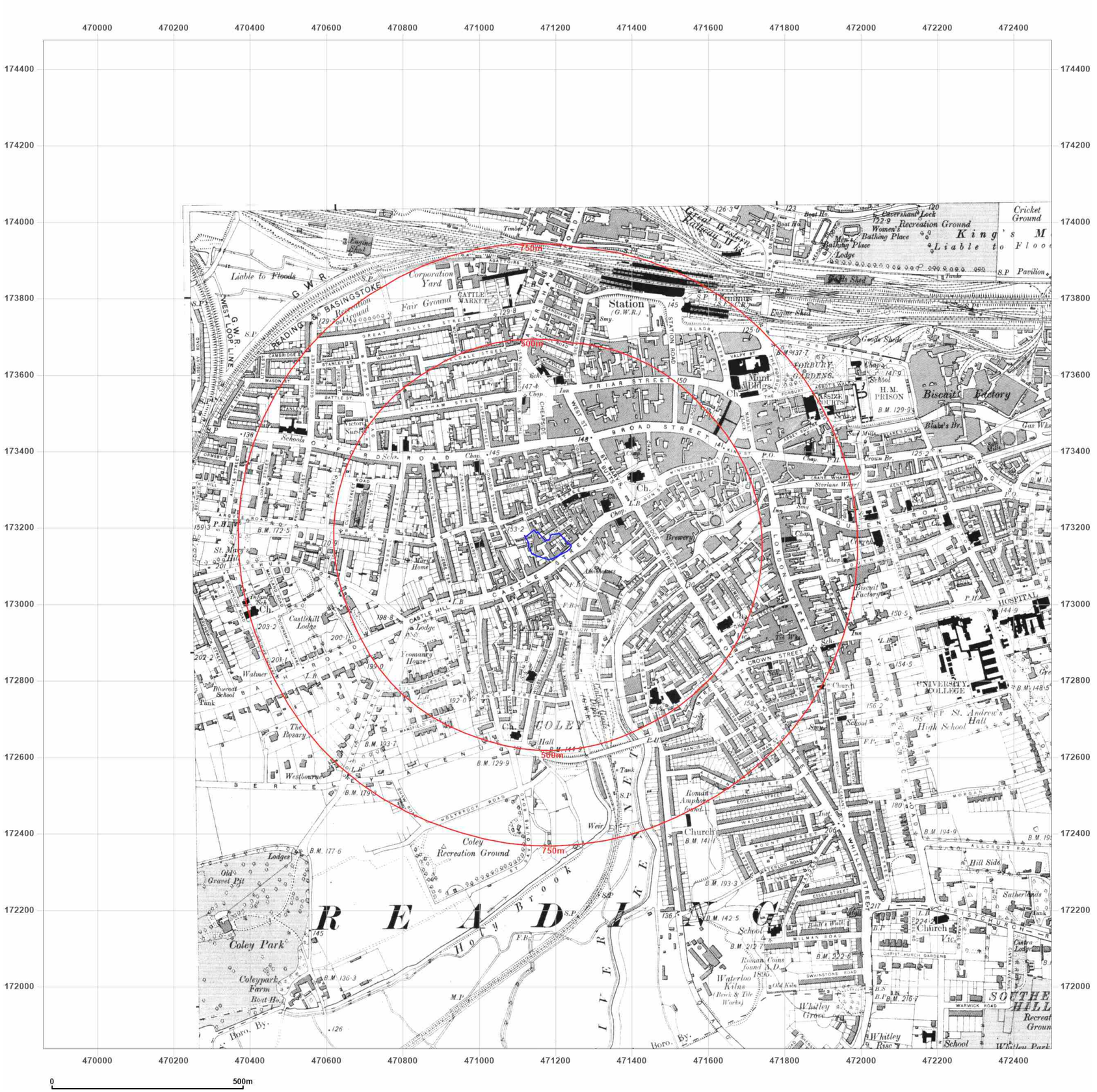
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Site Details:

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Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

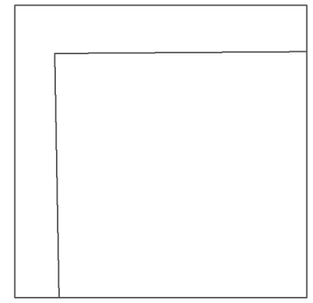
Map Name: County Series

Map date: **1914**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed N/A
Revised 1914
Edition 1913
Copyright N/A
Levelled N/A

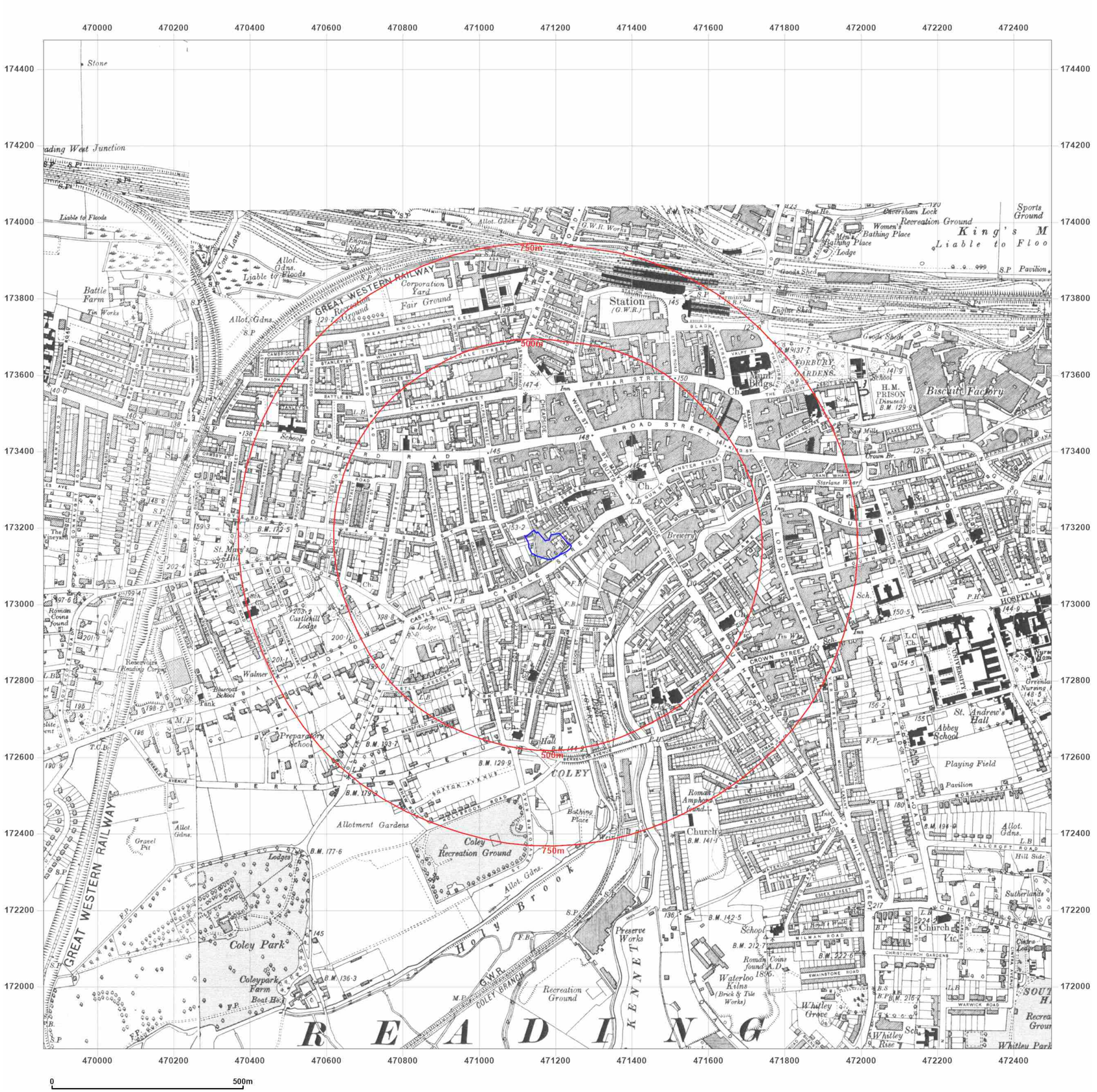
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Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: County Series

Map date: **1932-1933**

Scale: 1:10,560

Printed at: 1:10,560

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

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

Surveyed 1877
Revised 1933
Edition N/A
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Site Details:

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Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

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

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

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

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

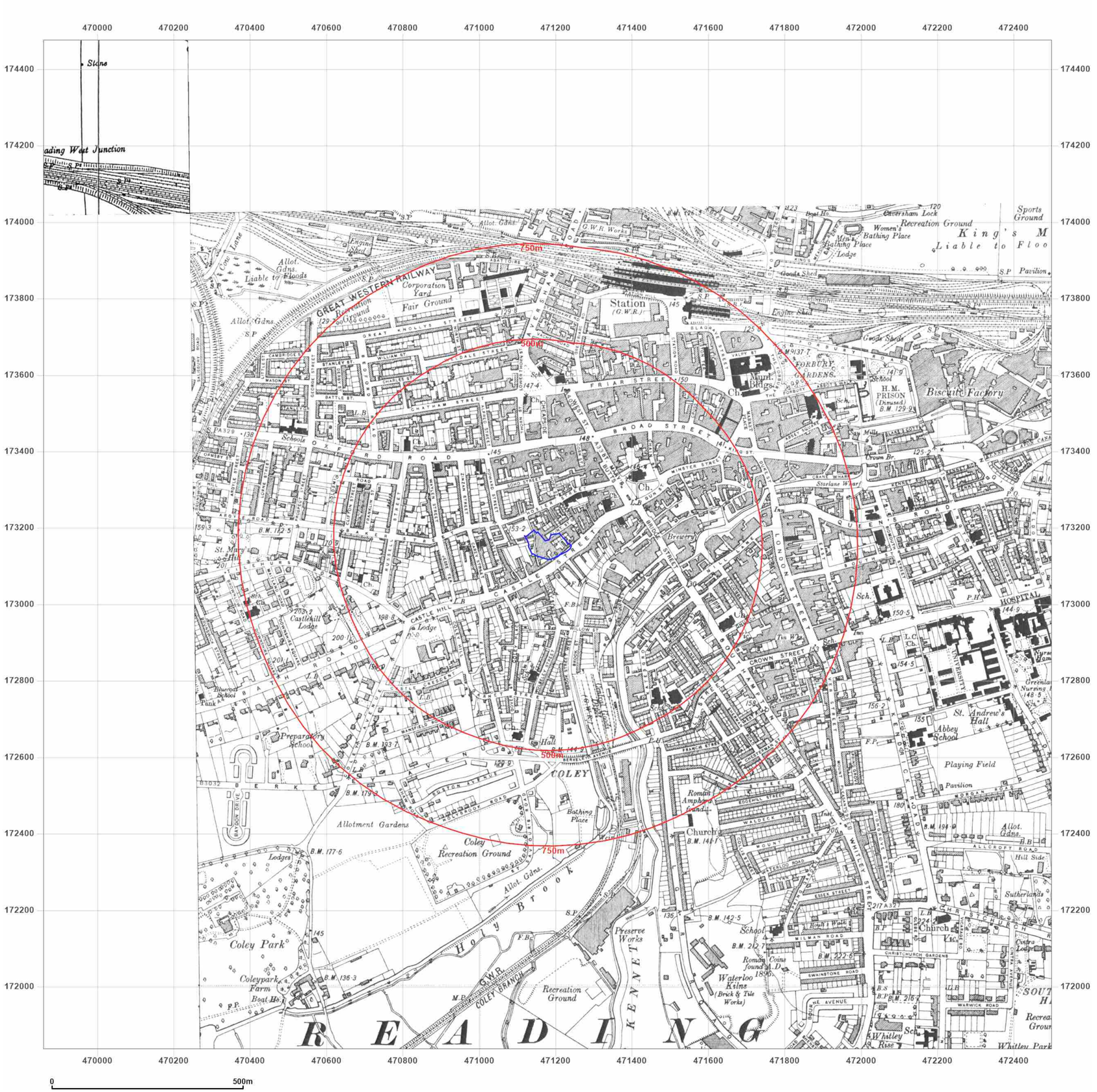
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Site Details:

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

Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: County Series

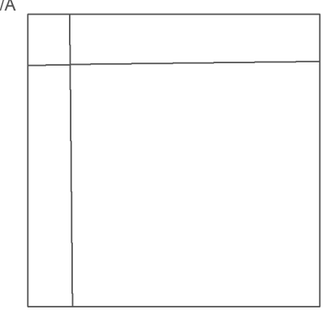
Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

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



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

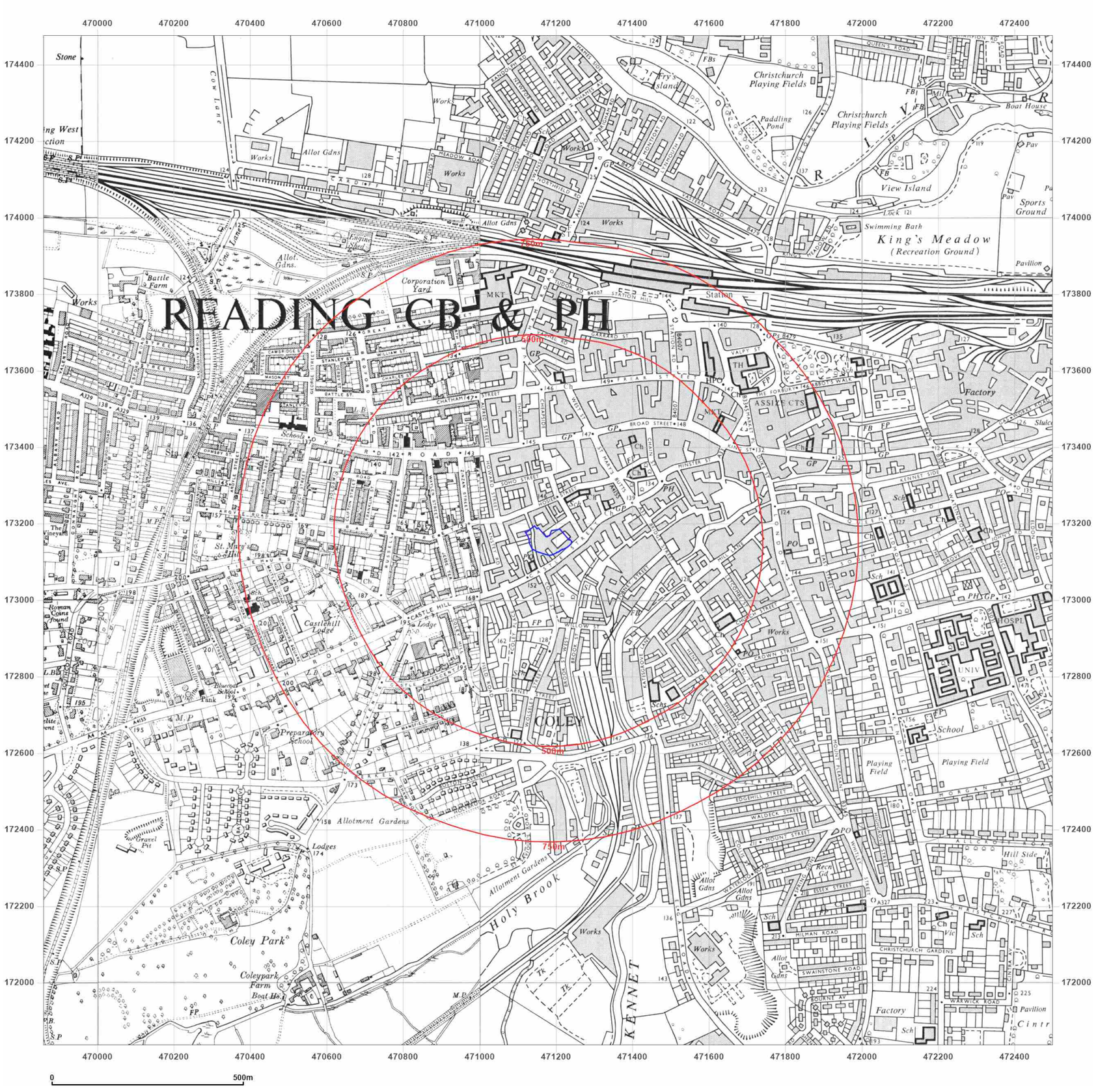
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Site Details:

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

Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: Provisional

Map date: **1961-1962**

Scale: 1:10,560

Printed at: 1:10,560

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

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

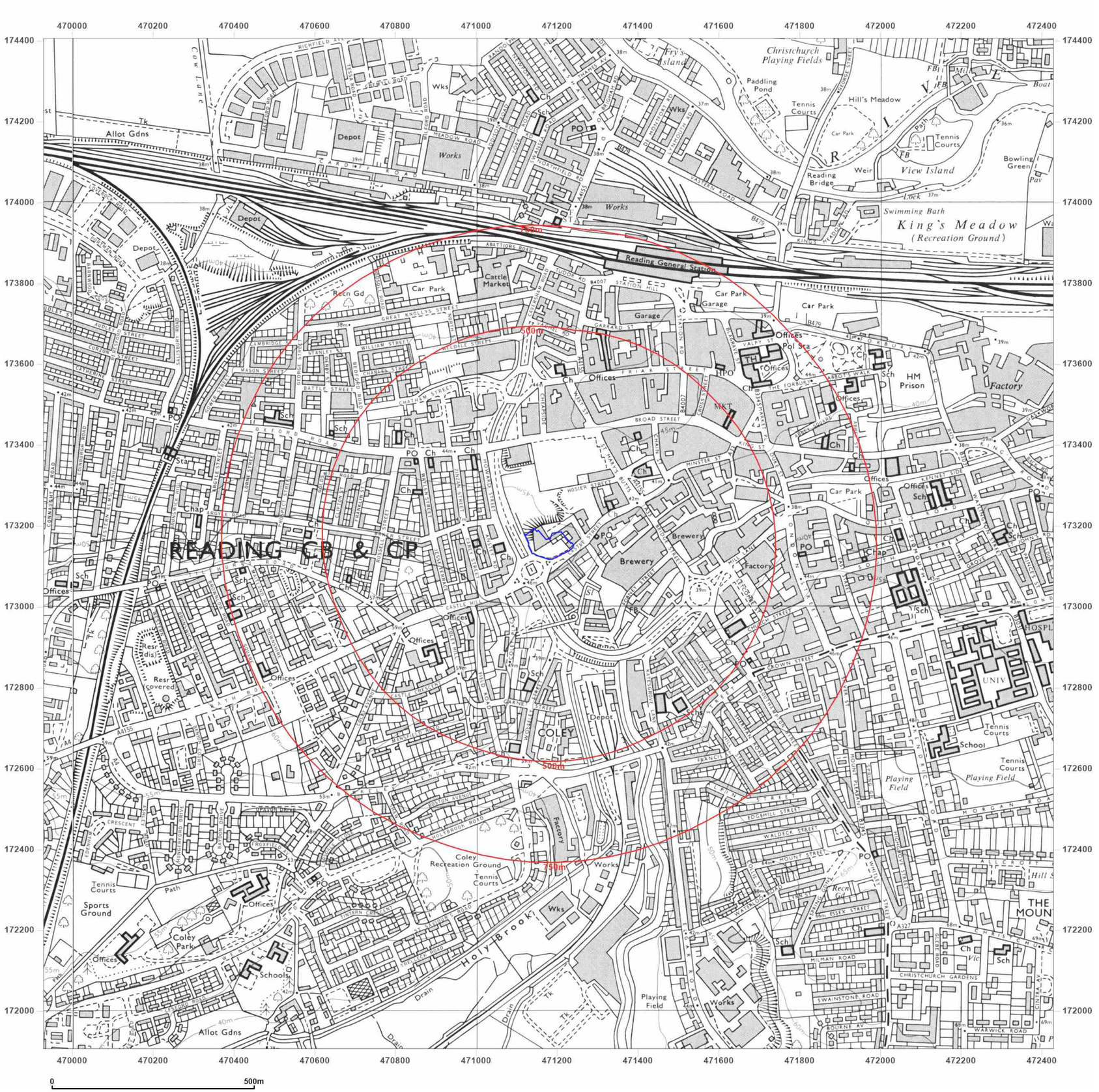
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Site Details:

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Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: National Grid

Map date: **1973-1976**

Scale: 1:10,000

Printed at: 1:10,000

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

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

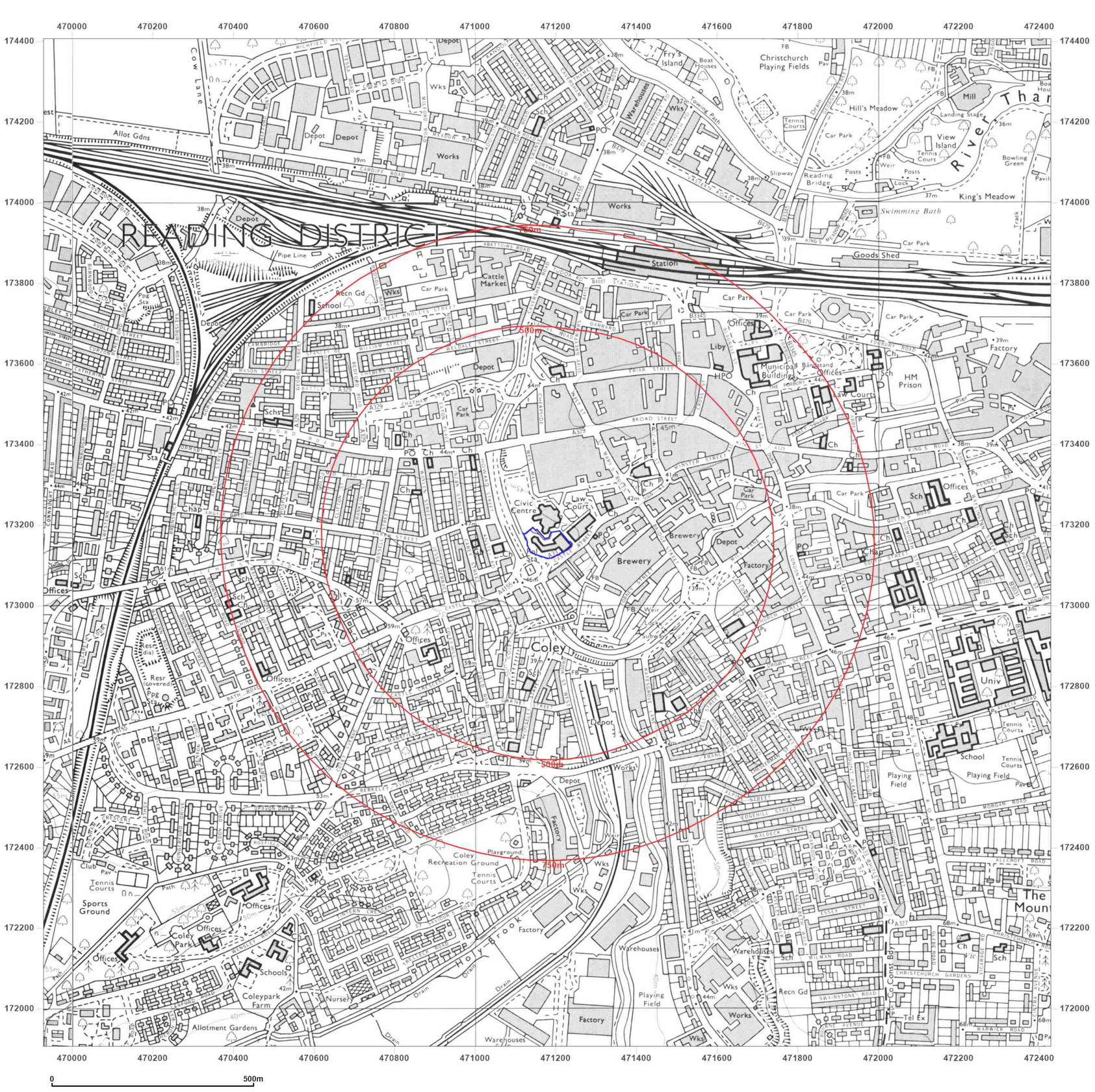
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Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: National Grid

Map date: **1979-1982**

Scale: 1:10,000

Printed at: 1:10,000

N W E S

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

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

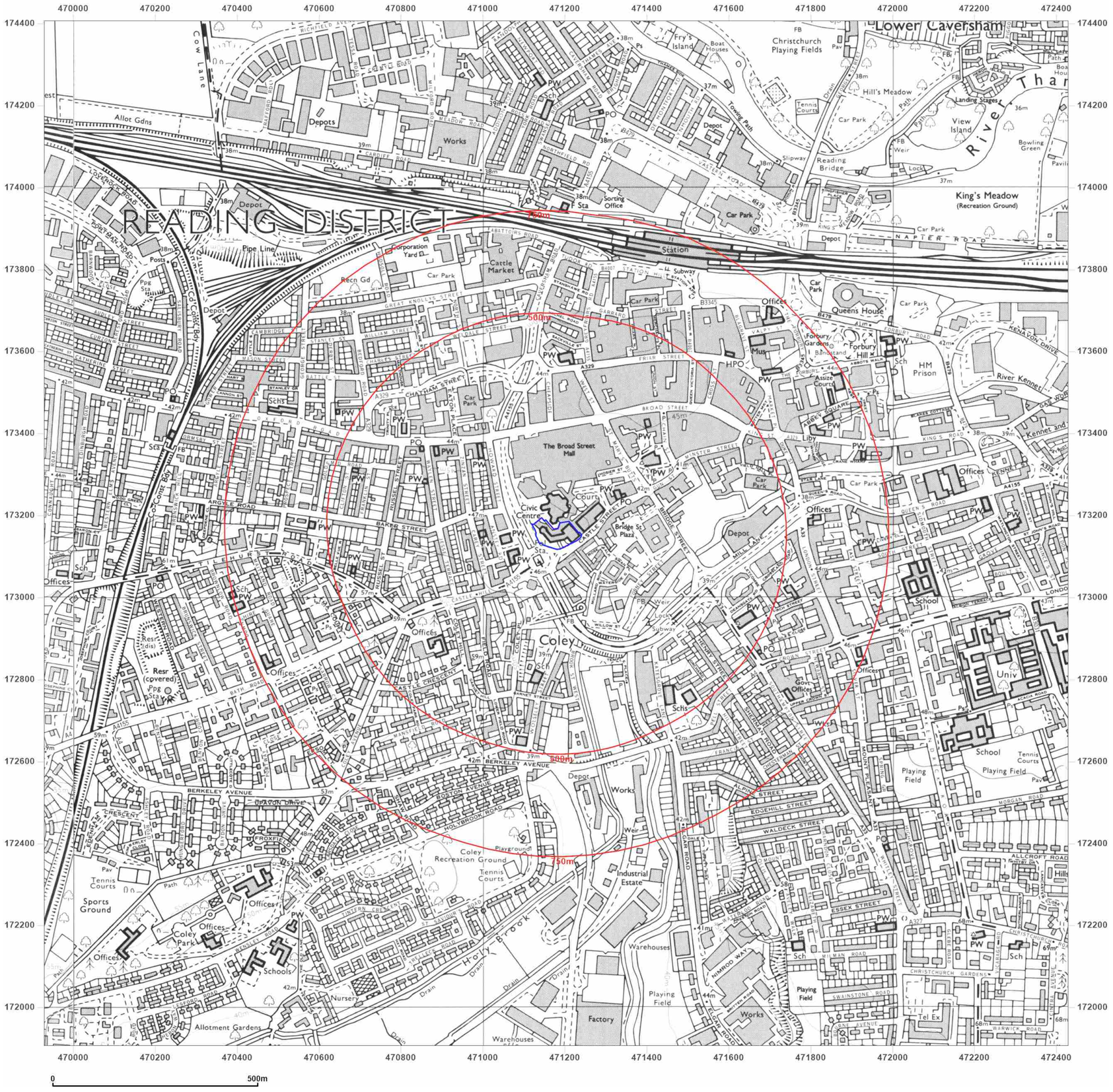
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Site Details:

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

Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: National Grid

Map date: **1989-1991**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1990
Revised 1991
Edition N/A
Copyright N/A
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Surveyed 1987
Revised 1989
Edition N/A
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Levelled N/A

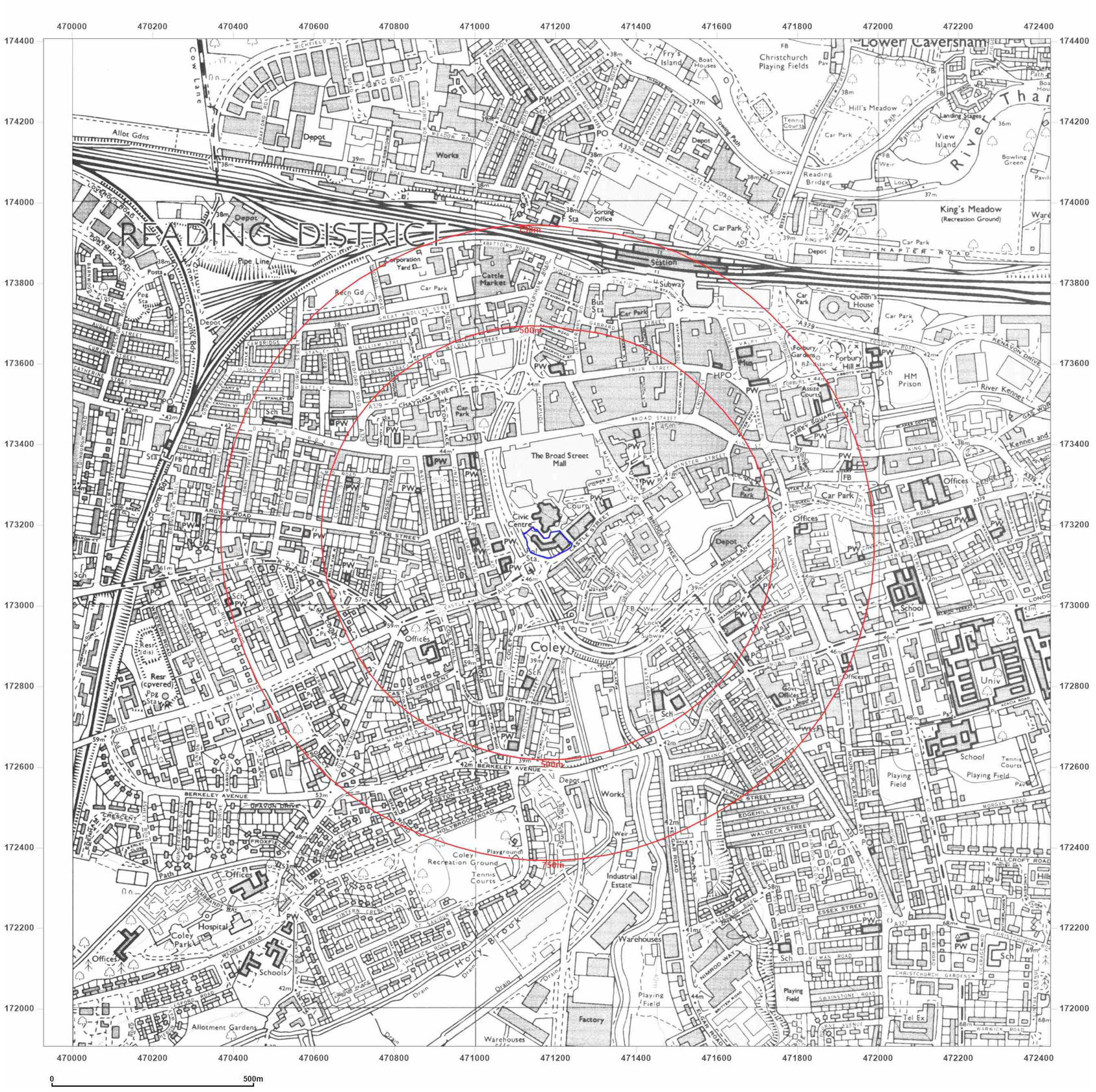
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Site Details:

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Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: National Grid

Map date: **1994**

Scale: 1:10,000

Printed at: 1:10,000

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

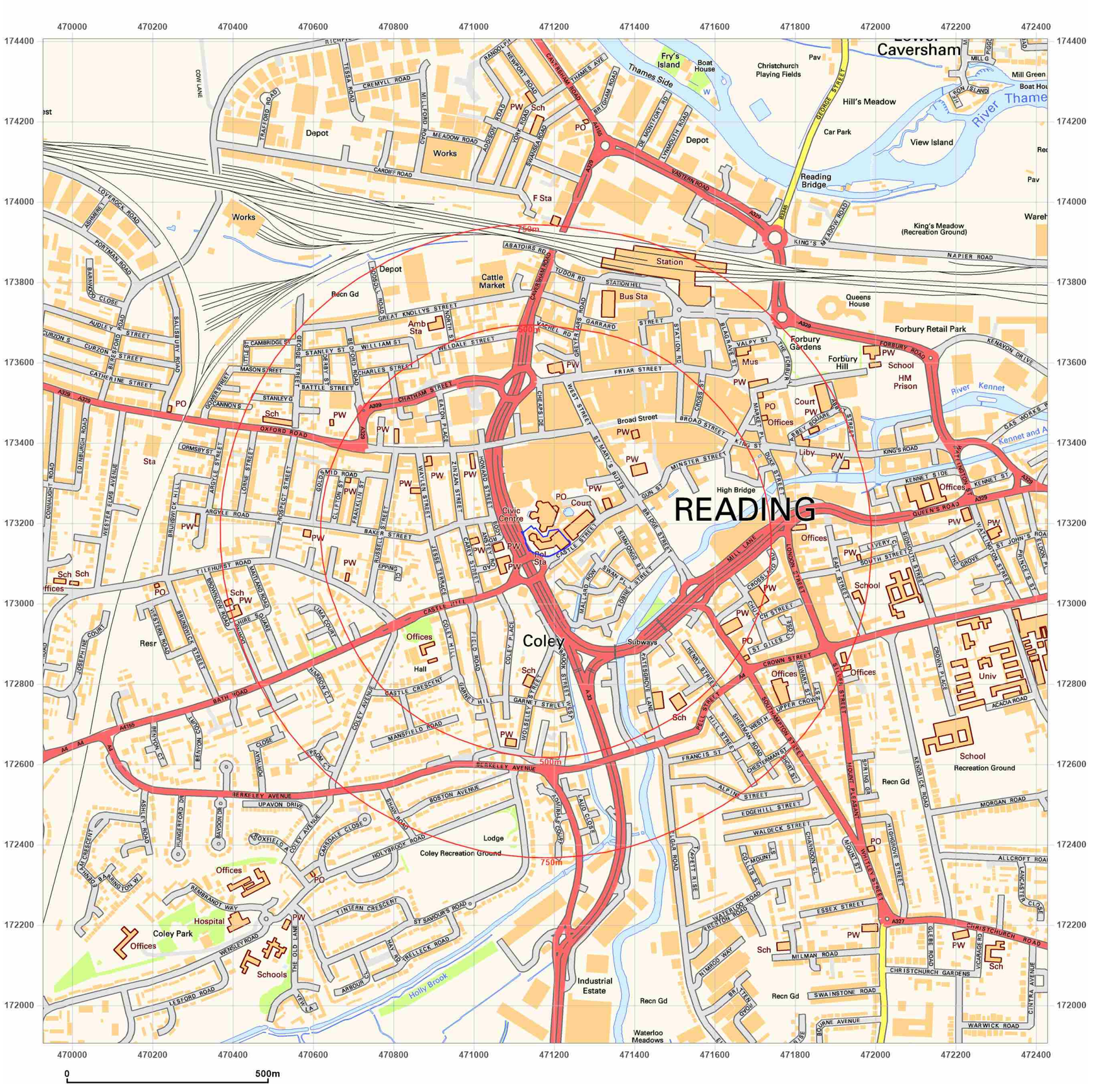
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Groundsure INSIGHTS

Site Details:

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

Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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2001

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Site Details:

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

Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: National Grid

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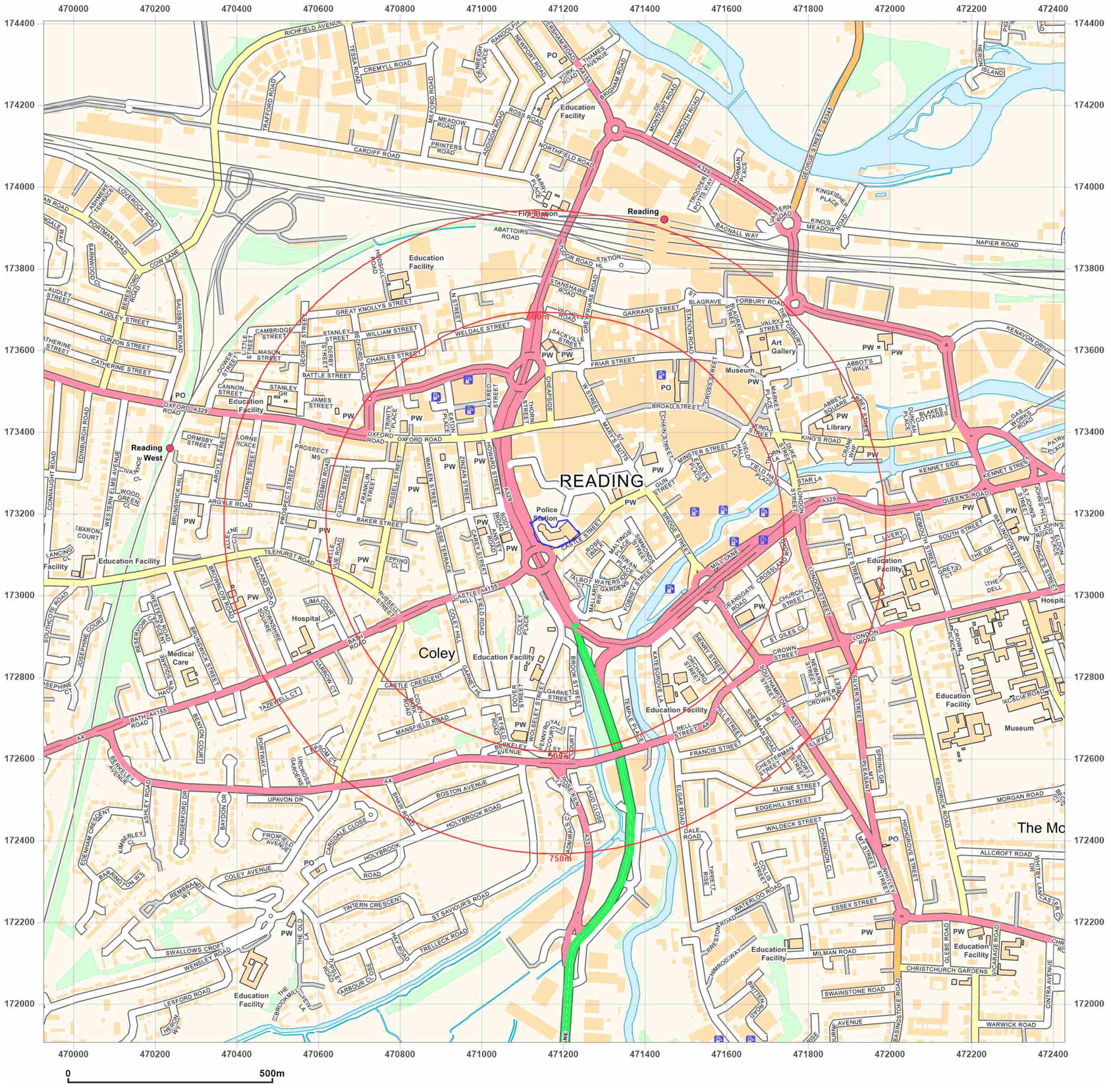
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Groundsure INSIGHTS

Site Details:

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

Client Ref: 3912
Report Ref: GS-YHY-FPC-A3W-7RI
Grid Ref: 471178, 173156

Map Name: National Grid

Map date: **2025**

Scale: 1:10,000

Printed at: 1:10,000

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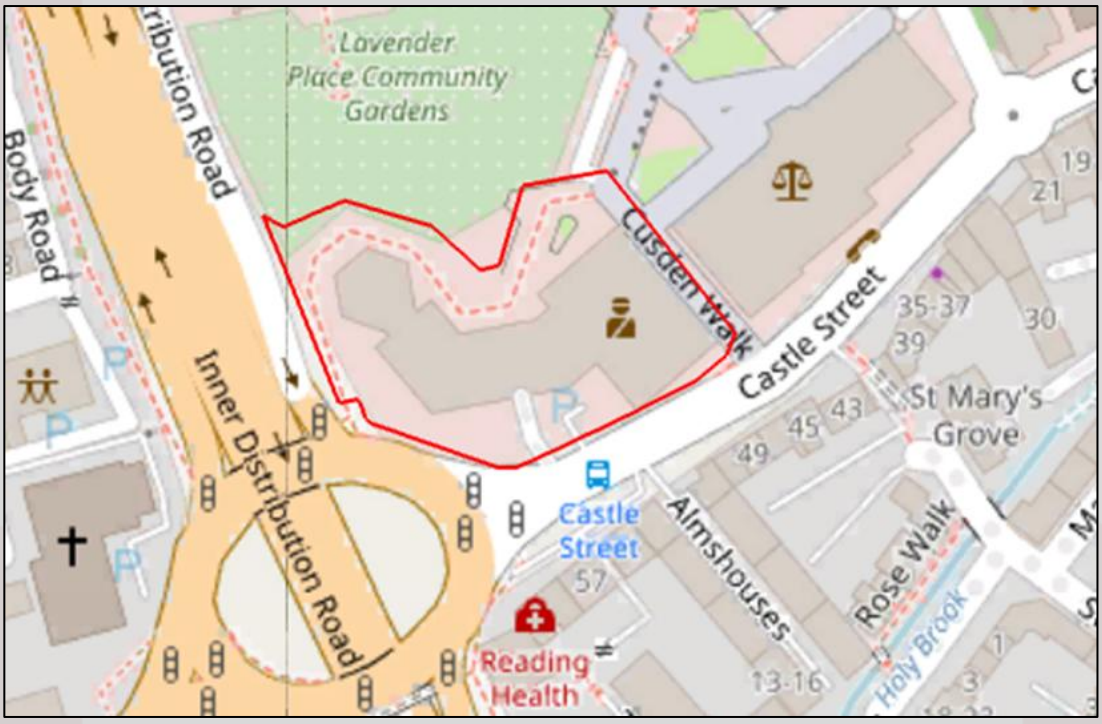
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Appendix C: Unexploded Ordnance Risk Assessment

Preliminary Unexploded Ordnance (UXO) Risk Assessment







RMS UXO PROJECT NUMBER	INO5685	**AUTHOR**	H. Merritt
VERSION NUMBER	001	**Reviewed and Approved By**	K. Kneebone
CLIENT	A Squared Studios Limited	**Issue Date**	30/04/2025
SITE	Reading Police Station, Castle Street, Reading, RG1 7TH		
RECOMMENDATION	No Further Action Required		

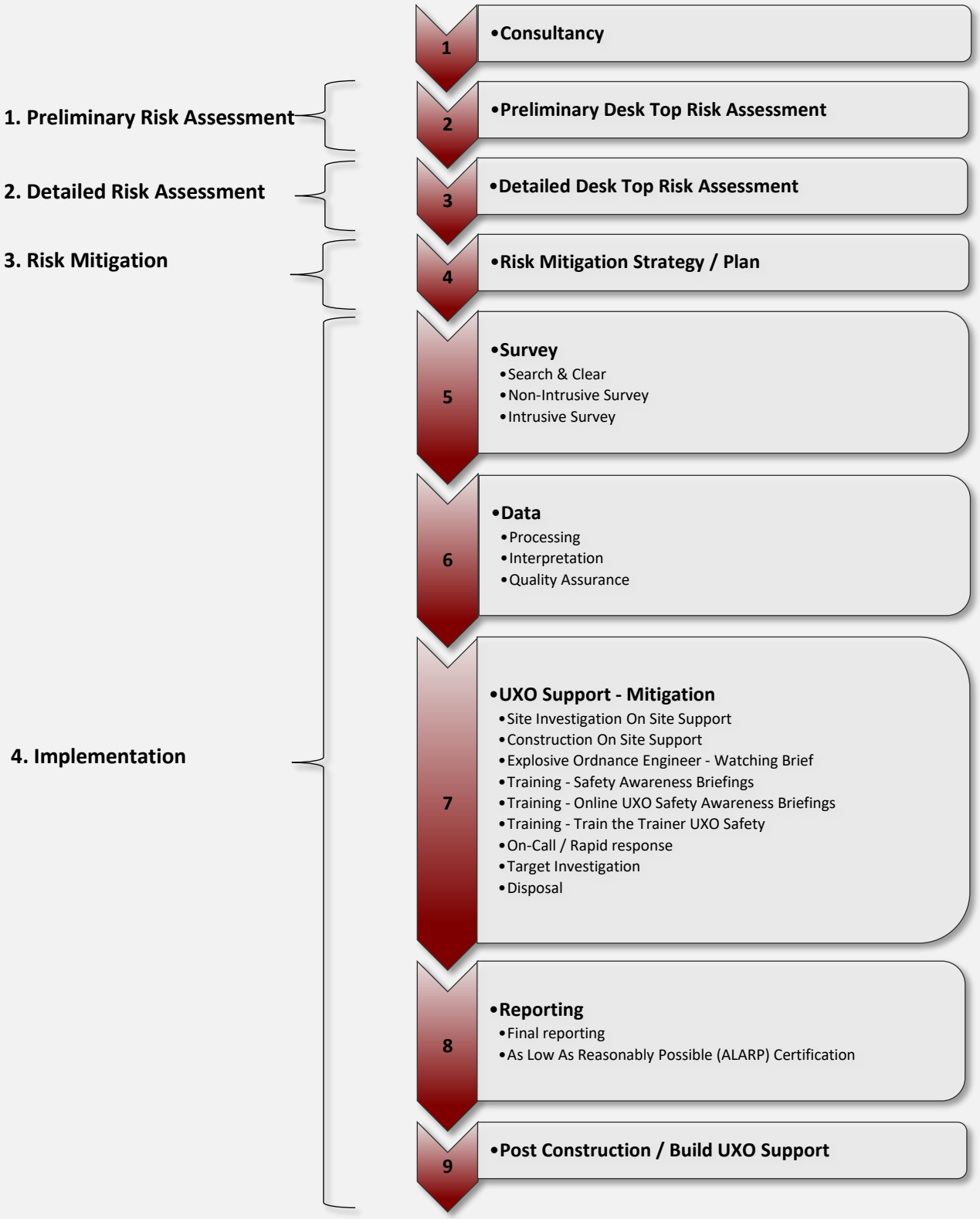
RMS UXO Limited
Unit 6 Oak Tree Business Park, Basey Road, Rackheath,
PR13 6PZ.
Company Reg: 14666538

info@rmsuxo.com
+44 0203 005 5246
www.rmsuxo.com

UK UXO Risk Mitigation Process

CIRIA 681 Phases

RMS UXO Detailed Phases



Purpose of Assessment

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

Location

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

Background

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

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

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

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

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

Considerations

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

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

Conclusions

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

Recommendations

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

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

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

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

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

Appendix D: Site Walkover Records



Image 1: Reading Police Station south facing view.



Image 2: Ceiling of basement showing visible signs of cracking



Image 3: Refuse area showing litter.



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



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



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



Image 7: Designated car washing area in basement level.



Image 8: Unidentified tank located in basement level

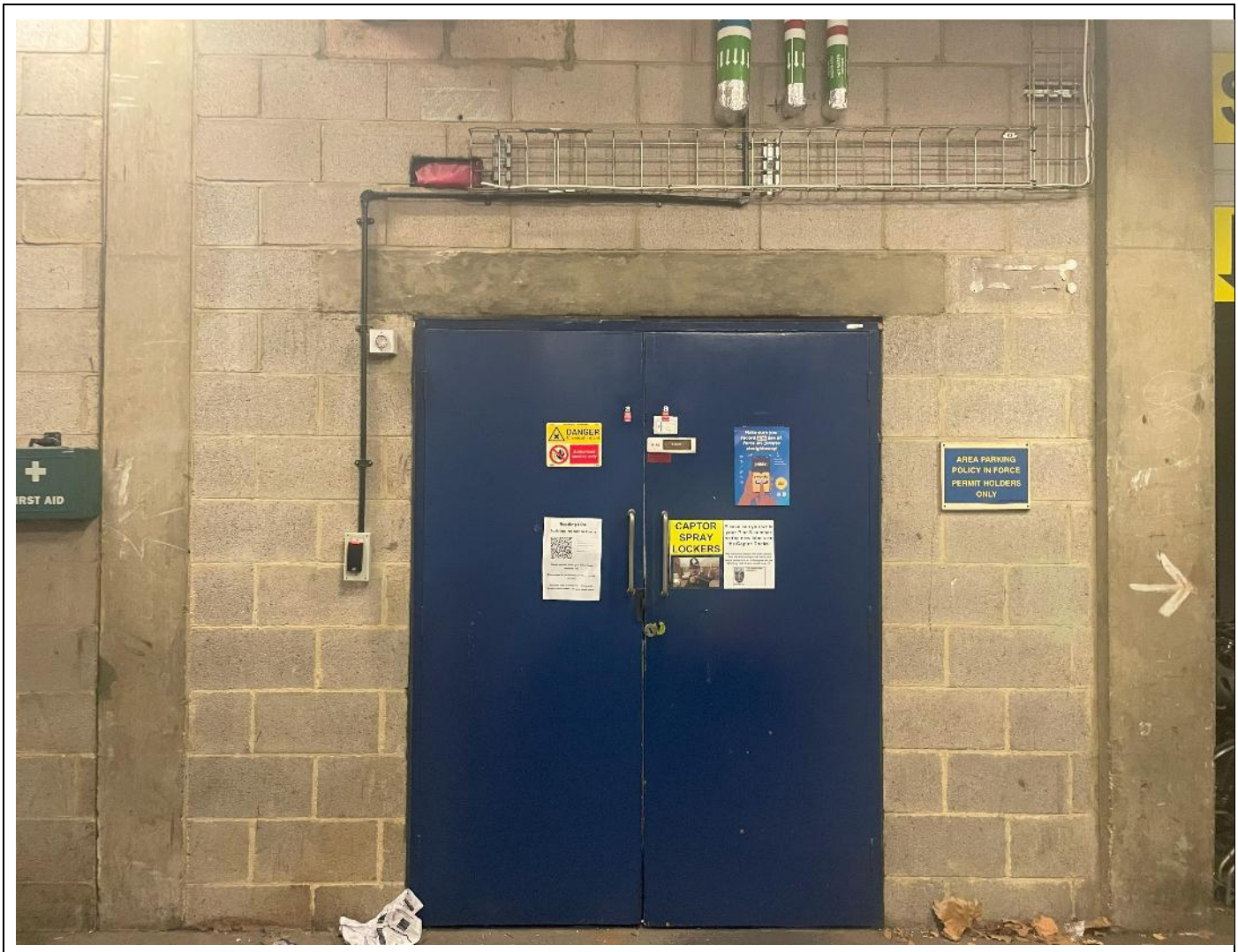


Image 9: Chemical storage cupboard with warning sign for asbestos containing materials

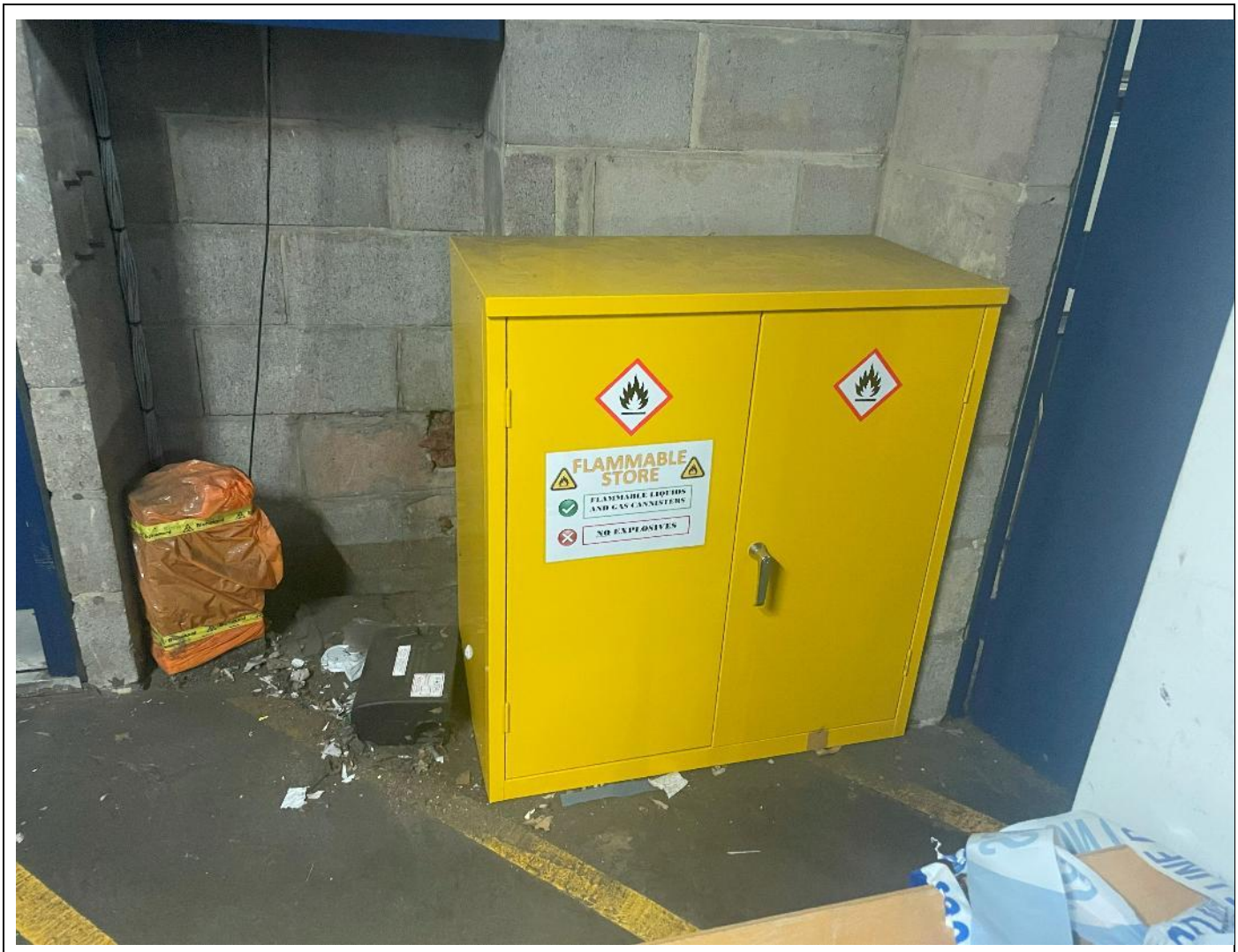


Image 10: Flammable materials storage cupboard.

Appendix E: Regulatory Correspondence

creating a better place
for people and wildlife

Environment Agency

Lecthicya Goncalves
lecthicya.goncalves@a2-studio.com

Our ref: EIR2025/09354

Date: 2 June 2025

Dear Lecthicya

RE: Environmental Information Regulations: EIR2025/09354

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

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

Background groundwater and surface water quality;

There are no sampling sites within the area requested.
The closest surface water quality sites are in the river Kennet

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

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

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

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

We only have groundwater contours for the Chalk in this location but unfortunately, we are unable to provide an accurate gw flow direction due to the data quality. The data set is also from 1998 so not the most reliable dataset.
I am aware that Reading Council have recently carried out pumping tests at the Hexagon theatre in the Chalk so they may be able to provide accurate hydrogeological parameters. It was for their ground source heat pump scheme.

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

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

- Groundwater Source Protection Zones (SPZs);

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

- Licenced Discharge Consents;

There are no discharges consents within this area

- Records of any pollution incidents and remediation subsequently undertaken;

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

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

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

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

There are no landfills historic or current within this area

- Details of any lined surface watercourses;

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

- Details of any culverted watercourses;

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

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

We recommend utilising the **National Library of Scotland OS Maps**

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

- Any ground investigation data for the site.

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

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

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

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

Kind Regards

Customers and Engagement Team – Thames Area

Historic flood data

EIR2025/10091

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

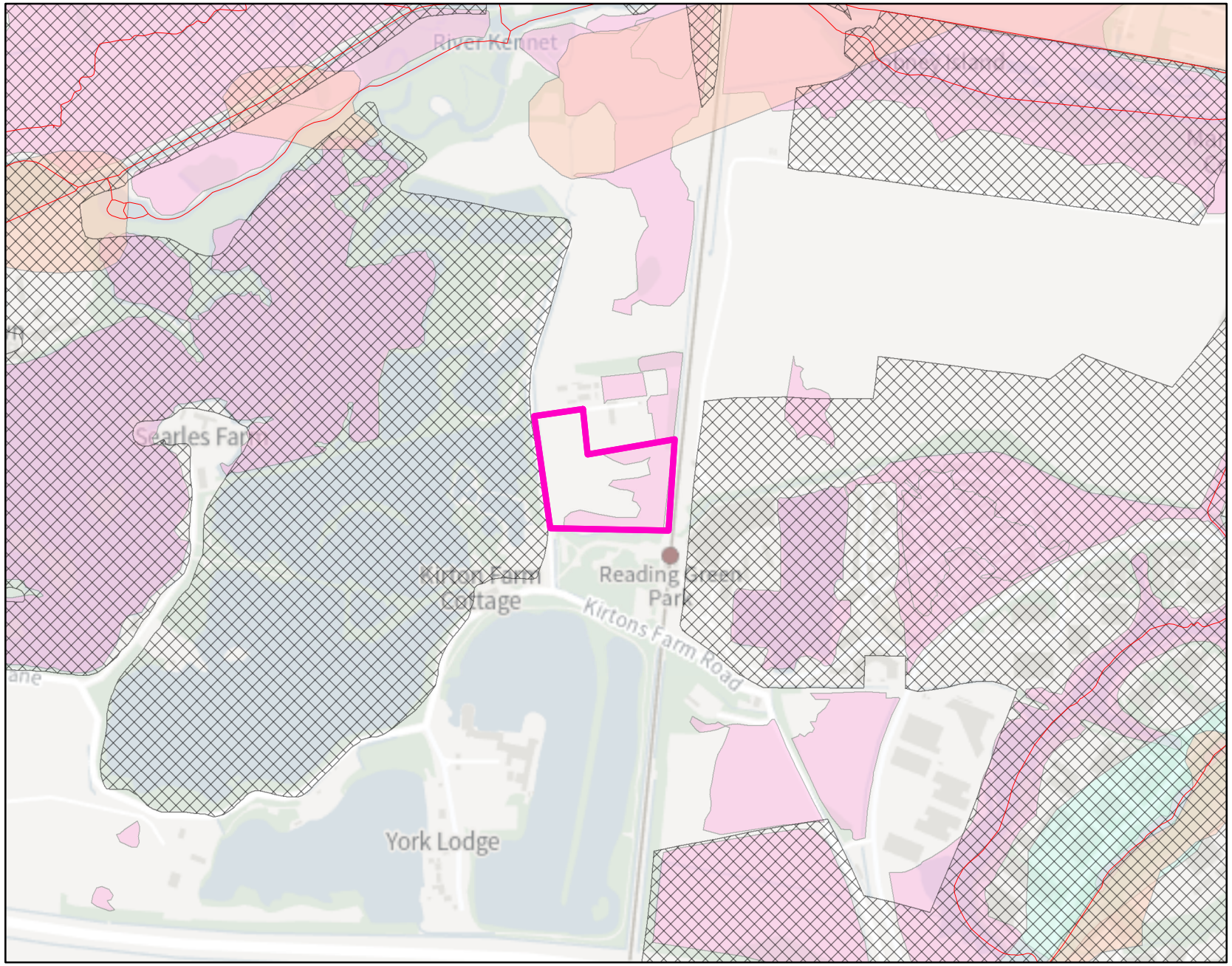
Flood Event Code	Flood Event Name	Start Date	End Date	Source of Flooding	Cause of Flooding
EA0620030102060	06JanuaryNewYear2003	23/12/2002	12/01/2003	other	channel capacity exceeded (no raised defences)

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

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

© Environment Agency 2021

Historic Flood Map centred on RG30 3UW
Created on 22/05/2025 REF: EIR2025/10105



Environment Agency

Kilometres

0 0.25 0.5

Legend

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

Flooding from rivers or sea without defences (Flood Zone 3) shows the area that could be affected by flooding:
- from the sea with a 1 in 200 or greater chance of happening each year
- or from a river with a 1 in 100 or greater chance of happening each year.

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

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