



create



Mr & Mrs Fawsitt

BIRD PLACE, HENLEY BRIDGE, HENLEY-ON-THAMES

Phase 1 Contaminated Land Assessment
(Application 1)

Volume 2 of 2

Independent, multidisciplinary engineering
and environmental consultants

APPENDIX C

Historical Ordnance Survey Mapping

Site Details:

P25-3458: BIRD PLACE, HENLEY
BRIDGE, HENLEY ON THAMES,
WOKINGHAM, RG9 2LN

Client Ref: PO5916
Report Ref: GS-FL7-EBM-SSX-PSK
Grid Ref: 476461, 182548

Map Name: National Grid

Map date: 1978

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised 1968
Edition N/A
Copyright 1978
Levelled 1966

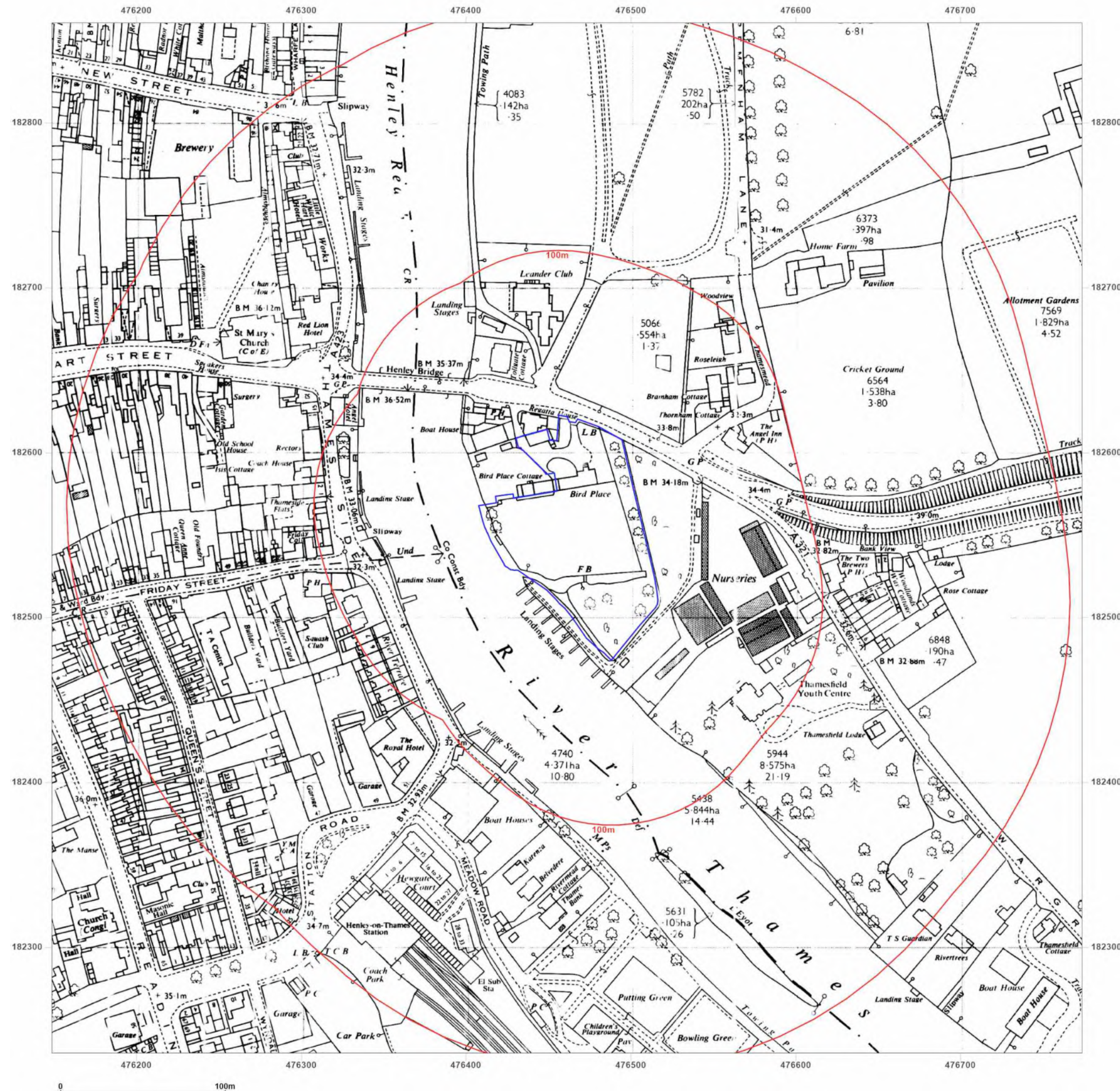


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Site Details:

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Client Ref: PO5916
Report Ref: GS-FL7-EBM-SSX-PSK
Grid Ref: 476461, 182548

Map Name: National Grid

Map date: 1986

Scale: 1:2,500

Printed at: 1:2,500



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

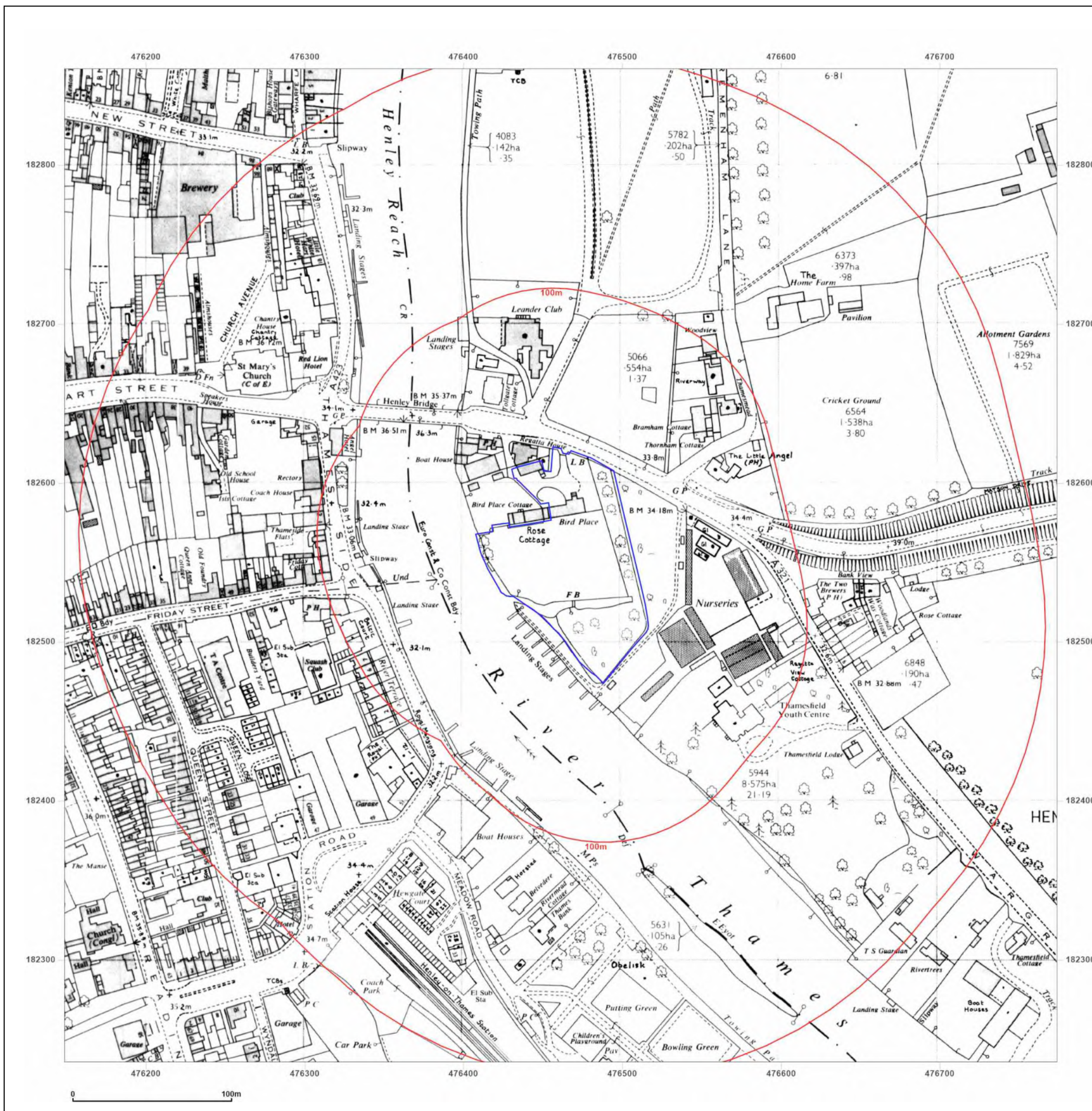


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Client Ref: PO5916
Report Ref: GS-FL7-EBM-SSX-PSK
Grid Ref: 476461, 182548

Map Name: National Grid

Map date: 1989

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1972
Revised 1989
Edition N/A
Copyright 1989
Levelled 1972

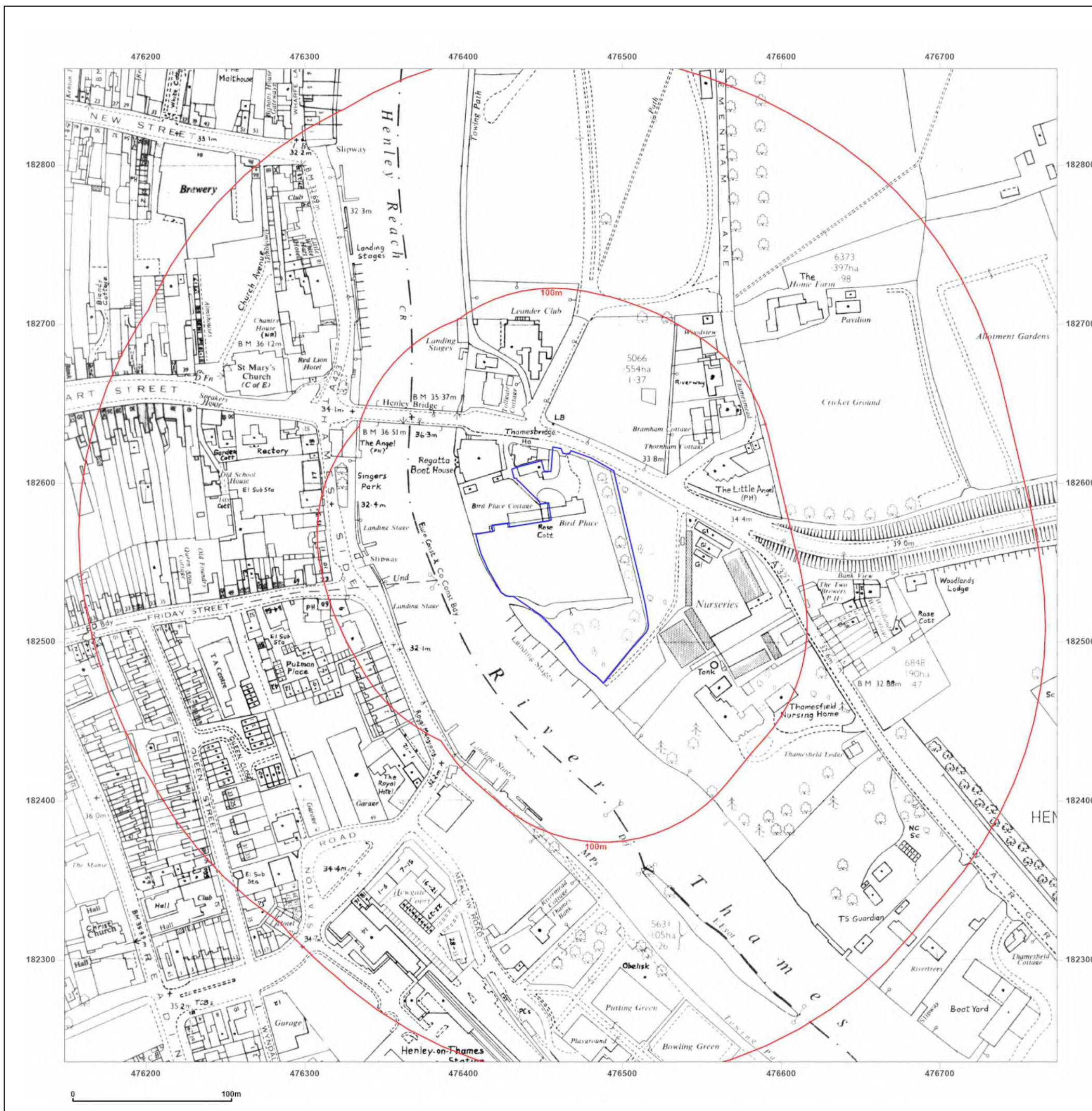


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Client Ref: PO5916
Report Ref: GS-FL7-EBM-SSX-PSK
Grid Ref: 476461, 182548

Map Name: National Grid

Map date: 1992

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1991
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Site Details:

P25-3458: BIRD PLACE, HENLEY
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WOKINGHAM, RG9 2LN

Client Ref: PO5916
Report Ref: GS-FL7-EBM-SSX-PSK
Grid Ref: 476461, 182548

Map Name: National Grid

Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1993
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Site Details:

P25-3458: BIRD PLACE, HENLEY
BRIDGE, HENLEY ON THAMES,
WOKINGHAM, RG9 2LN

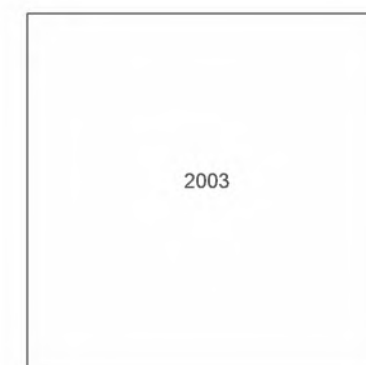
Client Ref: PO5916
Report Ref: GS-FL7-EBM-SSX-PSK
Grid Ref: 476461, 182548

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Site Details:

P25-3458: BIRD PLACE, HENLEY
BRIDGE, HENLEY ON THAMES,
WOKINGHAM, RG9 2LN

Client Ref: PO5916
Report Ref: GS-FL7-EBM-SSX-PSK
Grid Ref: 476461, 182548

Map Name: County Series

Map date: 1900

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1878
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

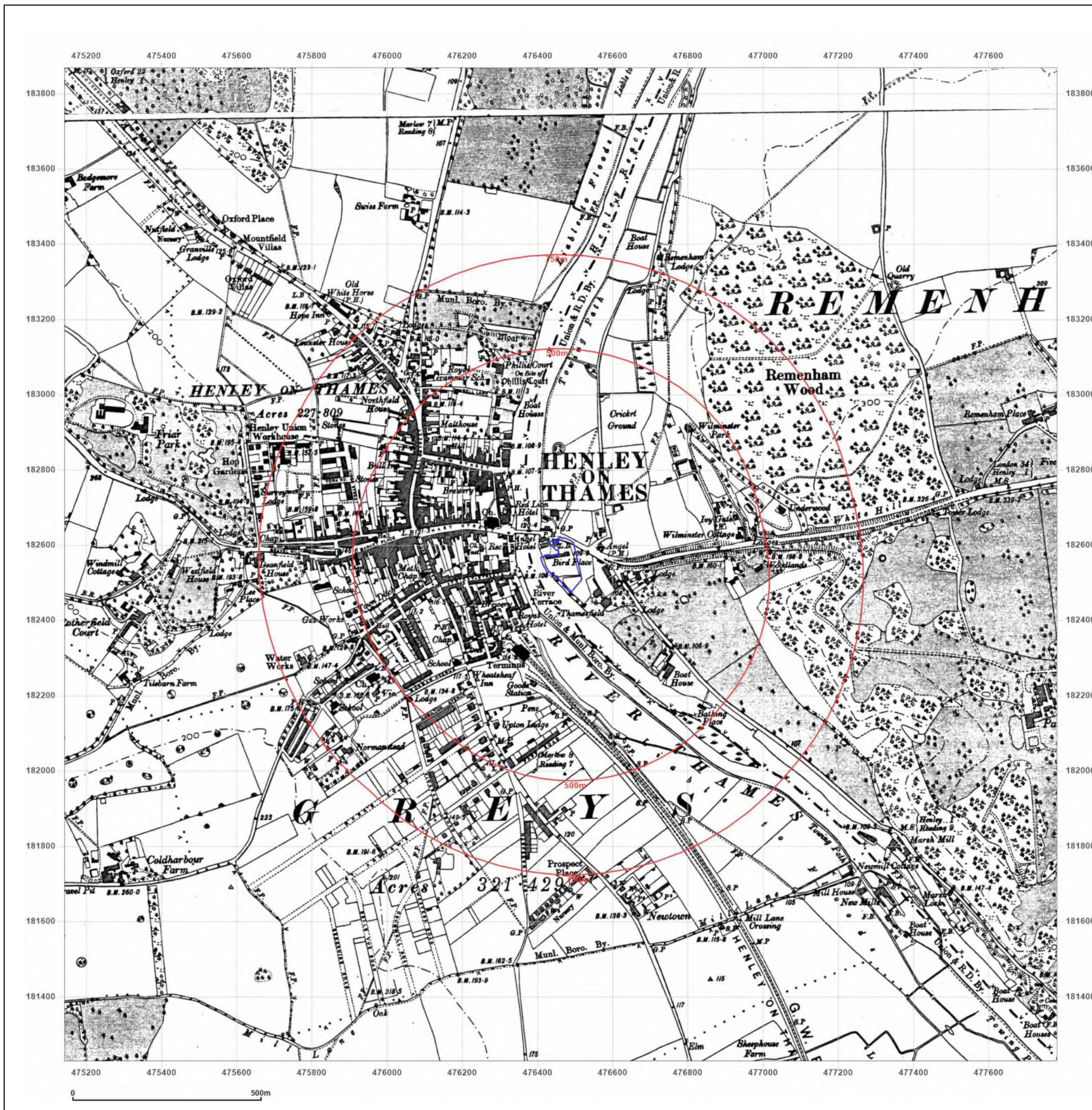


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Site Details:

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BRIDGE, HENLEY ON THAMES,
WOKINGHAM, RG9 2LN

Client Ref: PO5916
Report Ref: GS-FL7-EBM-SSX-PSK
Grid Ref: 476461, 182548

Map Name: County Series

Map date: 1900

Scale: 1:10,560

Printed at: 1:10,560



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

Surveyed 1874
Revised 1900
Edition N/A
Copyright N/A
Levelled N/A

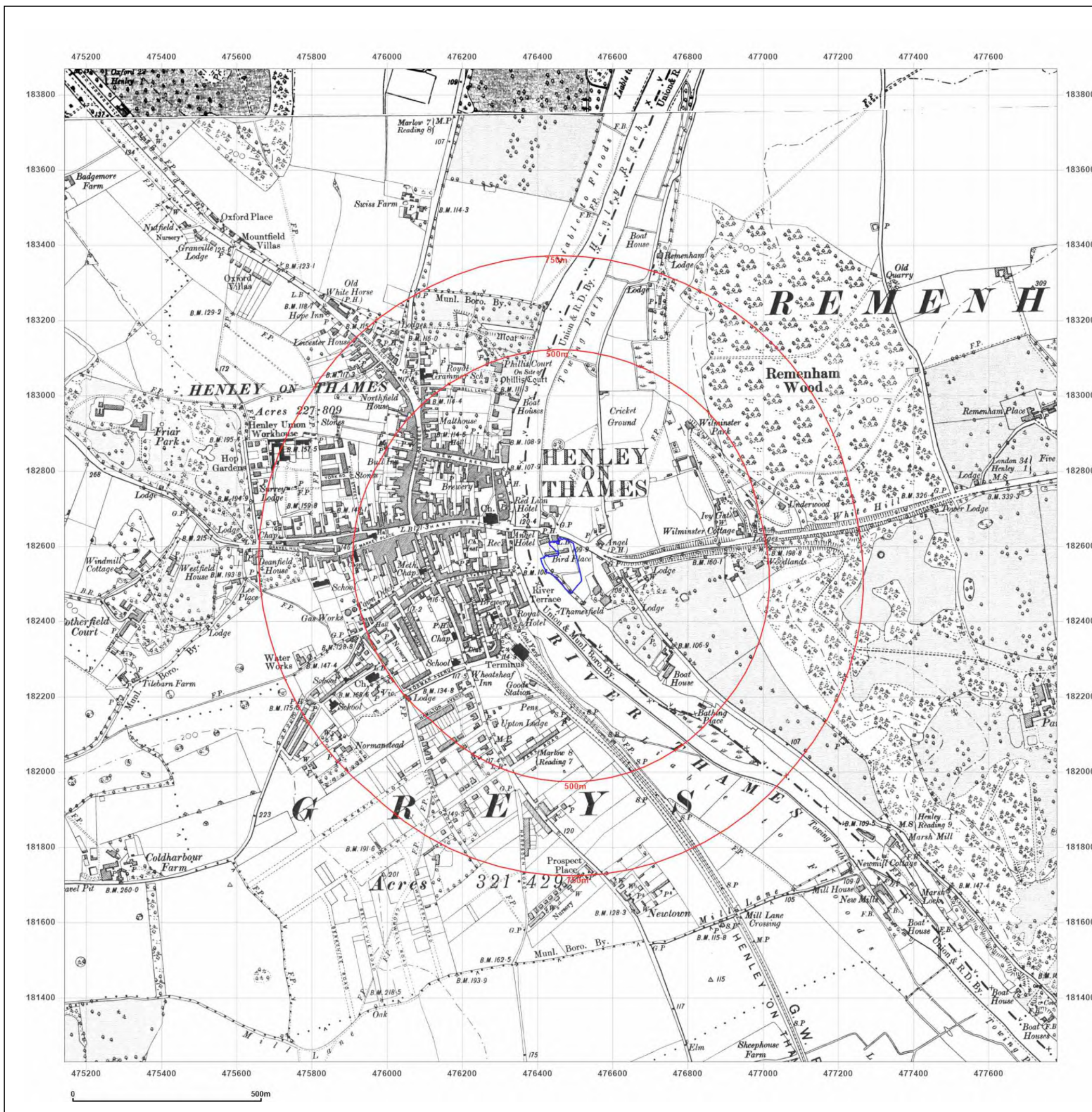


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Site Details:

P25-3458: BIRD PLACE, HENLEY
BRIDGE, HENLEY ON THAMES,
WOKINGHAM, RG9 2LN

Client Ref: PO5916
Report Ref: GS-FL7-EBM-SSX-PSK
Grid Ref: 476461, 182548

Map Name: County Series

Map date: 1910

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
Revised 1910
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1910
Edition N/A
Copyright N/A
Levelled N/A

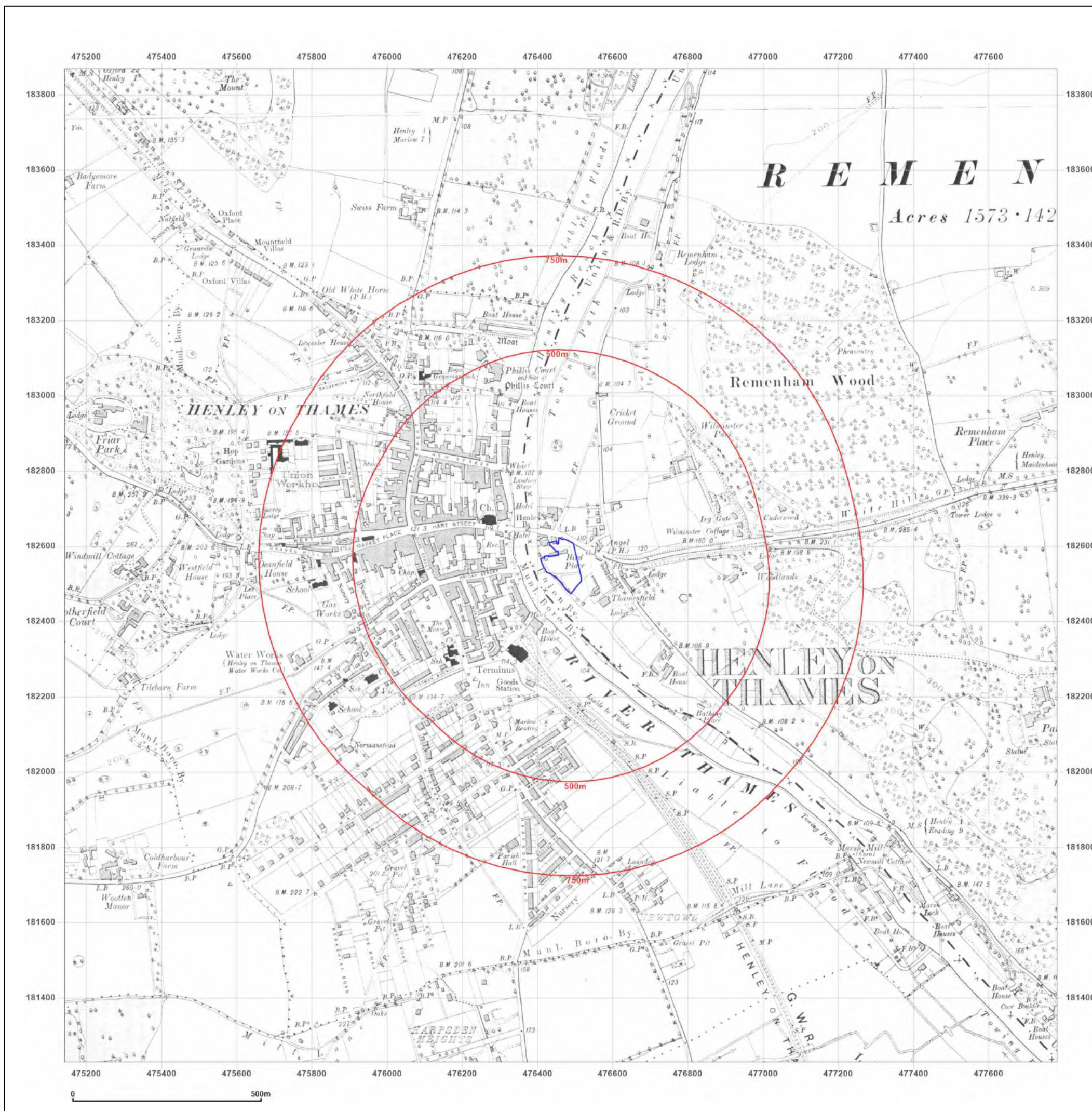


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P25-3458: BIRD PLACE, HENLEY
BRIDGE, HENLEY ON THAMES,
WOKINGHAM, RG9 2LN

Client Ref: PO5916
Report Ref: GS-FL7-EBM-SSX-PSK
Grid Ref: 476461, 182548

Map Name: County Series

Map date: 1914

Scale: 1:10,560

Printed at: 1:10,560



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

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

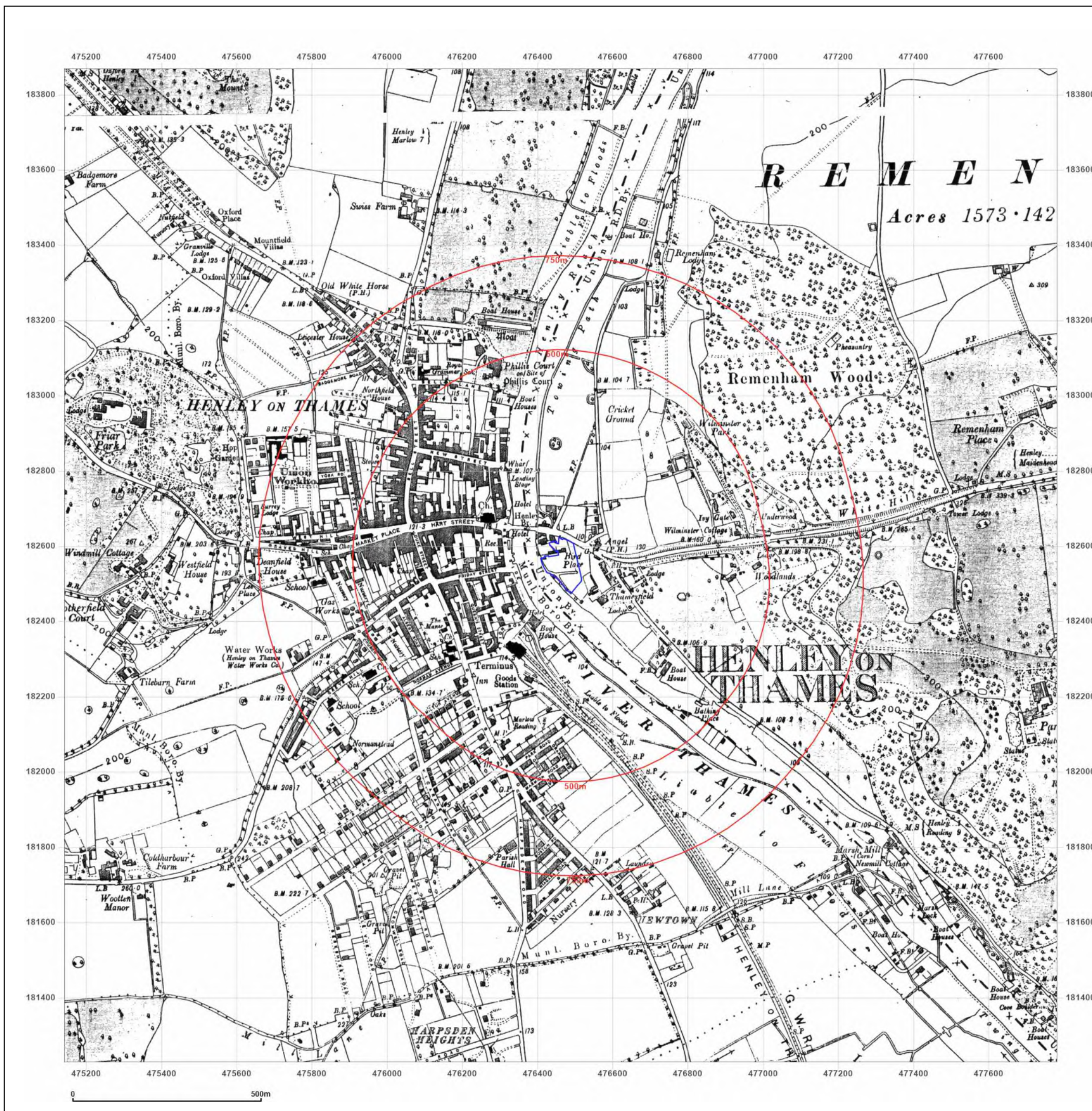


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BRIDGE, HENLEY ON THAMES,
WOKINGHAM, RG9 2LN

Client Ref: PO5916
Report Ref: GS-FL7-EBM-SSX-PSK
Grid Ref: 476461, 182548

Map Name: County Series

Map date: 1923-1926

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1923
Edition 1926
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1923
Edition N/A
Copyright N/A
Levelled N/A

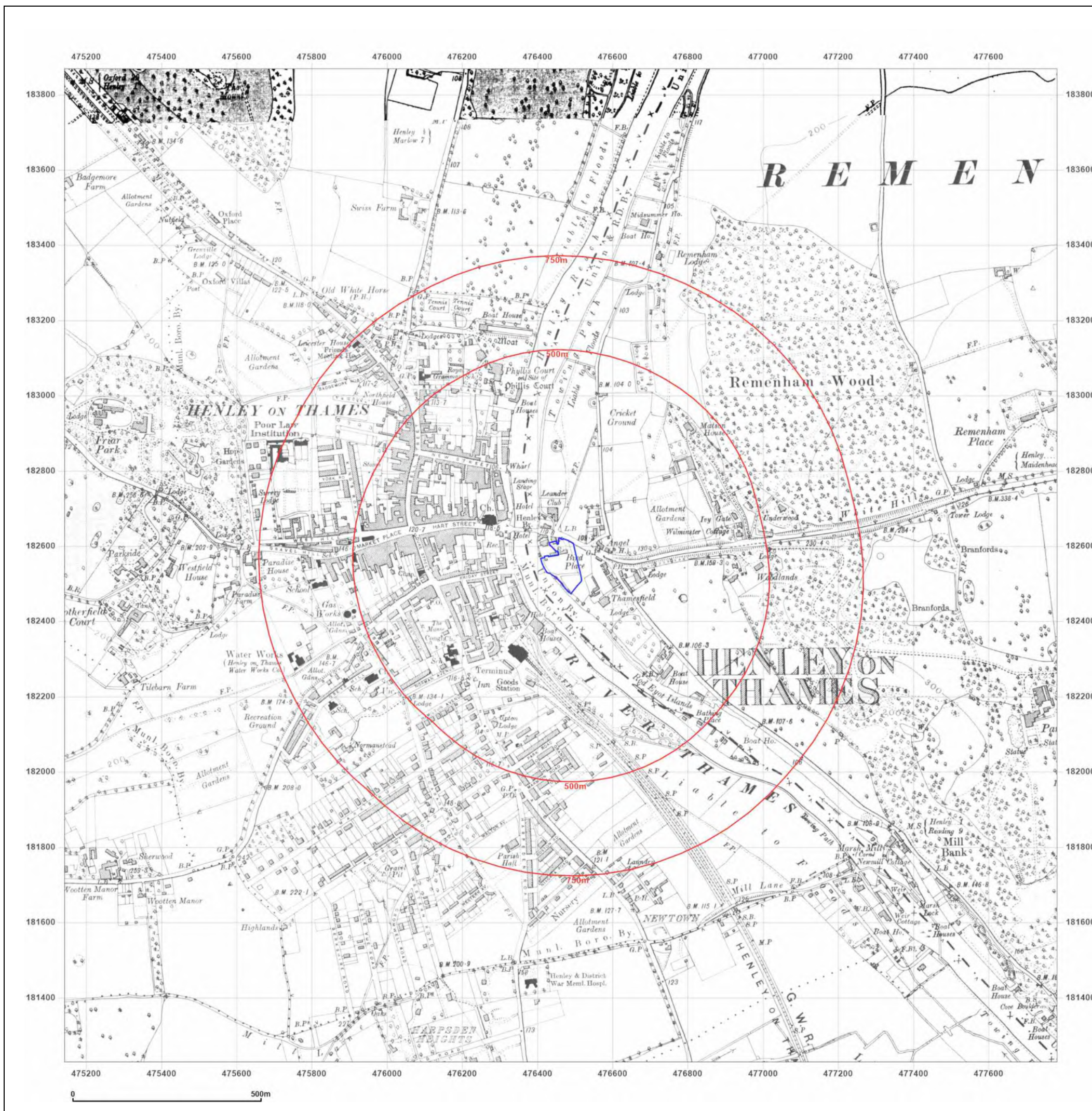


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BRIDGE, HENLEY ON THAMES,
WOKINGHAM, RG9 2LN

Client Ref: PO5916
Report Ref: GS-FL7-EBM-SSX-PSK
Grid Ref: 476461, 182548

Map Name: County Series

Map date: 1927

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
Revised 1924
Edition 1927
Copyright N/A
Levelled 1910

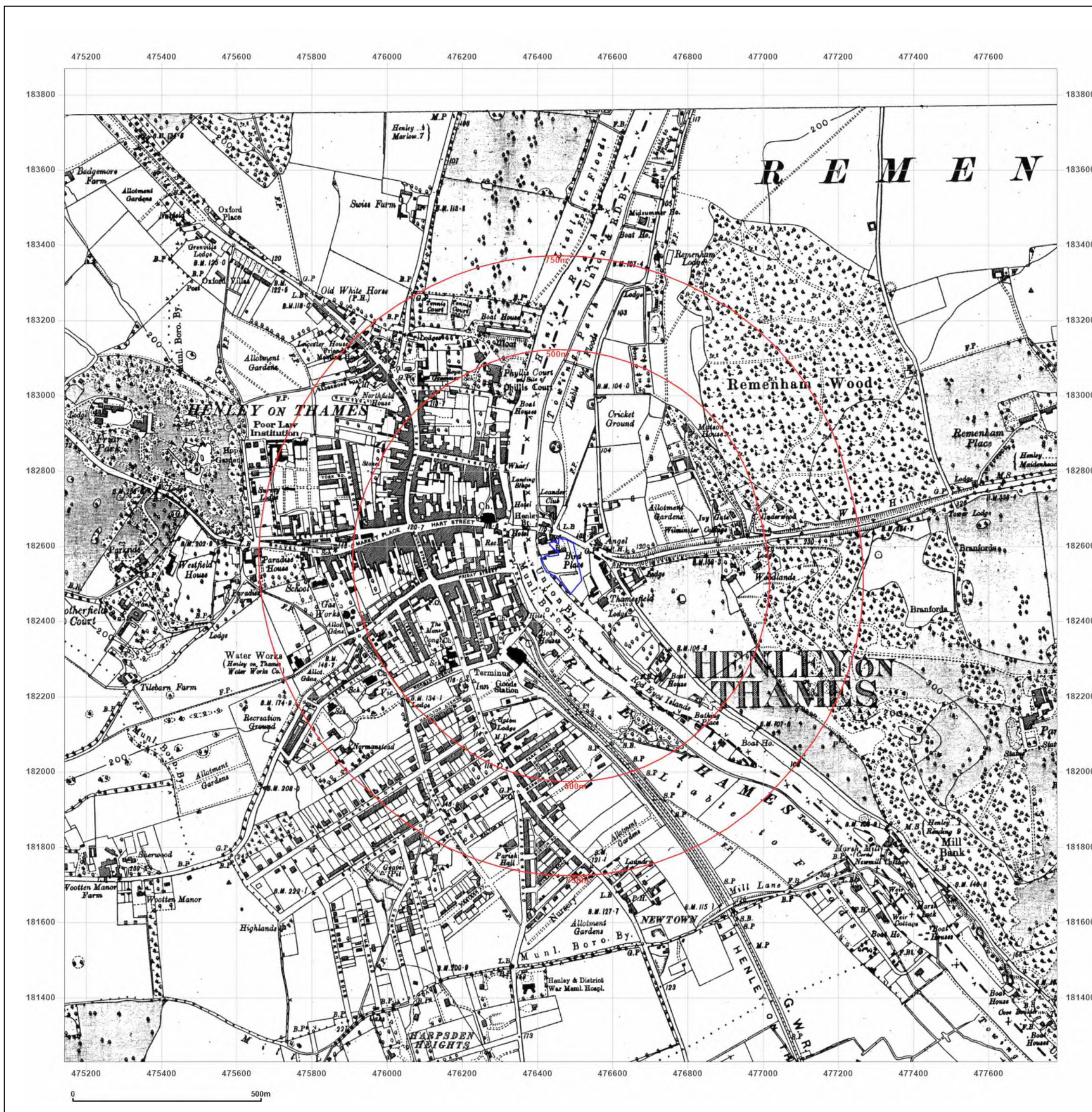


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Site Details:

P25-3458: BIRD PLACE, HENLEY
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WOKINGHAM, RG9 2LN

Client Ref: PO5916
Report Ref: GS-FL7-EBM-SSX-PSK
Grid Ref: 476461, 182548

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

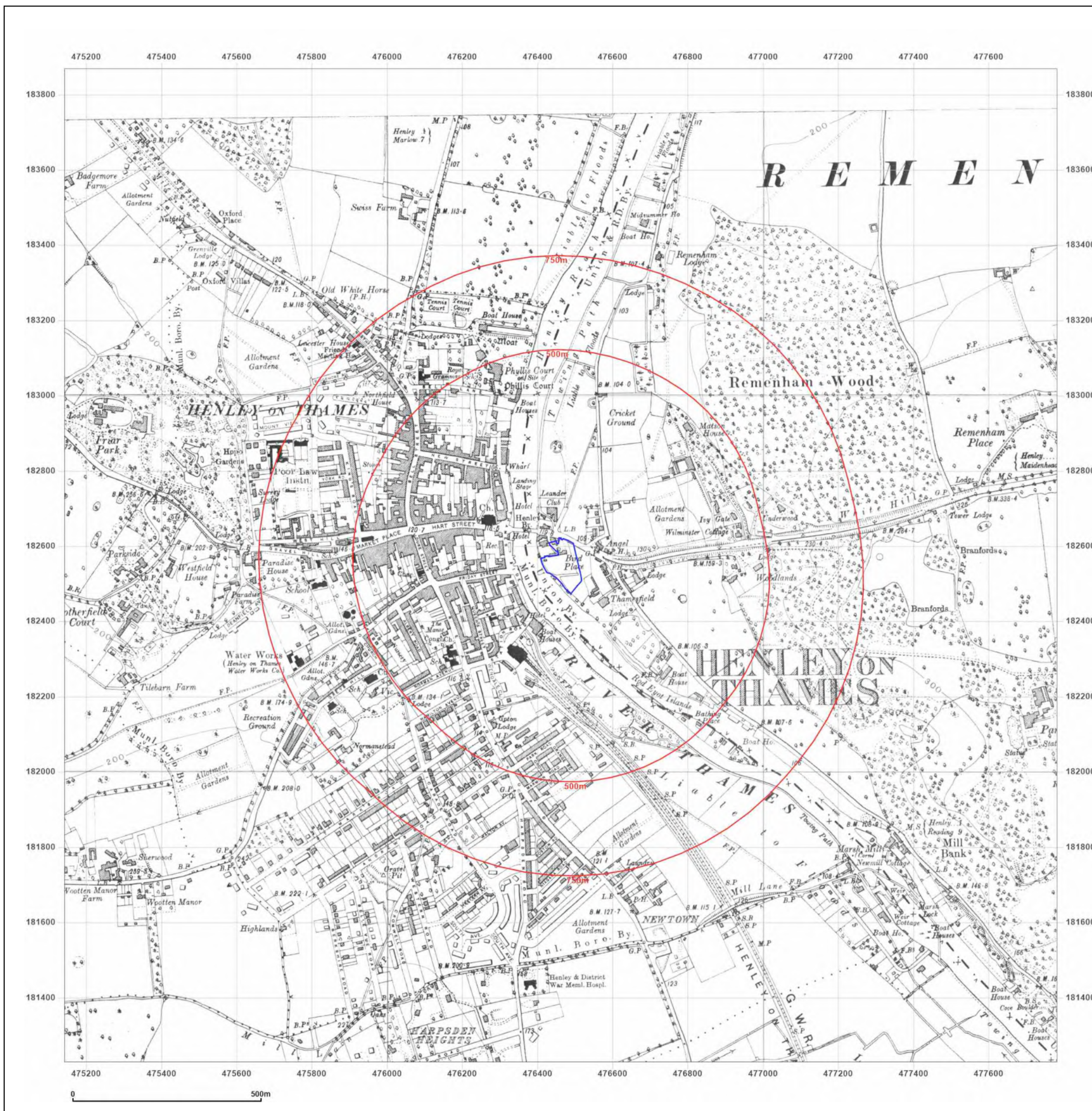


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Site Details:

P25-3458: BIRD PLACE, HENLEY
BRIDGE, HENLEY ON THAMES,
WOKINGHAM, RG9 2LN

Client Ref: PO5916
Report Ref: GS-FL7-EBM-SSX-PSK
Grid Ref: 476461, 182548

Map Name: Provisional

Map date: 1956

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1956
Revised 1956
Edition N/A
Copyright N/A
Levelled N/A

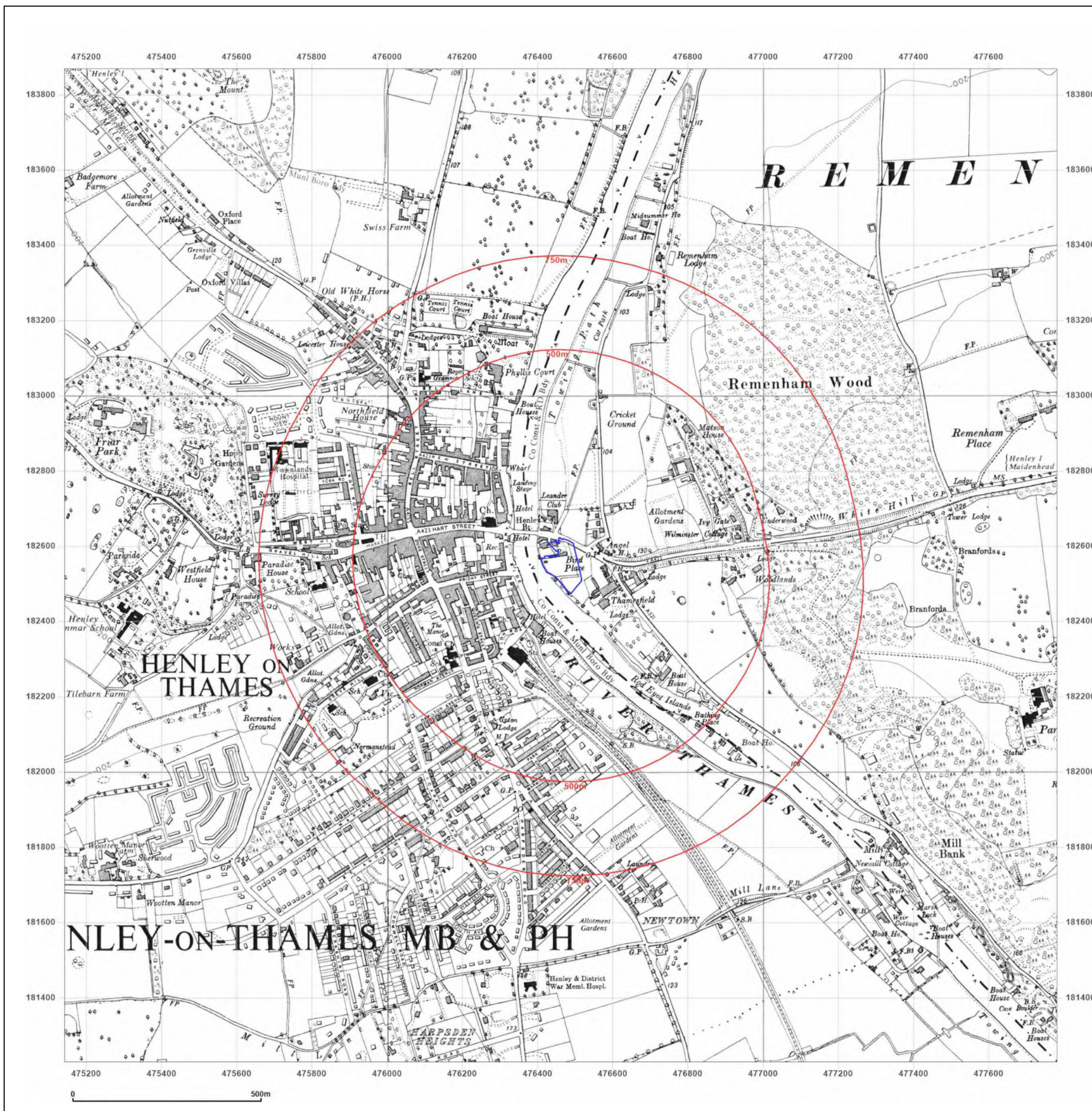


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Site Details:

P25-3458: BIRD PLACE, HENLEY
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WOKINGHAM, RG9 2LN

Client Ref: PO5916
Report Ref: GS-FL7-EBM-SSX-PSK
Grid Ref: 476461, 182548

Map Name: National Grid

Map date: 1989

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1974
Revised 1989
Edition N/A
Copyright N/A
Levelled N/A

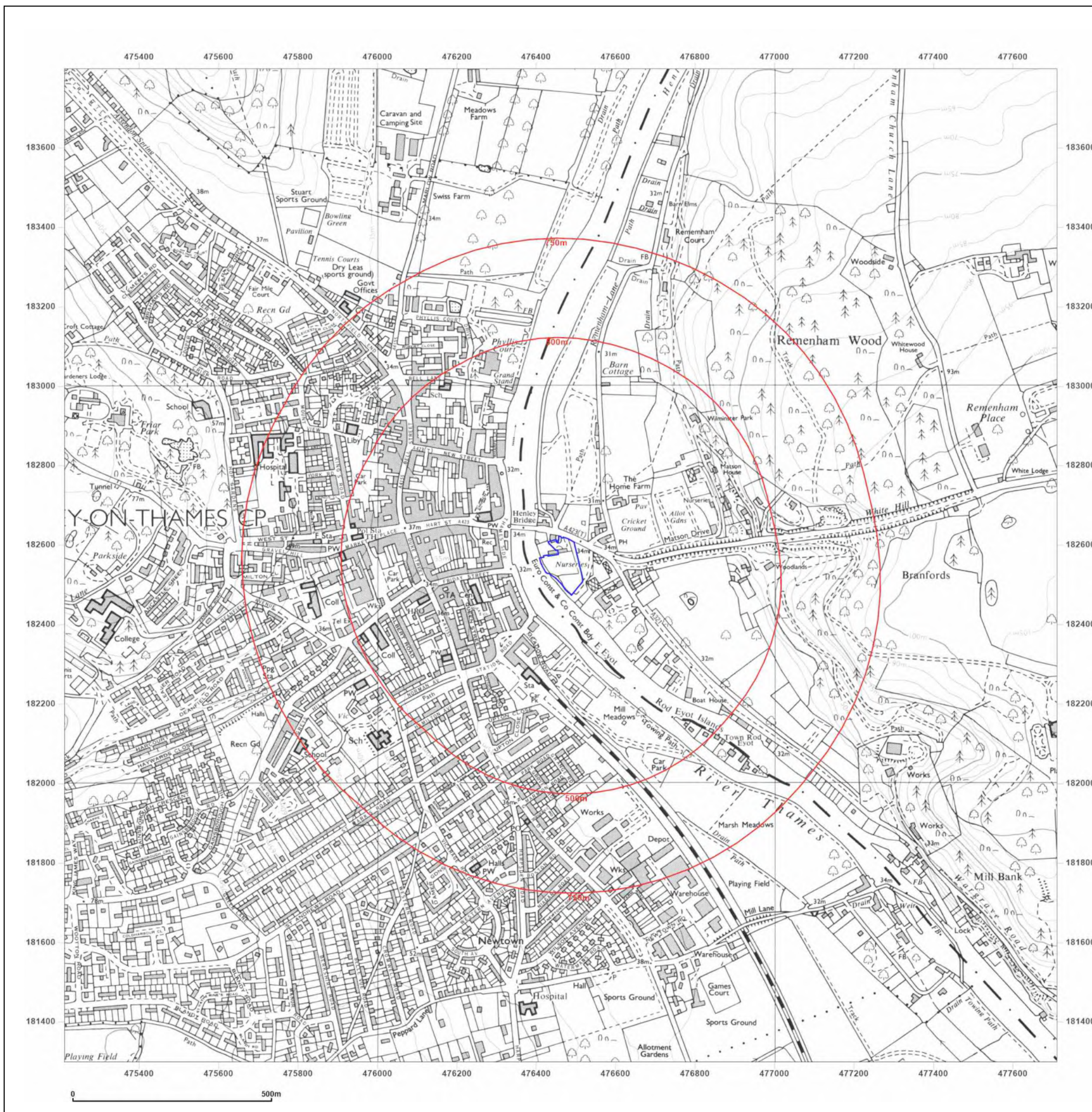


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Site Details:

P25-3458: BIRD PLACE, HENLEY
BRIDGE, HENLEY ON THAMES,
WOKINGHAM, RG9 2LN

Client Ref: PO5916
Report Ref: GS-FL7-EBM-SSX-PSK
Grid Ref: 476461, 182548

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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Site Details:

P25-3458: BIRD PLACE, HENLEY
BRIDGE, HENLEY ON THAMES,
WOKINGHAM, RG9 2LN

Client Ref: PO5916
Report Ref: GS-FL7-EBM-SSX-PSK
Grid Ref: 476461, 182548

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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WOKINGHAM, RG9 2LN

Client Ref: PO5916
Report Ref: GS-FL7-EBM-SSX-PSK
Grid Ref: 476461, 182548

Map Name: National Grid

Map date: 2025

Scale: 1:10,000

Printed at: 1:10,000



2025

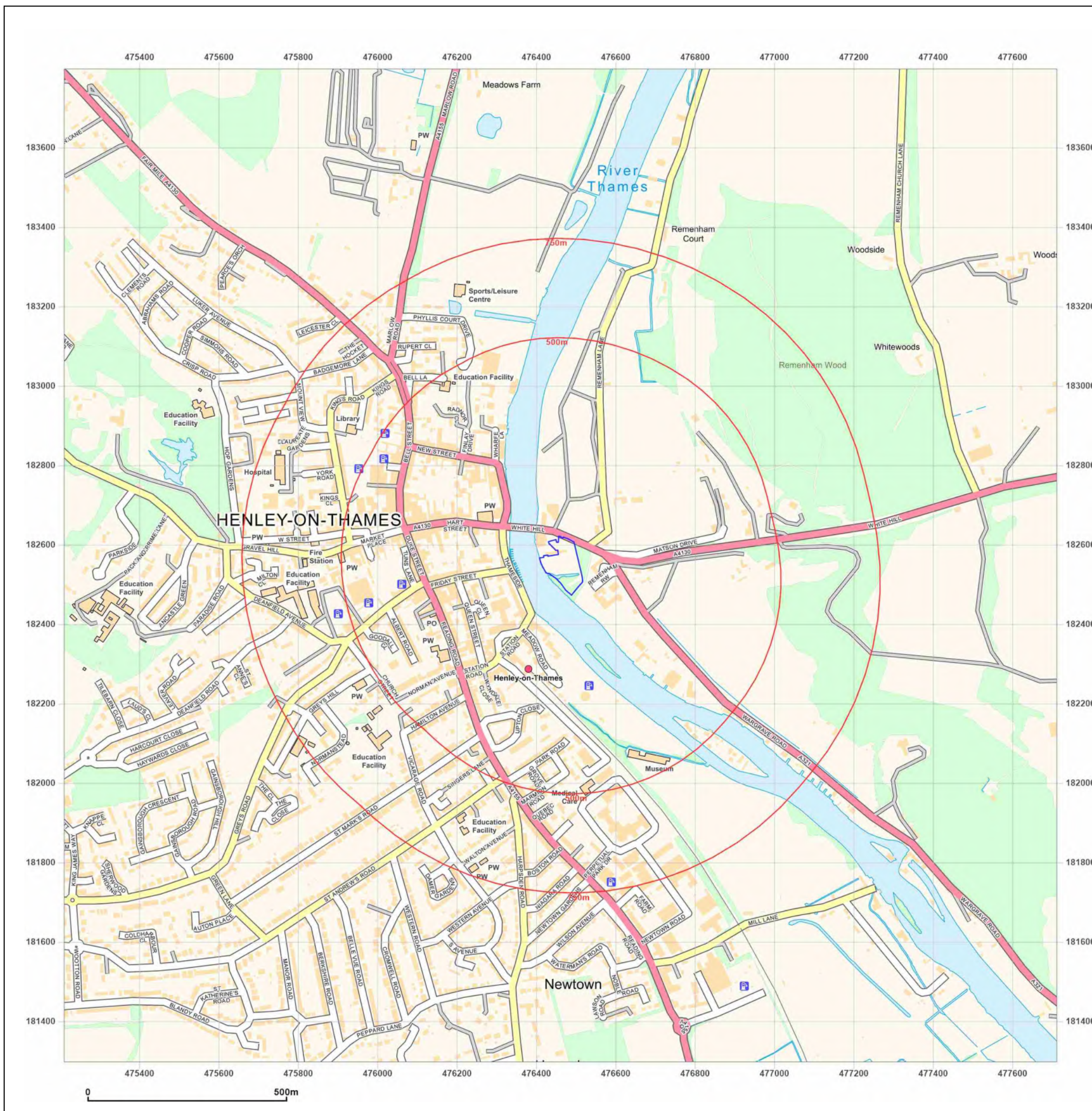


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APPENDIX D

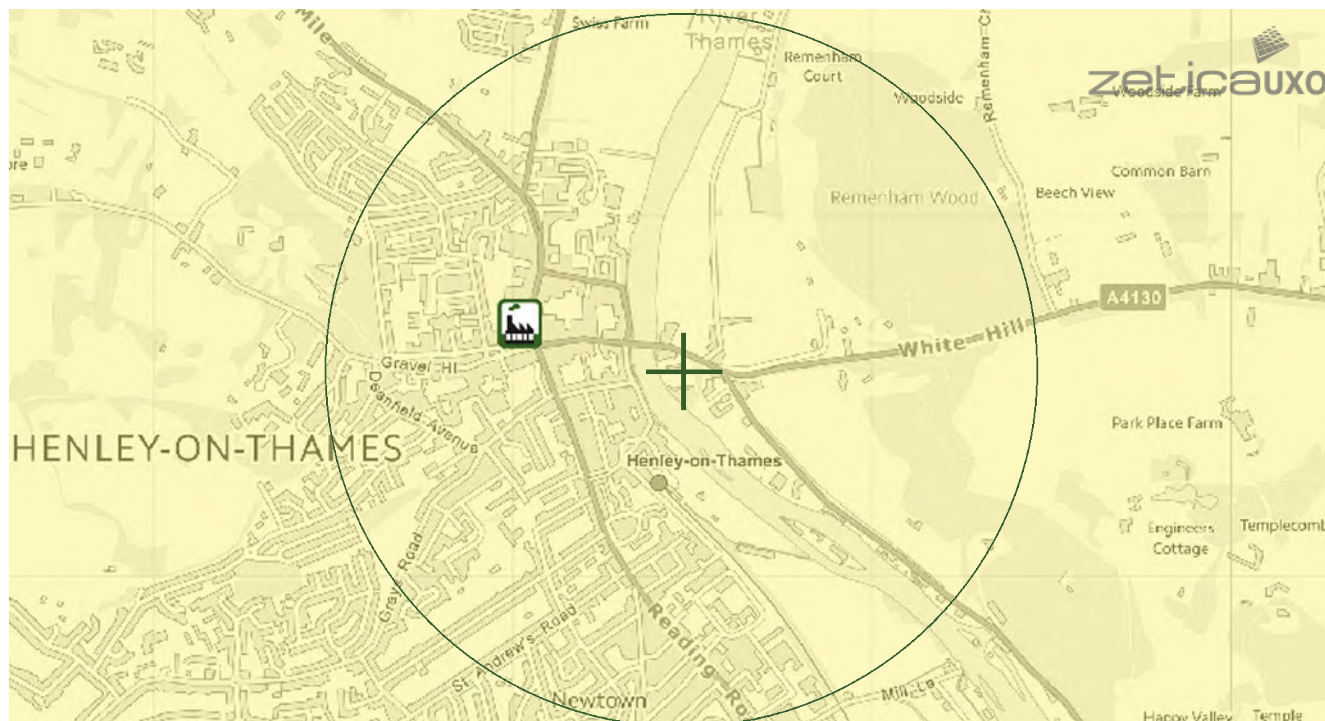
Preliminary UXO Classification

UNEXPLODED BOMB RISK MAP



SITE LOCATION

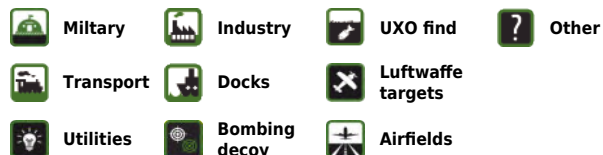
Location: RG9 2LN,
Map Centre: 476441,182578



This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- Low:** Areas indicated as having 15 bombs per 1000acre or less.



How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density. Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then [additional detailed research](#) is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our [pre-desk study assessments \(PDSA\)](#) by emailing a site boundary and location to pdsa@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: [+44 \(0\) 1993 886682](tel:+44(0)1993886682) email: uxo@zetica.com web: www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the [accompanying notes on our website](#).

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APPENDIX E

Risk Assessment Classification

Classification	Definition
High Likelihood	There is a pollution linkage and an event that either appears very likely in the short-term and almost inevitable over the long-term, or there is evidence at the receptor of harm or pollution.
Likely	There is a pollution linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short-term and likely over the long-term.
Low Likelihood	There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place and is less likely in the short-term.
Unlikely	There is a pollution linkage but circumstances are such that it is improbable that an event would occur even in the very long-term.

Table E1: Classification of Probability

Classification	Definition	Examples
Severe	Short-term (acute) risk to human health likely to result in "significant harm" as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution of sensitive water resource. (Note: Water Resources Act contains no scope for considering significance of pollution). Catastrophic damage to buildings/property. A short-term risk to a particular ecosystem, or organisation forming part of such ecosystem (note: the definitions of ecological systems within the draft circular on Contaminated Land, DETR, 2000).	High concentrations of cyanide on the surface of an informal recreation area. Major spillage of contaminants from Site into controlled water. Explosion, causing building collapse (can also equate to a short-term human health risk if buildings are occupied).
Medium	Chronic damage to human health ("significant harm" as defined in DETR, 2000). Pollution of sensitive water resources. (Note: Water Resources Act contains no scope for considering significance of pollution). A significant change in a particular ecosystem, or organism forming part of such ecosystem, (note: the definitions of ecological systems within draft circular on Contaminated Land, DETR, 2000).	Concentration of a contaminant from Site exceed the generic, or Site-specific assessment criteria. Leaching of contaminants from a Site to a major or minor aquifer. Death of a species within a designated nature reserve.

Classification	Definition	Examples
Mild	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ("significant harm" as defined in the draft circular on Contaminated Land, DETR, 2000). Damage to sensitive buildings/structures/services or the environment.	Pollution of non-classified groundwater. Damage to building rendering it unsafe to occupy (for example foundation damage resulting in instability).
Minor	Harm, although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve. Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc.), easily repairable effects of damage to buildings, structures and services.	The presence of contaminants at such concentrations that protective equipment is required during Site works. The loss of plants in a landscaping scheme. Discolouration of concrete.

Table E2: Classification of Consequence

		Consequence			
		Severe	Medium	Mild	Minor
Risk	High Likelihood	Very high risk	High risk	Moderate risk	Moderate/low risk
	Likely	High risk	Moderate risk	Moderate/low risk	Low risk
	Low Likelihood	Moderate risk	Moderate/low risk	Low Risk	Very low risk
	Unlikely	Moderate/low risk	Low risk	Very low risk	Very low risk

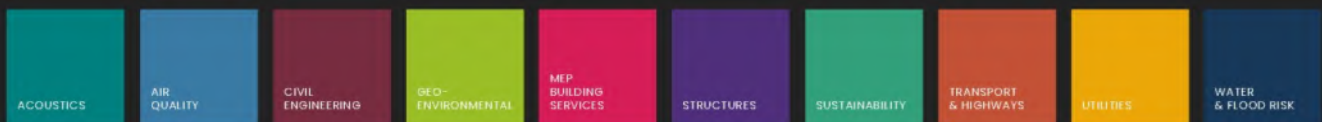
Table E3: Combination of Consequence with Probability

Mr & Mrs Fawsitt

BIRD PLACE, HENLEY BRIDGE, HENLEY-ON-THAMES

Phase 1 Contaminated Land Assessment (Application 1)

The information contained within this report and any appendices or supporting information provided are to be treated as confidential.



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and environmental consultants

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