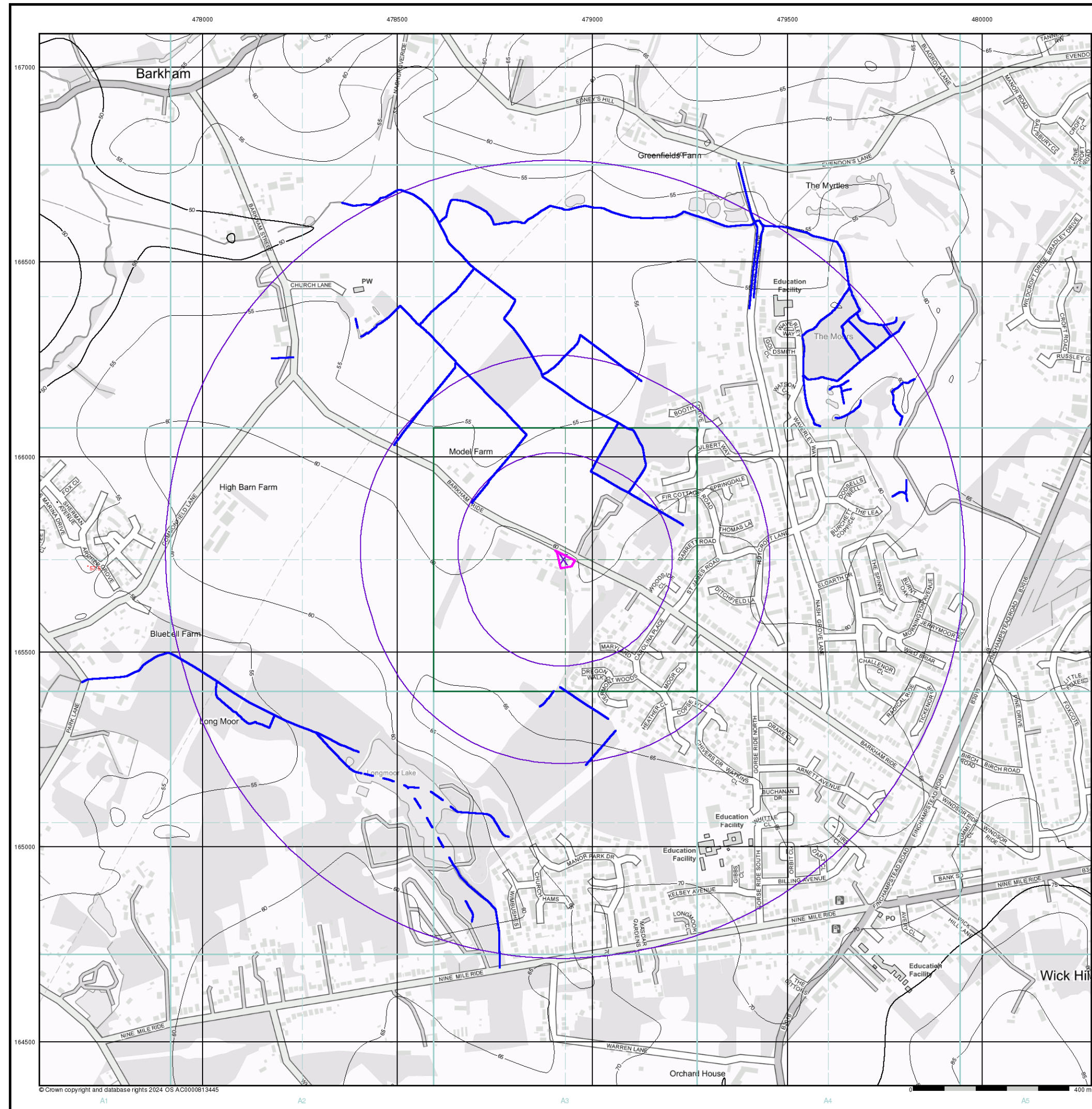




General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

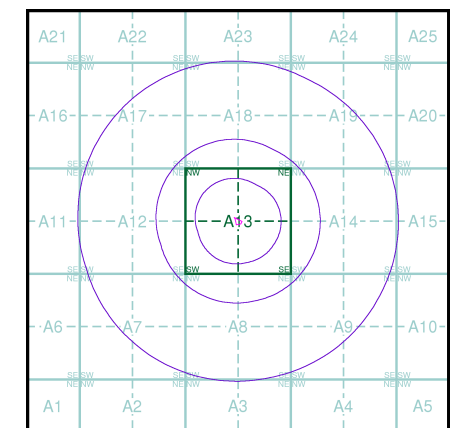
OS Water Network Data

- | | |
|--------------|-------------------------|
| Canal | Drain |
| Reservoir | Other |
| Foreshore | Lake |
| Marsh | Transfer |
| Tidal River | Lock Or Flight Of Locks |
| Inland River | Sea |

Contours (height in meters)

- Standard Contour 105 100 95
- Master Contour 105 100 95
- Spot Height 167.3
- MLW Mean Low Water
- MHW Mean High Water

OS Water Network Map - Slice A

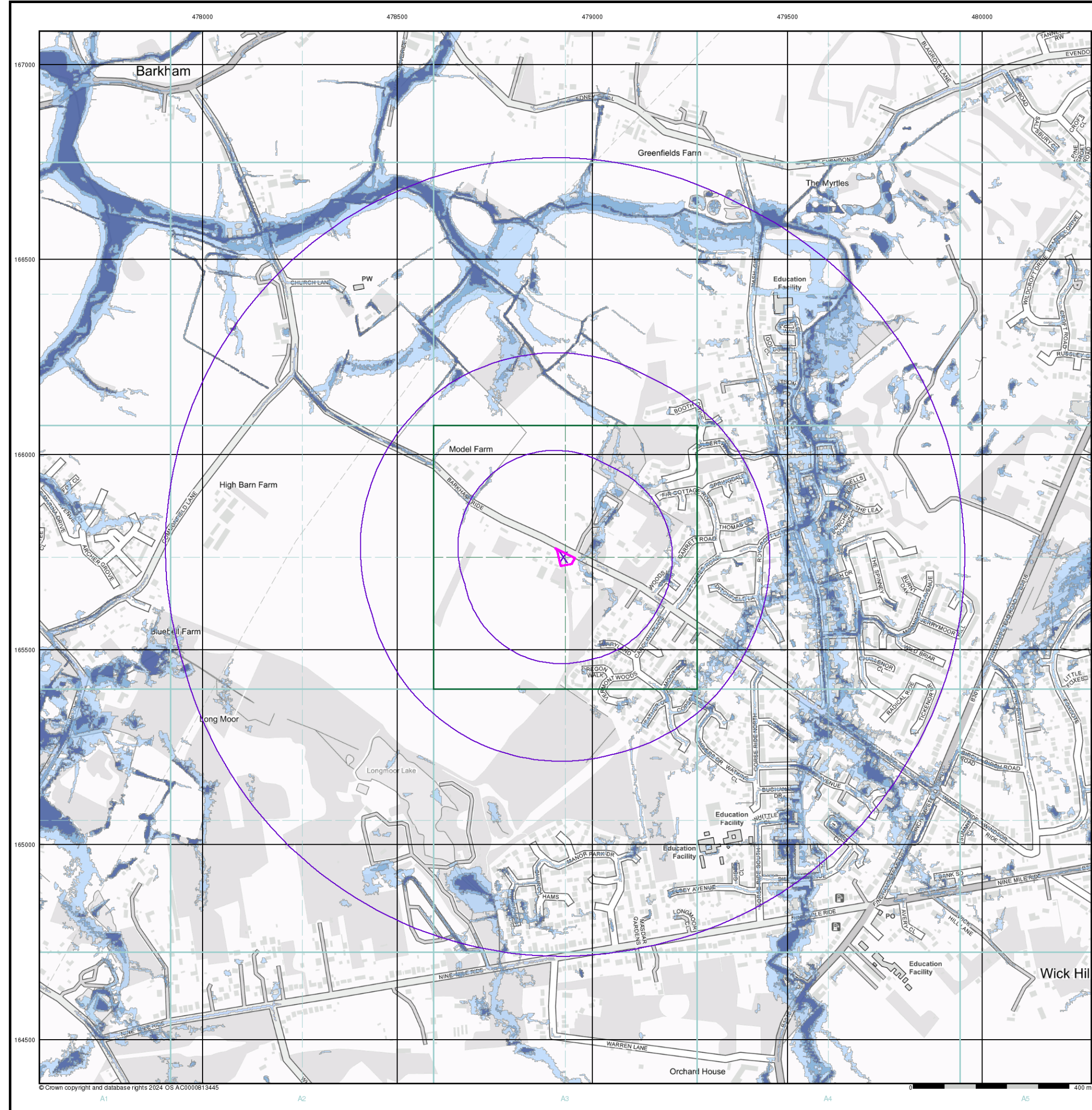


Order Details

Order Number: 361969528_1_1
Customer Ref: 83723
National Grid Reference: 478930, 165740
Slice: A
Site Area (Ha): 0.12
Search Buffer (m): 1000

Site Details

22a and 22b Barkham Ride, Finchampstead, Wokingham, RG40 4EU



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General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

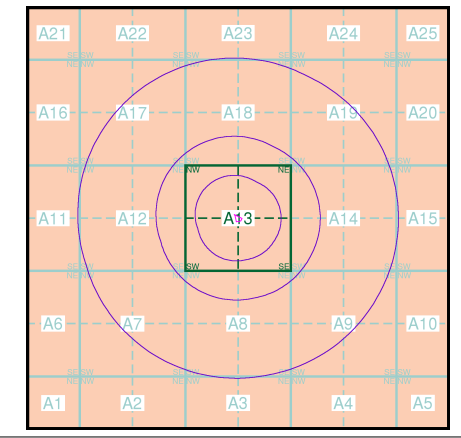
Risk of Flooding from Surface Water

- High - 30 Year Return
- Medium - 100 Year Return
- Low - 1000 Year Return

Suitability

- See the suitability map below
- National to county
 - County to town
 - Town to street
 - Street to parcels of land
 - Property

EAN/RW Suitability Map - Slice A

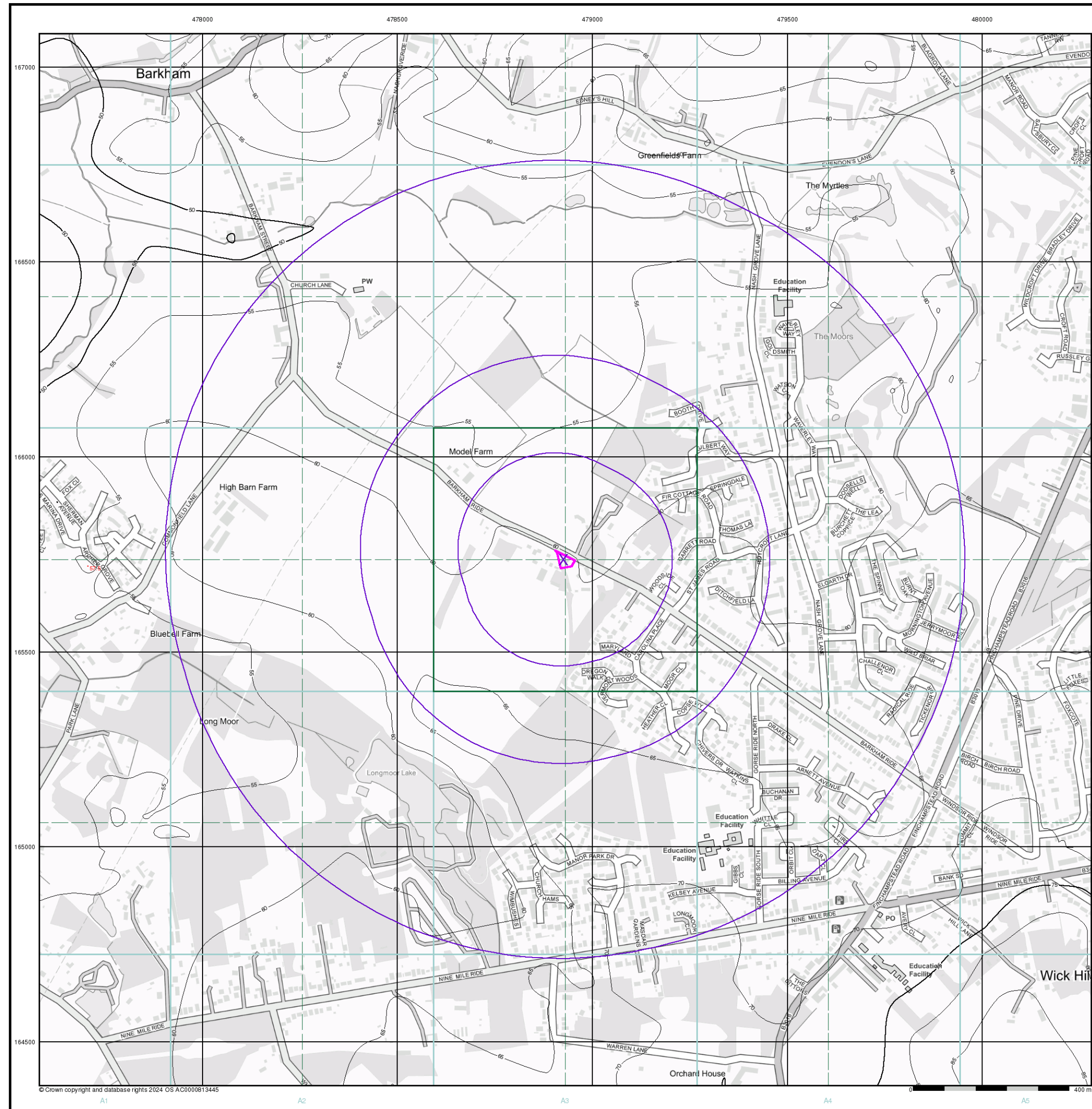


Order Details

Order Number: 361969528_1_1
Customer Ref: 83723
National Grid Reference: 478930, 165740
Slice: A
Site Area (Ha): 0.12
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Site Details

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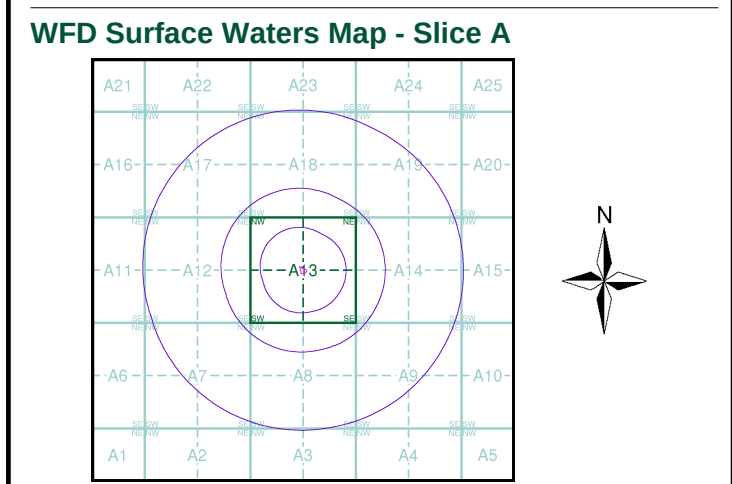
GeoSmart Information

WFD Surface Waters Map

- General**
- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
 - Slice
 - Map ID

- Water Framework Directive - Surface Water Quality**
- High
 - Good
 - Moderate
 - Poor
 - Bad

- Contours** (height in meters)
- Standard Contour
 - Master Contour
 - Spot Height
 - MLW - Mean Low Water
 - MHW - Mean High Water

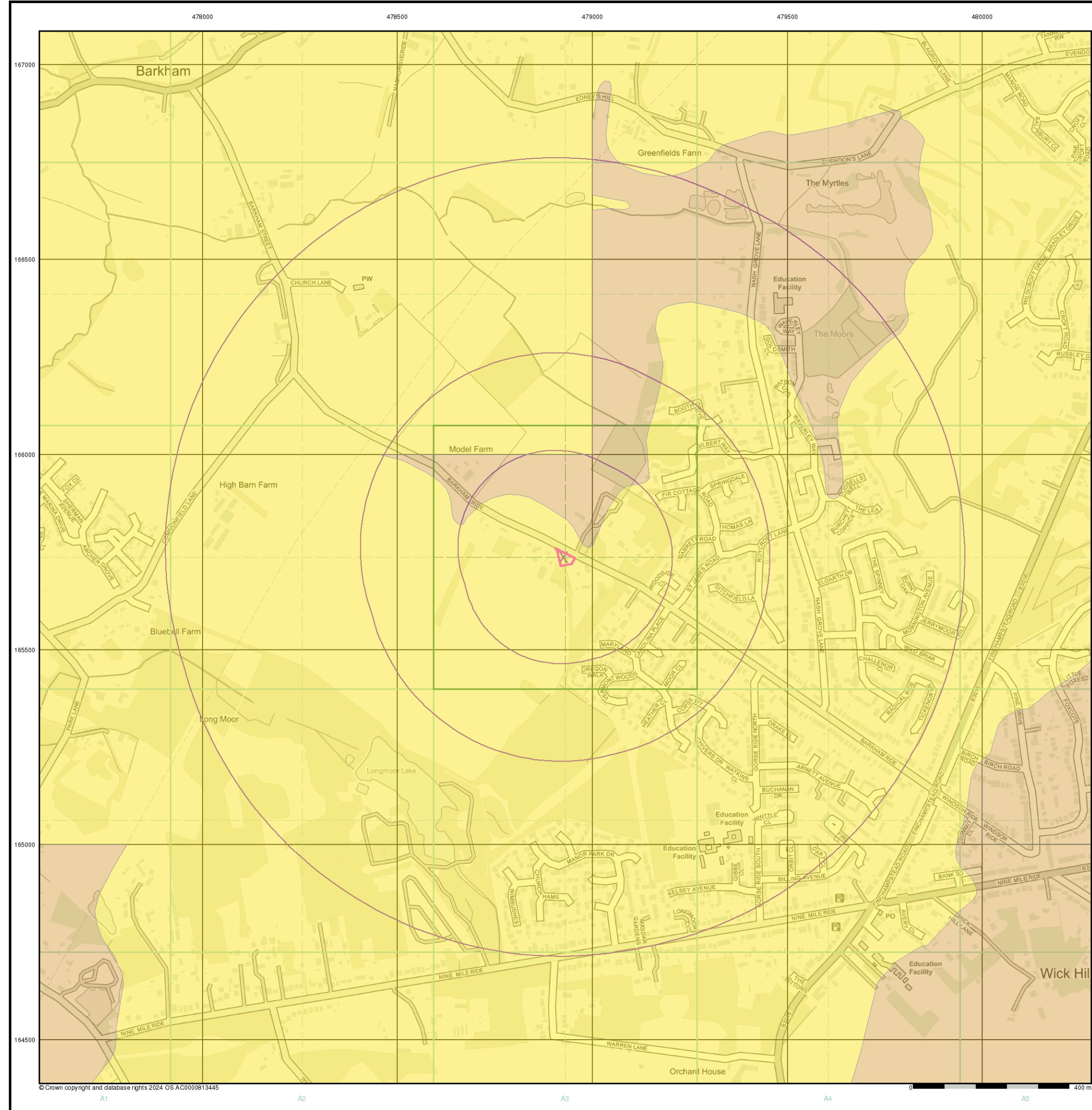


Order Details

Order Number: 361969528_1_1
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Slice: A
Site Area (Ha): 0.12
Search Buffer (m): 1000

Site Details

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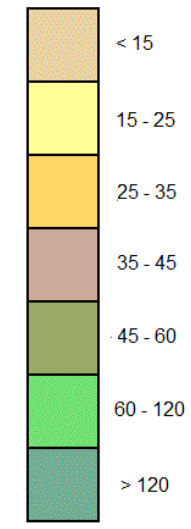
© Crown copyright and database rights 2024 OS AC0000813445

General

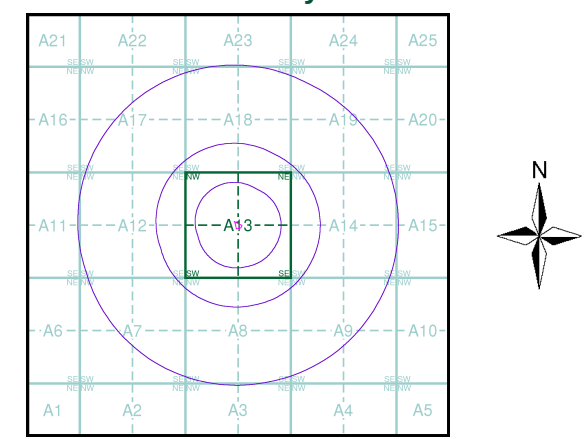
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Estimated Soil Chemistry Arsenic

Arsenic Concentrations mg/kg



Estimated Soil Chemistry Arsenic - Slice A



Order Details

Order Details:

Customer Ref:

National Grid Reference:

Slice:

Site Area (Ha):

Search Buffer (m):

361969528_1_1

83723

478930, 165740

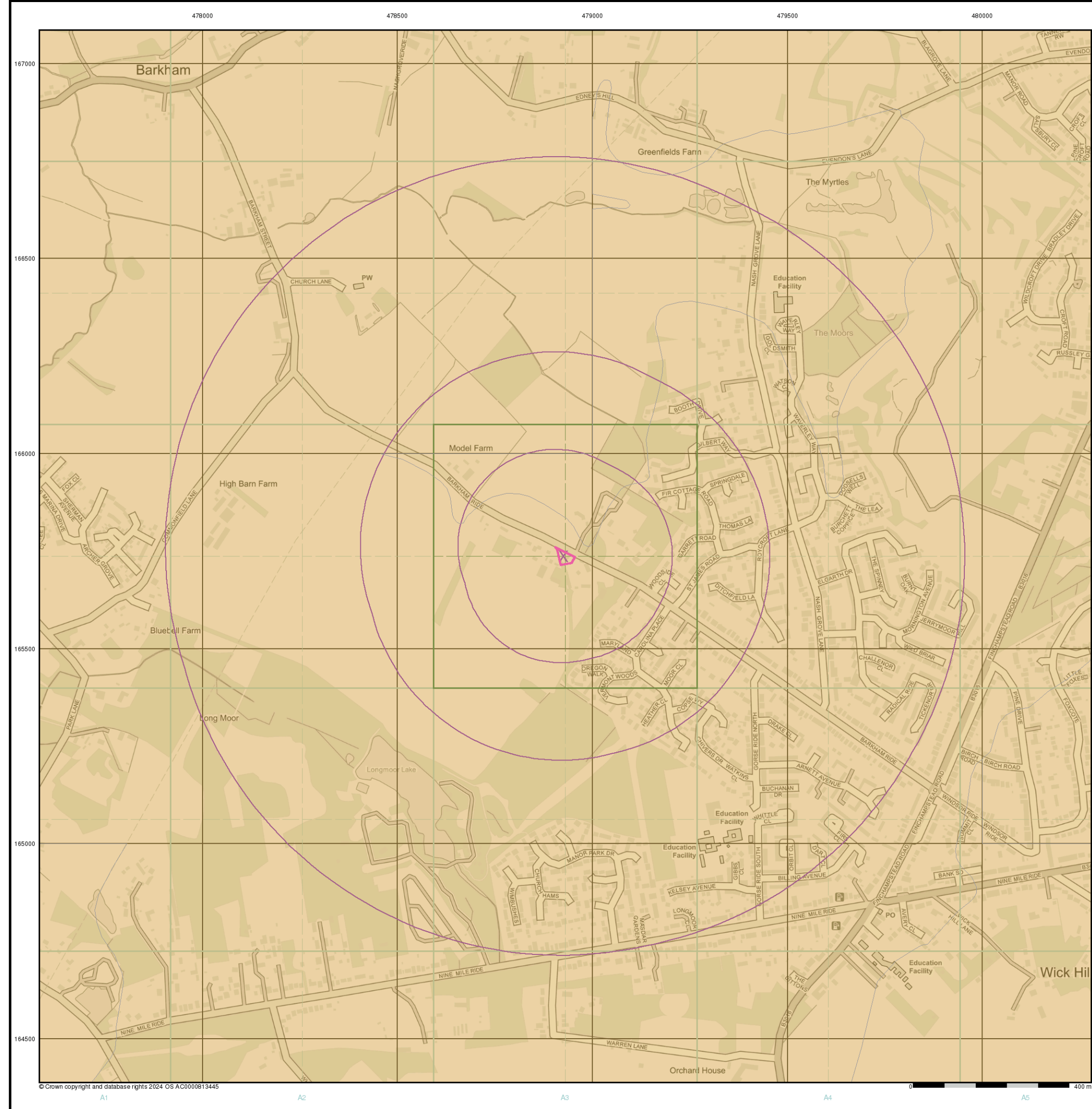
A

0.12

1000

Site Details

22a and 22b Barkham Ride, Finchampstead, Wokingham, RG40 4EU

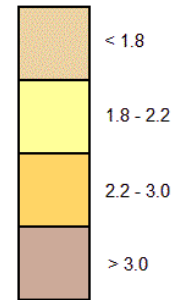


General

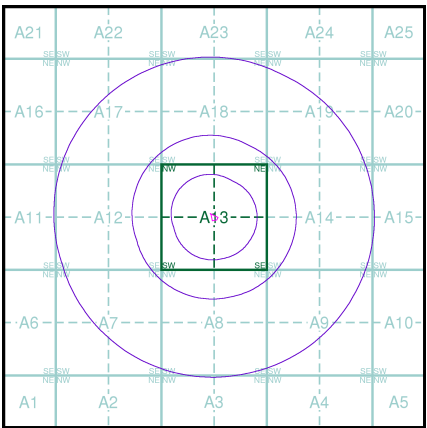
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Estimated Soil Chemistry Cadmium

Cadmium Concentrations mg/kg



Estimated Soil Chemistry Cadmium - Slice A



Order Details

Order Details:

361969528_1_1

Customer Ref:

83723

National Grid Reference:

478930, 165740

Slice:

A

Site Area (Ha):

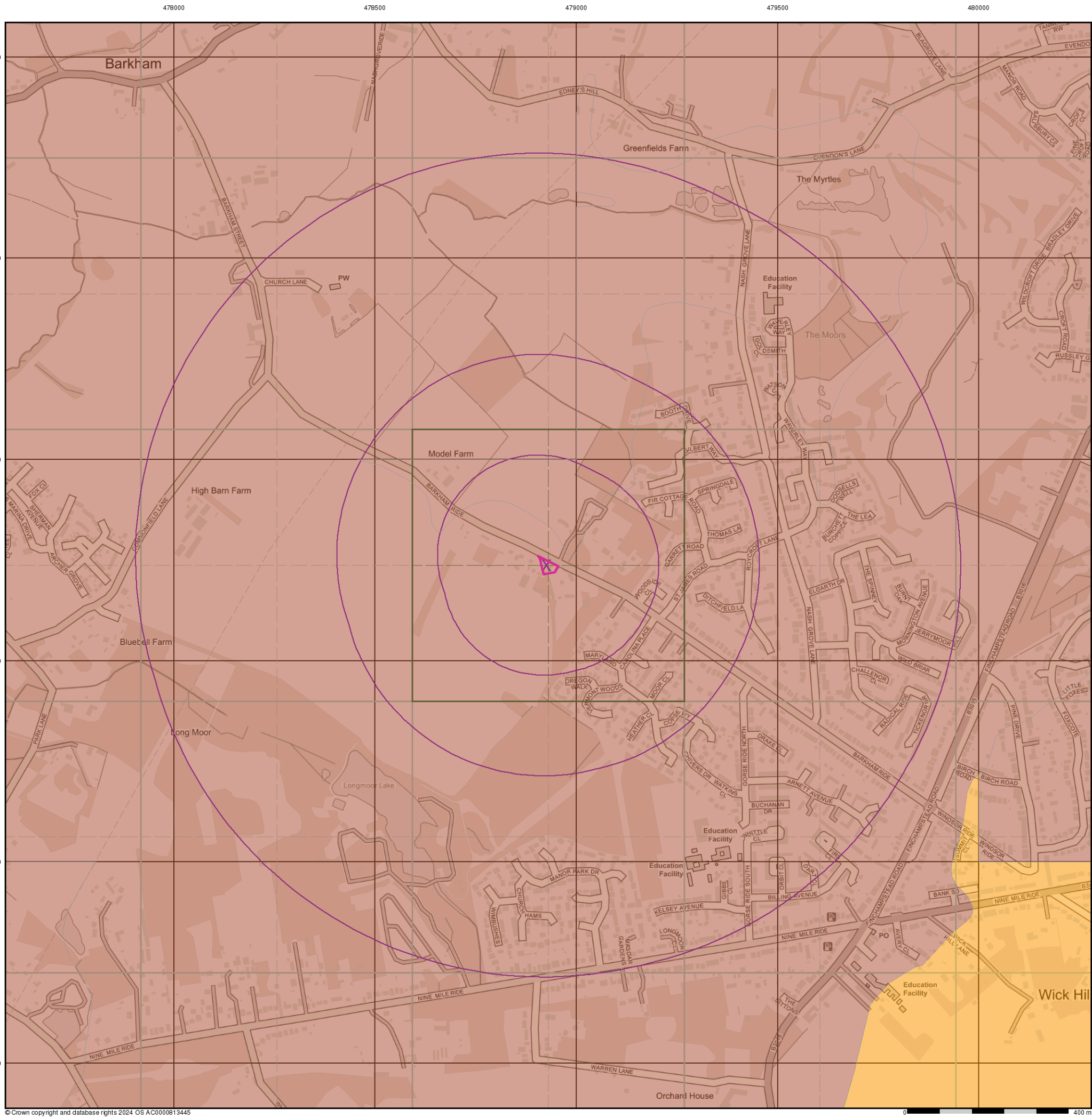
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Search Buffer (m):

1000

Site Details

22a and 22b Barkham Ride, Finchampstead, Wokingham, RG40 4EU

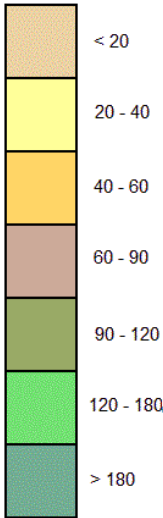


General

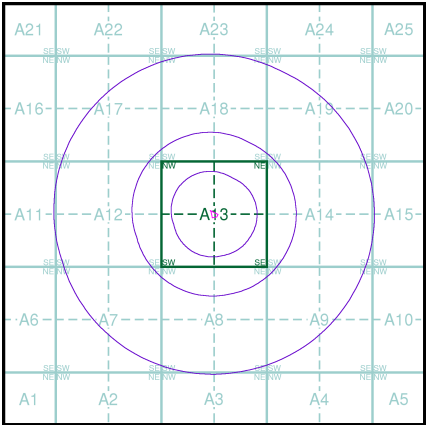
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Estimated Soil Chemistry Chromium

Chromium Concentrations mg/kg



Estimated Soil Chemistry Chromium - Slice A



Order Details

Order Details:

Customer Ref:

National Grid Reference:

Slice:

Site Area (Ha):

Search Buffer (m):

361969528_1_1

83723

478930, 165740

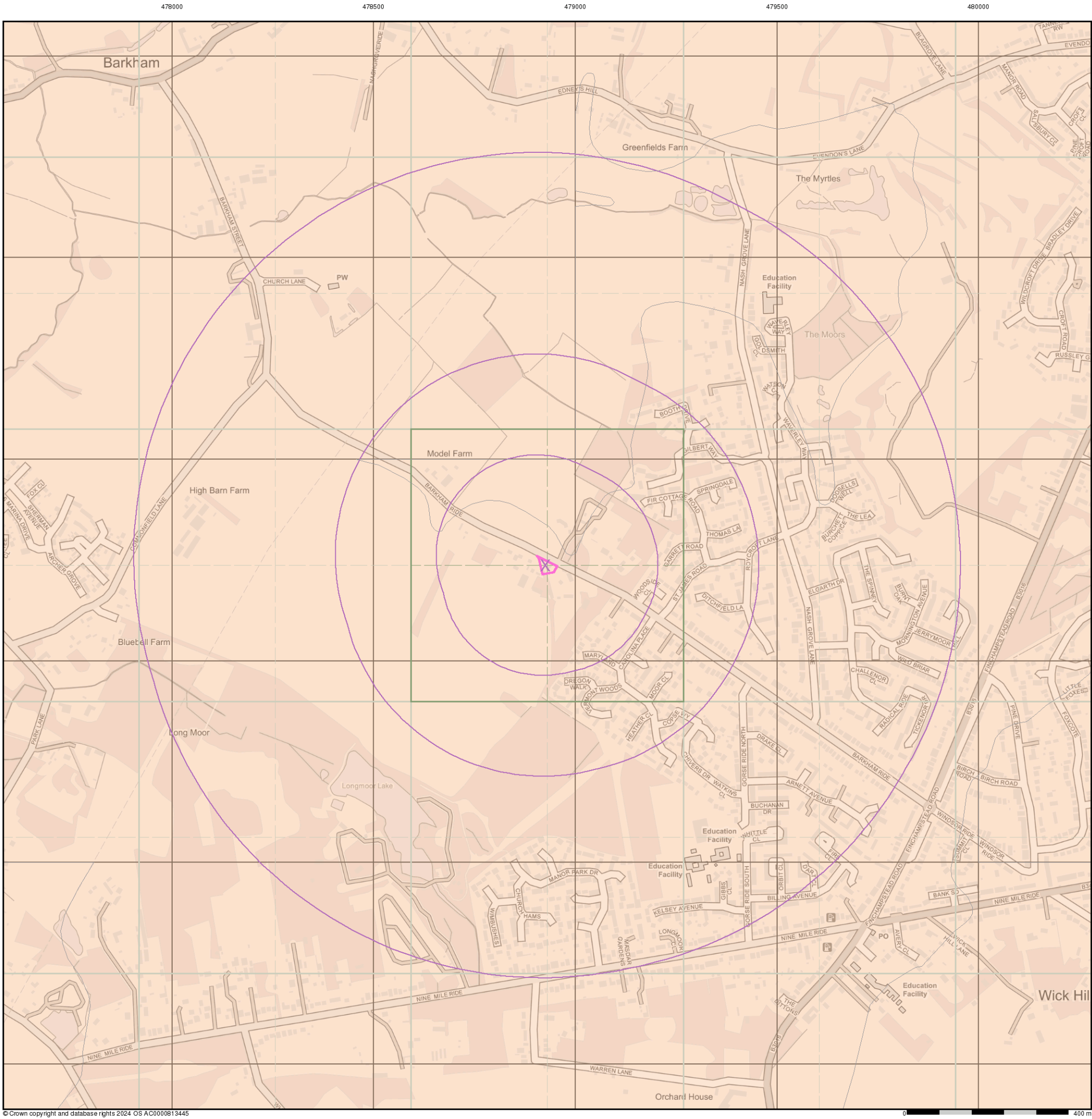
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0.12

1000

Site Details

22a and 22b Barkham Ride, Finchampstead, Wokingham, RG40 4EU



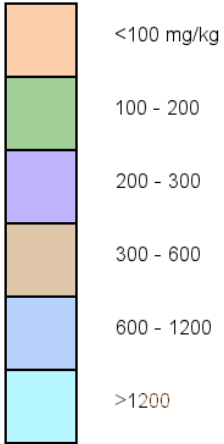
© Crown copyright and database rights 2024 OS AC0000813445

General

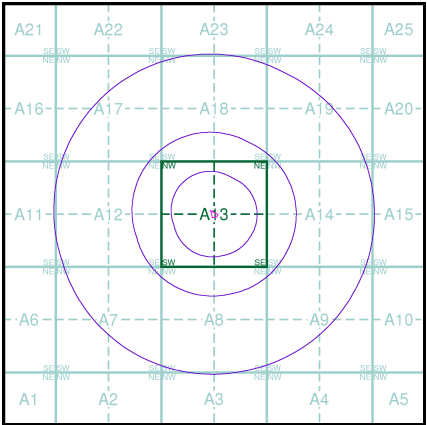
Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Lead

Lead Concentrations mg/kg



Estimated Soil Chemistry Lead - Slice A

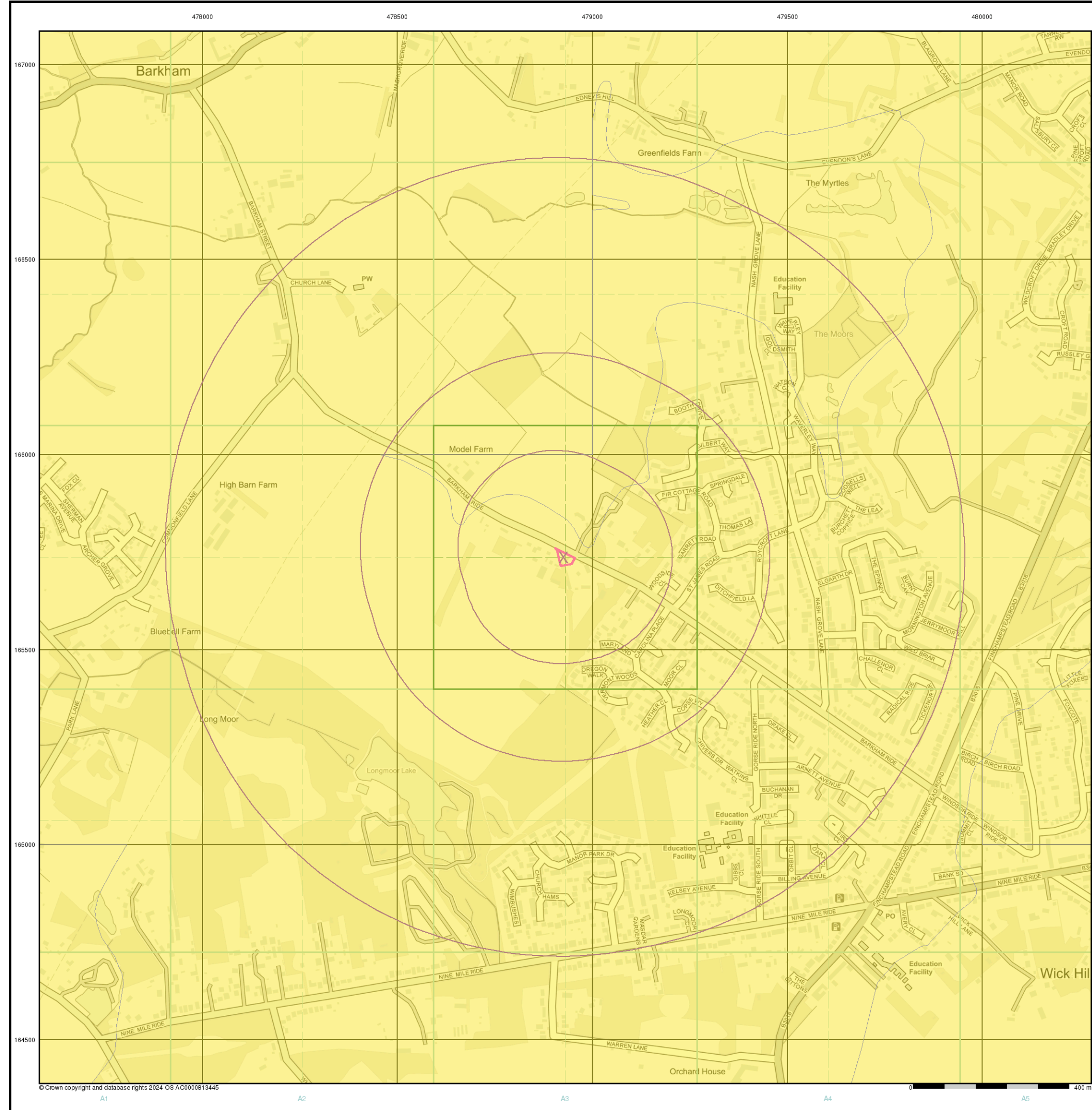


Order Details

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Site Area (Ha): 0.12
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Site Details

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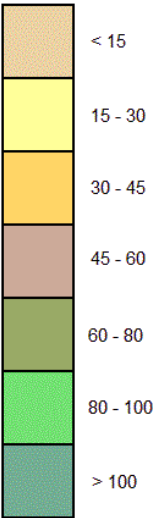


General

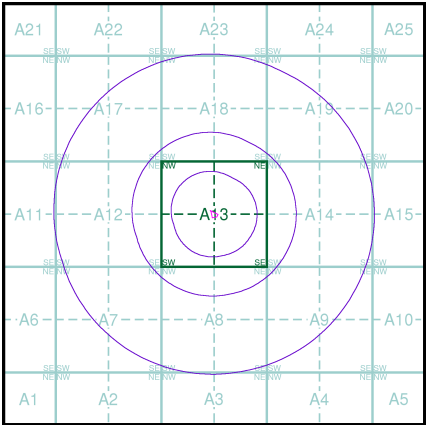
Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Nickel

Nickel Concentrations mg/kg



Estimated Soil Chemistry Nickel - Slice A



Order Details

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Site Details

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3.4 Risk assessment methodology

The method of risk evaluation adopted in this document is consistent with CIRIA C552 (2001). Hence, risk is considered to be a function of both the probability (likelihood) of contamination occurring at the study site and also the potential severity (consequence) of the environmental impacts associated with this contamination.

The classification system used to define contaminant probability, consequence and risk is described in the following tables.

Table A: Classification of probability

Classification	Definition
High likelihood	There is a contaminant linkage and an event that appears either 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 contaminant 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 contaminant 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 shorter term.
Unlikely	There is contaminant linkage but circumstances are such that it is improbable that an event would occur even in the long term.

Table B: Classification of consequence

Classification	Receptor	Definition	Examples
Severe	Humans	Short-term (acute) risk to human health likely to result in "significant harm" as defined in the CTL Statutory Guidance	High concentrations of cyanide on the surface of an informal recreation area
	Controlled waters	Short-term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource	Major spillage of contaminants from site into controlled water
	Property	Catastrophic damage to buildings/property	Explosion, causing building collapse (can also equate to an acute human health risk if buildings are occupied)
	Ecology	A short-term risk to a particular ecosystem, or organism forming part of such eco-system	Potentially long term derogation of a designated site or protected species
Medium	Humans	Chronic damage to human health ("significant harm" as defined in the CTL Statutory Guidance)	Concentrations of a contaminant from a residential site exceed the site-specific assessment criteria
	Controlled waters	Pollution of sensitive water resources (note: Water Resources Act contains no scope for considering significance of pollution)	Leaching of contaminants from a site to a principal or secondary aquifer
	Property	Significant damage to crops, buildings, structures and services	Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability)
	Ecology	A significant change in a particular ecosystem	Death of a species within a designated nature reserve

Table B: Classification of consequence (continued)

Classification	Receptor	Definition	Examples
Mild	Humans	Contamination present although unlikely to constitute a significant chronic health risk	Concentrations of a contaminant from a public access site moderately exceed the generic assessment criteria
	Controlled waters	Pollution of non-water resources	Pollution of non-classified groundwater
	Property	Damage to sensitive buildings/structures/services	Aggressive ground conditions leading to potential for long term degradation of buried concrete
	Ecology	Damage to the environment	Localised damage to aquatic habitat causing temporary relocation of certain species
Minor	Humans	Non-permanent health effects to human health (easily prevented by means such as personal protective clothing, etc.)	The presence of contaminants at such concentrations that protective equipment is required during site works
	Controlled waters	Potential minor release of contamination to local water features	Short term or low volume release of potentially polluting material to a secondary surface water course of low existing quality
	Property	Easily reparable effects of damage to buildings, structures and services. Harm which may result in a financial loss, or expenditure to resolve	The loss of plants in a landscaping scheme. Discolouration of concrete
	Ecology	Short term, localised damage may occur; consequences are spatially and temporally limited	Short term or localised disruption to in situ flora or fauna; no lasting effects

Table C: Risk classification (comparison of consequence and probability)

		Consequence (severity)			
		Severe	Medium	Mild	Minor
Probability	High likelihood	Very high risk	High risk	Moderate risk	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

Risk Key

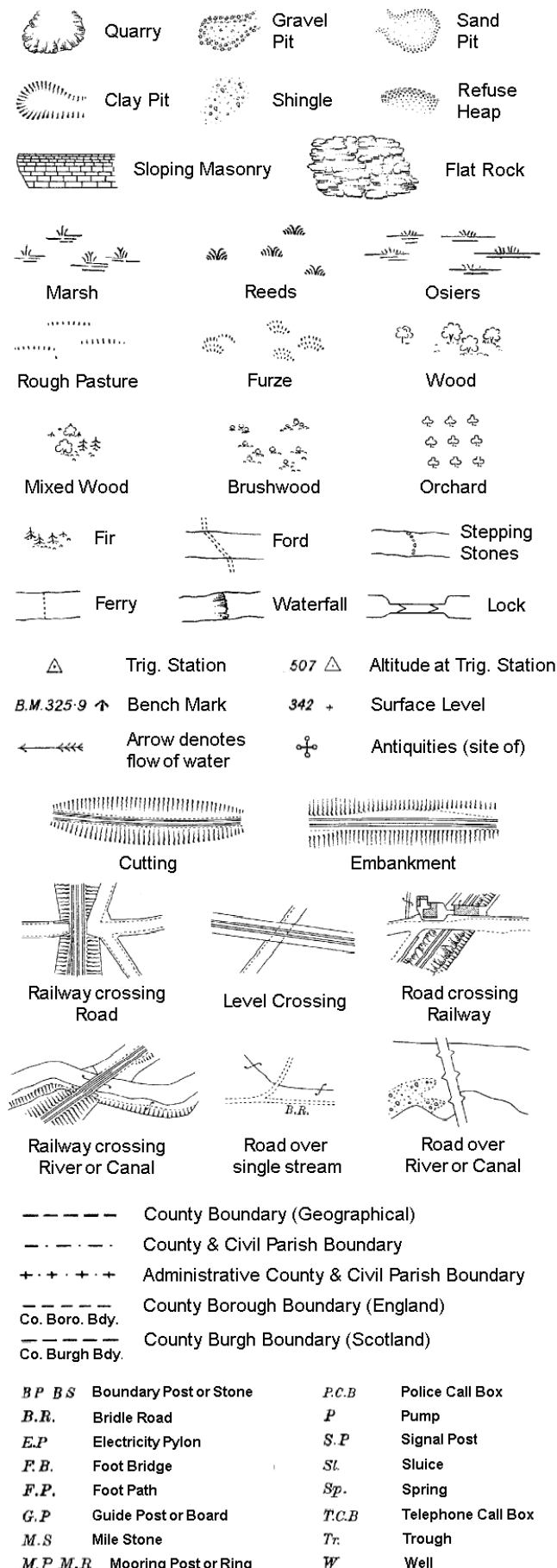
Very High	High	Moderate	Moderate/Low	Low	Very Low
There is a high probability that severe harm could arise to a designated receptor from an identified hazard without appropriate remediation action	Harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remediation action	It is possible that without appropriate remediation action harm could arise to a designated receptor. It is relatively unlikely that any such harm would be severe, and if any harm were to occur it is more likely that such harm would be relatively mild	It is possible that harm could arise to a designated receptor from an identified hazard. It is likely any harm would be mild	It is possible that harm could arise to a designated receptor from an identified hazard. It is likely that, at worst if any harm was realised any effects would be mild	The presence of an identified hazard does not give rise to the potential to cause harm to a receptor

3.5 Historical land use maps

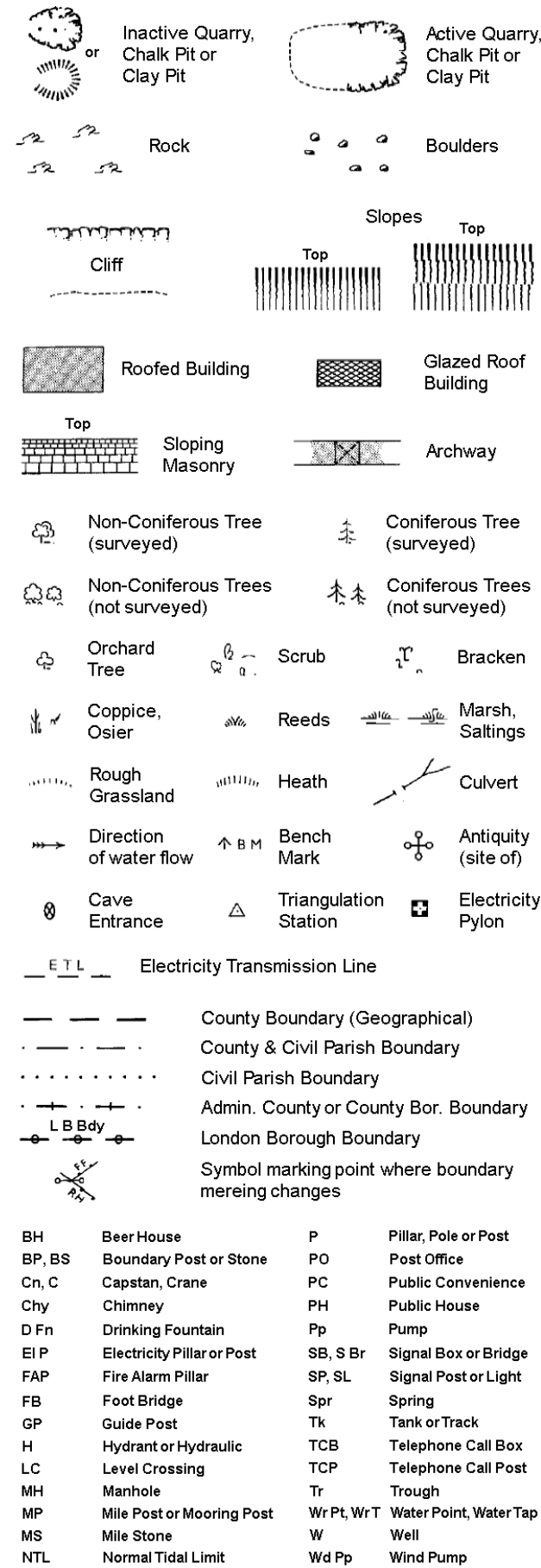
Historical Ordnance Survey maps relating to the site and its surrounding area have been provided by Landmark.

Historical Mapping Legends

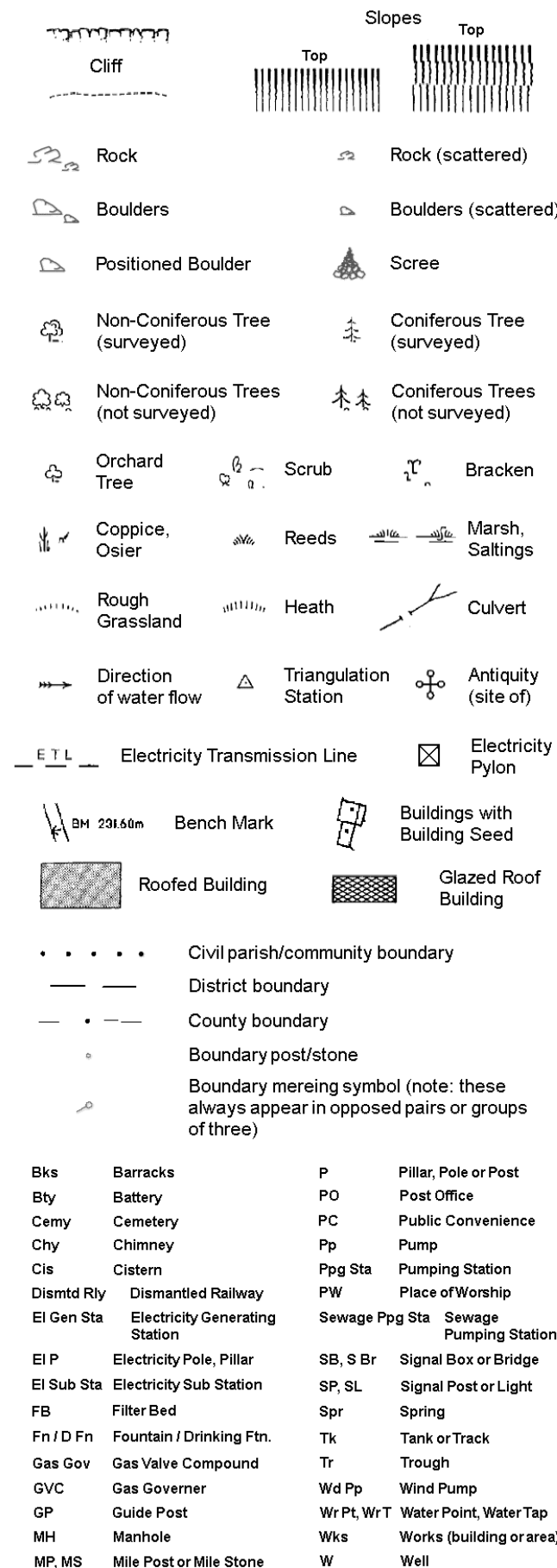
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



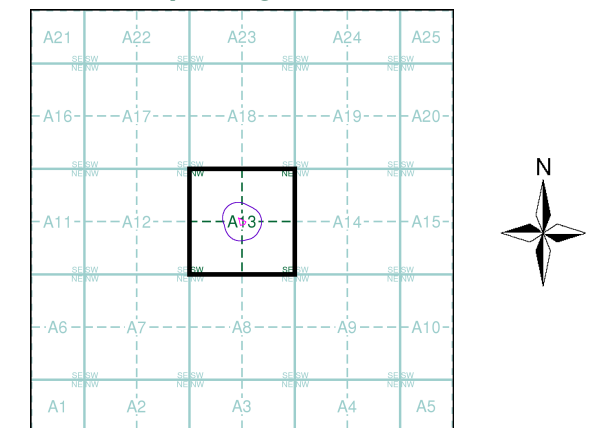
Large-Scale National Grid Data 1:2,500 and 1:1,250



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Berkshire	1:2,500	1871	2
Berkshire	1:2,500	1899	3
Berkshire	1:2,500	1911	4
Berkshire	1:2,500	1933	5
Ordnance Survey Plan	1:2,500	1967 - 1968	6
Ordnance Survey Plan	1:1,250	1977	7
Additional SIMs	1:1,250	1981 - 1986	8
Additional SIMs	1:1,250	1983 - 1987	9
Additional SIMs	1:1,250	1987	10
Additional SIMs	1:2,500	1988 - 1990	11
Ordnance Survey Plan	1:1,250	1989	12
Additional SIMs	1:2,500	1992	13
Large-Scale National Grid Data	1:1,250	1993	14
Large-Scale National Grid Data	1:2,500	1993	15
Historical Aerial Photography	1:2,500	1999	16

Historical Map - Segment A13



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