

Land Lying To The East Side Of, Whitley Wood Road, Shinfield, RG2 8JQ

Professional opinion



Contaminated Land

Low:
Acceptable Risk [page 10 >](#)



Flooding
Negligible [page 22 >](#)

Consultant's guidance and recommendations inside.



Ground Stability
Identified [page 24 >](#)



Radon
Passed



Energy
Identified [page 27 >](#)



Planning Constraints
Identified [page 39 >](#)



Transportation
Not identified

A full assessment of transportation is available in our Energy and Transportation report. Contact Groundsure or your search provider for further details.

ClimateIndex™

Physical risks

ClimateIndex™ projects changes in physical risks from **flooding**, **ground stability** and **coastal erosion**. Please see [page 6 >](#) for details and guidance.

5 years



No risk predicted

30 years



No risk predicted

Transition risks

ClimateIndex™ covers transition risks including **energy efficiency**. Please see [page 8 >](#) for details.

Contaminated land liability

Banking security

Is it likely that the property will represent acceptable banking security from a contaminated land perspective?

Yes

Statutory or 3rd party action

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

Unlikely

Environmental liability

Is there a risk that the property value may be impacted due to contaminated land liability issues?

Unlikely

Overview of findings and recommendations



Contaminated Land

Low risk

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities.

If you require further advice with regards to this, please contact our customer services team on 01273 257 755 or e-mail at info@groundsure.com ↗

More information on [page 10](#) >



Flooding

Negligible risk

National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

More information on [page 22](#) >



Ground stability

Identified

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings





Contaminated land liability

Low risk

Summary

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

Past Land Use	Low
Waste and Landfill	Low
Current and Recent Industrial	Low

Next steps

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities.

If you require further advice with regards to this, please contact our customer services team on 01273 257 755 or e-mail at info@groundsure.com ↗

Jump to

[Consultant's Assessment >](#)[Past land use >](#)[Current and recent industrial >](#)[Superficial hydrogeology >](#)[Bedrock hydrogeology >](#)[Hydrology >](#)[Skip to next section: Flooding >](#)

You can find our methodology and list of limitations on [page 44 >](#)

Consultant's assessment

Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Please see [page 4 >](#) for further advice.

Current and proposed land use

Current land use

Groundsure has not been advised by the client (or their advisers) of the current use of the property. Groundsure has therefore assumed that the property is likely to be used for commercial purposes.

Proposed land use

Groundsure has assumed that the property will remain in its current use.

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Historical land use

On-site

No potentially contaminative land uses have been identified at the study site.

Surrounding area

No potentially contaminative land uses have been identified in proximity to the study site.

Site setting

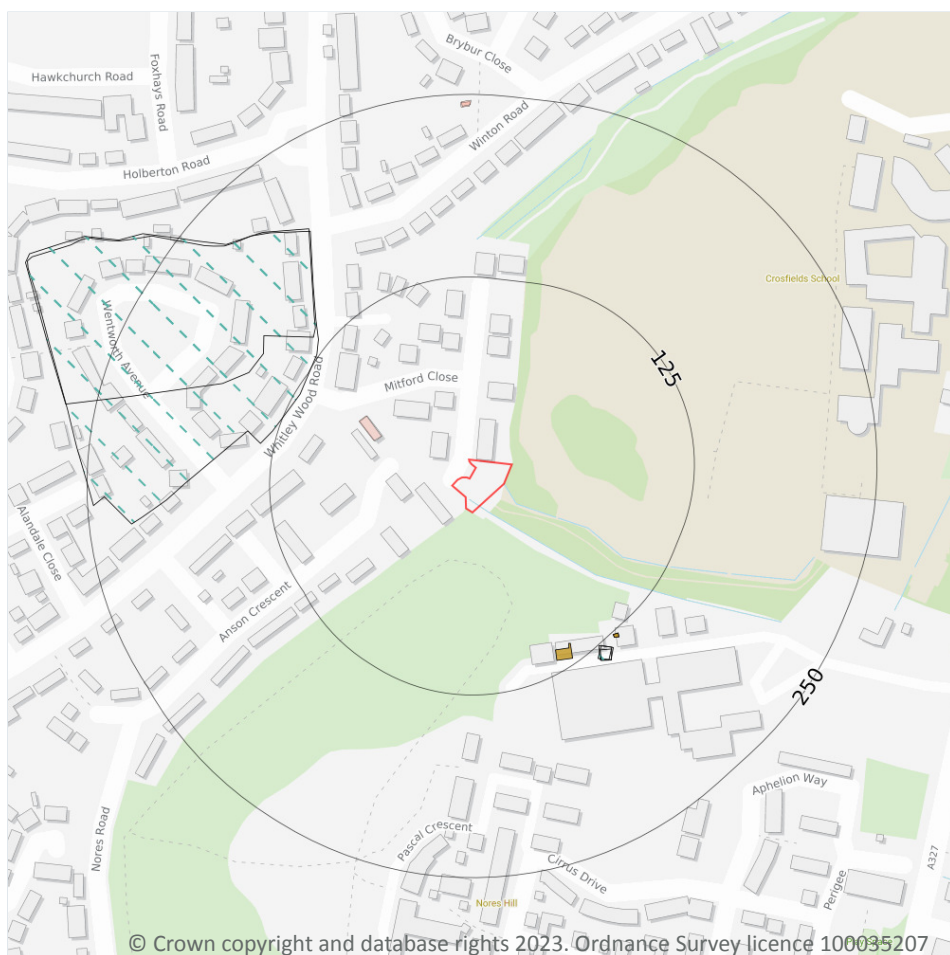
Potentially vulnerable receptors have been identified including site users, residents of properties in proximity, surface water features on site, sensitive environmental areas in proximity.

Conclusion

Groundsure has not identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.



Contaminated land / Past land use



- Site Outline
- Search buffers in metres (m)
- Former industrial land uses
- Former tanks
- Former energy features

Former industrial land use (1:10,560 and 1:10,000 scale)

These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Please see [page 4](#) > for further advice.

Distance	Direction	Use	Date
122 m	NW	Nursery	1938
126 m	SE	Unspecified Tank	1913
127 m	SE	Unspecified Tank	1956
128 m	SE	Unspecified Tank	1938
136 m	NW	Nursery	1913



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This data is sourced from Ordnance Survey/Groundsure.

Former tanks

These tanks have been identified from high detailed historical Ordnance Survey maps dating from the mid-late 1800s to recent times. Tanks like this can sometimes store harmful waste, chemicals or oil, as well as more benign substances. Liquids stored in these tanks can leak when the tanks rust or become damaged over time, which could have caused contamination at this site.

Please see [page 4 >](#) for further advice.

Distance	Direction	Use	Date
110 m	SE	Tanks	1994
127 m	SE	Unspecified Tank	1911
127 m	SE	Unspecified Tank	1936

This data is sourced from Ordnance Survey/Groundsure.

Former energy features

Energy features such as substations, transformers or power stations have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. Structures like this can sometimes cause soil or groundwater contamination.

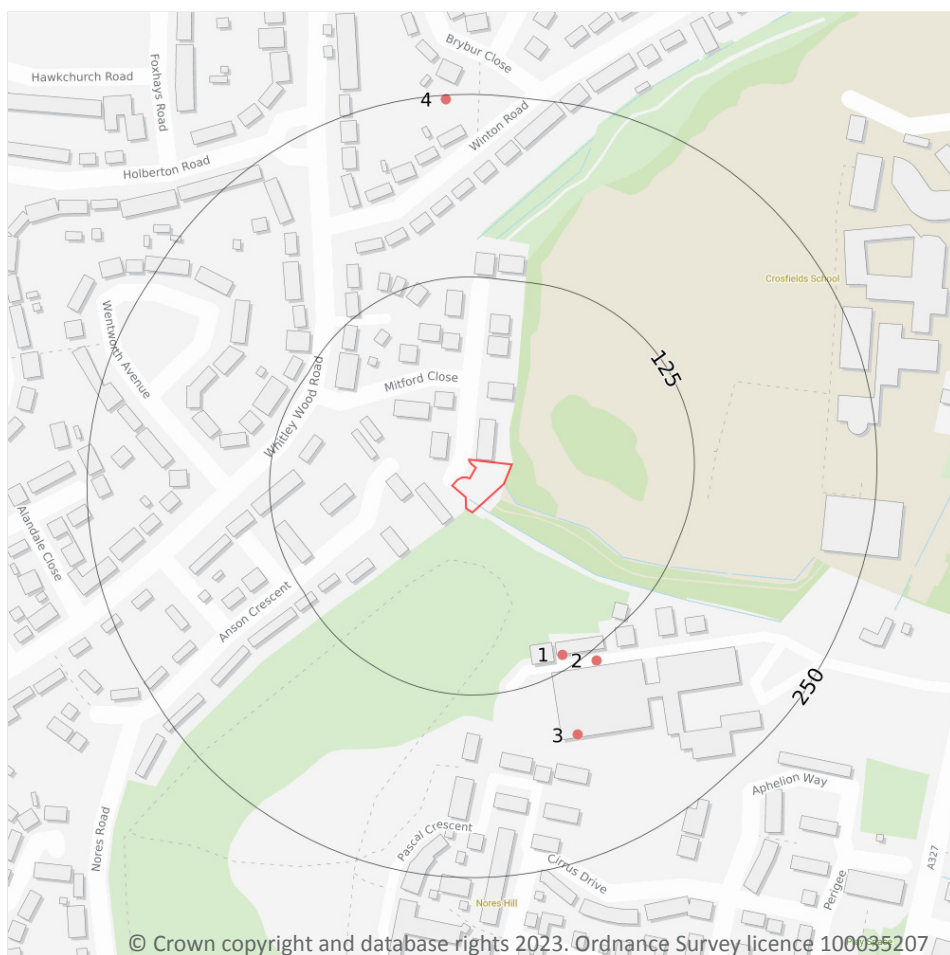
Please see [page 4 >](#) for further advice.

Distance	Direction	Use	Date
59 m	NW	Electricity Substation	1994
241 m	N	Electricity Substation	1994
242 m	N	Electricity Substation	1970

This data is sourced from Ordnance Survey/Groundsure.



Contaminated land / Current and recent industrial



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses

Recent industrial land uses

These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

Please see [page 4](#) > for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	115 m	SE	Tanks - Berkshire, RG2	Tanks (Generic)	Industrial Features
2	132 m	SE	Electricity Sub Stations - Berkshire, RG2	Electrical Features	Infrastructure and Facilities
3	168 m	S	Electricity Sub Station - Berkshire, RG2	Electrical Features	Infrastructure and Facilities
4	247 m	N	Electricity Sub Station - Berkshire, RG2	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.



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