Appendix G

Zetica

Appendix G – Zetica

UNEXPLODED BOMB RISK MAP

SITE LOCATION

Map Centre: 471193,168080



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.

Miltary | **Industry** | **UXO find** | **Other**
Transport | **Docks** | **Luftwaffe targets**
Utilities | **Bombing decoy** | **Airfields**

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 **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.

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgement. The copyright remains with Zetica Ltd.

PA025829 — LAND ADJACENT TO MEREOAK PARK AND RIDE

DOCUMENT DETAILS

Site name:	Land adjacent to Mereoak Park and Ride		
Reference:	PA025829	**Client:**	WSP
Date:	16th January 2026	**Contact:**	Bhagyashree Mhapsekar

RECOMMENDATION

While always prudent, a detailed desk study is not considered essential in this instance.

SUMMARY OF FINDINGS

Military Activity	No significant military activity affecting the Site has been identified. During WWII, 1No. pillbox was established on the Site. It remains extant.
WWI Bombing	Potential targets within approximately 5km of the Site: ▪ Transport infrastructure and public utilities. ▪ Chemical, engineering, and metal works. No readily available records have been found indicating that the Site was bombed.
WWII Bombing	The Site was located in Reading County Borough (CB), which officially recorded 5No. High Explosive (HE) bombs, with a density of 0.5 bombs per 405 hectares (ha). Potential targets within approximately 5km of the Site: ▪ Transport infrastructure and public utilities. ▪ Munitions factories and chemical, engineering, and metal works. ▪ Royal Air Force (RAF) Smith's Lawn. ▪ Military establishments and training areas. ▪ Anti-Aircraft (AA) and anti-invasion defences. No readily available records have been found indicating that the Site was bombed.
Bombing Decoys	1No. located approximately 4.2km east of the Site.

FURTHER INFORMATION

These findings are based on a cursory review of readily available records; caution is advised if you plan to action work based on this PDSA.

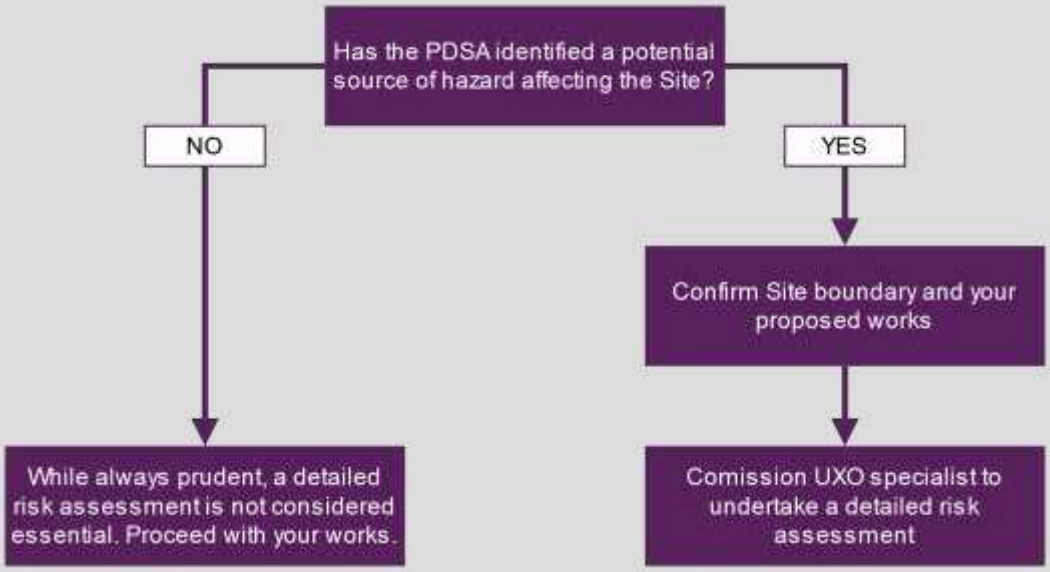
Where a potentially significant UXO hazard source has been identified on the Site, no further research has been undertaken. A detailed UXO desk study and risk assessment may identify other potential UXO hazard sources on the Site.

Visit www.zeticauxo.com to learn more about Zetica's detailed UXO desk studies and other UXO services. Click here for more information about the most common UXO hazard sources in the UK.

If you have any further queries, please don't hesitate to contact us at uxo@zetica.com or 01993 886 682.

NEXT STEPS

Follow the steps below to determine the appropriate course of action:



Potential UXO hazard identified? If the PDSA has identified a potential source of UXO hazard affecting your site, then a detailed UXO risk assessment is recommended.

No obvious source of UXO hazard? If the PDSA has not identified any obvious source of potential UXO, works can proceed.

It is good practice to raise awareness of the background UXO risk in the UK as part of a standard site induction. This will ensure that appropriate action is taken in the unlikely event that UXO is discovered.

Don't skip a stage: If you skip the detailed risk assessment stage, you could end up undertaking unnecessary work (e.g. trying to detect a UXO hazard that has already been removed).

Similarly, a detailed risk assessment might find that the UXO hazard is worse than expected and has a greater potential to cause harm, requiring a different mitigation approach than would otherwise be undertaken.

Appendix H

Flood Map

Appendix H – Flood Map

Flood map for planning

Your reference	Location (easting/northing)	Created
Mereoak Lane	**471199/168101**	**6 January 2026 13:17**

Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see https://www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. https://flood-map-for-planning.service.gov.uk/os-terms



Environment Agency

Flood map for planning

Your reference
Mereoak Lane

Location (easting/northing)
471199/168101

Scale
1:2,500

Created
6 Jan 2026 13:18

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

0 20 40 60m

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Appendix I

Regulatory Correspondence

Appendix I – Regulatory Correspondence

Subject: Request for information - Ref: EIR2025/49568
Sent: 07-01-2026, 22:19:24
From: Thames Enquiries<enquiries_thm@environment-agency.gov.uk>
To: Mhapsekar, Bhagyashree

Our ref: EIR2025/49568

Dear Bhagyashree

I am writing in response to your request for information, received 23 December 2025, regarding 251223/HB14 Information Request - Land adjacent to Mereoak Park and Ride.

We respond to requests for information under the Freedom of Information Act 2000 (FOI) and Environmental Information Regulations 2004 (EIR).

We have not been able to locate any records which fulfil your request. This does not mean that there is an absence of contamination within the area specified, only that we hold no record. We recommend that you utilise the local planning authority's planning portal or contact them directly as they may have relevant records.

- Historic Landfill Sites - data.gov.uk
- Permitted Waste Sites - Authorised Landfill Site Boundaries - data.gov.uk

Please note that we hold limited records on historic landfills, and you may wish to contact the local council for further information.

Water quality data from 2000 onwards is 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.

Please refer to the Open Government Licence which explains the permitted use of this information.

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 the Environmental Information Regulations 2004 and the Freedom of Information Act 2000. Please follow this link to the ICO online complaints portal. 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: icocasework@ico.org.uk | Website: www.ico.org.uk

Yours sincerely,

Thames Area Customers and Engagement Team

Environment Agency

Please tell us how we did

To help improve your experience as a customer we are currently gathering feedback. If you would like to take part in a short customer satisfaction survey, please click the link below:

Environment Agency FOI Customer Satisfaction Survey

wsp.com