

- Infrastructure Design
- Structural Engineering

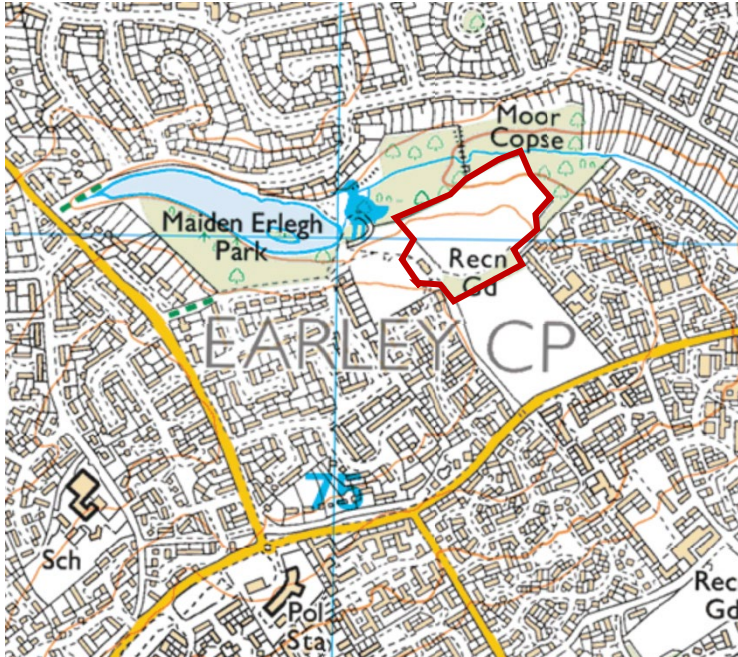
- Planning Services
- Professional Advice

- Geotechnical & Environmental Surveying



DESK STUDY SITE REVIEW FOR PROPOSED 3G FOOTBALL TURF PITCH (FTP) FEASIBILITY: Laurel Park, Lower Earley, Earley, Reading RG6 3DZ

The following is based on review of readily available records to inform a 3G FTP feasibility assessment and potential constraints associated with the ground. This review does not constitute a full risk assessment and should be confirmed and supported by ground investigations where appropriate.

Item	Comments	Risk/Implications
Site overview and topography including existing structures	<p>The site comprises an existing grassed playing fields within Laurel Park with associated pavilion building and car park in the west of the site. The site located within an area surrounded by mature trees/woodland, which are present around the perimeter of the grassed field. The pitch is centred at an approximate grid reference of 475212, 171019.</p> <p>Ordnance Survey mapping indicates topography of the site falls to the north east with a 60m AOD contour just off site to the south west and a 50m AOD contour toward the north eastern corner of the field.</p> <p>The areas to the north, north east and west are comprised of mature deciduous trees called Moor Copse associated with Erleigh Local Nature Reserve with a stream running through this area and a lake to the west. Directly to the south of the site is Laurel Park Recreation Ground. It is comprised a grassed playing field with goalposts and pitch outlines. Residential dwellings are present to the south east and south west of the site.</p>	<p>Potential for some significant level changes and uneven ground across the proposed footprint and therefore some cut and fill earthworks likely to be required, subject to topographical survey.</p> <p>Surrounded by mature trees/woodland which is likely to impact foundations on clay soils.</p>
		

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Item		Risk/Implications
		<p>Suggested proposed position of 3G AGP (extent 112m x 76m) indicated by blue outline.</p>
Geology	<p>There are no superficial deposits recorded across the majority of the proposed pitch, River Terrace Deposits (sand and gravel) are recorded across the eastern edge and to the immediate south of the proposed pitch extent. Superficial Boyn Hill Gravel Member (sand and gravel) deposits are present to the immediate south west of the site. The site is underlain by bedrock geology of the London Clay Formation (clay, silt and sand).</p> <p>Borehole records approximately 800m to the south east of the site record silt to 0.50m bgl underlain by clayey sands and gravel to 2.30m bgl with sandy silty gravelly clays to depths of approximately 2.50m.</p>	<p>Near surface geology like to comprise clays and therefore be influenced by trees and low CBR with potential for desiccated near surface soils.</p>
Hydrogeology and hydrology	<p>The bedrock geology of the London Clay Formation is classified as unproductive strata. Superficial River Terrace Deposits and Boyn Hill Gravel Member are classified as Secondary A Aquifers. The site is not located within a Source Protection Zone with the superficial deposits present in the east of the site and to the south of the site having low groundwater vulnerability.</p> <p>The nearest surface water feature to site a stream/river approximately 115m to the north of the site associated with Maiden Erlegh Lake which is present approximately 245m to the west of the site. There are no obvious drainage ditches within proximity to the site.</p> <p>Nearby borehole records suggest groundwater to be present around 2.00m bgl.</p>	<p>Soils likely to comprise clays and no groundwater however potential for shallow groundwater within granular superficial deposits if present.</p>
Infiltration potential	<p>Near surface soils likely to comprise impermeable clays although potential for some granular superficial deposits in the south east which could provide some infiltration potential subject to groundwater. Evidence of herringbone land drainage from aerial images would suggest near surface ground has low permeability.</p> <p>A stream is present just to the north of the site running from east to west. it leads to a lake within the Maiden Erlegh Local Nature Reserve and could provide a possible outfall.</p>	<p>Near surface soils likely to comprise impermeable clays. Possible superficial granular deposits in the south east. Watercourse to the north provides a potential outfall.</p>

Item	Comments	Risk/Implications
Artificial/Made Ground or landfill	According to the British Geological Survey, the south western area of the site is recorded as being worked ground (void), probably extracting River Terrace sand and gravel deposits. There is a historic landfill recorded approximately 655m to the west of the proposed pitch, a further two historical landfills are recorded approximately 800m and 960m to the south east of the site. There are no authorised landfill sites mapped on site or in close proximity.	Worked ground in the south western area of site. Potential for Made Ground within the extent of the proposed pitch.
Historical maps	<p>Mapping available from 1872 shows the site to comprise an agricultural field/undeveloped rough land. To the north of the site are wooded areas labelled as Oldpond Copse and Moor Copse. Agricultural fields are present to the south, east and west of the site with an unnamed body of water present to the west of the site. Historic maps from 1911 show there to be sewage tanks present to the north west of the site beyond Oldpond Copse with a farm and associated farmland present to the south of the site. The site remains largely unchanged until the 1980s where a pavilion is present to the west of the site with the fields to the south shown as Laurel Park Recreation Ground. Historic maps appear to show a fall in levels across the site from the south western corner to the northern corner.</p> <p>Aerial imagery indicates that the site has remained unchanged since the historical mapping in the 1980s until 2021, the site comprises a grassed playing field with a pavilion building and associated car parking to west/south west of the site. Aerial images show a distinct herringbone pattern across the site travelling from the building to the northern corner of the site, this suggests that there is existing drainage in place.</p>	Potential for there to be Made Ground in the south western corner where former workings/quarry is indicated however it may not have been restored. Herringbone land drainage pattern evident from aerial images, heading towards the north eastern corner.
UXO Risk	Online mapping indicates the site to be within an area of low UXO risk.	No further action required.
Coal Mining Risk (or Cheshire Brine extraction)	Site is not in an area of concern.	No risk identified
Utility providers records (below ground and overhead)	<p>LSBUD identifies SSEN and SGN</p> <p>Water: None crossing the site.</p> <p>Sewer: None crossing the site</p> <p>Electricity: Underground LV cable enters the site from the west along the road to the pavilion building in the west of the site. None crossing playing fields.</p> <p>Gas: None crossing the site.</p> <p>Openreach: None crossing the site.</p>	None shown to cross playing fields or subject proposed AGP position RECORDS ATTACHED
Flood risk	<p>No risk from rivers, reservoirs and seas across the site – Flood Zone 1. The stream to the north of the site is at risk of flooding from reservoirs.</p> <p>Low to high risk of surface water flooding along the eastern edge of the site and to the north along the stream. Areas at risk of surface water flooding present adjacent to the existing pavilion building.</p>	None identified Unlikely to require FRA.

Item	Comments	Risk/Implications
Land and historic feature designations	<p>No listed buildings, scheduled monuments or heritage sites within proximity to the site.</p> <p>The site is within a SSSI Impact Risk Zone with Lodge Wood & Sandiford Mill SSSI present approximately 3.2km to the north east of the site. Maiden Erlegh Park to the immediate north, north east and north west of the site is designated as a local nature reserve.</p>	<p>Local nature reserve to the north of the site could impact planning application</p>

Summary of identified potential abnormalities and/or constraints

South eastern area of the site recorded as worked ground (void) and indicated by historical mapping, it may not have been restored.

Potential for cut and or fill earthworks to be required due to anticipated fall across the proposed pitch and possible uneven ground from the former worked area.

Deepening of floodlights likely to be required due to the influence of trees and dense vegetation surrounding the site and clay soils and the potential Made Ground from former workings. Piled foundations may be required.

Pitch formation could also be desiccated.

The presence of land drainage would indicate the soils exhibit low permeability.

Woodland to the north of the site is designated a Local Nature Reserve.

Potential Ground investigation scope for the proposed 3G FTP

Window sampler borehole investigation recommended due to potential deepening of foundations due to influence of trees, levelling earthworks and possible Made Ground.

Topsoil testing and analysis.

Potential for Made Ground and therefore classification of waste soils for off site disposal.

Other surveys:

Topographical survey

Electrical Capacity Survey

Unlikely to require FRA

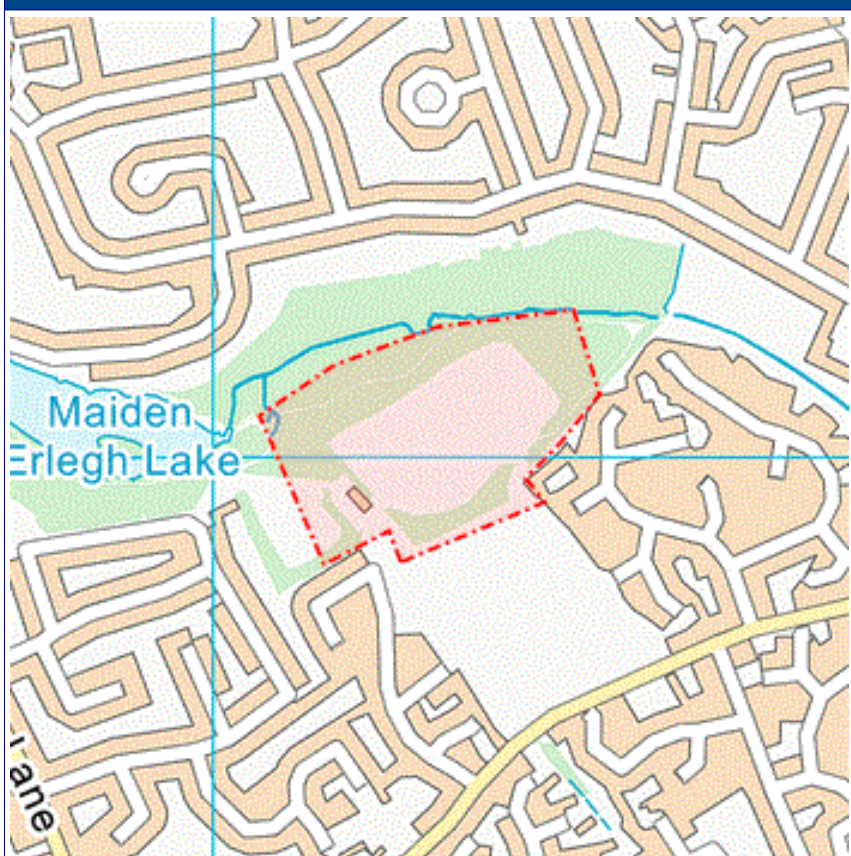
Enquirer

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Email			

Enquiry Details

Scheme/Reference	23868 Laurel Park, Earley		
Enquiry type	Initial Enquiry	Work category	Development Projects
Start date	06/10/2021	Work type	Commercial/industrial
End date	06/10/2021	Site size	60649 metres square
Searched location	XY= 475212, 171019	Work type buffer*	75 metres
Confirmed location	475215 171030		
Site Contact Name	Not Supplied	Site Phone No	Not Supplied
Description of Works	Plans obtained are used for service avoidance only when breaking ground during an intrusive ground investigation		

* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.

Site Map


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Notes. Please ensure your contact details are correct and up to date on the system in case the LSBUD Members need to contact you.

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1. "LSBUD Members" who are asset owners who have registered their assets on the LSBUD service.
2. "Non LSBUD Members" are asset owners who have not registered their assets on the LSBUD service but LSBUD is aware of their existence. Please note that there could be other asset owners within your search area.

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1. LSBUD Members who have assets registered within your search area. ("Affected")
 - a. These LSBUD Members will either:
 - i. Ask for further information ("Email Additional Info" noted in status). The additional information includes: Site contact name and number, Location plan, Detailed plan (minimum scale 1:2500), Cross sectional drawings (if available), Work Specification.
 - ii. Respond directly to you ("Await Response"). In this response they may either send plans directly to you or ask for further information before being able to do so, particularly if any payments or authorisations are required.
2. LSBUD Members who do not have assets registered within your search area. ("Not Affected")
3. Non LSBUD Members who may have assets within your search area. Please note that this list is not exhaustive and all details are provided as a guide only. It is your responsibility to identify and consult with all asset owners before proceeding.

LSBUD Members who have assets registered on the LSBUD service within the vicinity of your search area.

List of affected LSBUD members			
Asset Owner	Phone/Email	Emergency Only	Status
Scottish and Southern Electricity Networks			Await response
SGN			Await response

LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area. Please be aware that LSBUD Members make regular changes to their assets and this list may vary for new enquiries in the same area.

List of not affected LSBUD members		
AWE Pipeline	Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)
Box Broadband	BP Exploration Operating Company Limited	BPA
Cadent Gas	Carrington Gas Pipeline	CATS Pipeline c/o Wood Group PSN
Cemex	Centrica Storage Ltd	CNG Services Ltd
Concept Solutions People Ltd	ConocoPhillips (UK) Teesside Operator Ltd	Diamond Transmission Corporation
DIO (MOD Abandoned Pipelines)	DIO (MOD Live Pipelines)	E.ON UK CHP Limited
EirGrid	Electricity North West Limited	ENI & Himor c/o Penspen Ltd
EnQuest NNS Limited	EP Langage Limited	ESP Utilities Group
ESSAR	Esso Petroleum Company Limited	euNetworks Fiber UK Ltd
Exolum Pipeline System	Fulcrum Pipelines Limited	Gamma
Gas Networks Ireland (UK)	Gateshead Energy Company	Gigaclear Ltd
Gtt	Harbour Energy	Heathrow Airport LTD
Humbly Grove Energy	IGas Energy	INEOS FPS Pipelines
INEOS Manufacturing (Scotland and TSEP)	INOVYN ChlorVinyls Limited	INOVYN Enterprises Limited
Intergen (Coryton Energy or Spalding Energy)	Jurassic Fibre Ltd	Last Mile
Mainline Pipelines Limited	Manchester Jetline Limited	Manx Cable Company
Marchwood Power Ltd (Gas Pipeline)	Melbourn Solar Limited	Murphy Utility Assets
National Grid Electricity Transmission	National Grid Gas Transmission	Neos Networks
Northumbrian Water Group	NPower CHP Pipelines	NTT Global Data Centers EMEA UK Ltd
NYnet Ltd	Oikos Storage Limited	Ørsted
Palm Paper Ltd	Perenco UK Limited (Purbeck Southampton Pipeline)	Petroineos
Phillips 66	Portsmouth Water	Premier Transmission Ltd (SNIP)
Redundant Pipelines - LPDA	RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)	RWEnpower (Little Barford and South Haven)
SABIC UK Petrochemicals	Scottish Power Generation	Seabank Power Ltd
SES Water	Shell	Shell NOP
SSE Generation Ltd	SSE Transmission	SSE Utility Solutions Limited
Tata Communications (c/o JSM Construction Ltd)	Total Colnbrook Pipelines	Total Finaline Pipelines
Transmission Capital	UK Power Networks	Uniper UK Ltd

University of Cambridge Granta Backbone
Network

Vattenfall

Veolia ES SELCHP Limited

Veolia ES Sheffield Ltd

VPI Power Limited

Wales and West Utilities

West of Duddon Sands Transmission Ltd

Western Power Distribution

Westminster City Council

Zayo Group UK Ltd c/o JSM Group Ltd

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Asset Owner	Preferred contact method	Phone	Status
BT			Not Notified
CenturyLink Communications UK Limited			Not Notified
CityFibre			Not Notified
Colt			Not Notified
ENGIE			Not Notified
GTC			Not Notified
Mobile Broadband Network Limited			Not Notified
Sky UK Limited			Not Notified
Sota			Not Notified
Teliasonera			Not Notified
Thames Water			Not Notified
Utility assets Ltd			Not Notified
Verizon Business			Not Notified
Virgin Media			Not Notified
Vodafone			Not Notified
Wokingham District Council (Structures)			Not Notified

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