

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	260367
Address:	10 - 12 Latimer Road, Wokingham, RG41 2WA.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 223691 dated 09/07/2024. Condition 3 relates to external materials; 5 to Boundary Treatment Plans; 6 to hard and soft landscaping; 8 to a Landscape Management Plan; 11 to drainage; 16 to walking and cycling; 17 to an EV Charging Strategy, and 19 to contamination.		
Type of Development:			
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
☒ No objection
☐ No objection subject to conditions (and reasons) **stated below**
☐ Request further information before determination as **stated below**
☐ Objection due to the reason(s) **stated below**

Comments On Proposal

I have reviewed the information submitted in relation to land contamination with respect to Condition 19 attached to the above planning permission.

Documents Reviewed:

- **Phase I Geo-Environmental Assessment Report** (Ref: OC/C5173/11384)
Date: September 2022 – Boyer Planning
- **Phase 2 Geo-environmental and Geotechnical Site Investigation** (Ref: 305345-R01(00)) Date: September 2023 – Oriel Housing Ltd
- **Phase 2 Geo-environmental and Geotechnical Site Investigation– Supplementary Assessment** (Ref: 305345-L01 (00)) Date: November 2023 – Oriel Housing Ltd
- **Winter Groundwater Monitoring** (Ref: 305345L02(00)) Date: March 2024 – Oriel Housing
- **Supplementary Phase 2 Site Investigation** (Ref: 305345-R02(00)) Date:

October 2024 - Abri Group Ltd

- **Remediation Strategy Report** (Ref: 305345-R03(00) Date: November 2024 – Abri group Ltd
- **Remediation Method Statement** (GWPR6945/RMS) Date: February 2026 – Doswell Projects Ltd

Site Investigations

A series of investigations have been undertaken to assess the potential for land contamination at the site.

Phase 1 Geo-Environmental Assessment

The Phase 1 Geo-Environmental Assessment identified that the site had historically been used as a cattle market and, since 1977, for commercial purposes. Based on the historical land uses, the overall risk to human health from on-site contamination was assessed as low, with off-site contamination sources considered low to moderate risk.

The risk from ground gases was assessed as low to moderate, and the risk to controlled waters was considered very low to low.

The report recommended that intrusive site investigations be undertaken to confirm the ground conditions and to assess potential contamination risks.

Phase 2 Geo-Environmental and Geotechnical Investigations

Subsequent Phase 2 investigations were undertaken across the site and included:

- Cable percussive boreholes
- Window sample boreholes
- Trial pits / inspection pits
- Soil sampling and laboratory analysis

In total, 26 soil samples were collected across the site from a combination of boreholes and window sample locations and inspection pits.

Laboratory analysis identified:

- Elevated concentrations of polycyclic aromatic hydrocarbons (PAHs) at four locations (WS102, WS208, WS101 and BH202) within the made ground deposits.
- A localised hotspot of contamination associated with PAHs at window sample location WS208.
- Asbestos-containing materials (ACMs) within the made ground at four investigation points, comprising three window sample locations (WS102, WS209 and WS212) and one inspection pit (IP202).

Overall, contamination was identified at 7 of the 26 investigation points across the site.

Ground Gas and Groundwater Monitoring

Supplementary investigations were undertaken to assess ground gas and groundwater conditions, including monitoring from installed wells.

Gas monitoring results classified the site as Characteristic Situation 1 (CS1) in accordance with BS8485, indicating a very low ground gas risk. As a result, gas protection measures are not considered necessary for the proposed development.

Groundwater monitoring identified groundwater within the made ground and Bagshot

Sand Formation at approximately 55.8 mAOD to 57.7 mAOD, with seasonal variation observed. Testing for volatile organic compounds (VOCs) in groundwater did not identify contamination above detection limits.

Remediation Strategy

The submitted remediation strategy and remediation method statement set out the proposed measures to address the identified contamination risks.

Targeted remediation of the PAH hotspot identified at WS208 is proposed through excavation of impacted soils within a 7.2 m radius to a depth of approximately 600 mm. This will be followed by placement of 600 mm of clean capping material, with validation undertaken by a suitably qualified engineer.

In addition, areas of hardstanding, including proposed roadways and parking areas, will provide a permanent cover layer over parts of the site where contamination has been identified, thereby breaking the source–pathway–receptor linkage and reducing the potential risk to future site users.

The remediation strategy also sets out procedures for:

- The identification and appropriate disposal of asbestos-containing materials, and
- Waste classification and disposal at suitably permitted landfill facilities where required.

Conclusion:

The submitted remediation strategy and remediation method statement set out appropriate and proportionate measures to address the identified contamination risks.

I am therefore satisfied that the information submitted adequately addresses the requirements of Condition 19, and I have no objection to the discharge of Condition 19.

For the avoidance of doubt, Conditions 20 and 21 remain applicable and ensure the appropriate management of contamination during the development process.

Condition 20 requires the submission and approval of a verification report demonstrating that the remediation works set out in the approved remediation strategy have been completed and are effective.

Condition 21 addresses the potential discovery of previously unidentified contamination during development. Should contamination be encountered, development within the affected phase must cease and an amended remediation strategy must be submitted to and approved by the Local Planning Authority before works recommence.

Conditions & Reasons (if required)

N/A

Date:	12.03.2026	Signed:	<i>K.pates</i>
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