



Remediation Method Statement

**Land South of Nine Mile Ride, Finchampstead, Reading,
Berkshire, RG40 3QD**

*Prepared for:
Elivia Homes
Suite 5 & 6
Woodland Court,
Beaconsfield,
HP9 2SF*

January 2026

Omnia ref: A12057-8/1.0

ISO Accredited Certification (UKAS)



QUALITY ASSURANCE

Project Number: A12057-8
January 2026

 Geo- Environmental	Remediation Method Statement (RMS)				
	Prepared by:	J. Wolverton	Date:	09/01/26	Signature:
	Checked by:	Dr A. King	Date:	16/01/26	Signature:
	Authorised by:	Dr A. King	Date:	16/01/26	Signature:

North Office

First Floor,
Swan Buildings,
20 Swan Street
Manchester
M4 5JW



Midlands Office

Office 203,
St Nicholas House,
31 Park Row,
Nottingham,
NG1 6FG



South Office

Ground Floor
Unit 2 The Briars,
Waterberry Drive,
Waterlooville,
PO7 7YH



Southwest Office

130 Aztec West,
Almondsbury,
Bristol,
BS32 4UB



TABLE OF CONTENTS

Quality Assurance	ii
Table of Contents.....	ii
1 INTRODUCTION	4
1.1 Background	4
1.2 Report Objectives	4
1.3 Scope of Works	5
1.4 Proposed Development Plan	5
1.5 Summary of Parties Involved	5
1.6 Limitations	5
1.7 Confidentiality	5
2 SITE SETTING	6
2.1 Site Details	6
2.2 Current Site Use	6
2.3 Summary of Ground Conditions Encountered	6
2.4 Hydrogeology	6
2.5 Hydrology & Flooding	7
2.6 Summary of Contaminant Distribution – Revised Conceptual Site Model	7
2.7 Construction Phase Risks	7
3 REMEDIATION STRATEGY	9
3.1 General	9
3.2 Remedial Measures Summary	9
4 REMEDIAL WORKS	10
4.1 Implementation of a Discovery Strategy (Point 1)	10
4.2 Implementation of a Clean Cover System in Plots 1-2 Proposed Rear Private Gardens (Points 2a, 2b & 2c)	10
4.2.1 Excavation of Impacted Soils from Plots 1-2 Proposed Rear Private Gardens (Point 2a)	11
4.2.2 Installation of a Hi-Visibility Geotextile (Point 2b)	11
4.2.3 Placement of Clean Soils in Areas of Proposed Private Gardens (Point 2c).	11
4.3 Underground Water Supply Pipework (Point 3)	12
5 VALIDATION (POINT 4).....	13
5.1 Validation of Discovery Strategy	13
5.2 Validation of Clean Cover System	13
5.2.1 Sampling Frequency of Imported Soils	13
5.2.2 Validation Criteria – Imported Soils	14
5.3 Supervision and Validation of works	15
6 RECORD KEEPING & VERIFICATION	16
6.1 Record Keeping	16
6.2 Verification	16
7 REMEDIATION AND VALIDATION CHECKLIST.....	17
APPENDIX I - LIMITATIONS	18
APPENDIX II – GLOSSARY.....	20
APPENDIX III - DRAWINGS	23
APPENDIX IV – IMPORTED SOILS CRITERIA.....	24

Tables

Table 1-1 Identified Site Issues	4
Table 2-1 Site Details	6
Table 2-2 Published Geological Sequence	6
Table 2-3 Revised Conceptual Site Model	7
Table 5-1 Chemical Validation Schedule	14

1 INTRODUCTION

1.1 Background

This Remediation Method Statement (RMS) has been prepared by Omnia following the findings of previous geo-environmental site investigations carried out by Omnia at the site comprising Land north of Nine Mile Ride, Finchampstead, Reading, Berkshire, RG40 3QD.

A site location plan is presented in Appendix III Figure 1.0.

The site has been subject to five (5no.) previous phases of investigation by Omnia. The first four (4no.) phases of investigation are all set out within the most recent updated Phase II report for the site:

- Omnia – Phase II Geo-Environmental Site Assessment – Land south of Nine Mile Ride, Finchampstead, Reading, Berkshire, RG40 3QD (ref: A12057-5/1.0) dated March 2025.

The fifth phase of investigation at the site comprised delineation works within the northeast corner of the site following the identification of concentrations of PAH exceeding the adopted Tier 1 screening values within one location in the northeastern area of the site identified within the above Phase II report (ref: A12057-5/1.0). The most recent delineation works are detailed within the following report:

- Omnia – Delineation Exercise – Land south of Nine Mile Ride, Finchampstead, Reading, Berkshire, RG40 3QD (ref: A12057-6/251210/L1) dated December 2025.

This RMS is based upon the findings of the above reports, and it is therefore recommended that the RMS is read in conjunction with this report, however a brief summary of the areas requiring remedial works has been included below.

Table 1-1 Identified Site Issues

Identified Risk	Location	Requirement
PAH	Northeast of site within locations WS104, HP401, HP402, HP408, and HP409 (Plots 1-2)	Clean Soil Capping

1.2 Report Objectives

The purpose of the Remediation Strategy is to identify and evaluate feasible remedial technologies and to validate the successful implementation of a site remediation programme to ensure the safe, cost effective and regulatory compliant re-development of the site.

The RMS is based on the proposed development layout presented in Figure 2.0. Should the proposed development layout change then this RMS document should be revised, and the required extent of mitigation measures should be re-assessed.

1.3 Scope of Works

With regards to the proposed development of the site, the main aims of the remedial works are as follows:

- To provide a remediated site that is suitable for future redevelopment i.e. residential development;
- To provide a landform/ground surface which can accommodate the design;
- To ensure that construction/groundworkers are not put at an unacceptable short-term risk during the remediation and/or redevelopment of the site; and,
- To satisfy the requirements of the regulatory authorities (i.e. the Local Planning Authority).

1.4 Proposed Development Plan

It is understood that the proposed development is for the construction of twenty-eight (28no.) residential units and a block of four (4no.) flats, all with associated private gardens, areas of public open space and associated infrastructure.

The proposed site development plan is presented as Figure 2.0 within Appendix III.

1.5 Summary of Parties Involved

Name of Party	Function / Interest
Elivia Homes	Client
TBC	Principal Contractor
Omnia	Geo-Environmental Consultant
Wokingham Borough Council	Environmental and Human Health Regulator
South East Water	Potable Water Supply Regulator

1.6 Limitations

The limitations of this report are presented in Appendix I.

1.7 Confidentiality

Omnia has prepared this report solely for the use of the Client and those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed. Should any third party wish to use or rely upon the contents of the report, written approval must be sought from Omnia; a charge may be levied against such approval.

2 SITE SETTING

2.1 Site Details

Table 2-1 Site Details

Site Address	Land south of Nine Mile Ride, Finchampstead, Reading, Berkshire, RG40 3QD
National Grid Reference	480159, 164793
Site Area	Approximately 1.9ha

All acronyms used within this report are defined in the Glossary presented in Appendix II.

A site location plan is presented as Figure 1.0 (Appendix III).

2.2 Current Site Use

Site remains unchanged since most recent delineation exercise. The site comprises two (2no.) currently unoccupied residential dwellings with associated garden areas and hardstanding in the north of the site. The south of the site comprises an area of woodland. At the time of the most recent site works, limited demolition of existing structures on-site had commenced.

A temporary welfare structure was located in the north of the site which acted as the site offices.

2.3 Summary of Ground Conditions Encountered

The ground investigation generally confirmed the published geology, with ground conditions comprising Topsoil or Made Ground directly underlain by bedrock deposits of the Camberley Sand Formation and the Windlesham Formation. Made Ground was only encountered in locations in the northeast of the site where locations were advanced within the footprint of the former on-site garage and within the footprint of the driveway of the on-site residential dwelling.

Table 2-2 Published Geological Sequence

Geological Unit	Classification	Typical Description	Proven Thickness Range (m)
Topsoil	Topsoil	Clayey Silty Gravelly SAND	0.05-0.40
Artificial Ground (Whole Site)	Made Ground (northeast only)	Clay, Sand and Gravel	0.10-1.10
Bedrock	Camberley Sand Formation	Clayey Silty Gravelly SAND	0.35-4.65
	Windlesham Formation	Clay, Silt and Sand	>19.60

Full soil descriptions are provided in the most recent Omnia Phase II report (ref: A12057-5/1.0) and the Omnia Delineation Exercise report (ref: A12057-6/251210/L1).

2.4 Hydrogeology

Data obtained from publicly available sources (<https://magic.defra.gov.uk/MagicMap.aspx>) has been used within the following section.

Geological Unit	Classification	Typical Description	Thickness Range (m)	Aquifer Classification
Topsoil	Topsoil	Clayey Silty Gravelly SAND	0.05-0.40	N/A
Artificial Ground (Whole Site)	Made Ground (northeast only)	Clay, Sand and Gravel	0.10-1.10	N/A
Bedrock	Camberley Sand Formation	Clayey Silty Gravelly SAND	0.35-4.65	Secondary A
	Windlesham Formation	Clay, Silt and Sand	>19.60	Secondary A

Review of publicly available information did not identify any groundwater Source Protection Zones or groundwater or potable water abstractions within 1km of the site.

2.5 Hydrology & Flooding

Data obtained from publicly available sources (<https://magic.defra.gov.uk/MagicMap.aspx>) has been used within the following section.

Data obtained via publicly available information identified one (1no.) surface watercourses within 250m of the site. The watercourse comprised an unnamed drain which runs generally north to south approximately 90m southeast of the site at its closest point.

Review of publicly available information identified that the site is located within Flood Zone 1 for Rivers and Sea Flooding which is defined as land having a less than 0.1% annual probability of river or sea flooding.

2.6 Summary of Contaminant Distribution – Revised Conceptual Site Model

Following completion of the Tier 1 risk assessment active pollution pathways have been identified based on a residential end use with homegrown produce. A summary of Affected Areas is provided within Figure 3.0 and Figure 3.1 (Appendix III).

Table 2-3 Revised Conceptual Site Model

Source	Potential Migration Pathway	Potential Receptors	Affected Areas
Elevated levels of PAHs found in near surface soils within the northwest of the site within the footprint and in the vicinity of the former garage.	Dermal contact with impacted soils and dust Ingestion of impacted soil and dust	Future Site Users	Private Rear Gardens (Plots 1-2)

2.7 Construction Phase Risks

Construction workers are not considered to be a plausible receptor due to management of their exposure through the use of suitable PPE and hygienic working practices as required under

HSE/CDM regulations. Furthermore, the length of any exposure is considered to be very short in comparison to the criteria for which the adopted end use has been derived.

3 REMEDIATION STRATEGY

3.1 General

The main aims of the remediation strategy are as follows:

- To provide a final ground surface suitable for the proposed Residential end use of the site;
- To comply with the requirements of the Local Planning Authority and their Environmental Health Department to ensure future users of the site are not put at risk from any chemical contamination arising from its former use(s) or nature of materials present; and,
- To ensure construction workers are not put at an unacceptable short-term risk in redeveloping the site.

3.2 Remedial Measures Summary

Based on the findings of the site investigations and the development constraints listed above, the following remediation strategy has been devised for the site. The proposed scope of the works is summarised below and detailed in the subsequent sub-sections. Full details of the methodology are set out in Section 4. In summary this comprises:

- 1) Implementation of a Discovery Strategy;
- 2) Installation of a clean cover system within the rear private gardens of Plots 1-2 in the northeast of the site;
 - a) Excavation of Impacted Soils;
 - b) Installation of High-Visibility Geotextile;
 - c) Placement of Clean Soils;
- 3) Underground Water Supply Pipework; and,
- 4) A validation report should be produced on completion of the works. This report will serve to confirm the works were undertaken in accordance with the relevant legislation, the remediation statement, method statements and planning conditions.

4 REMEDIAL WORKS

Remedial works required are discussed in detail in the following sections.

4.1 Implementation of a Discovery Strategy (Point 1)

A discovery strategy should be implemented as part of the development process for any previously un-encountered contamination.

Should any additional significant visual or olfactory evidence of unexpected contamination be identified during the development then works should be halted in the affected area and contact made with a suitably qualified and experienced Environmental Consultant to determine an appropriate course of action, which may include additional investigation, and as necessary, variation to the agreed RMS.

Contact should be made with the regulator to confirm the proposed scope of works and any variation to the RMS.

The following list is not exhaustive, but should be used as guidance with regards to what should be considered indicative of soil contamination that may require remedial works:

- Free-phase contamination (liquid oils or fuels);
- Loose fibrous materials or cement bound materials (PACM);
- Visually significant staining of soils;
- Evidence of invasive plants such as Japanese Knotweed, Himalayan Balsam, Marestail or Giant Hogweed; and,
- Olfactory evidence of hydrocarbon contamination.

4.2 Implementation of a Clean Cover System in Plots 1-2 Proposed Rear Private Gardens (Points 2a, 2b & 2c)

A clean cover system should be installed within proposed rear Private Gardens of Plots 1-2 as set out in the following sections and detailed within Figure 4.0. At this stage a formal proposed planting plan has yet to be submitted for approval. However, with reference to Figure 2.0 Omnia have assumed that planting will comprise a mixture of grass, ornamental shrubs and trees. As such, it is recommended that minimum cover system thickness of 600mm should be adopted for rear private gardens of Plots 1-2.

Where tree planting is proposed, the thickness of the cover system should be increased to a minimum of 900mm to form 'Tree Pits' in accordance with guidance set out in BS3882:2015. Consideration should be given to tree stabilisation where trees are planted above a geotextile, through discussion and design by an Arboriculturist.

It should be noted where existing trees or shrubs are to be retained on-site, the method of placement of the above hi-vis geotextile and clean soils should be agreed with the landscape architect, with any amendments to the above cover system thickness and specification submitted to and agreed with the LPA prior to implementation.

4.2.1 Excavation of Impacted Soils from Plots 1-2 Proposed Rear Private Gardens (Point 2a)

Impacted soils within the proposed rear private gardens of Plots 1-2 should be excavated to a minimum depth of 600mm below finished ground levels (bFGL) with all excavated soils removed for off-site disposal at a suitably licenced waste disposal site via a registered waste carrier.

Following the excavation of impacted soils, material will need to be removed and disposed of off-site to a suitably licensed waste disposal or soil treatment facility.

Areas requiring the implementation of a clean cover system are shown on Figure 4.0.

4.2.2 Installation of a Hi-Visibility Geotextile (Point 2b)

Upon excavation of proposed private garden areas to a minimum depth of 600mm bFGL, a high-visibility geotextile ([Terram Hi-Vis](#), or equivalent) should be emplaced to act as a marker layer and to prevent the intermixing of clean imported soils with underlying soils containing potentially elevated concentrations.

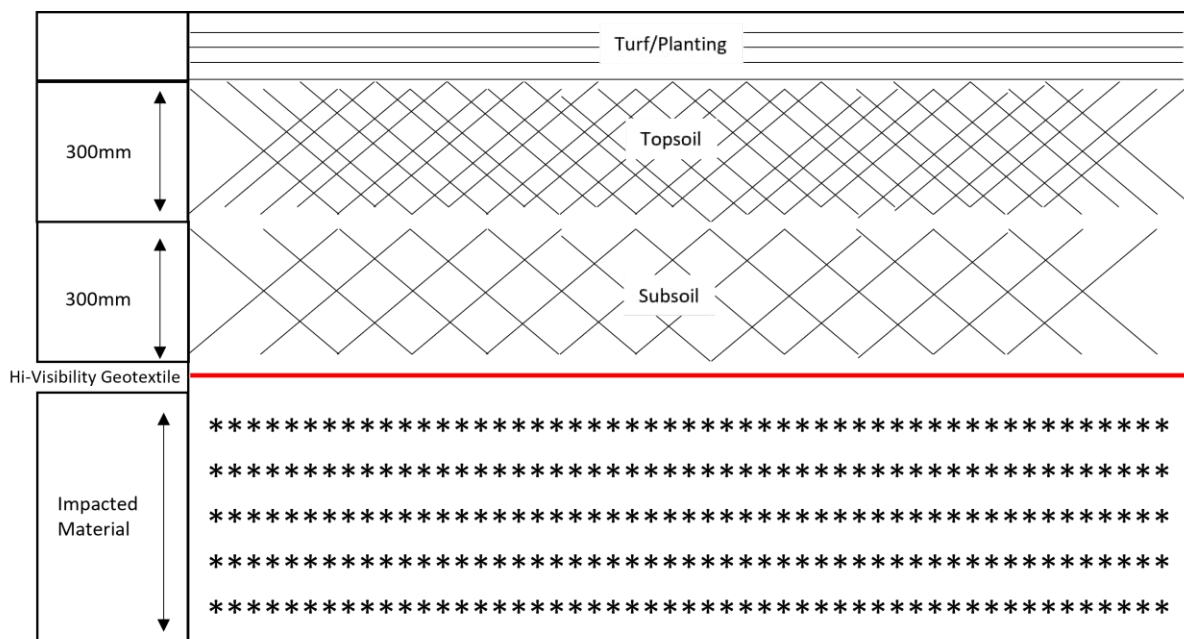
4.2.3 Placement of Clean Soils in Areas of Proposed Private Gardens (Point 2c).

Following the excavation and removal of impacted soils and the installation of a hi-visibility geotextile, excavations should be infilled through the placement of 600mm of clean soils to achieve finished site levels.

A mixture of true subsoil and topsoil will need to be imported. Given that subsoil settles less than topsoil, it should not be used at the surface whilst the thickness of topsoil should not normally exceed 300mm.

All soils utilised for the installation of the clean cover system should be sampled and tested at the ratio set out in Table 5-1 and should conform with the chemical suitability criteria set out in Appendix IV. Imported soils should be obtained from clean source with a BS3882 supply certificate in the case of topsoil.

The clean cover system, as set out above, should be in accordance with the below cross section.



4.3 Underground Water Supply Pipework (Point 3)

Given the brownfield nature of the site, it is recommended that reference is made to UKWIR Guidance for the selection of potable water supply pipework. Confirmation should be sought from the potable water supplier (South East Water) to ensure that potable water supply pipework is selected in accordance with the requirements of the local Water Authority.

5 VALIDATION (POINT 4)

In order to determine that all remedial works have been completed in accordance with the RMS, validation will need to be undertaken to confirm that the exposure pathway has been severed and the pollution linkages rendered inactive.

5.1 Validation of Discovery Strategy

If no evidence of unexpected contamination is encountered during site works, then a short statement should be made in writing by someone of suitable authority and project relevance to this effect.

In the event that any additional visual or olfactory evidence of contamination is encountered during site works, such that the Discovery Strategy is triggered, then full records should be kept which should include the following as a minimum:

- Written and photographic record of the additional contamination encountered, including a plan showing its location on site
- Records of any segregation actions taken, if any
- Records of who was contacted to make an assessment of how to progress under the Discovery Strategy
- If further works were required to address the contamination, then these works should be documented and reported as a standalone phase of works

5.2 Validation of Clean Cover System

In order to confirm that a clean cover system has been correctly implemented and the exposure pathway broken, validation samples will be required.

Hand excavated validation pits will be advanced by a suitably experienced and qualified Environmental Consultant to a depth of 600mm bFGL in the rear private gardens of Plots 1-2 to validate the placement of the correct thickness of clean cover.

The thickness of the cover system will be documented through on-site measurements and photographic evidence.

Soil samples will be collected from the emplaced clean imported soils and submitted for laboratory testing to confirm chemical suitability with the laboratory test results compared to the imported soil criteria presented within Appendix IV.

Upon receipt of compliant laboratory test results, a validation report will be produced to demonstrate that the correct thickness of chemically suitable clean soil has been used to form the clean cover system.

5.2.1 Sampling Frequency of Imported Soils

The sampling frequency for materials to be managed under the Remediation Strategy is presented within Table 5-1 below.

Sample frequency has been set out in line with current guidance provided by NHBC 'NHBC Requirements for Soil Capping Systems'. Given that only two (2no.) plots are impacted, a sampling frequency of one (1no.) sample per plot with a minimum of three (3no.) samples per capping layer has been adopted.

Imported soils should be obtained from a known clean source, and in the case of topsoil should be supplied with BS3882 supply certificates.

Table 5-1 Chemical Validation Schedule

Purpose	Area	Testing Frequency		Chemical Analysis
Validation Testing across remediation areas of the site	Private Gardens ⁽¹⁾	Topsoil	1 sample per plot (minimum of 3 samples per capping layer)	Full CLEA Metals (As, Cd, Cr, Cu, Hg, Ni, Pb & Zn); Cyanide; Phenols; Speciated Total Petroleum Hydrocarbons (TPHCWG); Speciated PAH (USEPA 16); Soluble Sulphate; pH; and, Asbestos screen. BS3882:2015 – Phytotoxic Suite (Cu, Ni & Zn)*
		Subsoil	1 sample per plot (minimum of 3 samples per capping layer)	

(1) NHBC Requirements for Soil Capping Systems

* It is recommended that topsoil is compliant with BS3882:2015 to certify its suitability as a plant growing medium. If this is not required, then testing can be excluded from chemical analysis.

5.2.2 Validation Criteria – Imported Soils

The imported soils for the Clean Cover system should meet the chemical suitability criteria set out in Appendix IV (Import Criteria). It is considered that the values set out will be suitably protective of the identified receptors.

It is recommended that imported topsoil should be accompanied by a BS3882:2015 supply certificate, should be free from sharps, visual and olfactory evidence of contamination and should contain no visual evidence of invasive weeds.

Upon receipt of successful lab results a validation report will be created showing imported clean fill has been used in the clean cover system.

Remedial works undertaken should be documented in a site diary with a photographic record of works undertaken maintained.

5.3 Supervision and Validation of works

Works as set out within this RMS are to be supervised by a suitably qualified and experienced Environmental Consultant for the following aspects of work. The level of attendance should be agreed with the Client.

1. Implementation of a clean cover system within the rear private gardens of Plots 1-2

6 RECORD KEEPING & VERIFICATION

6.1 Record Keeping

During the course of the remediation and site enabling works, the Principal Contractor (PC) should undertake the following record keeping protocols:

- Detailed daily site diary including material movements and photographic record of any remedial works as set out in this document; and,
- A record of clean imported soil delivery notes and waste transfer notes for all materials disposed of off-site.

Record keeping on site, in particular movements of impacted and clean natural soils should be retained by the Developer with records remaining on site during the course of site development works.

6.2 Verification

The records listed should then be incorporated into a Closure Report on completion of the remediation works.

The Closure Report should include, but is not limited to, the following:

- Any records/documentation related to the Discovery Strategy
- Evidence of validation works and results for all remedial excavations
- Evidence of validation works and results for all emplaced soils
- Copies of consignment notes for any imported materials
- Copies of any consignment notes relating to the movement of site won materials off-site for disposal
- Detailed drawings showing all validation sampling locations
- Photographs of the excavation works and validation sampling locations

The findings of the validation exercises should be presented within standalone Validation Reports as required and summarised within a Closure Report upon completion of works and submitted to the Local Authority for approval.

7 REMEDIATION AND VALIDATION CHECKLIST

Affected areas	Remediation Requirement	Complete
Whole Site	Discovery Strategy – Previously Unidentified Contaminants	
	Should any additional significant visual or olfactory evidence of unexpected contamination be identified during the development then works should be halted in the affected area and contact made with a suitably qualified and experienced Environmental Consultant to determine an appropriate course of action, which may include additional investigation, and as necessary, variation to the agreed RMS.	
Plots 1-2 Rear Private Gardens	Clean Cover System	
	A clean cover system comprising 600mm clean soils (mixture of Topsoil and true subsoil) overlying a high-visibility geotextile should be installed in the required plots. The clean cover system must be validated once the clean cover is installed, at a frequency of 1 sample of topsoil and subsoil per plot (minimum of 3 samples per capping layer)	
Affected areas/Whole Site	Water Supply Pipework	
	Confirmation should be sought from the potable water supplier (South East Water) to ensure that potable water supply pipework is selected in accordance with the requirements of the local Water Authority.	

APPENDIX I - LIMITATIONS

1. This report and its findings should be considered in relation to the terms of reference and objectives agreed between Omnia and the Client as indicated in Section 1.2.
 2. For the work, reliance has been placed on publicly available data obtained from the sources identified. The information is not necessarily exhaustive and further information relevant to the site may be available from other sources. When using the information, it has been assumed it is correct. No attempt has been made to verify the information.
 3. This report has been produced in accordance with current UK policy and legislative requirements for land and groundwater contamination, which are enforced, by the local authority and the Environment Agency. Liabilities associated with land contamination are complex and requires advice from legal professionals.
 4. During the site walkover reasonable effort has been made to obtain an overview of the site conditions. However, during the site walkover no attempt has been made to enter areas of the site that are unsafe or present a risk to health and safety, are locked, barricaded, overgrown, or the location of the area has not been made known or accessible.
 5. Access considerations, the presence of services and the activities being carried out on the site limited the locations where sampling locations could be installed and the techniques that could be used.
 6. Site sensitivity assessments have been made based on available information at the time of writing and are ultimately for the decision of the regulatory authorities.
 7. Where mention has been made to the identification of Japanese Knotweed and other invasive plant species and asbestos or asbestos-containing materials this is for indicative purposes only and do not constitute or replace full and proper surveys.
 8. The executive summary, conclusions and recommendations sections of the report provide an overview and guidance only and should not be specifically relied upon without considering the context of the report in full.
 9. Omnia cannot be held responsible for any use of the report or its contents for any purpose other than that for which it was prepared. The copyright in this report and other plans and documents prepared by Omnia is owned by them, and no such plans or documents may be reproduced, published or adapted without written consent. Complete copies of this may, however, be made and distributed by the client as is expected in dealing with matters related to its commission. Should the client pass copies of the report to other parties for information, the whole report should be copied, but no professional liability or warranties shall be extended to other parties by Omnia in this connection without their explicit written agreement there to by Omnia.
 10. New information, revised practices or changes in legislation may necessitate the re-interpretation of the report, in whole or in part.
-

APPENDIX II – GLOSSARY

AST	Above Ground Storage Tank
BGS	British Geological Survey
BSI	British Standards Institute
BTEX	Benzene, Toluene, Ethylbenzene, Xylenes
CIEH	Chartered Institute of Environmental Health
CIRIA	Construction Industry Research Association
CLEA	Contaminated Land Exposure Assessment
CSM	Conceptual Site Model
DNAPL	Dense Non-Aqueous Phase Liquid (Chlorinated Solvents, PCB)
DWS	Drinking Water Standard
EA	Environment Agency
EQS	Environmental Quality Standard
GAC	General Assessment Criteria
GL	Ground Level
GSV	Gas Screening Value
HCV	Health Criteria Value
ICSM	Initial Conceptual Site Model
LNAPL	Light Non-Aqueous Phase Liquid (Petrol, Diesel, Kerosene)
ND	Not Detected
LMRL	Lower Method Reporting Limit
NR	Not Recorded
PAH	Polycyclic Aromatic Hydrocarbon
PCB	Poly-Chlorinated Biphenyl
PID	Photo-Ionisation Detector
QA	Quality Assurance
SGV	Soil Guideline Value
SPH	Separate Phase Hydrocarbon
TPH (CWG)	Total Petroleum Hydrocarbon (Criteria Working Group)
SPT	Standard Penetration Test
SVOC	Semi Volatile Organic Compound
UST	Underground Storage Tank
VCCS	Vibro Concrete Columns
VOC	Volatile Organic Compound
WTE	Water Table Elevation

UNITS

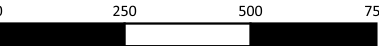
M	Metres
KM	Kilometres
%	Percent
%V/V	Percent Volume in Air
MB	Milli Bars (Atmospheric Pressure)
L/HR	Litres Per Hour
µG/L	Micrograms Per Litre (Parts Per Billion)
PPB	Parts Per Billion
MG/KG	Milligrams Per Kilogram (Parts Per Million)
PPM	Parts Per Million
MG/M ³	Milligram Per Metre Cubed
M BGL	Metres Below Ground Level
M BCL	Metres Below Cover Level

MAOD	Metres Above Ordnance Datum (Sea Level)
KN/M ²	Kilo Newtons Per Metre Squared
µM	Micrometre

APPENDIX III - DRAWINGS

Key

 Site Boundary



Scale
1:15,000

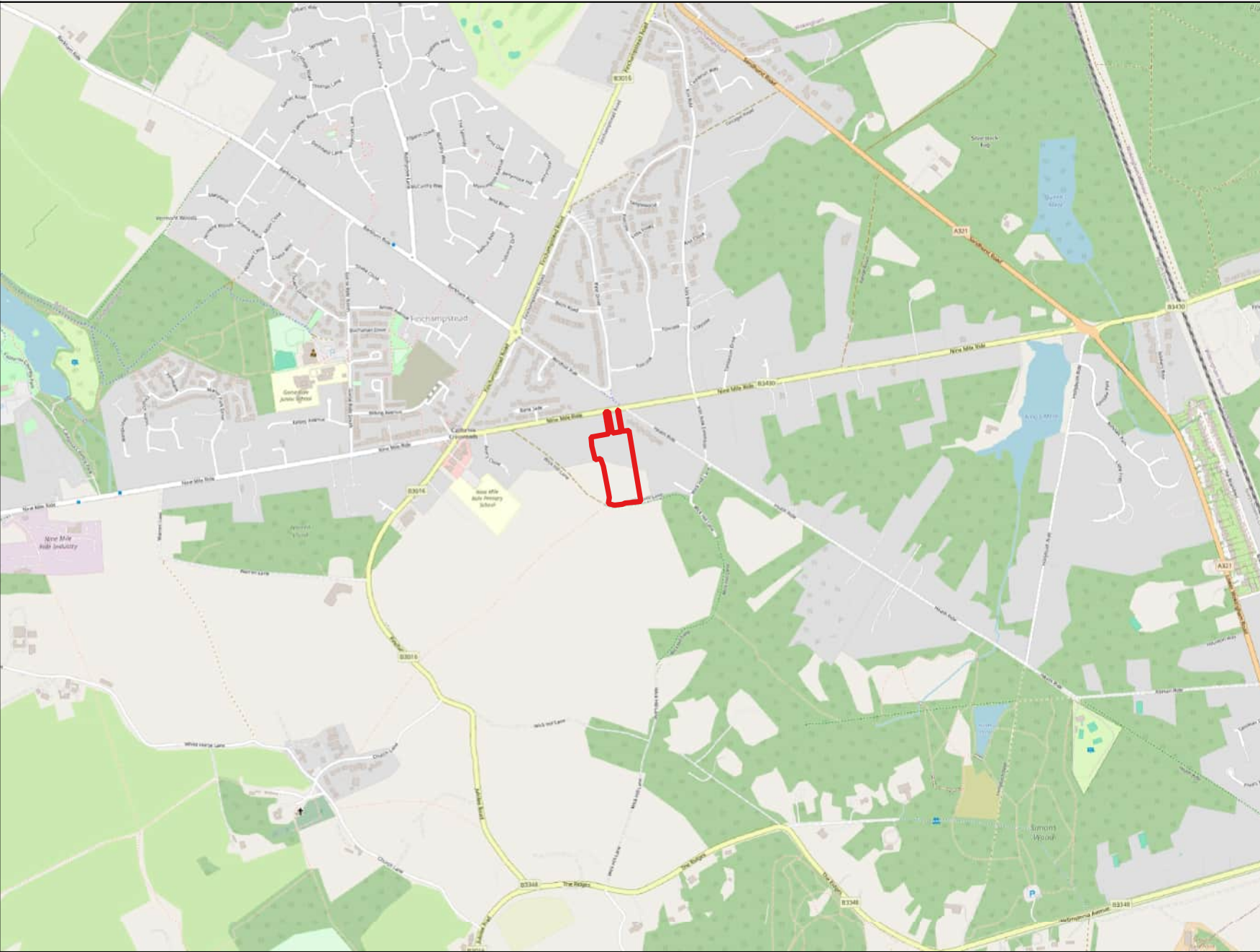
Paper Size
A4

Contains © OpenStreetMap contributors

The client must not amend any drawing, design or other intellectual property produced by Omnia without permission in writing from Omnia in advance of any amendments being made.

In the event that such written permission is not obtained in advance of the amendments being made Omnia shall not be liable for any damage and/or losses incurred as a result of the amended drawing, design or intellectual property.

Omnia Consulting, Ground Floor, Unit 2, The Briars, Waterberry Drive, Waterlooville, Hampshire, PO7 7YH
T: (01489) 808 088
E: info@omnia-consulting.co.uk
W: www.omnia-consulting.co.uk



Job Title:
Nine Mile Ride

Client:
Elivia Homes

Project Number:
A12057-8

Drawn By:
J. Wolverton

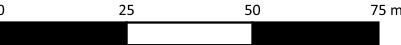
Date:
13/01/2026

Authorised By:
H. Spurling

Drawing Title:
Figure 1.0
Site Location Map

Key

Site Boundary



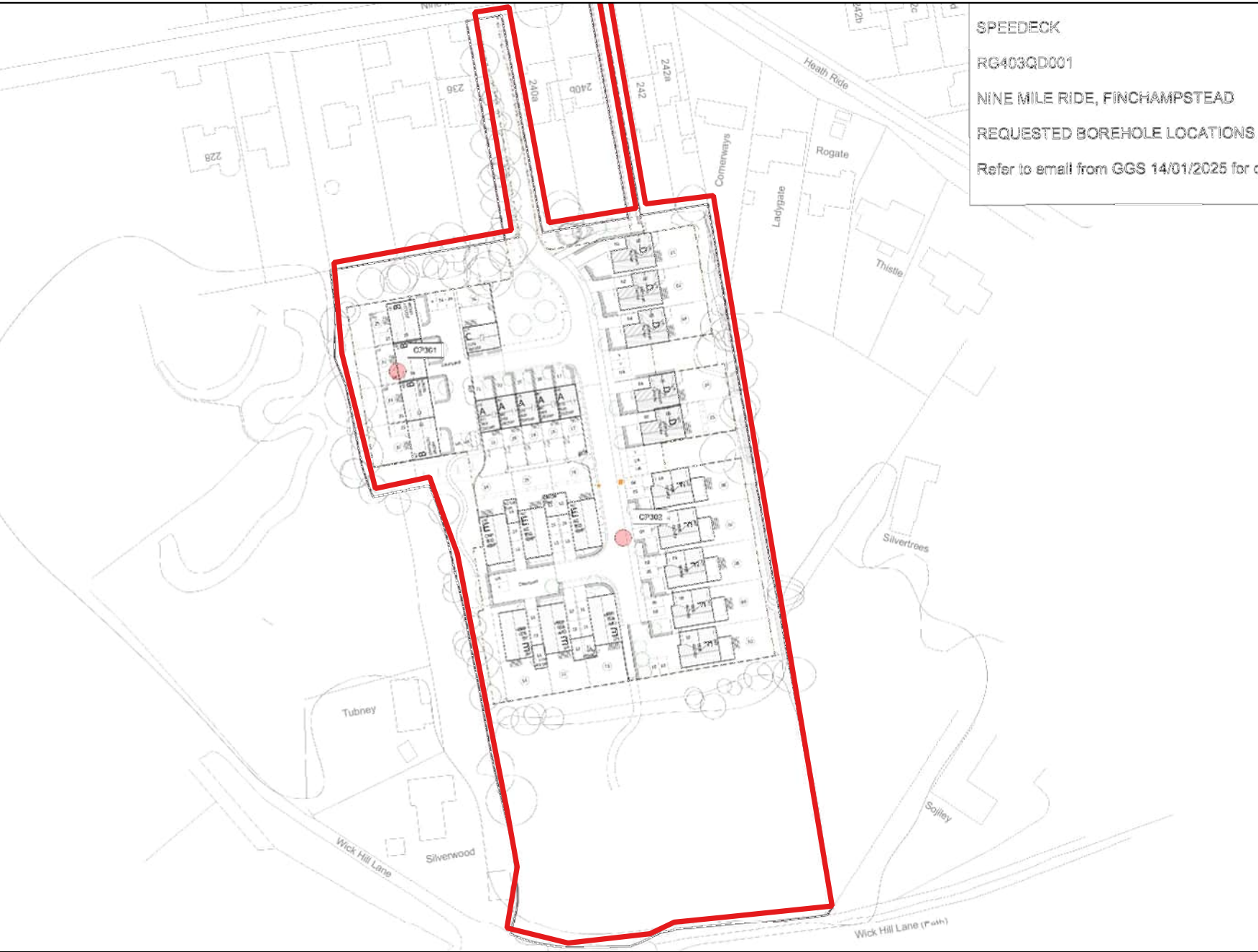
Scale	Paper Size
1:1,500	A4

Contains Speedeck drawing ref: RG403QD001

The client must not amend any drawing, design or other intellectual property produced by Omnia without permission in writing from Omnia in advance of any amendments being made.

In the event that such written permission is not obtained in advance of the amendments being made Omnia shall not be liable for any damage and/or losses incurred as a result of the amended drawing, design or intellectual property.

Omnia Consulting, Ground Floor, Unit 2, The Briars, Waterberry Drive, Waterlooville, Hampshire, PO7 7YH
T: (01489) 808 088
E: info@omnia-consulting.co.uk
W: www.omnia-consulting.co.uk



SPEEDECK
RG403QD001
NINE MILE RIDE, FINCHAMPSTEAD
REQUESTED BOREHOLE LOCATIONS
Refer to email from GGS 14/01/2025 for details



Job Title:
Nine Mile Ride

Client:
Elivia Homes

Project Number:
A12057-8

Drawn By:
J. Wolverton

Date:
13/01/2026

Authorised By:
H. Spurling

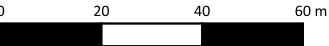
Drawing Title:
Figure 2.0
Proposed Location Plan

Key

Site Boundary

Tier 1 Assessment

- Pass
- Fail
- Not Tested



Scale 1:1,500
Paper Size A4

Contains Speedeck drawing ref: RG403QD001

The client must not amend any drawing, design or other intellectual property produced by Omnia without permission in writing from Omnia in advance of any amendments being made.

In the event that such written permission is not obtained in advance of the amendments being made Omnia shall not be liable for any damage and/or losses incurred as a result of the amended drawing, design or intellectual property.

Omnia Consulting, Ground Floor, Unit 2, The Briars, Waterberry Drive, Waterlooville, Hampshire, PO7 7YH
T: (01489) 808 088
E: info@omnia-consulting.co.uk
W: www.omnia-consulting.co.uk



Job Title:
Nine Mile Ride

Client:
Elivia Homes

Project Number:
A12057-8

Drawn By:
J. Wolverton

Date:
13/01/2026

Authorised By:
H. Spurling

Drawing Title:
Figure 3.0
Tier 1 Assessment



SPEEDECK
RG403QD001
NINE MILE RIDE, FINCHAMPSTEAD
REQUESTED BOREHOLE LOCATIONS
Refer to email from GGS 14/01/2025 for details

Key

Site Boundary

Tier 1 Assessment

Pass

Fail

Not Tested

Approximate Garage Footprint

Scale

1:150

Paper Size

A4

Contains Speedeck drawing ref: RG403QD001

The client must not amend any drawing, design or other intellectual property produced by Omnia without permission in writing from Omnia in advance of any amendments being made.

In the event that such written permission is not obtained in advance of the amendments being made Omnia shall not be liable for any damage and/or losses incurred as a result of the amended drawing, design or intellectual property.

Omnia Consulting, Ground Floor, Unit 2, The Briars, Waterberry Drive, Waterlooville, Hampshire, PO7 7YH
T: (01489) 808 088
E: info@omnia-consulting.co.uk
W: www.omnia-consulting.co.uk

Job Title:
Nine Mile Ride

Client:
Elivia Homes

Project Number:
A12057-8

Drawn By:
J. Wolverton

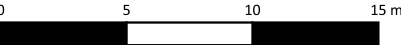
Date:
13/01/2026

Authorised By:
H. Spurling

Drawing Title:
Figure 3.1
Tier 1 Assessment (Northeast
Corner)

Key

- Site Boundary
- Areas Requiring 600mm clean cover system



Scale
1:300

Paper Size
A4

Contains Speedeck drawing ref: RG403QD001

The client must not amend any drawing, design or other intellectual property produced by Omnia without permission in writing from Omnia in advance of any amendments being made.

In the event that such written permission is not obtained in advance of the amendments being made Omnia shall not be liable for any damage and/or losses incurred as a result of the amended drawing, design or intellectual property.

Omnia Consulting, Ground Floor, Unit 2, The Briars, Waterberry Drive, Waterlooville, Hampshire, PO7 7YH
T: (01489) 808 088
E: info@omnia-consulting.co.uk
W: www.omnia-consulting.co.uk



Job Title:
Nine Mile Ride

Client:
Elivia Homes

Project Number:
A12057-8

Drawn By:
J. Wolverton

Date:
13/01/2026

Authorised By:
H. Spurling

Drawing Title:
Figure 4.0
Areas Requiring Clean Cover System

APPENDIX IV – IMPORTED SOILS CRITERIA

	Doc Ref	Document Name
	TECH11107	Tier 1 Screen for Imported Soils

Determinant	Unit	GAC 1% SOM	Exposure Pathway	Origin of Risk Assessment Value
Metals				
Arsenic	mg/kg	37	1	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Boron	mg/kg	290	1	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Cadmium	mg/kg	11	2	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Chromium (III)	mg/kg	910	1	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Chromium (VI)	mg/kg	6	2	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Copper	mg/kg	2400	2	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Lead	mg/kg	200	1	Category 4 Screening Level (C4SL) for Lead utilising exposure parameters from CLEA SR3 report. C4SL Document (Appendix E)
Mercury	mg/kg	40	1	LQM CIEH Suitable for Use Level (S4UL) 2015 - Inorganic Mercury
Nickel	mg/kg	180	1,2	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Selenium	mg/kg	250	1,2	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Zinc	mg/kg	3700	2	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
General Inorganics				
Cyanide	mg/kg	50	1	Dutch Intervention Value (2010) for Complex Cyanide
Asbestos	%	NAD	6	To Prevent the Import of Asbestos Containing Soils
Phenols				
Total Phenol	mg/kg	280	2,8	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Chlorophenols (except Pentachlorophenol)	mg/kg	0.87	2,8	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Pentachlorophenol	mg/kg	0.22	2	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
PAHs				
Naphthalene	mg/kg	2.3	2	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Acenaphthylene	mg/kg	170	2	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Acenaphthene	mg/kg	210	2	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Fluorene	mg/kg	170	2	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Phenanthrene	mg/kg	95	2	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Anthracene	mg/kg	Footnote 2	2	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Fluoranthene	mg/kg	280	1,2	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Pyrene	mg/kg	620	1,2	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Benzo(a)Anthracene	mg/kg	7.2	1	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Chrysene	mg/kg	15	1	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Benzo(b)Fluoranthene	mg/kg	2.6	1	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Benzo(k)Fluoranthene	mg/kg	77	1	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Benzo(a)Pyrene	mg/kg	2.2	1	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Indeno(123-cd)Pyrene	mg/kg	27	1	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Dibenzo(a,h)Anthracene	mg/kg	0.24	1	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Benzo(ghi)Perylene	mg/kg	320	1	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Total PAH	mg/kg	<1000	N/A	To Prevent the Import of Soils Containing Hazardous PAH Concentrations
BTEX & MTBE				
Benzene	mg/kg	0.087	4	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Toluene	mg/kg	130	2,4	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Ethylbenzene	mg/kg	47	2,4	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Xylenes	mg/kg	56	2,4	LQM CIEH Suitable for Use Levels (S4UL) 2015 (o-Xylene)
MTBE	mg/kg	49	4	CL:AIRE Soil Generic Assessment Criteria for Human Health Risk Assessment (2010)
TPH-CWG				
Aliphatic				
Aliphatic C5-C6	mg/kg	42	4	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Aliphatic C6-C8	mg/kg	100	4	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Aliphatic C8-C10	mg/kg	27	4	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Aliphatic C10-C12	mg/kg	130	4	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Aliphatic C12-C16	mg/kg	Footnote 3	4	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Aliphatic C16-C35	mg/kg	Footnote 3	1	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Aliphatic C35-C44	mg/kg	Footnote 3	1	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Aromatic				
Aromatic C5-C7	mg/kg	70	4	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Aromatic C7-C8	mg/kg	130	4	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Aromatic C8-C10	mg/kg	34	4	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Aromatic C10-C12	mg/kg	74	2	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Aromatic C12-C16	mg/kg	140	2	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Aromatic C16-C21	mg/kg	260	2	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Aromatic C21-C35	mg/kg	Footnote 3	1	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)
Aromatic C35-C44	mg/kg	Footnote 3	1	LQM CIEH Suitable for Use Levels (S4UL) 2015 based on a sandy loam as defined in SR3 (EA 2009)

Notes

Abbreviations: GAC = General Assessment Criteria, n = number of samples, MC = Maximum Concentration; Loc of Ex = Location of Exceedance, N/A = No UK Tier 1 Screening Value Exists for This Determinant and End Use Combination

Main Exposure Pathways: 1 = Ingestion of Soil & Indoor Dust, 2 = Consumption of Homegrown Produce & Attached Soil; 3 = Dermal Contact (Indoor & Outdoor); 4 = Inhalation of Vapour (Indoor & Outdoor); 5 = Inhalation of Dust (Indoor & Outdoor), 6 = Inhalation of Fibres, 8 = Ingestion (Background), 9 = Inhalation (Background)

(1) Total cyanide Tier 1 GAC is taken from the Dutch Intervention Value (2010) for complex cyanide.

(2) The S4UL screening value for individual compounds exceeds 1,000mg/kg and therefore the Total PAH limit of <1,000mg/kg must be adhered to in order to prevent hazardous PAH containing material from being imported to site

(3) The S4UL screening value for individual compounds exceeds 1,000mg/kg and therefore the TotalTPH (EC-5-44) limit of <1,000mg/kg must be adhered to in order to prevent hazardous TPH containing material from being imported to site

(sol) – GAC presented exceeds the solubility saturation limit.

(vap) – GAC presented exceeds the vapour saturation limit.