

Contaminated Land Watching Brief

23 July 2024

Paul Stelling

Land at 304 London Road, Wokingham, Wokingham, RG40 1RD

Report by Mr Louis Turner BSc (Hons)

Supervised by Mr Joseph Turner

CONTENTS

1. Introduction

- 1.1 Project Overview
- 1.2 Purpose of Investigation
- 1.3 Scope of Work
- 1.4 Limitations

2. Site

- 2.1 Site Description and Location
- 2.2 Proposed Development
- 2.3 Previous Investigations

3. Watching Brief

- 3.1 Document Review & Evidence
- 3.2 Site Inspection

4. Evaluation of Risk

- 4.1 Risk Assessment Methodology
- 4.2 Conceptual Site Model

5. Conclusions

- 5.1 Risk Evaluation
- 5.2 Further Investigation

6. References

1. Introduction

The following document is a Contaminated Land Watching Brief carried out by Oakshire Environmental, and includes details of the site, previous investigations, proposed development, site inspections and an assessment of further investigations.

1.1 Project Overview

The client's proposed project involves erection of 1no. two bedroom dwelling at 304 London Road, Wokingham, Wokingham, RG40 1RD. Oakshire Environmental will carry out a Contaminated Land Watching Brief, as described below.

1.2 Purpose of Investigation

The objectives of the Contaminated Land Watching Brief will be to:

- Establish the context and setting of development at the site.
- Identify the presence of unsuspected contamination during the development.
- Determine the requirement for further investigations or remediation.

1.3 Scope of Work

- Assess the site and previous investigations, to establish the context and setting of development.
- In order to identify the presence of unsuspected contamination during the development, a supporting Walkover Survey of visual or olfactory indicators will be conducted during site works.
- Ground conditions encountered at the site during supporting Walkover Survey will be used to inform recommendations and conclusions.
- In the event of contamination to land and/or water being encountered during site works or Walkover Survey, a Conceptual Site Model will be produced to categorise the severity of consequence and probability of identified contaminant linkages, and conduct an evaluation of contamination risk to determine the requirement for further investigations or remediation.
- Supporting appendix to include photographs, maps and plans of the site.

1.4 Limitations

Quantum Intelligent Trading Ltd is previously and hereafter referred to as "Oakshire Environmental" or "the company". Oakshire Environmental has exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant when undertaking works of this nature. This report is only valid when used in its entirety and any information or advice contained within the report should not be relied upon until considered in the context of the whole report. Oakshire Environmental disclaims any responsibility to the client, as named on the front of this report ("the client"), and others in respect of any matters outside the scope of this work. Any comments made on the basis of information obtained from the client or other third parties are given in good faith on the assumption that the information is accurate. This report has been prepared solely for the benefit of the client and any other party using or placing reliance upon any information contained in this report does so at their own risk. Oakshire Environmental accepts no responsibility or liability for the contents of this report being used for any purpose or project for which it was not commissioned. Oakshire Environmental accepts no liability whatsoever for any loss or damage arising from the interpretation or use of this report and in no event shall the company be liable for any punitive, exemplary or other special damages, or for any indirect, incidental or consequential damages, including with respect to the performance or non-performance of any services, whether arising under breach of contract, tort or any other legal theory, and regardless of whether the company has been advised of, knew of, or should have known of the possibility of such damages. Furthermore, Oakshire Environmental does not accept any liability for the consequences of any legislative changes or the release of subsequent guidance documentation and following delivery of the report has no obligation to advise the client or any other party of such changes or their repercussions.

This report excludes consideration of potential hazards arising from any activities at the site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities. Oakshire Environmental does not warrant or guarantee that the site is free of hazardous or potentially hazardous materials or conditions. It should be noted that this report has been produced for environmental purposes only.

Oakshire Environmental cannot be held responsible for incorrect analysis of samples. The information and conclusions provided in this report are limited to, and representative of, the samples taken and cannot be extended to apply to the whole site, in addition, Oakshire Environmental cannot guarantee the accuracy of analysis for samples not taken at the source by the company or those which deviate due to exceedance of holding time or inappropriate sampling practises. The findings and/or recommendations of this report do not take into account any conditions that may be present but have hitherto not been encountered and as such further investigation and/or a reconsideration of the findings of this report should be undertaken if such conditions are subsequently encountered or an alternative development plan or land use is subsequently proposed.

2. Site

The following section provides a description of the site and location, proposed project and previous investigations, utilising information obtained from the client and publicly available sources.

2.1 Site Description and Location

The site is located to the rear of 304 London Road, Wokingham, Wokingham, RG40 1RD and comprised a vacant plot of land. The site is bordered by dwellings and gardens to the north, east and south and vehicle parking to the west.

National Grid Reference: SU 82770 68734

2.2 Proposed Development

The clients proposed development involves the erection of 1no. two bedroom dwelling and associated work.

2.3 Previous Investigations

No formal contaminated land investigations are understood to have been conducted at the site as part of the proposed development.

3. Watching Brief

The following section includes a review of supporting evidence collected during development work at the site, in addition to, a site inspection carried out by Oakshire Environmental consultants.

3.1 Document Review & Evidence

During initial site preparation and the excavation of foundations for the proposed dwelling, as record of any identified visible or olfactory evidence of contamination was kept by the client, in addition, a log of any pollution incidents was produced, however, the client has confirmed that no visible or olfactory evidence of contamination was identified and no pollution incidents were recorded.

3.2 Site Inspection

A Walkover Survey was carried out by Oakshire Environmental consultants, on 5th July 2024, in order to inspect development on site and identify any visible or olfactory evidence of contamination.

During the site visit it was observed that the foundations and block and beam floor of the proposed dwelling had been completed, in addition, the brick external walls had been partially completed at the ground floor.

No visible or olfactory evidence of contamination was identified within surface soils and no evidence of recent contamination or pollution events was found.

As no exposed excavations were present on site during the site visit, a trial pit was hand dug to a depth of 1m in the proposed rear garden, in order to further investigate the presence of potentially contaminated made ground. Ground conditions encountered comprised shallow dark brown silty clay topsoil with light brown clay below. No made ground or visible or olfactory evidence of contamination was identified in the trial pit.

4. Evaluation of Risk

4.1 Risk Assessment Methodology

The potential level of risk posed by a particular source is determined by assessing the potential severity of the impact of the contaminant linkage on the receptor, if it is assumed to be present, and the probability of the contaminant linkage being present.

Severities are categorised from Minor to Severe and probabilities are categorised from Unlikely to High Likelihood to give a potential level of risk output.

Table 1: Risk Matrix

Probability	Severity of Consequence			
	Severe	Medium	Mild	Minor
High Likelihood	Very High Risk	High Risk	Moderate Risk	Low / Moderate Risk
Likely	High Risk	Moderate Risk	Low / Moderate Risk	Low Risk
Low Likelihood	Moderate Risk	Low / Moderate Risk	Low Risk	Very Low Risk
Unlikely	Low / Moderate Risk	Low Risk	Very Low Risk	Very Low Risk

Very High Risk

There is a high probability that severe harm could arise to a designated receptor from an identified source; or there is evidence that severe harm to a designated receptor is currently happening.

High Risk

Harm is likely to arise to a designated receptor from an identified source.

Moderate Risk

It is possible that harm could arise to a designated receptor from an identified source. It is relatively unlikely that any such harm would be severe or if any harm were to occur it is more likely that the harm would be relatively mild.

Low Risk

It is possible that harm could arise to a designated receptor from an identified source, however, it is likely that this harm, if realised, would normally be mild.

Very Low Risk

There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.

4.2 Conceptual Site Model

The information in this section has been compiled to produce an initial conceptual site model outlining the potential sources, pathways and receptors to consider at the site. The level of risk was categorised by considering the severity and probability, as outlined in the previous section.

Table 2: Conceptual site model

Sources	Pathways	Receptors	Severity	Probability	Potential Level of Risk	
Contaminated soil	Ingestion/inhalation of contaminated soil dust	Residential end users	Medium	Unlikely	Low	No visible or olfactory evidence of contamination was identified within surface soils and no evidence of recent contamination or pollution events was found during a site inspection.
	Dermal contact with contaminated soil					
	Inhalation of soil vapours					
	Ingestion of homegrown produce					

5. Conclusions

5.1 Risk Evaluation

The conceptual site model has identified the following contaminant linkages present at the site and the following conclusions have been drawn:

- There is a **low risk** to residential end users from the ingestion/inhalation of contaminated soil dust, dermal contact with contaminated soil, inhalation of soil vapours and ingestion of homegrown produce at the site.

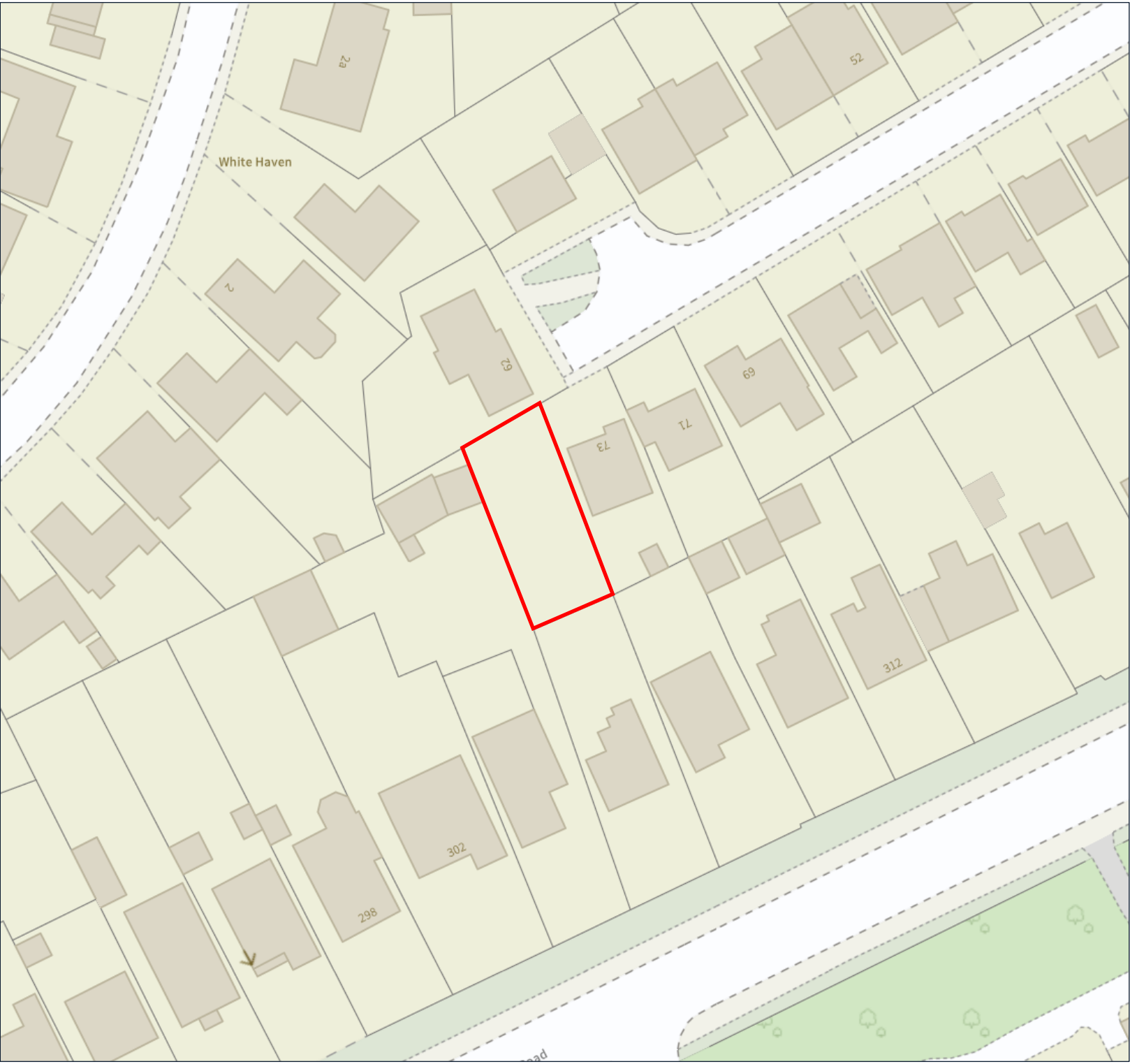
5.2 Further Investigation

Based on a review of supporting evidence and a site inspection, no further investigation is considered necessary.

6. References

Environment Agency *Land contamination: risk management*. [online] Available at: <gov.uk/guidance/land-contamination-how-to-manage-the-risks>.

Oakshire Environmental Available at: <oakshireenvironmental.co.uk>.



Appendix - Site Maps & Plans

Description

Site location plan

Sources

Contains OS data © Crown copyright and database rights

Key

Site boundary

North



Appendix - Site Maps & Plans	
Description	
Proposed site plan	
Sources	
The KEEN Partnership	



Appendix - Site Photos

Description

Photo showing the dwelling and site during a site inspection on 5th July 2024

Sources

Oakshire Environmental



Appendix - Site Photos

Description

Photo showing the rear garden and dwelling during a site inspection on 5th July 2024

Sources

Oakshire Environmental



Appendix - Site Photos

Description

Photo showing the rear garden and dwelling during a site inspection on 5th July 2024

Sources

Oakshire Environmental



Appendix - Site Photos

Description

Photo showing the dwelling during a site inspection on 5th July 2024

Sources

Oakshire Environmental