

20th December 2024

Our ref: GE22937/SA02/241220



Geo-Environmental

Miller Homes and Kier Property Developments
c/o Nick Young
Jackson Rowe

By email only

Dear Nick,

RE: South Wokingham – Site Walkover Inspection

1. Introduction

Further to your instruction on behalf of the joint Clients Miller Homes and Kier Property Developments, we write to present the findings of the site walkover inspection at the above reference site (Figure 1).

2. Objectives

Geo-Environmental had previously undertaken an investigation of the majority of the site where residential development is proposed in 2021 and 2022 (report ref. GE20219-GIRv3.0-JUL22). This report should be referred to directly for the findings of the desk study and contamination assessment of the site. However, following the recent discovery of asbestos containing materials during vegetation clearance at the site by a contractor, Geo-Environmental was instructed to undertake a site walkover inspection to identify readily visible potential sources of contamination.

A Geo-Environmental Engineer completed the site walkover inspection on 17th December 2024.

3. Background

The site is proposed to be developed with houses, flats, private gardens, soft landscaping, access roads and associated infrastructure.

4. Site Description

The site comprised an irregularly shaped area of land centred at NGR 482387 167856 and extending to approximately 63.61 ha.

The site was divided into eight parcels where predominantly residential development is proposed (R4, R5, R7, R8, R9, R10, R11 and R13) along with areas for proposed roads and SuDS as well as land not currently proposed for development. The proposed development areas are shown in Figure 2.

At the time of the intrusive investigation, the site comprised an irregularly shaped area divided into a number of large fields which were understood to have been used for agricultural purposes including predominantly rearing of game birds and grazing horses. A section of the site (R9) to the southeast, where Waterloo Road crossed the railway line, comprised a site office, parking area, site compound and construction site for a new road and railway overbridge.

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Two roads, Easthampstead Road and Waterloo Road, crossed the site, both trending northwest-southeast. Electricity cables on pylons ran east to west through the north of the entire site. Further cables on wooden poles also crossed the site on broadly the same route as the pylons. A ditch with water present was noted to flow in a westerly direction through the central north of the site to the east of Easthampstead Road.

The site largely appeared flat with the exception of the northeast and west extents which sloped gently to the south.

The site was bounded by arable land to the south, west and east and a railway line on an embankment directly to the north beyond which were residential properties associated with Wokingham. The site boundaries comprised hedgerows, tall wooden and wire mesh fencing and semi-mature trees.

5. Inspection Findings and Recommendations

The inspection identified a number of potential contamination sources which are detailed in Table 1 below along with recommendations for further action.

Parcel / Area	Feature Reference	Description	Recommendations
Fields south of R5	01	Collapsed animal shelter constructed from timber and corrugated metal. No potential asbestos materials noted although structure not safe to enter.	Suitable R&D asbestos survey by competent person where works to or demolition of building proposed. Secure building to prevent access.
	02	Rusted metal machinery in scrub vegetation.	Consider removal and disposal.
	03	Old trailer and tyres in scrub vegetation.	
	04	Metal water tank and cattle feeder in scrub vegetation.	
	05	Animal shelter constructed from timber and corrugated metal. No potential asbestos materials noted.	Suitable R&D asbestos survey by competent person where works to or demolition of building proposed. Consider securing building to prevent access.
	06	Animal shelter (possibly off-site). No potential asbestos materials noted although structure not safe to enter.	If within site boundary – Suitable R&D asbestos survey by competent person where works to or demolition of building proposed. Secure building to prevent access.
	07	Overflow pipe from off-site pond to the south which discharges onto the site surface towards Emm Brook.	Consider culverting to Emm Brook if this area is to be developed.
	08	Mound of unknown soil/material. No potential asbestos materials noted.	Consider investigation and testing if mound is to be disturbed.
Land southeast of R5	09	Bonfire ash including wire	Localised removal and disposal.
R5	10	Caravan	Removal prior to development.

Parcel / Area	Feature Reference	Description	Recommendations
West of Emm Brook and proposed basin	11	Water tank and concrete chamber. Chamber may be associated with farm buildings to the west. No potential asbestos materials noted.	Removal of tank.
Land north of Brittons Farm	12	Discarded bonded asbestos cement corrugated sheets and fragments of bonded asbestos cement. Confirmed as containing chrysotile asbestos fibres by Casa Environmental Services Ltd report ref. J086214.	Removal of bonded asbestos cement sheets and fragments by suitable, competent contractor.
	13	Area of dense vegetation (no inspection possible). Further asbestos containing materials may be present in this area.	Clearance of vegetation ideally with handheld machinery with watching brief for further asbestos containing materials.
	14	Green/garden waste spread over area. Area is potentially being used to dispose of waste. Waste may also cover potentially contaminated soils.	Removal and disposal of green waste and watching brief.
	15	Discarded soils which appeared to contain ash. Area is potentially being used to dispose of soil waste.	Testing, waste classification and disposal of soils.
	16	Bonfire remains including treated sleeper fragment.	Localised removal and disposal.
	17	Open barn with possible bonded asbestos cement sheet roof	Suitable R&D asbestos survey by competent person where works to or demolition of building proposed.
R13	18	Heaps of leaves and brash	Removal and disposal of green waste
Land southeast of R8	19	Area of burnt-out vehicle	None
Woodland east of R11	20	Fly tipping (soils, plastic, stone and timber shed)	Removal and disposal. Presence of asbestos cannot be ruled out so watching brief recommended.
R11	21	Fly tipping (children's bikes, insulation, timber and carpet)	
R10	22	Fly tipping (Heras fence bases and marble and concrete garden ornaments)	

NOTE: R&D – refurbishment and demolition

Table 1 Inspection Findings and Recommendations

The locations of these features are shown on annotated site plans in Figures 2 to 4. Photographs of the above features are included in Appendix A.

6. Conditions

The data collected from the investigations have been used to provide an interpretation of the geotechnical and/or environmental conditions pertaining to the site. The recommendations and opinions expressed in this report are

based on the data obtained. Geo-Environmental takes no responsibility for conditions that either have not been revealed in the available records, or that occur between or under points of any physical investigation or in areas which were not readily visible. Whilst every effort has been made to interpret the conditions, such information is only indicative, and liability cannot be accepted for its accuracy.

A Discovery Strategy (Appendix B) must remain in force throughout groundworks and construction of the proposed development.

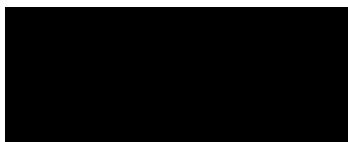
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7. Closure

We trust that we have interpreted your instructions correctly. Please do not hesitate to contact us should you have any queries.

Yours sincerely
For and on Behalf of Geo-Environmental



Shaun Armitage BSc (Hons), FGS
Principal Engineer
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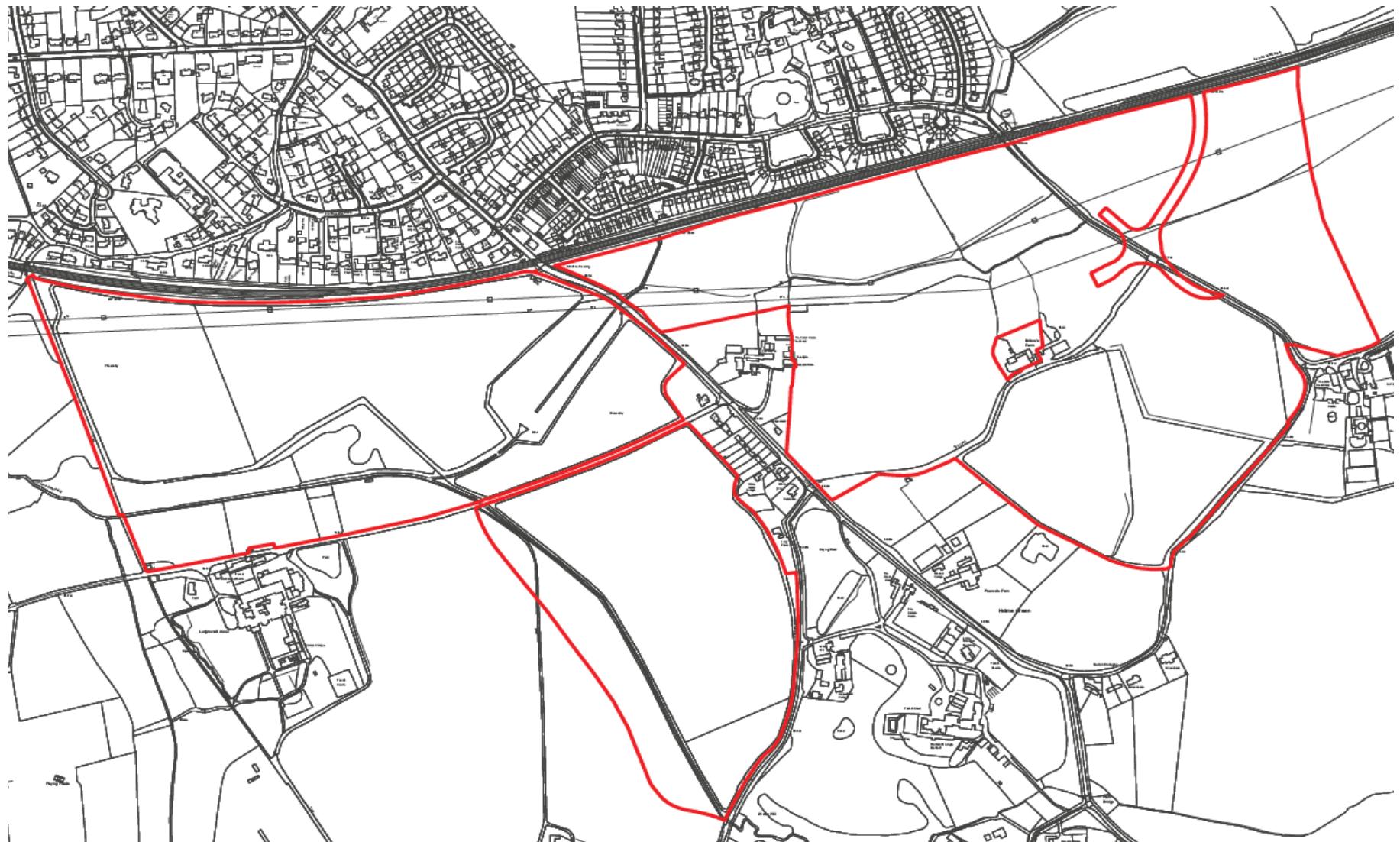
Enc	Figure 1	Site Location Plan
	Figure 2	Annotated Proposed Development Area
	Figure 3	Annotated Site Plan (West)
	Figure 4	Annotated Site Plan (East)
	Appendix A	Photographic Record
	Appendix B	Discovery Strategy



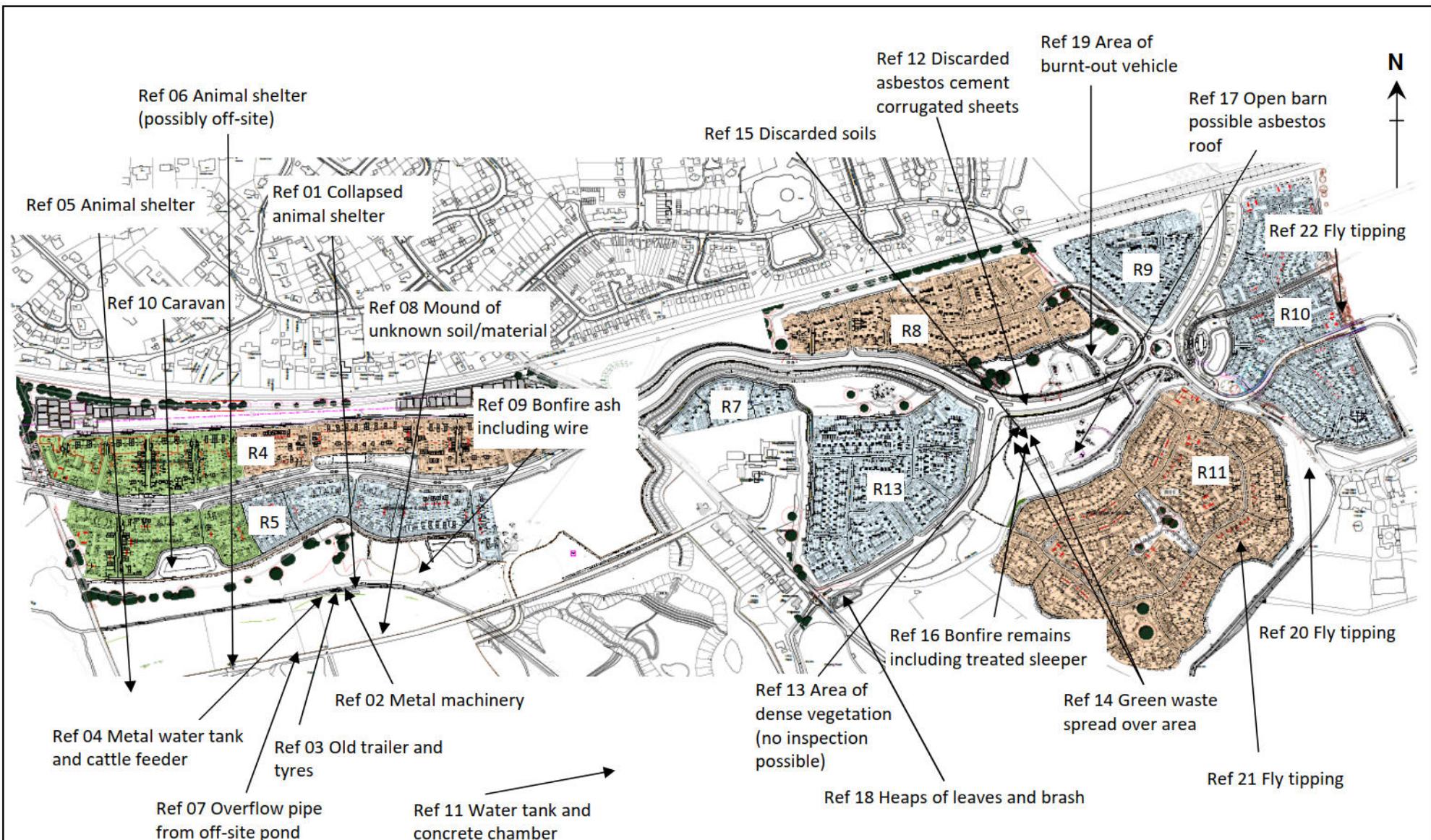
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FIGURES





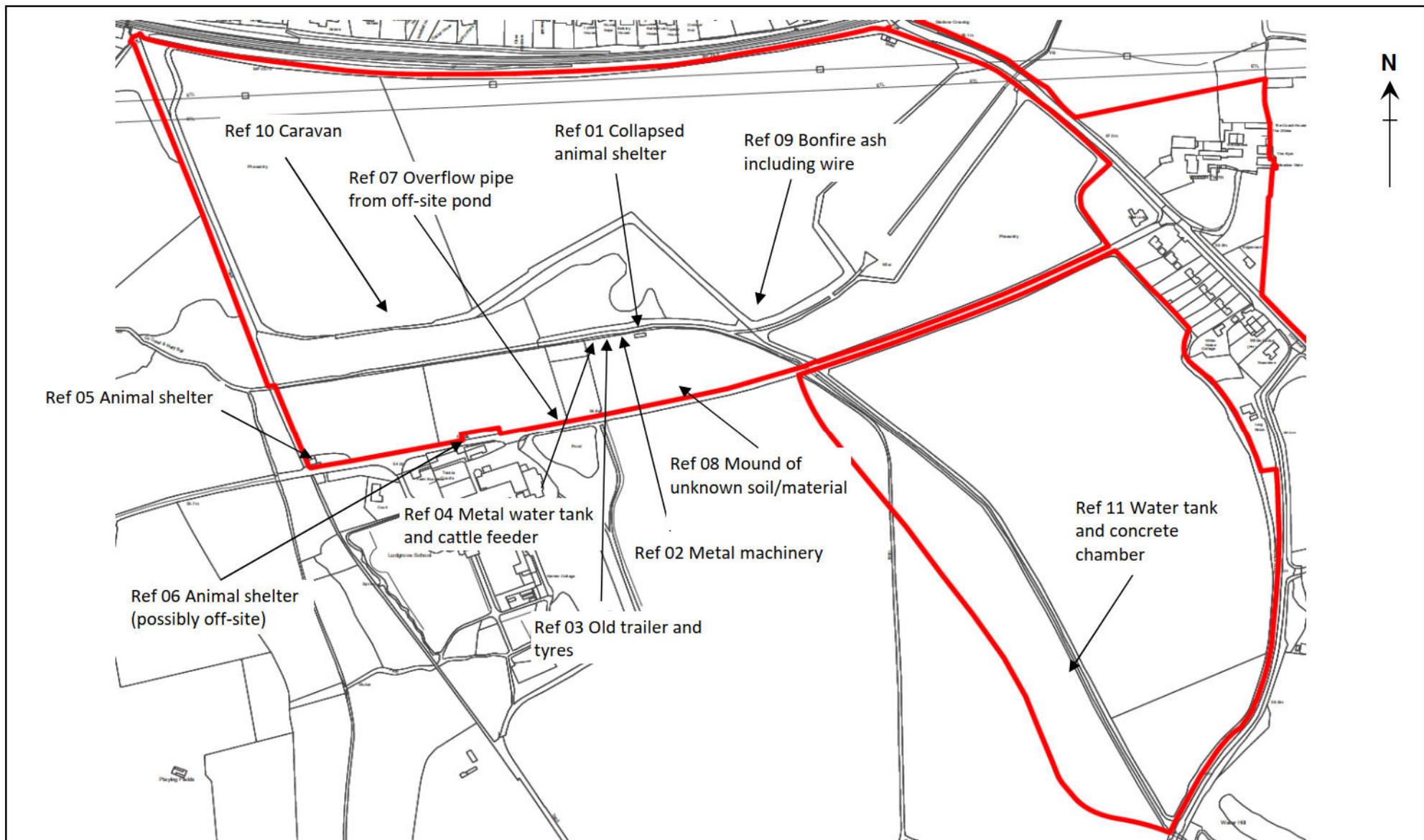
Project:	South Wokingham		Title	Site Location Plan
Client:	Miller Homes and Kier Property Developments			
Ref No:	GE22937	Revision:	0	<p>Geo-Environmental Services Ltd Unit 7 Danworth Farm, Cuckfield Road Hurstpierpoint, West Sussex BN6 9GL +44(0)1273 832972 www.gesl.net</p>  <p>Geo-Environmental</p>
Drawn:	SA	Date:	18/12/2024	
Figure:	1	Scale:	Not To Scale	



Project:	South Wokingham			Title	Annotated Proposed Development Area	
Client:	Miller Homes and Kier Property Developments				Geo-Environmental Services Ltd Unit 7 Danworth Farm, Cuckfield Road Hurstpierpoint, West Sussex BN6 9GL +44(0)1273 832972 www.gesl.net	
Ref No:	GE22937	Revision:	1			
Drawn:	SA	Date:	20/12/2024			
Figure:	2	Scale:	Not To Scale			



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Project:	South Wokingham			Title	Annotated Site Plan (West)
Client:	Miller Homes and Kier Property Developments				
Ref No:	GE22937	Revision:	0		Geo-Environmental Services Ltd Unit 7 Danworth Farm, Cuckfield Road Hurstpierpoint, West Sussex BN6 9GL +44(0)1273 832972 www.gesl.net
Drawn:	SA	Date:	18/12/2024		
Figure:	3	Scale:	Not To Scale		 Geo-Environmental

Project: South Wokingham

Title: Annotated Site Plan (East)

Client: Miller Homes and Kier Property Developments

Ref No: GE22937 **Revision:** 0

Drawn: SA **Date:** 18/12/2024

Figure: 4 **Scale:** Not To Scale

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Appendix A

Photographic Record



Plate No.: 1	Title.: Ref 01 Collapsed animal shelter
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Plate No.: 2	Title.: Ref 02 Metal machinery	
	Ref No.: GE22937	Client: Miller Homes and Kier Property Developments
Project: South Wokingham		



16/12/2024 08:07

Plate No.: 3

Title.: Ref 03 Old trailer and tyres



16/12/2024 08:09

Plate No.: 4



Geo-Environmental

Title.: Ref 04 Metal water tank and cattle feeder

Ref No.: GE22937

Client: Miller Homes and Kier Property Developments

Project: South Wokingham



16/12/2024 08:17

Plate No.: 5

Title.: Ref 05 Animal shelter



16/12/2024 08:22

Plate No.: 6

Title.: Ref 06 Animal shelter (possibly off-site)



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Ref No.: GE22937 Client: Miller Homes and Kier Property Developments

Project: South Wokingham



16/12/2024 08:26

Plate No.: 7

Title.: Ref 07 Overflow pipe from off-site pond



16/12/2024 08:29

Plate No.: 8

Title.: Ref 08 Mound of unknown soil/material



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Ref No.: GE22937 Client: Miller Homes and Kier Property Developments

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16/12/2024 09:32

Plate No.: 9

Title.: Ref 09 Bonfire ash including wire



16/12/2024 09:48

Plate No.: 10



Geo-Environmental

Title.: Ref 10 Caravan

Ref No.: GE22937

Client: Miller Homes and Kier Property Developments

Project: South Wokingham



16/12/2024 10:20

Plate No.: 11

Title.: Ref 11 Water tank and concrete chamber



16/12/2024 11:02

Plate No.: 12

Title.: Ref 12 Discarded asbestos cement corrugated sheets



Geo-Environmental

Ref No.: GE22937 Client: Miller Homes and Kier Property Developments

Project: South Wokingham



Plate No.: 13

Title.: Ref 13 Area of dense vegetation (no inspection possible)



Plate No.: 14

Title.: Ref 14 Green waste spread over area



Geo-Environmental

Ref No.: GE22937 Client: Miller Homes and Kier Property Developments

Project: South Wokingham



Plate No.: 15

Title.: Ref 15 Discarded soils



Plate No.: 16



Geo-Environmental

Title.: Ref 16 Bonfire remains including treated sleeper

Ref No.: GE22937

Client: Miller Homes and Kier Property Developments

Project: South Wokingham



Plate No.: 17

Title.: Ref 17 Open barn with possible asbestos roof



Plate No.: 18



Geo-Environmental

Title.: Ref 18 Heaps of leaves and brash

Ref No.: GE22937

Client: Miller Homes and Kier Property Developments

Project: South Wokingham



16/12/2024 11:49

Plate No.: 19

Title.: Ref 19 Area of burnt-out vehicle



16/12/2024 12:06

Plate No.: 20



Geo-Environmental

Title.: Ref 20 Fly tipping (soils, plastic, stone and timber shed)

Ref No.: GE22937

Client: Miller Homes and Kier Property Developments

Project: South Wokingham



16/12/2024 12:12

Plate No.: 21

Title.: Ref 21 Fly tipping (children's bikes, insulation, timber and carpet)



16/12/2024 12:52

Plate No.: 22



Geo-Environmental

Title.: Ref 22 Fly tipping (Heras fence bases and marble and concrete garden ornaments)

Ref No.: GE22937

Client: Miller Homes and Kier Property Developments

Project: South Wokingham

Appendix B

Discovery Strategy



Discovery Strategy

Whilst an intrusive investigation has been undertaken on the site, it remains possible that unexpected ground and/or groundwater conditions may be encountered during the process of construction.

Should previously undiscovered contamination or unforeseen ground conditions be encountered during construction by the ground workers, this must be reported to the Site Manager immediately in order that the Consultant is notified.

Where deemed necessary, the Consultant shall attend the site to inspect the discovery and provide recommendations on the further actions required, if any. Where necessary the regulatory authority shall be informed. Post any additional investigation or laboratory testing the results and any proposed remedial measures shall be reported to the regulatory authority or other appropriate organisation for consent, before proceeding or implementing the remedial measures.

A copy of the discovery strategy must be lodged on site, and provisions made to ensure that all workers are made aware of their responsibility to observe, report, and act on any potentially suspicious, abnormal, unforeseen or contaminated ground and/or groundwater conditions they may encounter.

Depending on the type, nature and extent of any such 'discovery', it may be necessary to halt works in that location until such time as the assessment has been completed. This shall be reviewed on a 'discovery' specific basis and in conjunction with consultation with the client, other technical personnel and/or regulatory/approval organisations.

As a general guide, where such unexpected conditions are encountered the following approach is required as a minimum:

- All discoveries are to be reported to the Site Manager immediately and works at that location are to halt until further notice;
- The Site Manager is to report any such discoveries to the Client and the Consultant;
- Following notification from the Site Manager, the Consultant shall discuss the discovery with the Local Authority and/or other relevant parties and if considered necessary, arrange to meet on site to view the discovery;
- The Consultant shall attend the site to record the location, extent and nature of the discovery and implement an appropriate sampling and analysis regime, taking due account of the type and nature of the discovery, known and probable land uses in that area of the site;
- Where remedial action is required, regulatory consultation and approval will be sought;
- A record will be produced by the Consultant and held on site (with copies held by the Consultant, Client and Local Authority/other relevant organisation), detailing the discovery, assessment works undertaken, findings thereof, confirmation either of no action required or detailing the remedial action taken and validation thereof.

The process is summarised below:

