

CONTAMINATED LAND RISK ASSESSMENT

Phase 2 Environmental Site Investigation Report

Site

58 Finchampstead Road
Wokingham
RG40 2NS

Client

Davis Planning Ltd

Report Reference

PH2-2025-000077

Prepared by

STM Environmental Consultants Ltd

Date

06/03/2026



**CONSULTING GEO-ENVIRONMENTAL
ENGINEERS AND SCIENTISTS**

Phase 1 Contaminated Land Desk Studies, Geo-Environmental Site Investigations, Environmental Due Diligence, Flood Risk Assessments, Surface Water Management Strategies (SuDS), Ecology, Noise and Air Quality Assessments, Environmental Management Systems, GIS & Data Management Systems

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1 DOCUMENT CONTROL



CONTAMINATED LAND RISK ASSESSMENT PHASE 2 ENVIRONMENTAL SITE INVESTIGATION REPORT



Site Address:	58 Finchampstead Road Wokingham RG40 2NS
Site Coordinates:	481118, 167953
Prepared for:	Davis Planning Ltd
Report Reference:	PH2-2025-000077
Version No:	1.0
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2 DISCLAIMERS

This report and any information or advice which it contains, is provided by STM Environmental Consultants Ltd (STM) and can only be used and relied upon by Davis Planning Ltd (Client). Any party other than the Client using or placing reliance upon any information contained in this report, do so at their own risk.

STM 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. However, STM gives no warranty, representation or assurance as to the accuracy or completeness of any information, assessments or evaluations presented within this report.

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.

It should be noted that this report has been produced for environmental purposes only. It should not in any way be construed to be or used to replace a geotechnical survey, structural survey, asbestos survey, buried services survey, unexploded ordnance survey or invasive plant survey.

All coordinates and ground levels stated within the report are approximated based on OS mapping and LIDAR data. It is recommended that a topographic survey is undertaken if more accurate estimates are required.

3 EXECUTIVE SUMMARY

SECTION	SUMMARY
Site Location and Description	The site is located at 58 Finchampstead Road, Wokingham RG40 2NS. It is approximately centred at national grid reference 481118, 167953 and occupies an area of approximately 0.46ha.
Proposed Development	The development proposal is for the construction of 4no. detached residential dwellings. It is understood that private gardens are included in the proposed development.
Summary of Phase 1 Desk Study	A Phase 1 Desk Study was carried out by STM in May 2024 which indicated that the site has been subject to past Potentially Contaminative Land Uses (PCLUs) including Orchards while off site PCLUs include an Orchard (adjacent SW), Railway Line (adjacent N), Finchampstead Road Landfill (2m W), and Allotment Gardens (30m N). A conceptual risk site model was constructed and a qualitative risk assessment carried out. This identified potentially significant Potential Pollutant Linkages with respect to human health and property receptors. The Desk Study recommended that an intrusive site investigation be carried out with the objective of determining the presence and extent of any soil and gaseous contamination at the site.
Summary of Site Investigation	Site investigation works were carried out on the 21st January 2026. A total of 6no. boreholes (BH01 – BH06) were excavated to a maximum depth of 6.0mbgl using a dynamic windowless sampler rig and a hand auger. A total of 11no. soil samples were collected from depths ranging between 0.3 – 1.5mbgl and submitted to a UKAS/MCERTS accredited laboratory for analysis of Heavy Metals, TPH, BTEX, PAHs, Pesticides, SVOCs and Asbestos. All of the boreholes were installed as groundwater, ground gas and vapour monitoring wells to depths up to 5.0mbgl. 3no. rounds of ground gas monitoring were undertaken over 4- weeks.
Summary of Findings	Made Ground consisting of Silt/Clay with brick fragments was encountered to a maximum depth of 0.8mbgl. The Made Ground was underlain by silty sandy CLAY to 6mbgl, the maximum depth of the boreholes. Visual indications of contamination of the Made Ground were observed (i.e. brick fragments) generally across the site. No significant odours or PID readings were recorded during the investigation.

SECTION	SUMMARY
	No Methane was detected at the site. A maximum Carbon Dioxide concentration of 1.0 % by volume in air (v/v) and maximum flow rate of 2.7l/hr were recorded. A maximum PID reading of 0.6 ppm was observed. Groundwater was not encountered during the site investigation. However, it was encountered between 0.1 – 4.87mbgl in the subsequent monitoring rounds.
Updated Risk Assessment	A Generic Quantitative Risk Assessment was carried out where the results of the soil sample analysis were compared to Generic Assessment Criteria (GAC) for a residential housing with homegrown produce land use scenario. Results of the soil sample analysis indicate that concentrations of PAHs (Benzo(a)pyrene, Dibenzo(ah)anthracene, Benzo(b)fluoranthene) exceeded their respective GAC at one sampling locations (BH01). Although PAH contamination was identified, this location is situated beneath the footprint of one of the proposed dwellings and will be covered by hardstanding. Therefore, the potential for direct contact exposure pathways is considered to be low. A Gas Screening Value (GSV) of 0.027 l/hr was calculated using the results of the ground gas monitoring. The GSV indicates that the site should be classified as “Characteristic Situation 1 (CS1) – Very Low Gas Risk” meaning that no gas protection measures are considered to be required. The Conceptual Risk Model for the site was reassessed incorporating the results of the site investigation. None of the Potential Pollutant Linkages (PPLs) were considered to have the potential to be significant.
Conclusions and Recommendations	Given that none of the PPLs were considered to have the potential to be significant, no remedial action is considered to be required. It is recommended that a “watching brief” is kept at all times during the development. Should any unexpected contamination be encountered then the discovery strategy outlined in this document should be followed. It is also recommended that standard Health and Safety measures as required by CDM regulations are implemented at all times in order to protect Construction Workers from any unexpected soil contamination.

4 INTRODUCTION

STM Environmental Consultants Limited were commissioned by Davis Planning Ltd to undertake a preliminary risk assessment at 58 Finchampstead Road, Wokingham RG40 2NS (the site).

4.1 Development Proposal

The report was produced to support the discharge of Condition 12 attached to the planning application 241828 for the erection of 4no. detached dwelling houses following demolition of the existing dwelling and associated outbuildings. It is understood that there are proposals to include private gardens in the development.

The proposed development plans are available in [Appendix 1](#).

4.2 Report Objectives

The main objectives of the study were to:

- Provide information for a generic quantitative risk assessment (GQRA) to be undertaken;
- Refine the Conceptual Site Risk Model using the findings of the GQRA;
- Inform the need for and scope of any remedial works that may be required.

A summary of the findings of the site investigation and GQRA are detailed within this report.

This report should be read in conjunction with the Desk Study Report (Ref: PH1-2024-000039) produced for the site by STM Environmental Consultants in May 2024 which is summarised below.

5 SUMMARY OF DESK STUDY FINDINGS

5.1 Site Location

The site is located at 58 Finchampstead Road, Wokingham RG40 2NS. It is approximately centred at national grid reference 481118, 167953 and occupies an area of approximately 0.46ha.

The site lies within the jurisdiction of Wokingham Borough Council's online planning portal in terms of the planning process. Maps showing the location of the site are shown in the figure below.

5.2 Current Site and Surrounding Land Uses

The site currently comprises a residential dwelling. The main current uses in the immediate surrounding area include a Railway Line to the north, open undeveloped land and woodlands to the east and south, and residential properties to the west.

5.3 Site History

Examination of Ordnance Survey historic maps revealed that the site comprised open undeveloped land until c.1911, when an Orchard overlapped the southwest corner of the site. By c.1932 the Orchard was no longer present, and instead an Orchard was present in the centre of the site. The maps from c.1933 indicate 3no. small unspecified buildings were constructed in the northern corners of the site. In the 1960s 2no. of those buildings were demolished, with 1no. building constructed labelled as Orchard House and the rest of the site comprising Orchards. No further changes occurred until c.2001, when 1no. small unspecified building was demolished and another was constructed. By c.2003 the Orchards were cleared, and 1no. small unspecified building was constructed in the east of the site. The surrounding area has been predominantly open undeveloped land, with a Railway Line present to the north of the site.

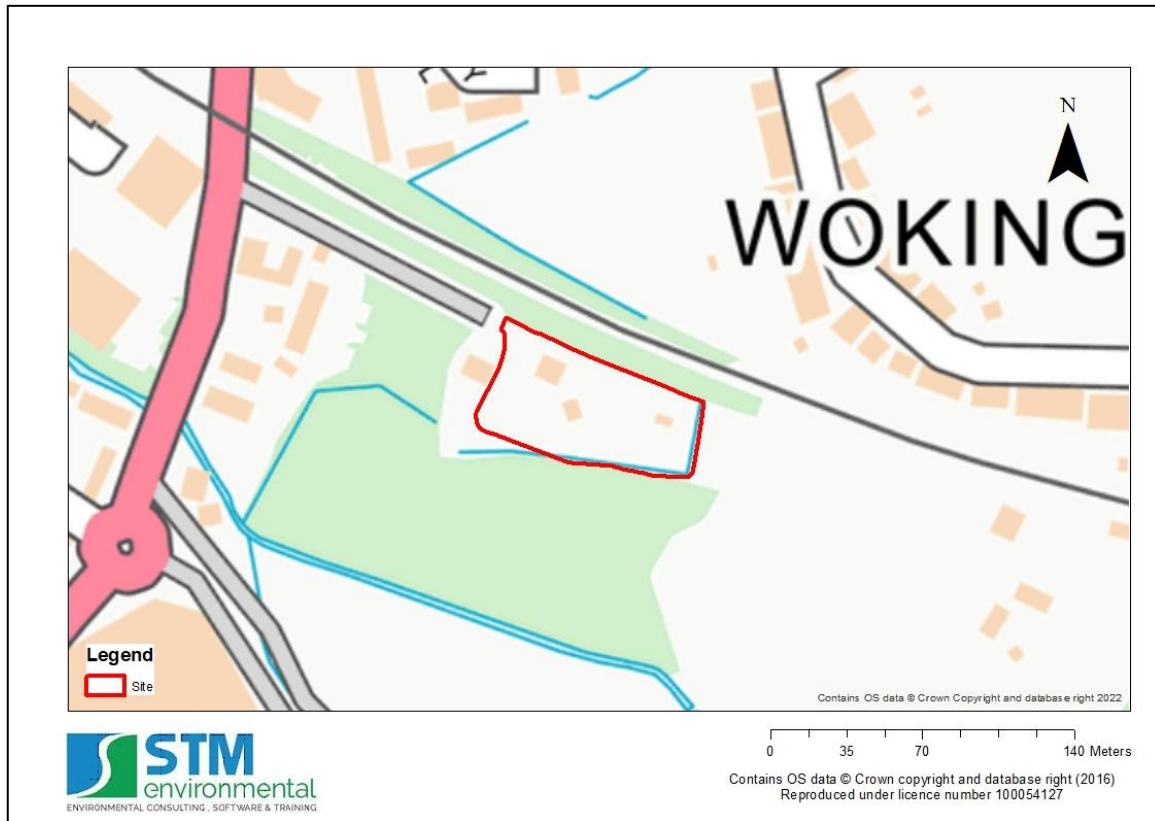


Figure 1: Site Location and Aerial Map

5.4 Previous Site Investigations

A search of relevant information on Wokingham Borough Council's planning portal did not identify any records of previous contaminated land site investigations undertaken at or in the vicinity of the site.

5.5 Qualitative Risk Assessment

A qualitative risk assessment was undertaken in order to assess the magnitude of the potential risks identified in the Phase 1 Report.

5.5.1 Potential Sources

Any Potentially Contaminative Land Uses (PCLUs) within a 50m radius of the site as well as any PCLUs with high pollution migration potential within 250m of the site were considered to be of concern and were included within the assessment.

A summary is provided in the table below.

Table 1: Summary of potential contamination sources, period of operation and distance from site.

Site Name/ Description	Industrial Profile	Approx. Year Use Established	Approx. Year Use Ended	Direction	Approx. Distance from Site (m)
Orchard	-	c.1911 c.1911	c.2003 c.1932	Onsite SW	0 Adjacent
Railway Line	Railway Land	Unknown	Current (2024)	N	Adjacent
Finchampstead Road Landfill	Waste: Landfills and Other Waste Treatment & Disposal Sites	Unknown	Unknown	W	2
Allotment Gardens	-	c.1932	Current (2024)	N	30

5.5.2 Potential Receptors

Potential human health receptors were considered to include future site users, construction workers and neighbours. Property receptors were considered to include onsite buildings and services.

Data from the BGS indicates the bedrock geology beneath the site consists of London Clay Formation comprising Clay, Silt and Sand, and is underlain by an Unproductive Bedrock Aquifer. No superficial deposits were identified during the search. The site does not lie within a Source Protection Zone and there are no recorded water abstractions within 500m of the site.

The nearest surface water body is a drain connected to Emm Brook located onsite.

No designated ecological receptors were identified onsite or within 250m of the site.

5.5.3 Conceptual Site Risk Model

A preliminary conceptual site risk model (CSM) was constructed in order to assess potential pollutant linkages.

Potentially significant potential pollutant linkages (PPLs) were identified with respect to:

- Human health receptors (PPL1a, PPL1b)
- Property (PPL6a and PPL6b)

The desk study recommended that an intrusive site investigation be carried out to determine the presence and extent of any soil and gaseous contamination at the site.

6 SITE INVESTIGATION

The site investigation works were carried out on the 21st January 2025 and were undertaken in general accordance with the following guidance:

- Land contamination risk management (LCRM) guidance - DEFRA;
- BS 10175 - Code of practice for the Investigation of potentially contaminated sites British Standard Institution;
- BS 10176:2020 - Taking soil samples for determination of volatile organic compounds (VOCs);
- BS5930:2015 Code of Practice for Ground Investigation
- BS 8485: 2015 - Code of practice for the Characterisation and remediation from Ground Gas in Affected Developments. British Standard Institution;
- BS8576:2013, Guidance on investigations for ground gas – Permanent gases and Volatile Organic Compounds (VOCs);
- C665, 2007 - Assessing Risks posed by Hazardous Ground Gases to Buildings CIRIA.

6.1.1 Sampling Strategy

A total of 6no. sampling locations (BH01 – BH06) were excavated to a maximum depth of 6.0mbgl for contamination and geotechnical assessment purposes. A semi-targeted sampling strategy was used to select the locations of the exploratory positions, with boreholes being generally equally spaced out across the site.

As the investigation was primarily focused on assessing the quality of near surface soils, samples were collected at depths between 0.3 – 1.5mbgl.

6.1.2 Boreholes

A summary of the boreholes undertaken as part of the investigation is given in the table below.

Table 2: Summary of boreholes

Borehole	Easting*	Northing*	Level at surface (mAOD)	Level at Base (mAOD)	Depth (m)	Monitoring Well Depth	Comments	
BH01	481087	167965	52.16	49.16	3	3	Geo-environmental purposes.	
BH02	481114	167963	52.57	49.57				
BH03	481135	167960	53.06	47.06				
BH04	481159	167955	53.84	50.84	3	2	Environmental purposes.	
BH05	481141	167939	51.92	49.92	2	2		
BH06	481093	167957	51.64	49.64				

*Note: coordinates and levels are approximate based on OS mapping and LiDAR data

A map showing the locations of boreholes is available in [Appendix 2](#). Soil logs are available in [Appendix 3](#).

6.1.3 On-site Screening of Volatile Organic Compounds

Soil from each borehole was screened on site for Volatile Organic Compounds (VOCs) using a hand held Minirae Photo-Ionisation Detector (PID) which has a detection limit of 0.1 parts per billion (ppb).

The PID was calibrated in the field prior to use using a gas of known concentration (isobutylene gas – 100ppm).

Soil vapour readings were taken using the headspace method, which involved placing the soil sample into a sealed plastic bag and then taking a reading by placing the PID filter into the bag.

6.1.4 Sample Collection and Transport

All samples were put into sample containers (jars and tubs) that were tightly sealed with minimal headspace. The sample containers were put into a cooler box immediately on collection and kept cool until analysis was undertaken at the laboratory.

6.1.5 Laboratory Analysis

A total of 11no. soil samples were submitted to a UKAS\MCERTs accredited laboratory for analysis of the following:

- Heavy Metals – Arsenic, Boron, Cadmium, Chromium, Copper, Lead, Mercury, Nickel, Selenium, Zinc;
- Petroleum Hydrocarbons (TPHCWG);
- Total Phenols - Total Phenols (Monohydric);
- Monoaromatics – Benzene, Toluene, Ethylbenzene, p & m-xylene, o-xylene, MTBE (Methyl Tertiary Butyl Ether);
- Speciated PAHs – Naphthalene, Acenaphthylene, Acenaphthene, Fluorene, Phenanthrene, Anthracene, Fluoranthene, Pyrene, Benzo(a)anthracene, Chrysene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Indeno(1,2,3-cd)pyrene, Dibenz(a,h)anthracene, Benzo(ghi)perylene;
- Total PAHs - Speciated Total EPA-16 PAHs;
- Asbestos Screening and Quantification;
- Inorganics - pH – Automated, Total Cyanide, Water Soluble Sulphate, Sulphide, Total Organic Carbon (TOC);
- Pesticides;
- SVOCs.

6.1.6 Groundwater, Ground Gas and Vapour Monitoring

All of the boreholes (BH01 – BH06) were installed with standpipes equipped with monitoring apparatus to a depth of approximately 5.0mbgl in order to allow for the measurement of groundwater levels and the estimation of Gas Screening Values (GSVs) as per CIRIA 665, and BS8576 and BS8485 guidance.

The wells were constructed using 63mm HDPE plain pipe in a bentonite seal from existing ground level to 1.0mbgl and 63mm HDPE slotted pipe in a gravel surround to the base of the borehole. The wells were fitted with a gas tap assembly and a lockable cover at ground level to provide protection. A bottom cap was placed over opening at the base of the pipe.

The frequency of ground gas monitoring on site was decided in line with recommendations by CIRIA to provide monitoring data sufficient to allow the prediction of worst-case conditions. Based on the gas generation potential of the site and the sensitivity of the proposed development, 3no. monitoring visits were considered appropriate.

6.2 Site Investigation Findings

6.2.1 Ground Conditions

Made Ground consisting of Silt/Clay with brick fragments was encountered to a maximum depth of 0.8mbgl. The Made Ground was underlain by silty sandy CLAY to 3mbgl, in turn underlain by clayey SAND to 6mbgl, the maximum depth of the boreholes.

The borehole logs are shown in [Appendix 3](#) and photographs from some of the soils extracted from the boreholes are presented in [Appendix 4](#).

6.2.2 Groundwater

Groundwater was not encountered during the site investigation. However, it was encountered between 0.10 – 4.87mbgl in the subsequent monitoring rounds.

6.2.3 Visual and Olfactory Signs of Contamination

Visual indications of contamination of the Made Ground were observed (i.e. brick fragments) generally across the site. No significant odours or PID readings were recorded during the investigation. The PID readings can be seen in the borehole logs shown in [Appendix 3](#).

6.3 Laboratory Sample Analysis Results

A total of 11no. soil samples were submitted for analysis. The full results of the laboratory sample analysis can be seen in [Appendix 5](#).

7 RISK ASSESSMENT

7.1 Generic Quantitative Risk Assessment (Human Health)

A Generic Quantitative Risk Assessment (GQRA) was conducted using the soil analytical results in order to further evaluate the significance of the potential pollutant linkages identified in the Preliminary Risk Assessment in the Desk Study.

7.1.1 Generic Assessment Criteria for Soils

The GAC used for the screening of the soils and their sources are outlined in the table in [Appendix 6](#). The GAC used are a combination of the DEFRA's Category 4 Screening Levels and the CIEH/LQM GAC for residential with homegrown produce land use scenario as private gardens are proposed.

7.1.2 Soil Organic Matter Content

Sample results indicated that soils on the site have an average Total Organic Carbon (TOC) content of 0.8%, which based on a conversion factor of 1.72, indicates a Soil Organic Matter (SOM) of around 1.376%. Therefore, a soil organic matter content of 1% was assumed.

7.1.3 Contaminants Exceeding Generic Assessment Criteria

A summary of contaminants that were found to be present in concentrations that exceeded the GAC is shown Table 3 below.

Table 3: Contaminants Exceeding GAC

Contaminant	GAC (mg/kg)	No. of Exceedances	Measured Concentrations (mg/kg)		Exceedance Borehole Locations
			Mean	Maximum	
Benzo(a)pyrene	2.2	1	0.38	3.9	BH01/1*

Contaminant	GAC (mg/kg)	No. of Exceedances	Measured Concentrations (mg/kg)		Exceedance Borehole Locations
			Mean	Maximum	
Benzo(b)fluoranthene	2.6	1	0.43	4.2	BH01/1*
Dibenzo(ah)anthracene	0.24	1	0.05	0.65	BH01/1*

*Maximum value location

7.1.4 Statistical Analysis

The results of statistical analysis are presented in [Appendix 7](#). Benzo(a)pyrene, Dibenzo(ah)anthracene and Benzo(b)fluoranthene had sample means that exceeded their relevant GAC, along with non-normal distributions and passed both the Mean Value and Chebychev tests.

7.2 Asbestos

Asbestos was not detected in any of the samples analysed.

7.3 Pesticides

Pesticides were not detected above the limit of detection in either of the samples analysed.

7.4 Ground Gas Risk Assessment

A summary of the gas monitoring results is presented in Table 5 below. The full results are available in [Appendix 8](#). The readings include measurements taken during both steady and falling atmospheric pressure conditions over a 24-hour monitoring period in Wokingham.

Table 4: Summary of ground gas monitoring results

Borehole	Barometric Pressure	Flow l/hr	CH ₄ %	CO ₂ %	O ₂ %	H ₂ S ppm	CO ppm	VOCs ppm
BH01	1010	0.1-0.4	0.0	0.0-0.9	18.6-20.1	0.0	0.0-3.0	0.1-0.6
BH02	1010	0.1-2.7	0.0	0.0-1.0	19.9-21.7	0.0	0.0-2.0	0.1-0.5
BH03	1010	0.1-2.0	0.0	0.0-0.8	20.1-21.1	0.0	0.0-2.0	0.1-0.6
BH04	1010	0.0-0.1	0.0	0.0-0.4	19.9-21.2	0.0	0.0-7.0	0.1-0.2
BH05	1010	0.1-1.5	0.0	0.0-0.8	19.8-20.2	0.0	0.0-2.0	0.0-0.1
BH06	1010	0.0-0.1	0.0	0.3-0.4	19.4-20.5	0.0	0.0-2.0	0.0

No Methane was detected at the site. A maximum Carbon Dioxide concentration of 1.0 % by volume in air (v/v) and maximum flow rate of 2.7l/hr were recorded. A maximum PID reading of 0.6 ppm was observed.

In accordance with CIRIA C665, the Gas Screening Value (GSV) for Carbon Dioxide was calculated as follows:

$$\text{GSV} = (1.0/100) * 2.7 = 0.027/\text{hr}$$

A GSV of 0.027/hr indicates that the site should be classified as Wilson and Card “Characteristic Situation 1 (CS1) – Very Low Gas Risk” meaning that standard gas protection measures are not required.

8 RE-ASSESSMENT OF POTENTIAL POLLUTANT LINKAGES

The Potential Pollutant Linkages (PPLs) identified as being plausible in the Desk Study are concerned with the following risks:

- Risk of direct contact (ingestion and absorption) with and inhalation of contaminants to on-site human health receptors (PPL1a – Future Occupiers and PPL1c – Construction Workers);
- Risk of injury/death of on-site human health receptors as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within on-site dwellings. (PPL1b – Future Occupiers and PPL1d - Construction Workers);
- Risk of direct contact with (ingestion and absorption) and inhalation of contaminants to off-site human health receptors as a result of on-site contaminants migrating off-site (PPL2a);
- Risk of injury/death to off-site human health receptors as a result of explosion due to migration of on-site ground gas and subsequent accumulation in confined spaces in off-site buildings. (PPL2b);
- Risk of deterioration of groundwater quality resulting from the migration of on-site contaminants into the underlying aquifer (PPL3);
- Risk of deterioration of surface water quality resulting from the migration and entry of on-site contaminants into the surface water receptor (PPL4);
- Risk of deterioration of ecological quality resulting from the migration and entry of on-site contaminants to the ecological receptor during development and after completion (PPL5);
- Risk of damage to buildings and services from on and off-site contaminants (PPL6a);
- Risk of damage to property as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within buildings (PPL6b).

The Desk Study concluded that PPL1a, PPL1b, PPL6a and PPL6b had the potential to be significant. All of the PPLs were re-assessed considering the soil analytical results obtained from site investigation. The table below presents the results of the re-assessment.

A detailed explanation of the risk assessment methodology is available in [Appendix 9](#).

Table 5: Results of Qualitative Risk Assessment.

CRITERIA	POTENTIAL POLLUTANT LINKAGES										
	PPL1a	PPL1b	PPL1c	PPL1d	PPL2a	PPL2b	PPL3	PPL4	PPL5	PPL6a	PPL6b
POTENTIAL PATHWAY/ RECEPTOR	Contact/ Inhalation - Human Health (Future Occupiers)	Explosion - Human Health (Future Occupiers)	Contact/ Inhalation - Human Health (Construction Workers)	Explosion - Human Health (Construction Workers)	Contact/ Inhalation - Offsite Human Health Receptors	Explosion - Human Health Receptors	Contact - Groundwater	Contact - Surface Water	Contact - Ecology	Contact - On & Off-Site Property	Explosion - On & Off-Site Property
SEVERITY	Major (4)	Major (4)	Major (4)	Major (4)	Major (4)	Major (4)	Moderate (3)	Moderate (3)	Moderate (3)	Moderate (3)	Moderate (3)
LIKELIHOOD	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)
RISK	Low (4)	Low (4)	Low (4)	Low (4)	Low (4)	Low (4)	Very Low (3)	Very Low (3)	Very Low (3)	Very Low (3)	Very Low (3)
POTENTIALLY SIGNIFICANT?	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO

8.1 Potential Risks to On-Site Human Health

PPL1a and PPL1c are concerned with the risk of direct contact (ingestion and dermal absorption) with and inhalation of on and off-site contaminants by on site human health receptors. PPL1a are considered unlikely to have the potential to be significant. Although PAH contamination was identified in BH01, this location is situated beneath the footprint of the proposed development and will be covered by hardstanding. Therefore, the potential for direct contact or inhalation exposure pathways is considered to be low.

PPL1c is considered unlikely to be significant as it is considered that any potential risks to groundworkers can be adequately dealt with by ensuring that standard health and safety measures are implemented during the construction phase.

PPL1b and PPL1d are concerned with the risk of injury/death of on-site human health receptors as a result of explosion due to the potential accumulation of ground gases and vapours from on and off-site sources. PPL1b and PPL1d are considered unlikely to have the potential to be significant as the ground gas monitoring indicated that the site should be awarded with a CS1, meaning that standard gas protection measures will not be required.

8.2 Potential Risks to Off-Site Human Health

PPL2a is concerned with the risk of direct contact and inhalation of contaminants originating from the site by off-site human health receptors. PPL2a is considered unlikely to have the potential to be significant. Although PAH contamination was identified, given their immobility, the concentrations are not considered sufficient to impact offsite human health receptors.

PPL2b is concerned with the risk of injury/death of on-site human health receptors as a result of explosion due to accumulation of ground gases from on-site sources. PPL2b is considered unlikely to be significant for the same reasons as PPL1b.

8.3 Potential Risks to Groundwater Receptors

PPL3 is concerned with the risk of deterioration of groundwater quality resulting from the migration of on-site contaminants into the underlying aquifer. PPL3 is considered unlikely to have the potential to be significant. Although the underlying aquifer is classified as Secondary A, it is considered that any of the identified contaminants present at the site are unlikely to be of sufficient magnitude to significantly impact groundwater receptors. Furthermore, no source protection zones were identified at the site.

8.4 Potential Risks to Surface Water Receptors

PPL4 is concerned with the risk of negative impacts on surface water quality resulting from the migration and entry of on-site contaminants into surface water receptors. Although the nearest water course is a drain connected to Emm Brook from the site, it is considered that the identified PAH contamination present at the site is of insufficient magnitude and mobility to significantly impact the water body.

8.5 Potential Risks to Ecological Receptors

PPL5 is concerned with the risk of negative ecological impacts resulting from potential on-site contaminants. PPL5 is considered unlikely to have the potential to be significant given that no designated ecological receptors were identified onsite or within 250m of the site.

8.6 Potential Risks to Property Receptors

PPL6a is concerned with the risk of damage to on site buildings and services from on and off-site contaminants. If contaminated, the soil may contain aggressive chemicals (i.e. Sulphates, VOCs) that

can attack building materials and services. PPL6a is considered unlikely to have the potential to be significant as site investigation did not identify any elevated levels of aggressive contaminants.

PPL6b is concerned with the risk of damage to property as a result of explosion due to migration of on and off-site ground gases and vapours and their subsequent accumulation in confined spaces in on-site buildings. PPL6b is considered unlikely to be significant for the same reasons as PPL1b.

9 CONCLUSIONS

In response to the findings of the Desk Study carried out for the site by STM Environmental Consultants, an environmental site investigation was carried out on the 21st January 2026. The objective of the investigation was to determine the presence and extent of potential contamination at the site in order to further inform the risk assessment process.

A total of 6no. boreholes (BH01 – BH06) were advanced to a maximum depth of 6.0mbgl for the purposes of environmental and geotechnical soil sampling. A total of 11no. soil samples were collected from all of the borehole locations from depths ranging from 0.3 – 1.5mbgl. The samples were submitted to a UKAS/MCERTS accredited laboratory for analysis of Heavy Metals, TPH, BTEX, PAHs, Pesticides, SVOCs and Asbestos.

All of the boreholes were excavated and installed as ground gas, vapour and groundwater monitoring wells. 3no. rounds of ground gas, groundwater and vapour monitoring were undertaken over a period of 4-weeks.

A Generic Quantitative Risk Assessment was carried out where the results of the soil sample analysis were compared to Generic Assessment Criteria (GAC) for a residential with homegrown produce land use scenario.

Results of the soil sample analysis indicate that concentrations of PAHs (Benzo(a)pyrene, Dibenzo(ah)anthracene, Benzo(b)fluoranthene) exceeded their respective GAC at one sampling locations (BH01). Although PAH contamination was identified, this location is situated beneath the footprint of one of the proposed dwellings and will be covered by hardstanding. Therefore, the potential for direct contact or inhalation exposure pathways is considered to be low.

Asbestos was not detected in any of the samples screened. Pesticides were not detected above the limit of detection.

Ground gas monitoring did not identify any significant concentrations of Methane or Carbon Dioxide. A GSV of 0.027l/hr was calculated using the results of the monitoring which indicates that the site should be classified as Wilson and Card "Characteristic Situation 1 (CS1 – Very Low Gas Risk) meaning that gas protection measures are not required.

The Conceptual Risk Model for the site was reassessed incorporating the results of the site investigation. None of the PPLs were considered to have the potential to be significant.

The revised conceptual site risk model is summarised in Table 6 below.

Table 6: Summary of revised conceptual site risk model

Potential Receptor	Potential Pathway	Potential Hazard	PSPPL?	Risk
On-Site Human Health	Ingestion/Absorption Inhalation	Adverse health Injury/Death	No	Low

Potential Receptor	Potential Pathway	Potential Hazard	PSPPL?	Risk
(Future Occupiers)	Build-up of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	No	Low
On-Site Human Health (Groundworkers)	Ingestion/Absorption Inhalation	Adverse health Injury/Death	No	Low
	Build-up of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	No	Low
Off-Site Human Health	Ingestion/Absorption Inhalation	Adverse health Injury/Death	No	Low
	Build-up of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	No	Low
Groundwater	Percolation/Leaching	Adverse groundwater quality	No	Very Low
Surface Water	Lateral Migration Groundwater baseflow	Adverse Surface water quality	No	Very Low
Ecology	Ingestion/Absorption	Adverse health Injury/Death	No	Very Low
Property	Physical Contact/Absorption	Damage to building and services	No	Very Low
	Build-up of Methane/ VOCs in confined spaces	Explosion/ Fire Damage to building	No	Very Low

10 RECOMMENDATIONS

10.1 Remedial Action

Given that none of the PPLs were considered to have the potential to be significant, no remedial action is considered to be required.

10.2 Watching Brief and Discovery Strategy

It is recommended that a “watching brief” is kept at all times during the development. Should any unexpected contamination be encountered then the discovery strategy outlined below should be followed.

-  Works should be halted if any suspicious ground conditions are identified by groundworkers;
-  The Contractor should assess the need for any immediate health and safety or environmental management control measures. If control measures are considered to be required, they should be implemented;
-  The Contractor should notify the Client’s Environmental Consultant and the Local Planning Authority;
-  The Environmental Consultant should attend the site to record the extent of ‘contamination’ and if necessary, to collect samples;
-  If remedial action is considered necessary then the proposed works should be agreed with the Local Planning Authority prior to implementation;
-  Once remediation is complete, the Environmental Consultant should collate evidence of work carried out for inclusion in a Remediation Verification Report which should be submitted to the Local Planning Authority.

10.3 Health and Safety

Given that contaminants were identified on the site, measures will be necessary to protect the health and safety of site workers during the site works. The following measures are suggested to provide a minimum level of protection.

-  Provision of appropriate Personal Protective Equipment (PPE) including protective clothing, footwear, gloves and dust masks to all groundworkers on-site. These should not be removed from site, and advice should be given on when and how they are to be used;
-  Great care should be taken to minimise the amount of dust and mud generated on-site;
-  Good practices relating to personal hygiene (i.e. washing and changing procedures) should be adhered to on-site, i.e. food and drink should only be consumed within designated areas on the site and smoking should be prohibited in all working areas;
-  Availability of site welfare;
-  Daily safety briefings.

All site works should be carried out in accordance with Health and Safety Executive regulations and guidelines and the Contractor's Construction Health and Safety Plan. Particular should be made to the Health and Safety Executive (HSE) document "Protection of Workers and the General Public during the Development of Contaminated Land".

10.4 Waste Disposal

Groundworks at the site are likely to give rise to waste soils. These may require classification before removal from site to an appropriately licensed facility for treatment or final disposal. The Environment Agency's Hazardous Waste Technical Guidance document (WM3) outlines the methodology for classifying wastes.

The contractor will need to keep a full documentary record of the waste disposal works in line with Duty of Care requirements. The record will include waste transfer notes and details of the receiving site. Copies of all relevant documents should be provided to the Client's Environmental Consultant for inclusion in the remediation verification report.

10.5 Services

The Statutory Water Undertaker for the area should be contacted in relation to new services that are to be installed as part of the proposed development in order to determine their specification for the type of pipework/conduits that should be used on this site.

11 INFORMATION GAPS AND UNCERTAINTIES

Assumptions have been made regarding the nature and scale of the activities that took place on the site and the types of potential contaminants that may have resulted. There are therefore a number of uncertainties associated with the investigation which include, but are not limited to, the following:

-  This report is based on data obtained from the chosen sampling locations only. Although efforts have been made to ensure adequate coverage of the site when designing the investigation, it is nonetheless possible that (as with any site investigation) there may be locations which were not sampled where localised pockets of contamination exist.
-  The site investigation and risk assessment were designed to investigate only the most likely contaminants associated with the potential sources of contamination identified in the Desk Study. The presence of additional unknown contaminants cannot be discounted.

These uncertainties will need to be reviewed along with the Conceptual Site Risk Model should further information come to light in the future.

12 APPENDICES

12.1 Appendix 1 – Proposed Development Plans



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

**TOWN AND COUNTRY
PLANNING (ENGLAND) 1990**

Mr Neil Davis
Davis Planning Ltd
19 Woodlands Avenue
Wokingham
RG41 3HL

NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 241828
Applicant Name: Mr Kingsley Davis
Site Address: 58 Finchampstead Road, Wokingham, Wokingham,
RG40 2NS
Proposal: Full application for proposed erection of 4no
detached dwelling houses following demolition of
the existing dwelling and associated outbuildings.
Date of Decision: 24 October 2025

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants permission** for the above development to be carried out as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and Reasons

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered:

09C - Site Plans

Received 14th October 2024

06 - Plans and Elevations Plot 2

05 - Plans and Elevations Plot 1

07 - Plans and Elevations Plot 3

08 - Plans and Elevations Plot 4

Report ref. AS13511.240419.NVIA prepared by Clarke Saunders Acoustics prepared 30th April 2024

Arboricultural Impact Assessment by Merk Welby and dated 19th March 2024 which includes an Arboricultural Method Statement and Tree Protection Plan (MW.20.0919.TPP)

Received 17th July 2024

241778/FRA_DS/OR/RS/01 Rev A - Flood Risk Assessment & Drainage Strategy produced by Lanmor Consulting

Received 28th October 2024

Preliminary Ecological Appraisal and Roost Assessment prepared by arbtech Issue 3 dated 03/07/2025.

Received 16th July 2025

The development shall be carried out in accordance with the approved details.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Materials

The development shall be carried out in accordance with the materials as specified on the approved plans.

Reason: In the interests of visual amenity in accordance with Policy CP3 of the Core Strategy.

4. Ground and building levels

No development shall take place until a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished roof levels shall be submitted to and approved in writing by the local planning authority, and the approved scheme shall be fully implemented prior to the occupation of the building(s).

Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21.

5. Details of boundary walls and fences

Before the development hereby permitted is commenced details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

Reason: In the interests of amenity and highway safety.

Relevant policy: Core Strategy policies CP1, CP3 and CP6.

6. Landscaping

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 30 years from the date of the planting (or within a period of 30 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development).

7. Retention of trees and shrubs

No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

8. Protection of trees

a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other

works commence Relevant policy: Core Strategy policy CP3 and [Managing Development Delivery Local Plan policies CC03 and TB21.

9. Noise Mitigation

The glazing, insulation and any other mitigation specified shall be installed in accordance with the specifications recommended within the Noise Assessment submitted with the application (Report ref.AS13511.240419.NVIA prepared by Clarke Saunders Acoustics on 30th April 2024).

Reason: In order to protect the amenity of future occupants of the proposed development in accordance with policy CP3 of the Core Strategy and the Borough Design Guide SPD.

10. Construction method statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors,
- ii) loading and unloading of plant and materials,
- iii) storage of plant and materials used in constructing the development,
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v) wheel washing facilities,
- vi) measures to control the emission of noise, dust and dirt during construction,
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of highway safety & convenience and neighbour amenities.

Relevant policy: Core Strategy policies CP3 & CP6.

11. Hours of work

No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

12. Remediation

No development shall commence on site including demolition and any preparatory works until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and must be approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure

that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CP1 of the Core Strategy.

13. Parking and turning space to be provided

No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

14. Access surfacing

No building shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 10 metres measured from the carriageway edge.

Reason: To avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: Core Strategy policy CP6.

15. Access to be widened

The development hereby permitted shall not be occupied until the access has been widened in accordance with the approved drawings.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

16. Garage to be retained as such

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the garage accommodation on the site identified on the approved plans shall be kept available for the parking of vehicles and bicycles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Reason: To ensure that adequate parking (vehicle and bicycle) space is available on the site, so as to reduce the likelihood of roadside parking, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6 and Managing Development Delivery Local Plan policy CC07.

17. Drainage

Prior to first occupation of the development hereby permitted, the sustainable drainage scheme for the site has been completed in accordance with the submitted and approved Flood Risk Assessment & Drainage Strategy report ref.

241778/FRA_DS/OR/RS/01 Rev A dated 28/10/24. The sustainable drainage

scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance.

Reason: To reduce the risk of flooding onsite or elsewhere in accordance with Policy CC10 of the Core Strategy.

18. Flood Risk Assessment

The development shall be carried out in accordance with the submitted flood risk assessment (Flood Risk Assessment & Drainage Strategy, 241778/FRA_DS/OR/RS/01, Rev A, 28/10/24) and the following mitigation measures it details:

- Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water, in accordance with paragraphs 2.3 of the FRA and Appendix A 2560-09 Proposed Site Layout.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To prevent an increase in flood risk elsewhere by ensuring that the flow of flood water is not impeded, and the proposed development does not cause a loss of floodplain storage in accordance with policy CC09 of the MDD.

19. Ecology

The development hereby permitted shall be carried out in accordance with the recommendations outlined in the Preliminary Ecological Appraisal and Roost Assessment prepared by arbtech Issue 3 dated 03/07/2025.

Reason: In order to protect biodiversity in accordance with policies CP7 of the Core Strategy and TB23 of the MDD.

20. Future Homes Standard

The dwelling(s) shall meet the interim Future Homes Standard in accordance with the requirements of the Building Regulations. No dwelling shall be occupied until compliance has been confirmed by an accredited assessor certifying that a 31% reduction in carbon dioxide emissions has been achieved per the Standard.

Reason: To ensure developments contribute to sustainable development in accordance with the requirements of Part L of the Building Regulations. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policy CC04.

21. Water Standards

Prior to the commencement of development, details of how the dwelling shall meet internal potable water consumption targets of 110 litres or less per person per day. Thereafter, all dwellings shall be built in accordance with the measures to achieve this water consumption target and the measures maintained for the lifetime of the development.

Reason: Reason: To ensure developments contribute to sustainable development. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), WBC Climate Emergency Action Plan, Core Strategy policy CP1, Managing Development Delivery Local Plan policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

22. CEMP

No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a. Risk assessment of potentially damaging construction activities.
- b. Identification of biodiversity protection zones.
- c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d. The location and timing of sensitive works to avoid harm to biodiversity features.
- e. Toolbox talks and details of the times during construction when specialist ecologists need to be present on site to oversee works.
- f. Responsible persons and lines of communication.
- g. The role and responsibilities on site of an ecological clerk of works (ECoW).
- h. Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To ensure that protected and priority species are maintained and features for wildlife are enhanced. Relevant policy: The NPPF Section 15, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

23. External Lighting

Prior to the installation of any external lighting, a lighting design strategy for light-sensitive biodiversity, designed in accordance with Institution of Lighting Professionals 'Guidance Note 08/18 Bats and Artificial Lighting in the UK' shall be submitted to and approved in writing by the local planning authority. The scheme shall with details of location, height, type and direction of light sources and intensity of illumination and through the provision of appropriate colour contour plans and technical specifications clearly demonstrate that any areas to be lit will not disturb or negatively impact biodiversity. All external lighting shall be installed and maintained in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: In the interests of biodiversity and neighbouring amenity, in accordance with policies CP3 and CP7 of the Core Strategy and TB23 of the MDD.

24. LEMP

Prior to commencement of the development hereby permitted, a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 30 year period).

- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanisms by which the long-term implementation of the plan will be secured by the developer with the company responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure that there is no net loss of biodiversity habitat and protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF Section 15, Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

25. Biodiversity Enhancements

Prior to commencement of development details of a scheme of biodiversity enhancements shall be based on recommendations given in Preliminary Ecological Appraisal and Roost Assessment V3 (Arbtech, 3 July 2025) and in the Bat Survey Report (Plan Ecology, 9 June 2025). The details of the scheme shall include:

- a) A timetable for its implementation,
- b) Detailed proposal for integrated Habitat bat boxes to be installed as high as possible just under the eaves on the exterior walls on buildings on the site.
- c) Proposals for integration of bird boxes such as Schwegler Swifts boxes and House sparrow terraces into buildings on the site.
- d) Schwegler nest boxes and robin boxes to be installed on retained mature trees.
- e) Detailed proposals for log piles enhancements for invertebrates, amphibians and reptiles.

The biodiversity enhancements shall thereafter be completed and maintained according to the detail and the timetable as approved.

Reason: To ensure that protected and priority species are maintained and features for wildlife are enhanced. Relevant policy: The NPPF Section 15, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

26. Reptile Mitigation Method Statement

Prior to any clearance of further scrub, trees and management of grassland, a reptile mitigation method statement shall be submitted to and approved by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved mitigation method statement.

Reason: To ensure that protected and priority species are maintained and features for wildlife are enhanced. Relevant policy: The NPPF Section 15, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

Informatives

1. Please note that if the works carried out depart from the scope of this planning permission and a retrospective application under Section 73A is subsequently required, there may be CIL liability implications. The scope of any retrospective

planning application will cover the chargeable development for the purposes of CIL, this will include past works that are unauthorised and any additional future works included within the planning permission. If the total floorspace of these works is over 100sqm, they will be liable to pay CIL. In such cases, no CIL exemption can be claimed, and payment will become due immediately as development for which planning permission is granted under a subsequent Section 73A or Section 177(1) application must be treated as commencing on the day any such planning permission is granted. Any demolished floorspace will not be able to be considered for offsetting if the relevant building is not on the land on the day that the permission is granted.

2. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.
3. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.
4. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated 24 October 2025 the obligations in which relate to this development.
5. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section be contacted for further advice.
6. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.
7. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.
8. This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

9. The site of the proposed development is in an area at risk from flooding, according to maps held by the Environment Agency. The Environment Agency's Indicative Floodplain Maps [IFM] provide a general overview of areas of land in natural floodplains and therefore

potentially at risk of flooding from rivers. To find out more information about where your property lies within the floodplain, investigate the Agency's website: www.environment-agency.gov.uk. Alternatively, contact the Environment Agency's Floodline on 0845 988 1188.

In accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), the Technical Guidance on the NPPF (Flood Risk) and Managing Development Delivery Local Plan policy

CC09 a Flood Risk Assessment (FRA) must be carried out to both address

the flood risks posed to and arising from the development and the potential for any mitigation of that risk. Applicants wishing to undertake a FRA should contact the Agency for advice prior to undertaking this study.

In areas at risk of flooding, consideration should be given to the incorporation of flood protection into the design and construction of the development. This may include flood proofing measures such as barriers on ground floor doors, windows and access points and bringing

in electrical services into the building at a high level so that plugs

are located above possible flood levels. Alternatively, you may wish to consider raising the floor level of the extension to provide a degree of protection to the property. Additional guidance can be found in the Environmental Agency flood protection advice guides.

10. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development, failure to do this will result in penalty surcharges being added. For more information see the Council's website - Community Infrastructure Levy advice page. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

11. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning approval for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stages of the

development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

12. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

Signed

A handwritten signature in black ink, appearing to be 'JT', is placed over a light green rectangular background.

Justin Turvey

Head of Development Management - Place & Growth

Date: 24 October 2025

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



WOKINGHAM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS TOWN AND COUNTRY PLANNING (ENGLAND) 1990

Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure) Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Purchase notices: If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council which will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within the timeframes set out below. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

12 weeks from the decision date above in the case of a refusal of a 'householder' application:
Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or,
Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application.

12 weeks from the decision date above in the case of a refusal of a 'minor commercial' application:
Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5

where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.

6 months from the decision date above in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.

6 months from the decision date above in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

In the event of a grant of planning permission, please note the following:

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing 'Form 2', the assumption of liability notice, is a statutory requirement for the liable party(ies) to be completed for all CIL liable applications. Advice on how the Regulations may impact you and how you can properly discharge the relevant legal requirements including paying any relevant CIL charge that may be due is available on our [Community Infrastructure Levy advice \(wokingham.gov.uk\)](http://wokingham.gov.uk) website pages.

Discharge of Conditions: This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the [Planning Portal](#).

Street Naming and Numbering for new dwellings: If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16 weeks before the commencement on site to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk. Failure to contact the street naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.

Access to privately owned land: The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

Gas Mains and Services: Building over a gas main or service that is located within your site could cause damage to pipework or potential gas leaks within buildings. You should check for information relating to services within your site at [Home - LinesearchbeforeUdig \(lsbud.co.uk\)](http://lsbud.co.uk) and contact the Plant Protection Team at SGN on 0800 912 1722 or plantlocation@sgn.co.uk. If necessary, contact National Gas Transmission for high pressure gas pipelines on box.assetprotection@nationalgas.com or 0800 970 7000.

Building Regulations: The development subject to this permission may also require Building Regulation approval to ensure it is built to national safety, design, and environmental standards. The Council's Local Authority Building Control (LABC) service offers a full range of plan approval, inspection, and associated services through an ISO9001 nationally accredited team of qualified building surveyors. These surveyors work closely with the Council's planning department to ensure the appropriate construction of your build. To find out more visit the Council's [Building Control website](#) or call 0300 790 0580 to speak to a member of the team.

Fire Regulations: In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

Biodiversity Net Gain: The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wokingham Borough Council.

Biodiversity Net Gain Exemptions and Transitional Arrangements: There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are set out in [paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990](#) the [Biodiversity](#)

[Gain Requirements \(Exemptions\) Regulations 2024](#), and [The Environment Act 2021 \(Commencement No. 8 and Transitional Provisions\) Regulations 2024](#).

Biodiversity Net Gain Irreplaceable Habitat: If the onsite habitat includes irreplaceable habitat (within the meaning of [The Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations 2024](#)) there are additional requirements. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

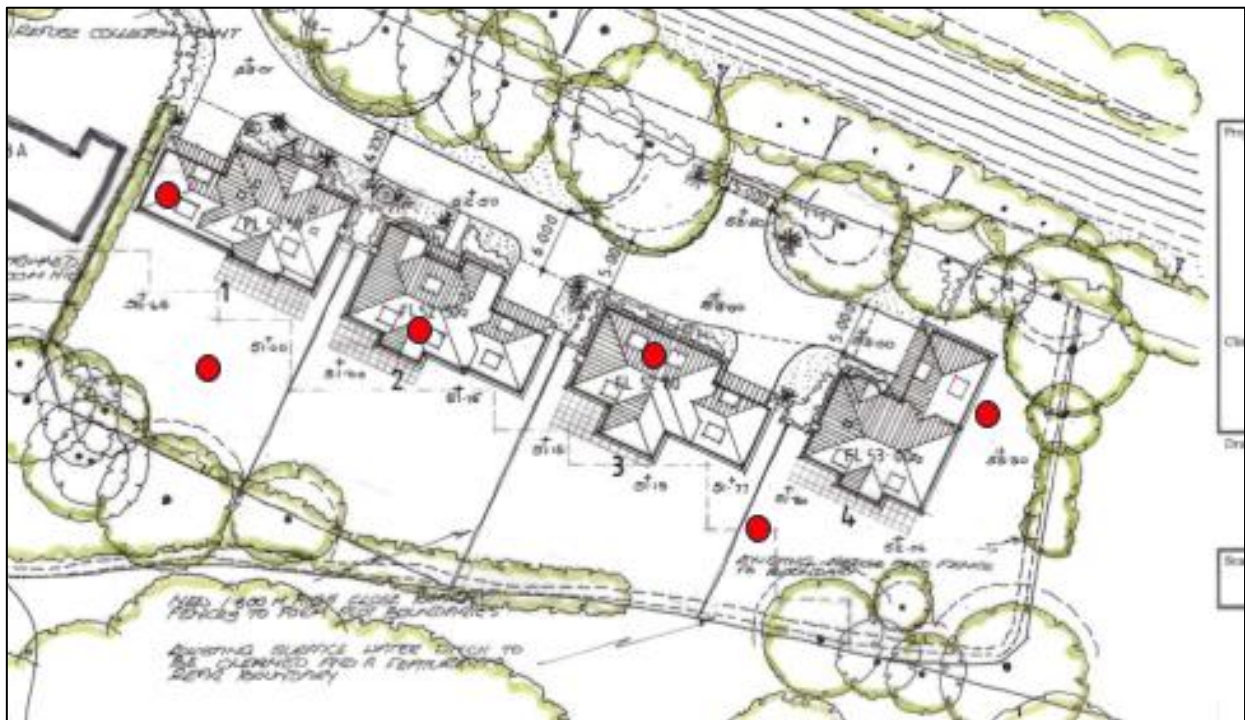
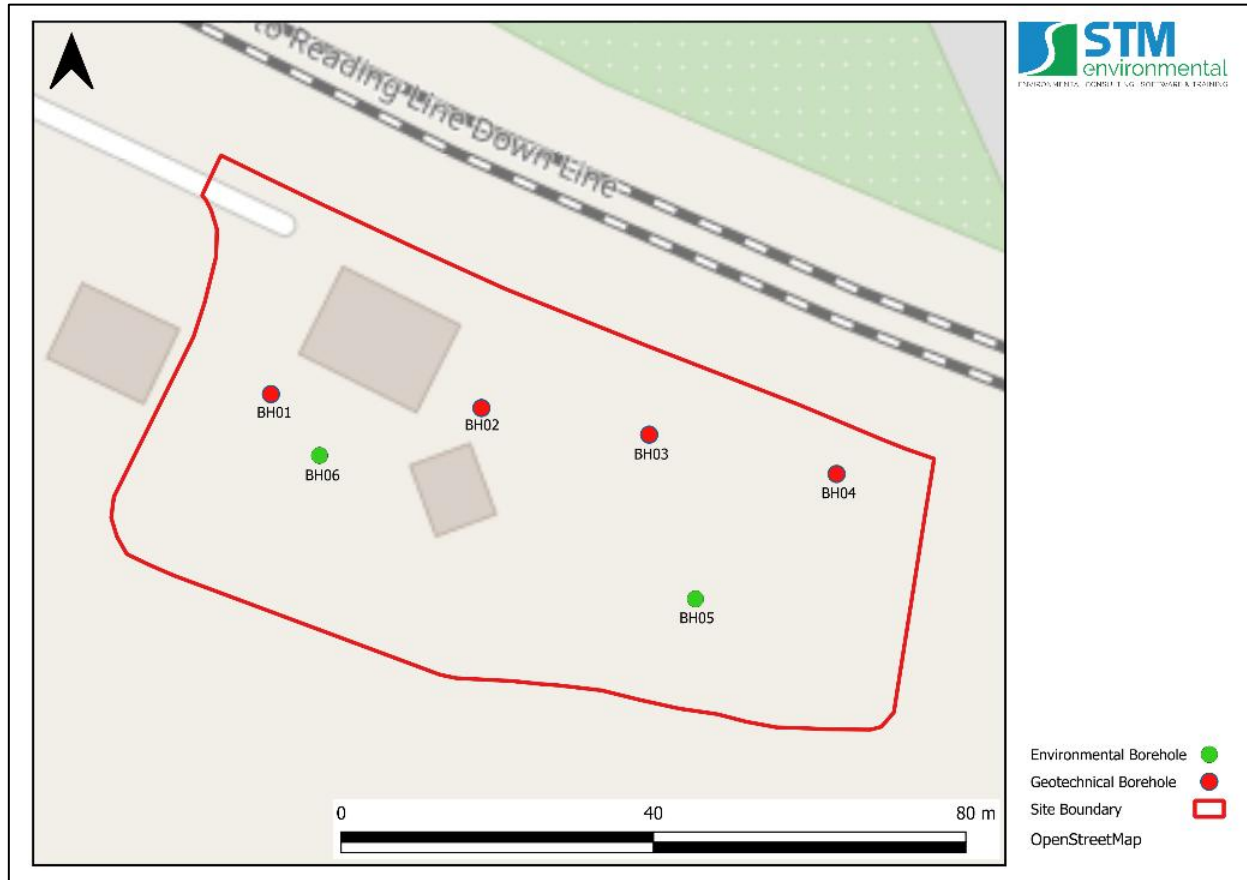
The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

Biodiversity Net Gain Section 73(2D): If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted. Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i. do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii. in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

Biodiversity Net Gain Phase Development: If the permission which has been granted has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of [The Biodiversity Gain \(Town and Country Planning\) \(Modifications and Amendments\) \(England\) Regulations 2024](#) apply. In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).

12.2 Appendix 2 - Borehole Location Plan



12.3 Appendix 3 - Borehole Logs



				Borehole Log			Borehole No. BH02 Sheet 1 of 1			
Project Name: 58 Finchampstead Road				Project No. PH2/GT-2025-000202		Co-ords: 481114.00 - 167963.00		Hole Type WLS		
Location: PH2/GT - 58 Finchampstead Road Wokingham RG40 2NS				Level: 52.57		Scale 1:50				
Client: Blue King Homes				Dates: 20/01/2026 - 20/01/2026		Logged By L.MacFarlane/D.Lamb/A.Emm/ P.Bhatia				
Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
		Depth (m)	Type	Results						
		0.30	ES	PID=0	0.50	52.07		Made Ground - Light brown, dark brown, clayey SILT, with rare brick fragments.		
									Light brown and orange, slightly silty CLAY.	
		1.00			N=7 (1,1/1,2,1,3) PID=0	1.00	51.57		Firm becoming stiff, orange and grey, sandy CLAY.	1
		2.00 2.00	D		N=10 (2,1/2,2,2,4)					2
		3.00 3.00	D		N=12 (1,2/2,3,4,3)	3.00	49.57		End of borehole at 3.00 m	3
									4	
									5	
									6	
									7	
									8	
									9	
									10	

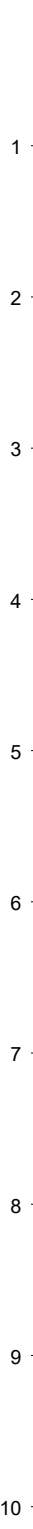
Remarks
 Borehole advanced to a maximum depth of 3mbgl, using the Tracked Dynamic Windowless Sampling Rig. No ground water strike was encountered. A monitoring well was installed to 3mbgl using 63mm HDPE plain pipe in a bentonite seal from existing ground level to 1.00mbgl and 63mm HDPE slotted pipe in a gravel surround to the base of the pipe. Elevation levels and borehole location grid references are approximated based on LIDAR data.



					Borehole Log			Borehole No. BH03 Sheet 1 of 1	
Project Name: 58 Finchampstead Road					Project No. PH2/GT-2025-000202		Co-ords: 481135.00 - 167960.00		Hole Type WLS
Location: PH2/GT - 58 Finchampstead Road Wokingham RG40 2NS					Level: 53.06		Scale 1:50		
Client: Blue King Homes					Dates: 20/01/2026 - 20/01/2026		Logged By L.MacFarlane/D.Lamb/A.Emm/ P.Bhatia		
Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
								Made Ground - Light brown and yellow, clayey SILT, with occasional brick fragments.	
		0.50	ES	PID=0	0.50	52.56		Firm, light orange and grey, silty, sandy CLAY.	1
		1.00	D	N=7 (1,1/2,2,1,2)					
		1.00							
		1.10	ES	PID=0	1.50	51.56		Firm, orange and light grey, mottled CLAY.	2
		2.00	D	N=7 (1,1/1,2,2,2)					
		2.00							
		3.00		N=11 (2,2/3,2,3,3)	3.20	49.86		Stiff, dark grey, sandy CLAY.	3
		4.00	D	N=15 (3,3/3,4,4,4)					4
		4.00							
	5.00		N=13 (2,2/2,4,3,4)					5	
	6.00	D	N=16 (2,3/3,4,4,5)	6.00	47.06		End of borehole at 6.00 m	6	
	6.00							7	
								8	
								9	
								10	

Remarks
 Borehole advanced to a maximum depth of 6mbgl, using the Tracked Dynamic Windowless Sampling Rig. No ground water strike was encountered. A monitoring well was installed to 5.22mbgl using 63mm HDPE plain pipe in a bentonite seal from existing ground level to 1.00mbgl and 63mm HDPE slotted pipe in a gravel surround to the base of the pipe. Elevation levels and borehole location grid references are approximated based on LIDAR data.



					Borehole Log			Borehole No. BH04 Sheet 1 of 1		
Project Name: 58 Finchampstead Road					Project No. PH2/GT-2025-000202		Co-ords: 481159.00 - 167955.00		Hole Type WLS	
Location: PH2/GT - 58 Finchampstead Road Wokingham RG40 2NS					Level: 53.84		Scale 1:50			
Client: Blue King Homes					Dates: 20/01/2026 - 20/01/2026		Logged By L.MacFarlane/D.Lamb/A.Emm/ P.Bhatia			
Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
		Depth (m)	Type	Results						
		0.20	ES	PID=0	0.10	53.74		Made Ground - Dark brown, SILT, with rare brick fragments.		
		0.30	ES		0.30	53.54				
		1.00		N=6 (1,1/1,2,1,2)	1.00	52.84		Firm, light grey and orange, slightly sandy, mottled CLAY, with lenses of sand between 1.8 - 1.9mbgl.		
		2.00	D		N=7 (1,2/1,2,2,2)	2.00				51.84
		2.00								
		3.00	D	N=7 (2,1/1,2,2,2)	2.80	51.04		Firm, dark grey, sandy CLAY.		
		3.00			3.00	50.84				End of borehole at 3.00 m
Remarks Borehole advanced to a maximum depth of 3mbgl, using the Tracked Dynamic Windowless Sampling Rig. No ground water strike was encountered. A monitoring well was installed to 2mbgl using 63mm HDPE plain pipe in a bentonite seal from existing ground level to 1.00mbgl and 63mm HDPE slotted pipe in a gravel surround to the base of the pipe. Elevation levels and borehole location grid references are approximated based on LiDAR data. Due to variations in surface elevation across the site, BH04 sat ~0.5m higher in elevation than BH02, and ~1.2 - 1.5m higher than BH05.										
										





12.4 Appendix 4 - Photographs

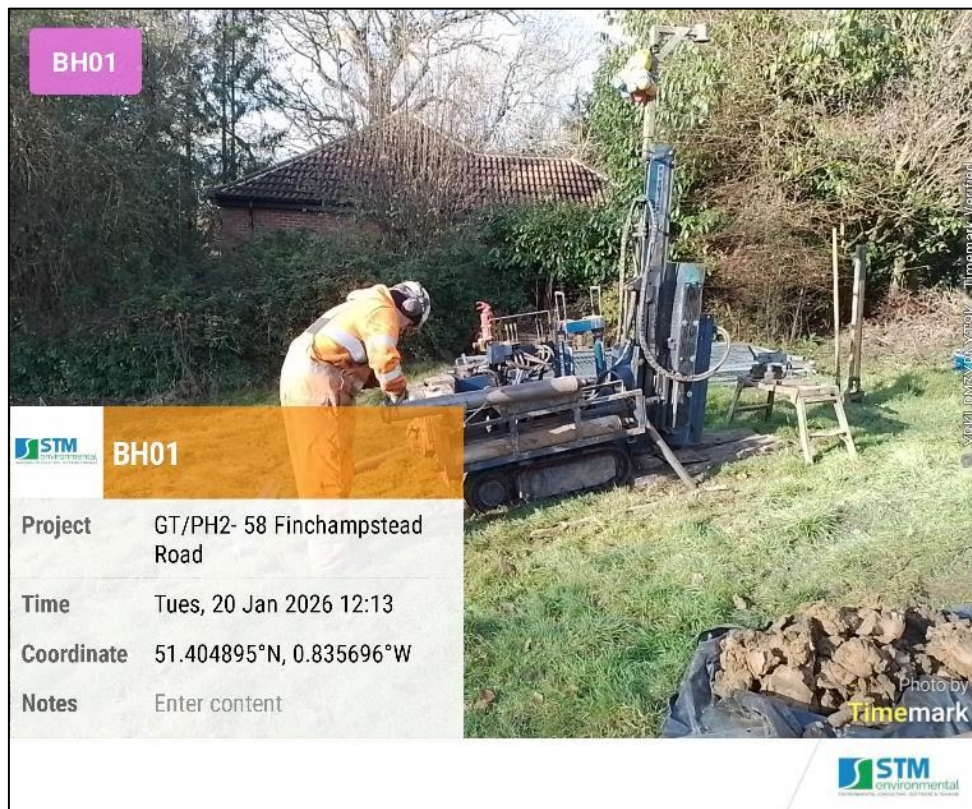


Image showing the Dynamic Windowless Sampling Rig in operation at BH01



Image showing the 1st to 3rd metre (left to right) of material retrieved from BH01



Image showing the location of BH02



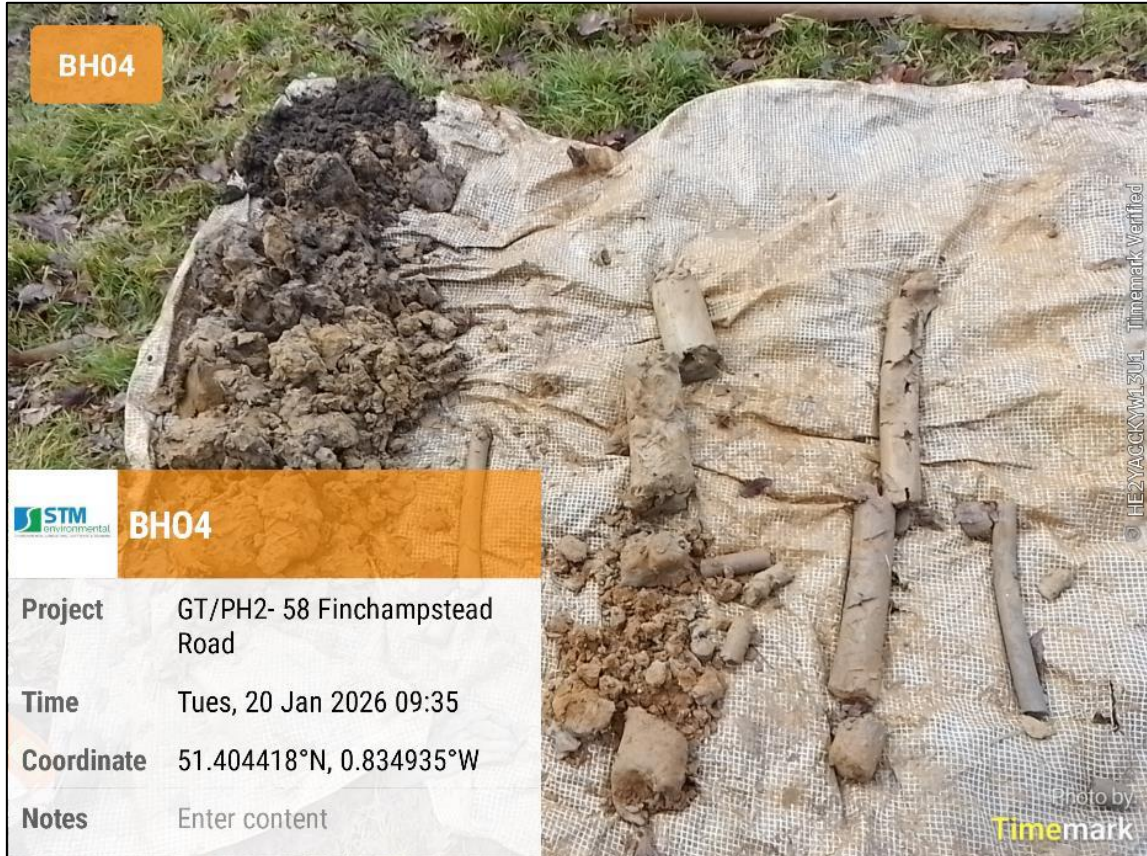
Image showing the 1st to 3rd metre (left to right) of material retrieved from BH02



Image showing the location of BH03



Image showing the 1st to 6th metre (left to right) of material retrieved from BH03



Images showing the material retrieved from BH04 and BH05





Image showing the 1st to 2nd metre (left to right) of material retrieved from BH06

12.5 Appendix 5 – Laboratory Certification



4161



STM Environmental

Unit 6, Crane Mews,
32 Gould Road
Twickenham,
TW2 6RS

Analytical Test Report: E26/00824/STM - 26-02874

Your Project Reference:	58 Finchampstead Road Wokingham RG40 2NS		
Your Order Number:	58 FINCHAMPSTEAD ROAD	Samples Received / Instructed:	23/01/2026 / 23/01/2026
Report Issue Number:	1	Sample Tested:	23/01 to 03/02/2026
Samples Analysed:	16 sample(s)	Report issued:	03/02/2026

Signed



James Gane
Analytical Services Manager
CTS

Notes:

General

Please refer to Methodologies page for details pertaining to the analytical methods undertaken.

Samples will be retained for 14 days after issue of this report with the exception of the asbestos test portion which is held for 6 months unless otherwise requested.

Moisture Content was determined in accordance with CTS method statement MS - CL - Sample Prep, oven dried at <30°C.

Moisture Content is reported as a percentage of the dry mass of soil, this calculation is in accordance with BS1377, Part 2, 1990, Clause 3.2

Stone Content was determined in accordance with CTS method statement MS - CL - Sample Prep and refers to the percentage of stones retained on a 10mm BS test sieve.

Where specification limits are included these are for guidance only. Where a measured value has been highlighted this is not implying acceptance or failure and certainty of measurement values have not been taken into account.

Uncertainty of measurement values are available on request.

Samples were supplied by customer, results apply to the samples as received.

Asbestos

Please note: Where further analysis is required samples identified as containing asbestos are screened and tested on an as received basis. No correction is made for moisture content and other than the asbestos test(s) these results are not covered by our accreditation

Opinions and interpretations expressed herein are outside the scope of UKAS accreditation

Deviating Samples

On receipt samples are compared against our sample holding and handling protocols, where any deviations have been noted these are reported on our deviating sample page (if present)

Accreditation Key

This report shall not be reproduced except in full

UKAS = UKAS Accreditation, MCERTS = MCERTS Accreditation, u = Unaccredited, subUKAS - Subcontracted to a laboratory UKAS accredited for this test, subMCERTS - Subcontracted to a laboratory MCERTS accredited for this test

MCERTS Accreditation only covers the SAND, CLAY and LOAM matrices

UKAS accreditation on waters only covers the Ground water and Surface water matrices

Date of Issue: 27.01.26

Issued by: J. Gane

Issue No: 4

Rev No: 28



4161



E26/00824/STM - 26-02874

**Project Reference - 58 Finchampstead Road
Wokingham RG40 2NS**

Analytical Test Results - Solid

Lab Reference			689538	689539	689540	689541	689543	689544
Client Sample ID			BH01/1	BH02/1	BH03/2	BH03/3	BH04/2	BH05/1
Client Sample Location			BH01	BH02	BH03	BH03	BH04	BH05
Client Sample Type			Soil	Soil	Soil	Soil	Soil	Soil
Client Sample Number			-	-	-	-	-	-
Depth - Top (m)			0.40	0.30	0.50	1.10	0.30	0.30
Depth - Bottom (m)			0.40	0.30	0.50	1.10	0.30	0.30
Date of Sampling			20/01/2026	20/01/2026	20/01/2026	20/01/2026	20/01/2026	20/01/2026
Time of Sampling			1400	1400	1400	1400	1400	1400
Sample Matrix			Clay	Clay	Clay	Clay	Clay	Clay
Determinant	Units	Accreditation						
Arsenic	(mg/kg)	MCERTS	< 10	< 10	< 10	11	14	11
Boron (w/s)	(mg/kg)	u	< 2.5	< 2.5	< 2.5	< 2.5	< 2.5	< 2.5
Cadmium	(mg/kg)	MCERTS	1.2	0.9	0.5	1.3	1.4	1.6
Chromium (Total)	(mg/kg)	UKAS	12	6.5	4.6	12	11	16
Copper	(mg/kg)	MCERTS	17	6.5	6.2	8.9	5.6	9.8
Lead	(mg/kg)	MCERTS	42	22	21	8.9	67	15
Mercury	(mg/kg)	UKAS	< 2.5	< 2.5	< 2.5	< 2.5	< 2.5	< 2.5
Nickel	(mg/kg)	MCERTS	11	5.1	3.8	10	5.6	9.8
Selenium	(mg/kg)	u	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
Zinc	(mg/kg)	MCERTS	34	23	13	19	27	20
Total Phenols	(mg/kg)	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Cyanide (Total)	(mg/kg)	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Sulphate (Acid Soluble)	(%)	u	0.02	0.01	< 0.01	< 0.01	< 0.01	0.01
pH	pH Units	MCERTS	7.1	8.0	7.9	7.6	7.3	6.5
Sulphide	(mg/kg)	u	< 15	< 15	< 15	< 15	< 15	< 15
Acenaphthene	(mg/kg)	MCERTS	< 0.20	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
Acenaphthylene	(mg/kg)	UKAS	0.88	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
Anthracene	(mg/kg)	UKAS	2.0	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
Benzo (a) anthracene	(mg/kg)	MCERTS	5.3	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
Benzo (a) pyrene	(mg/kg)	MCERTS	3.9	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
Benzo (b) fluoranthene	(mg/kg)	MCERTS	4.2	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
Benzo (g, h, i) perylene	(mg/kg)	MCERTS	1.7	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
Benzo (k) fluoranthene	(mg/kg)	MCERTS	2.2	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
Chrysene	(mg/kg)	MCERTS	5.1	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
Dibenzo (a,h) anthracene	(mg/kg)	MCERTS	0.65	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
Fluoranthene	(mg/kg)	MCERTS	14	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
Fluorene	(mg/kg)	MCERTS	0.82	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
Indeno (1, 2, 3,-cd) pyrene	(mg/kg)	MCERTS	2.1	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
Naphthalene	(mg/kg)	MCERTS	0.54	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
Phenanthrene	(mg/kg)	MCERTS	12	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
Pyrene	(mg/kg)	MCERTS	10	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
Total PAH (Sum of USEPA 16)	(mg/kg)	UKAS	66	< 0.32	< 0.32	< 0.32	< 0.32	< 0.32
TOC	(%)	MCERTS	1.2	0.8	0.7	< 0.5	0.5	0.5
Asbestos	-	UKAS	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected



4161



E26/00824/STM - 26-02874

**Project Reference - 58 Finchampstead Road
Wokingham RG40 2NS**

Analytical Test Results - Solid

Lab Reference			689545	689547	689548
Client Sample ID			BH05/2	BH06/1	BH06/2
Client Sample Location			BH05	BH06	BH06
Client Sample Type			Soil	Soil	Soil
Client Sample Number			-	-	-
Depth - Top (m)			1.50	0.30	0.80
Depth - Bottom (m)			1.50	0.30	0.80
Date of Sampling			20/01/2026	20/01/2026	20/01/2026
Time of Sampling			1400	1400	1400
Sample Matrix			Clay	Clay	Clay
Determinant	Units	Accreditation			
Arsenic	(mg/kg)	MCERTS	< 10	14	11
Boron (w/s)	(mg/kg)	u	< 2.5	< 2.5	< 2.5
Cadmium	(mg/kg)	MCERTS	1.4	1.0	1.3
Chromium (Total)	(mg/kg)	UKAS	13	6.8	11
Copper	(mg/kg)	MCERTS	9.7	20	9.1
Lead	(mg/kg)	MCERTS	7.5	84	11
Mercury	(mg/kg)	UKAS	< 2.5	< 2.5	< 2.5
Nickel	(mg/kg)	MCERTS	20	9.2	15
Selenium	(mg/kg)	u	< 8.0	< 8.0	< 8.0
Zinc	(mg/kg)	MCERTS	18	44	23
Total Phenols	(mg/kg)	MCERTS	< 1.0	< 1.0	< 1.0
Cyanide (Total)	(mg/kg)	MCERTS	< 1.0	< 1.0	< 1.0
Sulphate (Acid Soluble)	(%)	u	< 0.01	0.03	< 0.01
pH	pH Units	MCERTS	6.9	5.8	6.8
Sulphide	(mg/kg)	u	< 15	< 15	< 15
Acenaphthene	(mg/kg)	MCERTS	< 0.02	< 0.02	< 0.02
Acenaphthylene	(mg/kg)	UKAS	< 0.02	0.03	< 0.02
Anthracene	(mg/kg)	UKAS	< 0.02	0.07	< 0.02
Benzo (a) anthracene	(mg/kg)	MCERTS	< 0.02	0.43	< 0.02
Benzo (a) pyrene	(mg/kg)	MCERTS	< 0.02	0.43	< 0.02
Benzo (b) fluoranthene	(mg/kg)	MCERTS	< 0.02	0.44	< 0.02
Benzo (g, h, i) perylene	(mg/kg)	MCERTS	< 0.02	0.26	< 0.02
Benzo (k) fluoranthene	(mg/kg)	MCERTS	< 0.02	0.19	< 0.02
Chrysene	(mg/kg)	MCERTS	< 0.02	0.38	< 0.02
Dibenzo (a,h) anthracene	(mg/kg)	MCERTS	< 0.02	0.05	< 0.02
Fluoranthene	(mg/kg)	MCERTS	< 0.02	1.1	< 0.02
Fluorene	(mg/kg)	MCERTS	< 0.02	< 0.02	< 0.02
Indeno (1, 2, 3,-cd) pyrene	(mg/kg)	MCERTS	< 0.02	0.26	< 0.02
Naphthalene	(mg/kg)	MCERTS	< 0.02	< 0.02	< 0.02
Phenanthrene	(mg/kg)	MCERTS	< 0.02	0.32	< 0.02
Pyrene	(mg/kg)	MCERTS	< 0.02	0.95	< 0.02
Total PAH (Sum of USEPA 16)	(mg/kg)	UKAS	< 0.32	5.0	< 0.32
TOC	(%)	MCERTS	< 0.5	2.0	< 0.5
Asbestos	-	UKAS	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected



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7 - 11 Harding Street
Leicester
LE1 4DH

E26/00824/STM - 26-02874

Project Reference - 58 Finchampstead Road
Wokingham RG40 2NS

Analytical Test Results - VPH / EPH

Lab Reference	689538	689539	689540	689541	689543	689544
Client Sample ID	BH01/1	BH02/1	BH03/2	BH03/3	BH04/2	BH05/1
Client Sample Location	BH01	BH02	BH03	BH03	BH04	BH05
Client Sample Type	Soil	Soil	Soil	Soil	Soil	Soil
Client Sample Number	-	-	-	-	-	-
Depth - Top (m)	0.40	0.30	0.50	1.10	0.30	0.30
Depth - Bottom (m)	0.40	0.30	0.50	1.10	0.30	0.30
Date of Sampling	20/01/2026	20/01/2026	20/01/2026	20/01/2026	20/01/2026	20/01/2026
Time of Sampling	1400	1400	1400	1400	1400	1400
Sample Matrix	Clay	Clay	Clay	Clay	Clay	Clay
Determinant	Units	Accreditation				
Benzene	(mg/kg)	MCERTS	< 0.01	< 0.01	< 0.01	< 0.01
Toluene	(mg/kg)	MCERTS	< 0.01	< 0.01	< 0.01	< 0.01
Ethylbenzene	(mg/kg)	MCERTS	< 0.01	< 0.01	< 0.01	< 0.01
m&p Xylene	(mg/kg)	MCERTS	< 0.02	< 0.02	< 0.02	< 0.02
o-Xylene	(mg/kg)	MCERTS	< 0.01	< 0.01	< 0.01	< 0.01
MTBE	(mg/kg)	MCERTS	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic >C ₅ to C ₆ [HS_MS_1D_AL]	(mg/kg)	MCERTS	< 0.06	< 0.06	< 0.06	< 0.06
Aliphatic >C ₆ to C ₈ [HS_MS_1D_AL]	(mg/kg)	MCERTS	< 0.06	< 0.06	< 0.06	< 0.06
Aliphatic >C ₈ to C ₁₀ [HS_MS_1D_AL]	(mg/kg)	MCERTS	< 0.06	< 0.06	< 0.06	< 0.06
Aliphatic >C ₁₀ to C ₁₂ [EH_2D_AL]	(mg/kg)	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
Aliphatic >C ₁₂ to C ₁₆ [EH_2D_AL]	(mg/kg)	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
Aliphatic >C ₁₆ to C ₂₁ [EH_2D_AL]	(mg/kg)	MCERTS	1.5	< 1.0	< 1.0	1.4
Aliphatic >C ₂₁ to C ₃₅ [EH_2D_AL]	(mg/kg)	MCERTS	4.0	2.6	2.4	3.7
Aliphatic >C ₃₅ to C ₄₄ [EH_2D_AL]	(mg/kg)	u	< 5.0	< 5.0	< 5.0	< 5.0
Aromatic >C ₅ to C ₇ [HS_MS_1D_AR]	(mg/kg)	MCERTS	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic >C ₇ to C ₈ [HS_MS_1D_AR]	(mg/kg)	MCERTS	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic >C ₈ to C ₁₀ [HS_MS_1D_AR]	(mg/kg)	MCERTS	< 0.06	< 0.06	< 0.06	< 0.06
Aromatic >C ₁₀ to C ₁₂ [EH_2D_AR]	(mg/kg)	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
Aromatic >C ₁₂ to C ₁₆ [EH_2D_AR]	(mg/kg)	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
Aromatic >C ₁₆ to C ₂₁ [EH_2D_AR]	(mg/kg)	MCERTS	4.0	3.5	2.9	2.8
Aromatic >C ₂₁ to C ₃₅ [EH_2D_AR]	(mg/kg)	MCERTS	5.3	< 2.0	2.6	3.2
Aromatic >C ₃₅ to C ₄₄ [EH_2D_AR]	(mg/kg)	u	< 5.0	< 5.0	< 5.0	< 5.0
Total >C ₅ to C ₃₅ [EH_2D+HS_1D_Total]	(mg/kg)	MCERTS	15	< 10	< 10	< 10
Total TPH (>C ₈ to C ₄₀) [EH_1D_Total]	(mg/kg)	MCERTS	-	-	< 15	-



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E26/00824/STM - 26-02874

Project Reference - 58 Finchampstead Road
Wokingham RG40 2NS

Analytical Test Results - VPH / EPH

Lab Reference			689545	689547	689548
Client Sample ID			BH05/2	BH06/1	BH06/2
Client Sample Location			BH05	BH06	BH06
Client Sample Type			Soil	Soil	Soil
Client Sample Number			-	-	-
Depth - Top (m)			1.50	0.30	0.80
Depth - Bottom (m)			1.50	0.30	0.80
Date of Sampling			20/01/2026	20/01/2026	20/01/2026
Time of Sampling			1400	1400	1400
Sample Matrix			Clay	Clay	Clay
Determinant	Units	Accreditation			
Benzene	(mg/kg)	MCERTS	-	< 0.01	-
Toluene	(mg/kg)	MCERTS	-	< 0.01	-
Ethylbenzene	(mg/kg)	MCERTS	-	< 0.01	-
m&p Xylene	(mg/kg)	MCERTS	-	< 0.02	-
o-Xylene	(mg/kg)	MCERTS	-	< 0.01	-
MTBE	(mg/kg)	MCERTS	-	< 0.01	-
Aliphatic >C ₅ to C ₆ [HS_MS_1D_AL]	(mg/kg)	MCERTS	-	< 0.06	-
Aliphatic >C ₆ to C ₈ [HS_MS_1D_AL]	(mg/kg)	MCERTS	-	< 0.06	-
Aliphatic >C ₈ to C ₁₀ [HS_MS_1D_AL]	(mg/kg)	MCERTS	-	< 0.06	-
Aliphatic >C ₁₀ to C ₁₂ [EH_2D_AL]	(mg/kg)	MCERTS	-	< 1.0	-
Aliphatic >C ₁₂ to C ₁₆ [EH_2D_AL]	(mg/kg)	MCERTS	-	1.5	-
Aliphatic >C ₁₆ to C ₂₁ [EH_2D_AL]	(mg/kg)	MCERTS	-	1.8	-
Aliphatic >C ₂₁ to C ₃₅ [EH_2D_AL]	(mg/kg)	MCERTS	-	7.1	-
Aliphatic >C ₃₅ to C ₄₄ [EH_2D_AL]	(mg/kg)	u	-	< 5.0	-
Aromatic >C ₅ to C ₇ [HS_MS_1D_AR]	(mg/kg)	MCERTS	-	< 0.01	-
Aromatic >C ₇ to C ₈ [HS_MS_1D_AR]	(mg/kg)	MCERTS	-	< 0.01	-
Aromatic >C ₈ to C ₁₀ [HS_MS_1D_AR]	(mg/kg)	MCERTS	-	< 0.06	-
Aromatic >C ₁₀ to C ₁₂ [EH_2D_AR]	(mg/kg)	MCERTS	-	< 1.0	-
Aromatic >C ₁₂ to C ₁₆ [EH_2D_AR]	(mg/kg)	MCERTS	-	< 1.0	-
Aromatic >C ₁₆ to C ₂₁ [EH_2D_AR]	(mg/kg)	MCERTS	-	5.8	-
Aromatic >C ₂₁ to C ₃₅ [EH_2D_AR]	(mg/kg)	MCERTS	-	15	-
Aromatic >C ₃₅ to C ₄₄ [EH_2D_AR]	(mg/kg)	u	-	< 5.0	-
Total >C ₅ to C ₃₅ [EH_2D+HS_1D_Total]	(mg/kg)	MCERTS	-	31	-
Total TPH (>C ₈ to C ₄₀) [EH_1D_Total]	(mg/kg)	MCERTS	< 15	-	< 15

E26/00824/STM - 26-02874

Project Reference - 58 Finchampstead Road Wok

Analytical Test Results - SVOC

Lab Reference	689538	689539	689540	689543	689544	689547
Client Sample ID	BH01/1	BH02/1	BH03/2	BH04/2	BH05/1	BH06/1
Client Sample Location	BH01	BH02	BH03	BH04	BH05	BH06
Client Sample Type	Soil	Soil	Soil	Soil	Soil	Soil
Client Sample Number	-	-	-	-	-	-
Depth - Top (m)	0.40	0.30	0.50	0.30	0.30	0.30
Depth - Bottom (m)	0.40	0.30	0.50	0.30	0.30	0.30
Date of Sampling	20/01/2026	20/01/2026	20/01/2026	20/01/2026	20/01/2026	20/01/2026
Time of Sampling	1400	1400	1400	1400	1400	1400
Sample Matrix	Clay	Clay	Clay	Clay	Clay	Clay
Determinant	Units	Accreditation				
1,2,4-Trichlorobenzene	(mg/kg)	u	< 0.2	< 0.2	< 0.2	< 0.2
1,2-Dichlorobenzene	(mg/kg)	u	< 0.1	< 0.1	< 0.1	< 0.1
1,3-Dichlorobenzene	(mg/kg)	u	< 0.1	< 0.1	< 0.1	< 0.1
1,4-Dichlorobenzene	(mg/kg)	u	< 0.2	< 0.2	< 0.2	< 0.2
1-Chloronaphthalene	(mg/kg)	u	< 0.1	< 0.1	< 0.1	< 0.1
2,3,4,6-Tetrachlorophenol	(mg/kg)	u	< 0.6	< 0.6	< 0.6	< 0.6
2,4,5-Trichlorophenol	(mg/kg)	u	< 0.2	< 0.2	< 0.2	< 0.2
2,4,6-Trichlorophenol	(mg/kg)	u	< 0.3	< 0.3	< 0.3	< 0.3
2,4-Dichlorophenol	(mg/kg)	u	< 0.2	< 0.2	< 0.2	< 0.2
2,4-Dimethylphenol	(mg/kg)	u	< 0.2	< 0.2	< 0.2	< 0.2
2,4-Dinitrophenol	(mg/kg)	u	< 2.0	< 2.0	< 2.0	< 2.0
2,6-Dichlorophenol	(mg/kg)	u	< 0.3	< 0.3	< 0.3	< 0.3
2,6-Dinitrotoluene	(mg/kg)	u	< 0.6	< 0.6	< 0.6	< 0.6
2-Chlorophenol	(mg/kg)	u	< 0.2	< 0.2	< 0.2	< 0.2
2-Methylnaphthalene	(mg/kg)	u	< 0.2	< 0.2	< 0.2	< 0.2
2-Methylphenol	(mg/kg)	u	< 0.2	< 0.2	< 0.2	< 0.2
2-Nitroaniline	(mg/kg)	u	< 0.4	< 0.4	< 0.4	< 0.4
2-Nitrophenol	(mg/kg)	u	< 0.6	< 0.6	< 0.6	< 0.6
3,3-Dichlorobenzidine	(mg/kg)	u	< 0.3	< 0.3	< 0.3	< 0.3
3/4-Methylphenol	(mg/kg)	u	< 0.2	< 0.2	< 0.2	< 0.2
3-Nitroaniline	(mg/kg)	u	< 0.6	< 0.6	< 0.6	< 0.6
4-Chlorophenyl phenyl ether	(mg/kg)	u	< 0.2	< 0.2	< 0.2	< 0.2
4,6-Dinitro-2-methylphenol	(mg/kg)	u	< 1.0	< 1.0	< 1.0	< 1.0
4-Bromophenyl phenyl ether	(mg/kg)	u	< 0.2	< 0.2	< 0.2	< 0.2
4-Chloro-3-methylphenol	(mg/kg)	u	< 0.2	< 0.2	< 0.2	< 0.2
4-Chloroaniline	(mg/kg)	u	< 0.2	< 0.2	< 0.2	< 0.2
4-Nitroaniline	(mg/kg)	u	< 0.3	< 0.3	< 0.3	< 0.3
4-Nitrophenol	(mg/kg)	u	< 0.6	< 0.6	< 0.6	< 0.6
Acenaphthene	(mg/kg)	u	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthylene	(mg/kg)	u	< 0.1	< 0.1	< 0.1	0.3
Aniline	(mg/kg)	u	< 0.2	< 0.2	< 0.2	< 0.2
Anthracene	(mg/kg)	u	< 0.1	< 0.1	< 0.1	0.1
Azobenzene	(mg/kg)	u	< 0.2	< 0.2	< 0.2	< 0.2
Benzo[a]anthracene	(mg/kg)	u	< 0.1	< 0.1	< 0.1	0.9
Benzo[ghi]perylene	(mg/kg)	u	< 0.1	< 0.1	< 0.1	0.8
Benzo[a]pyrene	(mg/kg)	u	< 0.2	< 0.2	< 0.2	1.3
Benzo[b]fluoranthene	(mg/kg)	u	< 0.1	< 0.1	< 0.1	1.8
Benzo[k]fluoranthene	(mg/kg)	u	< 0.1	< 0.1	< 0.1	1.0
Benzyl Alcohol	(mg/kg)	u	< 0.3	< 0.3	< 0.3	< 0.3
Benzyl butyl phthalate	(mg/kg)	u	< 0.2	< 0.2	< 0.2	< 0.2
Bis(2-chloroethoxy)methane	(mg/kg)	u	< 0.1	< 0.1	< 0.1	< 0.1
Bis(2-chloroethyl)ether	(mg/kg)	u	< 0.2	< 0.2	< 0.2	< 0.2
Bis(2-chloroisopropyl)ether	(mg/kg)	u	< 0.2	< 0.2	< 0.2	< 0.2
Bis(2-ethylhexyl) phthalate	(mg/kg)	u	< 0.2	< 0.2	< 0.2	< 0.2
Chrysene	(mg/kg)	u	< 0.1	< 0.1	< 0.1	1.6
Dibenz[a,h]anthracene	(mg/kg)	u	< 0.2	< 0.2	< 0.2	< 0.2
Dibenzofuran	(mg/kg)	u	< 0.1	< 0.1	< 0.1	0.2
Dibutyl phthalate	(mg/kg)	u	< 0.1	< 0.1	< 0.1	< 0.1
Diethyl Phthalate	(mg/kg)	u	< 0.2	< 0.2	< 0.2	< 0.2
Dimethyl phthalate	(mg/kg)	u	< 0.2	< 0.2	< 0.2	< 0.2
Di-n-octyl phthalate	(mg/kg)	u	< 0.2	< 0.2	< 0.2	< 0.2
Diphenylamine	(mg/kg)	u	< 0.1	< 0.1	< 0.1	< 0.1
Fluoranthene	(mg/kg)	u	0.1	< 0.1	< 0.1	4.4
Fluorene	(mg/kg)	u	< 0.1	< 0.1	< 0.1	0.2
Hexachlorobenzene	(mg/kg)	u	< 0.3	< 0.3	< 0.3	< 0.3
Hexachlorobutadiene	(mg/kg)	u	< 0.3	< 0.3	< 0.3	< 0.3
Hexachlorocyclopentadiene	(mg/kg)	u	< 1.0	< 1.0	< 1.0	< 1.0
Hexachloroethane	(mg/kg)	u	< 0.2	< 0.2	< 0.2	< 0.2
Indeno[1,2,3-cd]pyrene	(mg/kg)	u	< 0.2	< 0.2	< 0.2	0.7
Isophorone	(mg/kg)	u	< 0.2	< 0.2	< 0.2	< 0.2
Methyl Methanesulfonate	(mg/kg)	u	< 0.3	< 0.3	< 0.3	< 0.3
Naphthalene	(mg/kg)	u	< 0.1	< 0.1	< 0.1	0.1
NitroBenzene	(mg/kg)	u	< 0.3	< 0.3	< 0.3	< 0.3
N-Nitrosodimethylamine	(mg/kg)	u	< 0.2	< 0.2	< 0.2	< 0.2
Pentachlorophenol	(mg/kg)	u	< 1.0	< 1.0	< 1.0	< 1.0
Phenanthrene	(mg/kg)	u	< 0.1	< 0.1	< 0.1	3.2
Phenol	(mg/kg)	u	< 0.1	< 0.1	< 0.1	< 0.1
Pyrene	(mg/kg)	u	0.2	< 0.1	< 0.1	3.4

E26/00824/STM - 26-02874

Project Reference - 58 Finchampstead Road Wok

Analytical Test Results - OCP and OPP

Lab Reference		689542	689546
Client Sample ID		BH04/1	BH05/3
Client Sample Location		BH04	BH05
Client Sample Type		Soil	Soil
Client Sample Number		-	-
Depth - Top (m)		0.20	0.30
Depth - Bottom (m)		0.20	0.30
Date of Sampling		20/01/2026	20/01/2026
Time of Sampling		1400	1400
Sample Matrix		Clay	Clay
Determinant	Units	Accreditation	
4,4'-DDD (p,p'-DDD)	(mg/kg)	u	< 0.1
4,4'-DDE (p,p'-DDE)	(mg/kg)	u	< 0.1
4,4'-DDT (p,p'-DDT)	(mg/kg)	u	< 0.2
Aldrin	(mg/kg)	u	< 0.1
alpha-BHC	(mg/kg)	u	< 0.1
beta-BHC	(mg/kg)	u	< 0.1
cis-Chlordane	(mg/kg)	u	< 0.1
delta-BHC	(mg/kg)	u	< 0.1
Dieldrin	(mg/kg)	u	< 0.2
Endosulfan I	(mg/kg)	u	< 0.2
Endosulfan II	(mg/kg)	u	< 0.2
Endosulfan Sulfate	(mg/kg)	u	< 0.2
Endrin	(mg/kg)	u	< 0.2
gamma-BHC (Lindane)	(mg/kg)	u	< 0.1
Heptachlor	(mg/kg)	u	< 0.2
Heptachlor Epoxide	(mg/kg)	u	< 0.2
Methoxychlor	(mg/kg)	u	< 0.4
trans-Chlordane	(mg/kg)	u	< 0.2
Azinphos Methyl (Guthion)	(mg/kg)	u	< 0.2
Chlorpyrifos (Dursban)	(mg/kg)	u	< 0.1
Coumaphos	(mg/kg)	u	< 0.15
Demeton O & S	(mg/kg)	u	< 0.4
Diazinon	(mg/kg)	u	< 0.1
Dichlorvos (DDVP) (Dichlorophos)	(mg/kg)	u	< 0.1
Dimethoate	(mg/kg)	u	< 0.1
Disulfoton	(mg/kg)	u	< 0.4
Endrin Aldehyde	(mg/kg)	u	< 0.1
Endrin Ketone	(mg/kg)	u	< 0.10
EPN	(mg/kg)	u	< 0.2
Ethoprophos	(mg/kg)	u	< 0.2
Fenchlorphos (Ronnel)	(mg/kg)	u	< 0.1
Fensulfothion	(mg/kg)	u	< 0.2
Fenthion	(mg/kg)	u	< 0.1
Malathion (Carbophos)	(mg/kg)	u	< 0.1
Methyl parathion	(mg/kg)	u	< 0.2
Mevinphos	(mg/kg)	u	< 0.2
Monocrotophos	(mg/kg)	u	< 0.2
Naled	(mg/kg)	u	< 0.3
Parathion (Ethyl Parathion)	(mg/kg)	u	< 0.2
Phorate	(mg/kg)	u	< 0.2
Prothiofos (Tokuthion)	(mg/kg)	u	< 0.2
Sulfotep (Dithion)	(mg/kg)	u	< 0.1
Sulprofos (Bolstar)	(mg/kg)	u	< 0.2
TEPP (Tetraethylpyrophosphate)	(mg/kg)	u	< 1.1
Tetrachlorovinphos (Stirifos)	(mg/kg)	u	< 0.15
Trichloronate	(mg/kg)	u	< 0.1
Permethrin	(mg/kg)	u	< 0.1

E26/00824/STM - 26-02874

Project Reference - 58 Finchampstead Road Wok

Analytical Test Results - Herbicides

Lab Reference		689542	689546
Client Sample ID		BH04/1	BH05/3
Client Sample Location		BH04	BH05
Client Sample Type		Soil	Soil
Client Sample Number		-	-
Depth - Top (m)		0.20	0.30
Depth - Bottom (m)		0.20	0.30
Date of Sampling		20/01/2026	20/01/2026
Time of Sampling		1400	1400
Sample Matrix		Clay	Clay
Determinant	Units	Accreditation	
Ametryn	(mg/kg)	u	< 0.001
Atrazine	(mg/kg)	u	< 0.001
Prometryn	(mg/kg)	u	< 0.001
Propazine	(mg/kg)	u	< 0.001
Simazine	(mg/kg)	u	< 0.001
Terbutylazine	(mg/kg)	u	< 0.001
Terbutryn	(mg/kg)	u	< 0.001
Atraton	(mg/kg)	u	< 0.001
Simetryn	(mg/kg)	u	< 0.001
Prometon	(mg/kg)	u	< 0.001
2,4,5-T	(mg/kg)	u	< 0.01
2,4-D	(mg/kg)	u	< 0.01
Dichlorprop	(mg/kg)	u	< 0.01
Fenoprop	(mg/kg)	u	< 0.01
Mecoprop	(mg/kg)	u	< 0.01
4-CPA	(mg/kg)	u	< 0.01
2,4-DB	(mg/kg)	u	< 0.01
MCPA	(mg/kg)	u	< 0.01
MCPB	(mg/kg)	u	< 0.01
Triclopyr	(mg/kg)	u	< 0.01

E26/00824/STM - 26-02874

Project Reference - 58 Finchampstead Road Wokingham RG40 2NS

Sample Descriptions

Lab Reference	Client Sample ID	Client Sample Location	Client Sample Type	Client Sample Number	Description	Moisture Content (%)	Stone Content (%)	Passing 2mm test sieve (%)
689538	BH01/1	BH01	Soil	-	Dark brown slightly sandy silty clay with rare organic matter	21	14	100
689539	BH02/1	BH02	Soil	-	Light brown slightly sandy silty clay with rare organic matter	16	< 0.1	100
689540	BH03/2	BH03	Soil	-	Light brown slightly sandy silty clay with frequent organic matter	19	< 0.1	100
689541	BH03/3	BH03	Soil	-	Light brown slightly sandy silty clay	19	< 0.1	90
689542	BH04/1	BH04	Soil	-	Dark brown slightly gravelly slightly sandy silty clay with rare rootlets	24	< 0.1	-
689543	BH04/2	BH04	Soil	-	Brown slightly sandy silty clay with rare rootlets	23	3.1	100
689544	BH05/1	BH05	Soil	-	Brown slightly sandy silty clay with rare rootlets	19	< 0.1	75
689545	BH05/2	BH05	Soil	-	Brown slightly sandy silty clay with rare rootlets	23	< 0.1	100
689546	BH05/3	BH05	Soil	-	Dark brown slightly gravelly slightly sandy silty clay with rare rootlets	18	< 0.1	-
689547	BH06/1	BH06	Soil	-	Dark brown slightly gravelly slightly sandy silty clay	19	< 0.1	75
689548	BH06/2	BH06	Soil	-	Light brown slightly sandy silty clay	21	< 0.1	100



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**E26/00824/STM - 26-02874****Project Reference - 58 Finchampstead Road Wokingham RG40 2NS****Sample Comments**

Lab Reference	Client Sample ID	Client Sample Location	Client Sample Type	Client Sample Number	Comments
689538	BH01/1	BH01	Soil	-	VPH/BTEX - Sample taken from container with head space.
689539	BH02/1	BH02	Soil	-	VPH/BTEX - Sample taken from container with head space.
689540	BH03/2	BH03	Soil	-	VPH/BTEX - Sample taken from container with head space.
689541	BH03/3	BH03	Soil	-	
689542	BH04/1	BH04	Soil	-	
689543	BH04/2	BH04	Soil	-	VPH/BTEX - Sample taken from container with head space.
689544	BH05/1	BH05	Soil	-	VPH/BTEX - Sample taken from container with head space.
689545	BH05/2	BH05	Soil	-	
689546	BH05/3	BH05	Soil	-	
689547	BH06/1	BH06	Soil	-	VPH/BTEX - Sample taken from container with head space.
689548	BH06/2	BH06	Soil	-	



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E26/00824/STM - 26-02874

Project Reference - 58 Finchampstead Road Wokingham RG40 2NS

Analysis Methodologies - Please refer to sample comments page (if present) for any changes to methods

Test Code	Test Name / Reference	Sample condition for analysis	Sample Preparation	Test Details
LCP-AH-S	MS - CL - LC Pesticides Acid Herbicides	As received	Passing 10mm test sieve	Determination of Acid Herbicides via LC-QQQ
SKALARCNS	MS - CL - Cyanide by Skalar	As received	Passing 10mm test sieve	Determination of cyanide (total / free / complex) in soil using a Skalar segmented flow analyser
ICPMETS	MS - CL - ICP Metals	Air dried	Passing 10mm test sieve	Determination of metals in soils via ICP
OCPs	MS - CL - Pesticide Soils	As received	Passing 10mm test sieve	Determination of OCPs in soils via GC-MS
OPPS	MS - CL - Pesticide Soils	As received	Passing 10mm test sieve	Determination of OPPs in soils via GC-MS
PHS	MS - CL - pH in Soils	As received	Passing 10mm test sieve	Determination of pH in soils using a pH probe (using a 1:3 soil to water extraction)
PAHASRDS	MS - CL - PAH (As Received)	As received	Passing 10mm test sieve	Determination of Polyaromatic hydrocarbons in soil via GC-MS
SULPHIDES	MS - CL - Sulphide in Soils	Air Dried	Passing 10mm test sieve	Determination of sulphide in soil via titration
SVOCS	MS - CL - Semi VOC	As received	Passing 10mm test sieve	Determination of Semi volatile organic compounds in soil via GC-MS
SKALARPHS	MS - CL - Phenols by Skalar	As received	Passing 10mm test sieve	Determination of total phenols in soil using Skalar segmented flow analyser
ASSO4S	MS - CL - Acid Soluble Sulphate	Oven Dried	Passing 2mm test sieve	Determination of total sulphate in soils by acid extraction followed by ICP analysis
TOCS	MS - CL - TOC Eltra	Air Dried	Passing 10mm test sieve	Determination of Total Organic Carbon in soils
TPHS	MS - CL - TPH (GC-FID)	As received	Passing 10mm test sieve	Determination of Total Petroleum Hydrocarbons in soil using GC-FID
GXCXGCS	MS - CL - TPH & EPH by GCXGC	As received	Passing 10mm test sieve	Determination of TPH and EPH in soils via GCxGC-FID
CWGS	Calculation from VPH-S and EPH-S	As received	Passing 10mm test sieve	Determination of TPH CWG (Volatile Petroleum Hydrocarbons and Extractable Petroleum Hydrocarbons) in soils via Headspace-GC-MS and GC-GC-FID respectively
LCP-T-S	MS - CL - LC Pesticides Triazines	As received	Passing 10mm test sieve	Determination of Triazines via LC-QQQ
VPHS	MS - CL - VPH	As received	Passing 10mm test sieve	Determination of VPH in soils via Headspace-GC-MS
WSBORONS	MS - CL - WS Boron	Air dried	Passing 10mm test sieve	Determination of Water soluble Boron in soils via ICP
ASB	MS - AS - Asbestos	-	-	Fibre identification is in accordance with in house documented methods which are based on the procedure documented in the HSE Document HSG 248 "Asbestos: The analysts guide for sampling, analysis and clearance procedures"
SAMPLEPREP	MS - CL - Sample Preparation	-	-	Preparation of samples (including determination of moisture content) to allow for subsequent analysis



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HWOL TPH Acronym Index

Acronym	Description
HS	Headspace Analysis
EH	Extractable Hydrocarbons - i.e. everything extracted by the solvent
CU	Clean-up e.g. by florisil, silica gel
1D	GC - Single coil gas chromatography
Total	Aliphatics and Aromatics
AL	Aliphatics Only
AR	Aromatics Only
2D	GC-GC - Double Coil Gas Chromatography
#1	EH_Total but with humics mathmatically subtracted
#2	EH_Total but with fatty acids mathmatically subtracted
_	Operator - underscore to separate acronyms (except for +)
+	Operator to indicate cumlative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry

12.6 Appendix 6 – Chosen Generic Assessment Criteria

12.6.1 Soils Criteria

Contaminant	Concentration (mg/kg)	GAC Literature Source
Arsenic	37	Category 4 Screening Levels - Residential (with Home-grown Produce) LQM SULs - RWHP (1% SOM)
Cadmium	11	LQM SULs - RWHP
Chromium	910	LQM SULs - RWHP
Chromium - Hexavalent	6	LQM SULs - RWHP
Copper	2400	LQM SULs - RWHP
Lead	200	LQM SULs - RWHP
Mercury	40	LQM SULs - RWHP
Nickel	130	LQM SULs - RWHP
Selenium	250	LQM SULs - RWHP
Zinc	3700	LQM SULs - RWHP
Toluene	130	LQM SULs - RWHP (1% SOM)
Benzene	0.087	LQM SULs - RWHP (1% SOM)
Ethylbenzene	47	LQM SULs - RWHP (1% SOM)
m,p xylenes	56	LQM SULs - RWHP (1% SOM)
Acenaphthylene	170	LQM SULs - RWHP (1% SOM)
Acenaphthene	210	LQM SULs - RWHP (1% SOM)
Fluorene	170	LQM SULs - RWHP (1% SOM)
Phenanthrene	95	LQM SULs - RWHP (1% SOM)
Anthracene	2400	LQM SULs - RWHP (1% SOM)
Fluoranthene	280	LQM SULs - RWHP (1% SOM)
Pyrene	620	LQM SULs - RWHP (1% SOM)
Benzo(a)anthracene	7.2	LQM SULs - RWHP (1% SOM)
Chrysene	15	LQM SULs - RWHP (1% SOM)
Benzo (b) fluoranthene	2.6	LQM SULs - RWHP (1% SOM)
Benzo(k)fluoranthene	77	LQM SULs - RWHP (1% SOM)
Benzo(a)pyrene	2.2	LQM SULs - RWHP (1% SOM)
Dibenz-a-h-anthracene	0.24	LQM SULs - RWHP (1% SOM)
Indeno(1,2,3-cd) pyrene	27	LQM SULs - RWHP (1% SOM)
Benzo (g,h,i) perylene	320	LQM SULs - RWHP (1% SOM)
Aliphatics >C5-6	42	LQM SULs - RWHP (1% SOM)
Aliphatics >C6-8	100	LQM SULs - RWHP (1% SOM)
Aliphatics >C8-10	27	LQM SULs - RWHP (1% SOM)
Aliphatics >C10-12	130	LQM SULs - RWHP (1% SOM)
Aliphatics >C12-16	1100	LQM SULs - RWHP (1% SOM)
Aliphatics >C16-C35	65000	LQM SULs - RWHP (1% SOM)
Aliphatics >C35-44	65000	LQM SULs - RWHP (1% SOM)
Aromatics >C5-7	70	LQM SULs - RWHP (1% SOM)

Contaminant	Concentration (mg/kg)	GAC Literature Source
Aromatics >C7-8	130	LQM SULs - RWHP (1% SOM)
Aromatics >C8-10	34	LQM SULs - RWHP (1% SOM)
Aromatics >C10-12	74	LQM SULs - RWHP (1% SOM)
Aromatics >C12-16	140	LQM SULs - RWHP (1% SOM)
Aromatics >C16-21	260	LQM SULs - RWHP (1% SOM)
Aromatics >C21-35	1100	LQM SULs - RWHP (1% SOM)
Aromatics >C35-44	1100	LQM SULs - RWHP (1% SOM)
Naphthalene	2.3	LQM SULs - RWHP (1% SOM)
Phenol	120	LQM SULs - RWHP (1% SOM)

LQM S4ULs – RWHP: LQM Suitable for Use Levels - Residential (With Home-grown Produce - 1% Soil Organic Matter)

LQM S4ULs - RWHP (1% SSOM): LQM Suitable for Use Levels - Residential (With Home-grown Produce - 1% Organic Matter)

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12.7 Appendix 7 – Exceedances and Statistical Analysis Summary

Parameter	GAC	GAC Source	No. Samples	Mean	Maximum	Outliers Excluded	Max. Value Location	Mean Exceedence	Std Deviation	Non-Detects	W_Shapiro-Wilk	W_Critical	Distribution	T Statistic	Upper 95th percentile (US95)	Mean Value Test Result	Max Value Test Result	One Sample T Test - T0	One Sample T Test - Tn	One Sample T Test Result	One Sample T Test - Evidence Level (%)	Kcrit-Chebychev	UCL95-Chebychev	K0-Chebychev	Chebychev Test Result	Chebychev - Evidence Level (%)	Samples Exceeding GAC
Aromatic >C8 to C10 [6]	34	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	6	0	0	0	N/A	No	0	6	0	0	N/A	2.015	0	N/A	N/A	N/A	N/A	N/A	51	4.36	0	0	Reject H0 (k0 < kcrit)	0	None
Aliphatic >C8 to C10 [5]	27	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	6	0	0	0	N/A	No	0	6	0	0	N/A	2.015	0	N/A	N/A	N/A	N/A	N/A	51	4.36	0	0	Reject H0 (k0 < kcrit)	0	None
Aliphatic >C6 to C8 [5]	100	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	6	0	0	0	N/A	No	0	6	0	0	N/A	2.015	0	N/A	N/A	N/A	N/A	N/A	51	4.36	0	0	Reject H0 (k0 < kcrit)	0	None
Aliphatic >C5 to C6 [5]	42	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	6	0	0	0	N/A	No	0	6	0	0	N/A	2.015	0	N/A	N/A	N/A	N/A	N/A	51	4.36	0	0	Reject H0 (k0 < kcrit)	0	None
Benzene	0.087	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	6	0	0	0	N/A	No	0	6	0	0	N/A	2.015	0	N/A	N/A	N/A	N/A	N/A	51	4.36	0	0	Reject H0 (k0 < kcrit)	0	None
Toluene	130	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	6	0	0	0	N/A	No	0	6	0	0	N/A	2.015	0	N/A	N/A	N/A	N/A	N/A	51	4.36	0	0	Reject H0 (k0 < kcrit)	0	None
Ethylbenzene	47	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	6	0	0	0	N/A	No	0	6	0	0	N/A	2.015	0	N/A	N/A	N/A	N/A	N/A	51	4.36	0	0	Reject H0 (k0 < kcrit)	0	None
m&p Xylene	56	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	6	0	0	0	N/A	No	0	6	0	0	N/A	2.015	0	N/A	N/A	N/A	N/A	N/A	51	4.36	0	0	Reject H0 (k0 < kcrit)	0	None
Arsenic	37	Category 4 Screening Levels - Residential (with homegrown produce)	9	6.78	14	0	BH04	No	6.53	4	0.75	0.829	Non-Normal	1.86	10.8289	PASSED	Max. Value NOT Outlier	-13.876	-1.833	Reject H0 t0 < t(n-1, 0.95)	99.5	4.36	16.27400107	-13.8759257	Reject H0 (k0 < kcrit)	99	None
Cadmium	11	LQM Suitable for Use Levels - Residential (With Plant Uptake)	9	1.18	1.6	0	BH05	No	0.33	0	0.9223	0.829	Normal	1.86	1.3829	PASSED	Max. Value NOT Outlier	-89.071	-1.833	Reject H0 t0 < t(n-1, 0.95)	99.5	4.36	1.658575161	-89.0705532	Reject H0 (k0 < kcrit)	99	None
Chromium (Total)	910	LQM Suitable for Use Levels - Residential (With Plant Uptake)	9	10.32	16	0	BH05	No	3.64	0	0.9356	0.829	Normal	1.86	12.576	PASSED	Max. Value NOT Outlier	-742.478	-1.833	Reject H0 t0 < t(n-1, 0.95)	99.5	4.36	15.60533266	-742.478348	Reject H0 (k0 < kcrit)	99	None
Copper	2400	LQM Suitable for Use Levels - Residential (With Plant Uptake)	9	10.31	20	0	BH06	No	4.95	0	0.8228	0.829	Non-Normal	1.86	13.3825	PASSED	Max. Value NOT Outlier	-1447.157	-1.833	Reject H0 t0 < t(n-1, 0.95)	99.5	4.36	17.51077704	-1447.15653	Reject H0 (k0 < kcrit)	99	None
Mercury	40	LQM Suitable for Use Levels - Residential (With Plant Uptake)	9	0	0	0	N/A	No	0	9	0.8228	0.829	N/A	1.86	0	N/A	N/A	N/A	N/A	N/A	99.5	4.36	0	-1447.15653	Reject H0 (k0 < kcrit)	99	None
Nickel	130	LQM Suitable for Use Levels - Residential (With Plant Uptake)	9	9.94	20	0	BH05	No	5.1	0	0.9261	0.829	Normal	1.86	13.1093	PASSED	Max. Value NOT Outlier	-70.556	-1.833	Reject H0 t0 < t(n-1, 0.95)	99.5	4.36	17.36324887	-70.5561425	Reject H0 (k0 < kcrit)	99	None
Lead	200	LQM Suitable for Use Levels - Residential (With Plant Uptake)	9	30.93	84	0	BH06	No	27.62	0	0.8186	0.829	Non-Normal	1.86	48.0587	PASSED	Max. Value NOT Outlier	-18.362	-1.833	Reject H0 t0 < t(n-1, 0.95)	99.5	4.36	71.07671779	-18.3624444	Reject H0 (k0 < kcrit)	99	None
Selenium	250	LQM Suitable for Use Levels - Residential (With Plant Uptake)	9	0	0	0	N/A	No	0	9	0.8186	0.829	N/A	1.86	0	N/A	N/A	N/A	N/A	N/A	99.5	4.36	0	-18.3624444	Reject H0 (k0 < kcrit)	99	None
Zinc	3700	LQM Suitable for Use Levels - Residential (With Plant Uptake)	9	24.56	44	0	BH06	No	9.4	0	0.9072	0.829	Normal	1.86	30.3808	PASSED	Max. Value is Outlier	-1173.56	-1.833	Reject H0 t0 < t(n-1, 0.95)	99.5	4.36	38.21053122	-1173.56033	Reject H0 (k0 < kcrit)	99	None
Acenaphthene	210	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	15	0	0	0	N/A	No	0	15	0.9072	0.829	N/A	1.761	0	N/A	N/A	N/A	N/A	N/A	99.5	4.36	0	-1173.56033	Reject H0 (k0 < kcrit)	99	None
Acenaphthylene	170	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	15	0.08	0.88	0	BH01	No	0.23	12	0.4085	0.881	Non-Normal	1.761	0.1871	PASSED	Max. Value is Outlier	-2810.338	-1.753	Reject H0 t0 < t(n-1, 0.95)	99.5	4.36	0.344282036	-2810.33802	Reject H0 (k0 < kcrit)	99	None
Anthracene	2400	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	15	0.14	2	0	BH01	No	0.51	12	0.3155	0.881	Non-Normal	1.761	0.3784	PASSED	Max. Value is Outlier	-18077.432	-1.753	Reject H0 t0 < t(n-1, 0.95)	99.5	4.36	0.723475059	-18077.4318	Reject H0 (k0 < kcrit)	99	None
Benz[a]anthracene	7.2	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	15	0.44	5.3	0	BH01	No	1.37	12	0.3758	0.881	Non-Normal	1.761	1.0635	PASSED	Max. Value is Outlier	-19.149	-1.753	Reject H0 t0 < t(n-1, 0.95)	99.5	4.36	1.980684414	-19.1493978	Reject H0 (k0 < kcrit)	99	None
Benzo[ghi]perylene	320	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	15	0.18	1.7	0	BH01	No	0.47	12	0.4702	0.881	Non-Normal	1.761	0.3976	PASSED	Max. Value is Outlier	-2636.62	-1.753	Reject H0 t0 < t(n-1, 0.95)	99.5	4.36	0.712858167	-2636.61951	Reject H0 (k0 < kcrit)	99	None
Benzo[a]pyrene	2.2	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	15	0.38	3.9	0	BH01	No	1.03	12	0.4331	0.881	Non-Normal	1.761	0.8455	PASSED	Max. Value is Outlier	-6.834	-1.753	Reject H0 t0 < t(n-1, 0.95)	99.5	4.36	1.539495453	-6.8337103	Reject H0 (k0 < kcrit)	98	BH01/1
Benzo[b]fluoranthene	2.6	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	15	0.43	4.2	0	BH01	No	1.14	12	0.4495	0.881	Non-Normal	1.761	0.9493	PASSED	Max. Value is Outlier	-7.351	-1.753	Reject H0 t0 < t(n-1, 0.95)	99.5	4.36	1.716709655	-7.35146865	Reject H0 (k0 < kcrit)	98	BH01/1
Benzo[k]fluoranthene	77	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	15	0.23	2.2	0	BH01	No	0.6	12	0.4471	0.881	Non-Normal	1.761	0.5007	PASSED	Max. Value is Outlier	-492.17	-1.753	Reject H0 t0 < t(n-1, 0.95)	99.5	4.36	0.906120072	-492.169918	Reject H0 (k0 < kcrit)	99	None
Chrysene	15	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	15	0.47	5.1	0	BH01	No	1.35	12	0.4166	0.881	Non-Normal	1.761	1.0841	PASSED	Max. Value is Outlier	-41.796	-1.753	Reject H0 t0 < t(n-1, 0.95)	99.5	4.36	1.987513016	-41.7958007	Reject H0 (k0 < kcrit)	99	None
Dibenzo[ah]anthracene	0.24	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	15	0.05	0.65	0	BH01	No	0.17	13	0.3146	0.881	Non-Normal	1.761	0.1228	PASSED	Max. Value is Outlier	-4.473	-1.753	Reject H0 t0 < t(n-1, 0.95)	99.5	4.36	0.23512027	-4.47289581	Reject H0 (k0 < kcrit)	95	BH01/1
Fluoranthene	280	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	15	1.31	14	0	BH01	No	3.69	11	0.4204	0.881	Non-Normal	1.761	2.986	PASSED	Max. Value is Outlier	-292.25	-1.753	Reject H0 t0 < t(n-1, 0.95)	99.5	4.36	5.464419402	-292.249927	Reject H0 (k0 < kcrit)	99	None
Fluorene	170	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	15	0.07	0.82	0	BH01	No	0.21	13	0.3711	0.881	Non-Normal	1.761	0.1654	PASSED	Max. Value is Outlier	-3070.901	-1.753	Reject H0 t0 < t(n-1, 0.95)	99.5	4.36	0.30926584	-3070.90104	Reject H0 (k0 < kcrit)	99	None

Indeno[1,2,3-cd]pyrene	27	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	15	0.2	2.1	0	BH01	No	0.56	12	0.4373	0.881	Non-Normal	1.761	0.4573	PASSED	Max. Value is Outlier	-186.323	-1.753	Reject H0 t0 < t(n-1, 0.95)	99.5	4.36	0.831032073	-186.323101	Reject H0 (k0 < kcrit)	99	None
Naphthalene	2.3	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	15	0.04	0.54	0	BH01	No	0.14	13	0.3531	0.881	Non-Normal	1.761	0.1063	PASSED	Max. Value is Outlier	-62.459	-1.753	Reject H0 t0 < t(n-1, 0.95)	99.5	4.36	0.200240633	-62.4593868	Reject H0 (k0 < kcrit)	99	None
Phenanthrene	95	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	15	1.03	12	0	BH01	No	3.14	12	0.3874	0.881	Non-Normal	1.761	2.4637	PASSED	Max. Value is Outlier	-115.795	-1.753	Reject H0 t0 < t(n-1, 0.95)	99.5	4.36	4.572712013	-115.795252	Reject H0 (k0 < kcrit)	99	None
Phenol	120	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	6	0	0	0	N/A	No	0	6	0.3874	0.881	N/A	2.015	0	N/A	N/A	N/A	N/A	N/A	99.5	4.36	0	-115.795252	Reject H0 (k0 < kcrit)	99	None
Pyrene	620	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	15	0.97	10	0	BH01	No	2.65	11	0.4361	0.881	Non-Normal	1.761	2.1754	PASSED	Max. Value is Outlier	-904.374	-1.753	Reject H0 t0 < t(n-1, 0.95)	99.5	4.36	3.954352474	-904.374005	Reject H0 (k0 < kcrit)	99	None
Indeno[1,2,3-cd]pyrene	27	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	15	0.2	2.1	0	BH01	No	0.56	12	0.4373	0.881	Non-Normal	1.761	0.4573	PASSED	Max. Value is Outlier	-186.323	-1.753	Reject H0 t0 < t(n-1, 0.95)	99.5	4.36	0.831032073	-186.323101	Reject H0 (k0 < kcrit)	99	None
Dibenzo[a,h]anthracene	0.24	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	15	0.05	0.65	0	BH01	No	0.17	13	0.3146	0.881	Non-Normal	1.761	0.1228	PASSED	Max. Value is Outlier	-4.473	-1.753	Reject H0 t0 < t(n-1, 0.95)	99.5	4.36	0.23512027	-4.47289581	Reject H0 (k0 < kcrit)	95	BH01/1
Benzo[a]anthracene	7.2	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	15	0.44	5.3	0	BH01	No	1.37	12	0.3758	0.881	Non-Normal	1.761	1.0635	PASSED	Max. Value is Outlier	-19.149	-1.753	Reject H0 t0 < t(n-1, 0.95)	99.5	4.36	1.980684414	-19.1493978	Reject H0 (k0 < kcrit)	99	None
Aliphatic >C12-C16 [13]	1100	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	6	0.25	1.5	0	BH06	No	0.61	5	0.4961	0.788	Non-Normal	2.015	0.7538	PASSED	Max. Value is Outlier	-4399	-1.943	Reject H0 t0 < t(n-1, 0.95)	99.5	4.36	1.34	-4399	Reject H0 (k0 < kcrit)	99	None
Aliphatic >C35-C44 [13]	65000	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	6	0	0	0	N/A	No	0	6	0.784	0.788	N/A	2.015	0	N/A	N/A	N/A	N/A	N/A	99.5	4.36	0	-4399	Reject H0 (k0 < kcrit)	99	None
Aromatic >C10-C12 [14]	74	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	6	0	0	0	N/A	No	0	6	0.784	0.788	N/A	2.015	0	N/A	N/A	N/A	N/A	N/A	99.5	4.36	0	-4399	Reject H0 (k0 < kcrit)	99	None
Aromatic >C12-C16 [14]	140	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	6	0	0	0	N/A	No	0	6	0.784	0.788	N/A	2.015	0	N/A	N/A	N/A	N/A	N/A	99.5	4.36	0	-4399	Reject H0 (k0 < kcrit)	99	None
Aromatic >C16-C21 [14]	260	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	6	3.68	5.8	0	BH06	No	1.13	0	0.8141	0.788	Normal	2.015	4.6103	PASSED	Max. Value is Outlier	-557.196	-1.943	Reject H0 t0 < t(n-1, 0.95)	99.5	4.36	5.68898599	-557.195516	Reject H0 (k0 < kcrit)	99	None
Aromatic >C21-C35 [14]	1100	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	6	4.35	15	0	BH06	No	5.6	2	0.7994	0.788	Normal	2.015	8.9531	PASSED	Max. Value is Outlier	-479.622	-1.943	Reject H0 t0 < t(n-1, 0.95)	99.5	4.36	14.30999988	-479.621893	Reject H0 (k0 < kcrit)	99	None
Aromatic >C35-C44 [14]	1100	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	6	0	0	0	N/A	No	0	6	0.7994	0.788	N/A	2.015	0	N/A	N/A	N/A	N/A	N/A	99.5	4.36	0	-479.621893	Reject H0 (k0 < kcrit)	99	None
Aliphatic >C10-C12 [13]	130	LQM Suitable for Use Levels - Residential (With Plant Uptake - 1% Organic Matter)	6	0	0	0	N/A	No	0	6	0.7994	0.788	N/A	2.015	0	N/A	N/A	N/A	N/A	N/A	99.5	4.36	0	-479.621893	Reject H0 (k0 < kcrit)	99	None

12.8 Appendix 8 – Ground Gas Monitoring Results

Site Name:		58 Finchampstead Road, Wokingham RG40 2NS															
Date & Time	Monitoring Undertaken By	Monitoring Equipment Used	Borehole Reference	Flow	Methane	Carbon Dioxide	Oxygen	Hydrogen Sulphide	Carbon Monoxide	PID VOCs	Water Level	Well Depth	Bal.	Rel.	Comments	Weather	Barometric pressure
dd/mm/yy	Name		BH#	l/hr	%	%	%	ppm	ppm	ppm	mbgl	mbgl	%	%			
10/02/2026 09:57	Adam Emm	GFM 436 MiniRae	BH01	0.10	0.00	0.00	20.10	0.00	0.00	0.10	2.73	2.96	79.20	0.02		Overcast	1010
			BH02	0.10	0.00	0.00	20.10	0.00	0.00	0.10	2.88	2.95	77.10	0.00			
			BH03	0.10	0.00	0.00	20.10	0.00	0.00	0.10	4.87	5.22	77.40	0.02			
			BH04	0.10	0.00	0.00	20.00	0.00	0.00	0.10	1.80	2.00	78.10	0.01			
			BH05	0.10	0.00	0.40	19.80	0.00	0.00	0.00	1.70	1.89	78.80	0.02			
			BH06	0.00	0.00	0.40	19.40	0.00	0.00	0.00	1.30	1.89	77.00	0.02			
17/02/2026 12:00	Akanu Akanu	GA5000	BH01	0.40	0.00	0.90	18.60	0.00	3.00	0.50	0.80	2.80	80.30	0.00	BH01 bailed to 2.7mbgl. After 30 minutes, well recharged to 2.5mbgl.	Fair	1010
			BH02	2.70	0.00	1.00	19.90	0.00	2.00	0.50	0.80	2.80	78.90	2.60			
			BH03	2.30	0.00	0.80	20.20	0.00	2.00	0.60	0.10	5.20	78.80	0.02			
			BH04	0.00	0.00	0.30	19.90	0.00	7.00	0.10	0.10	1.90	79.50	0.10			
			BH05	1.50	0.00	0.80	20.20	0.00	1.00	0.10	0.90	1.80	78.00	0.14			
			BH06	0.00	0.00	0.30	20.10	0.00	2.00	0.00	0.20	1.70	78.00	5.20			
27/02/2026 12:00	Akanu Akanu	GA5000	BH01	0.40	0.00	0.40	20.10	0.00	2.00	0.60	0.80	2.80	79.30	0.02	BH01 bailed to 2.8mbgl. After 30 minutes, well recharged to 2.5mbgl.	Fair	1010
			BH02	0.10	0.00	0.20	21.70	0.00	1.00	0.50	0.80	2.80	77.80	0.02			
			BH03	2.00	0.00	0.80	21.10	0.00	0.00	0.40	0.20	5.20	77.80	4.14			
			BH04	0.10	0.00	0.40	21.20	0.00	1.00	0.20	0.10	1.90	78.10	0.31			
			BH05	1.30	0.00	0.00	20.10	0.00	2.00	0.00	1.00	1.80	79.10	0.02			
			BH06	0.10	0.00	0.40	21.50	0.00	2.00	0.00	0.20	1.70	77.70	2.50			

12.9 Appendix 9 - Assessment Methodology

- Severity considers the potential impact of the linkage on the receptors if the linkage was active. Categories range from slight/superficial to fatal.
- Likelihood considers the chances of the linkage occurring and is classified into categories from improbable to frequent.

By assigning scores with each of the above categories, the risk assessment can be undertaken using the formula:

$$\text{RISK} = \text{LIKELIHOOD} \times \text{SEVERITY}$$

The matrix given in Table 7 provides a means of calculating the overall risk; while Table 8 provides the qualitative assessment based on the risk score.

Table 7: Contamination Risk Matrix

		Potential Severity				
		Fatal 5	Major 4	Moderate 3	Minor 2	Slight 1
Probable Likelihood	Frequent 5	Very High	High	Moderate	Low - Moderate	Low
	Probable 4	High	High	Moderate	Low - Moderate	Low
	Possible 3	Moderate	Moderate	Low - Moderate	Low - Moderate	Very Low
	Remote 2	Low - Moderate	Low - Moderate	Low - Moderate	Low	Very Low
	Improbable 1	Low	Low	Very Low	Very Low	Very Low

Table 8: Assessment description for risk scores

Risk Score	Risk Assessment
1-3	Very Low
4-5	Low
6-10	Low to Moderate
11-15	Moderate
16-20	High
21-25	Very High

Table 9: Risk Classification System

Risk Term	Description
Very Low	The presence of an identified hazard does not give rise to the potential to cause significant harm to groundwater, surface water, ecological and/or property receptors. In the event of such harm being realized, it is not likely to be Severe.
Low	The presence of an identified hazard does not give rise to the potential to cause significant harm to human health receptors. In the event of such harm being realized, it is not likely to be Severe.
Low to Moderate	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realized, would at worst normally be mild.
Moderate	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.
High	Harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remedial action. Investigation is required and remedial works may be necessary in the short term and are likely over the longer term.
Very High	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, or, there is an evidence that severe harm to a designated receptor is currently happening. Urgent investigation and remediation are likely to be required.

13 ABBREVIATIONS

Abbreviation	Description
BTEX	Benzene, Toluene, Ethylene and Xylene
c.	Circa
CLRA	Contaminated Land Risk Assessment
CSM	Conceptual Site Risk Model
EA	Environment Agency
GAC	Generic Assessment Criteria
IPC	Integrated Pollution Control
LAPC	Local Authority Pollution Control
LQM S4ULs	Land Quality Management Suitable for Use Levels
NPPF	National Planning Policy Framework
OS	Ordnance Survey
PAHs	Polycyclic aromatic hydrocarbons
Part IIA	Part IIA of the Environmental Protection. Act 1990
PID	Photoionization Detector
PCB	Polychlorinated Biphenyl
PCLU	Potentially Contaminative Land Use
PPL	Potential Pollutant Linkage
PRA	Preliminary Risk Assessment
PSPPL	Potentially Significant Potential Pollutant Linkage
RWHP	Residential with Home-grown Produce
SI	Site Investigation
SOM	Soil Organic Matter
SPOSH	Significant Possibility of Significant Harm
TOC	Total Organic Carbon
TPH	Total Petroleum Hydrocarbons
TPHCWG	Total Petroleum Hydrocarbon Criteria Working Group
UXO	Unexploded Ordnance

14 REFERENCES

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