



Taylor Wimpey West London

Arborfield Green, Parcels A,B,C&D

Remediation Method Statement

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RSK GENERAL NOTES

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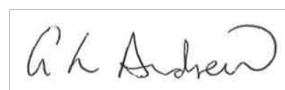
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Author George Andrew

Signature



Technical reviewer Ben Winch

Signature



Project manager Emily Holcroft

Signature



Quality reviewer Hinna Akram

Signature



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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of RSK Environment Ltd.

CONTENTS

1	INTRODUCTION.....	1
1.1	Background	1
1.2	Objective	1
1.3	Scope	3
1.4	Existing reports	4
1.5	Definitions	4
1.6	Limitations	4
2	SITE DETAILS.....	5
2.1	Site description	5
2.2	History of the site and surrounding area	5
2.3	Proposed development	5
2.4	Published geology.....	6
2.5	Published hydrogeology and hydrology	6
3	SUMMARY OF PREVIOUS INVESTIGATION AND RISK ASSESSMENT	7
3.1	Introduction	7
3.2	Findings of the WBP Phase 2 investigation (2023)	7
3.2.1	Geology and groundwater.....	7
3.2.2	Contaminant linkages	8
3.3	Quantitative risk assessment.....	8
3.3.1	Oral, dermal and inhalation exposure with impacted soil by future site users (Linkage 1).....	8
3.3.2	Inhalation exposure to asbestos fibres (Linkage 2)	9
3.3.3	Phytotoxicity (Linkage 3).....	9
3.3.4	Potable water supply pipes (Linkage 4)	9
3.3.5	Ground gas (Linkage 5)	10
3.4	Contaminant linkages requiring remedial action.....	10
4	REMEDIAL OBJECTIVES.....	11
4.1	Remedial objectives	11
4.2	Development objectives.....	11
4.3	Selected remediation strategy	11
5	IMPLEMENTATION PLAN	12
5.1	Site compound and security.....	12
5.2	Clean cover system	12
5.2.1	Placement of clean cover soils	12
5.3	Reuse of site won materials.....	13
5.4	Importation of topsoil and subsoil	13
5.5	Off-site disposal	14
6	CONTAMINATION DISCOVERY STRATEGY.....	15
6.1	Managing unexpected contamination	15
6.2	Identification of potential contaminated material.....	15
6.3	Managing suspicious ground conditions	15
6.4	Asbestos Containing Materials (ACMs)	16
7	REQUIREMENTS FOR REMEDIATION VERIFICATION.....	17
7.1	Introduction	17
7.2	Site records	17
7.3	Physical validation of clean cover systems.....	17
7.4	Validation soil sampling	18
7.4.1	Material Management Plan (MMP)	18
7.4.2	Site won material	19
7.4.3	Imported material	19
7.5	Reporting.....	19
7.6	Inspection and testing	20
7.7	Regulatory approval	21
8	WORKING PRACTICE AND VERIFICATION.....	22

8.1	Health and safety of site personnel	22
8.1.1	General	22
8.1.2	Airborne pollution (dust, etc.)	22
8.1.3	Surface run-off	23
8.1.4	Vehicles	23
8.1.5	Re-contamination	23
8.2	Waste disposal	23
8.3	Potable water supply	24
8.4	Documentation	24
REFERENCES		25

FIGURES

Figure 1	Site location plan
Figure 2	Site layout plan

APPENDICES

Appendix A	Service constraints
Appendix B	Proposed development plan
Appendix C	Remediation criteria
Appendix D	Supporting documentation

1 INTRODUCTION

RSK Environment Limited (RSK) was commissioned by Taylor Wimpey West London (the 'Client') (Form 1, 17 Bartley Wood Business Park, Bartley Way, Hook, Hampshire RG27 9XA; company no. 01392762) to prepare a Remediation Method Statement (RMS) for the site known as Arborfield Green, Parcels A, B, C and D, (hereafter referred to as 'the site').

The works were undertaken by means of RSK fee proposal ref: 305517 T02 (01) dated 16 April 2025 including RSK Standard Terms and Conditions, Issue No. 12, July 2023, which forms the appointment between ourselves and the Client.

References in this report to 'we', 'us', or 'our' shall mean RSK Geosciences as a trading name of RSK Environment Limited (company no.SC115530) at registered address 65 Sussex Street, Glasgow, G41 1DX.

The site location is provided in **Figure 1** within this report is subject to the RSK service constraints given in **Appendix A**.

1.1 Background

The site comprises part of the former Arborfield Garrison, located on the southeastern edge of Arborfield Green, which itself is approximately 5 km to the southeast of Reading. It currently forms an irregular shaped piece of undeveloped land with site access tracks within the northern and southern parts of the site and a tarmac surfaced road bisecting the southern part of the site and providing vehicular access to the former MOD library (now disused).

The site is generally bounded by Bohunt School, a light industrial estate and a small residential development to the south, by open parkland, woodland and fields to the east and north and by Sheerlands Road (residential development beyond) to the west. The site is split into four development parcels (A, B, C and D).

It is understood the proposed development (for all parcels) is to comprise a residential development comprising 207 units and associated infrastructure. The development also includes a pre-school, two commercial properties, a local equipment area for play (LEAP) area and attenuation basins.

Previous phases of environmental assessment by 3rd party have been completed on site to date, which are detailed in the following reports:

- Wilson Bailey Partnership, Desk Study and Ground Investigation Report with Remediation Proposals', Ref J2252, dated April 2023.

A summary of the results of the Wilson Bailey Partnership report is found within Sections 3 and 4 of this report.

1.2 Objective

The objective of this RMS document is to identify appropriate remediation strategy(s) for addressing pollutant linkages considered to be complete, and proposals for verification of

the remediation activities forming part of the overall strategy, in order to be deemed suitable for its proposed residential end use.

This RMS is also intended to be submitted to the planning authority to assist with the discharge of Condition 58 relating to approved planning permission ref: O/2014/2280 by Wokingham Borough Council, which was granted in April 2015. Specifically, it relates to Condition 58 parts ic and ii, which state:

“Unless otherwise agreed by the Local Planning Authority, within each phase, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions (i) to (iv) below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 6 has been complied with in relation to that contamination.

(i). Site Characterisation An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- *(a) a survey of the extent, scale and nature of contamination;*
- *(b) an assessment of the potential risks to:*
 - *human health,*
 - *property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,*
 - *adjoining land,*
 - *groundwaters and surface waters,*
 - *ecological systems,*
 - *archaeological sites and ancient monuments;*
- *(c) an appraisal of remedial options, and proposal of the preferred option(s).*

ii. Submission of Remediation Scheme. 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 must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, 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.

(iii). Implementation of Approved Remediation Scheme. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

(iv). Reporting of Unexpected Contamination In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition (i), and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition (ii), which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition (iii).

(v). Long Term Monitoring and Maintenance. A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period to be agreed with LPA, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

1.3 Scope

The scope of this report is to present an RMS, the function of which is to demonstrate to the regulatory and planning authorities that the full details of required remedial actions have been considered and documented. The following details are included for approval by the regulatory and planning authorities before works commence:

- a summary of the existing reports pertaining to the site
- identification of the complete pollutant linkages requiring remediation

- a summary of the remedial method(s) to be implemented
- details of the verification requirements including reporting.

The RMS has been prepared in general accordance with Land Contamination Risk Management (LCRM) (Environment Agency, 2020) and BS 10175:2011 + A2 2017 (BSI, 2017) and guidance on groundwater protection issued by the Environment Agency (2017a).

The report has also been prepared in context of LCRM Stage 2 Option Appraisal.

1.4 Existing reports

This report should be read in conjunction with the previous reports outlined within **Section 1.1**, however the pertinent environmental information from the most recent site investigation works has been summarised in **Section 3** and **Section 4**.

1.5 Definitions

The following parties as known to RSK have direct interest or involvement in the works described herein:

Table 1: Interested Parties

Role of party	Name of party
Client	Taylor Wimpey West London
Local Authority	Wokingham Borough Council
Pollution Control and Waste Regulatory Authority	Environment Agency
Environmental Consultant	RSK Environment Ltd

1.6 Limitations

The RMS is based upon previous investigations designed generally to meet the objectives of a main investigation, as defined by BS 10175:2011 + A1 2013 “Code of Practice for the Investigation of Potentially Contaminated Sites”. The RMS is therefore based on the ground conditions encountered during these investigations, the results of field and laboratory testing and interpretation between exploratory holes. The material encountered and samples obtained represent a proportion of the materials present on-site, and therefore other conditions may be encountered during the remediation and ground works, which have not been revealed by these investigations. In particular, it should be noted that there may be areas of made ground not detected due to the limited nature of the investigation or the thickness and quality of made ground across the site may be variable. In addition, groundwater levels may vary from those reported due to seasonal, or other, effects.

The RMS contains details of the procedures to be adopted for inspection and validation of the works. However, it should be noted that responsibility for the correct implementation of the strategy lies with the Principal Contractor. RSK cannot be held responsible for any remedial works that are carried out without the agreed procedures involving either direct supervision by RSK, or inspection and verification of the works by a representative from RSK, or if suspect materials are not notified to RSK.

2 SITE DETAILS

2.1 Site description

The site is located in the southeastern edge of Arborfield Green, which is approximately 5 km to the southeast of Reading. Access to the site is via Nine Mile Ride Extension to the southwest.

The site boundary is shown in **Figure 2**. The is irregular in shape, and covers an area of approximate 4 hectares. This site is currently unoccupied land comprising rough, soft landscaping, and the topography of the site is generally flat.

The site is generally bounded by Bohunt School, a light industrial estate and a small residential development to the south, by open parkland, woodland and fields to the east and north and by Sheerlands Road (residential development beyond) to the west. The site is split into four development parcels (A, B, C and D).

2.2 History of the site and surrounding area

A summary of the Wilson Bailey Partnership report (ref: J2252) suggests that the site was historically a greenfield site until the construction of the Arborfield Garrison at some time during the Second World War (early 1940s). At this time the central and western areas were covered by a mixture of accommodation, administration and office buildings that extended off site to the south and southeast. The northeastern part of the site remained greenfield land, though was later developed by recreational facilities as the garrison expanded. By the late 1970s, several additional accommodation buildings had been constructed and the garrison merged with the Bailleul Barracks to the northeast that had expanded in the direction of the site. By the late 1980s, the majority of the Arborfield Garrison in the centre and south (as well as the Bailleul Barracks to the northeast) had been demolished, leaving a reduced garrison in the centre and northeast of the site. All garrison/barracks buildings had been cleared by the early 2000s.

Information provided by the EA states the nearest area of landfilling as a former brickwork located approximately 300 m to the northwest of the site, which was licenced to accept household, commercial, and industrial wastes. Following completion, the landfill was capped and engineered with a perimeter drainage trench and landfill gas management system.

2.3 Proposed development

The proposed layout of the site, at the time of preparing this report, is shown in **Appendix B**.

It is understood the proposed development is to comprise a residential development comprising 207 units and associated infrastructure. The development also includes a pre-school, two commercial properties, a local equipment area for play (LEAP) area and attenuation basins.

Outline planning for the development was granted by Wokingham Borough Council (WBC) in April 2015 (ref O/2014/2280), with reserved matters planning permission granted in October 2023 (ref: 230872) for *“a mixed-use District Centre including 206 dwellings, commercial floorspace (Use Class E), a pre-school, public open space, pedestrianised high street, and a mixed-use community centre building including cafe, associated community facilities and day nursery. New vehicular, pedestrian and cycle accesses to be provided with associated internal roads, parking, landscaping, drainage, substations, plant, bin and cycle storage.”*

2.4 Published geology

According to published geological mapping, superficial deposits are not indicated to be present on site. The bedrock geology is indicated to be the London Clay Formation.

2.5 Published hydrogeology and hydrology

The London Clay is classified as an unproductive stratum and the site is not located within a groundwater Source Protection Zone (SPZ) associated with licenced groundwater abstraction points.

The closest watercourse is Barkham Brook (ref: GB106039017400), located adjacent to the northern site boundary and is a tributary of the River Loddon.

3 SUMMARY OF PREVIOUS INVESTIGATION AND RISK ASSESSMENT

3.1 Introduction

This section of the report summarises the previous Phase 2 assessment undertaken at the site by Wilson Bailey Partnership in 2023, which included the refinement of a conceptual site model (CSM).

The CSM is a key tool to enable linkages between contaminant sources, pathways, and receptors to be assessed in accordance with the Environment Agency publication the Land Contamination Risk Management (LCRM) guidance.

3.2 Findings of the WBP Phase 2 investigation (2023)

Based on the previous ground investigation by Wilson Bailey which comprised 43No shallow boreholes to 5.0 m below ground level (bgl) and 3No deep boreholes to 20.0 mbgl, the site is expected to be underlain by a limited thickness of made ground which in turn is underlain by the London Clay Formation.

An exploratory hole location plan showing all intrusive locations is shown in **Appendix D**.

3.2.1 Geology and groundwater

Made ground

Made ground was encountered within all intrusive locations undertaken on the site, up to a maximum thickness of 1.90 m bgl but generally less than 1 m bgl. This is considered to be consistent with the remnants of the below ground features of the demolished former barracks buildings.

Bedrock – London Clay Formation

This stratum was encountered beneath the made ground across the site and was proven to a maximum depth of 20.00 m bgl. The London Clay Formation was generally encountered as firm brown generally silty and sandy, locally vey sandy clay with occasional partings of fine orange-brown silty sand. The full thickness of this stratum was not proven during the investigation.

Hydrogeology

Groundwater was encountered as seepages of perched water only, generally at the interface with the London Clay and Made Ground. These inflows are indicative of isolated pockets of perched water within the made ground and are not considered a consistent piezometric surface.

It should be noted that given the cohesive and impermeable nature of clay deposits, the London Clay Formation is not classified as a productive aquifer and does not present as a potential groundwater receptor.

Observed contamination

There was no visual or olfactory evidence of contamination observed within the made ground during the intrusive ground investigation, although localised pockets of ash and asphalt fragments were noted in several holes.

3.2.2 Contaminant linkages

Potentially complete contaminant linkages were identified following the intrusive investigation works and were assessed by risk assessment where appropriate. The contaminant linkages identified before a quantitative risk assessment was completed comprised:

- Linkage 1 – Oral, dermal and inhalation exposure with impacted soil, soil vapour and dust by future site users (residential and commercial development areas)
- Linkage 2 – Inhalation exposure of future residents to asbestos fibres
- Linkage 3 – Uptake of contaminants by vegetation potentially impacting plant growth (phytotoxicity)
- Linkage 4 – Organic contaminants permeating potable water supply pipes
- Linkage 5 – Ground gas entering and accumulating in enclosed spaces, which could be explosive (methane) or cause asphyxiation (carbon dioxide).

3.3 Quantitative risk assessment

This section summarises the stages of quantitative risk assessment carried out during the project. A total of 35 representative soil samples recovered from the site were analysed at an MCERTS accredited laboratory along with

3.3.1 Oral, dermal and inhalation exposure with impacted soil by future site users (Linkage 1)

Soil results from the made ground were compared with generic assessment criteria (GAC) based on a residential end use with home-grown produce in accordance with development proposals for the site. The GAC were derived from the Environment Agency (EA) provided C4SLs, supplemented with S4UL values adopted by the Chartered Institute of Environmental Health (CIEH).

The following samples from the made ground were found to exceed the initial screening value of 5.0 mg/kg for Benzo(a)pyrene:

- BH4 at 0.50 m bgl, result 51.00 mg/kg
- BH7 at 0.75 m bgl, result 13.40 mg/kg
- BH23 at 0.75 m bgl, result 6.26 mg/kg
- BH42 at 0.25 m bgl, result 13.30 mg/kg

Given that soft landscaping is proposed across the site, there is potential that chemical constituents in the made ground soils pose a risk to human health.

Soil results from the London Clay Formation were also compared with the residential with home-grown produce GAC in accordance with development proposals for the site. Results from the analysis of the London Clay Formation indicated that all contaminants are below the relevant GAC. Therefore, it was considered that no potential risks associated with soil contamination of the London Clay Formation have been identified.

3.3.2 Inhalation exposure to asbestos fibres (Linkage 2)

During the intrusive works, asbestos fibres were encountered in eight made ground soil samples from during laboratory screening, summarised below:

- BH4 at 0.50 m bgl – Chrysotile present in microscopic bitumen debris, 0.284 %
- BH19 at 0.50 m bgl – Bundles of chrysotile, <0.001 %
- BH21 at 0.25 m bgl – Bundles of chrysotile and amosite, <0.001 %
- BH28 at 0.50 m bgl – Amosite present in microscopic sheeting board debris and bundles. Chrysotile present as bundles, 0.001 %
- BH29 at 1.00 m bgl – Bundle of amosite, <0.001 %
- BH31 at 0.75 m bgl – Chrysotile in microscopic bitumen, bundles of amosite, 0.002 %
- WS01 at 0.50 m bgl – Chrysotile present in bundles, <0.001 %
- WS02 at 0.50 m bgl – Chrysotile present in bundles, <0.001 %

Visible ACM was not encountered during the investigation.

Due to the quantity of samples where asbestos has been identified and based on our experience of investigating similar sites, it is considered likely that further ACMs may be present within the made ground soils across the site. It is therefore considered that a potential contaminant linkage may exist to future site users where soft landscaping is proposed and therefore appropriate mitigation is to be required.

3.3.3 Phytotoxicity (Linkage 3)

The risks to these potential receptors has been considered, and in view of the absence of significant potentially mobile ground contamination, a significant risk warranting further action has not been identified.

3.3.4 Potable water supply pipes (Linkage 4)

The risks to these potential receptors have been considered, and in view of the absence of significant potentially mobile ground contamination, a significant risk warranting further action has not been identified.

The results indicated that a relevant linkage is unlikely to exist associated with organic contaminants and therefore pollutant polyethylene (PE) and/or polyvinyl chloride (PVC) water supply pipes are expected to be suitable for use on the development

It should be noted that at the time of this investigation the future routes of water supply pipes had not been established, hence the investigation and sampling strategy may not be fully compliant with UKWIR recommendations. Consequently, a targeted investigation and specific sampling/analytical strategy may be required by service providers at a later date once the route(s) of the supply pipe(s) is/are known.

3.3.5 Ground gas (Linkage 5)

The results of ground gas monitoring completed to date have been provided and are included within **Appendix D**, however an addendum to the main Wison Bailey Report is still outstanding at this stage. Ground gas monitoring carried out as part of ground investigations in the vicinity of the site did not indicate the presence of potentially problematic concentrations of ground gases and the site was tentatively assessed as CS1, for which ground gas protection measures were not considered necessary.

This RMS report will be updated to confirm the final conclusions of the ground gas assessment at the site once it has been issued.

3.4 Contaminant linkages requiring remedial action

Following the quantitative risk assessment, the following contaminant linkages were identified as still being potentially complete and requiring remediation or mitigation measures to be incorporated into the redevelopment planned for the site:

- Linkage 1 – Oral, dermal and inhalation exposure with impacted soil, soil vapour and dust by future site users: Given the Benzo(a)pyrene exceedances identified, there is potential that chemical constituents in the soil pose a risk to human health in areas of soft landscaping. Remediation will be required as part of the development and prior to site occupation to ensure that the site is suitable for its proposed end use
- Linkage 2 – Inhalation exposure of future residents to asbestos fibres: Given the identification of asbestos fibres within the made ground soils, it is considered that a potential contaminant linkage may exist between asbestos within made ground and future site users. Remediation will be required as part of the development and prior to site occupation to ensure that the site is suitable for its proposed end use.

4 REMEDIAL OBJECTIVES

4.1 Remedial objectives

The objective of the remediation works is to address appropriately the relevant contaminant linkages identified in **Section 3.4** to render the site suitable for the intended end use of residential units with associated infrastructure and areas of soft landscaping, communal and private gardens, a pre-school, two commercial properties, a local equipment area for play (LEAP) area, and attenuation basins. This objective will be achieved by either controlling or breaking the identified complete contaminant linkages. In addition, the specific objectives of the remediation strategy are as follows:

- to meet necessary regulatory requirements applicable to the development of the site under the planning
- to provide a sustainable remediation strategy for satisfaction of all key stakeholders
- to provide a framework for the management of potentially unacceptable environmental impacts during remediation. .

4.2 Development objectives

The following development objectives are taken into account in formulating this strategy:

- economy of development by maximising use of development form (e.g., hard surfacing, building construction) in arriving at a remedial solution
- minimise delay to development programme
- minimise long-term maintenance requirements.

4.3 Selected remediation strategy

The following remediation measures are selected as appropriate to mitigate the risks associated with the complete contaminant linkages listed in Section 3.4:

- placement of a cover layer to mitigate the direct contact risk to human health. At soil sample locations where asbestos was identified and concentrations of Benzo(a)pyrene were measured above the human health GAC and are located under the areas of proposed hardstanding roadways and parking, or under proposed building footprints. The proposed hard cover at these locations will act as a barrier between potential contaminations and site users, breaking the source pathway receptor linkage at the site. Therefore, Implementation of a clean cover system in all residential private gardens and within proposed public open spaces is appropriate to manage the identified complete contaminant linkages at the site
- A watching brief maintained throughout enabling and development works, specifically with respect to the presence of visible asbestos containing material (ACM)
- procedures to be followed in the event that further, as yet unidentified contamination is encountered.

5 IMPLEMENTATION PLAN

This section outlines the pragmatic sequence of works required to meet the proposed remediation objectives at the site.

5.1 Site compound and security

A site compound, including all temporary storage and quarantine facilities is to be established at the site prior to commencement of earthworks or construction works. Access should be suitable for works vehicles and materials delivery, as well as site staff and visitors, with provision made for parking where possible.

The contractor should ensure that a secure perimeter fence, along with adequate warning signs are established and maintained to prevent unauthorised access to the site.

5.2 Clean cover system

5.2.1 Placement of clean cover soils

On completion of the development, it is anticipated that parts of the site will be surfaced with hard standing (such as buildings, roadways and driveways) and, where present will be sufficient to provide a physical breakage in the potential contaminant linkage between the made ground on site and future residents. However, no such physical breakage will exist in areas of proposed soft land standing (private gardens, communal green spaces, areas of soft landscaping). The placement of a suitable clean cover layer with a geo-marker membrane will therefore be required within proposed soft landscaped across the site.

In order to break relevant contaminant linkages, the placement of a suitable clean cover layer will be required, as detailed below:

- **residential and private gardens:** 600 mm thickness of clean inert topsoil and subsoil underlain by a geo-marker membrane. A minimum of 150 mm topsoil underlain by 450 mm of subsoil
- **communal soft landscaped areas:** 450 mm thickness of clean inert topsoil and subsoil underlain by a geo-marker membrane. A minimum of 150 mm topsoil underlain by 300 mm of subsoil
- **commercial development areas:** 450 mm thickness of clean inert topsoil and subsoil underlain by a geo-marker membrane. A minimum of 150 mm topsoil underlain by 300 mm of subsoil.

Construction of the clean cover horizons will generally require made ground deposits to be removed to the depth of the proposed cover layer (subject to proposed site levels) and replaced with suitably 'clean' and certified soil. Should the landscaping scheme comprise above ground planning in raised planters that are effectively isolated from the existing ground, a clean cover system is not required in those areas.

If natural soils are encountered at a depth of less than 600 mm in private gardens or 450 mm in communal areas, then further excavation and replacement of existing clean and natural soils will not be required. Confirmation should be sought from the environmental

consultant to verify that clean and natural soils are present, and no made ground has been left in-situ prior to completing these areas.

Excess made ground excavated during the construction of the 'clean' cover horizon should be removed off-site to a suitably licensed or exempt facility. The existing chemical data has characterised the soils as potentially hazardous due to the asbestos concentrations, and therefore it is recommended that soils should be suitably stockpiled and tested prior to removal in order to see if the classification can be given as inert or non-hazardous.

Outside of garden and soft landscaped areas (i.e. beneath proposed buildings and roads), a plausible pathway (for human health) is unlikely to be present and therefore no specific remedial actions are considered necessary.

Imported soils used to form the cover layer should be subject to chemical validation testing and compared against the range of determinants and requirements for a simple soil cover system presented in **Section 7.4.2 and 7.4.3** (and in accordance with validation requirements outlined in **7.3**).

5.3 Reuse of site won materials

The development is likely to produce some volumes of arisings during earthworks associated with cut and fill (if required), foundations, excavation of utility corridors etc. If the soil materials is required for re-use on site, additional chemical and geotechnical testing should be undertaken to inform suitability for re-use.

It is anticipated that site derived soils may be intended for reuse as material suitable for use as general fill material beneath proposed buildings, and hardstanding such as driveways and roadways.

Soils that are excavated are anticipated to be temporarily stockpiled and tested, where appropriate, to confirm suitability for the above categories of use. Further details on the requirement for materials testing is provided in **Section 7**.

Soils found unsuitable for any of the above purposes will be consigned for offsite disposal. It is possible that soils will be disposed off-site despite suitability for re-use if stockpiling is impracticable or a surplus volume of material is present.

Re-use of materials on site shall be subject to the provisions of a Materials Management Plan (MMP). It should be noted that an MMP is required before any excavation takes place and that a Declaration is required prior to any re-use on site. Where made ground soils are proposed for reuse (subject to further testing confirming suitability) then the MMP must be in place and reuse declare prior to excavation. Further details on the specification for an MMP is given in **Section 7.4.1**.

5.4 Importation of topsoil and subsoil

Given the presence of site-wide made ground, there will potentially be the requirement for importation of ex-situ topsoil and subsoil to be placed as a growing medium and within a cover system for proposed landscaped areas.

All imported material should be from a known source, preferably 'Greenfield' or from a reputable source, with haulage certification provided to confirm collection and delivery addresses.

Before importing to site, the materials should be provided with a current certificate of analyses with concentrations of determinants that comply with the Remediation Criteria within **Appendix C**. This should be confirmed by the Environmental Consultant, who will then confirm suitability.

5.5 Off-site disposal

It is likely that soils unsuitable to remain on site (e.g. made ground has been excavated to allow for the placement of cover systems) will be generated during the development. Where this occurs, chemical testing to inform waste classification of the material may be undertaken. Some chemical test data is already available from the previous intrusive ground investigation, which detailed made ground soils as likely to be classified as non-hazardous, however due to the presence of asbestos, confirmation testing will be required. Arisings from natural ground may be classified as inert. It is recommended that further testing (Haswaste and WAC) is undertaken once soils have been designated for off-site disposal.

Waste soils will be taken to an appropriately licensed treatment or disposal facility and transported by an appropriately licensed carrier. Duty of care information to demonstrate this will be collected and maintained on site for inspection. Further details relating to waste disposal is given in **Section 8.2**.

6 CONTAMINATION DISCOVERY STRATEGY

6.1 Managing unexpected contamination

There may be other conditions prevailing at the site that have not been revealed by the previous investigations and which have therefore not been taken into account. The Contamination Discovery Strategy is designed to address this issue.

This discovery strategy sets out in principle the proposed methods for identifying and managing site specific risks in the event that suspected or potential land contamination is uncovered during redevelopment.

The Contractor appointed to carry out the works will be responsible for implementing the procedures outlined in this document. However, before taking investigative or remediation action the Contractor will prepare a method statement to the satisfaction of the Client's Environmental Consultant to ensure that the works are as required for the protection of human health and the environment. Further approvals may also be required from the local planning authority in advance of such works.

The Contractor should consult the Environmental Consultant in the event that suspicious ground conditions or/and unexpected contamination is uncovered.

Revised or new procedures to deal with suspicious ground conditions or/and unexpected contamination will be as advised by a qualified Environmental Consultant, but these may require approval from the Local Authority before works can proceed.

6.2 Identification of potential contaminated material

All operatives and ground workers should remain vigilant for unforeseen or suspicious ground conditions. Initial identification will be based on visual and or olfactory assessment.

General indicators of possible contamination could be arisings that quickly change appearance or appear inconsistent with the general soil profile outlined within the existing Wilson Bailey report.

Potential unexpected contamination and/or suspicious ground conditions may include the following examples (although this is not an exclusive list):

- hydrocarbons in the form of oily (or free phase) pockets
- strong odours or/and discolouration associated with the underlying soils itself
- cement bound debris suspected of containing asbestos
- fibrous materials
- unexploded ordnance (UXOs).

6.3 Managing suspicious ground conditions

On the discovery of the suspicious material/unexpected contamination during excavation works, the following sequence should be adopted:

1. contractor should assess the requirement for any additional health and safety or environmental management control measures to avoid risk to human health or pollution of the environment
2. contractor's suitably experienced person should take note of the nature and extent of 'contamination' and immediately inform the Environmental Consultant and the Local Authority
3. working area will be cordoned off and works will cease in the vicinity
4. environmental Consultant will attend the site to undertake sampling regime with subsequent laboratory testing as deemed necessary
5. findings will be discussed with the Local Authority along with the provision of the test records
6. remediation action, if necessary, and programming of the works are to be agreed with the Environmental Quality Officer at Local Authority
7. contractor is informed of the remediation action required
8. contractor prepares a Method Statement that details how the agreed remediation action will be carried out
9. method Statement is agreed by Environmental Consultant
10. evidence of work carried out is collated for inclusion in the verification report.

6.4 Asbestos Containing Materials (ACMs)

In addition to the above sequence of procedures, should asbestos containing materials (ACMs) be encountered during excavation works, a watching brief should be maintained by an appropriately qualified Environmental Consultant or asbestos specialist and a programme of handpicking should be undertaken by competent persons and be disposed off-site in line with 'Duty of Care', Waste Management Legislation. Given the quantity of asbestos previously identified on the site, it may be prudent to allow for contingency visits by an experienced consultant for any unexpected contamination being encountered.

In remaining areas where asbestos is suspected in soils the Principal Contractor will obtain a sample and submit for quantified asbestos analysis.

Should sampling and analysis of any suspect materials reveal the presence of containing materials requiring notice to the Health and Safety Executive, such as lagging or fibreboard, then the works may require the use of licensed asbestos contractors to handle the materials. In this instance the HSE would need to be notified of the works via the submission of an ASB5 notification and an appropriate asbestos specialist consultant with regards to the method statement for remediation.

7 REQUIREMENTS FOR REMEDIATION VERIFICATION

7.1 Introduction

This section identifies the proposed form of verification and reporting that will be undertaken to demonstrate that the mitigation measures that are considered necessary have been implemented on site.

7.2 Site records

A record of all soil imports to site for will be maintained. This will include:

- certificates of quality - material imported under the Waste & Resources (WRAP) protocol will be accompanied by certificates of conformity that are less than two months old and relating to the material being imported
- invoices and lorry tickets – importation tickets should be completed in full and legible so the origin of the soil can be traced to the specific donor site
- waste transfer note or consignment notes
- chemical test data – all data obtained from the donor site or from site initiated chemical testing
- storage – the location of temporary storage or quarantine areas will be identified, and plans / photographs retained to show where the position and movement of stockpile at the site
- verification reports – reports that are generated following visits for the purpose of verification will be retained on site.

Site records will be maintained so that sufficient data are available for the purpose of compiling a robust verification report. In addition, where any contamination is being further investigated or where any proposed mitigation is required, details of this will be retained for inclusion in the site health and safety file as previously discussed. Records of any environmental monitoring (for asbestos, dust etc.) undertaken during the remediation programme shall also be retained so they can be included in the final verification report.

Chemical test data and visual confirmation of suitability will be recorded prior to confirming the imported soils as being suitable. As detailed in earlier sections of this RS, verification records of the remediation works will be collated in a verification report on completion of all site works.

7.3 Physical validation of clean cover systems

The cover system thickness and the presence of geo—marker membrane should be validated by hand digging trial pits in rear gardens at a frequency of one in every three plots plus a minimum of 3 trial pits, or 1 trial pit per 250 m³ (whichever is the greater) within the communal soft landscaped areas to the required depths. Soils will be visually inspected to confirm suitability as an initial assessment.

Where chemical analysis cannot be completed prior to placement, in-situ chemical testing of the materials placed as part of the cover system must be carried out to assess the cover system soils chemical suitability.

The in-situ sampling and testing must be carried out at a frequency as set out in **Section 7.4.3**.

Photographic records that the soil capping depth has been achieved will be required once completed along with information on the source for any imported clean soils. Photographs should include a survey staff for measurement as evidence the 450 mm and 600 mm capping requirements have been achieved. This information will be required for completion of the Site Validation Report for the project.

7.4 Validation soil sampling

7.4.1 Material Management Plan (MMP)

The excavation, retention, disposal and reuse of site won material across the site will need to be subject to the requirements and oversight of a Materials Management Plan.

This plan, which should be developed at such a time when the proposed site level and earthworks strategy have reached their final design phase, should provide details of the following

- Material Suitable for use: Comply contractors to satisfy the requirements of the current Remediation Strategy, any material covered within the MMP for reuse should be deemed to be suitable for use from a contaminated land perspective for the intended development (so as to ensure no sources of contamination will be introduced to the site as a result of the earthworks process). Similarly, the MMP will require the production of an Earthworks Performance Specification within which details as to the required physical and engineering properties of materials intend for use as fill material across the site will be described (as well as associated geotechnical and physical property testing requirements)
- Material Certainty of use: It must be demonstrated within the MMP that material is needed to deliver the proposed development via the provision design information. It should also be noted any material excavated and stockpiled during the construction process will be considered as waste unless it can be shown to fit these criteria
- Volumes of use: As well as being able to demonstrate the need to retain a quantity of material generated during earthworks operations for future reuse, the MMP should also provide an accurate indication as to the likely volumes of material that will require retention and re-use on site.

The MMP should be collated with reference to the recommendations of this remediation strategy and will require prior approval and sign off via the regulatory authorities before works can commence on site. Any deviations from the scope and recommendations of the current report should be outlined and robustly justified as required.

Further details of the validation requirements for site won and imported material with respect to ground contamination are provided overleaf.

7.4.2 Site won material

It is considered that site won material will not be suitable to be re-used within areas of proposed soft landscaping, given the site-wide made ground.

7.4.3 Imported material

Imported soil material for use in soft landscaping areas (growing media and cover systems) will either be quarantined in a temporary storage area where its use will await confirmation of chemical test data, or it will be placed directly into the final place of use. There is a risk that soils may need to be removed from the site if the chemical test data shows it is not suitable. Any imported soils will be clearly demarked as awaiting clearance until suitable data confirms its acceptance.

Material arriving at the site will be visually assessed for suitability before it is either placed in quarantine or directly in the final location.

All samples will receive chemical analysis which will include analysis and assessment against the remediation criteria as outlined as Table 1 within **Appendix C**.

The frequency of sampling and testing requirements is outlined in **Table 2** below.

Table 2: Sampling and Testing Requirements

Imported soil material	Number of samples	Testing schedule
Greenfield soils	Minimum 3, or 1 per 250 m ³ (whichever is the greater)	Arsenic (As), Cadmium (Cd), Chromium (Cr), Chromium VI (CrVI), Copper (Cu), Mercury (Hg), Nickel (Ni), Lead (Pb), Selenium (Se), Zinc (Zn), Polycyclic Aromatic Hydrocarbons (PAH) - 16 USEPA speciation), Total Petroleum Hydrocarbons (TPH) with Control Working Group (CWG) banded, asbestos screen
Brownfield / screened soils	Minimum 6 or 1 per 50 m ³ (whichever is the greater)	Arsenic (As), Cadmium (Cd), Chromium (Cr), Chromium VI (CrVI), Copper (Cu), Mercury (Hg), Nickel (Ni), Lead (Pb), Selenium (Se), Zinc (Zn), Polycyclic Aromatic Hydrocarbons (PAH) - 16 USEPA speciation), Total Petroleum Hydrocarbons (TPH) with Control Working Group (CWG) banded, asbestos screen and any additional analysis depending on the history of the donor site

7.5 Reporting

All relevant information is to be collected during the remedial works with a validation report compiled and presented to the Local Planning Authority and the Environment Agency. The validation report will include the following records of information:

- records of formation inspection, including:
 - site layout survey indicating extents of soil excavation and final as built levels
 - records of formation inspection and final extents validation

- records of actions for unforeseen contamination
- records of laboratory analytical and in situ test results, including:
 - test certificates with location plan for each analytical test
- records of material movements, including:
 - stockpile inspection and management records
 - volumes, origin and placement location of soils
 - details and quantities of material excavated, screened, re-used or removed from site
- waste classification and management documentation, including:
 - details of all parties involved
 - records of discussions with regulatory authorities
 - records of licence application
 - records of environmental monitoring
 - waster transfer notes/consignment notes.

An electronic copy of the validation report shall be provided in pdf format.

Details of any additional remedial requirements (arising as a result of unexpected sources of contamination being discovered during site works), or deviations from the current strategy should also be provide for inclusion with this report.

The report will be required to be submitted to the Local Planning Authority in order to discharge the associated pre-occupation planning conditions attached to the consent. As such it is essential construction contractors provide information required to collate the Validation Report in advanced on practical completion so that these final planning obligations can be resolved.

7.6 Inspection and testing

Responsibility for the correct implementation of the remedial strategy lies with the Principal Contractor. However, the remedial works shall be monitored, inspected and validated by the Environmental Consultant's experienced Geo-environmental Engineers with part time attendance on-site dependent on the operations being undertaken.

During periods of part time supervision, it will be the Principal Contractors responsibility to provide adequate notice (at least three days) of any key activities that will require the attendance of the Environmental Consultant.

Validation testing shall be conducted as specified in the relevant sections. Laboratory analysis shall be carried out at a UKAS-accredited laboratory with ISO17025 and MCERTS accredited test methods were specified where applicable for contamination testing.

7.7 Regulatory approval

This report should be forwarded to the Local Planning Authority for approval prior to commencement of enabling works.

8 WORKING PRACTICE AND VERIFICATION

8.1 Health and safety of site personnel

It is the responsibility of the principal contractor and any appointed sub-contractors to enforce an appropriate health and safety regime for all site personnel. Full details regarding the proposed working practices in connection with the remediation works shall be agreed in advance of the commencement of the works with the Principal Designer.

A project Health and Safety Plan will be produced before site works commence. This will detail the anticipated hazards associated with the site work. It will also detail the control measures that will be put in place to reduce these risks to an acceptable level. This plan will also document emergency procedures and include the address and location of the nearest hospital with an A&E department. A copy of this will be made available to principal contractor before commencement and also kept on site and made available on request.

RSK engineers carry their own personal protective equipment, as detailed in RSK's in house procedures. This includes respiratory protection and protective clothing where it is considered necessary. Measures will be necessary to protect the health and safety of site workers during the site works. The contractors will be under a statutory obligation to take reasonable care to protect the health and safety of their employees. The following measures are suggested to provide a minimum level of protection:

- care should be taken to minimise the amount of dust and mud generated on-site
- good practices relating to personal hygiene 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.

Reference should also be made to the Health and Safety Executive (HSE) document "Protection of Workers and the General Public during the Development of Contaminated Land".

8.1.1 General

The targets perceived to be potentially most at risk from pollution during the remediation of the site are the workers on-site together with nearby residents and on site and neighbouring water courses (surface drainage channels and pond).

All contractors on-site shall adhere to environmental good practice as set out in CIRIA publication C650 (2005) and in particular those issues identified below.

8.1.2 Airborne pollution (dust, etc.)

Care shall be taken by the contractor to minimise the amount of dust generated on-site during excavation, backfilling and trafficking. In the event that dry weather leads to excessive dust generation, exposed soils shall be damped down, but not flooded, with clean water.

Any suspected asbestos waste should be stockpiled and covered to prevent the spreading of fibres, prior to off-site disposal.

The Contractor's method statement shall include a detailed dust control plan. The method statement (including a plan showing proposed air monitoring points if deemed necessary) should be submitted to the Local Authority and agreed prior to commencement of ground works.

8.1.3 Surface run-off

The PC shall implement appropriate procedures to prevent surface run-off, including forming bunds around any temporary stockpiles of contaminated soils where necessary. It is recommended that a Construction Surface Water Management Plan be in place for the site, and periodically updated during key phases of the development.

8.1.4 Vehicles

Wheel cleaning/washing facilities shall be provided on-site if operations are likely to result in vehicles leaving site with potentially contaminated soil/mud clinging to them.

Contaminated water on-site, including water and other liquid collected from vehicle washing facilities, shall be disposed of off-site in an approved manner with full regard to current legislation and good practice.

All vehicles leaving the site shall be clear of contaminated materials other than that contained within the load container, which shall be sheeted to prevent the loss of dust and other materials.

8.1.5 Re-contamination

The programme of works and any subsequent modifications shall be designed to avoid the potential re-contamination of areas already worked, e.g. site traffic shall be routed to avoid passing from contaminated to clean areas and contaminated soils shall not be stockpiled on clean areas.

8.2 Waste disposal

The latest, edition of the EA's 'Technical Guidance WM3' (2015) Guidance on the classification and assessment of waste, requires that within a mixed waste* the separately identifiable wastes are assessed separately. Mixing of different types of hazardous waste and non-hazardous waste with other waste substances is prohibited under the Waste Framework Directive. Wastes that have been mixed must be separated whenever possible.

It is best practice to provide your waste carrier (or the disposal site) with details of how the waste has been treated. Your waste carrier may provide a pre-treatment confirmation form or space on the waste transfer note to detail any pre-treatment.

Classification of any material to be disposed of to landfill shall be agreed in advance with the landfill operator(s), as appropriate. Any waste classified as Hazardous shall be disposed of in accordance with the Hazardous Waste Regulations 2005.

8.3 Potable water supply

Guidance on the selection of water supply pipes is given in UKWIR Report 10/WM/03/21. Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites (UKWIR, 2010).

At the current time the future routes of water supply pipes have not been established, this being a matter for the follow-on developers who will be responsible for the selection of the appropriate water supply pipe type. The follow-on developers may wish to consider:

- undertaking a targeted investigation and specific sampling/analytical strategy along the route(s) of the supply pipe(s). The relevant water supply company should be contacted at an early stage to confirm its requirements for assessment, which may not necessarily be the same as those recommended by UKWIR
- the use of clean utilities corridors.

8.4 Documentation

All contaminated materials removed off-site shall be transported to an approved licensed landfill for final disposal. The PC shall provide a full documentary record of this operation in accordance with the Duty of Care. Copies of the landfill documents shall be provided to the Environmental Consultant for inclusion in the verification report.

With respect to imported materials, details of the source and volumes must be provided along with certificates of chemical analysis, results of third-party chemical assessment and details where placed.

For materials reused on site, results of chemical analysis must be provided along with a record of volumes and details where placed.

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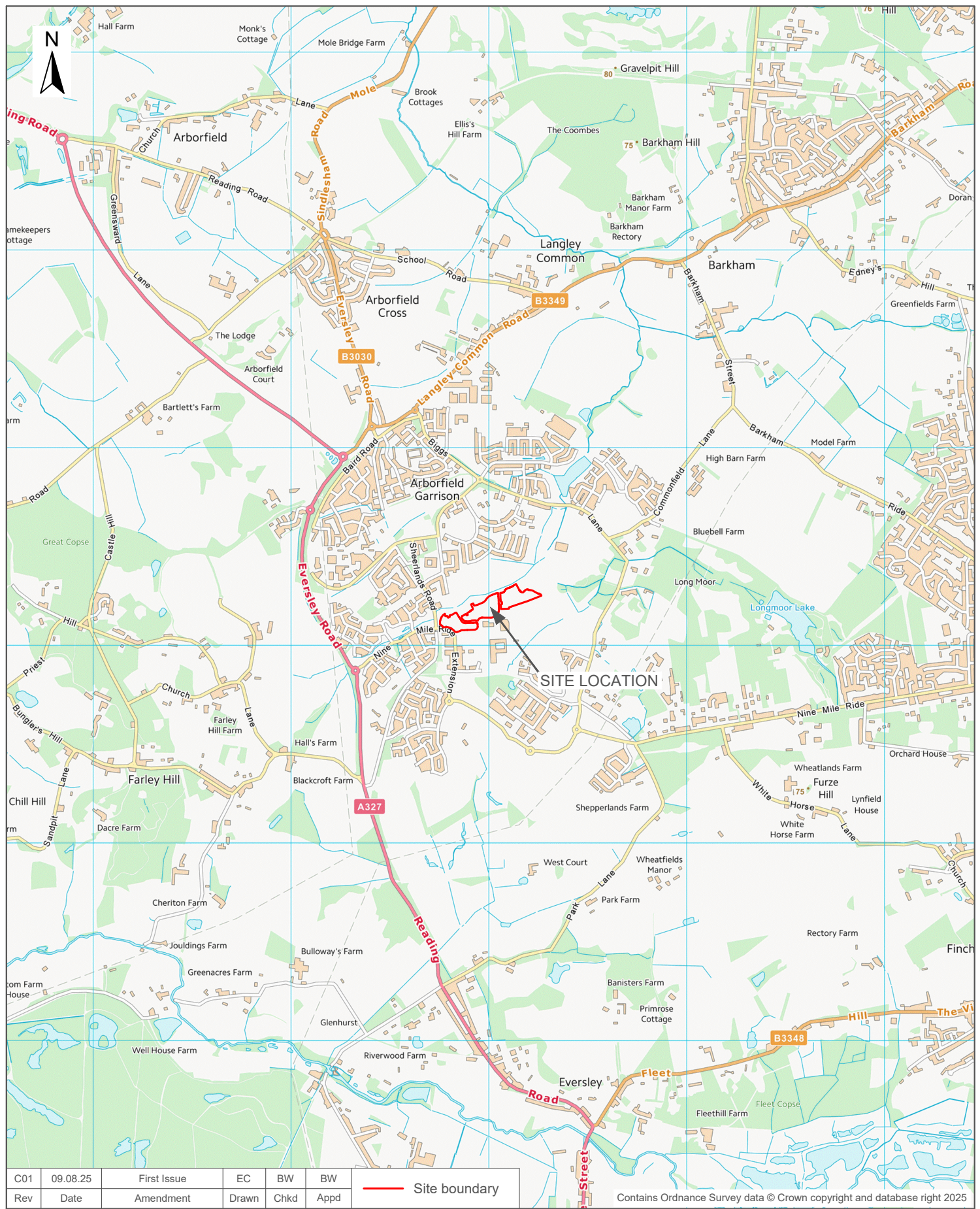
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FIGURES

FIGURE 1 SITE LOCATION PLAN



C01	09.08.25	First Issue	EC	BW	BW
Rev	Date	Amendment	Drawn	Chkd	Appd

— Site boundary

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RSK
GEOSCIENCES

Chancery House, Premier Way
Abbey Park Industrial Estate
Romsey
SO51 9DQ

Tel: +44(0)1794 329276
Email: info@rsk.co.uk
Web: RSKGeosciences.co.uk

Client

Taylor Wimpey West London

Project Name

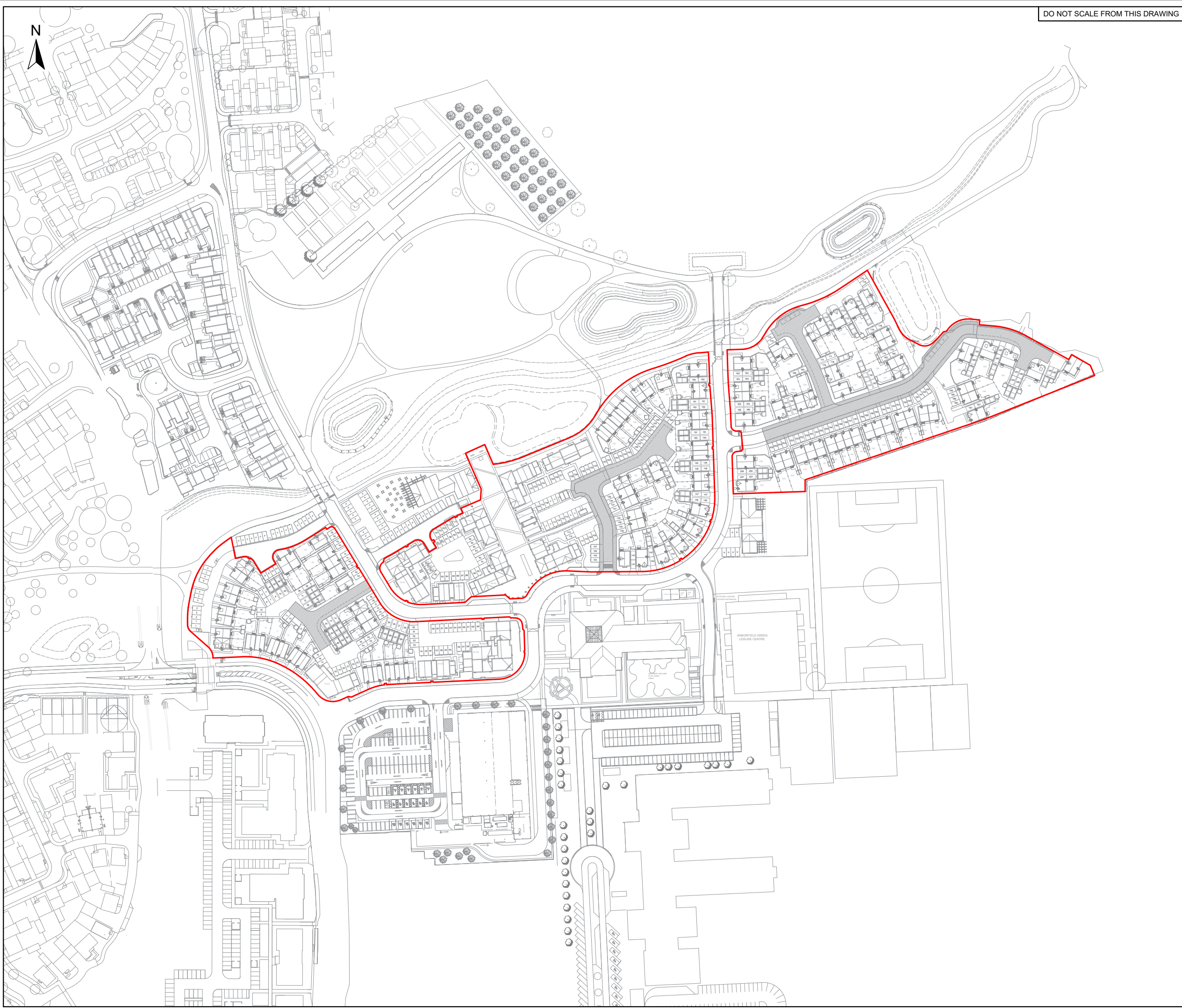
Arborfield Green, Parcels A,B,C&D

Description

Site Location Plan

Dimension	Size	Scale	Geolocation	Project ID	Drawing no.	Rev	File name
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FIGURE 2 SITE LAYOUT PLAN



DO NOT SCALE FROM THIS DRAWING

LEGEND

— Site boundary

Notes:

Base plan provided by the client
Drawing Ref.: SE2381-ISS-DR-C-5000-Proposed Site Plan

C01	09.05.25	First Issue	EC	BW	BW
Rev	Date	Amendment	Drawn	Chkd	Appd



Chancery House, Premier Way
Abbey Park Industrial Estate
Romsey
S051 9DQ

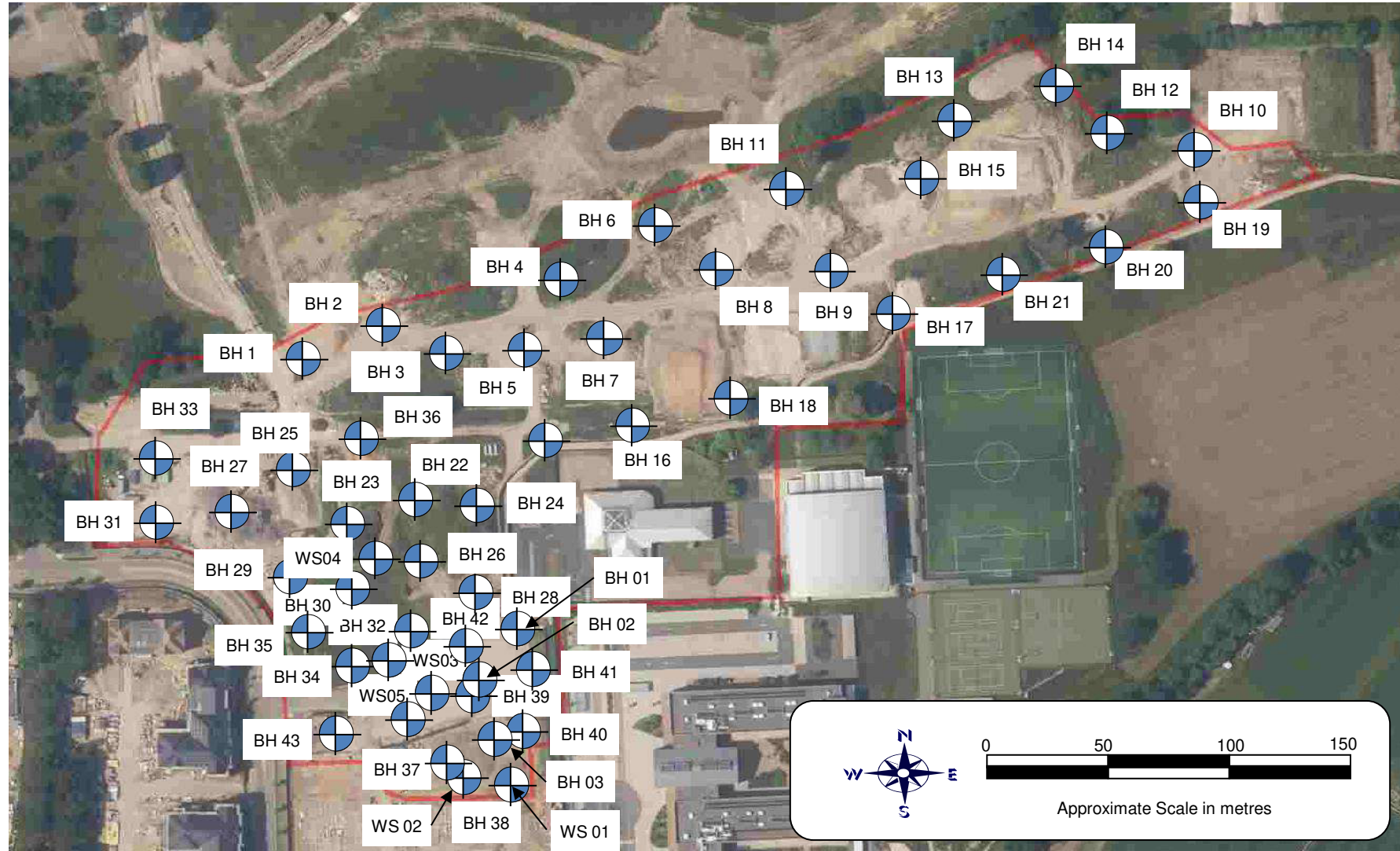
Tel: +44(0)1794 329276
Email: info@rsk.co.uk
Web: RSKGeosciences.co.uk

Client		
Taylor Wimpey West London		
Project Name		
Arborfield Green, Parcels A,B,C&D		
Description		
Site Layout Plan		
Project ID	Drawing no.	Revision
305517	11201	C01
File name		
305517-ST-112-XX-D-G-11201-C01		
Dimensions	Scale	Size
m	1:2000	A3
		

FIGURE 3 EXPLORATORY HOLE LOCATION PLAN

Site Arborfield District Centre Parcel, Arborfield Garrison

Client Crest Nicholson



APPENDIX A

SERVICE CONSTRAINTS

APPENDIX A

SERVICE CONSTRAINTS

1. Service Constraints

1.1. This Report (the "Report") and any study, inspection, investigation, sampling, testing and or interpretation carried out in connection with the Report (together the "Services") were compiled and carried out by RSK Environment Limited (RSK) trading as Carbon Zero Consulting, Leap Environmental or RSK Geosciences, for the Client named in the first paragraph of the Report (the "Client") in accordance with the terms of an RSK Fee Proposal including RSK Environment Standard Terms and Conditions (the "Appointment") between RSK and the Client, unless otherwise stated in the first paragraph of the Report. The Services were performed by RSK with the reasonable skill and care ordinarily exercised by a geo-environmental consultant at the time the Services were performed. Nothing in this Report shall be construed as imposing any fitness for purpose obligation. Further, and in particular, the Services were performed by RSK taking into account the limits of the scope of works required by the Client, the time scale involved and the resources, including financial and manpower resources, agreed between RSK and the Client.

1.2 Other than that, expressly contained in paragraph 1 above, RSK provides no other representation or warranty whether express or implied, in relation to the Services. RSK shall not be liable in respect of any action or proceedings arising out of or in connection with this Report whether in contract, in tort, for breach of statutory duty or otherwise after the expiry of six (6) years from either (i) the date of the Report or (ii) such earlier date as prescribed by law, unless varied in the terms of the Appointment.

1.3 Unless otherwise agreed in writing, the Services were performed by RSK exclusively for the purposes of the Client. RSK is not aware of any interest of or reliance by any party other than the Client in or on the Services. Unless expressly provided in writing, RSK does not authorise, consent, or condone any party, other than the Client relying upon the Services. Should this Report or any part of this Report, or details of the Services or any part of the Services, be made known to any such party, and such party relies thereon, that party does so wholly at its own and sole risk, and RSK disclaims any liability to such parties. Any such party would be well advised to seek independent advice from a competent geo-environmental consultant and/or lawyer.

1.4 The Client shall not, without the prior written consent of RSK, assign, transfer, charge, mortgage, subcontract, or deal in any other manner with all or any of the benefits provided in this Report. Unless specified in the Appointment, RSK shall not be obliged to assign the benefit of the Report whether by collateral warranty, third party rights pursuant to the Contracts (Rights of Third Parties) Act 1999, letter of reliance or otherwise. If RSK agrees to any assignment of the benefit of this Report, in whatever form, benefits to third parties through collateral warranties, third party rights or letters of reliance shall not be provided unless a fee for each right, warranty or letter is agreed. The form of wording used in the warranty or letter shall be provided by RSK for agreement by the Client. Any reasonable changes to the form of wording will be implemented by mutual agreement, however the terms in the warranty or letter cannot offer the third party any greater benefit than the Appointment offered to the Client.

1.5 It is the understanding of RSK that this Report is to be used for the purpose described in the introduction to the Report. That purpose was a significant factor in determining the scope and level of the Services. Should the purpose for which the Report is used, or the proposed use of the site change, this Report may no longer be valid and any further use of or reliance upon the Report in those circumstances by the Client without the review and advice of RSK shall be at the Client's sole and own risk. RSK shall not be liable for any use of this Report for any purpose other than that for which it was provided.



1.6 The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the Report inaccurate or unreliable. The information and conclusions contained in this Report should not be relied upon in the future without the written advice of RSK. In the absence of such written advice of RSK, reliance on the Report in the future shall be at the Client's own and sole risk.

1.7 The observations and conclusions described in this Report are based solely upon the Services which were provided pursuant to the agreement between the Client and RSK. RSK has not performed any observations, investigations, studies or testing not specifically set out, or required by the Appointment between the Client and RSK. RSK is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the Services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this Report, RSK did not seek to evaluate the presence on or off site of asbestos, invasive plants, electromagnetic fields, lead paint, heavy metals, radon gas, fuel storage, persistent bio-accumulative or toxic chemicals (including PFAS and related compounds) or other radioactive or hazardous materials, unless specifically identified in the Services.

1.8 The Services are based upon RSK's observations of existing physical conditions at the Site gained from a visual inspection of the site together with RSK's interpretation of desk based publicly available information, including documentation, obtained from third parties and from the Client on the history and usage of the site, unless specifically identified in the Services and the limitations below:

- a. The Services were based on information and/or analysis provided by independent testing and information services or laboratories upon which RSK was reasonably entitled to rely.
- b. The Services were limited by the accuracy of the information, including documentation, reviewed by RSK and the observations possible at the time of the visual inspection.
- c. The Services did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the Client or third parties, including laboratories and information services, during the performance of the Services.
- d. The Client has identified in writing to RSK, the information, reports, findings, surveys and preliminary works RSK may not rely upon when providing the Services.

RSK is not liable for any inaccurate information or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to RSK, and including the doing of any independent investigation of the information provided to RSK, save as otherwise provided in the terms of the Appointment between the Client and RSK.

1.9 Any site drawing(s) provided in this Report is (are) not meant to be an accurate base plan for scale measurement but is (are) used to present the general relative locations of features on, and surrounding, the site. Features (intrusive and sample locations etc) annotated on site plans are not drawn to scale but are centred over the approximate location. Such features should not be used for accurate setting out and should be considered indicative only.

1.10 Should RSK be requested to review the Report after the date of issue of this Report, RSK shall be entitled to additional payment at the existing rates, or such other terms as agreed between RSK and the Client.

2. Service Constraints where the Report provides an intrusive assessment of ground conditions:

2.1 The intrusive environmental ground investigation aspects of the Services are a limited sampling of soil from the site, at pre-determined locations based on the known historic / operational configuration of the site. The conclusions given in this Report are based on information gathered at the specific test locations and can only be extrapolated to an undefined limited area around those locations. The extent

of the limited area depends on the properties of the materials adjacent and local conditions, together with the position of any current structures and underground utilities and facilities, and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters (as stipulated in the scope agreed between the Client and RSK, based on an understanding of the available operational and historical information) and it should not be inferred that other chemical species (not tested) are not present.

2.2 The comments given in this Report and the opinions expressed are based on the ground conditions encountered during the site work and on the results of tests made in the field and in the laboratory. The extent of the exploratory holes, laboratory testing and monitoring undertaken may have been restricted due to a number of factors including accessibility, the presence of buried or overhead services, current development, site usage, timescales or the Client's specification. The exploratory holes only assess a small proportion of the site area with respect to the site as a whole, and as such may only provide an indicative assessment of ground conditions on site. There may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account. In particular, it should be noted that there may be areas of made ground not detected due to the limited nature of the investigation or the thickness and quality of made ground across the site may be variable. In addition, groundwater levels and ground gas concentrations and flows, may vary from those reported due to seasonal, or other, effects and the limitations stated in the data should be recognised. The presence of hotspots of undisclosed contamination or exceptional and unforeseen ground conditions cannot be discounted.

2.3 Where the Services include Investigation of an exploratory nature or relating to physical ground works, any costings and prices provided in the Report are estimated and provided for guidance purposes only. The actual cost and time quantities shall be remeasured and shall be dependent upon the ground or other conditions, constraints present, and number and depth of the investigation locations, which shall influence the number of samples and tests required, and the quantities of soil being classified.

2.4 Asbestos is often observed to be present in soils in discrete areas. Whilst asbestos-containing materials may have been locally encountered during the fieldworks or supporting laboratory analysis, the history of brownfield and demolition sites indicates that asbestos fibres may be present more widely in soils and aggregates, which could be encountered during more extensive ground works. However, this Report does not constitute an asbestos survey. On this basis, the presence of asbestos on site cannot be discounted and a full asbestos survey should be undertaken.

2.5 Unless stated otherwise, only preliminary geotechnical recommendations are presented in this Report and these should be verified in a Geotechnical Design Report, once proposed construction and structural design proposals are confirmed. Eurocode 7 gives guidance on the type of sampling, sample quality, number and spacing of intrusive investigations, and number of laboratory tests required. It is intended that the Geotechnical Information section of this Report will fulfil the general requirements of the Ground Investigation Report as set out in section 6 of Eurocode7, although this is subject to the restrictions imposed on the investigation, as listed above. For geotechnical design, Eurocode 7 requires the Geotechnical Design Report to address both the geotechnical and structural aspects of the geotechnical design for both the limit and serviceability states. The Geotechnical Appraisal section of this Report will not meet the requirements of a Geotechnical Design Report (GDR) and should therefore be used for preliminary guidance only.

3. Service Constraints where the Report relates to Surface Water Management:

3.1 The Surface Water Management Inspection (SWMI) Report, documents provided, observations, actions, and recommendations, with respect to the management of potential pollution issues to surface waters, made during the site Inspection visit, are those present at the time of the visit, and may not represent those recorded by others on the same day.

3.2 The comments given in this Report and the opinions expressed are based on the weather, ground and ground water conditions encountered during the site work and on the results of tests made in the field and in the laboratory. However, there may be conditions pertaining to the site that have not been disclosed by the inspection and therefore could not be taken into account. In addition, groundwater levels and flows, may vary from those Reported due to seasonal, or other, effects and the limitations stated in the data should be recognised.

3.3 RSK places a degree of dependence upon oral information provided by site representatives, which is not readily verifiable through visual inspection, or supported by any available written documentation. RSK shall not be held responsible for conditions or consequences arising from relevant facts that were not fully disclosed by facility or site representatives at the time this Report was prepared.

3.4 This Report is a live document, to be continually reviewed and updated as the development progresses or other changes occur on site. RSK can only maintain the currency of this Report through the Client requesting support with supplementary site visits or attendance at meetings ahead of key stages of the development in relation to surface water management. Our risk rating assesses a number of risk factors in line with the source-pathway- receptor model and is therefore subject to constant change.

3.5 Standard design drawings are indicative. Material types, dimensions and construction details will need to be adjusted by the Client to suit the specific conditions / flows on Site.

3.6 The full responsibility for implementing the site-specific protection and maintenance measures to protect the surface water system as stated in this Report, remains with the Client and their site management team. Additional control measures may be required to achieve the objectives set out in the Surface Water Management Plan to be implemented and financed by the Client.

4. Service Constraints where the Report relates to Waste Management:

4.1 In accordance with the definition provided in the Waste Framework Directive (WFD), materials are only considered waste if 'they are discarded, intended to be discarded or required to be discarded, by the holder'. Naturally occurring soils are not considered waste if re-used on the site of origin for the purposes of development. Soils such as made ground that are not of clean and natural origin (irrespective of whether they are contaminated or not) and other materials such as recycled aggregate, do not necessarily become waste until the criteria above are met. Excavation arisings from the development may therefore be classified as waste if surplus to requirements and/or unsuitable for re-use.

4.2 It is the duty of the waste producer, to ensure that all waste is accurately classified prior to waste disposal. Technical Guidance WM3 (EA, 2018) sets out in its Appendix D requirements for waste sampling. It is a legal requirement to correctly assess and classify waste. The level of sampling should be proportionate to the volume of waste and its heterogeneity. Unless otherwise stated, the waste assessment presented in this Report should be considered as preliminary and further testing and assessment of the waste under the provisions of a Waste Sampling Plan may be required to obtain the necessary level of data required for basic characterisation of the waste in support of disposal.

4.3 Unless stated otherwise in the Report, information relating to historical operations at the site was not reviewed as part of the assessment by RSK. In addition, unless otherwise stated in the Services, RSK was not present during the collection of the samples nor had any input on the chemical testing suite. Therefore, the waste assessment and classification detailed in this Report are based solely on any information that were provided to RSK (e.g., laboratory chemical data, exploratory hole records) and were completed without prejudice for our Client.

4.4 RSK's assumes that any ground investigation data, chemical testing results etc., that were provided by the Client to inform the waste assessment and supporting review were carried out in accordance with current best practice and relevant guidance/ standards, where applicable. Thus, the



comments given in this Report and the opinions expressed are based solely on the information provided by the Client. However, it is noted that there may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account as part of the RSK assessment.

5. Service Constraints for Construction Environmental Management Plan Reports:

5.1 This Report should be considered in the light of any changes in legislation, statutory requirement or industry practices that may have occurred subsequent to the date of issue.

5.2 The measures and comments outlined in this Report and any opinions expressed are based on the plans provided at the time and discussions with relevant parties. However, there may be conditions pertaining to the site that have not been disclosed by investigations and therefore could not be taken into account.

5.3 This CEMP is a live document and is subject to change throughout the project, as and when necessary, to ensure management of environmental aspects remains relevant, and to ensure continued compliance with legislation and commitments as they may change. RSK understands that this CEMP will be reviewed by the Client every six months and updated as and when necessary.

5.4 It is the full responsibility of the Principal Contractor/ Client to ensure that their works do not contravene legal requirements, and adherence to this CEMP alone cannot be a full defence regarding legal action against the Principal Contractor.

6. Service Constraints where the Report relates to Ground Gas Membrane Verification:

6.1 This Report is limited to the verification of the gas resistant membrane/vapour membrane/radon barrier after installation and no inspections were undertaken of the substrate (i.e. prepared ground). The Report therefore does not constitute as a full verification of ground gas protection system.

6.2 The comments given in this Report and the opinions expressed, are based on the condition of the ground gas membrane as encountered at the time of inspection by suitably qualified personnel. RSK cannot accept liability for any subsequent change to the status of the gas membrane by follow-on trades or other construction activity.

6.3 Where not designed by RSK, the verification of protection measures is carried out with reference to the gas protection design provided by the Client. RSK assume the scope of gas protection measures as determined by third parties to be correct and to have achieved any required approval from authorities.

6.4 The Ground Gas Design Report/Remediation Strategy and Verification Plan contains details of the procedures to be adopted for inspection and validation of the works. However, it should be noted that responsibility for the correct implementation of the strategy lies with the appointed contractor. RSK cannot be held responsible for any remedial works that are carried out without the agreed procedures involving either direct supervision by RSK, or inspection and validation of the works by a representative from RSK.

7. Service Constraints for Environmental Due Diligence (EDD) Reports:

7.1 The comments given in this Report and the opinions expressed are based on the information obtained and reviewed as part of the desk-based assessment. However, there may be conditions pertaining to the Site that have not been disclosed by the assessment and therefore could not be taken into account. Furthermore, no intrusive investigations, monitoring or sampling have been undertaken to confirm the environmental status of the site, therefore any comments relating to ground conditions and subsurface contamination are based solely on a review of desk-based information.



7.2 This Report describes the results of the EDD exercise. The scope of this EDD Report, where appropriate, covers legal or regulatory compliance with respect to UK or international regulations associated with environmental matters.

7.3 As with any EDD exercise, there is a certain degree of dependence upon information provided by the target company. The EDD does not include a site walkover / visit or liaison with site representatives unless identified in the Services. Therefore, the assessment is based on the available desk study information. Also, there is a certain degree of dependence upon oral information provided by site representatives, which is not readily verifiable through visual inspection, or supported by any available written documentation. RSK shall not be held responsible for conditions or consequences arising from relevant facts that were not fully disclosed by facility or site representatives at the time this EDD exercise was performed.

7.4 This Report, including all supporting data and notes (collectively referred to hereinafter as "information"), was prepared or collected by RSK for the benefit of its Client.

7.5 The comments given in this Report and the opinions expressed are based on the information obtained and reviewed as part of the desk-based assessment and the site inspection visit. However, there may be conditions pertaining to the Site that have not been disclosed by the assessment and therefore could not be taken into account. Furthermore, no intrusive investigations, monitoring or sampling have been undertaken to confirm the environmental status of the Site therefore any comments relating to ground conditions and subsurface contamination are based solely on a review of desk-based information and observations collected during the site inspection visit.

8. Service Constraints for Ground source heat energy Reports:

8.1 It is understood that this is a desktop survey only and that there are no requirements for a site walkover, service utility survey, or provision of service plans. These services can be provided upon request if required.

8.2 At a later stage, it is possible that a thermal response test (TRT) will need to be completed, for which a test borehole will have to be drilled, and these would be costed at the time. RSK can provide all aspects of subsequent site work for a GSHP system if required.

9. Service Constraints for Water Abstraction Borehole Reports:

9.1 The Report aims principally to only identify and assess the suitability of the site for a water abstraction borehole. This Report should be considered in the light of any changes in legislation, statutory requirements, and industry practices, that have occurred subsequent to the date of the Report.

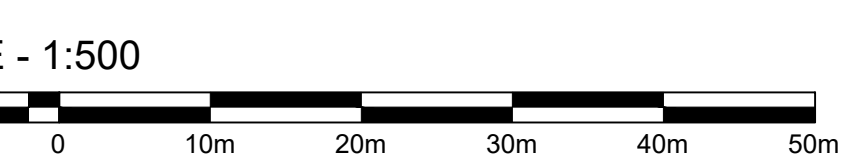
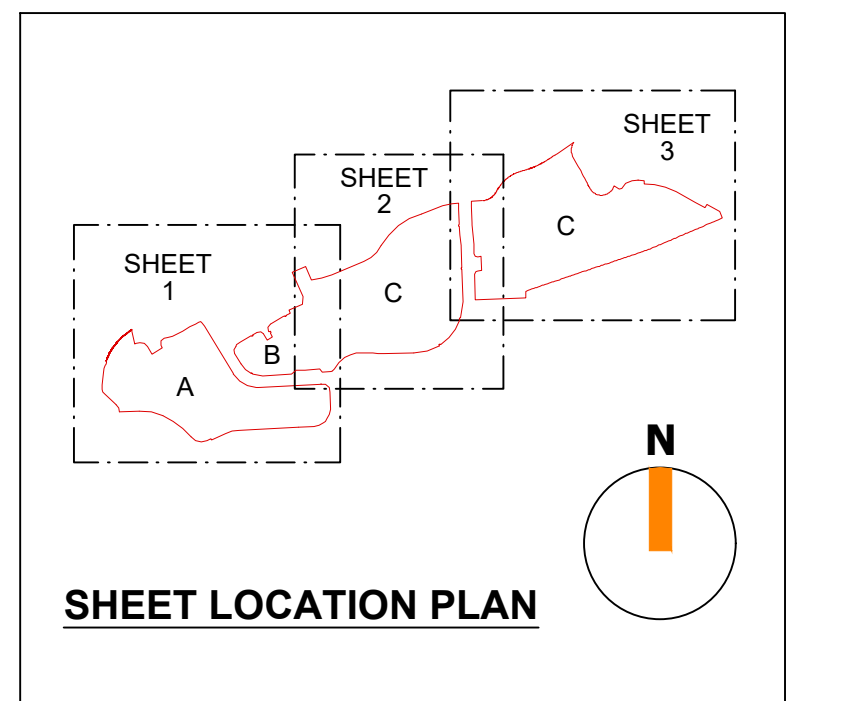
9.2 Unless stated in the Report, the opinions expressed in this Report including all comments and recommendations provided are on the basis of the information obtained from a desk-based assessment.

APPENDIX B

PROPOSED DEVELOPMENT PLAN



- NOTES**
1. **DO NOT SCALE THIS DRAWING ON PRINT OR ELECTRONICALLY WORK FROM FIGURED DIMENSIONS ONLY.**
 2. No deviation from the details shown on this drawing is allowed without the client's prior permission in writing.
 3. Read this drawing with all Architects, Services Engineers and local relevant details and drawings. **ME** - Building and dimensions as per the Architects drawings and specifications.
 4. All work is to be in accordance with the relevant specifications issued by local, British Standard Codes of Practice, Statutory requirements and the Contract Documents.
 5. **DRAWING STATUS**
P - PRELIMINARY - Evolving drawings for approvals, tenders, etc.
C - CONSTRUCTION - Fully developed drawings issued under instruction for construction.
- ONLY STATUS C DRAWINGS TO BE USED FOR CONSTRUCTION**
6. **SUITABILITY CODE**
WORK IN PROGRESS
S0 - Work in progress
SHARED/NOT-CONTRACTUAL
S1 - For construction, **S2** - For information, **S3** - For internal review and comment, **S4** - For construction approval
DOCUMENTATION (FOR CONTRACTOR PURPOSES)
D1 - For existing, **D2** - For tender, **D3** - For contractor design, **D4** - For final design (Implementation)
CONSTRUCTION
A - For construction, **B** - For construction but with comments (i.e. areas in abeyance), **C** - Comprehensive revisions required.



KEY

- SITE PLAN FEATURES**
- INDICATIVE ADAPTABLE STREET LIGHTING DESIGN TBC BY SPECIALIST
 - INDICATIVE LOCATION OF PRIVATE STREET LIGHTING ROLLERS, EXTENDING TBC BY TOWN AND SUBJECT TO SPECIALIST DESIGN
 - STREET NAME PLATE SIGN
 - EV CHARGING POINT TYPE 1
 - EV CHARGING POINT TYPE 2
 - DENOTES BOLLARDS TO ACC DRAWING TW15X12 TO DR.
 - INDICATIVE LOCATION OF FEEDER PILLARS, TO PRIVATE EV CHARGING AND PRIVATE LIGHTING
 - BN COLLECTION POINT
 - EXTENTS OF ADAPTABLE TARMACQUAM HIGHWAY SUBJECT TO HIGHWAY APPROVAL

P1	ISSUED FOR APPROVAL	13.03.25	KW
Rev/No.	Description	Date	By

IESISCIVILS

20 IRONMONGER LANE | LONDON | EC2V 8EP | UK
0207 600 2912
www.iesisgroup.com

Job Title
ARBORFIELD GREEN, DISTRICT CENTRE, PARCELS A,B,C & D
Client
TAYLOR WIMPEY WEST LONDON

OVERALL PROPOSED SITE PLAN

Drawn	date	scale @ A0	C1 checked	WMA Project No.
KW	MAR25	1:500	-	SE2381
Orig No.	22585-02-00	Suitability	Rev/No.	
		S3	P1	

APPENDIX C

REMEDIATION CRITERIA

Table 1 Remediation criteria for imported topsoil and subsoil

Compound	Validation Assessment Criteria for 1% SOM (mg/kg)	Justification
Arsenic	37	RSK GAC for residential with consumption of home grown produce
Cadmium	22	
Chromium (III) - trivalent	910	
Chromium (VI) - Hexavalent	21	
Copper	2500	
Lead	200	
Elemental Mercury (Hg ⁰)	0.2	
Inorganic Mercury (Hg ²⁺)	39	
Methyl Mercury (Hg ⁴⁺)	10	
Nickel	130	
Selenium	258	
Zinc	500	
Benzene	0.20	
Toluene	130	
Ethylbenzene	50	
Xylenes (total)	57	
Acenaphthene	230	
Acenaphthylene	180	
Anthracene	2400	
Benzo(a)anthracene	7	
Benzo(b)fluoranthene	2.6	
Benzo(g,h,i)perylene	310	
Benzo(k)fluoranthene	77	
Chrysene	15	
Dibenzo(a,h)anthracene	0.24	
Fluoranthene	290	
Fluorene	170	
Indeno(1,2,3-cd)pyrene	13	
Phenanthrene	100	
Pyrene	620	
Benzo(a)pyrene	5	
Naphthalene	12.7	

Compound	Validation Assessment Criteria for 1% SOM (mg/kg)	Justification
Sum of Total PAH's	100	Inert waste threshold to be protective of controlled waters
Aliphatic hydrocarbons EC ₅ –EC ₆	42	RSK GAC
Aliphatic hydrocarbons >EC ₆ –EC ₈	100	
Aliphatic hydrocarbons >EC ₈ –EC ₁₀	27	
Aliphatic hydrocarbons >EC ₁₀ –EC ₁₂	130	
Aliphatic hydrocarbons >EC ₁₂ –EC ₁₆	1100	
Aliphatic hydrocarbons >EC ₁₆ –EC ₃₅	65000	
Aromatic hydrocarbons >EC ₈ –EC ₁₀	30	
Aromatic hydrocarbons >EC ₁₀ –EC ₁₂	80	
Aromatic hydrocarbons >EC ₁₂ –EC ₁₆	140	
Aromatic hydrocarbons >EC ₁₆ –EC ₂₁	260	
Aromatic hydrocarbons >EC ₂₁ –EC ₃₅	1100	
Total TPH	500	Inert waste threshold to be protective of controlled waters
Asbestos	<0.01% beneath roads/buildings and <0.001% beneath gardens/cover layer	Laboratory quantification LOD

APPENDIX D

SUPPORTING DOCUMENTATION

Client: Wilson Bailey
Site: Arb DC
Date: 30/03/2023

Quote No:
Visit No: 1 of 5
Operator: P Philpott
Project Manager:

GAS CONCENTRATIONS										VOLATILES					
Monitoring	Methane (%v/v)		%LEL		Carbon dioxide (%v/v)		Carbon monoxide (ppmv)		Hydrogen sulphide (ppmv)		Oxygen (%v/v)		PID Peak (ppm)		Product thickness (mm)
	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	
BH1	0	0	0	0	0	0.2	0.1	0	0	0	0	20.0	19.9	NR	NR
BH2	0	0	0	0	0	0.2	0.1	0	0	0	0	20.2	20.0	NR	NR
BH8	0	0	0	0	0	0.2	0.2	0	0	0	0	20.3	20.0	NR	NR
BH15	0	0	0	0	0	0.2	0.1	0	0	0	0	20.3	20.0	NR	NR
BH39	0	0	0	0	0	0.2	0.1	0	0	0	0	20.2	20.0	NR	NR
	ND -	Not detected													
	NR -	Not recorded													
	NA -	Non applicable													

METEOROLOGICAL AND SITE INFORMATION:

(Select correct box with X or enter data, as applicable)

State of ground:		Dry	X	Moist		Wet		Snow	
Wind:	X	Calm		Light		Moderate		Strong	
Cloud cover:		None		Slight	X	Cloudy		Overcast	
Precipitation:	X	None		Slight		Moderate		Heavy	
Time monitoring performed:				08:45	Start			11:22	End
Barometric pressure (mbar):				1002	Start			1001	End
Pressure trend (Daily):			X	Falling		Steady		Rising	
Air Temperature (Deg. C):				12	Before			12	After

Client: Wilson Bailey
Site: Arb DC
Date: 27/04/2023

Quote No:
Visit No: 2 of 5
Operator: P Philpott
Project Manager:

GAS CONCENTRATIONS										VOLATILES				
Monitoring	Methane (%v/v)		%LEL		Carbon dioxide (%v/v)		Carbon monoxide (ppmv)		Hydrogen sulphide (ppmv)		Oxygen (%v/v)		PID Peak (ppm)	Product thickness (mm)
	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady		
BH1		0	0	0	0	0.2	0.1	0	0	0	0	20.3	20.0 NR	NR
BH2		0	0	0	0	0.2	0.1	0	0	0	0	20.2	20.0 NR	NR
BH8		0	0	0	0	0.2	0.1	0	0	0	0	20.2	20.0 NR	NR
BH15		0	0	0	0	0.1	0.1	0	0	0	0	20.2	20.0 NR	NR
BH39		0	0	0	0	0.1	0.1	0	0	0	0	20.2	20.0 NR	NR
	ND -	Not detected												
	NR -	Not recorded												
	NA -	Non applicable												

METEOROLOGICAL AND SITE INFORMATION:

(Select correct box with X or enter data, as applicable)

State of ground:	X	Dry	Moist	Wet	Snow
Wind:	X	Calm	Light	Moderate	Strong
Cloud cover:		None	Slight	X Cloudy	Overcast
Precipitation:	X	None	Slight	Moderate	Heavy
Time monitoring performed:			11:27 Start		13:22 End
Barometric pressure (mbar):			1015 Start		1015 End
Pressure trend (Daily):			Falling	x Steady	Rising
Air Temperature (Deg. C):			11 Before		11 After

Client: Wilson Bailey
Site: Arb DC
Date: 25/05/2023

Quote No:
Visit No: 3 of 5
Operator: P Philpott
Project Manager:

Monitoring	GAS CONCENTRATIONS												VOLATILES		
	Methane (%v/v)		%LEL		Carbon dioxide (%v/v)		Carbon monoxide (ppmv)		Hydrogen sulphide (ppmv)		Oxygen (%v/v)		PID Peak (ppm)	Product thickness (mm)	
	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady			
BH1		0	0	0	0	0.2	0.2	0	0	0	0	19.8	19.6	NR	NR
BH2		0	0	0	0	0.2	0.1	0	0	0	0	20.1	19.9	NR	NR
BH8		0	0	0	0	0.2	0.1	0	0	0	0	20.2	20.0	NR	NR
BH15		0	0	0	0	0.2	0.1	0	0	0	0	20.0	19.9	NR	NR
BH39		0	0	0	0	0.2	0.1	0	0	0	0	20.2	20.0	NR	NR
	ND -	Not detected													
	NR -	Not recorded													
	NA -	Non applicable													

METEOROLOGICAL AND SITE INFORMATION:

(Select correct box with X or enter data, as applicable)

State of ground:	Dry	Moist	Wet	Snow
Wind:	Calm	Light	Moderate	Strong
Cloud cover:	None	Slight	X Cloudy	Overcast
Precipitation:	None	Slight	Moderate	Heavy
Time monitoring performed:		12:12 Start		15:15 End
Barometric pressure (mbar):		1027 Start		1026 End
Pressure trend (Daily):		X Falling	Steady	Rising
Air Temperature (Deg. C):		16 Before		17 After

Client: Wilson Bailey
Site: Arb DC
Date: 29/06/2023

Quote No:
Visit No: 4 of 5
Operator: P Philpott
Project Manager:

Monitoring	GAS CONCENTRATIONS												VOLATILES		
	Methane (%v/v)		%LEL		Carbon dioxide (%v/v)		Carbon monoxide (ppmv)		Hydrogen sulphide (ppmv)		Oxygen (%v/v)		PID Peak (ppm)	Product thickness (mm)	
	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady			
BH1		0	0	0	0	0.2	0.2	0	0	0	0	19.8	19.6	NR	NR
BH2		0	0	0	0	0.2	0.1	0	0	0	0	20.1	19.9	NR	NR
BH8		0	0	0	0	0.2	0.1	0	0	0	0	20.2	20.0	NR	NR
BH15		0	0	0	0	0.1	0.1	0	0	0	0	20.2	20.0	NR	NR
BH39		0	0	0	0	0.1	0.1	0	0	0	0	20.2	20.0	NR	NR
	ND -	Not detected													
	NR -	Not recorded													
	NA -	Non applicable													

METEOROLOGICAL AND SITE INFORMATION:

(Select correct box with X or enter data, as applicable)

State of ground:		Dry		Moist		Wet		Snow	
Wind:	X	Calm		Light		Moderate		Strong	
Cloud cover:		None		Slight		Cloudy		Overcast	
Precipitation:	X	None		Slight		Moderate		Heavy	
Time monitoring performed:				9.45	Start			11.06	End
Barometric pressure (mbar):				1014	Start			1015	End
Pressure trend (Daily):				Falling		Steady	X	Rising	
Air Temperature (Deg. C):				19	Before			19	After

Client: Wilson Bailey
Site: Arb DC
Date: 29/07/2023

Quote No:
Visit No: 5 of 5
Operator: P Philpott
Project Manager:

Monitoring	GAS CONCENTRATIONS												VOLATILES		
	Methane (%v/v)		%LEL		Carbon dioxide (%v/v)		Carbon monoxide (ppmv)		Hydrogen sulphide (ppmv)		Oxygen (%v/v)		PID Peak (ppm)	Product thickness (mm)	
	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady			
BH1		0	0	0	0	0.2	0.2	0	0	0	0	19.8	19.6	NR	NR
BH2		0	0	0	0	0.2	0.1	0	0	0	0	20.1	19.9	NR	NR
BH8		0	0	0	0	0.2	0.1	0	0	0	0	20.2	20.0	NR	NR
BH15		0	0	0	0	0.2	0.1	0	0	0	0	20.0	19.9	NR	NR
BH39		0	0	0	0	0.2	0.1	0	0	0	0	20.2	20.0	NR	NR
	ND -	Not detected													
	NR -	Not recorded													
	NA -	Non applicable													

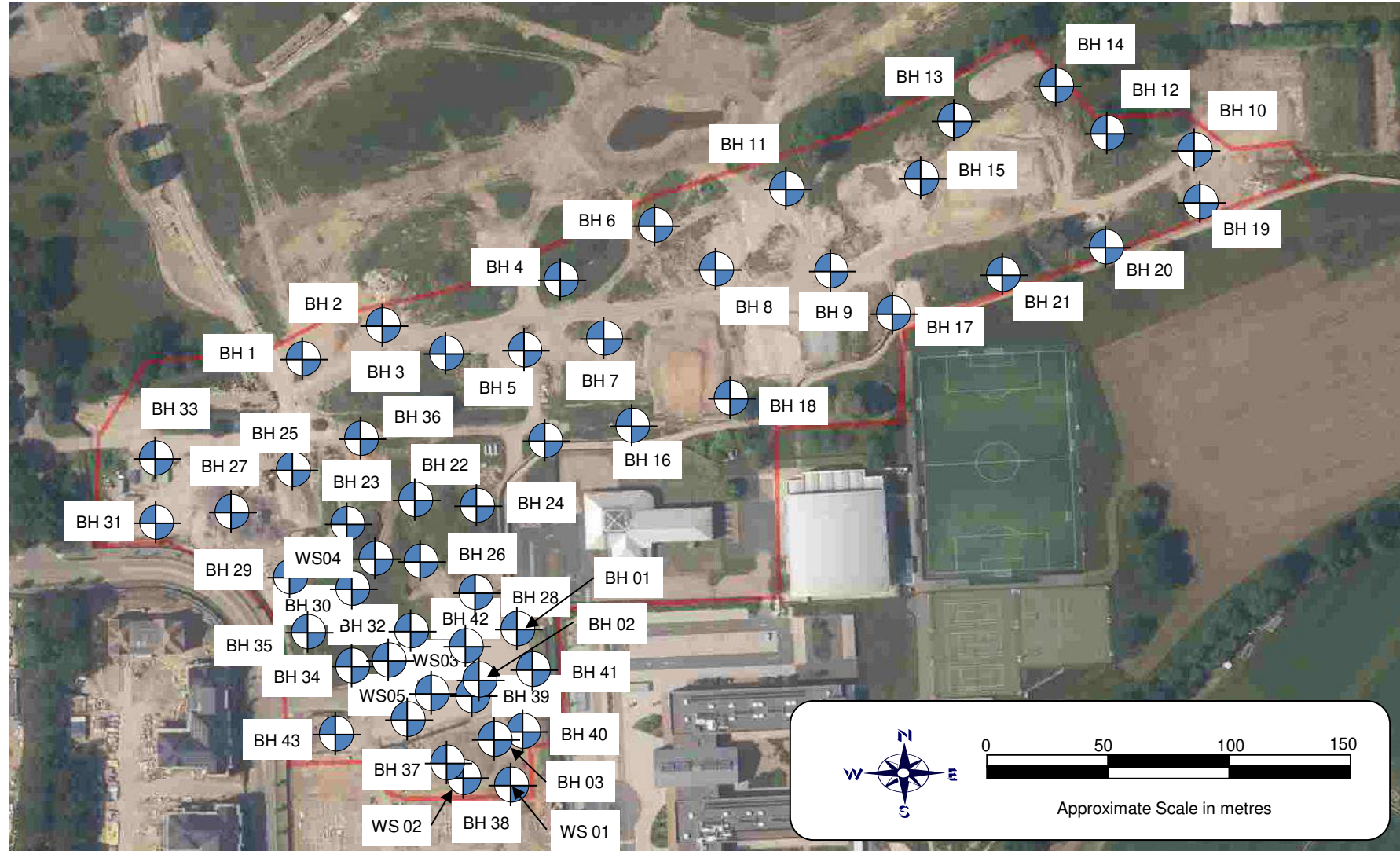
METEOROLOGICAL AND SITE INFORMATION:

(Select correct box with X or enter data, as applicable)

State of ground:		Dry		Moist		Wet		Snow	
Wind:	X	Calm		Light		Moderate		Strong	
Cloud cover:		None		Slight		Cloudy		Overcast	
Precipitation:	X	None		Slight		Moderate		Heavy	
Time monitoring performed:				13:16	Start		16:012	End	
Barometric pressure (mbar):				1003	Start			1003	End
Pressure trend (Daily):				Falling		X	Steady	Rising	
Air Temperature (Deg. C):				17	Before			8	After

Site Arborfield District Centre Parcel, Arborfield Garrison

Client Crest Nicholson



Site Arborfield District Centre Parcel, Arborfield Garrison

Client Crest Nicholson

Annotated with depth to base of MADE GROUND

