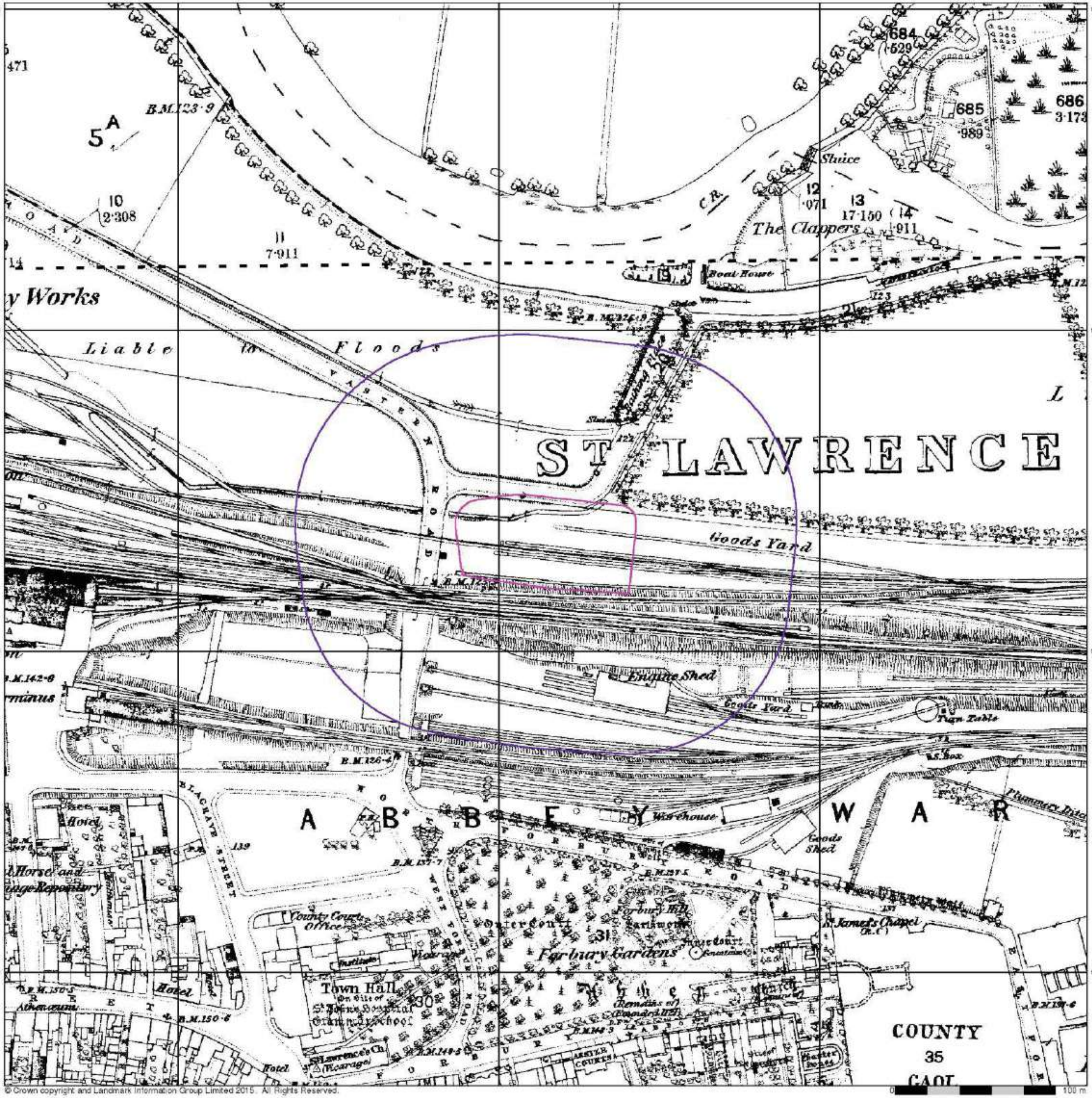

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RAMBØLL ENVIRON

Berkshire

Published 1879

Source map scale - 1:2,500

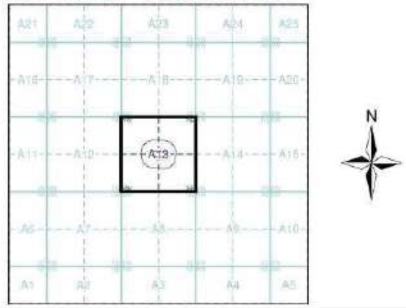
The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

029_15 1879 1:2,500

037_03 1879 1:2,500

Historical Map - Segment A13



Order Details

Order Number:	147966257_1_1
Customer Ref:	170XX WJ_Reading
National Grid Reference:	471830, 173870
Slice:	A
Site Area (Ha):	0.59
Search Buffer (m):	100

Site Details

Cooper Reading BMW, Kings Meadow Road, READING, RG1 8BN

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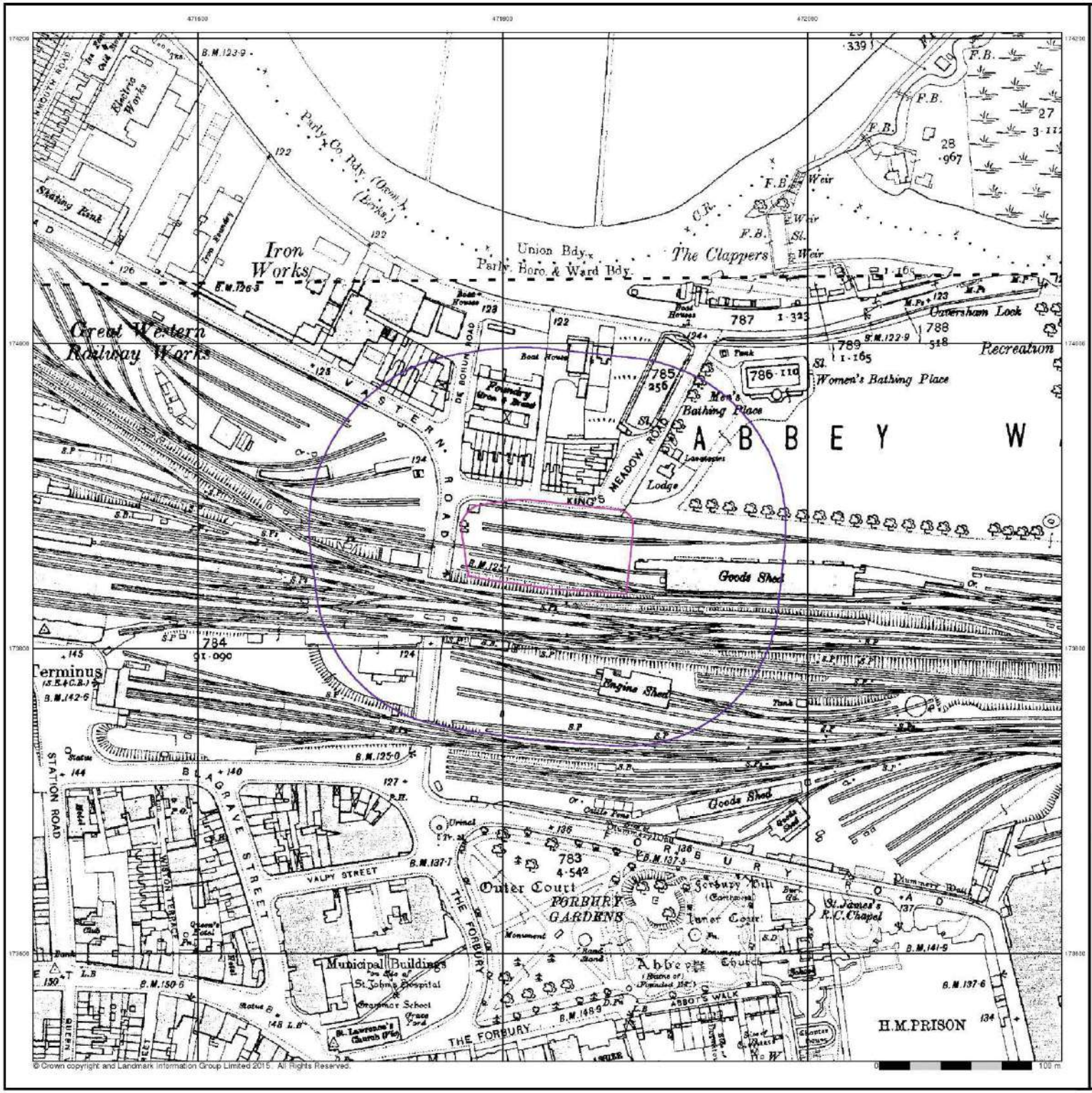
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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RAMBOLL ENVIRON

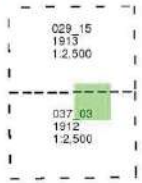
Berkshire

Published 1912 - 1913

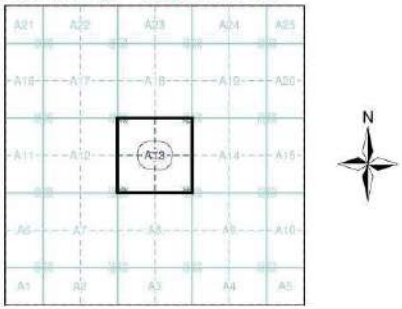
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



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Customer Ref:	170XX WJ Reading
National Grid Reference:	471830, 173870
Slice:	A
Site Area (Ha):	0.59
Search Buffer (m):	100

Site Details

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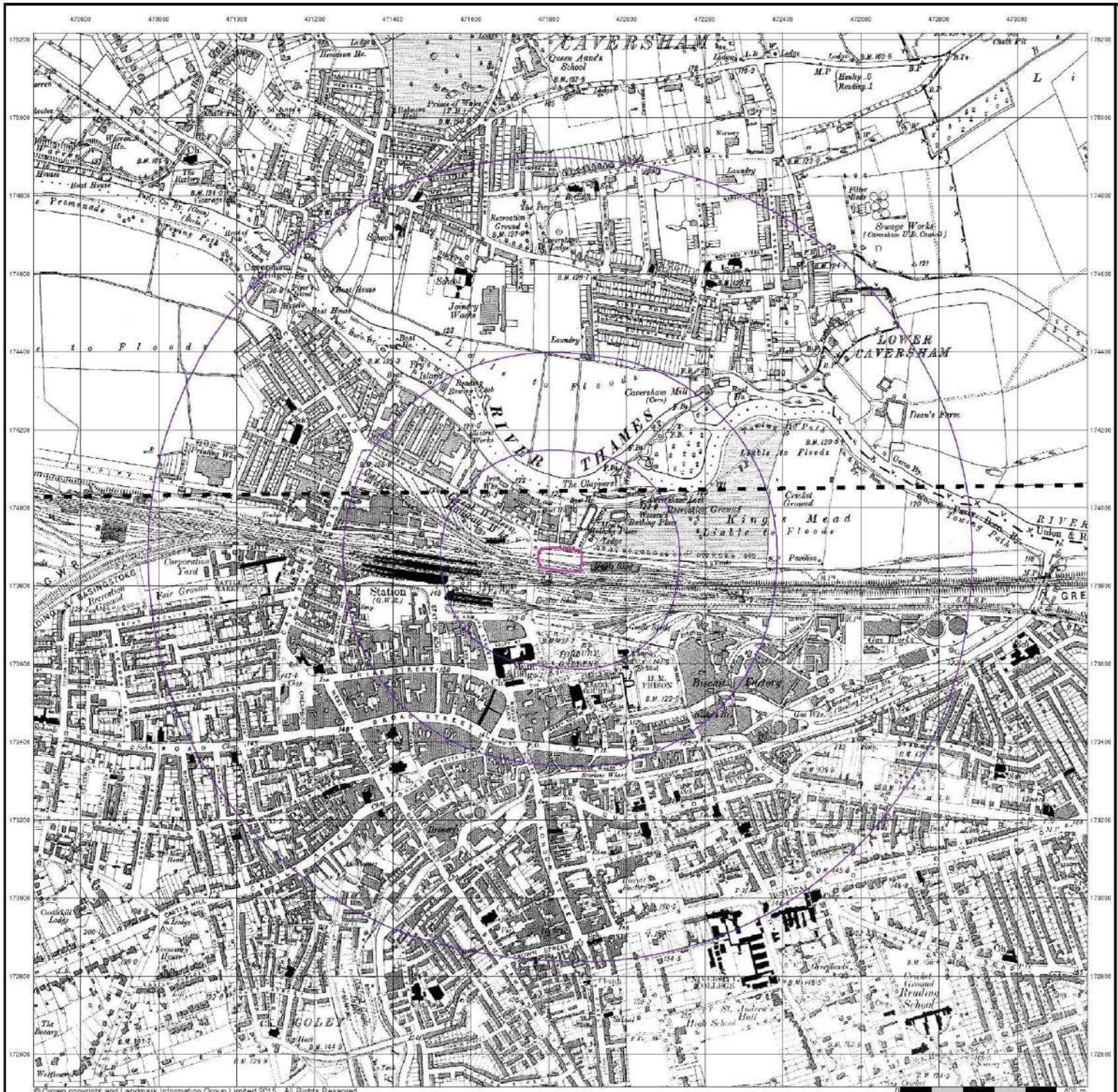


RAMBOLL ENVIRON

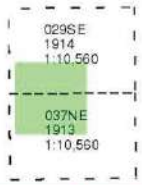
Berkshire

Published 1913 - 1914

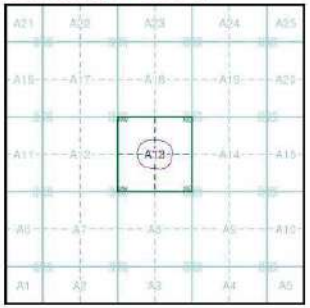
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



N

Order Details

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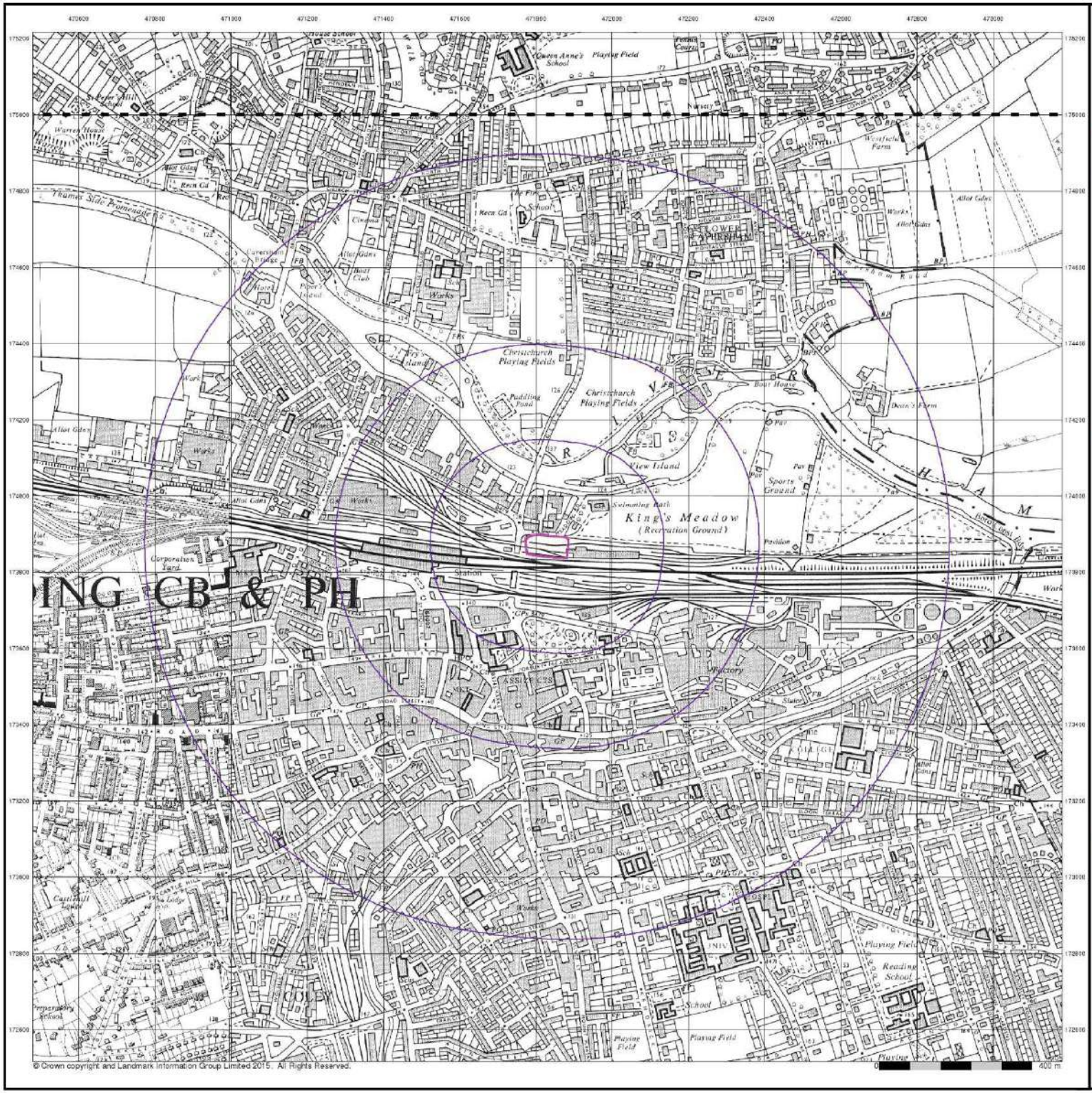
Customer Ref:	170XX WJ_Reading
National Grid Reference:	471830, 173870
Slice:	A
Site Area (Ha):	0.59
Search Buffer (m):	1000

Site Details

Cooper Reading BMW, Kings Meadow Road, READING, RG1 8BN



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RAMBOLL ENVIRON

Ordnance Survey Plan

Published 1961 - 1962

Source map scale - 1:10,000

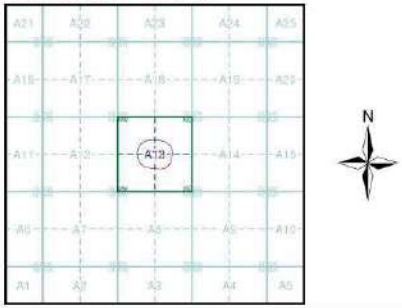
The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

SU77NW
1961
1:10,560

SU77SW
1962
1:10,560

Historical Map - Slice A



Order Details

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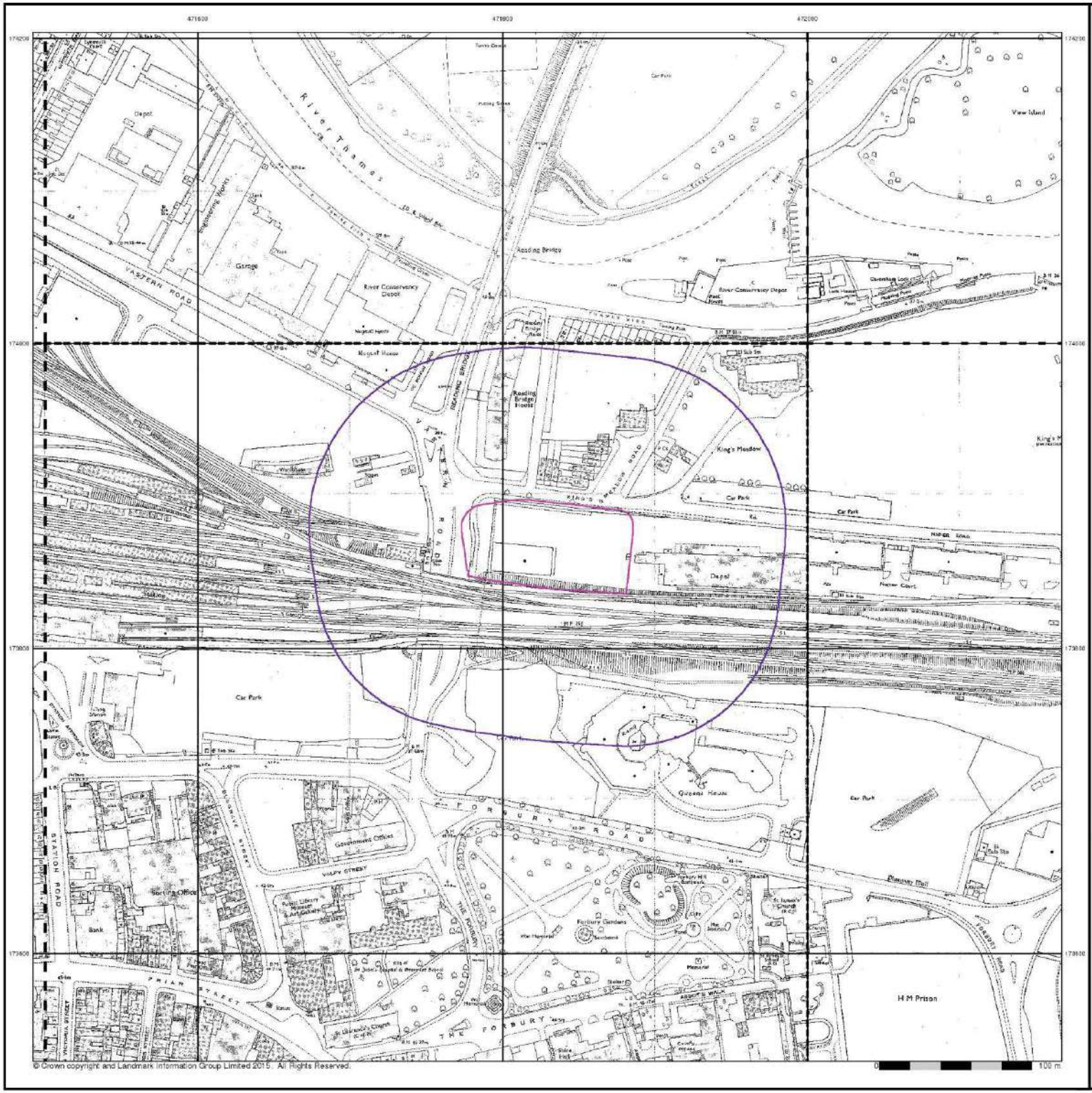
Customer Ref:	170XX WJ_Reading
National Grid Reference:	471830, 173870
Slice:	A
Site Area (Ha):	0.59
Search Buffer (m):	1000

Site Details

Cooper Reading BMW, Kings Meadow Road, READING, RG1 8BN



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RAMBOLL ENVIRON

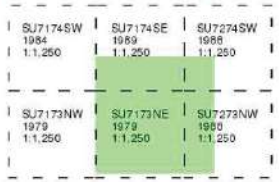
Additional SIMs

Published 1979 - 1989

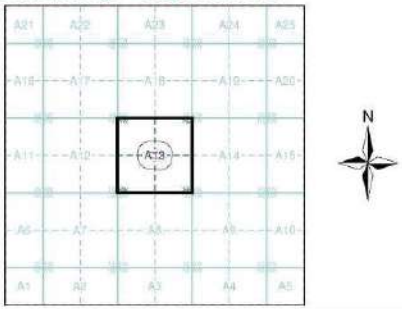
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:	147966257_1_1
Customer Ref:	170XX WJ Reading
National Grid Reference:	471830, 173870
Slice:	A
Site Area (Ha):	0.59
Search Buffer (m):	100

Site Details

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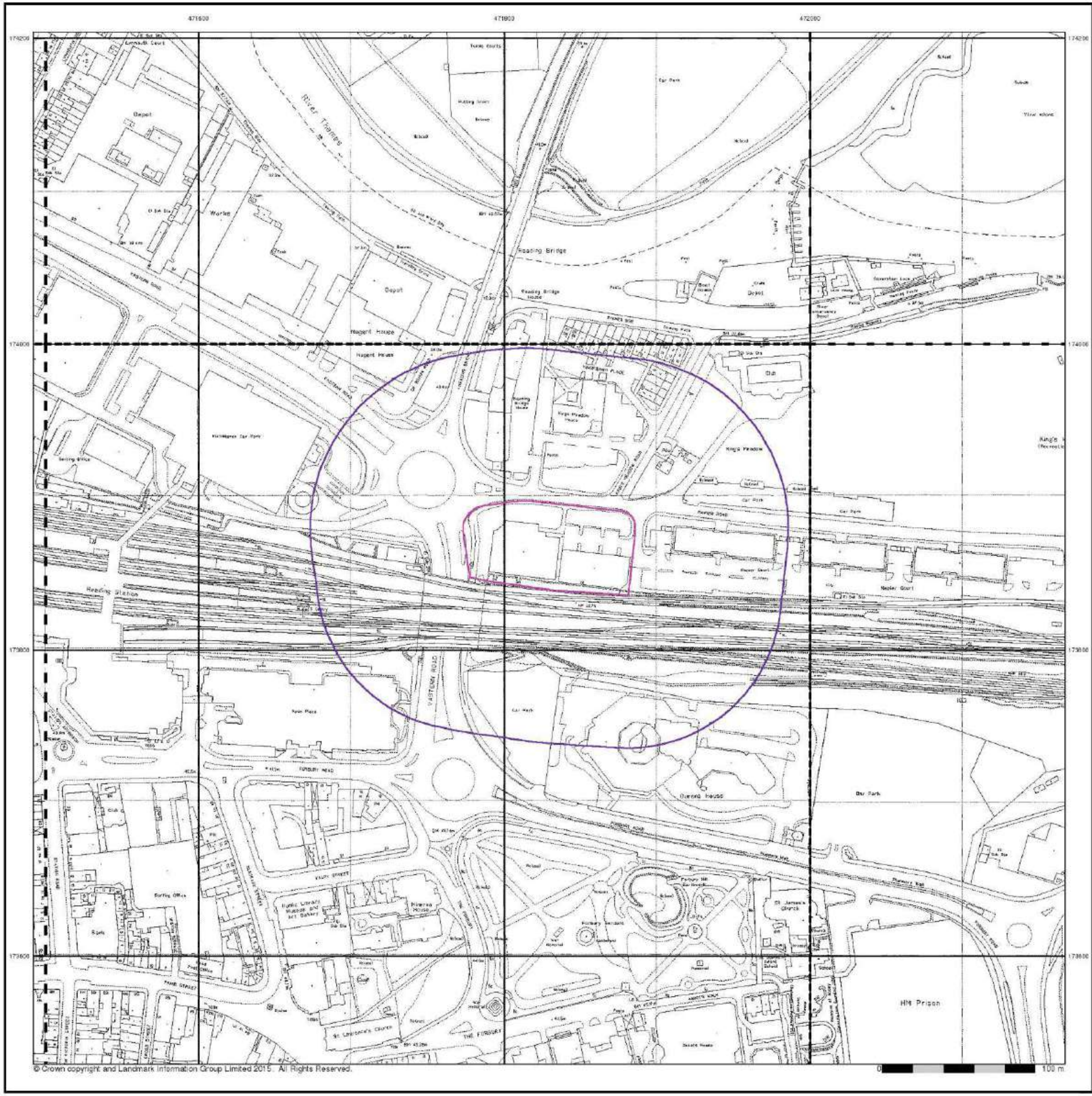
Web: www.envirocheck.co.uk



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RAMBOLL ENVIRON

Large-Scale National Grid Data

Published 1993

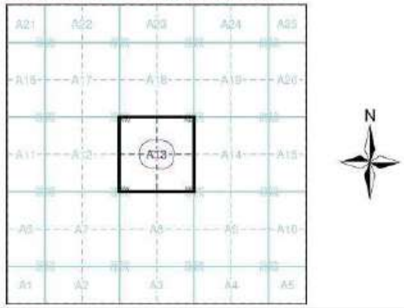
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SU7174SW 1993 1:1,250	SU7174SE 1993 1:1,250	SU7274SW 1993 1:1,250
SU7173NW 1993 1:1,250	SU7173NE 1993 1:1,250	SU7273NW 1993 1:1,250

Historical Map - Segment A13



Order Details

Order Number: 147966257_1_1
Customer Ref: 170XX WJ_Reading
National Grid Reference: 471830, 173870
Slice: A
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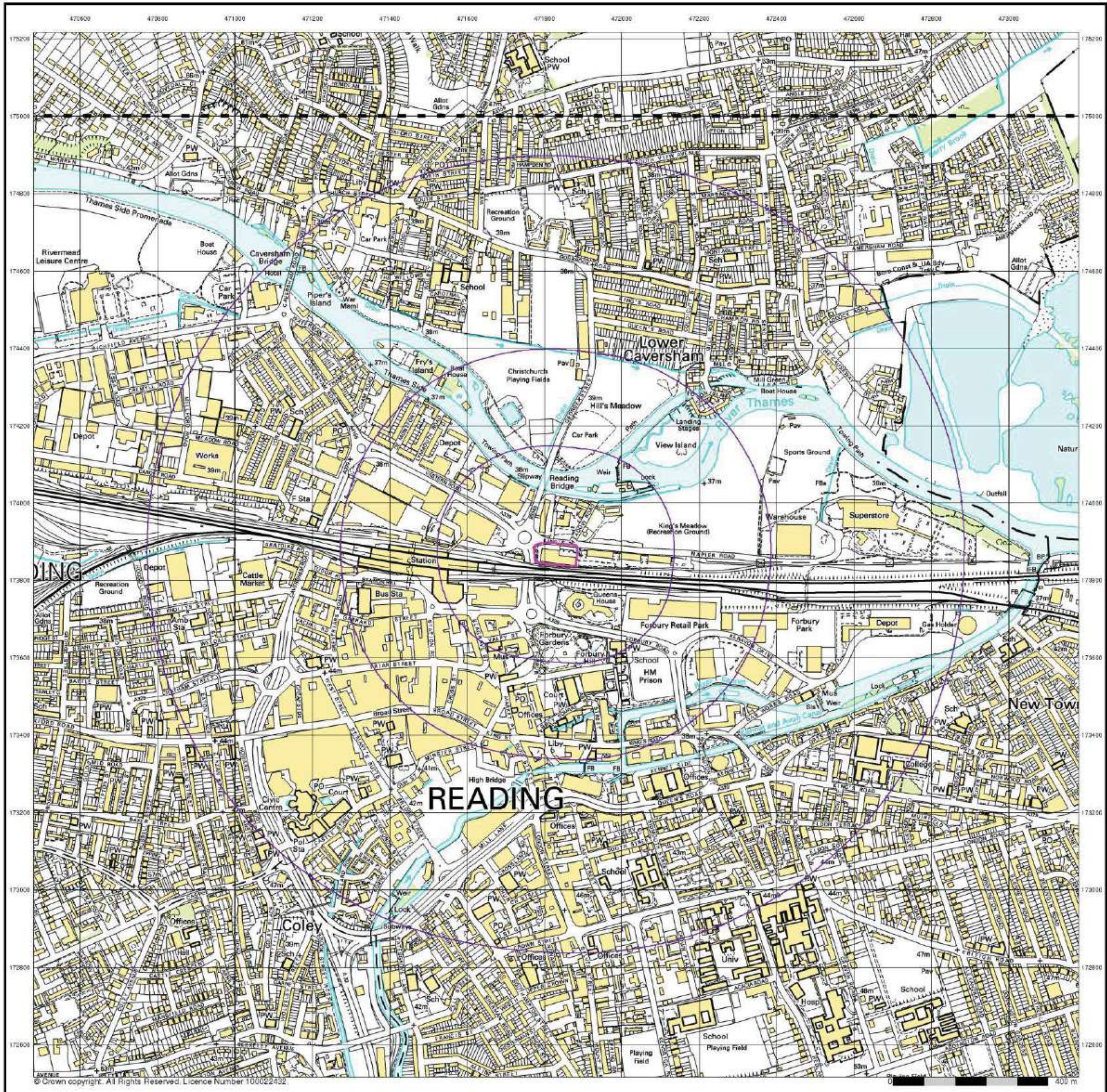

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RAMBØLL ENVIRON

10k Raster Mapping

Published 1999

Source map scale - 1:10,000

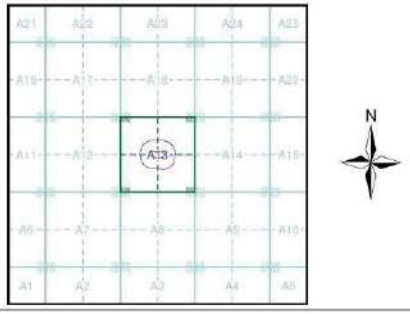
The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

SU77NW
1999
1:10,000

SU77SW
1999
1:10,000

Historical Map - Slice A



Order Details

Order Number:	147966257_1_1
Customer Ref:	170XX WJ_Reading
National Grid Reference:	471830, 173870
Slice:	A
Site Area (Ha):	0.59
Search Buffer (m):	1000

Site Details

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Fax: 0844 844 9951
Web: www.envirocheck.co.uk

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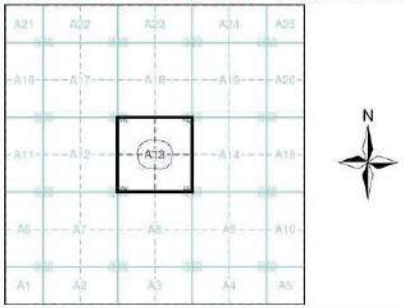
RAMBOLL ENVIRON

Historical Aerial Photography

Published 1999

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13



Order Details

Order Number:	147966257_1_1
Customer Ref:	170XX WJ_Reading
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Site Details

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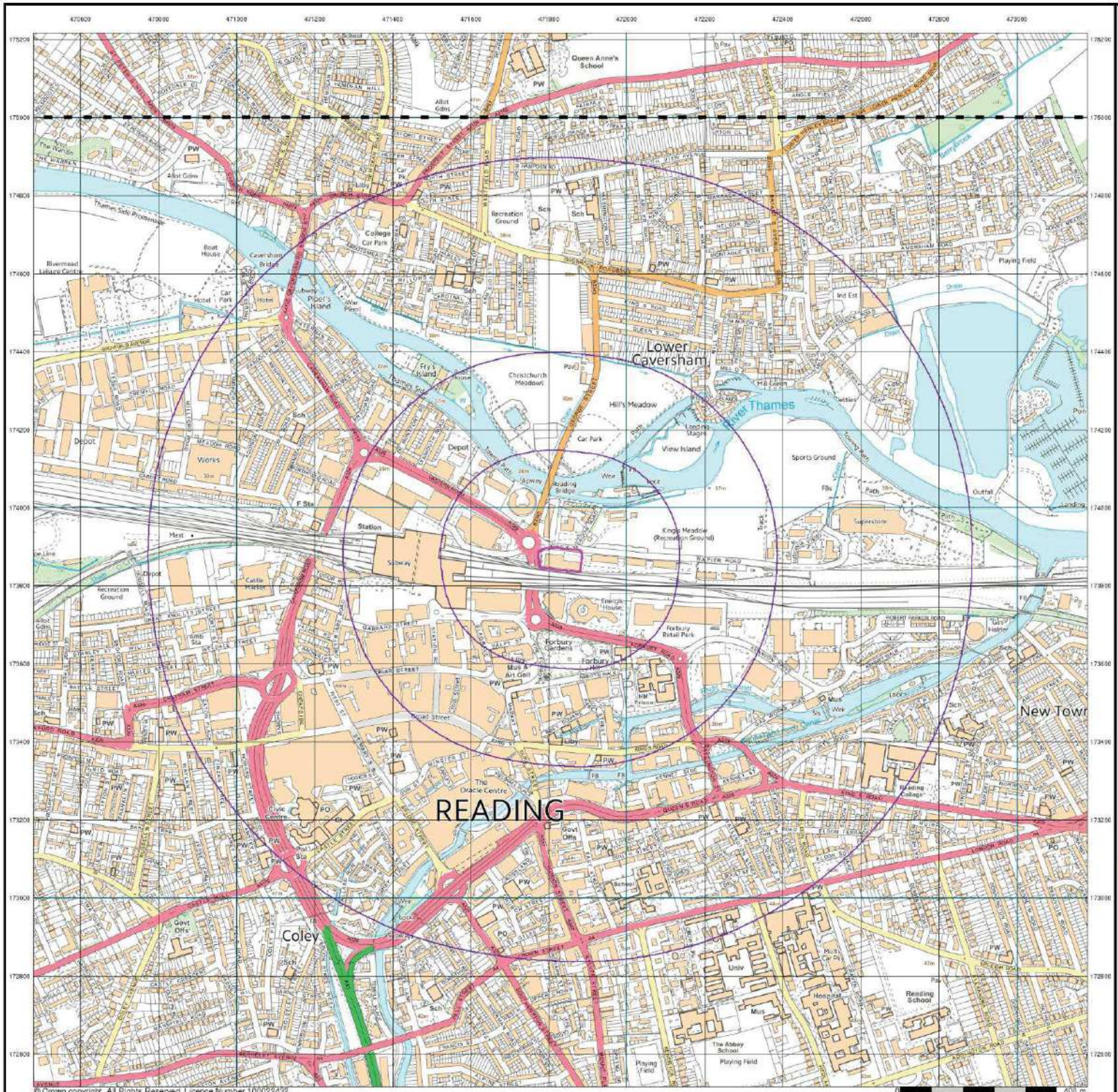

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RAMBOLL ENVIRON

VectorMap Local

Published 2017

Source map scale - 1:10,000

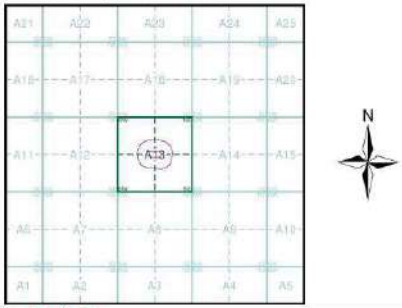
VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)

SU77NW
2017
Variable

SU77SW
2017
Variable

Historical Map - Slice A



Order Details

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Customer Ref:	170XX WJ_Reading
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Slice:	A
Site Area (Ha):	0.59
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Site Details

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Fax: 0844 844 9951
Web: www.envirocheck.co.uk

APPENDIX 3
LIST OF PREVIOUS REPORTS

RPS report – 2008:

- RPS**,** January 2008: Phase I Desk Study and Phase II Site Investigation (Ref JER3911).

Ramboll reports - 2013 – 2017:

- **Document 1. Pollution Response Report**, (Ref: RUK11_19458_01, Jan 2013). This document provides a summary of the mitigation works undertaken in the short term following the pollution incident and presents the incident investigation.
- **Document 2. Groundwater monitoring letter**, (HL/MI/LUK11_19458_GW_01, December 2013). This document reports a single round of groundwater monitoring by Ramboll Environ from existing RPS wells.
- **Document 3. Report on Initial Remediation works and site Investigation**, (Ref: RUK11-19458_02 March 2014). This document presents the findings of an intrusive site investigation; ongoing groundwater monitoring; and interim remediation works (such as installation of a bentonite stank wall).
- **Document 4. Continued Groundwater Monitoring and Further Borehole Installation Letter** (HL/MI/LUK11_19458_GWBH_01, May 2014). This letter summarises ongoing groundwater monitoring including the installation of two additional down-gradient groundwater monitoring wells into the gravel aquifer.
- **Document 5. Remediation Strategy** (Ref: RUK11_20137_RemStrat_01, May 2014). This document presents Ramboll Environ's 'source removal' remediation approach.
- **Document 6. Detailed Quantitative Risk Assessment** (Ref: RUK11_20137_DQRA_01, May 2014). This report presents Ramboll Environ's initial human health and controlled waters risk assessment. It was acknowledged in the report that the risk assessment would be refined following remediation.
- **Document 7. Revised Detailed Quantitative Risk Assessment** (Ref: RUK11_20137_DQRA_03, December 2014). Ramboll Environ's risk assessment was refined using additional site specific data obtained during the 'source removal' remediation. The risk assessment models were used to generate the site specific Remedial Target Values used in this validation report.
- **Document 8. Remediation Validation Report** (Ref: RUK11_20137_Validation_03, December 2014). This report presents findings of the 'source removal' remediation works and presents recommendations for future remedial work.
- **Document 9. Report on Delineation Investigation and Groundwater Monitoring** (Ref: RUK11_20137_Delineation_01, January 2015). This report presents the findings of both additional borehole investigation works (completed October 2014) and the second round of quarterly groundwater monitoring (completed November 2014).
- **Document 10. Quarterly Groundwater Monitoring Letter Report** (Ref: LUK11_20137_GW Feb15_01). This letter report presents the findings of the third quarterly groundwater monitoring round, completed February 2015.
- **Document 11. Quarterly Groundwater Monitoring Letter Report** (Ref: LRUK11-20137_May_01). This letter report presents the findings of the third quarterly groundwater monitoring round, completed May 2015.
- **Document 12. Mid-Term Works Remediation Strategy** (Ref: RUK11-20137_RemStrat_01_May 2015). This document presents Ramboll Environ's 'Mid-Term' remediation approach.
- **Document 13. Quarterly Groundwater Monitoring Letter Report** (Ref: LRUK11-20137_August_01). This letter report presents the findings of a quarterly groundwater monitoring round, completed August 2015.

- **Document 14. Mid-Term Validation Report** (Ref RUK11-20137_Mid Term Validation_02). This report presents findings of the 'Mid-Term' remediation works and presents recommendations for future remedial work.
- **Document 15. Quarterly Groundwater Monitoring Letter Report** (Ref: LRUK11-22808_March_01). This letter report presents the findings of a quarterly groundwater monitoring round, completed March 2016.
- **Document 16. Assessment Of The Effects Of Demolition On Existing Ground Contamination**. (Ref: RUK11-22808_Demolition Assessment_03). This document considers the potential impact of showroom demolition works on the existing soil and groundwater contamination at the site.
- **Document 17. Demolition Watching Brief Memo**. (ref: MUK11-22808_WB_01). The memo summarises the findings of Ramboll Environ's showroom demolition watching brief.
- **Document 18. Quarterly Groundwater Monitoring Letter Report** (Ref: LRUK11-22808_Jun_01). This letter report presents the findings of a quarterly groundwater monitoring round, completed June 2016.
- **Document 19. Ramboll Environ UK Ltd, September 2017**: Overview of Site Contamination Status (Ref UK11-22808). (Summary of the above Ramboll Environ (formerly ENVIRON UK Ltd) reports).

APPENDIX 4
REGULATORY CORRESPONDENCE

Jon Eudall

From: Wickens, Tom <tom.wickens@environment-agency.gov.uk>
Sent: 13 December 2017 12:19
To: Jon Eudall
Cc: Graham Nelson; Gwyn Pritchard; james.blyth@tieruk.com; Simon Stoker
Subject: RE: Thames Quarter Reading: Ground Contamination Meeting 04/12/2017

Dear Jon,

Yes I can confirm that this is a accurate record of this our discussions and reflects the general approach agreed.

I can also confirm that we have no in principal objection for the completion of validation/remediation condition to be pre occupation rather than Pre development.

In our consultation for the development, we request that the validation condition to be pre-occupation. We have no fundamental reason to change this stance. We would though just highlight that post construction of floor slabs etc, option for remedial works (if required) may of course, start to be restricted.

Kind Regards

Tom

Tom Wickens
Technical Officer - (Groundwater Quality and Contaminated Land)
Thames Area
Environment Agency

Red Kite House, Howbery Park, Wallingford, Oxon OX10 8BD
Internal: 59783 External: 0203 0259783

tom.wickens@environment-agency.gov.uk

We have a email inbox for Groundwater Quality and Contaminated Land in West Thames. Email GWCLWestThames@environment-agency.gov.uk with your requests and for advice.

From: Jon Eudall [mailto:JEudall@ramboll.com]
Sent: 13 December 2017 09:39
To: Wickens, Tom <tom.wickens@environment-agency.gov.uk>
Cc: Graham Nelson <Graham.Nelson@WatkinJones.com>; Gwyn Pritchard <gwyn.pritchard@WatkinJones.com>; james.blyth@tieruk.com; Simon Stoker <sstoker@ramboll.com>
Subject: Thames Quarter Reading: Ground Contamination Meeting 04/12/2017

Tom,

Thanks again for your time last week, it was very much appreciated being able to meet and talk the site through.

Please find below a summary of the meeting to confirm the main points we discussed and agreed.

Site Investigation
Firstly, the site investigation went well last week and all of the borehole locations were drilled as planned, and shown to you last week. In the majority of locations we did not find evidence of contamination. Two locations identified hydrocarbon staining and odours in or near the former remediation area within the Made Ground and upper Alluvium. No evidence of impact to the gravels was observed. We are doing the groundwater sampling this week. Sampling of the chalk will take place in future when the geotechnical boreholes are drilled and Tier Consult will come back to you separately on the location of the boreholes and aquifer protection measures. I have copied in James Blyth from Tier who can provide this information.

Building Demolition
In terms of the building demolition, as discussed and agreed, Watkin Jones plan to bring down the building to floor slab level in February 2018, and the Environment Agency (EA) are comfortable for that to take place.

Remediation Strategy and DQRA
For the remediation strategy, this will be developed in full based on the results of the site investigation. However, as discussed last week in outline this will focus on the removal of residual free phase product (as far is practicably possible) and removal of grossly impacted soils. As there is an existing DQRA this can be used assuming that significant contamination is not identified in other areas of the site that would require further risk assessment.

Piling, FWRA and Groundwater Monitoring
For the piling work the EA will accept a qualitative approach to assessing the environmental risks of piling in line with current EA guidance. To demonstrate the successful completion of the remediation
the EA will accept two rounds of shallow groundwater monitoring pre-piling to demonstrate conditions are acceptable for piling. The EA will then require a further round of monitoring post piling to demonstrate there have been no adverse effects to the chalk aquifer. Based on the FWRA and results of the monitoring (and assuming they are acceptable) the EA will allow piling to take place prior to formal discharge of the planning condition relating to validation of the remediation and undertaking an FWRA (Conditions 10 and 11) .

Condition Requiring Validation of Remediation
With respect of Condition 10 of the planning permission (Completion and Validation of Remediation), you are comfortable for this condition to be a pre-occupation condition rather than a pre-commencement condition as it currently stands. Watkin Jones will discuss this with Reading Planning. Condition 10 is as follows:

- 10. The approved remediation scheme shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out and which identifies any requirements for longer-term monitoring of pollutants/pollutant linkages, maintenance and arrangements for contingency action) must be submitted to and approved by the Local Planning Authority prior to construction of the development. The long-term monitoring and maintenance plan shall be implemented as approved. Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34.

We anticipate that the site investigation will be provided in early January for Environment Agency review.

If you have any queries on the above please feel free to get in touch. I would appreciate if you could provide confirmation via reply to this email that the above is reflective of the general approach agreed.

Best regards,
Jon

Jon Eudall

Managing Consultant

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D +44 (0)207 808 1436
JEudall@ramboll.com

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RAMBOLL ENVIRON

Ramboll Environ will begin using the Ramboll name in all markets on 1st January. As Ramboll's Environment & Health division, we are one of its largest global practices. To learn more, visit ramboll.com/environment-and-health and follow Ramboll on LinkedIn. My personal contact information remains unchanged.

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From:	Jarvis, Ross
To:	Jon Eudall
Cc:	Simon Stoker
Subject:	RE: BMW Cooper Site - Reading
Date:	29 November 2017 10:33:41
Attachments:	image001.png image002.jpg image003.jpg image006.jpg

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Hi Jon,

I am happy to accept the proposed scope of works. My only question is over whether the proposed 3 rounds of ground gas monitoring will be enough. Even though the users of the ground floor are not a sensitive use, it will still be necessary to collect sufficient data to properly characterise the site in accordance with C665. If there is still I question mark over the findings after 3 rounds I would ask that you carry out a further 3 rounds.

Thanks & regards

Ross

Ross Jarvis
Senior Technical Officer
Environmental Protection & Nuisance | Department of Environment & Neighbourhood Services

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Bridge Street
Reading
RG1 2LU

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From: Jon Eudall [mailto:JEudall@ramboll.com]
Sent: 28 November 2017 12:00
To: Jarvis, Ross
Cc: Simon Stoker
Subject: RE: BMW Cooper Site - Reading

Ross,

Following on from our emails yesterday please find below the proposed scope of works for the Reading site.

As I know you are aware the site has been subject to several investigations and there is a lot of groundwater data and existing monitoring wells on-site. We are now proposing to undertake a further phase of site investigation to obtain additional data to characterise human health, ground gas and groundwater risks at this time in the context of the proposed development (a residential apartment scheme with no apartments at ground floor level). The site investigation is intended to discharge the requirements of Condition 7 and 11 of the attached planning conditions. As condition 11 requires the method and extent to be agreed with the Local Authority before the work is undertaken I wanted to give you this opportunity to consider our proposals with the intention that the work will be sufficient to discharge these conditions on submission of the associated reports.

The site investigation has been informed by desk based research including a Preliminary Risk Assessment of the potential source-pathway-receptor relationships for the scheme.

The proposed scope of work is as follows:

- thirteen window sample boreholes across the site to provide a broad coverage of the ground conditions on-site including in the footprint of the proposed building and targeting the main residual contaminant source areas on-site, namely the former remediation area, beneath the current multi-storey car park and beneath the former showroom / workshop building. These boreholes will be installed as gas monitoring wells targeting the Made Ground soils and upper alluvium deposits;

- six boreholes to be drilled into the river terrace gravels beneath the alluvium to provide additional data on groundwater conditions in the gravels to supplement the existing groundwater data on-site (these are largely for controlled waters purposes although shallow soils will be taken from the Made Ground);

- laboratory analysis of twenty soil samples for a range of contaminants including asbestos screening, metals, petroleum hydrocarbons and chlorinated solvents;

- one round of twenty groundwater samples to be collected from the new and existing wells installed in the alluvial and terrace gravel groundwater bodies;

- soil and groundwater chemical analysis results will be compared to Generic Assessment Criteria for residential land use. Potential further risk assessment may be undertaken to take account of the low sensitivity of ground floor uses in the form of a DQRA;

- three rounds of ground gas monitoring to be undertaken during variable weather and pressure conditions (with at least one round conducted during low atmospheric pressures). We consider three rounds to be appropriate given the low sensitivity nature of the ground floor uses. The ground gas monitoring will be used to provide a classification of the site in accordance with CIRIA C665 / BS8485:2015 and set out the potential gas protection measures for the development; and

- an interpretive report will be prepared assessing the risks from soil, groundwater and ground gas in the context of the identified source-pathway-receptors relationships for the proposed development.

I attach a plan of the site that shows the borehole positions.

I trust this is acceptable and if you have any queries please don't hesitate to get in touch as I would be more than happy to discuss this with you.
We are planning to start work on Tuesday next week on site, so it would be very much appreciated if you could come back to us in the next couple of days on this.

With best regards,
Jon

Jon Eudall

Managing Consultant

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we-have-moved_2_EH

From: Jarvis, Ross [mailto:Ross.Jarvis@reading.gov.uk]
Sent: 27 November 2017 09:33
To: Jon Eudall <JEudall@ramboll.com>
Cc: Simon Stoker <sstoker@ramboll.com>
Subject: RE: BMW Cooper Site - Reading

Hi Jon,

I am afraid I am unable to make the meeting scheduled for the 4th December and am pretty busy this week already, so it is not going to be possible to meet up beforehand. If you could just forward your proposal to me I will do my best to have a look at it and approve it and make any comments before the 4th.

Regards

Ross

Ross Jarvis
Senior Technical Officer
Environmental Protection & Nuisance | Department of Environment & Neighbourhood Services

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From: Jon Eudall [mailto:JEudall@ramboll.com]
Sent: 24 November 2017 10:49
To: Jarvis, Ross
Cc: Simon Stoker
Subject: BMW Cooper Site - Reading

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Good morning Ross,

Firstly I just wanted to introduce myself as helping Hannah Lewis with this site where I understand

you have had previous involvement with ourselves and the Environment Agency due to a pollution incident.

We are now working for the developer of the site – Watkin Jones – who intend to start development works on the site next year.

We are going to have a meeting with Tom Wickens of the Environment Agency at 13:30 on 4th December to discuss the site and to explain how we intend to progress with further site investigation and remediation. Would you be available to join us at that time? At the moment we intend to undertake a site investigation shortly after we have met you and the EA, as the developer wants to move ahead with that aspect as soon as is practicable. If you couldn't make the 4th would you be available next week for a meeting? The developer is coming down from north Wales so it would be much appreciated if you could make the 4th December.

I am aware there are draft planning conditions that require the ground gas site investigation strategy to be agreed before works take place and one of the reasons we were hoping to meet was to discuss the scope of the upcoming site investigation works.

I hope this is possible and look forward to hearing from you in the near future.

Best regards,
Jon

Jon Eudall

Managing Consultant

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