

Ground Contamination Review – Technical Note

Reading Retail Park

January 2025



FAIRHURST

CONTROL SHEET

CLIENT: Threadneedle UK Property Authorised Investment Fund
PROJECT TITLE: Reading Retail Park
REPORT TITLE: Ground Contamination Review - Technical Note
PROJECT REFERENCE: 165272
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Original Issue	FINAL	Name		Signature		Date
	Prepared by	Chelsea Huggins		Held on File		21.01.25
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Update Record	Issue	Date	Status	Description	Signature	
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1 Introduction

- 1.1.1 Fairhurst have been appointed by Quod on behalf of Threadneedle UK Property Authorised Investment Fund (the Client) to produce a Ground Contamination Review intended to support an application to discharge various planning conditions.
- 1.1.2 The planning conditions issued by Reading Council associated with contaminated land are Conditions 14, 15, 16 and 17 which states:

Condition 14

No external works shall commence on site including demolition and any preparatory works until an assessment of the nature and extent of contamination has been submitted to and been approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

- i. a survey of the extent, scale and nature of contamination;*
- ii. 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;*

REASON: *These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.*

Condition 15

No external works shall commence on site including demolition and any preparatory works until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

REASON: *These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.*

Condition 16

The approved remediation scheme under Condition 15 shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority before construction above foundation level.

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 EN16 of the Reading local Plan 2019.

Condition 17

In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site the contamination reported in writing to the Local Planning Authority.

An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval. The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

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 EN16 of the Reading Local Plan 2019.

- 1.1.3 Desk based and quantitative reporting has been undertaken (see Section 2.1.5 and Section 3) in accordance with Tier 1 to Tier 3 of the Land Contamination Risk Management (LCRM) guidance.

Subject Site

Table 1: Site Details

Address	Reading Retail Park, Oxford Road, Reading, RG30 1PR.
Eastings, Northings	468604, 173997
Area	0.86ha

Objectives

- 1.1.4 The objective of this report is to provide a Ground Contamination Review to support an application intended to discharge planning conditions 14 to 17, and address comments issued by the Local Planning Authority with respect to soft landscaping and ground gas risk. This objective will be met by undertaking the following:
- Reviewing the available desk-based and quantitative reporting to discharge Condition 14.
 - Provide evidence that a Remediation Strategy is not required for the development to proceed with respect to pollutant linkages to discharge Conditions 15.
 - Recommend procedures associated with a watching brief if unexpected contamination was encountered to discharge Conditions 16 to 17.

Previous Reporting

- 1.1.5 The following sources were utilised in the preparation of this report and shall also be submitted to Reading Council:
- Fairhurst Preliminary Risk Assessment (Ref. 149201/R1.1, dated June 2022).
 - CBRE Limited Phase I & II Environmental Assessment (Ref. 50BCD0179727/PI&II/01, dated November 2016).

- ClarkeBond Technical Note (Ref. B05597-CLK-XX-XX-RP-GT-0003 TN, dated September 2024).
- Clarkebond (UK) Limited Ground Investigation Report (see Section 1.1.6).

Limitations

- 1.1.6 The Clarkebond (UK) Limited Ground Investigation Report has not been made available to Fairhurst. As such, the findings and conclusions obtained from the ClarkeBond Technical Note are assumed to be correct. Fairhurst are not responsible of any inaccuracies within the data presented.
- 1.1.7 The raw ground gas data has not been presented within the CBRE Limited Phase I & II Environmental Assessment. As such, the findings and conclusions with respect to ground gas within the report text are assumed to be correct. Fairhurst are not responsible of any inaccuracies within the data presented.

2 Site Setting / Land Use

Site Description

- 2.1.1 The site, irregular in plan, currently comprises 1 No. large, rectangular commercial building surrounded by hardstanding and minor soft landscaping within the wider Reading Retail Park. The commercial building is subdivided into Units 2, 6 and 3, noting that Unit 3 is outside the planning application boundary. A site location plan is attached to Appendix A.
- 2.1.2 The site is bounded by a carpark to the north, a commercial unit to the west, and residential development to the south and east.

Proposed Development

- 2.1.3 The proposed development comprises of the conversion of the existing structure (Unit 2 and Unit 6) into 1 No. unit, and the re-development of external areas for improved servicing arrangements. The existing and proposed development plans are attached to Appendix A.
- 2.1.4 Soft landscaping in the form of new trees are to be planted within the car parking area. A landscaping plan is attached to Appendix A.

Site History

- 2.1.5 The site history has been assessed by reviewing the historical Ordnance Survey maps provided as part of the Envirocheck Report presented within the Preliminary Risk Assessment. The historical development associated with potential sources of contamination of the site and surrounding area are summarised below in Table 2 and 3, respectively.

Table 2: On-site History

Land Use	Date Feature Present	Date Feature Removed
Iron works	1911 – 1913	1989 – 1990
Allotment	1932 – 1936	1960 – 1961

Table 3: Offsite History (within 250m)

Distance / Bearing	Land Use	Date Feature Present	Date Feature Removed
240m E	Smithy	1899	1932 – 1936
80m N	Works	1960 – 1961	1989 – 1990
Adjacent NE	Printing works	1967 – 1973	1977 – 1987
130m SE	Depot		1989 – 1990
30m W	Tank		1989 – 1990
150m NE	2 No. garages	1977 – 1987	1989 – 1990
155m NW	Garage		1989 – 1990

3 Previous Ground Investigations

Overview

- 3.1.1 Previous investigations were carried out by CBRE Limited and Clarkebond Limited as detailed in Section 1.4. A summary of the ground investigations are provided in Section 3.1.2 and 3.1.15.
- 3.1.2 The CBRE Limited investigation covered the wider Reading Retail Park while the Clarkebond Limited instigation comprised of 1 No. borehole to inform pile design (see Section 1.1.6).

Summary of Ground Conditions

- 3.1.3 The works covered the extent of the wider Reading Retail Park and comprised of:
- 10 No. dynamic sampler boreholes up to 5.00m bgl.
 - 7 No. cable percussive boreholes up to 10.00m bgl.
 - 2 No. rotary core boreholes up to 10.00m bgl.
- 3.1.4 A summary of the geology encountered is summarised in Table 4.

Table 4: Summary of Geology

Stratum	Depth (m bgl)	Description
Made Ground	0.30 – 3.10	Hardstanding (asphalt and concrete with sub-base) overlying: Sandy, clayey gravel or gravelly, sandy, silty clay or gravelly, clayey, sandy silt. Gravel is fine to coarse angular to sub-rounded flint, chalk, limestone, sandstone and brick. Occasional cobbles of brick and flint and pockets of ash.
Taplow Gravel Member	0.11 – 6.20	Granular and a cohesive soil, often with the granular overlying the cohesive soils. The granular strata consisted of a dark brown, very gravelly, slightly clayey, locally silty, sand, or brown, fine to coarse sand and gravel of flint. The cohesive strata consisted of dark brown or orange-brown, very sandy, slightly gravelly silt or clay.
Seaford Chalk and Newhaven Chalk Formation	10.00	Structureless grade Dm chalk described as brown, cream and white, gravelly, clayey silt. The gravel was variably fine to coarse, angular to sub-angular black flint and weak low density white, with occasional black speckles, sub-angular clasts of chalk. With increased depth the chalk locally becoming weak medium density chalk gravel.

- 3.1.5 Groundwater was encountered within the bedrock geology of the chalk group during the investigation at depths between 5.28m bgl – 8.39m bgl (37.36m AOD – 37.06m AOD).
- 3.1.6 Perched groundwater also recorded within a number of the shallow wells installed at depths between 1.25m bgl – 4.89m bgl (43.23m AOD – 38.46m AOD).
- 3.1.7 The direction of groundwater flow in the main body of groundwater within the Chalk Group is inferred to be broadly towards the north.

Summary of Soil Sample Assessment - Risk to Human Health

- 3.1.8 The analytical suites undertaken by CBRE and Clarkebond are summarised in Table 5 and Table 6, respectively. Made ground, natural soils and groundwater were assessed to delineate the areas of concern across the entirety of the Reading Retail Park including targeted areas within Unit 2 & 6.

Table 5: Summary of CBRE Testing

Analytical Suite	No. Soil Samples	No. Groundwater Samples
Metals (arsenic, cadmium, total chromium, copper, lead, mercury, nickel, selenium, vanadium and zinc)	35	8
Speciated TPH	37	8
PAH (US EPA 16)	38	8
Volatile Organic Compounds (VOC)	31	8
Semi Volatile Organic Compounds (SVOC)	22	0
Polychlorinated Biphenyls (PCBs) (WHO 12 Congeners)	1	0
Asbestos	15	0
pH	12	8
Total Organic Carbon (TOC)	12	8
Total Hardness (as CaCO ₃)	0	8

Table 6: Summary of Clarkebond Testing (as presented in the ClarkeBond Technical Note)

Analytical Suite	No. Soil Samples	No. Groundwater Samples
Metals (Arsenic, Cadmium, Copper, Chromium, Lead, Mercury, Nickel, Selenium, Zinc)	3	-
PAH (US EPA 16)	3	-
Speciated TPH (TPHWG)	3	-
SOM	3	-
pH	3	-
Soluble Sulphate	3	-

- 3.1.9 The results of the geo-environmental soil laboratory analysis have been compared against the commercial end-use assessment criteria. No exceedances were identified within the vicinity of Unit 2 & 6. However, minor exceedances were detected at 1 No. location within the Made Ground approximately 130m NE of the site boundary within the wider Reading Retail Park as shown in Table 7.

Table 7: Summary of Soil Assessment Results – Risk to Human Health

Determinant	Location	Sample Depth	Assessment Criteria	Max. Concentration
		m bgl	mg/kg	mg/kg
Benzo(a)pyrene	WS2	1.60 to 1.80	76	76.50
Benzo(b)fluoranthene	WS2	1.60 to 1.80	44	93.40

- 3.1.10 Given the extent of proposed hardstanding and limited soft landscaping, and that 1 No. location across the entire Reading Retail Park detected minor exceedances (see Table 7) positioned 130m N of the site boundary, a detailed remedial strategy is not required with respect to soils.
- 3.1.11 It would be recommended that a standard watching brief is followed throughout the duration of the development (see Section 4).

Summary of Ground Gas Assessment - Risk to Human Health

- 3.1.12 Ground gas monitoring for methane, carbon dioxide, oxygen, hydrogen sulphide, carbon monoxide, gas flow rate and atmospheric pressure was undertaken at 2 No. locations (BH101 and BH102) during 1 No. monitoring visit. A summary of the gas monitoring results is summarised in Table 8.

Table 8: Summary of Ground Gas Results – Risk to Human Health

No. Boreholes ⁽¹⁾	Methane	Carbon Dioxide	Steady Flow Rate
	% v/v	% v/v	l/hr
12	<0.10	<1.00 – 3.40	<0.10
⁽¹⁾ Location ID: BH1 – BH3, BH5 – BH8, WS2, WS4 – WS5, WS7 and WS9. Response zone within the Made Ground include WS4, WS7 and WS9.			

- 3.1.13 No methane was detected above instrument detection limits (i.e. all <0.1% v/v) within any of the monitoring wells installed across the site.
- 3.1.14 The maximum concentration of carbon dioxide was 3.40% v/v at WS3, although the majority of carbon dioxide concentrations recorded were <1% v/v across the site.
- 3.1.15 Steady state concentrations of oxygen recorded were generally within typical range, with a moderately depleted concentration (14.4% v/v) recorded within BH3 corresponding to the elevated concentrations of carbon dioxide concentration.

- 3.1.16 No carbon monoxide and/or hydrogen sulphide were recorded above the instrument detection limit of <1ppm v/v.
- 3.1.17 No positive gas flow rates were detected within any of the monitoring wells installed across the site above the instrument limit of detection (<0.1 l/hr).
- 3.1.18 It is determined that the ground gas regime for the site is Characteristic Situation 1 in accordance with BS 8485:2015+A1:2019, and therefore no remedial action is required.

4 Discharge of Planning Conditions 14 – 17

Ground Contamination Review

- 4.1.1 The review of the desk based and quantitative analysis is considered sufficient to satisfy the requirements for a suitable human health risk assessment for the proposed development.
- 4.1.2 The assessment has demonstrated that the site is suitable for redevelopment in its current condition with no remedial actions required, and this enables the discharge of Condition 14. However, the following sections outline the best practice measures that are required in relation to contamination matters.

Remediation Strategy – Site Assessment Criteria for Imported Growth Medium

- 4.1.3 Soft landscaping in the form of new trees are to be planted within the car parking area. Since site won topsoil has not been encountered at the site, the importation of clean topsoil is required, therefore breaking the pathway of any risk of contamination within site won soils and site end user. It is recommended that the Principal Contractor ensures that the imported topsoil is in accordance with the limiting values within Appendix B, and that a watching brief is undertaken.
- 4.1.4 Noting the limited extent of landscaping in the proposed development, it is considered that review of pre-import testing certificates against the limiting values in Appendix B is sufficient. Should there be concerns when soils are on site, testing could be conducted as a reassurance measure.
- 4.1.5 This Technical Note therefore enables the discharge of Condition 15.

Scope of Watching Brief

- 4.1.6 The results of the environmental assessment suggests that a Remediation Strategy is not required. As such, no formal documentation is considered necessary to enable the discharge of Condition 15.
- 4.1.7 However, typical procedures related to the potential risk of unexpected contamination is required due to the intrinsic discrete locations of boreholes and sampling. Therefore, a watching brief for unexpected contamination (visual and / or olfactory evidence) is required throughout the groundworks.

Unexpected Contamination Protocols

- 4.1.8 If ground conditions are as anticipated and no geoenvironmental remedial actions are required, the Principal Contractor shall prepare a letter report stating that no unexpected contamination has been encountered for submission to the Environmental Health Officer. As supporting evidence, it is recommended to include progress photos and completion photos within the report.
 - 4.1.9 If any unexpected contamination is encountered which has not been previously identified by intrusive investigations and considered within this Remediation Strategy, works in the specific area / affected works should cease and the client appointed project Geoenvironmental Engineer and Local Planning Authority should be consulted.
 - 4.1.10 Site inspections, further testing and risk assessment may be required to determine if the potential risks associated with the unexpected contamination pose an immediate, and / or long term risk, and mitigation measures should be designed accordingly in consultation with the project Geoenvironmental Engineer.
 - 4.1.11 Any deviations from protection measures detailed in this Remediation Strategy should be sent to the Local Planning Authority and / or appropriate regulators, including details of the unexpected contamination encountered, the associated potential risks and the proposed mitigation measures where required, for approval. Any associated remedial actions undertaken should be recorded and verified by the D&B Principal Contractor, and provided to the appointed
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Geoenvironmental Engineer for their inclusion within the site Verification Report for planning purposes.

4.1.12 Either route described above would enable the full discharge of Planning Conditions 16 and 17.

Appendix A

Plans & Drawings



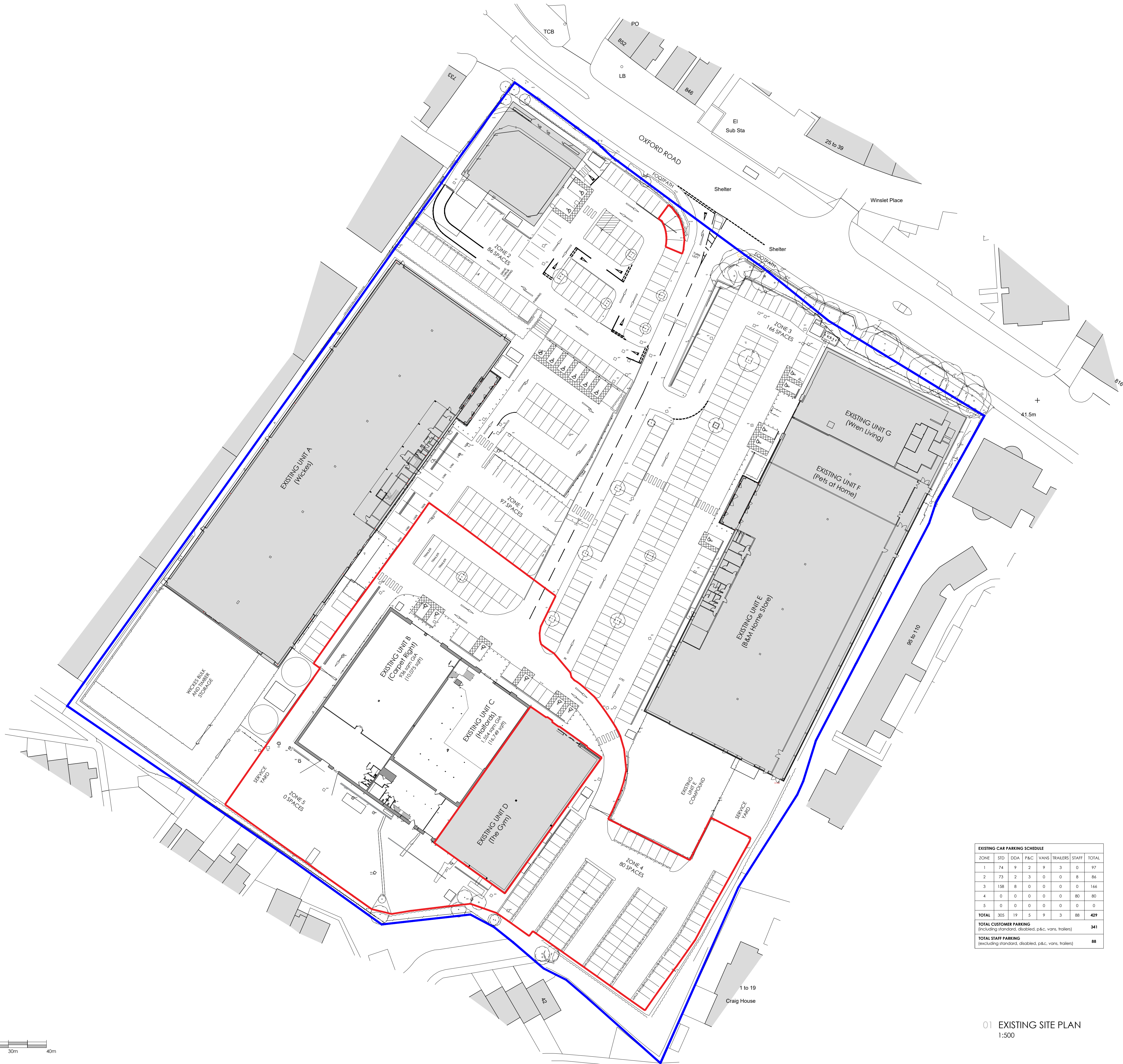
APPLICATION SITE BOUNDARY
(7,509 sqm / 1.85 acres)

OTHER LAND IN APPLICANTS OWNERSHIP

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Rev	Date	Description	Rev By	Chk'd By
Project Title	PROPOSED DEVELOPMENT READING RETAIL PARK 709-731 OXFORD ROAD READING RG30 1PR			
Client	COLUMBIA THREADNEEDLE INVESTMENTS			
Status	PLANNING			
Scale	1:1250		Drawing Size	A3
Date	27/04/2022	Drawn By	DP	Checked DRW
Drawing Title	SITE LOCATION PLAN			
Job-Dwg No	15044-1-102			Rev -
☐ 2 St. Johns North, Wakefield, WF1 3QA t. 01924 291800 ☐ Carvers Warehouse, 77 Dale Street, Manchester, M1 2HG t. 0161 2388555 ☐ The Old Rectory, 79 High Street, Newport Pagnell, MK16 8AB t. 01908 211577 ☒ 101 London Road, Reading, RG1 5BY t. 0118 9507700 ☐ 10 Gees Court, St Christophers Place, London, W1U 1JJ t. 0207 4091215 THE HARRIS PARTNERSHIP ARCHITECTS www.harrispartnership.com				

01 SITE LOCATION PLAN
1:1250

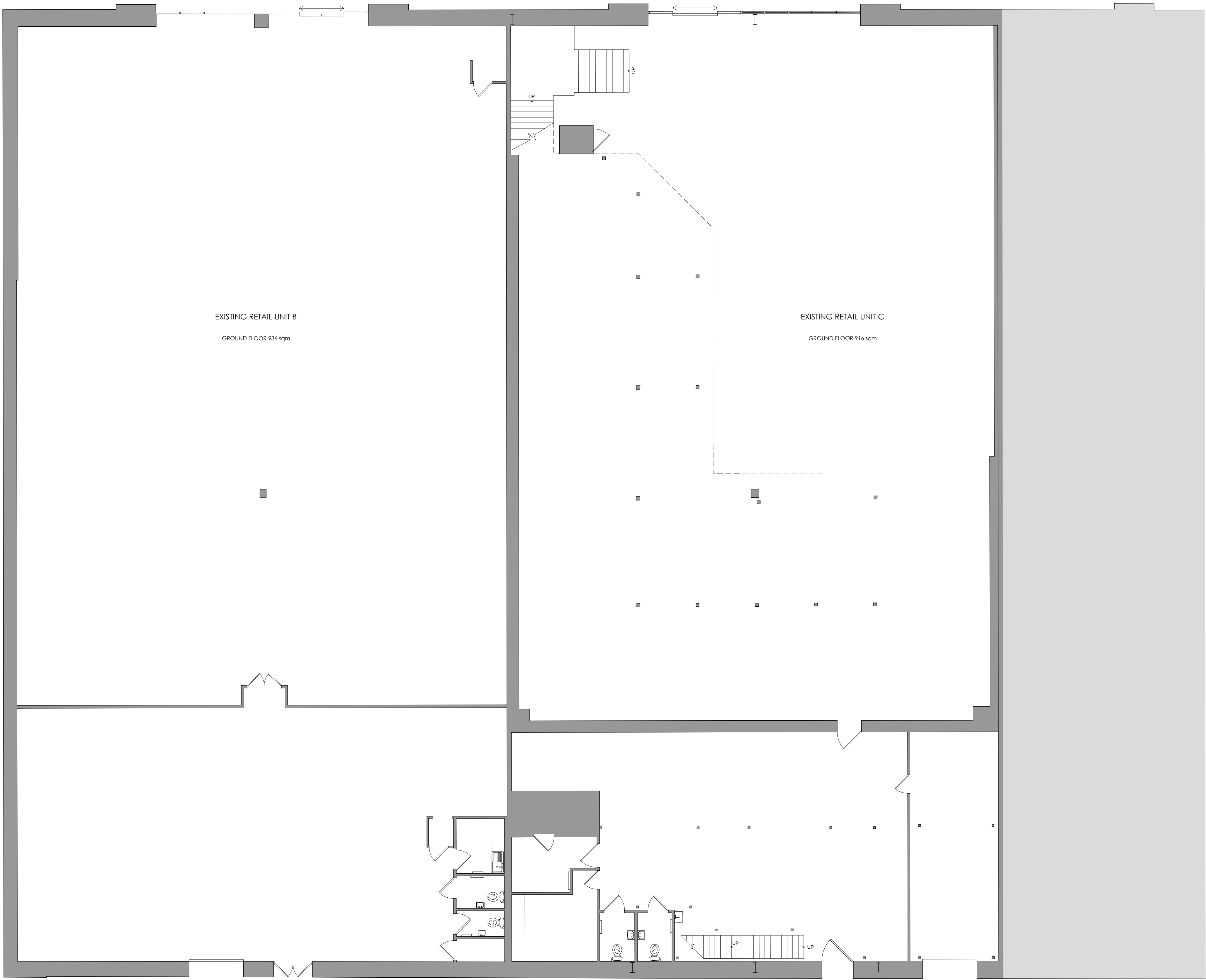
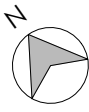


EXISTING CAR PARKING SCHEDULE								
ZONE	STD	DDA	P&C	VANS	TRAILERS	STAFF	TOTAL	
1	74	9	2	9	3	0	97	
2	73	2	3	0	0	8	86	
3	158	8	0	0	0	0	166	
4	0	0	0	0	0	80	80	
5	0	0	0	0	0	0	0	
TOTAL	305	19	5	9	3	88	429	
TOTAL CUSTOMER PARKING (including standard, disabled, p&c, vans, trailers)							341	
TOTAL STAFF PARKING (excluding standard, disabled, p&c, vans, trailers)							88	

01 EXISTING SITE PLAN
1:500

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job-mv- Date		Description		Rev By		Chkd By	
Project Title		PROPOSED DEVELOPMENT					
		READING RETAIL PARK 709-731 OXFORD ROAD READING RG30 1PR					
Client		COLUMBIA THREADNEEDLE INVESTMENTS					
Status		PLANNING					
Scale		1:500		Drawing Size		A1	
Date		10/05/2022		Drawn By		DP	
				Checked		DRW	
Drawing Title		EXISTING SITE PLAN					
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EXISTING AREAS	UNIT B	UNIT C
GEA	996 sqm	1,625 sqm
GIA	936 sqm	1,556 sqm

Rev	Date	Description	Rev	By	Ch'd By
Project Title			PROPOSED DEVELOPMENT		
READING RETAIL PARK 709-731 OXFORD ROAD READING RG30 1PR					
Client					
COLUMBIA THREADNEEDLE INVESTMENTS					
Status					
PLANNING					
Scale		1:100	Drawing Size A1		
Date		10/05/2022	Drawn By	DP	Checked DRW
Drawing Title					
EXISTING GROUND FLOOR PLAN					
Job-Dwg No		15044-1-104			Rev -

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- ☐ Carvers Warehouse, 77 Dale Street, Manchester, M1 2HG t. 0161 2388555
- ☐ The Old Rectory, 79 High Street, Newport Pagnell, MK16 8AB t. 01908 211577
- ☒ 101 London Road, Reading, RG1 5BY t. 0118 9507700
- ☐ 10 Gees Court, St Christophers Place, London, W1U 1JJ t. 0207 4091215





CAR PARK ZONE 1 ALTERED TO ALLOW FOR
PARENT/CHILD AND DISABLED CAR PARK SPACES.
NET LOSS OF 5 CUSTOMER PARKING SPACES.

DASHED LINE INDICATING CANOPY EXTENT
OVER TROLLEY BAY.

SERVICE YARD AREA ALTERED TO ALLOW FOR
STAFF CAR PARKING, NEW LOADING RAMP AND
LOADING DOCK EXTENSION FOR PROPOSED UNIT.
NET GAIN OF 22 STAFF PARKING SPACES.

PROPOSED NEW TOTEM SIGN
SUBJECT TO A SEPARATE APPLICATION

CAR PARK ZONE 2 ALTERED TO ALLOW
FOR TOTEM SIGN. EXISTING KERB MODIFIED.
NET LOSS OF 1 CUSTOMER PARKING SPACE.

PROPOSED PAVING TO MATCH EXISTING.

PROPOSED NEW PEDESTRIAN CROSSING.
EXISTING KERBS MODIFIED TO ALLOW FOR
DROPPED KERBS AND TACTILE PAVING.

CAR PARK ZONE 4 ALTERED TO ALLOW
FOR SERVICING MANEUVERS.
NET LOSS OF 5 STAFF PARKING SPACES.

PROPOSED CAR PARKING SCHEDULE								
ZONE	STD	DDA	P&C	VANS	TRAILERS	STAFF	TOTAL	
1	40	14	9	9	0	0	92	
2	72	2	3	0	0	8	85	
3	155	9	0	0	0	0	164	
4	0	0	0	0	0	75	75	
5	0	0	0	0	0	22	22	
TOTAL	287	25	12	9	0	105	438	
TOTAL CUSTOMER PARKING (including standard, disabled, p&c, vans, trailers)							333	
TOTAL STAFF PARKING (excluding standard, disabled, p&c, vans, trailers)							105	

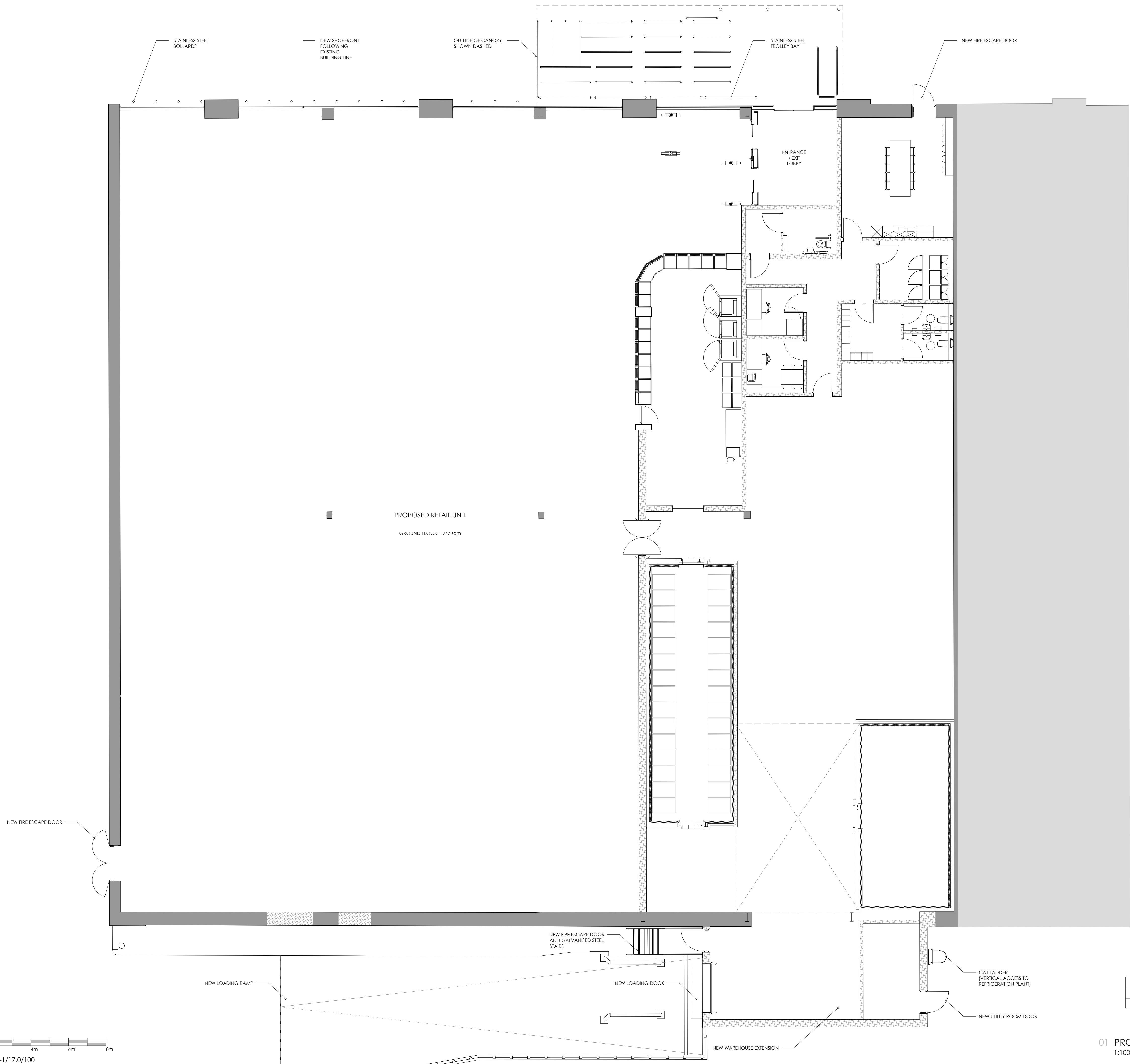
01 PROPOSED SITE PLAN
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Rev	Date	Description	Rev By	Ch'd By
Project Title				
PROPOSED DEVELOPMENT				
READING RETAIL PARK 709-731 OXFORD ROAD READING RG30 1PR				
Client				
COLUMBIA THREADNEEDLE INVESTMENTS				
Status				
PLANNING				
Scale		1:500	Drawing Size	
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Date	10/05/2022	Drawn By	DP	Checked
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Drawing Title				
PROPOSED SITE PLAN				
Job/Dwg No	15044-1-108			Rev
				-

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- ☐ Carvers Warehouse, 77 Dale Street,
Manchester, M1 2HG
t. 0161 2386555
- ☐ The Old Rectory, 79 High Street,
Newport Pagnell, MK16 8AB
t. 01908 211577
- ☒ 101 London Road,
Reading, RG1 3BY
t. 0118 9507700
- ☐ 10 Gess Court, St Christophers Place,
London, W1U 1JJ
t. 0207 4091215





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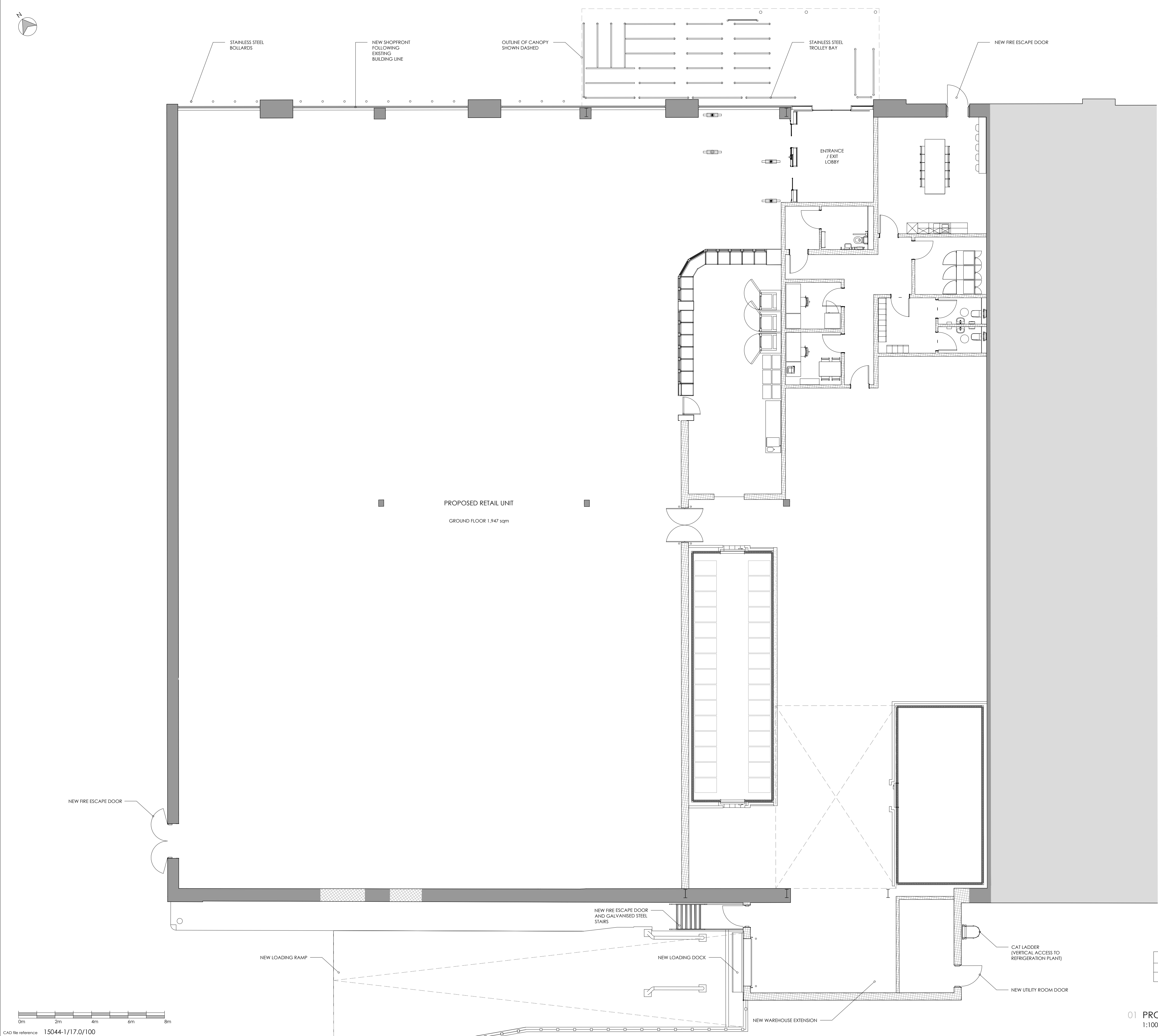
Job No						Rev		Chk'd By	
Rev	Date	Description				Rev By		Chk'd By	
Project Title	PROPOSED DEVELOPMENT								
	READING RETAIL PARK 709-731 OXFORD ROAD READING RG30 1PR								
Client	COLUMBIA THREADNEEDLE INVESTMENTS								
Status	PLANNING								
Scale	1:100			Drawing Size A1					
Date	10/05/2022		Drawn By	DP	Checked	DRW			
Drawing Title	PROPOSED GROUND FLOOR PLAN								
Job-Dwg No	15044-1-109							Rev	-

- ☐ 2 St. Johns North,
Wakefield, Wf1 3QA
t. 01924 291800
- ☐ Carvers Warehouse, 77 Dale Street,
Manchester, M1 2HG
t. 0161 2388555
- ☐ The Old Rectory, 79 High Street,
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t. 0207 4091215



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01 PROPOSED GROUND FLOOR PLAN
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Rev	Date	Description	Rev By	Ch'd By
1	10/05/2022	PROPOSED DEVELOPMENT	DP	DRW
Project Title				
READING RETAIL PARK 709-731 OXFORD ROAD READING RG30 1PR				
Client				
COLUMBIA THREADNEEDLE INVESTMENTS				
Status				
PLANNING				
Scale		1:100	Drawing Size	
			A1	
Date	10/05/2022	Drawn By	DP	Checked
				DRW
Drawing Title				
PROPOSED GROUND FLOOR PLAN				
Job-Dwg No	15044-1-109	Rev	-	
2 St. Johns North, Wakefield, WF1 3QA t. 01924 291800				
Carvers Warehouse, M1 2HG t. 0161 2388555				
The Old Rectory, 79 High Street, Newport Pagnell, MK16 8AB t. 01908 211577				
101 London Road, Reading, RG1 5BY t. 0118 9507700				
10 Gess Court, St Christophers Place, London, W1U 1JJ t. 0207 4091215				

PROPOSED AREAS	UNIT
GEA	2,028 sqm
GIA	1,947 sqm

01 PROPOSED GROUND FLOOR PLAN
1:100

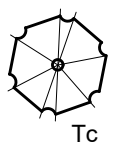
KEY TO LANDSCAPE PROPOSALS

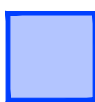
Proposed Planting Details & Specification

All areas of new landscaping to have the existing topsoil and subsoil decompacted by hand digging or rotovator. Imported topsoil to be placed to the depths indicated on the plan opposite.

New Tree Planting

New trees to be planted within the new staff car park to improve the canopy cover in the area in accordance with the Council's policy EN14.

- 

Heavy Standard Trees (4 no.)
3.5-4.25m high, 12-14 cm girth Heavy Standard root balled trees (supplied by Barcham Trees or similar approved) to be planted in Silva Cell, backfilled with 600mm subsoil and 300mm topsoil
- 

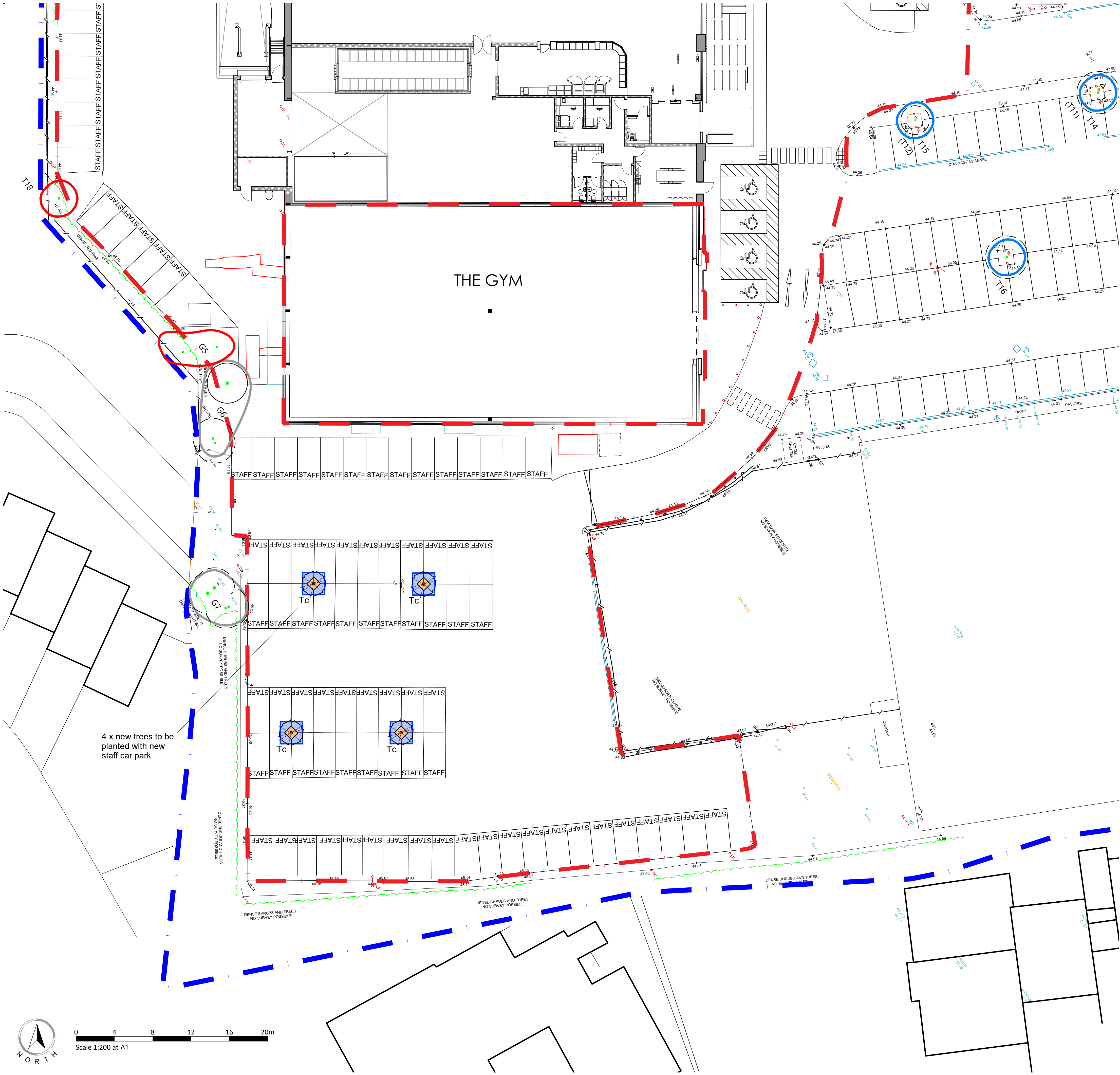
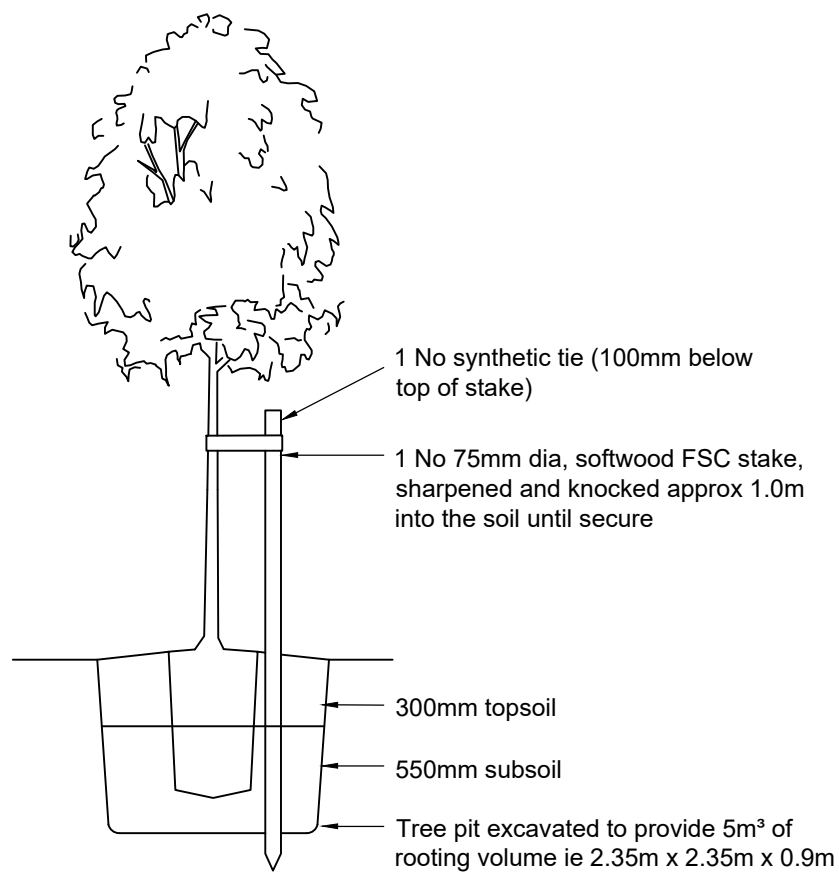
Silva Cell Tree Pits
Tree pit to provide 5m³ rooting volume ie 2.35m x 2.35m x 0.9m formed using Silva Cell (or similar approved) to form the underground tree pit and support the car park surfacing above.

To be installed as per manufacturers instructions.
- 

Tree Pit Surface
Tree pit opening at ground level is to be 1.0m x 1.0m square surfaced with flexible resin bound rubber mulch surfacing to accommodate the increase in girth of trunks to mature size.

Tree Support & Irrigation

Provision for aeration and irrigation at 1 inlet per tree installed in the car park. Secured in an upright position with timber stake and rubber tie with spacer.



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Notes:

This drawing is based on:

- Topographical Survey, reference JKK 9779-01-A and JKK 9779-02-A by RPS
- Proposed Site Plan, 15044-1 008G, dated 24.08.23 by The Harris Partnership Architects
- Site visit by Encon Associates Limited 04.05.22
- Planning Condition

"No development shall commence on site until a comprehensive scheme for the planting of the 4 trees has been submitted to and approved in writing by the Local Planning Authority. These details shall include a planting plan, showing the location, specification (including cultivation and other operations associated with plant establishment), tree pit specifications, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable and a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;

The approved soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in 5writing by the Local Planning Authority."

10.10.24 Revised to comply with Planning Conditions					MJB	LB
Rev	Date	Description	Drawn		Checked	
Client						
Threadneedle UK Poperty Authorised Investment Fund						
Project						
Reading Retail Park Oxford Road Reading, RG30 1PR						
Title						
Landscaping Plan						
Drawing Status						
DISCHARGE PLANNING CONDITIONS						
Drawn		MJB	Checked		LB	
Date		20.11.23	Scale (A1)		1:200	
			10 Chapel Lane Arnold Nottingham NG5 7DR T: 0115 987 55 99 E: enquiries@enconassociates.co.uk W: www.enconassociates.co.uk			
Environmental Consultants to the Construction Industry BREEAM - Code for Sustainable Homes Assessors Landscape Architecture - Transportation Life Cycle Costing - Energy Assessment - SAP - EPC - SBEM - Daylight Calculations						
Job Number			Drawing Number		Rev	
A4972			04		A	

Appendix B

Topsoil Limiting Values

Clean Cover System Limiting Values
IMPORTED

DETERMINAND	UNITS	Concentration (mg/kg)		
		1% SOM	2.5% SOM	6% SOM
Asbestos (as detected by laboratory analysis)	% w/w	<0.1	<0.1	<0.1
ACM (as identified by on-site 'watching brief')	Visual identification	No ACM identified	No ACM identified	No ACM identified
Free cyanide	mg/kg	34	34	34
Arsenic	mg/kg	40	40	40
Barium	mg/kg	1300	1300	1300
Beryllium	mg/kg	1.7	1.7	1.7
Boron	mg/kg	11000	11000	11000
Cadmium	mg/kg	85	85	85
Chromium (III)	mg/kg	910	910	910
Chromium (VI)	mg/kg	6	6	6
Copper	mg/kg	7100	7100	7100
Lead	mg/kg	310	310	310
Mercury	mg/kg	15	15	15
Molybdenum	mg/kg	670	670	670
Nickel	mg/kg	180	180	180
Selenium	mg/kg	430	430	430
Vanadium	mg/kg	1200	1200	1200
Zinc	mg/kg	40000	40000	40000
Aliphatic TPH >C5-C6	mg/kg	42	78	160
Aliphatic TPH >C6-C8	mg/kg	100	230	530
Aliphatic TPH >C8-C10	mg/kg	27	65	150
Aliphatic TPH >C10-C12	mg/kg	48	118	283
Aliphatic TPH >C12-C16	mg/kg	24	59	142
Aliphatic TPH >C16-C35	mg/kg	8.48	21	110000
Aliphatic TPH >C35-C44	mg/kg	8.48	21	110000
Aromatic TPH >C5-C7	mg/kg	370	690	1400
Aromatic TPH >C7-C8	mg/kg	860	1800	3900
Aromatic TPH >C8-C10	mg/kg	47	110	270
Aromatic TPH >C10-C12	mg/kg	250	590	1200
Aromatic TPH >C12-C16	mg/kg	1800	419	2500
Aromatic TPH >C16-C21	mg/kg	1900	1900	1900
Aromatic TPH >C21-C35	mg/kg	1900	1900	1900
Aromatic TPH >C35-C44	mg/kg	1900	1900	1900
Naphthalene	mg/kg	2.3	5.6	13
Acenaphthylene	mg/kg	86.1	212	506
Acenaphthene	mg/kg	57	141	336
Fluorene	mg/kg	30.9	76.5	183
Phenanthrene	mg/kg	36	1500	1500
Anthracene	mg/kg	1.17	35000	37000
Fluoranthene	mg/kg	1500	1600	1600
Pyrene	mg/kg	3700	3800	3800
Benzo[a]anthracene	mg/kg	11	14	15
Chrysene	mg/kg	30	31	32
Benzo[b]fluoranthene	mg/kg	3.9	4.0	4.0
Benzo[k]fluoranthene	mg/kg	110	110	110

DETERMINAND	UNITS	Concentration (mg/kg)		
		1% SOM	2.5% SOM	6% SOM
Benzo[a]pyrene	mg/kg	3.2	3.2	3.2
Indeno(1,2,3-c,d)Pyrene	mg/kg	45	46	46
Dibenz(a,h)Anthracene	mg/kg	0.31	0.32	0.32
Benzo[g,h,i]perylene	mg/kg	360	360	360
Benzene	mg/kg	0.38	0.7	1.4
Toluene	mg/kg	869	1900	3900
Ethylbenzene	mg/kg	83	190	440
o-xylene	mg/kg	88	210	480
m-xylene	mg/kg	82	190	450
p-xylene	mg/kg	79	180	430
Total Phenols	mg/kg	440	690	1200

Notes:

- Assessment Criteria based upon 1 %, 2.5 % and 6 % soil organic content (SOM) for a commercial land-use scenario.
- Under no circumstances must hazardous waste be imported to site.
- Validation testing will be carried out in an UKAS and MCERTS accredited laboratory.
- All materials imported for use on-site, should be free from visual / olfactory evidence of contamination (including visual presence of ACMs), complying with the criteria set out in the table above and being classified as inert.
- Imported topsoil must also be compliant with the Landscape Architect's Specification, including any specified contaminant concentrations and quality controls such that it provides a suitable quality growing medium.

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