



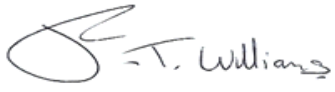
SITE INVESTIGATION SCHEME

for the site known as

220 ELGAR ROAD, SOUTH READING, RG2 0BW

on behalf of

ABRI

Report Reference: GWPR6540/IIMS V1.01/August 2025		Status: FINAL
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CONTENTS

1.0 INTRODUCTION

- 1.1 General
- 1.2 Aims of the Report
- 1.3 Conditions and Limitations

2.0 SITE SETTING

- 2.1 Site Location
- 2.2 Site Description
- 2.3 Proposed Development
- 2.4 Geology
- 2.5 Hydrogeology and Hydrology
- 2.6 Radon
- 2.7 Information from Nearby Site

3.0 RESULTS OF THE PHASE 1 RISK ASSESSMENT

- 3.1 Preliminary Conceptual Model
- 3.2 Recommendations / Phase 2 Objectives

4.0 EXISTING INFORMATION

- 4.1 Available Site Investigation Data
- 4.2 Suitability of Data
- 4.3 Gap Analysis
- 4.4 Refined Recommendations
- 4.5 Well Installation - Details

5.0 GROUNDWATER ASSESSMENT

- 5.1 Proposed Site Investigation
- 5.2 Limitations
- 5.3 Reporting
- 5.4 Decommissioning

6.0 HUMAN HEALTH AND LEACHATE RISK ASSESSMENT

- 6.1 Human Health - Soil
- 6.2 Leachate
- 6.3 Reporting

FIGURES

Figure 1	Site Location Plan and Aerial View
Figure 2	Proposed Development – Plan View
Figure 3	Trial Hole Location Plan
Figure 4	Proposed Trial Hole Location Plan

APPENDICES

Appendix A	Conditions and Limitations
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1.0 INTRODUCTION

1.1 General

Ground and Water Limited were instructed by Abri to provide a Site Investigation Scheme to address the risk to controlled waters at the site known as “220 Elgar Road South, Reading, RG2 0BW”.

1.2 Aims of the Report

The aim of the overall project was understood to provide the client with the methodology for further intrusive investigation, monitoring and assessment of controlled waters/groundwater, in order to comply with the requirements of the Environment Agency.

This Site Investigation Scheme sets out how we plan to investigate and assess the risks relating to contamination across the site and includes details on the detailed quantitative risk assessment for groundwater.

1.3 Conditions and Limitations

This report has been prepared based on the terms, conditions and limitations outlined within Appendix A.

This Site Investigation Scheme must be read in conjunction with the following reports:

- Soil Environment Services Ltd Desk Study Report referenced SES/MH/ER/1#1, December 2020; and
- Hydrock Phase 2 Ground Investigation Report referenced 29680-HYD-XX-XX-RP-GE-1001, February 2025.
- Ground and Water Limited Phase II Site Investigation Report, Ref. GWPR6540/SIR/July 2025 V1.3.

This report has been prepared in relation to Environment Agency Correspondence ref. WA/2025/132370/01-L01 dated 28th July 2025.

It should be noted that any risks identified within these are perceived risks based on the information reviewed; actual risks can only be assessed following a physical investigation of the site.

2.0 SITE SETTING

2.1 Site Location

The site comprised a ~0.14ha rectangular-shaped plot of land, orientated in a north to south direction, along the western side of Elgar Road South. The site was located in south Reading, central Berkshire.

The Easting Northing for the centre of the site was approximately 471502, 172109. A site location plan is given within Figure 1.

2.2 Site Description

At the time of the most recent site works, May 2025, the single storey building located in the centre of the site, formerly used as office space for a driving school, was dis-used. The west (rear) of the site was laid to bituminous hardstanding used as a car park and the east (front) was used as soft landscaping. The north of the site was the access road connecting the car park (west) and Elgar Road South (east of site). The site is at ~40m AOD, sloping west down to ~38m AOD.

2.3 Proposed Development

At the time of reporting, August 2025, the proposed development was understood to comprise the demolition of existing single storey building and erection of three storey building containing 16 dwellings together with associated soft landscaping, car parking, indoor cycle spaces and refuse.

The proposed development fell within Geotechnical Design Category 2 in accordance with Eurocode 7. The proposed development plan can be seen within Figure 2.

2.4 Geology

The British Geological Survey Solid and Drift Geology Map for the Reading area (Reading Sheet No. 268) revealed that the site was underlain by Worked Ground associated with the former brick and tile works extending to the west over bedrock deposits of the Lambeth Group over Seaford and Newhaven Chalk Formation. Superficial Alluvium was recorded in close proximity to the east and may be encountered on-site.

A BGS borehole record in similar geology ~210m north-east of the site (ref.: SU77SW910) noted interbedded red, brown and grey mottled silty sandy clays and light green clayey sands representing the Lambeth Group to a depth of 16.15m bgl overlying chalk with flints to the base of the borehole at 16.64m bgl. Groundwater seepages were noted at 9.6, 11.8, 16.15m bgl.

2.5 Hydrogeology and Hydrology

The DEFRA online maps indicated that the site was located on Secondary A Aquifer associated with the bedrock Lambeth Group, underlain by a Principal Aquifer associated with the chalk. If Alluvium is encountered on-site these are classified as a Secondary A Aquifer.

From analysis of hydrogeological and topographical maps the groundwater table was anticipated to be encountered at a moderate depth within the Lambeth Group and at depth within the Chalk. Perched water was also likely to be found within the Made Ground, especially after periods of intense or prolonged rainfall. It was considered that the groundwater was flowing westwards, towards the River Kennet and in alignment with local topography.

The nearest surface water feature was recorded to be the River Kennet located ~100m north-west and 120m west. A drain connecting to the River Kennet was identified ~180m south.

The site was not located within a Source Protection Zone.

Examination of the Environment Agency records showed that the site fell within a Flood Zone 1 (an area with a low probability of fluvial or coastal flooding). The site was not protected by flood defences or benefiting from flood storage.

A regional water table may be expected within the chalk, but analysis of BGS boreholes make it difficult to determine the depth. Further to the west (Southcote area of reading), BGS boreholes in chalk, with no Lambeth Capping, suggest groundwater in the chalk is at ~30 – 35m AOD.

2.7 Hydrock Phase 2 Ground Investigation Report

A review of the Hydrock Report revealed the following information:

The ground conditions as proven by the investigation undertaken at the site comprise:

- Surface Cover (Concrete / bituminous bound hardstanding / pea shingle) – Between 0.0 and 0.6m bgl.
- Topsoil – between 0.00m and 0.30m below ground level (bgl), comprising grass over dark brown silty sand with frequent root hairs and occasional brick and flint gravels;
- Made Ground – between 0.08m and 2.10m bgl, comprising brown sandy gravelly clay or clayey gravelly sand with abundant gravels of brick, flint, clinker and rare chalk, slag, ash, rope, glass and mortar; over
- Alluvium Deposits – between 1.80m and 2.60m bgl, comprising either very loose greenish grey silty organic sand or soft dark grey speckled back sandy organic silt with occasional flint gravels; over
- Upnor Formation (Lambeth Group) – between 0.70m and >5.45m bgl (base of stratum not proven), comprising firm grey or grey, mottled orange/orange brown sandy silty clay or medium dense blue grey/greenish brown grey clayey or silty sand; over
- Seaford and Newhaven Chalk Formation – between 5.00m and >6.45m bgl (base of stratum not proven), comprising of structureless Grade Dm (matrix-supported) and Grade Dc (clast supported).

Organic type odours were noted in the Made Ground of WS03 at 1.40 – 1.80m bgl and in WS05 at 1.60 – 2.10m bgl.

Monitoring well installations were installed within WS01, WS04, and WS05 to 1.50m, 3.00m and 2.00m respectively, the response zones targeting the Made Ground in WS01 and WS05, and Upnor Formation (Lambeth Group) in WS04.

Groundwater was encountered during drilling at depths predominantly within the Upnor Formation between 2.5m and 3.2m bgl within the external window sample boreholes, these initial strikes were noted to rise after 20minutes between 0.2m and 0.6m.

Chemical Laboratory Testing revealed:

- Slightly elevated concentrations of metals, metalloids, PAH and VOCs identified in the Made Ground (WS01, WS02, WS03, WS05, FP01 and LWS02)
- Asbestos fibres detected in the Made Ground (WS05 and LWS02).

Localised exceedance of Trichloromethane was noted in WS05. Aniline, Dimethyl phthalate, 4-Chlorophenyl phenyl ether and Anthraquinone were above the laboratory limit of detection but there were no assessment criteria for the determinands in WS03/0.8, WS05/1.2 and LWS02/0.7m bgl.

3.0 RESULTS OF THE PHASE 1 RISK ASSESSMENT

3.1 Preliminary Conceptual Model

The tabulated Conceptual Site Model developed as part of the Soil Environment Services Ltd Desk Study Report referenced SES/MH/ER/1#1, December 2020 is outlined overleaf and adapted in accordance with Ground and Water's risk categorisation. For ease of reference and understanding, the risks have been classified within this risk assessment against four possible levels / categories, summarised in the table below. Any risk deemed to be negligible within the Preliminary Risk Assessment have been excluded from this report.

On-site sources

- Site formed part of Waterloo Brick Works with associated kilns (1879 – c.1932) – **metals and PAHs,**
- Brick works replaced by research laboratory building (1958 – 1993) – **metals, asbestos, PAHs, TPHs,**
- Infilled land mapped, likely relating to the former brick works – **ground-gases.**

Off-site sources

- Kilns and brick works (1879-c.1932) extending north, east and south from site – **metals and PAHs (covered under on site sources in CSM),**
- Works/Industrial estate (1931-current) 123m west - **metals, PAHs, TPHs,**
- Engineering works (1932-c.1978) 63m east - **metals, PAHs, TPHs, VOCs/SVOCs,**
- Landfill (inert and industrial) adjacent to south-west - **ground-gases, leachates: metals, PAHs, TPHs, VOCs/SVOCs.**

PFAS could be a source of contamination from the landfill, however, given the location of the landfill it is considered more likely that any contamination will have migrated towards the River Kennet or into the underlying aquifers. Given PFAS has limited volatility and high water solubility it is unlikely to pose a risk through the vapour pathway.

4.0 EXISTING INFORMATION (GWPR6540 Phase II Findings)

4.1 Scope of Works

Site works were undertaken on 2nd – 5th April 2025 and comprised the drilling of 2No. Cable Percussion Boreholes (BH1 – BH2) to a depth of 20.45m bgl. Standard Penetration Tests were carried out at 1.00m intervals to 5.00m bgl and every 1.50m thereafter. 5No. Windowless Sampler Borehole (WS1 – WS4 and WS4A) to a depth of 1.40 – 3.00m bgl. A combined ground-gas/groundwater monitoring standpipe, with an internal diameter of 50mm, was installed to 4.20 – 5.20m bgl within BH1 and BH2. The installation details can be viewed within the table below.

Combined Ground-gas and Groundwater Monitoring Well Construction					
Trial Hole	Depth of Installation (m bgl)	Thickness of slotted piping with gravel filter pack (m)	Depth of plain piping with bentonite seal (m bgl)	Response Zone (m bgl)	Piping internal diameter (mm)
BH1	5.20	3.00	2.20	2.20 – 5.20	50
BH2	4.20	2.00	2.20	2.20 – 4.20	50

The location of the trial hole locations can be seen within Figure 3.

4.2 Encountered Ground Conditions

The succession of conditions and description of soils encountered in the trial holes in descending order is tabulated below.

Summary of Strata Encountered (BH1 – BH2, WS1 – WS4 and WS4A)			
Strata	Top Depth (m bgl)	Base Depth (m bgl)	Thickness (m)
BITUMINOUS HARDSTANDING (BH1, BH2, WS4 and WS4A).	GL	0.10 - 0.20	0.10 - 0.20
MADE GROUND (granular) (BH1, BH2, WS4A): Dark brown and black gravelly fine to medium SAND. Gravel is sub-angular to sub-rounded, fine to coarse, brick, ash, chalk and concrete.	0.10 - 0.20	2.00 – 2.50	1.90 – 2.30
MADE GROUND (cohesive) (WS1 – WS4): Dark brown sandy slightly gravelly CLAY. Gravel is sub-angular to subrounded, fine, brick and flint.	GL	0.30 – 1.90	0.30 – 1.90
LAMBETH GROUP (granular) (BH1, BH2, WS1 – WS2, WS4A): Brown and grey clayey medium SAND.	0.30 – 2.50	2.50 - 3.60	>0.50 – 2.30
LAMBETH GROUP (cohesive) (BH1, BH2, WS1 – WS3, WS4A): Orangish brown silty sandy CLAY with pockets of medium sand.	1.90 - 3.60	2.50 - 5.30	>0.30 - 1.70
SEAFORD AND NEWHAVEN CHALK FORMATION (BH1 and BH2 only): Off-white gravelly SILT. Gravel is fine to medium, medium density CHALK with occasional fine to medium flint. (Dm Chalk).	4.30 - 5.30	>20.45	>15.15 - >16.45

No roots were noted during the intrusive investigation. WS4 was terminated at 1.40m bgl due to possible concrete obstruction.

Groundwater strikes were noted between 2.00 – 4.45m bgl within the boreholes. It should be noted that groundwater strikes may be obscured by the drilling/excavation process. A summary of the groundwater observations during site works has been provided below.

Groundwater Strikes during Drilling		
Trial Hole	Groundwater reading (m bgl)	Depth after 20 minutes (m bgl)
BH1	3.00	2.76
BH2	2.80	2.77
	4.45	4.42
WS1	2.00	-
WS2	2.30	-
WS3	2.00	-
WS4	None	-
WS4A	2.00	-

4.3 Risk Assessment

Based on the results of the intrusive works, chemical analyses and risk assessments undertaken, the following has been identified that requires further action:

- From a human health perspective, PAHs were encountered widespread across the site and localised arsenic and lead.
- From a plants perspective localised zinc and copper have been found at an unacceptable concentrations within the soils across the site.
- Asbestos has been identified in three locations.
- PCE in the groundwater.

4.4 Gap Analysis

Based on the above, and comments from the Environment Agency, the following gaps are present:

1. Groundwater flow direction in the Lambeth Group.
2. Leachate analysis of on-site contamination/further testing to clarify on-site source to groundwater risks.
3. Chalk groundwater level and flow direction and piling risk assessment to address anticipated piling into the chalk.
4. PCE in groundwater.
5. Further risk assessment to groundwater and controlled waters, and effect of surface water drainage proposals.
6. Post demolition sampling beneath existing building.
7. Delineation of Asbestos/Arsenic/Lead identified in the soils.

4.5 Refined Recommendations

Below are the refined recommendations based on the gap analysis undertaken. This outlines what information is required, which is then elaborated on in subsequent sections:

- Three additional boreholes are required at the site in order to provide additional groundwater

samples, level within the Chalk Aquifer underlying the site. A regional water table may be expected within the chalk, but analysis of BGS boreholes make it difficult to determine the depth. Further to the west (Southcote area of reading), BGS boreholes in chalk, with no Lambeth Capping, suggest groundwater in the chalk is at ~30 – 35m AOD. This would mean that boreholes/wells will be required to be extended to at least 10.00m bgl, possible extending to 15.00m bgl. The location of these proposed wells is given in Figure 4.

- BH201 – 202 will be installed within single purpose monitoring wells, with the response zone within the deeper chalk aquifer, sealing off the shallower Lambeth Group. BH203 will be installed with a dual-purpose monitoring standpipe looking at both the shallower (Lambeth Group) and deep (chalk) aquifer.
- Surveying of all well installations to mAOD (BH1, BH2, BH201 – BH203).
- Groundwater dip measurements and groundwater sampling using low flow methods, should be undertaken across one a month for three months pre-piling.
- The retrospective piling risk assessment will be updated with additional data following the intrusive site investigation.
- Decommission existing and proposed standpipes, where applicable.
- Additional 12No. (TP201 – TP212) to delineate contamination within the Made Ground and sampling under footprint of existing building. The trial pits will likely be machine excavated and will terminate at the top of the Lambeth Group to prove the final depth of the Made Ground. To include leachate analysis.

Given that the building and car park occupies the vast majority of the site (90%) then it is recommended that these works are undertaken post demolition.

4.6 Well Installation - Details

The table below outlines the depth and construction of monitoring standpipes proposed for the monitoring at the site.

Summary of the Monitoring Standpipes				
Trial Hole	Depth	Response Zone (m bgl)	Targeted Strata	Purpose
BH1(existing)	~5.00	2.00 - ~5.00	Lambeth Group	• Monitor groundwater levels; • Sample groundwater for chemical analysis.
BH2(existing)				
BH203				
BH201	10 – 15m bgl (subject to water strikes)	6.00/7.00 - ~12/15.00	Seaford and Newhaven Chalk Formation	• Monitor groundwater levels; • Sample groundwater for chemical analysis.
BH202				
BH203				

Care must be taken when investigating to ensure that the boreholes installed do not create

preferential flow paths between separate aquifers, with adequate sealing techniques used.

5.0 GROUNDWATER ASSESSMENT

5.1 Proposed Site Investigation

The construction of the three additional boreholes is considered to be appropriate in identifying groundwater at the site and the groundwater flow direction, within both the shallow Lambeth Group and deeper Chalk Aquifers.

Monthly site visits will be undertaken for 3 months, where groundwater levels/NAPL levels are assessed, as well as groundwater samples taken.

During the monitoring visits, a number of monitored natural attenuation (MNA) parameters will be assessed. The parameters monitored should be specific to the issues relating to the site. The parameters required to assess are the following:

- Aquifer hydraulics
- Concentration of parent contaminant
- Dissolved oxygen
- Total organic carbon
- pH

During each monitoring visit, groundwater levels will be recorded. An interface meter will be used within all boreholes to determine the presence or absence of NAPL, either floating at the air-water interface (LNAPL), or at the base of the aquiclude (DNAPL).

Groundwater level data will be obtained to determine the groundwater flow direction in each Aquifer.

Groundwater samples will be recovered from all boreholes with sufficient groundwater for sampling. Prior to each sample being obtained, the wells will be developed in line with the Environment Agency guidance (Guidance on Monitoring of Landfill Leachate, Groundwater and Surface Water) as well as BS5667-11:2009 (Water quality Sampling Part 11: Guidance on sampling of groundwaters) by pumping a minimum of three well volumes.

For both the sampling of from shallow standpipes (BH1, BH2 and BH203) and deeper standpipes (BH201 – BH203), it was deemed that low flow purging and sampling using thin tubes should be undertaken, to limit disturbance to the water column. Well head parameters (electrical conductivity (EC), temperature, pH and dissolved oxygen (DO)) should be monitored. A suitable pump for sampling could be an SP1 suction pump with spark arrestor, shown here: <https://in-situ.com/uk/sp1-suction-pump-with-spark-arrestor>.

After water level recovery a groundwater sample will be recovered and transferred to laboratory supplied sampling bottles and vials. The samples will be filtered and preserved for specific analysis in line with the requirements of BS5667-3:2018 (Water quality Sampling Part 3: Preservation and handling of water samples), e.g. water samples preserved in nitric acid for metal analysis, glass bottles for hydrocarbons and glass vials with no airspace for VOCs. The samples will then be placed in a cool box with ice packs for transfer to the MCERTS/UKAS accredited laboratory.

The proposed chemical analysis suite for the groundwater sampling would be as follows;

- Polycyclic Aromatic Hydrocarbons (PAH's) incl. Naphthalene, Acenaphthylene, Acenaphthene, Fluorene, Phenanthrene, Anthracene, Fluoranthene, Pyrene, Benzo(a)anthracene, Chrysene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Indeno(1,2,3-cd)pyrene, Dibenzo(a,h)anthracene, Benzo(ghi)perylene;
- TPH-CWG, including full aliphatic/aromatic split;
- BTEX compounds (Benzene, Toluene, Ethylbenzene, Xylene);
- Volatile & Semi-Volatile Organic Compounds (VOCs/SVOCs).

Samples will be sent to a suitable MCERT and UKAS accredited laboratory to undergo analysis. Testing will be undertaken ensuring a limit of detection lower than the adopted screening values.

5.2 Reporting

Following the completion of groundwater monitoring, sampling and testing, and in line with the current guidance, a risk assessment report will be produced summarising the findings of the site investigation. The results of the chemical laboratory analysis and monitoring visits will be compared to the Assessment Criteria. The report will build on the understanding of the site, achieved through the desk study and CSM developed and will identify any plausible risks that may be present as part of the development.

Once all test results are received, the groundwater risk assessment will consider a three-tier approach. The first tier will consider the concentrations identified within the laboratory analysis of the soils and whether these concentrations are likely to pose a risk to groundwater. The second tier will compare laboratory analysis of groundwater samples to the outlined screening values that relate to the Environment Quality Standards (EQS). The concentrations will provide information as to whether the groundwater is impacted beneath the site and poses an unacceptable risk to receptors. The third tier will assess if the contaminated groundwater will pose a risk to receptors in close proximity to the site.

The report will provide an updated CSM as part of the quantitative risk assessment and will indicate whether any remediation is required. Any additional investigation that is deemed to be necessary following the next phase of the investigation must be identified and undertaken prior to submitting the final Ground Investigation and Quantitative Risk Assessment to the council.

5.3 Decommissioning

Any standpipes (existing and proposed, where applicable) are to be decommissioned in the future, the voids left behind will be grouted to avoid opening a pathway between the source (groundwater) and receptors at the surface. Bentonite grout should be mixed with water prior to pouring down the void, to assure quality results.

6.0 HUMAN HEALTH & LEACHATE ASSESSMENT

6.1 Human Health - Soil

The proposed trial hole location plan can be viewed within Figure 4. Soil samples will be retrieved from each change of strata and/or at specific areas of concern, in line with the guidance of BS 10175:2011+A2:2017. Samples will be recovered from shallow depth at 0.10m bgl, 0.20 – 0.30m bgl, 0.40 – 0.50m bgl and 0.70 – 0.80m bgl and will also be taken at approximately 0.50m intervals during broad homogenous soil horizons.

Visual and olfactory evidence will be used to determine if any hydrocarbon type contamination is present. Should this be suspected then samples should be sent to the MCERTS/UKAS accredited laboratory to undergo analysis. A PID monitor will be utilised on site to obtain regular readings throughout the depth of the boreholes and will act as an indicator for volatiles and potential for vapour. Once the background levels are known, from deeper samples, any samples with significantly higher PID readings will be sent for laboratory analysis. The PID results will provide a relative change and not a true concentration.

Chemical analysis of the shallow Made Ground samples to enable the evaluation of the ground-related risks associated with the proposed redevelopment scheme for residential use will include:

- Semi-metals and heavy metals incl. Arsenic, Cadmium, Chromium (incl. Hexavalent Chromium), Copper, Lead, Mercury, Nickel, Selenium, Silver, Vanadium, Zinc;
- Asbestos (fibrous material screen and identification if suspected material encountered);
- Polycyclic Aromatic Hydrocarbons (PAH's) incl. Naphthalene, Acenaphthylene, Acenaphthene, Fluorene, Phenanthrene, Anthracene, Fluoranthene, Pyrene, Benzo(a)anthracene, Chrysene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Indeno(1,2,3-cd)pyrene, Dibenz(a,h)anthracene, Benzo(ghi)perylene;
- BTEX Compounds, including MTBE (used as marker compounds for VOCs);
- TPH-CWG, including full aliphatic/aromatic split;
- pH;
- Phenol; and
- VOCs and SVOCs.

6.2 Leachate

Leachate analysis will be undertaken on a select number of samples of the Made Ground samples in order to further assess the risk from Made Ground to controlled waters.

An NRA Leachate extraction will be undertaken in the laboratory, with the resultant water being tested for the following:

- Semi-metals and heavy metals incl. Arsenic, Cadmium, Chromium (incl. Hexavalent Chromium), Copper, Lead, Mercury, Nickel, Selenium, Silver, Vanadium, Zinc;

- Asbestos (fibrous material screen and identification if suspected material encountered);
- Polycyclic Aromatic Hydrocarbons (PAH's) incl. Naphthalene, Acenaphthylene, Acenaphthene, Fluorene, Phenanthrene, Anthracene, Fluoranthene, Pyrene, Benzo(a)anthracene, Chrysene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Indeno(1,2,3-cd)pyrene, Dibenzo(a,h)anthracene, Benzo(ghi)perylene;

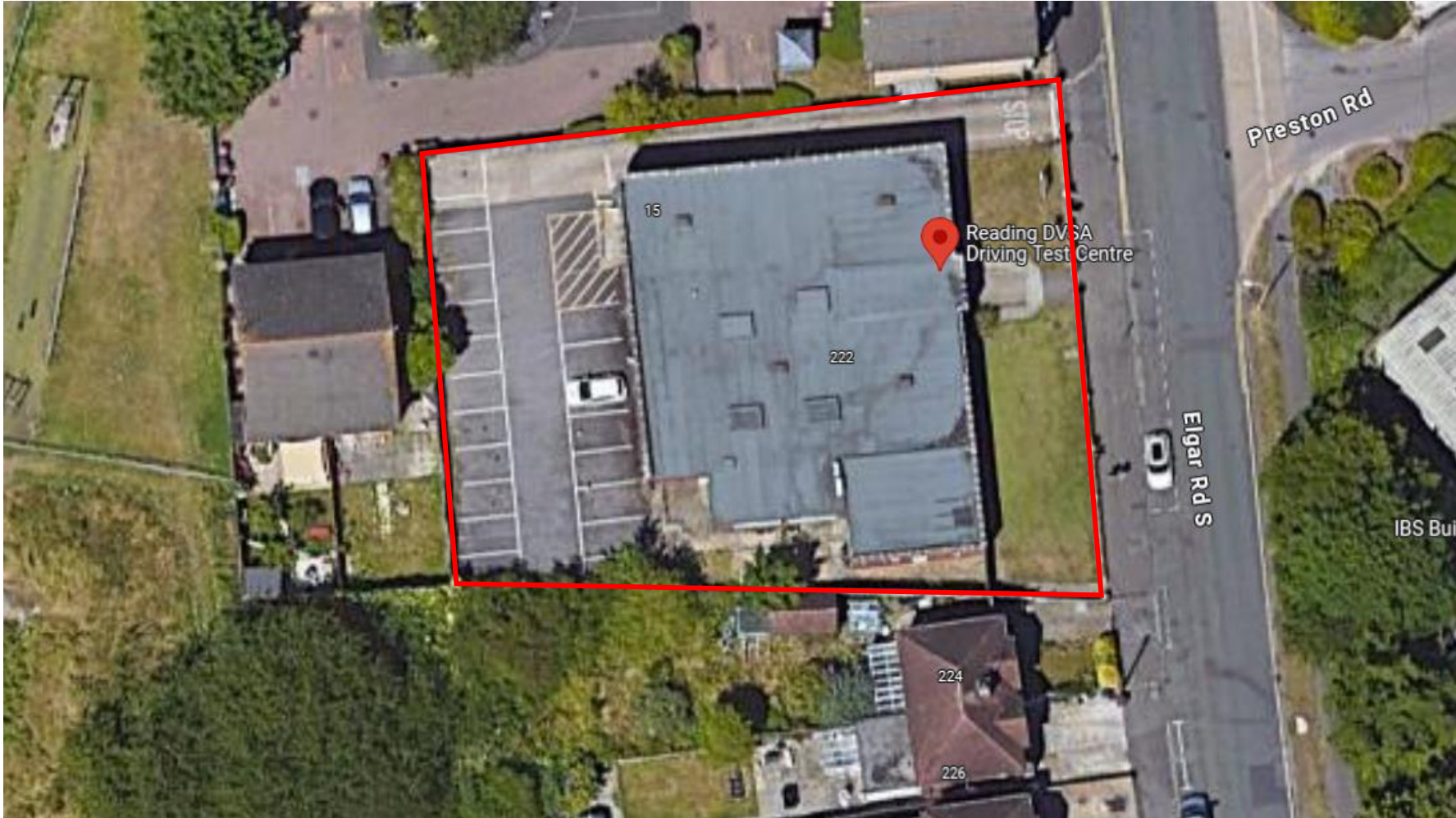
VOC analysis on leachate is not appropriate.

6.3 Reporting

Following the completion of the soil sampling and testing, and in line with the current guidance, a risk assessment report will be produced summarising the findings of both site investigations. The results of the chemical laboratory analysis will be compared to the Assessment Criteria. The report will build on the understanding of the site, achieved through the desk study and CSM developed and will identify any plausible risks that may be present as part of the development.

The report will provide an updated CSM as part of the quantitative risk assessment and will indicate whether any remediation is required. Any additional investigation that is deemed to be necessary following the site investigation must be identified and undertaken prior to submitting the final Ground Investigation and Quantitative Risk Assessment to the council.

The results of the Leachate analysis will be compared to appropriate Environment Quality Standards (EQS) for Level 1 Assessment. These results will be tied in with the Groundwater Risk Assessment highlighted in Section 6.0.




 Site boundary

220 Elgar Road, South Reading RG2 0BW

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Figure 1 – Site Location Plan

GWPR6540





220 Elgar Road, South Reading RG2 0BW

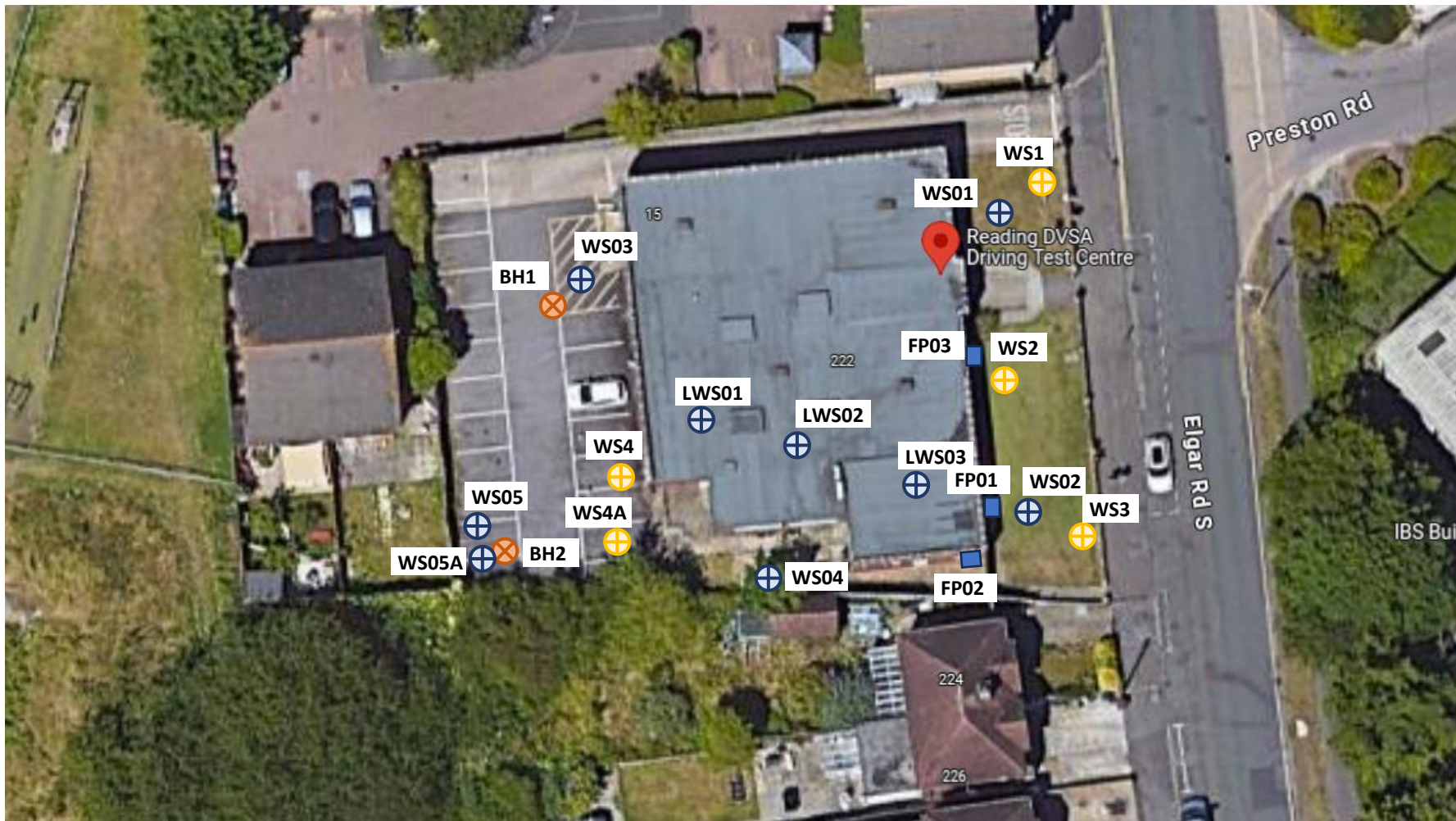
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Figure 2 – Proposed Development Plan

GWPR6540





220 Elgar Road, South Reading RG2 0BW

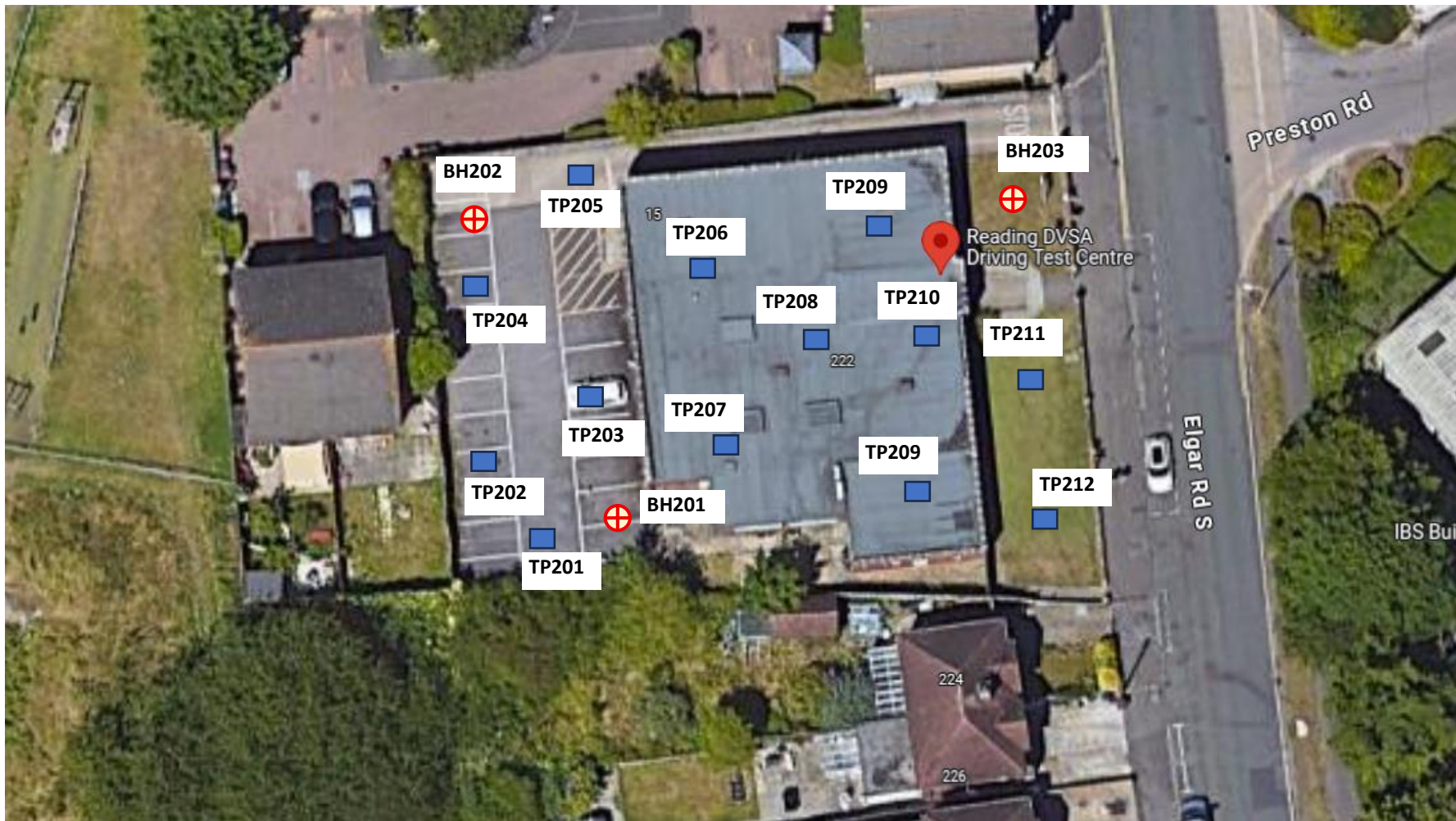
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Figure 3 – Trial Hole Location Plan

GWPR6540





Site boundary

Proposed SI:

Cable Percussion Borehole

Machine Excavated Trial Pit

220 Elgar Road, South Reading RG2 0BW

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Figure 4 – Proposed Trial Hole Location Plan

GWPR6540



APPENDIX A

Conditions and Limitations

The ground is a product of continuing natural and artificial processes. As a result, the ground will exhibit a variety of characteristics that vary from place to place across a site, and also with time. Whilst a ground investigation will mitigate to a greater or lesser degree against the resulting risk from variation, the risks cannot be eliminated.

The report has been prepared on the basis of information, data and materials which were available at the time of writing. Accordingly any conclusions, opinions or judgements made in the report should not be regarded as definitive or relied upon to the exclusion of other information, opinions and judgements.

The investigation, interpretations, and recommendations given in this report were prepared for the sole benefit of the client in accordance with their brief; as such these do not necessarily address all aspects of ground behaviour at the site. No liability is accepted for any reliance placed on it by others unless specifically agreed in writing.

Any decisions made by you, or by any organisation, agency or person who has read, received or been provided with information contained in the report (“you” or “the Recipient”) are decisions of the Recipient and we will not make, or be deemed to make, any decisions on behalf of any Recipient. We will not be liable for the consequences of any such decisions.

Current regulations and good practice were used in the preparation of this report. An appropriately qualified person must review the recommendations given in this report at the time of preparation of the scheme design to ensure that any recommendations given remain valid in light of changes in regulation and practice, or additional information obtained regarding the site.

Any Recipient must take into account any other factors apart from the Report of which they and their experts and advisers are or should be aware. The information, data, conclusions, opinions and judgements set out in the report may relate to certain contexts and may not be suitable in other contexts. It is your responsibility to ensure that you do not use the information we provide in the wrong context.

This report is based on readily available geological records, the recorded physical investigation, the strata observed in the works, together with the results of completed site and laboratory tests. Whilst skill and care has been taken to interpret these conditions likely between or below investigation points, the possibility of other characteristics not revealed cannot be discounted, for which no liability can be accepted. The impact of our assessment on other aspects of the development required evaluation by other involved parties.

The opinions expressed cannot be absolute due to the limitations of time and resources within the context of the agreed brief and the possibility of unrecorded previous in ground activities. The ground conditions have been sampled or monitored in recorded locations and tests for some of the more

common chemicals generally expected. Other concentrations of types of chemicals may exist. It was not part of the scope of this report to comment on environment/contaminated land considerations.

The conclusions and recommendations relate to 220 Elgar Road South, Reading, RG2 0BW.

Trial hole is a generic term used to describe a method of direct investigation. The term trial pit, borehole or window sampler borehole implies the specific technique used to produce a trial hole.

The depth to roots and/or of desiccation may vary from that found during the investigation. The client is responsible for establishing the depth to roots and/or of desiccation on a plot-by-plot basis prior to the construction of foundations. Where trees are mentioned in the text this means existing trees, recently removed trees (approximately 15 years to full recovery on cohesive soils) and those planned as part of the site landscaping.

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