

Reading Borough Council - Development
Control
READING, RG1 7TD

Reference: PA-0003439/01
Customer reference: PL/25/1188
14 May 2026

Discharge of condition 5 (Contamination Assessment) of planning permission
PL/22/0258, as allowed on appeal (Ref: APP/E0345/W/23/3315618) on 02/04/2024.

220 ELGAR ROAD SOUTH, READING, RG2 0BW

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation PL/25/1188.

We have reviewed the following documents:

- *Technical Note (GWPR6817/TN/February 2026 V1.01)* (appears to be a copy of that provided at the time of the previous consultation in March 2026.)
- The *Phase II Investigation Report Reference: GWPR6817/SIR/April 2026 v1.0* (has been updated from that provided at the time of the September 2025 consultation.)

We welcome the additional sampling rounds and groundwater level information.

However,

- The previous submission stated that soils analyses are to be provided separately. We still do not have these. The reference to the need for an engineered capping layer and treatment following proposed excavation suggests the soils are contaminated.
- The added reference to vinyl chloride and tetrachloroethene above DWS in groundwater is helpful but the statement in the Technical Note "*No elevated concentrations were identified within the chalk aquifer*" remains at variance with these findings.
- Vinyl chloride and tetrachloroethene above DWS in groundwater are described as requiring further action but there is no further reference to the action to be taken and no Detailed Quantitative Risk Assessment has been provided.

- We have seen no evidence for the statement made in both the Phase II Report and the Technical Note that the VOCs/SVOCs will be from an off-site source only.
- Within the Technical Note all chlorinated solvents continue to be assessed in the context of vapours without due regard to the groundwater contamination.

Therefore we are unable to recommend partial discharge of condition 5 i or ii at this time.

If you have any questions regarding our response, please contact planning_thm@environment-agency.gov.uk.

Yours sincerely,

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