

Development Management
Reading Borough Council
Civic Offices, Bridge Street
Reading, RG1 2LU

Dear Sir/Madam

Discharge of Condition 8 (Remediation Scheme) — Application No. PL/26/0241

Site: 1 Christchurch Road, Reading, RG2 7AB

We write further to the grant of full planning permission dated 8 September 2026 for the change of use of the existing Doctors Surgery to three Class C3 flats and associated works at the above site. This letter and accompanying remediation scheme are submitted to discharge Condition 8, which states:

"No development 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."

This remediation scheme should be read alongside the preliminary ground contamination risk assessment prepared by Ashdown Site Investigation Ltd (Project Ref: P17499, Report Ref: R16983, Issue No. 1), which was submitted with, and is an approved document under, this planning permission.

1. Site Background

The site comprises a former doctor's surgery, occupying the central/southern part of the plot, with an area of asphalt-surfaced car parking to the north which is proposed to be converted to private garden use as part of this development. The existing building is listed and dates from the early 19th century; the site and surrounding area have changed little since the early 20th century.

The site is expected to be underlain by the Boyn Hill Gravel Member (classified as a Secondary A Aquifer) overlying the London Clay Formation (an Unproductive Stratum). The site does not lie within a Source Protection Zone. The nearest groundwater abstraction licence lies approximately 643m to the north-east (Royal Berkshire Hospital, for drinking/cooking/sanitary/washing use) and the nearest surface water abstraction lies approximately 1,027m to the north-west.

2. Conceptual Site Model and Remediation Objectives

The preliminary risk assessment identifies a single potential source of contamination: made ground that may be present beneath the existing car park area, which is proposed to become a private garden. The pollutant linkages considered are summarised below.

Source	Pathway	Receptor	Risk Rating
Made ground beneath existing car park area	Direct contact / dermal contact and dust inhalation by future garden users	Future site occupiers (residential, with private garden)	Low
Made ground beneath existing car park area	Consumption of home-grown produce grown in garden soils	Future site occupiers (residential, with private garden)	Low
Made ground beneath existing car park area	Vapour/gas intrusion into new/converted buildings	Future site occupiers	Low

Source	Pathway	Receptor	Risk Rating
Made ground beneath existing car park area	Migration to groundwater (Boyn Hill Gravel Member, Secondary A Aquifer)	Controlled waters	Very Low

Remediation objectives: to remove or otherwise satisfactorily address the pollutant linkages identified above such that the site is demonstrably suitable for its intended residential end use (including private garden use and home-grown produce consumption), without unacceptable risk to human health, controlled waters, or the natural and historical environment, and such that the site does not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990.

Remediation criteria: material remaining within the proposed garden area following site strip will be assessed against generic assessment criteria appropriate to a residential end use with plant uptake (e.g. current CLEA/GAC-based screening values, or site-specific criteria agreed with the Local Planning Authority), consistent with the guidance referenced in the Ashdown Site Investigation report (CIRIA C552).

3. Appraisal of Remedial Options

Option	Description	Appraisal
Option 1: Do nothing	No remedial or verification works undertaken; existing hardstanding and any underlying made ground left in situ and converted directly to garden use.	Rejected. Leaves an unassessed and unverified pollutant linkage in place beneath an area intended for garden use and food growing, which would not satisfy Condition 8 or demonstrate the site is suitable for its intended residential use.
Option 2: Full precautionary excavation and off-site disposal	Blanket removal and licensed off-site disposal of all car park hardstanding, sub-base and underlying made ground to a specified depth, irrespective of testing results.	Rejected as the primary strategy. Disproportionate to the Low risk identified in the preliminary risk assessment; not cost- or resource-proportionate, and generates unnecessary waste/vehicle movements. Retained as a fallback if Option 3 identifies unacceptable contamination.
Option 3: Staged inspection, targeted testing and validation (preferred option)	Hardstanding and sub-base in the proposed garden area removed as part of the site strip; formation level visually inspected by a suitably qualified person; if made ground is absent, a short validation report with photographic record is submitted. If made ground remains, representative samples are tested against appropriate assessment criteria for the residential end use (with plant uptake); if concentrations are acceptable no further action is required (validation report submitted); if concentrations exceed criteria, the affected material is excavated and removed under licence (falling back to Option 2 principles for that localised area only), followed by validation.	Preferred. Proportionate to the Low risk rating in the Ashdown Site Investigation preliminary risk assessment; follows current good practice (CIRIA C552) for a source-pathway-receptor linkage of this scale; provides a verifiable audit trail (photographic record and, where needed, laboratory testing) to demonstrate the site is suitable for use and does not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990.

4. Preferred Option: Works to be Undertaken

Option 3 is proposed as the preferred remediation strategy, comprising the following staged works:

- a) Removal of the existing asphalt hardstanding and sub-base within the proposed garden area as part of the general site strip;
- b) Visual inspection of the exposed formation level by a suitably qualified person, with a photographic record;
- c) Where no made ground is observed to remain, submission of a short validation report (including the photographic record) confirming the absence of any remaining pollutant linkage;
- d) Where made ground is observed to remain, collection of representative soil samples for laboratory testing against the residential (with plant uptake) assessment criteria set out in Section 2 above;
- e) Where test results are below the adopted criteria, no further action is required and a validation report will be submitted confirming this;
- f) Where test results exceed the adopted criteria, the affected material will be excavated and removed to a suitably licensed facility, with imported certified clean topsoil/subsoil used for reinstatement, followed by a validation report confirming completion;
- g) In accordance with Condition 10, should unexpected contamination be encountered anywhere else on site during the works, that part of the site will be halted, reported to the Local Planning Authority, and assessed/remediated under a separate scheme agreed in writing before works recommence.

5. Timetable and Site Management Procedures

The works described above will be carried out during the site strip and enabling works stage, at the start of the construction programme and prior to any construction rising above foundation level, in line with the sequencing set out in the project's Construction Method Statement (submitted to discharge Condition 13) and the overall works programme.

Site management procedures will include: supervision of the site strip and inspection by a suitably qualified environmental consultant; retention of a photographic and, where applicable, laboratory testing record; segregation and secure storage of any arisings pending testing or off-site disposal; use of a licensed waste carrier and disposal facility for any material requiring removal; and adherence to the dust, noise and traffic management measures set out in the Construction Method Statement.

In accordance with Condition 9, a validation report demonstrating the effectiveness of the remediation carried out under this scheme will be submitted to and approved by the Local Planning Authority before construction proceeds above foundation level.

6. Part 2A Statement

On completion of the works and validation reporting set out above, the site will not present an unacceptable risk to human health or controlled waters in relation to its intended residential use, and will therefore not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990.

We trust this remediation scheme is sufficient to discharge Condition 8 and would be grateful for written confirmation in due course. Please do not hesitate to contact us should any further information be required.

Yours faithfully,

Suki
Jarvis Property Partnership
Agent for Mr and Mrs S and J Dhanjal