M E M O R A N D U M

CARBON AND SUSTAINABILITY

To:	Alex Harrison Principal Planning Officer Planning	**Date:**	16th June 2025
From:	Anka Asandei Principal Scientific Officer Carbon and Sustainability	**Ext:**	5334
Re:	**Land at Manor Farm and land north of Wraysbury Reservoir, Poyle Road, Slough** **Planning Ref: P/10076/013**		

Alex,

I reviewed our database and list of Potentially Contaminated Land sites, together with the following Reports:

A. **Outline Construction Environmental Management Plan** (Doc Ref. 1620016166-004_1_Manor_Farm_OCEMP), dated December 2024, and prepared by Ramboll.

B. **Phase I Preliminary Risk Assessment** (Ref. no. 1620016166-004-01, Issue 03) dated December 2024, and prepared by Ramboll.

C. **Generic Quantitative Risk Assessment** (Ref. no. REH2023N02678-RAM-RP-00012_V2), dated December 2024, and prepared by Ramboll.

D. **Outline Remediation Strategy** (Ref. no. 1620016166-006, Issue 3.0) dated December 2024, and prepared by Ramboll.

Please see my comments below:

- The proposed development is located partially on a priority site risk ranked as medium as part of the Council's Prioritisation Procedure. Except for the piece of land north of the Wraysbury Reservoir, the main development site location has a history of both industrial and commercial uses. The proposed use will introduce a relatively similar sensitive receptor, which will need to be dealt with accordingly.
- The **CEMP** have a section mentioning the proposed monitoring due to take place on side in order to safeguard against potential soil contamination. This is acceptable.
- The **PRA** has identified a high risk to construction workers from Made Ground beneath the site, which will be lowered with provision of PPE and good environmental site practices. Potential severe risks are identified in relation to future site users and very low to low/moderate risks to controlled waters receptors. The report concludes that the proposed scheme offers the potential to further reduce environmental risks through capping the site, removing the USTs and associated residual contamination and reducing infiltration; whilst including protection measures for future site users. This is acceptable.
- The **GQRA** is based on a summary of relevant background information, details previous intrusive ground investigations, ongoing groundwater and surface water

sampling and subsequent findings, specifies how relevant generic assessment criteria were selected, provides a risk assessment and conceptual site model and identifies data gaps and further actions which are required. The identified contamination is deemed manageable given the proposed low-sensitivity commercial use of the site. In addition, the development works will enhance existing site conditions by removing clear sources of contamination, such as the underground storage tanks. Whilst I agree with this statement, further works already proposed need to take place in order for this to be achieved. This includes, but is not limited to further investigation, groundwater monitoring, ground gas protection measures, a remediation strategy, a watching brief, material reuse plan, etc.

- The **RMS** is an outline only of the proposed remedial works required to make the site suitable for use, based on the existing information. The Conceptual Site Model (CSM) identified several active Potential Contaminant Linkages (PCLs) between the identified contamination and sensitive receptors. Risks identified as being moderate/low or higher are considered to be significant and are therefore PCLs of concern requiring remedial action. Section 6. SOIL REMEDIATION outlines the main task to be undertake in order to address all the identified issues, these shall be carried out as a minimum, in addition to what the additional investigation and monitoring will identify. Section 8. GROUND GAS MITIGATION details the Ground gas mitigation that will required during both the Enabling Works and Construction Works and will have to be installed and verified throughout the development phases. The remedial works shall be carried out according to the above and verified as described in Section 9. All this information recorded shall be collated an presented in the Final Validation Report, together with any other information recorded during the remedial works.

Based on the above, I recommend the following conditions to be placed on the Decision Notice.

1. Phase 4 Remediation Validation (APAS code: NEN19)

No development within or adjacent to any area(s) subject to remediation works carried out pursuant to the Outline Remediation Strategy (Ref. no. 1620016166-006, Issue 3.0), dated December 2024, and prepared by Ramboll, shall be occupied until a full final ***Validation Report*** *for the purposes of human health protection has been submitted to and approved in writing by the Local Planning Authority. The report shall include details of the implementation of the remedial strategy and any contingency plan works approved pursuant to the remediation strategy. In the event that gas and/or vapour protection measures are specified by the remedial strategy, the report shall include written confirmation that all such measures have been implemented by a competent installer and then verified by a qualified independent third party/Building Control Regulator.*

REASON: To ensure that remediation work is adequately validated and recorded, in the interest of safeguarding public health and in accordance with Policy 8 of the Core Strategy 2008.

If you have further questions do not hesitate to contact me.

Kind regards,

Dr. Anka Asandei
Principal Scientific Officer