



**London Borough of  
Hillingdon Council**

# **2<sup>nd</sup> Ickenham Scouts Group, Ickenham**

Remediation Strategy and Verification Plan





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# 2<sup>nd</sup> Ickenham Scouts Group, Ickenham

## Remediation Strategy and Verification Plan

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Inter Urban Studios '2<sup>nd</sup> Ickenham Scout Community Close, Ickenham, UB10 8RE – Existing Site Plan'. Dwg No.: PL-02, 16.11.21.

Inter Urban Studios '2<sup>nd</sup> Ickenham Scout Community Close, Ickenham, UB10 8RE – Proposed Site Plan'. Dwg No.: PL-03, 16.11.21.

## Appendices

Appendix A        Copy of proposal referenced ST.2401020.001\_002

Appendix B        Schedule of Planning Conditions

Appendix C        BRE 465 Spreadsheet

Appendix D        Correspondence with London Borough of Hillingdon Council

## 1 INTRODUCTION

### 1.1 Terms of Reference

1.1.1 TEC has been appointed by BX Construction on behalf of London Borough of Hillingdon Council, to prepare a Remediation Strategy and Verification Plan in support of the development at 2<sup>nd</sup> Ickenham Scouts Group, Ickenham. All works were undertaken in accordance with our proposal email dated 29 January 2024 and referenced ST.2401020.001\_002.

1.1.2 A copy of our proposed scope of works for the site (ST.2401020.001\_002, 29 January 2024) is included within Appendix A as requested within email correspondence from London Borough of Hillingdon Council on 06 March 2024 with correspondence from London Borough of Hillingdon Council included within Appendix D for reference.

### 1.2 Background

1.2.1 The site is situated off Community Close, Ickenham within the London Borough of Hillingdon (Figure 1). The site covers an area of approximately 0.12 hectares, with the centre of the site situated at approximate National Grid Reference 508090, 186140. The nearest postcode is UB10 8RE.

1.2.2 The proposed development is understood to comprise the phased demolition of the existing structures onsite and to construct a new scouts hut within the western area of the site. The area around the new scout hut is understood to comprise areas of retained soft landscaping and hard infrastructure. Whilst it is noted that the structure to the east is to be demolished and replaced with a new area of soft landscaping of approximately 20m x 10m in extent.

1.2.3 The existing site plan presented within Inter Urban Studios drawing referenced 'Existing Site Plan'. Dwg No.: PL-02, 16.11.21 with the proposed development plan presented within Inter Urban Studios drawing referenced 'Proposed Site Plan'. Dwg No.: PL-03, 16.11.21.

1.2.4 It is understood that planning permission has been granted by London Borough of Hillingdon Council (ref: 77079/APP/2022/534) for the development, and that Planning Condition 4 specifically relates to the potential for contaminated land at the site with the requirement for a Remediation Strategy and subsequent Verification Report to be submitted to London Borough of Hillingdon Council as part of the planning process. Planning Conditions for the application are presented in Appendix B, with Planning Condition 4 stating the following:

- (i) Construction of the building shall not commence until an expanded scheme (post demolition / site enabling works), to deal with any unacceptable concentrations of contamination has been submitted to and approved by the Local Planning Authority (LPA).
- (a) All works which form part of any required remediation scheme shall be completed before any part of the development is occupied or brought into use unless the Local Planning Authority dispenses with any such requirement specifically and in writing. The scheme shall include the following measures unless the LPA dispenses any such requirement specifically and in writing:
  - (b) A written method statement providing details of the proposed remediation scheme, and how completion of the remedial works will be verified, shall be agreed in writing with the LPA prior to commencement of construction, along with the details of a watching brief to identify and address undiscovered contamination. No deviation shall be made from this scheme without express agreement of the LPA prior to its implementation.
- (ii) If, during site enabling, remediation and/or construction works, contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and
- (iii) Upon completion of approved remedial works, this condition will not be discharged until a comprehensive verification report has been submitted to and approved by the LPA. The report shall include details of the final remediation works and their verification to show that the works have been carried out in full and in accordance with the approved methodology.
- (iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority.

- 1.2.5 This report, and supporting documentation aims to address clauses (i)(b) of the above Planning Condition (the 'pre commencement of construction clause'), although it should be noted that due to the proposed phased approach for demolition and commencement of construction at the site (as detailed below), it will be necessary to also agree a phased approach to the remediation works as documented in the report. Correspondence between TEC, BX Construction, Inter Urban Studios and London Borough of Hillingdon Council pertaining to this approach has been included within Appendix D.
- 1.2.6 A desk study and ground investigation has previously been undertaken by TEC for the site, as detailed within the following report:
- *2<sup>nd</sup> Ickenham Scouts Group – Desk Study and Ground Investigation Report. Prepared for London Borough of Hillingdon Council. Ltd. Report reference 2105013.001.01, dated July 2021.*
- 1.2.7 Full reference should be made to the previous reporting and assessment, although salient information is provided in Section 2 of this report.
- 1.2.8 This Remediation Strategy and Verification Plan has been undertaken in accordance with current guidance such as LCRM - *Land contamination: risk management* (Environment Agency, 2023) and NHBC Standards/ LABC Technical Manual.
- 1.2.9 From the outset, sustainability and the potential impact of climate change have been considered, to assist in identification of options to minimise the environmental, social, and economic impacts of the risk assessment approach, with reference to Sustainable Management Practices (SMPs) from Sustainable Remediation Forum UK (SuRF-UK).

## 2 SITE CONDITIONS SUMMARY

### 2.1 Introduction

2.1.1 A summary of the salient issues relating to the site and the proposed development, in relation to land contamination, is presented below. Reference to the previous report (TEC reference 2105013.001.01, July 2021) should be made for detailed information.

2.1.2 It should be noted that 2021 phase of intrusive works undertaken by TEC, was based upon a scope of works provided by London Borough of Hillingdon Council in advance of the works, and was limited to the area surrounding the existing western structure, where the new proposed scout's hall was understood to be planned. At the time of this initial phase of investigation (2021), the proposed development layout had not been finalised, therefore a specific sampling strategy for any areas of proposed soft landscaping could not be finalised.

### 2.2 Previous Report Summary

**Table 2.1: Previous Report Summary (TEC July 2021)**

<b>Site History</b>	<p>Earliest available mapping indicates the site remained undeveloped prior to 1972 and comprised part of an orchard. From 1972, two structures in the approximate layout presently on site are depicted.</p> <p>A number of potentially contaminative land uses have been identified in proximity to the site including smithy, canal and railway.</p>
<b>Environmental Setting</b>	<p>BGS mapping indicates the site area is underlain by the London Clay Formation, which is designated as Unproductive Strata by the EA.</p> <p>There are no reported Environment Agency Source Protection Zones in the vicinity of the site. There are no recorded groundwater abstractions or discharge consents to groundwater within 1km of the site.</p> <p>The nearest surface water course is a stream recorded ~70m northeast of the site. There are no surface water abstractions or licensed discharge consents recorded within 500m of the site. The nearest pollution incident is recorded ~430 m southwest of the site although no further information was recorded. In addition, an area ~30m west is recorded to be located within an area of classified as Extent of flooding and extreme flooding from rivers or seas without defences.</p> <p>No current or historical landfills were recorded within 500m of the site, although 4No. potentially infilled areas of land (water) were recorded within 500m of the site, the closest recorded ~320m south of the site.</p>
<b>Scope of Investigation</b>	<p>The exploratory phase of ground investigation was undertaken in general accordance with the scope of works detailed by the London Borough of Hillingdon at tender stage. 6No. window sample boreholes were advanced at positions in the approximate locations requested by London Borough of Hillingdon, to characterise and describe the underlying ground materials, and to collect geochemical and geotechnical samples for analysis.</p> <p>A general suite of determinands were tested, based on the identified potential contamination sources present both on site and within proximity to the site as follows:</p> <ul style="list-style-type: none"> <li>On site sources – Localised areas of made ground of unknown composition.</li> <li>Off Site sources – Several potentially contaminative land uses including historical smithy, builders yard and railway, electrical substations and petrol filling stations/garages.</li> </ul>
<b>Encountered Ground Conditions</b>	<p>Made ground was recorded across the site to depths between 0.3m and 0.65mbgl, although potentially to 1.0m within a single location (WS04) where potentially reworked natural soils were identified. The material was generally recorded as gravelly sand underlain by slightly gravelly, slightly sandy, silty clay / clayey silt. The gravel component throughout the made ground was observed to comprise anthropogenically derived red brick, clinker, glass, flint and concrete.</p> <p>The London Clay Formation was recorded to underly the made ground to depths between 1.3m and 1.75mbgl. This material was recorded as firm, medium strength, brown mottled yellowish brown and light grey, slightly gravelly silty clay. The gravel was recorded as flint and occasional silt concretions and rare pyrite nodules were recorded.</p> <p>This was recorded to be underlain by the Lambeth Group, recorded as stiff, medium to high strength multi-coloured slightly gravelly silt clay. The gravel was recorded as silt concretions to a maximum observed depth &gt;4.0mbgl.</p> <p>Slight groundwater seepages were recorded within three locations (WS04 to WS06) at depths between 0.7m and 1.0mbgl all within the encountered London Clay Formation.</p>

<b>Generic Assessment Criteria</b>	For conservatism and as a preliminary screening tool as part of this initial investigation and assessment of the site, Generic Assessment Criteria (GACs) were applied for what was considered to be the most conservative of the six standard land use scenarios defined within the LQM/CIEH S4ULs – ‘Residential with homegrown produce’.  It should be noted that this approach is considered overly conservative in the context of the proposed end use of the site (a scout hut with associated communal soft landscaped outside space for occasional use).
<b>Contamination Summary</b>	No visual or olfactory evidence of gross contamination was observed during the ground investigation. However, a small area used as a campfire / fire pit (in keeping with the identified and expected land use scenario) was observed in the north of the site, during the site reconnaissance.  Laboratory analysis of representative made ground materials recorded exceedances of the GAC for lead and PAH compounds when considering the most conservative residential site end use, within a single location WS05 (0.0-0.1mbgl).  An asbestos screen completed on samples of the made ground at the laboratory recorded no suspected asbestos containing material or detectable asbestos fibres.
<b>Ground Gas/Radon</b>	No potential sources of ground gas were identified within proximity of the site, in addition, the site is underlain by cohesive strata, which will restrict any migration from off site sources.  The site is reported to be located within a Lower Probability Radon Area where no protection measures are required.

## 2.3 Updated Conceptual Model

2.3.1 On the basis of the assessment works undertaken by TEC in 2021, a number of relevant contaminant linkages (RCL) have been identified in relation to ground contamination and the proposed development, which are considered by TEC to be as follows:

- RCL1 Risk to site end users via exposure to Contaminants of Potential Concern (CoPC) within the made ground materials through ingestion, inhalation and dermal contact pathways in areas of proposed soft landscaping, where made ground remains;
- RCL2 Cumulative risk to brownfield construction workers and future site maintenance via exposure to Contaminants of Potential Concern (CoPC) within the made ground materials through the ingestion, inhalation and dermal contact pathways; and
- RCL3 Potential risk of statutory nuisance via disturbance of in-situ ground materials during development works resulting in the generation of dust, including fine particulate matter.

### 3 REMEDIATION OBJECTIVES AND CRITERIA

#### 3.1 Introduction

3.1.1 LCRM defines remediation objectives as site-specific objectives that relate solely to the reduction, control or removal of the risks associated with one or more of the relevant contaminant linkages (RCL). LCRM also defines remediation criteria as site specific measures against which compliance with remediation objectives will be assessed.

3.1.2 Remediation objectives and criteria for the identified RCL in relation to the proposed development are presented in Table 3.1.

**Table 3.1: Remediation Objectives and Criteria**

Relevant Contaminant Linkage (RCL)	Remediation Options/Objectives	Remediation Criteria
<b>RCL1:</b> Chronic risk to site end users via exposure to Contaminants of Potential Concern (CoPC) within the made ground in areas of the proposed soft landscaping through ingestion, inhalation and dermal contact.	<ul style="list-style-type: none"> <li>Long-term effective containment of contaminated made ground i.e. eliminating exposure to contaminated made ground or removal of the contamination source.</li> <li>Management of contaminant pathway</li> <li>Ensure the site is suitable for use in relation to the proposed development (replacement scout huts and associated communal soft landscaped areas)</li> <li>Satisfy planning requirements in relation land contamination</li> </ul>	Compliance to be based on either the removal of made ground (source removal) or the provision and maintenance of an appropriate cover system (management of the pathway) in all areas of the site, where made ground remains following site preparation.
<b>RCL2:</b> Risk to construction workers and future site maintenance workers via exposure to Contaminants of Potential Concern (CoPC) within the made ground through the ingestion, inhalation and dermal contact pathways.	<ul style="list-style-type: none"> <li>Long-term effective containment of contaminated made ground</li> <li>Management of the pathway and receptor</li> </ul>	Adoption of appropriate good brownfield working practices and implementation of appropriate site maintenance procedures and risk assessments.  Compliance is to be based on either the removal of the source of contamination (contaminated made ground) or by provision and maintenance of an appropriate cover system following site preparation, where made ground remains
<b>RCL3:</b> Short term disturbance of in-situ ground materials during development works resulting in the potential generation of dust, including fine particulate matter resulting in a potential risk of statutory nuisance.	<ul style="list-style-type: none"> <li>Effective control of dust and dust generating activities</li> </ul>	Employ best practice methods at all times.



#### 4 SCOPE OF REMEDIATION WORKS

4.1.1 Based upon the identified Relevant Contaminant Linkages (RCL), the following Remediation Strategy has been prepared to provide appropriate mitigation against the identified risks.

4.1.2 The Remediation Strategy has been undertaken in accordance with LCRM - *Land contamination: risk management* (Environment Agency 2023) and will require agreement in writing of the Regulatory Authorities prior to commencing any remediation on site.

#### 4.2 Remedial Measures

4.2.1 Remedial measures to achieve the site-specific remediation objectives set out in Table 3.1 for RCL1 to RCL3 are presented below.

##### **RCL1**

4.2.2 RCL1 relates to the chronic risk to site end users via exposure to identified contaminants of potential concern (when compared to the most conservative 'Residential with homegrown produce' land use) within the made ground materials, through the dermal contact, ingestion and inhalation pathways.

##### Hard Standing and Building Footprint

4.2.3 The proposed development plan indicates a large portion of the site area is to be covered by the footprint of the proposed development buildings or hardstanding. Where present, such hard cover features would remove the identified potential contaminant pathways in relation to site end users.

4.2.4 The proposed development is presented within Inter Urban Studios drawing referenced 'Proposed Site Plan'. Dwg No.: PL-03, 16.11.21 for the site.

##### Additional Assessment – Area of Soft Landscaping to the East

4.2.5 As part of overall site development, the existing structure (scout hut) to the east is to be demolished and replaced with new proposed soft landscaping of approximately 20m x 10m in area. At the time of the intrusive works undertaken by TEC in 2021, no intrusive works were undertaken within this area of the site due to the intrusive locations being provided by the London Borough of Hillingdon Council prior to the works, which were concentrated around the existing structure to the west as part of the proposed new scout hut. In addition, full proposed development plans were not provided to TEC at the time of the intrusive works in 2021 and therefore, as all existing structures were present onsite at the time of the works, as presented in Inter Urban Studios drawing referenced 'Existing Site Plan'. Dwg No.: PL-02, 16.11.21, no intrusive works were undertaken within the remaining areas of the site, including the area to the east.

4.2.6 As the area to the east is now proposed to be soft landscaping, it would be recommended that additional contamination assessment may be required, to determine the status of any contamination in this area, to present a more representative assessment against a relevant land use scenario, and following on from this, the requirement for any remediation measures.

4.2.7 However, the proposed construction phasing indicates that the existing structure to the east is to be retained in the short term, as a site welfare facility, until completion of demolition and construction of the replacement structure to the west. Therefore, this additional investigation works (and therefore a final strategy for this part of the site) cannot be completed prior to commencement of construction works at the site in accordance with Planning Condition 4. Clause (i)(b).

4.2.8 The area requiring additional assessment is shown marked in blue on Figure 2, and is limited to an area of proposed communal soft landscaping, which will become fully accessible for additional investigation/assessment and any subsequent remediation works, once the existing structure has been demolished.

4.2.9 It is therefore requested that partial discharge of the pre-construction clauses associated with Planning Condition 4 (specifically Clause (i)(b)) is recommended, once Hillingdon Council are satisfied with the overall strategy in relation to the footprints of the proposed new structures. This approach will enable commencement of construction of the proposed new scout hut to the west, in advance of finalising the Risk Assessment and Remediation Strategy, and Verification Plan for the areas of proposed soft landscaping at the site.

Additional Assessment - WS05

- 4.2.10 Localised contaminants of potential concern (CoPC) when compared to the most conservative 'Residential with homegrown produce' land use, have been recorded within the shallow made ground in proximity to WS05, within a single location (WS05). WS05 is located within an area of proposed soft landscaping to the east of the proposed new scout hut.
- 4.2.11 It should be noted that the identified CoPCs will not present a risk to site end users where the contaminant linkage is either broken by provision of hard landscaping/structures or clean soil capping, or source removal by excavation and removal of contaminated made ground from below proposed areas of soft landscaping is undertaken.
- 4.2.12 Given the limited and localised nature of these exceedances, further testing and assessment will be undertaken, once demolition has been completed, to determine the requirement for any such remedial measures. The potentially impacted area is marked in red on Figure 2.
- 4.2.13 It is therefore requested that partial discharge of the pre-construction clauses associated with Planning Condition 4 (specifically Clause (i)(b)) is recommended, once London Borough of Hillingdon Council are satisfied with the overall strategy in relation to the footprints of the proposed new structures. This approach will enable commencement of construction of the proposed new Scout Hut to the west, in advance of finalising the Risk Assessment and Remediation Strategy for the areas of proposed soft landscaping at the site.

Additional Investigation and Assessment Approach for Proposed Soft Landscaping

- 4.2.14 Based upon the proposed development layout, as presented within Inter Urban Studios drawings referenced 'Proposed Site Plan'. Dwg No.: PL-03, 16.11.21, a new area of soft landscaping is proposed in the eastern part of the site (area currently occupied by an existing structure) and in proximity to WS05, as outlined above. Therefore, further testing and assessment will be undertaken, once demolition has been completed, to determine the requirement for any remedial measures.
- 4.2.15 Upon completion of the demolition works, additional sampling and assessment in specific parts of the site proposed to be soft landscaping will be undertaken. Should this additional sampling and assessment identify that CoPCs are present, with regards to the specific land use proposed for this area (i.e. communal soft landscaping associated with a scout hut), then an updated Remediation Strategy and Verification Plan covering these specific areas of the site will be prepared.
- 4.2.16 However, based on consideration of the Conceptual Site Model and CoPCs previously identified at the site, it is anticipated that should CoPCs be identified in comparison to relevant GACs applicable to the proposed land use for the site, then several remediation options may be available as follows;
- Either excavation of made ground impacted with CoPCs in areas of proposed soft landscaping, to remove the source; or
  - Provision of a cover system within such areas, where made ground remains.

- 4.2.17 Should a cover system be the preferred option, further details have been provided below, to provide a more detailed indication of the likely approach.

*Simple Cover System*

- 4.2.18 Based on the concentrations of contaminants recorded within the made ground materials on site to date, a simple cover system in accordance with Building Research Establishment (BRE) guidance (BRE 465) titled "Cover Systems for Land Regeneration – Thickness of Cover Systems for Contaminated Land" may be appropriate in the proposed soft landscaped areas, to mitigate against the potential risk to site end users.
- 4.2.19 Remedial recommendations based on BRE 465 are designed to ensure that no soil, within a specific depth of finished level within the soft landscaped areas, is contaminated with concentrations above the human health remedial target concentrations for each contaminant of concern.
- 4.2.20 BRE 465 details methodology for specifying depths of general clean cover for marginally elevated levels of contamination. This methodology acknowledges that mixing between clean cover and underlying contaminated materials will occur over a period of time. The depth of clean cover required is therefore calculated to ensure that the concentration of the contaminant of concern, within the depth of this mixing

zone, will always remain at below a site specific level. BRE 465 reports that except in extreme circumstances, research indicates that the mixing zone is generally limited to 600mm of the surface, i.e. the maximum depth for double digging for a garden or allotment.

4.2.21 Based upon site specific data and indicative BRE465 calculations, to ensure contaminant levels remain below the most conservative screening values representative of a residential (with home grown produce) land use, a minimum depth of 415mm of clean cover could be provided within proposed soft landscaped areas (Figure 2), where made ground remains. The indicative BRE465 calculations are presented within Appendix C. The inputs to the BRE465 spreadsheet are conservatively based upon the maximum contaminant concentrations recorded within the made ground at the site to date compared with the most conservative land use of 'Residential with homegrown produce'. The calculations also assume that levels of contamination within the cover system for the identified CoPCs are set at <50% of the GAC as noted in Table 6.1 below.

4.2.22 Dependent on the findings of the proposed additional testing and assessment, the required depth of clean cover may increase or decrease, there is also the potential that the assessment concludes that further remediation is not required to the proposed area of soft landscaping, therefore the above calculations should be considered preliminary and indicative only at this stage.

#### General Cover System Requirements

4.2.23 Careful management of the site works will be required to ensure potential cross-contamination from materials containing CoPC is avoided (Section 5).

4.2.24 Imported material will likely be required to provide the proposed depth of cover system within the soft landscaped areas. Therefore, geochemical verification testing should be undertaken on all imported material, as well as any excavated material proposed for re-use. The testing regime for such material is detailed below and in Section 6.

4.2.25 Topsoil should meet the requirements of BS3882:2015 for multipurpose topsoil, whilst subsoils should meet the requirements of BS8601:2013 for multipurpose subsoil. Appropriate certificates of analysis should be provided, in advance of material importation, to demonstrate compliance with these criteria.

4.2.26 Further, in accordance with BS3882:2015 and BS8601:2013, all imported material should be free from propagules of aggressive weeds and bulk vegetative matter, and topsoil and subsoil should have a maximum stone size of 20mm and 50mm, respectively.

#### **RCL2**

4.2.27 RCL2 relates to the risk to construction workers and future site maintenance workers via exposure to contaminants of concern recorded within the made ground materials on site through dermal contact, ingestion and inhalation pathways.

4.2.28 The adoption of good brownfield working practices, including good site welfare and hygiene facilities and the provision of appropriate Personal Protective Equipment (PPE) should be implemented.

4.2.29 Full site maintenance procedures and risk assessments should be documented and implemented to ensure that future maintenance workers are protected from potential residual risk during possible exposure to materials beneath the capping layer.

#### **RCL3**

4.2.30 RCL3 relates to the potential risk of statutory nuisance via disturbance of in situ ground materials during remediation and development works resulting in the generation of dust, including fine particulate matter.

4.2.31 Development works will provide a long-term betterment with respect to dust generation as potentially contaminated materials will be effectively capped (e.g. by hardstanding or clean cover). Given the proposed development works for the site, the short-term potential for the generation of dust and fine particulate matter cannot be discounted. This is due to the requirement for the excavation and handling of potentially dry materials and their transportation on and off-site. In addition, wind blow across bare ground or stockpiles of excavated and treated materials can also represent a potential significant source of dust generation.

4.2.32 Fugitive dust and fine particle generation from remediation and construction activities can be substantially reduced through carefully selected mitigation techniques and effective management. Once particles are airborne, it is very difficult to prevent them from dispersing into the surrounding area. The most effective technique is to control dust at source and prevent it from becoming airborne.

4.2.33 The contractor will be required to take all necessary measures to avoid creating a dust nuisance during both remediation and construction works. Best practicable means should be used to minimise dust.

#### **4.3 General Remedial Measures**

##### Previously Unidentified Contamination

4.3.1 During the site clearance works and subsequent testing and assessment, should contamination be found at any time when carrying out the development that was not previously identified, it will be reported in writing immediately to the Local Planning Authority. Following which, further investigation and risk assessment will be undertaken, and where further remediation is considered necessary, a revised remediation scheme will be produced and forwarded to the Local Planning Authority for approval in writing. Section 6 of this Remediation Strategy provides the communication process should further assessment be undertaken.

##### Services Protection

4.3.2 Should water supply pipes be placed within the made ground encountered at the site, due consideration would need to be given to the UK Water Industry Research Ltd (UKWIR) guidance.

## **5 GENERAL REQUIREMENTS**

### **5.1 Environmental Permits / Licences**

- 5.1.1 The Contractor will be required to comply with all relevant legislation, statutory requirements and guidance, Codes of Practice, British Standards and all relevant HSE Guidance and Approved Codes of Practice.
- 5.1.2 The Contractor will be responsible for obtaining and complying with all necessary permissions, licenses and permits required to undertake the works.

### **5.2 Materials Excavation**

- 5.2.1 Given the presence of elevated contaminant concentrations within the made ground, as a minimum, made ground shall be segregated in accordance with current waste regulations to allow for separate treatment/disposal. Further, segregation may be required should further grossly contaminated materials be encountered. Characterisation of waste materials will be undertaken by suitably experienced person and will be limited to ensure appropriate visual characterisation of materials.
- 5.2.2 All on-site waste material movements on site will be undertaken in a controlled fashion, to avoid cross contamination of materials.

### **5.3 Stockpiling**

- 5.3.1 Temporary stockpiles should be on suitable hardstanding or impermeable membrane, to prevent mixing with underlying materials and such stockpiles will also be covered with an impermeable membrane. In addition, in order to avoid potential cross-contamination, work methodologies should be adopted such that the trafficking over contaminated areas is minimised and, wherever possible, avoided.

### **5.4 Waste Management**

- 5.4.1 Excavated contaminated material will be disposed from site to an appropriately licensed facility. Additional testing may be required in accordance with guidance outlined by the Environment Agency's document '*Waste Sampling and Testing for Disposal to Landfill*' (EBPRI 11507B), dated March 2013, to allow determination of an appropriately licensed landfill for disposal. The waste producer must develop a sampling plan using Best Practice with reference to BS EN 14899 (and supporting technical guidance CEN/TR 15310) to ensure samples are representative of the waste being produced.

### **5.5 Materials Transport and Disposal**

- 5.5.1 All waste disposal activities will be undertaken in accordance with the Waste (England and Wales) (Amendment) Regulations 2014 and consequently, the haulier will need to be a licensed waste carrier and evidence of registration will need to be obtained prior to any consignment.
- 5.5.2 All waste will only be sent to a class of disposal facility permitted to accept the materials identified.
- 5.5.3 Laboratory results of the excavated material will need to be passed on to the haulier and the material will need to be transported and disposed of accordingly. All excavated contaminated waste materials are to be transported off-site in appropriately sheeted lorries.

### **5.6 De-Watering**

- 5.6.1 Groundwater seepages were recorded during the intrusive works undertaken by TEC in 2021 between depths of 0.7m and 1.1mbgl. Based on observations made during the ground investigations, groundwater ingress into excavations is considered unlikely to be significantly problematic although some dewatering may be required, particularly where excavations are left open for any length of time.
- 5.6.2 To minimise the generation of water requiring management, surface run-off and collection should be reduced by ensuring that the scale of open excavation is restricted to that necessary for the immediate works.

**5.7 Backfilling**

- 5.7.1 Where excavation of contaminated materials occurs, the resultant excavation should be backfilled with general fill, or imported clean material. Excavated contaminated materials should not be used for backfilling.

**5.8 Site Maintenance**

- 5.8.1 Site maintenance procedures and risk assessments should be documented and implemented to ensure that the capping layer and hard cover areas are appropriately maintained, and future maintenance workers are protected during exposure to materials beneath the capping layer and hardstanding.
- 5.8.2 Due consideration should be given as to whether the depth of any clean cover system is sufficient for the planting proposed, e.g. planting of vegetation with a rooting zone in excess of the depth of clean cover may require deepened excavations or use of containers.
- 5.8.3 Should significant future excavation works be required within the site then full reinstatement in accordance with this Remediation Strategy will be required.

**5.9 General Site Safety**

- 5.9.1 All aspects of health and safety during site works will be undertaken in accordance with the Construction (Design and Management) Regulations, 2015 (CDM), or superseding documentation. In addition, all remedial works will be undertaken in accordance with the Health and Safety Executive publication (HSG66) "Protection of workers and the general public during the development of contaminated land" (1991), CIRIA Report 132 "A guide for safe working on contaminated sites" (1996).

## 6 VERIFICATION PLAN

### 6.1 Materials Importation and Verification Testing

#### Material Importation

- 6.1.1 Appropriate chemical testing of imported materials will be required if the origin of the imported clean cover capping materials is other than one of the following:
- A “greenfield” site where an appropriate desk study has been undertaken in accordance with BS10175:2011+A2:2017 which shows that no sources of contamination are or have been present; or
  - A site where suitable site investigation and testing has been undertaken in accordance with BS10175:2011+A2:2017 which clearly demonstrates the chemical suitability of the imported material.
- 6.1.2 If the source of the capping materials does not comply with the above or is from a site that is known to be, or suspected of being, contaminated, sufficient testing should be undertaken to confirm the materials are suitable for use. Where separate subsoil and topsoil materials are used in the cover system, it will be necessary to confirm the chemical quality of both of these components.
- 6.1.3 All imported material, whether used as part of a clean cover system or not, will comply with the limits set out within Table 6.1.
- 6.1.4 In addition, all imported topsoil and subsoil materials should meet the requirements of BS3882:2015 and BS8601:2013. All imported topsoil and subsoil should be free from foreign objects discernible by the naked eye (e.g. glass, brick, concrete, wire, tarmac, plastic, ceramic, metal, treated wood) or potentially hazardous foreign matter which may represent a risk of traumatic injury or damage to health.
- 6.1.5 In all cases, a copy of the delivery ticket should be available to confirm the imported materials have been transferred directly from the approved source site.
- 6.1.6 Where capping materials (including manufactured soils) are sourced from a commercial provider, a copy of the supplier’s routine chemical test certificate(s) and delivery tickets to site should be included within the remediation Verification Report. All test certificates should be current and representative of the material actually being used on site. Should importation be undertaken over an extended period of time, separate certification may be required. The amount of testing undertaken by the commercial provider should be linked to the former uses of the source site and the potential for contamination to be present. It is noted that the use of skip waste will not be accepted as capping materials without extensive testing to confirm it is suitable for use.
- 6.1.7 Quarried aggregate need not be subject to this testing regime, where supported by appropriate certification.
- 6.1.8 Placement of fill materials associated with these remedial works should not be permitted unless this information has been received and approved in advance by the Client’s representative.
- 6.1.9 All samples will be submitted to an appropriate accredited laboratory (MCERTS/UKAS) for analysis. Given the proposed development includes soft landscaped communal greenspace, limits have been set on the basis of the most conservative ‘*residential with homegrown produce*’ site end use.

**Table 6.1: Importation & Re-use Criteria**

Contaminant	Maximum Import Concentration (mg/kg) <sup>(1)</sup>
Arsenic	37
Boron	290
Cadmium	22
Chromium (Total)	910
Chromium (VI)	21
Copper	2400
Lead	100 <sup>(3)</sup>
Mercury	40
Nickel	130



Contaminant	Maximum Import Concentration (mg/kg) <sup>(1)</sup>
Selenium	350
Zinc	3700
Beryllium	1.7
Barium	1300
Vanadium	410
Cyanide	20
Total Phenol	120
<b>Banded Petroleum Hydrocarbons<sup>(2)</sup></b>	
TPH Aliphatic C5-C6	42
TPH Aliphatic C6-C8	100
TPH Aliphatic C8-C10	27
TPH Aliphatic C10-C12	130
TPH Aromatic C5-C7	70
TPH Aromatic C7-C8	130
TPH Aromatic C8-C10	34
TPH Aromatic C10-C12	74
TPH Aromatic C12-C16	140
TPH Aromatic C16-C21	260
Total Petroleum Hydrocarbons (TPH)	500 <sup>(2)</sup>
<b>Other Petroleum Hydrocarbons<sup>(2)</sup></b>	
Naphthalene	2.3
Acenaphthylene	170
Acenaphthene	210
Fluorene	170
Phenanthrene	95
Fluoranthene	280
Benzo(a)anthracene	7.2
Chrysene	15
Benzo(b)fluoranthene	1.3 <sup>(3)</sup>
Benzo(k)fluoranthene	77
Benzo(a)pyrene	2.2
Indeno(1,2,3-cd)pyrene	27
Dibenzo(a,h)anthracene	0.12 <sup>(3)</sup>
Benzo(g,h,i)perylene	320
Benzene	0.087
Ethylbenzene	47
m & p-xylene	56
o-xylene	60
MTBE	49
<b>Other</b>	
Asbestos Screen	Absent

Notes:

1. Importation criteria based on human health screening values for 'residential (with homegrown produce)' end use (based on DEFRA C4SL (2014), Environment Agency Soil Guideline Values (2009) and CIEH/LQM GAC (2014), where appropriate, based upon a 'worst-case' Soil Organic Matter (SOM) of 1%).
2. Speciated hydrocarbon contaminants with screening values >500mg/kg are not included as total TPH limit has been set at 500mg/kg.
3. Concentrations of Contaminants of Potential Concern have been set at half the screening value for residential site end use (with homegrown produce) as detailed within the indicative BRE 465 Spreadsheet (Appendix C).



Verification Testing

- 6.1.10 Following the placement of the appropriate cover system (should a cover system be necessary, and is the final selected remediation option in the event that remediation works are required), verification pits should be excavated to prove the depth, and where necessary, the chemical quality of the clean cover. A written description and photographic record of each verification pit shall be obtained.
- 6.1.11 Given the proposed development, it is suggested that where appropriate supporting current certification is not available an appropriate number of validation samples of the placed imported cover system will be taken and chemically analysed.
- 6.1.12 Where appropriate supporting current certification is not available in relation to the chemical quality of placed imported cover system material, verification samples will be taken and chemically analysed. The number of validation samples required will be confirmed with the regulatory authorities prior to undertaking the sampling but would be initially suggested as follows:
- One sample for every 100m<sup>3</sup> of fill, if the material is imported from a known 'Greenfield' source.
  - One sample per 50m<sup>3</sup> of fill if the material is derived from site or imported from an unknown source or off site source without appropriate documentation of non-contaminative history.
- 6.1.13 However, where different sources are utilised to provide the cover system, there may be the need for further testing to confirm the chemical composition of the imported materials.

**6.2 Verification Reporting**

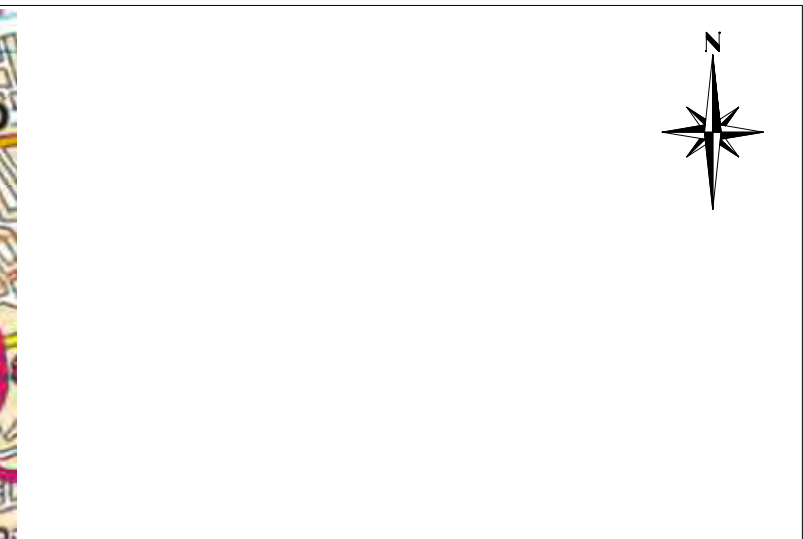
- 6.2.1 In accordance with current guidance, upon completion of the final works a verification report(s) will be prepared that demonstrates the effectiveness of the remediation carried out and identifying any requirements for longer-term monitoring of identified pollutant linkages, maintenance and arrangements for contingency action, if appropriate. It may be that, with prior agreement of the regulatory authorities, partial verification of the site may be obtained should the development be completed in a phased manner.
- 6.2.2 The verification report(s) will be prepared in accordance with the LCRM - *Land contamination: risk management* (Environment Agency, 2023).

**6.3 Communications Plan**

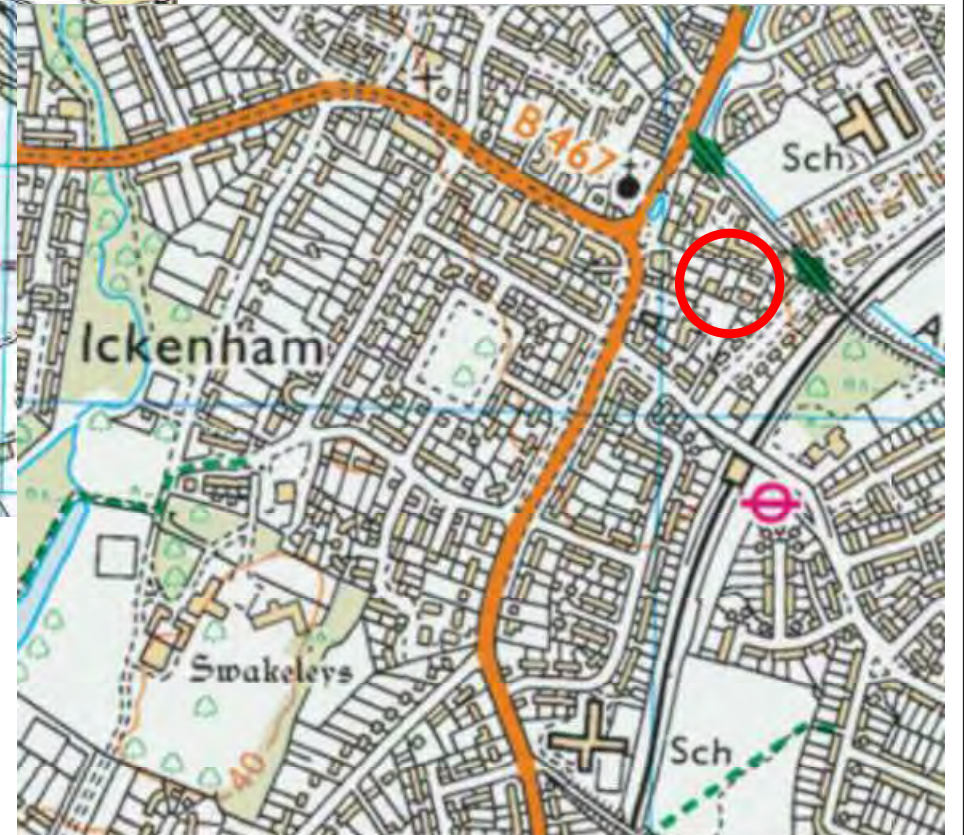
- 6.3.1 Should, at any time, verification information show that remediation activities have not achieved the remediation criteria derived for the relevant pollutant linkages or additional assessment is undertaken, the following action plan shall be implemented:
- The results shall be notified to the Local Planning Authority immediately and confirmed in writing;
  - Any agreed remedial action will be undertaken within such reasonable time as required by the Local Planning Authority; and
  - A report detailing any remedial works undertaken, the monitoring results and the effectiveness of the action plan shall be forwarded to the Local Planning Authority.

TEC

## Figures and Drawings



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Approximate Site Location:



TEC  
The Old Chapel  
35a Southover  
Wells, Somerset  
BA5 1UH

Tel: 01749 67776C  
Email: info@tecon.co.uk  
Web: www.tecon.co.uk

Site Name

2nd Ickenham Scout Group, Ickenham

Drawing Name

Site Location Plan

Client Name:

London Borough of Hillingdon Council

Project No

2401020.001

Figure No:

1

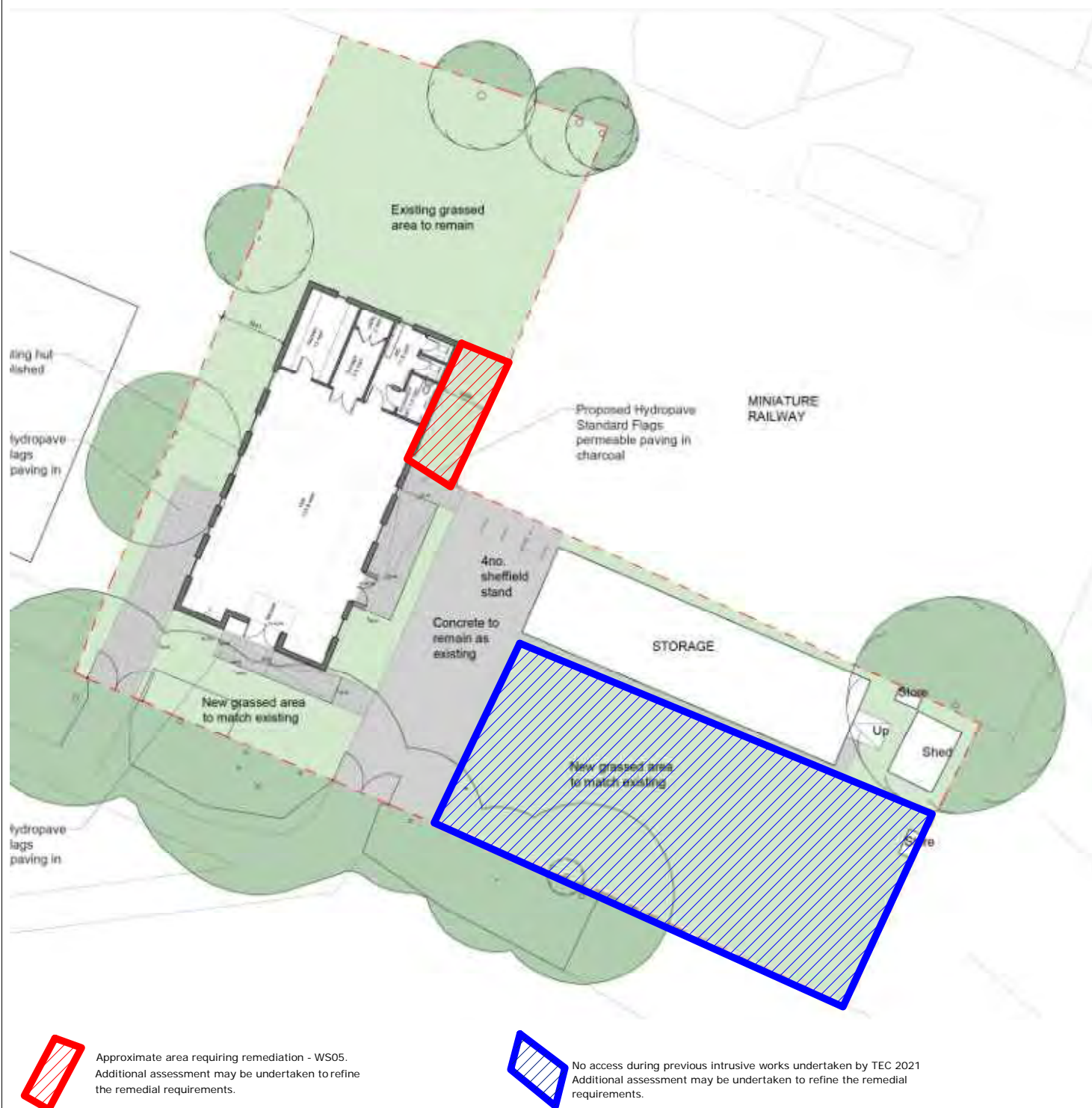
Date:

April 2024

Scale:

NTS





Extract of Inter Urban Studios '2nd Ickenham Scout Community Close - Proposed Site Plan'. Dwg No.: PL-03, 16.11.21

	TEC The Old Chapel 35a Southover Wells, Somerset BA5 1UH	Tel: 01749 67776C Email: info@tecon.co.uk Web: www.tecon.co.uk	Site Name  2nd Ickenham Scouts Group, Ickenham			Scale:  NTS
Drawing Name  Proposed Development & Addition Investigation Requirement Plan			Client Name:  London Borough of Hillingdon Council	Project No  2401020.001	Date  April 2024	Figure No  2 Rev A

PROJECT

2nd Ickenham Scout  
Community Close  
Ickenham UB10 8RE

DRAWING

Existing Site Plan

SCALE @A3

1:200

DATE

16.11.21

STATUS

PLANNING

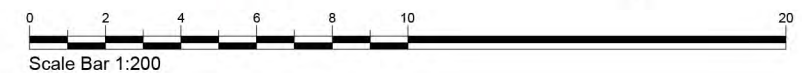
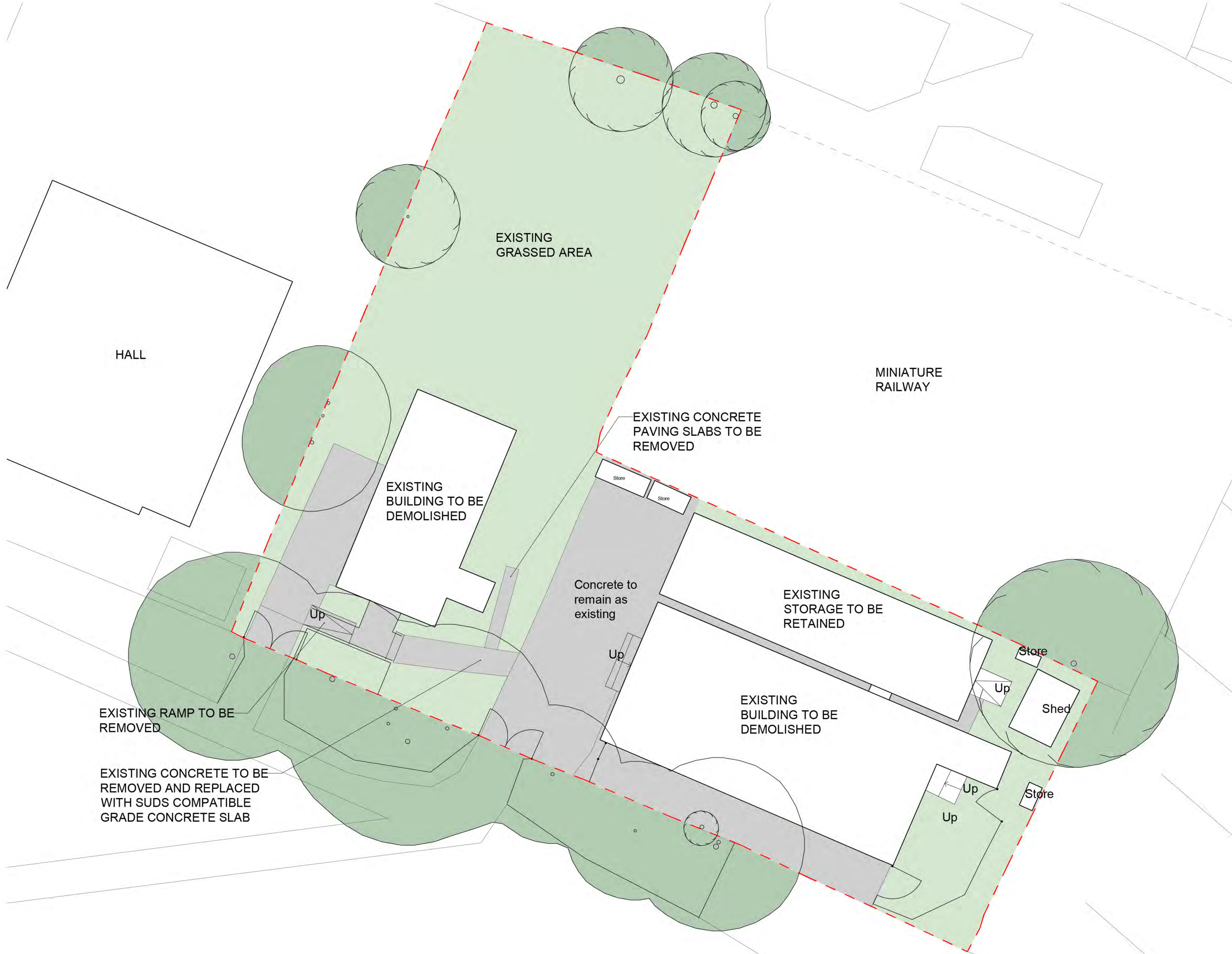
DRAWING NO.

PL-02

DRAWN/CHECK

EC/MS

REVISION







Inter  
Urban  
Studios

Unit 101 Netil House  
1 Westgate Street  
London E8 3RL  
020 3095 9748  
www.interurbanstudios.com  
info@interurbanstudios.com

PROJECT

2nd Ickenham Scout  
Community Close  
Ickenham UB10 8RE

DRAWING

Proposed Site Plan

SCALE @A3

1:200

DATE

16.11.21

STATUS

PLANNING

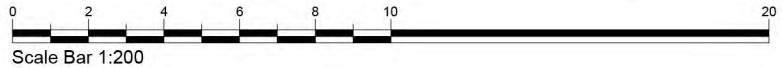
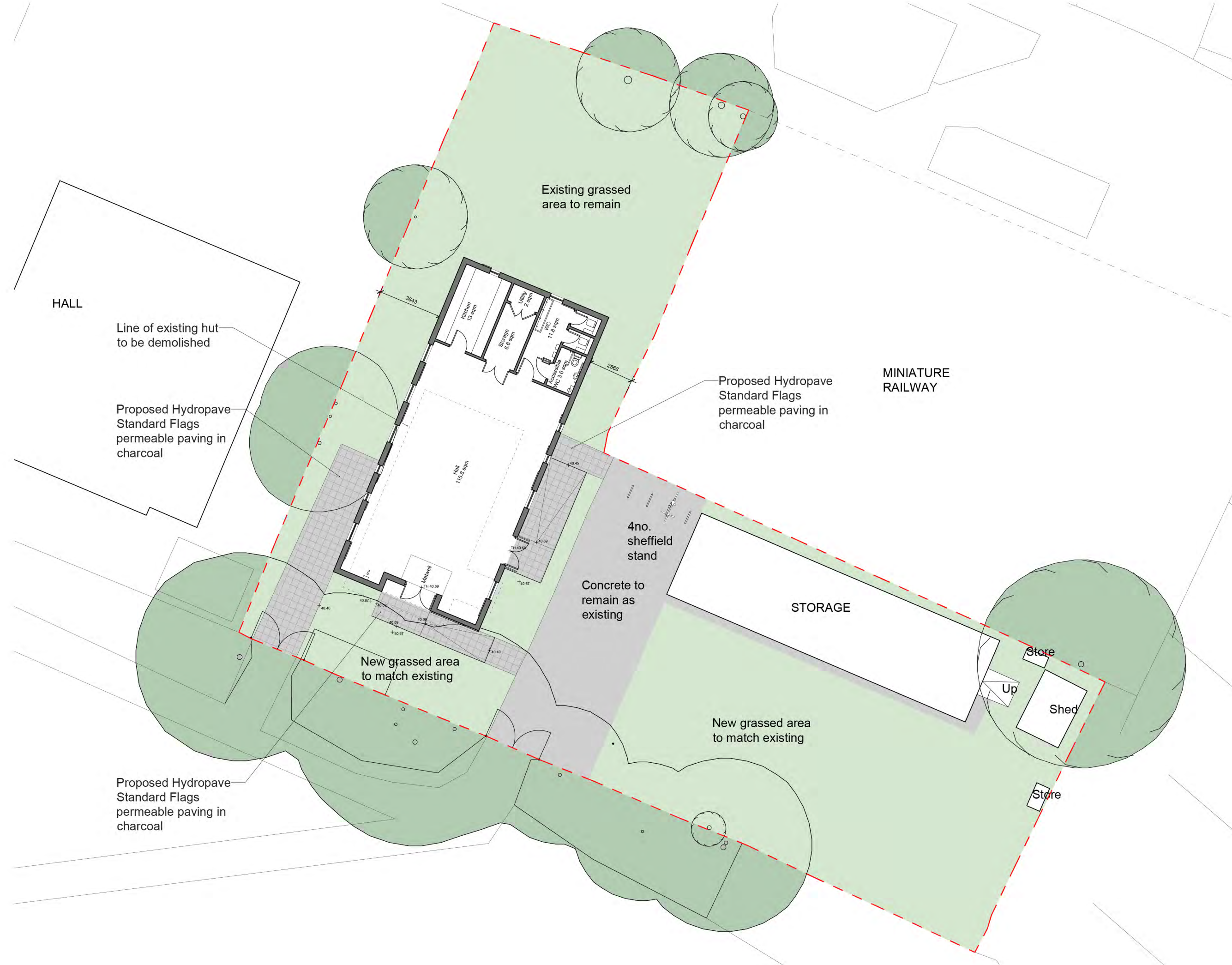
DRAWING NO.

PL-03

DRAWN/CHECK

EC/MS

REVISION



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## Appendix A

Copy of proposal referenced ST.2401020.001\_002

**From:** Sophie Thomas  
**Sent:** 29 January 2024 09:00  
**To:** Micah  
**Subject:** Ickenham Scouts Group - Remediation Strategy and Verification Report

*ST.2401020.001\_002 – Ickenham*

Micah,

Further to recent correspondence, please find detailed below our proposed scope of works and anticipated costs associated with the provision of an appropriate Remediation Strategy and Verification Plan and subsequent Verification Report for the abovementioned site.

### **Project Understanding**

Intrusive works undertaken by TEC recorded the presence of made ground across the site to depths of between approximately 0.3mbgl and 0.65mbgl, although potentially 1.0m within a single location. Laboratory analysis of this material recorded the presence of elevated heavy metal (lead) and PAHs within the made ground that may pose a potential risk to human health within a single location WS05. It should be noted that it was recommended within our report that additional sampling may be undertaken to refine the remedial requirements following the initial site strip.

Information provided by yourself has indicated that planning permission for the proposed scheme has been granted by London Borough of Hillingdon Council (ref: 77079/APP/2022/533), although Condition 5 relates to the requirement for a Remediation Strategy and subsequent Verification Report.

### **001 – Remediation Strategy**

Given the above, a Remediation Strategy is recommended for the site detailing the works to be undertaken in relation to contamination and the proposed remediation objectives and remediation criteria.

The Remediation Strategy would be based on the current proposed development layout and findings of previous report. The strategy would include (but not be restricted to) the following:

- Review of remedial objectives and options;
- Requirement for a suitable clean cover system within areas of proposed soft landscaping and specification of any geotextile break layer requirements.
- Geochemical criteria for any imported soil materials;
- Requirement for ground gas / radon protection measures;
- Procedure for dealing with any contamination not previously identified;
- Verification requirements to ensure that the final remedial measures are sufficient; and
- Requirements for an appropriate Verification Report confirming remedial works undertaken are in accordance with the strategy.

The cost for the production of a Remediation Strategy in accordance with current guidance would be **£950**, excluding VAT.

### **001 - Verification Reporting**

A Verification Report will be required to demonstrate that compliance with the Remediation Strategy has been achieved. Upon completion of the works a Verification Report would be prepared summarising remedial works undertaken. It is envisaged that the report would include the following:

- Description of works undertaken;
- Provision of appropriate documentation supporting any off-site disposal of ground materials;
- Details of the clean cover system and any associated material imported to site (e.g. verification of chemical composition and thickness of cover system materials and presence of a geotextile break layer); and
- Details of any additional works undertaken.

The report will be prepared in accordance with current guidance.

The cost for the production of a Verification Report to demonstrate that compliance with the strategy has been achieved would be **£1050**, excluding VAT.



The above cost excludes verification site visits and associated laboratory testing that may be required to ensure provision of an appropriate capping system as these costs may be subject to change based on the construction programme etc. Such costs would be in accordance with the schedule of rates shown below.

It would be recommended that confirmation regarding the chemical quality of clean cover materials within soft landscaped areas is undertaken in accordance with current NHBC guidance. Chemical verification of soils placed during remedial works can be achieved in a number of ways. However, based on our experience, the regulators normally require on-site verification testing, irrespective of whether test certificates have been provided prior to import. Therefore, upon final placement of the cover system material within the proposed soft landscaped, the advancement of verification pits to prove the depth and chemical quality (if necessary) of clean cover and, the presence of an appropriate geotextile (if required) is recommended. A written description and photographic record of each verification pit would be obtained.

While we would endeavour to keep our input to a minimum, it would be likely that the following verification activities would be required:

- Verification site visits - sampling and laboratory testing of areas requiring a cover system following material placement and inspection of hardstanding areas.

Item	Unit	Rate (ex VAT)
Verification site visits	Day	£595 (inclusive of disbursements)
Verification Testing - capping material geochemical screen within soft landscaped areas	Sample	£110 (on a standard 10 day turnaround) Number of tests to be determined onsite The requirement for such testing is subject to the provision of appropriate laboratory certification accompanying any imported materials.

#### *Reports*

Provision has been included within these fee proposals for an electronic copy of the report (via secure up-load).

#### *Terms and Conditions*

We propose to carry out this work in accordance with the Standard Terms and Condition, a copy of which is attached..

Our invoicing procedure for these works would be to issue an invoice following the submission of our report. Costs associated with any verification visits or testing will be invoiced following each visit.

It should be noted that this fee proposal is open for a period of three months, after which we reserve the right to review and amend our estimated fees and anticipated costs, as is appropriate.

I hope that helps, should you have any queries though please just let me know.

Kind regards,

**Sophie Thomas**

*Principal Consultant*

DD: 01749 835 403

Mobile: 07912 630881

e-mail: [sophie.thomas@tecon.co.uk](mailto:sophie.thomas@tecon.co.uk)

#### **TEC**

The Old Chapel

35A Southover

Wells

Somerset

BA5 1UH

Tel: 01749 677760

[www.tecon.co.uk](http://www.tecon.co.uk)

**P** Save a tree...please don't print this e-mail unless you really need to

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## Appendix B

### Schedule of Planning Conditions



**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**  
**GRANT OF PLANNING PERMISSION**

Micah Sarut  
Inter Urban Studios  
Unit 101, Netil House  
1 Westgate Street  
London  
E8 3RL

Application Ref: 77079/APP/2022/534

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

**Description of development:**

Demolition of the existing Scout Huts and erection of a new Scout Hut.

**Location of development:** 2nd Ickenham Scout Hut, Community Close Ickenham,

**Date of application:** 23 February 2022

**Plan Numbers:** See attached Schedule of plans

**Permission is subject to the condition(s) listed on the attached schedule:-**

**Signed:**

Head of Planning, Transportation and Regeneration

**Date: 16 May 2022**

**NOTES:** This decision does not purport to convey any approval or consent which may be required under any by-laws, building regulations, or under any enactment other than the Town and Country Planning Act 1990.

# **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

## **GRANT OF PLANNING PERMISSION**

Application Ref: 77079/APP/2022/534

### **SCHEDULE OF CONDITIONS**

- 1 · The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

#### **REASON**

To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 · The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL-01, PL-02, PL-03 (all received on 23.02.2022) and PL-04 Rev A, PL-05 Rev A (both received on 12.05.2022) and shall thereafter be retained/maintained for as long as the development remains in existence.

#### **REASON**

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

- 3 · The development hereby approved shall be carried strictly in accordance with the materials and external finishes specified on approved drawing numbers PL-04 Rev A (received on 12.05.2022), PL-05 Rev A (received on 12.05.2022) and Section 5.3 of the Design and Access Statement and Heritage Statement (Received on 12.05.2022).

#### **REASON**

To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

## **SCHEDULE OF CONDITIONS**

- 4 (i) Construction of the building shall not commence until an expanded scheme, (post demolition / site enabling works), to deal with any unacceptable concentrations of contamination has been submitted to and approved by the Local Planning Authority (LPA).

(a) All works which form part of any required remediation scheme shall be completed before any part of the development is occupied or brought into use unless the Local Planning Authority dispenses with any such requirement specifically and in writing. The scheme shall include the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(b) A written method statement providing details of the proposed remediation scheme, and how completion of the remedial works will be verified, shall be agreed in writing with the LPA prior to commencement of construction, along with the details of a watching brief to identify and address undiscovered contamination. No deviation shall be made from this scheme without the express agreement of the LPA prior to its implementation.

(ii) If, during site enabling, remedial and/or construction works, contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

(iii) Upon completion of approved remedial works, this condition will not be discharged until a comprehensive verification report has been submitted to and approved by the LPA. The report shall include the details of the final remediation works and their verification to show that the works have been carried out in full and in accordance with the approved methodology.

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority.

### **REASON**

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Hillingdon Local Plan: Part 2 (January 2020) Policies - DMEI 11: Protection of Ground Water Resources and DMEI 12: Development of Land Affected by Contamination.

## **SCHEDULE OF CONDITIONS**

- 5 . Prior to any works above damp-proof course level, details of access to the entrances of the building hereby approved shall be submitted to an approved in writing by the Local Planning Authority. The details shall include ramped/level approaches, signposting, types and dimensions of door width and lobby openings. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

### **REASON**

To ensure an accessible and inclusive development in accordance with Policy D5 of the London Plan (2021).

- 6 . The development hereby approved shall be carried out strictly in accordance with the arboricultural method statement, tree protection measures and tree protection plan detailed in the approved document titled 'Arboricultural Impact Assessment Method Statement & Tree Protection Plan (to BS:5837 2012)' by Trevor Heaps (dated 11th May 2022, Ref: TH 3065B).

### **REASON**

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

- 7 . Notwithstanding the provisions of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, the building shall be used only for purposes of a Scout hall / hut and not for any other use, including within the same use class of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

### **REASON**

To comply with the terms of the planning application and to ensure that any potential impacts of any change of use have been appropriately considered, in accordance with the Hillingdon Local Plan Parts 1 (2012) and 2 (2020) and the London Plan (2021).

## **INFORMATIVES:**

- 1 . In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.
- 2 . The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

## SCHEDULE OF CONDITIONS

- 3 . The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

- 4 . Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 5 . The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make



## **SCHEDULE OF CONDITIONS**

good any damage caused.

### **END OF SCHEDULE**

**Address:**

Residents Services  
London Borough of Hillingdon  
3 North Civic Centre, High Street, Uxbridge UB8  
1UW  
Tel: 01895 250230  
**[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)**

### **GRANT OF PLANNING PERMISSION**

Application Ref.No.: 77079/APP/2022/534

### **SCHEDULE OF PLANS**

PL-01 - received 23 Feb 2022

PL-02 - received 23 Feb 2022

PL-03 - received 23 Feb 2022

Archaeological Desk-Based Assessment - received 23 Feb 2022

Desk Study and Ground Investigation Report - received 23 Feb 2022

PL-04 Rev A (received on 12.05.2022) - received 12 May 2022

Design and Access Statement and Heritage Assessment (received on 12.05.2022) -  
received 12 May 2022

PL-05 Rev A (received on 12.05.2022) - received 12 May 2022

Arboricultural Impact Assessment Method Statement & Tree Protection Plan (to  
BS:5837 2012) dated 11th May, Ref: TH3065B - received 11 May 2022

Mr Micah Sarut  
Unit 67, Whitemantle Court  
29 Rookwood Way  
London  
E3 2XT

Your Ref:  
Our Ref: 77079/APP/2024/388

22nd February 2024

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
(GENERAL DEVELOPMENT PROCEDURE) (AMENDMENT) ORDER 2016**

**Location:** 2nd Ickenham Scout Hut COMMUNITY CLOSE ICKENHAM  
**Development:** Details pursuant to the discharge of Condition 4 (Contaminated Land Remediation Scheme) of planning permission ref. 77079/APP/2022/534, dated 16-05-2022 (Demolition of the existing Scout Huts and erection of a new Scout Hut.

Thank you for your application which was accepted on 14th February 2024 together with the fee of **£145.00** which is hereby acknowledged.

A copy of the documentation comprising of the application can be found on the Council's website [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk), to view the documentation click on the Quick Link to Planning and follow the instructions on screen.

If by **10th April 2024** you have not been told that your application is invalid; or you have not been told that your fee cheque has been dishonoured; or you have not agreed in writing to extend the period in which the decision may be given, then you can appeal to the Department of Communities and Local Government (DCLG) [www.communities.gov.uk](http://www.communities.gov.uk), under Section 78 of the Town and Country Planning Act 1990. You must appeal within six months and you must use a form which you can get from The Planning Inspectorate at 3/02 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. This does not apply if your application has already been referred to the Secretary of State.

Your co-operation is sought to assist the public participation process by removing any site notices posted

---

Development Management  
Directorate of Central Services  
Hillingdon Council  
3 North, Civic Centre, High Street, Uxbridge UB8 1UW  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

in the vicinity of the site as soon as the closing date has passed. This will avoid confusion to members of the public and help keep the borough tidy.

If you have any queries please do not hesitate to contact Katherine Mills via 01895 250230.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'R Johnson'.

Roz Johnson  
**Head of Development Management and Building Control**

## Appendix C

### BRE 465 Spreadsheet

Calculations based on mixed zone (M)	600	mm
--------------------------------------	-----	----

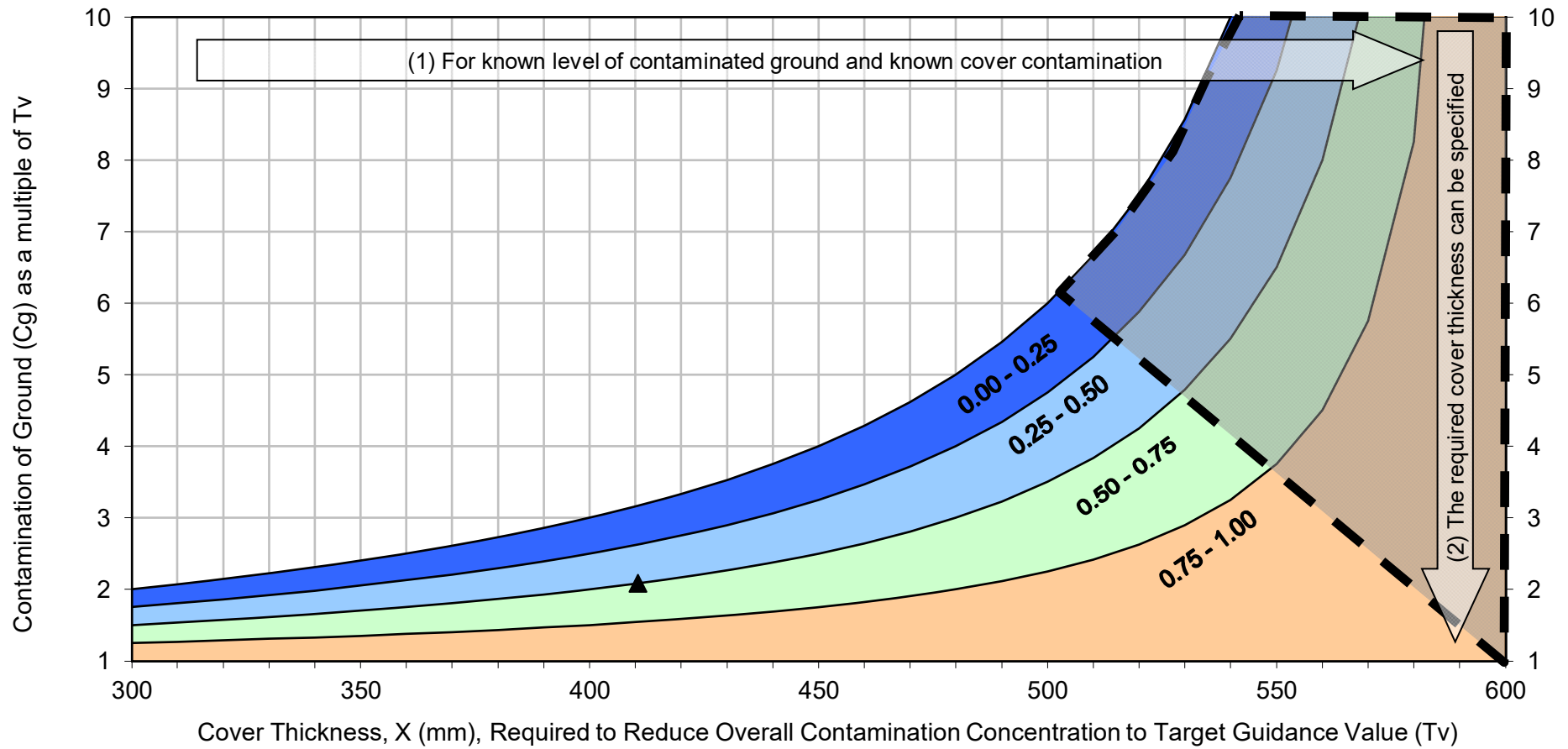
[illegible]

Summary		
	Target Guideline Value 1	Target Guideline Value 2
Number of contaminants	3	3
Number of contaminants <b>with no</b> thickness calculation	0	3
Breakdown - Number for which no TV specified	0	3
Breakdown - Number for which no soil specified	0	0
Breakdown - Number for which no cover specified	0	0
Breakdown - Number for which cover > TV	0	0
Number of contaminants <b>with</b> thickness calculation	3	0
Breakdown - Number for which no cover required	0	0
Breakdown - Number for which cover required	3	0
<b>Overall thickness of cover required</b>	<b>411</b>	<b>0</b>

## Design Chart

- $C_c = 0.00 - 0.25 \times \text{Trigger levels}$
- $C_c = 0.25 - 0.50 \times \text{Trigger levels}$
- $C_c = 0.50 - 0.75 \times \text{Trigger levels}$
- $C_c = 0.75 - 1.00 \times \text{Trigger levels}$
- ▲ Target Guideline Value 2
- ▲ Target Guideline Value 1

If site specific data falls in shaded area consideration should be given to the applicability of using a cover system



## Appendix D

### Correspondence with London Borough of Hillingdon Council

## Caroline Moule

---

**From:** Micah <micah@interurbanstudios.com>  
**Sent:** 06 March 2024 17:45  
**To:** Sophie Thomas  
**Cc:** Ruth Easterbrook; Anne; Ben; Zeeshan  
**Subject:** Fwd: 77079/APP/2024/388 - 2nd Ickenham Scout Hut, Community Close, Ickenham

Hi Sophie

Can you please see below, I am extremely concerned about this, especially as the contractor cannot get an extension. Why has this not been addressed?

Kind Regards

Micah Sarut  
Intl Assoc AIA RIBA  
Managing Director

**Inter Urban Studios**

Unit 67  
Whitemantle Court  
29 Rookwood Way  
London E3 2XT

T: 020 3095 9748  
M: 07908 968 086  
[micah@interurbanstudios.com](mailto:micah@interurbanstudios.com)  
[www.interurbanstudios.com](http://www.interurbanstudios.com)

**Winners**  
Best of Houzz 2019 and 2021: Service  
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**Shortlisted**  
Don't Move Improve! New London Architecture Awards 2017 for Double Concrete House  
Commonweal Housing Competition for temporary migrant worker housing  
Most Inspiring Employer, Inspire Diversity Awards

Begin forwarded message:

**From:** Katherine Mills <KMills2@Hillingdon.Gov.UK>  
**Subject:** 77079/APP/2024/388 - 2nd Ickenham Scout Hut, Community Close, Ickenham  
**Date:** 6 March 2024 at 3:30:37 pm GMT  
**To:** "micah@interurbanstudios.com" <micah@interurbanstudios.com>

Dear Mr Sarut,

I am the case officer for the above application to discharge condition 4 (Contaminated Land Remediation Scheme) of planning permission ref. 77079/APP/2022/534.



The Council's Contaminated Land Officer has assessed the submitted Remediation Strategy & Verification Plan ref: 2401020.001.01, dated February 2024, and has commented as follows:

"Having consider the applicant submitted Remediation Strategy & Verification Plan with reference 2401020.001.01 prepared by TEC Ltd dated February 2024 and taking note of sections 4 (Scope of remediation works) and 6 (Verification Plan), we are not satisfied with the discharge of any aspect of condition 4 (Contaminated Land Remediation Scheme) of the approved planning application 77079/APP/2022/534.

With the additional intrusive site investigation still required for the areas of soft landscaping to the East, WS05 and the need to carried out all the relevant remedial measures, we wouldn't be able to recommend any aspect of the condition for a discharge. Although, the submitted report can form part of the overall report towards the discharge of the attached condition.

Will you please be able to provide us a copy of the Remedial Strategy proposed email dated 29th January, 2024 referenced ST.2401020.001\_002 referenced in the report?"

Please can you therefore provide a copy of the email and I will pass it onto the Contaminated Land Officer for further comments.

Many thanks

Katherine Mills  
Planning Officer  
Planning, Regeneration and Environment  
Central Services  
Hillingdon Council

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## Caroline Moule

---

**From:** Micah <micah@interurbanstudios.com>  
**Sent:** 20 March 2024 13:17  
**To:** KMills2@Hillingdon.Gov.UK; ssnape@hillingdon.gov.uk  
**Cc:** Anne; Ben; Zeeshan; Ruth Easterbrook  
**Subject:** Re: 77079/APP/2024/388 - 2nd Ickenham Scout Hut, Community Close, Ickenham  
**Importance:** High

Dear Ms Mills and Mr Snape

Further to the below some 12 days ago we have not had any response and really need confirmation that we can move forward with the first part of the condition as the project is now delayed. The council, the client, has given a very tight timescale and cannot afford to delay any further.

Can we please confirm today that the below is acceptable since the area that needs to be built on at least for foundation and slab works has already been tested and plans proposed?

Thank you.

Kind Regards

Micah Sarut  
Intl Assoc AIA RIBA  
Managing Director

**Inter Urban Studios**

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Whitemantle Court  
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London E3 2XT

T: 020 3095 9748  
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### Shortlisted

Don't Move Improve! New London Architecture Awards 2017 for Double Concrete House  
Commonweal Housing Competition for temporary migrant worker housing  
Most Inspiring Employer, Inspire Diversity Awards

On 12 Mar 2024, at 9:21 am, Micah <micah@interurbanstudios.com> wrote:

Dear Ms Mills

I hope you are well. Just following up from Ruth's email below regarding the pre-construction portion of the condition we are seeking approval for, as this crucial to ensuring the tight timeline given to us by the Council is adhered to.

Could you please confirm that the below proposal to discharge the first portion of the condition is acceptable as the area we are seeking to build on has already been tested and the strategy confirmed as outlined in the report and again below?

Thank you very much indeed.

Kind Regards

Micah Sarut  
Intl Assoc AIA RIBA  
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On 8 Mar 2024, at 3:09 pm, Ruth Easterbrook  
<[ruth.easterbrook@tecon.co.uk](mailto:ruth.easterbrook@tecon.co.uk)> wrote:

Dear Katherine (and Simon),

Apologies for the direct approach, Micah has asked me to get in touch directly, to try to resolve an issue which is being faced in terms of the construction programming and pre commencement stipulation which forms part of Planning Condition 4 (Contaminated Land Remediation Scheme) for the above site.

As you have correctly identified, the Remediation Strategy we have prepared for the site, confirms that there are still several areas of the site where some uncertainty remains regarding the remediation options and final strategy (the area of WS05, and the area of the site which has been and continues to be inaccessible in the short term, where the proposed soft landscaped area will be provided associated with the building).

The critical issue is that to meet the requirements of Planning Condition 4. of planning permission ref. 77079/APP/2022/534 we need to complete some routine, near surface soil sampling in both of these areas, so we can finalise the Remediation Strategy, which will likely include the provision of a specified depth of 'clean capping' within the soft landscaped areas proposed for the site. This should be straightforward; however the Planning Condition stipulates that the

Remediation strategy needs to have been finalised, prior to commencement of construction of the building.

The construction programme for the site, means that the existing building which is preventing access to the proposed soft landscaping area to the east, has not been yet demolished, and is being used as a welfare facility during construction, so at present it is not possible for TEC to complete the outstanding works and provide the final strategy, in time to meet the programme to commence construction of the building under the application to discharge (77079/APP/2024/388).

Having talked through the practical solutions, we have several options which we would like to explore with you as follows.

1. TEC have, in effect finalised the Remediation Strategy for the areas of the site which will be covered by hardstanding (which will break the contaminant linkage) which includes the footprint of the proposed building, so we are hoping that will be possible to permit construction of the building to commence within the 8 week window from submission of our original report, based on the fact that the strategy for this part of the site is finalised. Should this approach be acceptable, TEC would then attend site as soon as demolition of the existing structure has been completed to test and 'validate' the proposed soft landscaping area and finalise the strategy prior to handover of the site to the end user.
2. TEC re-word the Remediation Strategy to confirm that the 'additional testing' is in effect a 'verification/validation' activity rather than additional investigation works and therefore finalise the Remediation Strategy in advance of the demolition of the existing structure, to allow the building construction to commence.
3. TEC attend site but must lift the floor of the existing structure to sample below the building footprint in order to allow the Remediation Strategy to be finalised over the coming days, in advance of demolition.

I am hoping that you can appreciate the practicalities of the situation and we can work towards an appropriate solution to move this forward urgently, as our client is understandably concerned about the implications on the site programme, costs etc,

Please do let me know if you would like to talk this through, I hope to hear from you shortly,

Kind Regards,  
Ruth

**Ruth Easterbrook**  
**MSci (Hons), ARSM, CGeol, CSci, FGS**  
Technical Director  
For and on behalf of  
**TEC**

Tel: 01749 677760 / 01446 731290  
Direct Dial: 01749 835401  
Mob: 07841 471417

The Old Chapel  
35a Southover



# CGeol

Fellow No. 1013291



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---

Tweedie Evans Consulting Ltd Registered Office: One New street, Wells Somerset BA5 2LA  
Registered Number 5186011 England

**From:** Katherine Mills <[KMills2@Hillingdon.Gov.UK](mailto:KMills2@Hillingdon.Gov.UK)>  
**Subject:** 77079/APP/2024/388 - 2nd Ickenham Scout Hut, Community Close, Ickenham  
**Date:** 6 March 2024 at 3:30:37 pm GMT  
**To:** "[micah@interurbanstudios.com](mailto:micah@interurbanstudios.com)" <[micah@interurbanstudios.com](mailto:micah@interurbanstudios.com)>

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Planning Officer  
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## Caroline Moule

---

**From:** Micah <micah@interurbanstudios.com>  
**Sent:** 25 March 2024 11:06  
**To:** KMills2@Hillingdon.Gov.UK; econcannon@hillingdon.gov.uk; ssnafe@hillingdon.gov.uk  
**Cc:** Anne; Ben; Zeeshan; Ruth Easterbrook; Carmel Hynes  
**Subject:** Re: 77079/APP/2024/388 - 2nd Ickenham Scout Hut, Community Close, Ickenham  
**Importance:** High

Dear Ms Mills, Mr Snape, and Mr Concannon

Further to our many unanswered emails and phone calls over the last four weeks I am very concerned that the below remains unaddressed and further delays to the project are occurring. The council has set a strict deadline for construction and without any correspondence from you and Mr Snape the project cannot proceed. This is the only item that is holding up the build.

On behalf of the council / client and the applicant I would really urge a forthcoming response without any more delay.

Kind Regards

Micah Sarut  
Intl Assoc AIA RIBA  
Managing Director

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29 Rookwood Way  
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Ruth

**Ruth Easterbrook**  
**MSci (Hons), ARSM, CGeol, CSci, FGS**  
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For and on behalf of  
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Mob: 07841 471417

The Old Chapel  
35a Southover

Wells  
Somerset  
BA5 1UH



THE GEOLOGICAL SOCIETY

**CGeol**

CHARTERED GEOLOGIST

Fellow No. 1013291

A green poster for the 'Building for Tomorrow' exhibition. It features the text 'Building for Tomorrow' in a blue box, 'We're exhibiting!' in large black letters, 'Come and join us' in green, and 'February to March 2024' in black. The tec logo is in the top right corner. The background has a repeating pattern of the word 'Progress' and a row of green circles at the bottom.

**Building for Tomorrow**

# We're exhibiting!

**Come and join us**

February to March 2024

TEC are exhibiting at NHBC's Building for Tomorrow technical conference series at Ashton Gate Stadium in Bristol on 19<sup>th</sup> March, where we'll be showcasing our Geotechnical, Geoenvironmental and Waste services. Come and listen to our 'Spotlight' talk over lunch and meet our friendly team in the exhibition room during the course of the day to find out about what technical services we have to offer your business.

If you would like to find out more about @NHBC Building For Tomorrow and book onto the conference please [Book now](#) to join us and NHBC #BFT2024

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Registered Number 5186011 England

**From:** Katherine Mills <[KMills2@Hillingdon.Gov.UK](mailto:KMills2@Hillingdon.Gov.UK)>  
**Subject:** 77079/APP/2024/388 - 2nd Ickenham Scout Hut, Community Close, Ickenham  
**Date:** 6 March 2024 at 3:30:37 pm GMT  
**To:** "[micah@interurbanstudios.com](mailto:micah@interurbanstudios.com)" <[micah@interurbanstudios.com](mailto:micah@interurbanstudios.com)>

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Many thanks

Katherine Mills  
Planning Officer  
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## Caroline Moule

---

**From:** Micah <micah@interurbanstudios.com>  
**Sent:** 28 March 2024 10:44  
**To:** Eoin Concannon  
**Cc:** Katherine Mills; Simon Snape; Ruth Easterbrook; Anne; Ben; Zeeshan; Carmel Hynes  
**Subject:** Re: 77079/APP/2024/388 - 2nd Ickenham Scout Hut, Community Close, Ickenham

Dear Eoin

Thank you for your response. What we have queried is if the condition can be partially discharged- the first section only that is restricting progress. The area that is subject to construction has already been tested and measures proposed that comply with the requirements of the condition. If acceptable we would look to submit another application for the discharge of the remainder when the testing elsewhere on the site is complete, as those areas aren't due for works until later.

Kind Regards

Micah Sarut  
Intl Assoc AIA RIBA  
Managing Director

**Inter Urban Studios**

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Commonweal Housing Competition for temporary migrant worker housing  
Most Inspiring Employer, Inspire Diversity Awards

On 27 Mar 2024, at 4:17 pm, Eoin Concannon <EConcannon@hillingdon.gov.uk> wrote:

Dear Micah and Ruth, thank you for your email. Katherine is on leave until Tuesday, but I will raise this matter on her return to work.

From my understanding, our colleagues had raised concerns regarding the discharging the condition as the detail wasn't sufficient to discharge. I will ask Katherine to follow up with the Land Contamination Officer to see if there are any ways forward in resolving this issue.

I appreciate that this is delaying the process however as there were concerns raised regarding Land Contamination during the original application, it meant a condition was necessary. The alternative

may be to submit a s73 to remove or vary the condition if you have a level of detail that the Land Contamination Officer is happy to move forward with.

We will come back to you once we have discussed.

Kind Regards  
Eoin

---

**From:** Micah <[micah@interurbanstudios.com](mailto:micah@interurbanstudios.com)>  
**Sent:** Monday, March 25, 2024 11:06 AM  
**To:** Katherine Mills <[KMills2@Hillingdon.Gov.UK](mailto:KMills2@Hillingdon.Gov.UK)>; Eoin Concannon <[EConcannon@hillingdon.gov.uk](mailto:EConcannon@hillingdon.gov.uk)>; Simon Snape <[SSnape@hillingdon.gov.uk](mailto:SSnape@hillingdon.gov.uk)>  
**Cc:** Anne <[Anne@bxconstruction.co.uk](mailto:Anne@bxconstruction.co.uk)>; Ben <[ben@bxconstruction.co.uk](mailto:ben@bxconstruction.co.uk)>; Zeeshan <[Zeeshan@bxconstruction.co.uk](mailto:Zeeshan@bxconstruction.co.uk)>; Ruth Easterbrook <[ruth.easterbrook@tecon.co.uk](mailto:ruth.easterbrook@tecon.co.uk)>; Carmel Hynes <[chynes@hillingdon.gov.uk](mailto:chynes@hillingdon.gov.uk)>  
**Subject:** Re: 77079/APP/2024/388 - 2nd Ickenham Scout Hut, Community Close, Ickenham  
**Importance:** High

Some people who received this message don't often get email from [micah@interurbanstudios.com](mailto:micah@interurbanstudios.com). [Learn why this is important](#)

Dear Ms Mills, Mr Snape, and Mr Concannon

Further to our many unanswered emails and phone calls over the last four weeks I am very concerned that the below remains unaddressed and further delays to the project are occurring. The council has set a strict deadline for construction and without any correspondence from you and Mr Snape the project cannot proceed. This is the only item that is holding up the build.

On behalf of the council / client and the applicant I would really urge a forthcoming response without any more delay.

Kind Regards

Micah Sarut  
Intl Assoc AIA RIBA  
Managing Director

<image004.png>

Unit 67  
Whitemantle Court  
29 Rookwood Way  
London E3 2XT

T: 020 3095 9748  
M: 07908 968 086  
[micah@interurbanstudios.com](mailto:micah@interurbanstudios.com)  
[www.interurbanstudios.com](http://www.interurbanstudios.com)

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**Shortlisted**

Don't Move Improve! New London Architecture Awards 2017 for Double Concrete House  
Commonweal Housing Competition for temporary migrant worker housing  
Most Inspiring Employer, Inspire Diversity Awards

On 12 Mar 2024, at 9:21 am, Micah <[micah@interurbanstudios.com](mailto:micah@interurbanstudios.com)> wrote:

Dear Ms Mills

I hope you are well. Just following up from Ruth's email below regarding the pre-construction portion of the condition we are seeking approval for, as this crucial to ensuring the tight timeline given to us by the Council is adhered to.

Could you please confirm that the below proposal to discharge the first portion of the condition is acceptable as the area we are seeking to build on has already been tested and the strategy confirmed as outlined in the report and again below?

Thank you very much indeed.

Kind Regards

Micah Sarut  
Intl Assoc AIA RIBA  
Managing Director

<image004.png>

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Commonweal Housing Competition for temporary migrant worker housing  
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On 8 Mar 2024, at 3:09 pm, Ruth Easterbrook  
<[ruth.easterbrook@tecon.co.uk](mailto:ruth.easterbrook@tecon.co.uk)> wrote:

Dear Katherine (and Simon),

Apologies for the direct approach, Micah has asked me to get in touch directly, to try to resolve an issue which is being faced in terms of the construction programming and pre commencement stipulation which forms part of Planning Condition 4 (Contaminated Land Remediation Scheme) for the above site.

As you have correctly identified, the Remediation Strategy we have prepared for the site, confirms that there are still several areas of the site where some uncertainty remains regarding the remediation options and final strategy (the area of WS05, and the area of the site which has been and continues to be



inaccessible in the short term, where the proposed soft landscaped area will be provided associated with the building).

The critical issue is that to meet the requirements of Planning Condition 4. of planning permission ref. 77079/APP/2022/534 we need to complete some routine, near surface soil sampling in both of these areas, so we can finalise the Remediation Strategy, which will likely include the provision of a specified depth of 'clean capping' within the soft landscaped areas proposed for the site. This should be straightforward; however the Planning Condition stipulates that the Remediation strategy needs to have been finalised, prior to commencement of construction of the building.

The construction programme for the site, means that the existing building which is preventing access to the proposed soft landscaping area to the east, has not been yet demolished, and is being used as a welfare facility during construction, so at present it is not possible for TEC to complete the outstanding works and provide the final strategy, in time to meet the programme to commence construction of the building under the application to discharge (77079/APP/2024/388).

Having talked through the practical solutions, we have several options which we would like to explore with you as follows.

1. TEC have, in effect finalised the Remediation Strategy for the areas of the site which will be covered by hardstanding (which will break the contaminant linkage) which includes the footprint of the proposed building, so we are hoping that will be possible to permit construction of the building to commence within the 8 week window from submission of our original report, based on the fact that the strategy for this part of the site is finalised. Should this approach be acceptable, TEC would then attend site as soon as demolition of the existing structure has been completed to test and 'validate' the proposed soft landscaping area and finalise the strategy prior to handover of the site to the end user.
2. TEC re-word the Remediation Strategy to confirm that the 'additional testing' is in effect a 'verification/validation' activity rather than additional investigation works and therefore finalise the Remediation Strategy in advance of the demolition of the existing structure, to allow the building construction to commence.
3. TEC attend site but must lift the floor of the existing structure to sample below the building footprint in order to allow the Remediation Strategy to be finalised over the coming days, in advance of demolition.

I am hoping that you can appreciate the practicalities of the situation and we can work towards an appropriate solution to move this forward urgently, as our client is understandably

concerned about the implications on the site programme, costs etc,

Please do let me know if you would like to talk this through, I hope to hear from you shortly,

Kind Regards,  
Ruth

**Ruth Easterbrook**  
**MSci (Hons), ARSM, CGeol, CSci, FGS**  
Technical Director  
For and on behalf of  
**TEC**

Tel: 01749 677760 / 01446 731290  
Direct Dial: 01749 835401  
Mob: 07841 471417

The Old Chapel  
35a Southover  
Wells  
Somerset  
BA5 1UH

<image005.png> <image006.png>

<image007.jpg>

**TEC are exhibiting at NHBC's Building for Tomorrow technical conference series at Ashton Gate Stadium in Bristol on 19<sup>th</sup> March, where we'll be showcasing our Geotechnical, Geoenvironmental and Waste services. Come and listen to our 'Spotlight' talk over lunch and meet our friendly team in the exhibition room during the course of the day to find out about what technical services we have to offer your business.**

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---

Tweedie Evans Consulting Ltd Registered Office: One New street, Wells  
Somerset BA5 2LA  
Registered Number 5186011 England

**From:** Katherine Mills <[KMills2@Hillingdon.Gov.UK](mailto:KMills2@Hillingdon.Gov.UK)>  
**Subject:** 77079/APP/2024/388 - 2nd Ickenham Scout Hut, Community Close, Ickenham  
**Date:** 6 March 2024 at 3:30:37 pm GMT  
**To:** "[micah@interurbanstudios.com](mailto:micah@interurbanstudios.com)"  
<[micah@interurbanstudios.com](mailto:micah@interurbanstudios.com)>

Dear Mr Sarut,

I am the case officer for the above application to discharge condition 4 (Contaminated Land Remediation Scheme) of planning permission ref. 77079/APP/2022/534.

The Council's Contaminated Land Officer has assessed the submitted Remediation Strategy & Verification Plan ref: 2401020.001.01, dated February 2024, and has commented as follows:

"Having consider the applicant submitted Remediation Strategy & Verification Plan with reference 2401020.001.01 prepared by TEC Ltd dated February 2024 and taking note of sections 4 (Scope of remediation works) and 6 (Verification Plan), we are not satisfied with the discharge of any aspect of condition 4 (Contaminated Land Remediation Scheme) of the approved planning application 77079/APP/2022/534.

With the additional intrusive site investigation still required for the areas of soft landscaping to the East, WS05 and the need to carried out all the relevant remedial measures, we wouldn't be able to recommend any aspect of the condition for a discharge. Although, the submitted report can form part of the overall report towards the discharge of the attached condition.

Will you please be able to provide us a copy of the Remedial Strategy proposed email dated 29th January, 2024 referenced ST.2401020.001\_002 referenced in the report?"

Please can you therefore provide a copy of the email and I will pass it onto the Contaminated Land Officer for further comments.

Many thanks

Katherine Mills  
Planning Officer  
Planning, Regeneration and Environment  
Central Services  
Hillingdon Council

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## Caroline Moule

---

**From:** Micah <micah@interurbanstudios.com>  
**Sent:** 04 April 2024 18:02  
**To:** Eoin Concannon  
**Cc:** Katherine Mills; Simon Snape; Ruth Easterbrook; Anne; Ben; Zeeshan  
**Subject:** Re: 77079/APP/2024/388 - 2nd Ickenham Scout Hut, Community Close, Ickenham

Dear Eoin and Katherine

Regarding the below, could we have an update please?

Thank you

Kind Regards

Micah Sarut  
Intl Assoc AIA RIBA  
Managing Director

Inter Urban Studios

Unit 67  
Whitemantle Court  
29 Rookwood Way  
London E3 2XT

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Commonweal Housing Competition for temporary migrant worker housing  
Most Inspiring Employer, Inspire Diversity Awards

On 27 Mar 2024, at 4:17 pm, Eoin Concannon <EConcannon@hillingdon.gov.uk> wrote:

Dear Micah and Ruth, thank you for your email. Katherine is on leave until Tuesday, but I will raise this matter on her return to work.

From my understanding, our colleagues had raised concerns regarding the discharging the condition as the detail wasn't sufficient to discharge. I will ask Katherine to follow up with the Land Contamination Officer to see if there are any ways forward in resolving this issue.

I appreciate that this is delaying the process however as there were concerns raised regarding Land Contamination during the original application, it meant a condition was necessary. The alternative may be to submit a s73 to remove or vary the condition if you have a level of detail that the Land Contamination Officer is happy to move forward with.

We will come back to you once we have discussed.

Kind Regards  
Eoin

---

**From:** Micah <[micah@interurbanstudios.com](mailto:micah@interurbanstudios.com)>  
**Sent:** Monday, March 25, 2024 11:06 AM  
**To:** Katherine Mills <[KMills2@Hillingdon.Gov.UK](mailto:KMills2@Hillingdon.Gov.UK)>; Eoin Concannon <[EConcannon@hillingdon.gov.uk](mailto:EConcannon@hillingdon.gov.uk)>; Simon Snape <[SSnape@hillingdon.gov.uk](mailto:SSnape@hillingdon.gov.uk)>  
**Cc:** Anne <[Anne@bxconstruction.co.uk](mailto:Anne@bxconstruction.co.uk)>; Ben <[ben@bxconstruction.co.uk](mailto:ben@bxconstruction.co.uk)>; Zeeshan <[Zeeshan@bxconstruction.co.uk](mailto:Zeeshan@bxconstruction.co.uk)>; Ruth Easterbrook <[ruth.easterbrook@tecon.co.uk](mailto:ruth.easterbrook@tecon.co.uk)>; Carmel Hynes <[chynes@hillingdon.gov.uk](mailto:chynes@hillingdon.gov.uk)>  
**Subject:** Re: 77079/APP/2024/388 - 2nd Ickenham Scout Hut, Community Close, Ickenham  
**Importance:** High

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Dear Ms Mills, Mr Snape, and Mr Concannon

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On behalf of the council / client and the applicant I would really urge a forthcoming response without any more delay.

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Micah Sarut  
Intl Assoc AIA RIBA  
Managing Director

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Could you please confirm that the below proposal to discharge the first portion of the condition is acceptable as the area we are seeking to build on has already been tested and the strategy confirmed as outlined in the report and again below?

Thank you very much indeed.

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Intl Assoc AIA RIBA  
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On 8 Mar 2024, at 3:09 pm, Ruth Easterbrook  
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Dear Katherine (and Simon),

Apologies for the direct approach, Micah has asked me to get in touch directly, to try to resolve an issue which is being faced in terms of the construction programming and pre commencement stipulation which forms part of Planning Condition 4 (Contaminated Land Remediation Scheme) for the above site.

As you have correctly identified, the Remediation Strategy we have prepared for the site, confirms that there re still several areas of the site where some uncertainty remains regarding the remediation options and final strategy (the area of WS05, and the area of the site which has been and continues to be inaccessible in the short term, where the proposed soft landscaped area will be provided associated with the building).

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Having talked through the practical solutions, we have several options which we would like to explore with you as follows.

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3. TEC attend site but must lift the floor of the existing structure to sample below the building footprint in order to allow the Remediation Strategy to be finalised over the coming days, in advance of demolition.

I am hoping that you can appreciate the practicalities of the situation and we can work towards an appropriate solution to move this forward urgently, as our client is understandably concerned about the implications on the site programme, costs etc,



Please do let me know if you would like to talk this through, I hope to hear from you shortly,

Kind Regards,  
Ruth

**Ruth Easterbrook**  
**MSci (Hons), ARSM, CGeol, CSci, FGS**  
Technical Director  
For and on behalf of  
**TEC**

Tel: 01749 677760 / 01446 731290  
Direct Dial: 01749 835401  
Mob: 07841 471417

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Somerset BA5 2LA  
Registered Number 5186011 England

**From:** Katherine Mills <[KMills2@Hillingdon.Gov.UK](mailto:KMills2@Hillingdon.Gov.UK)>  
**Subject:** 77079/APP/2024/388 - 2nd Ickenham Scout Hut, Community Close, Ickenham  
**Date:** 6 March 2024 at 3:30:37 pm GMT  
**To:** "[micah@interurbanstudios.com](mailto:micah@interurbanstudios.com)" <[micah@interurbanstudios.com](mailto:micah@interurbanstudios.com)>

Dear Mr Sarut,

I am the case officer for the above application to discharge condition 4 (Contaminated Land Remediation Scheme) of planning permission ref. 77079/APP/2022/534.

The Council's Contaminated Land Officer has assessed the submitted Remediation Strategy & Verification Plan ref: 2401020.001.01, dated February 2024, and has commented as follows:

"Having consider the applicant submitted Remediation Strategy & Verification Plan with reference 2401020.001.01 prepared by TEC Ltd dated February 2024 and taking note of sections 4 (Scope of remediation works) and 6 (Verification Plan), we are not satisfied with the discharge of any aspect of condition 4 (Contaminated Land Remediation Scheme) of the approved planning application 77079/APP/2022/534.

With the additional intrusive site investigation still required for the areas of soft landscaping to the East, WS05 and the need to carried out all the relevant remedial measures, we wouldn't be able to recommend any aspect of the condition for a discharge. Although, the submitted report can form part of the overall report towards the discharge of the attached condition.

Will you please be able to provide us a copy of the Remedial Strategy proposed email dated 29th January, 2024 referenced ST.2401020.001\_002 referenced in the report?"

Please can you therefore provide a copy of the email and I will pass it onto the Contaminated Land Officer for further comments.

Many thanks

Katherine Mills  
Planning Officer  
Planning, Regeneration and Environment  
Central Services  
Hillingdon Council

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## Caroline Moule

---

**From:** Micah <micah@interurbanstudios.com>  
**Sent:** 19 April 2024 10:17  
**To:** KMills2@hillingdon.gov.uk  
**Cc:** Ben; Zeeshan; Anne; Ruth Easterbrook; Kehinde Abere  
**Subject:** Re: 77079/APP/2024/388 - 2nd Ickenham Scout Hut, Community Close, Ickenham

Dear Katherine

Further to the below response this is very helpful indeed. Can I just confirm with you that we can start construction of the hut? This will assist in completion of the required items for contamination.

Thank you.

Kind Regards

Micah Sarut  
Intl Assoc AIA RIBA  
Managing Director

Inter Urban Studios

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Whitemantle Court  
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Most Inspiring Employer, Inspire Diversity Awards

On 18 Apr 2024, at 11:08 am, Anne <Anne@bxconstruction.co.uk> wrote:

Hi Micah,

Please find below for your reference.

Section E seems like a go ahead to carry out the works, is that right?

Kind Regards,  
Anne

---

**From:** Katherine Mills <[KMills2@Hillingdon.Gov.UK](mailto:KMills2@Hillingdon.Gov.UK)>  
**Sent:** Thursday, April 18, 2024 10:52 AM

**To:** Ruth Easterbrook <[ruth.easterbrook@tecon.co.uk](mailto:ruth.easterbrook@tecon.co.uk)>; Kehinde Abere <[KAbere@hillingdon.gov.uk](mailto:KAbere@hillingdon.gov.uk)>  
**Cc:** Anne <[Anne@bxconstruction.co.uk](mailto:Anne@bxconstruction.co.uk)>; Ben <[ben@bxconstruction.co.uk](mailto:ben@bxconstruction.co.uk)>  
**Subject:** Re: 77079/APP/2024/388 - 2nd Ickenham Scout Hut, Community Close, Ickenham

Dear Ruth,

Thank you for the additional Verification Statement which has been added to the application.

Please see below Kenny's comments:

"Having consider the applicant submitted Remediation Strategy & Verification Plan with reference 2401020.001.01 prepared by TEC Ltd dated February 2024 and taking note of sections 4 (Scope of remediation works) and 6 (Verification Plan) as well as the latest submitted Verification Statement with reference 2401020.002.01 prepared by TEC Ltd dated 10th April, 2024 and all the additional clarification emails, **we are not satisfied with the discharge of any aspect of condition 4 (Contaminated Land Remediation Scheme) of the approved planning application 77079/APP/2022/534 for the following reasons.**

- a. The site is still in need of further demolition in the Eastern part of the site which may likely change the extent of the required remediation.
- b. The depths of further investigation of 0.2m and 0.25m for HDP04 and HDP05 respectively and 0.55m for HDP06 are not consider to be sufficient to make an inform decision on the extent of likely contamination for the new revised standard "public open space (parks) land use exposure level. This is in addition to the fact that they were even located outside of the existing structure and;
- c. Much more with the depth of made ground between 0.1 – 0.4mbgl recovered across the site.
- d. With proposed remediation work already imagined for the area of soft landscaping within the Eastern part of the site following demolition, we advise the previous remedial strategy proposed in February report using the GAC's for land use of residential with homegrown produce rather than the newly proposed standard "public open space (parks)" land use be considered for the site.
- e. **Albeit, we are happy for the applicant to commence any aspect of the construction work that will enable them to carry out any outstanding land contamination work to determine the required full remedial work for the site provided the planning team is also happy with this but we wouldn't be able recommend the discharge of any part of the condition for the reasons advanced above with the current information."**

Kind regards

Katherine

Katherine Mills  
Planning Officer  
Planning, Regeneration and Environment  
Central Services  
Hillingdon Council

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---

**From:** Ruth Easterbrook <[ruth.easterbrook@tecon.co.uk](mailto:ruth.easterbrook@tecon.co.uk)>

**Sent:** 12 April 2024 3:22 PM

**To:** Kehinde Abere <[KAbere@hillington.gov.uk](mailto:KAbere@hillington.gov.uk)>; Katherine Mills <[KMills2@Hillingdon.Gov.UK](mailto:KMills2@Hillingdon.Gov.UK)>

**Cc:** Anne <[Anne@bxconstruction.co.uk](mailto:Anne@bxconstruction.co.uk)>; Ben <[ben@bxconstruction.co.uk](mailto:ben@bxconstruction.co.uk)>

**Subject:** 77079/APP/2024/388 - 2nd Ickenham Scout Hut, Community Close, Ickenham

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Good afternoon Kehinde,

Apologies for the direct approach, I understand that our client will have already (or will imminently be) submitting the attached report officially through planning for the above site. Due to concerns regarding the 'pre commencement' clause of the contaminated land condition stopping works on site from starting, until partial discharge has been received, we suggested that I approach you directly as a fellow contaminated land specialist who understood the technical aspects of the report. We would prefer to have had the opportunity to discuss this with you in advance, however, have unfortunately found it quite challenging to open up a dialogue over the last month or so.

To hopefully expedite the review process from now on, we attended site recently to undertake the additional soil sampling which we had previously recommended within the Remediation Strategy. Rather than re-write the Remediation Strategy and Verification Plan to enable partial discharge of the conditions, in light of the test results recorded recently, we felt that the most appropriate way forward would be to undertake a revised risk assessment of all the test results from the site to date, which we have presented in the attached Verification Statement.

We previously applied the Generic Assessment Criteria (C4SLs and S4ULs) for a residential setting (with home grown produce) as a preliminary tool to determine the human health related contamination risks. This conservative approach identified some marginally elevated lead and non-volatile PAH's in several areas of the site (typical for this kind of site as I am sure you will agree).

However, based on the fact that the end use of the site will be a Scout Hut with communal soft landscaping which will be used by the scouts for outdoors activities on an occasional basis (rather than a private residential garden) we have reviewed the exposure assumptions applied within the LQM/CIEH S4UL's and consider that the GACs for the Public Park (POSpark) land use are more appropriate for the specific scenario on this site. The Description provided in Table 1-2 of the LQM document, closely matches what we believe to be the scenario of Scouts using the outside space once the site has been re-modelled. It should also be noted that the site is currently already used for this purpose and the works being undertaken include some changes to the layout of the existing buildings on site and the communal landscaped area to the east, rather than a complete change of end use.

When compared to these revised GAC's all soil contamination test results are lower, suggesting that there is no significant risk to the current and proposed end users of the site from the shallow soils which will remain within communal soft landscaped areas surrounding the proposed new Scout Hut.

The above is all detailed within the attached report, hopefully you agree with our logic, and the more practical approach we have applied and will also be able to confirm that there are no further limitations to commencement of the foundation works on the site to construct the new

Scout Hut as our client is waiting to commence construction until some re-assurance has been provided.

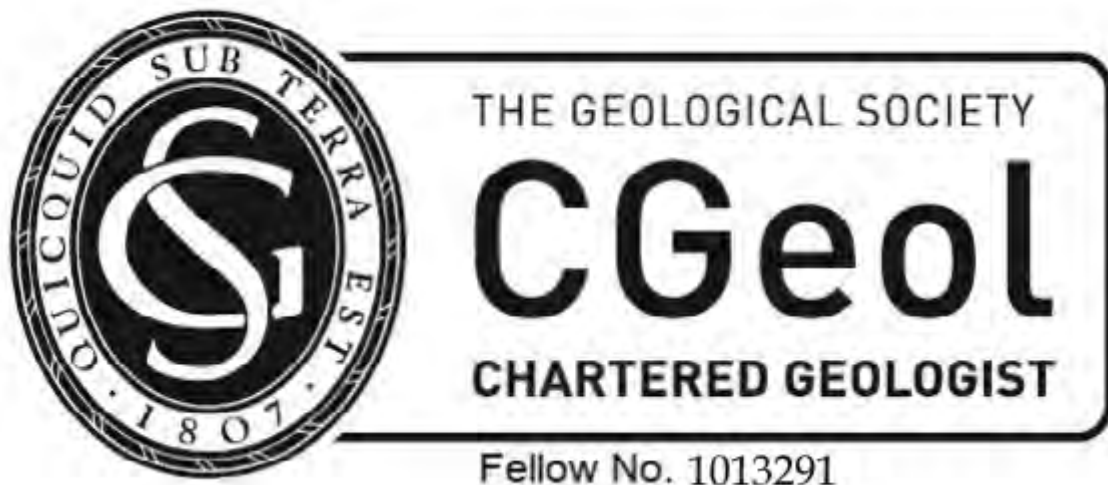
I would be happy to discuss further on the phone and will be available via the below details if required,

Kind Regards,  
Ruth

**Ruth Easterbrook**  
**MSci (Hons), ARSM, CGeol, CSci, FGS**  
Technical Director  
For and on behalf of  
**TEC**

Tel: 01749 677760 / 01446 731290  
Direct Dial: 01749 835401  
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## Caroline Moule

---

**From:** Ruth Easterbrook  
**Sent:** 23 April 2024 09:14  
**To:** Katherine Mills; Micah; Kehinde Abere  
**Cc:** Ben; Zeeshan; Anne; Eoin Concannon; Sophie Thomas  
**Subject:** RE: 77079/APP/2024/388 - 2nd Ickenham Scout Hut, Community Close, Ickenham

Good morning all,

Firstly, thank you Katherine for taking a more detailed (and practical) look at the planning condition wording with regards to the proposed construction program. Following a conversation between BX Construction, and one of your colleagues in Building Control late last week where some suggestions were made (by the Building Surveyor over the phone) as to how to try to progress this, our client has asked us to revise the existing Remediation Strategy. TEC have been asked to directly refer to the planning condition wording, with a view to again requesting partial discharge of part (b) (i) of the planning condition, which is, as you have stated, the only part of the condition, which appears to be stipulated as a 'preconstruction' requirement.

I have now almost completed the revisions to the Remediation Strategy, which includes updates to the text with direct reference to the Planning Condition, inclusion of our original proposal for the works as previously requested, and copies of all email communications between TEC, our client and Hillingdon Council (including this email chain) in the hope that this will provide sufficient clarity, and allow consideration of the above partial discharge. We are aiming to issue this updated report as a matter of urgency, by close of play today, as all works on site have ceased (and have been on hold for some weeks now) until such a point as an agreement can be reached.

Our revised strategy will confirm that there should be no ongoing contamination risk or contaminant linkage, below proposed building footprints and proposed hard standing from the potential contaminants of concern identified at the site (as there will be no contaminant pathway), which should provide re-assurance that commencement of construction will not impact on the overall strategy for agreement.

TEC will also recommend that further detailed assessment of the proposed soft landscaped areas is undertaken, following completion of demolition and site clearance (as originally recommended within the previous version of the report). This assessment will include detailed response to the feedback provided to TEC by Hillingdon Council on 18<sup>th</sup> April. An addendum assessment, including Remediation Options Appraisal and revised Remediation Strategy specifically covering the soft landscaped areas can then be submitted for approval after construction works hopefully resume, which will hopefully allow us time to open up a more technical discussion, regarding the assessment and strategy for the communal soft landscaped areas at the site in advance of occupation and handover of the buildings.

Finally, whilst we understand the concerns that the end users may need to use the communal soft landscaping for very occasional planting and growing of produce (although consider this extremely unlikely given our understanding of how the Scouts use these facilities), we disagree that a residential end use with home grown produce is the correct or appropriate risk assessment approach for this bespoke scenario and would propose that we agree an approach which both provides sufficient testing and assessment, in order to satisfy Hillingdon Council that any remediation works to the communal soft landscaping at the site are fully justified and scientifically robust, in due course (and after we have hopefully received partial discharge of the condition as noted above). We hope that we can arrange a meeting to discuss the concerns raised and develop our approach collaboratively from now on, rather than by a protracted series of letters/report updates and resubmissions.

I hope that the above approach is agreeable,

Kind Regards,

Ruth

**Ruth Easterbrook**  
**MSci (Hons), ARSM, CGeol, CSci, FGS**  
Technical Director  
For and on behalf of  
**TEC**

Tel: 01749 677760 / 01446 731290  
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Registered Number 5186011 England

---

**From:** Katherine Mills <KMills2@Hillingdon.Gov.UK>  
**Sent:** Monday, April 22, 2024 5:14 PM  
**To:** Micah <micah@interurbanstudios.com>; Kehinde Abere <KAbere@hillingdon.gov.uk>  
**Cc:** Ben <ben@bxconstruction.co.uk>; Zeeshan <Zeeshan@bxconstruction.co.uk>; Anne <Anne@bxconstruction.co.uk>; Ruth Easterbrook <ruth.easterbrook@tecon.co.uk>; Eoin Concannon <EConcannon@hillingdon.gov.uk>  
**Subject:** Re: 77079/APP/2024/388 - 2nd Ickenham Scout Hut, Community Close, Ickenham

Dear All,

Having looked at the wording of the contaminated land condition, and Kenny's comments, and following a discussion with my manager Eoin Concannon (cc), it is my understanding that the submitted information is not sufficient to discharge the later parts of the condition, part (a), part b, part (ii), part (iii) or (iv).

Part (i) states that "Construction of the building shall not commence until an expanded scheme, (post demolition / site enabling works), to deal with any unacceptable concentrations of contamination has been submitted to and approved by the Local Planning Authority (LPA)".

Kenny, please can you confirm whether Part (i) of the condition can be discharged based on the current reports submitted with the application. I note that the GAC's for land use of residential with homegrown produce is needed to be used for the proposed remediation work instead of the newly proposed standard "public open space (parks)" land use.

If Part (i) cannot be discharged, please confirm what additional information is required to discharge Part (i).

It may be that a Section 73 application is required to vary the condition to allow construction works to start prior to discharge of the later parts of the condition.

Kind regards

Katherine

Katherine Mills  
Planning Officer  
Planning, Regeneration and Environment  
Central Services  
Hillingdon Council

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

---

**From:** Micah <[micah@interurbanstudios.com](mailto:micah@interurbanstudios.com)>

**Sent:** 19 April 2024 10:17 AM

**To:** Katherine Mills <[KMills2@Hillingdon.Gov.UK](mailto:KMills2@Hillingdon.Gov.UK)>

**Cc:** Ben <[ben@bxconstruction.co.uk](mailto:ben@bxconstruction.co.uk)>; Zeeshan <[Zeeshan@bxconstruction.co.uk](mailto:Zeeshan@bxconstruction.co.uk)>; Anne <[Anne@bxconstruction.co.uk](mailto:Anne@bxconstruction.co.uk)>; Ruth Easterbrook <[ruth.easterbrook@tecon.co.uk](mailto:ruth.easterbrook@tecon.co.uk)>; Kehinde Abere <[KAbere@hillingdon.gov.uk](mailto:KAbere@hillingdon.gov.uk)>

**Subject:** Re: 77079/APP/2024/388 - 2nd Ickenham Scout Hut, Community Close, Ickenham

Dear Katherine

Further to the below response this is very helpful indeed. Can I just confirm with you that we can start construction of the hut? This will assist in completion of the required items for contamination.

Thank you.

Kind Regards

Micah Sarut  
Intl Assoc AIA RIBA  
Managing Director

**Inter Urban Studios**

Unit 67  
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[www.interurbanstudios.com](http://www.interurbanstudios.com)

#### Winners

Best of Houzz 2019 and 2021: Service  
Wandsworth design awards for Double Concrete House  
Delivering for Barnet Architecture Awards for Little Lamps Nursery

#### Shortlisted

Don't Move Improve! New London Architecture Awards 2017 for Double Concrete House  
Commonwealth Housing Competition for temporary migrant worker housing  
Most Inspiring Employer, Inspire Diversity Awards

On 18 Apr 2024, at 11:08 am, Anne <[Anne@bxconstruction.co.uk](mailto:Anne@bxconstruction.co.uk)> wrote:

Hi Micah,

Please find below for your reference.

Section E seems like a go ahead to carry out the works, is that right?

Kind Regards,  
Anne

---

**From:** Katherine Mills <[KMills2@Hillingdon.Gov.UK](mailto:KMills2@Hillingdon.Gov.UK)>

**Sent:** Thursday, April 18, 2024 10:52 AM

**To:** Ruth Easterbrook <[ruth.easterbrook@tecon.co.uk](mailto:ruth.easterbrook@tecon.co.uk)>; Kehinde Abere <[KAbere@hillingdon.gov.uk](mailto:KAbere@hillingdon.gov.uk)>

**Cc:** Anne <[Anne@bxconstruction.co.uk](mailto:Anne@bxconstruction.co.uk)>; Ben <[ben@bxconstruction.co.uk](mailto:ben@bxconstruction.co.uk)>

**Subject:** Re: 77079/APP/2024/388 - 2nd Ickenham Scout Hut, Community Close, Ickenham

Dear Ruth,

Thank you for the additional Verification Statement which has been added to the application.

Please see below Kenny's comments:

"Having consider the applicant submitted Remediation Strategy & Verification Plan with reference 2401020.001.01 prepared by TEC Ltd dated February 2024 and taking note of sections 4 (Scope of remediation works) and 6 (Verification Plan) as well as the latest submitted Verification Statement with reference 2401020.002.01 prepared by TEC Ltd dated 10th April, 2024 and all the additional clarification emails, **we are not satisfied with the discharge of any aspect of condition 4 (Contaminated Land Remediation Scheme) of the approved planning application 77079/APP/2022/534 for the following reasons.**

1. The site is still in need of further demolition in the Eastern part of the site which may likely change the extent of the required remediation.
2. The depths of further investigation of 0.2m and 0.25m for HDP04 and HDP05 respectively and 0.55m for HDP06 are not consider to be sufficient to make an inform decision on the extent of likely contamination for the new revised standard "public open space (parks) land use exposure level. This is in addition to the fact that they were even located outside of the existing structure and;
3. Much more with the depth of made ground between 0.1 – 0.4mbgl recovered across the site.

4. With proposed remediation work already imagined for the area of soft landscaping within the Eastern part of the site following demolition, we advise the previous remedial strategy proposed in February report using the GAC's for land use of residential with homegrown produce rather than the newly proposed standard "public open space (parks)" land use be considered for the site.
5. **Albeit, we are happy for the applicant to commence any aspect of the construction work that will enable them to carry out any outstanding land contamination work to determine the required full remedial work for the site provided the planning team is also happy with this but we wouldn't be able recommend the discharge of any part of the condition for the reasons advanced above with the current information."**

Kind regards

Katherine

Katherine Mills  
Planning Officer  
Planning, Regeneration and Environment  
Central Services  
Hillingdon Council

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

---

**From:** Ruth Easterbrook <[ruth.easterbrook@tecon.co.uk](mailto:ruth.easterbrook@tecon.co.uk)>  
**Sent:** 12 April 2024 3:22 PM  
**To:** Kehinde Abere <[KAbere@hillington.gov.uk](mailto:KAbere@hillington.gov.uk)>; Katherine Mills <[KMills2@Hillingdon.Gov.UK](mailto:KMills2@Hillingdon.Gov.UK)>  
**Cc:** Anne <[Anne@bxconstruction.co.uk](mailto:Anne@bxconstruction.co.uk)>; Ben <[ben@bxconstruction.co.uk](mailto:ben@bxconstruction.co.uk)>  
**Subject:** 77079/APP/2024/388 - 2nd Ickenham Scout Hut, Community Close, Ickenham

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Good afternoon Kehinde,

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To hopefully expedite the review process from now on, we attended site recently to undertake the additional soil sampling which we had previously recommended within the Remediation Strategy. Rather than re-write the Remediation Strategy and Verification Plan to enable partial discharge of the conditions, in light of the test results recorded recently, we felt that the most appropriate way forward would be to undertake a revised risk assessment of all the test results from the site to date, which we have presented in the attached Verification Statement.

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However, based on the fact that the end use of the site will be a Scout Hut with communal soft landscaping which will be used by the scouts for outdoors activities on an occasional basis (rather than a private residential garden) we have reviewed the exposure assumptions applied within the LQM/CIEH S4UL's and consider that the GACs for the Public Park (POSpark) land use are more appropriate for the specific scenario on this site. The Description provided in Table 1-2 of the LQM document, closely matches what we believe to be the scenario of Scouts using the outside space once the site has been re-modelled. It should also be noted that the site is currently already used for this purpose and the works being undertaken include some changes to the layout of the existing buildings on site and the communal landscaped area to the east, rather than a complete change of end use.

When compared to these revised GAC's all soil contamination test results are lower, suggesting that there is no significant risk to the current and proposed end users of the site from the shallow soils which will remain within communal soft landscaped areas surrounding the proposed new Scout Hut.

The above is all detailed within the attached report, hopefully you agree with our logic, and the more practical approach we have applied and will also be able to confirm that there are no further limitations to commencement of the foundation works on the site to construct the new Scout Hut as our client is waiting to commence construction until some re-assurance has been provided.

I would be happy to discuss further on the phone and will be available via the below details if required,

Kind Regards,  
Ruth

**Ruth Easterbrook**  
**MSci (Hons), ARSM, CGeol, CSci, FGS**  
Technical Director  
For and on behalf of  
**TEC**

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Direct Dial: 01749 835401  
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**CGeol**

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