London Borough of Hillingdon Council

2nd Ickenham Scouts Group, Ickenham

Remediation Strategy and Verification Plan

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Remediation Strategy and Verification Plan

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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 2nd Ickenham Scouts Group, Ickenham. All works were undertaken in accordance with our proposal email dated 29 January 2024 and referenced ST.2401020.001_002.

1.2 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 Figure 4 with the proposed development plan presented within Figure 2.

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 A, 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 bought 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 A desk study and ground investigation has previously been undertaken by TEC for the site, as detailed within the following report:

- *2nd 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.*

1.2.6 2No rounds of supplementary investigation covering areas of the site not previously investigated, and to further delineate areas impacted by potential contamination have also been undertaken, as detailed within the following reports:

- *2nd Ickenham Scouts Group, Ickenham – Verification Statement. Prepared for BX Construction Ltd c/o London Borough of Hillingdon Council. Ltd. Report reference 2401020.002.01, dated 10 April 2024.*
- *2nd Ickenham Scouts Group, Ickenham – Additional Sampling. Prepared for BX Construction Ltd c/o London Borough of Hillingdon Council. Ltd. Report reference 2401020.004.01, dated 24 June 2024.*

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 reports (TEC reference 2105013.001.01, July 2021, 2401020.002.01, April 2024 and 2401020.004.01, June 2024) 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)

Site History	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. A number of potentially contaminative land uses have been identified in proximity to the site including smithy, canal and railway.
Environmental Setting	BGS mapping indicates the site area is underlain by the London Clay Formation, which is designated as Unproductive Strata by the EA. 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. 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. 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.
Scope of Investigation	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. 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: • On site sources – Localised areas of made ground of unknown composition. • Off Site sources – Several potentially contaminative land uses including historical smithy, builders yard and railway, electrical substations and petrol filling stations/garages.
Encountered Ground Conditions	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. 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 rate pyrite nodules were recorded. 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 >4.0mbgl.

	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.
Generic Assessment Criteria	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'*.
Contamination Summary	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.
Ground Gas/Radon	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.

Table 2.2: Previous Report Summary (TEC April 2024)

Site Condition	At the time of the additional investigation, the scout hut located to the west of the site had been demolished, however the existing scout hut to the east of the site (and located in the proposed soft landscaping, which required additional investigation) was still present. Due to the applied planning conditions, it was necessary to complete the investigation works and finalise the Remediation Strategy at the site, prior to commencement of construction works. However, the construction program included use of the scout hut to the east as a welfare facility, therefore it was necessary to plan the additional investigation taking account of limited access to the area below the building footprint of the more easterly scout hut.
Scope of works	A plan showing the areas of site requiring additional investigation is included as Figure 3 <u>Area of WS05 (area highlighted on Figure 3)</u> Recommendations within the 2021 report indicated that based on the contaminants recorded in WS05, either a minimum depth of 415mm clean cover should be provided within the associated proposed soft landscaped area where made ground remains, or alternatively, given the limited and localised nature of the exceedences, it was recommended that further testing and assessment maybe undertaken once final site levels are achieved, to determine the requirement for any such remedial measures. <u>Area of proposed soft landscaping to the east (area highlighted on Figure 3)</u> Additionally, additional investigation of the area of proposed soft landscaping to the east were recommended as, at the time of the intrusive investigation undertaken by TEC in 2021, this area was not included within the scope. This report included additional sampling and assessment of the proposed area of soft landscaping to the east (approximately 20 x 10m in area), to refine the proposed remediation strategy.
Methodology	Additional ground investigation works were undertaken on 2nd April 2024. 3No. additional hand dug verification pits (HDP01 to HDP03) were excavated in proximity to WS05 from the 2021 investigation, to assist in refining the remedial requirements potentially required in this area. 3No. additional shallow hand excavated pits (HDP04 to HDP06) were also excavated in the area of proposed soft landscaping to the east. This included 2No hand excavated pits outside of the footprint of the existing scout hut, which was still present, and a third hand excavated pit (HDP06) through the floor of the existing scout hut to provide suitable coverage of the proposed area of soft landscaping. The locations of the hand verification pits are provided on Figure 4 and a section and photos of HDP06 are provide on Figure 5.
Encountered Ground Conditions	Made ground was recovered to depths of between 0.1m and 0.4m and was recorded to comprise slightly gravelly, silty clay with occasional rootlets. The gravel was observed as comprising chert, sandstone, red brick, slate and rare concrete. Locally, HDP01 was recorded as containing some ash.

	Reworked deposits were recorded below the made ground from 0.1m/0.4mbgl to 0.3/0.5mbgl across the site, generally comprising slightly gravelly, silty clay with gravel recorded as chert, sandstone, slate and black carbonaceous material. Underlying the made ground and reworked deposits, London Clay Formation was encountered, recorded as slightly gravelly, silty clay with gravel recorded as chert.
Groundwater	Perched water was encountered within HDP01 at 0.3mbgl within the made ground and groundwater was encountered in HDP03 at 0.4mbgl. Standing water was also observed during the excavation of HDP04 and HDP05.
Generic Assessment Criteria	Proposals were presented within this report to revise the adopted GAC's to those for 'Public Open Space (parks)'. However, this approach has subsequently been rejected by London Borough of Hillingdon, therefore for the purposes of this Remediation Strategy, all results to date have been re-assessed using the most conservative GACs for a 'Residential with Homegrown Produce' setting, although it should be noted that this land use scenario could be considered as overly conservative for a proposed Scout Hut with associated communal soft landscaped area.
Contamination Summary	Review of the full set of 9 samples taken across the site during the 2 rounds of investigation has been completed for the purposes of this Remediation Strategy. The full human health generic quantitative risk assessment is presented in Appendix B. <u>Area of WS05 (area highlighted on Figure 3)</u> Minor exceedences of lead (210mg/kg), Benzo(b)fluoranthene (3.10mg/kg) and Dibenz(a,h)anthracene (0.50m), have been recorded at a depth of 0.10mbgl in WS05 during the 2021 investigation. Therefore, 3No additional samples were taken in this area during the 2024 (HDP01 – 0.10m to 0.30m, HDP02 – 0.15m to 0.25m and HDP03 – 0.10m to 0.20m) and were analysed for lead and speciated PAH, at depths similar to the original sample, to delineate any potential hotspot of contamination in this location. No additional contaminants were identified, therefore suggesting that there is no widespread contamination in the area of WS05. <u>Area of proposed soft landscaping to the east (area highlighted on Figure 3)</u> 3No additional samples were taken from the area of proposed soft landscaping to the east. HDP04 – 0.30-0.40m, HDP05 – 0.20-0.30m and HDP06 - 0.20m to 0.30m in HDP06. These three samples, which were taken at representative depths of the potential near surface soil horizon which is likely to present the most likely exposure pathway in the proposed communal soft landscaping area (within 600mm of proposed ground levels) where analysed for the full suite of contaminants. The only contaminant of potential concern identified was lead (220mg/kg) within HDP06 in the trial pit located below the existing building footprint.

Table 2.3: Previous Report Summary (TEC June 2024)

Site Condition	At the time of the June 2024 additional sampling, it was noted that the existing structure to the east remains on site and is being utilised as a site office for the construction of the new scout's hut.
Scope of works	Additional sampling was undertaken at the request of the client, with samples retrieved at depths of greater than 0.6mbgl in the proposed areas of soft landscaping at the site. 6No. additional trial pits were excavated, prior to TEC's attendance on site by BX Construction Ltd, at locations determined by them.
Methodology	Additional ground investigation works were undertaken on 13th June 2024. 3No. trial pits (TP01 to TP03) were located in the north of the site within the proposed area of soft landscaping not previously sampled, and 3No. trial pits (TP04 to TP06) were located in the eastern portion of the site (within the proposed soft landscaped area which had previously been sampled in April 2024). The locations of all of the trial pits from the three phases of investigation are provided on Figure 4.
Encountered Ground Conditions	Made ground was recovered to depths of between 0.1m and 0.8m and was recorded to comprise slightly gravelly, silty clay with occasional rootlets. The gravel component comprising chert, sandstone and brick fragments. Reworked deposits were recorded below the made ground from 0.1m/0.2mbgl to 0.7/0.8mbgl in two locations (TP03 and TP06), generally comprising slightly gravelly, silty clay with gravel recorded as chert, sandstone, and occasional decayed wood.

Groundwater	Standing water was observed within a single location (TP05) at 0.70mbgl, within the made ground.
Generic Assessment Criteria	The results of this phase of investigation have been assessed using the most conservative GACs for a 'Residential with Homegrown Produce' setting.
Contamination Summary	The results of this additional sampling and soil testing, indicate that no further exceedences (over and above the areas identified during the 2021 and April 2024 investigations) of the 'Residential with Homegrown Produce' GAC have been identified within the proposed areas of soft landscaping, and no suspected asbestos containing material or detectable asbestos fibres have been identified.

2.2.1 Due to the CoPCs noted above within the locations of WS05 from the 2021 investigation and HDP06 from the 2024 investigation, it will be necessary to undertake remediation works at the site as detailed in the sections below.

2.3 Updated Conceptual Model

2.3.1 On the basis of the assessment works undertaken by TEC in 2021 and 2024, 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
RCL1: 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.	• Long-term effective containment of contaminated made ground i.e. eliminating exposure to contaminated made ground or removal of the contamination source. • Management of contaminant pathway • Ensure the site is suitable for use in relation to the proposed development (replacement scout huts and associated communal soft landscaped areas) • Satisfy planning requirements in relation land contamination	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.
RCL2: 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.	• Long-term effective containment of contaminated made ground • Management of the pathway and receptor	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
RCL3: 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.	• Effective control of dust and dust generating activities	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 layout is presented within Figure 2.

Remediation – Area of Soft Landscaping to the East (investigated during April and June 2024)

4.2.5 The soft landscaped areas requiring remediation are highlighted on Figure 3, and are limited to several areas of proposed communal soft landscaping, which will become fully accessible for completion of the remediation works, once the existing structure to the east has been demolished.

4.2.6 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 completing the required remediation works for the areas of proposed soft landscaping at the site.

Remediation Assessment (following additional investigation works in April and June 2024)

4.2.7 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) during the 2021 investigation. Additional testing of the area around WS05 undertaken during April 2024 has not identified any further contamination in this part of the site. WS05 is located within an area of proposed soft landscaping, immediately to the east of the proposed new scout hut.

4.2.8 Additionally, a single marginal exceedance of lead at a depth of 0.20m to 0.30m within HP06, in the area of proposed soft landscaping to the east has been identified within the footprint of the existing scout hut, which is scheduled for demolition. This area is proposed as an area of soft landscaping of approximately 20m x 10m in area to the east of the site.

4.2.9 The above areas have been identified within Figure 3

4.2.10 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.

4.2.11 Following consultation with the Environmental Protection Team (Land Contamination) at Hillingdon Borough Council it is understood that the following remediation is required at the site:

- Excavation of made ground impacted with CoPCs in area of WS05 and the area of proposed soft landscaping to the east of the site (HP06), to remove the source; and
- Provision of a cover system within such areas, where made ground remains.

Selected Final Remediation Strategy for Communal Soft Landscaped areas

4.2.12 For the adoption of the above options, a verification report will be required which details the selected strategy and verifies either that the contamination source has been removed, or that the appropriate cover system (comprising hard landscaping/buildings and structures, or the required depth of clean cover to soft landscaping) has been installed.

4.2.13 Having considered the above options, the selected option for remediation of the marginally contaminated areas identified on site and indicated on Figure 3 is to excavate the made ground impacted with CoPCs and install a clean cover layer to break the contaminant linkage.

Simple Cover System

4.2.14 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.

4.2.15 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.

4.2.16 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.

4.2.17 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, and the requirements outlined by the Environmental Protection Team (Land Contamination) at Hillingdon Borough Council, a minimum depth of **600mm** of clean cover should be provided within proposed soft landscaped areas indicated on Figure 3, where made ground remains. .

General Cover System Requirements

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

4.2.19 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.

4.2.20 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.

4.2.21 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 have a maximum stone size of 20mm and 50mm, respectively.

RCL2

4.2.22 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.

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.

4.2.23 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

4.2.24 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.

4.2.25 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.

4.2.26 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.

4.2.27 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

Watching Brief - Previously Unidentified Contamination

4.3.1 During the site clearance works and subsequent testing and assessment, a watching brief should be maintained during the groundworks and, should previously unidentified or unexpected 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)(1)
Arsenic	37
Boron	290
Cadmium	22
Chromium (Total)	910
Chromium (VI)	21
Copper	2400
Lead	200
Mercury	40
Nickel	130

Contaminant	Maximum Import Concentration (mg/kg)(1)
Selenium	350
Zinc	3700
Beryllium	1.7
Barium	1300
Vanadium	410
Cyanide	20
Total Phenol	120
Banded Petroleum Hydrocarbons(2)	
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(2)
Other Petroleum Hydrocarbons(2)	
Naphthalene	2.3
Acenaphthylene	170
Acenaphthene	210
Fluorene	170
Phenanthrene	95
Fluoranthene	280
Benzo(a)anthracene	7.2
Chrysene	15
Benzo(b)fluoranthene	2.6
Benzo(k)fluoranthene	77
Benzo(a)pyrene	2.2
Indeno(1,2,3-cd)pyrene	27
Dibenzo(a,h)anthracene	0.24
Benzo(g,h,i)perylene	320
Benzene	0.087
Ethylbenzene	47
m & p-xylene	56
o-xylene	60
MTBE	49
Other	
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.

Verification Testing

6.1.10 Following the placement of the appropriate cover system (assuming a cover system is the final selected remediation option), 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^3 of fill, if the material is imported from a known 'Greenfield' source.
- One sample per 50m^3 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).

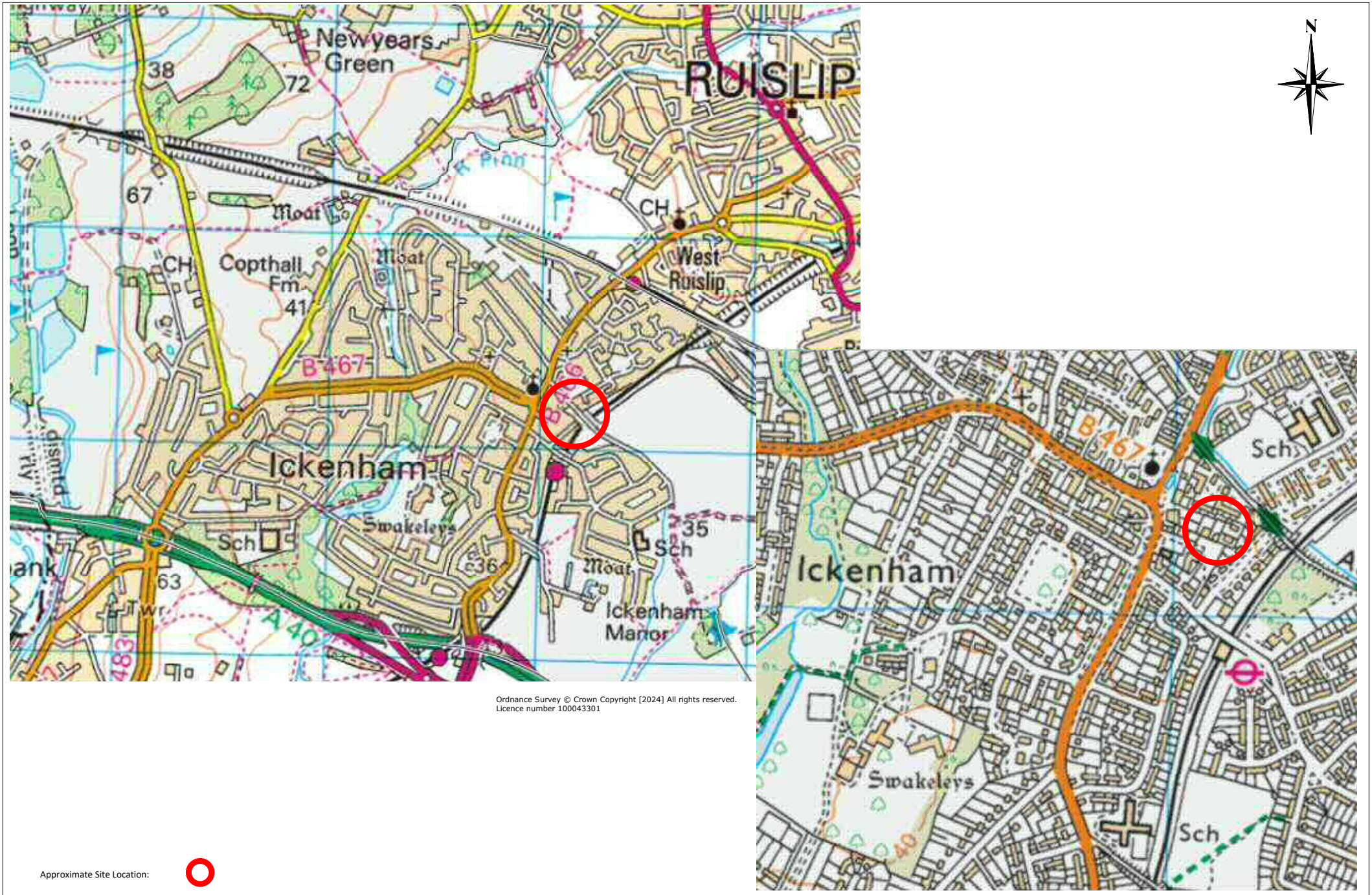
6.3 Communications Plan

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.

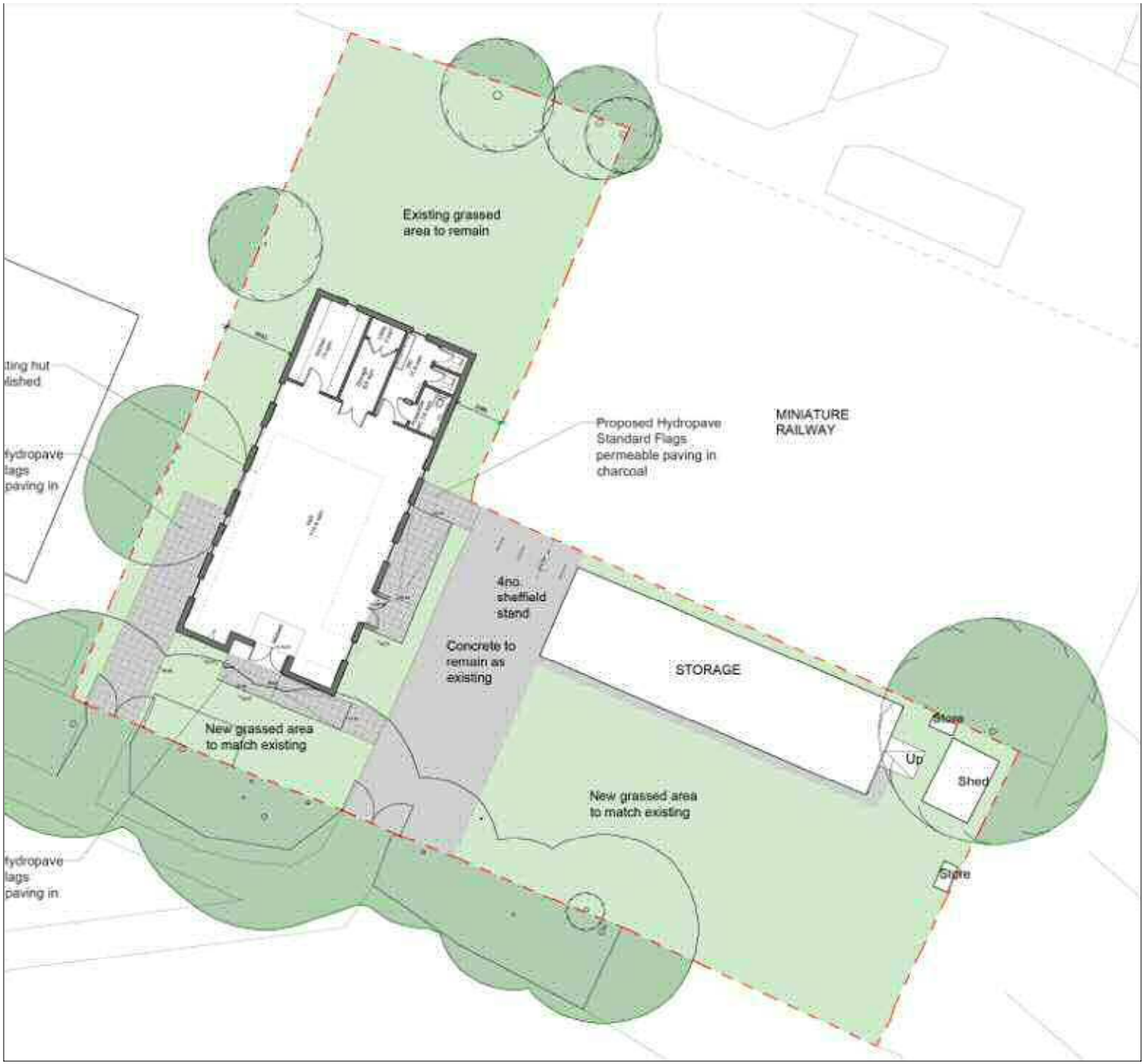
TEC

Figures and Drawings

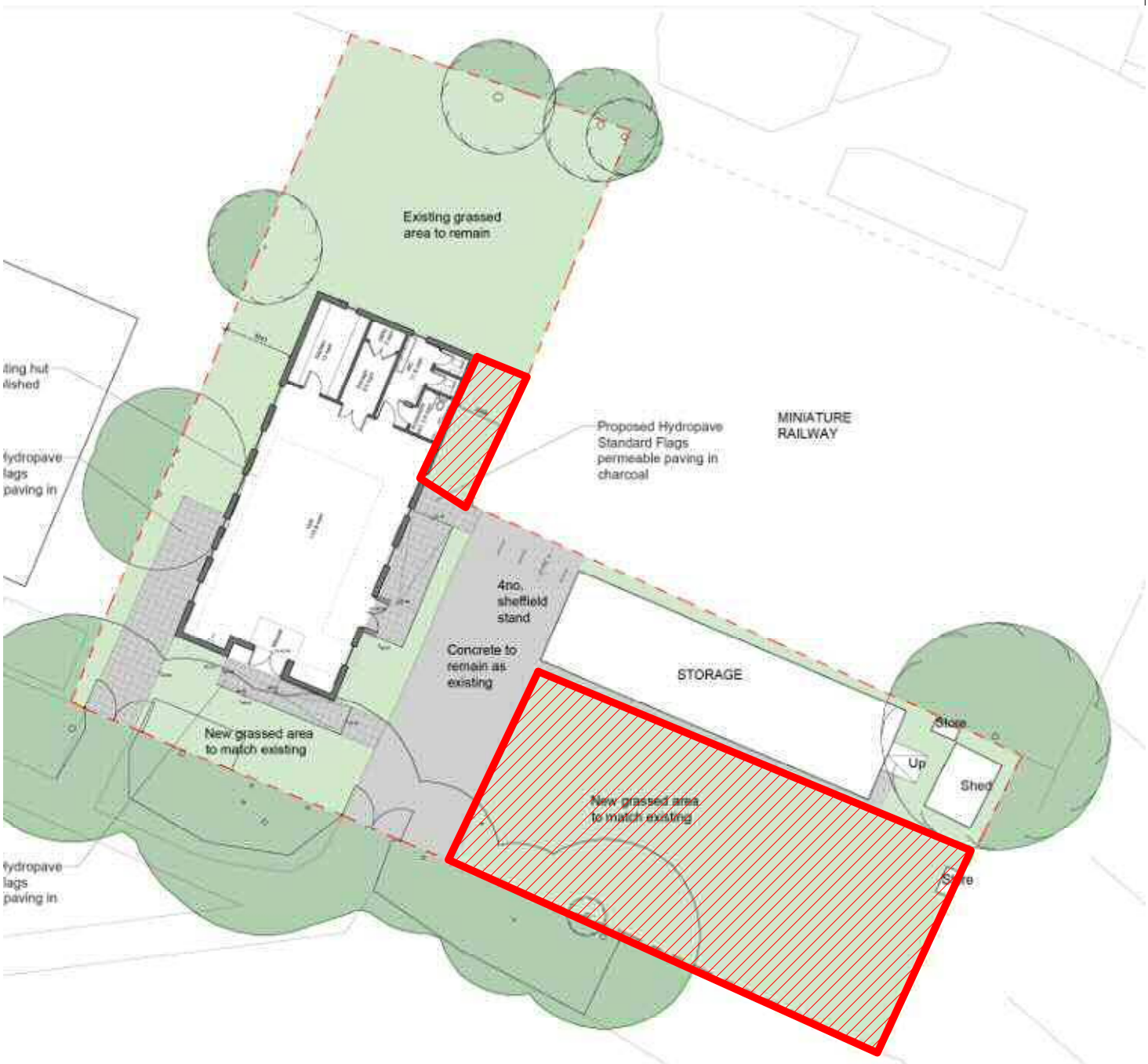


Approximate Site Location:

tec	TEC The Old Chapel 35a Southover Wells, Somerset BA5 1UH	Tel: 01749 677760 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

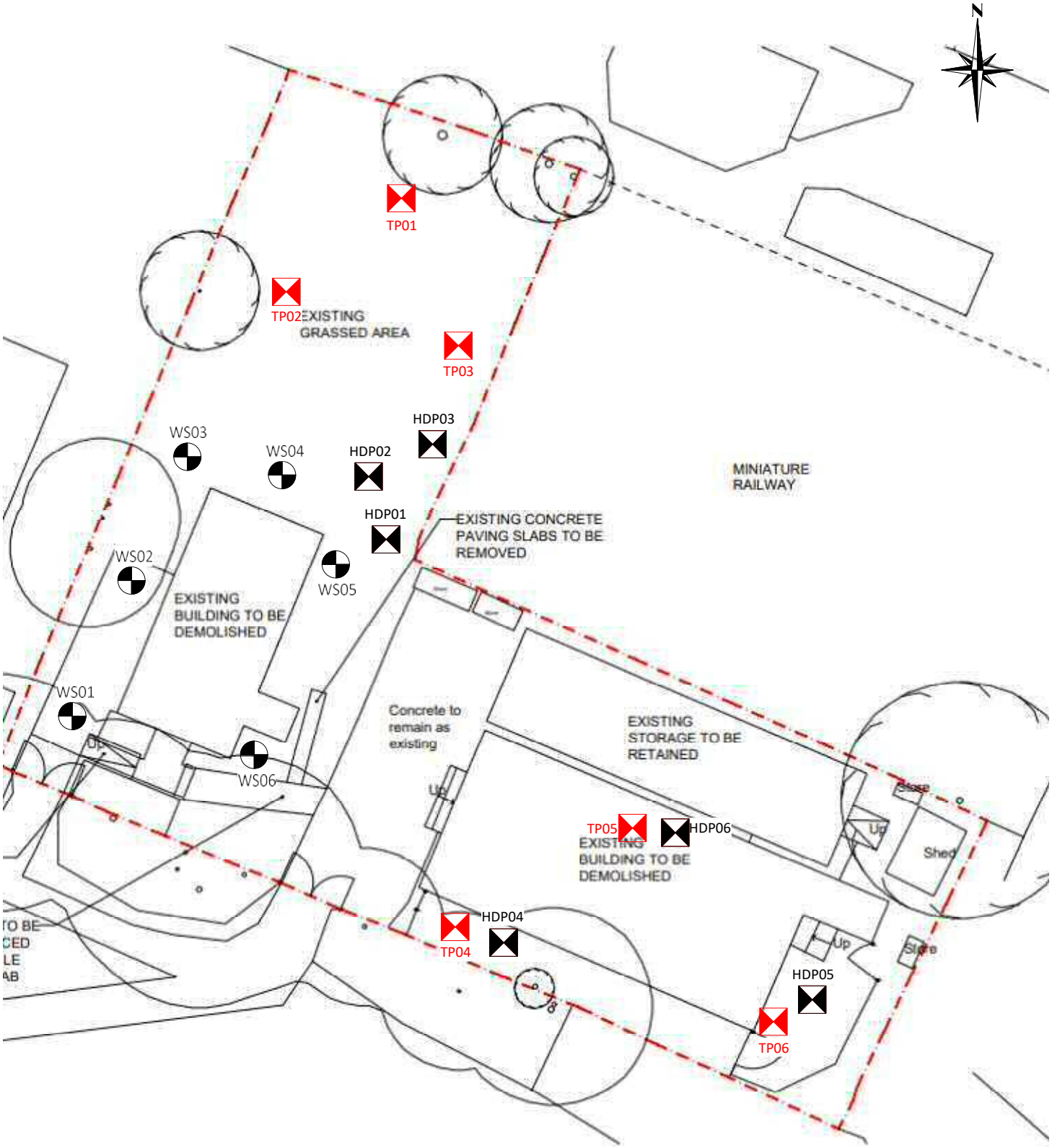


tec	TEC The Old Chapel 35a Southover Wells, Somerset BA5 1UH	Tel: 01749 677760 Email: info@tecon.co.uk Web: www.tecon.co.uk	Site Name: 2nd Ickenham Scout Group, Ickenham	Drawing Name: Proposed Development Plan	Client Name: London Borough of Hillingdon Council	Project No: 2401020.001	Figure No: 2 Rev A	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.

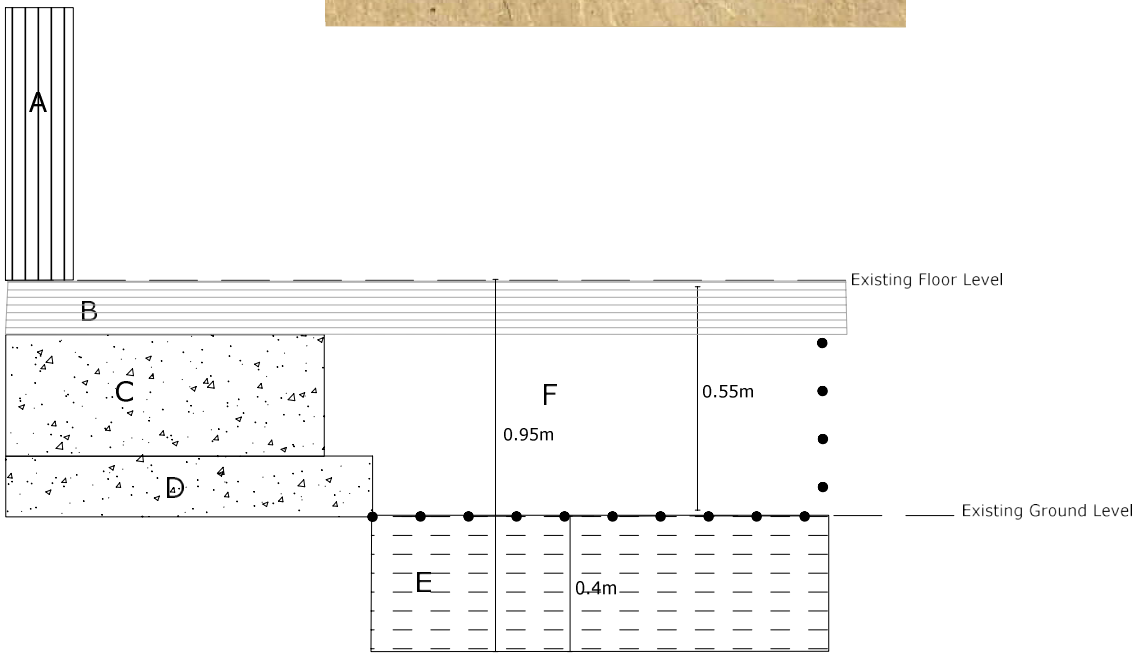
tec	TEC The Old Chapel 35a Southover Wells, Somerset BA5 1UH	Tel: 01749 677760 Email: info@tecon.co.uk Web: www.tecon.co.uk	Site Name: 2nd Ickenham Scouts Group, Ickenham			Scale: NTS
Drawing Name: Verification Location Plan			Client Name: London Borough of Hillingdon Council	Project No: 2401020.001	Date: June 2024	Figure No: 3 Rev B



Extract of Inter Urban Studios '2nd Ickenham Scout Community Close - Existing Site Plan'. Dwg No.: TEN-03 Rev A, 21.04.22.

	TEC The Old Chapel 35a Southover Wells, Somerset BA5 1UH	Tel: 01749 677760 Email: info@tecon.co.uk Web: www.tecon.co.uk	Site Name: 2nd Ickenham Scout Group, Ickenham			Scale: NTS
Drawing Name: Existing Site Layout and Exploratory Hole Location Plan			Client Name: London Borough of Hillingdon Council	Project No: 2401020.004	Date: June 2024	Figure No: 4 Rev B

Hand Dug Pit HDP06 Section



A - Existing Wall

B - Timber Frame Floor Structure

C - Concrete Block

D - Concrete Foundation

E - Reworked Deposits
0.0 - 0.4m (Existing Ground Level) /
0.55 - 0.95m (Existing Floor Level)

F - Void Space

tec	TEC The Old Chapel 35a Southover Wells, Somerset BA5 1UH	Tel: 01749 677760 Email: info@tecon.co.uk Web: www.tecon.co.uk	Site Name: 2nd Ickenham Scouts Group, Ickenham	Drawing Name: Hand Dug Pit HDP06 Section	Client Name: London Borough of Hillingdon Council	Project No: 2401020.001	Figure No: 5 Rev B	Date: June 2024	Scale: NTS

Appendix A

Schedule of Planning Conditions

HILLINGDON
LONDON

TOWN AND COUNTRY PLANNINGACT 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: James Rodger

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 PLANNINGACT 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 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

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

HILLINGDON
LONDON

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** , 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** , 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.

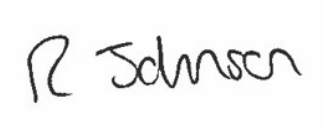
Your co-operation is sought to assist the public participation process by removing any site notices posted

Development Management
Directorate of Central Services
Hillingdon Council
3 North, Civic Centre, High Street, Uxbridge UB8 1UW
www.hillingdon.gov.uk

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,



Roz Johnson
Head of Development Management and Building Control

Appendix B

Human health generic quantitative risk assessment

Project Number: 2401020.002		Lab Sample Number	159257	159258	159259	159260	159261	159262	1230306	1230307	1230308	225967	225968	225969	225970	225971	225972
Project Name: 2nd Ickenham Scouts Grouo, Ickenham		Sample Reference	HDP01	HDP02	HDP03	HDP04	HDP05	HDP06	WS01	WS05	WS06	TP01	TP02	TP03	TP04	TP05	TP06
Site End Use:	GAC (mg/kg)	Sample Number	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Residential with homegrown produce		Depth (m)	0.10-0.30	0.15-0.25	0.10-0.20	0.30-0.40	0.20-0.30	0.20-0.30	0.00 - 0.35	0.00 - 0.10	0.00 - 0.45	0.70	0.75	0.80	0.80	0.70	0.70
		Date Sampled	02/04/2024	02/04/2024	02/04/2024	02/04/2024	02/04/2024	02/04/2024	44371	44371	44371	13/06/2024	13/06/2024	13/06/2024	13/06/2024	13/06/2024	13/06/2024
Determinand			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Arsenic	37[1]	mg/kg	-	-	-	16.00	15.00	14.00	12.00	18.00	10.00	15.00	20.00	18.00	23.00	19.00	13.00
Boron	290[3]	mg/kg	-	-	-	0.70	0.30	0.50	-	-	-	0.90	0.30	0.30	0.20	0.60	0.20
Cadmium	22[1]	mg/kg	-	-	-	< 0.2	< 0.2	< 0.2	0.18	0.25	0.15	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	0.50
Chromium (total)	910[3]	mg/kg	-	-	-	23.00	21.00	24.00	19.00	24.00	12.00	34.00	36.00	36.00	42.00	39.00	27.00
Chromium (VI)	21[1]	mg/kg	-	-	-	< 1.2	< 1.2	< 1.2	< 0.50	< 0.50	< 0.50	< 1.2	< 1.2	< 1.2	< 1.2	< 1.2	< 1.2
Copper	2400[3]	mg/kg	-	-	-	29.00	26.00	29.00	46.00	33.00	20.00	42.00	24.00	29.00	21.00	17.00	18.00
Lead	200[1]	mg/kg	200.00	160.00	170.00	140.00	200.00	220.00	190.00	210.00	60.00	21.00	20.00	14.00	23.00	19.00	43.00
Mercury	40[2]	mg/kg	-	-	-	0.80	4.00	< 0.3	0.52	0.69	0.24	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3
Nickel	130[2]	mg/kg	-	-	-	15.00	16.00	17.00	18.00	20.00	13.00	18.00	19.00	27.00	27.00	20.00	20.00
Selenium	350[2]	mg/kg	-	-	-	< 1.0	< 1.0	< 1.0	0.32	0.33	0.35	< 1.0	1.00	< 1.0	1.30	1.30	< 1.0
Zinc	3700[3]	mg/kg	-	-	-	80.00	72.00	66.00	68.00	95.00	37.00	72.00	66.00	66.00	80.00	66.00	83.00
Beryllium	1.7[3]	mg/kg	-	-	-	0.94	1.00	0.92	< 1.0	< 1.0	< 1.0	1.10	1.10	1.50	1.50	1.20	1.10
Vanadium	410[3]	mg/kg	-	-	-	46.00	46.00	48.00	34.00	36.00	26.00	76.00	72.00	76.00	81.00	73.00	52.00
Barium	1300[4]	mg/kg	-	-	-	93.00	88.00	100.00	150.00	120.00	110.00	75.00	78.00	88.00	130.00	93.00	150.00
Cyanide (Total)	20[5]	mg/kg	-	-	-	< 1.0	< 1.0	< 1.0	< 0.50	< 0.50	< 0.50	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Phenol (Monohydric)	120[3]	mg/kg	-	-	-	< 1.0	< 1.0	< 1.0	< 0.10	< 0.10	< 0.10	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Sulphide	-	mg/kg	-	-	-	< 1.0	< 1.0	6.80	1.10	2.10	0.68	1.90	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total Organic Carbon (TOC)	-	%	-	-	-	1.50	1.50	1.30	2.10	2.70	1.80	0.60	0.60	0.50	0.60	0.60	1.00
Naphthalene	2.3[3]	mg/kg	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.10	0.26	< 0.10	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthylene	170[3]	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.10	0.37	< 0.10	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	210[3]	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.10	< 0.10	< 0.10	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Fluorene	170[3]	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.10	0.12	< 0.10	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Phenanthrene	95[3]	mg/kg	0.22	0.20	0.26	< 0.05	0.06	0.06	< 0.10	0.87	< 0.10	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Anthracene	2400[3]	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.10	0.33	< 0.10	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Fluoranthene	280[3]	mg/kg	0.64	0.41	0.61	0.08	0.13	0.07	0.44	3.10	0.23	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Pyrene	620[3]	mg/kg	0.55	0.38	0.55	0.08	0.11	0.06	0.52	3.10	0.28	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(a)anthracene	7.2[3]	mg/kg	0.36	0.18	0.29	< 0.05	0.08	< 0.05	< 0.10	2.10	< 0.10	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Chrysene	15[3]	mg/kg	0.40	0.22	0.36	0.06	0.07	< 0.05	< 0.10	2.60	< 0.10	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(b)fluoranthene	2.6[3]	mg/kg	0.62	0.31	0.41	0.08	0.09	< 0.05	< 0.10	3.10	< 0.10	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(k)fluoranthene	77[3]	mg/kg	0.21	0.12	0.14	< 0.05	< 0.05	< 0.05	< 0.10	1.50	< 0.10	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(a)pyrene	2.2[3]	mg/kg	0.39	0.22	0.33	< 0.05	0.08	< 0.05	< 0.10	2.20	< 0.10	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Indeno(1,2,3-cd)pyrene	27[3]	mg/kg	0.23	0.13	0.19	< 0.05	< 0.05	< 0.05	< 0.10	1.70	< 0.10	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dibenz(a,h)anthracene	0.24[3]	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.10	0.50	< 0.10	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	320[3]	mg/kg	0.27	0.15	0.21	< 0.05	< 0.05	< 0.05	< 0.10	1.60	< 0.10	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Speciated Total EPA-16 PAHs	-	mg/kg	3.94	2.32	3.34	< 0.80	< 0.80	< 0.80				< 0.80					
Benzene	0.087[3]	µg/kg	-	-	-	-	-	< 5.0	< 1.0	< 1.0	< 1.0	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Toluene	130[3]	µg/kg	-	-	-	-	-	< 5.0	< 1.0	< 1.0	< 1.0	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Ethylbenzene	47[3]	µg/kg	-	-	-	-	-	< 5.0	< 1.0	< 1.0	< 1.0	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
p & m-xylene	56[3]	µg/kg	-	-	-	-	-	< 5.0	< 1.0	< 1.0	< 1.0	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
o-xylene	60[3]	µg/kg	-	-	-	-	-	< 5.0	< 1.0	< 1.0	< 1.0	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
MTBE (Methyl Tertiary Butyl Ether)	49[4]	µg/kg	-	-	-	-	-	< 5.0	< 1.0	< 1.0	< 1.0	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
TPH Aliphatic C5 - C6	42[3]	mg/kg	-	-	-	-	-	< 0.020	< 1.0	< 1.0	< 1.0	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020
TPH Aliphatic C6 - C8	100[3]	mg/kg	-	-	-	-	-	< 0.020	< 1.0	< 1.0	< 1.0	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020
TPH Aliphatic C8 - C10	27[3]	mg/kg	-	-	-	-	-	< 0.050	< 1.0	< 1.0	< 1.0	< 0.050	< 0.050	< 0.050	< 0.050	< 0.050	< 0.050
TPH Aliphatic C10 - C12	130[3]	mg/kg	-	-	-	-	-	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPH Aliphatic C12 - C16	1100[3]	mg/kg	-	-	-	-	-	< 2.0	< 1.0	< 1.0	< 1.0	5.00	2.10	2.00	< 2.0	< 2.0	< 2.0
TPH Aliphatic C16 - C21	65000[3]	mg/kg	-	-	-	-	-	< 8.0	< 1.0	< 1.0	< 1.0	25.00	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPH Aliphatic C21 - C35	65000[3]	mg/kg	-	-	-	-	-	< 8.0	< 1.0	< 1.0	19.00	12.00	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPH Aromatic C5 - C7	70[3]	mg/kg	-	-	-	-	-	< 0.010	< 1.0	< 1.0	< 1.0	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPH Aromatic C7 - C8	130[3]	mg/kg	-	-	-	-	-	< 0.010	< 1.0	< 1.0	29.00	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPH Aromatic C8 - C10	34[3]	mg/kg	-	-	-	-	-	< 0.050	< 1.0	< 1.0	< 1.0	< 0.050	< 0.050	< 0.050	< 0.050	< 0.050	< 0.050
TPH Aromatic C10 - C12	74[3]	mg/kg	-	-	-	-	-	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPH Aromatic C12 - C16	140[3]	mg/kg	-	-	-	-	-	< 2.0	< 1.0	< 1.0	24.00	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPH Aromatic C16 - C21	260[3]	mg/kg	-	-	-	-	-	< 10	< 1.0	< 1.0	< 1.0	< 10	< 10	< 10	< 10	< 10	< 10
TPH Aromatic C21 - C35	1100[3]	mg/kg	-	-	-	-	-	< 10	< 1.0	< 1.0	58.00	< 10	< 10	< 10	< 10	< 10	< 10

Notes:

[1] DEFRA C4SLs (2014)

[2] Environment Agency SGVs (2009)

[3] LQM/CIEH S4ULs (2015) *'Copyright Land Quality Management Limited reproduced with permission; Publication Number S4UL3126. All rights reserved.'.*

[4] CL:AIRE, AGS & EIS (2009)

[5] Dutch Intervention Value for free cyanide (VROM 2000)

(6) No GAC values available for Public Open Space therefore a conservative Residential with Homegrown use used

*All GACs based on a sandy soil and Soil Organic Matter (SOM) of 1% where applicable.

Concentration does not exceed GAC

Concentration exceeds GAC

No set GAC