

REMEDICATION PUBLIC COMMUNICATION STRATEGY

REV 2
24TH JULY 2026

STRATFORD
GASWORKS
LONDON, E15



1. INTRODUCTION

- 1.1 **This Remediation Public Communication Strategy (“the Strategy”) has been prepared on behalf of Berkeley Group Plc to satisfy the requirements of Planning Condition 19 attached to planning permission ref. 23/00457/FUL for the redevelopment of Stratford Gasworks, Rick Roberts Way, London, E15 2GN. The condition requires the submission and approval of a strategy setting out how the public will be informed and engaged throughout the remediation and enabling works phase.**
- 1.2 The Strategy establishes the communication framework that will be implemented during the remediation and enabling works phase to ensure local residents and neighbouring communities are kept informed about site activities, potential impacts and the measures being taken to manage and mitigate them. The Strategy also sets out how information will be shared with other stakeholders, including local businesses, community organisations and statutory bodies, throughout the works.
- 1.3 This document has been prepared in recognition of the site’s historic use as a former gasworks and the importance of maintaining transparent and proactive communication with nearby communities regarding remediation activities.
- 1.4 The Strategy shall be followed for the lifetime of the remediation and enabling works phase. Where changes to the communication approach are required, an updated version of the Strategy will be submitted to the Local Planning Authority (“LPA”) for approval in accordance with the requirements of Planning Condition 19.

THE CONSENTED SCHEME

- 1.5 Planning permission (ref. 23/00457/FUL) was granted by the London Legacy Development Corporation (“LLDC”) on 26 November 2024 for the comprehensive redevelopment of Stratford Gasworks, Rick Roberts Way, London, E15 2GN.
- 1.6 The approved development comprises demolition, site clearance, remediation and groundworks to facilitate the comprehensive redevelopment and change of use of the former gasworks site. The scheme includes the delivery of 245 residential dwellings (Use Class C3), associated infrastructure, access arrangements, car and cycle parking, engineering works and new public realm and open space.
- 1.7 The planning permission is supported by a range of environmental control measures secured through planning conditions and approved management plans, including the Construction Environmental Management Plan (“CEMP”). The CEMP establishes the framework for managing and mitigating potential environmental effects during the construction, remediation and enabling works phases, including matters such as noise,

dust, vibration, air quality, traffic management and site operations. This Remediation Public Communication Strategy sits alongside the CEMP and provides the specific approach for communicating with local residents and other stakeholders during the remediation and enabling works phase.

PROGRAMME

- 1.8 Remediation and enabling works will form an early phase of the overall redevelopment programme for the Site and are required to prepare the Site for its future use and the required construction activities.
- 1.9 At the time of writing, the detailed construction programme is being finalised. However, the anticipated programme is currently as follows:
- On-site investigation works: Completed April to May 2025
 - Agreement of Contamination Risk Assessment, Remediation Strategy and Verification Plan (Conditions 20 and 21)
 - Enabling and Remediation works on-site: Currently scheduled for Winter 2026-2027
 - Follow on piling and main construction works: 2027 - 2029

SECTION 96A APPLICATION

- 1.10 At the time of writing, Berkeley Group has subsequently pursued an amendment to the consented scheme through a Section 96A application. The Section 96A application seeks a non-material amendment to the consented planning permission, comprising amendments to the quantum of dwellings approved, floor plans, elevations, sections, landscape strategy, cycle parking, blue badge parking, and waste and servicing strategy, together with updates to planning conditions 2, 34, 35 and 42 and an update to the description of development.
- 1.11 The amended proposals provide for 307 new high-quality homes across four buildings and three townhouses situated along Abbey Lane, representing an increase from the 245 dwellings approved under the original consent. The Site remains 0.9 hectares and continues to include the retained Pressure Reduction Station and sub-station. The proposals also deliver landscape enhancements and the introduction of a new non-vehicular route through the development.

- 1.12 This Remediation Public Communication Strategy applies equally to the amended scheme and has been prepared to reflect the consented development as it may be amended through the Section 96A application. The remediation and enabling works required to prepare the Site for development remain consistent in nature and scope regardless of the amendments to the built form above, and the communication framework set out in this Strategy therefore applies throughout.

PLANNING CONDITION 19

- 1.13 Planning Condition 19, "Remediation public communication strategy", states:

LAND CONTAMINATION AND REMEDIATION

19. Remediation public communication strategy Prior to the commencement of works hereby permitted under this planning permission, the developer shall submit in writing and have approved in writing a Remediation Public Communication Strategy. As a minimum, the strategy shall include:

- *Effective multi-layered communication strategy with stakeholders including residents, including proactive sharing of information. The strategy should take into account the SNIFFER (2010) Risk Communication Booklet titled 'Communicating understanding of contaminated land risks'.*
- *Assessment and mitigation of potential nuisance odour and vapour health risks to offsite receptors.*
- *Present a robust monitoring strategy, and the setting (and assessment against) of boundary vapour thresholds that are protective of adjacent offsite receptors.*
- *Mechanisms for handling public complaints.*

This communication strategy shall be followed for the lifetime of the remediation and enabling works phase. Should any changes to the strategy be required during the remediation and enabling works phase, an updated communication strategy shall be submitted to the LPA for approval. ..."

SITE CONTEXT

- 1.14** The Site comprises approximately 0.9 hectares of previously developed land at Stratford Gasworks, located on Rick Roberts Way in Stratford, within the London Borough of Newham. The Site forms part of a former gasworks and includes retained infrastructure associated with its historic operation, including a Pressure Reduction Station and sub-station.
- 1.15** Prior to redevelopment, remediation and enabling works are required to prepare the Site for future development. Given the Site's former industrial use, these works have generated understandable public interest, particularly in relation to land contamination, air quality, odour and potential impacts on neighbouring residents.

BACKGROUND AND COMMUNITY CONTEXT

- 2.16** Community engagement relating to Stratford Gasworks has been ongoing since May 2023, spanning both the original planning application and the subsequent Section 96A amendment. This Strategy builds directly on that foundation of engagement and the relationships established with the local community throughout that process.



- 2.17** Engagement for the original planning application was documented in the Statement of Community Involvement ("SCI") submitted in December 2023 ("the 2023 SCI"). That programme of engagement included two public exhibitions held in July and September 2023, a community newsletter distributed in August 2023, a ward councillor briefing in September 2023, and a dedicated residents' meeting with Abbey Lane residents in November 2023. Across these activities, invitations were distributed to 1,728 residential and commercial addresses, with the distribution boundary determined by geographical proximity, physical boundaries, key routes and sightlines. This engagement boundary, shown at Figure 1 of the 2023 SCI, captures the full range of residents and businesses in the immediate surrounding area, including those on Abbey Lane, Riverside Road, Bisson Road and the Greenway, as well as local community organisations and landowners. Feedback gathered throughout this process covered a wide range of topics, with land contamination, remediation works, construction management and environmental impacts being amongst the most consistently raised concerns.
- 2.18** A further SCI Addendum was produced in 2026 in connection with the Section 96A application ("the 2026 SCI"). This set out a continued programme of engagement with the broader community, including a public consultation pop-up event held at Stratford Shopping Centre on 26 February 2026, attended by 61 residents, and a community newsletter distributed to the same 1,728-address boundary in February 2026. In addition to this wider engagement, dedicated meetings focused specifically on land contamination and the proposed remediation strategy were held with local residents on 17 November 2025 and 27 April 2026. The April 2026 session, held at Divisible Space Stratford, included a formal presentation by environmental consultants WSP and a structured Q&A session, with Newham Council's Environmental Health Officer attending as an independent specialist.
- 2.19** This Remediation Public Communication Strategy is therefore directed at all residents, businesses and community stakeholders falling within the established engagement boundary used across both SCIs – that is, the 1,728-address distribution area shown in Figure 1. This encompasses not only those residents closest to the Site on Abbey Lane, but all nearby residents and land users across the wider surrounding area who may be affected by or have an interest in remediation and enabling works.
- 2.20** Feedback received throughout both rounds of engagement demonstrates a clear and sustained community interest in how remediation works will be undertaken. Questions raised by residents have included the timing and sequencing of the remediation strategy, how works will be managed safely, how impacts on neighbouring residents will be minimised, and how environmental data will be collected and transparently shared during the works. This Strategy has been prepared in direct response to those concerns, providing a clear, structured and transparent approach to communication throughout the remediation and enabling works phase.



Figure 1

Consultation History

OBJECTIVES OF THIS STRATEGY



1.21 The objectives of this Strategy are to:



Provide clear, timely and transparent communication regarding remediation and enabling works;



Ensure local stakeholders are appropriately informed of activities that may affect them;



Communicate measures in place to minimise disruption and environmental effects;



Provide accessible channels for residents and stakeholders to raise questions or concerns;



Set out procedures for responding to complaints or incidents; and



Support compliance with planning requirements and environmental management commitments.

2. STAKEHOLDER IDENTIFICATION AND COMMUNICATION FRAMEWORK

Condition Requirement (Condition 19):

“Effective multi-layered communication strategy with stakeholders including residents, including proactive sharing of information. The strategy should take into account the SNIFFER (2010) Risk Communication Booklet titled ‘Communicating understanding of contaminated land risks’.”

COMMUNICATION APPROACH

- 2.1 The communication approach for this Strategy is directed at all residents, businesses and stakeholders within the 1,728-address distribution boundary established across both SCIs – ensuring that all those who may be affected by or have an interest in remediation and enabling works are kept appropriately informed.
- 2.2 The key principle underpinning this approach is openness and transparency, with the aim of maintaining local community confidence in the control methods employed on site and the measures in place to manage any potential effects on neighbouring residents and sensitive receptors.
- 2.3 Remediation works, on site control measures and monitoring information will be communicated through monthly reports prepared in plain English and made available on the project website at www.stratfordgasworks.co.uk
- 2.4 The following communication methods will be employed throughout the remediation and enabling works phase:
- 2.5 **Notification** – written pre-commencement notification to all addresses within the distribution boundary, setting out the programme, key risks and contact details for the project team.
- 2.6 **Consultation** – Monthly reports will be prepared in plain English and made available on the project website. Information will be shared proactively with the Council’s Environmental Health team.
- 2.7 **Community Dialogue** – a named Community Liaison Contact available throughout the remediation phase, supported by community update meetings at appropriate intervals.

SNIFFER (2010) RISK COMMUNICATION BOOKLET

- 2.8 This Strategy has been prepared in accordance with the SNIFFER (2010) Risk Communication Booklet: Communicating Understanding of Contaminated Land Risks (“the SNIFFER Booklet”), as required by Planning Condition 19. The SNIFFER Booklet provides practical guidance, tips and tools for developing and delivering an effective risk communication strategy for contaminated land sites. It is aimed at all those involved in communicating about land contamination risks – including developers, environmental consultants, local authority officers and community representatives – and recognises that effective risk communication must be a two-way process that achieves mutual understanding, rather than simply announcing technical conclusions to affected parties.
- 2.9 The SNIFFER Booklet sets out a framework for designing and delivering an effective communication strategy, structured around four key questions:
 - What are the local community issues?
 - Who are the stakeholders?
 - What is the communication need for the site?
 - What are the most appropriate communication methods?
- 2.10 It identifies three broad categories of communication methods – notification, consultation and community dialogue – representing a continuum of increasing complexity and involvement, and recommends that the approach adopted is proportionate to the complexity of the site’s communication needs and the nature of the stakeholder community. The SNIFFER Booklet also sets out eleven practical tips for effective message delivery, emphasising the importance of empathy with stakeholders, consistency of messaging, appropriate timing of communications, and the need to listen and respond meaningfully to concerns raised.
- 2.11 This Strategy is implemented in accordance with the SNIFFER Booklet in the following ways:
- 2.12 **Stakeholder identification:** Section 2 of this Strategy identifies the full range of stakeholders likely to be affected by or interested in remediation and enabling works, consistent with the SNIFFER Booklet’s guidance on mapping stakeholder groups and their varying levels of concern and interest.



- 2.13 Two-way communication:** The approach set out in this Strategy goes beyond simple notification. It establishes accessible channels for residents and stakeholders to raise questions and concerns, and sets out clear procedures for responding — reflecting the SNIFFER Booklet’s emphasis on dialogue and stakeholder involvement in the process.
- 2.14 Proactive and timely communication:** In line with the SNIFFER Booklet’s guidance that communication should begin as early as possible and continue throughout the lifespan of remediation activities, this Strategy commits to providing advance notice of significant works, regular updates throughout the remediation programme, and the proactive sharing of information.
- 2.15 Plain English:** Communications will be prepared in accessible, plain English, avoiding technical jargon where possible and providing explanations of technical terms where their use is unavoidable. This reflects the SNIFFER Booklet’s plain English glossary and its emphasis on clear, understandable messaging tailored to the audience.
- 2.16 Consistent point of contact:** A named Community Liaison Contact will be identified as the primary point of contact for residents and stakeholders throughout the remediation phase, consistent with the SNIFFER Booklet’s guidance on the role of the messenger in building trust.
- 2.17 Acknowledging community context:** The Strategy recognises the existing community concerns regarding land contamination that have been raised throughout the planning process and takes these as the starting point for communication during remediation, in line with the SNIFFER Booklet’s guidance on understanding and responding to the concerns and perceptions of stakeholders.



3. ASSESSMENT AND MITIGATION OF POTENTIAL ODOUR AND VAPOUR RISKS TO OFF-SITE RECEPTORS

Condition Requirement (Condition 19):

“Assessment and mitigation of potential nuisance odour and vapour health risks to offsite receptors.”

OVERVIEW

- 3.1 The former Stratford Gasworks site is in close proximity to a number of residential receptors, and the risk of both odour and vapour risks during remediation is apparent.
- 3.2 Initial recent investigative works undertaken on-site have been accompanied by odour sniff surveys as well as VOCs monitoring and analysis. Survey results returned few detections of identifiable odour and very low concentrations of VOCs from extracted material on-site.
- 3.3 The existing contamination remaining may be of relatively low volatile composition, and likely to be of low odour risk to nearby sensitive receptors. However care will be taken to assess and evaluate odour and VOC related risk throughout the remediation, ensuring that appropriate control method are in place to ensure minimal disturbance and emissions.
- 3.4 The remediation monitoring framework has been prepared in line with industry best practice, principally the Institute of Air Quality Management's Good Practice on Air Quality Monitoring for Brownfield Projects.

SENSITIVE RECEPTORS

- 3.5 There are a number of sensitive receptors located in close proximity to the site, these include local residents of Britten Court to the west, occupants of properties along Abbey Lane to the south, residents of properties on Abbey Lane to the west, as well as Gay Road, Riverside Road and Delius Grove. There is a children's nurse to the north west of the site, as well as local business premises to the immediate north east and north of the site. Leisure and amenity spaces also run along the western boundary (Greenway and Abbey Lane Open Space), where sensitive receptors could be located for brief periods.
- 3.6 Greater emphasis on protection and avoidance of any odour impacts are focussed on both the nursery and local residential properties, due to the sensitive nature of children within the nursery, and the duration that occupants are likely to spend within their properties. However, it should be empathised that care and attention shall be paid to remaining sensitive receptors, in order to avoid adverse odours or loss of amenity.

- 3.7 The remediation monitoring framework has been prepared in line with industry best practice, principally the Institute of Air Quality Management's Good Practice on Air Quality Monitoring for Brownfield Projects.

POTENTIAL SOURCES OF ODOUR AND VAPOUR

- 3.8 Remediation activities of contaminated materials at the site may, from time to time, result in excavation of material containing volatile organic compounds (VOCs), which may have a low odour threshold. Where prevailing conditions on site may result in movement of air from the site towards any of the sensitive receptors, then odour originating from the site may be detected in outdoor locations.
- 3.9 In instances where conditions on-site may result in strong and persistent odour escaping the site, then odour originating from the site may be detected in indoor locations.
- 3.10 On-site remediation activities on a daily basis are unlikely to result in frequent odour being detected at sensitive receptor locations, as site activities are carefully programmed and managed. Areas of the site known to contain VOCs will be selectively managed, and their handling will be avoided during periods of prevailing conditions likely to cause emissions from the site towards sensitive receptor locations.
- 3.11 It is noted that the odour threshold for contaminants at the site are lower than both equipment limit of detection and any risk-based criteria values and detectable odours in themselves do not necessarily indicate significant emissions of contaminants. However persistent strong odour emissions may constitute a nuisance in themselves and will be the subject of monitoring and control.

MITIGATION MEASURES

- 3.12 Excavation and handling of material known to contain VOCs will be targeted and undertaken efficiently in order to avoid odour incidents. All odorous materials will be covered on-site, to reduce off-gassing and dispersion of any odour.
- 3.13 Should odorous material be excavated without intention, and without prior assessment of odour risk, it will be initially redeposited, and preparations made to ensure that once re-excavated it is handled and processed rapidly minimising odour risk.

4. MONITORING STRATEGY

Condition Requirement (Condition 19):

“Present a robust monitoring strategy, and the setting (and assessment against) of boundary vapour thresholds that are protective of adjacent offsite receptors.”

MONITORING OVERVIEW

- 4.1 Environmental monitoring will be conducted throughout the remediation phase to ensure that any potential issues are detected and prevented. Proactive monitoring will provide continuous information on any emissions from site.
- 4.2 Monitoring will be undertaken for VOC, odour, dust, noise and vibration. This will be undertaken both qualitatively and quantitatively, ensure an accurate record of conditions both on and offsite.
- 4.3 Should any excessive issues or exceedances be detected corrective action will be taken.

MONITORING METHODOLOGY

- 4.4 A baseline monitoring survey will be undertaken for VOCs and odour prior to remediation works. This will allow for any existing or confounding potential sources of odour or VOCs outside the site to be identified and accounted for when undertaking VOCs and odour surveys during remediation of the site.
- 4.5 Once remediation has commenced routine and regular odour sniff tests shall be undertaken throughout the remediation programme. These will occur at the site boundary and at a number of nearby sensitive receptor locations, as illustrated in Appendix - B1.
- 4.6 In addition during remediation, a combination of passive and continuous ambient air sampling for VOCs on-site will be deployed. These sampling and detection methods will allow the chemical speciation and concentration of airborne VOCs during remediation to be achieved, when required. In addition, they will assist the characterisation of odour levels and odour offensiveness as a consequence during remediation.
- 4.7 The location of the proposed continuous photoionisation detection (PID) VOC monitoring is shown on Figure-B1. A full outline of the monitoring methodology is included in Appendix A.1.

BOUNDARY THRESHOLDS

- 4.8 It is planned to use a tiered approach to monitoring, increasing monitoring intensity and coverage as and when a boundary threshold has been exceeded. This will permit a greater level of scrutiny and assessment to be deployed, as and when odour and VOCs are detected beyond the site boundary for extended periods.

4.9 **Table 4.1 Monitoring Tier System for Odour/ Volatile Organic Compounds at Remediation of Stratford Gas Work**

Monitoring Tier	Reported Odour Level	Odour / VOC Monitoring
Tier 1	No elevated odour detected at the site boundary	Routine daily boundary odour sniff tests
Tier 2	Elevated odour detected at the site boundary	Site Boundary Passive VOC Monitoring
Tier 3	Elevated odour reported at the site boundary for greater than 4 weeks	Continuous VOC Sampling and Detection

MONITORING REPORTING

- 4.10 **Baseline:** A summary baseline report will be provided, outlining the presence and location of any malodours and VOCs detected during the baseline period.
- 4.11 **Remediation:** Throughout the remediation phase, monthly reports will be provided summarising odour surveys as well as VOCs concentrations monitored across the site during the remediation phase. These will include details of the samples collected, any VOC threshold exceedances and locations of the sniff tests, including odour intensity, offensiveness and frequency.
- 4.12 These monthly reports will be issued and shared with the local EHO and include a summary of the remediation works undertaken on the site during the period as well as the control measures employed.

5. MECHANISMS FOR HANDLING PUBLIC COMPLAINTS

Condition Requirement (Condition 19):

“Mechanisms for handling public complaints.”

COMPLAINTS PROCEDURE

- 5.1 Berkeley Group is committed to handling all complaints from residents and members of the public in a prompt, transparent and respectful manner throughout the remediation and enabling works phase. A clear complaints procedure will be in place prior to the commencement of works, as set out below, and will be recommunicated to all stakeholders as part of the periodic updates.
- 5.2 Complaints may be submitted through any of the following channels: by telephone or email to the named Community Liaison Contact; via the project website at www.stratfordgasworks.co.uk; or in writing to the project team. All complaints received will be logged, acknowledged and investigated regardless of the channel through which they are received. Where a complaint relates to odour, dust, noise or any other potential environmental impact, it will be cross-referenced with the monitoring records for that period to assist in determining the likely cause.

ESCALATION PROCESS

- 5.3 On receipt of a complaint, the Community Liaison Contact will acknowledge it within one working day and provide the complainant with a reference number and an indication of the timescale within which a substantive response will be provided.
- 5.4 The complaint will be investigated by the project team, with input from the environmental consultant (WSP) where the complaint relates to a technical matter such as odour or air quality. Where an investigation concludes that site activities are the likely or confirmed cause of the reported impact, the project team will take immediate corrective action in accordance with the mitigation measures set out in this Strategy and the CEMP and will notify the complainant of the actions taken.
- 5.5 Where a complaint cannot be resolved at site level, or where multiple complaints are received within a short period suggesting a pattern of impact, the matter will be escalated to the Berkeley Group project director. If works are found to be causing unacceptable nuisance to neighbouring residents, works will be paused until effective mitigation measures have been identified and implemented. The London Borough of Newham Environmental Health Officer will be notified of any such escalation.

REPORTING AND TRANSPARENCY

- 5.6 A complaints log will be maintained throughout the remediation phase, recording the date, nature and source of each complaint, the investigation undertaken, any corrective actions taken and the outcome communicated to the complainant. This log will be made available to the Local Planning Authority on request and will be summarised within the monthly monitoring reports issued during the remediation phase.
- 5.7 A summary of complaints received, and the responses provided, will be included in the monitoring reports issued to the EHO, ensuring that the relevant regulator can see all complaints raised and how concerns have been addressed. Berkeley Group is committed to ensuring that the complaints process remains accessible, and the Community Liaison Contact details will be kept prominently visible on the project website and in all stakeholder communications throughout the duration of the remediation and enabling works phase.

ODOUR FEEDBACK TEMPLATE

- 5.8 To enable stakeholders to accurately record any detected odours affecting them, a template odour feedback form is included in Appendix B2. This can be completed by anyone detecting odours potentially related to site and allow the collection of more accurate and actionable information. Should complaints regarding odour be received this template will be issued to the complainant to allow a more detailed record of the incident to be recorded.

6. FREQUENTLY ASKED QUESTIONS

6.1 The following questions and answers have been prepared to provide residents and stakeholders with accessible information about the remediation and enabling works at Stratford Gasworks. Where questions require detailed technical input, these will be directed to the project's environmental consultants, WSP, and answered in due course. This FAQ will be updated as the works progress and will be available on the project website at www.stratfordgasworks.co.uk.

1. What is happening at Stratford Gasworks?

6.2 Stratford Gasworks is a brownfield regeneration scheme located on Rick Roberts Way, Stratford, London E15 2GN. Berkeley Group has planning permission to redevelop the 0.9 hectare former gasworks site to deliver 245 new high-quality homes, public realm and associated infrastructure. Due to its historical use as a gasworks, there is contamination of the soil which must be treated to make the land safe and suitable for its new residential use. Remediation and enabling works are therefore required before construction of the new homes can begin.

2. What is remediation?

6.3 Remediation describes the actions taken to deal with a contaminated site, so that it is safe and suitable for future use and any risks to the environment and to people are prevented or managed. There are several techniques available to remediate contaminated soil. The specific approach to be used at Stratford Gasworks has been developed by specialist environmental consultants WSP and are set out in the approved Remediation Strategy. Further information on the methods to be used are available in the remediation documentation for the site.

3. Have alternative remediation methods been considered?

6.4 The Remediation Options Appraisal and Remediation Strategy set out the intended remediation methodology for the site. These take into account the level of contamination present, the identified pathways to the most vulnerable receptors and the best available techniques for resolving these risks. These have been developed and agreed with the regulators, the Environment Agency and Newham Council along with input from the local community. Should any differing contamination and conditions that affect the previously identified risks be encountered during the remediation works, alternative solution are required to be assessed and agreed with the regulators.

4. What happens to the soil once it is treated?

- 6.5 The most contaminated soils identified during the site investigation works are intended to be excavated and removed from site. Only material that is suitable for reuse on site as encountered will be reused, with any unsuitable material being removed. Soil will be excavated, moved and stockpiled on site however no chemical or biological treatment of contaminated soils will occur on site.

5. Why not just leave the contamination in the ground?

- 6.6 The site cannot be redeveloped for housing with the identified underlying contamination remaining in place. In order to construct new buildings and create landscaped areas suitable for residential use, the contamination must be dealt with to bring the land to a safe and suitable standard as required by the Environment Agency and Newham Council. Remediating the site removes potential long-term risks to groundwater, the surrounding environment, and future site users. This does not require the removal of all contaminated material, and only the material identified as causing an ongoing risk will be removed. As the most sustainable and least disruptive approach, the majority of contaminated material will not be removed but will be contained by the design of the new development.
- 6.7 This takes into account the SURF UK Framework for assessing the sustainability of soil and groundwater remediation. Controlling unacceptable risks in a safe and timely manner whilst optimising the environmental, social and economic value of the work.

6. Why can't all the contamination be taken off site and out of our neighbourhood?

- 6.8 Government policy is for the landfilling of waste soil to be a last resort, with remediation and re-use of soil on site being the recommended sustainable option. Removing all contaminated material off site to landfill would also require a very large number of heavy goods vehicles travelling through the local area, with associated impacts on traffic, air quality and the road network. The approach to be taken at Stratford Gasworks will seek to minimise the removal of material off site wherever possible as this has the potential to cause more environmental harm than the identified risk of leaving the contamination in place. Further detail on the approach to material management is provided in the approved Remediation Strategy.

7. What happens to material that cannot be treated on site?

- 6.9 No chemical or biological treatment of soils is proposed on site. Soils will be removed from site for either treatment offsite at designated facilities or deposited for reuse or landfill.

8. When will the remediation work be complete?

- 6.10 The remediation and enabling works are currently scheduled to commence in Winter 2026 - 2027. Remediation is expected to take around 17 weeks to complete.
- 6.11 Following this further enabling works to achieve site levels, installation of a piling platform and the construction of the foundation of the new buildings (piling) will occur outside of this timeline. There are also remediation actions, such as vapour barrier and clean capping system installation which will take place later in the development construction.

9. What is the role of the different parties involved in the Stratford Gasworks development?

- 6.12 Berkeley Group is the developer and applicant responsible for delivering the remediation and enabling works and the subsequent redevelopment of the site.
- 6.13 WSP are Berkeley Group's specialist environmental consultants, responsible for designing and overseeing the remediation strategy and for carrying out air quality, odour and VOC monitoring during the works.
- 6.14 The London Borough of Newham is the Local Planning Authority (LPA) responsible for overseeing the planning conditions attached to the development, including those relating to remediation and this Communication Strategy.
- 6.15 Newham Council's Environmental Health Team have been involved in discussions agreeing the land contamination and remediation at the site and will continue to play a role in regulating the site during the works. The council have a statutory duty to investigate and regulate any potential nuisance relating to the site during the works.
- 6.16 The Environment Agency (EA) is a non-departmental public body sponsored by the Department for Environment, Food and Rural Affairs (Defra). It has responsibilities relating to the protection and enhancement of the environment in England and will be consulted on matters relating to controlled waters and the remediation strategy.
- 6.17 A specialist remediation and enabling works contractor will be responsible for undertaking the works onsite as per the agreed Strategy and Berkeley Group policies, under the supervision of WSP and Berkeley Group. They will be appointed prior to the start of works onsite.
- 6.18 Following completion of the remediation, a report detailing the works undertaken (verification report) will be prepared and submitted. This will itemise and evidence the



steps taken and how works were completed on site in line with the agreed strategy. This will be checked by the EA and council's environmental health team upon which it will discharge the relevant planning condition. This must happen before the development is allowed to be occupied. Although not directly involved in the development, third parties including UK Power Networks and National Grid Energy Transmission, Cadent and Thames Water, have been consulted on through the application process to ensure the development aligns with their assets and interests.

10. What are the London Borough of Newham's health and safety powers regarding the works?

- 6.19 Responsibility for enforcing health and safety legislation on construction and remediation sites is divided between local authorities and the Health and Safety Executive (HSE) according to the type of work involved. The HSE is the health and safety authority for construction works of this nature. Newham Council's Environmental Health team has powers to investigate complaints of statutory nuisance, such as odour nuisance, and can take action where a statutory nuisance is found to exist or is likely to occur or recur.

11. What chemicals have been found on site?

- 6.20 The results of soil and groundwater sampling for a wide range of contaminants of concern has gone through various tiers of assessment including a Generic Quantitative Risk Assessment (GQRA), a Detailed Quantitative Risk Assessment (DQRA) and further assessment. Through each tier of assessment, soil and groundwater data has been reviewed within the context specific factors that drive risk – such as end use, depth of contaminants, etc. to refine the numbers of contaminants and the numbers of locations that are considered to present a risk. The assessments have drawn the following conclusions:

- **Human Health**
The presence of Contaminants of Concern (CoC) (lead, cyanide, carbon disulphide and benzo(a)pyrene) have been recorded in shallow soils slightly in excess of human health Generic Assessment Criteria (GAC) for the proposed development end users. In addition, limited asbestos containing material and fibres in soils have been identified on the site. These risks will be remediated by the installation of a capping layer across the development.
- **Human Health – Soil Derived Vapour**
The comparison of soil quality data and soil vapour analysis against the relevant GAC suggests that soil derived vapour does not present a risk to human health.



- **Human Health – Groundwater Derived Vapour**
The presence of dissolved phase organic contaminants in the Kempton Park Gravel Member (C08-C10 aliphatic and aromatic hydrocarbons, benzene, and naphthalene) have been recorded above the groundwater GAC in regard to the future site users. These risks will be remediated by the concrete slab and vapour barrier installed during construction.
- **Controlled Waters**
The presence of residual LNAPL (light non aqueous phase liquid) identified in the south eastern corner of the site between Gasholder No.4 and the southern site boundary represents a potential on-going source of hydrocarbon contamination to groundwater and is the primary remediation action for the site.

12. Can contaminated soil be accidentally carried off site on vehicles?

- 6.21 The Contractor will be responsible for the provision of all necessary environmental controls during the remediation works, which includes management of contaminated soils including designated loading and haul points to control at source, wheel-wash facilities, sheet covering of vehicles and inspections to prevent material being tracked off site. . Measures have been included within the Construction Environmental Management Plan (CEMP) which was submitted to the Local Authority to discharge the associated planning condition (Ref. CON/23/01337).
- 6.22 Good practice measures consistent with Guidance for Pollution Prevention (GPP6) and current Environment Agency pollution prevention guidance will be implemented to prevent contaminated soils being tracked off site by vehicles."

13. What chemicals could be released into the air during works?

- 6.23 Remediation activities of contaminated materials at the site may, from time to time, result in excavation of material containing volatile organic compounds (VOCs), which may have a low odour threshold.
- 6.24 Excavation and handling of material known to contain VOCs will be targeted and undertaken efficiently in order to avoid odour incidents. All materials will be covered on-site, to reduce off-gassing and dispersion of any odour. Should odorous material be excavated without intention, and without prior assessment of odour risk, it will be initially redeposited, and preparations made to ensure that once re-excavated it is handled and processed rapidly minimising odour risk.

- 6.25 Dust emissions will be controlled through the use of water suppression, sheeting of loads, speed restrictions, wheel washing, road sweeping and the management of stockpiles. Dust-generating activities will be monitored and adjusted as necessary, particularly during dry or windy conditions, to prevent nuisance and minimise impacts on nearby receptors. Dust mitigation measures will be implemented in accordance with the Institute of Air Quality Management (IAQM) Guidance on the Assessment of Dust from Demolition and Construction and relevant Guidance for Pollution Prevention (GPP6): Working at Construction and Demolition Sites.

14. Are the air and odours being monitored?

- 6.26 A baseline monitoring survey will be undertaken for VOCs and odour prior to remediation works. This will allow for any existing or confounding potential sources of odour or VOCs outside the site to be identified and accounted for when undertaking VOCs and odour surveys during remediation of the site.

Once remediation has commenced routine and regular odour sniff tests shall be undertaken throughout the remediation programme. These will occur at the site boundary and at a number of nearby sensitive receptor locations.

- 6.27 In addition, a combination of passive and continuous ambient air sampling for VOCs on-site will be deployed. These sampling and detection methods will allow the chemical speciation and concentration of airborne VOCs during remediation to be achieved, when required. In addition, they will permit characterisation of odour levels and odour offensiveness as a consequence during remediation.

15. Can odours cause ill health?

- 6.28 Typically, odours are a mixture of multiple chemicals that interact to produce what we detect as a smell. Different life experiences and natural variation in the population can result in different sensations and emotional responses by individuals to the same odorous compounds. As such, the human perception of an odour and whether it is found to be acceptable, objectionable or offensive is subjective to the individual and can depend on a range of reasons such as age, health, historic association with the odour, frequency of exposure etc.
- 6.29 Odour is our perception of the sensation experienced from the stimuli a chemical compound that is volatilised in air and we interpret what the odour means. Odours may be perceived as pleasant or unpleasant. The main concern with odour is its ability to

cause a response in individuals that is considered to be objectionable or offensive, which is not directed related to physical harm or illness.

- 6.30 Very occasionally an odour can represent an exposure to a chemical which could potentially be harmful to human health. Being exposed to unpleasant odours the majority of the time do not represent a direct physical health risk, unpleasant odours are typically useful indicators to protect us from harm such things as the ingestion of rotten food, not the risk of exposure to the odour or vapour alone.

16. What do I do if I notice an odour or am concerned about the works?

- 6.31 If you notice an odour that you think may be coming from the Stratford Gasworks site, or if you have any other concerns about the remediation works, please contact the project team using the details on the right:

17. Where will updates about the works be published?

- 6.32 Update on the construction programme, including the remediation and enabling works will be issued regularly by the project team. The verification report upon completion of the remediation works will be issued and shared with the council for discharge of the planning condition, this will be publicly available via the planning system. Should any other changes to the remediation or monitoring works, these will be shared as and when they occur.

Community Liaison Contact: Ruby Maynard Smith

Telephone: 07747 706 395

Email: stratfordgasworks@berkeleygroup.co.uk

Project website: www.stratfordgasworks.co.uk

You can also report concerns to Newham Council's Environmental Health team or to the Environment Agency's Incident Hotline on 0800 80 70 60.

If an odour is causing concern for your health, please consult your GP or contact NHS 111.

7. CONCLUSION

- 7.1 **This Remediation Public Communication Strategy has been prepared on behalf of Berkeley Group Plc to satisfy the requirements of Planning Condition 19 attached to planning permission ref. 23/00457/FUL for the redevelopment of Stratford Gasworks, Rick Roberts Way, London E15 2GN. It sets out the framework that will be followed throughout the remediation and enabling works phase to ensure that local residents, businesses and stakeholders are kept informed, and that their concerns are heard and responded to in a transparent and timely manner.**
- 7.2 Berkeley Group recognises the importance of this site to the surrounding community and the understandable interest in how remediation works will be undertaken, given the Site's former industrial use. This Strategy builds on a sustained programme of community engagement that has taken place since May 2023, spanning two formal rounds of consultation, dedicated meetings on land contamination and remediation, and direct engagement with residents closest to the Site. The communication framework set out here reflects the feedback and concerns raised by residents throughout that process.
- 7.3 The Strategy addresses each of the requirements of Planning Condition 19 in turn: it establishes a multi-layered communication approach in accordance with the SNIFFER (2010) Risk Communication Booklet; sets out the assessment and mitigation of potential odour and vapour risks to off-site receptors; presents a robust tiered monitoring strategy with boundary thresholds protective of adjacent receptors; and provides clear mechanisms for handling public complaints. Monthly reports will be published throughout the remediation phase, ensuring the community is kept regularly informed of progress and outcomes.
- 7.4 Berkeley Group is committed to maintaining open and transparent communication with all residents and stakeholders within the established engagement boundary for the lifetime of the remediation and enabling works phase. Should any changes to the Strategy be required during this period, an updated version will be submitted to the London Borough of Newham for approval in accordance with the requirements of Planning Condition 19.

APPENDIX A1 MONITORING METHODOLOGIES

The following three monitoring techniques are proposed to be deployed as part of the Odour / VOC Monitoring Plan

1. Odour Sniff Test Sampling

- 8.1 This will initially be undertaken as a short qualitatively assessment of baseline odour at the Stratford Gasworks site prior to remediation. This shall be undertaken by an experienced WSP Air Quality Team member who will complete a single round site boundary sniff test undertaken over a single day.
- 8.2 Sniff test will then be undertaken on a daily basis on site and at the boundary by trained site staff, and in addition during excavation of odorous material. All odour sniff test results will be logged and kept in the site manager office, should evidence of daily odour surveys be required.

2. Passive Sampling and Detection

- 8.3 Passive Tenax sorbent tubes shall be routinely deployed at 3 sampling locations across the site, fortnightly for a baseline period of 2 rounds. Sampling tubes will collect airborne VOCs present at the site. Baseline sampling will determine the likely background VOC concentrations, and sampling during the main phase of remediation will provide a record of any contribution to airborne VOC's arising as a consequence of remediation activity.
- 8.4 Samples will be analysed at a UKAS accredited laboratory to provide quantitative and speciated VOCs data for the Top 20 VOC species detected, plus benzene. This approach is fully compliant with EPA Method 8260, Method 8021, Method 5035 and Method 5030, and will achieve detection limits at or close to ppb for the majority of target VOCs.
- 8.5 Should elevated odour be detected at the site boundary during remediation, then weekly sampling of VOCs using VOC sorbent tubes will recommence to determine VOC and report concentrations at the site boundary.

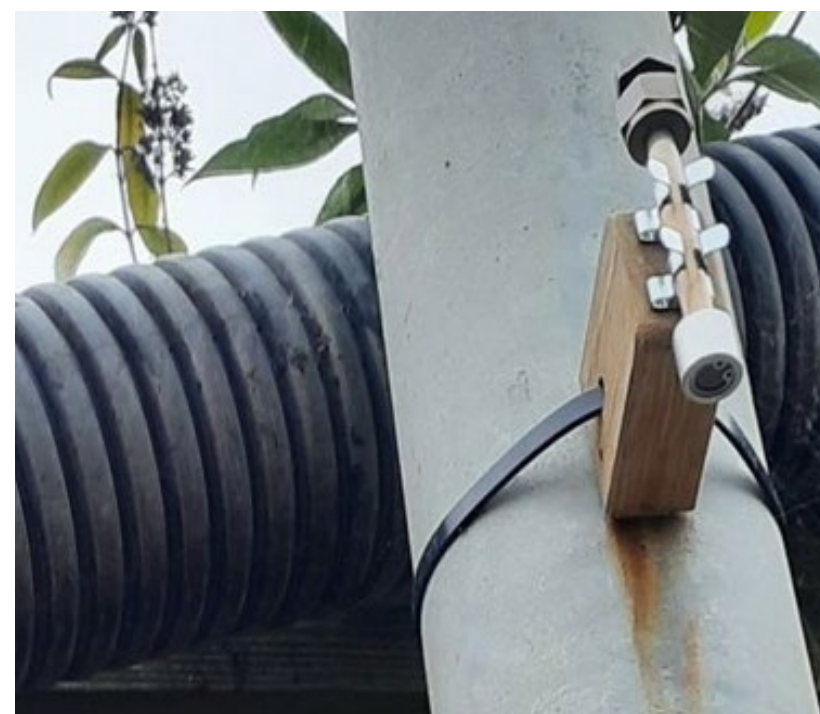
3. Continuous VOC Sampling and Detection

- 8.6 A continuous PID VOC monitor will be installed at the site boundary during the background and remediation works. This will be capable of detecting VOC's to a resolution of 1 part per million.
- 8.7 The continuous VOC monitoring on the boundary will provide a continuous real time record of detected volatiles. This will provide live data to the project team to understand and assess the level of emissions from site and allow reactive works to any increase in emissions.

Figure 1 – Example of PID VOC monitor to be deployed.



Figure 2 – Example of passive diffusion tubes to be used.



APPENDIX B1 ODOUR SNIFF TEST AND VOLATILE ORGANIC COMPOUNDS MONITORING LOCATIONS

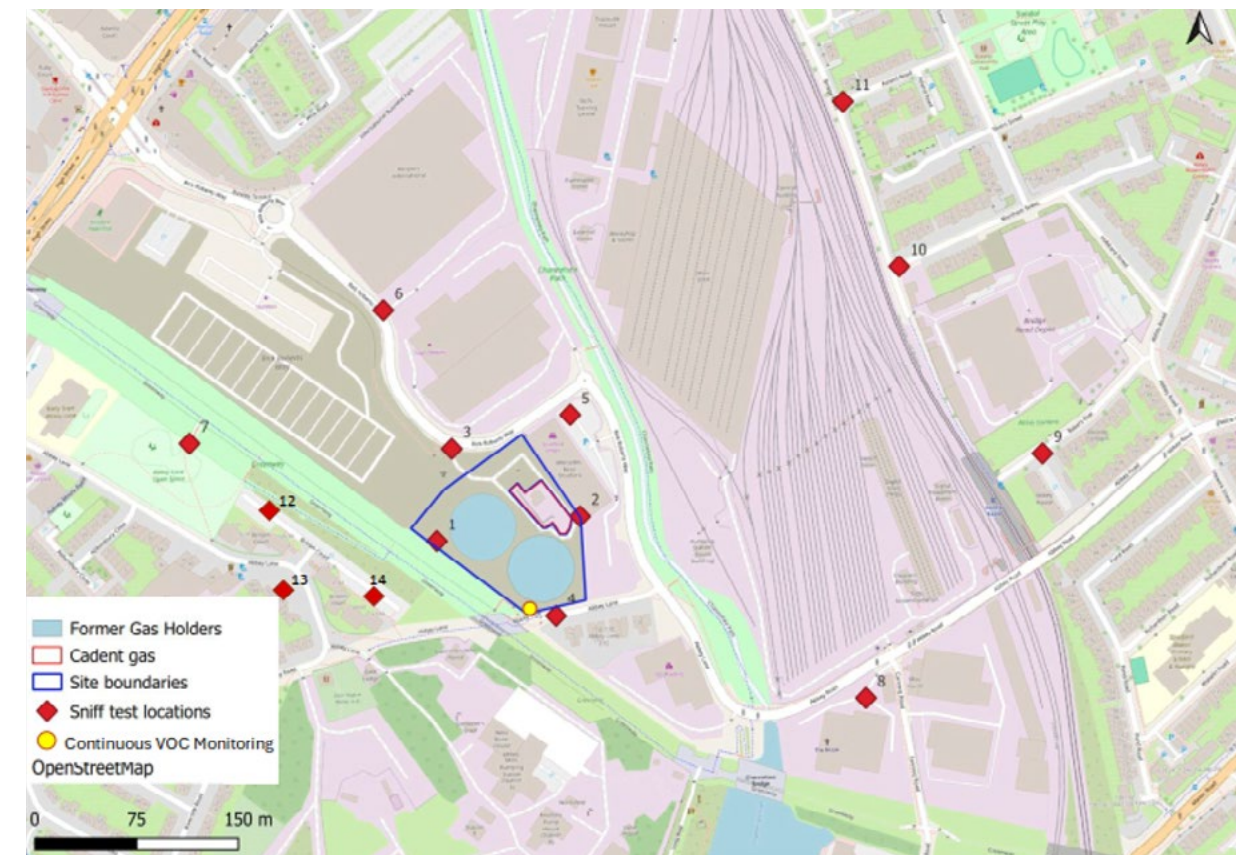


Figure B1 – Odour Sniff Test Locations and proposed Monitoring Location for Continuous Volatile Organic Compounds. Tenax locations to be on boundary location adjacent to sensitive receptors and prevailing wind direction.

APPENDIX B2 ODOUR FEEDBACK TEMPLATE

Reporter name(s)	
Time & date feedback received (day/month/year)	
Name & address of observer, and contact no.	
Time & date of observed odour	
Location of observed odour (if not same as above)	
Weather conditions (delete as appropriate or add other)	sunny, dry, light rain, heavy rain, fog, snow
Temperature (delete as appropriate or enter in degrees)	very warm, warm, mild, cold, freezing
Wind strength (delete as appropriate)	none, light, steady, strong, gusting
Wind direction (e.g. blowing from SW/NE etc)	
Complainant's description of odour intensity (see below)	
Complainant's description of smell (e.g. oil, petrol, paint, smoke, drain?)	

Reporter name(s)	
Constant or intermittent odour?	
Any other comments or observations (E.g. notes on ongoing activities, site noise etc.)	
Remedial action required? (to be determined by project team)	
Date follow up to be provided	
Odour Intensity (German Standard VDI 3882) 0 – No odour 1 – Very faint odour (doubt as to presence) 2 – Faint odour (present but cannot be described) 3 – Distinct odour (just recognisable) 4 – Strong odour (easily recognisable) 5 – Very strong odour (offensive and undesirable) 6 – Extremely strong odour (offensive, could induce vomiting due to strength)	

STRATFORD

GASWORKS

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REMEDiation PUBLIC COMMUNICATION STRATEGY



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