



Ashgreen Homes Ltd

Planning Condition 2 of planning permission SMD/2022/0472 states:

Development shall not commence until a further site risk assessment has been undertaken to assess the nature and extent of any contamination on the site, Once completed, a written report of the findings and recommendations shall be submitted and approved in writing by the Local Planning Authority; and:

(a) If the site risk assessment indicates that potential risks exist, development shall not commence, until a detailed remediation strategy to bring the site to a condition suitable for the intended use has been submitted and approved in writing by the Local Planning Authority

(b) Following completion of measures identified in the approved remediation scheme (a) and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted and Page 1 of 6 approved in writing by the Local Planning Authority

(c) If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

Reason:- meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

Details:

The attached Phase 1 Geoenvironmental Study conducted by Georisk (dated September 2025) references the previous Phase 2 study which identified some localised ground contamination. The Phase 1 report has considered all potential risks to human health, controlled waters and the wider environment. The following recommendations have been proposed in the report:

- Section 8.1.10 of Phase 1 report – A blinding layer of clean soil to garden areas. Rear garden 600mm (150mm topsoil and 450mm sub-soil). Front garden 300mm (150mm topsoil and 150mm sub-soil).
- Section 8.2.7 of Phase 1 report – Provision of a gas resistant membrane together with a passive sub-floor dispersal layer. The sub-floor to be designed to provide a minimum of one complete volume change every 24 hours.

Signed,

Stephen Lowndes (Director)