

Please see the following response to queries raised by the LPA Environmental Health Department following our most recent submission. Any required documents are attached to this email.

Condition 3 (contaminated land) – Please consider and respond to the following comments from Environmental Health:

a. The Geo Assist Ltd Remediation Strategy and Deployment Plan reference 6070/VMF-RSDP v1.00 dated May 2021 showed additional areas at the front of the properties that were going to need remediation (on the final page of the report). These were not mentioned in the Verification and Validation report dated April 2025. Are these areas still landscaped?

No, The front area is not landscaped. Presently the front area ground cover is constructed of rolled 1st generation MOT material and awaiting the final concrete paving over the entire area. The Final Scheme Plan is attached. Also attached is a photograph of the front elevation from sept 2024 showing the front area with the rolled stone MOT hardstanding awaiting final paving. Which I understand has been arranged to be installed this month (July 2025)

b. The photographs do not clearly show that a 600mm cover layer has been installed. Some of the photo appear to indicate only 500 mm and some of the angles make it impossible to see the actual depth of the cover layer. Please clarify.

GeoAssist can confirm that a minimum of 600mm of cover has been installed across the soft landscaping areas and consists of approximately 0.1m of 1st generation aggregate MOT capillary break layer topped with a minimum of 0.50m of clean soil. Turf has now been laid across the rear and this has raised the levels further (see 18/10/2025Photo). Our operatives did not dig through the MOT break layer when undertaking our validation sampling on 04/05/2025 so as to maintain the integrity of the installed capping. The MOT is visible in the base of the pits and in the arisings. I have attached a photo montage with some highlighted geometry lines.

c. The sample from TPC contained a positive identification for asbestos fibre and the report said that "a quantification has subsequently been requested the results of which are pending and will be appended to this report". Is the asbestos still there in the imported soil? Will it be removed? Will there be further testing done? A clearer explanation is required.

Further samples were taken from the same location where asbestos fibre was identified in the previous testing and then also 3 more samples in a concentric pattern 0.30m from the original location at the same depth (0.10m). The results record that no Asbestos Fibres or ACM have been identified. The test results and plan are attached. Consequently, we are reasonably satisfied that the occurrence was isolated and has been removed by sampling (and the i2 laboratory sample disposal procedure) and that the risk is not significant in this instance.

Kind Regards,

Matthew Benson

GeoAssist Ltd