

PHASE II GEO-ENVIRONMENTAL SITE ASSESSMENT

LAND AT MOORGREEN

WEST END, SOUTHAMPTON

ADDENDUM RESPONSE TO CONDITION 10:

ENSAFE PROJECT REFERENCE: 1CO107737/P2/R3

DATE: April 2026

Condition 10 of planning approval F/19/85439 states that:

The development hereby permitted shall be implemented in accordance with the Conclusions and Recommendations of the submitted REC Phase II Geo-Environmental Site Assessment September 2020 ref 1CO107737_p2_r3, and shall not be occupied / brought into use until there has been submitted to the LPA verification by competent person that any remediation scheme required has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation). Unless agreed in writing with the LPA such verification shall comply with the guidance contained in CLR11 and EA Guidance for the Safe Development of Housing on Land Affected by Contamination - R&D Publication 66: 2008. Typically, such a report would comprise:

- a. A description of the site and its background, and summary of relevant site information,
 - b. a description of the remediation objectives and remedial works carried out
 - c. verification data, including - data (sample locations/analytical results, as built drawings of the implemented scheme, photographs of the remediation works in progress, etc.
 - d. Certificates demonstrating that imported and / or material left in situ is free from contamination, gas / vapour membranes have been installed correctly. Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved.
- Reason: To minimise the risks of pollution and to ensure the site is satisfactorily de-contaminated.

As such, we are required to adhere to the Conclusions and Recommendations of the aforementioned report, in order to ensure that the site is “satisfactorily de-contaminated”.

The report itself does state, however – at its 6.1 – that no contamination was encountered during site testing, and it then went on to conclude that:

- There was no risk to controlled water;
- There was no gas protection required across the development; and
- The topsoil was suitable for re-use within the gardens of the new houses.

As such, full adherence has been had to the report's findings, and the scheme has now been fully built-out, and subsequently occupied, and with no contamination issues arising.

In light of this, it is our assertion that the condition has been satisfied in full.

Steve Carrington BA(Hons) DipTP MRTPI

Foreman Homes' Director of Regeneration

Extract image below showing the location of exploratory hole locations across the site:

