

RESPONSE TO MEAS: CLARIFICATIONS, ACTIONS AND NEXT STEPS

This document has been prepared in response to the matters raised by MEAS in relation to the site and associated environmental considerations. It provides clarification on the current and proposed use of the land, addresses the specific concerns identified, and sets out the actions that would be undertaken should any future works or ground disturbance become necessary. The response is intended to demonstrate that the identified risks are low, that no immediate remedial action is required under the current land use, and that appropriate safeguards will be implemented if circumstances change.

With regards to the tank, there are no plans to alter or develop the existing land where the map shows the tank was situated.

Clarification on Asbestos Risk Assessment: As asbestos fibres were noted to be present (<0.001%) in HP05 at 0.5mbgl, but present a very low risk, plus the fact that there is no intention of any excavation, or to alter any of the existing landscape, due to this being mainly to pasture and used for horse grazing only (and has been for many years), there appears to be no requirement for any remedial action. If, in any future event, there occurred any need to disturb the land, the following remedial actions will be undertaken:

- All construction workers to wear appropriate Personal Protective Equipment (PPE) including latex gloves and dust masks. Provisions made for water on site to 'damp down' any dust in dry conditions.
- Made Ground materials and natural clays are removed from the site around the hotspot of HP05 and replaced with clean imported materials to provide a "cover system".
- Alternative remediation of the site.

Material Classification and Suitability: If, in any future event, there occurred any need for soft landscaping, any site-won or imported material will be appropriately classified, chemically analysed, and be suitable for its intended use.

Watching Brief Plan: As previously stated, there is no intention of any excavation, or to alter the existing landscape, however, if unexpected ground gas is encountered during any works, contact will be made with the Local Planning Authority as soon as possible to discuss any remedial actions required and how they are to be validated (including the reuse/importation of any material).

Key Remedial Actions

- Ensure that all personnel involved in any future works or ground disturbance are provided with, and required to wear, appropriate Personal Protective Equipment (PPE), including suitable gloves and respiratory protection such as dust masks, to minimise potential exposure to dust or disturbed materials.
- Maintain suitable water provision on site so that exposed ground, excavated materials, or working areas can be dampened down during dry or dusty conditions, thereby reducing the likelihood of airborne dust generation.
- If the identified hotspot area is disturbed in the future, remove the affected material in a controlled manner and replace it with clean imported material that has been appropriately verified as suitable for the proposed end use.
- Manage any removed material in accordance with relevant waste classification requirements, ensuring that material is handled, stored, transported, and disposed of appropriately where removal from site is necessary.
- Where removal and replacement is not considered the most appropriate approach, agree an alternative remediation strategy with the relevant authority or suitably qualified environmental professional, and ensure that any remedial measures are properly recorded and validated.

In conclusion, the current and intended use of the land presents a low level of environmental risk and does not require immediate remedial action. The measures outlined above provide a clear and proportionate approach to managing any future disturbance of the site, should this become necessary. We trust that the clarifications and proposed actions set out in this response adequately address the matters raised by MEAS, and we remain willing to engage further with the relevant authority should any additional information or confirmation be required.