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[REDACTED]

From: Liz Slater [REDACTED]
Sent: 12 May 2026 10:46
To: Lyndsey Hayes [REDACTED]
Subject: Re: 3/2025/0628 Calderstones Park

Hi Lyndsey,

Thanks very much for sending this through. Please see below response from NX.

NX were not employed to provide full time engineering supervision and our agreed remediation strategy did not specify this as a requirement.

From our observations on site and discussions with the groundworks contractor, we believe it to be likely that the site won subsoils and approved topsoils were used in remaining plots. Where this was not the case (such as within plots shown on pages 20 to 29 of our summary report) it can be seen that temporary unsuitable materials have been removed and replaced with suitable site won or 'first generation' natural/GF2 soils/stone. Furthermore, following a miscommunication between TW and the groundworks contractor Plots 2 to 6 topsoil was placed without verification; and when these soils failed verification TW/NX instructed them to remove the topsoil and replace with approved topsoils. A lesson learned early on by them in the project.

I reiterate again, that we consider this site to be a low risk to identified receptors and all plots suitable for occupation in terms of contaminants risk to human health; and also, a low risk to controlled water receptors.

If deleterious materials (brick, concrete, demolition gravel) have been encountered [REDACTED], this is likely to be as a result of residual materials being present following site screening/hand picking, during placement by the groundworks contractor. This is consistent with our logs on all inspected plots. These materials do not pose a risk to human health in terms of contamination risk. This is a better solution than a piling matt at 150mm depth; where no vegetation can grow below the topsoil cover. It is also a more sustainable option reducing removal to landfill, dust generation and increased wagons on local roads.

No visual or olfactory evidence of solvent/hydrocarbon contamination was encountered during either site investigation works or during site excavations/verification of site won subsoils and as such TPH/vapour screening was not considered necessary by NX. Volatilisation to indoor air from underlying site soils, site won and imported subsoils/topsoils is therefore not considered to be a valid and the risks from this potential migration pathway are deemed to be low.

We trust that this provides sufficient information to enable the condition to be discharged, but please do let us know if you require anything further.

Kind regards,

Liz

Liz Slater
Senior Planner



Turley



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