

HALTER INN - REMEDIATION AND ENABLING WORKS STRATEGY

The remediation and enabling works strategy has been developed in accordance with the findings of the Phase II Site Investigation Report prepared by Demeter Environmental Limited dated September 2025 (copy attached)

Objectives	The remediation and enabling works will be delivered in a manner that will seek to ensure that the site is prepared to deliver the optimum foundation solution for the proposed structures, infrastructure and highways. The geotechnical foundation zoning plan and structural engineer's drawings should be referenced to determine the proposed foundation solution.
Remediation and Enabling Works	The site remediation and enabling works strategy provides a specification for the regeneration of the land to negate identified pollutant linkages and construct a development platform that will be geotechnically suitable for the proposed end-use. The salient features of the remediation and enabling works strategy are summarised as follows: • Following the demolition of the existing buildings and associated basement, supplementary investigation and soil sampling was carried out by Demeter Environmental Limited. • Implementing all works in strict accordance with UK Environmental Permitting and local planning authority requirements. • Controlled removal of all trees and vegetation. • Segregation of organic topsoil deemed unsuitable for use within a residential garden and placement in an area of no sensitivity or removal from the site in accordance with UK waste management legislation. • Decommission of all interceptors, tanks and active drainage infrastructure in accordance with the contractor method statement and ensuring no environmental impact. • Removal of all structures, relict foundations and buried features in their entirety. • Excavation and processing of Made Ground in a controlled manner with the sorting, processing and segregation of identified deleterious materials to geotechnical specification. • Validation sampling and leachate testing to confirm material retained on- site poses no unacceptable risk to the residential end-users, controlled waters or wider environment. • Importation of suitable material (if required) to achieve the required development levels. • Replacement of material in accordance with the enabling specification and engineering requirements.

BUILD PHASE REQUIREMENTS

Summary of Build-Phase Mitigation Requirements	The developer’s works will also include the completion of the following additional elements: • Provision of a 600 mm cover system using certified material with appropriate validation within proposed garden areas, comprising 300 mm subsoil overlain by 300 mm topsoil underlain by geo textile. • Construction of appropriate potable water supply infrastructure. • Gas protection measures will be incorporated into the building design by the installation of a gas membrane to the dwellings ground floor slab in accordance with manufacturers guidelines.
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