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Our ref: RLM/SL/ST20374/0004 *Date*: 31 August 2023
Your ref:

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Dear Lee

Avonpark Retirement Village, Winsley – Addendum note Ref: Wardell Armstrong, Phase 1 Geo-Environmental Desk Study & Preliminary Phase 2 Site Investigation Report

This addendum note relates to Wardell Armstrong (WA) report ST19355-0001 (dated September 2022), for the above site and titled *Phase 1 Geo-Environmental Desk Study & Preliminary Phase 2 Site Investigation Report*. It also considers the proposed layout *BA9516-2102 Rev Planning* (dated 18 July 2023). This addendum note should be read in conjunction with these documents. This report was prepared to fulfil the requirements of Core Policy 56, Part I – II. A remediation strategy, covering Part III – VI, will be prepared subsequently to discharge the relevant applied planning condition.

Environmental Setting
The radon maps of the UK were updated in December 2022, with the BRE guidance updated in May 2023. The updated maps indicate that the maximum radon potential is between 10 and 30%, where full protection against the ingress of radon is required in all new buildings.

Site Investigation
WA encountered a subsurface void (at Borehole RC05) during works pertaining to the above report. The current proposed development plan (*BA9516-2102 Rev Planning*) has omitted Building C from the development proposals, as such there are no proposed buildings above RC05 (the current known location of the void). Further investigations will be undertaken under the supervision of WA to establish the extent of the void.

The further work and assessment of the void will provide appropriate recommendation and mitigation options to enable proposed development at the site to be confirmed.

Human Health Risk Assessment
The laboratory analysis undertaken has identified two areas with low-level contamination. Asbestos was identified in HP04 at 0.3m bgl at a quantification of 0.006%. Metals of arsenic (58 mg/kg) and lead (367 mg/kg) were identified in HP03 at 0.4m bgl and 0.8m bgl, respectively.

The area surrounding HP03 is proposed for an area of landscaping with numerous trees. The remediation strategy will outline what mitigation is required, comprising the removal of impacted soils, placement of clean imported soil, and validation of the area.

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The area of HP04 is within the footprint of a building within the proposed layout. The building will form a pathway break and therefore in order to achieve a sustainable development, this material will remain on-site. An asbestos management plan developed as part of the remediation strategy will outline precautions and mitigation groundworkers must undertake during the groundworks.

Slope Stability
The development layout does not include any development within the northern portion of the site. Therefore, no slope stability analysis is required within this vicinity.

Conclusions and recommendations
The current proposals do not have any buildings in the vicinity of the mine entries and therefore no further works are required with respect to these known entries. The risk associated with unknown mine entries remains and groundworks must be vigilant.

Further investigation of the void will be undertaken with the findings summarised within a report. The report will also include requirements for remedial measures, such as drill and grout works.

Mitigation against the elevated concentrations of metals will be outlined within a remediation strategy, which will also include the asbestos management plan, the process for dealing with unexpected contamination, and testing requirements for materials going off-site.

Yours sincerely
for WARDELL ARMSTRONG LLP



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