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Sam Camino
Welcome Break

By Email: Sam.Camino@WelcomeBreak.co.uk

17th September 2024

Subject: **Remedial Strategy Statement – Kate's Cabin Services, Great North Road (A1), Peterborough, PE7 3UJ**
EPS Ref: **UK23.6403c**

Dear Sam,

As requested, please see the statement below regarding the findings and recommendations of the report (*UK23.6403c Phase II Geo-Environmental Assessment - Kates Cabin Services, Peterborough – Issued 21st August 2024*).

Findings

- Ground conditions comprise a notable thickness of variable made ground materials, extending to a maximum depth of 1.7m, situated above natural soils of the Oxford Clay Formation.
- Laboratory analysis of the shallow soils and subsequent risk assessment undertaken has not identified any concentrations of contaminants which are considered to pose an unacceptable risk to groundworkers or future site users.
- A programme of soil gas / vapour monitoring was conducted and has confirmed a Characteristic Situation 2 (CS2) 'low risk' scenario for the site.

Recommendations

- Given the nature and presence of made ground encountered across the site, it is recommended that **a minimum thickness of 100mm clean topsoil is installed** on a precautionary basis in all proposed soft landscaped areas.
- Since no risk has been identified regarding the concentrations of ground contaminants, **no formal remedial control measures or strategies are required**.
- Since the site has been allocated a CS2 rating regarding ground gas, **protection measures will be required within the proposed buildings.**

We trust that this information is clear and of interest however should you require anything further, please do not hesitate to contact us.

Yours sincerely, on behalf of **EPS Ltd**.

A Watson

Ashleigh Watson

Registered office as above. Environmental Protection Strategies Ltd (04330320) trading as EPS.

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