

Hi Sam

Thanks for the consultation.

For condition 5 I have reviewed the Phase 1 desk Study and Risk Assessment prepared by Compass Geotechnical report reference 243128A-R1 dated May 2026.

The report has identified potentially significant pollution linkages and recommend that further site investigations are undertaken.

Accordingly it is recommended that part a) only of condition 5 is discharged.

Please advise the applicant that they should inform their consultants that investigations at the former ambulance station site immediately to the south has confirmed the presence of PFAS ground contamination. This is likely to be associated with the use of firefighting foams.

Regards

Lee

Lee Money

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