Hi Andrew,

There are still verification works required for condition 25 for the phases below which will need to be provided prior to occupation, and are likely to be undertaken at a later stage of the build, but the majority of the remedial works have been undertaken and reported on. There are additional works relating to vapour risk which should be undertaken for phase 2 and reported on prior to the build commencing as this may affect the floor slab designs (see below).

**Dorchester Phase 2 – Former buildings 32-34**

I’ve reviewed the Smith Grant LLP Remediation Earthworks report (reference R1742-R09-v3, dated May 2015) for this phase of the development. I can confirm that the conclusions of this report relating to the risk to human health are acceptable. It is noted that there are still some further investigation works and remedial works to be undertaken as part of this scheme on this phase. There is a hydrocarbon vapour risk which will need to be further investigated as proposed. Given the information currently available relating to this risk, automatic installation of hydrocarbon vapour protection into buildings would not be appropriate and further investigation into this risk should be undertaken as referred to in this report.

It is noted that in the validation of the site strip in one investigation location (DS2-SS2) and the subsequent further sampling, PAH concentrations in excess of the remediation strategy criteria were identified. Further assessment of this risk is detailed and the conclusions around this area are acceptable i.e. no further remedial works are required relating to this risk.

There are also clean validated soils to be placed in garden and soft landscaped areas as part of the remediation strategy which will need to be verified and reported in due course.

**Dorchester Phase 3 (Phase 1b: Area 1) – former buildings 440, 440b, 443,444,474,475,476,480,484,486,489**

I‘ve reviewed the Smith Grant LLP Remediation Earthworks Completion report (reference R1742-R07-v1, dated November 2014) for this phase of the development. I can confirm that the conclusions of this report relating to the risk to human health are acceptable. It is noted that there are several departures from the approved remedial strategy. I recommend that these departures are accepted and the conclusions within the report regarding the risk to human health are also accepted.

There are also clean validated soils to be placed in garden and soft landscaped areas as part of the remediation strategy which will need to be verified and reported in due course.

There are still verification works required for condition 25 for these phases which will need to be provided prior to occupation, and are likely to be undertaken at a later stage of the build. These reports detail the majority of the remedial works and verification required. There are additional works relating to vapour risk which should be undertaken for phase 2 and provided to the LPA prior to the build commencing.

I trust this is acceptable for your requirements at this stage,

Best regards,

Sean

**Sean Gregory**  
Environmental Protection Officer  
Cherwell District Council  
Ext: 1622  
Direct Dial: 01295 221622  
mail to: [sean.gregory@cherwell-dc.gov.uk](mailto:sean.gregory@cherwell-dc.gov.uk)  
[www.cherwell.gov.uk](http://www.cherwell.gov.uk/)