

Vistry Group

REMEDIATION METHOD STATEMENT

PHASE 1

NEWMARKET ROAD, ROYSTON, SG8 7NJ



Vistry Northern Home Counties Region

Building 7 | Caldecotte Lake Business Park | Caldecotte, Milton Keynes | MK7 8JU

Vistry Group

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TABLE OF CONTENT

- 1. INTRODUCTION**
- 2. GROUND INVESTIGATION**
- 3. REMEDIATION STRATEGY**
- 4. CONCLUSION**
- 5. APPENDICIES**

1. Introduction

Condition 26 of the Hybrid Planning Approval requires a Remediation Method Statement to be submitted to and approved by the Local Planning Authority.

Condition 26 – North Herts Council Hybrid Planning Approval **24/01013/HYA**. Dated 30th July 2026

No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report has been submitted to and approved by the Local Planning Authority.

This site shall not be occupied, or brought into use, until:

- (i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (c) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.
- (ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.

Any contamination, other than that to be dealt with by virtue of condition (a), encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters.

2. Ground Investigation

In support of this requirement, detailed ground investigations have been undertaken across the site, including:

- **GEA Consultants Desk Study & Ground Investigation Report**, January 2017; and
- **GEA Consultants Topsoil Validation Report**, dated 27 February 2017.

The findings of these reports conclude that the site is not affected by contamination. Specifically, the reports state that:

"The desk study findings indicate that the site has not had a potentially contaminative history as it has apparently not been developed. The chemical analyses have revealed no elevated concentrations of contaminants within the samples tested."

Furthermore, contamination testing undertaken on samples of made ground identified no elevated levels of contamination. Consequently, the reports conclude that no remedial measures are necessary in relation to land contamination.

3. Remediation Strategy

Based on the findings and recommendations contained within the above reports, no remediation works are required to address contamination on the site. The investigations have demonstrated that:

- The site has no history of potentially contaminative land uses;
- Chemical testing has identified no contaminants at concentrations requiring remediation; and
- The site is considered suitable for the proposed development without the need for contamination mitigation measures.

4. Conclusion

This Remediation Method Statement confirms that no remedial action is required in respect of land contamination. The findings of the ground investigation and validation reports demonstrate that the site is suitable for its intended use and that the requirements of Condition 26 have been satisfied.

5. Appendices

5.1 Location Plan

5.2 GEA Consultants Desk Study & Ground Investigation Report

5.3 GEA Consultants Topsoil Validation Report