

Our Ref C5007/25/E/8690
10th November 2025

Welcome Break,
2 Vantage Court,
Tickford Street,
Newport Pagnell,
Buckinghamshire,
MK16 9EZ



For the attention of Tom Murphy,

Ref: Review of Remediation Strategy and Recommended Gas Protection Measures.

Dear Tom,

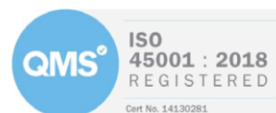
It is understood that Welcome Break intends to submit the Remediation Strategy produced by BWB Consulting Ltd for the site located East of Stretton Court, Wolvey Road, Burbage, Hinckley, Leicestershire, LE10 3JB. This letter report reviews the BWB report produced in February 2020 with the document number STP-BWB-ZZ-XX-RP-YE-0002_RS and reference code NTH2414. This letter report also details the finalised recommendations for gas protection measures based off the understood finalised development plan for the structures on site.

The BWB remediation strategy was produced following a phase 2 site investigation also undertaken by BWB with the reference STP-BWB-ZZ-XX-RP-YE-0001-PH2_P2 which was also dated February 2020. The phase investigation is understood to have found asbestos present at the site, however, BWB determined that due to the low concentrations detected there is a medium/low risk to construction/services personnel and a low risk to future site users.

As a result, BWB have not recommended any specific remedial measures to be undertaken during the works in regards to soil. The remediation strategy report does recommend that good practices are followed during construction activities and that precautionary methods are adopted when handling made ground due to the risk of asbestos containing materials (ACMs).

In regards to ground gas, the BWB investigation detected elevated concentrations at one investigatory location, such that Characteristics Situation Level 2 has been assumed for the northwest of the site where the elevated ground gas was recorded.

This was discussed during the RGS further phase 2 site investigation undertaken in May 2025 with the report reference C5007/25/E/7632. It was concluded within the RGS report that it is unlikely that any protective measures will be required, as the construction footprint of the proposed main building shall not be present in the area affected by ground gases. Indeed, the HGV Fuel area is the part of the development which shall straddle the affected area, but this development will likely attain a suitable gas protection score relative to the risk.



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Provided the design of the HGV fuel area is in accordance with the following, it is determined that a gas membrane will not be required. In order to assess the protection measures required BS8485: 2015: Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings has been employed. In accordance with Table 3 (of BS8485), Building types, of the code, the development may be considered to conform to Type C. Therefore, on the basis of Table 4 (of BS8485) Gas protection score by CS and type of building, the minimum required gas protection score (points) is 2.5.

The gas protection system should consist of at least two different elements. The elements work independently and collaboratively, and a single element should not be used because there would be no redundancy to allow for defects in the component.

In order to achieve this score, the following shall be undertaken.

Table 1: Combination of Protection Elements (BS8485: 2015) for CS2		
Reference	Protection Element	Score
Table 5	Cast in situ monolithic reinforced ground bearing raft/slab.	1.0
Table 6 ¹	Passive sub-floor dispersal layer (Note 1) :	1.5
	Total Score	2.5

Note 1:

Dispersal layer to include

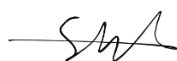
- No-fines gravel layer.

It is RGS' opinion that the remediation strategy produced by BWB is adequate for the risks identified during the Phase 2 investigation(s).

We trust that this information is of interest and should you have any other requirements do not hesitate to contact us.

For Rogers Geotechnical Services Ltd,

Yours Faithfully



Steven Hale BSc FGS
Geo-environmental Engineer

¹ For details on the criteria for good and very good performance see Annex B of BS8485: 2015.