

Vale Road Verification Plan

Lustre undertook Phase 2, RMS & Piling Risk Assessment previously for a planning application concerning a 10-unit development. A new application has permission for 14-unit development under Decision Notice: 2024 0998 (from Gravesham) with Condition 6 concerning contaminated land.

It is believed that the previous investigations can be submitted to satisfy Parts 1 to 3 but part 4 requires Verification Report.

The following items will need to be addressed as part of the remediation process:

Surface Water Drainage

Leachable metals may enter groundwater where infiltration pathways remain open → **closed system** of surface water drainage required – covered under condition 5 & 8

Specialist drainage strategy to design closed system including capped drainage layer at base of CCS.

Verification:

- Copy of drainage plans / strategy made available to Lustre
- Documentation of key stages of works including photos of capping drainage layer in CCS

Potable water pipes

PE & PVC **not** suitable so barrier pipe needed

Verification:

- Material specification of product (barrier pipe)
- Photos of placement of pipe including depth and placement method

Borehole Decommissioning (after piling completed)

Boreholes by Brownfield Solutions **must be decommissioned** before enabling works (demolition or ground works) start. Lustre BH can stay but **must be protected** throughout construction for checking water quality as part of the piling risk assessment. The status of these will need to be checked before we start works and that no new wells need installing.

Verification:

- Full time attendance by consultant during decommissioning
- Description of works including photos taken by consultant on site

Removal of fuel pipework

Below ground pipework present in northern area of site (connected to 2 USTs off-site) will need to be removed, including removal of any surrounding contaminated soils.

Verification:

- Full time consultant supervision or specialist contractor during removal
- Description of pipework removed including photos
- Disposal route / where it is disposed of
- Copy of all waste consignment notes / licenses etc denoting what area of site it originated from
- Verification of contaminated soil removal by consultant / contractor (photos)
- Validating soils samples from base and sides of excavations (lab data)

Clean Cover System

CCS-450 implemented in soft landscaping: borders, communal garden & POS

Closed drainage system (crush) overlain by hi-vis geotextile membrane overlain by 300mm Subsoil and 150mm topsoil

Verification:

- All documentation concerning soil testing, waste soils and imported soil delivery tickets etc
- Approve soil source & lab data (compare to backfill spec.)
- Consultant to inspect reduced dig area before CCS installed
- Verify thickness of CCS layers during installation or after.

Waste Soils

- Variable Made Ground so targeted assessment required including waste classification and WAC as appropriate.

Verification:

- All documentation (waste tickets, licenses, waste assessments) provided to Lustre

Piling

Groundwater monitoring/ sampling must be undertaken pre piling, during piling and post piling.

See above related matter on decommissioning given sensitivity of aquifer and EA involvement.

High-level timeline (follow the approved Remediation Strategy)

- 1) Monitoring boreholes during piling.
- 2) Borehole decommissioning (appoint driller to grout) Budget £3000.
- 3) Removal of fuel pipework, degassing, and old tanks (full-time supervision) including removal of visually contaminated soils and validation of excavation sides.
- 4) Installation of water pipework (no attendance just photos and spec)
- 5) Installation of CCS including drainage layer (Lustre verification visits for sampling and verification of placement depths).

Verification Report to include the following for compliance:

- 1) Description of works + photos
- 2) Copies of all plans, specifications, site visit records etc
- 3) Description of imported soils + lab results compared to backfill spec
- 4) Placement & thickness of CCS
- 5) Copy of material spec for barrier pipe + photos of installation
- 6) Description of fuel transmission pipework removed and disposal including destination details + soils validation samples taken from excavation
- 7) Borehole decommissioning
- 8) Documentation of closed surface water drainage system and SW disposal method
- 9) Description of soils removed
- 10) Copies of waste / delivery paperwork

Documentation to send Lustre, including but not limited to:

- Material specification for barrier pipe to be installed
- Drainage strategy + plans
- ALL waste consignment notes
- ALL delivery tickets
- ALL waste paperwork