

Dear Neil

**Remediation Validation Report; Geo-Environmental Investigations Ltd; September 2014**

As you will appreciate I have sought some technical advice on the structure and context of the remediation report both from the TMBC specialist and EA. In light of our discussion I remain concerned that the report is neither complete for those dwellings currently close to or at completion and is also somewhat unstructured - thus not allowing us to be clear as to sampling of all plots thus far in the later stages of build.

At the present time there are various issues with this report that are preventing the necessary consideration of the contamination condition for the current phase of development, and thus the *vires* of your letter of 09 September 2014. That letter is not clear beyond doubt as to the phases of development that it relates to - moreover you will see from the comments below, it appears premature to say that the work has been *satisfactorily* executed. Some work had not been completed at that time and some work has had to be rectified since.

Your letter refers to our assumption that this report would be relating to those residential properties in the first phase of development (Area 1), however the report makes reference to works *within all of the areas*. It is also clear that not all of the gardens had been completed at the time that the G-EIL report was drafted; resulting in the requirement for further reports in relation to the condition.

For instance, we are aware that there were issues with several gardens in this first phase of development which required the removal of unacceptable garden capping material, thus making this current report largely irrelevant. Once all of the gardens in this current phase have been completed, a full validation report for this phase of development should be submitted which includes all relevant soil sampling as agreed in the Remediation Strategy. Whilst we have been provided with one report from Southern Testing for Plots 58-61 & 52-57, we require the same level of plot specific detail for the whole phase to confirm the acceptability of the garden capping for all units that you consider to be completed at the time of the report. Can you also please confirm what has happened to the capping material found not to be suitable for use in gardens - where is it stored (and for what future use) or has it been disposed-of off-site in which case to what location?

A much more clearly structured description of the excavation/land raising works is required to better relate to the soil sampling results. In this respect a brief matrix linking the paragraph numbers and statements to results would seem to be a way forward.

I also understand that there is no reference to the lime stabilisation that took place.

Unless and until this is clarified I am afraid that your letter of 09 September appears to misrepresent the factual position (certainly at that date).

You may recall that I wrote with regard to testing with boreholes the areas outside 2 and 3 where materials may have been used in ground moulding and may have come from areas 1 and 2. I note that the detail in application TM/13/02358 does mention some more (2013) boreholes, at Figure 1P, but these aren't extensive and we need to be satisfied that any transference of any materials into areas 3, 4 and 5 has been codified and tested beyond the pre-landmoulding 2008 and 2011 borehole series. In this respect I note that the following extracts from the Earthworks Specification suggests that sampling of the formation would be required to prove the various stages of excavation, infilling, surcharging and other soil movements have not caused further contamination:

*P3 "Where considered suitable (i.e. meeting contamination and geotechnical criteria) the excavated material should form the source of engineered fill.*

*P4 "carry out additional geotechnical and contamination investigations as required to confirm assumptions made regarding suitability of the materials to be used in the permanent works."*

*P59 "The Contractor shall ensure that the placement operation for the preload and surcharge material, if required, causes the minimum contamination of the working surface."*

It is vital that we have these details better categorised and reported in a structured way so that we can be confident that the necessary treatment of material has taken place to ensure no adverse impact on ground water and no risk to future occupants.

I also understand that Kirstie has visited the site today and found that some of the gardens recently topped-off have suffered storm water runoff which has either severely damaged the topping materials or may have caused other material to be washed onto the gardens from adjoining areas. Can you please confirm how you intend to ensure that these areas are cleaned-up to meet the requirement for safe garden areas, before occupation.

Incidentally, I have also been told that there is some water run-off onto Thong Lane - are you able to advise how you are approaching this matter? I believe that your site staff and KCC are liaising but would be grateful for an update

Lindsay

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