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VALIDATION REPORT

PLOTS 1-27, 53-55 & 58

CENTURION PARK

ROMAN ROAD

MOULTON CHAPEL

LINCOLNSHIRE

Report Reference No. 124190

On behalf of:-

Postland Developments Limited

Poplar Farm

Coates

Peterborough

PE7 2DU

November 2024

Postland Developments Limited

Poplar Farm
Coates
Peterborough
PE7 2DU

15th November 2024
Our Ref: SW/124190

Dear Sirs,

**Validation Report for Plots 1-27, 53-55 & 58 Centurion Park, Roman Road,
Moulton Chapel, Lincolnshire**

Introduction

Postland Developments Limited, the client, have partly constructed a new residential development named Centurian Park, on land to the south of Roman Road, Moulton Chapel, Lincolnshire. The development comprises 58 plots of houses and bungalows; gardens and public open space; with associated parking and access roads. The proposed layout is presented on a plan following this report text.

Lucion Ground Engineering Limited have been instructed by the client to undertake validation inspection and reporting for the completed plots 1-27, 53-55 & 58 areas of the development. The completed plots areas are shaded yellow on the proposed development plan to the rear of this text. The purpose of this report is to address planning condition 13 (iii), remediation/validation, a closure report to verify required works regarding contamination has been undertaken in accordance with the approved Method Statement. A Remediation Method Statement submitted by Ground Engineering Limited, referenced C14951C and dated March 2021, should be consulted for further details.

Remediation Work carried out by the client

It was understood that the client Postland Developments Limited undertook the redevelopment of the site. The client has records of any materials removed from the site, and tickets for the imported granular fill and other construction materials. No imported soil was brought to site, the client reused clean topsoil from the site strip for the garden and landscaped areas. No unexpected contamination was reported by the client during the site clearance/excavation phases of the development. Groundworks Archaeology, who also had a watching brief during the groundworks, did not encounter any made ground within the site.

Source of Topsoil

The topsoil used in the completed garden and landscaped areas was derived from the site strip of the field. The previous site investigation and Remediation Method Statement by Ground Engineering Limited referenced above, concluded that the existing naturally deposited soils in the field area would be considered suitable for use beneath garden and amenity areas of the proposed residential development.

Validation Works by Lucion Ground Engineering Limited (Plots 1-27, 53-55 & 58)

A site visit to inspect the completed garden and landscaped areas (Plots 1-27, 53-55 & 58) was undertaken by an engineer from Lucion Ground Engineering Limited on 12th November 2024. The engineer was able to view the completed areas and take photographs, a selection of which are presented to the rear of this report following the plans. No visual or olfactory evidence of contamination was noted by the engineer from Lucion Ground Engineering Limited.

Conclusions

In conclusion, the reused field topsoil is considered suitable for use exposed at the surface in the completed garden and landscaped areas of the residential development (Plots 1-27, 53-55 & 58). An additional site inspection and report should be undertaken for the outstanding plots once they have been completed.

LUCION GROUND ENGINEERING LIMITED



S. WEATHERLEY

B.Eng.(Hons.)

C.Geol., F.G.S.

Associate



J. E. M. DAVIES

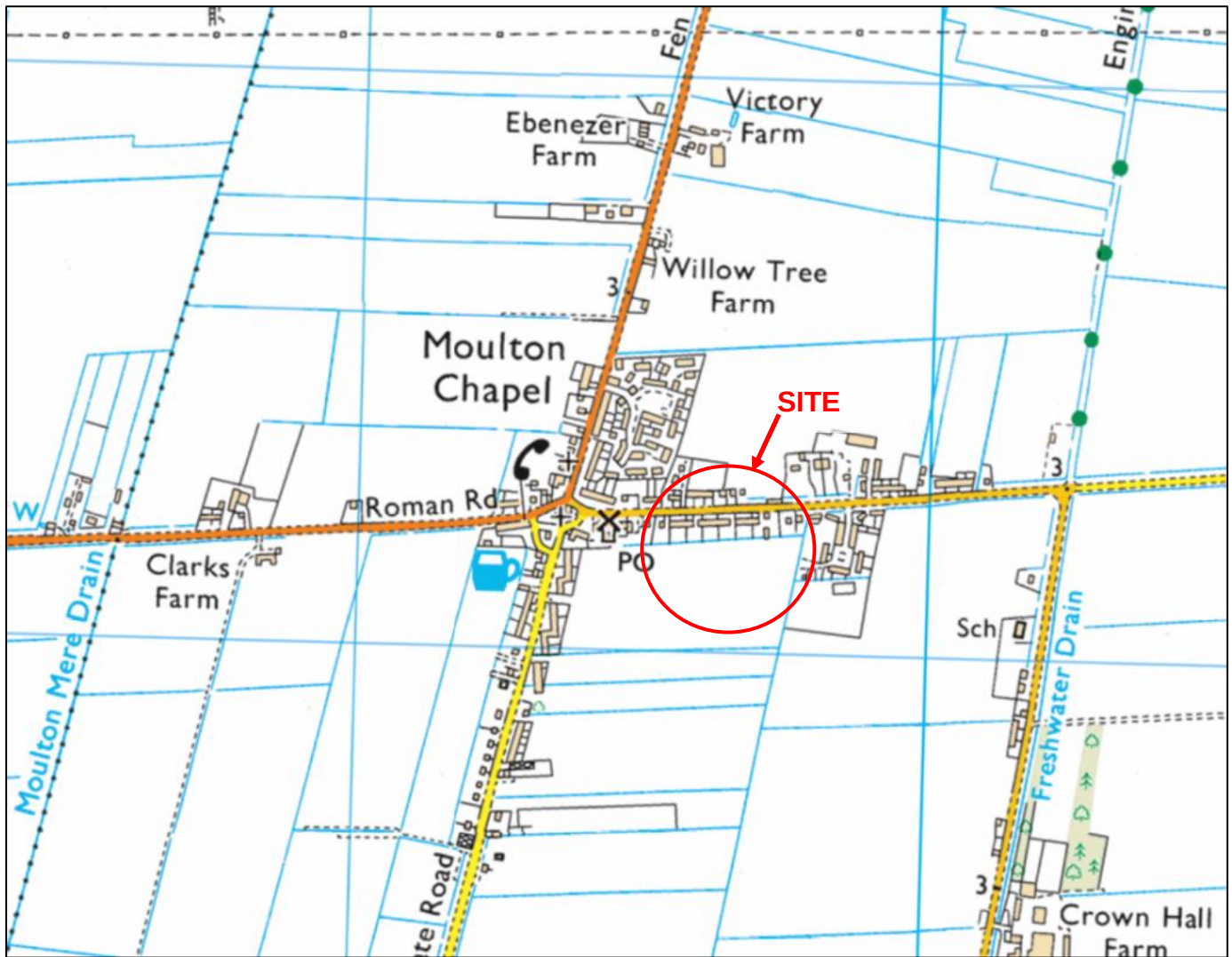
B.Sc. (Hons.), M.Sc.,

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Associate Director

Site Location Plan

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Project : Centurion Park, Roman Road, Moulton Chapel, Lincolnshire

Client : Postland Developments Limited

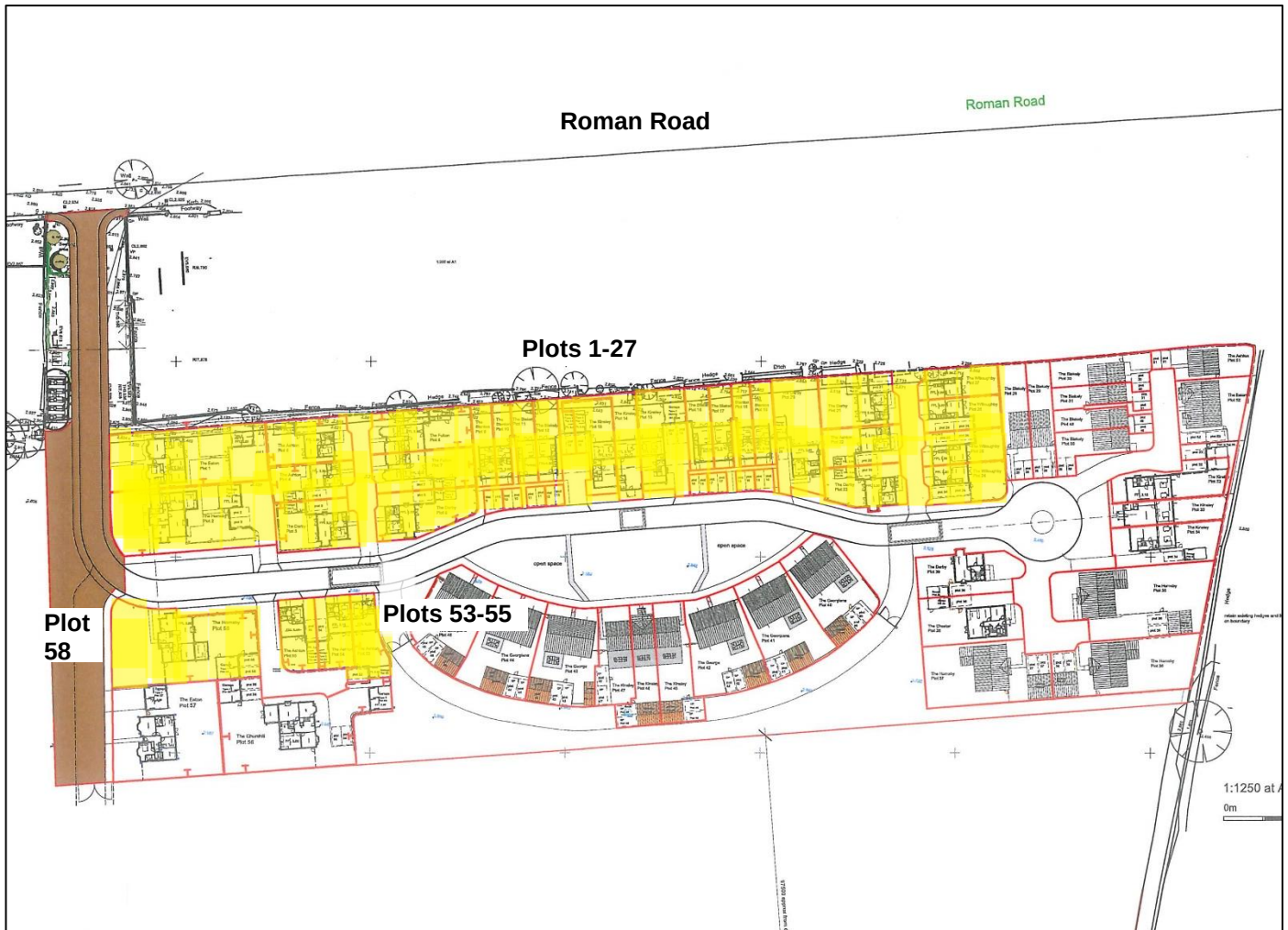


LUCION GROUND ENGINEERING LIMITED
Peterborough Tel : 01733 566566

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Proposed Development Plan

Based on plan provided by the client



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Site Photographs



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