Our ref: THF-PPC-00-XX-RP-G-0007

Robert Bold
WS Planning and Architecture
5 Pool House
Bancroft Road
Riegate
Surrey
RH2 7RP

04 October 2023

Dear Robert

TOC REMOVAL VALIDATION LETTER REPORT
THREALS FARM, WEST CHILTINGTON

Introduction and Scope

Further to your recent correspondence, we write to confirm that the removal of the 'black sandy silt with frequent organic matter' layer in the vicinity of an infilled former pond in the southeast corner of the site is complete in accordance with Section 4.4 of the Patrick Parsons Remediation Method Statement (report ref THF-PPC-00-XX-RP-G-0004, dated March 2023.

The proposed development area (hereby referred to as 'the site') covers an area land previously occupied by commercial farm buildings located to the east of Threals Lane, and it is understood that the site is to be developed to provide five detached and semi-detached residential properties with associated garages, private gardens, soft landscaping, driveways, and access roads.

The purpose of the excavation and subsequent removal of the organic material was to satisfy concerns raised by Horsham District Council Environmental Health regarding the Total Organic Carbon (TOC) percentage of this material and the potential associated gas risks.

Previous Phases of Assessment

During a previous phase of ground investigation at the site, a thin layer of black sandy silt with frequent organic matter was identified within TP08 between 2.50m and 3.00m bgl. An additional 9no. trial pits (TP101 to TP109) were advanced in the vicinity of TP08 to assess the lateral extent of the silt layer and obtain samples for further TOC analysis. The soil samples submitted for TOC analysis all returned TOC concentrations >4% and as such, it was agreed that this silt layer should be removed from site to address the potential associated ground gas risks.

Excavation of soil layer with elevated TOC concentrations

In accordance with the PP RMS, the excavation and removal of the organic rich layer was carried out under a watching brief by a PP engineer on 19 April 2023. The Made Ground overlying the organic rich layer was stripped and stockpiled for utilisation as backfill upon completion of the excavation, and the

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organic Made Ground was excavated and stockpiled separately on hard standing near the entrance to the site. The completed excavation covered an area of approximately 15.00m x 8.00m and extended up to 4.00m below ground level (bgl).

Validation of the excavation comprised visual inspection of the sides and base of the final excavation with supporting photographic evidence to confirm that the full extent of the material had been removed.

It is understood that stockpiled natural arisings from the foundation excavations for Plots 1, 2 and 4 were utilised to backfill the resultant excavation, given that these materials had previously been subject to chemical validation at a frequency of 1 per 75m^3, as agreed with Horsham District Council Environmental Health, and as such were considered suitable for re-use.

Removal of excavated organic rich soils.

Whiteoak Developments Ltd then appointed a licenced contractor, Blockade Demolition Limited (carrier licence ref – CBDU184180), to remove the soils from site.

The soil was removed from site by Blockade Demolition Limited between 4 May 2023 and 5 May 2023 and transported to Biffa Redhill Landfill site for subsequent disposal. In total, 5 loads of material were removed from the site as non-hazardous waste, with a corresponding EWC code of 17 05 04 (Soil and stones other than those mentioned in 17 05 03).

As part of the waste removal and in accordance with government legislation, Blockade Demolition Limited provided and completed consignment notes for all waste soil removed from site, with copies provided to Whiteoak Developments limited for their records.

Conclusions and Recommendations

On the basis that all of the organic rich Made Ground has been excavated, with subsequent visual verification and disposal of soils to a suitably licenced facility, it is considered that all risks to human health from these soils have been suitably mitigated and no further assessment is deemed necessary.

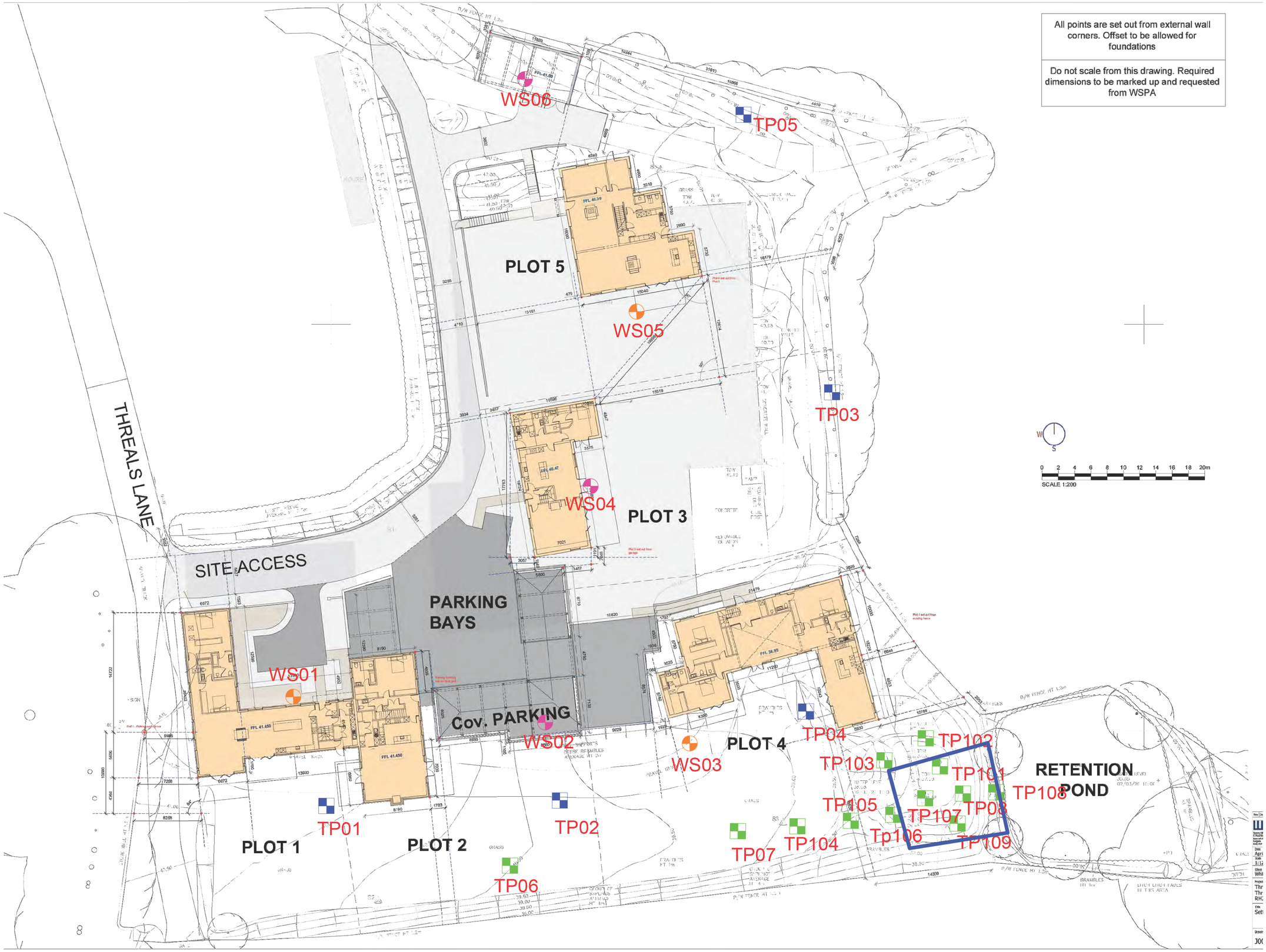
We trust the above is suitable for your current requirements, should you have any queries please do not hesitate to contact us.

Yours sincerely,

[redacted]

Peter Searing
Engineer

enc. 10066 Soil removal area
10066 Photographic Record
Waste Transfer Notes



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Revisions

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Client
WS PLANNING AND ARCHITECTURE

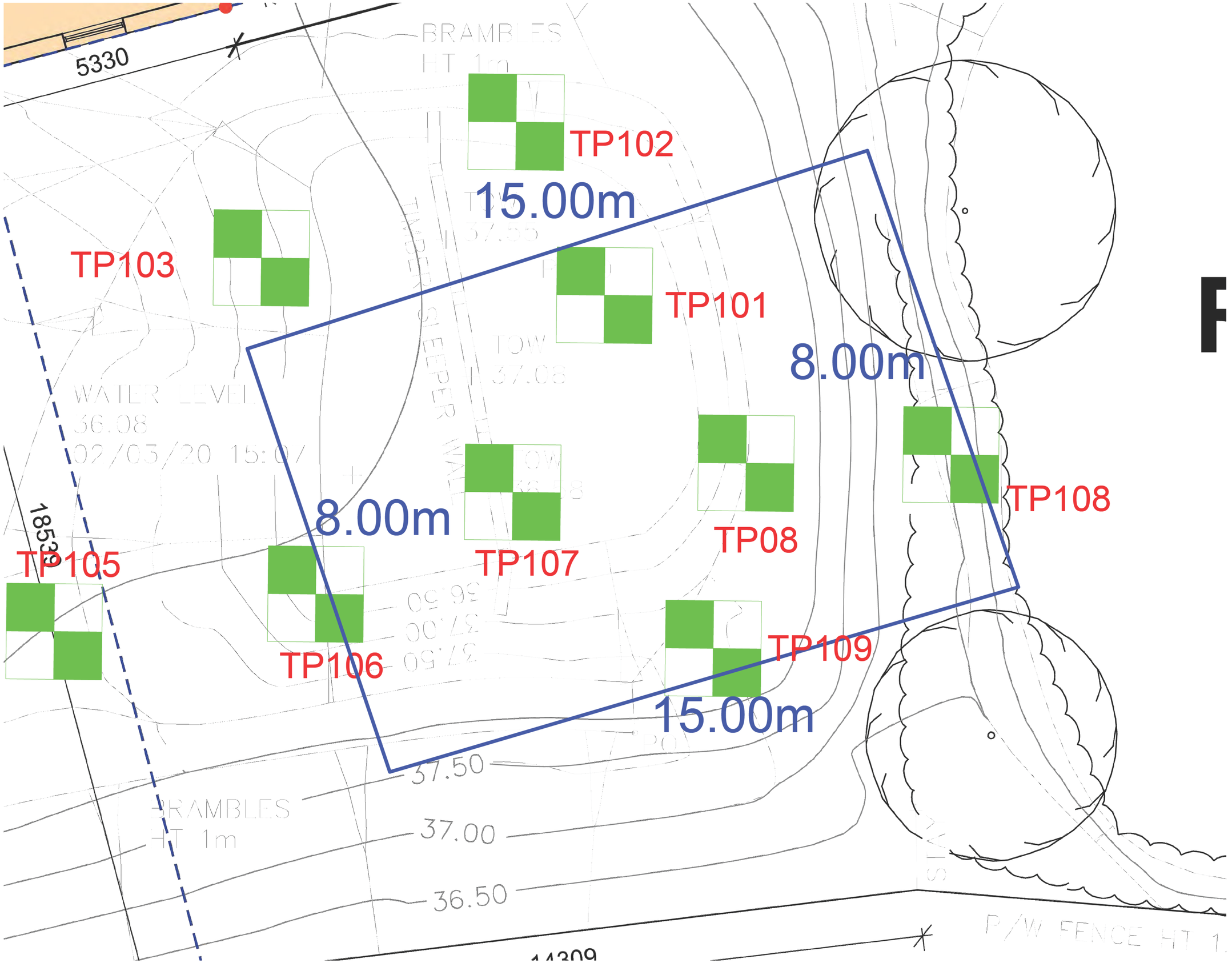
Project
THREALS FARM, THREALS LANE

Drawing
TOC Excavation Area

Scales	NTS	At original size	A1
Date	05/10/2023	Drawn by PGS	Checked by JP

Status DRAFT

Drawing No. THF-PPC-00-XX-DR-G-706 Rev. 0



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Area of TOC excavation

Rev.	Amendments	Date	Drg	Chk

Revisions

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Project
THREALS FARM, THREALS LANE

Drawing
TOC Excavation Area

Scales NTS At original size A1

Date 05/10/2023 Drawn by PGS Checked by JP

Status DRAFT

Drawing No. THF-PPC-00-XX-DR-G-706 Rev. 2







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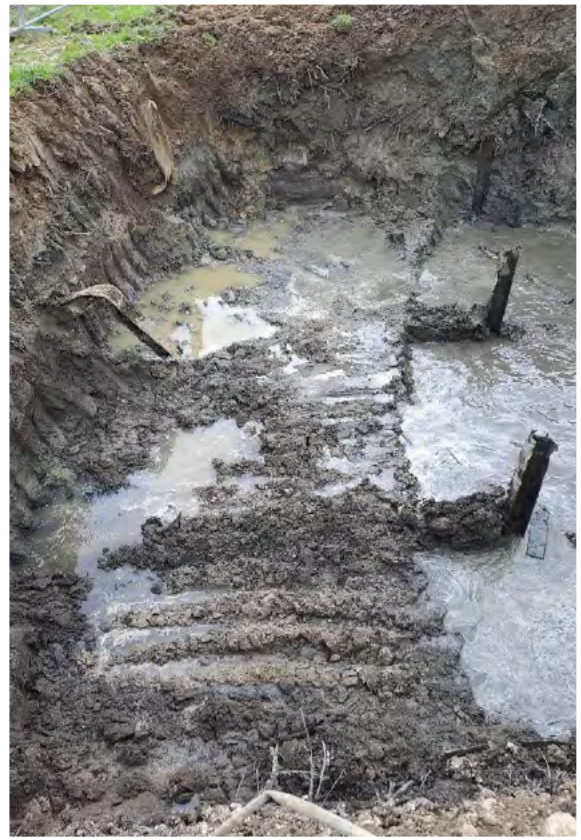
Client: Whiteoak Development	Drawing:	Scales: Not to scale	Issue: N/A
Project: Threals Farm	Title: TOC layer removal	Design/drawn: CRS	Checked: CRS
		Drawing no: N/A	Rev. N/A







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		Drawing no: N/A	Rev. N/A







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		Drawing no: N/A	Rev. N/A

Blockade SERVICES LIMITED
GRAB AND TIPPER HIRE

Muck-away, Screened Soils, Aggregates
Moorhouse Park, Off Westerham Road,
Moorhouse, Westerham, TN16 2EU

T: 01342 893174
e-mail: accounts@blockadeservices.co.uk
Web: www.blockadeservices.co.uk

Waste Carriers Reg. No.
CBDU184180

Ticket No. 294622

Customer/Waste Producer	Site Address
C A DAVIS	TILKEN LANE CHITTINGLY WEST
Date 5.5.2023	Order No.
Drivers Name [redacted]	Vehicle Reg [redacted]

Tick	Materials Removed	Volume	Disposal Site	Tick
✓	EWC 17.05.04 SOIL / STONE / CLAY / CHALK	20T	South Godstone Quarry RH9 8LJ Restoration GPR-GB3400MB	
	EWC 17.01.01 CONCRETE BREAKOUT			
	EWC 17.01.02 BRICK HARDCORE		South Godstone Quarry RH9 8LJ Recycling GPR-GB3107CQ	
	EWC 17.01.07 CONCRETE / BRICK MIXED HARDCORE			
	EWC 17.03.02 TARMAC BREAKOUT / PLANINGS		Other BUFFA RED FINE	
	EWC 19.12.12 MECHANICALLY SORTED HARDCORE			
	OTHER EWC			

Materials Delivered	Volume		Tick
		Tipped Off	
		Grabbed Off	

All recycled aggregates are produced to the WRAP protocol

Time Vehicle arrived on site		Day work start time	
Time vehicle left site		Day work finish time	

Comments:

By signing the signature box below, I confirm that I have fulfilled my duty to apply the waste hierachy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

Signature [redacted] se Print Name .....

CUSTOMERS ORDERING VEHICLES OFF THE PUBLIC HIGHWAY DO SO AT THEIR OWN RISK

SIC Code: **38.11**

BIFFA WASTE SERVICES LIMITED
CORONATION ROAD, CRESSEX
HIGH WYCOMBE
BUCKS. HP12 3TZ
VAT No. 537 9116 27 Company Reg. No. 946107
Landfill Tax no. XFLF00000100123 (Eng. & N.I.) and Landfill Disposal Tax no. 379001 (Wales)

TELEPHONE: 01494 521221
FACSIMILE: 01494 463368

TE 933 REDHILL LANDFILL SITE

C. No. BU8126
CENSING AUTHORITY [redacted] - South East

CENCE HOLDER
BIFFA WASTE SERVICES /933

TICKET No. 1026747 | DATE 05/05/2023

CUSTOMER
TRANSFER NOTE No. 117829
LOAD REF. RL01442
ORDER REF. NON HAZ SUBSOIL
SOURCE w.60 Mid Sussex

USTOMER BLOCKADE DEMOLITION LIMITED
ODE B506/4*1*10
DDRESS THREALS FARM, THREALES LANE
WEST CHILTINGTON
PULBOROUGH
WEST SUSSEX
OSTCODE RH20 2RF SIC 43.12
AULIER BLOCKADE SERVICES LTD
ARRIER REG. No.
EGISTRATION AUTHORITY [redacted]DU184180
IATIONAL
EHICLE [redacted] BULK ROAD VEHICLES
ONTAINER
U.M 14.00

WASTE DESCRIPTION
(N/H S/SOIL) H/H S/Soil Grps 1,2 Lumo 2011

CODE 170504
DESTINATION DIS DISPOSAL
CONTRACT 149065*1/1
EWC CODE 170504
PRE-TREATED
CONSIGNMENT CODE Non-Hazardous
LANDFILL TAX EXEMPTION REF. No. Lower Rate

DEPOSIT THIS LOAD AT WORKING AREA
PHASE NEO LIFT 9 CELL 7

	WEIGHT	DATE	TIME	TALLY No.
ROSS	29640 Kg	05/05/2023	10:20	U027632
RE	12980 Kg	17/04/2023	14:59	0012484
ET	16660 Kg			
TY. CHARGED	** 16.66 TONNE **			

THIS IS NOT A VAT INVOICE
NET COST **********
VAT @ ***** % **********
TOTAL COST **********

SIGNING THIS WASTE TRANSFER NOTE THE HOLDER / CUSTOMER IS CONFIRMING THAT THEY HAVE FULFILLED THEIR DUTY TO PLY THE W.F.D. WASTE HIERARCHY.

OR BIFFA WASTE SER [redacted]
CHRIS. SL[redacted]
AME

DRIVERS SIGNATURE BLOCKADE SERVICES LTD
FOR
LOU KATNORIA [redacted]
NAME

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BWS194D (02/18)

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HIGH WYCOMBE
BUCKS. HP12 3TZ
VAT No. 537 9116 27 Company Reg. No. 946107
Landfill Tax no. XFLF00000100123 (Eng. & N.I.) and Landfill Disposal Tax no. 379001 (Wales)

TELEPHONE: 01494 521221
FACSIMILE: 01494 463368

TE 833 REDHILL LANDFILL SITE

C. No. BU8126
CENSING AUTHORITY [redacted] - South East

CENCE HOLDER BIFFA WASTE SERVICES /833

TICKET No. 1026587

DATE 04/05/2023

CUSTOMER
TRANSFER NOTE No. 117828
LOAD REF. RL01442
ORDER REF. NON HAZ SUBSOIL
SOURCE WS60 Mid Sussex

USTOMER BLOCKADE DEMOLITION LIMITED
ODE B506/44*1*10
DDRESS THREALS FARM, THREALES LANE
WEST CHILTINGTON
PULBOROUGH
WEST SUSSEX
OSTCODE RH20 2RF SIC 43.12
AULIER BLOCKADE SERVICES LTD
ARRIER REG. No.
EGISTRATION AUTHORITY [redacted]DU184180
IATION
EHICLE [redacted] BULK ROAD VEHICLES
ONTAINER
U.M 14.00

WASTE DESCRIPTION
(N/H S/SOIL) H/H S/Soil Grps 1,2 Lumo 2011

CODE 170504
DESTINATION DIS DISPOSAL
CONTRACT 149065*1/1
EWC CODE 170504
PRE-TREATED
CONSIGNMENT CODE Non-Hazardous
LANDFILL TAX EXEMPTION REF. No. Lower Rate

DEPOSIT THIS LOAD AT WORKING AREA
PHASE NEO LIFT 9 CELL 7

	WEIGHT	DATE	TIME	TALLY No.
ROSS	30380 Kg	04/05/2023	11:03	U027472
RE	12980 Kg	17/04/2023	14:58	0012484
ET	17400 Kg			
TY. CHARGED	** 17.40 TONNE **			

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NET COST **********
VAT @ ***** % **********
TOTAL COST **********

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OR BIFFA WASTE SERVICES [redacted]

CHRIS. SLINEY
AME

DRIVERS SIGNATURE [redacted]
FOR BLOCKADE SERVICES LTD
LOU KATNORIA
NAME

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TELEPHONE: 01494 521221
FACSIMILE: 01494 463368

ITE 833 REDHILL LANDFILL SITE

C. No. BU8126
CENSING AUTHORITY [redacted] - South East

CENCE HOLDER BIFFA WASTE SERVICES /833

TICKET No. 1026682 | DATE 04/05/2023

CUSTOMER
TRANSFER NOTE No. 118431
LOAD REF. RL01442
ORDER REF. NON HAZ SUBSOIL
SOURCE ws60 Mid Susse

USTOMER BLOCKADE DEMOLITION LIMITED
ODE B50644*1*10
DDRESS THREALS FARM, THREALES LANE
WEST CHILTINGTON
PULBOROUGH
WEST SUSSEX
OSTCODE RH20 2RF SIC 43.12
AULIER BLOCKADE DEMOLITION LIMITED
ARRIER REG. No. [redacted]DU184180
EGISTRATION AUTHORITY
IATIONAL
EHICLE [redacted] BULK ROAD VEHICLES
ONTAINER
U.M 14.00

WASTE DESCRIPTION
(N/H S/SOIL) H/H S/Soil Grps 1,2 Lamu 2011

CODE 170504
DESTINATION DIS DISPOSAL
CONTRACT 149065*1/1
EWC CODE 170504
PRE-TREATED
CONSIGNMENT CODE Non-Hazardous
LANDFILL TAX EXEMPTION REF. No. Lower Rate

DEPOSIT THIS LOAD AT WORKING AREA
PHASE NEQ LIFT 9 CELL 7

	WEIGHT	DATE	TIME	TALLY No.
ROSS	28260 Kg	04/05/2023	15:44	U027569
ARE	13240 Kg	24/04/2023	11:08	0012848
ET	15020 Kg			
TY. CHARGED	** 15.02 TONNE **			

THIS IS NOT A VAT INVOICE
NET COST **********
VAT @ ***** % **********
TOTAL COST **********

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OR BIFFA WASTE SERVICES [redacted]
CHRIS. SLI
AME

DRIVERS SIGNATURE BLOCKADE DEMOLITION LIMITED
FOR
NEIL TIDEY
NAME [redacted]

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BWS194D (02/18)

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HIGH WYCOMBE
BUCKS. HP12 3TZ
VAT No. 537 9116 27 Company Reg. No. 946107
Landfill Tax no. XFLF00000100123 (Eng. & N.I.) and Landfill Disposal Tax no. 379001 (Wales)

TELEPHONE: 01494 521221
FACSIMILE: 01494 463368

TE 933 REDHILL LANDFILL SITE

C. No. BU8126
CENSING AUTHORITY [redacted] - South East

CENCE HOLDER
BIFFA WASTE SERVICES /833

TICKET No. 1026591 | DATE 04/05/2023

CUSTOMER
TRANSFER NOTE No. 119430
LOAD REF. RL01442
ORDER REF. NON HAZ SUBSOIL
SOURCE WS60 Mid Sussex

USTOMER BLOCKADE DEMOLITION LIMITED
ODE B50644*1*10
DDRESS THREALS FARM, THREALES LANE
WEST CHILTINGTON
PULBOROUGH
WEST SUSSEX
OSTCODE RH20 2RF SIC 43.12
AULIER BLOCKADE DEMOLITION LIMITED
ARRIER REG. No.
EGISTRATION AUTHORITY DU184180
ATIONAL
HICLE [redacted] BULK ROAD VEHICLES
ONTAINER
U.M 14.00

WASTE DESCRIPTION
(N/H S/SOIL) H/H S/Soil Grps 1,2 Lamo 2011

CODE 170504
DESTINATION DIS DISPOSAL
CONTRACT 149065*1/1
EWC CODE 170504
PRE-TREATED
CONSIGNMENT CODE Non-Hazardous
LANDFILL TAX EXEMPTION REF. No. Lower Rate

DEPOSIT THIS LOAD AT WORKING AREA
PHASE NEO LIFT 9 CELL 7

	WEIGHT	DATE	TIME	TALLY No.
ROSS	30260 Kg	04/05/2023	11:08	U027476
RE	13240 Kg	24/04/2023	11:08	0012848
ET	17020 Kg			
TY. CHARGED	** 17.02 TONNE **			

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NET COST **********
VAT @ ***** % **********
TOTAL COST **********

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OR BIFFA WASTE SERVI [redacted]
CHRIS SLIN [redacted]
AME

DRIVERS SIGNATURE BLOCKADE DEMOLITION LIMITED
FOR
NEIL TIDEY
NAME [redacted]

(02/18)

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