



VERIFICATION REPORT

**15-22 FAIRFIELD COTTAGES
(FORMERLY 15-18
FAIRFIELD COTTAGES)
COWFOLD
WEST SUSSEX**

PROJECT REFERENCE: C17051

REPORT REFERENCE: R17250

Report Beneficiary: Sunninghill Construction Co. Ltd.

Document Control			
Issue No.	Status	Issue Date	Notes
1	Final	6 th July 2026	
Report Section		Prepared By	Approved By
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Limitations

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All wastes arising from the site works are deemed to have been in the possession of the main contractor, who was responsible for managing and disposing of waste in accordance with Section 34 of the Environmental Protection Act 1990 and the Environmental Protection (Duty of Care) Regulations 1991. A full waste audit of the development was beyond the scope of the verification works undertaken by Ashdown Site Investigation Ltd.

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1. INTRODUCTION

This report has been prepared by Ashdown Site Investigation Ltd. following completion of the remediation works at the site known as 15-22 Fairfield Cottages (formerly denoted 15-18 Fairfield Cottages), Cowfold, West Sussex, that have been carried out as part of the construction of 8 no. new houses with private and communal areas of soft landscaping and associated car parking bays.

The development has been approved by Horsham District Council, under Planning Application No. DC/22/2010 and conditions (Condition 9 and Condition 12) have been imposed with respect to contaminated land.

Ashdown Site Investigation Ltd. has produced the following reports for the site to support the discharge of Condition 9.

- Combined Geotechnical and Ground Contamination Risk Assessment¹,
- Supplementary Ground Contamination Risk Assessment and Remediation Strategy²,
- Supplementary Ground Contamination Risk Assessment³, and
- Remediation Strategy⁴.

The scope of the works covered by this report, and the terms and conditions under which they were undertaken, were set out within the offer letter Q14902Rev1, dated 23rd April 2026. The instruction to proceed was received from the client.

This report provides a summary of the investigation and assessment works undertaken at the site, a summary of the agreed remediation strategy, regulatory approval, details of the remediation works carried out and records of verification inspections and testing undertaken in relation to supporting an application for the discharge of Condition 12.

¹ Project Ref: P15524, Report Ref: R15194, Issue No. 1, dated 12th April 2022

² Project Ref: P17051, Report Ref: R16586, Issue No. 1, dated 30th May 2025

³ Project Ref: P17051, Report Ref: R16872, Issue No. 2, dated 22nd September 2025

⁴ Project Ref: P17051, Report Ref: R16892, Issue No. 2, dated 22nd September 2025

2. SITE LOCATION

The site is located to the south-east of the road Fairfield Cottages, Cowfold, West Sussex and is centred on the approximate Ordnance Survey national grid reference 521456, 122686. A site location plan is included as Figure 1.

3. RISK ASSESSMENT

The quantitative ground contamination risk assessment concluded that the made ground and topsoil at the site contained concentrations of heavy metals and PAH compounds that may pose an unacceptable risk to future end users of the site in areas of landscaping where direct contact with soils and soil derived dust could occur, outside of the root protection areas (RPA) at the site.

It was also recommended that designers consult with the local water supply company to determine whether any protective measures were required.

4. REMEDIATION STRATEGY

The remediation strategy was prepared on the basis of the risk assessments discussed above.

The objective of the remediation strategy was to sever the pollutant linkages identified by the contamination assessments and thereby reduce the risk to end users of the site to an acceptable level.

To protect end users from made ground and topsoil, the following remedial measures were recommended:

- **Soft Landscaping Areas:** Removal of all made ground soils OR provision of 600mm of verified "clean" cover soils over a geotextile maker,
- **Narrow Soft Landscaping Areas:** Removal of all made ground soils OR provision of 450mm of verified "clean" cover soils over a geotextile maker in private gardens, and
- **New Tree Planting:** Removal of all made ground soils OR provision of verified "clean" cover soils over a geotextile maker to the base of the tree pit.
- **Water Supply Pipework:** Adherence to any water company requirements.

Elsewhere on site, it was considered that building cover, driveways, parking areas, patios and other permanent access ways would act to sever the contaminant pathway and mitigate the risk to end users.

The diagram from the remediation strategy showing the extent of the areas where the above remedial works is included as Appendix A.

5. REGULATORY APPROVAL

The risk assessments and remediation strategy were submitted to the Local Authority in support of an application to discharge Condition 9. A copy of the and Environmental Protection Officer (Pollution) comments and discharge notice are included in Appendix B.

6. VERIFICATION OF REMEDIATION WORKS

Ashdown Site Investigation Ltd. Were not commissioned to maintain a full-time presence on site during landscaping works, and undertook only periodic inspections of the site when advised that elements of remediation work had been completed. The verification inspections are discussed in the sections below.

The plots are referred to by the proposed postal addresses, which are shown on the extract below:

Proposed Postal Addresses



Prior to accepting topsoil on-site, the client obtained a copy of chemical test results provided by the supplier that indicated the topsoil complied with the criteria set out in the remediation strategy. A copy of the supplier certification is included as Appendix C.

6.1 Visit 1: 1st June 2026

A site inspection was undertaken on the 1st June 2026. The inspection confirmed the removal of all made ground soils from the soft landscaped areas of the rear gardens of Nos. 16 – 18 and the front gardens of Nos. 15 and 16, and that the undisturbed Weald Clay Formation was visible at the formation level in all these areas.

It is noted that a larger area of patio/pathway has been constructed compared with the original plan to the front of Nos. 15 and 16, and consequently the areas of soft landscaping are smaller than that shown on the plan in Appendix A. In addition, there is now no soft landscaping to the rear of No. 15.

Photographs taken during the site inspection are presented below:



Site Photographs Visit 1: 1st June 2026

Rear Gardens Nos. 15 (no soft landscaping), 16 and 17. All Made Ground Removed



Rear Gardens Nos. 17 and 18. All Made Ground Removed



6.2 Contractor's Photographs

As the stripping works continued, the following photo was provided by the contractor showing the rear gardens of Nos. 19 and 20 with all made ground removed and the undisturbed soils at the formation level.



6.3 Visit 2: 4th June 2026

A further site visit was undertaken on 4th June 2026. Prior to the visit, 3 x 20 tonne loads of topsoil ("Batch 1") had been delivered to site, this equates to ~35m³ - 40m³. A copy of an email confirming the amount delivered is included in Appendix D. In accordance with the testing requirements set out in Section 4.5.1 of the remediation strategy, 3 samples from this batch were required for testing.

At the time of the inspection, the topsoil had already been placed in the rear gardens of Nos. 16 – 18. Three excavations were dug in the rear gardens of Nos. 16 – 18 (denoted TS01 to TS03) through the imported topsoil to expose the undisturbed Weald Clay Formation below, with a sample of topsoil obtained from each of these excavations for laboratory testing.

At the same time, the inspection confirmed the removal of all made ground from the rear of Nos. 19 and 20, with the undisturbed Weald Clay Formation visible at the formation level. Further topsoil from Batch 1 was due to be placed in these gardens following the inspection.

Each of the topsoil samples taken were tested for concentrations of heavy metals, polycyclic aromatic hydrocarbon (PAH) compounds and petroleum hydrocarbons, and screened for the presence of asbestos. The laboratory test results are included as Appendix E.

None of the samples recorded concentrations of any of the heavy metals or PAH compounds above the screening values set out in the remediation strategy. No visual or olfactory evidence of suspected petroleum hydrocarbon contamination was noted, and no detectable concentrations of petroleum hydrocarbons were recorded by the testing.

No visual evidence of any asbestos containing materials was noted within the soils, and the laboratory screening did not record the presence of any asbestos materials.

The imported topsoil of 'Batch 1' is considered to comply with the requirements of the remediation strategy and does not pose an unacceptable risk to the end users of the development.

Photographs taken during the inspection are presented below.



Site Photographs Visit 2: 4th June 2026

TS01



TS01 - Depth of Imported Topsoil



TS01 - Weald Clay Formation at Base of Excavation



TS02



TS02 - Depth of Imported Topsoil



TS02 - Weald Clay Formation at Base of Excavation



Site Photographs Visit 2: 4th June 2026



6.4 Contractor's Photographs

The contractor proceeded to install the cover system in the front gardens of Nos. 17 – 22 and in the rear garden of No. 21. Photographs were provided by the contractor showing the installation of the high visibility geotextile marker with tape measurements demonstrating that sufficient space (>600mm) was available for the placement of the cover soils in the front gardens of Nos. 17 - 20.



Contractor Photograph: Front Garden of Nos. 19 and 20



6.5 Visit 3: 18th June 2026

A third site visit was undertaken on 18th June 2026. Prior to the visit, 9 x 20 tonne loads of topsoil ("Batch 2") had been delivered to site, this equates to ~110m³-120m³. Copies of the delivery notes are included as Appendix F. In accordance with the testing requirements set out in Section 4.5.1 of the remediation strategy, 3 samples from this batch were required for testing.

The inspection confirmed that imported topsoil had been placed directly onto the undisturbed Weald Clay Formation in the front garden of Nos. 15 and 16 and the rear garden of No. 22. The inspection also confirmed that 600mm of topsoil had been placed in the front gardens of Nos. 17 – 20 above a high visibility geotextile marker. In the rear garden of No. 21, a high visibility geotextile marker was seen to be present, and the cover soils for this plot were in the process of being installed. The inspection confirmed that sufficient space was available for the placement of the full 600mm topsoil.

Three samples of topsoil (denoted TS04 – TS06) were obtained from the soils which had been placed in the front gardens and from the soils that were still in a stockpile. The samples were tested for concentrations of heavy metals, polycyclic aromatic hydrocarbon (PAH) compounds and petroleum hydrocarbons, and screened for the presence of asbestos. The laboratory test results are included as Appendix G.

None of the samples recorded concentrations of any of the heavy metals or PAH compounds above the screening values set out in the remediation strategy. No visual or olfactory evidence of suspected petroleum hydrocarbon contamination was noted, and no detectable concentrations of petroleum hydrocarbons were recorded by the testing.

No visual evidence of any asbestos containing materials was noted within the soils, and the laboratory screening did not record the presence of any asbestos materials.

The imported topsoil of 'Batch 2' is considered to comply with the requirements of the remediation strategy and does not pose an unacceptable risk to the end users of the development.

Photographs taken during the inspection are presented below.



Site Photographs Visit 3: 18th June 2026

Imported Topsoil to be Placed



6.6 Contractor's Photographs

Following completion of the topsoil placement, the contractor provided the following photographic record:

- Provision of 600mm of topsoil placed above a high visibility marker in the landscaped area to the front of No. 21.

Contractor Photograph: Landscaped Area to the Front of No. 21



- Evidence of the removal of all made ground soils from beneath the placed topsoil in the landscaped area to the front of No. 22 and around the parking spaces.

Contractor Photograph: Landscaped Area to the Front of No. 22



- Evidence of the removal of all made ground soils from the rear garden of No. 22.

Contractor Photograph: Landscaped Area to the Front of No. 22



- 450mm of topsoil with a high visibility marker at the base in the narrow landscaped area to the front of No. 20.

Contractor Photograph: Narrow Landscaped Area to the Front of No. 20



- 500mm of topsoil in the location of the tree pit in the front garden of No. 20.

Contractor Photograph: Tree Pit – Front Garden No. 20



- 450mm of topsoil with a high visibility marker at the base in the narrow landscaped area to the front of No. 19.

Contractor Photograph: Narrow Landscaped Area to the Front of No. 19



- 500mm of topsoil in the location of the tree pit in the front garden of No. 19

Contractor Photograph: Tree Pit – Front Garden No. 19



- 450mm of topsoil with a high visibility marker at the base in the narrow landscaped area to the front of No. 18

Contractor Photograph: Narrow Landscaped Area to the Front of No. 18



- 500mm of topsoil in the location of the tree pit in the front garden of No. 18

Contractor Photograph: Tree Pit – Front Garden No. 18



- 450mm of topsoil with a high visibility marker at the base in the narrow landscaped area to the front of No. 17

Contractor Photograph: Narrow Landscaped Area to the Front of No. 17



6.7 Water Supply Pipework

The contractor has provided correspondence with Southern Water confirming that they inspected the barrier pipework used for new water supply runs. A copy of the correspondence is included in Appendix H.

7. POST REMEDIATION RISK ASSESSMENT

7.1 Basis of Risk Assessment

The risk assessment considers the potential sources of contamination, the potential receptors, and the pathways by which these may be linked. A complete pollutant linkage is only deemed to exist where all three are present.

A site is considered suitable for use where no complete pollutant linkages are present in relation to the proposed development.

7.2 Post Remediation Conceptual Model

A post remediation conceptual model for the development is presented in the following table.

Table 1. Post Remediation Conceptual Model – Potential Pollutant Linkages and Assessment of Risk

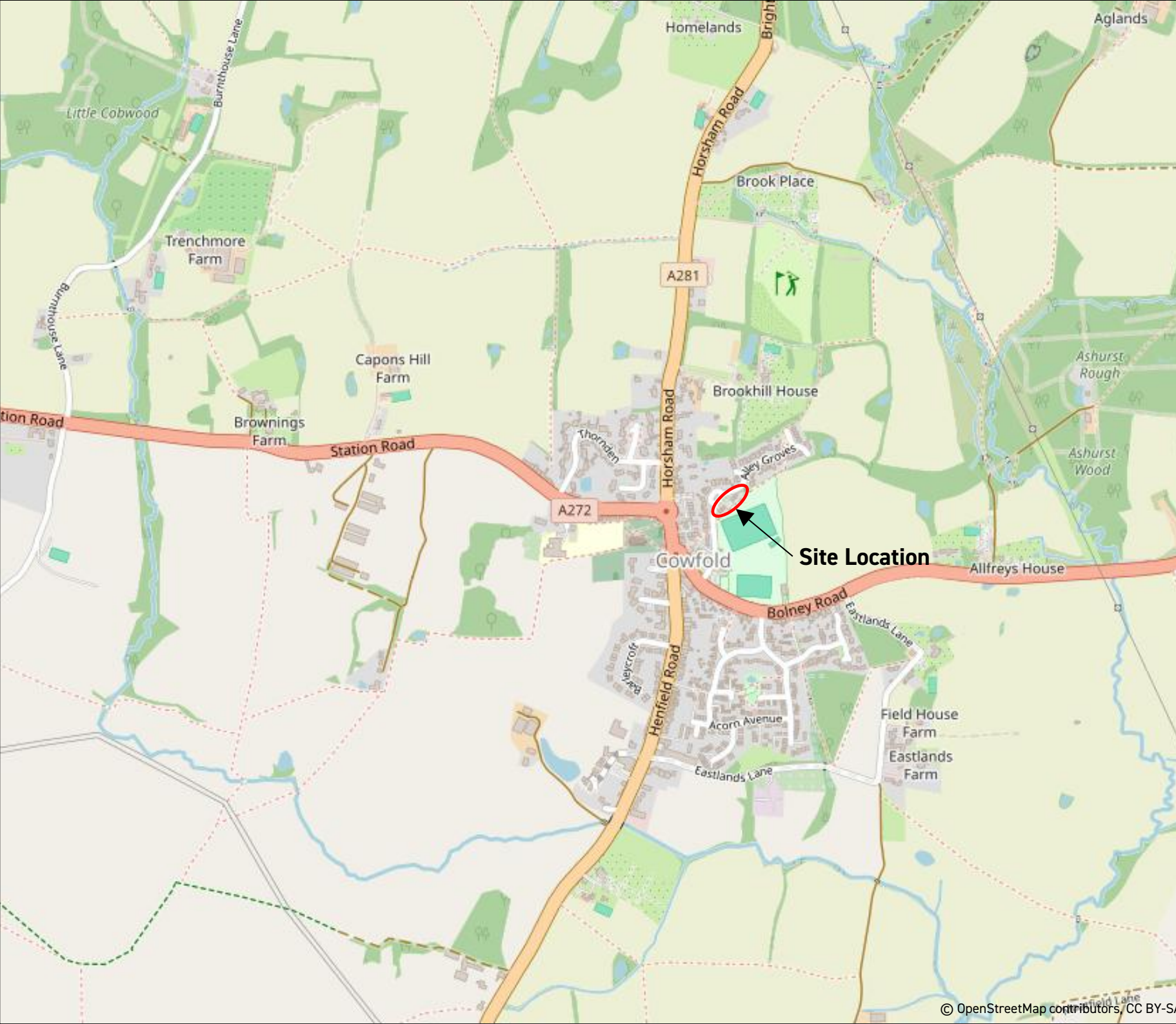
Contaminant Source	Remedial Measures	Potential Pathway(s)	Assessment of Risk to Human Health
Made ground and topsoil across the site (excluding RPA) containing elevated levels of heavy metals and PAH Compounds.	Rear Gardens of Nos. 16 – 20 and 22, Front Gardens of Nos. 15 and 16, Landscaped Area to Front of No. 22 and Landscaped Area around Visitor Car Parking Removal of all made ground soils geotextile marker and placement of verified "clean" topsoil.	N/A - Source Removal	No significant pollutant linkages identified.
	Rear Gardens of No. 21, Front Garden of Nos. 17 - 20 and Landscaped Area to the Front of No. 21 Provision of 600mm of verified 'clean' cover soils over a high visibility geotextile marker	Pathways severed by remedial measures	
	Narrow Planters to the Front of No. 17-20 Provision of 450mm of verified 'clean' cover soils over a high visibility geotextile marker	Pathways severed by remedial measures	
	Tree Pits in front gardens Provision of at least 500mm of verified 'clean' cover soils within tree pit locations.	Pathways severed by remedial measures	
	Tree Pits in rear gardens Removal of all made ground soils	N/A - Source Removal	
	Water Supply Pipework Provision of barrier pipework	Pathways severed by remedial measures and construction works	
	Provision of building cover, driveways and parking areas, patios and permanent access ways comprising hard cover	Pathways severed by construction works	

8. LOCAL AUTHORITY APPROVAL

It is recommended that this report is submitted to the Local Authority alongside an application to discharge Condition 12. The conclusions drawn within this report should be considered provisional until such time as it is approved by the Local Authority.

FIGURES

Figure 1 Site Location Plan



Head Office

Unit 3
The Old Grain Store
Ditchling Common Business Park
Ditchling
East Sussex
BN6 8SG
contact@ashdownsi.co.uk

Site

15-22 Fairfield Cottages
Formerly 15-18 Fairfield Cottages)
Cowfold
West Sussex

Project Ref

C17051

Figure No

1

Drawing Title

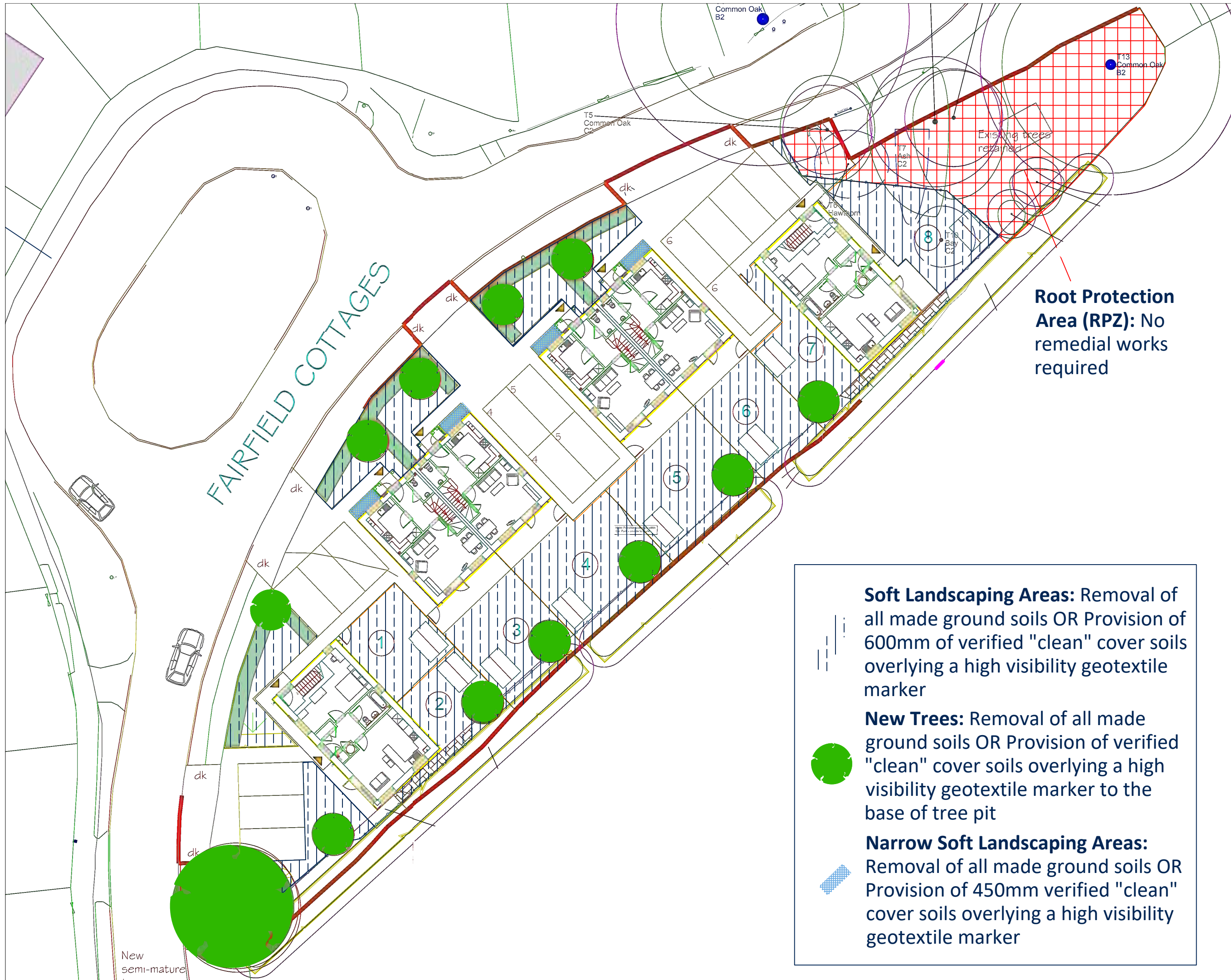
Site Location Plan

Scale

Not To Scale

APPENDIX A

Remediation Plan from Remediation Strategy Report



Head Office
Unit 3 The Old Grain Store Ditchling Common Business Park Ditchling East Sussex BN6 8SG contact@ashdownsi.co.uk
Site
15 - 18 Fairfield Cottages Cowfold West Sussex
Project Ref.
C17051
Figure No.
1
Drawing Title
Remedial Works Plan
Scale
Not to Scale

APPENDIX B

Environmental Protection Officer (Pollution) Comments
Condition 9 Discharge Notice

Mrs Rosina Green
Sunninghill Construction Company Ltd
33 Boltro Road
Haywards Heath
West Sussex RH16 1BP
Haywards Heath
RH16 1BP

Our ref: DISC/25/0216
Your ref: Condition 9 Discharge Fairfield
Cottages, Cowfold
Email: planning@horsham.gov.uk
Direct Line: 01403 215521
If Calling Please ask for: Amanda Wilkes
Date: 24th September 2025

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England)
Order 2015**

**Approval of details reserved by condition 9 (contamination) to approved application
DC/22/2010 (Demolition of existing bungalows and erection of 4no 1 bed maisonettes and
4no 2 bed houses with associated external works).**

15 Fairfield Cottages, Cowfold, West Sussex, RH13 8BL

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

9. **Pre-Commencement Condition:** No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the Local Planning Authority:
- (a) An intrusive site investigation to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
 - (b) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (a) and an options appraisal.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

Date of approval - 24th September 2025

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Remediation Strategy Rev 2 dated 22nd September 2025 by Ashdown Site Investigation	R16892	23.09.2025
Supporting Docs	Supplementary Ground Contamination Risk Assessment Issue 2 dated 22 September 2025 by Ashdown Site Investigation	R16892	23.09.2025

Notes to Applicant:

The level of lead detected in the made ground in WS204 was only marginally below its generic assessment criteria value. Given this and the fact that elevated levels of PAHs and lead were detected during the previous investigation it is considered crucial that the requirements of the remediation strategy are closely followed.

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DISC/25/0216
LOCATION:	15 Fairfield Cottages, Cowfold, West Sussex, RH13 8BL
DESCRIPTION:	Approval of details reserved by condition 9 to approved application DC/22/2010
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: Ashdown Site Investigation Supplementary Ground Contamination Risk Assessment Report dated 22.09.25 Ashdown Site Investigation Remediation Strategy dated 22.09.25 Satisfied that condition 9 can be discharged	
MAIN COMMENTS: 1. Environmental Health have reviewed the above-mentioned reports and we are satisfied that condition 9 can be formally discharged. 2. Although the most recent investigation did not find any determinands above their published generic assessment criteria, which is welcomed, we note that the level of lead detected in the made ground in WS204 was only marginally below its generic assessment criteria value. Given this and the fact that elevated levels of PAHs and lead were detected during the previous investigation we consider it crucial that the requirements of the remediation strategy are closely followed. 3. With the above in mind the applicant should be aware that we will not be in a position to recommend pre-occupation condition 12 for discharge until the development is complete and a verification report has been submitted to the Local Planning Authority which details and confirms that all of the measures, as detailed in the above-mentioned Remediation Strategy, have been adhered to and implemented to our satisfaction.	
NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	23/09/2025

APPENDIX C

Topsoil Supplier Certification



Mr Ben Arnold
United Grab Hire
Rivington Farm
Peeks Brook Lane
Horley
RH6 9SR

29 January 2026

Dear Ben

Re: Topsoil Stockpile at United Grab Hire, Rivington Farm

Further to our site visit on 20 January 2026 to assess a quantity of Topsoil that you intend to remove from the above site please find enclosed our assessment of the Topsoil and its suitability for a variety of reuses including construction and landscaping works.

As detailed in the attached report, based upon our site inspection and the results of laboratory chemical analysis we consider the soils represented by sample ref. TS(A)/2001/01 to be uncontaminated.

All samples analysed would be accurately classified as uncontaminated soil & stones.

Furthermore, after an assessment comparing the materials against the GAC requirements. Materials from the following samples would be suitable for Residential (Private Gardens and Communal Spaces), Commercial, and Public Open Spaces (Residential and Parks) uses.

Ref	Residential		Commercial	Public Open Spaces (Residential)	Public Open Spaces (Parks)
	Private Gardens	Communal Spaces			
TS(A)/2001/01	Yes	Yes	Yes	Yes	Yes

It should be noted that excavated topsoil that requires treatment before further use or cannot be used at the site at which it was produced as well as manufactured topsoil is considered by the regulator to be a waste product in accordance with the waste framework directive (2008) and this soil falls under the waste management regulations. Therefore, a company that treats or stores such material will require a standard rules SR2010 No.9 and SR2010 No.10 Environmental Agency permit for the reclamation, restoration, or improvement of land.

Regulatory position statement (RPS) 190 states that the regulator will not enforce such requirement's provided conditions are met with regard to the production and intended use of the manufactured topsoil. To comply with the RPS the intended use of topsoil must meet the following conditions:

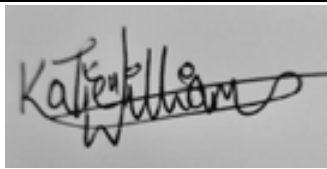
- ✔ Manufactured topsoil must be used for the recovery / landscaping purposes and must provide a suitable soil profile to establish a vegetative layer.
- ✔ Recovery must not be for agricultural purposes.
- ✔ Amount of manufactured topsoil to be used in the recovery must not exceed 1000 tonnes over a 3-year period.
- ✔ Depth of layer of manufactured topsoil must not exceed 300mm.
- ✔ Manufactured topsoil will not be stored for longer than 12 months prior to use in the recovery.
- ✔ The storage transfer and transport of the waste should comply with requirements of the duty of care regulations.

Thank you for your instructions to carry out this work, our invoice will be sent in due course under separate cover.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Bailey', with several horizontal lines drawn through it.

Joshua Bailey BSc (Hons)
AMRSC AssocMCIWM
Senior Waste Assessor
Kalex Limited

DOCUMENT CONTROL DETAILS		
Report Title:	Topsoil Classification Report for United Grab Hire	
Report Reference:	WR9198/UGH/2601	
Issue:	Version 1.0	
Date:	January 2026	
Client:	United Grab Hire Rivington Farm Peeks Brook Lane Horley RH6 9SR	
Contact:	Mr Ben Arnold	
Author:	Kalex Limited The Mill House Albury Road Little Hadham SG11 2DQ	
Contact:	Ian Bailey	
Prepared by:	Katie Williams AssocMCIWM Waste Assessor	
Date:	29/01/2026	
Reviewed by:	Ian Bailey MCIWM Environmental Consultant	
Date:	26/01/2026	

Copyright: Kalex Limited

Kalex Limited (Kalex) has prepared this report in accordance with the instructions of United Grab Hire (the client) under the terms of our appointment to compile a waste classification report. This report is for the sole and specific use of the client and Kalex shall not be responsible for any purpose other than that for which it was prepared and provided. Should the client require to pass copies of the report to other parties for information, the whole of the report should be so copied but no professional liability or warranty shall be extended to other parties by Kalex in this connection without the explicit written agreement thereto by Kalex.



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Appendix B	Laboratory Analytical Data

LIST OF ABBREVIATIONS

ACM	Asbestos Containing Material	PAH	Polyaromatic Hydrocarbon
Al	Aluminium	PCB	Polychlorinated Biphenyl
AONB	Area of Outstanding Natural Beauty	PCoC	Potential Contaminants of Concern
AoPC	Area of Potential Concern	PE	Polyethylene
AST	Above Ground Storage Tank	PFS	Petrol Filling Station
BaA	Benzo(a)anthracene	PID	Photo Ionisation Detector
BaP	Benzo(a)pyrene	POS	Parks and Open Spaces
BbF	Benzo(b)fluoranthene	PPE	Personal Protective Equipment
BGS	British Geological Survey	PRA	Preliminary Risk Assessment
BH	Borehole	PVC	Polyvinyl Chloride
BTEX	Benzene, Toluene, Ethylbenzene & Xylene	QTSE	QTS Environmental Limited
CAT	Cable Avoidance Tool	RBMP	River Basin Management Plan
CD&E	Construction, Demolition & Excavation	RMS	Risk Management Strategy
Chy	Chrysene	RWFD	Revised Waste Framework Directive
CLEA	Contaminated Lane Exposure Assessment	RWL	Resting Water Level
CSM	Conceptual Site Model	S	South
CWG	California Working Group	S4UL	Suitable 4 Use Levels
C4SL	Category 4 Screening Levels	SAC	Special Area of Conservation
DahA	Dibenzo(ah)anthracene	SGV	Soil Guideline Value
DEFRA	Dept. for Environment, Food & Rural Affairs	SNRHW	Stable Non-Reactive Hazardous Waste
DQRA	Detailed Quantitative Risk Assessment	SPA	Special Protection Area
E	East	SPL	Significant Pollutant Linkage
EA	Environment Agency	SPR	Source-Pathway-Receptor
EU	European Union (Council/Commission etc.)	SPZ	Source Protection Zone
FRA	Flood Risk Assessment	SSAC	Site Specific Assessment Criteria
GAC	Generic Assessment Criteria	SSSI	Site of Special Scientific Interest
GQA	General Quality Assessment	SVOC	Semi Volatile Organic Compound
GQRA	Generic Quantitative Risk Assessment	TOC	Total Organic Carbon
ha	Hectare	TP	Trial Pit
IcdP	Indeno(123-cd)pyrene	TPH	Total Petroleum Hydrocarbon
LLTC	Low Level of Toxicological Concern	UCL ₉₅	95% Upper Confidence Limit
LNR	Local Nature Reserve	UK	United Kingdom
LoW	List of Wastes	UKAS	UK Accreditation Service
m	Metre	UKEA	UK Environment Agencies
mAOD	Metres Above Ordnance Datum	UN	United Nations
mbgl	Metres Below Ground Level	USEPA	United States Environmental Protection Agency
MTBE	Methyl Tert-Butyl Ether	UST	Underground Storage Tank
MCERTS	EA Monitoring Certification Scheme	VOC	Volatile Organic Compound
N	North	W	West
NGR	National Grid Reference	WAC	Waste Assessment Criteria
NNR	National Nature Reserve	WFD	Water Framework Directive
NP	National Park	WS	Window Sampler
NVZ	Nitrate Vulnerable Zone		



1.0 INTRODUCTION

Kalex was commissioned by United Grab Hire (the client), to provide a Topsoil classification report assessed in relation to the specification for multi-purpose topsoil BS 3882:2015. This report is based on a programme of sampling and testing undertaken at Rivington Farm, Peeks Brook Lane, Horley, RH6 9SR (the site). We understand that the samples represent a quantity of topsoil on site that will be reused in construction and landscaping works.

2.0 PURPOSE AND REMIT

Our remit included the assessment of information, relating to a soil sampling exercise undertaken by Kalex on 20/01/2026 to assess the likely classification of the topsoil material requiring reuse in local construction and landscaping activities.

3.0 SITE SAMPLING

A geo-environmental engineer from Kalex visited the site on 20/01/2026 to assess the nature of the soils encountered. This included:

- ✔ A physical description of the arisings in accordance with BSI (2015) and AGS (2018).
- ✔ An assessment of visual and olfactory evidence of contamination.
- ✔ The recovery of representative samples.
- ✔ The submission of samples to a UKAS/MCERTS accredited laboratory for analysis.

4.0 MATERIALS ASSESSMENT

4.1.1 Physical Appearance of the Topsoil

The site is a waste transfer station. The soils are generated by clients from construction and demolition activities and imported to site in dedicated skips before being stockpiled at the site. There was no visual or olfactory evidence of contamination of the soils. The materials represented by the samples were physically described as follows:

Sampling Date	Location	Depth (mbgl)	Physical Description
20/01/2026	TS(A)/2001/01	N/A	Brown sandy loam with vegetation

4.1.2 Particle Size Analysis

The particle size analysis of sample TS(A)/2001/01 resulted in a soil texture class of “Sand”, therefore not conforming to the requirements outlined by BS 3882:2015 Specification for Topsoil.

4.1.3 Stone Content

The sample TS(A)/2001/01 had low stone content >2mm, with a result of 7.30%_{m/m} and zero coarse stone content for fragments sizes greater than 20mm. These results meet the requirements outlined by BS 3882:2015 Specification for Topsoil.

4.1.4 Visible Contaminants

The soils represented by sample TS(A)/2001/01 had no visible contaminants greater than 2mm in size, plastics, or sharps in nature. These results conform to the requirements outlined by BS 3882:2015 Specification for Topsoil.



4.2.1 Chemical Nature of the Topsoil

The laboratory test reports are presented in Appendix A. Based on the results of the laboratory testing; we would describe the soils as follows:

Ref	Chemical Summary		Waste Classification	LoW Code
	Asbestos	Solid		
TS(A)/2001/01	None seen or detected	NSC (Not Hazardous)	Uncontaminated Soil and Stones	17 05 04

NSC No significant contamination.

No asbestos was seen during the site sampling or sample preparation, and there was no asbestos detected during the chemical analysis. Furthermore, there was no elevated levels of heavy metals, TPH, or PAH contamination in the chemical analysis of sample TS(A)/2001/01.

4.2.2 Topsoil pH Value

The sample TS(A)/2001/01 was found to have a slightly alkaline pH value of 7.80 this pH value lies within the acceptable limits outlined by BS 3882:2015 specification for Topsoil.

4.2.3 Electrical conductivity (Salinity)

The sample TS(A)/2001/01 was found to have a low electrical conductivity with a result of 3200.00 us/cm this value lies within the acceptable limits outlined by BS 3882:2015 Specification for Topsoil. The salinity is low enough to enable plants to maintain uptake of water, which can be hindered by higher salinity impeding plant growth.

4.2.4 Carbon to Nitrogen Ration (C:N)

The sample TS(A)/2001/01 was found to have a Carbon: Nitrogen ratio of 5.66:1, thus conforming to the requirements outlined by BS 3882:2015 Specification for Topsoil. A C:N ratio of 5.66:1 is sufficiently low enough to allow a good balance of both Carbon and Nitrogen to be present and accessible for the uptake of plants. If the C:N ratio becomes too large the amount of available nitrogen in the soil decreases.

4.2.5 Availability of Macro Nutrients.

Some of the most important macro nutrients that play vital roles in plant growth Include: Nitrogen, Phosphorous, Potassium, and Magnesium. The soils represented by sample TS(A)/2001/01 appear to be well supplied with Nitrogen, Phosphorous, Potassium and Magnesium, hence confirm to the requirements outlined by BS 3882:2015 Specification for Topsoil.

4.2.6 Phytotoxic Contaminants

Important phytotoxic (potentially damaging to plant life) compounds considered in the requirements for Topsoil as outlined by BS 3882:2015 are Zinc, Copper, and Nickel. The soils represented by sample TS(A)/2001/01 have low levels of total Zinc, total Copper, and total Nickel, adhering to the requirements outlined in BS 3882:2015 Specification for Topsoil. Based on the low levels of phytotoxic compounds detected within sample TS(A)/2001/01 it would be appropriate to suggest the risk levels to plant health from the represented soils would be low.



4.3 Compliance with GAC

The initiative to derive the General Assessment Criteria (GAC) begun in December 2008 after the introduction of the revised CLEA methodology. A nation-wide collaboration from the contaminated land community worked on the derivation of GAC for 82 commonly encountered contaminants that were not being considered by the Environment Agency. The GAC are scientifically based screening criteria that can be used as a starting point for evaluating long-term risks to human health from chemicals in soils. Soils that adhere to the derived limits of GAC for various generic land-use scenarios are considered to have tolerable or minimal long-term health risks for the site occupants.

Ref	Residential		Commercial	Public Open Spaces (Residential)	Public Open Spaces (Parks)
	Private Gardens	Communal Spaces			
TS(A)/2001/01	Yes	Yes	Yes	Yes	Yes

Materials represented by sample TS(A)/2001/01 are suitable for all uses as outline in the table above as the chemical data results fall below the GAC requirements for each of the following uses: Residential (Private Gardens and Communal Spaces), Commercial, and Public Open Spaces (Residential and Parks).

Please be aware that your duty of care paperwork now needs to include the following:

- ✔ The relevant UK SIC Code (2007).
- ✔ A declaration that you have fulfilled your duty to apply the waste hierarchy as required by Regulation 12 of DEFRA (2011).
- ✔ The relevant LoW Code.
- ✔ A completed Manufactured Soils and Soil Substitutes form (found in appendix B)



5.0 LIMITATIONS AND USE OF THE REPORT

IMPORTANT: This section should be read before reliance is placed on any of the opinions, advice, recommendations, or conclusions set out in this report.

- a) This report has been prepared for the purpose of providing interpretation on analytical results supplied by the Client pursuant to its appointment of Kalex Limited to act as a consultant.
- b) These comments are given in good faith on the basis of the results provided. Kalex Limited can bear no responsibility for any inaccuracies that may arise from the laboratory testing.
- c) This report does not constitute a qualitative risk assessment of the site or the soils and is not based upon a conceptual site model as we have been provided with insufficient information to establish the existence of potential sources of contamination, plausible pathways, or sensitive receptors and therefore assumes that they exist.
- d) The report is unable to comment on the potential risks to controlled waters (groundwater or surface water), although where contaminant concentrations are below relevant threshold criteria in most circumstances it may be considered that the risk is low.
- e) We have assumed that the results are representative of the area sampled. This does not imply that they may be considered representative of the site itself. Kalex Limited can accept no responsibility for the integrity of the sampling regime.
- f) Save for the Client no duty is undertaken, or warranty or representation made to any party in respect of the opinions, advice, recommendations, or conclusions herein set out.
- g) All work carried out in preparing this report has used, and is based upon, our professional knowledge and understanding of the current relevant English and European Community standards, approved codes of practice, technology, and legislation.
Changes in the above may cause the opinion, advice, recommendations, or conclusions set out in this report to become inappropriate or incorrect. However, in giving its opinions, advice, recommendations and conclusions, Kalex Limited has considered pending changes to environmental legislation and regulations of which it is currently aware. Following delivery of this report, we will have no obligation to advise the Client of any such changes, or of their repercussions.
- h) Kalex Limited acknowledges that it is being retained, in part, because of its knowledge and experience with respect to environmental matters. Kalex Limited will consider and analyse all information provided to it in the context of our knowledge and experience and all other relevant information known to us. To the extent that the information provided to us is not inconsistent or incompatible therewith, Kalex Limited shall be entitled to rely upon and assume, without independent verification, the accuracy and completeness of such information.
- i) The content of this report represents the professional opinion of experienced environmental consultants. Kalex Limited does not provide specialist legal advice and the advice of lawyers may be required.
- j) In the Summary and Recommendations sections of this report, Kalex Limited has set out our key findings and provided a summary and overview of our advice, opinions, and recommendations. However, other parts of this report will often indicate the limitations of the information obtained by Kalex Limited and therefore any advice, opinions or recommendations set out in the Executive Summary, Summary and Recommendations sections ought not to be relied upon unless they are considered in the context of the whole report.
- k) The lack of evidence of the presence of hazardous or harmful materials at the subject property does not guarantee the absence of such materials; rather it indicates only that none were found as a result of the services provided. The services described in this report were performed in accordance with the general practices and procedures accepted in the consulting field.



Appendix A

Manufactured Soils and Soil Substitutes Form



Manufactured Soils and Soil Substitutes

Classification of Manufactured Soils

Declaration of compliance:	This declaration confirms that the topsoil represented by the attached Topsoil Analysis Report conforms to the requirements of the British Standard for Topsoil (BS3882:2015)
Soil Source: Name of producer for manufactured topsoil or source locations of natural topsoil from a greenfield site	United Grab Hire Rivington Farm Peeks Brook Lane Horley RH6 9SR
Soil Description: From assessment of the textural classification	Brown sandy loam with vegetation
Testing document: MCERTS laboratory certificate reference number(s)	26-002801 26-002804
Waste transfer note: Waste transfer not number(s)	

Manufactured topsoil is considered by the regulator to be a waste product in accordance with the waste framework directive (2008) this soil will therefore fall under the waste management regulations. However, regulatory position statement (RPS) 190 – ‘The use of manufactured topsoil for recovery operations’ states that the regulator will not enforce such requirement’s provided conditions are met with regard to the production and intended use of the manufactured topsoil.

This manufactured topsoil has been produced in accordance with an environmental management system which implements the production requirements outlined in the RPS and meets the standards set by BS3882:2015.

To comply with the RPS the intended use of topsoil must meet the following conditions:

- Manufactured topsoil must be used for the recovery / landscaping purposes and must provide a suitable soil profile to establish a vegetative layer.
- Recovery must not be for agricultural purposes
- Amount of manufactured topsoil to be used in the recovery must not exceed 1000 tonnes over a 3-year period
- Depth of layer of manufactured topsoil must not exceed 300mm
- Manufactured topsoil will not be stored for longer than 12 months prior to use in the recovery.
- The storage transfer and transport of the waste should comply with requirements of the duty of care regulations.

If the intended use of the manufactured soil does not meet all of the above, then the use of the soil will need to be carried out under an environmental permit, or a waste exemption registration.



Appendix B

Laboratory Analytical Data



Kalex Ltd
Bridge House
The Ash
Little Hadham
Ware
SG11 2DG

i2 Analytical Ltd.
7 Woodshots Meadow,
Croxley Green
Business Park,
Watford,
Herts,
WD18 8YS

t:
e: reports@kalex.co.uk

t: 01923 225404
f: 01923 237404
e: info-i2analytical@normecgroup.com

Analytical Report Number : 26-002801

Project / Site name:	United Grab Hire, Rivington Farm	Samples received on:	21/01/2026
Your job number:	UNITED GRAB HIRE, RIVINGTON FARM	Samples instructed on/ Analysis started on:	21/01/2026
Your order number:	WR9198-UGH-JAN26	Analysis completed by:	28/01/2026
Report Issue Number:	1	Report issued on:	28/01/2026
Samples Analysed:	1 soil sample		

Signed:

Anna Goc
PL Head of Reporting Team
For & on behalf of i2 Analytical Ltd.

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41-711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are :

soils	- 4 weeks from reporting
leachates	- 2 weeks from reporting
waters	- 2 weeks from reporting
asbestos	- 6 months from reporting
air	- once the analysis is complete

Excel copies of reports are only valid when accompanied by this PDF certificate.

Retention period for records and reports is minimum 6 years from the date of issue of the final report.
Some records may be kept for longer according to other legal/best practice requirements.

Any assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement.
Application of uncertainty of measurement would provide a range within which the true result lies.
An estimate of measurement uncertainty can be provided on request.

Analytical Report Number: 26-002801
 Project / Site name: United Grab Hire, Rivington Farm
 Your Order No: WR9198-UGH-JAN26

Lab Sample Number				806735
Sample Reference				TS(A)/2001/01
Sample Number				None Supplied
Water Matrix				N/A
Depth (m)				None Supplied
Date Sampled				20/01/2026
Time Taken				1330
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Stone Content	%	0.1	NONE	< 0.1
Moisture Content	%	0.01	NONE	20
Total mass of sample received	kg	0.1	NONE	2

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	KJK
Analysis completed	N/A	N/A	N/A	26/01/2026

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	8.2
Total Cyanide	mg/kg	1	MCERTS	< 1.0
Free Cyanide	mg/kg	1	MCERTS	< 1.0
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	100
Water Soluble SO ₄ 16hr extraction (2:1)	mg/l	1.25	MCERTS	51.6
Organic Matter (automated)	%	0.1	MCERTS	4.1

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	< 0.05
Anthracene	mg/kg	0.05	MCERTS	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.13
Pyrene	mg/kg	0.05	MCERTS	0.11
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.1
Chrysene	mg/kg	0.05	MCERTS	0.1
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.17
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.08
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.13
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.09
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.1

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	1.02
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Analytical Report Number: 26-002801
 Project / Site name: United Grab Hire, Rivington Farm
 Your Order No: WR9198-UGH-JAN26

Lab Sample Number				806735
Sample Reference				TS(A)/2001/01
Sample Number				None Supplied
Water Matrix				N/A
Depth (m)				None Supplied
Date Sampled				20/01/2026
Time Taken				1330
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Heavy Metals / Metalloids

Antimony (aqua regia extractable)	mg/kg	1	ISO 17025	2
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	8.8
Barium (aqua regia extractable)	mg/kg	1	MCERTS	20
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.29
Boron (water soluble)	mg/kg	0.2	MCERTS	2.1
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	U/S ^{U/S} 9
Chromium (hexavalent) by IC	mg/kg	1.8	NONE	< 1.80
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	26
Copper (aqua regia extractable)	mg/kg	1	MCERTS	12
Lead (aqua regia extractable)	mg/kg	1	MCERTS	16
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3
Molybdenum (aqua regia extractable)	mg/kg	0.25	MCERTS	0.69
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	12
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	1.2
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	42
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	42

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 _{EH_CU_1D_AL}	mg/kg	1	MCERTS	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_1D_AL}	mg/kg	2	MCERTS	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0
TPHCWG - Aliphatic >EC35 - EC40 _{EH_CU_1D_AL}	mg/kg	10	NONE	< 10
TPHCWG - Aliphatic >EC5 - EC40 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	< 10

TPHCWG - Aromatic >EC5 - EC7 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010
TPHCWG - Aromatic >EC7 - EC8 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010
TPHCWG - Aromatic >EC8 - EC10 _{HS_1D_AR}	mg/kg	0.02	MCERTS	< 0.020
TPHCWG - Aromatic >EC10 - EC12 _{EH_CU_1D_AR}	mg/kg	1	MCERTS	< 1.0
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	< 2.0
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10
TPHCWG - Aromatic >EC35 - EC40 _{EH_CU_1D_AR}	mg/kg	10	NONE	< 10
TPHCWG - Aromatic >EC5 - EC40 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	< 10

TPH Total >EC5 - EC40 _{EH_CU+HS_1D_TOTAL}	mg/kg	10	NONE	< 10
TPH Total >EC6 - EC40 _{EH_CU+HS_1D_TOTAL}	mg/kg	10	NONE	< 10

Petroleum Range Organics (EC6 - EC10) _{HS_1D_TOTAL}	mg/kg	1	ISO 17025	< 1.0
TPH (EC10 - EC40) _{EH_CU_1D_TOTAL}	mg/kg	10	MCERTS	< 10



Analytical Report Number: 26-002801
 Project / Site name: United Grab Hire, Rivington Farm
 Your Order No: WR9198-UGH-JAN26

Lab Sample Number				806735
Sample Reference				TS(A)/2001/01
Sample Number				None Supplied
Water Matrix				N/A
Depth (m)				None Supplied
Date Sampled				20/01/2026
Time Taken				1330
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

VOCS

MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0
Benzene	µg/kg	5	MCERTS	< 5.0
Toluene	µg/kg	5	MCERTS	< 5.0
Ethylbenzene	µg/kg	5	MCERTS	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	< 8.0
o-Xylene	µg/kg	5	MCERTS	< 5.0

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number : 26-002801

Project / Site name: United Grab Hire, Rivington Farm

* These descriptions are only intended to act as a cross check if sample identities are questioned. The major constituent of the sample is intended to act with respect to MCERTS validation. The laboratory is accredited for sand, clay and loam (MCERTS) soil types. Data for unaccredited types of solid should be interpreted with care.

Stone content of a sample is calculated as the % weight of the stones not passing a 10 mm sieve. Results are not corrected for stone content.

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
806735	TS(A)/2001/01	None Supplied	None Supplied	Brown sandy loam with vegetation

Analytical Report Number : 26-002801

Project / Site name: United Grab Hire, Rivington Farm

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Asbestos identification in Soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques	In-house method based on HSG 248, 2021	A001B	D	ISO 17025
Organic matter (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Moisture Content (Wet Weight)	Moisture content (% wet weight), determined gravimetrically (up to 30°C)	In-house-procedure based on BS EN 12880:2000	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
Boron, water soluble, in soil	Determination of water soluble boron in soil by hot water extract followed by ICP-OES	In-house method based on Second Site Properties version 3	L038B	D	MCERTS
Sulphate, water soluble, in soil (16hr extraction)	Sulphate, water soluble, in soil (16hr extraction)	In-house method	L038B	D	MCERTS
Hexavalent chromium in soil by Ion Chromatography	Determination of hexavalent chromium in alkaline soil extract by use of ion chromatography with spectrophotometric detection	In-house method	L130B	W	NONE
Speciated PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
BTEX and/or Volatile organic compounds in soil	Determination of volatile organic compounds in soil by headspace GC-MS	In-house method based on USEPA 8260	L073B	W	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID with carbon banding aliphatic and aromatic	In-house method	L076B	D	MCERTS
Total petroleum hydrocarbons by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID	In-house method	L076B	D	MCERTS
Total petroleum hydrocarbons by GC-FID/GC-MS HS in soil (Summed Bands)	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS (Summed Bands).	Calculation	L076B/L088-PL	D/W	NONE
Hexavalent chromium in soil	Determination of hexavalent chromium in soil by extraction in NaOH and addition of 1,5 diphenylcarbazide followed by colorimetry	In-house method	L080-PL	W	MCERTS
Free cyanide in soil	Determination of free cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
Total cyanide in soil	Determination of total cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS

Analytical Report Number : 26-002801

Project / Site name: United Grab Hire, Rivington Farm

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Total petroleum hydrocarbons with carbon banding by HS-GC/MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC/MS with carbon banding aliphatic and aromatic	In-house method	L088-PL	W	MCERTS
Total petroleum hydrocarbons by HS-GC-MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC-MS	In-house method	L129-PL	W	ISO 17025
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID/GC-MS HS in soil (Summed Bands)	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS with carbon banding aliphatic and aromatic (Summed Bands).	Calculation	L076B/L088-PL	D/W	NONE
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).

For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).

For method numbers ending in 'PL' or 'B' analysis have been carried out in our laboratory in Poland.

Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30°C.

Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

Quality control parameter failure associated with individual result applies to calculated sum of individuals.

The result for sum should be interpreted with caution

*U/S g- Unsuitable for analysis due to high colour intensity.

TEST CERTIFICATE

SPECIFICATION FOR TOPSOIL
In-house method based on: BS 3882: 2015



Client: Kalex Ltd
Client Address: Bridge House, The Ash,
Little Hadham, Ware,
SG11 2DG
Contact: Ian Bailey
Site Address: United Grab Hire, Rivington Farm

Client Reference: UNITED GRAB HIRE, RIVINGTON FARM
Job Number: 26-002804-1
Date Sampled: 20/01/2026
Date Received: 21/01/2026
Date Tested: 26/01/2026
Sampled By: Not Given

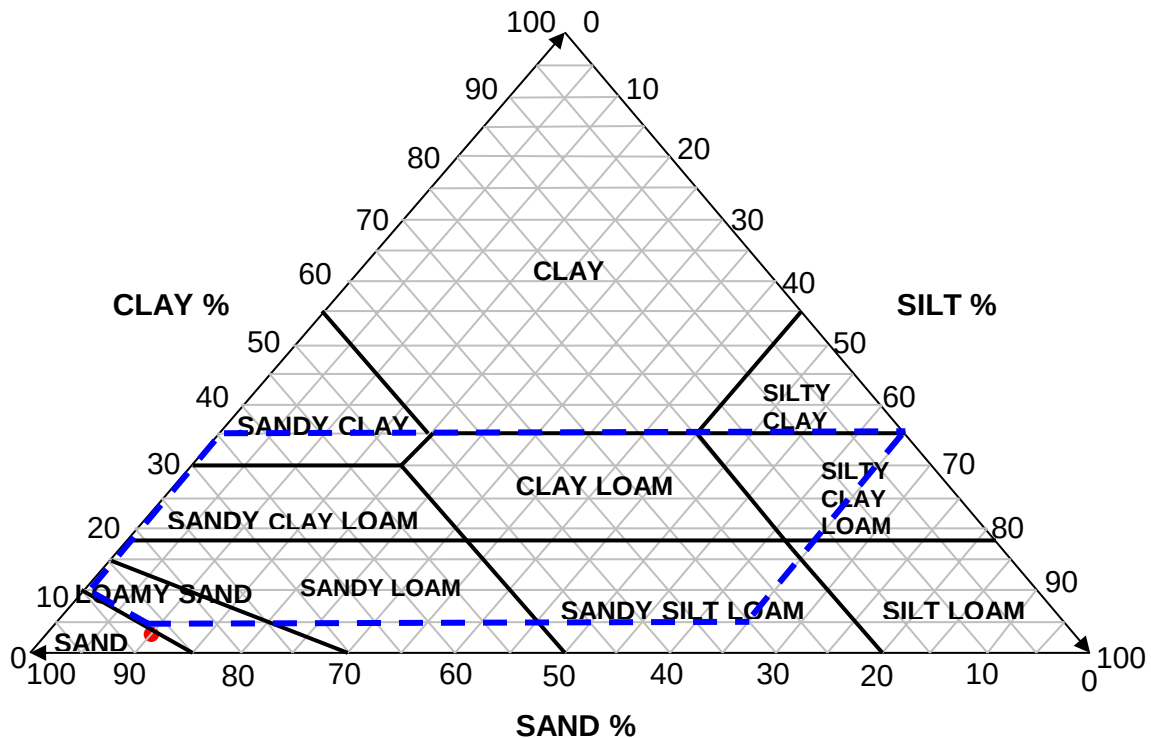
Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Test Results:

Laboratory Reference: 806743
Hole No.: TS(A)/2001/01
Sample Reference: Not Given
Sample Description: SAND

Depth Top [m]: 0.00
Depth Base [m]: Not Given
Sample Type: D

Soil Texture Triangle



Sample Proportion	% dry mass
Sand	87.6
Silt	8.4
Clay	4.0

Texture within acceptable area (Y/N)

Remarks:

Signed:

Katarzyna Koziel
Geotechnical Reporting Team Leader
for and on behalf of i2 Analytical Ltd

Opinions and interpretations expressed herein are outside of the scope of the UKAS Accreditation. This report may not be reproduced other than in full without the prior written approval of the issuing laboratory. The results included within the report relate only to the sample(s) submitted for testing.

Kalex Ltd
Bridge House
The Ash
Little Hadham
Ware
SG11 2DG

i2 Analytical Ltd.
7 Woodshots Meadow,
Croxley Green
Business Park,
Watford,
Herts,
WD18 8YS

t:
e: reports@kalex.co.uk

t: 01923 225404
f: 01923 237404
e: info-i2analytical@normecgroup.com

Analytical Report Number : 26-002804

Project / Site name:	United Grab Hire, Rivington Farm	Samples received on:	21/01/2026
Your job number:	UNITED GRAB HIRE, RIVINGTON FARM	Samples instructed on/ Analysis started on:	21/01/2026
Your order number:	WR9198-UGH-JAN26	Analysis completed by:	28/01/2026
Report Issue Number:	1	Report issued on:	28/01/2026
Samples Analysed:	1 soil sample		



Signed:

Trevor Hill
Customer Service
For & on behalf of i2 Analytical Ltd.

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41-711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are :

soils	- 4 weeks from reporting
leachates	- 2 weeks from reporting
waters	- 2 weeks from reporting
asbestos	- 6 months from reporting
air	- once the analysis is complete

Excel copies of reports are only valid when accompanied by this PDF certificate.

Retention period for records and reports is minimum 6 years from the date of issue of the final report.
Some records may be kept for longer according to other legal/best practice requirements.

Any assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement.
Application of uncertainty of measurement would provide a range within which the true result lies.
An estimate of measurement uncertainty can be provided on request.

i2 Analytical

7 Woodshots Meadow
Croxley Green Business Park
Watford, WD18 8YS

Telephone: 01923 225404
Fax: 01923 237404
email:reception@i2analytical.com

Certificate of Analysis									
BS 3882:2015 Specification For Topsoil									
	Fail BS 3882				client				
Report No:	26-002804			Kalex Ltd					
Location	United Grab Hire, Rivington Farm								
Lab Reference (Sample Number)	806743								
Sampling Date	20/01/2026								
Sample ID	TS(A)/2001/01								
Depth (m)				Compliant with range (Y/N)					
		unit	Result	Multi-P	Acid	Calc	Low-F	Low-F(a)	Low-F(c)
Soil texture	<2mm fraction	%m/m	SAND	N	N	N	N	N	N
Maximum coarse fragment content:	>2mm	%m/m	7.30	Y	Y	Y	Y	Y	Y
	>20mm	%m/m	0.00	Y	Y	Y	Y	Y	Y
	>50mm	%m/m	0.00	Y	Y	Y	Y	Y	Y
Mass loss on ignition		%	5.10						
	Clay 5-20%		-	-	-	-	-	-	-
	Clay 20-35%		-	-	-	-	-	-	-
Soil pH:		pH	7.80	Y	N	Y	Y	N	Y
Carbonate:		%m/m	3.90	-	-	Y	-	-	Y
Available plant nutrients	Nitrogen	%m/m	0.53	Y	Y	Y	-	-	-
	Extractable Phosphate (as P)	mg/l	61.00	Y	Y	Y	N	N	N
	Extractable Potassium	mg/l	1230.00	Y	Y	Y	-	-	-
	Extractable Magnesium	mg/l	180.00	Y	Y	Y	-	-	-
Carbon: Nitrogen Ratio:		:1	5.66	Y	Y	Y	Y	Y	Y
Conductivity		us/cm	3200.00	Y	-	-	-	-	-
Phytotoxic contaminants:	** Total Zinc	mg/kg	60.00	Y	Y	Y	Y	Y	Y
	** Total Copper	mg/kg	19.00	Y	Y	Y	Y	Y	Y
	** Total Nickel	mg/kg	16.00	Y	Y	Y	Y	Y	Y
Visible contaminants:	>2mm	%m/m	0.00	Y	Y	Y	Y	Y	Y
	Plastics	%m/m	0.00	Y	Y	Y	Y	Y	Y
	Sharps	no. in 1 kg	0.00	Y	Y	Y	Y	Y	Y
Compliance:				Fail	Fail	Fail	Fail	Fail	Fail
Results are expressed on a dry weight basis, after correction for moisture content where applicable Stated limits are for guidance only and 12 cannot be held responsible for any discrepancies with current legislation									

** = MCERTS accredited



Analytical Report Number : 26-002804

Project / Site name: United Grab Hire, Rivington Farm

* These descriptions are only intended to act as a cross check if sample identities are questioned. The major constituent of the sample is intended to act with respect to MCERTS validation. The laboratory is accredited for sand, clay and loam (MCERTS) soil types. Data for unaccredited types of solid should be interpreted with care.

Stone content of a sample is calculated as the % weight of the stones not passing a 10 mm sieve. Results are not corrected for stone content.

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
806743	TS(A)/2001/01	None Supplied	None Supplied	Brown sandy loam with vegetation

Analytical Report Number : 26-002804

Project / Site name: United Grab Hire, Rivington Farm

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Coarse Fragment and Contaminant Analysis	Determination of >2mm contaminants	BS3882:2007 & BS8601:2013 & PAS 100:2005	L019B	D	NONE
Moisture Content (Wet Weight)	Moisture content (% wet weight), determined gravimetrically (up to 30°C)	In-house-procedure based on BS EN 12880:2000	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Conductivity (BS 3882/BS 8601)	Determination of the conductivity of soil in accordance with BS 3882:2007 methodology CaSO4 extract	BS 3882:2007 & BS 8601:2013	L031B	D	NONE
Carbonate (Topsoil - BS 3882)	Determination of Carbonate as per BS 3882:2015	Method based on BS 3882:2015	L034-PL	D	NONE
Extractable/Available Metals (BS 3882/BS 8601)	Determination of the extractable metals in soil, in accordance with BS 3882:2007 methodology	BS3882:2007 & BS8601:2013	L038B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
Carbon to Nitrogen Ratio (Topsoil - BS3882:2015)	Carbon to Nitrogen ratio (:1) calculated using Loss on Ignition	BS3882:2015	L047-PL/L087B	W	NONE
Mass loss on ignition (Topsoil - BS 3882)	Determination of Loss on Ignition as per BS 3882:2015	Method based on BS 3882:2015	L047-PL	D	NONE
Phosphorus as PO4 (BS 3882/BS 8601)	Determination of the extractable phosphorus in soil, in accordance with BS 3882:2007 methodology	Method based on BS 3882:2015 & BS 8601:2013	L048B	D	NONE
Kjeldahl nitrogen in soil	Determination of total nitrogen using the Kjeldahl-digestion method and ion selective electrode	In-house method based on BS 7755-3.7:1995	L087B	D	NONE
pH (BS 3882/BS 8601)	Determination of the pH of soil in accordance with BS 3882:2007 methodology	BS 3882:2007 & BS 8601:2013	L099-PL	D	NONE
Topsoil (BS 3882:2015)	Specification for topsoil	BS 3882:2015	PL		NONE
Textural Classification Diagram (BS 3882:2015)	BS 3882:2015	BS 3882:2015	PL		NONE
Geotechnical Testing	See attached geotechnical report	See attached geotechnical report	PL		NONE

Analytical Report Number : 26-002804

Project / Site name: United Grab Hire, Rivington Farm

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).

For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).

For method numbers ending in 'PL' or 'B' analysis have been carried out in our laboratory in Poland.

Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30oC.

Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

Quality control parameter failure associated with individual result applies to calculated sum of individuals.

The result for sum should be interpreted with caution

APPENDIX D

Topsoil Batch 1: Correspondence

From: Chris Blain
Sent: 08 June 2026 15:07
To: Consulting
Cc: Projects; J391 Fairfield; Colin Coulthard; Jon Booth; Josh Buss; Jimmy Palmer; Simon Smith; David Thoms
Subject: RE: DC/22/2010 Fairfield Cottages - Pre-Commencement Conditions and Discharge Requests (C17051)

Hi Alex

We have had 3 x 20 tonne loads of topsoil to date, we are expecting 3 more loads this week which will complete the rear gardens. We will then have another 2 x 20 tonnes loads next week to complete the front gardens. The groundworkers are currently reducing front gardens to 17 and 18 so record photos will be available to take end of the week at geotextile level, with final ones Tuesday/ Wednesday next week.

I will let site confirm the exact dates with you, but this gives an idea of volume. Clearly, we would want to complete testing as soon as possible, are you able to take final batch samples at the end of this week if topsoil is coming from the same source?

Regards

Chris Blain
Construction Manager



SUNNINGHILL CONSTRUCTION CO. LIMITED

Offices in Sussex and Surrey

Head Office: Cornelius House • 33 Boltro Road • Haywards Heath • RH16 1BP

Tel: 01444 416711 • **Email:** enquiries@sunninghill.co.uk • www.sunninghill.co.uk

Registered in England at 33 Boltro Road Haywards Heath RH16 1BP • Registration No. 1179939

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APPENDIX E

Topsoil Batch 1: Laboratory Test Results

ANALYTICAL TEST REPORT

Report Number 26-06628, issue number 1

Contract name: Fairfield Cottages Cowfold

Client reference: C17051-3431

Clients name: Ashdown Site Investigation Ltd

Clients address: Ashdown Site Investigation Ltd
Unit 3 The Grain Store
Ditchling Common Business Park
West Sussex
BN6 8SG

Samples received: 08/06/2026

Analysis started: 08/06/2026

Analysis completed: 17/06/2026

Report issued: 18/06/2026

Key

- U UKAS accredited test
- M MCERTS & UKAS accredited test
- (B) Analysis performed at Southampton Site
- I/S Insufficient sample to carry out test
- U/S Sample not suitable for testing
- NAD No Asbestos Detected

Full key available on Information page



Approved by: Georgia Hunter
Senior Reporting Administrator

SAMPLE INFORMATION

MCERTS (Soils):

Soil descriptions are only intended to provide a log of sample matrices with respect to MCERTS validation. They are not intended as full geological descriptions. MCERTS accreditation applies for sand, clay and loam/topsoil, or combinations of these whether these are derived from naturally occurring soils or from made ground, as long as these materials constitute the major part of the sample. Other materials such as concrete, gravel and brick are not accredited if they comprise the major part of the sample.
% Moisture reported as MCERTS drying at 30°C

Lab ref	Sample ID	Depth (m)	Sample description	Material removed	% Removed	% Moisture
110841	TS01	-	Brown Sandy Loam with Vegetation.	-	-	29.5
110842	TS02	-	Brown Sandy Loam with Vegetation.	-	-	30.6
110843	TS03	-	Brown Sandy Loam with Vegetation.	-	-	34.5

SOILS

Lab Number					110841	110842	110843
Client Reference					SOIL	SOIL	SOIL
Sample ID					TS01	TS02	TS03
Sampling Date					04/06/2026	04/06/2026	04/06/2026
Test	Method	Accred	LoD	Units			
Asbestos							
Asbestos Identification	SUBCO N	SU	0	-	NAD	NAD	NAD
Metals							
Water Soluble Boron	CE063	N	0.5	mg/kg	3.76	3.79	3.54
Arsenic	CE264	M	2.3	mg/kg	4.4	3.8	3.6
Cadmium	CE264	M	1.1	mg/kg	< 1.1	< 1.1	< 1.1
Chromium	CE264	U	1.3	mg/kg	14.6	10.5	8.1
Copper	CE264	M	1.2	mg/kg	25.7	14.4	16.3
Lead	CE264	U	2.4	mg/kg	39.1	19.7	19.4
Mercury	CE264	M	0.6	mg/kg	< 0.6	< 0.6	< 0.6
Nickel	CE264	M	1.6	mg/kg	5.2	< 1.6	< 1.6
Selenium	CE264	M	3	mg/kg	< 3.0	< 3.0	< 3.0
Zinc	CE264	M	2.4	mg/kg	71.6	50.7	49.9
Colourimetric							
Water Soluble Chromium VI	CE263	N	0.04	mg/kg	< 0.040	< 0.040	< 0.040
Combustion							
Moisture Content	CE001	N	0.1	%	29.5	30.6	34.5
Soil Organic Matter	CE192	N	0.1	%	16.9	18.3	18.0
Polyaromatic hydrocarbons							
Naphthalene	CE087	M	0.016	mg/kg	< 0.016	< 0.016	< 0.016
Acenaphthylene	CE087	M	0.015	mg/kg	< 0.015	< 0.015	< 0.015
Acenaphthene	CE087	M	0.013	mg/kg	< 0.013	< 0.013	< 0.013
Fluorene	CE087	U	0.013	mg/kg	< 0.013	< 0.013	0.017
Phenanthrene	CE087	M	0.014	mg/kg	0.034	0.069	0.147
Anthracene	CE087	U	0.017	mg/kg	< 0.017	0.017	0.043
Fluoranthene	CE087	M	0.017	mg/kg	0.069	0.208	0.416
Pyrene	CE087	M	0.016	mg/kg	0.048	0.164	0.315
Benzo(a)anthracene	CE087	U	0.012	mg/kg	0.031	0.102	0.203
Chrysene	CE087	M	0.028	mg/kg	0.032	0.109	0.207
Benzo(b)fluoranthene	CE087	M	0.02	mg/kg	0.043	0.166	0.300
Benzo(k)fluoranthene	CE087	M	0.025	mg/kg	< 0.025	0.061	0.110

SOILS

Lab Number					110841	110842	110843
Client Reference					SOIL	SOIL	SOIL
Sample ID					TS01	TS02	TS03
Sampling Date					04/06/2026	04/06/2026	04/06/2026
Test	Method	Accred	LoD	Units			
Benzo(a)pyrene	CE087	U	0.019	mg/kg	< 0.019	0.105	0.201
Indeno(1,2,3-cd)pyrene	CE087	M	0.019	mg/kg	< 0.019	0.120	0.220
Dibenzo(a,h)anthracene	CE087	M	0.017	mg/kg	< 0.017	0.024	0.047
Benzo(g,h,i)perylene	CE087	M	0.019	mg/kg	< 0.019	0.094	0.166
Total PAH(16)	CE087	N	0.28	mg/kg	< 0.280	1.24	2.39
Total Petroleum Hydrocarbons							
>C5-C6 Total (HS_1D_Total)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10
>C6-C8 Total (HS_1D_Total)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10
>C8-C10 Total (HS_1D_Total)	CE267	N	0.1	mg/kg	< 0.100	< 0.100	< 0.100
>C10-C12 Soil (EH_1D_Total)	CE033	M	3	mg/kg	< 3.0	< 3.0	< 3.0
>C12-C16 Soil (EH_1D_Total)	CE033	M	4	mg/kg	10.1	4.8	13.9
>C16-C21 Soil (EH_1D_Total)	CE033	M	4	mg/kg	32.2	20.2	31.6
>C21-C35 Soil (EH_1D_Total)	CE033	M	9	mg/kg	416	321	311
>C35-C44 Soil (EH_1D_Total)	CE033	U	8	mg/kg	213	197	197
Wet Chem							
pH	CE004	M	0.1	pH units	8.7	8.6	8.3

METHOD DETAILS

METHOD	TESTNAME	METHOD SUMMARY	ANALYSIS BASIS
CE267	VPH in Soil	HS-GCFID	As submitted sample
SUBCON	Asbestos Soil	HSG248	Air Dried Sample
CE033	EPH in Soil	Acetone:Hexane Extraction and GCFID	As submitted sample
CE063	Water soluble boron	ICPOES	Air dried sample
CE264	Metals by ICP in Soil	ICPOES	Air dried sample
CE263	ChromiumVI by Discrete Analyser in Soil	Gallery	Air dried sample
CE087	PAH in Soil	DCM Extraction and GCMS	As submitted sample
CE192	TOC In Soil	PRIMACS Combustion Analyser	Air dried sample

DEVIATING SAMPLE INFORMATION

Comments

Sample deviation is determined in accordance with the UKAS note "Guidance on Deviating Samples" and based on reference standards and laboratory trials.

For samples identified as deviating, test result(s) may be compromised and may not be representative of the sample at the time of sampling.

Chemtech Environmental Ltd cannot be held responsible for the integrity of sample(s) received if Chemtech Environmental Ltd did not undertake the sampling. Such samples may be deviating.

Key

- a Sampling date not provided
- b Sampling time not provided (waters only)
- c Sample not received in appropriate containers
- d Storage Temperature
- e Headspace present in sample container
- f Sample exceeded sampling to receipt
- g Sample exceeded holding time(s)

Lab ref	Sample ID	Depth (m)	Deviating	Tests (Reason for deviation)
110841	TS01	-	N	
110842	TS02	-	N	
110843	TS03	-	N	

REPORT INFORMATION

Report No.:26-06628, issue number 1

Key	
U	ISO17025 Accredited Result
M	ISO17025 and MCERTS Accredited Result
N	Do not currently hold accreditation
^	MCERTS accreditation not applicable for sample matrix
*	ISO17025 accreditation not applicable for sample matrix
S	Subcontracted
I/S	Insufficient Sample
U/S	Unsuitable sample
N/T	Not tested
<	Means "less than"
>	Means "greater than"

LOD refers to limit of detection, except in the case of pH soils and pH waters where it means limit of discrimination.

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Opinions and interpretations expressed herein are outside the UKAS accreditation scope.

All testing carried out at Unit 6 Parkhead, Stanley, DH9 7YB, except for subcontracted testing.

The results relate only to the sample received.

Unless otherwise stated, sample information has been provided by the client. This may affect the validity of the results.

Moisture Content Calculated on a Wet Weight basis (at 30°C)

Unless otherwise stated, Chemtech Environmental Ltd was not responsible for sampling.

Where sampling was undertaken by Chemtech Environmental Limited it is outside the UKAS accreditation scope.

Methods, procedures and performance data are available on request.

Results reported herein relate only to the material supplied to the laboratory.

BTEX compounds are identified by retention time only and may include interference from co-eluting compounds.

For soils and solids, all results are reported on a dry basis (30°C). Samples dried at no more than 30°C in a drying cabinet.

For soils and solids, analytical results are inclusive of stones and 'inert' material, where applicable.

'Client Reference', 'Sample ID', 'Sample Location', 'Sample Type', 'Depth', 'Sample Date' and 'Sample Time' information is provided by the customer

Sample Retention and Disposal

All soil samples will be retained for a period of 4 weeks from the point of receipt

All water samples will be retained for a period of 2 weeks from the point of Reporting

Charges may apply to extended sample storage

TPH Classification - HWOL Acronym System

HS	Headspace analysis
EH	Extractable Hydrocarbons - i.e. everything extracted by the solvent
CU	Clean-up - e.g. by florisil, silica gel
1D	GC - Single coil gas chromatography
Total	Aliphatics & Aromatics
AL	Aliphatics only
AR	Aromatics only
2D	GC-GC - Double coil gas chromatography
#1	EH_Total but with humics mathematically subtracted
#2	EH_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry

Unless specifically identified (noted as "(B)" in analyte name) all internal analysis performed at Durham site

Vat Reg No. 772 5703 18 Registered in England number 4284013

APPENDIX F

Topsoil Batch 1: Delivery Notes

COMBINED CONVEYANCE NOTE

for Waste Collected/Materials Supplied

Delete as appropriate**HGS SOUTHERN LTD.***(limited)*No: **72874**The Haulage Yard, Dial Post
Horsham, West Sussex RH13 8NY**Duty of Care/Controlled Waste Transfer note**Registered Carrier No: **CBDU360041**

Tel: 01403 627902

Email: jharris@hgssouthern.co.uk

www.hgssouthern.co.uk

Vehicle Reg No GN26 UYE	Driver's full name Gareth	Date of collection/delivery 9/6/26
Customer Sunninghill Const	Collection point/delivery address Fairfield Cottages Canfold	
SIC Code 43-2		

Load size & how the load is contained			Weight (if weighbridge available)	
☐ B-wheel tipper loose	☐ Other (state below)		Gross Weight	
☐ B-wheel grab loose				
Time on site	Daywork Hire/Waiting Time Time off site	Total hours	Tare Weight	
Description of Waste / Materials carried <i>(Delete as appropriate)</i> ☒ Supplied ☐ Hauled ☐ Removed Topsoil			Nett Weight	full 1000
			☐ CL:AIRE Code of Practice Transfer	

E.W.C Code (where applicable)

☐ EWC 17 05 04 Soils & Stones	☐ EWC 17 01 07 Mixtures of Concrete Bricks, Tiles & Ceramics	☐ EWC 17 01 01 Clean Concrete	☐ EWC 17 03 02 Bituminous Mixtures (Tarmac)	Other
---	---	---	--	-------

By signing this transfer note I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011

Signed on behalf of transferor / Customer

Print Name

Customers ordering vehicles off the public road do so entirely at their own risk. By signing this transfer note I accept full responsibility for any damage caused to pavements/pathways etc as a result of any such request.

Transfer Point

Site Operator Sunninghill Const	Date of Transfer 9/6/26
Address of transfer point Canfold	Time of transfer 11:00
	Signed by transferee (Driver)
Permit/exemption no. <i>(where applicable)</i> N/A	

Waiting time chargeable after 15 minutes on site.

White Copy: Customer Yellow Copy: Transfer Point Blue Copy: Office Green Copy: Office

COMBINED CONVEYANCE NOTE

for Waste Collected/Materials Supplied

Delete as appropriate**HGS SOUTHERN LTD.**

01403 827902

No: **72871**The Haulage Yard, Dial Post
Horsham, West Sussex RH13 8NY**Duty of Care/Controlled Waste Transfer note**Registered Carrier No: **C8DU360041**

Tel: 01403 827902

Email: jharris@hgssouthern.co.uk

www.hgssouthern.co.uk

Vehicle Reg No KX54WY	Driver's full name Kale	Date of collection/delivery 8-6-26
Customer Sunninghill	Collection point/delivery address Fieldio Colours Canons	
SIC Code		

Load size & how the load is contained			Weight (if weighbridge available)	
☐ 8-wheel tipper loose	☐ Other (state below)		Gross Weight	RU
☒ 8-wheel grab loose			Tare Weight	COMO
Time on site	Daywork Hire/Waiting Time Time off site	Total hours	Nett Weight	
Description of Waste / Materials carried <i>(Delete as appropriate)</i>				
☒ Supplied ☐ Hauled ☐ Removed				
TOPSOIL			☐ CL:AIRE Code of Practice Transfer	

E.W.C Code (where applicable)

☐ EWC 17 05 04 Soils & Stones	☐ EWC 17 01 07 Mixtures of Concrete Bricks, Tiles & Ceramics	☐ EWC 17 01 01 Clean Concrete	☐ EWC 17 03 02 Bituminous Mixtures (Tarmac)	☐ Other
---	---	---	--	--------------------------------

By signing this transfer note I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011

Signed on behalf of transferor / Customer

Print Name
Josh

Customers ordering vehicles off the public road do so entirely at their own risk. By signing this transfer note I accept full responsibility for any damage caused to pavements/pathways etc as a result of any such request.

Transfer Point

Site Operator LICS	Date of Transfer 8-6-26
Address of transfer point DIAL POST	Time of transfer
Permit/exemption no: <i>(where applicable)</i>	Signed by transferee (Driver)

Waiting time chargeable after 15 minutes on site.

White Copy: Customer Yellow Copy: Transfer Point Blue Copy: Office Green Copy: Office

COMBINED CONVEYANCE NOTE

for Waste Collected/Materials Supplied

Delete as appropriate**HGS SOUTHERN LTD.**

HGS 01403 827902

No: **72797****Duty of Care/Controlled Waste Transfer note**Registered Carrier No: **CB0U360041**The Haulage Yard, Dial Post
Horsham, West Sussex RH13 8NY

Tel: 01403 827902

Email: jharris@hgssouthern.co.uk
www.hgssouthern.co.uk

Vehicle Reg No GN26 UYR	Driver's full name Lisa	Date of collection/delivery 8/6/26
Customer Swinninghill Const	Collection point/delivery address Fairfield cottages Canfold	
SIC Code 43.22		

Load size & how the load is contained			Weight (if weighbridge available)	
☐ B-wheel tipper loose	☐ Other (state below)		Gross Weight	
☒ B-wheel grab loose			Tare Weight	
Time on site	Daywork Hire/Waiting Time Time off site	Total hours	Nett Weight	
Description of Waste / Materials carried <i>(Delete as appropriate)</i> ☒ Supplied ☐ Hauled ☐ Removed 10PSOIL			☐ CL:AIRE Code of Practice Transfer	

E.W.C Code (where applicable)
☐ EWC 17 05 04 Soils & Stones
 ☐ EWC 17 01 07 Mixtures of Concrete Bricks, Tiles & Ceramics
 ☐ EWC 17 01 01 Clean Concrete
 ☐ EWC 17 03 02 Bituminous Mixtures (Tarmac)
 ☐ Other

By signing this transfer note I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011

Signed on behalf of transferor / Customer

Print Name

Customers ordering vehicles off the public road do so entirely at their own risk. By signing this transfer note I accept full responsibility for any damage caused to pavements/pathways etc as a result of any such request.

Transfer Point

Site Operator Swinninghill Const	Date of Transfer 8/6/26
Address of transfer point Canfold	Time of transfer 0930
Permit/exemption no: <i>(where applicable)</i>	Signed by transferee (Driver)

Waiting time chargeable after 15 minutes on site.

White Copy: Customer Yellow Copy: Transfer Point Blue Copy: Office Green Copy: Office

COMBINED CONVEYANCE NOTE

for Waste Collected/Materials Supplied

Delete as appropriate**HGS SOUTHERN LTD.***Delete as appropriate*No: **73061****Duty of Care/Controlled Waste Transfer note**Registered Carrier No: **C8DU360041**The Haulage Yard, Dial Post
Horsham, West Sussex RH13 8NY

Tel: 01403 627902

Email: jharris@hgssouthern.co.uk
www.hgssouthern.co.uk

Vehicle Reg No GN26UYR	Driver's full name Goetz	Date of collection/delivery 10/6/26
Customer Sunninghill Const	Collection point/delivery address Fairfield Cottages Cowfold	
SIC Code 43.2		

Load size & how the load is contained			Weight (if weighbridge available)	
☐ 8-wheel tipper loose	☐ Other (state below)		Gross Weight	
☒ 8-wheel grab loose			Tare Weight	
Time on site	Daywork Hire/Waiting Time Time off site	Total hours	Nett Weight	
Description of Waste / Materials carried <i>(Delete as appropriate)</i> ☒ Supplied ☐ Hauled ☐ Removed Topsoil			☐ CL:AIRE Code of Practice Transfer	

E.W.C Code (where applicable)

☐ EWC 17 05 04	☐ EWC 17 01 07	☐ EWC 17 01 01	☐ EWC 17 03 02	Other
Soils & Stones	Mixtures of Concrete Bricks, Tiles & Ceramics	Clean Concrete	Bituminous Mixtures [Tarmac]	

By signing this transfer note I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011

Signed on behalf of transferor / Customer

Print Name

Customers ordering vehicles off the public road do so entirely at their own risk. By signing this transfer note I accept full responsibility for any damage caused to pavements/pathways etc as a result of any such request.

Transfer Point

Site Operator Sunninghill Const	Date of Transfer 10/6/26
Address of transfer point Cowfold	Time of transfer
Permit/exemption no: <i>(where applicable)</i>	Signed by transferee (Driver)

Waiting time chargeable after 15 minutes on site.

White Copy: Customer

Yellow Copy: Transfer Point

Blue Copy: Office

Green Copy: Office

COMBINED CONVEYANCE NOTE

for Waste Collected/Materials Supplied

Delete as appropriate**HGS SOUTHERN LTD.***Waste*No: **73309****Duty of Care/Controlled Waste Transfer note**Registered Carrier No: **CBDU360041**The Haulage Yard, Dial Post
Horsham, West Sussex RH13 8NY

Tel: 01403 627902

Email: j.harris@hgssouthern.co.uk
www.hgssouthern.co.uk

Vehicle Reg No D14 WLS	Driver's full name Richard	Date of collection/delivery 15/6/26
Customer Sunninghill	Collection point/delivery address Fairfield cottages cowick	
SIC Code		

Load size & how the load is contained			Weight (if weighbridge available)	
☐ B-wheel tipper loose	☐ Other (state below)		Gross Weight	Full load
☒ B-wheel grab loose			Tare Weight	Full load
Time on site	Daywork Hire/Waiting Time Time off site	Total hours	Nett Weight	
Description of Waste / Materials carried <i>(Delete as appropriate)</i> ☐ Supplied ☐ Hauled ☐ Removed Full load Top soil supplied			☐ CL:AIRE Code of Practice Transfer	

E.W.C Code (where applicable)

☐ EWC 17 05 04 ☐ EWC 17 01 07 ☐ EWC 17 01 01 ☐ EWC 17 03 02 Other
 Soils & Stones Mixtures of Concrete Clean Concrete Bituminous Mixtures
 Bricks, Tiles & Ceramics (Tarmac)

By signing this transfer note I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011

Signed on behalf of transferor / Customer

Print Name

Customers ordering vehicles off the public road do so entirely at their own risk. By signing this transfer note I accept full responsibility for any damage caused to pavements/pathways etc as a result of any such request.

Transfer Point

Site Operator	Date of Transfer 15/6/26
Address of transfer point	Time of transfer
Permit/exemption no: (where applicable)	Signed by transferee (Driver) 1/1

Waiting time chargeable after 15 minutes on site.

White Copy: Customer Yellow Copy: Transfer Point Blue Copy: Office Green Copy: Office

COMBINED CONVEYANCE NOTE for Waste Collected/Materials Supplied

Delete as appropriate



HGS SOUTHERN LTD.

01403 627902

No: 73076

Duty of Care/Controlled Waste Transfer note

Registered Carrier No: CBDU360041

The Haulage Yard, Dial Post
Horsham, West Sussex RH13 8NY

Tel: 01403 627902

Email: jharris@hgssouthern.co.uk
www.hgssouthern.co.uk

Vehicle Reg No EN26 WJR	Driver's full name Gareth	Date of collection/delivery 12/06/26
Customer Sunninghill Const	Collection point/delivery address Fairfield (cottage) Cowfold	
SIC Code 43-2		

Load size & how the load is contained			Weight (if weighbridge available)	
☐ B-wheel tipper loose	☐ Other (state below)		Gross Weight	
☒ B-wheel grab loose				
Daywork Hire/Waiting Time			Tare Weight	
Time on site	Time off site	Total hours		
Description of Waste / Materials carried (Delete as appropriate)			Nett Weight	
☒ Supplied ☐ Hauled ☐ Removed				
Topsoil				
			☐ CL:AIRE	Code of Practice Transfer

E.W.C Code (where applicable)

☐ EWC 17 05 04	☐ EWC 17 01 07	☐ EWC 17 01 01	☐ EWC 17 03 02	Other
Soils & Stones	Mixtures of Concrete Bricks, Tiles & Ceramics	Clean Concrete	Bituminous Mixtures (Tarmac)	

By signing this transfer note I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011

Signed on behalf of transferor / Customer [Signature]	Print Name [Signature]
--	---------------------------

Customers ordering vehicles off the public road do so entirely at their own risk. By signing this transfer note I accept full responsibility for any damage caused to pavements/pathways etc as a result of any such request.

Transfer Point	
Site Operator Sunninghill Const	Date of Transfer 12/06/26
Address of transfer point Cowfold	Time of transfer 15:00
	Signed by transferee (Driver) [Signature]
Permit/exemption no: (where applicable)	

Waiting time chargeable after 15 minutes on site.

White Copy: Customer Yellow Copy: Transfer Point Blue Copy: Office Green Copy: Office

COMBINED CONVEYANCE NOTE

for Waste Collected/Materials Supplied
Delete as appropriate



HGS SOUTHERN LTD.

01403 627902

No: 73309

K.P.S

Duty of Care/Controlled Waste Transfer note

Registered Carrier No: C80U360041

The Haulage Yard, Dial Post
Horsham, West Sussex RH13 8NY

Tel: 01403 627902

Email: jamie@hgsouthern.co.uk
www.hgsouthern.co.uk

Vehicle Reg No D14 WGS	Driver's full name Richard	Date of collection/delivery 15/6/26
Customer Sunninghill	Collection point/delivery address Fairfield cottages COWTOKI	
SIC Code		

Load size & how the load is contained			Weight (if weighbridge available)	
☐ B-wheel tipper loose	☐ Other (state below)		Gross Weight	Full load
☒ B-wheel grab loose			Tare Weight	Full load
Time on site	Daywork Hire/Waiting Time Time off site	Total hours	Nett Weight	
Description of Waste/Materials carried <i>(delete as appropriate)</i> ☒ Applied ☐ Hauled ☐ Removed Full load top soil supplied			CL:AIRE Code of Practice Transfer	

E.W.C Code (where applicable)

☐ EWC 17 05 04 Soils & Stones	☐ EWC 17 01 07 Mixtures of Concrete Bricks, Tiles & Ceramics	☐ EWC 17 01 01 Clean Concrete	☐ EWC 17 03 02 Bituminous Mixtures (Tarmac)	Other
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By signing this transfer note I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011

Signed on behalf of transferor / Customer

Print Name

Customers ordering vehicles off the public road do so entirely at their own risk. By signing this transfer note I accept full responsibility for any damage caused to pavements/pathways etc as a result of any such request.

Transfer Point

Site Operator	Date of Transfer 15/6/26
Address of transfer point	Time of transfer
	Signed by transferee (Driver) 14
Permit/exemption no: (where applicable)	

Waiting time chargeable after 15 minutes on site.

White Copy: Customer Yellow Copy: Transfer Point Blue Copy: Office Green Copy: Office

White Copy: Customer Yellow Copy: Transfer Point

COMBINED CONVEYANCE NOTE for Waste Collected/Materials Supplied

Delete as appropriate



HGS SOUTHERN LTD.

No: 73320

K-P-S

The Haulage Yard, Dial Post
Horsham, West Sussex RH13 8NY

Tel: 01403 627902

Email: jharris@hgsouthern.co.uk

www.hgsouthern.co.uk

Duty of Care/Controlled Waste Transfer note
Registered Carrier No: CBDU360041

Vehicle Reg No D14 HGS	Driver's full name Richard	Date of collection/delivery 17/6/26
Customer Sunninghill	Collection point/Delivery address Feinfield cottages Cawfold	
SIC Code		

Load size & how the load is contained			Weight (if weighbridge available)	
☒ B-wheel tipper loose	☐ Other (state below)		Gross Weight	11
☒ B-wheel grab loose			Tare Weight	1 load
Time on site	Daywork Hire/Waiting Time Time off site	Total hours		
Description of Waste Materials carried (Delete as appropriate)			Net Weight	
☒ Supplied ☐ Hired ☐ Removed				
All 1 load top-soil supplied			☐ CL:AIRE Code of Practice Transfer	

E.W.C Code (where applicable)

☐ EWC 17 05 04 ☐ EWC 17 01 07 ☐ EWC 17 01 01 ☐ EWC 17 03 02 Other
Soils & Stones Mixtures of Concrete Clean Concrete Bituminous Mixtures (Tarmac)
Bricks, Tiles & Ceramics

By signing this transfer note I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011

Signed on behalf of transferor / Customer

Print Name

P Pava

P Potlacz

Customers ordering vehicles off the public road do so entirely at their own risk. By signing this transfer note I accept full responsibility for any damage caused to pavements/pathways etc as a result of any such request.

Transfer Point

Site Operator

Date of Transfer

17/6/26

Address of transfer point

Time of transfer

Signed by transferee (Driver)

Permit/exemption no.
(where applicable)

Waiting time chargeable after 15 minutes on site.

White Copy: Customer Yellow Copy: Transfer Point Blue Copy: Office Green Copy: Office

COMBINED CONVEYANCE NOTE

for Waste Collected/Materials Supplied
Delete as appropriate



HGS SOUTHERN LTD.
H142 82702

No: 73327

K.P.S

Duty of Care/Controlled Waste Transfer note
Registered Carrier No: C80U360041

The Haulage Yard, Dial Post
Horsham, West Sussex RH13 8NY

Tel: 01403 627902

Email: jherrie@hgsouthern.co.uk
www.hgsouthern.co.uk

Vehicle Reg No D14 HGS	Driver's full name Richard	Date of collection/delivery 18/6/26
Customer Sunninghill	Collection point/delivery address Reirfield cottages cowfold	
SIC Code		

Load size & how the load is contained			Weight (if weighbridge available)	
☐ 8-wheel tipper loose	☐ Other (state below)		Gross Weight	Full
☒ 8-wheel grab loose			Tare Weight	load
Time on site	Daywork/Hire/Waiting Time Time off site	Total hours	Nett Weight	
Description of Waste / Materials carried <i>(Delete as appropriate)</i> ☒ Supplied ☐ Hauled ☐ Removed			CL:AIRE Code of Practice Transfer	
Full load TOP soil Supplied				

E.W.C Code (where applicable)

☐ EWC 17 05 04 Soils & Stones	☐ EWC 17 01 07 Mixtures of Concrete Bricks, Tiles & Ceramics	☐ EWC 17 01 01 Clean Concrete	☐ EWC 17 03 02 Bituminous Mixtures (Tarmac)	Other
---	---	---	--	-------

By signing this transfer note I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011

Signed on behalf of transferee / Customer

Print Name

Customers ordering vehicles off the public road do so entirely at their own risk. By signing this transfer note I accept full responsibility for any damage caused to pavements/pathways etc as a result of any such request.

Transfer Point

Site Operator

Date of Transfer

Address of transfer point

Time of transfer

Signed by transferee (Driver)

Permit/exemption no.
(where applicable)

Waiting time chargeable after 15 minutes on site.

White Copy: Customer Yellow Copy: Transfer Point Blue Copy: Office Green Copy: Office

APPENDIX G

Topsoil Batch 2: Laboratory Test Results

ANALYTICAL TEST REPORT

Report Number 26-07366, issue number 1

Contract name: Fairfield Cottages, Cowfold

Client reference: C17051_3459

Clients name: Ashdown Site Investigation Ltd

Clients address: Ashdown Site Investigation Ltd
Unit 3 The Grain Store
Ditchling Common Business Park
West Sussex
BN6 8SG

Samples received: 24/06/2026

Analysis started: 24/06/2026

Analysis completed: 26/06/2026

Report issued: 26/06/2026

Key

- U UKAS accredited test
- M MCERTS & UKAS accredited test
- (B) Analysis performed at Southampton Site
- I/S Insufficient sample to carry out test
- U/S Sample not suitable for testing
- NAD No Asbestos Detected

Full key available on Information page



Approved by: Georgia Hunter
Senior Reporting Administrator

SAMPLE INFORMATION

MCERTS (Soils):

Soil descriptions are only intended to provide a log of sample matrices with respect to MCERTS validation. They are not intended as full geological descriptions. MCERTS accreditation applies for sand, clay and loam/topsoil, or combinations of these whether these are derived from naturally occurring soils or from made ground, as long as these materials constitute the major part of the sample. Other materials such as concrete, gravel and brick are not accredited if they comprise the major part of the sample.

% Moisture reported as MCERTS drying at 30°C

Lab ref	Sample ID	Depth (m)	Sample description	Material removed	% Removed	% Moisture
114196	TS04	-	Black Loam with Gravel and Vegetation.	-	-	16.8
114197	TS05	-	Black Loam with Gravel and Vegetation.	-	-	17.1
114198	TS06	-	Black Loam with Gravel and Vegetation.	-	-	17.3

SOILS

Lab Number					114196	114197	114198
Sample ID					TS04	TS05	TS06
Sampling Date					18/06/2026	18/06/2026	18/06/2026
Test	Method	Accred	LoD	Units			
Asbestos							
Asbestos Identification	SUBCO N	SU	0	-	NAD	NAD	NAD
Metals							
Water Soluble Boron	CE063	N	0.5	mg/kg	1.78	1.98	2.04
Arsenic	CE264	M	2.3	mg/kg	6.5	7.1	4.9
Cadmium	CE264	M	1.1	mg/kg	< 1.1	< 1.1	< 1.1
Chromium	CE264	U	1.3	mg/kg	9.1	8.7	6.2
Copper	CE264	M	1.2	mg/kg	24.9	17.1	18.6
Lead	CE264	U	2.4	mg/kg	43.1	31.1	28.3
Mercury	CE264	M	0.6	mg/kg	< 0.6	< 0.6	< 0.6
Nickel	CE264	M	1.6	mg/kg	5.1	3.7	2.4
Selenium	CE264	M	3	mg/kg	< 3.0	< 3.0	< 3.0
Zinc	CE264	M	2.4	mg/kg	92.1	92.0	58.7
Colourimetric							
Water Soluble Chromium VI	CE263	N	0.04	mg/kg	< 0.040	< 0.040	< 0.040
Combustion							
Moisture Content	CE001	N	0.1	%	16.8	17.1	17.3
Soil Organic Matter	CE192	N	0.1	%	21.0	17.3	21.5
Polyaromatic hydrocarbons							
Naphthalene	CE087	M	0.016	mg/kg	< 0.016	< 0.016	< 0.016
Acenaphthylene	CE087	M	0.015	mg/kg	< 0.015	< 0.015	< 0.015
Acenaphthene	CE087	M	0.013	mg/kg	0.024	0.021	0.023
Fluorene	CE087	U	0.013	mg/kg	0.034	0.029	0.037
Phenanthrene	CE087	M	0.014	mg/kg	0.182	0.164	0.200
Anthracene	CE087	U	0.017	mg/kg	0.035	0.024	0.028
Fluoranthene	CE087	M	0.017	mg/kg	0.320	0.269	0.324
Pyrene	CE087	M	0.016	mg/kg	0.250	0.213	0.249
Benzo(a)anthracene	CE087	U	0.012	mg/kg	0.099	0.090	0.108
Chrysene	CE087	M	0.028	mg/kg	0.111	0.088	0.106
Benzo(b)fluoranthene	CE087	M	0.02	mg/kg	0.154	0.116	0.163
Benzo(k)fluoranthene	CE087	M	0.025	mg/kg	0.063	0.050	0.062
Benzo(a)pyrene	CE087	U	0.019	mg/kg	0.086	0.070	0.091

SOILS

Lab Number					114196	114197	114198
Sample ID					TS04	TS05	TS06
Sampling Date					18/06/2026	18/06/2026	18/06/2026
Test	Method	Accred	LoD	Units			
Indeno(1,2,3-cd)pyrene	CE087	M	0.019	mg/kg	0.112	0.081	0.107
Dibenzo(a,h)anthracene	CE087	M	0.017	mg/kg	0.021	0.017	< 0.017
Benzo(g,h,i)perylene	CE087	M	0.019	mg/kg	0.093	0.063	0.097
Total PAH(16)	CE087	N	0.28	mg/kg	1.58	1.30	1.60
Total Petroleum Hydrocarbons							
>C5-C6 Total (HS_1D_Total)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10
>C6-C8 Total (HS_1D_Total)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10
>C8-C10 Total (HS_1D_Total)	CE267	N	0.1	mg/kg	< 0.100	< 0.100	< 0.100
>C10-C12 Soil (EH_1D_Total)	CE033	M	3	mg/kg	< 3.0	< 3.0	< 3.0
>C12-C16 Soil (EH_1D_Total)	CE033	M	4	mg/kg	12.8	12.4	13.8
>C16-C21 Soil (EH_1D_Total)	CE033	M	4	mg/kg	71.0	64.4	70.5
>C21-C35 Soil (EH_1D_Total)	CE033	M	9	mg/kg	1080	941	1060
>C35-C44 Soil (EH_1D_Total)	CE033	U	8	mg/kg	462	437	513
Wet Chem							
pH	CE004	M	0.1	pH units	8.1	8.1	8.2

METHOD DETAILS

METHOD	TESTNAME	METHOD SUMMARY	ANALYSIS BASIS
CE267	VPH in Soil	HS-GCFID	As submitted sample
SUBCON	Asbestos Soil	HSG248	Air Dried Sample
CE033	EPH in Soil	Acetone:Hexane Extraction and GCFID	As submitted sample
CE063	Water soluble boron	ICPOES	Air dried sample
CE264	Metals by ICP in Soil	ICPOES	Air dried sample
CE263	ChromiumVI by Discrete Analyser in Soil	Gallery	Air dried sample
CE087	PAH in Soil	DCM Extraction and GCMS	As submitted sample
CE192	TOC In Soil	PRIMACS Combustion Analyser	Air dried sample

DEVIATING SAMPLE INFORMATION

Comments

Sample deviation is determined in accordance with the UKAS note "Guidance on Deviating Samples" and based on reference standards and laboratory trials.

For samples identified as deviating, test result(s) may be compromised and may not be representative of the sample at the time of sampling.

Chemtech Environmental Ltd cannot be held responsible for the integrity of sample(s) received if Chemtech Environmental Ltd did not undertake the sampling. Such samples may be deviating.

Key

- a Sampling date not provided
- b Sampling time not provided (waters only)
- c Sample not received in appropriate containers
- d Storage Temperature
- e Headspace present in sample container
- f Sample exceeded sampling to receipt
- g Sample exceeded holding time(s)

Lab ref	Sample ID	Depth (m)	Deviating	Tests (Reason for deviation)
114196	TS04	-	N	
114197	TS05	-	N	
114198	TS06	-	N	

REPORT INFORMATION

Report No.:26-07366, issue number 1

Key	
U	ISO17025 Accredited Result
M	ISO17025 and MCERTS Accredited Result
N	Do not currently hold accreditation
^	MCERTS accreditation not applicable for sample matrix
*	ISO17025 accreditation not applicable for sample matrix
S	Subcontracted
I/S	Insufficient Sample
U/S	Unsuitable sample
N/T	Not tested
<	Means "less than"
>	Means "greater than"

LOD refers to limit of detection, except in the case of pH soils and pH waters where it means limit of discrimination.

This report shall not be reproduced except in full, without prior written approval.

Opinions and interpretations expressed herein are outside the UKAS accreditation scope.

All testing carried out at Unit 6 Parkhead, Stanley, DH9 7YB, except for subcontracted testing.

The results relate only to the sample received.

Unless otherwise stated, sample information has been provided by the client. This may affect the validity of the results.

Moisture Content Calculated on a Wet Weight basis (at 30°C)

Unless otherwise stated, Chemtech Environmental Ltd was not responsible for sampling.

Where sampling was undertaken by Chemtech Environmental Limited it is outside the UKAS accreditation scope.

Methods, procedures and performance data are available on request.

Results reported herein relate only to the material supplied to the laboratory.

BTEX compounds are identified by retention time only and may include interference from co-eluting compounds.

For soils and solids, all results are reported on a dry basis (30°C). Samples dried at no more than 30°C in a drying cabinet.

For soils and solids, analytical results are inclusive of stones and 'inert' material, where applicable.

'Client Reference', 'Sample ID', 'Sample Location', 'Sample Type', 'Depth', 'Sample Date' and 'Sample Time' information is provided by the customer

Sample Retention and Disposal

All soil samples will be retained for a period of 4 weeks from the point of receipt

All water samples will be retained for a period of 2 weeks from the point of Reporting

Charges may apply to extended sample storage

TPH Classification - HWOL Acronym System

HS	Headspace analysis
EH	Extractable Hydrocarbons - i.e. everything extracted by the solvent
CU	Clean-up - e.g. by florisil, silica gel
1D	GC - Single coil gas chromatography
Total	Aliphatics & Aromatics
AL	Aliphatics only
AR	Aromatics only
2D	GC-GC - Double coil gas chromatography
#1	EH_Total but with humics mathematically subtracted
#2	EH_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry

Unless specifically identified (noted as "(B)" in analyte name) all internal analysis performed at Durham site
Vat Reg No. 772 5703 18 Registered in England number 4284013

APPENDIX H

Water Supply Pipework Correspondence

Stuart Card

From: Colin Coulthard <colin.coulthard@sunninghill.co.uk>
Sent: 01 July 2026 16:02
To: Consulting; Simon Smith; Josh Buss
Cc: Chris Blain; Jon Booth; Jimmy Palmer; J391 Fairfield; David Thoms
Subject: RE: DC/22/2010 Fairfield Cottages - Pre-Commencement Conditions and Discharge Requests (C17051)
Attachments: RE: DSA000044777, 21046

Thank you, **Alex**,

We are in the process of re-excavating these areas to prove the depths and membrane as below.

With regards to the water supply pipe, Southern Water provided this, as per the attached extract of their quote:
They also carried out a site inspection and provided the attached email , including the inspection of the installed the barrier pipe into each property.

Description of our Works	"Lay 1no 32mm comm pipe with 2 way manifold and install 2no. Sensus 640M Concentric meters to serve new houses
	Lay 1no 63mm comm pipe with 6 way manifold and install 6no Sensus 640M Concentric meters to serve new houses
	Connection to be taken from 90mm HPE off of Fairfield Cottages
	2 Way lights – Man on Site
Timelines	Barrier pipe required
	Your connection will need Traffic Management which requires a 3 month notice to your local Highway Authority. The 3 months will start from when your site has inspection. Our team will liaise with your local highways to arrange a connection and will keep you updated.

Connection Charges						
Side road with excavation	No.	8	£1,592.00	12,736.00	0%	£1
Manually Operated Lights	No.	1	£2,800.00	2,800.00	0%	£
Barrier connection - property connections (25/32/63mm) With excavation	No.	2	£191.00	382.00	0%	
Barrier pipe – 25/32mm	m	11	£37.00	407.00	0%	
Barrier pipe – 63mm	m	11	£43.00	473.00	0%	

Kind regards

Colin Coulthard ACIAT

From: S45Techqueries <S45Techqueries@southernwater.co.uk>
Sent: 20 February 2026 10:40
To: Chris Blain; S45Techqueries
Cc: Jimmy Palmer; Laura Pritchard; Jon Booth; J391 Fairfield; David Thoms
Subject: RE: DSA000044777, 21046

Hi Chris,

Yes, I can confirm that you have passed your site inspection. Before we can progress your application further, could you please send over the plot-to-postal addresses? We need these details on file before moving to the next stage.

Regarding your request for works to be carried out w/c 4th April, I'll leave a note for the New Works Supervisor. However, please be aware that your connection will require Traffic Management, which involves a 3-month notice period with your local Highway Authority. The 3-month period starts from the date your site passed inspection.

Our team will liaise with the local highways department to arrange a connection date and will keep you updated as this progresses.

If you need anything else, feel free to let me know.

Kind Regards,

Sohaib Elaattaoui BEng (Hons)
Project Engineer – Water Connections
Developer Services
Business Channels

W. southernwater.co.uk



From: Chris Blain
Sent: 19 February 2026 16:33
To: S45Techqueries
Cc: Jimmy Palmer ; Laura Pritchard ; Jon Booth ; J391 Fairfield ; David Thoms
Subject: RE: DSA000044777, 21046

Hi Sohaib

I understand all went well with the inspection yesterday.
Can we now request a date to book in connections? Or are we waiting for the inspector to report back?
Ideally we would like to go for w/c 4th April.

Regards

Chris Blain
Construction Manager