

2026-06-08 APP_11950_DC231314 Leisure Park RI Cond 28.docx

8 June 2026

Daniel Hunter
Senior Technical Manager
Crest Nicholson South
500 Dashwood Lang Road
Bourne Business Park
Addlestone
Surrey
KT15 2HJ

Dear Daniel

**KILNWOOD VALE – LEISURE PARK (REMAINING INFRASTRUCTURE) (DC/23/1314)
CONDITION 28**

This letter presents the verification plan for validation records relating to soft landscaping across the leisure park and remaining infrastructure, as shown on the enclosed Remaining Infrastructure Block Plan (11950-CRH-RI-XX-DR-C-4050-P2) and 3015-5-DR-5009-P15 Infrastructure Landscape Masterplan.

Key CampbellReith Supporting Documents (for further detail if required)

- Phase 2.4 Environmental Review and Remedial Strategy
- Phase 2.5 Environmental Review and Remedial Strategy
- Phase 2.6 Environmental Review and Remedial Strategy
- Phase 2.4-2.6 Earthworks Specification
- Phase 2.4 Earthworks Validation Report
- Phase 2.5 Earthworks Validation Report
- Phase 2.6 Earthworks Validation Report

Yours sincerely

ANTONY PHIN
For and on behalf of **CAMPBELL REITH HILL LLP**

Enclosed

Remaining Infrastructure Block Plan (11950-CRH-RI-XX-DR-C-4050-P2)
3015-5-DR-5009-P15 Infrastructure Landscape Masterplan
Technical Note – Topsoil and Subsoil Validation APP11950-2026-08-01-GARDENS_LANDSCAPING_SOIL

Campbell Reith Hill LLP

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Notes

1. Do not scale from this drawing on print or electronically. Work from figured dimensions only.

2. No deviation from the details on this drawing is allowed without CampbellReith's prior permission in writing.

3. Read this drawing with all Architect's, Service Engineer's and CampbellReith's relevant details, specifications and drawings.

4. All work is to be done in accordance with the relevant specifications issued by CampbellReith, British Standard Codes of Practice, Statutory Requirements and the Contract Documents.

5. Drawing revision:

P:Preliminary

C:Contractual

Evolving drawings for approvals, tenders, billings etc.

Drawings authorized and approved for stage completion i.e. Stage-Tender or Stage 5-Construction.

6. Drawing status:

Work in progress

S0 - Initial status

Shared (Non-contractual)

S1 - Suitable for coordination, S2 - Suitable for information, S3 - Suitable for review and comment, S4 - Suitable for stage approval.

Published (For contractors purposes)

A1, A2 etc - Authorised and accepted ('Y' relates to work stages)

S1, Bn etc - Partial sign-off (with comments)

CR - As constructed record document (Final Construction ONLY. Any deviations to that which is on site is not the liability of CampbellReith)

7. Work Stages:

2 - Concept, 3 - Definition, 4 - Design, 5 - Build & commission, 6 - Handover

8. Only drawings with revision Cn and status A5 to be used for Construction.

9. This drawing is to be read in conjunction with others in the CampbellReith 11950-RI series.

Legend

Kilnwood Vale Overall Site Boundary

Remaining Infrastructure Planning Boundary

Housing Phase Boundaries

P2

Remaining Infrastructure boundary amended to suit Neighbourhood Centre and South Brook extents

01.12.23

NB

P1

Issued for Information

27.04.23

NB

Rev

Description

Date

By

CampbellReith

consulting engineers

London

020 7340 1700

Manchester

0161 819 3060

Surrey

01737 784 500

Birmingham

01675 467 484

Bristol

0117 916 1066

Dubai

00 971 4345 7088

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Job Title

Kilnwood Vale, Crawley

Client

Crest Nicholson

Remaining Infrastructure

Block Plan

Drawn by

NB

Date made

05.04.23

Scale @ A0

1:1000

Checked by

Suitability

S2

CR Project

11950

Project No.

11950

Originator

CRH

Volume

RI

Lvl/Loc

XX

Type

DR

Role

C

Number

4050

Rev

P2

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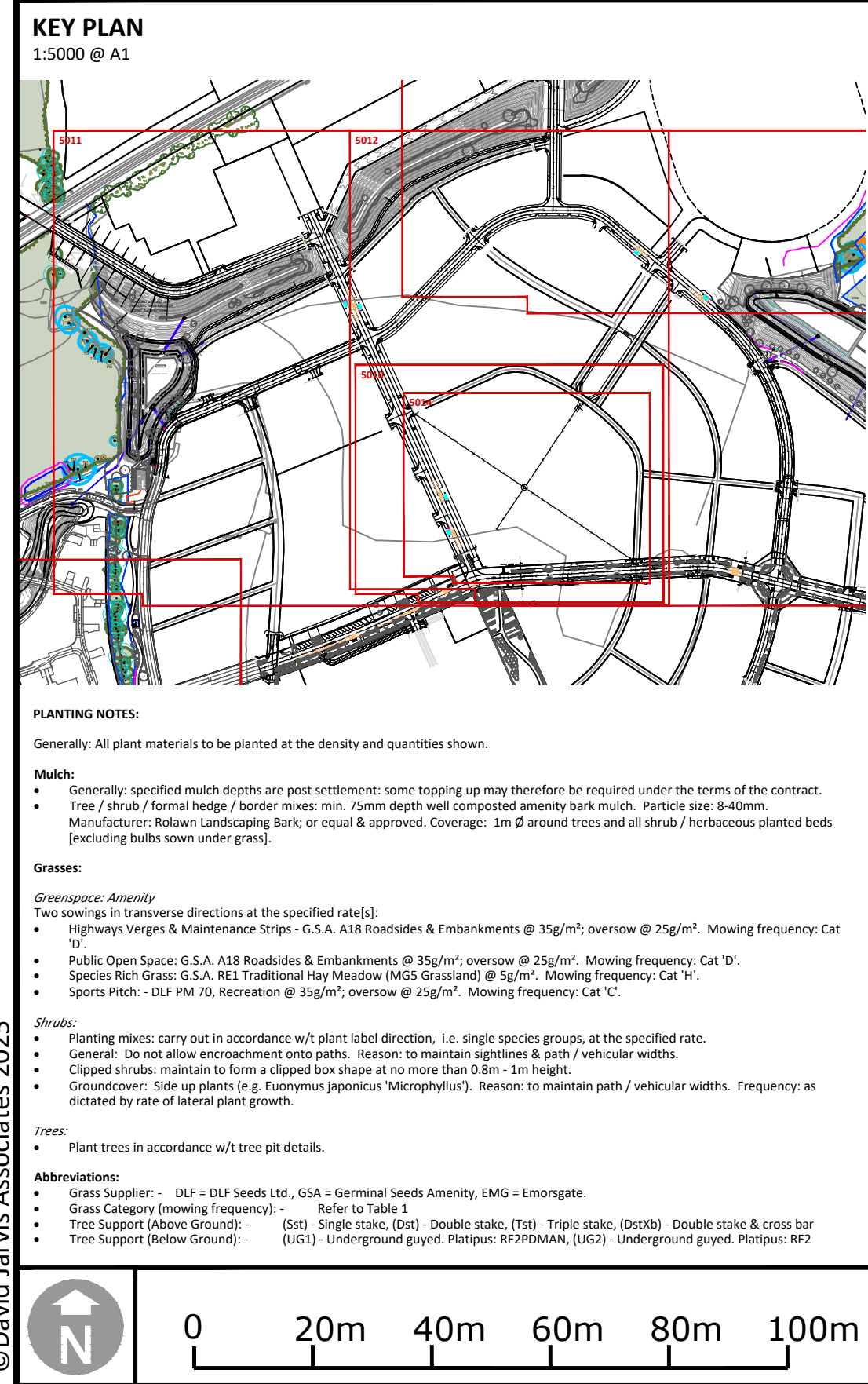
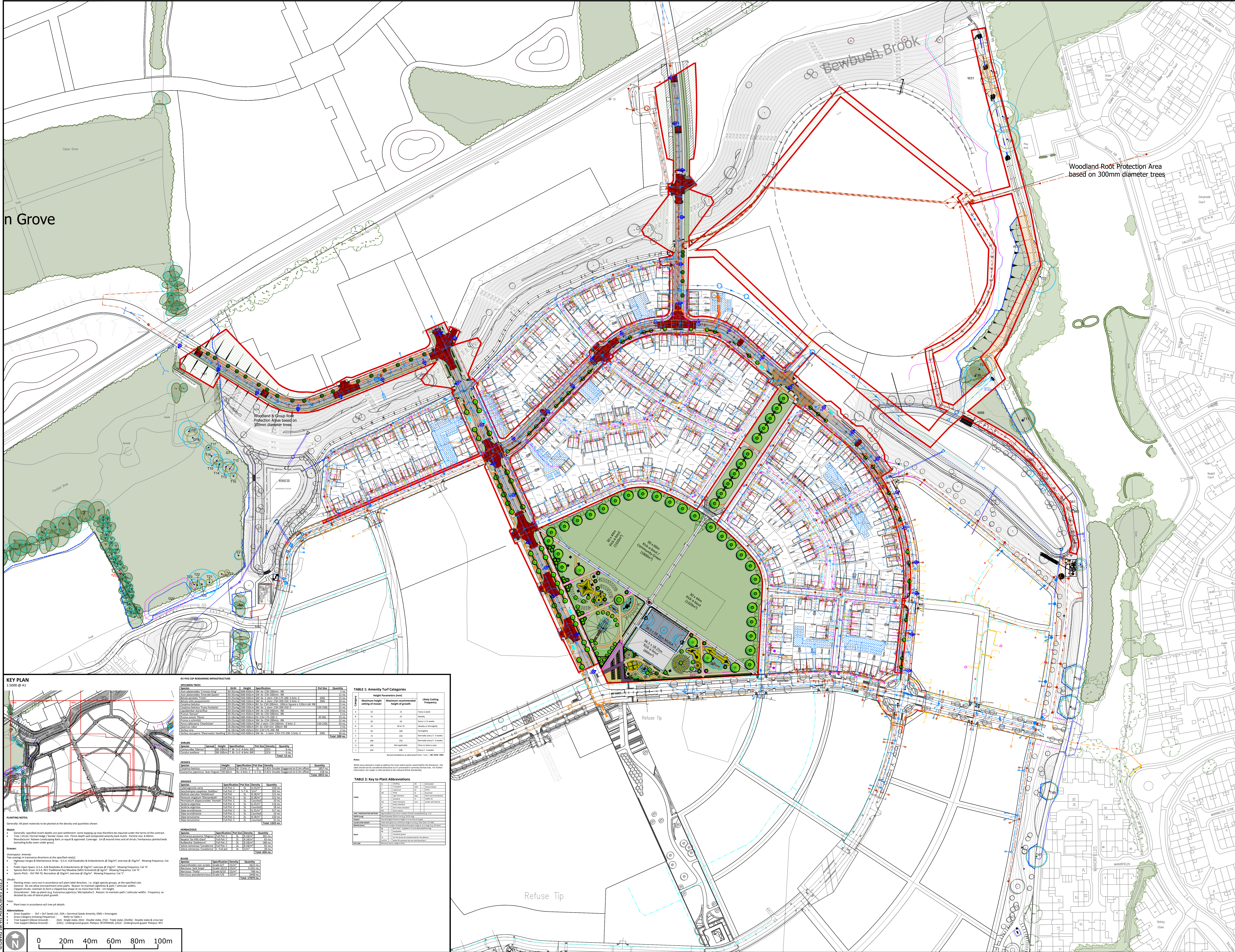


TABLE 1: Amenity Turf Categories					
Category	Maximum height of turf (m)	Minimum height of turf (m)	Minimum height of turf (m)	Minimum height of turf (m)	Minimum height of turf (m)
A	15	15	15	15	15
B	15	15	15	15	15
C	15	15	15	15	15
D	15	15	15	15	15
E	15	15	15	15	15
F	15	15	15	15	15
G	15	15	15	15	15
H	15	15	15	15	15
I	15	15	15	15	15
J	15	15	15	15	15
K	15	15	15	15	15
L	15	15	15	15	15
M	15	15	15	15	15
N	15	15	15	15	15
O	15	15	15	15	15
P	15	15	15	15	15
Q	15	15	15	15	15
R	15	15	15	15	15
S	15	15	15	15	15
T	15	15	15	15	15
U	15	15	15	15	15
V	15	15	15	15	15
W	15	15	15	15	15
X	15	15	15	15	15
Y	15	15	15	15	15
Z	15	15	15	15	15

TABLE 2: Key to Plant Abbreviations					
Abbreviation	Plant Name	Plant Name	Plant Name	Plant Name	Plant Name
A	Acacia	B	Berberis	C	Cornus
D	Daphne	E	Elaeagnus	F	Fuchsia
G	Gaultheria	H	Hedera	I	Ilex
J	Jasminum	K	Kalmia	L	Lonicera
M	Malus	N	Nerium	O	Osmanthus
P	Philadelphus	Q	Quercus	R	Rosa
S	Saxifraga	T	Taxus	U	Ulmus
V	Viburnum	W	Wisteria	X	Xanthoxylum
Y	Yucca	Z	Zelkova		

KEY

APPLICATION SITE BOUNDARY

TREES: PROPOSED

TREES: PROPOSED UNDER PRIOR APPLICATION

TREES: EXISTING

TREES: EXISTING, NON-SURVEYED - INDICATIVE

TREES: EXISTING, SURVEYED - INDICATIVE

GREENSPACE: AMENITY

TEMPORARY GRASS SEEDING MEASURES

GREENSPACE: AMENITY

GREENSPACE: AMENITY

GREENSPACE: PRIVATE

GREENSPACE: PLANTED BEDS

GRAVELLED AREAS: BUFF

HEDGE: PROPOSED

BITMAC: PEDESTRIAN

BITMAC: VEHICULAR

BITMAC: MUGA SPORTS

GRAVEL: 3m FOOTPATH: BUFF

PCC BLOCK PAVEMENT: TEGULA, BURNY OCHRE

PCC BLOCK PAVEMENT: TEGULA, TRADITIONAL

PCC BLOCK PAVEMENT: TEGULA, TRADITIONAL

PCC BLOCK PAVEMENT: TEGULA, PENWYTH GREY

PCC BLOCK PAVEMENT: TEGULA, PENWYTH GREY

PCC BLOCK PAVEMENT: ALPHA, SILVER HAZE

PCC FLAG: TACTILE PAVING, BUFF

CONCRETE FLAG: PAVING, NATURAL

RUMBLE STRIP: TO ENGINEER'S DETAILS

ROOT BARRIER 600mm

ROOT BARRIER 1000mm

KERBS, CHANNELS, EDGINGS TO PRIMARY STREET, GENERALLY

HIGHWAYS CONSTRUCTION TO PRIMARY STREET, GENERALLY

KERBS, CHANNELS, EDGINGS TO PRIMARY RECREATION ROUTE, GENERALLY

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Client

CREST NICHOLSON

Project

KILNWOOD VALE, CRAWLEY

PHASE 3 DEF - INFRASTRUCTURE

Drawing Title

INFRASTRUCTURE LANDSCAPE MASTERPLAN

Scale

1:1000

Sheet Size

A0

Date

AUG 2025

Client Ref

3015-5

Drawing Ref

DR-5009

Drawing Ref

S4-P15

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Technical Note

Project	Kilnwood Vale	Project No	11950
Subject	Topsoil and Subsoil Validation	Date	8 June 2026
File Ref	APP11950-2026-06-08- GARDENS_LANDSCAPING_SOIL.docx	Pages	4

The works specified herein describe the validation records required for imported Topsoil and imported or site-won Subsoil for use in private gardens and landscaping. It should be noted that this is an abridged version of a remediation specification, concerning the validation of soils in gardens and landscaping, on top of validated Engineered Fill and that there is no need for a “cover system”.

These records are required to provide supporting evidence that the site is suitable for residential end use, in accordance with relevant guidance¹. The site was subject to phased land quality investigation and assessment to characterise the former landfill materials and inform the remedial earthworks and validation criteria. The site has been subject to remedial earthworks, providing a development platform with Engineered Fill that was validated against Limiting Values for a residential end use with consumption of homegrown produce. This Engineered Fill was placed as part of the phased cut-and-fill regrading works across the former landfill phases, generally to achieve the approved bulk earthworks formation levels and establish a consistent development platform ahead of plot construction and final landscaping. Excavated and reworked soils were subject to a documented inspection, sampling and testing regime during earthworks, including removal of deleterious materials and validation testing in accordance with the Earthworks Specification, such that only compliant Engineering Fill was placed within the re-engineered development platform. The plot developments will build up from the earthworks finished bulk earthworks level, in soft landscaping and private gardens, with imported or site-won validated Subsoil and imported Topsoil. Detailed design and verification of gas protection measures in buildings are to be provided by the plot developers.

A site-wide topographic survey was carried out across the top of the Engineered Fill at time of handover and the finish levels in gardens and landscaping should be compared against the top of the Engineering Fill layer.

Stockpiles of imported topsoil and subsoil shall be formed in accordance with guidance provided by DEFRA *Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (2009)*. *Placement is to be in accordance with the Landscape Architects requirements and Tables 1 and 2 unless otherwise agreed.*

¹ A Regulator's Guide to Cover Systems and their Verification, NCLOG, 2024

Table 1: Topsoil and Subsoil Sampling and Placed Depth Validation Frequency

GARDEN AND LANDSCAPING SOILS VALIDATION	
Testing prior to import & stockpiled on-site	Soils must be certified to show suitability for use and approved by the appointed environmental consultant <u>prior to import</u>: greenfield source three samples per source or 1 per 200m³, whichever is greater; or unknown / site-won source six samples or 1 per 50m³, whichever is greater. Samples to be scheduled for testing in accordance with BS 3882 (Topsoil) or BS 8601 (Subsoil) (as appropriate) AND include chemical testing as per Table 2. A named competent person shall visually inspect all soils proposed for Topsoil and Subsoil in stockpile prior to any use and confirm in writing (and with supporting documentary evidence) that they have been visually inspected and confirmed free of anthropogenic inclusions, waste materials, or deleterious components prior to use. <u>Prior to placement</u>, Topsoil and Subsoil stockpiles are to be sampled (3 samples or 1 per 150m³, whichever is greater) and include chemical testing as per Table 2. Any materials not approved in this way shall not be used.
Depth Validation in-situ	private gardens typically 250mm imported Topsoil and 250mm imported or site-won Subsoil (as specified by Landscape Architect) holes dug in 1 in 4 gardens to confirm depth - photos with measuring stick/tape required soft landscaping typically 150mm imported Topsoil and 250mm of imported or site-won Subsoil (as specified by Landscape Architect) 50-100m² coverage to check depth - photos with measuring stick/tape required

A verification report comprising this information shall be prepared by a suitably qualified and competent person and appropriate written verification records presented as required to by the regulatory authorities.

Table 2: Soil Limiting Values for Subsoil or Topsoil

SUBSTANCE		MAX SOIL CONCENTRATION (mg/kg)
Metals and cyanide		
Arsenic		37 ^A
Beryllium		1.7 ^A
Cadmium		22 ^B
Chromium (Total)		910 ^A
Chromium (hexavalent)		21 ^B
Copper		200 ^D
Inorganic Mercury (Total)		42 ^A
Selenium		270 ^A
Nickel		110 ^D
Lead		200 ^B
Vanadium		480 ^A
Zinc		300 ^D
Cyanide (Total)		24 ^C
Asbestos		
Asbestos		<0.001% and not present
Polycyclic Aromatic Hydrocarbons		
Naphthalene		15 ^B
Acenaphthylene		190 ^A
Acenaphthene		230 ^A
Fluorene		180 ^A
Phenanthrene		100 ^A
Anthracene		2,600 ^A
Fluoranthene		310 ^A
Pyrene		670 ^A
Chrysene		16 ^A
Benzo(a)anthracene		7.4 ^A
Benzo(b)fluoranthene		2.6 ^A
Benzo(k)fluoranthene		78 ^A
Benzo(a)pyrene		5.0 ^A
Indeno(123-cd)pyrene		28 ^A
Benzo(ghi)perylene		320 ^A
Dibenzo(ah)anthracene		0.2 ^A
Total Petroleum Hydrocarbons		
TPH	EC>5-10	27 ^E
	EC>10-12	81 ^E
	EC>12-16	160 ^E
	EC>16-21	290 ^E
	EC>21-40	1,100 ^E
pH	As per BS3882 / BS8601 required range and landscape architect's requirements	
Soil Organic Matter		

Notes: All values above assume 1% Soil Organic Matter (SOM).

^AS4UL for Residential end use with consumption of homegrown produce.

^BC4SL for Residential end use with consumption of homegrown produce.

^CSoBRA Acute Risk GAC.

^DBS3882:2015 Topsoil Requirements (assuming pH>7.0).

^ES4UL for Residential end use using lowest value for aliphatic/aromatic hydrocarbon fraction.

Other requirements: all soils must be free from metal, plastic, wood, glass, bitumen macadam, paper, odours and organic matter (except within Topsoil) and shall be sorted into an appropriate size fraction and comply with the requirements of the landscaping specification.

Maintain the following records: a description of the source, type and quantity of material, documentation to demonstrate legality and a non-waste status of materials, analytical testing records that show suitability of the material.

Sample storage and handling – All samples should be placed in analysis specific sample jars/bottles as supplied by the laboratory, suitable for the above testing requirements. Ensure that all samples are stored and transported in a suitable manner for sample preservation. The analysis laboratory shall have UKAS accreditation for each of the test types required. The test data sheets shall show Limits of Detection, Laboratory accreditation to BS EN ISO/IEC17025 and other supporting information if requested. Asbestos analysis must be to HSG 248.