

VALIDATION REPORT

Site

**PLOT 4,
FORMER PALMERS AUTOCENTRE TYRES,
TURNERS HILL ROAD, CRAWLEY DOWN,
WEST SUSSEX RH10 4HQ**

Client

J W STRATTON LTD

Report Ref

26/12836/D/GO

Issued

May 2026

ALBURY S.I. LTD

Geotechnical & Environmental Specialists

Miltons Yard,
Petworth Road,
Witley,
Surrey GU8 5LH

01428 684 836
info@alburysi.co.uk
www.alburysi.co.uk



DOCUMENT CONTROL				
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Contract	Turners Hill Road, Crawley Down			
Client	J W Stratton Ltd			
Report Reference	26/12836/D/GO			
Prepared by	G C D Owens BSc MSc FGS MEnvSc Director			
Approved by	K J Clark BSc Hons Director			
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Revision	Status	Date	Issued by	Revision Detail
0	Final	20/05/2026	VW	

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The following foreword should be read in conjunction with this report. Any variations on the general procedures outlined below are indicated in the text.

FOREWORD

The recommendations made and opinions expressed in this Report are based on the strata conditions revealed by the fieldworks as indicated on the exploratory records, together with an assessment of the data from in situ and laboratory tests. No liability can be accepted for conditions which have not been revealed by the fieldworks, for example, between exploratory positions. While this Report may offer opinions on the possible configuration of strata, both between the excavations and below the maximum depth achieved by the investigation, these comments are for guidance only and no liability can be accepted for their accuracy. The data obtained relate to the conditions which are relevant at the time of the investigation.

The groundwater observations entered on exploratory records are those noted at the time of the investigation. The normal rate of progress does not usually permit the recording of any equilibrium water level for any one water strike. It should be noted that groundwater levels are prone to seasonal variation and to changes in local drainage conditions. The word 'none' indicates that groundwater was sealed off by the borehole casing or that no water was observed in the exploratory hole upon completion.

It should be appreciated that this report does not constitute a Geotechnical Design Report (GDR) as defined in Eurocode 7 and no aspect of this report constitutes a design. Specific sections of this report are generally in line with the guidance set out in Eurocode 7 for a Ground Investigation Report (GIR), as defined within BS EN 1997:-2 (2024). This provides guidance on the number and spacing of investigation positions, methods of investigation and sample quality class to be achieved which may not have been met by this investigation.

This Report is prepared for the specific purpose stated and in relation to the development proposals or usage indicated to Albury S.I. Limited at the time of preparation. The recommendations should not be used for adjacent schemes and may not be appropriate for alternative proposals.

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REPORT REF: 26/12836/D/GO
CONTRACT: TURNERS HILL ROAD, CRAWLEY DOWN

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1 INTRODUCTION

The Client proposes to construct 4 no two storey detached dwellings following the demolition of the existing structures, which will include areas of soft landscaping and private gardens, at the former Palmers Autocentre Tyres, Turners Hill Road, Crawley Down (“the site”).

This Validation Report provides documentary evidence that the necessary remedial measures have been implemented within Plot 4 of the development and that the proposed gardens are suitable for the intended residential use in terms of risks associated with land contamination.

1.1 Background

At the time of the commencement of investigation works in May 2024, the site comprised a former motor repairs garage and MOT test centre with ancillary offices and stores. Albury S.I. Ltd was originally commissioned to provide relevant geoenvironmental reports in order to assist in the discharge of relevant planning conditions. These include the following which should be considered together with this Validation Report:

- Phase 1 Desk Study,
report reference 24/12836/GO, dated March 2024
- Phase 2 Report on a Site Investigation,
report reference 24/12836/A/GO, dated May 2024
- Phase 3 Remediation Method Statement,
report reference 25/12836/B/GO, dated March 2025
- Letter Report with additional testing within Plot 4
Report reference 26/12836/C/GO, dated 16th April 2026

Briefly, the previous investigation revealed that elevated levels of PAH and heavy metals were present within the shallow near surface made ground. The Remediation Method Statement provides a detailed breakdown of the proposed remedial measures and should be directly referred to when considering this validation document, briefly summarised below.

1.2 Remedial Measures

Within the private gardens the impacted soils should be excavated to a minimum depth of 600mm below garden formation level and replaced with 450mm of clean (non-waste), subsoil and an upper layer comprising certified topsoil of 150mm thickness to act as a growing medium. This was to be reduced to 300mm of clean cover in areas of limited soft landscaping

such as planting beds to the front and sides of the dwellings. The proposed landscaping scheme is shown in Figure 1.

2 VALIDATION

2.1 Garden Area

Post demolition and prior to the reduced level excavation a return visit to site was made 30th March 2026 to confirm the requirement for remedial measures. The results of the testing revealed a marginally elevated level of lead of 300mg/kg at one of the three test locations, however, no further elevated levels of PAH were recorded and made ground was proved to a maximum depth of 0.50m.

Photographic evidence supplied by the Client's representative confirms that the proposed areas of soft landscaping and garden were excavated to a minimum depth of 600mm below formation level, which is shown in the photographs below. The soft landscaping to the front of the property was reinstated with certified topsoil. Photographs are also included in Figure 2.



2.2 Waste

It is understood that all excavated waste materials were disposed to the Water Lane, Storrington authorised waste receptor, by licensed waster carrier Matthews (Sussex) Ltd, between 8th and 11th May 2026. Copies of the associated transfer documentation are included in Appendix 1. A total of six loads of waste soils were noted to have left site.

2.3 Imported Materials

The rear garden area was infilled with 450mm of certified reject sand and delivered to site on 8th May 2026 by Matthews (Sussex) Ltd. Topsoil was supplied by Freeland Horticulture and subsequently delivered to site by Matthews (Sussex) Ltd on 12th May 2026. The chain of custody/delivery notes for the imported materials supplied by the client are presented in Appendix 2 and confirm these dates.

The Topsoil supplier certification is included as Appendix 3, which indicates that the topsoil was sourced from Bat & Ball, Sevenoaks and is suitable for the intended residential use.

3 SUMMARY

It is considered that the information presented in the Appendices to this report confirms that the required remediation has been undertaken. The implementation of a cover system in areas of soft landscaping will break the dermal and ingestion exposure pathways between potential residual contamination and site receptors.

REFERENCES

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- Building Research Establishment [BRE] (2005). *Concrete in aggressive ground: Special Digest 1* (3rd Ed.). BRE Watford, UK.
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- Chartered Institute of Environmental Health and Contaminated Land: Applications in Real Environments (2008). *The Guidance on Comparing Soil Contamination Data with Critical Concentration.* London, UK.
- Environment Agency (2004). *Model Procedures for the Management of Contaminated Land.* Contaminated Land Report (CLR) 11, SC02000028, Environment Agency, Bristol, UK.
- Environment Agency (2015). Interpretation of the definition and classification of hazardous waste. 1st edition. Technical Guidance WM3. *Environment Agency, UK.*
- Nathanail, C.P., McCaffrey, C., Gillett, A.G., Ogden, R.C. and Nathanail, J.F. (2015). *The LQM/CIEH S4ULs for Human Health Risk Assessment.* Land Quality Press, Nottingham. Publication Number S4UL3073.
- Stroud, M. A. (1974). The standard penetration test in insensitive clays and soft rocks. *Proceedings of the European Symposium on Penetration Testing, Stockholm, 2, 367-375.*

LIST OF ABBREVIATIONS

AOD	-	Above Ordnance Datum
ACM	-	Asbestos-containing Material
AST	-	Above-ground Storage Tank
BGS	-	British Geological Survey
BH	-	Borehole
BRE	-	Building Research Establishment
BSI	-	British Standards Institution
BS	-	British Standard
C4SL	-	Category Four Screening Level
CIRIA	-	Construction Industry Research and Information Association
CP	-	Cable Percussive
DPH	-	Dynamic Probing Heavy
DPSH	-	Dynamic Probing Super Heavy
EA	-	Environment Agency
GAC	-	Generic Assessment Criteria
LL	-	Liquid Limit
mAOD	-	Metres Above Ordnance Datum
mBGL	-	Metres Below Ground Level
mOD	-	Metres Ordnance Datum
OS	-	Ordnance Survey
PAH	-	Polycyclic Aromatic Hydrocarbons
PCB	-	Polychlorinated Biphenyl
PID	-	Photo Ionisation Detector
PL	-	Plastic Limit
PSD	-	Particle Size Distribution
SGV	-	Soil Guideline Value
SOM	-	Soil Organic Matter
SPT	-	Standard Penetration Test
SPZ	-	Source Protection Zone
SVOC	-	Semi-volatile Organic Compounds
TPH	-	Total Petroleum Hydrocarbon
UST	-	Underground Storage Tank
UXB	-	Unexploded Bombs
UXO	-	Unexploded Ordnance
VOC	-	Volatile Organic Compound

FIGURE 1

EXTERNAL LANDSCAPING PLAN



KEY

Soft Landscaping - To be read with Soft Landscape Specification

- Planting beds
- Private gardens - not specified
- Species rich turf or seed
- Proposed trees

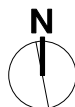
Hard landscaping suggested materials.

Construction of subbase and drainage to engineers specification

- Marshalls or similar permeable paving laid to stretcher bond; Ardara (moon) 600x1200mm Full specification for material available at www.marshalls.co.uk
- Marshalls or similar permeable paving laid to Teluga Priors permeable, Peninart grey laid to manufacturers instructions 240x160 - 90 Degree Herringbone Full specification for material available at www.marshalls.co.uk
- Permeable Resin Bound paving Addagrip or similar parking spaces perimeters to be edged with Marshalls Teluga blocks Colour dependant on supplier. To complement colour of paving.
- Marshalls or similar permeable paving laid to stretcher bond; Conservation X Set Paving 100x100mm CATEGORY 7 - 2.5MSA ADOPTED HIGHWAYS AND COMMERCIAL/INDUSTRIAL DEVELOPMENTS USED BY A HIGH NUMBER OF COMMERCIAL VEHICLES. Full specification for material available at www.marshalls.co.uk

0 5 10 20

Scale 1:200



REV.	DESCRIPTION	DATE

Production Title: Mr & Mrs A. Boudstone Farm Boudstone Farm 17th/18th Road Brixton SW9 7JL 0181 774 774 info@gardenhouse.co.uk	Project name: Stetton Works
Drawing Title: Landscape Plan	Scale: 1:200 @ A1
Drawn by: LR	Drawing Number: GH09005-100
Date: 06/11/2024	

FIGURE 2

PHOTOGRAPHS



Reduced level excavation



Placement of imported reject sand



Placement of imported topsoil

Title:	Site Photos
Dwg No:	26/12836/D/1
Drawn by:	GO
Client:	J W Stratton Ltd
Contract:	Turners Hill Road, Crawley Down
Job Ref:	26/12836/D/GO
Scale:	NTS
Revision:	0
Issue Date:	20/05/2026



ALBURY S.I. LTD

Miltons Yard, Petworth Road,
Witley, Surrey GU8 5LH
www.alburysi.co.uk

APPENDIX 1

WASTE



MATTHEWS (SUSSEX) LTD. Tel: 01293 617014

Stephenson Way, Three Bridges, Crawley RH10 1TL

No. 660399

CONVEYANCE / CONTROLLED WASTE TRANSFER NOTE

SECTION A Current Holder of Waste/ Collection Point

Name: J W STRATTON cracker 800010

Address: TURNERS HILL RD COTTAGE

Arrival time: _____ Departure time: _____ Waiting time on site: _____

SECTION B Company Collecting the Waste / Materials

Name: **Matthews (Sussex) Ltd.** Driver: KEVIN Vehicle Reg: GF63HBT

Waste Carriers Licence No. CDU147665 Issued by EA SIC Code ☐ Demolition 43110

☐ TIPPER ☒ GRAB TIPPER ☐ RORO ☐ Earthworks 43120

Tare Weight: 1 LOAD ☐ Other _____

Gross Weight: _____ Net Weight: _____

SECTION C Description of Waste / Materials Carried

Collection

- | | |
|---|----------|
| ☐ Soils and Stones Non-Haz | 17 05 04 |
| ☐ Soils and Stones w. dangerous substances | 17 05 03 |
| ☐ Concrete | 17 01 01 |
| ☐ Mixed Hardcore, Bricks, Tiles, Rubble | 17 01 07 |
| ☐ Tarmac: Bituminous Mix (not coal tar) | 17 03 02 |
| ☒ Soil and Stone | |

Other: WIFF NO 2754

Delivery

- | |
|---|
| ☐ 6F5 / 6F2 Crushed Concrete |
| ☐ Recycled Type 1 |
| ☐ Primary Type 1 |
| ☐ BS3882 Topsoil |
| ☐ Graded Topsoil |
| ☐ Reject Sand |

Other: _____

I confirm that I have fulfilled my duty to apply the Waste Hierarchy as requested by Regulation 12 of the Waste (England & Wales) Regs 2011.

SECTION D Authorised Tip / Delivery Point

Site Name: INERT Site Operator: INERT

Address: WAKE LN STORRINGTON Authorised Tip No: _____

Zone where material placed: _____

SECTION E Services

☐ Daywork Site: _____ Start: _____ Finish: _____

☐ Haulage Collection Site: _____

Delivery Site: _____

Signed by Driver: [Signature] Signed by Customer: [Signature]

Date: 11 5 26 Print Name: [Signature]



MATTHEWS (SUSSEX) LTD. Tel: 01293 617014

Stephenson Way, Three Bridges, Crawley RH10 1TL

No. 660396

CONVEYANCE / CONTROLLED WASTE TRANSFER NOTE

SECTION A Current Holder of Waste/ Collection Point

Name: J W STRATTON

Address: TURNERS HILL RD COTTAGE

800010
CRAWLEY

Arrival time: _____ Departure time: _____ Waiting time on site: _____

SECTION B Company Collecting the Waste / Materials

Name: **Matthews (Sussex) Ltd.** Driver: KEVIN

Vehicle Reg: GFG3HBJ

Waste Carriers Licence No. CBDU147665 Issued by EA SIC Code ☐ Demolition 43110

☐ TIPPER

☒ GRAB TIPPER

☐ RORO

☐ Earthworks 43120

Tare Weight: 1 LOAD

☐ Other _____

Gross Weight: _____ Net Weight: _____

SECTION C Description of Waste / Materials Carried

Collection

- | | |
|---|----------|
| ☐ Soils and Stones Non-Haz | 17 05 04 |
| ☐ Soils and Stones w. dangerous substances | 17 05 03 |
| ☐ Concrete | 17 01 01 |
| ☐ Mixed Hardcore, Bricks, Tiles, Rubble | 17 01 07 |
| ☐ Tarmac: Bituminous Mix (not coal tar) | 17 03 02 |
| ☒ Soil and Stone | |

Other: WHF NO 2754

Delivery

- | |
|---|
| ☐ 6F5 / 6F2 Crushed Concrete |
| ☐ Recycled Type 1 |
| ☐ Primary Type 1 |
| ☐ BS3882 Topsoil |
| ☐ Graded Topsoil |
| ☐ Reject Sand |

Other: _____

I confirm that I have fulfilled my duty to apply the Waste Hierarchy as requested by Regulation 12 of the Waste (England & Wales) Regs 2011.

SECTION D Authorised Tip / Delivery Point

Site Name: WERT

Site Operator: WERT

Address: WATER LN STORRINGTON

Authorised Tip No: _____

Zone where material placed: _____

SECTION E Services

☐ Daywork Site: _____ Start: _____ Finish: _____

☐ Haulage Collection Site: _____

Delivery Site: _____

Signed by Driver: KEVIN

Signed by Customer: [Signature]

Date: 8 5 26

Print Name: [Signature]



MATTHEWS (SUSSEX) LTD. Tel: 01293 617014

Stephenson Way, Three Bridges, Crawley RH10 1TL

No. 660398

CONVEYANCE / CONTROLLED WASTE TRANSFER NOTE

SECTION A Current Holder of Waste/ Collection Point

Name: J W STRATTON CRAWLEY

Address: TURNERS HILL RD COPTAHOVE S00010

Arrival time: _____ Departure time: _____ Waiting time on site: _____

SECTION B Company Collecting the Waste / Materials

Name: **Matthews (Sussex) Ltd.** Driver: KEVIN Vehicle Reg: GF63HBJ

Waste Carriers Licence No. CBD0147665 Issued by EA SIC Code ☐ Demolition 43110

☐ TIPPER ☒ GRAB TIPPER ☐ RORO ☐ Earthworks 43120

Tare Weight: 1 LOAD ☐ Other _____

Gross Weight: _____ Net Weight: _____

SECTION C Description of Waste / Materials Carried

Collection

- | | |
|---|----------|
| ☐ Soils and Stones Non-Haz | 17 05 04 |
| ☐ Soils and Stones w. dangerous substances | 17 05 03 |
| ☐ Concrete | 17 01 01 |
| ☐ Mixed Hardcore, Bricks, Tiles, Rubble | 17 01 07 |
| ☐ Tarmac: Bituminous Mix (not coal tar) | 17 03 02 |
| ☒ Soil and Stone | |

Other: WASTE NO 2754

Delivery

- | |
|---|
| ☐ 6F5 / 6F2 Crushed Concrete |
| ☐ Recycled Type 1 |
| ☐ Primary Type 1 |
| ☐ BS3882 Topsoil |
| ☐ Graded Topsoil |
| ☐ Reject Sand |

Other: _____

I confirm that I have fulfilled my duty to apply the Waste Hierarchy as requested by Regulation 12 of the Waste (England & Wales) Regs 2011.

SECTION D Authorised Tip / ~~Delivery~~ Point

Site Name: INERT Site Operator: INERT

Address: WATER LN STORINGTON Authorised Tip No: _____

Zone where material placed: _____

SECTION E Services

☐ Daywork Site: _____ Start: _____ Finish: _____

☐ Haulage Collection Site: _____

Delivery Site: _____

Signed by Driver: KEVIN Signed by Customer: [Signature]

Date: 11 5 26 Print Name: RSWan



MATTHEWS (SUSSEX) LTD. Tel: 01293 617014

Stephenson Way, Three Bridges, Crawley RH10 1TL

No. 660394

CONVEYANCE / CONTROLLED WASTE TRANSFER NOTE

SECTION A Current Holder of Waste / Collection Point

Name:

Address:

Arrival time:

Departure time:

Waiting time on site:

SECTION B Company Collecting the Waste / Materials

Name: **Matthews (Sussex) Ltd.**

Driver:

Vehicle Reg:

Waste Carriers Licence No. CDDU147665 Issued by EA

SIC Code

☐ Demolition 43110

☐ TIPPER

☒ GRAB TIPPER

☐ RORO

☐ Earthworks 43120

Tare Weight:

Gross Weight:

Net Weight:

SECTION C Description of Waste / Materials Carried

Collection

- ☐ Soils and Stones Non-Haz 17 05 04
☐ Soils and Stones w. dangerous substances 17 05 03
☐ Concrete 17 01 01
☐ Mixed Hardcore, Bricks, Tiles, Rubble 17 01 07
☐ Tarmac: Bituminous Mix (not coal tar) 17 03 02
☒ Soil and Stone

Other:

Delivery

- ☐ 6F5 / 6F2 Crushed Concrete
☐ Recycled Type 1
☐ Primary Type 1
☐ BS3882 Topsoil
☐ Graded Topsoil
☐ Reject Sand

Other:

I confirm that I have fulfilled my duty to apply the Waste Hierarchy as requested by Regulation 12 of the Waste (England & Wales) Regs 2011.

SECTION D Authorised Tip / Delivery Point

Site Name:

Site Operator:

Address:

Authorised Tip No:

Zone where material placed:

SECTION E Services

☐ Daywork Site:

Start:

Finish:

☐ Haulage Collection Site:

Delivery Site:

Signed by Driver:

Signed by Customer:

Date:

Print Name:



MATTHEWS (SUSSEX) LTD. Tel: 01293 617014

Stephenson Way, Three Bridges, Crawley RH10 1TL

No. 660390

CONVEYANCE / CONTROLLED WASTE TRANSFER NOTE

SECTION A Current Holder of Waste / Collection Point

Name: J. W. STRATTON CLAWLEY
2015-1

Address: TURNERS HILL COPTHORNE SO10 0

Arrival time: _____ Departure time: _____ Waiting time on site: _____

SECTION B Company Collecting the Waste / Materials

Name: **Matthews (Sussex) Ltd.** Driver: KEVIN Vehicle Reg: GF63HBT

Waste Carriers Licence No. CBDU147665 Issued by EA SIC Code ☐ Demolition 43110

☐ TIPPER ☒ GRAB TIPPER ☐ RORO ☐ Earthworks 43120

Tare Weight: 1 LOAD ☐ Other _____

Gross Weight: _____ Net Weight: _____

SECTION C Description of Waste / Materials Carried

Collection

- ☐ Soils and Stones Non-Haz 17 05 04
☐ Soils and Stones w. dangerous substances 17 05 03
☐ Concrete 17 01 01
☐ Mixed Hardcore, Bricks, Tiles, Rubble 17 01 07
☐ Farmac: Bituminous Mix (not coal tar) 17 03 02
☒ Soil and Stone

Other: _____

Delivery

- ☐ 6F5 / 6F2 Crushed Concrete
☐ Recycled Type 1
☐ Primary Type 1
☐ BS3882 Topsoil
☐ Graded Topsoil
☐ Reject Sand

Other: _____

I confirm that I have fulfilled my duty to apply the Waste Hierarchy as requested by Regulation 12 of the Waste (England & Wales) Regs 2011.

SECTION D Authorised Tip / Delivery Point

Site Name: INERT Site Operator: INERT

Address: WATER LANE STORRINGTON Authorised Tip No: _____

Zone where material placed: _____

SECTION E Services

☐ Daywork Site: _____ Start: _____ Finish: _____

☐ Haulage Collection Site: _____

Delivery Site: _____

Signed by Driver: [Signature] Signed by Customer: [Signature]

Date: 6 5 26 Print Name: R JAWORS



MATTHEWS (SUSSEX) LTD. Tel: 01293 617014

Stephenson Way, Three Bridges, Crawley RH10 1TL

No. 660392

CONVEYANCE / CONTROLLED WASTE TRANSFER NOTE

SECTION A Current Holder of Waste/ Collection Point

Name: J W STRATTON *CLAWER FOODS*

Address: TURNERS HILL RD COPTAORNE

Arrival time: _____ Departure time: _____ Waiting time on site: _____

SECTION B Company Collecting the Waste/ Materials

Name: **Matthews (Sussex) Ltd.** Driver: KEVIN Vehicle Reg: GFG3HBT

Waste Carriers Licence No. CBDU147665 Issued by EA SIC Code ☐ Demolition 43110

☐ TIPPER ☒ GRAB TIPPER ☐ RORO ☐ Earthworks 43120

Tare Weight: 1 LOAD ☐ Other _____

Gross Weight: _____ Net Weight: _____

SECTION C Description of Waste / Materials Carried

Collection

- | | |
|---|----------|
| ☐ Soils and Stones Non-Haz | 17 05 04 |
| ☐ Soils and Stones w. dangerous substances | 17 05 03 |
| ☐ Concrete | 17 01 01 |
| ☐ Mixed Hardcore, Bricks, Tiles, Rubble | 17 01 07 |
| ☐ Tarmac: Bituminous Mix (not coal tar) | 17 03 02 |
| ☒ Soil and Stone | |

Other: _____

Delivery

- | |
|---|
| ☐ 6F5 / 6F2 Crushed Concrete |
| ☐ Recycled Type 1 |
| ☐ Primary Type 1 |
| ☐ BS3882 Topsoil |
| ☐ Graded Topsoil |
| ☐ Reject Sand |

Other: _____

I confirm that I have fulfilled my duty to apply the Waste Hierarchy as requested by Regulation 12 of the Waste (England & Wales) Regs 2011.

SECTION D Authorised Tip / ~~Delivery~~ Point

Site Name: INERT Site Operator: INERT

Address: WATER LN STORRINGTON Authorised Tip No: _____

Zone where material placed: _____

SECTION E Services

☐ Daywork Site: _____ Start: _____ Finish: _____

☐ Haulage Collection Site: _____

Delivery Site: _____

Signed by Driver: TURNER Signed by Customer: [Signature]

Date: 8 5 26 Print Name: [Signature]

APPENDIX 2

IMPORTED MATERIALS



MATTHEWS (SUSSEX) LTD. Tel: 01293 617014

Stephenson Way, Three Bridges, Crawley RH10 1TL

No. 660391

CONVEYANCE / CONTROLLED WASTE TRANSFER NOTE

SECTION A Current Holder of Waste / Collection Point

Name: clawley

Address: 500010

Arrival time: _____ Departure time: _____ Waiting time on site: _____

SECTION B Company Collecting the Waste / Materials

Name: **Matthews (Sussex) Ltd.** Driver: KEVIN Vehicle Reg: C.F63HBT

Waste Carriers Licence No. CBDU147665 Issued by EA SIC Code ☐ Demolition 43110

☐ TIPPER ☒ GRAB TIPPER ☐ RORO ☐ Earthworks 43120

Tare Weight: 1 LOAD ☐ Other _____

Gross Weight: _____ Net Weight: _____

SECTION C Description of Waste / Materials Carried

Collection

- | | |
|---|----------|
| ☐ Soils and Stones Non-Haz | 17 05 04 |
| ☐ Soils and Stones w. dangerous substances | 17 05 03 |
| ☐ Concrete | 17 01 01 |
| ☐ Mixed Hardcore, Bricks, Tiles, Rubble | 17 01 07 |
| ☐ Tarmac: Bituminous Mix (not coal tar) | 17 03 02 |
| ☐ Soil and Stone | |

Other: _____

Delivery

- | |
|---|
| ☐ 6F5 / 6F2 Crushed Concrete |
| ☐ Recycled Type 1 |
| ☐ Primary Type 1 |
| ☐ BS3882 Topsoil |
| ☐ Graded Topsoil |
| ☒ Reject Sand |

Other: _____

I confirm that I have fulfilled my duty to apply the Waste Hierarchy as requested by Regulation 12 of the Waste (England & Wales) Regs 2011.

SECTION D Authorised Tip / Delivery Point

Site Name: J W STRATTON Site Operator: _____

Address: TURNERS HILL RD COPELTHORNE Authorised Tip No: _____

Zone where material placed: _____

SECTION E Services

☐ Daywork Site: _____ Start: _____ Finish: _____

☐ Haulage Collection Site: _____

Delivery Site: _____

Signed by Driver: Turner Signed by Customer: RSpan

Date: 8 5 26 Print Name: _____



MATTHEWS (SUSSEX) LTD. Tel: 01293 617014

Stephenson Way, Three Bridges, Crawley RH10 1TL

No. 660393

CONVEYANCE / CONTROLLED WASTE TRANSFER NOTE

SECTION A Current Holder of Waste/ Collection Point

Name: _____

Address: _____

Arrival time: 11-45 Departure time: 12-15 Waiting time on site: GLASS WARE UNLOADING

SECTION B Company Collecting the Waste / Materials

Name: **Matthews (Sussex) Ltd.**

Driver: KEVIN

Vehicle Reg: CF63HBJ

Waste Carriers Licence No. CBDU147665 Issued by EA

SIC Code ☐ Demolition 43110

☐ TIPPER

☒ GRAB TIPPER

☐ RORO

☐ Earthworks 43120

☐ Other _____

Tare Weight: 1 LOAD

Gross Weight: _____ Net Weight: _____

SECTION C Description of Waste / Materials Carried

Collection

- | | |
|---|----------|
| ☐ Soils and Stones Non-Haz | 17 05 04 |
| ☐ Soils and Stones w. dangerous substances | 17 05 03 |
| ☐ Concrete | 17 01 01 |
| ☐ Mixed Hardcore, Bricks, Tiles, Rubble | 17 01 07 |
| ☐ Tarmac: Bituminous Mix (not coal tar) | 17 03 02 |
| ☐ Soil and Stone | |

Other: _____

Delivery

- | |
|---|
| ☐ 6F5 / 6F2 Crushed Concrete |
| ☐ Recycled Type 1 |
| ☐ Primary Type 1 |
| ☐ BS3882 Topsoil |
| ☐ Graded Topsoil |
| ☒ Reject Sand |

Other: _____

I confirm that I have fulfilled my duty to apply the Waste Hierarchy as requested by Regulation 12 of the Waste (England & Wales) Regs 2011.

SECTION D Authorised Tip / Delivery Point

Site Name: T W STRATTON

Site Operator: _____

Address: TURNERS HILL RD OXTED

Authorised Tip No: _____

Zone where material placed: _____

SECTION E Services

☐ Daywork Site: _____ Start: _____ Finish: _____

☐ Haulage Collection Site: _____

Delivery Site: _____

Signed by Driver: KEVIN

Signed by Customer: [Signature]

Date: 8 5 26

Print Name: [Signature]



MATTHEWS (SUSSEX) LTD. Tel: 01293 617014

Stephenson Way, Three Bridges, Crawley RH10 1TL

No.660395

CONVEYANCE / CONTROLLED WASTE TRANSFER NOTE

SECTION A Current Holder of Waste/ Collection Point

Name: _____ *Crawley 800010*

Address: _____

Arrival time: _____ Departure time: _____ Waiting time on site: _____

SECTION B Company Collecting the Waste / Materials

Name: **Matthews (Sussex) Ltd.** Driver: *Kevin* Vehicle Reg: *G63HBJ*

Waste Carriers Licence No. *CBDU147665* Issued by EA SIC Code ☐ Demolition 43110

☐ TIPPER ☒ GRAB TIPPER ☐ RORO ☐ Earthworks 43120

Tare Weight: *1 LOAD* ☐ Other _____

Gross Weight: _____ Net Weight: _____

SECTION C Description of Waste / Materials Carried

Collection

- | | |
|---|----------|
| ☐ Soils and Stones Non-Haz | 17 05 04 |
| ☐ Soils and Stones w. dangerous substances | 17 05 03 |
| ☐ Concrete | 17 01 01 |
| ☐ Mixed Hardcore, Bricks, Tiles, Rubble | 17 01 07 |
| ☐ Tarmac: Bituminous Mix (not coal tar) | 17 03 02 |
| ☐ Soil and Stone | |

Other: _____

Delivery

- | |
|---|
| ☐ 6F5 / 6F2 Crushed Concrete |
| ☐ Recycled Type 1 |
| ☐ Primary Type 1 |
| ☐ BS3882 Topsoil |
| ☐ Graded Topsoil |
| ☒ Reject Sand |

Other: _____

I confirm that I have fulfilled my duty to apply the Waste Hierarchy as requested by Regulation 12 of the Waste (England & Wales) Regs 2011.

SECTION D ~~Authorised Tip~~ / Delivery Point

Site Name: *T W STRATTON* Site Operator: _____

Address: *TURNERS HILL RD COPTHOORNE* Authorised Tip No: _____

Zone where material placed: _____

SECTION E Services

☐ Daywork Site: _____ Start: _____ Finish: _____

☐ Haulage Collection Site: _____

Delivery Site: _____

Signed by Driver: *Kevin* Signed by Customer: *[Signature]*

Date: *8 5 26* Print Name: *Kevin*



MATTHEWS (SUSSEX) LTD. Tel: 01293 617014

Stephenson Way, Three Bridges, Crawley RH10 1TL

No. 660414

CONVEYANCE / CONTROLLED WASTE TRANSFER NOTE

SECTION A Current Holder of Waste/ Collection Point

Name: _____

Address: _____

Arrival time: _____ Departure time: _____ Waiting time on site: _____

*cleaned
800010*

SECTION B Company Collecting the Waste / Materials

Name: **Matthews (Sussex) Ltd.** Driver: *ALAN* Vehicle Reg: *MM19TEM*

Waste Carriers Licence No. CBDU147665 Issued by EA SIC Code ☐ Demolition 43110

☒ TIPPER

☐ GRAB TIPPER

☐ RORO

☐ Earthworks 43120

Tare Weight: *ONE*

☐ Other _____

Gross Weight: _____ Net Weight: _____

SECTION C Description of Waste / Materials Carried

Collection

- ☐ Soils and Stones Non-Haz 17 05 04
☐ Soils and Stones w. dangerous substances 17 05 03
☐ Concrete 17 01 01
☐ Mixed Hardcore, Bricks, Tiles, Rubble 17 01 07
☐ Tarmac: Bituminous Mix (not coal tar) 17 03 02
☐ Soil and Stone

Other: _____

Delivery

- ☐ 6F5 / 6F2 Crushed Concrete
☐ Recycled Type 1
☐ Primary Type 1
☐ BS3882 Topsoil
☐ Graded Topsoil
☒ Reject Sand

Other: _____

I confirm that I have fulfilled my duty to apply the Waste Hierarchy as requested by Regulation 12 of the Waste (England & Wales) Regs 2011.

SECTION D Authorised Tip / Delivery Point

Site Name: *TURNERS Hill* Site Operator: *SW STRATTON*

Address: *RH10 4HQ* Authorised Tip No: _____

Zone where material placed: _____

SECTION E Services

☐ Daywork Site: _____ Start: _____ Finish: _____

☐ Haulage Collection Site: _____

Delivery Site: _____

Signed by Driver: *ASD* Signed by Customer: *[Signature]*

Date: *8/5/26* Print Name: _____



MATTHEWS (SUSSEX) LTD. Tel: 01293 617014

Stephenson Way, Three Bridges, Crawley RH10 1TL

No. 660397

CONVEYANCE / CONTROLLED WASTE TRANSFER NOTE

SECTION A Current Holder of Waste/ Collection Point

Name: _____ *Charles*

Address: _____ *800010*

Arrival time: _____ Departure time: _____ Waiting time on site: _____

SECTION B Company Collecting the Waste / Materials

Name: **Matthews (Sussex) Ltd.** Driver: *KEVIN* Vehicle Reg: *CA63HBJ*

Waste Carriers Licence No. *CBDU147665* Issued by EA SIC Code ☐ Demolition 43110

☐ TIPPER ☒ GRAB TIPPER ☐ RORO ☐ Earthworks 43120

Tare Weight: *1* *LOAD* ☐ Other _____

Gross Weight: _____ Net Weight: _____

SECTION C Description of Waste / Materials Carried

Collection

- | | |
|---|----------|
| ☐ Soils and Stones Non-Haz | 17 05 04 |
| ☐ Soils and Stones w. dangerous substances | 17 05 03 |
| ☐ Concrete | 17 01 01 |
| ☐ Mixed Hardcore, Bricks, Tiles, Rubble | 17 01 07 |
| ☐ Tarmac: Bituminous Mix (not coal tar) | 17 03 02 |
| ☐ Soil and Stone | |

Other: _____

Delivery

- | |
|---|
| ☐ 6F5 / 6F2 Crushed Concrete |
| ☐ Recycled Type 1 |
| ☐ Primary Type 1 |
| ☒ BS3882 Topsoil |
| ☐ Graded Topsoil |
| ☐ Reject Sand |

Other: _____

I confirm that I have fulfilled my duty to apply the Waste Hierarchy as requested by Regulation 12 of the Waste (England & Wales) Regs 2011.

SECTION D ~~Authorised Tip~~ / Delivery Point

Site Name: *J W STRATTON* Site Operator: *J W STRATTON*

Address: *TURNER'S HILL PO COPTHELE* Authorised Tip No: _____

Zone where material placed: _____

SECTION E Services

☐ Daywork Site: _____ Start: _____ Finish: _____

☐ Haulage Collection Site: _____

Delivery Site: _____

Signed by Driver: *[Signature]* Signed by Customer: *[Signature]*

Date: *12 5 26* Print Name: *[Signature]*



MATTHEWS (SUSSEX) LTD. Tel: 01293 617014

Stephenson Way, Three Bridges, Crawley RH10 1TL

No. 660407

CONVEYANCE / CONTROLLED WASTE TRANSFER NOTE

SECTION A Current Holder of Waste/ Collection Point

Name: Crawley

Address: P5-P1

Arrival time: _____ Departure time: _____ Waiting time on site: 80000

SECTION B Company Collecting the Waste / Materials

Name: **Matthews (Sussex) Ltd.** Driver: ALAN Vehicle Reg: MM19 TEM

Waste Carriers Licence No. CBDU147665 Issued by EA SIC Code ☐ Demolition 43110

☒ TIPPER ☐ GRAB TIPPER ☐ RORO ☐ Earthworks 43120

Tare Weight: ONE ☐ Other _____

Gross Weight: _____ Net Weight: _____

SECTION C Description of Waste / Materials Carried

Collection

- ☐ Soils and Stones Non-Haz 17 05 04
☐ Soils and Stones w. dangerous substances 17 05 03
☐ Concrete 17 01 01
☐ Mixed Hardcore, Bricks, Tiles, Rubble 17 01 07
☐ Tarmac: Bituminous Mix (not coal tar) 17 03 02
☐ Soil and Stone

Other: _____

Delivery

- ☐ 6F5 / 6F2 Crushed Concrete
☐ Recycled Type 1
☐ Primary Type 1
☒ BS3882 Topsoil
☐ Graded Topsoil
☐ Reject Sand

Other: _____

I confirm that I have fulfilled my duty to apply the Waste Hierarchy as requested by Regulation 12 of the Waste (England & Wales) Regs 2011.

SECTION D Authorised Tip / Delivery Point

Site Name: TURNERS HILL Site Operator: J. U STRATTON

Address: RH10 4HQ Authorised Tip No: _____

Zone where material placed: _____

SECTION E Services

☐ Daywork Site: _____ Start: _____ Finish: _____

☐ Haulage Collection Site: _____

Delivery Site: _____

Signed by Driver: AKJ Signed by Customer: Will

Date: 5/3/28 Print Name: Will

vehicles on the public road do so entirely at their own risk



MATTHEWS (SUSSEX) LTD. Tel: 01293 617014

Stephenson Way, Three Bridges, Crawley RH10 1TL

No. 660408

CONVEYANCE / CONTROLLED WASTE TRANSFER NOTE

SECTION A Current Holder of Waste/ Collection Point

Name: _____

Address: _____

Arrival time: _____ Departure time: _____ Waiting time on site: _____

*Crawley
800010
PS-11*

SECTION B Company Collecting the Waste / Materials

Name: **Matthews (Sussex) Ltd.**

Driver: *AUN*

Vehicle Reg: _____

Waste Carriers Licence No. CBDU147665 Issued by EA

SIC Code ☐ Demolition 43110

☒ TIPPER

☐ GRAB TIPPER

☐ RORO

☐ Earthworks 43120

Tare Weight: *ONE*

☐ Other _____

Gross Weight: _____ Net Weight: _____

MM19 TEM

SECTION C Description of Waste / Materials Carried

Collection

- | | |
|---|----------|
| ☐ Soils and Stones Non-Haz | 17 05 04 |
| ☐ Soils and Stones w. dangerous substances | 17 05 03 |
| ☐ Concrete | 17 01 01 |
| ☐ Mixed Hardcore, Bricks, Tiles, Rubble | 17 01 07 |
| ☐ Tarmac: Bituminous Mix (not coal tar) | 17 03 02 |
| ☐ Soil and Stone | |

Other: _____

Delivery

- | |
|---|
| ☐ 6F5 / 6F2 Crushed Concrete |
| ☐ Recycled Type 1 |
| ☐ Primary Type 1 |
| ☒ BS3882 Topsoil |
| ☐ Graded Topsoil |
| ☐ Reject Sand |

Other: _____

I confirm that I have fulfilled my duty to apply the Waste Hierarchy as requested by Regulation 12 of the Waste (England & Wales) Regs 2011.

SECTION D Authorised Tip / Delivery Point

Site Name: *TURNERS HILL*

Site Operator: *SW STRATTON*

Address: *RH10 4HQ*

Authorised Tip No: _____

Zone where material placed: _____

SECTION E Services

☐ Daywork Site: _____ Start: _____ Finish: _____

☐ Haulage Collection Site: _____

Delivery Site: _____

Signed by Driver: *AC*

Signed by Customer: *[Signature]*

Date: *5/5/26*

Print Name: *BSW*



MATTHEWS (SUSSEX) LTD. Tel: 01293 617014

Stephenson Way, Three Bridges, Crawley RH10 1TL

No. 660421

CONVEYANCE / CONTROLLED WASTE TRANSFER NOTE

SECTION A Current Holder of Waste/ Collection Point

Name: _____

Address: _____

Arrival time: _____ Departure time: _____ Waiting time on site: _____

SECTION B Company Collecting the Waste / Materials

Name: **Matthews (Sussex) Ltd.** Driver: **ALAN** Vehicle Reg: **MM19 TEM**

Waste Carriers Licence No. CBDU147665 Issued by EA SIC Code ☐ Demolition 43110

☒ TIPPER ☐ GRAB TIPPER ☐ RORO ☐ Earthworks 43120

Tare Weight: **ONE** ☐ Other _____

Gross Weight: _____ Net Weight: _____

SECTION C Description of Waste / Materials Carried

Collection

- | | |
|---|----------|
| ☐ Soils and Stones Non-Haz | 17 05 04 |
| ☐ Soils and Stones w. dangerous substances | 17 05 03 |
| ☐ Concrete | 17 01 01 |
| ☐ Mixed Hardcore, Bricks, Tiles, Rubble | 17 01 07 |
| ☐ Tarmac: Bituminous Mix (not coal tar) | 17 03 02 |
| ☐ Soil and Stone | |

Other: _____

Delivery

- | |
|---|
| ☐ 6F5 / 6F2 Crushed Concrete |
| ☐ Recycled Type 1 |
| ☐ Primary Type 1 |
| ☒ BS3882 Topsoil |
| ☐ Graded Topsoil |
| ☐ Reject Sand |

Other: _____

I confirm that I have fulfilled my duty to apply the Waste Hierarchy as requested by Regulation 12 of the Waste (England & Wales) Regs 2011.

SECTION D Authorised Tip / Delivery Point

Site Name: **TURNERS HILL** Site Operator: **J. V. STRATTON**

Address: **RH10 4HQ** Authorised Tip No: _____

Zone where material placed: _____

SECTION E Services

☐ Daywork Site: _____ Start: _____ Finish: _____

☐ Haulage Collection Site: _____

Delivery Site: _____

Signed by Driver: **AKD** Signed by Customer: **B**

Date: **12.5.26** Print Name: **Ragie**

APPENDIX 3

TOPSOIL CERTIFICATION



Freeland Horticulture Ltd
Rosedale Nursery
College Road
Hextable
Kent BR8 7LT

Attention: Philippa Lambourne

Our Ref: SLC-1391-SA

23 June 2025

Dear Philippa

Topsoil Analysis Report: Bat & Ball, Sevenoaks Topsoil – May 2025

We have completed the analysis of the topsoil sample recently taken from the above site and it has been forwarded to an approved laboratory for analysis and have the pleasure of reporting our findings. The purpose of the analysis was to determine the suitability of the topsoil for general landscaping purposes and its compliance with the current British Standard for topsoil (BS3882).

SOIL SAMPLING & EXAMINATION

At the time of our sampling visit the topsoil was stored in a stockpile. A series of 10 hand augered trial holes were constructed across the stockpile for the purpose of soil examination and sample collection. As the soil examination confirmed a consistent topsoil composition, the ten samples were combined together to form one composite sample for analysis purposes. The soil was described as dark brown, slightly moist and friable with a well-developed, fine to medium granular structure. The soil contained a low fraction of small stones and no deleterious materials (eg. building waste materials, glass, roots or rhizomes of pernicious weeds) or unusual odours (eg. hydrocarbons) were recorded.

LABORATORY ANALYSIS

The topsoil sample was submitted to a UKAS and MCERTS accredited laboratory for routine physical and chemical parameters to confirm the composition and fertility of the soil. The following parameters were determined:

- ⊕ pH & electrical conductivity values;
- ⊕ major plant nutrients (N, P, K, Mg) & organic matter content;
- ⊕ particle size distribution and stone content;
- ⊕ heavy metals & potentially toxic elements (As, Cd, Cr, Cu, Pb, Hg, Ni, Se, Zn, B);
- ⊕ sulphate, sulphur, sulphide;
- ⊕ total cyanide and total (mono) phenols;
- ⊕ speciated PAHs (US EPA16)
- ⊕ banded aromatic and aliphatic petroleum hydrocarbons (C₅-C₃₅).
- ⊕ Asbestos

The results are presented on the attached Certificate of Analysis and an interpretation of the results is given below.

Phone: 01322 619161;

*Freeland horticulture Ltd, Registered in England: Rosedale Nursery, College Road, Hextable, Kent BR8 7LT
Company Registration No: 04015968*

COMMENTS***pH & Electrical Conductivity (salinity) Values***

The sample was alkaline in nature (pH 8.3) with a pH value that would be considered suitable for general landscaping purposes.

The electrical conductivity (salinity) value using the soil:water extract was 718µS/cm indicating that soluble salts are not present at levels that would be harmful to plants.

The electrical conductivity values by CaSO₄ extract (BS3882 requirement) fell below the maximum specified value (3300µS/cm) given in BS3882:2015.

Organic Matter & Nutrient Status

The sample was rich in organic matter and all major plant nutrients. No further additions of compost or fertiliser are required, or indeed recommended, for at least the first growing season.

The C:N ratio of the sample was acceptable for general landscape purposes

Particle Size Distribution & Stone Content

The sample contained 85% sand and fell into the sandy loam texture class. This particle size distribution is considered suitable for a broad range of landscape applications, including tree and shrub planting, turfing and seeding.

The sample was Virtually free from stones of 50 mm and upwards in diameter and only contained a slight fraction of smaller stones (0.3%). As such, stones will not restrict the use of the soil for landscaping purposes.

Potential Contaminants

We are not aware of any specified contaminant levels set for the proposed end-use of this topsoil. This includes human health, environmental protection and metals considered toxic to plants. In the absence of any site-specific assessment criteria, the concentrations that affect human health have been compared with the 'residential with homegrown produce' land use in the Suitable For Use Levels presented in 'The LQM/CIEH S4UIs' for Human Health Risk Assessment (2015) and DEFRA SP1010: 'Development of Category 4 Screening Levels' for Assessment of Land Affected by Contamination – Policy Companion Document (2014).

Of the potential contaminants determined, none was found at levels that would exceed their respective guideline values.

CONCLUSION

The purpose of the analysis was to determine the suitability of the topsoil for general landscaping purposes. From the soil examination and laboratory analysis, the soil is described as an alkaline, non-saline, sandy loam. The organic matter and nutrient levels are acceptable, and no significant contamination was found with respect to the parameters determined. This soil would adhere to the current BS3882 specification for 'multipurpose grade'.

To conclude, based on our findings, the topsoil would be considered well-suited to general landscaping purposes provided the physical condition of the soil is maintained.

We hope this report meets with your approval and provides the necessary information. Please do not hesitate to contact the undersigned if you have any queries or comments.

George Longmuir MSc Soil Sci. M.I Soil Sci.

Client	Freeland Horticulture Ltd
Job Name	Topsoil Analysis
Site	Bat & Ball, Sevenoaks
Month/Year	May 25
Our Ref	1391-SA
Date	23 June 2025

pH Value & Salinity

pH value (1:2.5 soil/water ext)	units
Electrical Conductivity (1:2.5 soil/water ext)	µS/cm
Electrical Conductivity (1:2.5 soil/CaSO4 ext)	µS/cm

Composite sample

8.3
718
2868

Organic Matter & Nutrient Status

Organic Matter (LOI)	%
Organic Carbon (Derived)	%
Total Nitrogen	%
Carbon:Nitrogen Ratio	:1
Available Phosphorus	mg/l
Available Potassium	mg/l
Available Magnesium	mg/l

5.4
3.1
0.252
0.6
55.8
1207
162

Particle Size Analysis & Stones

Clay (<0.002mm)	%
Silt (0.063-0.002mm)	%
Sand (2.0-0.063mm)	%
Texture Class	UK Class

8
7
85
SandyLoam

Stones 2-20mm	% by DW
Stones 20-50mm	% by DW
Stones >50mm	% by DW

0.3
0.0
0.0

Potential Contaminants

Total Arsenic (As)	mg/kg
Total Cadmium (Cd)	mg/kg
Total Chromium (Cr)	mg/kg
Hexavalent Chromium (CR ^{VI})	mg/kg
Total Copper (Cu)	mg/kg
Total Lead (Pb)	mg/kg
Total Mercury (Hg)	mg/kg
Total Nickel (Ni)	mg/kg
Total Selenium (Se)	mg/kg
Total Zinc (Zn)	mg/kg
Total Beryllium (Be)	mg/kg
Total Barium (Ba)	mg/kg
Total Vanadium (V)	mg/kg
Hot Water Soluble Boron (B)	mg/kg
Total Cyanide (CN)	mg/kg
Elemental Sulphur (S)	mg/kg
Easily Liberated Sulphide (S ⁻²)	mg/kg
Water Soluble Sulphate (SO ₄ ²⁻)	mg/l
Total Phenols Index	mg/kg
Asbestos Screen	-

5.3
<0.1
43.2
<0.2
7.5
11.5
<0.2
26.2
<0.09
23.9
<1
13.5
18.5
2.6
<1
<5
<1
58.6
<1
N.D.

Polyaromatic Hydrocarbons

Naphthalene	mg/kg
Acenaphthylene	mg/kg
Acenaphthene	mg/kg
Fluorene	mg/kg
Phenanthrene	mg/kg

<0.05
<0.05
<0.05
<0.05
<0.1

Client	Freeland Horticulture Ltd	
Job Name	Topsoil Analysis	
Site	Bat & Ball, Sevenoaks	
Month/Year	May 25	
Our Ref	1391-SA	
Date	23 June 2025	
Anthracene	mg/kg	<0.05
Fluoranthene	mg/kg	<0.1
Pyrene	mg/kg	<0.1
Benzo[a]anthracene	mg/kg	<0.1
Chrysene	mg/kg	<0.1
Benzo[b]fluoranthene	mg/kg	<0.1
Benzo[k]fluoranthene	mg/kg	<0.1
Benzo[a]pyrene	mg/kg	<0.1
Indeno[1,2,3-cd]pyrene	mg/kg	<0.1
Dibenzo[a,h]anthracene	mg/kg	<0.1
Benzo[g,h,i]perylene	mg/kg	<0.1
Total PAHs sum US EPA 16	mg/kg	<1

Banded Petroleum Hydrocarbons

Aliphatic TPH >C ₅ -C ₆	mg/kg	<0.05
Aliphatic TPH >C ₆ -C ₈	mg/kg	0.13
Aliphatic TPH >C ₈ -C ₁₀	mg/kg	<0.05
Aliphatic TPH >C ₁₀ -C ₁₂	mg/kg	<10
Aliphatic TPH >C ₁₂ -C ₁₆	mg/kg	<10
Aliphatic TPH >C ₁₆ -C ₂₁	mg/kg	<10
Aliphatic TPH >C ₂₁ -C ₃₅	mg/kg	22.0
Aliphatic TPH >C ₃₅ -C ₄₄	mg/kg	<12

Aromatic TPH >C ₅ -C ₇	mg/kg	<0.05
Aromatic TPH >C ₇ -C ₈	mg/kg	<0.05
Aromatic TPH >C ₈ -C ₁₀	mg/kg	<0.05
Aromatic TPH >C ₁₀ -C ₁₂	mg/kg	<10
Aromatic TPH >C ₁₂ -C ₁₆	mg/kg	<10
Aromatic TPH >C ₁₆ -C ₂₁	mg/kg	<10
Aromatic TPH >C ₂₁ -C ₃₅	mg/kg	140
Aromatic TPH >C ₃₅ -C ₄₄	mg/kg	17.0

Total Petroleum Hydrocarbons (C ₅ -C ₄₄)	mg/kg	198
---	-------	-----

BTEX

Benzene	mg/kg	<0.02
Toluene	mg/kg	<0.2
Ethyl Benzene	mg/kg	<0.04
m- & p- Xylene	mg/kg	<0.2
o-Xylene	mg/kg	<0.1

Chain of Custody requires a Freeland ticket - 01322 619161



TEST CERTIFICATE

DETERMINATION OF PARTICLE SIZE DISTRIBUTION

Tested in Accordance with: BS EN ISO 17892-4:2016,
BS 1377-2:2022 cl. 10



4041

Client: Biffa Waste Services
Client Address: Eye Landfill, Eye,
Peterborough, PE67TH

Contact: Lee Coulson/Szymon Wasilewski
Site Address: ATRF

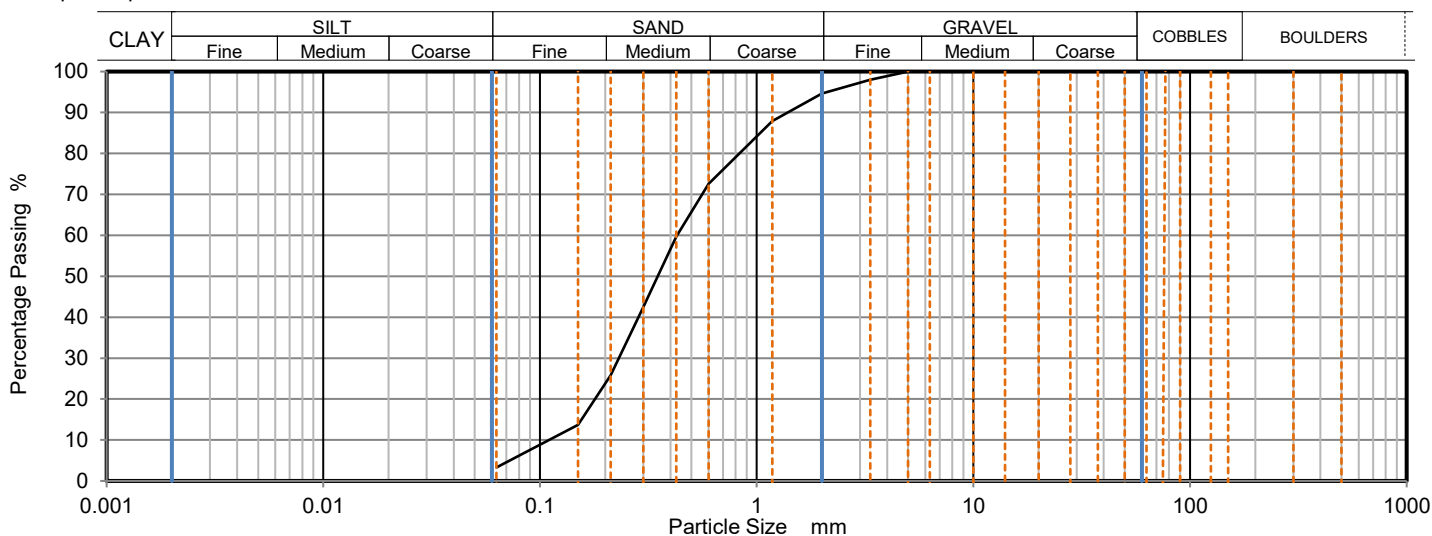
Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Client Reference: Not Given
Job Number: 26-009856-1
Date Sampled: Not Given
Date Received: 25/02/2026
Date Tested: 04/03/2026
Sampled By: Client - Szymon Wasilewski

Test Results:

Laboratory Reference: 842682
Hole No.: Sand
Sample Reference: Not Given
Sample Description: Brown gravelly slightly clayey SAND
Sample Preparation: Sample was quartered, oven dried at 108.0 °C and broken down by hand.

Depth Top [m]: Not Given
Depth Base [m]: Not Given
Sample Type: B



Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
500	100		
300	100		
150	100		
125	100		
90	100		
75	100		
63	100		
50	100		
37.5	100		
28	100		
20	100		
14	100		
10	100		
6.3	100		
5	100		
3.35	98		
2	95		
1.18	88		
0.6	73		
0.425	60		
0.3	43		
0.212	26		
0.15	14		
0.063	3		

Sample Proportions	% dry mass
Very coarse	0
Gravel	5
Sand	92
Fines <0.063 mm	3

Grading Analysis	
D100	mm
D60	mm
D30	mm
D10	mm
Uniformity Coefficient	
Curvature Coefficient	

Uniformity and Curvature Coefficient calculated in accordance with BS EN ISO 14688-2:2018

Note: Tested in Accordance with ISO 17892 -4, by sieving on as received or wet sample

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.



SUMMARY REPORT

DETERMINATION OF PARTICLE DENSITY - GAS JAR METHOD

Tested in Accordance with: BS 1377-2:2022, clause 9.2



4041
Client: Biffa Waste Services
Client Address: Eye Landfill, Eye,
Peterborough, PE67TH
Contact: Lee Coulson/Szymon Wasilewski
Site Address: ATRF

Client Reference: Not Given
Job Number: 26-009856-1
Date Sampled: Not Given
Date Received: 25/02/2026
Date Tested: 04/03/2026
Sampled By: Client - Szymon Wasilewski

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

Test results

Laboratory Reference	Hole No.	Sample				Description	Remarks	PD Mg/m3	Preparation				
		Reference	Depth Top m	Depth Base m	Type								
842682	Sand	Not Given	Not Given	Not Given	B	Brown gravelly slightly clayey SAND		2.65	Quartered, natural condition				

Note: PD - Particle Density

Comments:

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Signed:

Katarzyna Koziel

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