

Phase 4 Verification Report
for
Erection of Detached Dwelling
on land to the rear of
No.67 Sunte Avenue, Lindfield,
Haywards Heath, West Sussex
RH16 2AB

Date: December 2025

Status:	Final Report
Reference:	3963 P4 Shave– Sunte Avenue, Haywards Heath
Date:	22/12/2025

Author:	Checked by:
TR	VH

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1.0 QUALITY ASSURANCE

Castledine Environmental confirm that all reasonable efforts have been made to ensure that the information outlined within this report is accurate.

Castledine Environmental would further confirm that due care, attention and technical skill were used in the creation of this report.

2.0 LIMITATIONS

The conclusions and recommendations made in this report are limited to those based on the findings of the investigation. Where comments are made based on information obtained from third parties, Castledine Environmental assumes that all third-party information is true and correct. No independent action has been undertaken to validate the findings of third parties. The assessments and interpretation have been made in line with legislation and guidelines in force at the time of writing, representing best practice at the time.

This survey has not included asbestos within existing structures, invasive plant species, geotechnical considerations or any elements unconnected with potential ground contamination at the site. If required, such surveys should be undertaken by suitably accredited organisations.

There may be other conditions prevailing at the site which have not been disclosed by this investigation and which have not been taken into account by this report. Responsibility cannot be accepted for conditions not revealed by the investigation.

3.0 INTRODUCTION

Castledine Environmental have been appointed by Mr. S. Shave to undertake a Phase 4 Verification of remediation on the new dwellings to rear of No.67 Sunte Avenue, Lindfield, Haywards Heath RH16 2AB.

The site development proposals consisted of the erection of a single new dwelling with associated landscaping.

4.0 SCOPE

Castledine Environmental have prepared this report for the sole use and reliance of Mr. S. Shave and his appointees for the purpose of ensuring compliance with:

- National Planning Policy Framework (NPPF) February 2025;
- Part C1 of the building regulations;
- In support of planning application DM/24/1181 with Mid Sussex District Council.

This report may not be used or relied upon by any unauthorised third party, or for any other proposed use than that specified above, without the explicit written agreement of Castledine Environmental.

The report consists of a Remediation Strategy and Verification Plan in accordance with:

- LCRM “Land Contamination Risk Management”.

The objectives of the report are:

- Confirm made ground has been removed from proposed soft-landscaping areas;
- Determine the depth of cover soils and ensure suitability for use;
- Verify the installation of a gas protection membrane;
- Determine the remaining work required.

This report has been produced in order to discharge any relevant planning conditions outlined by the Local Authority and Environment Agency; however, further requirements may be imposed after the findings of this report that may need to be addressed at a later date.

5.0 PREVIOUS REPORTS

The following previous reports have been referred to but not summarised in their entirety. The conclusions and recommendations of previous reports still apply, and should be considered in conjunction with this report:

- W.K Elson, Contamination Assessment: Intrusive Investigation for Builders' Yard, 67a Sunte Avenue, Haywards Heath, Sussex, RH16 2AB. Dated June 2012 with no reference number provided.
- W.K Elson, Contamination Assessment and Remediation Plan for 67a Sunte Avenue, Haywards Heath, Sussex, RH16 2AB. Dated April 2024 with no reference number provided.
- Phase 3 Remediation Strategy and Verification Plan for Erection of Detached Dwelling on land to the rear of No.67 Sunte Avenue, Lindfield, Haywards Heath, West Sussex RH16 2AB Dated: December 2025 Reference 3750.

5.1 SUMMARY OF SOIL CONTAMINATION

Two intrusive investigations have been undertaken for the site to date, with the most pertinent details summarised below. A plan is included in Appendix A.

5.1.1 JUNE 2012 INVESTIGATION

Five trial pits (TP1 to TP5) were undertaken across the site to depths of between 1.50m and 2.00m below existing ground level (bgl). Representative samples were collected of both the made ground / fill and the underlying natural strata.

Concentrations of lead in excess of the screening values for residential with plant uptake (1% SOM) were identified in the silt at TP1 (0.40mbgl) in the north of the site, and elevated concentrations of lead, mercury and PAH

compounds were identified in the made ground / fill deposits in TP2 (0.30mbgl) in the centre—right of the site.

High concentrations of TPH were also recorded in TP3 (1.00mbgl) in the centre-left of the site within the underlying natural strata (Upper Turnbridge Wells Sand Formation); however, the results of the mercury and petroleum hydrocarbon testing were not fully speciated.

5.1.2 APRIL 2024 INVESTIGATION

Six boreholes were progressed across the site (BH1 to BH6) to depths of between 0.85m and 2.00mbgl. Sample of both made ground / fill and natural strata were submitted for chemical analysis.

Concentrations of arsenic, lead and PAH compounds in excess of the screening values were encountered in BH2 (0.40mbgl), and elevated concentrations of lead and PAH compounds were also recorded in BH3, BH4, BH5 and BH6 (between depths of 0.35m and 0.70mbgl).

BH3 was advanced near to TP3 from the 2012 investigation, but concentrations of TPH bands did not exceed screening values.

5.2 SUMMARY OF GROUND GAS RISK

In lieu of a gas monitoring scheme for the proposed development and in consideration of potential risks, a worst-case scenario gas and vapour generation regime was adopted. As such, the Client has agreed to install gas protection measures inline with 'Characteristic Situation 3' (CS3) as outlined within BS8485:2015+A1:2019, which will comprise a suitable vapour resistant gas membrane, sub-floor ventilation and floor slab. This is considered suitable to protect against carbon dioxide, methane and vapour ingress and will act to reduce the risk onsite to an acceptable level when assessed against the proposed residential nature of the development.

Based upon the TPH CWG testing undertaken in April 2024, the lighter (more volatile) range of hydrocarbons recorded (C5 to C16) were not found to be in

exceedance of screening values and were generally low in concentration. Vapour barriers were not considered to be necessary.

The site is not recorded to lie within a Radon Affected Area, and radon protection measures are not required for the development.

5.3 RECOMMENDED REMEDIAL MEASURES

Due to the presence of contaminants in the soils, excavation of soils to a depth of 600mm in all areas of soft landscaping was recommended. A geotextile was also recommended as demarcation. Where natural strata were encountered before 600mm had been excavated, testing of the natural strata was recommended to verify that contamination hadn't spread to the natural strata.

Imported material was recommended to be tested and proven to be suitable for use in garden areas.

For the gas protection membrane, a beam and block floor with a ventilated sub-floor, cross ventilation in the void and a gas resistant membrane. The full list of details was included in the Phase 3 Remediation Strategy.

Water supply piping was recommended to be barrier piping.

5.4 RECOMMENDED VALIDATION MEASURES

The following works were recommended for inclusion in the Validation Report, to be obtained for checking during the remedial works.

- Photographs and logs of hand excavated pits to confirm 0.60m of cover and presence of geomembrane
- Testing certificates for chemical analysis of materials demonstrating that soils are suitable for use in soft landscape areas.
- Photos and independent sign off of gas membranes during installation as per CIRIA C735.
- Evidence that the remediation has been carried out by suitably qualified individuals.
- Air lance reports verifying the integrity of gas membranes.

- Photos and details of any new installed potable water supply piping.
- Watching brief to identify any additional contamination.

6.0 WORKS UNDERTAKEN

On October 3rd 2025 A Visqueen Ultimate HC Blok gas membrane was installed on the site structure, using double sided butyl tape and pro detailing strip. This was inspected by an independent, qualified contractor on 13th October 2025 and the report is outlined in section 6.3.

S & J Building Contractors Ltd. were instructed to make extensive excavations over the whole of the site to remove the made ground which was identified as contaminated. This was generally an excavation depth of between 0.40m and 0.57mbgl in the north of the site (front drive with hard standing 400mm raised beds) at which depth it is understood that the base of the made ground was reached. In the south of the site this excavation was 0.60mbgl (soft landscaping).

Levels were then brought up in soft landscape areas using imported cover blanket soils, which were independently verified as being suitable for use. In the north of the site where the raised beds did not have a solid bottom to prevent excavation, cover blanket soils were used beneath them also. Geomembranes / terran were used as demarcation.

Photographs are included in Appendix B.

6.1 DOCUMENTS PROVIDED

6.1.1 CONTRACTOR VALIDATION REPORT JULY 2025

This report was produced by S & J Building Contractors Ltd and is included in Appendix C.

Images included show importation, stockpiling and spreading of subsoil and topsoil in the southern soft landscaping area of the site. These also include two validation pits with scale and location verifying approximately 600mm of topsoil.

Transfer notes are included for the importation to site of eight loads of multipurpose topsoil via the carrier Springbridge Direct Ltd, Denham, Buckinghamshire. The material was mixed and tested on site. Deliveries were between February 21st and 3rd March 2025.

6.1.2 LABORATORY TESTING

Sample of topsoil and subsoil were taken circa 22nd January 2025 and tested for a standard suite of determinands including metals, asbestos, PAH compounds, TPH (banded CWG) and BTEX. Testing for BS8601:2013 and BS3882:2015 were also carried out. Concentrations were generally very low, at or close to the limit of detection, and none were in excess of the screening values for residential gardens with home grown produce.

Certificates are included as Appendix F.

6.1.3 WASTE DISPOSAL

Ten waste transfer notes dated between April 2024 and April 2025 were provided, from Brown Civil Engineering Ltd. The content was listed as ‘Non-Hazardous Soil and Stones 17 05 04’ though on occasion mixed with ‘Concrete, Bricks, Tiles and Ceramic 17 01 07’. The disposal point was listed as Bolney Park Farm Recycling Centre Facility, Bolney Park Farm, Broxmead Lane, Bolney RH17 5RJ.

Approximately 150m³ of soil were removed. The waste transfer notes are included in Appendix D, and the Waste Disposal Centre Permit is included in Appendix E.

6.1.4 PHOTOGRAPHS

Photographs have been provided from the site dated between 28th and 30th April 2025, showing the structure foundations with the beam and block floor, service penetrations and laps through the external walls (yellow membrane). Vents were visible leading from beneath the sub-floor void and up the inside of the cavity wall. They appeared to be spaced approximately 2.00m apart.

6.1.5 AIR LANCE REPORT

An independent inspection by GeoShield Ltd. was carried out on 13th October 2025. The report states that the correct products have been used in the correct manner. Air lance and pick testing identified two flaws which were repaired and reinspected on the day, and the works were passed with regard to CIRIA 735 and BS8485:2015+A1 2019.

The report is included in Appendix G.

7.0 VALIDATION SUMMARY

It is considered that sufficient evidence has been provided to demonstrate that the remediation on this site has been carried out to an appropriate standard.

8.0 REFERENCES**8.1 LEGISLATION AND REGULATIONS****8.1.1 ACTS**

- [1] Environmental Protection Act 1990, Part IIA: inserted by Environment Act 1995, Section 57. See Environment Act 1995 for text of Part IIA.

8.1.2 PLANNING REGULATIONS

- [2] The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 SI1999/No.293
- [3] The Town and Country Planning (Environmental Impact Assessment) (England and Wales) (Amendment) Regulations 2000 SI2000/No.2867
- [4] The Town and Country Planning (Environmental Impact Assessment) (England and Wales) (Amendment) Regulations 2017 SI2017/No.571

8.1.3 CONTAMINATED LAND REGULATIONS

- [5] The Contaminated Land (England) Regulations 2000. SI2000/No.227
- [6] The Contaminated Land (England) (Amendment) Regulations 2001 SI2001/No.663

- [7] The Contaminated Land (England) Regulations 2006 SI2006/No.1380

8.2 STATUTORY GUIDANCE

- [8] Department of Environment, Food and Rural Affairs. 2012.
*Environmental Protection Act 1990: Part 2A Contaminated Land
Statutory Guidance*. Department of Environment, Food and Rural Affairs
- [9] Communities and local Government, 2023: National Planning Policy Framework.

8.3 BRITISH STANDARDS

- [10] BS 5930:2015+A1:2020 Code of practice for site investigations
- [11] BS 10175:2011+A2:2017 Investigation of potentially contaminated sites - Code of practice
- [12] BS 8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings
- [13] BS 8576:2013 Guidance on investigations for ground gas. Permanent gases and Volatile Organic Compounds (VOCs)
- [14] Bs 10176:2020 Taking Soil Sample for Determination of Volatile Organic Compounds (VOCs)

8.4 NON-STATUTORY TECHNICAL GUIDANCE

8.4.1 ENVIRONMENT AGENCY

- [15] Land Contamination Risk Management (LCRM) 2020, updated 2023

8.4.2 CIRIA PUBLICATIONS

- [16] Wilson, S., Oliver, S., Mallett, H., Hutchings, H., and Card, G.. 2007, *C 665 Assessing risks posed by hazardous ground gases to buildings*
London: Construction Industry Research and Information Association

- [17] Mallett, H., Cox, L., Wilson, S. and Corban, M... 2014, *C 735 Good practice on the testing and verification of protection systems for buildings against hazardous ground gases* London: Construction Industry Research and Information Association

8.4.3 CL:AIRE

- [18] Card G, Wilson S, Mortimer S. 2012. *A Pragmatic Approach to Ground Gas Risk Assessment. CL:AIRE Research Bulletin RB17*. CL:AIRE, London, UK. ISSN 2047- 6450 (Online)

9.0 APPENDICES

APPENDIX A SITE PLAN

APPENDIX B VALIDATION PHOTOGRAPHS



Validation Photos

Address: Sunte Ave, Haywards Heath
Client: Sam Shave

Photo No.1: Excavation in northern site area. Original ground level approximately half way up bottom board.

Photo No.2: Detail of excavation in Photo 1. 460mm excavation.





Validation Photos

Address: Sunte Ave, Haywards Heath
Client: Sam Shave

Photo No.3: Height of raised beds confirmed to be circa 360mm above ground level.

Photo No.4: Depth of raised beds confirmed to be circa 150mm below ground level.



Castledine Environmental, 4 Wymeswold Road, Hoton, Loughborough, Leicestershire. LE12 5SN
Telephone: 01509 880399 info@castledineenvironmental.co.uk

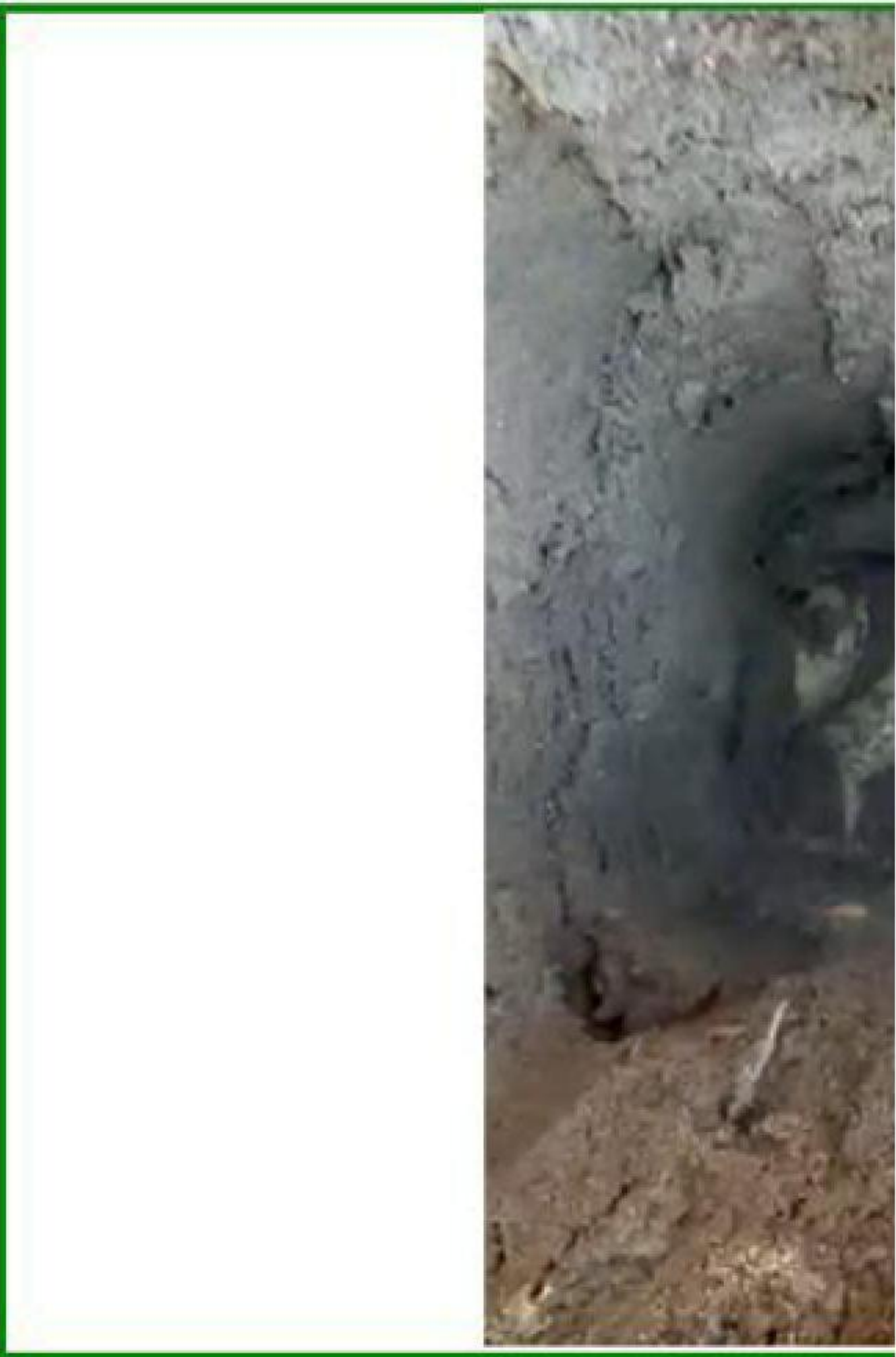
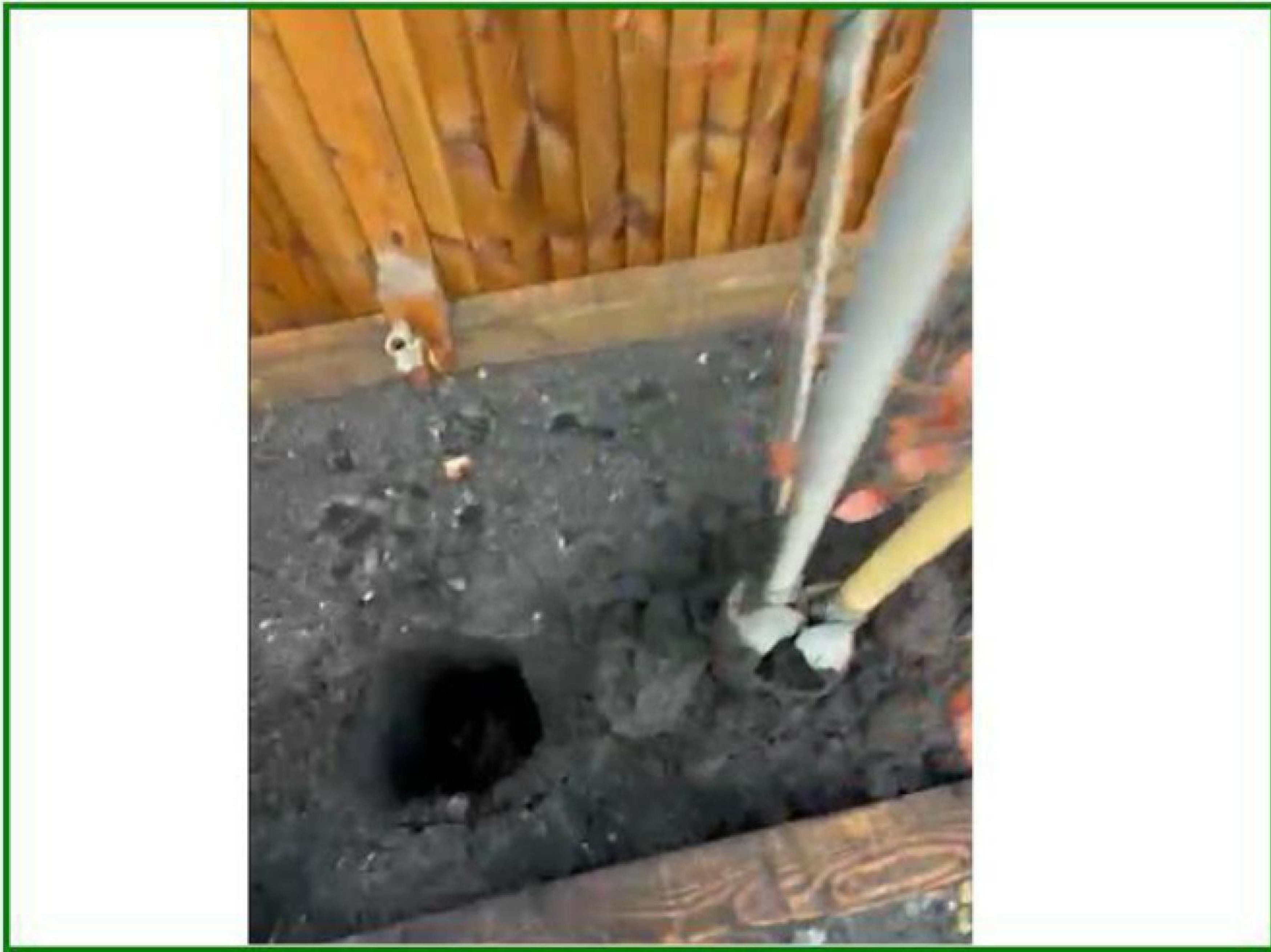


Validation Photos

Address: Sunte Ave, Haywards Heath
Client: Sam Shave

Photo No.5: Hand pit excavation in raised bed.

Photo No.6: Detail of excavation showing membrane.



Castledine Environmental, 4 Wymeswold Road, Hoton, Loughborough, Leicestershire. LE12 5SN
Telephone: 01509 880399 info@castledineenvironmental.co.uk



Validation Photos

Address: Sunte Ave, Hayv
Client: Sam Shave

Photo No.7: Beam and block foundation with service penetration and membrane through wall.

Photo No.8: Detail of v



Castledine Environmental, 4 Wymeswold Road, Hoton, Loughborough, Leicestershire. LE12 5SN
Telephone: 01509 880399 info@castledineenvironmental.co.uk

APPENDIX C

CONTRACTOR VALIDATION REPORT

APPENDIX D

WASTE TRANSFER NOTES (MORE ATTACHED
SEPARATELY AS .PDF)

Burlands • Charlwood Road • Field Wood
Crawley • West Sussex RH11 0JZ
email: mail@pbrown.co.uk
www.pbrown.co.uk
Tel: 01293 544856

BROWN
(CIVIL)

WTN 542072,3
DATE 10/01/11

**DUTY OF CARE CONTROLLED
TRANSFER NOTE**

SECTION A - DESCRIPTION OF WASTE

1. DESCRIBE WASTE OR MATERIAL BEING TRANSFERRED (TICK OR STATE OTHER AND ENTER 6 DIGIT EWC)

☒ Non Haz Soil & Stones 170504	☐ Soil & Stones 200202
☐ Concrete 170101	☐ Description of waste: _____ EWC
☐ Hardcore 170107	☐ Mixed Non Haz Soil & Stones and Concrete, Bricks, Tiles and Ceramics 170504 & 170107
☐ Bituminous mixtures (tarmac) 170302	☐ Green Waste 200201

2. HOW IS THE WASTE CONTAINED (TICK) AND QUANTITY (WRITE IN QUANTITY)

☒ LOOSE 1.5 m³ ☐ GRAB LOOSE _____ m³

☐ SKIP _____ YDS ☐ OTHER (PLEASE DESCRIBE AND GIVE QUANTITY) _____

SKIP NO. _____

☐ COLLECT ☐ WAIT & LOAD ☐ DAYWORK

☐ DELIVER ☐ EXCHANGE ☐ HAULAGE TO _____

SECTION B - CURRENT HOLDER OF WASTE (SITE / CUSTOMER / PRODUCER)

COMPANY NAME SCURIPS

SITE ADDRESS SUNTE AVE
HAYWARDS HEATH

SIC CODE
☐ 41201 Commercial Building
☐ 41202 Domestic Building
☐ Other

BY SIGNING SECTION B I CAN CONFIRM THAT I HAVE FULFILLED MY DUTY TO APPLY THE WASTE HIERARCHY

PRINT NAME [REDACTED] SIGNATURE [REDACTED]

SECTION C - PERSON COLLECTING THE WASTE

DRIVER NAME [REDACTED] SIGNATURE [REDACTED]

VEHICLE REG [REDACTED] REG. CARRIER NO. CBDU333986

SECTION D - THE TRANSFER POINT (DISPOSAL POINT)

ADDRESS OF PLACE OF TRANSFER / DISPOSAL POINT
[REDACTED]

WASTE DISPOSAL / WASTE MANAGEMENT LICENCE NO. _____

DATE OF TRANSFER 10/01/11 TIME 11:00

Customer ordering vehicles off the public road do so entirely at their own risk. Maximum 15 minutes for machine loading after which waiting time applies

White Copy: Customer Yellow Copy: Tip Pink Copy: Office Green Copy: Office

3750 P4 Shave- Sunte Avenue, Haywards Heath

Castledine Environmental

Burlands • Cherwood Road • Hild Wood
Crawley • West Sussex RH11 0JZ
email: info@pjbrown.co.uk
www.pjbrown.co.uk
Tel: 01293 544856

BROWN
(CIVIL ENGINEERING) LTD

WTN 542073

DATE
TIME ON SITE
TIME OFF SITE

**DUTY OF CARE CONTROLLED WASTE /
TRANSFER NOTE**

SECTION A - DESCRIPTION OF WASTE

1. DESCRIBE WASTE OR MATERIAL BEING TRANSFERRED (TICK OR STATE OTHER AND ENTER 6 DIGIT EWC)

☒ Non Haz Soil & Stones 170504	☐ Soil & Stones 200202
☐ Concrete 170101	☐ Description of waste: _____ EWC
☐ Hardcore 170107	☐ Mixed Non Haz Soil & Stones and Concrete, Bricks, Tiles and Ceramics 170504 & 170107
☐ Bituminous mixtures (tarmac) 170302	☐ Green Waste 200201

2. HOW IS THE WASTE CONTAINED (TICK) AND QUANTITY (WRITE IN QUANTITY)

☒ LOOSE 15 m³ ☐ GRAB LOOSE _____ m³

☐ SKIP _____ YDS ☐ OTHER (PLEASE DESCRIBE AND GIVE QUANTITY) _____

SKIP NO. _____

☐ COLLECT ☐ WAIT & LOAD ☐ DAYWORK
☐ DELIVER ☐ EXCHANGE ☐ HAULAGE TO _____

SECTION B - CURRENT HOLDER OF WASTE (SITE / CUSTOMER / PRODUCER)

COMPANY NAME Castledine

SITE ADDRESS Sunte Ave
Haywards Heath

SIC CODE
☐ 41201 Commercial Building
☐ 41202 Domestic Building
☐ Other

BY SIGNING SECTION B I CAN CONFIRM THAT I HAVE FULFILLED MY DUTY TO APPLY THE WASTE HIERARCHY

PRINT NAME [REDACTED] SIGNATURE [REDACTED]

SECTION C - PERSON COLLECTING THE WASTE

DRIVER NAME [REDACTED] SIGNATURE [REDACTED]

VEHICLE REG [REDACTED] REG. CARRIER NO. CBDU333986

SECTION D - THE TRANSFER POINT (DISPOSAL POINT)

ADDRESS OF PLACE OF TRANSFER / DISPOSAL POINT
[REDACTED]

WASTE DISPOSAL / WASTE MANAGEMENT LICENCE NO. _____

DATE OF TRANSFER TIME

Customer ordering vehicles off the public road do so entirely at their own risk. Maximum 15 minutes for machine loading after which waiting time applies

White Copy: Customer Yellow Copy: Tip Pink Copy: Office Green Copy: Office

3750 P4 Shave– Sunte Avenue, Haywards Heath

Castledine Environmental

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email: msb@pjbrown.co.uk
www.pjbrown.co.uk
Tel: 01293 544856

BROWN
(CIVIL ENGINEERING) LTD

WTN 516191
DATE 6/11/24
TIME ON SITE 10:00 AM
TIME OFF SITE 11:00 AM

DUTY OF CARE CONTROLLED WASTE / MATERIAL TRANSFER NOTE

SECTION A - DESCRIPTION OF WASTE / MATERIAL SIC CODE 41.20

1. DESCRIBE WASTE OR MATERIAL BEING TRANSFERRED (TICK OR STATE OTHER AND ENTER 0 DIGIT EWC)

☒ Non Haz Soil & Stones 170504	☐ Other
☐ Concrete 170101	☐ Description of waste: _____ EWC
☐ Hardcore 170107	☐ Mixed Non Haz Soil & Stones and Concrete, Bricks, Tiles and Ceramics 170504 & 170107
☐ Bituminous mixtures (tarmac) 170302	

2. HOW IS THE WASTE / MATERIAL CONTAINED (TICK) AND QUANTITY (WRITE IN QUANTITY)

☒ LOOSE 15 m³	☐ GRAB LOOSE _____ m³
☐ SKIP _____ YDS	☐ OTHER (PLEASE DESCRIBE AND GIVE QUANTITY): _____

SKIP NO. _____		OTHER WORK	
☐ COLLECT	☐ WAIT & LOAD	☐ DAYWORK	
☐ DELIVER	☐ EXCHANGE	☐ HAULAGE TO	

SECTION B - CURRENT HOLDER OF WASTE / MATERIAL (SITE / CUSTOMER / PRODUCER)

COMPANY NAME ECLIPSE

SITE ADDRESS 67 SUNTE AVENUE
HAYWARDS HEATH

BY SIGNING SECTION B I CAN CONFIRM THAT I HAVE FULFILLED MY DUTY TO APPLY THE WASTE HIERARCHY

PRINT NAME [REDACTED] SIGNATURE [REDACTED]

SECTION C - PERSON COLLECTING THE WASTE / MATERIAL

DRIVER NAME [REDACTED] SIGNATURE [REDACTED]

VEHICLE REG [REDACTED] REG. CARRIER NO. CB0U33966

SECTION D - THE TRANSFER POINT (DISPOSAL POINT)

ADDRESS OF PLACE OF TRANSFER / DISPOSAL POINT Bolney

WASTE DISPOSAL / WASTE MANAGEMENT LICENCE NO. _____

DATE OF TRANSFER 05/09/24 TIME 11:00 AM

Customer ordering vehicles off the public road do so entirely at their own risk. Maximum 15 minutes for machine loading after which waiting time applies

White Copy: Customer Yellow Copy: Tip Pink Copy: Office Green Copy: Office

APPENDIX E

WASTE TRANSFER STATION PERMIT

APPENDIX F

SOIL TESTING CERTIFICATES

APPENDIX G

AIR LANCE REPORT