



Report on a **PHASE 4 VALIDATION**

Ref: 24/39368 Rev 1 | Date: January 2025



For the site:
Land to the Rear of North Road
Haywards Heath
West Sussex

Prepared for:
Kauto Homes Limited

Ref: 24/39368 Rev 1
Date: January 2025

DOCUMENT CONTROL

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<i>Date</i>	January 2025

Author	Authorised
	
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Date: January 2025

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1.0 INTRODUCTION

At the request of Kauto Homes Limited, a Phase 4 Validation Report has been prepared for the subject site located to the rear of North Road, Haywards Heath, West Sussex, following remedial works undertaken at the site. The purpose of the remediation works was to reduce the identified risks associated with the site and to render the site suitable for its intended use.

1.1 Report Objectives

The purpose of this report is to provide documented evidence of the interim works undertaken at the site and also highlight any deviations or outstanding items of works required to be carried out. In so doing the report seeks to show that the remedial actions recommended for the site have been satisfactorily carried out and that the subject area is suitable for its intended use.

Planning permission granted by councils for development of Brownfield land often have conditions attached which require the following works to be undertaken and submitted to the local authority for approval:

1. Phase 1 - Preliminary Risk Assessment
2. Phase 2 - Intrusive Investigation
3. Phase 3 - Remediation Strategy
4. Phase 4 - Validation Report

A Phase 1 – Desk Study, Phase 2 - Intrusive Investigation and Phase 3 – Remediation Strategy have previously been commissioned as part of this investigation.

This report must be read in conjunction with the following Ashdown Site Investigation Limited report:

- Ground Contamination Risk Assessment and Remediation Strategy, Project Reference: P16303, Report Reference: R15919, Dated 25th October 2023

1.2 Scope of Works

The scope of the works was agreed with the Client and comprised:

- A description of all investigation undertaken thus far at the site.
- Updated pre-development and post-development site conceptual models.
- A summary of the remediation completed at the site.
- Collation of verification information for each remediation action.
- An assessment of whether each component of remediation has achieved the set objectives.
- Evidence of appropriate waste management and duty of care.
- Details of any additional monitoring and/or maintenance required.
- A statement of completion identifying whether the site is considered suitable for use.

The site works were performed in accordance with the methods given in BS 5930:2015 and BS EN ISO 22476-2&3:2005. The work was carried out in accordance the current UK guidance, primarily the LCRM (Environment Agency (2019). Land Contamination: Risk Management).

1.3 Report Limitations

The recommendations and comments given in this report are based on the ground conditions encountered in the exploratory holes made during the investigation and the results of the tests made in the field and the laboratory, within the time constraints applied by the project. It must be noted that there may be special conditions prevailing at the site remote from the exploratory hole locations which have not been disclosed by the investigation and which have not been taken into account in the report. No liability can be accepted for any such conditions.

The validation report relies on a combination of investigation and remedial measures which, when considered in the context of the development, can verify that the final development is suitable for the proposed use.

1.4 Confidentiality, Copyright and Reproduction

This document has been prepared by Site Analytical Services Limited in connection with a contract to supply goods and/or services and is submitted only on the basis of strict confidentiality. The contents must not be disclosed to third parties other than in accordance with the terms of the contract.

Site Analytical Services Limited accepts no responsibility whatsoever to third parties to whom this report, or any part thereof, is made known. Any such party relies upon the report at their own risk.

2.0 SITE DETAILS

2.1 Site Location

The site is located to the rear of North Road, Haywards Heath, West Sussex. It is located in a residential area and is bounded by a combination of fencing and hedgerows associated with garden areas of the surrounding properties.

The site is gated and comprised several derelict single storey buildings in the northwestern section of the site, a concreted area in the eastern part of the site and soft landscaping in the southwestern part of the site. The eastern part of the site was approximately 1m to 2m lower than the northwestern part of the site, with the southwestern most area some 2m higher than the northwestern part.

The site is rectangular and covers an approximate area of 0.15 Hectares, with the general area being under the authority of the London Borough of Hounslow.

A location map is presented below in Figure 1:



Ordnance Survey © Crown copyright 2023 All rights reserved. Licence number LAN1001889

Figure 1: Site Location Map

2.2 Published Geology

The Geological Survey of Great Britain (England and Wales) covering the area indicates the site to be underlain by the Upper Tunbridge Wells Sand.

2.3 Previous Investigations

An investigation report has previously been undertaken for the site by Ashdown Site Investigation Limited and this is detailed below:

- Ground Contamination Risk Assessment and Remediation Strategy, Project Reference: P16303, Report Reference: R15919, Dated 25th October 2023

The ground conditions encountered and reported are summarised in the following table.

Strata	Depth to top of strata (mbgl)	Depth to base of strata (mbgl)	Description
Made Ground	0.00	0.08 to 0.70	Gravelly sandy silty clay, locally sandy gravel with variable quantities of brick, concrete, sandstone, flint, asphalt, slate, siltstone, glass, ash-and clinker
Upper Tunbridge Wells Sand	0.08 to 0.70	2.00	Slightly gravelly slightly sandy/sandy silty CLAY

The results of the laboratory testing indicated that in the context of residential use of the site with home grown produce, the contaminants of concern with respect to end-user protection was individual species of PAH encountered at locations on-site. A potential risk to other receptors including potable water supply pipe may exist as detailed in the report.

2.4 Site Development

At the time of reporting (January 2025), the majority of works on-site had been completed:

- It is proposed to redevelop the site located at North Road, Haywards Heath, West Sussex. The development proposals comprise the demolition of the existing buildings and the construction of 5 terraced houses and a single detached house, together with associated car parking, gardens and landscaping.

The site development plan is presented below in Figure 2:



Figure 2: Development Layout Plan

3.0 SUMMARY OF CONCEPTUAL SITE MODEL AND RISK ASSESSMENT – PREDEVELOPMENT

3.1 Introduction

Based upon the available information the table below summarises the predevelopment contaminant linkages considered likely to be present at the site, in relation to the predevelopment site conditions and the proposed development.

3.2 Contamination Sources

The findings of the Phase 2 site investigation have demonstrated that in the context of proposed residential use of the site without home grown produce, the contaminants of concern with respect to end-user protection was individual species of PAH encountered at a number of locations on-site.

A potential risk to potable water supply pipe may also exist.

A Phase 2 Site Investigation has identified the following Source/Pathway/receptor linkages present on-site or potentially present.



Land to the rear of 16 North Road, Haywards Heath				Preliminary Conceptual Model		P16303	
Potential Source	Potential Receptor	Potential Contaminants	Potential Pathway	Complete Linkage Present?	Probability	Consequence	Risk
• Made ground containing concentrations of PAH compounds above SSV	End Users	PAH Compounds	Dermal contact with soil and dust (indoor & outdoor)	Yes	P3: Moderate	C3: Moderate	Moderate
			Ingestion of soil and indoor dust	Yes	P3: Moderate	C3: Moderate	Moderate
			Consumption of home-grown produce and attached soil	Yes	P3: Moderate	C3: Moderate	Moderate
			Inhalation of soil dust (indoor and outdoor)	Yes	P3: Moderate	C3: Moderate	Moderate
			Inhalation of soil vapours	Identified contaminant(s) do not pose a risk via this pathway			N/A
			Inhalation of soil gases/ Risk of explosion	Identified contaminant(s) do not pose a risk via this pathway			N/A
	End Users (via Water Supply Pipework)		Contamination of incoming services	Identified contaminant(s) do not pose a risk via this pathway			N/A
	Groundwater		Migration to groundwater	No significant pathway to groundwater exists			N/A
• Concentrations of petroleum hydrocarbons above the threshold for PE pipework.	End Users		Dermal contact with soil and dust (indoor & outdoor)	Identified contaminant(s) do not pose a risk via this pathway			N/A
			Ingestion of soil and indoor dust	Identified contaminant(s) do not pose a risk via this pathway			N/A
			Consumption of home-grown produce and attached soil	Identified contaminant(s) do not pose a risk via this pathway			N/A
			Inhalation of soil dust (indoor and outdoor)	Identified contaminant(s) do not pose a risk via this pathway			N/A
			Inhalation of soil vapours	Identified contaminant(s) do not pose a risk via this pathway			N/A
			Inhalation of soil gases/ Risk of explosion	Identified contaminant(s) do not pose a risk via this pathway			N/A
	End Users (via Water Supply Pipework)	Petroleum Hydrocarbons	Contamination of incoming services	Yes	P3: Moderate	C3: Moderate	Moderate
	Groundwater		Migration to groundwater	No significant pathway to groundwater exists			N/A

Table 1 Relevant Contaminant Linkages

4.0 SUMMARY OF REMEDIATION WORKS CONDUCTED

4.1 Remediation Strategy

The remediation strategy for the site was to comprise the following key operations.

- In areas of permanent hardstanding such as the building footprint and roadways etc., the development itself would adequately break exposure pathways to human health and therefore further remedial measures may not be required in these areas.
- Construction of an engineering capping system comprising geotextile underlying a 600mm thickness of clean subsoil and topsoil. For smaller planting beds, such as the areas in front of Units 1-5, it is recognised that it may be difficult to provide the full 600mm of cover due to the presence of concrete haunching or other adjacent fixtures. In such areas, the Made Ground should be excavated to the maximum feasible depth, the geotextile placed (where Made Ground is still present), and the area backfilled to ground level with “clean” cover soils.
- Should any tree planting be proposed within areas of general soft landscaping, then the depth of the cover system should be locally deepened to that required for the tree pit.
- Watching brief and discovery strategy.
- Implementation of environmental controls and health and safety procedures to protect construction workers and adjacent site users from potential risks associated with dust, vapours and nuisance odours.
- Any potable water supply pipe laid on-site should comply with WATER UK HBF guide recommendations for potable water pipes. Barrier pipe may be required on-site.

In line with the Planning Permission, the remediation strategy for the site was sent to the local planning authority for review and approval.

4.2 Responsibilities

The key components of the remediation works were conducted by following companies presented below.

Remediation Activity	Designated Responsible Contractor
Health and Safety Provision	Kauto Homes Limited
Groundworks	Kauto Homes Limited
Reinstatement	Kauto Homes Limited
Monitoring and supervision of key elements of remediation works	Kauto Homes Limited

Remediation Activity	Designated Responsible Contractor
Removal of waste material from site	PJ Brown (Civil Engineering) Limited

Table 2 Contractors for Key Elements of the Remediation Works

4.3 Remediation Works

4.3.1 Photographs and Summary of the Works

Photographic evidence of the landscaping and planter depths is presented in Appendix A of this report.

4.3.2 Soil Excavation and Disposal

As part of the remedial works, it was required to excavate and remove unacceptable material and other waste from the site.

PJ Brown (Civil Engineering) Limited were involved in the removal of excavated materials. Copies of waste tickets and summaries of the waste types, recycling and disposal quantities are presented in Appendix B of this report.

4.3.3 Landscaping on Site

Soft landscaping around the site was created as part of the development in the form of a number of raised planters. Although not shown in the photographs in Appendix A, a membrane was installed in the planters.

A certificate of test for the imported material used in these areas is provided within Appendix C. The test certificate indicates that the material imported was provided by KPS Composting Services Limited an accredited supplier of such materials.

4.3.4 Barrier Pipe Details

Following a site inspection by South East Water, a barrier pipe for potable water supply was not required to be used.

4.3.5 Watching brief

During the course of the development, it was the responsibility of the on-site manager to ensure watching briefs were kept. A watching brief consisted of a record of:

- Any observations of contamination made during the course of development by any member of site staff, contractor or visitor.

SAS Limited received confirmation from a director of Kauto Homes Limited that no additional contamination was encountered during the course of the development (Appendix D).

5.0 SUMMARY AND CONCLUSIONS

5.1.1 Summary of Works Undertaken

As discussed, the site work involved the excavation and removal of contaminating and deleterious waste materials in accordance with the remediation strategy. The works were carried out taking full account of the proposed development.

5.1.2 Impact of the Remediation Activities

Based upon the works conducted at North Road, all of the contaminant linkages associated with the site have been broken following the construction activities. This assertion can be made for the following reasons:

- 1) Break of the source-pathway-receptor linkage in areas of hardstanding.
- 2) Break of the source-pathway-receptor linkage in areas of soft landscaping by the creation of a break layer.

The receptors identified within the subject area will not be at risk from the site conditions at the site. Long term human exposure to the underlying soils will not exist. The table below summarises the impact of the remediation activities on the relevant contaminant linkages for the subject area.

Source	Receptor	Pathway	Potential Effects	Risk Classification	Remediation Works / Mitigation Measures	Risk Classification After Mitigation Measures
PAH	Human health (Residents)	Inhalation, ingestion and dermal contact	Toxic, carcinogenic, hazardous to human health	Low/Moderate	Hard cover to sever pathway. Break layer in soft landscaping.	Negligible
	Human Health (Workers)	Inhalation, ingestion and dermal contact	Toxic, carcinogenic, hazardous to human health	Low / Moderate	Good site hygiene (groundworkers) Hard cover to sever pathway.	Negligible
	Services/Human Health	Leaching into water supply	Toxic, carcinogenic, hazardous to human health	Low / Moderate	Upgraded supply pipe not required	Negligible
	Flora & fauna	Uptake through roots	Poor growth, toxicity to sensitive plants	Low	Soft landscaping in raised planters and through creation of break layer beneath topsoil.	Negligible

Table 3 Post Remediation Conceptual Site Model

5.2 Conclusions

From the evidence of the site works conducted, the records of the soils and contaminated soil disposed of off-site, it is viewed that the remediation works relating to the land at the rear of North Road, Haywards Heath, has been satisfactorily undertaken, by the severing of the source-pathway-receptor linkages through the creation of hardstanding across the site.

The associated risks posed by any contamination areas within this portion of the site have therefore been effectively mitigated and no significant risks to the site and off-site receptors remain.

6.0 LIST OF APPENDICES

Appendix A – Photographs

Appendix B – Copies of Waste Tickets

Appendix C – Imported Material Test Certificate

Appendix D – Confirmation from Groundwork Contractor

7.0 REFERENCES

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APPENDIX A

Photographs







A P P E N D I X B

Copies of Waste Tickets

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



WTN 505494

DATE 30 11 24

TIME ON SITE HH MM

TIME OFF SITE HH MM

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 6 DIGIT EWC)

☒ Soil & Stones (Muck Away)
170504

☐ Other

☐ Concrete
170101

☐ Description
of waste: NO HAZ WIA EWC

☐ Hardcore
170107

☐ Bituminous mixtures (tarmac)
170302

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

☐ LOOSE m³

☒ GRAB LOOSE m³

☐ SKIP YDS

☐ OTHER (PLEASE DESCRIBE AND GIVE QUANTITY)

SKIP NO.

☐ COLLECT ☐ WAIT & LOAD

OTHER WORK

☐ DELIVER ☐ EXCHANGE

☐ DAYWORK

☐ HAULAGE TO

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

COMPANY NAME KAUTO HOMES

SITE ADDRESS 18 NORTH RD

HAYWARDS NORTH

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

PRINT NAME

SIGNATURE

SECTION C - PERSON COLLECTING THE WASTE / MATERIAL

DRIVER NAME CORNISH

SIGNATURE

VEHICLE REG BY61 YRV

REG. CARRIER NO. CBDU333986

SECTION D - THE TRANSFER POINT (DISPOSAL POINT)

ADDRESS OF PLACE OF TRANSFER / DISPOSAL POINT

BOLNAT

WASTE DISPOSAL / WASTE MANAGEMENT LICENCE NO.

DATE OF TRANSFER

DD MM YY

TIME

HH MM

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

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



WTN 505495

DATE 30/11/24

TIME ON SITE HH MM

TIME OFF SITE HH MM

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 6 DIGIT EWC)

☒ Soil & Stones (Muck Away)
170504

☐ Other

☐ Concrete
170101

☐ Description
of waste: 1702 1142 1111 EWC

☐ Hardcore
170107

☐ Bituminous mixtures (tarmac)
170302

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

☐ LOOSE m³

☒ GRAB LOOSE m³

☐ SKIP YDS

☐ OTHER (PLEASE DESCRIBE AND GIVE QUANTITY)

SKIP NO.

☐ COLLECT

☐ WAIT & LOAD

☐ DELIVER

☐ EXCHANGE

OTHER WORK

☐ DAYWORK

☐ HAULAGE TO

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

COMPANY NAME KALTO HOMES

SITE ADDRESS 18 NORTH RD

HAYWARDS HEATH

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

PRINT NAME

SIGNATURE

SECTION C - PERSON COLLECTING THE WASTE / MATERIAL

DRIVER NAME CORNISH

SIGNATURE

VEHICLE REG DY69 YEV

REG. CARRIER NO. CBDU333986

SECTION D - THE TRANSFER POINT (DISPOSAL POINT)

ADDRESS OF PLACE OF TRANSFER / DISPOSAL POINT

A23 SOLING

WASTE DISPOSAL / WASTE MANAGEMENT LICENCE NO.

DATE OF TRANSFER

DD MM YY

TIME

HH MM

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

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www.pjbrown.co.uk
Tel: 01293 544856



WTN 505496

DATE 30/01/24

TIME ON SITE HH MM

TIME OFF SITE HH MM

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 6 DIGIT EWC)

☒ Soil & Stones (Muck Away)
170504

☐ Other

☐ Concrete
170101

☐ Description
of waste: HOP HAZ 91A EWC

☐ Hardcore
170107

☐ Bituminous mixtures (tarmac)
170302

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

☐ LOOSE m³

☒ GRAB LOOSE m³

☐ SKIP YDS

☐ OTHER (PLEASE DESCRIBE AND GIVE QUANTITY)

SKIP NO.

☐ COLLECT

☐ WAIT & LOAD

☐ DELIVER

☐ EXCHANGE

OTHER WORK

☐ DAYWORK

☐ HAULAGE TO

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

COMPANY NAME

KALITO HOUS

SITE ADDRESS

18 NORTH RD

HAYWARDS HATCH

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

PRINT NAME

SIGNATURE NO 020 ON SITE

SECTION C - PERSON COLLECTING THE WASTE / MATERIAL

DRIVER NAME

COOPER

SIGNATURE

VEHICLE REG

LY69 YAU

REG. CARRIER NO. CBDU333986

SECTION D - THE TRANSFER POINT (DISPOSAL POINT)

ADDRESS OF PLACE OF TRANSFER / DISPOSAL POINT

A23 BOLN

WASTE DISPOSAL / WASTE MANAGEMENT LICENCE NO.

DATE OF TRANSFER

DD MM YY

TIME

HH MM

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

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Crawley • West Sussex RH11 0JZ
email: mail@pjbrown.co.uk
www.pjbrown.co.uk
Tel: 01293 544856



WTN 505497

DATE 13/11/24

TIME ON SITE HH MM

TIME OFF SITE HH MM

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 6 DIGIT EWC)

- ☒ Soil & Stones (Muck Away) 170504
☐ Concrete 170101
☐ Hardcore 170107
☐ Bituminous mixtures (tarmac) 170302
☐ Other
Description of waste: 20-412 41/A EWC

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

- ☐ LOOSE m³
☒ GRAB LOOSE m³
☐ SKIP YDS
SKIP NO.
☐ COLLECT ☐ WAIT & LOAD
☐ DELIVER ☐ EXCHANGE
☐ OTHER (PLEASE DESCRIBE AND GIVE QUANTITY)
OTHER WORK
☐ DAYWORK
☐ HAULAGE TO

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

COMPANY NAME KALITO HOMES

SITE ADDRESS 18 NORTH ROAD

HAYWARDS HEATH

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

PRINT NAME SIGNATURE NOOR OR SITE

SECTION C - PERSON COLLECTING THE WASTE / MATERIAL

DRIVER NAME CORJSH SIGNATURE

VEHICLE REG UY69 Y2V REG. CARRIER NO. CBDU333986

SECTION D - THE TRANSFER POINT (DISPOSAL POINT)

ADDRESS OF PLACE OF TRANSFER / DISPOSAL POINT

A23 60-201

WASTE DISPOSAL / WASTE MANAGEMENT LICENCE NO.

DATE OF TRANSFER DD MM YY TIME HH MM

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 C

Imported Material Test Certificate

CERTIFICATE OF ANALYSIS

KPS Composting Services Ltd
KPS House
Ham Lane
Scaynes Hill
West Sussex
RH17 7PR

Report Date 02 April 2024
ATL Reference A-KPS001/73/24-11
Date Received 13 March 2024
Test Date 13 March 2024
Purchase Order -
Sampled By Samples as Received

Sample of: Soils , Date |Time Taken: 11/03/2024|Unknown

Sample Information * Blended Topsoil	
Batch Code	BS3882

Method	Method Reference	Result	Unit	Status		
Stones > 20mm	BS 3882:2015	0.00	% m/m	N	Pass	Lower Limit: 0 Upper Limit: 10
Total nitrogen (N)	090-007-01	0.24	% m/m	N		
Glass < 20mm, > 2mm	BS 3882:2015	0.00	% m/m	N	Pass	Lower Limit: 0 Upper Limit: 0.5
Plastic < 20mm, > 2mm	BS 3882:2015	0.00	% m/m	N	Pass	Lower Limit: 0 Upper Limit: 0.25
Stones < 20mm, > 2mm	BS 3882:2015	2.00	% m/m	N	Pass	Lower Limit: 0 Upper Limit: 30
Wood Particles < 20mm, > 2mm	BS 3882:2015	0.00	% m/m	N		
Weeds	BS 3882:2015	0	-	N		
Visible contaminants	BS 3882:2015	<0.1	% m/m	N	Pass	Lower Limit: 0 Upper Limit: 0.5
Sharps	BS 3882:2015	0	in 1kg	N		
pH	061-002	7.7	pH units	U		
Extractable Phosphorus (P)	061-004	54	mg/litre	U		
Extractable Potassium (K)	061-007	275	mg/litre	U		
Extractable Magnesium (Mg)	061-007	170	mg/litre	U		
Exchangeable Sodium as % of exchangeable elements	061-009	79.9	mg/litre	N		
% Silt	061-010	11.7	% m/m	N		
% Sand	061-010	81.5	% m/m	N		

Analysis Status
 Analysis is UKAS accredited. U
 Analysis is not UKAS accredited. N

*Sample information as supplied by Customer.

Any opinions or interpretations are outside the scope of the Laboratory's UKAS accreditation.

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The results stated relate only to the samples as detailed and are expressed on as received basis, unless otherwise stated.



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Eurofins Agro Testing UK Ltd,
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Website | www.eurofins-agro.co.uk

Agro Testing

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RH17 7PR

Report Date 02 April 2024
ATL Reference A-KPS001/73/24-11
Date Received 13 March 2024
Test Date 13 March 2024
Purchase Order -
Sampled By Samples as Received

Sample of: Soils , Date |Time Taken: 11/03/2024|Unknown

Sample Information * Blended Topsoil

Batch Code BS3882

Method	Method Reference	Result	Unit	Status		
% Clay	061-010	6.80	% m/m	N		
Soil Texture Assessment	061-010	Loamy Sand	-	N		
Organic Matter in Soil	061-013	4.3	% m/m	N		
Electrical Conductivity (CaSO ₄)	061-012	2180	µS cm ⁻¹	N	Pass	Lower Limit: 0 Upper Limit: 3300
Carbon : Nitrogen	090-02	10.4	:1	N	Pass	Lower Limit: 0 Upper Limit: 20

Authorised By: Tyler Cullen, Technical Manager (Agro)



Analysis Status

Analysis is UKAS accredited.

Analysis is not UKAS accredited.

Code

U

N

*Sample information as supplied by Customer.

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Website | www.eurofins-agro.co.uk



A P P E N D I X D

Letter from Contractor

North Road, Haywards Heath



Ollie Lawrence <ollie@kautohomes.com>
To: Andrew Garnham - SAS
Cc: James Bowtell; Andy McManus

Reply

Reply All

Forward

Wed 18/12/2024 11:23

If there are problems with how this message is displayed, click here to view it in a web browser.

Dear Andrew

I can confirm no unexpected contamination was encountered during the Development.



Ollie Lawrence
Director
T: [07745618564](tel:07745618564)
W: www.kautohomes.co.uk