

A collage of six images related to construction and testing. Top left: a large concrete pipe. Top middle: a close-up of a soil sample in a sieve. Top right: a hand holding a soil sample. Middle left: a worker in a high-visibility suit. Middle right: a red truck. Bottom right: a worker in a high-visibility suit.

Verification Report

Project Name: Flats 1-15 Kilnwood Court

Location: 38 Kilnwood Avenue, Burgess Hill,
RH15 0WJ

Client: Syntheto Construction Limited

Project ID: V0992

Report Date: 30th March 2026

Report Issue: 1

SUMMARY

The site in Burgess Hill, which extends to 0.16ha, comprises a vacant piece of land that was recently used as a site compound and car parking area to the larger Kings Weald Site development site (Croudace). The site has been redeveloped with a three storey apartment block with associated car parking and soft landscaped areas.

The site has a history of agricultural use prior to the development of the Keymer Brick and Tile Works in the mid 1890's. The subject site is located within an area that formerly encompassed part of a clay pit, where site-won clay supplied the main factory building.

The entire Keymer site has been the subject of a number of intrusive investigation, initially by Southern Testing Laboratories in 2003, with subsequent ones by others, to which the reader is referred. The wider site was considered predominantly uncontaminated with the exception of a few areas of asbestos impact identified. The subject site falls within one such area.

The wider site was the subject of a Remediation Method Statement (RMS) by Hydrock in 2015 (ref: R/14224/002/03, dated March 2015), with approval received in March 2015 subject to a minor revision in June (R/14224/002/05, dated June 2015).

Relevant Pollutant Linkages were identified in respect hydrocarbons and Asbestos Containing Materials (ACM's) for the entire site. The remediation strategy comprising the removal of the hotspots of hydrocarbon and asbestos, and verification testing of the stripped soils, prior to placement of the cover soils. The verification sampling was undertaken by Hydrock (summarised in their Validation Summary Report, ref: HC15007/VR/Phase 2 Area 2 and Phase 2 Area 4 [issue 3, dated December 2016, [updated March 2017]]). This was further verified by ourselves to demonstrate that the works was in accordance with the agreed RMS.

Following the completion of the remedial works in 2022 the subject area is understood to have remained unchanged, until becoming a site compound with car parking. One of the planning conditions imposed on the redevelopment of the site for residential use, was for the verification of the placement of clean capping soils within the garden and soft landscaped areas. This report presents the final verification of the completion of the placement of cover soil (subsoil and topsoil).

The verification work was conducted and this report has been prepared for the sole internal use and reliance of Syntheto Construction Limited and their appointed Engineers. This report shall not be relied upon or transferred to any other parties without the express written authorisation of Southern Testing Laboratories Limited. If an unauthorised third party comes into possession of this report they rely on it at their peril and the authors owe them no duty of care and skill.

The findings and opinions conveyed via this report are based on information obtained from a variety of sources as detailed within this report, and which Southern Testing Laboratories Limited believes are reliable. Nevertheless, Southern Testing Laboratories Limited cannot and does not guarantee the authenticity or reliability of the information it has obtained from others.

The conclusions contained in this report are drawn in respect of the particular development works as described in the report and may not be appropriate to alternative development schemes. This report should be considered in its entirety and Southern Testing Laboratories Ltd. accepts no responsibility for and excludes liability in respect of any omission or alteration made by others, and any use of the report for any purpose other than that for which it was produced.

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For and on behalf of Southern Testing Laboratories Limited

DOCUMENT HISTORY AND STATUS

Issue No	Date	Purpose or Status	Author	Check / Review
1	30/03/2026	First issue.	JW	JK

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A INTRODUCTION

1 Authority

Our authority for carrying out this work is contained in email correspondence from Graham Towner on behalf of Syntheto Construction Limited on Wednesday 11th December 2025, with completed purchase order of the same date.

2 Location

The site is located 500m west of the centre of Burgess Hill, and forms part of the wider Kings Weald development site. The approximate National Grid Reference of the site is TQ 32520 18971. The site location is indicated on Figure 1 within Appendix A.

3 Construction

The site has been developed with three storey residential apartment with associated car parking and communal soft landscaped areas.

For the purposes of the contamination risk assessment, the proposed development land use is classified as Public Open Space (residential CLEA Model Ref [1] / C4SL Report Ref [2]).

4 Scope

Southern Testing have been employed on a watching brief in respect of verification of remedial measures to deal with the soil contamination identified at the site. This report presents the data collected in the verification process, and our interpretation of that data.

This report should be read in conjunction with the supporting information appended, and the relevant reports referred to.

The findings and opinions conveyed via this investigation report are based on information obtained from a variety of sources as detailed within this report, and which Southern Testing Laboratories Limited believes are reliable. Nevertheless, Southern Testing Laboratories Limited cannot and does not guarantee the authenticity or reliability of the information it has obtained from others.

The verification work was conducted and this report has been prepared for the sole internal use and reliance of Syntheto Construction Limited and their appointed Engineers. This report shall not be relied upon or transferred to any other parties without the express written authorisation of Southern Testing Laboratories Limited. If an unauthorised third party comes into possession of this report they rely on it at their peril and the authors owe them no duty of care and skill.

Waste transfer certificates collated and attached to this report are provided solely as evidence of the volumes of soil exported from site. Southern Testing Laboratories Limited have not been responsible for verification that the exported soils reached their destination, nor that the receiving tip was licensed to receive the waste. This has been and remains the responsibility of the Client.

The conclusions contained in this report are drawn in respect of the particular development works as described in the report and may not be appropriate to alternative development schemes. This report should be considered in its entirety and Southern Testing Laboratories Ltd. accepts no responsibility for and excludes liability in respect of any omission or alteration made by others, and any use of the report for any purpose other than that for which it was produced.

B BACKGROUND

5 Site History

The entire site has a history of agricultural use prior to its development as Keymer Brick & Tile Works, from the mid 1890's. The subject area occupied a region of the brickworks that was formerly used as a clay pit. Remedial works were undertaken between 2015-2017; the entire site has been the subject of enabling works as part of the re-profiling of the site with the subsequent placement of soils to provide a suitable growing medium.

The entire Kings Weald site (former Keymer Brickworks) has been the subject of a desk study and a series of intrusive investigations. These are detailed in the Hydrock's Remediation Method Statement (RMS, report reference: R/14224/002/05 dated June 2015) and approval was received in March 2015 subject to a minor revision in June (R/14224/002/05, dated June 2015). These are publicly available on the Mid Sussex District Planning Portal under reference 09/03697/OUT & DM/16/2718. The reader is referred to these for full details.

Prior to the development of the site compound and car parking area, the site has also been the subject of interim verification report (Validation Summary Report issued in 2017, ref: HC15007/VR/Phase 2 Area 2 and Phase 2 Area 4 [issue 3]).

Within this report, the pollutant linkages, remediation objectives and remediation strategy have been detailed, together with the verification of the initial remediation works as part of the placement of the formation levels soils. The soils were further verified by ourselves to demonstrate that the works was in accordance with the agreed RMS (ref: J12238, dated 30th April 2017, Rev 1: 7th May 2018).

6 Outstanding Remediation & Verification Works

It is understood that the above referenced reports, where applicable to the current subject site, are sufficient with respect to the provision of a remediation strategy and verification plan for the current site.

Therefore, the outstanding remediation relates to the placement of the final layer of the growing medium in the soft landscaped areas on the subject site. The material placed has either been supplied as certified clean or been the subject of independent testing to confirm its suitability for reuse in the proposed soft landscaped areas on site.

The Remediation Strategy comprised the following:

Location	Details
Shared soft landscaping areas	Provision of remaining formation level (clean cover) soils. Provision of certified clean imported topsoil and subsoil in the areas of shared soft landscaping, to restore levels to finished site levels, and provide a suitable medium for plant growth.

C VERIFICATION PLAN

7 Introduction

The outstanding verification works relate to the completion of the formation level soils (clean cover) in the soft landscaped areas on site. These are set out in the remediation Method Statement (RMS) by Hydrock (ref: HC1507/VR/Phase 2 Area 2 and Phase 2, DA1 and DA2 – issue 3, dated December 2016, updated March 2017) to which the reader is referred, but are summarised below for convenience.

8 Data Collection

The data collected as part of the verification works are described below.

Location	Data	Responsible Party
Shared soft landscaping areas	Post placement check of thickness of remaining capping soils to include a minimum of 0.15m topsoil.	Southern Testing
	Post placement soil samples were taken of the imported topsoil and subsoil.	Southern Testing

D VERIFICATION PROGRESS AND DATA

9 Works Completed

At the time of writing, all of the remediation and verification work has been completed, as detailed below.

- Verification sampling of the imported topsoil and subsoil placed within the region of the soft landscaping on site.

10 Site Visits

The site was visited on one occasion by representatives of Southern Testing Laboratories Limited.

Date	Details
20.01.2026	Attendance on site to inspect and sample the imported topsoil placed within the soft landscaped areas. Three samples, one topsoil and two subsoil, were taken for independent verification of the certificated topsoil and subsoil supplied. This analysis confirmed that the imported topsoil and subsoil would be suitable for use on site.

Plans showing the verification sampling locations are included in Appendix A, Figure 2.

At the time of our site visit, the depth of cover (topsoil) was noted in some locations to be incomplete. Recommendations were made for the addition of further cover soils (topsoil) to address this. It is understood that this has been completed. This was not independently verified by ourselves. However, it has been confirmed to have been undertaken on the basis of photographic evidence supplied. The photographs (detailed as supplied photographs dated 09 03 2026) showing the completion of the works are included in Appendix B.

11 Test Results

During our site visit on 20th January selected samples were taken to verify the imported soils could be considered chemically suitable for their proposed end use.

11.1 Imported Topsoil

The topsoil sources are discussed below.

Topsoil had been imported and placed to depths of between 0.05 – 0.1m below finished level in the proposed soft landscaped areas. A single sample was taken for verification testing, to confirm that the material imported could be considered suitable for its intended purpose, in accordance with the agreed verification strategy.

This analysis confirmed that the imported topsoil would be suitable for use on site.

The laboratory test certificates are included in Appendix C.

12 Imported Subsoil

The subsoil source is discussed below.

Subsoil had been imported and placed from 0.05/0.1m to 0.3/0.055m below finished level. Two representative samples were taken for verification testing to confirm that the material imported could be considered suitable for its intended purpose, in accordance with the agreed verification strategy.

This analysis confirmed that the imported subsoil would be suitable for use on site.

The laboratory test certificates are included in Appendix C.

13 Variations from Verification Plan

There have been no variations or deviations from the original verification plan produced in 2015 by Hydrock and formally accepted by Mid Sussex Local Authority.

14 Discovery Strategy

No previously undiscovered contamination was reportedly encountered in the course of the remediation/redevelopment works.

15 Exported Soils

A single Waste Transfer Note relating to the exportation of one load (approximately 15-20m³) of material has been provided by Syntheto Construction Limited; this details the disposal of material by MV Haulage, Cornerways, 220 Smallfield Road, Horley on 25th November 2025.

A copy of the waste transfer note is included in Appendix D.

16 Imported Soils

Consignment Notes and/or invoices relating to approximately 80-90m³ of Topsoil imported to site have been provided by J C Plant & Civils.

It is understood that topsoil was initially imported from a source at Robins of Herstmonceux, Chilsham Lane, East Sussex, BN27 4QG. An invoice relating to one load (approximately 13m³) of topsoil imported from Robins, as well as an accompanying supplier test results for this material, dated October 2026, has been supplied. A copy of this certificate of analysis is included in Appendix E. A sample of this topsoil was recovered and sampled during our validation visit in January 2026.

Consignment notes have been supplied for a further five loads of material (approximately 67m³) imported on 24th February and 27th February 2026 from a source at KPS Compositing Service, Awbrook Park, Ham, RH17 7PR. Supplier test results have been provided for this source dated 9th February 2026. The documents are included in Appendix E.

It is understood that 3 loads (approximately 45m³) of sand (subsoil) were imported from Garlands, Hildenborough. This material was reportedly imported to site in September and November 2025. The precise dates are unknown, but the invoices supplied for this material are dated 12th September and 30th November 2025. The test certificates for this material have been not supplied but two samples have been independently tested by ourselves to confirm its chemical suitability.

E SUMMARY

17 Conclusions

At the time of writing, all specified remedial works are complete. To the best of our knowledge and based on information supplied from site, the site remediation has been carried out by the client, and their appointed representatives, in accordance with the approved method statement.

The results of the laboratory analysis carried out on samples taken from the site meet the assessment criteria for the remedial works.

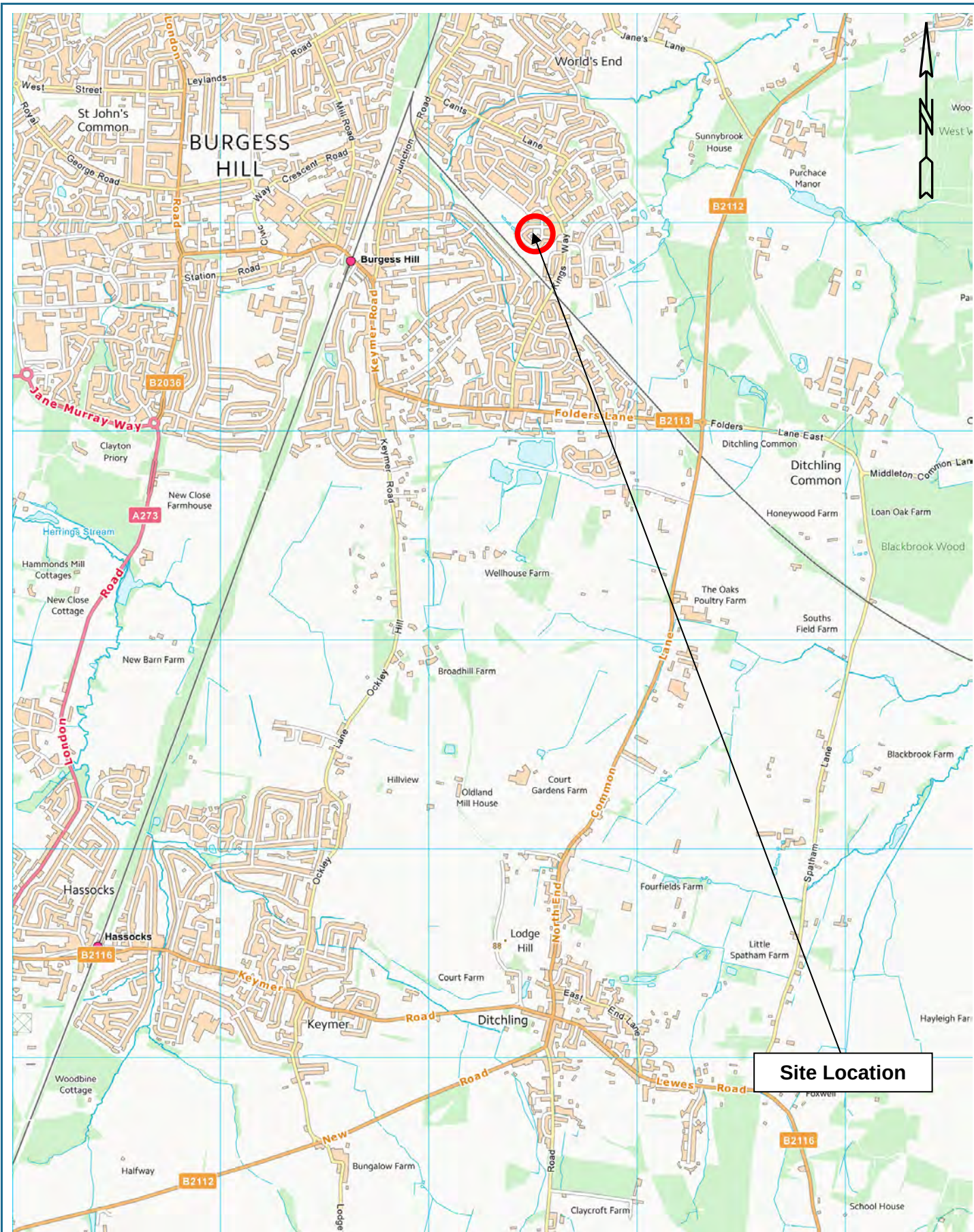
REFERENCES

- [1] Environment Agency, “Updated technical background to the CLEA model,” 2009.
- [2] Contaminated Land: Applications in Real Environments (CL:AIRE), “Development of Category 4 Screening Levels for Assessment of Land Affected by Contamination,” 2014.
- [3] CIRIA, “C665 Assessing risks posed by hazardous ground gases to buildings,” 2007.

APPENDIX A

Site Plans





NB: Contains Ordnance Survey Data © Crown copyright and database right 2026.

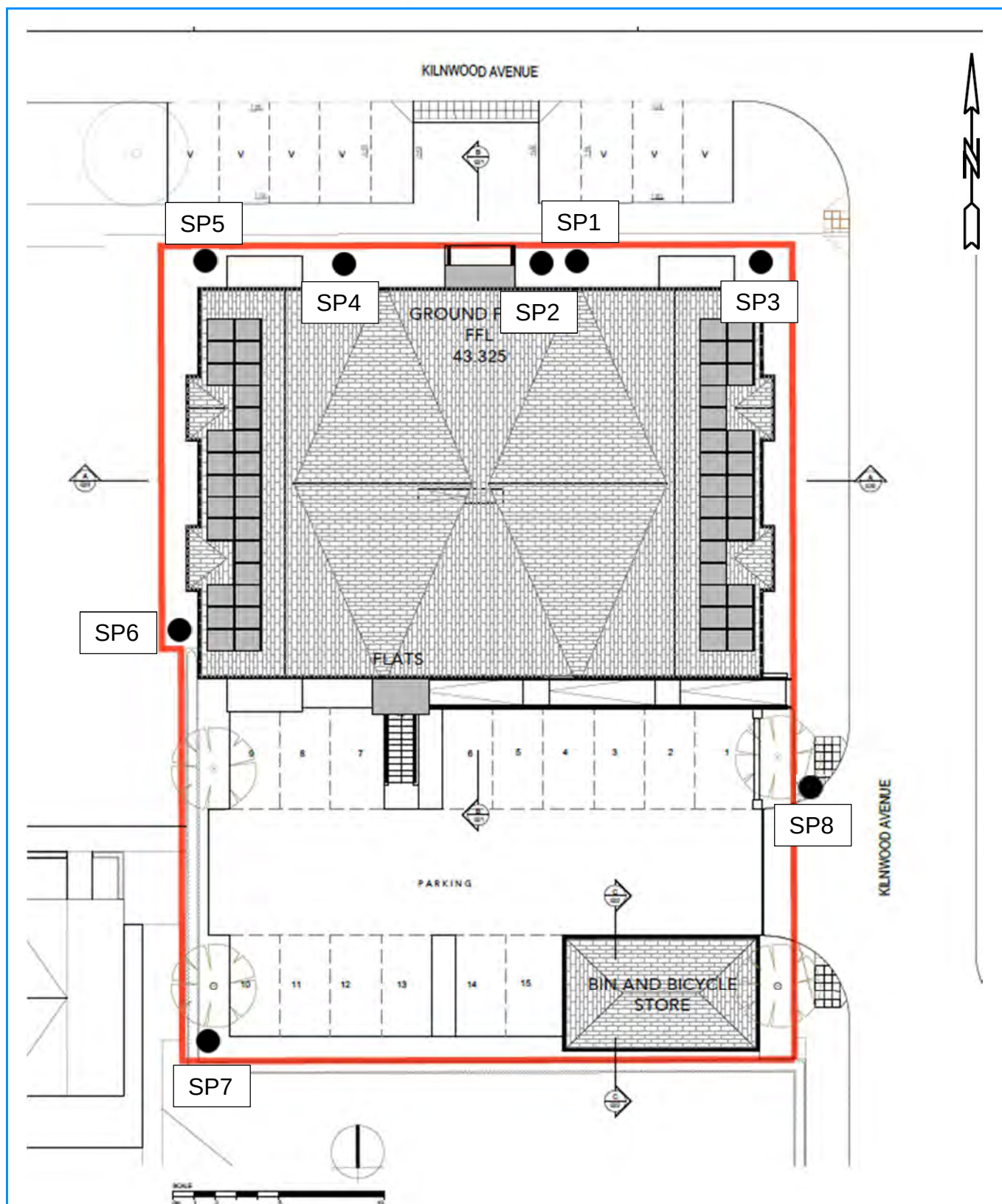
Site: Flat 1-15, Kilwood Court, 38 Kilwood Avenue, Burgess Hill, RH15 0WJ

STL: V0992

Fig No: 1

Date: 30th March 2026

Site Location Plan



NB: Positions are only indicative.

Site:	Flat 1-5 Kilnwood Court, 38 Kilnwood Avenue, Burgess Hill, RH15 0WJ	Project ID	V0992
Figure 2	Site Investigation Layout Plan	Date:	20/01/2026

APPENDIX B

Photographs



B

Flat 1-15, Kilnwood Court, 38 Kilnwood Avenue, Burgess Hill



Plate 1: Spot Pit 1, soils encountered.



Plate 2: Spot Pit 1, depth of subsoil 0.45m.



Plate 3: As plates 1 & 2.



Plate 4: Location of Spot Pit 1.



Plate 5: Looking north across the soft landscaping to the west of the apartment building.



Plate 6: Spot Pit 2, depth of topsoil provided (0.05m).

Flat 1-15, Kilnwood Court, 38 Kilnwood Avenue, Burgess Hill



Plate 7: As plate 6.



Plate 8: As plates 6 & 7, depth of topsoil placed.



Plate 9: Spot Pit 3m, depth of topsoil provided (0.1m).



Plate 10: As plate 9.



Plate 11: Subsoil encountered in Spot Pit 3 (0.55m). Refusal on stone layer.



Plate 12: Spot Pit 4, soils encountered.

Flat 1-15, Kilnwood Court, 38 Kilnwood Avenue, Burgess Hill



Plate 13: Spot Pit 3, depth of subsoil provided.



Plate 14: Spot Pit 3.



Plate 15: Depth of Topsoil encountered (0.1m).



Plate 16: Location of Spot Pit 3.



Plate 17: As plate 16.



Plate 18: As plates 16 & 17.

Flat 1-15, Kilnwood Court, 38 Kilnwood Avenue, Burgess Hill



Plate 19: Looking south eastwards along Kilnwood Avenue.



Plate 20: Spot Pit 4, soils encountered.



Plate 21: Spot Pit 4, depth of Topsoil (0.1m).



Plate 22: Location of Spot Pit 4.



Plate 23: Spot Pit 5, depth of Topsoil (0.1m).



Plate 24: Spot Pit 5, depth of subsoil (0.33m).

Flat 1-15, Kilnwood Court, 38 Kilnwood Avenue, Burgess Hill



Plate 25: Location of Spot Pit 5.



Plate 26: Looking southwards towards the location of Spot Pit 6.



Plate 27: Soils encountered in Spot Pit 6, shallow layer of topsoil (0.05m).



Plate 28: Spot Pit 6, shallow layer of sand Subsoil (0.2m) over silty gravelly CLAY (MADE GROUND) with occasional brick and breeze block pieces.



Plate 29: Spot Pit 7, soils encountered. Rootlets noted encroaching into the pit.



Plate 30: Soils encountered comprised topsoil (0.1m) over silty Sand subsoil (0.18), refusal on stone layer.

Flat 1-15, Kilnwood Court, 38 Kilnwood Avenue, Burgess Hill



Plate 31: As plate 29 & 30.



Plate 32: Location of Spot Pit 7.



Plate 33: Location of Spot Pit 6, looking west.



Plate 34: Side area to the west of the apartment, presumed to be soft landscaping.



Plate 35: Looking southwards across the western end of the car park.



Plate 36: Looking south eastwards across the car park.

Flat 1-15, Kilwood Court, 38 Kilwood Avenue, Burgess Hill



Plate 37: Looking west across the car park area.



Plate 38: As plate 37, looking south westwards.

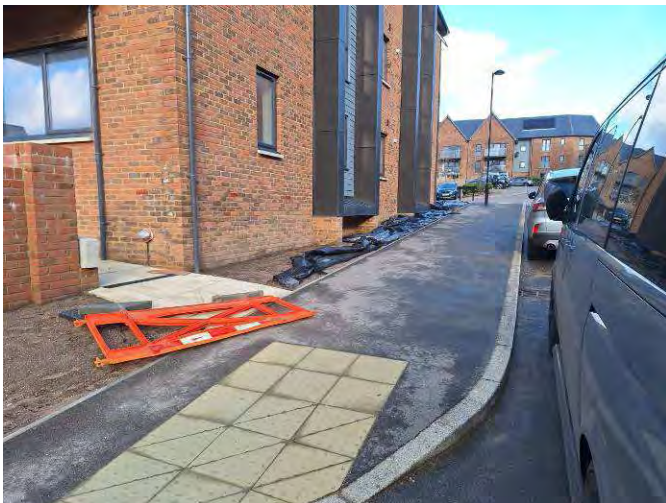


Plate 39: Soft landscaping to the east of the apartments, on the Kilwood Avenue side.



Plate 40: As plate 39, location of Spot Pit 8.



Plate 41: Soils encountered in Spot Pit 8, topsoil placed approximately 0.1m.



Plate 42: As plate 41.

Flat 1-15, Kilnwood Court, 38 Kilnwood Avenue, Burgess Hill



Plate 1: Topsoil placed in garden areas, depth of topsoil provided (approx. 0.13-0.14m).



Plate 2: Looking southwards across the soft landscaping on the western side of the site. Topsoil placed over sandy subsoil visible at depth.



Plate 3: As plate 1, depth of topsoil provided approximately 0.15-0.16m.



Plate 4: Placed topsoil along the western soft landscaped area. Sandy subsoil visible at depth.



Plate 5: As plates 1 & 3, depth of topsoil provided approximately 0.15m.



Plate 6: As plates 2 & 4, looking southwards.

Flat 1-15, Kilnwood Court, 38 Kilnwood Avenue, Burgess Hill



Plate 7: As plates 2, 4, and 6, looking south as areas are being infilled with replacement topsoil.



Plate 8: As plates 1, 3 & 5 depth of topsoil provided approximately 0.12-0.13m.



Plate 9: Additional topsoil added to region to the north, as topsoil placement is continuing up the soft landscaped area.



Plate 10: As plates 1, 3, 5 & 8 depth of topsoil provided approximately 0.15m.



Plate 11: Additional topsoil added to the rear (south eastern end of the site) soft landscaped area, looking north. Soils placed, photographic evidence of soils in the planted area.



Plate 12: As plate 11, approximately 0.2m-0.3m of topsoil to the planted area at the front.

Flat 1-15, Kilnwood Court, 38 Kilnwood Avenue, Burgess Hill



Plate 13: Additional topsoil added to the soft landscaped area, presumed to be the eastern region of the site.



Plate 14: As plate 13, topsoil provided in the planted areas. Region presumed to be the soft landscaping areas to the east.



Plate 15: As plates 13 & 14, topsoil provided in the planted areas. Region presumed to be the soft landscaping areas to the east.



Plate 16: As plates 13-15, topsoil provided in the planted areas.



Plate 17: Topsoil provided in the planted areas. Region of soft landscaping areas to the east of the site, Kilnwood Avenue (east).



Plate 18: Topsoil placed in the soft landscaped planted area to the east, approximately 300mm cover (assumed to be topsoil and subsoil material).

Flat 1-15, Kilnwood Court, 38 Kilnwood Avenue, Burgess Hill



Plate 19: As plate 17, looking south eastwards.



Plate 20: As plate 18.



Plate 21: Additional topsoil added to the front (northern end of the site) soft landscaped area, looking west. Soils placed, photographic evidence of soils in the planted area.



Plate 22: As plate 21, topsoil placed in the soft landscaped planted area to the northern end of the site, approximately 300mm cover material.



Plate 23: Looking at the south eastern section of the site, planted up with hedging and topsoil placement.



Plate 24: Looking north westwards towards the site and the soft landscaping along the eastern side.

Flat 1-15, Kilnwood Court, 38 Kilnwood Avenue, Burgess Hill



Plate 25: Completed planting and topsoil placement along the northern side of the site, looking westwards.



Plate 26: Completed planting and topsoil placement along the eastern side of the site, looking southwards.



Plate 27: Topsoil placed in the soft landscaped planted area to the north east of the site, approximately 300mm cover material.



Plate 28: As plate 27, topsoil placed in planted areas to the north of the site.



Plate 29: As plates 27 & 28, topsoil placed in planted areas to the north of the site.

Flat 1-15, Kilnwood Court, 38 Kilnwood Avenue, Burgess Hill



Plate 1: Soft landscaping along the western side, we understand that this is the works to install the services within the existing soils.



Plate 2: Work underway to install the footings within the soils placed as part of the initial formation level soils and lower layers of the growing medium.



Plate 3: Soils encountered as part of the groundworks on site. We understand some soils were removed that had been placed as part of the former Car Park/Compound area. Replacement soils within the proposed soft landscaped areas.



Plate 4: Placement of the subsoil in the western side of the site. We understand that this is the works to install some of the growing medium.

Flat 1-15, Kilnwood Court, 38 Kilnwood Avenue, Burgess Hill



Plate 1: The site looking north west.



Plate 2: The northern end of the site showing the soft landscaping to the front of the apartment block.



Plate 3: The site looking south west from the northern end of the site. At this angle the soft landscaped areas around the perimeter of the site are visible.



Plate 4: As plate 3, looking south west towards the apartment block from the northern end.



Plate 5: Looking southwards towards the northern end of the site. The planted up soft landscaping visible around the perimeter of the site.



Plate 6: The northern and western side of the site looking southwards. The soft landscaped area at the perimeter is shown planted. The region to the west is currently not planted.

Flat 1-15, Kilnwood Court, 38 Kilnwood Avenue, Burgess Hill



Plate 7: Looking south eastwards towards the site, the soft landscaped area is shown to the west of the apartment block.



Plate 8: The entire site, looking down into the site from above.



Plate 9: As plate 8.



Plate 10: Looking north eastwards across the site from the south western side of the site.



Plate 11: As plate 10.



Plate 12: Looking northwards across the rear of the site (southern end of the site), looking towards the apartment block. Soft landscaped areas surround the car park at its southern, western and north western end.

Flat 1-15, Kilnwood Court, 38 Kilnwood Avenue, Burgess Hill



Plate 13: As plate 12.



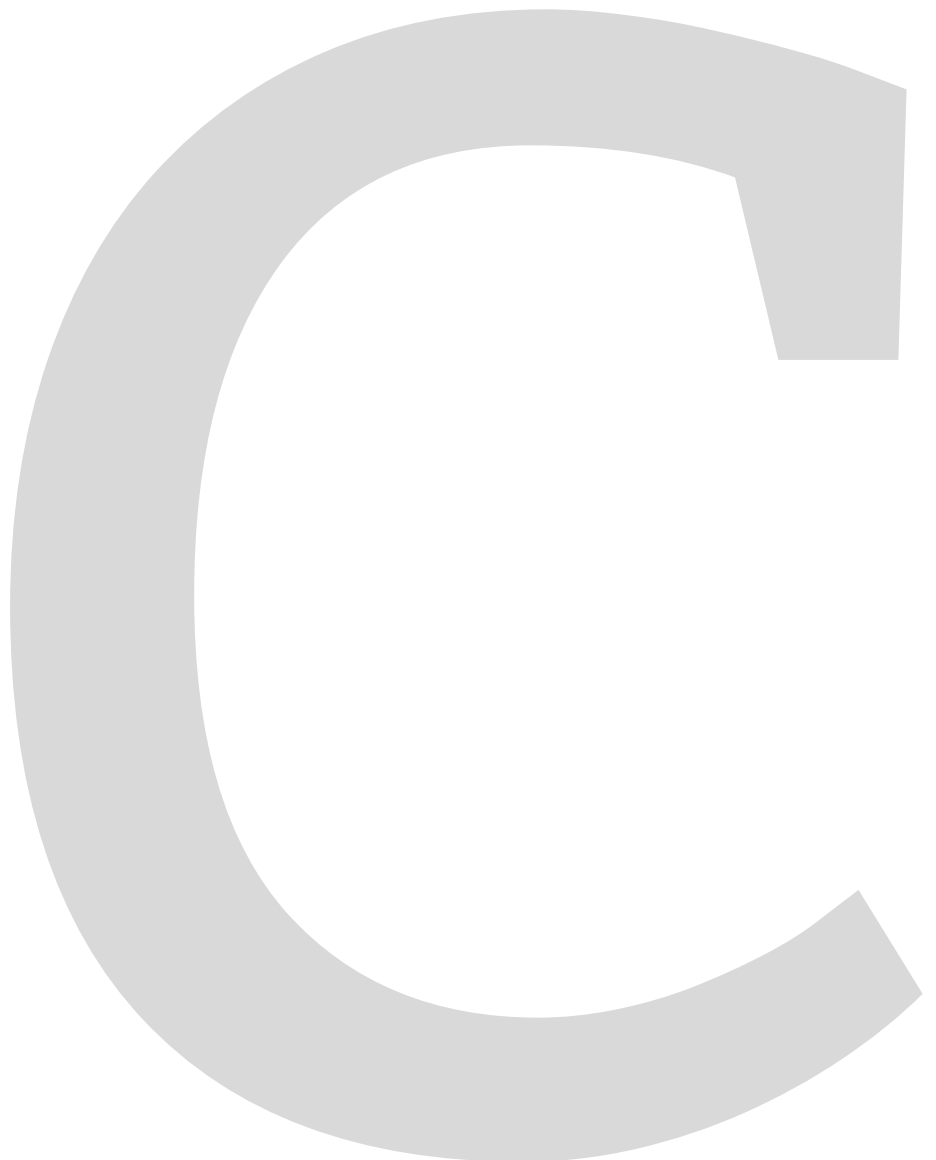
Plate 14: Looking towards the site from its north east side, looking north west.



Plate 15: As plate 14.

APPENDIX C

Laboratory Test Results





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Analytical Report Number : 26-004360

Project / Site name:	Flat 1-15, Kilnwood Court, Burgess Hill	Samples received on:	29/01/2026
Your job number:	V0992	Samples instructed on/ Analysis started on:	29/01/2026
Your order number:	V0992 1	Analysis completed by:	09/02/2026
Report Issue Number:	1	Report issued on:	09/02/2026
Samples Analysed:	2 soil samples		

Signed:

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

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

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

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

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

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

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

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

Analytical Report Number: 26-004360

Project / Site name: Flat 1-15, Kilnwood Court, Burgess Hill

Your Order No: V0992 1

Lab Sample Number	814674			814675	
Sample Reference	SP1			SP6	
Sample Number	ES			ES	
Water Matrix	N/A			N/A	
Depth (m)	0.35			0.10	
Date Sampled	20/01/2026			20/01/2026	
Time Taken	0915			1015	
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Stone Content	%	0.1	NONE	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	18	15
Total mass of sample received	kg	0.1	NONE	2	2

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	SSZ	SSZ
Analysis completed	N/A	N/A	N/A	06/02/2026	06/02/2026

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	8.3	8.8
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	75	120
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	g/l	0.00125	MCERTS	0.0373	0.0597
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	37.3	59.7
Sulphide	mg/kg	1	MCERTS	16	36
Organic Matter (automated)	%	0.1	MCERTS	2.7	0.6

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0
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Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.51	0.08
Anthracene	mg/kg	0.05	MCERTS	0.28	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	2.3	0.22
Pyrene	mg/kg	0.05	MCERTS	2.1	0.19
Benzo(a)anthracene	mg/kg	0.05	MCERTS	1.1	0.11
Chrysene	mg/kg	0.05	MCERTS	1.1	0.1
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	1.2	0.13
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.5	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	1	0.1
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.35	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.09	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.37	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	10.9	0.92
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Analytical Report Number: 26-004360

Project / Site name: Flat 1-15, Kilnwood Court, Burgess Hill

Your Order No: V0992 1

Lab Sample Number				814674	814675
Sample Reference				SP1	SP6
Sample Number				ES	ES
Water Matrix				N/A	N/A
Depth (m)				0.35	0.10
Date Sampled				20/01/2026	20/01/2026
Time Taken				0915	1015
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	8.9	20
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.5	0.79
Boron (water soluble)	mg/kg	0.2	MCERTS	1	0.6
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	17	51
Copper (aqua regia extractable)	mg/kg	1	MCERTS	14	46
Lead (aqua regia extractable)	mg/kg	1	MCERTS	32	17
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	8.5	38
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	27	59
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	42	43

Petroleum Hydrocarbons

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

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

VOCs

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

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



Analytical Report Number : 26-004360

Project / Site name: Flat 1-15, Kilnwood Court, Burgess Hill

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

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

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
814674	SP1	ES	0.35	Brown loam and clay with gravel and vegetation
814675	SP6	ES	0.1	Brown sand with gravel

Analytical Report Number : 26-004360

Project / Site name: Flat 1-15, Kilnwood Court, Burgess Hill

Water matrix abbreviations:

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

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Asbestos identification in Soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques	In-house method based on HSG 248, 2021	A001B	D	ISO 17025
Organic matter (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Sulphide in soil	Determination of sulphide in soil by acidification and heating to liberate hydrogen sulphide, trapped in an alkaline solution then assayed by ion selective electrode	In-house method	L010-PL	D	MCERTS
Moisture Content (Wet Weight)	Moisture content (% wet weight), determined gravimetrically (up to 30°C)	In-house-procedure based on BS EN 12880:2000	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
Boron, water soluble, in soil	Determination of water soluble boron in soil by hot water extract followed by ICP-OES	In-house method based on Second Site Properties version 3	L038B	D	MCERTS
Sulphate, water soluble, in soil (16hr extraction)	Sulphate, water soluble, in soil (16hr extraction)	In-house method	L038B	D	MCERTS
Speciated PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
BTEX and/or Volatile organic compounds in soil	Determination of volatile organic compounds in soil by headspace GC-MS	In-house method based on USEPA 8260	L073B	W	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID with carbon banding aliphatic and aromatic	In-house method	L076B	D	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID/GC-MS HS in soil (Summed Bands)	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS with carbon banding aliphatic and aromatic (Summed Bands).	Calculation	L076B/L088-PL	D/W	NONE
Hexavalent chromium in soil	Determination of hexavalent chromium in soil by extraction in NaOH and addition of 1,5 diphenylcarbazide followed by colorimetry	In-house method	L080-PL	W	MCERTS
Monohydric phenols in soil	Determination of phenols in soil by extraction with sodium hydroxide followed by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
Total cyanide in soil	Determination of total cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
Total petroleum hydrocarbons with carbon banding by HS-GC/MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC/MS with carbon banding aliphatic and aromatic	In-house method	L088-PL	W	MCERTS

Analytical Report Number : 26-004360

Project / Site name: Flat 1-15, Kilnwood Court, Burgess Hill

Water matrix abbreviations:

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

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

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

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

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

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

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

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

The result for sum should be interpreted with caution

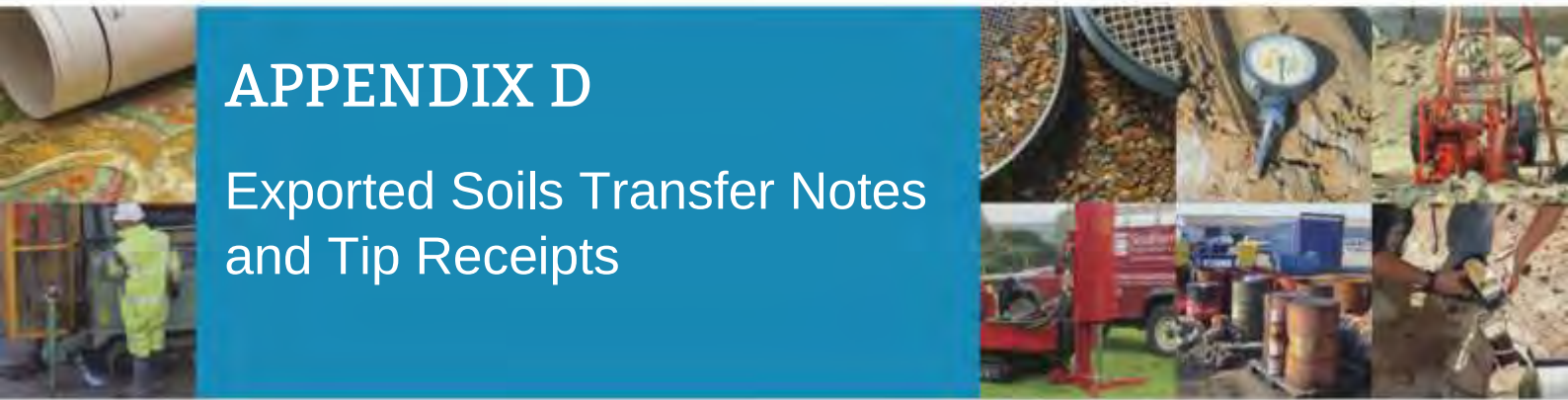
Analytical Report Number : 26-004360

Project / Site name: Flat 1-15, Kilnwood Court, Burgess Hill

This deviation report indicates the sample and test deviations that apply to the samples submitted for analysis. Please note that the associated result(s) may be unreliable and should be interpreted with care.

Key: a - No sampling date b - Incorrect container/Insufficient material provided c - Holding time d - Headspace e - Temperature

Sample ID	Other ID	Sample Type	Lab Sample Number	Sample Deviation	Test Name	Test Ref	Test Deviation
SP1	ES	S	814674	c	BTEX and/or Volatile organic compounds in soil	L073B	c
SP1	ES	S	814674	c	Monohydric phenols in soil	L080-PL	c
SP1	ES	S	814674	c	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	c
SP1	ES	S	814674	c	Sulphide in soil	L010-PL	c
SP1	ES	S	814674	c	Total cyanide in soil	L080-PL	c
SP1	ES	S	814674	c	Total petroleum hydrocarbons with carbon banding by GC-FID in soil	L076B	c
SP1	ES	S	814674	c	Total petroleum hydrocarbons with carbon banding by HS-GC/MS in soil	L088-PL	c
SP6	ES	S	814675	c	BTEX and/or Volatile organic compounds in soil	L073B	c
SP6	ES	S	814675	c	Monohydric phenols in soil	L080-PL	c
SP6	ES	S	814675	c	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	c
SP6	ES	S	814675	c	Sulphide in soil	L010-PL	c
SP6	ES	S	814675	c	Total cyanide in soil	L080-PL	c
SP6	ES	S	814675	c	Total petroleum hydrocarbons with carbon banding by GC-FID in soil	L076B	c
SP6	ES	S	814675	c	Total petroleum hydrocarbons with carbon banding by HS-GC/MS in soil	L088-PL	c



APPENDIX D

Exported Soils Transfer Notes and Tip Receipts





DATE

25.11.25

073989

Long Acre Farm, Croydon Barn Lane, Horne, Surrey RH6 9JY

Tel: 07759 439109 - Accounts: 01342 844553

www.mv-haulage.co.uk

CONVEYANCE/CONTROLLED WASTE TRANSFER NOTE**SECTION A CUSTOMER NAME HERE PLEASE**

Current Holder of Waste / Material / Collection Point Delete as required

Name:

J C PLANT

Address:

HILNWOOD AVENUE

Waste Reg. No. (if applicable):

RH15 0ZE

SECTION B

Description of Waste/Material delivered

Vehicle Reg. No.

Inert Soil and Stones 1705.04 ☐

Driver's Name

Concrete 1701.01 ☐By Load 1 X m³Tarmac 1703.02 ☐

Weight nett

Mixed Construction Waste 1709.04 ☐Other ☐**SECTION C Person Collecting Waste**

MV Haulage, Cornerways, 220 Smallfield Road, Horley, Surrey RH6 9LS

WSSC Waste Disposal No. CB/KE5743LX SIC Code 2007: 38.11

SECTION D Tip Details

Authorised Tip / Delivery Point / Daywork (Delete as required)

Name

Address

Authorised Tip No. (If applicable)

Waiting Time on Site/Daywork

NB: To Customers, Authorised Agents, Representatives or responsible persons signing this Delivery Ticket. This is in your interest - Please read this ticket fully and inspect material, agreeing quantity and that everything is to your satisfaction, before finally signing this receipt note. We regret we cannot under any circumstances entertain any claims concerning quantity or quality, once the vehicle has left the site and a clear signature has been given. We cannot accept responsibility for damage caused by our vehicles while delivering material to your site.

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by regulation 12 of the waste (England and Wales) regulations 2011

Signed by Driver

Signed on behalf of Customer

Date

25.11.25

PLEASE PRINT

Customers ordering vehicles off the public roads do so entirely at their own risk

APPENDIX E

**Imported Soil Transfer Notes
and Test Results**



[illegible]

Certificate Ref	S01	Issue Date	15/08/2024	Page 1 of 1	ACS Testing Limited
Any opinions or interpretations indicated are outside the scope of our accreditation					Unit 14, Blackhill Road West
The results included within this test report are representative of the samples submitted for analysis					Holton Heath Trading Park Poole
This report shall not be reproduced, except in full, without the express permission of the laboratory					Dorset BH16 6LE
The remarks section for any additions, deviations or exclusions from the stated test method					01202 622858
All test samples will be retained for a minimum of 21 days from date of receipt unless a written instruction is received within 14 days of receipt requesting sample retention					

Certificate of Analysis

Certificate Number : 25-02181-Issue 1-Page: 1

Report Fao:

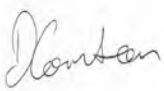
Site Address^: Robins of Herstmonceux Chilsham Lane
Client Order No: 25-58957
Date of Sampling^: 09/10/2025
Date Received: 14/10/2025
Date of Analysis: 15/10/2025 - 04/11/2025
Report Date: 04/11/2025

Please find your certificates of test attached for your samples received in the laboratory on 14/10/2025 under our laboratory reference 25-02181.

Remarks:

None

Results reviewed by:



Dan Connorton - Analytical Chemist

Test Certificates approved by:



Alison Hickman - D11 Laboratory Coordinator

*Any opinions or interpretations indicated are outside the scope of our UKAS accreditation.
This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report are representative of the samples submitted for analysis.
Excel copies of reports are valid only when accompanied by this PDF certificate.
Client's Sample Description / ACS Material Description are noted for reference only.*

Head Office

Unit 14B
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Fax 01202 628642

Registered Office

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Blackhill Road West
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Dorset BH16 6LE
ACS Environmental Testing Limited
Registered in England and
Wales No. 6000065

ACSE Sample Number 100481
 Sample ID 888757 - 25-58957
 Clients Sample Ref.^ Sample 1 (Topsoil)
 Location / Sample Depth (m)^ Stockpile
 Date Sampled^ 09/10/2025
 Time Sampled^ 1310
 Sample deviating codes bf
 Client's Sample Description^

ACS Testing Material Description^ Topsoil

ACSE Material Description (Principal Matrix - As Received) LOAM

Determination	HWOL Acroynm	Units	Method	Prepared As	Result	AS
Carbon						
TOC (Total Organic Carbon)		%	S/C	S/C	4.80	
FOC		%	S/C	SC	< 0.500	
Soil Organic Matter		%	S/C	S/C	8.35	
Total Carbon		%	MT/ACSE/102	AR	6.10	
Cyanide						
Total Cyanide_S		mg/kg	MT/ACSE/206	AR	< 0.050	
Loss on Ignition						
Loss on Ignition (440 °C)		%	MT/ACSE/302	AD	11	*
Metals (Soil)						
Chromium III		mg/kg	NAM/ACSE/X11	AD	16.1	
Chromium Hexavalent		mg/kg	NAM/ACSE/X11	AD	< 0.20	
Metals and Metalloids (Solids)						
Cadmium		mg/kg	MT_ACSE_210	AD	0.3927	*
Chromium (Total)		mg/kg	MT_ACSE_210	AD	16.13	*
Arsenic		mg/kg	MT_ACSE_210	AD	7.0634	*
Copper		mg/kg	MT_ACSE_210	AD	37.230	*
Selenium		mg/kg	MT_ACSE_210	AD	0.34255	*
Mercury		mg/kg	MT_ACSE_210	AD	0.16648	*
Nickel		mg/kg	MT_ACSE_210	AD	13.686	*
Lead		mg/kg	MT_ACSE_210	AD	105.4	*
Zinc		mg/kg	MT_ACSE_210	AD	119.9	*
pH and Conductivity						
pH (@ 20 °C)		units	MT/ACSE/308	AD	8.0	*f
Poly Aromatic Hydrocarbons						
Naphthalene		mg/kg	MT/ACSE/108	AR	< 0.10	*b
Acenaphthylene		mg/kg	MT/ACSE/108	AR	0.10	*b
Acenaphthene		mg/kg	MT/ACSE/108	AR	< 0.10	*b
Fluorene		mg/kg	MT/ACSE/108	AR	< 0.10	*b
Phenanthrene		mg/kg	MT/ACSE/108	AR	0.57	*b
Anthracene		mg/kg	MT/ACSE/108	AR	0.25	*b
Fluoranthene		mg/kg	MT/ACSE/108	AR	1.85	*b
Pyrene		mg/kg	MT/ACSE/108	AR	1.56	*b
Benzo (a) anthracene		mg/kg	MT/ACSE/108	AR	0.69	*b
Chrysene		mg/kg	MT/ACSE/108	AR	0.82	*b
Benzo (b) fluoranthene		mg/kg	MT/ACSE/108	AR	0.81	*b
Benzo (k) fluoranthene		mg/kg	MT/ACSE/108	AR	0.45	*b
Benzo (a) pyrene		mg/kg	MT/ACSE/108	AR	0.77	*b
Indeno (1 2 3-CD) pyrene		mg/kg	MT/ACSE/108	AR	0.40	*b
Dibenzo(a h)anthracene		mg/kg	MT/ACSE/108	AR	0.15	*b
Benzo(g h i)perylene		mg/kg	MT/ACSE/108	AR	0.52	*b
Total PAH		mg/kg	MT/ACSE/108	AR	9.00	*b
Speciated BTEX						
MTBE	HS_1D_TOTAL	mg/kg	NAM/ACSE/X12	AR	< 0.0100	
Hexane	HS_1D_TOTAL	mg/kg	NAM/ACSE/X06	AR	< 0.0100	

Head Office	Registered Office
Unit 14B	Unit 14B
Blackhill Road West	Blackhill Road West
Holton Heath Trading Park	Holton Heath Trading Park
Poole	Poole
Dorset BH16 6LE	Dorset BH16 6LE
Tel 01202 628680	ACS Environmental Testing Limited
Fax 01202 628680	Registered in England and
	Wales No. 6000065

ACSE Sample Number 100481
 Sample ID 888757 - 25-58957
 Clients Sample Ref.^ Sample 1 (Topsoil)
 Location / Sample Depth (m)^ Stockpile
 Date Sampled^ 09/10/2025
 Time Sampled^ 1310
 Sample deviating codes bf
 Client's Sample Description^

ACS Testing Material Description^ Topsoil

ACSE Material Description (Principal Matrix - As Received) LOAM

Determination	HWOL Acroynm	Units	Method	Prepared As	Result	AS
Heptane	HS_1D_TOTAL	mg/kg	NAM/ACSE/X06	AR	< 0.0100	
Octane	HS_1D_TOTAL	mg/kg	NAM/ACSE/X06	AR	< 0.0100	
Benzene	HS_1D_TOTAL	mg/kg	NAM/ACSE/X06	AR	< 0.0100	
Toluene	HS_1D_TOTAL	mg/kg	NAM/ACSE/X06	AR	< 0.0100	
Ethylbenzene	HS_1D_TOTAL	mg/kg	NAM/ACSE/X06	AR	< 0.0100	
m+p-xylene	HS_1D_TOTAL	mg/kg	NAM/ACSE/X06	AR	< 0.0100	
o-xylene	HS_1D_TOTAL	mg/kg	NAM/ACSE/X06	AR	< 0.0100	
Total BTEX	HS_1D_TOTAL	mg/kg	NAM/ACSE/X06	AR	< 0.05	

Speciated Petroleum Hydrocarbons

C5-C6 Aliphatic	HS_1D_AL	mg/kg	NAM/ACSE/X07	AR	< 0.10	
>C6-C8 Aliphatic	HS_1D_AL	mg/kg	NAM/ACSE/X07	AR	< 0.10	
>C8-C10 Aliphatic	EH_2D_AL	mg/kg	NAM/ACSE/X07	AR	< 10.0	
>C10-C12 Aliphatic	EH_2D_AL	mg/kg	NAM/ACSE/X07	AR	< 10.0	
>C12-C16 Aliphatic	EH_2D_AL	mg/kg	NAM/ACSE/X07	AR	< 10.0	
>C16-C21 Aliphatic	EH_2D_AL	mg/kg	NAM/ACSE/X07	AR	< 10.0	
>C21-C35 Aliphatic	EH_2D_AL	mg/kg	NAM/ACSE/X07	AR	21.5	
C6-C7 Aromatic	HS_1D_AR	mg/kg	NAM/ACSE/X07	AR	< 0.10	
C7-C8 Aromatic	HS_1D_AR	mg/kg	NAM/ACSE/X07	AR	< 0.10	
>C8-C10 Aromatic	EH_2D_AR	mg/kg	NAM/ACSE/X07	AR	< 10.0	
>C10-C12 Aromatic	EH_2D_AR	mg/kg	NAM/ACSE/X07	AR	< 10.0	
>C12-C16 Aromatic	EH_2D_AR	mg/kg	NAM/ACSE/X07	AR	< 10.0	
>C16-C21 Aromatic	EH_2D_AR	mg/kg	NAM/ACSE/X07	AR	< 10.0	
>C21-C35 Aromatic	EH_2D_AR	mg/kg	NAM/ACSE/X07	AR	49.6	
Total Speciated TPH	EH+HS_2D_TOTAL	mg/kg	NAM/ACSE/X07	AR	103	

Subcontracted Analysis

TC (Total Carbon)	SC	SC	SC	S/C	
Topsoil (BS 3882)					
Clay Content	%	SC	SC	12	
Silt Content	%	SC	SC	38	
Soil Texture	%	None		Sandy Loam	
Sand Content	%	SC	SC	51	
>2mm Coarse Content	%	SC	SC	7.00	
>20mm Coarse Content	%	SC	SC	0.00	
>50mm Coarse Content	%	SC	SC	0.00	
Carbonate Content	%	S/C	S/C	6.50	
Kjeldahl Nitrogen	%	NAM/ACSE/X27	AD	0.29	
Available Phosphorous	mg/l	NAM/ACSE/X23	AD	311	
Exchangeable Potassium	mg/l	NAM/ACSE/X23	AD	153	
Exchangeable Magnesium	mg/l	NAM/ACSE/X23	AD	26.2	
Carbon Nitrogen Ratio	ratio	CALC	AD	21.9	
CaSO4 Conductivity (@ 20 °C)	uS/cm	BS3882:2015	L	2650	
>2mm Contaminant	%	SC	SC	0.00	
Plastic Contaminant	%	SC	SC	0.00	
Sharps Contaminant	%	SC	SC	0.00	
Exchangable Sodium %	%	CALC	AD	4.01	

Head Office

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 ACS Environmental Testing Limited
 Registered in England and
 Wales No. 6000065

Technical Information for Analytical Results

Analysis

* - denotes analysis covered by our UKAS accreditation.

- denoted analysis covered by our MCERTS certification & UKAS accreditation.

Loss on Ignition (MT/ACSE/302) is carried out at our laboratory at Unit D11 Admiralty Park, Station Road, Holton Heath, Poole, Dorset BH16 6HX.

AD = Sample tested in air dried condition.

AR = Sample tested in as-received condition.

AS = Accreditation status.

D = Sample tested in dry condition.

L = Laboratory prepared leachate.

SC = Sub contracted.

^ = Clients supplied information. This may affect the validity of test results.

All MCERTS certified test values reported on a dry weight basis.

The preparation of 10:1 Leachates (to BS EN 12457-2:2002) and 2:1 leachates (to BS EN 12457-1:2002) fall outside the scope of our UKAS accreditation.

Soils and leachates are prepared at our laboratory at Unit D11 Admiralty Park, Station Road, Holton Heath, Poole, Dorset BH16 6HX.

Method uncertainty available on request.

Where results are less than the limit of detection, the value of 0 is used in calculations.

Key to HWOL Acronyms

Acronym	Description
HS	- Headspace analysis
EH	- Extractable Hydrocarbons - i.e. everything extracted by the solvent
CU	- Clean-up - e.g. by florisil, silica gel
1D	- GC - Single coil gas chromatography
Total	- Aliphatics & Aromatics
AL	- Aliphatics only
AR	- Aromatics only
2D	- GC-GC - Double coil gas chromatography
#1	- e.g. EH_2D_Total_#1 means humics mathematically subtracted
#2	- e.g. EH_2D_Total_#2 means fatty acids mathematically subtracted
-	- Operator - underscore to separate acronyms (exception for +)
+	- Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total

Deviating Codes

Deviating Samples

The use of any of the following symbols indicates that the sample was deviating and it is possible therefore that the results provided may not be representative of the sample taken.

- a - The date and /or time of sampling has not been provided, therefore it is not known if the time lapse between sampling and analysis has exceeded the acceptable holding time(s)*.
- b - The test item was received in a container which has not been recommended*.
- c - On receipt, the temperature of the sample received was found to fall outside the recommendations of BS ISO 18512:2007, Soil Quality. Guidance on long and short term storage of soil samples*.
- d - The sample was received in a container that had not been filled as recommended*.
- e - The delay between sampling and sample receipt is greater than the recommended holding time for the analyte of interest in this matrix*.
- f - The delay between sampling and analysis is greater than the recommended holding time for the analyte of interest in this matrix*.

In accordance with the requirements of Technical Policy Statement TPS 63; UKAS Policy on Deviating Samples, all UKAS accredited testing laboratories are required to notify their clients that calibration or test results may be invalid where samples are found to be deviating. It is the opinion of ACSE that the term invalid should be interpreted as 'not fully representative of the sample taken at source'.

The following Additional Deviating Sample Codes may also be used.

I/S - Insufficient sample mass/volume received for accurate quantification of this analyte.

U/S - The sample received was deemed unsuitable for accurate determination of this analyte using the Test Methods available.

S/C - The sample received was subcontracted for analysis.

Head Office

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Tel 01202 628680

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Registered Office

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Dorset BH16 6LE
ACS Environmental Testing Limited
Registered in England and
Wales No. 6000065

Certificate of Analysis TOPSOIL ANALYSIS (BS 3882:2015)

Certificate Number : 25-02181-Issue 1-Page: 1

Report Fao: ACS Testing Results
Site Address^: Robins of Herstmonceux Chilsham Lane
Customer Order No: 25-58957
Date of Sampling^: 09/10/2025
Date Received: 14/10/2025
Date of Analysis: 15/10/2025 - 04/11/2025
Report Date: 05/11/2025

Please find your certificates of test attached for your samples received in the laboratory on 14/10/2025 under our laboratory reference 25-02181.

Remarks:

None

Results reviewed by:


Dan Connorton - Analytical Chemist

Results approved by:


Alison Hickman - D11 Laboratory Coordinator

*Any opinions or interpretations indicated are outside the scope of our UKAS accreditation.
This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report are representative of the samples submitted for analysis.
Excel copies of reports are valid only when accompanied by this PDF certificate.
Client's Sample Description / ACS Material Description are noted for reference only.*

Head Office

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Dorset BH16 6LE

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Registered Office

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Holton Heath Trading Park
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Dorset BH16 6LE
ACS Environmental Testing Limited
Registered in England and
Wales No. 6000065



ACSE Sample Number 100481
 Sample ID 888757 - 25-58957
 Clients Sample Ref.^ Sample 1 (Topsoil)
 Location / Sample Depth (m)^ Imported
 Time Sampled^ 1310
 Date Sampled^ 09/10/2025
 Sample Deviating Codes bf
 Client's Sample Description^
 ACS Testing Material Description^ Topsoil
 Principal Matrix (as received) LOAM

TOPSOIL ANALYSIS (BS 3882:2015)

Analyte	Method	Units	AS	Result	Specification for BS 3882:2015					
					Specific Purpose					
					Multipurpose Topsoil	Acidic	Calcareous	Low Fertility	Low Fertility Acidic	Low Fertility Calcareous
Soil Texture	Sandy Loam									
Clay Content	SC	%		12	5-35	5-35	5-35	5-35	5-35	5-35
Silt Content	SC	%		38	0-65	0-65	0-65	0-65	0-65	0-65
Sand Content	SC	%		51	0-90	0-90	0-90	0-90	0-90	0-90
Maximum Coarse Fragment Content										
> 2 mm	SC	%		7.00	0-30	0-30	0-30	0-30	0-30	0-30
> 20 mm	SC	%		0.00	0-10	0-10	0-10	0-10	0-10	0-10
> 50 mm	SC	%		0.00	0	0	0	0	0	0
Mass Loss of Ignition										
Clay (5 - 20 %)	IHP	%	*	11	3-20	3-30	3-20	2-20	2-30	2-20
Soil pH	BS 1377:3	pH	*f	8.0	5.5-8.5	3.5-5.5	7.5-9.0	3.5-9.0	3.5-5.5	7.5-9.0
Carbonate	IHP	%		6.50	-	-	>1	-	-	>1
Plant Nutrient Content										
Nitrogen (% m/m)	IHP	%		0.29	>0.15	>0.15	>0.15	-	-	-
Extractable Phosphate	IHP	mg/l		311	16-140	16-140	16-140	<=20	<=20	<=20
Extractable Potassium	IHP	mg/l		153	121-1500	121-1500	121-1500	-	-	-
Extractable Magnesium	IHP	mg/l		26.2	51-600	51-600	51-600	-	-	-
Carbon:Nitrogen Ratio	Calculation	N/A		21.9	<20:1	<20:1	<20:1	<35:1	<35:1	<20:1
Electrical Conductivity	MT/ACSE/303	us/cm		2650	3300					
Potentially Phytotoxic Elements (by soil pH)										
					Soil pH <6.0	Soil pH 6.0 to 7.0		Soil pH >7.0		
Zinc	MT_ACSE_210	mg/kg	*	119.9	<200	<200		<300		
Copper	MT_ACSE_210	mg/kg	*	37.230	<100	<135		<200		
Nickel	MT_ACSE_210	mg/kg	*	13.686	<60	<75		<110		
Visible Contaminants										
>2mm	SC	%		0.00		<0.5				
Plastics	SC	%		0.00		<0.25				
Sharps	SC	%		0.00		0				

Key (at clients request): a Simple Acceptance Rule has been applied in accordance with ILAC-G8: 09/2019 where measurement uncertainty has been ignored.

 The measured value exceeds the given specification. Topsoil criteria limits are provided for guidance only.

Comments: (comments are beyond the scope of our accreditation)

Head Office

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 Holton Heath Trading Park
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 Dorset BH16 6LE

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 ACS Environmental Testing Limited
 Registered in England and
 Wales No. 6000065

Technical Information for Analytical Results

Analysis

* - denotes analysis covered by our UKAS accreditation.

- denoted analysis covered by our MCERTS certification & UKAS accreditation.

Loss on Ignition (MT/ACSE/302) is carried out at our laboratory at Unit D11 Admiralty Park, Station Road, Holton Heath, Poole, Dorset BH16 6HX.

AD = Sample tested in air dried condition.

AR = Sample tested in as-received condition.

AS = Accreditation status.

D = Sample tested in dry condition.

L = Laboratory prepared leachate.

SC = Sub contracted.

^ = Clients supplied information. This may affect the validity of test results.

All MCERTS certified test values reported on a dry weight basis.

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Method uncertainty available on request.

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The following Additional Deviating Sample Codes may also be used.

I/S – Insufficient sample mass/volume received for accurate quantification of this analyte.

U/S – The sample received was deemed unsuitable for accurate determination of this analyte using the Test Methods available.

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Analytical Test Report **L25/10934/ACS/25-86538**

Clients Project Reference E/25-02181/17807

Clients Order Number E/25-02181/17807

Sample(s) Analysed 1

Sample(s) received / instructed 16/10/2025 / 16/10/2025

Sample(s) Tested 16/10/2025 to 27/10/2025

Report issued 28/10/2025

Report issue number 1

Tested on Behalf of

ACS

Unit 14b Blackhill Road West

Holton Heath Trading Park

Poole

BH16 6LE

Signed



James Gane
Analytical Services Manager

Notes:

General

This report shall not be reproduce except in full

Please refer to Methodologies page for details pertaining to the analytical methods undertaken.

Samples were supplied by customer, results apply to the samples as received.

Samples will be retained for 14 days after issue of this report unless otherwise requested.

Where specification limits are included these are for guidance only. Where a measured value has been highlighted this is not implying acceptance or failure and certainty of measurement values have not been taken into account.

Uncertainty of measurement values are available on request.

Moisture Content was determined in accordance with CTS method statement MS - CL - Sample Prep, oven dried at <30°C.

Moisture Content is reported as a percentage of the dry mass of soil, this calculation is in accordance with BS1377, Part 2, 1990, Clause 3.2

Stone Content was determined in accordance with CTS method statement MS - CL - Sample Prep and refers to the percentage of stones retained on a 10mm BS test sieve.

MCERTS Accreditation only covers the SAND, CLAY and LOAM matrices

Deviating Samples

On receipt samples are compared against our sample holding and handling protocols, where any deviations have been noted these are reported on our deviating sample page (if present)

Accreditation Key

U = UKAS Accreditation, M = MCERTS Accreditation, N = Unaccredited, SC = Subcontracted

L25/10934/ACS/25-86538

E/25-02181/17807

Analytical Test Results - ENV Analysis Soils

Lab Reference	617602
---------------	--------

Client Sample ID 888757 - 25-58957

Client Sample Location Sample 1 (Topsoil)

Client Sample Type -

Client Sample Number 100481

Depth - Top (m) -

Depth - Bottom (m) -

Date of Sampling 09/10/2025

Time of Sampling 1310

Sample Matrix Clay

Determinant	Units	LOD	Accreditation	
TOC	%	0.5	M	4.8
Total Carbon	%	0.09	N	6.1

L25/10934/ACS/25-86538

E/25-02181/17807

Sample Descriptions

Lab Reference	Client Sample ID	Client Sample Location	Client Sample Type	Client Sample Number	Description	Moisture Content (%)	Stone Content (%)	Passing 2mm test sieve (%)
617602	888757 - 25-58957	Sample 1 (Topsoil)	SOIL	-	Dark brown slightly gravelly silty sandy clay with rare organic matter	15	< 0.1	-

L25/10934/ACS/25-86538

E/25-02181/17807

Analysis Methodologies - Please refer to sample comments page (if present) for any changes to methods Methods

Test Code	Test Name / Reference	Sample condition for analysis	Sample Preparation	Test Details
MCERTSPREP	MS - CL - Sample Preparation	-	-	Preparation of samples (including determination of moisture content) to allow for subsequent analysis
SAMPLEPREP	MS - CL - Sample Preparation	-	-	Preparation of samples (including determination of moisture content) to allow for subsequent analysis
TOCEXS	MS - CL - TOC Eltra (E)	Air Dried	Passing 10mm test sieve	Preparation of soils for TOC in accordance with MS - CL - TOC Eltra
TOCS	MS - CL - TOC Eltra	Air Dried	Passing 10mm test sieve	Determination of Total Organic Carbon in soils



TIM O'HARE ASSOCIATES
SOIL & LANDSCAPE CONSULTANCY

Jack Grey
KPS Composting Services
Isfield Road
Isfield
East Sussex
TN22 5JJ

9th February 2026
Our Ref: TOHA/26/7153/2/SS
Your Ref: PO 2708

Dear Sirs

Topsoil Analysis Report: Blended Topsoil – Batch 2 (70%/30%)

We have completed the analysis of the sample recently submitted, referenced *Batch 2 (70%/30%)*, and have pleasure reporting our findings.

The purpose of the analysis was to determine the suitability of the sample for general landscape purposes (trees, shrubs and amenity grass). In addition, this sample has been assessed to determine its compliance with the requirements of the British Standard for Topsoil (*BS3882:2015 – Specification for Topsoil – Table 1, Multipurpose Topsoil*).

This report presents the results of analysis for the sample submitted to our office, and it should be considered 'indicative' of the topsoil source. The report and results should therefore not be used by third parties as a means of verification or validation testing or waste designation purposes, especially after the topsoil has left the KPS Composting Services site.

SAMPLE EXAMINATION

The sample was described as a very dark greyish brown (Munsell Colour 10YR 3/2), slightly moist, friable, moderately calcareous SANDY LOAM with a moderately developed, fine to coarse granular structure*. The sample was virtually stone-free and contained a moderate proportion of organic fines. No unusual odours or deleterious materials were observed.

*This appraisal of soil structure was made from examination of a disturbed sample. Structure is a key soil characteristic that may only be accurately assessed by examination in an in-situ state.

Tim O'Hare Associates LLP
Howbery Park Wallingford Oxfordshire OX10 8BA
T:01491 822653 E:info@toha.co.uk
www.toha.co.uk

ANALYTICAL SCHEDULE

The sample was submitted to a UKAS and MCERTS accredited laboratory for a range of physical and chemical tests to confirm the composition and fertility of the soil, and the concentration of selected potential contaminants. The following parameters were determined:

- particle size analysis (sand, silt, clay);
- stone content (2-20mm, 20-50mm, >50mm);
- pH and electrical conductivity values;
- exchangeable sodium percentage;
- major plant nutrients (N, P, K, Mg);
- organic matter content;
- C:N ratio;
- heavy metals (As, B, Cd, Cr, Cu, Pb, Hg, Ni, Se, Zn);
- total cyanide and total (mono) phenols;
- speciated PAHs (US EPA16 suite);
- aromatic and aliphatic TPH (C5-C35 banding);
- benzene, toluene, ethylbenzene, xylene (BTEX).

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

RESULTS OF ANALYSIS

Particle Size Analysis and Stone Content

The sample fell into the *sandy loam* texture class, which is usually considered suitable for general landscape applications provided the soil's physical condition is satisfactory.

The sample was virtually stone-free and, as such, stones should not restrict the use of the soil for general landscape purposes.

pH and Electrical Conductivity Values

The sample was alkaline in reaction (pH 7.6). This pH value would be considered suitable for general landscape purposes provided species with a wide pH tolerance or those known to prefer alkaline soils are selected for planting, turfing and seeding.

The electrical conductivity (salinity) value (water extract) was moderately high. Although the growth of many plant species (including amenity turf) are unlikely to be affected by this level of salinity, it is possible that salt sensitive species, including emergent seedlings, could show reduced growth potential.

The electrical conductivity value by CaSO₄ extract (BS3882 requirement) fell below the maximum specified value (3300 µS/cm) given in BS3882:2015 – Table 1.

Organic Matter and Fertility Status

The sample was well supplied with organic matter and all major plant nutrients.

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

Potential Contaminants

With reference to *BS3882:2015 - Table 1*: Notes 3 and 4, there is a requirement to confirm levels of potential contaminants in relation to the topsoil's proposed end use. This includes human health, environmental protection and metals considered toxic to plants. In the absence of 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 (S4ULs) presented in *The LQM/CIEH S4ULs for Human Health Risk Assessment* (2015) and the DEFRA SP1010: *Development of Category 4 Screening Levels (C4SLs) for Assessment of Land Affected by Contamination – Policy Companion Document* (2014).

Note: Due to the dark colour of the sample, the colorimetry analysis of hexavalent chromium could not be performed in this instance (noted as U/S - Unsuitable Sample on the certificate). Instead, the laboratory has

provided additional unaccredited testing for hexavalent chromium in this sample by ion chromatography, which was reported to be less than the limit of detection (<1.8 mg/kg).

Of the remaining potential contaminants determined, none was found at levels that exceeded their guideline values.

Phytotoxic Contaminants

Of the phytotoxic (toxic to plants) contaminants determined (copper, nickel, zinc), none was found at levels that exceeded the maximum permissible levels specified in *BS3882:2015 – Table 1*.

CONCLUSION

The purpose of the analysis was to determine the suitability of the topsoil sample for general landscape purposes (trees, shrubs and amenity grass). The analysis has also been undertaken to determine the sample's compliance with the requirements of the British Standard for Topsoil (*BS3882:2015 – Specification for Topsoil – Table 1, Multipurpose Topsoil*).

From the soil examination and subsequent laboratory analysis, the sample was described as an alkaline, moderately saline, virtually stone-free, moderately calcareous *sandy loam* with an adequate structure. The sample had sufficient reserves of organic matter and all major plant nutrients. Of the potential contaminants determined, none exceeded their respective guideline values.

Based on our findings, the soil blend represented by this sample would be suitable for general landscape purposes (trees, shrubs and amenity grass), provided species with a wide pH tolerance or those known to prefer alkaline soils are selected and the physical condition of the soil is satisfactory.

The topsoil was fully compliant with the requirements of the British Standard for Topsoil (*BS3882:2015 – Specification for Topsoil – Table 1, Multipurpose Topsoil*).

RECOMMENDATIONS

Soil Handling Recommendations

It is important to maintain the physical condition of the soil and avoid structural damage during all phases of soil handling (e.g. stockpiling, resspreading, cultivating, planting, seeding or turfing). As a consequence, soil handling operations should be carried out when soil is sufficiently dry to be non-plastic (friable) in consistency.

It is important to ensure that the soil is not unnecessarily compacted by trampling or trafficking by site machinery, and soil handling should be stopped during and after heavy rainfall and not continued until the soil is friable in consistency. If the soil is structurally damaged and compacted at any stage during the course of soiling or landscaping works, it should be cultivated appropriately to relieve the compaction and to restore the soil's structure prior to any planting, turfing or seeding.

Further details on soil handling are provided in Annex A of *BS3882:2015*.

We hope this report meets with your approval and provides the necessary information. Please do not hesitate to contact the undersigned if we can be of further assistance.

Yours faithfully



Ebony Gheorghe
BSc MSc
Soil Scientist



Tim White
BSc MSc MSc SoilSci CSci
Senior Associate

For & on behalf of Tim O'Hare Associates LLP



Benzene	mg/kg	MCERTS
Toluene	mg/kg	MCERTS
Ethylbenzene	mg/kg	MCERTS
p & m-xylene	mg/kg	MCERTS
o-xylene	mg/kg	MCERTS
MTBE (Methyl Tertiary Butyl Ether)	mg/kg	MCERTS

The sample was described as a very dark greyish brown (Munsell Colour 10YR 3/2), slightly moist, friable, moderately calcareous SANDY LOAM with a moderately developed, fine to coarse, granular structure. The sample was virtually stone-free and contained a moderate proportion of organic fines. No unusual odours or deleterious materials were observed.

< 0.005
< 0.005
< 0.005
< 0.008
< 0.005
< 0.005

Ebony Gheorghe
BSc MSc
Soil Scientist

Site Analytical Services Ltd.



Site Investigations, Analytical & Environmental Chemists, Laboratory Testing Services.

Units 14 + 15, River Road Business Park,
33 River Road, Barking, Essex IG11 0EA

Directors: J. S. Warren, M.R.S.C., P. C. Warren, J. I. Pattinson, BSc (Hons), MSc
Consultants: G. Evans, BSc., M.Sc., P.G. Dip., FGS., MEnvSc. A. J. Kingston, BSc C.Eng. MIMM
F. J. Gibbs, F.I.B.M.S., F.I.F.S.T., F.R.S.H. K. J. Blanchette

Tel: 0208 594 8134
Fax: 0208 594 8072
E-Mail: services@siteanalytical.co.uk

Your Ref:

ORDER NO. AWAITED
NICK TOLHURST

Our Ref:

25/40887-1
JSW/LB

SAMPLE OF 'AS DUG SAND'

SUBMITTED BY RAW LIMITED

RECEIVED ON 7th OCTOBER 2025

INTRODUCTION

A sample of the above material was received to the laboratory for determination of particle size distribution.

RESULTS

The results of the grading analysis are presented on Table 1 and graphically attached.

p.p. SITE ANALYTICAL SERVICES LIMITED

13th October 2025

J S Warren M.R.S.C.
DIRECTOR



Reg. Office: Units 14 +15, River Road Business Park,
33 River Road, Barking, Essex IG11 0EA
Business Reg. No. 2255616





Ref: 25/40887-1

Continuation 1

TABLE 1**DETERMINATION OF PARTICLE SIZE DISTRIBUTION**

31.5	mm	100
28	mm	98
20	mm	94
16	mm	93
14	mm	92
10	mm	89
8	mm	87
6.3	mm	87
5	mm	85
4	mm	85
3.35	mm	84
2.8	mm	83
2.00	mm	80
1.18	mm	79
1.00	mm	79
600	micron	78
500	micron	78
425	micron	77
300	micron	77
250	micron	76
212	micron	70
150	micron	46
125	micron	41
75	micron	30.6
63	micron	28.6

Moisture Content 14.4 % Dry Weight

Total Weight of Sample 42 kg

TESTED IN ACCORDANCE WITH BS EN 933-2 : 2020

Site :

Client : RAW LIMITED

Engineer: DW

Job Number

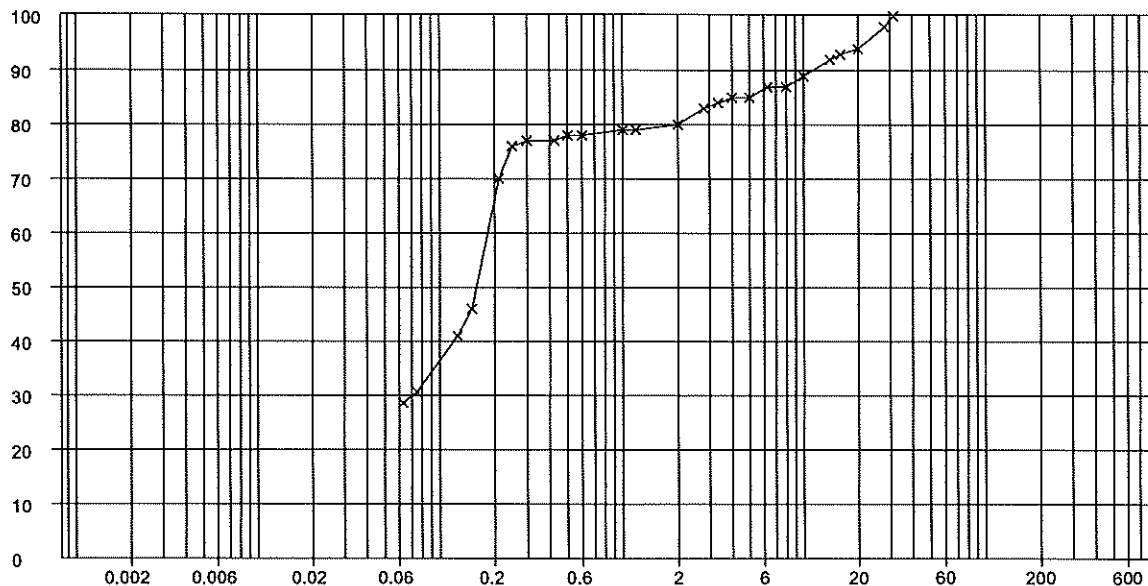
2540887

Sheet

11

DETERMINATION OF PARTICLE SIZE DISTRIBUTION

Borehole / Trial Pit	Depth (m)	Sample	Laboratory Description
NA	0.00	Sand	



Sieve / Particle Size	% Passing
31.5 mm	100.0
28 mm	98.0
20 mm	94.0
16 mm	93.0
14 mm	92.0
10 mm	89.0
8 mm	87.0
6.3 mm	87.0
5 mm	85.0
4 mm	85.0
3.35 mm	84.0
2.8 mm	83.0
2 mm	80.0
1.18 mm	79.0
1 mm	79.0
600 µm	78.0
500 µm	78.0
425 µm	77.0
300 µm	77.0
250 µm	76.0
212 µm	70.0
150 µm	46.0
125 µm	41.0
75 µm	30.6
63 µm	28.6

CLAY	Fine	Medium	Coarse	Fine	Medium	Coarse	Fine	Medium	Coarse	COBBLES	BOULDERS
	SILT			SAND			GRAVEL				

Grading Analysis	
D85	5.0 mm
D60	186.2 μ m
D10	<63.0 μ m
Uniformity Coefficient	-

Particle Proportions	
Cobbles + Boulders	-
Gravel	20.0%
Sand	51.4%
Silt	-
Clay	-

Method of Preparation: BS 1377:PART 1:1990:7.3 Initial preparation 1990:7.4.5 Particle size tests

Method of Test : BS 1377:PART 2:1980:9 Determination of particle size distribution

Remarks :

MV Haulage (Sussex) Ltd
2 The Farmhouse
Barns Court
Turners Hill Road
Crawley Down
RH10 4HQ
Tel: 01342 844553
Email: accounts@mv-haulage.co.uk
VAT Reg No: 189232776
Company Registration No: 09033213



INVOICE

Page 1

JC PLANT & CIVILS
12 GARLANDS
HILDENBOROUGH
TONBRIDGE
KENT
TN11 9LS

Invoice No	4521
Invoice Date	12/09/2025
Order No	
Account Ref	JCPLANT

Quantity	Description	Unit Price	Net Amt	VAT %	VAT
2.00	Garlands, Hildenborough Delivered 2 Lds sand 071980/81 12.09.25	280.00	560.00	20.00	112.00

Please make payment to;

MV Haulage (Sussex) Ltd
NatWest Plc
Account Number 31547818
Sort Code 60 06 20

Cheques made payable to MV Haulage (Sussex) Ltd

Total Net Amount	£	560.00
Carriage Net	£	0.00
Total Tax Amount	£	112.00
Invoice Total	£	672.00

Payment Due: 26/09/2025

MV Haulage (Sussex) Ltd
2 The Farmhouse
Barns Court
Turners Hill Road
Crawley Down
RH10 4HQ
Tel: 01342 844553
Email: accounts@mv-haulage.co.uk
VAT Reg No: 189232776
Company Registration No: 09033213



INVOICE

Page 1

JC PLANT & CIVILS
12 GARLANDS
HILDENBOROUGH
TONBRIDGE
KENT
TN11 9LS

Invoice No	5049
Invoice Date	30/11/2025
Order No	
Account Ref	JCPLANT

Quantity	Description	Unit Price	Net Amt	VAT %	VAT
1.00	Kilnwood Lane, Burgess Hill Delivered 1 Ld Reject Sand 073885 26.11.25	280.00	280.00	20.00	56.00

Please make payment to;

MV Haulage (Sussex) Ltd
NatWest Plc
Account Number 31547818
Sort Code 60 06 20

Cheques made payable to MV Haulage (Sussex) Ltd

Total Net Amount	£	280.00
Carriage Net	£	0.00
Total Tax Amount	£	56.00
Invoice Total	£	336.00

Payment Due: 14/12/2025

Robins of Herstmonceux Ltd
Sandbanks
Chilsham Lane
Herstmonceux
East Sussex
BN27 4QG
VAT Reg No: 191 1153 87

Tel: 01323 833181
Email:
enquiries@robinsofherstmonceux.co.uk
VAT Reg: 191 1153 87
Co Reg No: 04374822

JC Plant & Civils
FLATS
Kilnwood Avenue
Burgess Hill
RH15 0ZE

Invoice 26915
01/12/2025
FSCHEME

Quantity	Details	Unit Price	Disc Amt	Net Amt	VAT %	VAT
1.00	10M Topsoil - Un-Cert Screened - Delivered	330.00	0.00	330.00	20.00	66.00

Jason
07845 023270
info@jcplantandcivils.co.uk
Please call when on way - pref 10am onwards

Total Net 330.00
Total Tax Amount 66.00
Invoice Total 396.00

Please note new bank details:
Bacs payments to HSBC
Account No: 71559532
Sort Code: 40-10-14

vat item → (44)

INVOICE 274948

PROVENDER

Provender Nurseries Ltd
The Landscape Centre
Leydenhatch Lane
Swanley,
BR8 7PS

Phone: 01322 662315
Email: sales@provendernurseries.co.uk
Web: www.provendernurseries.co.uk
VAT Registration number: 820 8338 39

Tax Point 20/02/2026
AccountNo JCP002
Terms

Bill To:

JC Plant & Civils Ltd
12 Garlands
Hildenborough
Tonbridge, Kent TN11 9LS

Purchase Order No.

Authorised by
Jason Nutt

Original Document No:
441838

Your Sales Contact is
Denise Dellaway

Description	QTY	Unit Price	Total	VAT
Delivery Charge - Burgess Hill	1.00	134.510	134.51	T1
QUERCUS ilex 25L 6/8cm GIRTH Light STD	4.00	175.000	700.00	T1
TAXUS baccata Root Ball 80-100cm	201.00	16.250	3,266.25	T1

VAT Summary

VAT Code	VAT Rate	Net Value	VAT
T1	0.200000	4100.76	820.15

Provender Nurseries Plant Passport = UK 113682

Bank Details for BACS payment:
Lloyds Bank Commercial, PO Box 1000, BX1 1LT
Account Name: Provender Nurseries Limited
Sort Code: 30-98-77
Account Number: 69912360

Sub Total 4100.76
VAT 820.15

INVOICE Total 4920.91

Payment Details
Deposits Used : 4920.91
Balance Due 0.00

45

Robins of Herstmonceux Ltd
Sandbanks
Chilsham Lane
Herstmonceux
East Sussex
BN27 4QG
VAT Reg No: 191 1153 87

Tel: 01323 833181
Email:
enquiries@robinsosterstmonceux.co.uk

VAT Reg: 191 1153 87
Co Reg No: 04374822

JC Plant & Civils
Keymer Tile Works
Kilnwood Avenue
Burgess Hill
RH15 0ZE

Invoice 27647
19/02/2026

FSCHEME

Quantity Details

1.00 Surface Chip - Delivered -10t

Unit Price	Disc Amt	Net Amt	VAT %	VAT
700.00	0.00	700.00	20.00	140.00

Jason
07845 023270
info@jcplantandcivils.co.uk

Total Net 700.00
Total Tax Amount 140.00
Invoice Total 840.00

Please note new bank details:
Bacs payments to HSBC
Account No: 71559532
Sort Code: 40-10-14

47

Robins of Herstmonceux Ltd
Sandbanks
Chilsham Lane
Herstmonceux
East Sussex
BN27 4QG
VAT Reg No: 191 1153 87

Tel: 01323 833181
Email:
enquiries@robinsofherstmonceux.co.uk

VAT Reg: 191 1153 87
Co Reg No: 04374822

JC Plant & Civils
FLATS
Kilnwood Avenue
Burgess Hill
RH15 0ZE

Invoice 26915
01/12/2025

FSCHEME

Quantity Details	Unit Price	Disc Amt	Net Amt	VAT %	VAT
1.00 10M Topsoil - Un-Cert Screened - Delivered	330.00	0.00	330.00	20.00	66.00

Jason
07845 023270
info@jcplantandcivils.co.uk
Please call when on way - pref 10am onwards

Total Net 330.00
Total Tax Amount 66.00
Invoice Total 396.00

Please note new bank details:
Bacs payments to HSBC
Account No: 71559532
Sort Code: 40-10-14

Transaction Ticket: **89965**

Site License No: 8PR/EP310SHY
VAT No: 754-860-309
Company No: 3930085
SIC Code: 38210

Advice Note/COD Invoice

Customer Details:
J C PLANT AND CIVIL

Description: Blended Topsoil loose - Collected
from site
EWC Code:
Movement: Outgoing
Origin/Destination: EASTSUSSEX - East Sussex
Transfer Note No:
Purchase Order:

Load Price: £58.33
VAT: £11.67
Total: £70.00

Customer Signature:

Print Name:
Date: 24/02/2026

Origin:

Sequence	Date	Weight
1st Weight		3,020kg
2nd Weight	24/02/2026 09:15:40	4,140kg
Nett Weight:		1,120kg
Volume:		1

Reg No: RX16VXD
Hauler:
Vehicle Type:

Weighbridge Operators Signature: 

Print Name: John Davies
Date: 24/02/2026

Transaction Ticket: **90157**

Site License No: 8PR/EP310SHY
VAT No: 754-860-309
Company No: 3930085
SIC Code: 38210

Advice Note/COD Invoice

Customer Details:
JPS COMPOSTING SERVICE
Awbrook Park Farm Ham
RH17 7PR

MERCHANT ID: *****5000
TERMINAL ID: *****0002
DATE: 27/02/2026 TIME: 11:03
BATCH: 000663-008 INVOICE: 020617
PRN: 110006917103 AUTH NO: 386700
DEBIT MASTERCARD SALE
AID: A0000000041000
*****7578
CONTACTLESS
DEBIT MASTERCARD INC Contactless
SALE AMOUNT £70.00
I agree to pay the final amount according
to the card/merchant issuer agreement
TC: 00900404E021EB0

VAT: £11.67
Total: £70.00

Customer Signature:

Print Name:
Date: 27/02/2026

Origin:

Sequence	Date	Weight
1st Weight		3,040kg
2nd Weight	27/02/2026 11:03:28	4,260kg
Nett Weight:		1,240kg
Volume:		1

Reg No: RX16VXD
Hauler:
Vehicle Type:

Weighbridge Operators Signature: 

Print Name: John Davies
Date: 27/02/2026

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Transaction Ticket: 89996

Customer Copy

Site License No: EPR/SP359AHY
VAT No: 754-660-309
Company No: 3930085
SIC Code: 38210

Advice Note/COO Invoice

Customer Details:
J C PLANT AND CIVIL

Description: Blended Topsoil loose - Collected
from site
EWC Code:
Movement: Outgoing
Origin/Destination: EASTSUSSEX - East Sussex
Transfer Note No:
Purchase Order:

Load Price: £58.33
VAT: £11.67
Total: £70.00

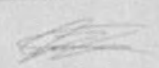
Customer Signature:

Print Name:
Date: 24/02/2026

Origin:

Sequence	Date	Weight
1st Weight		3,000kg
2nd Weight	24/02/2026 14:09:03	3,900kg
Nett Weight:		900kg
Volume:		1

Reg No: RX16VXD
Haulier:
Vehicle Type:

Weighbridge Operators Signature:

Print Name: Jack Gray
Date: 24/02/2026

KPS COMPOSTING SERVICE
Awbrook Park Farm Ham
RH17 7PR

MERCHANT ID: *****5000
TERMINAL ID: *****0002
DATE: 27/02/2026 TIME: 12:13
BATCH: 000663-000 INVOICE: 000663
PRN: 00000730601 AUTH NO: 254617
DEBIT MASTERCARD SALE
AID A0000000041010
*****7578
CONTACTLESS
DEBIT MASTERCARD MC Contactless
SALE AMOUNT £70.00
I agree to pay the final amount according
to the card/merchant issuer agreement
TC: E7340HEACAJ4F024

VAT: £70.00
Total: £70.00

Customer Signature:
Print Name:
Date: 27/02/2026

Transaction Ticket: 90165
Site License No: EPB/EP355547
VAT No: 754-860-309
Company No: 3930085
SIC Code: 38210
Advice Note/COO Invoice

Origin:
Sequence Date Weight
1st Weight 27/02/2026 12:13:51 3,040kg
2nd Weight 4,100kg
Nett Weight: 1,060kg
Volume: 1

Reg No: RX16VXD
Haulier:
Vehicle Type:

Weighbridge Operators Signature:
Print Name: John Davies
Date: 27/02/2026

KPS COMPOSTING SERVICE
Awbrook Park Farm Ham
RH17 7PR

MERCHANT ID: *****5000
TERMINAL ID: *****0002
DATE: 27/02/2026 TIME: 09:11
BATCH: 000663-004 INVOICE: 000663
PRN: 000006025965 AUTH NO: 428617
DEBIT MASTERCARD SALE
AID A0000000041010
*****7578
CONTACTLESS
DEBIT MASTERCARD MC Contactless
SALE AMOUNT £70.00
I agree to pay the final amount according
to the card/merchant issuer agreement
TC: 5E010B4E2AE1E240

VAT: £71.67
Total: £70.00

Customer Signature:
Print Name:
Date: 27/02/2026

Transaction Ticket: 90147
Site License No: EPB/EP355547
VAT No: 754-860-309
Company No: 3930085
SIC Code: 38210
Advice Note/COO Invoice

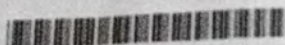
Origin:
Sequence Date Weight
1st Weight 27/02/2026 09:10:53 3,060kg
2nd Weight 3,980kg
Nett Weight: 920kg
Volume: 1

Reg No: RX16VXD
Haulier:
Vehicle Type:

Weighbridge Operators Signature:
Print Name: Jack Gray
Date: 27/02/2026

Branch Support Centre
01825 748400

www.parkerbs.com



Advice Note
Customer Copy

Date : 28/02/2026
Time : 08:09
Document No : 3/05009418
Page : 1

Invoice to:-
JC PLANT & CIVILS LTD
12 GARLANDS
HILDENBOROUGH
TONBRIDGE
KENT

Collected by:-
JC PLANT & CIVILS LTD
12 GARLANDS
HILDENBOROUGH
TONBRIDGE
KENT

Goods supplied from:-
Hassocks
Station Goods Yard
Hassocks
West Sussex

TN11 9LS

TN11 9LS

BN6 8JA

Tel: 07845 023270
Mob:

Tel: 01273 846551

Invoice Acc.	Your Ref.	Contact	Operator	Our Ref.	Date Required
0043352	burgess hill		Janette Holland	0003/ 726054	28/02/2026

Product	Description	Supplied	To Follow
GD3640	KPS Blended Topsoil Bulk Bag	1	Bag

DELIVERY DISCLAIMER: Drivers are instructed to deliver kerbside only. You are reminded that goods left on the highway, verge or footpath will be the responsibility of the buyer to remove. Deliveries onto private property are done so entirely at owners risk and with no responsibility to the company. In the event of collision or damage however caused no claim will be entertained by the company. Goods cannot be returned for refund or credit unless the original sales docket is returned with the goods. Goods returned may be subject to a 20% handling charge. Breakages or shortages must be notified within 72 hours.

Weight (KG): 1000.0000

Robins of Herstmonceux Ltd
Sandbanks
Chilsham Lane
Herstmonceux
East Sussex
BN27 4QG
VAT Reg No: 191 1153 87

Tel: 01323 837191
Email: enquiries@robinsofherstmonceux.co.uk
VAT Reg: 191 1153 87
Co Reg No: 04378922

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27867

JC Plant & Civils
Keymer Tile Works
Kilnwood Avenue
Burgess Hill
RH15 0ZE

Invoice 27867
05/03/2026

FScheme

Quantity Details

2.00 Surface Chip - Metre - Collected

Unit Price	Disc Amt	Net Amt	VAT %	VAT
60.00	0.00	120.00	20.00	24.00

56.00 27867
ROBINS OF HERSTMONCEUX
LIMITED
SANDBANKS CHILSHAM
LANE
MID: XXXX8064
TID: XXXXXX72

MASTERCARD DEBIT

**** * 2959

KEYED
SALE

CARDHOLDER COPY

PLEASE RETAIN FOR YOUR
RECORDS

AMOUNT £144.00

CUSTOMER NOT PRESENT

Thank You

14:45:35 05/03/26

ATH CODE: 742511

PAID CARD
5/3/26

Jason
07845 023270
info@jcplantandcivils.co.uk

Total Net Amount	120.00
Total Tax Amount	24.00
Invoice Total	144.00

Please note new bank details:
RACS payments to HSBC

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Robins of Herstonceux Ltd
Sandbanks Lane
Chilsham Lane
Herstonceux
East Sussex
BN27 4QG
VAT Reg No: 191 1153 87

Tel: 01323 833100
Email: enquiries@robsofherstonceux.co.uk

VAT Reg: 191 1153 87
Co Reg No: 04376822

JC Plant & Chits
Collected

Invoice 27895
09/03/2026
PScheme

Quantity Details

2.00 Surface Chip - Metre - Collected

Unit Price	Disc Amt	Net Amt	VAT %	VAT
80.00	0.00	160.00	20.00	32.00

ROBINS OF HERSTMONCEUX
LIMITED

SANDBANKS CHILSHAM
LANE

MID: XXXX8064
TID: XXXXXX72

MASTERCARD DEBIT

**** * 2959

KEYED
SALE

CARDHOLDER COPY

PLEASE RETAIN FOR YOUR
RECORDS

AMOUNT £192.00

CUSTOMER NOT PRESENT
Thank You

09:25:16 09/03/26

AUTH CODE:502367

Pocah



Head Office
East Grinstead
Tel: 01342 333100
enquiries@southerntesting.co.uk

ST Consult Midlands
Northampton
Tel: 01604 500020
creaton@stconsult.co.uk

ST Consult Thames Valley
Hannington
Tel: 01635 800 950
hannington@stconsult.co.uk

ST Consult North West
Warrington
Tel: 01925 661 735
warrington@stconsult.co.uk

