

R CARR GEOTECHNICAL SERVICES

CLOSURE REPORT

THE CUSTOM HOUSE, THE TERRACE, GRAVESEND, KENT DA12 2BW.

Developer: Custom House

Report Ref: 4126/26

(Gravesend) Limited Map Reference

TQ 652 743

1. Background Information

- 1.1 This report should be viewed in conjunction with the previous Phase 1 Geo-environmental Desk Study and Preliminary Risk Assessment carried out for the site by R Carr Geotechnical Services (report ref: 3852/21 dated February 2021) and a subsequent Phase 2 Report on Subsoil Investigations (report ref: 4116/24 dated February 2024).
- 1.2 The Desk Study revealed that The Custom House had been constructed during the early part of the nineteenth century in order to instigate controls on shipping passing along the River Thames and to assess duties payable on cargoes. Buildings present to the rear of the site comprised accommodation for personnel and stabling for horses. Little change had occurred to the site since its original development, the buildings having since supported office accommodation and a small boat building enterprise. The site was therefore considered to pose a low to moderate risk to receptors including human health, plant life, underground plastic water supply pipes and groundwater from the following sources of potential contamination:
 - Toxic metals, polyaromatic hydrocarbons (PAH) and total petroleum hydrocarbons (TPH) possibly present within sub-base material beneath existing surfacing
 - Possible localised hydrocarbon contamination (TPH) as a result of lubricant leakages from parked vehicles
 - Possible localised metal, hydrocarbon and solvent contamination in the vicinity of the former boat building workshop (e.g. iron, steel, lead paint, TPH and volatile organic compounds (VOC)
 - Asbestos-containing material possibly present in existing buildings
- 1.3 A low risk was considered applicable to the site from off-site sources of potential contamination and no credible sources of gas migration were identified by the Desk Study. Data supplied by a Landmark environmental report indicated that radon protection measures were not required within the design of the proposed buildings.

- 1.4 Subsequent intrusive investigations ascertained the presence of made ground beneath the site to depths between 1.3m and 1.9m. Naturally occurring weathered Chalk with localised overlying Head Deposits was found to underlie the made ground, intact Chalk being encountered at approximately 2.4m. The strata encountered during the investigation confirmed the indications of the local geological survey map. Ground water was not observed within 4m of the site surface.
- 1.5 Soil samples recovered during the course of the intrusive investigation were tested for a suite of metals, inorganic substances and presence of asbestos. Concentrations of contaminants detected within the samples were well within the utilised soil screening criteria and no evidence of asbestos fibres was observed within the samples. Waste acceptance criteria testing determined that the subsoil was suitable for disposal as inert waste.
- 1.6 Previous gas risk assessment did not identify any credible off-site sources of ground gas migration. The on-site Fill material consisted mainly of reworked, naturally occurring soil with occasional inert debris. Total organic carbon (TOC) did not exceed 2.2% and volatile compounds were below laboratory detection levels, therefore a low risk was considered applicable to the site from emissions of soil vapours.
- 1.7 A low risk was identified to polyethylene water supply pipes as TPH, VOC and SVOC were below laboratory detection levels. PAH were at relatively low concentrations.

2. The Development

- 2.1 The site comprises a residential development involving the refurbishment and part demolition of existing buildings, together with the construction of new units.

3. Objectives

- 3.1 To eliminate potential pathways of contaminants to:

- **End users**
- **Site workers**
- **Local Residents**
- **Plants**
- **Groundwater**

4. Recommendations

- 4.1 Although no excessive contamination was detected, the Fill material was considered unsuitable as a horticultural medium and it was recommended that in any proposed areas of domestic garden a 600mm layer of clean, imported topsoil which had been certified free from contamination should be provided. Areas of landscaping within the development could be provided with a 300mm layer of clean soil.

- 4.2 As an alternative, areas of landscaping could be provided with hardstanding and raised planters incorporated within the development.
- 4.3 Excavated surfacing materials were to be removed from the site to an appropriately licensed waste facility. Waste Acceptance Criteria testing classified the Fill material as being suitable for disposal as inert waste landfill. The naturally-occurring soils could also be assumed suitable for disposal as inert waste.
- 4.4 Site workers were to be provided with appropriate PPE and washing facilities. Dust suppression was also recommended as far as possible during excavation work.
- 4.5 Any asbestos-containing material discovered within the existing buildings was to be removed by an experienced contractor to a suitably licensed depository.
- 4.6 The developer's attention was drawn to the presence of the underlying Principal Aquifer and precautions were recommended during the course of the development in order to prevent the escape and subsequent migration of pollutants into the underlying strata.
- 4.7 Photographs of the reduced site levels were to be retained as evidence that the remediation procedures had been undertaken and for inclusion within a Closure Report for the site.
- 4.8 Haulage transfer notes were to be provided as evidence that excavated soil had been removed from the site and for inclusion within the Closure Report.
- 4.9 Imported topsoil for use in garden areas was to be tested in order to ensure that it was free from contamination and suitable for its proposed use. The results of chemical tests were to be included within the Closure Report.
- 4.10 In the event that contamination not detected by the recent investigation was encountered during the course of the development, work was to cease and an appropriate remediation strategy implemented.

5. Remedial Procedures

- 5.1 Groundworks and site levelling were undertaken by Shaw Wood Ltd on behalf of the developer. A plan of the development showing areas of landscaping is provided in Appendix A, together with photographs showing groundworks in progress and reduction of site levels (specific areas of domestic garden are not included within the development, small areas of landscaping being provided to the front of each dwelling). The site manager has confirmed that no evidence of previously undetected contamination was encountered during the course of the groundwork.
- 5.2 Excavated soil was removed from the site by Mark Luck Ltd of Railway Sidings, Wested Lane, Swanley BR8 8EE and Gallagher Aggregates Ltd of Leitrim House, Little Preston, Aylesford ME20 7NS. The excavated material was removed to the Borough Green Sandpit disposal site at St Mary's Platt, Sevenoaks TN15 8JL and the Gallagher Hermitage Quarry, Hermitage Lane, Maidstone ME16 9NT. Waste Transfer Notes documenting this procedure is contained in Appendix B.

- 5.3 Imported topsoil for use in areas of landscaping and gardens was sourced from Bat and Ball, Sevenoaks and supplied by Mark Luck Ltd. Chemical testing of the soil the soil was undertaken by Freeland Horticulture Ltd of Rosedale Nursery, College Road, Hextable, Kent BR8 7LT for a suite of common contaminants including metals, speciated PAH, banded petroleum hydrocarbons and presence of asbestos. The results of the tests revealed contaminant concentrations within soil screening levels for residential development with vegetable uptake provided by LQM/CIEH S4ULs, therefore the material is considered suitable for use on the site. Delivery notes and chemical test results for the imported soil are presented in Appendix C.
- 5.4 The use of upgraded potable water services was not required by the local water authority.
- 5.5 The above procedures and documentation confirm that the recommended remediation for the site has been undertaken and that the site is suitable for its proposed use as a residential development with areas of landscaping and gardens.

Signed by ... 

Date 15/06/2026

R. Carr BA (Hons) FGS

R. Carr Geotechnical Services



Appendix A

Reduced Levels



**The Custom House, The Terrace, Gravesend.
Plan showing areas of landscaping and external works.**







Appendix B
Haulage Transfer Notes



MARK LUCK LIMITED

Mark Luck Haulage Yard

Railway Sidings Wested Lane Swanley Kent BR8 8EE

Telephone: (01322) 613355 Fax: (01322) 613265

Website: www.markluckltd.co.uk

E-mail: info@markluckltd.co.uk

All Aggregates - Recycled Materials - Site Clearance - T/Soils

CONVEYANCE/CONTROLLED WASTE TRANSFER NOTE

Nº 979193

491064



Section A.

Description of Waste/~~Material~~

INERT SOIL + STONES

MADE GROUND

CLIENT
SIC

41 20 / 2

EWC

17 05 04

Vehicle Reg. No.

EU17VAM

Cubic Metres

In Words

1 LOAD

GROSS

8 WHEELER

TARE

NETT

Driver's Name

JOHN I

Section B. Current Holder of Waste/Material/Collection Point

Name SHAW WOOD LTD

Address CUSTOMS HOUSE, THE TERRACE

Waste Reg. No (if applicable)

GRAVESEND DA12 2BW

Section C. Person Collecting Waste SIC Code 49.41

MARK LUCK LIMITED

Registered Waste Carrier No. CBDU90780

Issued by KENT COUNTY COUNCIL

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

Section D. Authorised Tip / Delivery Point / Daywork

Name LIMOS BOROUGH GREEN SAND PITS

Address PLATT

Authorised Tip No. (if applicable)

Waiting time on Site/Daywork

Arrival Time

Departure Time

Allowance/TT

Hours Chargeable

Signed on behalf of Customer

PRINT NAME

N.B. 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, quality 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.

Sign

Date

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



MARK LUCK LIMITED

Mark Luck Haulage Yard

Railway Sidings Wested Lane Swanley Kent BR8 8EE

Telephone: (01322) 613355 Fax: (01322) 613265

Website: www.markluckltd.co.uk

E-mail: info@markluckltd.co.uk

All Aggregates - Recycled Materials - Site Clearance - T/Soils

CONVEYANCE/CONTROLLED WASTE TRANSFER NOTE

Nº 1017950



491067

Section A.

Description of Waste/Material

INERT AWAY
SOIL + STONE

Vehicle Reg. No.

S9KEN

Cubic Metres

In Words

1xLOAD

GROSS

TARE

NETT

CLIENT
SIC

4120/2

EWC

170504

Driver's Name

BARRY

Section B. Current Holder of Waste/Material/Collection Point

Name SHAW WOOD LTD CUSTOM HOUSE

Address THE TERRACE GRAVESEND DA22BW

Waste Reg. No (if applicable)

Section C. Person Collecting Waste

MARK LUCK LIMITED

SIC Code 49.41

Registered Waste Carrier No. CBDU90780

Issued by KENT COUNTY COUNCIL

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

Section D. Authorised Tip / Delivery Point / Daywork

Name CALDWELL'S MORTGAGE LANE

Address

Authorised Tip No. (if applicable)

Waiting time on Site/Daywork

Arrival Time

Departure Time

Allowance/TT

Hours Chargeable

Signed on behalf of Customer

PRINT NAME

N.B. To Customers, Authorized Agents, Representatives, or Responsible Persons signing this Delivery Ticket. This is in your interest - Please read this ticket fully and inspect material, agreeing quantity, quality and that everything is to your satisfaction, before finally signing this receipt. If you are not satisfied, we cannot use the material until you have been given a chance to rectify the situation.

Signed by

Date

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Gallagher Aggregates Ltd
Hermitage Quarry, Hermitage Lane
Barming, Kent, ME16 9NT

CONVEYANCE NOTE

Telephone: 01622 726262
Email: accounts@gallagher-group.co.uk
VAT Reg: GB 573 6660 15

Account No: S285

Customer: SHAW WOOD LTD	Ticket No: 2619311	Place of Loading: Hermitage Landfill Site
-------------------------	--------------------	---

Site Address: DA12 2BW - CUSTOM HOUSE CUSTOM HOUSE THE TERRACE GRAVESEND, DA12 2BW SIC Code : 41.20/2	Vehicle Reg: YN18XXF Haulier Name: DOBBS HAULAGE LTD Waste Carriers Licence : Conv Note No : 401764
---	--

Date/Time	Customer Order No:	Product:	Qty:	Unit:	Gross W:	Tare W:	Net W:
10/06/2026 12:02:05	PO-1319	INERT MUCK AWAY 170504 EWC CODE 170504	1.00	LOAD	0	11500	0

Comments: WIF.2026.028	
Weighbridge Operator:	Time on Site: 10/06/2026 12:02:05
Print Name: Ashleyb	Signature : Time Off Site: 10/06/2026 12:02:11

Carrier	Customer
Driver Name	Print Name
Signature	Signature

CUSTOMERS ORDERING VEHICLES OFF PUBLIC ROADS DO SO AT THEIR OWN RISK AND ACCEPT FULL RESPONSIBILITY FOR ANY DAMAGE



Gallagher Aggregates Ltd.
Leitrim House, Little Preston
Aylesford, Maidstone
Kent ME20 7NS

Telephone: 01622 726262
Fax: 01622 534009
Email: aggregates@gallagher-group.co.uk
VAT Registered Number 573 6660 15

Customer SHAW WOOD LTD

Ticket No. 2573080

Place of Loading Waste Management

Site Address
S285
CUSTOM HOUSE
THE TERRACE
GRAVESEND
DA12 2BW
Phillip 07377 561423

Vehicle Reg: LR70LOG
Hauliers Name: ANCHOR BAY COMMERCIAL HAU
Waste Carriers Licence: GTL/371110

Conv. Note No: 44684
SIC CODE: 41.20/1

Date	Customer O/N	Product	Unit	Gross	Tare	Nett
16-03-2026 PO-1429 10:05:46		TARMAC AWAY EWC CODE 170302	1 LOAD			
			Consec. N:			

Comments
WIF. 2026. 028

Cash Details

Driver's S

Cash/Cheque Received

£

Weighted

Signature:

Time:

CUSTOMER

FULL RESPONSIBILITY FOR ANY DAMAGE.

Print:

Print:

Date:



Gallagher Aggregates Ltd.
Leitrim House, Little Preston
Aylesford, Maidstone
Kent ME20 7NS

Telephone: 01622 726262
Fax: 01622 534009
Email: aggregates@gallagher-group.co.uk
VAT Registered Number 573 6660 15

Customer SHAW WOOD LTD

Ticket No. 2567309

Place of Loading Heritage Landfill

Site Address
S285
CUSTOM HOUSE
THE TERRACE
GRAVESEND
DA12 2BW
Phillip 07377 561423

Vehicle Reg: M200JDX
Hauliers Name: DUNFORD TRANSPORT LTD
Waste Carriers Licence:

Conv. Note No: 396211
SIC CODE: 41.20/2

Date	Customer O/N	Product	Unit	Gross	Tare	Nett
05-03-2026 PO-1319 12:13:32		INERT MUCK AWAY EWC CODE 170504	1 LOAD		11800	
			Consec. N: TareFile			

Comments

Cash Details

Weighted

Cash/Cheque Received

£

Signature:

Time:

CUSTOMER

FULL RESPONSIBILITY FOR ANY DAMAGE.

Print:

Date:



Leitrim House
Little Preston
Aylesford
Kent ME20 7NS
Tel: 01622 716543
Fax: 01622 534009

CONTROLLED WASTE TRANSFER/CONVEYANCE NOTE

No.

396211

A Registered Carrier under the Control of Pollution (Amendment) Act 1989
Registered No. CBDU93614



DESCRIPTION OF WASTE MATERIALS (Tick only one as appropriate)	MATERIAL SUPPLIED
☐ 170101 Concrete	GROSS
☐ 170102 Bricks	
☐ 170107 Hardcore	
☐ 170302 Asphalt	TARE
☒ 170504 Inert Soil & Stone	
☒ 170604 Mixed Construction & Demolition waste	
☐ 191205 Glass	NETT
☐ Other	
CONTAINER	
☒ Tipper ☐ Other	
Load size M ³	

WASTE PRODUCER / DELIVERY ADDRESS	
Name	Shaw Wood
Address	Custom House Grounds
SIC Code	61120-02

PLACE OF TRANSFER (DISPOSAL)	
☒ HERMITAGE QUARRY, HERMITAGE LANE, MAIDSTONE, KENT ME16 9NT.	☐ OTHER (SPECIFY)
Name	
Address	

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



CUSTOMERS ORDERING VEHICLES OFF PUBLIC ROADS DO SO AT THEIR OWN RISK

Appendix C

Topsoil Details



MARK LUCK LIMITED

Mark Luck Haulage Yard

Railway Sidings Wested Lane Swanley Kent BR8 8EE

Telephone: (01322) 613355 Fax: (01322) 613265

Website: www.markluckltd.co.uk

E-mail: info@markluckltd.co.uk

All Aggregates - Recycled Materials - Site Clearance - T/Soils

CONVEYANCE/CONTROLLED WASTE TRANSFER NOTE

Nº 1014870



Section A.

Description of Waste/Material

BS Spec Cert
Soil

CLIENT
SIC ☐☐☐☐/

EWC ☐☐☐☐☐☐

Vehicle Reg. No. GL24XDT

Cubic Metres 15m³

In Words

GROSS

TARE

NETT

Driver's Name

Dan W

Section B. Current Holder of Waste/Material/Collection Point

Name Freeland Horticulture

Address Sevenoaks Quarry, Bat + Ball Rd,

Waste Reg. No (if applicable) Sevenoaks

Section C. Person Collecting Waste

MARK LUCK LIMITED

SIC Code 49.41

Registered Waste Carrier No. CBDU90780

Issued by KENT COUNTY COUNCIL

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

Section D. Authorised Tip / Delivery Point / Daywork

Name Shaw Wood

Address Customs House, The Terrace,

Authorised Tip No. (if applicable) Gravesend

Waiting time on Site/Daywork

Arrival Time 10:10

Departure Time

Allowance/TT 10:27

Hours Chargeable

Signed on behalf of Customer

PRINT NAME

N.B. 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, quality 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

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MARK LUCK LIMITED

Mark Luck Haulage Yard

Railway Sidings Wested Lane Swanley Kent BR8 8EE

Telephone: (01322) 613355 Fax: (01322) 613265

Website: www.markluckltd.co.uk

E-mail: info@markluckltd.co.uk

All Aggregates - Recycled Materials - Site Clearance - T/Soils

CONVEYANCE/CONTROLLED WASTE TRANSFER NOTE

Nº 1009975



493702

Section A.

Description of Waste/Material

Spec cert soil

Ref 284760

CLIENT ☐☐☐☐/

SIC ☐☐☐☐

EWC ☐☐☐☐☐☐

Vehicle Reg. No.

GU23AA4

Cubic Metres

In Words

1 x Load

GROSS

TARE

NETT

Driver's Name

Clive

Section B. Current Holder of Waste/Material/Collection Point

Name Freeland

Address Bat Ball Sevenoaks

Waste Reg. No (if applicable)

Section C. Person Collecting Waste SIC Code 49.41

MARK LUCK LIMITED

Registered Waste Carrier No. CBDU90780

Issued by KENT COUNTY COUNCIL

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

Section D. Authorised Tip / Delivery Point / Daywork

Name Shaw Wood Customs House

Address The Terrace Gravesend

Authorised Tip No. (if applicable)

Waiting time on Site/Daywork

Arrival Time

Departure Time

Allowance/TT

Hours Chargeable

Signed on behalf of Customer

PRINT NAME

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E-mail: info@markluckltd.co.uk

All Aggregates - Recycled Materials - Site Clearance - T/Soils

CONVEYANCE/CONTROLLED WASTE TRANSFER NOTE

Nº 1010044



Section A.

Description of Waste/Material

SOIL

Vehicle Reg. No.

GN64XVW

Cubic Metres

In Words

1 LOAD

GROSS

TARE

NETT

Driver's Name

LAWRENCE

CLIENT
SIC

☐☐ ☐☐ / ☐☐

EWC

☐☐ ☐☐ ☐☐

Section B. Current Holder of Waste/Material/Collection Point

Name

Address

Waste Reg. No (if applicable)

Section C. Person Collecting Waste

MARK LUCK LIMITED

SIC Code 49.41

Registered Waste Carrier No. CBDU90780

Issued by KENT COUNTY COUNCIL

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

Section D. Authorised Tip / Delivery Point / Daywork

Name

SHAW WOOD

Address

THE TERRACE CTRAVERSEND

Authorised Tip No. (if applicable)

Waiting time on Site/Daywork

Arrival Time

Departure Time

Allowance/TT

Hours Chargeable

Signed on behalf of Customer

PRINT NAME

N.B. To Customers, Authorised Agents, Representatives, or Responsible Persons signing this Delivery Ticket. This is in your interest - Please read this ticket fully and inspect the load. We cannot under any circumstances be held responsible if the load has not been given. We cannot

Signed by Driver

Date

18

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



MARK LUCK LIMITED

Mark Luck Haulage Yard

Railway Sidings Wested Lane Swanley Kent BR8 8EE

Telephone: (01322) 613355 Fax: (01322) 613265

Website: www.markluckltd.co.uk

E-mail: info@markluckltd.co.uk

All Aggregates - Recycled Materials - Site Clearance - T/Soils

CONVEYANCE/CONTROLLED WASTE TRANSFER NOTE

Nº 1016407

497823



Section A.

Description of Waste/Material

SOIL

CLIENT SIC ☐☐☐☐/

EWC ☐☐☐☐☐☐

Vehicle Reg. No.

GN64XUW

Cubic Metres

In Words

1 x LOAD

GROSS

TARE

NETT

Driver's Name

LAWRENCE

Section B. Current Holder of Waste/Material/Collection Point

Name

Address

Waste Reg. No (if applicable)

Section C. Person Collecting Waste SIC Code 49.41

MARK LUCK LIMITED

Registered Waste Carrier No. CBDU90780

Issued by KENT COUNTY COUNCIL

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

Section D. Authorised Tip / Delivery Point / Daywork

Name SHAW WOOD LTD

Address THE TERRACE GRAVES END

Authorised Tip No. (if applicable)

Waiting time on Site/Daywork

Arrival Time

Departure Time

Allowance/TT

Hours Chargeable

Signed on behalf of Customer

PRINT NAME

N.B. 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. we cannot under any circumstances be held responsible if the material has not been given. We Cannot accept

Signed by Driver

Date

26/

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MARK LUCK LIMITED

Mark Luck Haulage Yard

Railway Sidings Wested Lane Swanley Kent BR8 8EE

Telephone: (01322) 613355 Fax: (01322) 613265

Website: www.markluckltd.co.uk

E-mail: info@markluckltd.co.uk

All Aggregates - Recycled Materials - Site Clearance - T/Soils

CONVEYANCE/CONTROLLED WASTE TRANSFER NOTE

Nº 1007289



497824

Section A.

Description of Waste/Material

BS SPEC CERT SOIL

286249-SO

CLIENT
SIC

☐☐☐☐/

EWC

☐☐☐☐☐☐

Vehicle Reg. No.

GF17 UJJ

Cubic Metres

15

In Words

1 X LOAD.

GROSS

TARE

NETT

Driver's Name

STAN.

Section B. Current Holder of Waste/Material/Collection Point

Name

FREELANDS

Address

BAT + BALL QUARRY

Waste Reg. No (if applicable)

SEVENOAKS

Section C. Person Collecting Waste SIC Code 49.41

MARK LUCK LIMITED

Registered Waste Carrier No. CBDU90780

Issued by KENT COUNTY COUNCIL

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

Section D. Authorised Tip / Delivery Point / Daywork

Name

STAW WOOD

Address

CUSTOMS USE THE TERRACE

Authorised Tip No. (if applicable)

GRANESGND DA12 2BW

Waiting time on Site/Daywork

Arrival Time

12.50

Departure Time

Allowance/TT

Hours Chargeable

Signed on behalf of Customer

PRINT NAME

N.B. To Customer
ticket fully and
we cannot un-
been given W

Signed by

Date

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



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

Attention: Philippa Lambourne

Our Ref: SLC-1468-SA

27 April 2026

Dear Philippa

Topsoil Analysis Report: Bat & Ball, Sevenoaks Topsoil – April 2026

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

SOIL SAMPLING & EXAMINATION

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

LABORATORY ANALYSIS

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

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

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

Phone: 01322 619161;

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

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

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

The electrical conductivity (salinity) value using the soil:water extract was 530µS/cm indicating that soluble salts are not present at levels that would be harmful to plants.

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

Organic Matter & Nutrient Status

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

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

Particle Size Distribution & Stone Content

The sample contained 76% sand and fell into the sandy loam texture class. This particle size distribution is considered suitable for a broad range of landscape applications, including tree and shrub planting, turfing and seeding.

The sample was Virtually free from stones of 50 mm and upwards in diameter and only contained a slight fraction of smaller stones (0.7%). As such, stones will not restrict the use of the soil for landscaping purposes.

Potential Contaminants

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

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

CONCLUSION

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

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

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

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

Client	Freeland Horticulture Ltd
Job Name	Topsoil Analysis
Site	Bat & Ball, Sevenoaks
Month/Year	April 2026
Our Ref	1468-SA
Date	27 April 2026

Composite sample

pH Value & Salinity

pH value (1:2.5 soil/water ext)	units	8.3
Electrical Conductivity (1:2.5 soil/water ext)	µS/cm	530
Electrical Conductivity (1:2.5 soil/CaSO ₄ ext)	µS/cm	2475

Organic Matter & Nutrient Status

Organic Matter (LOI)	%	4.5
Organic Carbon (Derived)	%	2.6
Total Nitrogen	%	0.237
Carbon:Nitrogen Ratio	:1	11.0
Available Phosphorus	mg/l	51.4
Available Potassium	mg/l	668
Available Magnesium	mg/l	146

Particle Size Analysis & Stones

Clay (<0.002mm)	%	11
Silt (0.063-0.002mm)	%	13
Sand (2.0-0.063mm)	%	76
Texture Class	UK Class	Sandy Loam

Stones 2-20mm	% by DW	0.7
Stones 20-50mm	% by DW	0.0
Stones >50mm	% by DW	0.0

Potential Contaminants

Total Arsenic (As)	mg/kg	12.7
Total Cadmium (Cd)	mg/kg	0.11
Total Chromium (Cr)	mg/kg	86.5
Hexavalent Chromium (Cr ^{VI})	mg/kg	<0.2
Total Copper (Cu)	mg/kg	9.3
Total Lead (Pb)	mg/kg	12.8
Total Mercury (Hg)	mg/kg	<0.2
Total Nickel (Ni)	mg/kg	49.6
Total Selenium (Se)	mg/kg	0.19
Total Zinc (Zn)	mg/kg	49.5
Total Beryllium (Be)	mg/kg	<1
Total Barium (Ba)	mg/kg	25.3
Total Vanadium (V)	mg/kg	60.3
Hot Water Soluble Boron (B)	mg/kg	1.3
Total Cyanide (CN)	mg/kg	<1
Elemental Sulphur (S)	mg/kg	<5
Easily Liberated Sulphide (S ²⁻)	mg/kg	<1
Water Soluble Sulphate (SO ₄ ²⁻)	mg/l	84
Total Phenols Index	mg/kg	<1
Asbestos Screen	-	N.D.

Client	Freeland Horticulture Ltd
Job Name	Topsoil Analysis
Site	Bat & Ball, Sevenoaks
Month/Year	April 2026
Our Ref	1468-SA
Date	27 April 2026

Polyaromatic Hydrocarbons

Naphthalene	mg/kg	<0.05
Acenaphthylene	mg/kg	<0.05
Acenaphthene	mg/kg	<0.05
Fluorene	mg/kg	<0.05
Phenanthrene	mg/kg	<0.1
Anthracene	mg/kg	<0.05
Fluoranthene	mg/kg	<0.1
Pyrene	mg/kg	<0.1
Benzo[a]anthracene	mg/kg	<0.1
Chrysene	mg/kg	<0.1
Benzo[b]fluoranthene	mg/kg	<0.1
Benzo[k]fluoranthene	mg/kg	<0.1
Benzo[a]pyrene	mg/kg	<0.1
Indeno[1,2,3-cd]pyrene	mg/kg	<0.1
Dibenzo[a,h]anthracene	mg/kg	<0.1
Benzo[g,h,i]perylene	mg/kg	<0.1
Total PAHs sum US EPA 16	mg/kg	<1

Banded Petroleum Hydrocarbons

Aliphatic TPH >C ₅ -C ₆	mg/kg	<0.05
Aliphatic TPH >C ₆ -C ₈	mg/kg	<0.05
Aliphatic TPH >C ₈ -C ₁₀	mg/kg	<0.05
Aliphatic TPH >C ₁₀ -C ₁₂	mg/kg	<10
Aliphatic TPH >C ₁₂ -C ₁₆	mg/kg	<10
Aliphatic TPH >C ₁₆ -C ₂₁	mg/kg	<10
Aliphatic TPH >C ₂₁ -C ₃₅	mg/kg	23.0
Aliphatic TPH >C ₃₅ -C ₄₄	mg/kg	<12

Aromatic TPH >C ₅ -C ₇	mg/kg	<0.05
Aromatic TPH >C ₇ -C ₈	mg/kg	<0.05
Aromatic TPH >C ₈ -C ₁₀	mg/kg	<0.05
Aromatic TPH >C ₁₀ -C ₁₂	mg/kg	<10
Aromatic TPH >C ₁₂ -C ₁₆	mg/kg	<10
Aromatic TPH >C ₁₆ -C ₂₁	mg/kg	22.0
Aromatic TPH >C ₂₁ -C ₃₅	mg/kg	99.0
Aromatic TPH >C ₃₅ -C ₄₄	mg/kg	16.0

Total Petroleum Hydrocarbons (C ₅ -C ₄₄)	mg/kg	172.0
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BTEX

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

Suppliers Declaration of Compliance

Compliant with BS3882:2015 Multipurpose Range

Location Bat And Ball, Sevenoaks

Analysis Laboratory NRM

Date Sampled 17.03.2026

Date Received by lab 24.03.2026

Date Reported 23.04.2026

Parameter	Range
Texture	
Clay Content %	5 – 35
Silt Content %	0 – 65
Sand Content %	30 – 85
Organic Matter Content %	
Clay 5 – 20%	3.0 – 20
Clay 20 – 35%	5.0 – 20
Maximum Coarse Fragment	
>2mm	0 – 30
>20mm	0 – 10
>50mm	0
Soil pH Value	5.5 – 8.5