

Date: 11th September 2025

Reference: 14-768-V3

GARDEN VALIDATION – HAWKS VIEW, CASTLETON

Project Name:	Hawks View, Castleton (formerly known as Castleton Sidings)
Project Number:	14-768
Client:	Kellen Homes Limited
Date:	11-09-2025
Project Manager & Qualifications:	J. Sheridan
E3P Engineer & Qualifications:	S. Mulk
Plots:	9-11, 122-132, 183-184

OVERVIEW

An E3P engineer attended the above site to validate the thickness of the cover system placed within the rear garden of plots 9-11, 122-132, 183-184 at the site off Heywood Road in Castleton.

16 hand excavated trial pits were advanced, with the resulting strata detailed at the rear of this letter.

All trial pits confirmed the required cover system of 600 mm (150 mm topsoil and 450 mm subsoil).

E3P can confirm that our independent validation demonstrates that all gardens have been installed with 150 mm of certified topsoil and at least 450 mm subsoil under the NHBC requirements for a site of this nature.

A list of plots requiring validation and their associated validation letters is presented in Table 1 for reference.

SOIL SAMPLING REQUIREMENTS

The development will comprise 191 residential houses and associated areas of POS.

An estimated 2898 m³ topsoil is required to complete the development (plots and POS) with c. 7132 m³ subsoil required (c. 5438 m³ in plots and 1695 m³ in POS and landscaping) to complete the development.

Topsoil and subsoil sampling and chemical analysis is to be undertaken in accordance with the approved E3P Remediation and Enabling Works Strategy (ref: 14-768-R4-3, September 2024).

A summary of the required testing frequencies for each material source is presented overleaf:



MATERIAL USE	TESTING FREQUENCY	SUITE OF ANALYSIS
Site Won Subsoil	1 Sample per 250 m ³	A/B/C/D
Imported Subsoil – Greenfield Source	1 Sample per 250 m ³	A/B/C/D
Imported Subsoil – Brownfield Source	1 Sample per 250 m ³	A/B/C/D
Imported Topsoil – Greenfield Source	1 Sample per 250 m ³	A/B/C/D
Imported Topsoil – Brownfield Source	1 Sample per 50 m ³	A/B/C/D

Notes

Soils shall be tested at the above frequencies or minimum 3 samples per source, whichever is the greater number Suites of Analysis:

- A. Speciated PAH.
- B. Speciated TPH (C5-C35).
- C. Asbestos (ID).
- D. CLEA Inorganic Heavy Metals.

It is anticipated the garden cover system will be made up of predominantly imported soils.

TOPSOIL

Topsoil has been imported from the following sources:

-  Redrow – Gleaves View, Daresbury development (c. 150 m³).
-  Keepmoat – Waters Edge, Blackburn development (c. 150 m³ to date of 2000 m³ proposed).

E3P attended the site on 3 July 2025 and 28 July to obtain samples of the imported topsoils, which were analysed by Chemtest (Eurofins) laboratory using UKAS accredited methods. Chemical analysis confirmed that these topsoil deposits are chemically suitable for use within the proposed garden areas.

A summary of the sources, volumes and required sampling frequencies is presented below.

SOURCE	APPROX. VOLUME (M ³)	MATERIAL TYPE	REQUIRED NO. SAMPLES
Redrow – Daresbury	150	Imported Topsoil (Greenfield)	1 per 250 m ³ – Min. 3
Keepmoat – Blackburn	150 (to date) 2000 (proposed)	Imported Topsoil (Greenfield)	1 per 250 m ³ – Min. 3

Results are attached to this letter.

SUBSOIL

Subsoil has been imported from the following sources:

-  Kellen – Don Street, Middleton development (c. 200 m³).
-  Seddon – Dinting Road, Glossop development (c. 550 m³).



E3P attended the site on 18 October 2024 to obtain an initial three samples of the imported subsoil from Don St, which were analysed by Chemtest (Eurofins) laboratory using UKAS accredited methods.

Asbestos was detected in sample IMPSS101. Due to the material being from a brownfield source and the occurrence of asbestos in one sample, a further seven samples were obtained on 19 March 2025 from across the stockpile for characterization. PAH exceedances were encountered in sample IMPSS104.

Under the supervision of E3P, the areas of the stockpile around IMPSS101 and IMPSS104 were segregated and removed (equating to c. 5 m³ at each location). Confirmatory testing of the residual soils at each location was undertaken on 4 April 2025 and confirmed no exceedances remained and that the unsuitable material had been suitably delineated and the remainder of the stockpile was confirmed to be chemically suitable for use within the proposed garden areas.

E3P attended the site on 24 March and 7 May to obtain samples of the imported subsoil from Dinting Road, Glossop. Chemical analysis confirmed these subsoil deposits to be chemically suitable for use within the proposed garden areas.

A summary of the sources, volumes and required sampling frequencies is presented below.

SOURCE	APPROX. VOLUME (M ³)	MATERIAL TYPE	REQUIRED NO. SAMPLES
Kellen – Don Street	200	Imported Subsoil (Brownfield)	1 per 50 m ³ – Min. 3
Seddon – Glossop	550	Imported Subsoil (Greenfield)	1 per 250 m ³ – Min. 3

Results are attached to this letter.

CHEMICAL ANALYSIS

TOPSOIL/ SUBSOIL	SOURCE	LAB REFERENCE	SAMPLE REFERENCE	PASS/FAIL
Topsoil	Redrow – Daresbury	25-22255	IMPTS101-103	PASS
	Keepmoat – Blackburn	25-25052	IMPTS201-203	PASS
Subsoil	Kellen – Don Street	25-10206	IMPSS101-103	IMPSS101 – FAIL IMPSS102-103 – PASS
		25-09805	IMPSS104-110	IMPSS104 – FAIL IMPSS105-110 – PASS
		25-11804	IMPSS101 N,W,S,E & IMPSS104 N,W,S,E	REMOVAL OF IMPSS101 AND IMPSS104 – PASS
	Seddon – Glossop	25-10206	IMPSS201-203	PASS
		25-15337	IMPSS204-205	PASS

The cover system validation photographs are attached to this letter. For information, the following table includes references and validation dates of plots validated to date.



The garden validation photographs are enclosed within this letter. For information, Table 1 includes references and validation dates of previously validated plots.

PLOT NUMBER	DATE	REPORT REFERENCE
11-15	12-08-2025	V1
185-191	20-08-2025	V2
9-11, 122-132, 183-184	11-09-2025	V3



Garden Cover System Validation

Complete

Score	80 / 80 (100%)
Site Name	Castleton sidings
Location	166 Fairway Heywood England OL11 3BZ United Kingdom (53.58890748304859, - 2.1811469631551996)
Project Number	14768
Developer	Kellen
Project Manager	Jess Sheridan
Conducted By	Sufianne Mulk
Date of visit	11 Sep 2025 11:02 AM BST
Subsoil/Topsoil Material Source (If the site manager can't supply you with detail of where the soil is sourced STOP THE INSPECTION and call the PM)	
Where has the Subsoil been sourced	Glossop
Where has the Topsoil been sourced	Blackburn



Plot Validation	80 / 80 (100%)
Plot Validation	80 / 80 (100%)
Plot Validation 1	5 / 5 (100%)
Plot Number	9
Garden position	Rear
Is Plot Ready	Yes
Installation Standard	Pass
Depth of Cover System Materials (record the depth and support with Photos down the hole)	600
	
Photo 1	Photo 2
Depth of Topsoil (mm)	150
Depth of Subsoil (mm)	450
Depth of Cover System at Ground Level (Photo)	
	
Photo 3	
Depth of Cover System in Relation to Plot (Ensure the whole plot can be seen in the photo)	
	
Photo 4	



Soil suitable (Must be free from Brick, concrete, wood, plastics, glass, metal and anything none natural) if identified contact PM.

Yes

If soil is unsuitable please add a FULL description and support with photos.

-

Geotextile membrane present

N/A

Plot Validation 2

5 / 5 (100%)

Plot Number

10

Garden position

Rear

Is Plot Ready

Yes

Installation Standard

Pass

Depth of Cover System Materials (record the depth and support with Photos down the hole)

600



Photo 5



Photo 6

Depth of Topsoil (mm)

150

Depth of Subsoil (mm)

450

Depth of Cover System at Ground Level (Photo)



Photo 7

Depth of Cover System in Relation to Plot (Ensure the whole plot can be seen in the photo)



Photo 8

Soil suitable (Must be free from Brick, concrete, wood, plastics, glass, metal and anything none natural) if identified contact PM.

Yes

If soil is unsuitable please add a FULL description and support with photos.

-

Geotextile membrane present

N/A

Plot Validation 3

5 / 5 (100%)

Plot Number

11

Garden position

Rear

Is Plot Ready

Yes

Installation Standard

Pass

Depth of Cover System Materials (record the depth and support with Photos down the hole)

600



Photo 9

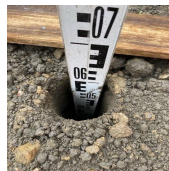


Photo 10

Depth of Topsoil (mm)

150

Depth of Subsoil (mm)

450

Depth of Cover System at Ground Level (Photo)



Photo 11

Depth of Cover System in Relation to Plot (Ensure the whole plot can be seen in the photo)



Photo 12

Soil suitable (Must be free from Brick, concrete, wood, plastics, glass, metal and anything none natural) if identified contact PM.

Yes

If soil is unsuitable please add a FULL description and support with photos.

-

Geotextile membrane present

N/A

Plot Validation 4

5 / 5 (100%)

Plot Number

122

Garden position

Rear

Is Plot Ready

Yes

Installation Standard

Pass

Depth of Cover System Materials (record the depth and support with Photos down the hole)

600



Photo 13



Photo 14

Depth of Topsoil (mm)

150



Depth of Subsoil (mm)

450

Depth of Cover System at Ground Level (Photo)



Photo 15

Depth of Cover System in Relation to Plot (Ensure the whole plot can be seen in the photo)



Photo 16

Soil suitable (Must be free from Brick, concrete, wood, plastics, glass, metal and anything none natural) if identified contact PM.

Yes

If soil is unsuitable please add a FULL description and support with photos.

-

Geotextile membrane present

N/A

Plot Validation 5

5 / 5 (100%)

Plot Number

123

Garden position

Rear

Is Plot Ready

Yes

Installation Standard

Pass

Depth of Cover System Materials (record the depth and support with Photos down the hole)

600



Photo 17



Photo 18



Depth of Topsoil (mm)	150
Depth of Subsoil (mm)	450
Depth of Cover System at Ground Level (Photo)	
	
Photo 19	
Depth of Cover System in Relation to Plot (Ensure the whole plot can be seen in the photo)	
	
Photo 20	
Soil suitable (Must be free from Brick, concrete, wood, plastics, glass, metal and anything none natural) if identified contact PM.	Yes
If soil is unsuitable please add a FULL description and support with photos.	-
Geotextile membrane present	N/A
Plot Validation 6	5 / 5 (100%)
Plot Number	124
Garden position	Rear
Is Plot Ready	Yes
Installation Standard	Pass
Depth of Cover System Materials (record the depth and support with Photos down the hole)	600



Photo 21



Photo 22

Depth of Topsoil (mm)	150
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Depth of Subsoil (mm)	450
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Depth of Cover System at Ground Level (Photo)



Photo 23

Depth of Cover System in Relation to Plot (Ensure the whole plot can be seen in the photo)



Photo 24

Soil suitable (Must be free from Brick, concrete, wood, plastics, glass, metal and anything none natural) if identified contact PM.	Yes
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If soil is unsuitable please add a FULL description and support with photos.	-
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Geotextile membrane present	N/A
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Plot Validation 7	5 / 5 (100%)
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Plot Number	125
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Garden position	Rear
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Is Plot Ready	Yes
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Installation Standard	Pass
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Depth of Cover System Materials (record the depth and support with Photos down the hole)

600



Photo 25



Photo 26

Depth of Topsoil (mm)

150

Depth of Subsoil (mm)

450

Depth of Cover System at Ground Level (Photo)



Photo 27

Depth of Cover System in Relation to Plot (Ensure the whole plot can be seen in the photo)



Photo 28

Soil suitable (Must be free from Brick, concrete, wood, plastics, glass, metal and anything none natural) if identified contact PM.

Yes

If soil is unsuitable please add a FULL description and support with photos.

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Geotextile membrane present

N/A

Plot Validation 8

5 / 5 (100%)

Plot Number

126

Garden position

Rear



Is Plot Ready	Yes
Installation Standard	Pass
Depth of Cover System Materials (record the depth and support with Photos down the hole)	600
  Photo 29 Photo 30	
Depth of Topsoil (mm)	150
Depth of Subsoil (mm)	450
Depth of Cover System at Ground Level (Photo)	
 Photo 31	
Depth of Cover System in Relation to Plot (Ensure the whole plot can be seen in the photo)	
 Photo 32	
Soil suitable (Must be free from Brick, concrete, wood, plastics, glass, metal and anything none natural) if identified contact PM.	Yes
If soil is unsuitable please add a FULL description and support with photos.	-
Geotextile membrane present	N/A
Plot Validation 9	5 / 5 (100%)
Plot Number	127



Garden position	Rear
Is Plot Ready	Yes
Installation Standard	Pass
Depth of Cover System Materials (record the depth and support with Photos down the hole)	600
	
Photo 33	Photo 34
Depth of Topsoil (mm)	150
Depth of Subsoil (mm)	450
Depth of Cover System at Ground Level (Photo)	
	
Photo 35	
Depth of Cover System in Relation to Plot (Ensure the whole plot can be seen in the photo)	
	
Photo 36	
Soil suitable (Must be free from Brick, concrete, wood, plastics, glass, metal and anything none natural) if identified contact PM.	Yes
If soil is unsuitable please add a FULL description and support with photos.	-
Geotextile membrane present	N/A



Plot Validation 10 5 / 5 (100%)

Plot Number 128

Garden position Rear

Is Plot Ready Yes

Installation Standard Pass

Depth of Cover System Materials (record the depth and support with Photos down the hole) 600



Photo 37



Photo 38

Depth of Topsoil (mm) 150

Depth of Subsoil (mm) 450

Depth of Cover System at Ground Level (Photo)



Photo 39

Depth of Cover System in Relation to Plot (Ensure the whole plot can be seen in the photo)



Photo 40

Soil suitable (Must be free from Brick, concrete, wood, plastics, glass, metal and anything none natural) if identified contact PM. Yes



If soil is unsuitable please add a FULL description and support with photos.

Geotextile membrane present	N/A
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Plot Validation 11	5 / 5 (100%)
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Plot Number	129
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Garden position	Rear
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Is Plot Ready	Yes
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Installation Standard	Pass
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Depth of Cover System Materials (record the depth and support with Photos down the hole)	600
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Photo 41



Photo 42

Depth of Topsoil (mm)	150
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Depth of Subsoil (mm)	450
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Depth of Cover System at Ground Level (Photo)



Photo 43

Depth of Cover System in Relation to Plot (Ensure the whole plot can be seen in the photo)



Photo 44



Soil suitable (Must be free from Brick, concrete, wood, plastics, glass, metal and anything none natural) if identified contact PM.

Yes

If soil is unsuitable please add a FULL description and support with photos.

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Geotextile membrane present

N/A

Plot Validation 12

5 / 5 (100%)

Plot Number

130

Garden position

Rear

Is Plot Ready

Yes

Installation Standard

Pass

Depth of Cover System Materials (record the depth and support with Photos down the hole)

600



Photo 45



Photo 46

Depth of Topsoil (mm)

150

Depth of Subsoil (mm)

450

Depth of Cover System at Ground Level (Photo)



Photo 47

Depth of Cover System in Relation to Plot (Ensure the whole plot can be seen in the photo)



Photo 48

Soil suitable (Must be free from Brick, concrete, wood, plastics, glass, metal and anything none natural) if identified contact PM.	Yes
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If soil is unsuitable please add a FULL description and support with photos.	-
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Geotextile membrane present	N/A
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Plot Validation 13	5 / 5 (100%)
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Plot Number	131
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Garden position	Rear
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Is Plot Ready	Yes
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Installation Standard	Pass
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Depth of Cover System Materials (record the depth and support with Photos down the hole)	600
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Photo 49



Photo 50

Depth of Topsoil (mm)	150
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Depth of Subsoil (mm)	450
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Depth of Cover System at Ground Level (Photo)	
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Photo 51

Depth of Cover System in Relation to Plot (Ensure the whole plot can be seen in the photo)



Photo 52

Soil suitable (Must be free from Brick, concrete, wood, plastics, glass, metal and anything none natural) if identified contact PM.

Yes

If soil is unsuitable please add a FULL description and support with photos.

-

Geotextile membrane present

N/A

Plot Validation 14

5 / 5 (100%)

Plot Number

132

Garden position

Rear

Is Plot Ready

Yes

Installation Standard

Pass

Depth of Cover System Materials (record the depth and support with Photos down the hole)

600



Photo 53



Photo 54

Depth of Topsoil (mm)

150



Depth of Subsoil (mm) 450

Depth of Cover System at Ground Level (Photo)



Photo 55

Depth of Cover System in Relation to Plot (Ensure the whole plot can be seen in the photo)



Photo 56

Soil suitable (Must be free from Brick, concrete, wood, plastics, glass, metal and anything none natural) if identified contact PM.

Yes

If soil is unsuitable please add a FULL description and support with photos.

-

Geotextile membrane present

N/A

Plot Validation 15

5 / 5 (100%)

Plot Number

183

Garden position

Rear

Is Plot Ready

Yes

Installation Standard

Pass

Depth of Cover System Materials (record the depth and support with Photos down the hole)

600



Photo 57



Photo 58



Depth of Topsoil (mm)	150
Depth of Subsoil (mm)	450
Depth of Cover System at Ground Level (Photo)	
	
Photo 59	
Depth of Cover System in Relation to Plot (Ensure the whole plot can be seen in the photo)	
	
Photo 60	
Soil suitable (Must be free from Brick, concrete, wood, plastics, glass, metal and anything none natural) if identified contact PM.	Yes
If soil is unsuitable please add a FULL description and support with photos.	-
Geotextile membrane present	N/A
Plot Validation 16	5 / 5 (100%)
Plot Number	184
Garden position	Rear
Is Plot Ready	Yes
Installation Standard	Pass
Depth of Cover System Materials (record the depth and support with Photos down the hole)	600



Photo 61



Photo 62

Depth of Topsoil (mm)	150
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Depth of Subsoil (mm)	450
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Depth of Cover System at Ground Level (Photo)



Photo 63

Depth of Cover System in Relation to Plot (Ensure the whole plot can be seen in the photo)



Photo 64

Soil suitable (Must be free from Brick, concrete, wood, plastics, glass, metal and anything none natural) if identified contact PM.

Yes

If soil is unsuitable please add a FULL description and support with photos.

-

Geotextile membrane present

N/A

Site Manager or Representative

Name

Craig higginson

Signature

Craig higginson
11 Sep 2025 12:45 PM BST



Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64