Date: 17th December 2025
Reference: 18-062- V7

GARDEN VALIDATION – SITE NAME

Project Name:	Mount Road
Project Number:	18-062
Client:	Kellen Homes
Date:	17-12-2025
Project Manager & Qualifications:	K. Kierans
E3P Engineer & Qualifications:	J. James
Plots:	64, 68, 71, 188, 190, 194, 258, 262, 266

OVERVIEW

An E3P engineer attended the above site to validate the thickness of the cover system placed within the rear garden of plots 64, 68, 71, 188, 190, 194, 258, 262 and 266 at the site off Mount Road in Gorton, Manchester.

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

All trial pits were completed to highlight the required cover system of 600mm (150mm topsoil and 450mm subsoil).

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

It is noted that E3P are appointed to validate the depth of material within the garden cover systems. Brownfield Solutions are appointed to sample and chemically validate the topsoil and subsoil within the cover systems. Copies of the chemical analysis undertaken to date by Brownfield solutions have been summarised overleaf and are appended to this certificate.

In line with the Brownfield Solutions Remediation Strategy (Ref NA/C5150/11739-Rev A, dated July 2023) garden validations are to be completed on every plot for the first 10 plots completed, falling to one depth validation per four plots (1 in 4) thereafter. The location of proposed validations is given on Kellen Homes Garden Validation Plan drawing ref: KH007-A-100-A, dated 2nd July 2025, appended to this letter.

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

TOPSOIL

Brownfield Solutions have been appointed to sample and chemically validate imported topsoil. Topsoil is understood to have been imported under an MMP from the Finches, Halewood. Four stockpiles of imported Topsoil were analysed (TS3 – TS6) comprising 1200 m3. 24 samples have been analysed, which is in line with the required sampling rate of 1 per 50 m^3.

Analysis for this topsoil was undertaken by I2 Analytical Laboratories using UKAS accredited methods where applicable.

Further topsoil has been imported from Peel Hall, Poplars Avenue, Warrington. In October 2025, one stockpile of imported Topsoil was analysed (TS13 - comprising 450 m^3). 4 samples have been analysed, corresponding with a sampling rate of 1 per 100 m3 which is sufficient for a greenfield donor site. A further 450 m^3 was imported in November 2025 (stockpile TS16) and a further 4 samples have been analysed.

Analysis for this topsoil was undertaken by Chemtech Environmental using UKAS accredited methods where applicable.

The chemical analysis suite comprises heavy metals, sulphates, phenols, speciated Polycyclic Aromatic Hydrocarbons (PAHs), speciated and total Petroleum Hydrocarbons (TPH) and asbestos. The sampling frequency follows the agreed Remediation Strategy. Laboratory analysis certificates are attached to this validation certificate.

Chemical analysis results are included within the Brownfield Solutions Stockpile Validation Records (attached to this letter).

SUBSOIL

Brownfield Solutions have been appointed to sample and chemically validate stockpiled site-won subsoil. To date, 42 samples of site-won subsoil have been analysed from four stockpiles of site-won subsoil (1, 25, 3 and 4). Nine samples were taken in October 2024, 20 in January 2025 and a further 13 in February 2025 and the results are presented in report refs 24-051235, 25-001881 and 25-008354 respectively. A summary provided by Brownfield Solutions confirms that this material is chemically suitable for use within the cover systems.

Analysis for topsoil undertaken by I2 Analytical Laboratories using UKAS accredited methods where applicable.

The chemical analysis suite comprises heavy metals, sulphates, phenols, speciated Polycyclic Aromatic Hydrocarbons (PAHs), speciated and total Petroleum Hydrocarbons (TPH) and asbestos. The sampling frequency follows the agreed Remediation Strategy. Laboratory analysis certificates are attached to this validation certificate.

Chemical analysis results and the Brown Field Solutions summary are attached to this letter.

CHEMICAL ANALYSIS

TOPSOIL/SUBSOIL	SOURCE	LAB REFERENCE	SAMPLE REFERENCE	PASS/FAIL
Topsoil	The Finches, Halewood	25-033247	TS301 - TS302	Pass

Topsoil	The Finches, Halewood	25-034568	TS401 - TS402	Pass
Topsoil	The Finches, Halewood	25-034403	TS501 - TS510 and TS601 – TS610	Pass
Topsoil	Peel Hall, Poplars Avenue, Warrington	25-10307	TS13-01 – TS13-04	Topsoil
Topsoil	Peel Hall, Poplars Avenue, Warrington	25-11784	TS16-01 – TS16-04	Topsoil
Subsoil	Site Won	25-008354	CS01 – CS09	Pass
Subsoil	Site Won	25-001881	CS2501 – CS2520	Pass
Subsoil	Site Won	24-051235	SP25 3.1 – 3.6 SP03 1.1 – 1.4 SP04 1.1 – 1.3	Pass

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

Table 1 – Validation Letter Reference

PLOT NUMBER	DATE	REPORT REFERENCE
92-101	02-07-2025	V1
104, 105, 109	10-07-2025	V2
4, 8, 12, 16, 20, 24, 28, 32	19-09-2025	V3
76, 80, 82, 84, 88, 178, 182	15-10-2025	V4
36, 40, 44, 48	21-10-2025	V5
52, 56, 59	03-11-2025	V6
64, 68, 71, 188, 190, 194, 258, 262, 266	17-12-2025	V7

Garden Cover System Validation

Complete

Score	45 / 45 (100%)
Site Name	Mount St
Location	Melland Road Centre, Melland Road Manchester England M18 7QF United Kingdom (53.453553196163206, -2.1807963199786444)
Project Number	18062
Developer	Kellen
Project Manager	Kay Kieran's
Conducted By	Jordan James
Date of visit	17 Dec 2025 12:25 PM GMT

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	Site Won
Where has the Topsoil been sourced	Peel Hall, Poplars Avenue, Warrington

Plot Validation	45 / 45 (100%)
Plot Validation	45 / 45 (100%)
Plot Validation 1	5 / 5 (100%)
Plot Number	258
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)	620


Photo 1


Photo 2

Depth of Topsoil (mm)	170
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	262
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)	630


Photo 5


Photo 6

Depth of Topsoil (mm)	180
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	266
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)	610


Photo 9


Photo 10

Depth of Topsoil (mm)	160
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	64
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)	620


Photo 13


Photo 14

Depth of Topsoil (mm)	300
Depth of Subsoil (mm)	320

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	68

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	71
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)	630


Photo 21


Photo 22

Depth of Topsoil (mm)	180
Depth of Subsoil (mm)	450

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
If soil is unsuitable please add a FULL description and support with photos.	-
Geotextile membrane present	N/A
Plot Validation 7	5 / 5 (100%)
Plot Number	194
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 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.	-
Geotextile membrane present	N/A
Plot Validation 8	5 / 5 (100%)
Plot Number	190
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	188
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

Site Manager or Representative

Name	Matthew - Kellen

Signature

[redacted]

17 Dec 2025 1:54 PM GMT

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