
Verification of Remediation

at: Northern Area, Land
at Sumners Pond, Chapel
Lane, Barns Green,
Horsham, RH13 0PR

for: Sigma Homes Ltd

Report Reference: 3750604/VRN/01
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LEAP ENVIRONMENTAL GENERAL NOTES

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

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1 INTRODUCTION

1.1 Authority

RSK Environment Ltd trading as Leap Environmental (hereafter referred to as **LEAP**) were engaged by Sigma Homes Ltd herein referred to as the “Client” to carry out verification of the remedial activities undertaken in the northern portion of the site referred to as Land at Sumners Pond located on Chapel Lane, Barns Green, Horsham, RH13 0PR. Drawing 11102 in **Appendix B** provides a site location plan.

The works were undertaken by means of **LEAP**’s fee proposal letter LPQ11312 dated 08 April 2024 and as per subsequent email correspondence with Adam Light of Sigma Homes Ltd on 25 April 2025 in accordance with the terms and conditions of the quote. References in this report to ‘we’, ‘us’ or ‘our’ shall mean Leap Environmental as a trading name of RSK Environment Limited (company no.SC115530) at registered address 65 Sussex Street Glasgow G41 1DX.

The report should be read and used in accordance with the limitations and constraints identified in the report text, and at **Appendix A – Service Constraints**.

1.2 Objective

The site is currently owned by Sigma Homes Ltd, with the wider site being redeveloped with seven 1.5 storey commercial units and 32 No. 1.5 to 2 storey residential properties, as shown on Drawing 6991-001 RevQ in **Appendix B**. At the time of writing all groundworks and construction works had been completed in the northern portion of the site, and groundworks had commenced in the southern portion of the site.

The site has planning permission for redevelopment with Horsham District Council (HDC) under planning application DC/21/2697. Remedial works have been undertaken onsite in accordance with the approved remediation method statements (see **Section 1.3** below) which were approved on discharge of Planning Condition 12 c) relating to contamination.

Planning Condition 29 of application DC/21/2697 requires verification of the remediation scheme undertaken onsite to be submitted and approved by HDC. Due to the ongoing works onsite and the pre-occupation nature of the condition, the site has been divided into individual groups of plots ready for verification at certain times. This report presents verification of the remedial works undertaken on Plots 1 to 20 and POS areas located in the north of the site (known as the Central Green and associated landscaping for the apartment blocks), as shown on Drawing 6991-001 RevQ, in accordance with the approved Remediation Method Statement, to support partial discharge of Planning Condition 29.

A final separate verification report will be provided on completion of all remedial works onsite, including those in the southern portion of the site (Plots 21-32, C1-C6 & ‘Reception’).

For clarity we note that verification reports for Plots 2 to 4 and 7 to 11 have been reported separately to date, however, are included in this report to summarise all works in the northern area.

1.3 Previous studies

The site has been the subject of previous investigations by **LEAP** and others. The following site investigation reports have been supplied by the Client and are considered relevant to the remedial

and verification works, and the reader is referred to these earlier reports which should be read in conjunction with this report.

It should be noted that two remediation method statements have been produced for the site (one each for the northern and southern portions of the site) however for ease all reports related to both portions of site have been included:

- LEAP Phase I Desk Study, Site Reconnaissance & Phase II Site Investigation Report produced for Sigma Homes Ltd. Ref LP3019. Issued 13 September 2022.
- LEAP Groundwater Monitoring Results Sumners Pond, Horsham produced for Sigma Homes Ltd. Ref EL/23/LP3019/GW. Issued 08 June 2023.
- Archaeology South-East on behalf of RPS Group, Archaeological Evaluation Report for Sumners Pond, Horsham produced for Sigma Homes. Report Ref. 2023127 dated June 2023.
- LEAP Phase III Investigation Report produced for Sigma Homes Ltd. Ref. LP3444 Issued 29 September 2023.
- LEAP Addendum Site Investigation, Northern Area Sumners Pond, Barns Green. Ref. ADC/24/LP3662/Addendum SI.
- LEAP Remediation Method Statement for Sigma Homes Ltd. Ref. LP3662/RMS/North Issued 19 June 2024.
- LEAP Addendum Site Investigation at Southern Area, Sumners Pond, Barns Green for Sigma Homes Ltd. Ref. KM/24/LP3662/Addendum SI-South. Issued 15 August 2024.
- LEAP Re: LP3662/LP3834 – Addendum Site Investigation – Southern Area, Sumners Pond, Barns Green produced for Sigma Homes Ltd. Ref LP3662-LP3834/Addendum SI- south/2. Dated 18 November 2024.
- LEAP Remediation Method Statement at Southern Residential Area, Sumners Pond, Barns Green, Horsham, RH13 0PR for Sigma Homes Ltd. Issue 3. Ref LP3662/RMS/Southresi/3. Dated 19 December 2024.
- LEAP Verification of Remediation at Plots 2 to 4 and 8 to 11, Land at Sumners Pond, Chapel Lane, Barns Green, Horsham, RH13 0PR for Sigma Homes Ltd. Ref: 3750604/VR/PI2-4,8-11/1. Dated 23 June 2025.
- LEAP Verification of Remediation at Plot 7, Land at Sumners Pond, Chapel Lane, Barns Green, Horsham, RH13 0PR for Sigma Homes Ltd. Ref: 3750604/VR/P7/1. Dated 01 September 2025.

1.4 Limitations

This report is subject to the RSK service constraints given in **Appendix A** and limitations that may be described below and throughout this document.

This report was prepared in accordance with good practice guidance at the time of issue. Consideration should be considered in the light of changes in legislation, statutory requirements, or industry practices subsequent to the date of issue.

2 SITE BACKGROUND

2.1 Environmental setting

Table 1 below provides a summary of the site setting, environmental setting, and history.

Table 1 Site background

Subject	Details
Site Location	The site is located to the west of Chapel Lane in Barns Green, at the approximate National Grid Reference of the site TQ 12488 26842.
Site Description	The wider site generally comprises an active construction site, with the site office currently located in the southern residential development area. At the time of writing all buildings had been constructed in the northern portion of the site and the majority of external works has been completed. Construction works had begun in the south of the site. Prior to redevelopment the site comprised part of a campsite and fishery which is still active to the west of the site. The site itself was used for a combination of vehicle storage, agricultural purposes and car parking. In the north of the site a grassed field was present which was used to store agricultural equipment and as overflow car parking for the camp site. A bunded silo area and track were also present in the north. Within the southern portion of the site were several buildings used to house cattle and hay with blacktop and concrete hardstanding between the buildings. Above ground storage tanks were previously present in the centre-south of the southern area. An access road is present between the northern and southern portions of the site, which is still used by the campsite and fishery to the west.
Site Area	The total area of the whole development covers c. 1.8 ha, with the northern portion of the site occupying ~ 0.8 ha.
Topography and Elevation	Prior to redevelopment the elevation in the northern half of the site was 34.00 meters Above Ordnance Datum (m AOD) at its lowest at the northern boundary, with a gentle slope of <1° upwards to the south of the site to an elevation of approximately 35.00 m AOD.
Surrounding Area	- West: Campsite with ponds and fields beyond. - North: Fields and woods. - East: Chapel Road with residential housing beyond. - South: Sumners Lake and Farm Pond with fields and wood beyond.
Site History	The site was mapped as agricultural land from the earliest historical maps. The northern half of the site has remained as a field throughout the available historical maps with the exception of a farm track along the western margin of the site and the access road aligned east to west separating the northern and southern sections of the site. Buildings were constructed in the southern portion of the site in the early 1960s and generally remained in the same layout to the present day. The surrounding area largely remained as agricultural land, fields and woods until residential development took place by 1977 at Barns Green to the east. Two smaller ponds were mapped offsite to the southwest of the site until 2001, when one large pond was mapped in their place. Two other ponds appeared by 2010 to the south and northwest of the site, with a further two appearing to the west and northwest of the site by 2022.

Subject	Details
Geology and Hydrogeology	The site is mapped as being underlain by bedrock of the Weald Clay Formation (Unproductive Strata). No superficial deposits are mapped. The site is not situated within a groundwater Source Protection Zone (SPZ).
Hydrology and Flooding	No surface water features are mapped onsite; however Farm Pond and Sumners Lake are mapped offsite to the southwest and south with further ponds/lakes beyond, and an inland river directly north. The site is not located within a Flood Risk Zone associated with river flooding. However, a small section of the north of the site is mapped as being at risk from surface water flooding.

2.2 Summary of contamination encountered

The sections below summarise the ground conditions and contamination encountered during investigation works completed in the northern portion of the site, for which the remedial scheme for the northern area was devised.

2.2.1 Soil profile

A number of previous investigations were undertaken within the northern section of the site, with a total of 27 No. intrusive locations excavated. Based on the soils encountered the northern area was zoned into three main zones, summarised in **Table 2** below.

Table 2: Ground Conditions Zoning in the North of the Site

Zone	Location	Ground Conditions
Main Field	Central	Generally, topsoil or reworked topsoil over very stiff silty clay to max 3.70 meters below ground level (m bgl), over extremely weak to very weak mudstone. Layer of aggregate encountered in the north of the site (TP312 and TP313) to ~0.40 m bgl in May 2024. This was understood to be imported placed material as opposed to in-situ material and was to be removed offsite and disposed of on completion of associated piling works. Reworked natural soils were also encountered in WS102 in the west to 0.70 m bgl, associated with backfilling of an archaeological trench.
Access Road, Car Park and Silage Area	Within the southern third of site	Generally encountered made ground comprising sandy gravelly clay with brick, concrete and rare wood, metal and plastic up to 1.00 m bgl, with local deepening to between 1.15 and 1.60 m bgl. Underlain by very stiff silty clay over extremely weak to very weak mudstone
Western Trackway	Western boundary	Made ground comprising brick, concrete and blacktop (the trackway surface) to between 0.30 and 0.45 m bgl, underlain by stiff desiccated silty clay. In the south of the track the granular made ground was underlain by another layer of made ground in two locations comprising silty clay with fragments of concrete, brick and blacktop up to 1.00 m bgl.

Generally, the made ground encountered was associated with historical structures (trackway, silage area), excluding materials imported to site and placed in-situ between investigation phases.

2.2.2 Human health

During the investigation no significant visual or olfactory evidence of contamination was observed with the soils onsite (excluding anthropogenic fragments). Weak organic odours were noted in two locations within the made ground in the former car park and silage area, however samples recovered were screened with a Photoionization Detector (PID) with negligible VOC's detected (maximum concentration recorded 0.1 ppm).

As part of the various phases of investigation samples of both the made ground and natural soils were collected and sent for chemical analysis for a range of potential contaminants of concern, including heavy metals, polycyclic aromatic hydrocarbons (PAHs), asbestos and pesticides.

Contamination was detected in samples of the made ground with respect to generic assessment criteria (GACs) based on a residential setting where home grown produce is consumed (Resi HGP). One lead exceedance (depth of 0.60 m bgl) was detected in the access road area however it was noted that the concentration was lower than the GAC based on a public open space which the area was proposed to be developed as. In addition, two made ground samples (depths of 0.30 m and 0.35 m bgl) from the southern portion of the site detected exceedances of the PAH benzo(a)pyrene, and an isolated fragment of asbestos cement (containing chrysotile) was observed at ~0.20 m within the made ground in the former silage area. It should be noted, however, that no asbestos fibres were recorded in made ground samples around the fragment, nor in any other parts of the site.

No exceedances of any contaminants were detected in any samples of topsoil or natural soils collected from site.

2.2.3 Controlled waters

Groundwater strikes were encountered during the previous intrusive investigations at depths ranging from 0.30 m to 3.50 m bgl, which were considered to represent perched water either within the made ground, or at the boundary between the clays and underlying extremely weak mudstone. Subsequent groundwater monitoring of one well installed in the north of the site was undertaken between December 2022 and March 2023 and recorded groundwater at between 1.66 and 1.90 m bgl. No visual or olfactory evidence of contamination was noted within the groundwater.

No groundwater sampling was carried out across the site during previous investigations. However given the limited mobile contamination encountered onsite, the underlying geology being classified as Unproductive Strata and the very low permeability of the underlying soils (based on infiltration testing returning negligible infiltration rates of between 5×10^{-8} and 2×10^{-9} m/s) contaminant migration through the subsurface was considered to be unlikely. The risk to groundwater beneath the site was therefore considered to be very low.

There was also considered to be a low risk to surface water receptors (namely the inland river to the north and lakes/ponds to the south-southwest) given the limited contamination encountered to date and the lack of visual or olfactory evidence for significant contamination or free product. It was noted, however, that care be undertaken to ensure surface water/silt runoff from the site during construction did not impact the adjacent fishery lakes.

3 REMEDIATION METHOD STATEMENT

Based on the investigations undertaken the following relevant contaminant linkages from the Conceptual Site Model (CSM) were identified to potentially pose an unacceptable risk to the identified receptors if remaining post-development and were taken forward for site specific remediation:

- PAH and lead impacted soils.
 - Human health via dermal contact, soil / soil attached to home grown produce ingestion and dust inhalation.
- Potential asbestos fragments within the made ground.
 - Human health primarily via dust/fibre inhalation.

As such the remedial strategy devised predominantly targeted breaking the pathway between the made ground elevated with PAHs, lead and asbestos, generally comprising the removal of made ground from areas where direct contact pathways were feasible (private gardens, public open spaces) and replacement with a suitable clean cover system. Site-won soils were generally considered suitable for reuse, subject to additional testing. The sections below summarise the stages of remediation that were required to be undertaken in line with the approved RMS for the northern area (report reference LP3662/RMS/North).

3.1 Removal of made ground

It was assumed that as part of the development works the existing topsoil would be stripped across the site to enable construction. In soft landscaped areas where made ground was encountered it was recommended that the soils were excavated up to 600 mm below proposed finished ground level in private gardens and up to 450 mm in public open space / soft landscaped areas. Where made ground was shallower than 600 mm in gardens or 450 mm in public open space the made ground was to be removed entirely, and deviations noted to the verification engineer.

The formation level in each plot was then to be inspected by the verification engineer prior to infilling to confirm no visible or olfactory evidence of contamination. No specific sampling of the formation level was required to be undertaken.

3.2 Provision of clean cover system

Following inspection of the formation level where made ground had been removed placement of a suitable clean cover system is required, comprising either 600mm for private gardens or 450 mm for soft landscaping areas for the Central Green and apartment blocks, with a minimum topsoil thickness of 150 mm. In soft landscaped areas where made ground was not present an appropriate thickness of clean topsoil to provide a growing medium was required to be installed, with confirmation of the suitable depth by the landscaper.

Site-won natural soils were considered to be suitable for reuse within the clean cover, subject to additional inspection and testing.

It was anticipated that clean topsoil may be required to be imported to the soft landscaped areas if sufficient clean topsoil was not present on site. All imported soils were required to be approved by the verification consultant prior to importation. The proposed sources were to be assessed on the

basis of either a detailed site investigation or laboratory test results in the case of a manufactured topsoil, or if none provided identification of further testing.

The test frequency for imported greenfield or manufactured soils, or for testing of natural site-won soils used as clean cover, was to comprise the following:

- Subsoil – 1 sample per 150-300 m³
- Topsoil – 1 sample per 100-150 m³

A higher testing frequency was required where soils were imported from a brownfield source, at 1 sample per 50.00 m³. All imported and site won soils were to be subjected to the test parameters as part of the RMS irrespective of the depth at which they are to be placed.

Reuse of any directly transferred clean and naturally occurring topsoil or subsoil from another site would need to be completed under a Materials Management Plan (MMP) with a declaration signed by a Qualified Person (QP) in accordance with the CL:AIRE Definition of Waste Code of Practice (DoWCoP). Manufactured topsoil with appropriate end of waste certification was considered to be exempt from DoWCoP.

3.2.1 Verification of clean cover

Verification of the clean cover placed within the soft landscaping areas was required to be completed by the verification engineer, to confirm both the depth of soils placed and the suitability of the placed soils in their respective locations.

The depth of the placed topsoil and subsoil layers in soft landscaped areas was required to be verified by excavation of hand dug holes through completed areas. This depth was to meet the requirements of this RMS as well as the landscaper.

These verification holes were to be located in private gardens in accordance with NHBC guidance¹ with a verification hole completed in the garden of 1 in every 2 plots with the topsoil and subsoil sampled for chemical analysis.

In soft landscaped areas verification pits were to be randomly distributed across any significant area of soft landscaping. The frequency of inspection was to be decided at the discretion of the engineer, but as a broad guide an inspection location per every 150 m³ of topsoil placed was recommended.

Chemical testing and assessment of the placed soils was to be undertaken as per **Section 3.2** above.

3.3 Protection of incoming services

Given the concentrations of contaminants recorded by works completed during intrusive works it was identified that the use of protective barrier pipes for incoming water may be required. The local water supply company were to be consulted to confirm whether they required protection measures to be adopted, with an understanding by LEAP that protective barrier piping was to be utilised on site.

¹ NHBC Technical Extra Issue 08 (2012).

3.4 Drainage

Although beyond the scope of the RMS it was noted the underlying natural soils were of very low permeability and there was potential for private garden areas to become waterlogged. NHBC² guidance indicated that appropriate soil selection and management should be undertaken, or if necessary, drainage should be installed, to prevent waterlogging of gardens. It also noted that where topsoil and subsoil have been compacted during construction appropriate action should be undertaken to restore the physical condition and drainage characteristics of the material.

3.5 Discovery strategy

It was considered possible that unidentified contamination may be encountered during construction works. Where additional contamination was identified during works this was required to be subject to further assessment and documented accordingly, with the verification engineer informed to ensure that appropriate revisions to remedial strategy were implemented as required.

3.6 Waste disposal

It was anticipated that the proposed development would generate waste soils and materials that would need to be removed from site as part of the construction process.

In accordance with regulations and guidance assessment and classification of waste materials would be required to be undertaken prior to disposal.

Classification of waste to be disposed was outside the scope of the works of LEAP.

² NHBC Standards (2024)

4 VERIFICATION RECORD

4.1 Introduction

The following sections below provide records and evidence that demonstrate and verify that the remedial works undertaken to date have been completed in line with the RMS for the relevant part of the site (report ref: LP3662/RMS/North). As previously discussed, this report **ONLY** covers verification of the remedial works undertaken in the north of the site, comprising Plot 1, Plots 2 to 14, Plots 15 to 20 (apartment building) and the POS areas, in accordance with the RMS.

All remedial works are understood to have been undertaken by Surrey Excavations Ltd, and overseen by Sigma Homes Ltd. The majority of the verification works were undertaken by **LEAP**, with additional information provided by Sigma Homes Ltd where required.

Where additional information and records are provided these are given in the relevant appendices.

4.2 Material management

4.2.1 Made ground

In line with the RMS made ground was removed from the private garden areas of Plots to 14, from the public open space referred to the 'Central Green' in the south of the northern portion of the site and from other landscaped areas (including those around Plots 15-20 – the apartment building).

The made ground was removed to either 600 mm below the final finished level for each private plot or 450 mm in POS areas. Where the thickness of made ground was less than 600 mm/450 mm all made ground soils were removed to expose the natural soils beneath. **LEAP** were not in attendance during the excavation works, however verification of the exposed formation level was undertaken on completion of the excavation works. A summary of the formation level verification visits is provided in **Section 4.3** below.

The client provided waste transfer notes for materials disposed of offsite, copies of these notes are provided in **Appendix D**.

4.2.2 Site-won soils

It is understood that no site-won topsoil was used in Plots 2 to 20, the Central Green and landscaping associated with the apartment blocks. However, some clean natural subsoil was used in Plot 2 and in the Central Green to make up the levels of clean cover within the private garden. Approximately 170 m³ of subsoil was reused within Plot 2 and the Central Area, based on the area and thickness of subsoil placed. Inspection and testing of the subsoil was undertaken during verification visits, with testing undertaken in line with the RMS. Details of the testing can be found in **Section 4.4.2** below.

In addition to reusing some clean natural soils, Sigma Homes Ltd identified a surplus of natural site-won subsoil which was not required for use within the development. A Materials Management Plan (MMP) was prepared in line with DoWCoP for the transfer of 4000 m³ of naturally occurring subsoil excavated from the northern portion of the site to a site referred to as Land at Rogers Farm in Lunces Hill, Haywards Heath, RH16 4QT. A copy of the MMP for the donor site (Sumners Pond) is included in **Appendix E** along with the declaration confirmation for the receiver site MMP. However, it is highlighted that this report does not cover verification of the MMP process, with verification of the MMP to be reported separately.

4.2.3 Imported soils

Topsoil used within these plots was imported from United Grab Hire located at Riverton Farm, Peeks Brook Lane, Horley, RH6 9SR. A topsoil testing certificate was provided by Sigma Homes Ltd prior to importing the topsoil for review and approval by LEAP. The test certificate indicated that the proposed topsoil source met the requirements for imported soils in line with Appendix B of the RMS, and as such the topsoil was suitable for use onsite. A copy of the topsoil certificate is provided in **Appendix F**.

Given that the topsoil came from a manufactured source there was no requirement for the topsoil import to be included within the DoWCoP MMP.

Approximately 600 m³ of manufactured topsoil was imported and used in the northern portion of the site. Testing of the topsoil was undertaken by LEAP during the verification visits; a summary of the testing can be found in **Section 4.4.2**. Copies of the transfer notes for the imported topsoil are provided in **Appendix G**.

4.3 Verification of the formation level

Following removal of the made ground from each private plot the formation level was inspected by LEAP. The formation level was visually inspected for the presence of made ground soils (containing anthropogenic inclusions) and visual and olfactory evidence of contamination. Where appropriate a small pit was excavated between 200 mm and 400 mm into the formation level of the majority of plots to confirm the presence of natural arisings.

Due to time constraints no formation level inspection was undertaken on the Central Green nor in the POS areas around the apartment buildings.

Whilst formation level testing was not required under the RMS, it was considered useful to provide another line of evidence that the formation level soils were free from contamination. At a number of locations suitable samples were collected of the formation level soils and sent for chemical analysis for the main contaminants of concern identified within the CSM, notably heavy metals, PAHs and asbestos.

Table 3 below summarises the findings during the formation level inspections in private plots. Photographs of the formation level are provided within **Appendix C**.

Table 3: Formation Level Inspections of Private Gardens

Plot Number	Date of Inspection	Depth from finished level to formation level (mm)	Evidence of Made Ground?	Comments
2	25/04/2025	400	Yes	Anthropogenic inclusions and black soils encountered within inspection pit in formation level soils. Further works requested.
3	25/04/2025	350	None	Minor debris at surface, requested this be removed before clean cover placed.
4	25/04/2025	450	None	
5	04/06/2025	350	None	
6	04/06/2025	300	None	

Plot Number	Date of Inspection	Depth from finished level to formation level (mm)	Evidence of Made Ground?	Comments
7	04/06/2025	300	None	
8	25/04/2025	400	None	
9	25/04/2025	300	None	
10	25/04/2025	300	None	
11	25/04/2025	300	None	
12	04/06/2025	400	None	
13	04/06/2025	400	None	
14	04/06/2025	300	Yes	Anthropogenic inclusions and black soils encountered within inspection pit in formation level soils. Further works requested.

In Plot 1, due to it being the original show home, the full excavation was carried out in the garden area to 600 mm, but LEAP did not view the excavation prior to the topsoil and subsoil installed. No evidence of Made Ground was seen at the base of the trial hole for Plot 1 and the groundworker has confirmed that no olfactory contamination was noted during construction. As such no further works were required.

In Plots 3 to 13 the formation level was not reduced the full 600 mm due to a thinner layer of made ground found present in each plot. Bar some minor construction debris on the surface there was no evidence of made ground at the formation level. This was evidenced through the inspection pit excavated into the formation level, which encountered natural clay comprising yellowish brown and orange silty sometimes gravelly clay with gravel of mudstone. No anthropogenic inclusions were encountered within the formation level, and as such no further works were considered to be required, aside from removal of any construction debris before placing clean cover.

In Plot 2 the formation level had initially been reduced by 400 mm from finished level. However, within the inspection pit anthropogenic materials including brick and concrete were encountered in the shallow soils, and some dark staining. Sigma Homes were requested to reduce the formation level by another 200 mm to remove the made ground up to 600 mm below finished level. This was completed following LEAP's visit, and photographs were provided by Sigma Homes Ltd (see **Appendix C** for the photographs). The photographs indicated made ground still present at formation level, however the formation level had been reduced to ~ 800 mm below the finished level. As such it was considered that in accordance with the RMS the formation level had been reduced sufficiently.

In Plot 14 the formation level was initially reduced to 400 mm from finished level. However, within the inspection pit excavated within the formation level fragments of anthropogenic materials including brick and asphalt were observed between 100-200 mm bgl. Dark coloured soils were also noted on the sides of the inspection pit. Both of these indicated that made ground soils were still present within the top 600 mm of the finished level. Sigma Homes were requested to reduce the formation level in Plot 14 by a minimum of 200 mm to remove the made ground up to 600 mm below the finished level. Sigma Homes reported that this was undertaken, however no photographic evidence of this was provided.

4.3.1 Chemical testing of formation level

Five samples of the formation level (from Plots 4, 5, 7, 11 and 12) were scheduled for chemical analysis to determine if any contamination remained within the formation level which had not been reduced the full 600 mm. This testing was undertaken above the requirements of the RMS. The results were screened against the criteria for site-won soils provided in Appendix B of the RMS. A screening table is provided in **Appendix H**, and the laboratory test certificates in **Appendix I**.

None of the formation level samples detected concentrations of contaminants above the assessment criteria for site-won soils. It is therefore considered that no unacceptable contamination remains within the formation level soils where not reduced to the full 600 mm.

4.4 Verification of clean cover

Inspection of the clean cover placed in private gardens, the POS area around the apartment block (Plots 15 to 20) and the Central Green was undertaken by LEAP over a number of visits and through information provided by the client. During the inspection visits a pit was excavated through the placed soils and the soils inspected for the presence of anthropogenic inclusions, and the thickness of placed soils measured. Samples were also collected of the placed soils for chemical analysis. A total of eleven pits were excavated across the fourteen plots verified, with an additional two pits in both the Central Green area and the POS area around the apartment block, thus meeting the RMS requirement for one pit every two plots.

Sigma Homes Ltd report that the imported topsoil used in clean cover was placed into each rear garden in small piles by machine, then spread and levelled by hand tools to finish.

4.4.1 Summary of inspection visits

Table 4 below summarises the thicknesses of clean cover encountered within the inspection pits during the verification visits. Pits were excavated at a frequency of 1 every 2 plots in accordance with the RMS. The locations of the inspection pits are shown on Drawing 11205.

Table 4: Summary of Inspection Pits in Private Gardens

Plot Number	Date Inspected	Thickness of Topsoil (mm)	Thickness of Subsoil (mm)	Depth to base of Pit (mm)	Comments
1	29/01/2026	350	250+	600	Full depth of clean cover noted
2	04/06/2025	250	350	600	Full depth of clean cover noted
4	02/06/2025	400	n/a	650	Formation level soils present below topsoil
5	30/09/2025	300	n/a	350	
6	30/09/2025	350	n/a	400	
7	06/08/2025	350	n/a	350	
9	02/06/2025	350	n/a	600	
11	02/06/2025	350	n/a	650	
12	30/09/2025	400	n/a	450	
13	30/09/2025	400	n/a	420	
14	30/09/2025 / 15/10/2025	300 / 550*	n/a	300 / 550	
Central Area (POS)	06/08/2025	-	250	500	No topsoil present at time of inspection
	30/09/2025	POSHP1: 200 POSHP2: 200	POSHP1: 250 POSHP2: 250	POSHP1: 450 POSHP2: 450	Formation level soils present below subsoil
Apartment Block (Plots 15 to 20)	38/10/2025	Apart 1: 450	n/a	500	Full depth of clean cover noted
		Apart 2: 450	n/a	500	Full depth of clean cover noted

The topsoil in all plots, the POS area around the apartment block and the Central Area comprised brown slightly sandy slightly gravelly silt with occasional rootlets. Sand was fine to medium. Gravel was fine to medium of flint and rare brick. Subsoil was only encountered in Plot 2 below the topsoil from 250 mm and in the Central Area below the topsoil from 200 mm and comprised orange and grey silty slightly gravelly clay. Gravel was fine to medium of flint and rare brick and concrete.

During the visit on 30 September 2025 an insufficient thickness of clean cover had been placed in Plot 14 as the plot had not been completed. The client informed LEAP that additional topsoil would be placed. A photograph was provided by the client on 15 October 2025 showing the thickness of clean cover in Plot 14 with a total of 550 mm of topsoil and natural formation level soils at the base. This also indicated that the made ground previously present at the formation level had been removed.

During the visit on 6 August 2025 to inspect the clean cover placed in the Central Area only subsoil had been placed over the area. The thickness of subsoil was inspected, with a subsequent visit on

30 September 2025 to inspect the thickness of topsoil added, with the total thickness of topsoil and subsoil in two hand pits observed as 450 mm.

Due to time constraints photographs were provided on 28 October 2025 by the client of the clean cover placed around the apartment block (Plots 15 to 20), as provided in **Appendix C**, indicating the required thickness of clean cover had been placed.

Based on the verification visits it is considered that the thickness of clean cover soils observed meets the requirements of the RMS.

4.4.2 Chemical testing of clean cover soils

A total of ten topsoil samples and five subsoil samples were collected and scheduled for chemical analysis as per the testing requirements set out in the RMS. Of the topsoil samples, two samples were collected from stockpiles of topsoil placed adjacent to Plot 2 which were proposed to be used within the clean cover in Plot 2 (Stockpile 03 and Stockpile 04), with the remaining samples collected in-situ from the plots.

Based on the volume of imported topsoil (600 m³) used within the gardens, the Central Area and apartment blocks and number of samples taken (10), an estimated topsoil sampling frequency of 1 per 67.00 m³ has been achieved which meets the requirements for testing as per the RMS. Similarly, the sampling frequency for site-won subsoil has been met (based on an approximate volume of 170 m³ of site-won subsoil used and five samples collected).

The results of the chemical testing on clean cover soils were screened against the criteria for either imported (topsoil) or site-won (subsoil) soils provided in Appendix B of the RMS. A summary of the results is provided in **Appendix H**, and the laboratory test certificates in **Appendix I**. No exceedances were detected with respect to the import criteria in samples of topsoil collected from all private gardens (Plots 1, 4, 6, 7, 9 11, 12), from Stockpile 3 and the Central Area. Furthermore, no exceedances were detected with respect to site-won criteria for the samples of subsoil from Plot 1, 2 and the Central Area.

A minor exceedance for benzo(a)pyrene was detected in the sample of topsoil taken from Stockpile 03, which was topsoil proposed to be used within Plot 2 (see lab report 25/05873). The concentration of benzo(a)pyrene was 1.14 mg/kg, compared to an import criterion of 0.79 mg/kg for imported soils. Whilst an exceedance has been identified, the exceedance is very minor, and the concentration of benzo(a)pyrene recorded in Stockpile 03 is significantly lower than the generic assessment criterion (GAC) based on a residential setting where home grown produce is consumed (5.0 mg/kg). As such, the topsoil present in Stockpile 03 is not considered to pose any significant risk to future residents who may come into contact with the topsoil.

4.5 Previously unencountered contamination

Sigma Homes Ltd report that no contamination was encountered during the groundworks that had not previously been found during the intrusive investigations and identified within the RMS.

4.6 Services

Sigma Homes Ltd reported that protective barrier piping was utilised in all services installed onsite.

5 CONCLUSIONS

On the basis of the verification inspections and testing that has been carried out in relation to the stripped formations, site-won subsoil and imported topsoil undertaken by LEAP and others, LEAP considers that the remedial works undertaken in the northern portion of the site which includes the private gardens, the central area and landscaping around the apartment blocks are generally compliant with the requirements of the Remediation Method Statement for the site.

APPENDICES

APPENDIX A – SERVICE CONSTRAINTS

APPENDIX A

SERVICE CONSTRAINTS

1. Service Constraints

1.1. This Report (the "Report") and any study, inspection, investigation, sampling, testing and or interpretation carried out in connection with the Report (together the "Services") were compiled and carried out by RSK Environment Limited (RSK) trading as Leap Environmental or RSK Geosciences, for the Client named in the first paragraph of the Report (the "Client") in accordance with the terms of an RSK Fee Proposal including RSK Environment Standard Terms and Conditions (the "Appointment") between RSK and the Client, unless otherwise stated in the first paragraph of the Report. The Services were performed by RSK with the reasonable skill and care ordinarily exercised by a geo-environmental consultant at the time the Services were performed. Nothing in this Report shall be construed as imposing any fitness for purpose obligation. Further, and in particular, the Services were performed by RSK taking into account the limits of the scope of works required by the Client, the time scale involved and the resources, including financial and manpower resources, agreed between RSK and the Client.

1.2 Other than that, expressly contained in paragraph 1 above, RSK provides no other representation or warranty whether express or implied, in relation to the Services. RSK shall not be liable in respect of any action or proceedings arising out of or in connection with this Report whether in contract, in tort, for breach of statutory duty or otherwise after the expiry of six (6) years from either (i) the date of the Report or (ii) such earlier date as prescribed by law, unless varied in the terms of the Appointment.

1.3 Unless otherwise agreed in writing, the Services were performed by RSK exclusively for the purposes of the Client. RSK is not aware of any interest of or reliance by any party other than the Client in or on the Services. Unless expressly provided in writing, RSK does not authorise, consent, or condone any party, other than the Client relying upon the Services. Should this Report or any part of this Report, or details of the Services or any part of the Services, be made known to any such party, and such party relies thereon, that party does so wholly at its own and sole risk, and RSK disclaims any liability to such parties. Any such party would be well advised to seek independent advice from a competent geo-environmental consultant and/or lawyer.

1.4 The Client shall not, without the prior written consent of RSK, assign, transfer, charge, mortgage, subcontract, or deal in any other manner with all or any of the benefits provided in this Report. Unless specified in the Appointment, RSK shall not be obliged to assign the benefit of the Report whether by collateral warranty, third party rights pursuant to the Contracts (Rights of Third Parties) Act 1999, letter of reliance or otherwise. If RSK agrees to any assignment of the benefit of this Report, in whatever form, benefits to third parties through collateral warranties, third party rights or letters of reliance shall not be provided unless a fee for each right, warranty or letter is agreed. The form of wording used in the warranty or letter shall be provided by RSK for agreement by the Client. Any reasonable changes to the form of wording will be implemented by mutual agreement, however the terms in the warranty or letter cannot offer the third party any greater benefit than the Appointment offered to the Client.

1.5 It is the understanding of RSK that this Report is to be used for the purpose described in the introduction to the Report. That purpose was a significant factor in determining the scope and level of the Services. Should the purpose for which the Report is used, or the proposed use of the site change, this Report may no longer be valid and any further use of or reliance upon the Report in those circumstances by the Client without the review and advice of RSK shall be at the Client's sole and own risk. RSK shall not be liable for any use of this Report for any purpose other than that for which it was provided.

1.6 The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the Report inaccurate or unreliable. The information and conclusions contained in this Report should not be relied upon in the future without the written advice of RSK. In the absence of such written advice of RSK, reliance on the Report in the future shall be at the Client's own and sole risk.

1.7 The observations and conclusions described in this Report are based solely upon the Services which were provided pursuant to the agreement between the Client and RSK. RSK has not performed any observations, investigations, studies or testing not specifically set out, or required by the Appointment between the Client and RSK. RSK is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the Services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this Report, RSK did not seek to evaluate the presence on or off site of asbestos, invasive plants, electromagnetic fields, lead paint, heavy metals, radon gas, fuel storage, persistent bio-accumulative or toxic chemicals (including PFAS and related compounds) or other radioactive or hazardous materials, unless specifically identified in the Services.

1.8 The Services are based upon RSK's observations of existing physical conditions at the Site gained from a visual inspection of the site together with RSK's interpretation of desk based publicly available information, including documentation, obtained from third parties and from the Client on the history and usage of the site, unless specifically identified in the Services and the limitations below:

- a. The Services were based on information and/or analysis provided by independent testing and information services or laboratories upon which RSK was reasonably entitled to rely.
- b. The Services were limited by the accuracy of the information, including documentation, reviewed by RSK and the observations possible at the time of the visual inspection.
- c. The Services did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the Client or third parties, including laboratories and information services, during the performance of the Services.
- d. The Client has identified in writing to RSK, the information, reports, findings, surveys and preliminary works RSK may not rely upon when providing the Services.

RSK is not liable for any inaccurate information or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to RSK, and including the doing of any independent investigation of the information provided to RSK, save as otherwise provided in the terms of the Appointment between the Client and RSK.

1.9 Any site drawing(s) provided in this Report is (are) not meant to be an accurate base plan for scale measurement but is (are) used to present the general relative locations of features on, and surrounding, the site. Features (intrusive and sample locations etc) annotated on site plans are not drawn to scale but are centred over the approximate location. Such features should not be used for accurate setting out and should be considered indicative only.

1.10 Should RSK be requested to review the Report after the date of issue of this Report, RSK shall be entitled to additional payment at the existing rates, or such other terms as agreed between RSK and the Client.

2. Service Constraints where the Report provides an intrusive assessment of ground conditions:

2.1 The intrusive environmental ground investigation aspects of the Services are a limited sampling of soil from the site, at pre-determined locations based on the known historic / operational configuration of the site. The conclusions given in this Report are based on information gathered at the specific test locations and can only be extrapolated to an undefined limited area around those locations. The extent

of the limited area depends on the properties of the materials adjacent and local conditions, together with the position of any current structures and underground utilities and facilities, and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters (as stipulated in the scope agreed between the Client and RSK, based on an understanding of the available operational and historical information) and it should not be inferred that other chemical species (not tested) are not present.

2.2 The comments given in this Report and the opinions expressed are based on the ground conditions encountered during the site work and on the results of tests made in the field and in the laboratory. The extent of the exploratory holes, laboratory testing and monitoring undertaken may have been restricted due to a number of factors including accessibility, the presence of buried or overhead services, current development, site usage, timescales or the Client's specification. The exploratory holes only assess a small proportion of the site area with respect to the site as a whole, and as such may only provide an indicative assessment of ground conditions on site. There may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account. In particular, it should be noted that there may be areas of made ground not detected due to the limited nature of the investigation or the thickness and quality of made ground across the site may be variable. In addition, groundwater levels and ground gas concentrations and flows, may vary from those reported due to seasonal, or other, effects and the limitations stated in the data should be recognised. The presence of hotspots of undisclosed contamination or exceptional and unforeseen ground conditions cannot be discounted.

2.3 Where the Services include Investigation of an exploratory nature or relating to physical ground works, any costings and prices provided in the Report are estimated and provided for guidance purposes only. The actual cost and time quantities shall be remeasured and shall be dependent upon the ground or other conditions, constraints present, and number and depth of the investigation locations, which shall influence the number of samples and tests required, and the quantities of soil being classified.

2.4 Asbestos is often observed to be present in soils in discrete areas. Whilst asbestos-containing materials may have been locally encountered during the fieldworks or supporting laboratory analysis, the history of brownfield and demolition sites indicates that asbestos fibres may be present more widely in soils and aggregates, which could be encountered during more extensive ground works. However, this Report does not constitute an asbestos survey. On this basis, the presence of asbestos on site cannot be discounted and a full asbestos survey should be undertaken.

2.5 Unless stated otherwise, only preliminary geotechnical recommendations are presented in this Report and these should be verified in a Geotechnical Design Report, once proposed construction and structural design proposals are confirmed. Eurocode 7 gives guidance on the type of sampling, sample quality, number and spacing of intrusive investigations, and number of laboratory tests required. It is intended that the Geotechnical Information section of this Report will fulfil the general requirements of the Ground Investigation Report as set out in section 6 of Eurocode7, although this is subject to the restrictions imposed on the investigation, as listed above. For geotechnical design, Eurocode 7 requires the Geotechnical Design Report to address both the geotechnical and structural aspects of the geotechnical design for both the limit and serviceability states. The Geotechnical Appraisal section of this Report will not meet the requirements of a Geotechnical Design Report (GDR) and should therefore be used for preliminary guidance only.

3. Service Constraints where the Report relates to Surface Water Management:

3.1 The Surface Water Management Inspection (SWMI) Report, documents provided, observations, actions, and recommendations, with respect to the management of potential pollution issues to surface waters, made during the site Inspection visit, are those present at the time of the visit, and may not represent those recorded by others on the same day.

3.2 The comments given in this Report and the opinions expressed are based on the weather, ground and ground water conditions encountered during the site work and on the results of tests made in the field and in the laboratory. However, there may be conditions pertaining to the site that have not been disclosed by the inspection and therefore could not be taken into account. In addition, groundwater levels and flows, may vary from those Reported due to seasonal, or other, effects and the limitations stated in the data should be recognised.

3.3 RSK places a degree of dependence upon oral information provided by site representatives, which is not readily verifiable through visual inspection, or supported by any available written documentation. RSK shall not be held responsible for conditions or consequences arising from relevant facts that were not fully disclosed by facility or site representatives at the time this Report was prepared.

3.4 This Report is a live document, to be continually reviewed and updated as the development progresses or other changes occur on site. RSK can only maintain the currency of this Report through the Client requesting support with supplementary site visits or attendance at meetings ahead of key stages of the development in relation to surface water management. Our risk rating assesses a number of risk factors in line with the source-pathway- receptor model and is therefore subject to constant change.

3.5 Standard design drawings are indicative. Material types, dimensions and construction details will need to be adjusted by the Client to suit the specific conditions / flows on Site.

3.6 The full responsibility for implementing the site-specific protection and maintenance measures to protect the surface water system as stated in this Report, remains with the Client and their site management team. Additional control measures may be required to achieve the objectives set out in the Surface Water Management Plan to be implemented and financed by the Client.

4. Service Constraints where the Report relates to Waste Management:

4.1 In accordance with the definition provided in the Waste Framework Directive (WFD), materials are only considered waste if 'they are discarded, intended to be discarded or required to be discarded, by the holder'. Naturally occurring soils are not considered waste if re-used on the site of origin for the purposes of development. Soils such as made ground that are not of clean and natural origin (irrespective of whether they are contaminated or not) and other materials such as recycled aggregate, do not necessarily become waste until the criteria above are met. Excavation arisings from the development may therefore be classified as waste if surplus to requirements and/or unsuitable for re-use.

4.2 It is the duty of the waste producer, to ensure that all waste is accurately classified prior to waste disposal. Technical Guidance WM3 (EA, 2018) sets out in its Appendix D requirements for waste sampling. It is a legal requirement to correctly assess and classify waste. The level of sampling should be proportionate to the volume of waste and its heterogeneity. Unless otherwise stated, the waste assessment presented in this Report should be considered as preliminary and further testing and assessment of the waste under the provisions of a Waste Sampling Plan may be required to obtain the necessary level of data required for basic characterisation of the waste in support of disposal.

4.3 Unless stated otherwise in the Report, information relating to historical operations at the site was not reviewed as part of the assessment by RSK. In addition, unless otherwise stated in the Services, RSK was not present during the collection of the samples nor had any input on the chemical testing suite. Therefore, the waste assessment and classification detailed in this Report are based solely on any information that were provided to RSK (e.g., laboratory chemical data, exploratory hole records) and were completed without prejudice for our Client.

4.4 RSK assumes that any ground investigation data, chemical testing results etc., that were provided by the Client to inform the waste assessment and supporting review were carried out in accordance with current best practice and relevant guidance/ standards, where applicable. Thus, the

comments given in this Report and the opinions expressed are based solely on the information provided by the Client. However, it is noted that there may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account as part of the RSK assessment.

5. Service Constraints for Construction Environmental Management Plan Reports:

5.1 This Report should be considered in the light of any changes in legislation, statutory requirement or industry practices that may have occurred subsequent to the date of issue.

5.2 The measures and comments outlined in this Report and any opinions expressed are based on the plans provided at the time and discussions with relevant parties. However, there may be conditions pertaining to the site that have not been disclosed by investigations and therefore could not be taken into account.

5.3 This CEMP is a live document and is subject to change throughout the project, as and when necessary, to ensure management of environmental aspects remains relevant, and to ensure continued compliance with legislation and commitments as they may change. RSK understands that this CEMP will be reviewed by the Client every six months and updated as and when necessary.

5.4 It is the full responsibility of the Principal Contractor/ Client to ensure that their works do not contravene legal requirements, and adherence to this CEMP alone cannot be a full defence regarding legal action against the Principal Contractor.

6. Service Constraints where the Report relates to Ground Gas Membrane Verification:

6.1 This Report is limited to the verification of the gas resistant membrane/vapour membrane/radon barrier after installation and no inspections were undertaken of the substrate (i.e. prepared ground). The Report therefore does not constitute as a full verification of ground gas protection system.

6.2 The comments given in this Report and the opinions expressed, are based on the condition of the ground gas membrane as encountered at the time of inspection by suitably qualified personnel. RSK cannot accept liability for any subsequent change to the status of the gas membrane by follow-on trades or other construction activity.

6.3 Where not designed by RSK, the verification of protection measures is carried out with reference to the gas protection design provided by the Client. RSK assume the scope of gas protection measures as determined by third parties to be correct and to have achieved any required approval from authorities.

6.4 The Ground Gas Design Report/Remediation Strategy and Verification Plan contains details of the procedures to be adopted for inspection and validation of the works. However, it should be noted that responsibility for the correct implementation of the strategy lies with the appointed contractor. RSK cannot be held responsible for any remedial works that are carried out without the agreed procedures involving either direct supervision by RSK, or inspection and validation of the works by a representative from RSK.

7. Service Constraints for Environmental Due Diligence (EDD) Reports:

7.1 The comments given in this Report and the opinions expressed are based on the information obtained and reviewed as part of the desk-based assessment. However, there may be conditions pertaining to the Site that have not been disclosed by the assessment and therefore could not be taken into account. Furthermore, no intrusive investigations, monitoring or sampling have been undertaken to confirm the environmental status of the site, therefore any comments relating to ground conditions and subsurface contamination are based solely on a review of desk-based information.

7.2 This Report describes the results of the EDD exercise. The scope of this EDD Report, where appropriate, covers legal or regulatory compliance with respect to UK or international regulations associated with environmental matters.

7.3 As with any EDD exercise, there is a certain degree of dependence upon information provided by the target company. The EDD does not include a site walkover / visit or liaison with site representatives unless identified in the Services. Therefore, the assessment is based on the available desk study information. Also, there is a certain degree of dependence upon oral information provided by site representatives, which is not readily verifiable through visual inspection, or supported by any available written documentation. RSK shall not be held responsible for conditions or consequences arising from relevant facts that were not fully disclosed by facility or site representatives at the time this EDD exercise was performed.

7.4 This Report, including all supporting data and notes (collectively referred to hereinafter as "information"), was prepared or collected by RSK for the benefit of its Client.

7.5 The comments given in this Report and the opinions expressed are based on the information obtained and reviewed as part of the desk-based assessment and the site inspection visit. However, there may be conditions pertaining to the Site that have not been disclosed by the assessment and therefore could not be taken into account. Furthermore, no intrusive investigations, monitoring or sampling have been undertaken to confirm the environmental status of the Site therefore any comments relating to ground conditions and subsurface contamination are based solely on a review of desk-based information and observations collected during the site inspection visit.

8. Service Constraints for Ground source heat energy Reports:

8.1 It is understood that this is a desktop survey only and that there are no requirements for a site walkover, service utility survey, or provision of service plans. These services can be provided upon request if required.

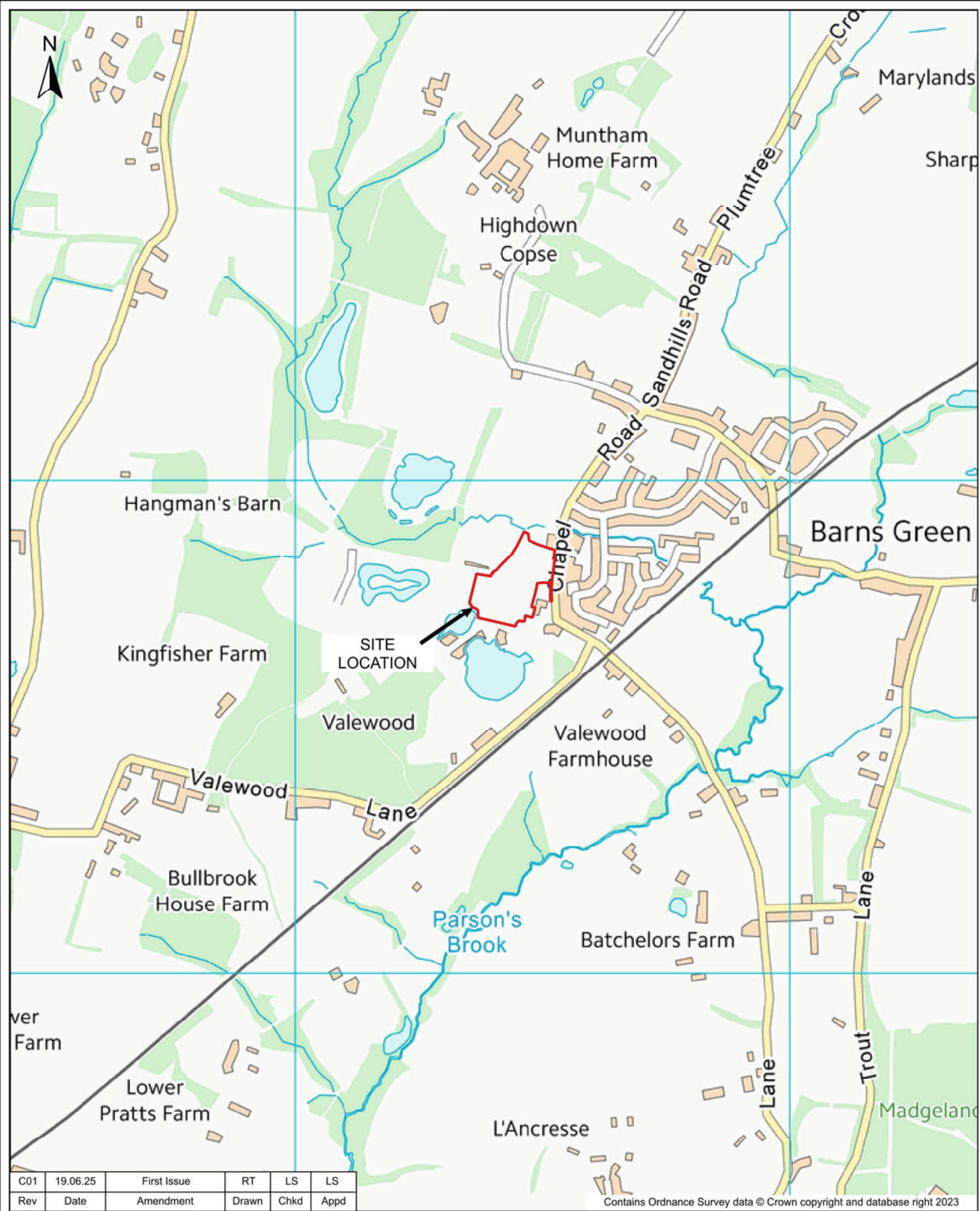
8.2 At a later stage, it is possible that a thermal response test (TRT) will need to be completed, for which a test borehole will have to be drilled, and these would be costed at the time. RSK can provide all aspects of subsequent site work for a GSHP system if required.

9. Service Constraints for Water Abstraction Borehole Reports:

9.1 The Report aims principally to only identify and assess the suitability of the site for a water abstraction borehole. This Report should be considered in the light of any changes in legislation, statutory requirements, and industry practices, that have occurred subsequent to the date of the Report.

9.2 Unless stated in the Report, the opinions expressed in this Report including all comments and recommendations provided are on the basis of the information obtained from a desk-based assessment.

APPENDIX B – FIGURES AND DRAWINGS



1 Forest Park Way, Pease Pottage,
West Sussex, RH11 9ZG

Client

Sigma Homes Ltd

Project Name

Land at Sumners Pond

Description

Site Location Plan

Dimension m	Size A4	Scale 1:10,000	Geolocation 512467, 126772	Project ID 3750604	Drawing no 11102	Rev C01	File name LP3662-LW-111-XX-D-G-11102-C01
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APPENDIX C – PHOTOGRAPHS



Formation Level in Plot 2



Formation Level in Plot 2

3750604 RMS Verification: Northern Area



Formation Level in Plot 2



Tape measure showing comparison of finished level to formation level at time of visit, approximately 430mm.



2nd inspection pit excavated into formation level in Plot 2 indicating presence of made ground.



Inspection pit in Plot 2 indicating presence of made ground soils



View of Plot 2 following removal of made ground in top 600mm
(photograph provided by client)



View of Plot 2 following removal of made ground in top 600mm
(photograph provided by client)



View of Plot 2 following removal of made ground in top 600mm
(photograph provided by client)



View of Plot 2 following removal of made ground in top 600mm
(photograph provided by client)



Tape measure comparing formation level from finished level, indicating formation level ~ 800 mm below finished level (photo provided by client)



View of Plot 2 following removal of made ground in top 600mm (photograph provided by client)



Formation Level in Plot 3



Formation Level in Plot 3



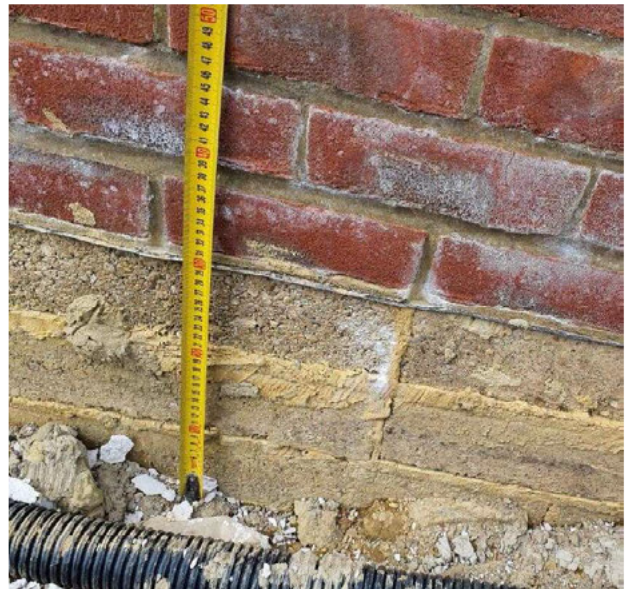
Inspection pit excavated ~400mm through formation level in Plot 3.



Inspection pit excavated through formation level in Plot 3.



Formation Level in Plot 4



Tape measure showing comparison of finished level (top of 2 blocks and 2 bricks) to formation level, approximately 450mm