



Devine Homes PLC

Land North of East Street, Rusper

Ground Investigation Report



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Ground Investigation Report

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EXECUTIVE SUMMARY

This report presents the findings of the ground investigation works undertaken at the site to determine ground conditions and establish if there are any geoenvironmental or geotechnical risks associated with the proposed redevelopment of the site. Pertinent information and conclusions are summarised below.

SITE BACKGROUND INFORMATION	The site is located to the north of East Street and covers an approximate area of 0.89 hectares. The nearest postcode is RH12 4RB and the centre of the site is situated at National Grid Reference 520776 137282. The site is currently used for grazing livestock and generally remains undeveloped. The site is underlain by the Weald Clay Formation, which has been designated as Unproductive Strata.
INVESTIGATION RATIONALE	To provide supplementary information on land contamination risk and the ground engineering conditions and constraints associated with the site with regard to the proposed residential development.
GROUND CONDITIONS	- Near surface materials encountered to depths of up to 0.4mbgl. - Underlying Weald Clay Formation recorded from minimum depth of 0.15mbgl. - No groundwater was encountered during investigation.
GEOENVIRONMENTAL SUMMARY AND RECOMMENDATIONS	- No visual or olfactory evidence of significant gross contamination was recorded during the ground investigation. - No contaminants of potential concern recorded within the underlying ground materials. Elevated contaminants of potential concern recorded within encountered stockpiles although it is understood these will be disposed of offsite prior to commencement of works. - Development situated within Lower Probability Radon Area meaning no radon protection measures are reported to be required. - The site is considered suitable for its proposed residential end use and no remedial requirements have been identified.
REFINED CONCEPTUAL MODEL	No contamination linkages have been identified as part of this assessment.
GEOTECHNICAL SUMMARY	- Evidence of desiccation has been recorded across the site. While conventional foundations may be suitable for some areas of the proposed development given the likely depths required, a piled foundation solution may be more economical. - Suspended floor slabs may be appropriate for the scheme. - DCP-TRL results indicate a CBR of 2.5% may be appropriate for the underlying natural soils. - AC-1S/DS-1 recommended for the natural ground (Weald Clay Formation). - The use of soakaways may not be feasible at the site.
RECOMMENDED FURTHER WORKS	Should a piled foundation solution be adopted, further investigation would be recommended to confirm associated design parameters at depth.

The above summary should not form the basis for key decisions associated with the proposed development and a full review of the information contained within this report is recommended.

1 INTRODUCTION

1.1 Terms of Reference

1.1.1 TEC has been appointed by Devine Homes PLC to undertake a Stage 2: Geoenvironmental risk assessment and geotechnical assessment, comprising a Ground Investigation of Land North of East Street, Rusper. All works were undertaken in accordance with our proposal letter dated 01st October 2025 and referenced CH.2509007.001A.

1.2 Background

1.2.1 The site is an undeveloped field located off East Street, situated directly east of Rusper, Horsham (Figure 1). The site covers an approximate area of 0.89 hectares, with the centre situated about National Grid Reference 520776 137282. The nearest postcode is RH12 4RB.

1.2.2 The proposed development is understood to comprise redevelopment of the site for residential purposes including the construction of 18No. assumed low-rise properties with associated communal and private soft landscaping and hard infrastructure (Figure 2).

1.2.3 A previous Stage 1 (desk study) report has been prepared for this site, as detailed in the following report:

- Desk Study Report for the land at East Street, Rusper, Horsham, RH12 4RB by Geo-Environmental Services Ltd for Devine Homes PLC. Report No. GE22977/DSR/FEB25 and dated February 2025.

1.2.4 The previous report has been provided to TEC and reviewed in Section 2.2 of this report. It is assumed that this previous report can be relied upon, although TEC hold no responsibility for the validity of third-party information. Reference should be made to this report for full information.

1.2.5 The aim of these works is to provide information on land contamination risk and the ground engineering conditions and constraints associated with the site with regard to the proposed development and to ensure the site is suitable for redevelopment.

1.3 Site Objectives

1.3.1 The site objectives and subsequent scope of works undertaken as part of this report are presented below:

- **Tier 2: Generic Quantitative Risk Assessment - Evaluation of the risks:** This phase of assessment involves updating the initial site conceptual model developed as part of the Preliminary Risk Assessment (undertaken by Geo-Environmental) based on the findings of a Geoenvironmental ground investigation. Generic assessment criteria taking account of different land uses and receptor sensitivities, are used to identify relevant contaminant linkages.
- **Ground Engineering:** general recommendations in relation to ground engineering for the proposed development are provided on the basis of the findings of the ground investigation.

1.3.2 The above scope of work has been undertaken in accordance with current guidance such as LCRM - *Land contamination: risk management* (Environment Agency, 2025), BS10175+A2:2017, BS5930:2015+A1:2020 and, where appropriate, Eurocode 7 and NHBC Standards/ LABC Technical Manual.

1.3.3 From the outset, sustainability and the potential impact of climate change have been considered, to assist in identification of options to minimise the environmental, social, and economic impacts of the risk assessment approach, with reference to Sustainable Management Practices (SMPs) from Sustainable Remediation Forum UK (SuRF-UK).

2 SITE BACKGROUND

2.1 Site Setting

2.1.1 A site reconnaissance survey was undertaken prior to commencement of the intrusive ground investigation, by a suitably experienced geoenvironmental consultant from TEC on 16th October 2025. A summary of the observations is presented in Table 2.1. Photographs taken during the site reconnaissance survey are presented in Appendix A.

Table 2.1: Site Details

Feature	Description
Site Location	The site is located off East Street in Rusper, Horsham and covers an area of approximately 0.89 hectares. The nearest postcode is RH12 4RB and the centre of the site is situated at National Grid Reference 520776 137282. The site is accessed via a locked gate to the southeast of the site, fronting onto the northern edge of East Street.
Current Site Use	The site consists of an irregular shaped field used for grazing, with a number of sheep being present at the time of the walkover.
Site Context	The site is located within a mixed residential and agricultural area directly east of Rusper.
Site Boundary Features	North Agricultural fields
	East Agricultural fields
	South East Street and agricultural fields beyond
	West Residential properties
Site Topography	The site is noted to slope very gently from approximately 122m above ordnance datum (AOD) in the northwest, down to approximately 111m AOD at the southeastern corner.
Hard and Soft Landscaping	The site is entirely lain to soft landscaping comprising rough grass, semi mature hedgerows, and semi mature and mature trees, particularly along the boundaries. Photos showing the soft landscaping are provided within Appendix A.
Trees	The northern, eastern and southern boundaries are bordered by mature and semi mature deciduous trees and shrubs (Photographs 3, 4 and 5). Evidence of felled mature trees was noted along the southern boundary, indicated by large tree stumps.
Fuel, Hazardous Chemicals and Waste Materials Storage	No evidence of ASTs, USTs, or chemical storage was noted during the site walkover. However, 2No. stockpiles were identified to the southwest along the southern boundary of the site. Stockpile 1 (Photograph 1) consisted of a small pile of potential asbestos containing sheeting. Stockpile 2 (Photograph 2) was measured to be 2m wide by 5m long by 1m high, consisting of limestone brick, red brick, wood, potential asbestos sheeting, tile, ceramics, charcoal, asphalt, slate, glass, rubber roofing, plastic piping, and concrete.
Asbestos Containing Materials	Potential asbestos containing material was recorded within the two stockpiles.
Site Drainage	No formalised drainage was observed on site, nor any areas of standing water.
Evidence of Potential Contamination	With the exception of the potentially contaminative materials associated with the stockpiles (ACM), no visual or olfactory evidence of contamination was noted on the ground surface during the site reconnaissance.
Ground Stability Hazards	No visual evidence of ground subsidence or movement was observed.
General	3No. rectangular concrete service covers were noted in an east-west direction to the west of the site. However, no identification markings were found. 2No. metal feeding trough (Photograph 7) and 1No. circular metal feeder (Photograph 8) were observed to the southeast of the site in proximity to the site entrance.

2.2 Previous Site Report Summary

2.2.1 Information for the site has also been obtained through a review of the following report undertaken for the site, as detailed within the following report:

- Desk Study Report for the land at East Street, Rusper, Horsham, RH12 4RB by Geo-Environmental Services Ltd. Report No. GE22977/DSR/FEB25. Prepared for Devine Homes PLC February 2025.

2.2.2 A summary of relevant information from these previous reports, in relation to this assessment, is summarised in Table 2.2. Reference should be made to these previous reports for full information. It is assumed that this previous report can be relied upon for the purposes of this assessment.

Table 2.2: Previous Desk Study Summary

Site History	Geo-Environmental Services (GES) report the site has remained an undeveloped field since earliest available mapping (1875). An area of woodland was reported along the southern boundary of the site area in 1974.
Environmental Setting	The geology for the site is reported by GES to comprise the solid geology of the Weald Clay Formation, with the potential for made ground also reported to be present. No superficial deposits were reported for the site. The Weald Clay Formation is classified as Unproductive Strata, and the site was not reported to be within an Environment Agency Source Protection Zone. 1No. groundwater abstraction was reported within 1km. The nearest surface water feature was identified as an unnamed pond recorded approximately 15m east of the site. The river Baldhorns Brook is recorded approximately 600m southwest. No surface water abstractions or pollution incidents were reported by GES in proximity of the site. No landfills were recorded by GES within 250m of the site.
Contamination	A stockpile of potential asbestos containing materials was reported by GES during the site walkover. No olfactory evidence of contamination was recorded by GES during the walkover.
Ground Gas/ Radon	The radon potential dataset from the Groundsure report indicates the site is not located within a Radon Affected Area as less than 1% of homes are above the Radon Action Level and therefore, no protective measures are reported to be required during construction of new dwellings or extensions. No further source of ground gas was identified as part of the desk study.
Relevant Contaminant Linkages	Potential sources of contamination reported by GES comprised localised made ground which may contain contaminants of potential concern, naturally occurring aggressive ground and ground gas / vapours, although it is noted that this is only considered viable if significant proportions of organic material are identified within any underlying made ground. Generally, a very low to low-risk rating has been identified with regards to geoenvironmental risk by GES. The relevant contaminant linkages identified for the site were limited to; • Human health (future site users, construction workers) – direct contact, ingestion and inhalation of soil derived dust and ground gas • Proposed development/ structures (services/ buried concrete) – damage water supply pipes and foundations through contact with impacted soils
Recommendations	The following scope of works was recommended by GES to fully determine any geoenvironmental or geotechnical issues associated with the site: • Intrusive investigation works carried out to clarify geotechnical and geoenvironmental issues pertaining to site redevelopment, including soil sampling • Geotechnical and geoenvironmental laboratory analyses to support foundation and pavement design, and to test for potential contaminants identified within the desk study respectively • Potential groundwater monitoring over a winter period to inform the emerging drainage strategy for the site

3 GROUND INVESTIGATION METHODOLOGY

3.1 Background

3.1.1 The ground investigation undertaken was designed to provide information on the ground conditions to aid with the design of the development; and to investigate the potential contaminant linkages identified by Geo-Environmental Services Ltd as part of their Preliminary Risk Assessment (Tier 2 Assessment).

3.1.2 All site works were undertaken, following completion of the desk-based review of the previous assessment (Geo-Environmental Services Ltd) and site reconnaissance survey. Where potential on site hazards were identified during the site reconnaissance survey, the proposed exploratory hole locations were adjusted, using a non-targeted investigation approach to evaluate the risks. Tier 2 and geotechnical assessment works were undertaken in accordance with BS5930:2015+A1:2020, BS10175+A2:2017 and, where appropriate, Eurocode 7. Works were supervised by a suitably experienced geoenvironmental consultant from TEC.

3.2 Potential for Unexploded Ordnance

3.2.1 A Stage 1 - Preliminary UXO Risk Assessment has been undertaken for the site by Brimstone (report reference no.PRA-25-2870 - Appendix B). The report concluded that as a result of enemy action in close proximity to the site, the risk associated with (any) very shallow buried UXO will have been partially mitigated on site, and the risk associated with (any) shallow and deep buried UXO almost certainly remains unmitigated. Therefore, a Stage 2 Detailed Risk Assessment was recommended to further assess the UXO risk on site. In lieu of a detailed UXO Assessment, on-site support for any planned ground works has been recommended. All works were undertaken under the direct supervision of an EOD engineer from SI UXO.

3.3 Methodology

3.3.1 A summary of the ground investigation works undertaken and the rationale for each location is provided in in Table 3.1, as follows:

Table 3.1: Summary of Ground Investigation Works

Investigation Method	Location	Date	Location Rationale	Purpose
Trial Pitting and Soakage Testing (3tonne mini digger)	TP01 – TP02	17.10.2025	Positioned within the proposed attenuation areas	To provide indicative infiltration rates based upon testing to BRE 365
Window Sample Borehole (Dando Terrier)	BH01 – BH06	16.10.2025	Positioned to provide spatial coverage across the site area	Characterisation of shallow ground conditions Collection of geochemical and geotechnical samples for analysis
	BH01 and BH03	16.10.2025	Located at most proximal and distal positions from mature vegetation	Collection of geotechnical samples for desiccation analysis
Dynamic Cone Penetrometer	DCP1 – DCP5	16.10.2025	Located in approximate areas of proposed access roads/ parking	Provision of indicative Californian Bearing Ratio (CBR) values

3.3.2 Exploratory hole locations are presented on Figure 3 and detailed descriptions of encountered ground conditions are shown on exploratory hole logs presented in Appendix C.

3.4 Field Testing

3.4.1 A summary of in situ field testing undertaken as part of these ground investigation works is provided in Table 3.2.

Table 3.2: Summary of Field Testing

Field Test	Purpose
Hand Shear Vane (HSV)	Estimation of undrained shear strengths of cohesive strata
Pocket Penetrometer (PP)	Indication of unconfined compressive strength of cohesive strata
Standard Penetration Test (SPT)	Provision of strength profile of underlying ground conditions

3.5 Chemical Testing

3.5.1 Laboratory testing was scheduled on the basis of the potential contaminants identified within the Tier 1: Preliminary Risk Assessment and field observations.

3.5.2 Representative soil samples were collected and chemically tested at i2 Analytical Ltd, a UKAS/MCERTS accredited laboratory, for a selection of the following parameters:

Soils (Totals and Leachate)

- *Heavy metals and metalloids*
- *Total Organic Carbon (TOC)*
- *Total Cyanide*
- *Sulphate, sulphide, elemental sulphur and pH*
- *Speciated Polyaromatic Hydrocarbons (PAH)*
- *Asbestos Screen*
- *Basic Characterisation including WAC*

3.5.3 Geochemical certificates of analysis are presented within Appendix D.

3.6 Geotechnical Testing

3.6.1 Selected soil samples were submitted for geotechnical analysis at K4 Soils Ltd and The Environmental Laboratory Ltd (ELab). Laboratory testing was scheduled upon the basis of field observations for a selection of the following:

- *Soil classification tests:*
 - *Moisture content;*
 - *Atterberg limit tests - liquid limit and plastic limit;*
 - *Bulk and dry density;*
- *BRE SD1 Suite B.*

3.6.2 Soil geotechnical certificates of analysis are presented in Appendix E.

3.7 General Sampling

3.7.1 Samples were collected in accordance with the following guidance;

- BS5930:2015+A1:2020 – Code of practice for ground investigations;
- BS-EN 1997-2:2007 - Eurocode 7 — Geotechnical design — Part 2: Ground investigation and testing;
- BS EN 22475-1:2021 Geotechnical investigation and testing;
- BS ISO 10175:2011+A2:2017 - Investigation of potentially contaminated sites – Code of practice;
- BS ISO 18400-105:2017 Soil quality – Sampling - Packaging, transport, storage and preservation of samples; and
- BS ISO 18400-106:2017 Soil quality – Sampling - Quality control and quality assurance.

4 GROUND INVESTIGATION FINDINGS

4.1 Introduction

4.1.1 The fieldwork was undertaken between 16th and 17th October 2025. The depths of the exploratory holes, descriptions of strata encountered and comments on the groundwater conditions are summarised below while detailed descriptions are shown on exploratory hole logs presented in Appendix C. The locations of the exploratory holes are shown on Figure 3.

4.1.2 Photographs of the materials encountered during the site works are presented on the enclosed exploratory hole logs.

4.2 Generalised Ground Profile

Near Surface Material

4.2.1 Near surface materials were encountered within all exploratory hole locations to depths of between 0.15mbgl and 0.4mbgl and typically comprised brown slightly gravelly slightly sandy silt with the gravel component generally comprising chert, and frequent rootlets. No anthropogenic material was encountered within the near surface materials.

Solid Geology (Weald Clay Formation)

4.2.2 Materials considered representative of the Weald Clay Formation was encountered from depths of 0.15mbgl. The encountered materials generally comprised stiff to very stiff light brown mottled light grey slightly sandy silty clay / clayey silt was encountered to depths in excess of 5mbgl.

4.2.3 Extremely weak laminated mudstone was encountered in BH03 to depths in excess of 4.2mbgl, and in BH06 to depths in excess of 1.8mbgl.

4.3 Groundwater

4.3.1 No groundwater was observed during the ground investigation works. However, it should be noted that these conditions may not be representative of long-term conditions and that groundwater levels may vary in response to meteorological/ seasonal changes.

4.4 Contamination Observations

4.4.1 No visual or olfactory evidence of potentially gross contamination was recorded during the ground investigation.

5 TIER 2: GENERIC QUANTITATIVE RISK ASSESSMENT

5.1 Human Health

5.1.1 The generic quantitative risk assessment comprises a screening of potential contaminants identified within the Tier 1: Preliminary Risk Assessment against carefully selected generic assessment criteria (GAC) that are appropriate to the site setting and the receptors concerned.

5.1.2 GAC's are screening criteria which are derived using a standard set of generic assumptions. They are designed to be broadly applicable to a wide range of site conditions and exposure scenarios. For this site GAC's relevant to Human Health have been selected.

Methodology

5.1.3 Detailed information on the background legislation and selection of the GAC used within this assessment for human health is presented in Appendix F.

5.1.4 TEC have referenced the Environment Agency SGV's, Defra Category 4 Screening Levels (C4SLs) and LQM/CIEH S4ULs for Human Health Risk Assessment '*Copyright Land Quality Management Limited reproduced with permission; Publication Number S4UL3126. All rights reserved.*'.

5.1.5 The standard land use for the site, for use in this generic assessment, has been defined as "*residential with homegrown produce*" based on the proposed development and in accordance with current guidance.

5.1.6 All GAC's used within the assessment are based on a sandy loam as defined in SR3 (Environment Agency, 2009) and Soil Organic Matter (SOM) of 1% where applicable, which is considered the most conservative initial screening approach.

5.1.7 No visual or olfactory evidence of contamination was identified within the natural ground during the site investigation. Therefore, 6No. soil samples have been collected from the shallow soils (topsoil), at depths that end users may come into contact with via the dermal contact, ingestion and inhalation pathways. Certificates of analysis for samples are contained within Appendix D.

Summary of Results

5.1.8 The full human health generic quantitative risk assessment is presented in Appendix F.

Shallow Soils

5.1.9 The results of the assessment recorded no exceedances of the GAC and therefore contaminants of potential concern (CoPC) have not been identified within the shallow soils.

Asbestos

5.1.10 An asbestos screen completed on samples of the shallow soils at the laboratory recorded no suspected asbestos containing material or detectable asbestos fibres.

Stockpiled Materials

5.1.12 Basic characterisation and WAC testing was undertaken on representative samples of the stockpiles on site. While elevated contaminant concentrations have been recorded within these materials, it is understood that these materials will be disposed of off-site and therefore have been assessed for waste purposes only. Reference should be made to Section 8 for full details.

Discussion

5.1.13 On the basis of the assessment detailed above, no risk to human health has been identified from the underlying ground materials as part of these works and therefore, has not been considered further within this assessment.

5.2 Controlled Waters

5.2.1 Leachate analysis has not been undertaken on the sampled made ground/ shallow soils and no groundwater samples have been collected as part of this site investigation, owing to the following;

- No visual or olfactory evidence of contamination was noted during the site investigation;
- No total contaminants of potential concern have been recorded within the underlying ground materials;
- The site is underlain by cohesive strata, which would restrict migration of any potential leachable contaminants;
- No consistent groundwater body was recorded during the ground investigation works; and
- There are no reported groundwater abstractions within 1km and the site is not reported to be located within an Environment Agency Source Protection Zone.

5.2.2 On this basis, no risk to controlled waters from migration of leachable contaminants within the natural ground or migration of dissolved phase contaminants to the wider aquifer has been identified. Therefore, these potential contaminant linkages have not been considered further within this assessment.

5.3 Ground Gas

5.3.1 Toxic, asphyxiating and flammable potentially explosive ground gas can enter buildings and other structures on and below the ground. These gases can potentially pose risks to occupants and other site end users, and to the structures themselves.

Methodology – Characterisation without gas monitoring data

5.3.2 In accordance with BS8485:2019, CL:AIRE RB17, and NHBC Foundation NF94, an assessment of the risk posed by ground gases at the site has been undertaken, based on the findings of the GES desk study, ground investigation and the development of the initial conceptual side model and, as a result, the site has been classified as 'low risk' with respect to ground gases. The following site-specific information has been considered as part of the lines of evidence based assessment;

- No landfills, areas of potentially significant infilled ground or coal mine entries/ workings have been identified within potential influence of the site;
- No made ground has been recorded on site.
- The natural soils were recorded to comprise the Weald Clay Formation of typically low organic content;
- The site is not located within a radon affected area.

5.3.3 No credible source or pathway for ground gas has been identified at the site as part of these works.

5.3.4 Therefore, no ground gas monitoring or further assessment is considered to be required and no specific ground gas protection measures are considered necessary for the proposed development and has not been considered further within this assessment.

5.4 Updated Conceptual Model

5.4.1 No on-site sources, such as made or infilled ground have been identified as part of these works. Chemical testing of the near surface soils indicates no elevated concentrations of any contaminant of potential concern relevant to the proposed land end use.

5.4.2 While elevated contaminant concentrations have been recorded within the encountered stockpiled materials on site, it is understood that these will be disposed of off-site, mitigating any resultant potential risk to identified receptors.

5.4.3 Additionally, no landfills or significant areas of infilled ground have been identified within proximity of the site. Limited potentially contaminative land uses have been recorded in proximity to the site including a smithy; however, the intrusive works and laboratory analysis undertaken by TEC indicate no significant contaminant migration onto site for the identified off-site sources has occurred.

5.4.4 Therefore, based upon the assessment undertaken to date and the assumption that ground conditions are similar to those encountered during the investigation, no relevant contaminant linkages are associated with the site in the context of the proposed development. Consequently, no further assessment is considered

necessary at this stage. Should changes to the proposed development be made, or additional contaminant sources introduced on or in close proximity to the site, further assessment would be considered prudent.

- 5.4.5 While a potential risk to building materials and pipework was identified as part of the desk study assessment, given the absence of made ground and contaminants of potential concern within the underlying near surface materials, the risk to pipework is considered negligible. The risk to concrete from aggressive ground has been assessed as part of the geotechnical assessment and reference to Section 7.11 should be made for full details.

6 LAND CONTAMINATION - CONCLUSIONS AND RECOMMENDATIONS

6.1 Introduction

- 6.1.1 No visual or olfactory evidence of significant contamination was noted during the ground investigation.
- 6.1.2 Laboratory analytical results of the encountered near surface materials reported both organic and inorganic contaminants to be generally below the relevant GAC for a residential site end use with homegrown produce.
- 6.1.3 No radon protective measures are considered necessary within the construction of new homes.

6.2 Preliminary Remediation Options

- 6.2.1 On the basis of this assessment, the site is considered suitable for its proposed residential end use and no remedial requirements have been identified.

6.3 General Considerations

- 6.3.1 Based on our conceptual understanding of the site to-date, it would be anticipated that similar ground conditions to those encountered as part of this assessment exist across the site areas where access has been possible. However, should significant thicknesses of made ground be encountered, or visual or olfactory evidence of potentially significant contamination be identified during the development works, further investigation and assessment may be required.

7 GROUND ENGINEERING

7.1 Proposed Development

7.1.1 The proposed development is understood to comprise redevelopment of the site for residential purposes including the construction of 18No. assumed low-rise properties with associated communal and private soft landscaping and hard infrastructure (Figure 2).

7.2 Site Preparation

General

7.2.1 The site was entirely lain to soft landscaping. It is understood that the surface material of the existing soft landscaping may be removed during construction works and either disposed of or reused across the site.

Services

7.2.2 Unmarked manhole covers were recorded within the proposed development area (within the western area of the site). Consideration to the possible removal/ rerouting of any potential underground services needs to be considered during the construction process.

UXO

7.2.3 The Preliminary UXO Assessment has determined a potential risk from unexploded ordnance (Brimstone Site Investigation Ltd report ref: PRA-25-2807, dated 15/10/2025) and as a result, prior to the start of construction, the following recommendations have been made:

- A UXO Safety Awareness Briefing should be carried out prior to all intrusive works commencing;
- A watching brief of all open excavations;
- A non-intrusive magnetometer survey should be undertaken across the site;
- Where anomalies are recorded there would be the need for further investigation to confirm/remove the risk; and

7.3 Geotechnical Test Data Summary

7.3.1 Laboratory test data are presented in Appendix E while in situ test results are presented on the engineering logs Appendix C.

Unit Weight

7.3.2 Densities of the natural ground materials were estimated based on laboratory testing on recompacted samples, which provided bulk densities ranging from 1.83Mg/m³ to 1.99Mg/m³ (average 1.93Mg/m³) and a dry density ranging from 1.50 Mg/m³ to 1.70 Mg/m³ (average 1.59 Mg/m³).

7.3.3 In absence of laboratory testing and based on the description given in the exploratory hole logs, BS 8004:2015 Figure 1 indicates a dry unit weight of between 18 and 22kN/m³ while Figure 2 gives a saturated unit weight of 18 to 22kN/m³.

Plasticity

Weald Clay Formation

7.3.4 Atterberg Limit tests were undertaken on 27No. samples recovered from the Weald Clay formation, summarised in Table 7.1 below.

Table 7.1: Summary of Plasticity Test Results: Weald Clay Formation

Moisture Content (%)	Plasticity Index (%)	% passing 425µm sieve	Modified Plasticity Index ⁽¹⁾ (%)	Volume Change Potential ⁽¹⁾
12.9 – 29.3 (Average 20.41)	19 – 44 (Average 33.2)	100	19 – 44 (Average 33.2)	Low to High

Note 1: Based on recommendations provided in the NHBC Standard

7.3.5 Based on the plot, the samples are above the A-line and can be considered as clayey soil. The classification identified for the samples ranged mainly between CI for intermediate plasticity to CH for high plasticity.

7.3.6 The modified plasticity index was also derived in accordance with the NHBC Standards ranging from 19% to 44% indicating medium to high volume change potential.

Soil Strength

7.3.7 A summary of the geotechnical field test data is provided in Table 7.2 below.

Table 7.2: Summary of Geotechnical Field Test Data

Stratum	Uncorrected SPT 'N' Value Range	Hand Shear Vane Range (kPa)	Pocket Penetrometer Range (kg/cm ²)
Weald Clay Formation (Cohesive)	9 – >50 (Average 25.9)	88 – 175 (Average 127.1)	1.7 – 5.0 (Average 3.44)

7.3.8 As required by EN 1990:2002, material strength properties are introduced into design as characteristic values with a prescribed probability of not being exceeded in a hypothetically unlimited test series. In this case a confidence of level of 90% has been used.

7.3.9 Soil strength data are present in Table 7.3 below.

Table 7.3 Summary of Strength Data – Cohesive Deposits

Test Data	Number of Tests	Range of Results	Derived Design Strength Parameter Values
SPT uncorrected 'N' value	27	9 – >50 (Average 25.9)	Undrained Strength ⁽¹⁾ 40.5 – 225.0 (Average 116.5kN/m ²)
Correlation with Plastic Limit ⁽²⁾	27	Plasticity Index 19% – 44% (Average 33.2%)	Effective angle of shearing resistance 21.5° – 26.0° (Average 23.1°)

Notes: 1. Stroud (1988) for cohesive materials
2. BS8002:2015

7.4 Suggested Design Parameters

7.4.1 In accordance with EC-7, characteristic geotechnical parameters shall be selected as a cautious estimate of the value affecting the occurrence of the limit state. As a result, the limit states where applied, these characteristic values refer mainly to the failure of foundations. The estimation of these values is an application of engineering judgment and experience in similar situations together with an evaluation of data and is often a cautious estimate of the mean of a range of values shown in the previous sections of this report.

7.4.2 Based on the findings of the ground investigation works to-date, the following design parameters are suggested:

Table 7.4: Indicative Design Parameters

Parameter	Weald Clay Formation
Unit Weight (kN/m ³) ⁽¹⁾	20
Plasticity Index (%)	40
Modified plasticity (%)	40
Volume change potential	High
Uncorrected SPT 'N' value	25.9
Undrained strength (kN/m ²)	116.5
Drained friction, ϕ'	23°
Coefficient of Volume Compressibility ⁽²⁾ , m_v (m ² /MN)	0.09

Notes: 1. Based on BS8002:2015 and test data
2. Stroud (1988) for cohesive material

7.5 Foundations

- 7.5.1 It should be noted that no details regarding the anticipated structural loads have been provided to TEC; however, at this preliminary stage, general recommendations with regards to the ground engineering have been made assuming line loads of up to 75kN per metre run for the two storey residential structures.

Desiccation Assessment

Introduction

- 7.5.2 A number of large mature trees were observed along the southern boundary of the site, as well as a small number of mature trees along the northern boundary. Whilst a full desiccation assessment in accordance with the methods outline in BRE Digest 412 'Desiccation in Clay Soils' (1996) has not been undertaken as part of this phase of works, an initial assessment of the potential for desiccation has been completed and the following comments are made with respect to the potential for desiccation to be present in the shallow soils:

- When comparing the test results of BH01, advanced within proximity of trees on site against BH03, the 'control' borehole situated in the centre of the field, evidence of desiccation is noted to depth.
- A tentative relationship exists between the recorded moisture content and the liquid limit (LL) of the soils, as suggested by the BRE guidance such that the onset of desiccation is potentially present where the moisture content is less than 40% of the recorded liquid limit.

The results of the laboratory testing undertaken across the wider site area indicates that 10No. of the 27No. samples tested have a moisture content lower than 40% of the liquid limit and therefore are potentially desiccated. However, it should be noted that this methodology is empirical and only intended for initial assessment as it does not take into account the general decrease in moisture content typically recorded with depth.

- The BRE guidance indicates local variations in soil properties can result in samples from the same depth at the same degree of desiccation having varying water contents. Therefore, it is suggested that calculations of the Liquidity Indices may be used to reduce this effect. With negative values indicative that the soil is drier than the plastic limit (PL) and potentially desiccated.

16No. of the 27No. samples tested have a recorded liquidity index of less than 0.1 and therefore, are potentially indicative of the presence of desiccation.

- Another indicator of potential desiccation is the relationship between moisture content and the plastic limit (PL), whereby a clay soil can be potentially considered to be desiccated when the natural moisture content is less than the plastic limit plus 2%.

Of the 27No. samples tested at the laboratory, 11No. have moisture content less than the plastic limit plus 2% and therefore, could potentially indicate the presence of desiccation. It should be noted however, that this rule of thumb, is considered less reliable, particular for soils with high plastic limits.

- Field observations and in-situ testing generally do not indicate the potential for significant desiccation within the soils recovered, with material strength of each strata generally consistent across the site.

- 7.5.3 Desiccation is a process rather than a stage, and based on the above comments, there is some evidence that the shallow clay soils may be desiccated; however, further investigation in full accordance with BRE 412 and additional laboratory testing would be required across the site to confirm the extent of any desiccation.

7.6 Preliminary Recommendations

- 7.6.1 The use of conventional foundations may be feasible for the proposed development subject to depth to a suitable founding stratum and adopted settlement criteria. The underlying natural soils have been recorded to be of medium to high volume change potential, requiring a minimum founding depth of 1.0mbgl to be adopted within the design, where foundations are judged to be beyond the influence of proposed, existing, or historic planting (NHBC/ LABC).

7.6.2 Notwithstanding this, the assessment undertaken to date suggests that some desiccation is present across the site and as a result, it is recommended that foundations should extend to rockhead, which was observed at depths of between 1.8m and >5.0mbgl.

7.6.3 Based upon the variable depth to rockhead across the site, while the use of deep pads or pier and beams may be a viable option, a piled solution may be the most economical/appropriate design approach.

7.6.4 Given the reported high volume change potential of the underlying ground materials, suitable voids will be required against the foundations and below and against the sides of ground beams, as outlined in the NHBC/LABC Standards.

7.7 Ground Floor Slabs

7.7.1 Given the presence of shrinkable soils and potential desiccation together with the anticipated depth and type of foundations, the use of suspended floor slabs is considered appropriate for the scheme, which should incorporate the minimum void dimensions as outlined in the NHBC/LABC Standards.

7.8 Excavations

7.8.1 Excavations at the site for conventional foundations may be achievable using conventional equipment. No groundwater was encountered during the intrusive investigation and therefore, groundwater ingress into excavations is considered unlikely to be significantly problematic although some localised dewatering may be required, particularly where excavations are left open for any length of time. It would be recommended that formation levels are protected to mitigate against potential softening associated with any such water ingress.

7.8.2 It should be noted that groundwater levels might fluctuate according to the season and from year to year. This may have implications on recommendations, including those for foundations and excavations. Accordingly, a careful watch should be maintained during any future groundworks and the recommendations presented in this report may be subject to amendment should additional information becoming available.

7.8.3 It is recommended that appropriate shoring/temporary works are used in accordance with current Health and Safety requirements where access for personnel is required into excavations.

7.9 Materials Management

7.9.1 It should be noted that uncontaminated natural soils that are excavated in the course of construction and are to be reused for the purposes of construction are not considered to be waste and can be reused freely at the site. However, a Materials Management Plan will be required, signed off by a Qualified Person as defined in the 'Development Industry Code of Practice' (CL:AIRE, March 2011) where the reuse of the made ground materials, as distinct from the natural uncontaminated soils is proposed. The site-won materials/waste materials may be re-used on site, provided that:

- The materials are suitable for use in terms of engineering, without posing a risk of environmental pollution or harm to human health;
- No more material is used than is required for that use; and
- There is certainty that the material will be used and not just stockpiled.

7.10 Preliminary Pavement Design

7.10.1 The CBR results are summarised in Table 7.5 including recommended values for preliminary design purposes based upon these initial findings. The results are presented in Appendix H.

Table 7.5: Summary of CBR Data

Stratum	Method	Derived CBR Values (%)	Recommended CBR for Preliminary Design (%)
Weald Clay Formation at assumed formation level >500mm bgl	DCP ⁽¹⁾	2.3 – 23.3	2.5
	Correlations with plasticity indices ⁽²⁾	2.5 – 4.0	

Note 1: Jones CR and R Jolt (1991)

Note 2: CD225 (2020) Design for new pavement foundations (formerly IAN 73/06 revision 1 (2009), HD 25/94) and LR1132 (1984), assumes low water table and average and well drained construction conditions

7.10.2 It should be noted that all road formations should be proof rolled and soft spots removed and replaced with selected granular fill and, where adoptable, a pavement of sufficient thickness (>450mm) to prevent the penetration of frost should be employed.

7.10.3 CBR values of the subgrade should be confirmed by in situ testing when final formation levels are known.

7.11 Protection of Buried Concrete

7.11.1 The desk study and observations of the encountered ground materials during the intrusive works indicate the site would be categorised as 'Natural ground locations' that contain pyrite.

7.11.2 At this stage, there is insufficient data to confirm the mobility of groundwater at the site (and potential changes that may result during construction) and therefore a mobile groundwater has been assumed.

7.11.3 It should be noted that groundwater samples have not been collected as part of this scope of work.

7.11.4 The results of the testing of the soil samples, together with the resulting Aggressive Chemical Environment for Concrete (ACEC) Class and Design Sulphate (DS) Class, as derived in accordance with BRE Special Digest 1, are presented in Table 7.6. The full laboratory results are presented in Appendix D.

Table 7.6: Summary of ACEC

Stratum	No. of tests	pH	Water Soluble Sulphate (mg/l)	Oxidisable Sulphides (%)	Total Potential Sulphates (%)	ACEC ⁽¹⁾	DS Class ⁽¹⁾
Weald Clay Formation	5	6.7 – 8.3	12.5 – 57.7	0.005 – 0.024	0.015 – 0.057	AC-1	DS-1

Note 1: Based on a characteristic value derived for a data set of 5 samples per stratum (mean of the two highest sulphate test results and two lowest pH tests) as per BRE SD1

7.12 Drainage

7.12.1 Soakage testing was undertaken at 2No. locations on site (TP01 and TP02) in general accordance with BRE365. The results of the testing are presented in Appendix G.

7.12.2 Both soakage tests failed to drain during the test period (i.e. to 75% effective water depth), with marginal a marginal drop in water (maximum 20mm over a 4-hour period) and therefore, the use of soakaways on site is not considered feasible.

8 WASTE

8.1.1 Three samples of the near surface material encountered on site were taken and scheduled for Basic Characterisation testing (including WAC testing), in accordance with the guidance outlined within the Environment Agency document 'Waste Sampling and Testing for Disposal to Landfill' (EBPRI 11507B; March 2013). The results are presented within Appendix D.

8.1.2 The materials encountered were generally described as:

- Stockpile 1 (surface) - Brown slightly gravelly slightly sandy silt.
- Stockpile 2 (surface) – Brown slightly gravelly slightly sandy silt.
- TP01 (0.0-0.2m) - Brown slightly gravelly slightly sandy silt.

8.1.3 The Environment Agency's technical guidance 'Waste Classification (WM3, 1st Edition v1.2GB 2021)' provides the basis for the methodology to classify waste materials. Basic characterisation requires solids testing for potential contaminants, derived from the knowledge of the site history (in the case of contaminated soil). The classification assesses the composition of the material and determines the concentrations of hazardous substances in the material. The assessment of contaminated soil (excavated soil) to determine whether it is hazardous waste is dependent on the presence of "hazardous substances" exceeding particular thresholds.

8.1.4 The characterisation also determines the most appropriate List of Waste (LoW) code(s) for the waste. The List of Wastes (England) Regulations 2005 indicates those wastes that are "absolute entries" (hazardous waste regardless of their concentration) and those that are "mirror entries" (hazardous waste only if hazardous substances are present above threshold concentrations).

8.1.5 Landfills are classified according to whether they can accept hazardous, non-hazardous or inert wastes. Wastes can only be accepted at a landfill if they meet the Waste Acceptance Criteria (WAC) for that class of landfill (as well as any other permit conditions for the particular landfill). WAC testing includes solids and leachate testing to assess which class of landfill can accept the waste.

Waste Characterisation

8.1.6 Hazardous waste software programme (HazWasteOnline™) is used to undertake the characterisation to determine whether a waste is likely to be "hazardous" or "non-hazardous". Should a waste be characterised as non-hazardous, there is a choice of it being disposed of at a non-hazardous or an inert landfill (subject to meeting inert waste acceptance levels). Where the material is classified as hazardous, WAC analysis will be required to demonstrate that it meets the acceptance levels for hazardous landfill or stable non-reactive hazardous landfill.

8.1.7 It should also be noted that inert, non-hazardous and hazardous waste must be treated before it can be sent to landfill, in accordance with the requirements of the Landfill Directive and in the context of these works treatment could include "source segregation". This would involve careful separation of waste material types on site to demonstrate the minimisation of the disposal of waste to landfill.

HazWasteOnline

8.1.8 The Waste Classification Report generated by HazWasteOnline™ is presented in Appendix I and the Basic Characterisation test results and WAC test data in Appendix D.

8.1.9 Characterisation has been undertaken using HazWasteOnline™ to determine whether the encountered ground materials are likely to be considered as Non-hazardous Construction and Demolition Wastes (including excavated soil from contaminated sites). The HazWasteOnline™ assessment indicates that the samples analysed would be considered as being non-hazardous (stable non-reactive hazardous waste - 17 05 04). Further, the Waste Acceptance Criteria testing while indicating that the materials tested from TP01 are likely to be accepted at an inert landfill, the materials tested from Stockpile 1 and Stockpile 2 are unlikely to be accepted at an inert landfill due to the recorded TOC concentrations and loss on ignition. Though no asbestos fibres were detected within the shallow soils, the presence of potential asbestos containing material within these stockpiles cannot be discounted.

- 8.1.10 Notwithstanding the above, it should be noted that while this initial assessment gives classifications based on industry guidance, the final decision regarding waste acceptance classification is dependent upon the individual landfill operator. Therefore, it is recommended that the Basic Characterisation test results, WAC test data, as well as any background information regarding the waste source, including the information provided in the previous reports, are forwarded to the selected landfill/waste facility to gain confirmation with regards to the acceptability of the waste materials that may be generated from the site.
- 8.1.11 Should re-use of excavated materials be proposed, consideration will need to be given to appropriate regulatory guidance.

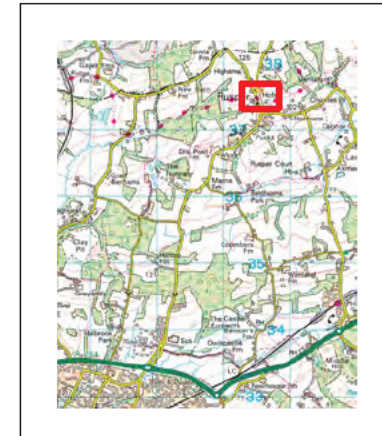
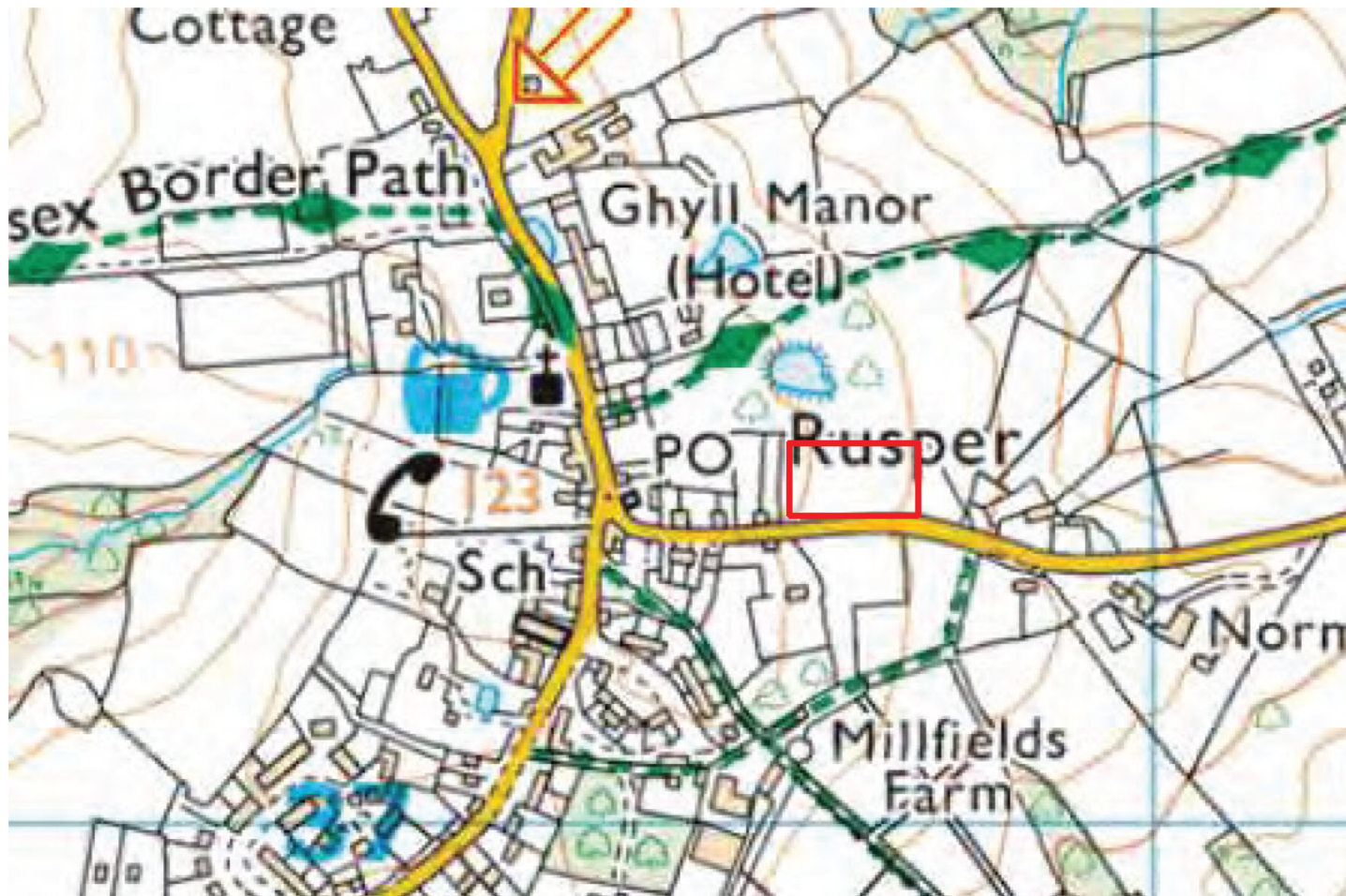
9 RECOMMENDED FURTHER WORKS

9.1.1 Given the assessment presented within this report, additional works would be recommended to fully define the geotechnical issues associated with the site.

- Given the presence of potential desiccation across the development area, consideration may be given to a piled foundation solution. Should this be the case, further investigation would be recommended to confirm the ground conditions at depth and to determine appropriate design parameters for the piled foundations.
- Following the removal of the stockpiles and surrounding materials, further geochemical sampling may be prudent to confirm no resultant contaminant risk.

TEC

Figures and Drawings



Key:



Approximate Site Location

Land North of East Street, Rusper

Figure 1:
Site Location Plan

Project No. 2509007.001

Scale: N/A

Date: November 2025

Version: -



TEC
The Old Chapel
35A Southover
Wells
Somerset
BA5 1UH
www.tecon.co.uk
01749 67776C
info@tecon.co.uk



Land North of East Street, Rusper

Figure 2:
Proposed Development Plan

Project No. 2509007.001

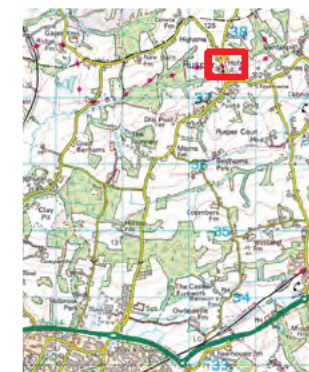
Scale: N/A

Date: November 2025

Version: -



TEC
The Old Chape
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Key:

-  TEC Dynamic Cone Penetrometer
-  TEC Trial Pit
-  TEC Exploratory Hole
-  Stockpile

*All locations are approximate

Land North of East Street, Rusper

Figure 3:
Exploratory Hole Location Plan

Project No. 2509007.001

Scale: N/A

Date: November 2025

Version: -



TEC
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Appendix A

Site Photographs



Photograph 1: View of stockpile 1, mainly potential asbestos containing material (old roofing sheets) within the southwestern area of the site.



Photograph 2: View of stockpile 2, containing material of limestone brick, red brick, wood, asbestos sheeting, tile, ceramics, charcoal, asphalt, slate, glass, rubber, roofing, plastic piping, and concrete within the southwestern area of the site.



Photograph 3: View of existing soft landscaping and northern site boundary, facing north.



Photograph 4: View of existing soft landscaping and eastern site boundary, facing east.



Photograph 5: View of existing soft landscaping and southern site boundary, facing south. Gap in treeline indicates location of felled trees.



Photograph 6: View of existing soft landscaping from site entrance, facing west.



Photograph 7: View of metal feeding trough to the southeastern corner of the site.



Photograph 8: View of circular feeder to the southeastern area of the site.

Appendix B

Preliminary UXO Assessment

STAGE 1 PRELIMINARY UXO RISK ASSESSMENT

Report Ref: PRA-25-2870 | Author: DS | Reviewer: CB



Innovation Centre Medway, Maidstone
Road, Chatham, ME5 9FD
020 7117 2492
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Client: Tweedie Evans Consulting Limited
Project: Land North of East Street, Rusper
Date: 15/10/2025

INTRODUCTION

The Stage 1 Preliminary Risk Assessment aims to identify potential sources of unexploded ordnance (UXO) that may impact the site. The assessment determines if further investigation through a Stage 2 Detailed UXO Risk Assessment is necessary. This desktop study follows the Construction Industry Research and Information Association (CIRIA) C681 Guidelines: ‘Unexploded Ordnance, a Guide for the Construction Industry’ (published in 2009). It incorporates multiple historical datasets, including available wartime records, Ordnance Survey (OS) mapping, aerial imagery and the Brimstone UXO Sources Database.

THE SITE

National Grid Ref: TQ 20771 37277 **What3Words:** imparts.companies.nooks

Location: Situated in Rusper, within the county of West Sussex, approximately 230m north-east of Rusper village hall.

Site Composition: Largely comprises undeveloped ground, with mature vegetation present in the north and south. An accessway is also encompassed in the north.

Surroundings: Bound to the north and east by further undeveloped ground / mature vegetation, to the south by East Street, and to the west by a residential structure and associated garden area on East Street.



THE PROPOSED WORKS

Site Investigation (SI) Works	SI works will comprise window sample boreholes and trial pits; however, the depths of associated intrusions were not provided at the time of writing.
Development Works	The Client has indicated that a residential development is planned, with assumed conventional foundations; however, the depths of associated intrusions were not provided at the time of writing.

SITE HISTORY

Pre-WWII	The Site comprises entirely undeveloped ground, seemingly within a woodland area.
WWII-era	No notable development appears to have occurred. The Site remains entirely undeveloped.
Post-WWII	No significant post-conflict developments appear to have occurred on Site. General maintenance of the Site may have disturbed WWII-era soil to very shallow (<1m below ground level (bgl)) across the Site. No shallow (1-2m bgl) or deep (>2m bgl) intrusions are anticipated to have occurred.

ENEMY ACTION DURING WWI	
WWI German Bombing	No air raids affected Rusper during WWI.
ENEMY ACTION DURING WWII	
British District Bombing Density Statistics	The Site is situated in the WWII-era Rural District of Horsham, which sustained 6.1 bombs / 1,000 acres, a low bombing density.
Evidence of Bomb Strikes	Bombing records for Rusper record five high-explosive (HE) bomb strikes within an approximate 500m radius of the Site, as well as over 100 incendiary bomb (IB) strikes and one unspecified unexploded bomb (UXB) strike. The closest identified incident, comprising three HE bomb strikes, occurred approximately 190m north-west. It should be noted that consulted records use Cassini grid references, which have a 300m ² margin for error. Therefore, it is possible that identified strikes could have occurred further away from their plot points, possibly within the Site footprint.
Evidence of Bomb Damage	No immediately obvious evidence of bomb damage, such as cratering, visible on Site or in the vicinity within WWII-era or post-WWII aerial photography. However, the quality of available imagery at a preliminary stage was questionable and analysis of the wartime ground cover on Site was impeded. It is possible that such evidence of damage could be obscured.
Local Bombing Decoy Sites	None within a significant distance. The closest recorded decoy was approximately 7.9km south-east.
Local German Bombing Targets	The closest identifiable primary Luftwaffe target was the town of Horsham, approximately 7.3km south-west. Railway infrastructure approximately 3km west of the Site may have been identified as a target of opportunity.
BRITISH / ALLIED MILITARY ACTIVITY	
Potential Source of UXO	Details
WWII Home Guard (HG) Activity	Soldiers of the 3 rd Sussex (Horsham) HG Battalion will have been active locally during WWII. The possibility that the Site was accessed by armed HG troops on patrol cannot be discounted at this stage due its undeveloped nature during WWII.
Historic or Current Military Activity	No evidence of activity occurring on Site found at this stage within an in-house geo data set or a local Historic Environment Record (HER). Although, evidence has been identified to suggest that Canadian Army soldiers billeted in the wider area utilised the Rusper village hall, approximately 230m south-west, as a Navy, Army and Air Force Institute (NAAFI) base. However, no evidence of any associated activity, such as ad hoc training or erection of defensive features, occurring on Site or in the vicinity has been identified.
WWII Light and / or Heavy Anti-Aircraft (LAA and HAA) Batteries	One permanent HAA battery was active within range of the Site during WWII. LAA guns may have defended vulnerable points in the wider study area. Luftwaffe activity in the region was infrequent and as a result these guns would not have fired a considerable amount of ordnance. It is unlikely, albeit not impossible, that an unexploded AA shell struck the Site.

LIKELIHOOD OF UXB DETECTION

Access Levels	Access levels are anticipated to have been infrequent throughout WWII, owing to the Site's undeveloped nature.
Ground Cover	Wartime ground over across the Site is considered to have been uncondusive to the visual detection of a UXB strike (i.e., undeveloped, vegetated).

RISK MITIGATING FACTORS

Likelihood of UXO Remaining	The risk associated with (any) very shallow buried UXO will have likely been largely mitigated across the Site. The risk associated with (any) shallow and deep buried UXO almost certainly remains unmitigated.
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CONCLUSIONS

German UXO:

- Although no bombing targets were identified in the locality, consulted bombing records for Rusper record five HE bomb strikes within an approximate 500m radius of the Site, as well as over 100 IBs and one UXB. The closest recorded incident, comprising three HE bombs, occurred approximately 190m north-west.
- However, given the margin for error associated with the grid reference system utilised to plot said incidents, it is possible that identified strikes could have occurred closer / further away from their plot points, potentially on Site.
- No immediately obvious evidence of bomb damage, such as cratering, identified on Site or in the vicinity. However, due to the questionable quality of available imagery, detailed analysis of the wartime ground cover was not possible, and it is feasible that such evidence could be obscured.
- Wartime ground cover across the Site was likely uncondusive to the visual detection of German UXBs, and the Site is anticipated to have experienced an infrequent level of access, dependent on the landowner(s).
- No significant post-conflict ground works appear to have occurred; the Site remains entirely undeveloped, with only very shallow (<1m bgl) intrusions anticipated to have previously taken place.
- Based on the above, further research is recommended to better determine the likelihood of encountering UXBs on Site.

British / Allied UXO:

- No evidence of significant military activity specifically on Site has been found and none is likely to have occurred.
- It is possible that an unexploded British AA shell struck the Site during WWII. Any such UXO could have penetrated the ground on Site to shallow depths and may remain in situ.

RECOMMENDATIONS

SI Works	A Stage 2 Detailed Risk Assessment is recommended in order to further assess the risk to proposed works. In lieu of a Detailed UXO Assessment, Brimstone recommends on-Site support for any planned ground works.
Development Works	

Appendix C

Exploratory Hole Logs



Key to exploratory hole symbols and abbreviations

SAMPLE TYPES

ACM - Asbestos sample	AMAL - Amalgamated sample	B - Bulk disturbed sample
BLK - Block sample	C - Core sample	CBR - CBR test sample
D - Disturbed sample	ES - Environmental sample	EW - Environmental water sample
G - Gas sample	J - Jar sample	L - Liner sample
TW - Pushed thin wall sample	U - Undisturbed sample	UT - Undisturbed thin wall sample
W - Water sample		

IN-SITU TESTS

HV - Hand shear vane	HV(r) - Hand shear vane residual	PID - Photo ionisation detector
PP - Hand penetrometer	SPT - Standard penetration test	SPT(C) - SPT using cone

GROUNDWATER



Groundwater strike



Groundwater rest level

ROTARY CORE DETAILS

TCR - Total core recovery (%)	SCR - Solid core recovery (%)	RQD - Rock quality designation (%)
FI - Fracture index	NI - Non-intact core	AZCL - Assumed zone of core loss

LEGEND

Topsoil	Clay	Chalk	Sand backfill
Peat	Silt	Breccia	Gravel backfill
Made ground [cohesive]	Sand	Conglomerate	Arisings
Concrete	Gravel	Metamorphic	Bentonite
Wood	Cobbles	Igneous	Concrete
Brick	Boulders		Grout
Bituminous material	Mudstone		Plain pipe
Gypsum	Siltstone		
Coal	Sandstone		Slotted pipe
Void	Limestone		



Borehole Log

BH01

Sheet 1 of 1

Hole Type BH	Easting 520747.00	Northing 137270.00	Ground Level (m)	Scale 1:50
Project Name Land North of East Street, Rusper	Project No. 2509007.001	Start Date 2025-10-16	End Date 2025-10-16	

Client Devine Homes PLC	Consultant TEC	Contractor AB Site Investigation
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata	
		Depth (m)	Type/ Ref	Results			Legend	Description
		0.10-0.30	ES			(0.30)		Brown slightly gravelly slightly sandy SILT with frequent rootlets. Sand is fine to coarse grained. Gravel of fine sub-angular chert. [Near Surface Material]
		0.50	PP	181.9 (kPa)		0.30		Stiff brown and light grey mottled silty CLAY with rare rootlets. [Weald Clay Formation]
		0.50	HV	125,138,113 (kPa)				
		0.50	D					
		0.80-0.90	D					
		1.00	SPT	N=13 (1,2/2,3,3,5)		(1.60)		
		1.00	PP	130.9 (kPa)				
		1.00	HV	55,75,75 (kPa)				
		1.00	D					
		1.50	PP	251.3 (kPa)				Band of clayey SILT. (1.40 - 1.50m)
		1.50	HV	88,68,163 (kPa)				Rare decayed rootlets and rootlet tracks. (1.00 - 1.90m)
		1.50	D					
		1.60-1.70	D			1.90		Yellowish brown clayey SILT. [Weald Clay Formation]
		2.00	SPT	N=30 (3,5/6,7,8,9)				
		2.00	PP	236.7 (kPa)				
		2.00	D					
		2.50	PP	244.0 (kPa)				
		2.50	D					
		3.00	SPT	N=32 (3,3/6,6,9,11)		(2.10)		
		3.00	PP	236.7 (kPa)				
		3.00	D					
		3.50	PP	207.5 (kPa)				
		3.50	D					
		4.00	SPT	N=20 (2,4/5,4,5,6)		4.00		Stiff becoming very stiff brown silty CLAY. [Weald Clay Formation]
		4.00	D					
		4.50	PP	192.9 (kPa)		(1.00)		
		4.50	D					
		5.00	SPT	N=50 (5,6/7,10,14,19)		5.00		End of Borehole at 5.00m
		5.00	D					

Remarks Terminated at 5m due to SPT refusal. No groundwater encountered.	Method, Plant, Stability, Dimensions 0.00 - 5.00m WLS Archway Lightweight Inclination: 90°	Logger AT
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Status: FINAL



Borehole Log

BH01

SUPPLEMENTARY INFO

Hole Type BH	Easting 520747.00	Northing 137270.00	Ground Level (m)	Scale 1:50
Project Name Land North of East Street, Rusper	Project No. 2509007.001	Start Date 2025-10-16	End Date 2025-10-16	

Client Devine Homes PLC	Consultant TEC	Contractor AB Site Investigation
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SPT - Details

Top Depth (m) (Type)	Casing Depth (m)	Water Depth (m)	Hammer Serial No.	Energy Ratio (%)	Results
1.00 (S)		Dry			N=13 (1,2/2,3,3,5)
2.00 (S)		Dry			N=30 (3,5/6,7,8,9)
3.00 (S)		Dry			N=32 (3,3/6,6,9,11)
4.00 (S)		Dry			N=20 (2,4/5,4,5,6)
5.00 (S)		Dry			N=50 (5,6/7,10,14,19)

Sample Details

Sample ID	Type	Water Level (m)	Remarks
0.10	ES		
0.50	D		
0.80	D		
1.00	D		
1.50	D		
1.60	D		
2.00	D		
2.50	D		
3.00	D		
3.50	D		
4.00	D		
4.50	D		
5.00	D		

Remarks Terminated at 5m due to SPT refusal. No groundwater encountered.	Method, Plant, Stability, Dimensions 0.00 - 5.00m WLS Archway Lightweight Inclination: 90°	Logger AT
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Status: FINAL



Borehole Log

BH01
PHOTO PAGE

Hole Type BH	Easting 520747.00	Northing 137270.00	Ground Level (m)	Scale 1:50
Project Name Land North of East Street, Rusper	Project No. 2509007.001	Start Date 2025-10-16	End Date 2025-10-16	

Client Devine Homes PLC	Consultant TEC	Contractor AB Site Investigation
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Remarks Terminated at 5m due to SPT refusal. No groundwater encountered.	Method, Plant, Stability, Dimensions 0.00 - 5.00m WLS Archway Lightweight Inclination: 90°	Logger AT
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Status: FINAL



Borehole Log

BH02

Sheet 1 of 1

Hole Type BH	Easting 520720.00	Northing 137299.00	Ground Level (m)	Scale 1:50
Project Name Land North of East Street, Rusper	Project No. 2509007.001	Start Date 2025-10-16	End Date 2025-10-16	

Client Devine Homes PLC	Consultant TEC	Contractor AB Site Investigation
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.10-0.30	ES			(0.35)		Brown slightly gravelly slightly sandy SILT with frequent rootlets. Sand is fine to coarse grained. Gravel of fine sub-angular chert. [Near Surface Material]	
		0.50	PP	166.6 (kPa)		0.35		Stiff brown and light grey mottled slightly sandy silty CLAY with rare rootlets, decayed rootlets, and lithorelics of mudstone. Sand is fine to medium grained. [Weald Clay Formation]	0.5
		0.50	HV	88,163,156 (kPa)					
		0.70-0.80	D						
		1.00	SPT	N=10 (1,2/2,2,3,3)					1.0
		1.45-1.60	D						
		1.50	PP	163.7 (kPa)		(2.65)			1.5
		1.50	HV	163,138,131 (kPa)					
		1.70-1.80	D						
		2.00	SPT	N=15 (2,5/3,4,4,4)				Rare fine gravel of selenite present. (2.00 - 3.00m)	2.0
		2.50	PP	269.5 (kPa)					2.5
		2.50	HV	125,238,238 (kPa)					
		3.00	SPT	N=15 (2,2/3,4,4,4)		3.00		Light brown mottled light grey clayey SILT with rare fine to medium angular selenite crystals. [Weald Clay Formation]	3.0
		3.50	PP	196.6 (kPa)					3.5
		3.50	HV	100,150,175 (kPa)					
		4.00	SPT	N=36 (2,4/7,8,9,12)		(2.00)			4.0
		4.50	PP	317.0 (kPa)					4.5
		5.00	SPT	N=50 (3,4/8,10,14,18)		5.00		End of Borehole at 5.00m	5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks Terminated at 5m due to SPT refusal. No groundwater encountered.	Method, Plant, Stability, Dimensions 0.00 - 5.00m WLS Archway Lightweight Inclination: 90°	Logger AT
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Status: FINAL



Borehole Log

BH02

SUPPLEMENTARY INFO

Hole Type BH	Easting 520720.00	Northing 137299.00	Ground Level (m)	Scale 1:50
Project Name Land North of East Street, Rusper	Project No. 2509007.001	Start Date 2025-10-16	End Date 2025-10-16	

Client Devine Homes PLC	Consultant TEC	Contractor AB Site Investigation
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SPT - Details

Top Depth (m) (Type)	Casing Depth (m)	Water Depth (m)	Hammer Serial No.	Energy Ratio (%)	Results
1.00 (S)		Dry			N=10 (1,2/2,2,3,3)
2.00 (S)		Dry			N=15 (2,5/3,4,4,4)
3.00 (S)		Dry			N=15 (2,2/3,4,4,4)
4.00 (S)		Dry			N=36 (2,4/7,8,9,12)
5.00 (S)		Dry			N=50 (3,4/8,10,14,18)

Sample Details

Sample ID	Type	Water Level (m)	Remarks
0.10	ES		
0.70	D		
1.45	D		
1.70	D		

Remarks Terminated at 5m due to SPT refusal. No groundwater encountered.	Method, Plant, Stability, Dimensions 0.00 - 5.00m WLS Archway Lightweight Inclination: 90°	Logger AT
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Status: FINAL



Borehole Log

BH02
PHOTO PAGE

Hole Type BH	Easting 520720.00	Northing 137299.00	Ground Level (m)	Scale 1:50
Project Name Land North of East Street, Rusper	Project No. 2509007.001	Start Date 2025-10-16	End Date 2025-10-16	

Client Devine Homes PLC	Consultant TEC	Contractor AB Site Investigation
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Remarks Terminated at 5m due to SPT refusal. No groundwater encountered.	Method, Plant, Stability, Dimensions 0.00 - 5.00m WLS Archway Lightweight Inclination: 90°	Logger AT
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Status: FINAL



Borehole Log

BH03

Sheet 1 of 1

Hole Type BH	Easting 520774.00	Northing 137285.00	Ground Level (m)	Scale 1:50
Project Name Land North of East Street, Rusper	Project No. 2509007.001	Start Date 2025-10-16	End Date 2025-10-16	

Client Devine Homes PLC	Consultant TEC	Contractor AB Site Investigation
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata	
		Depth (m)	Type/ Ref	Results			Legend	Description
		0.10-0.20	ES			(0.35)		Brown slightly gravelly slightly sandy SILT with frequent rootlets. Sand is fine to coarse grained. Gravel of fine sub-angular chert. [Near Surface Material]
		0.50	PP	203.9 (kPa)		0.35		Rare rootlets. (0.30 - 1.00m)
		0.50	HV	125,150,75 (kPa)				Very stiff brown and light grey mottled slightly sandy silty CLAY with rare lithorelics of mudstone. Sand is fine to medium grained. [Weald Clay Formation]
		0.50	D					Black carbonaceous material apparent. (0.85 - 3.00m)
		0.70-0.80	D					Light brown mottled light grey slightly sandy clayey SILT with rare lithorelics of mudstone. Sand is fine grained. [Weald Clay Formation]
		1.00	SPT	N=13 (1,2/3,3,3,4)		(1.55)		Extremely weak brownish grey MUDSTONE. [Weald Clay Formation]
		1.00	PP	91.4 (kPa)				End of Borehole at 6.00m
		1.00	HV	113,113,100 (kPa)				
		1.00	D					
		1.10-1.20	D					
		1.50	PP	85.0 (kPa)		1.90		
		1.50	HV	125,94,100 (kPa)				
		1.50	D					
		2.00	SPT	N=15 (2,2/3,3,4,5)				
		2.00	PP	258.6 (kPa)				
		2.00	HV	175,113,133 (kPa)				
		2.00	D					
		2.30-2.40	D					
		2.50	PP	196.6 (kPa)				
		2.50	HV	133,133,163 (kPa)				
		2.50	D					
		3.00	SPT	N=26 (4,5/5,6,7,8)		(2.30)		
		3.00	PP	163.7 (kPa)				
		3.00	HV	100,113,133 (kPa)				
		3.00	D					
		3.50	D					
		4.00	SPT	N=39 (4,5/8,8,11,12)		4.20		
		4.00	D					
		4.50	D					
		5.00	SPT	N=33 (6,6/8,7,8,10)		(1.80)		
		5.00	D					
		5.50	D					
		6.00	SPT	N=28 (3,3/5,5,9,9)		6.00		
		6.00	D					

Remarks No groundwater encountered.	Method, Plant, Stability, Dimensions 0.00 - 6.00m WLS Archway Lightweight Inclination: 90°	Logger AT
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Status: FINAL



Borehole Log

BH03

SUPPLEMENTARY INFO

Hole Type BH	Easting 520774.00	Northing 137285.00	Ground Level (m)	Scale 1:50
Project Name Land North of East Street, Rusper	Project No. 2509007.001	Start Date 2025-10-16	End Date 2025-10-16	

Client Devine Homes PLC	Consultant TEC	Contractor AB Site Investigation
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SPT - Details

Top Depth (m) (Type)	Casing Depth (m)	Water Depth (m)	Hammer Serial No.	Energy Ratio (%)	Results
1.00 (S)		Dry			N=13 (1,2/3,3,3,4)
2.00 (S)		Dry			N=15 (2,2/3,3,4,5)
3.00 (S)		Dry			N=26 (4,5/5,6,7,8)
4.00 (S)		Dry			N=39 (4,5/8,8,11,12)
5.00 (S)		Dry			N=33 (6,6/8,7,8,10)
6.00 (S)		Dry			N=28 (3,3/5,5,9,9)

Sample Details

Sample ID	Type	Water Level (m)	Remarks
0.10	ES		
0.50	D		
0.70	D		
1.00	D		
1.10	D		
1.50	D		
2.00	D		
2.30	D		
2.50	D		
3.00	D		
3.50	D		
4.00	D		
4.50	D		
5.00	D		
5.50	D		
6.00	D		

Remarks No groundwater encountered.	Method, Plant, Stability, Dimensions 0.00 - 6.00m WLS Archway Lightweight Inclination: 90°	Logger AT
Status: FINAL		



Borehole Log

BH03
PHOTO PAGE

Hole Type BH	Easting 520774.00	Northing 137285.00	Ground Level (m)	Scale 1:50
Project Name Land North of East Street, Rusper	Project No. 2509007.001	Start Date 2025-10-16	End Date 2025-10-16	

Client Devine Homes PLC	Consultant TEC	Contractor AB Site Investigation
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Remarks No groundwater encountered.	Method, Plant, Stability, Dimensions 0.00 - 6.00m WLS Archway Lightweight Inclination: 90°	Logger AT
Status: FINAL		



Borehole Log

BH04

Sheet 1 of 1

Hole Type BH	Easting 520813.00	Northing 137301.00	Ground Level (m)	Scale 1:50
Project Name Land North of East Street, Rusper	Project No. 2509007.001	Start Date 2025-10-16	End Date 2025-10-16	

Client Devine Homes PLC	Consultant TEC	Contractor AB Site Investigation
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.10-0.30	ES			(0.30) 0.30		Brown slightly gravelly slightly sandy SILT with frequent rootlets. Sand is fine to coarse grained. Gravel of fine sub-angular chert. [Near Surface Material]	0.5
		0.70-0.80	D			(1.35) 1.35		Stiff brown and light grey mottled slightly sandy silty CLAY with rare rootlets and lithorelics of mudstone, and frequent black carbonaceous material. Sand is fine to medium grained. [Weald Clay Formation]	1.0
		1.00	SPT	N=9 (1,2/1,2,3,3)		1.65		Stiff brown mottled light grey slightly gravelly slightly sandy silty CLAY with rare lithorelics of mudstone. Sand is fine to coarse grained. Gravel of fine to coarse sub-angular selenite. [Weald Clay Formation]	1.5
		1.70-1.80	D			(1.35) 1.35		Selenite vein encountered. (1.65 - 1.70m)	2.0
		2.00	SPT	N=15 (1,5/5,3,3,4)		3.00			2.5
		3.00	SPT	N=50 (3,7/12,12,15,11)				End of Borehole at 3.00m	3.0
									3.5
									4.0
									4.5
									5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks Terminated at 3m due to SPT refusal. No groundwater encountered.	Method, Plant, Stability, Dimensions 0.00 - 3.00m WLS Archway Lightweight Inclination: 90°	Logger AT
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Status: FINAL



Borehole Log

BH04

SUPPLEMENTARY INFO

Hole Type	Easting	Northing	Ground Level (m)	Scale
BH	520813.00	137301.00		1:50
Project Name	Project No.	Start Date	End Date	
Land North of East Street, Rusper	2509007.001	2025-10-16	2025-10-16	

Client	Consultant	Contractor
Devine Homes PLC	TEC	AB Site Investigation

SPT - Details

Top Depth (m) (Type)	Casing Depth (m)	Water Depth (m)	Hammer Serial No.	Energy Ratio (%)	Results
1.00 (S)		Dry			N=9 (1,2/1,2,3,3)
2.00 (S)		Dry			N=15 (1,5/5,3,3,4)
3.00 (S)		Dry			N=50 (3,7/12,12,15,11)

Sample Details

Sample ID	Type	Water Level (m)	Remarks
0.10	ES		
0.70	D		
1.70	D		

Remarks	Method, Plant, Stability, Dimensions	Logger
Terminated at 3m due to SPT refusal. No groundwater encountered.	0.00 - 3.00m WLS Archway Lightweight Inclination: 90°	AT

Status: FINAL



Borehole Log

BH04
PHOTO PAGE

Hole Type BH	Easting 520813.00	Northing 137301.00	Ground Level (m)	Scale 1:50
Project Name Land North of East Street, Rusper	Project No. 2509007.001	Start Date 2025-10-16	End Date 2025-10-16	

Client Devine Homes PLC	Consultant TEC	Contractor AB Site Investigation
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Remarks Terminated at 3m due to SPT refusal. No groundwater encountered.	Method, Plant, Stability, Dimensions 0.00 - 3.00m WLS Archway Lightweight Inclination: 90°	Logger AT
Status: FINAL		



Borehole Log

BH05

Sheet 1 of 1

Hole Type BH	Easting 520817.00	Northing 137268.00	Ground Level (m)	Scale 1:50
Project Name Land North of East Street, Rusper	Project No. 2509007.001	Start Date 2025-10-16	End Date 2025-10-16	

Client Devine Homes PLC	Consultant TEC	Contractor AB Site Investigation
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata	
		Depth (m)	Type/ Ref	Results			Legend	Description
		0.10-0.20	ES			(0.25)		
		0.50	PP	72.3 (kPa)		0.25		
		0.50	HV	113,88,88 (kPa)		(0.75)		0.5
		0.75-0.85	D			1.00		1.0
		1.00	SPT	N=12 (1,1/2,3,3,4)				
		1.50	PP	178.3 (kPa)				
		1.50	HV	113,125,125 (kPa)				1.5
		2.00	SPT	N=19 (3,3/4,4,5,6)				2.0
		2.10-2.20	D					
		2.20-2.40	D					
		2.50	PP	127.2 (kPa)				2.5
		2.50	HV	113,133,150 (kPa)				
		3.00	SPT	N=23 (2,4/3,5,6,9)		(4.00)		3.0
		3.50	PP	236.7 (kPa)				3.5
		4.00	SPT	N=18 (3,3/3,4,5,6)				4.0
		4.50	PP	214.8 (kPa)				4.5
		5.00	SPT	N=32 (3,5/6,5,9,12)		5.00		5.0
								5.5
								6.0
								6.5
								7.0
								7.5
								8.0
								8.5
								9.0
								9.5
								10.0

Remarks No groundwater encountered.	Method, Plant, Stability, Dimensions 0.00 - 5.00m WLS Archway Lightweight Inclination: 90°	Logger AT
Status: FINAL		



Borehole Log

BH05

SUPPLEMENTARY INFO

Hole Type BH	Easting 520817.00	Northing 137268.00	Ground Level (m)	Scale 1:50
Project Name Land North of East Street, Rusper	Project No. 2509007.001	Start Date 2025-10-16	End Date 2025-10-16	

Client Devine Homes PLC	Consultant TEC	Contractor AB Site Investigation
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SPT - Details

Top Depth (m) (Type)	Casing Depth (m)	Water Depth (m)	Hammer Serial No.	Energy Ratio (%)	Results
1.00 (S)		Dry			N=12 (1,1/2,3,3,4)
2.00 (S)		Dry			N=19 (3,3/4,4,5,6)
3.00 (S)		Dry			N=23 (2,4/3,5,6,9)
4.00 (S)		Dry			N=18 (3,3/3,4,5,6)
5.00 (S)		Dry			N=32 (3,5/6,5,9,12)

Sample Details

Sample ID	Type	Water Level (m)	Remarks
0.10	ES		
0.75	D		
2.10	D		
2.20	D		

Remarks No groundwater encountered.	Method, Plant, Stability, Dimensions 0.00 - 5.00m WLS Archway Lightweight Inclination: 90°	Logger AT
Status: FINAL		



Borehole Log

BH05
PHOTO PAGE

Hole Type BH	Easting 520817.00	Northing 137268.00	Ground Level (m)	Scale 1:50
Project Name Land North of East Street, Rusper	Project No. 2509007.001		Start Date 2025-10-16	End Date 2025-10-16

Client Devine Homes PLC	Consultant TEC	Contractor AB Site Investigation
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Remarks No groundwater encountered.	Method, Plant, Stability, Dimensions 0.00 - 5.00m WLS Archway Lightweight Inclination: 90°	Logger AT
Status: FINAL		



Borehole Log

BH06
Sheet 1 of 1

Hole Type BH	Easting 520784.00	Northing 137264.00	Ground Level (m)	Scale 1:50
Project Name Land North of East Street, Rusper	Project No. 2509007.001	Start Date 2025-10-16	End Date 2025-10-16	

Client Devine Homes PLC	Consultant TEC	Contractor AB Site Investigation
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
						(0.25)		Brown slightly gravelly slightly sandy SILT with frequent rootlets. Sand is fine to coarse grained. Gravel of fine sub-angular chert. [Near Surface Material]	
		0.50	PP	251.3 (kPa)		0.25		Very stiff brown and light grey mottled silty CLAY with rare rootlets. [Weald Clay Formation]	0.5
		0.50	HV	133,175,125 (kPa)		(0.75)		Occasional lithorelics of mudstone. (0.70 - 1.00m)	1.0
		1.00	SPT	N=14 (2,2/3,3,4,4)		1.00		Multicoloured slightly sandy clayey SILT with occasional lithorelics of mudstone and frequent black carbonaceous material. Sand is fine to medium grained. [Weald Clay Formation]	1.5
		1.50	PP	295.1 (kPa)		(0.80)		Extremely weak light yellowish brown laminated MUDSTONE. [Weald Clay Formation]	2.0
		1.80	PP	287.8 (kPa)		1.80		End of Borehole at 3.00m	2.5
		2.00	SPT	N=32 (3,5/7,8,8,9)		(1.20)			3.0
		3.00	SPT	N=50 (5,7/9,12,14,15)		3.00			3.5
									4.0
									4.5
									5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks Terminated at 3m due to SPT refusal. No groundwater encountered.	Method, Plant, Stability, Dimensions 0.00 - 3.00m WLS Archway Lightweight Inclination: 90°	Logger AT
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Status: FINAL



Borehole Log

BH06

SUPPLEMENTARY INFO

Hole Type	Easting	Northing	Ground Level (m)	Scale
BH	520784.00	137264.00		1:50
Project Name	Project No.	Start Date	End Date	
Land North of East Street, Rusper	2509007.001	2025-10-16	2025-10-16	

Client	Consultant	Contractor
Devine Homes PLC	TEC	AB Site Investigation

SPT - Details

Top Depth (m) (Type)	Casing Depth (m)	Water Depth (m)	Hammer Serial No.	Energy Ratio (%)	Results
1.00 (S)		Dry			N=14 (2,2/3,3,4,4)
2.00 (S)		Dry			N=32 (3,5/7,8,8,9)
3.00 (S)		Dry			N=50 (5,7/9,12,14,15)

Remarks	Method, Plant, Stability, Dimensions	Logger
Terminated at 3m due to SPT refusal. No groundwater encountered.	0.00 - 3.00m WLS Archway Lightweight Inclination: 90°	AT

Status: FINAL



Borehole Log

BH06
PHOTO PAGE

Hole Type BH	Easting 520784.00	Northing 137264.00	Ground Level (m)	Scale 1:50
Project Name Land North of East Street, Rusper	Project No. 2509007.001	Start Date 2025-10-16	End Date 2025-10-16	

Client Devine Homes PLC	Consultant TEC	Contractor AB Site Investigation
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Remarks Terminated at 3m due to SPT refusal. No groundwater encountered.	Method, Plant, Stability, Dimensions 0.00 - 3.00m WLS Archway Lightweight Inclination: 90°	Logger AT
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Status: FINAL



Trial Pit

TP01
Sheet 1 of 1

Hole Type TP	Easting 520712.00	Northing 137260.00	Ground Level (m)	Scale 1:25
Project Name Land North of East Street, Rusper	Project No. 2509007.001	Start Date 2025-10-17	End Date 2025-10-17	

Client Devine Homes PLC	Consultant TEC	Contractor AB Site Investigation
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
						(0.15) 0.15		Brown slightly sandy, slightly gravelly CLAY. Gravel of fine to coarse sub-angular chert gravel. [Near Surface Material]	
								Soft to firm brown mottled grey CLAY. [Weald Clay Formation]	0.5
						(1.05)			1.0
						1.20		Firm brown CLAY with frequent weakly bedded MUDSTONE laminations. [Weald Clay Formation]	1.5
						(0.80)			2.0
						2.00		End of Trial Pit at 2.00m	2.5
									3.0
									3.5
									4.0
									4.5
									5.0

Remarks Trial pit terminated for soakage testing in accordance with BRE 365. No grounwater encountered.	Method, Plant, Stability, Dimensions 0.00 - 2.00m TP Mini digger Stable L = 1.30m W = 0.30m	Logger AT
	Status: FINAL	

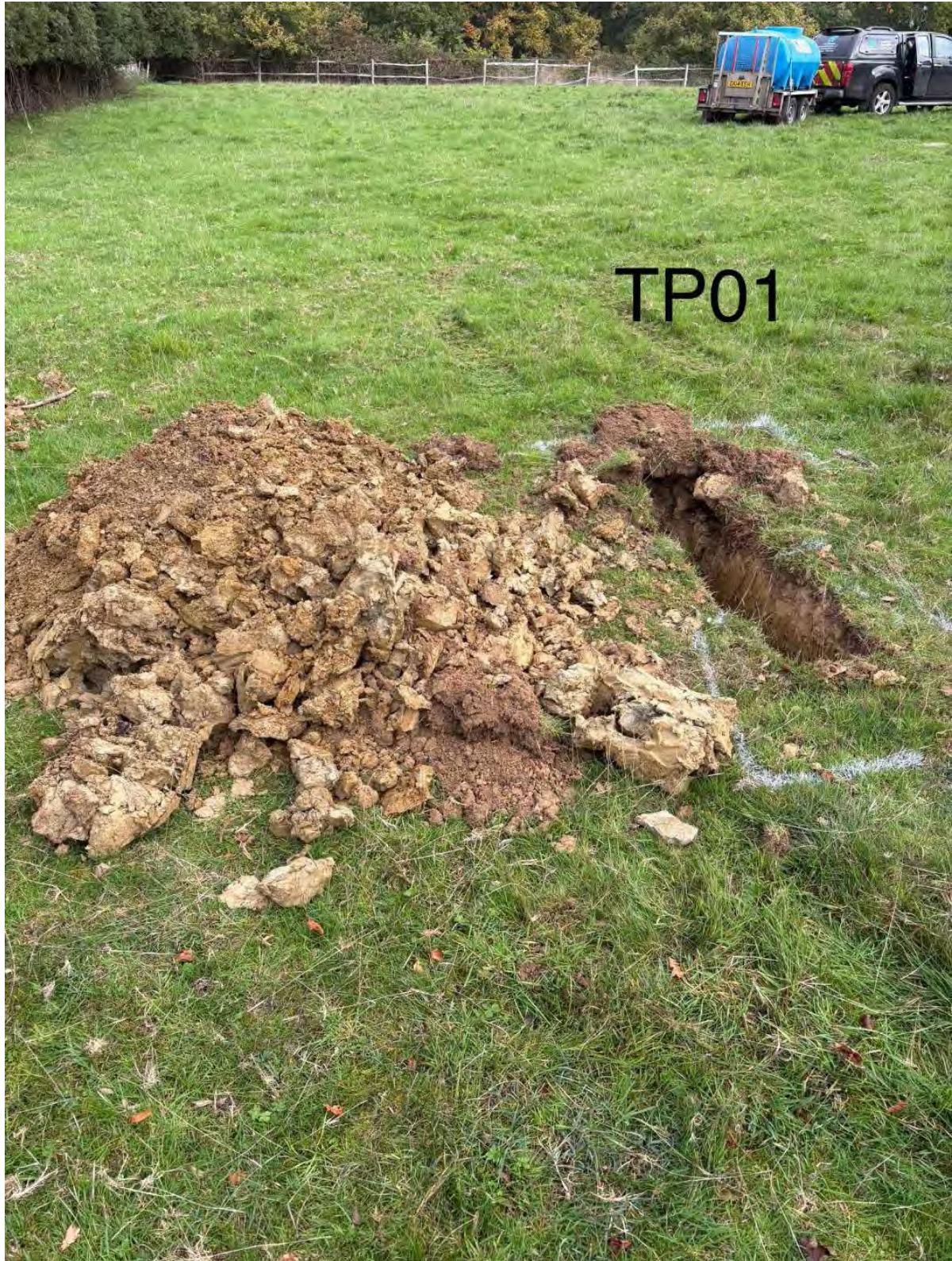


Trial Pit

TP01
PHOTO PAGE

Hole Type	Easting	Northing	Ground Level (m)	Scale
TP	520712.00	137260.00		1:25
Project Name	Project No.	Start Date	End Date	
Land North of East Street, Rusper	2509007.001	2025-10-17	2025-10-17	

Client	Consultant	Contractor
Devine Homes PLC	TEC	AB Site Investigation



Remarks	Method, Plant, Stability, Dimensions	Logger
Trial pit terminated for soakage testing in accordance with BRE 365.	0.00 - 2.00m TP Mini digger	AT
No grounwater encountered.	Stable	

$L = 1.30m$
 $W = 0.30m$

Status: FINAL



Trial Pit

TP01
PHOTO PAGE

Hole Type TP	Easting 520712.00	Northing 137260.00	Ground Level (m)	Scale 1:25
Project Name Land North of East Street, Rusper	Project No. 2509007.001	Start Date 2025-10-17	End Date 2025-10-17	

Client
Devine Homes PLC

Consultant
TEC

Contractor
AB Site Investigation



Remarks
Trial pit terminated for soakage testing in accordance with BRE 365.
No groundwater encountered.

Method, Plant, Stability, Dimensions

0.00 - 2.00m TP Mini digger
Stable

L = 1.30m



W = 0.30m

Logger

AT

Status: FINAL



Trial Pit

TP02
Sheet 1 of 1

Hole Type TP	Easting 520850.00	Northing 137257.00	Ground Level (m)	Scale 1:25
Project Name Land North of East Street, Rusper	Project No. 2509007.001	Start Date 2025-10-17	End Date 2025-10-17	

Client Devine Homes PLC	Consultant TEC	Contractor AB Site Investigation
----------------------------	-------------------	-------------------------------------

Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata	
		Depth (m)	Type/ Ref	Results			Legend	Description
						(0.20) 0.20		Brown slightly gravelly, slightly sandy CLAY. Gravel of fine to coarse sub-angular chert. [Near Surface Material]
						(1.80) 2.00		Soft to firm brown mottled grey CLAY. [Weald Clay Formation]
								End of Trial Pit at 2.00m

Remarks Trial pit terminated for soakage testing in accordance with BRE 365. No groundwater encountered.	Method, Plant, Stability, Dimensions 0.00 - 2.00m TP Mini digger Stable L = 1.50m W = 0.30m	Logger AT
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Status: FINAL



Trial Pit

TP02
PHOTO PAGE

Hole Type TP	Easting 520850.00	Northing 137257.00	Ground Level (m)	Scale 1:25
Project Name Land North of East Street, Rusper	Project No. 2509007.001	Start Date 2025-10-17	End Date 2025-10-17	

Client Devine Homes PLC	Consultant TEC	Contractor AB Site Investigation
----------------------------	-------------------	-------------------------------------



Remarks Trial pit terminated for soakage testing in accordance with BRE 365. No groundwater encountered.	Method, Plant, Stability, Dimensions 0.00 - 2.00m TP Mini digger Stable L = 1.50m W = 0.30m	Logger AT
	Status: FINAL	

Appendix D

Geochemical Certificates of Analysis



Tweedie Evans Consulting Ltd
The Old Chapel
35a Southover
Wells
Somerset
BA5 1UH

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i2 Analytical Ltd.
7 Woodshots Meadow,
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Business Park,
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Analytical Report Number : 25-056331

Project / Site name:	Land North of East Street, Rusper	Samples received on:	20/10/2025
Your job number:	2509007.001	Samples instructed on/ Analysis started on:	20/10/2025
Your order number:		Analysis completed by:	30/10/2025
Report Issue Number:	1	Report issued on:	30/10/2025
Samples Analysed:	14 soil samples - 3 leachate samples		

Signed:

Joanna Biolik
Senior Reporting Specialist
For & on behalf of i2 Analytical Ltd.

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

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

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

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

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

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

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

Analytical Report Number: 25-056331
Project / Site name: Land North of East Street, Rusper

Lab Sample Number	719419	719420	719421	719422	719423
Sample Reference	BH01	BH01	BH02	BH02	BH03
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	0.10-0.30	1.60-1.70	0.10-0.30	0.70-0.80	0.10-0.20
Date Sampled	16/10/2025	16/10/2025	16/10/2025	16/10/2025	16/10/2025
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	19	16	19	19	20
Total mass of sample received	kg	0.1	NONE	0.8	1.5	0.9	1.3	0.9

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	-	Not-detected	-	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	OGR	-	OGR	-	OGR
Analysis completed	N/A	N/A	N/A	28/10/2025	-	28/10/2025	-	28/10/2025

General Inorganics

pH (L005B)	pH Units	N/A	MCERTS	-	-	-	-	-
pH (L099)	pH Units	N/A	MCERTS	6.8	8	5.6	6.7	6.1
Total Cyanide	mg/kg	1	MCERTS	< 1.0	-	< 1.0	-	< 1.0
Total Sulphate as SO ₄	%	0.005	MCERTS	-	0.033	-	0.032	-
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	23	38	7.3	120	31
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	g/l	0.00125	MCERTS	0.0115	-	0.00365	-	0.0153
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	11.5	18.8	3.65	57.7	15.3
Sulphide	mg/kg	1	MCERTS	< 1.0	-	< 1.0	-	< 1.0
Total Sulphur	mg/kg	50	MCERTS	-	190	-	140	-
Total Sulphur	%	0.005	MCERTS	-	0.019	-	0.014	-
Ammoniacal Nitrogen as NH ₃	mg/kg	0.5	MCERTS	-	-	-	-	-
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	2.7	-	2.1	-	2.4
Loss on Ignition @ 450°C	%	0.2	MCERTS	-	-	-	-	-
Acid Neutralisation Capacity	mmol/kg	-9999	NONE	-	-	-	-	-

Total Phenols

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

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	-	< 0.05	-	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	-	< 0.05	-	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	-	< 0.05	-	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	-	< 0.05	-	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.09	-	< 0.05	-	< 0.05
Anthracene	mg/kg	0.05	MCERTS	< 0.05	-	< 0.05	-	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.25	-	0.08	-	0.12
Pyrene	mg/kg	0.05	MCERTS	0.23	-	< 0.05	-	0.12
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.12	-	< 0.05	-	0.07
Chrysene	mg/kg	0.05	MCERTS	0.11	-	< 0.05	-	0.07
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.19	-	< 0.05	-	0.08
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.06	-	< 0.05	-	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.14	-	< 0.05	-	< 0.05
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.08	-	< 0.05	-	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	-	< 0.05	-	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.1	-	< 0.05	-	< 0.05
Coronene	mg/kg	0.05	NONE	-	-	-	-	-

Analytical Report Number: 25-056331
Project / Site name: Land North of East Street, Rusper

Lab Sample Number	719419	719420	719421	719422	719423
Sample Reference	BH01	BH01	BH02	BH02	BH03
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	0.10-0.30	1.60-1.70	0.10-0.30	0.70-0.80	0.10-0.20
Date Sampled	16/10/2025	16/10/2025	16/10/2025	16/10/2025	16/10/2025
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	1.37	-	< 0.80	-	< 0.80
Total WAC-17 PAHs	mg/kg	0.85	NONE	-	-	-	-	-

Heavy Metals / Metalloids

Antimony (aqua regia extractable)	mg/kg	1	ISO 17025	-	-	-	-	-
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	17	-	13	-	15
Barium (aqua regia extractable)	mg/kg	1	MCERTS	93	-	95	-	100
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	1.1	-	0.99	-	1.1
Boron (water soluble)	mg/kg	0.2	MCERTS	0.8	-	0.9	-	4.7
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	-	< 0.2	-	< 0.2
Chromium (hexavalent) Low Level	mg/kg	1.2	NONE	< 1.2	-	< 1.2	-	< 1.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	-	-	-	-	-
Chromium (III)	mg/kg	1	NONE	-	-	-	-	-
Chromium (VI) by IC	mg/kg	1.8	NONE	-	-	-	-	-
Chromium (III) by IC	mg/kg	1	NONE	-	-	-	-	-
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	32	-	32	-	34
Copper (aqua regia extractable)	mg/kg	1	MCERTS	23	-	18	-	22
Lead (aqua regia extractable)	mg/kg	1	MCERTS	64	-	57	-	39
Manganese (aqua regia extractable)	mg/kg	1	MCERTS	-	-	-	-	-
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	-	< 0.3	-	< 0.3
Molybdenum (aqua regia extractable)	mg/kg	0.25	MCERTS	-	-	-	-	-
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	16	-	17	-	19
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	-	1.6	-	1.3
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	47	-	43	-	46
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	77	-	57	-	66

Petroleum Hydrocarbons

Petroleum Range Organics (EC6 - EC10) HS_1D_TOTAL	mg/kg	1	ISO 17025	-	-	-	-	-
TPH (EC10 - EC40) EH_CU_1D_TOTAL	mg/kg	10	MCERTS	-	-	-	-	-
Mineral Oil (EC10 - EC40) EH_CU_1D_AL	mg/kg	10	NONE	-	-	-	-	-

VOCs

Chloromethane	µg/kg	5	MCERTS	-	-	-	-	-
Chloroethane	µg/kg	5	MCERTS	-	-	-	-	-
Bromomethane	µg/kg	5	MCERTS	-	-	-	-	-
Vinyl Chloride	µg/kg	5	NONE	-	-	-	-	-
Trichlorofluoromethane	µg/kg	5	MCERTS	-	-	-	-	-
1,1-Dichloroethene	µg/kg	5	MCERTS	-	-	-	-	-
1,1,2-Trichloro 1,2,2-Trifluoroethane	µg/kg	5	MCERTS	-	-	-	-	-
Trans 1,2-dichloroethylene	µg/kg	5	MCERTS	-	-	-	-	-
MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	-	-	-	-	-
1,1-Dichloroethane	µg/kg	5	MCERTS	-	-	-	-	-
2,2-Dichloropropane	µg/kg	5	NONE	-	-	-	-	-
Chloroform	µg/kg	5	MCERTS	-	-	-	-	-
1,1,1-Trichloroethane	µg/kg	5	MCERTS	-	-	-	-	-
1,2-Dichloroethane	µg/kg	7	MCERTS	-	-	-	-	-

Analytical Report Number: 25-056331
Project / Site name: Land North of East Street, Rusper

Lab Sample Number				719419	719420	719421	719422	719423
Sample Reference				BH01	BH01	BH02	BH02	BH03
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				0.10-0.30	1.60-1.70	0.10-0.30	0.70-0.80	0.10-0.20
Date Sampled				16/10/2025	16/10/2025	16/10/2025	16/10/2025	16/10/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					
1,1-Dichloropropene	µg/kg	5	MCERTS	-	-	-	-	-
Cis-1,2-dichloroethene	µg/kg	5	MCERTS	-	-	-	-	-
Benzene	µg/kg	5	MCERTS	-	-	-	-	-
Carbontetrachloride	µg/kg	5	MCERTS	-	-	-	-	-
1,2-Dichloropropane	µg/kg	6	MCERTS	-	-	-	-	-
Trichloroethene	µg/kg	10	MCERTS	-	-	-	-	-
Dibromomethane	µg/kg	5	MCERTS	-	-	-	-	-
Bromodichloromethane	µg/kg	5	MCERTS	-	-	-	-	-
Cis-1,3-dichloropropene	µg/kg	5	MCERTS	-	-	-	-	-
Trans-1,3-dichloropropene	µg/kg	10	MCERTS	-	-	-	-	-
Toluene	µg/kg	5	MCERTS	-	-	-	-	-
1,1,2-Trichloroethane	µg/kg	6	MCERTS	-	-	-	-	-
1,3-Dichloropropane	µg/kg	5	MCERTS	-	-	-	-	-
Dibromochloromethane	µg/kg	5	MCERTS	-	-	-	-	-
Tetrachloroethene	µg/kg	5	MCERTS	-	-	-	-	-
1,2-Dibromoethane	µg/kg	5	MCERTS	-	-	-	-	-
Chlorobenzene	µg/kg	5	MCERTS	-	-	-	-	-
1,1,1,2-Tetrachloroethane	µg/kg	5	MCERTS	-	-	-	-	-
Ethylbenzene	µg/kg	5	MCERTS	-	-	-	-	-
p & m-Xylene	µg/kg	8	MCERTS	-	-	-	-	-
Styrene	µg/kg	5	MCERTS	-	-	-	-	-
Bromoform	µg/kg	5	MCERTS	-	-	-	-	-
o-Xylene	µg/kg	5	MCERTS	-	-	-	-	-
Isopropylbenzene	µg/kg	5	MCERTS	-	-	-	-	-
1,1,2,2-Tetrachloroethane	µg/kg	5	NONE	-	-	-	-	-
Bromobenzene	µg/kg	5	MCERTS	-	-	-	-	-
n-Propylbenzene	µg/kg	5	MCERTS	-	-	-	-	-
2-Chlorotoluene	µg/kg	5	MCERTS	-	-	-	-	-
4-Chlorotoluene	µg/kg	5	MCERTS	-	-	-	-	-
1,3,5-Trimethylbenzene	µg/kg	5	MCERTS	-	-	-	-	-
tert-Butylbenzene	µg/kg	5	MCERTS	-	-	-	-	-
1,2,4-Trimethylbenzene	µg/kg	5	MCERTS	-	-	-	-	-
sec-Butylbenzene	µg/kg	5	MCERTS	-	-	-	-	-
1,3-Dichlorobenzene	µg/kg	5	MCERTS	-	-	-	-	-
p-Isopropyltoluene	µg/kg	5	MCERTS	-	-	-	-	-
1,4-Dichlorobenzene	µg/kg	5	MCERTS	-	-	-	-	-
1,2-Dichlorobenzene	µg/kg	5	MCERTS	-	-	-	-	-
Butylbenzene	µg/kg	5	MCERTS	-	-	-	-	-
1,2-Dibromo-3-chloropropane	µg/kg	8	MCERTS	-	-	-	-	-
1,2,4-Trichlorobenzene	µg/kg	5	MCERTS	-	-	-	-	-
Hexachlorobutadiene	µg/kg	5	MCERTS	-	-	-	-	-
1,2,3-Trichlorobenzene	µg/kg	5	MCERTS	-	-	-	-	-
Total BTEX	µg/kg	10	MCERTS	-	-	-	-	-

Analytical Report Number: 25-056331
Project / Site name: Land North of East Street, Rusper

Lab Sample Number				719419	719420	719421	719422	719423
Sample Reference				BH01	BH01	BH02	BH02	BH03
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				0.10-0.30	1.60-1.70	0.10-0.30	0.70-0.80	0.10-0.20
Date Sampled				16/10/2025	16/10/2025	16/10/2025	16/10/2025	16/10/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					

SVOCS

Aniline	mg/kg	0.1	NONE	-	-	-	-	-
Phenol	mg/kg	0.2	ISO 17025	-	-	-	-	-
2-Chlorophenol	mg/kg	0.1	MCERTS	-	-	-	-	-
Bis(2-chloroethyl)ether	mg/kg	0.2	MCERTS	-	-	-	-	-
1,3-Dichlorobenzene	mg/kg	0.2	NONE	-	-	-	-	-
1,2-Dichlorobenzene	mg/kg	0.1	MCERTS	-	-	-	-	-
1,4-Dichlorobenzene	mg/kg	0.2	MCERTS	-	-	-	-	-
Bis(2-chloroisopropyl)ether	mg/kg	0.1	MCERTS	-	-	-	-	-
2-Methylphenol	mg/kg	0.3	MCERTS	-	-	-	-	-
Hexachloroethane	mg/kg	0.05	ISO 17025	-	-	-	-	-
Nitrobenzene	mg/kg	0.3	MCERTS	-	-	-	-	-
4-Methylphenol	mg/kg	0.2	NONE	-	-	-	-	-
Isophorone	mg/kg	0.2	MCERTS	-	-	-	-	-
2-Nitrophenol	mg/kg	0.3	NONE	-	-	-	-	-
2,4-Dimethylphenol	mg/kg	0.3	MCERTS	-	-	-	-	-
Bis(2-chloroethoxy)methane	mg/kg	0.3	MCERTS	-	-	-	-	-
1,2,4-Trichlorobenzene	mg/kg	0.3	MCERTS	-	-	-	-	-
2,4-Dichlorophenol	mg/kg	0.3	MCERTS	-	-	-	-	-
4-Chloroaniline	mg/kg	0.1	NONE	-	-	-	-	-
Hexachlorobutadiene	mg/kg	0.1	MCERTS	-	-	-	-	-
4-Chloro-3-methylphenol	mg/kg	0.1	NONE	-	-	-	-	-
2,4,6-Trichlorophenol	mg/kg	0.1	NONE	-	-	-	-	-
2,4,5-Trichlorophenol	mg/kg	0.2	NONE	-	-	-	-	-
2-Methylnaphthalene	mg/kg	0.1	NONE	-	-	-	-	-
2-Chloronaphthalene	mg/kg	0.1	MCERTS	-	-	-	-	-
Dimethylphthalate	mg/kg	0.1	MCERTS	-	-	-	-	-
2,6-Dinitrotoluene	mg/kg	0.1	NONE	-	-	-	-	-
2,4-Dinitrotoluene	mg/kg	0.2	NONE	-	-	-	-	-
Dibenzofuran	mg/kg	0.2	MCERTS	-	-	-	-	-
4-Chlorophenyl phenyl ether	mg/kg	0.3	MCERTS	-	-	-	-	-
Diethyl phthalate	mg/kg	0.2	MCERTS	-	-	-	-	-
4-Nitroaniline	mg/kg	0.2	NONE	-	-	-	-	-
Azobenzene	mg/kg	0.3	NONE	-	-	-	-	-
Bromophenyl phenyl ether	mg/kg	0.2	MCERTS	-	-	-	-	-
Hexachlorobenzene	mg/kg	0.3	MCERTS	-	-	-	-	-
Carbazole	mg/kg	0.3	MCERTS	-	-	-	-	-
Dibutyl phthalate	mg/kg	0.2	NONE	-	-	-	-	-
Anthraquinone	mg/kg	0.3	NONE	-	-	-	-	-
Butyl benzyl phthalate	mg/kg	0.3	NONE	-	-	-	-	-

Analytical Report Number: 25-056331

Project / Site name: Land North of East Street, Rusper

Lab Sample Number				719419	719420	719421	719422	719423
Sample Reference				BH01	BH01	BH02	BH02	BH03
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				0.10-0.30	1.60-1.70	0.10-0.30	0.70-0.80	0.10-0.20
Date Sampled				16/10/2025	16/10/2025	16/10/2025	16/10/2025	16/10/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)				Units	Test Limit of detection	Test Accreditation Status		

PCBs by GC-MS

PCB Congener 28	mg/kg	0.001	MCERTS	-	-	-	-	-
PCB Congener 52	mg/kg	0.001	MCERTS	-	-	-	-	-
PCB Congener 101	mg/kg	0.001	MCERTS	-	-	-	-	-
PCB Congener 118	mg/kg	0.001	MCERTS	-	-	-	-	-
PCB Congener 138	mg/kg	0.001	MCERTS	-	-	-	-	-
PCB Congener 153	mg/kg	0.001	MCERTS	-	-	-	-	-
PCB Congener 180	mg/kg	0.001	MCERTS	-	-	-	-	-
Total PCBs	mg/kg	0.007	MCERTS	-	-	-	-	-

Environmental Forensics

Hexabromobiphenyl	mg/kg	0.01	NONE	-	-	-	-	-
Mirex	mg/kg	0.5	NONE	-	-	-	-	-

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

Analytical Report Number: 25-056331

Project / Site name: Land North of East Street, Rusper

Lab Sample Number	719424	719425	719426	719427	719428
Sample Reference	BH03	BH04	BH04	BH05	BH05
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	2.30-2.40	0.10-0.30	1.70-1.80	0.10-0.20	0.75-0.85
Date Sampled	16/10/2025	16/10/2025	16/10/2025	16/10/2025	16/10/2025
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	19	20	11	21	18
Total mass of sample received	kg	0.1	NONE	0.9	0.8	1.1	0.8	1.6

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	-	Not-detected	-	Not-detected	-
Asbestos Analyst ID	N/A	N/A	N/A	-	OGR	-	OGR	-
Analysis completed	N/A	N/A	N/A	-	28/10/2025	-	28/10/2025	-

General Inorganics

pH (L005B)	pH Units	N/A	MCERTS	-	-	-	-	-
pH (L099)	pH Units	N/A	MCERTS	8	6.7	8.3	5.6	7.5
Total Cyanide	mg/kg	1	MCERTS	-	< 1.0	-	< 1.0	-
Total Sulphate as SO ₄	%	0.005	MCERTS	0.036	-	0.008	-	0.022
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	38	60	25	20	92
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	g/l	0.00125	MCERTS	-	0.0299	-	0.0102	-
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	18.8	29.9	12.5	10.2	46
Sulphide	mg/kg	1	MCERTS	-	< 1.0	-	< 1.0	-
Total Sulphur	mg/kg	50	MCERTS	160	-	< 50	-	88
Total Sulphur	%	0.005	MCERTS	0.016	-	< 0.005	-	0.009
Ammoniacal Nitrogen as NH ₃	mg/kg	0.5	MCERTS	-	-	-	-	-
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	-	2.2	-	2.5	-
Loss on Ignition @ 450°C	%	0.2	MCERTS	-	-	-	-	-
Acid Neutralisation Capacity	mmol/kg	-9999	NONE	-	-	-	-	-

Total Phenols

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

Naphthalene	mg/kg	0.05	MCERTS	-	< 0.05	-	< 0.05	-
Acenaphthylene	mg/kg	0.05	MCERTS	-	< 0.05	-	< 0.05	-
Acenaphthene	mg/kg	0.05	MCERTS	-	< 0.05	-	< 0.05	-
Fluorene	mg/kg	0.05	MCERTS	-	< 0.05	-	< 0.05	-
Phenanthrene	mg/kg	0.05	MCERTS	-	< 0.05	-	0.09	-
Anthracene	mg/kg	0.05	MCERTS	-	< 0.05	-	< 0.05	-
Fluoranthene	mg/kg	0.05	MCERTS	-	0.1	-	0.25	-
Pyrene	mg/kg	0.05	MCERTS	-	0.09	-	0.25	-
Benzo(a)anthracene	mg/kg	0.05	MCERTS	-	0.06	-	0.14	-
Chrysene	mg/kg	0.05	MCERTS	-	0.07	-	0.14	-
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	-	< 0.05	-	0.17	-
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	-	< 0.05	-	0.09	-
Benzo(a)pyrene	mg/kg	0.05	MCERTS	-	< 0.05	-	0.13	-
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	-	< 0.05	-	0.08	-
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	-	< 0.05	-	< 0.05	-
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	-	< 0.05	-	0.09	-
Coronene	mg/kg	0.05	NONE	-	-	-	-	-

Analytical Report Number: 25-056331
Project / Site name: Land North of East Street, Rusper

Lab Sample Number	719424	719425	719426	719427	719428
Sample Reference	BH03	BH04	BH04	BH05	BH05
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	2.30-2.40	0.10-0.30	1.70-1.80	0.10-0.20	0.75-0.85
Date Sampled	16/10/2025	16/10/2025	16/10/2025	16/10/2025	16/10/2025
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	-	< 0.80	-	1.43	-
Total WAC-17 PAHs	mg/kg	0.85	NONE	-	-	-	-	-

Heavy Metals / Metalloids

Antimony (aqua regia extractable)	mg/kg	1	ISO 17025	-	-	-	-	-
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	-	15	-	14	-
Barium (aqua regia extractable)	mg/kg	1	MCERTS	-	120	-	98	-
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	-	1.1	-	1	-
Boron (water soluble)	mg/kg	0.2	MCERTS	-	1.1	-	1.4	-
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	-	< 0.2	-	< 0.2	-
Chromium (hexavalent) Low Level	mg/kg	1.2	NONE	-	< 1.2	-	< 1.2	-
Chromium (hexavalent)	mg/kg	1.8	MCERTS	-	-	-	-	-
Chromium (III)	mg/kg	1	NONE	-	-	-	-	-
Chromium (VI) by IC	mg/kg	1.8	NONE	-	-	-	-	-
Chromium (III) by IC	mg/kg	1	NONE	-	-	-	-	-
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	-	33	-	33	-
Copper (aqua regia extractable)	mg/kg	1	MCERTS	-	22	-	21	-
Lead (aqua regia extractable)	mg/kg	1	MCERTS	-	55	-	41	-
Manganese (aqua regia extractable)	mg/kg	1	MCERTS	-	-	-	-	-
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	-	< 0.3	-	< 0.3	-
Molybdenum (aqua regia extractable)	mg/kg	0.25	MCERTS	-	-	-	-	-
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	-	18	-	18	-
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	-	< 1.0	-	1.3	-
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	-	50	-	51	-
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	-	65	-	67	-

Petroleum Hydrocarbons

Petroleum Range Organics (EC6 - EC10) HS_1D_TOTAL	mg/kg	1	ISO 17025	-	-	-	-	-
TPH (EC10 - EC40) EH_CU_1D_TOTAL	mg/kg	10	MCERTS	-	-	-	-	-
Mineral Oil (EC10 - EC40) EH_CU_1D_AL	mg/kg	10	NONE	-	-	-	-	-

VOCs

Chloromethane	µg/kg	5	MCERTS	-	-	-	-	-
Chloroethane	µg/kg	5	MCERTS	-	-	-	-	-
Bromomethane	µg/kg	5	MCERTS	-	-	-	-	-
Vinyl Chloride	µg/kg	5	NONE	-	-	-	-	-
Trichlorofluoromethane	µg/kg	5	MCERTS	-	-	-	-	-
1,1-Dichloroethene	µg/kg	5	MCERTS	-	-	-	-	-
1,1,2-Trichloro 1,2,2-Trifluoroethane	µg/kg	5	MCERTS	-	-	-	-	-
Trans 1,2-dichloroethylene	µg/kg	5	MCERTS	-	-	-	-	-
MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	-	-	-	-	-
1,1-Dichloroethane	µg/kg	5	MCERTS	-	-	-	-	-
2,2-Dichloropropane	µg/kg	5	NONE	-	-	-	-	-
Chloroform	µg/kg	5	MCERTS	-	-	-	-	-
1,1,1-Trichloroethane	µg/kg	5	MCERTS	-	-	-	-	-
1,2-Dichloroethane	µg/kg	7	MCERTS	-	-	-	-	-

Analytical Report Number: 25-056331
Project / Site name: Land North of East Street, Rusper

Lab Sample Number				719424	719425	719426	719427	719428
Sample Reference				BH03	BH04	BH04	BH05	BH05
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				2.30-2.40	0.10-0.30	1.70-1.80	0.10-0.20	0.75-0.85
Date Sampled				16/10/2025	16/10/2025	16/10/2025	16/10/2025	16/10/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					
1,1-Dichloropropene	µg/kg	5	MCERTS	-	-	-	-	-
Cis-1,2-dichloroethene	µg/kg	5	MCERTS	-	-	-	-	-
Benzene	µg/kg	5	MCERTS	-	-	-	-	-
Carbontetrachloride	µg/kg	5	MCERTS	-	-	-	-	-
1,2-Dichloropropane	µg/kg	6	MCERTS	-	-	-	-	-
Trichloroethene	µg/kg	10	MCERTS	-	-	-	-	-
Dibromomethane	µg/kg	5	MCERTS	-	-	-	-	-
Bromodichloromethane	µg/kg	5	MCERTS	-	-	-	-	-
Cis-1,3-dichloropropene	µg/kg	5	MCERTS	-	-	-	-	-
Trans-1,3-dichloropropene	µg/kg	10	MCERTS	-	-	-	-	-
Toluene	µg/kg	5	MCERTS	-	-	-	-	-
1,1,2-Trichloroethane	µg/kg	6	MCERTS	-	-	-	-	-
1,3-Dichloropropane	µg/kg	5	MCERTS	-	-	-	-	-
Dibromochloromethane	µg/kg	5	MCERTS	-	-	-	-	-
Tetrachloroethene	µg/kg	5	MCERTS	-	-	-	-	-
1,2-Dibromoethane	µg/kg	5	MCERTS	-	-	-	-	-
Chlorobenzene	µg/kg	5	MCERTS	-	-	-	-	-
1,1,1,2-Tetrachloroethane	µg/kg	5	MCERTS	-	-	-	-	-
Ethylbenzene	µg/kg	5	MCERTS	-	-	-	-	-
p & m-Xylene	µg/kg	8	MCERTS	-	-	-	-	-
Styrene	µg/kg	5	MCERTS	-	-	-	-	-
Bromoform	µg/kg	5	MCERTS	-	-	-	-	-
o-Xylene	µg/kg	5	MCERTS	-	-	-	-	-
Isopropylbenzene	µg/kg	5	MCERTS	-	-	-	-	-
1,1,2,2-Tetrachloroethane	µg/kg	5	NONE	-	-	-	-	-
Bromobenzene	µg/kg	5	MCERTS	-	-	-	-	-
n-Propylbenzene	µg/kg	5	MCERTS	-	-	-	-	-
2-Chlorotoluene	µg/kg	5	MCERTS	-	-	-	-	-
4-Chlorotoluene	µg/kg	5	MCERTS	-	-	-	-	-
1,3,5-Trimethylbenzene	µg/kg	5	MCERTS	-	-	-	-	-
tert-Butylbenzene	µg/kg	5	MCERTS	-	-	-	-	-
1,2,4-Trimethylbenzene	µg/kg	5	MCERTS	-	-	-	-	-
sec-Butylbenzene	µg/kg	5	MCERTS	-	-	-	-	-
1,3-Dichlorobenzene	µg/kg	5	MCERTS	-	-	-	-	-
p-Isopropyltoluene	µg/kg	5	MCERTS	-	-	-	-	-
1,4-Dichlorobenzene	µg/kg	5	MCERTS	-	-	-	-	-
1,2-Dichlorobenzene	µg/kg	5	MCERTS	-	-	-	-	-
Butylbenzene	µg/kg	5	MCERTS	-	-	-	-	-
1,2-Dibromo-3-chloropropane	µg/kg	8	MCERTS	-	-	-	-	-
1,2,4-Trichlorobenzene	µg/kg	5	MCERTS	-	-	-	-	-
Hexachlorobutadiene	µg/kg	5	MCERTS	-	-	-	-	-
1,2,3-Trichlorobenzene	µg/kg	5	MCERTS	-	-	-	-	-
Total BTEX	µg/kg	10	MCERTS	-	-	-	-	-

Analytical Report Number: 25-056331
Project / Site name: Land North of East Street, Rusper

Lab Sample Number				719424	719425	719426	719427	719428
Sample Reference				BH03	BH04	BH04	BH05	BH05
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				2.30-2.40	0.10-0.30	1.70-1.80	0.10-0.20	0.75-0.85
Date Sampled				16/10/2025	16/10/2025	16/10/2025	16/10/2025	16/10/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					

SVOCS

Aniline	mg/kg	0.1	NONE	-	-	-	-	-
Phenol	mg/kg	0.2	ISO 17025	-	-	-	-	-
2-Chlorophenol	mg/kg	0.1	MCERTS	-	-	-	-	-
Bis(2-chloroethyl)ether	mg/kg	0.2	MCERTS	-	-	-	-	-
1,3-Dichlorobenzene	mg/kg	0.2	NONE	-	-	-	-	-
1,2-Dichlorobenzene	mg/kg	0.1	MCERTS	-	-	-	-	-
1,4-Dichlorobenzene	mg/kg	0.2	MCERTS	-	-	-	-	-
Bis(2-chloroisopropyl)ether	mg/kg	0.1	MCERTS	-	-	-	-	-
2-Methylphenol	mg/kg	0.3	MCERTS	-	-	-	-	-
Hexachloroethane	mg/kg	0.05	ISO 17025	-	-	-	-	-
Nitrobenzene	mg/kg	0.3	MCERTS	-	-	-	-	-
4-Methylphenol	mg/kg	0.2	NONE	-	-	-	-	-
Isophorone	mg/kg	0.2	MCERTS	-	-	-	-	-
2-Nitrophenol	mg/kg	0.3	NONE	-	-	-	-	-
2,4-Dimethylphenol	mg/kg	0.3	MCERTS	-	-	-	-	-
Bis(2-chloroethoxy)methane	mg/kg	0.3	MCERTS	-	-	-	-	-
1,2,4-Trichlorobenzene	mg/kg	0.3	MCERTS	-	-	-	-	-
2,4-Dichlorophenol	mg/kg	0.3	MCERTS	-	-	-	-	-
4-Chloroaniline	mg/kg	0.1	NONE	-	-	-	-	-
Hexachlorobutadiene	mg/kg	0.1	MCERTS	-	-	-	-	-
4-Chloro-3-methylphenol	mg/kg	0.1	NONE	-	-	-	-	-
2,4,6-Trichlorophenol	mg/kg	0.1	NONE	-	-	-	-	-
2,4,5-Trichlorophenol	mg/kg	0.2	NONE	-	-	-	-	-
2-Methylnaphthalene	mg/kg	0.1	NONE	-	-	-	-	-
2-Chloronaphthalene	mg/kg	0.1	MCERTS	-	-	-	-	-
Dimethylphthalate	mg/kg	0.1	MCERTS	-	-	-	-	-
2,6-Dinitrotoluene	mg/kg	0.1	NONE	-	-	-	-	-
2,4-Dinitrotoluene	mg/kg	0.2	NONE	-	-	-	-	-
Dibenzofuran	mg/kg	0.2	MCERTS	-	-	-	-	-
4-Chlorophenyl phenyl ether	mg/kg	0.3	MCERTS	-	-	-	-	-
Diethyl phthalate	mg/kg	0.2	MCERTS	-	-	-	-	-
4-Nitroaniline	mg/kg	0.2	NONE	-	-	-	-	-
Azobenzene	mg/kg	0.3	NONE	-	-	-	-	-
Bromophenyl phenyl ether	mg/kg	0.2	MCERTS	-	-	-	-	-
Hexachlorobenzene	mg/kg	0.3	MCERTS	-	-	-	-	-
Carbazole	mg/kg	0.3	MCERTS	-	-	-	-	-
Dibutyl phthalate	mg/kg	0.2	NONE	-	-	-	-	-
Anthraquinone	mg/kg	0.3	NONE	-	-	-	-	-
Butyl benzyl phthalate	mg/kg	0.3	NONE	-	-	-	-	-

Analytical Report Number: 25-056331

Project / Site name: Land North of East Street, Rusper

Lab Sample Number				719424	719425	719426	719427	719428
Sample Reference				BH03	BH04	BH04	BH05	BH05
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				2.30-2.40	0.10-0.30	1.70-1.80	0.10-0.20	0.75-0.85
Date Sampled				16/10/2025	16/10/2025	16/10/2025	16/10/2025	16/10/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					

PCBs by GC-MS

PCB Congener 28	mg/kg	0.001	MCERTS	-	-	-	-	-
PCB Congener 52	mg/kg	0.001	MCERTS	-	-	-	-	-
PCB Congener 101	mg/kg	0.001	MCERTS	-	-	-	-	-
PCB Congener 118	mg/kg	0.001	MCERTS	-	-	-	-	-
PCB Congener 138	mg/kg	0.001	MCERTS	-	-	-	-	-
PCB Congener 153	mg/kg	0.001	MCERTS	-	-	-	-	-
PCB Congener 180	mg/kg	0.001	MCERTS	-	-	-	-	-
Total PCBs	mg/kg	0.007	MCERTS	-	-	-	-	-

Environmental Forensics

Hexabromobiphenyl	mg/kg	0.01	NONE	-	-	-	-	-
Mirex	mg/kg	0.5	NONE	-	-	-	-	-

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

Analytical Report Number: 25-056331
Project / Site name: Land North of East Street, Rusper

Lab Sample Number	719429	719430	719431	719432
Sample Reference	BH06	TP01	Stockpile 1	Stockpile 2
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A
Depth (m)	0.10-0.20	0.00-0.20	None Supplied	None Supplied
Date Sampled	16/10/2025	16/10/2025	16/10/2025	16/10/2025
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	18	21	12	7.5
Total mass of sample received	kg	0.1	NONE	1	2	2	2

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	OGR	WEM	WEM	WEM
Analysis completed	N/A	N/A	N/A	28/10/2025	28/10/2025	28/10/2025	28/10/2025

General Inorganics

pH (L005B)	pH Units	N/A	MCERTS	-	6.3	6.6	7.3
pH (L099)	pH Units	N/A	MCERTS	5.8	-	-	-
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	2.1	< 1.0
Total Sulphate as SO ₄	%	0.005	MCERTS	-	-	-	-
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	24	-	-	-
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	g/l	0.00125	MCERTS	0.012	-	-	-
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	12	-	-	-
Sulphide	mg/kg	1	MCERTS	< 1.0	-	-	-
Total Sulphur	mg/kg	50	MCERTS	-	-	-	-
Total Sulphur	%	0.005	MCERTS	-	-	-	-
Ammoniacal Nitrogen as NH ₃	mg/kg	0.5	MCERTS	-	< 0.5	0.5	0.7
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	2.8	2.9	7.4	4.9
Loss on Ignition @ 450°C	%	0.2	MCERTS	-	8.4	17	11
Acid Neutralisation Capacity	mmol/kg	-9999	NONE	-	-9.4	-4.1	2.6

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	1.1	< 1.0
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Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.06
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.09	0.09
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.29
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.24
Phenanthrene	mg/kg	0.05	MCERTS	0.09	0.06	0.34	3
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.14	0.78
Fluoranthene	mg/kg	0.05	MCERTS	0.26	0.15	1.2	5.9
Pyrene	mg/kg	0.05	MCERTS	0.27	0.13	1.2	5.2
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.15	0.08	0.56	2.7
Chrysene	mg/kg	0.05	MCERTS	0.15	0.09	0.91	2.6
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.2	0.09	1.2	3.2
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.08	0.06	0.47	1.5
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.15	0.07	0.59	2.6
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.38	1.4
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.27
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.09	< 0.05	0.42	1.5
Coronene	mg/kg	0.05	NONE	-	< 0.05	< 0.05	< 0.05

Analytical Report Number: 25-056331
Project / Site name: Land North of East Street, Rusper

Lab Sample Number	719429			719430	719431	719432
Sample Reference	BH06			TP01	Stockpile 1	Stockpile 2
Sample Number	None Supplied			None Supplied	None Supplied	None Supplied
Water Matrix	N/A			N/A	N/A	N/A
Depth (m)	0.10-0.20			0.00-0.20	None Supplied	None Supplied
Date Sampled	16/10/2025			16/10/2025	16/10/2025	16/10/2025
Time Taken	None Supplied			None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status			

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	1.44	< 0.80	7.43	31.3
Total WAC-17 PAHs	mg/kg	0.85	NONE	-	< 0.85	7.43	31.3

Heavy Metals / Metalloids

Antimony (aqua regia extractable)	mg/kg	1	ISO 17025	-	4.1	10	3.8
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	15	21	17	17
Barium (aqua regia extractable)	mg/kg	1	MCERTS	110	100	270	180
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	1.1	1.3	0.76	1.1
Boron (water soluble)	mg/kg	0.2	MCERTS	1.2	1.1	3	3.2
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.2	< 0.2	0.4	0.5
Chromium (hexavalent) Low Level	mg/kg	1.2	NONE	< 1.2	-	-	-
Chromium (hexavalent)	mg/kg	1.8	MCERTS	-	< 1.8	U/S ^{*U/S g}	U/S ^{*U/S g}
Chromium (III)	mg/kg	1	NONE	-	34	U/S ^{*U/S g}	U/S ^{*U/S g}
Chromium (VI) by IC	mg/kg	1.8	NONE	-	-	16.2	1.91
Chromium (III) by IC	mg/kg	1	NONE	-	-	21	28
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	36	34	37	28
Copper (aqua regia extractable)	mg/kg	1	MCERTS	23	23	31	51
Lead (aqua regia extractable)	mg/kg	1	MCERTS	75	42	1900	160
Manganese (aqua regia extractable)	mg/kg	1	MCERTS	-	1500	1300	1100
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	< 0.3
Molybdenum (aqua regia extractable)	mg/kg	0.25	MCERTS	-	0.98	1.1	1.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	19	17	15	19
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	1.7	< 1.0	1.2
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	55	-	-	-
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	73	78	290	190

Petroleum Hydrocarbons

Petroleum Range Organics (EC6 - EC10) _{HS_1D_TOTAL}	mg/kg	1	ISO 17025	-	< 1.0	< 1.0	< 1.0
TPH (EC10 - EC40) _{EH_CU_1D_TOTAL}	mg/kg	10	MCERTS	-	< 10	180	96
Mineral Oil (EC10 - EC40) _{EH_CU_1D_AL}	mg/kg	10	NONE	-	< 10	63	25

VOCs

Chloromethane	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
Chloroethane	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
Bromomethane	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
Vinyl Chloride	µg/kg	5	NONE	-	< 5.0	< 5.0	< 5.0
Trichlorofluoromethane	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
1,1-Dichloroethene	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
1,1,2-Trichloro 1,2,2-Trifluoroethane	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
Trans 1,2-dichloroethylene	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
1,1-Dichloroethane	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
2,2-Dichloropropane	µg/kg	5	NONE	-	< 5.0	< 5.0	< 5.0
Chloroform	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
1,1,1-Trichloroethane	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
1,2-Dichloroethane	µg/kg	7	MCERTS	-	< 7.0	< 7.0	< 7.0

Analytical Report Number: 25-056331
Project / Site name: Land North of East Street, Rusper

Lab Sample Number				719429	719430	719431	719432
Sample Reference				BH06	TP01	Stockpile 1	Stockpile 2
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A
Depth (m)				0.10-0.20	0.00-0.20	None Supplied	None Supplied
Date Sampled				16/10/2025	16/10/2025	16/10/2025	16/10/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status				
1,1-Dichloropropene	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
Cis-1,2-dichloroethene	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
Benzene	µg/kg	5	MCERTS	-	< 5.0	< 5.0	15
Carbontetrachloride	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
1,2-Dichloropropane	µg/kg	6	MCERTS	-	< 6.0	< 6.0	< 6.0
Trichloroethene	µg/kg	10	MCERTS	-	< 10	< 10	< 10
Dibromomethane	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
Bromodichloromethane	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
Cis-1,3-dichloropropene	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
Trans-1,3-dichloropropene	µg/kg	10	MCERTS	-	< 10	< 10	< 10
Toluene	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
1,1,2-Trichloroethane	µg/kg	6	MCERTS	-	< 6.0	< 6.0	< 6.0
1,3-Dichloropropane	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
Dibromochloromethane	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
Tetrachloroethene	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
1,2-Dibromoethane	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
Chlorobenzene	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
1,1,1,2-Tetrachloroethane	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
Ethylbenzene	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	-	< 8.0	< 8.0	< 8.0
Styrene	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
Bromoform	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
o-Xylene	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
Isopropylbenzene	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
1,1,2,2-Tetrachloroethane	µg/kg	5	NONE	-	< 5.0	< 5.0	< 5.0
Bromobenzene	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
n-Propylbenzene	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
2-Chlorotoluene	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
4-Chlorotoluene	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
1,3,5-Trimethylbenzene	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
tert-Butylbenzene	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
1,2,4-Trimethylbenzene	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
sec-Butylbenzene	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
1,3-Dichlorobenzene	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
p-Isopropyltoluene	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
1,4-Dichlorobenzene	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
1,2-Dichlorobenzene	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
Butylbenzene	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
1,2-Dibromo-3-chloropropane	µg/kg	8	MCERTS	-	< 8.0	< 8.0	< 8.0
1,2,4-Trichlorobenzene	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
Hexachlorobutadiene	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
1,2,3-Trichlorobenzene	µg/kg	5	MCERTS	-	< 5.0	< 5.0	< 5.0
Total BTEX	µg/kg	10	MCERTS	-	< 10	< 10	15

Analytical Report Number: 25-056331
Project / Site name: Land North of East Street, Rusper

Lab Sample Number				719429	719430	719431	719432
Sample Reference				BH06	TP01	Stockpile 1	Stockpile 2
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A
Depth (m)				0.10-0.20	0.00-0.20	None Supplied	None Supplied
Date Sampled				16/10/2025	16/10/2025	16/10/2025	16/10/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status				

SVOCS

Aniline	mg/kg	0.1	NONE	-	< 0.1	< 0.1	< 0.1
Phenol	mg/kg	0.2	ISO 17025	-	< 0.2	< 0.2	< 0.2
2-Chlorophenol	mg/kg	0.1	MCERTS	-	< 0.1	< 0.1	< 0.1
Bis(2-chloroethyl)ether	mg/kg	0.2	MCERTS	-	< 0.2	< 0.2	< 0.2
1,3-Dichlorobenzene	mg/kg	0.2	NONE	-	< 0.2	< 0.2	< 0.2
1,2-Dichlorobenzene	mg/kg	0.1	MCERTS	-	< 0.1	< 0.1	< 0.1
1,4-Dichlorobenzene	mg/kg	0.2	MCERTS	-	< 0.2	< 0.2	< 0.2
Bis(2-chloroisopropyl)ether	mg/kg	0.1	MCERTS	-	< 0.1	< 0.1	< 0.1
2-Methylphenol	mg/kg	0.3	MCERTS	-	< 0.3	< 0.3	< 0.3
Hexachloroethane	mg/kg	0.05	ISO 17025	-	< 0.05	< 0.05	< 0.05
Nitrobenzene	mg/kg	0.3	MCERTS	-	< 0.3	< 0.3	< 0.3
4-Methylphenol	mg/kg	0.2	NONE	-	< 0.2	< 0.2	< 0.2
Isophorone	mg/kg	0.2	MCERTS	-	< 0.2	< 0.2	< 0.2
2-Nitrophenol	mg/kg	0.3	NONE	-	< 0.3	< 0.3	< 0.3
2,4-Dimethylphenol	mg/kg	0.3	MCERTS	-	< 0.3	< 0.3	< 0.3
Bis(2-chloroethoxy)methane	mg/kg	0.3	MCERTS	-	< 0.3	< 0.3	< 0.3
1,2,4-Trichlorobenzene	mg/kg	0.3	MCERTS	-	< 0.3	< 0.3	< 0.3
2,4-Dichlorophenol	mg/kg	0.3	MCERTS	-	< 0.3	< 0.3	< 0.3
4-Chloroaniline	mg/kg	0.1	NONE	-	< 0.1	< 0.1	< 0.1
Hexachlorobutadiene	mg/kg	0.1	MCERTS	-	< 0.1	< 0.1	< 0.1
4-Chloro-3-methylphenol	mg/kg	0.1	NONE	-	< 0.1	< 0.1	< 0.1
2,4,6-Trichlorophenol	mg/kg	0.1	NONE	-	< 0.1	< 0.1	< 0.1
2,4,5-Trichlorophenol	mg/kg	0.2	NONE	-	< 0.2	< 0.2	< 0.2
2-Methylnaphthalene	mg/kg	0.1	NONE	-	< 0.1	< 0.1	< 0.1
2-Chloronaphthalene	mg/kg	0.1	MCERTS	-	< 0.1	< 0.1	< 0.1
Dimethylphthalate	mg/kg	0.1	MCERTS	-	< 0.1	< 0.1	< 0.1
2,6-Dinitrotoluene	mg/kg	0.1	NONE	-	< 0.1	< 0.1	< 0.1
2,4-Dinitrotoluene	mg/kg	0.2	NONE	-	< 0.2	< 0.2	< 0.2
Dibenzofuran	mg/kg	0.2	MCERTS	-	< 0.2	< 0.2	< 0.2
4-Chlorophenyl phenyl ether	mg/kg	0.3	MCERTS	-	< 0.3	< 0.3	< 0.3
Diethyl phthalate	mg/kg	0.2	MCERTS	-	< 0.2	< 0.2	< 0.2
4-Nitroaniline	mg/kg	0.2	NONE	-	< 0.2	< 0.2	< 0.2
Azobenzene	mg/kg	0.3	NONE	-	< 0.3	< 0.3	< 0.3
Bromophenyl phenyl ether	mg/kg	0.2	MCERTS	-	< 0.2	< 0.2	< 0.2
Hexachlorobenzene	mg/kg	0.3	MCERTS	-	< 0.30	< 0.30	< 0.30
Carbazole	mg/kg	0.3	MCERTS	-	< 0.3	< 0.3	< 0.3
Dibutyl phthalate	mg/kg	0.2	NONE	-	< 0.2	< 0.2	< 0.2
Anthraquinone	mg/kg	0.3	NONE	-	< 0.3	< 0.3	0.6
Butyl benzyl phthalate	mg/kg	0.3	NONE	-	< 0.3	< 0.3	< 0.3

Analytical Report Number: 25-056331
Project / Site name: Land North of East Street, Rusper

Lab Sample Number				719429	719430	719431	719432
Sample Reference				BH06	TP01	Stockpile 1	Stockpile 2
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A
Depth (m)				0.10-0.20	0.00-0.20	None Supplied	None Supplied
Date Sampled				16/10/2025	16/10/2025	16/10/2025	16/10/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status				

PCBs by GC-MS

PCB Congener 28	mg/kg	0.001	MCERTS	-	< 0.001	< 0.001	< 0.001
PCB Congener 52	mg/kg	0.001	MCERTS	-	< 0.001	< 0.001	< 0.001
PCB Congener 101	mg/kg	0.001	MCERTS	-	< 0.001	< 0.001	< 0.001
PCB Congener 118	mg/kg	0.001	MCERTS	-	< 0.001	< 0.001	< 0.001
PCB Congener 138	mg/kg	0.001	MCERTS	-	< 0.001	< 0.001	0.002
PCB Congener 153	mg/kg	0.001	MCERTS	-	< 0.001	< 0.001	0.001
PCB Congener 180	mg/kg	0.001	MCERTS	-	< 0.001	< 0.001	< 0.001

Total PCBs	mg/kg	0.007	MCERTS	-	< 0.007	< 0.007	< 0.007
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Environmental Forensics

Hexabromobiphenyl	mg/kg	0.01	NONE	-	< 0.01	< 0.01	< 0.01
Mirex	mg/kg	0.5	NONE	-	< 0.5	< 0.5	< 0.5

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