



DO NOT SCALE FROM THIS DRAWING

LEGEND

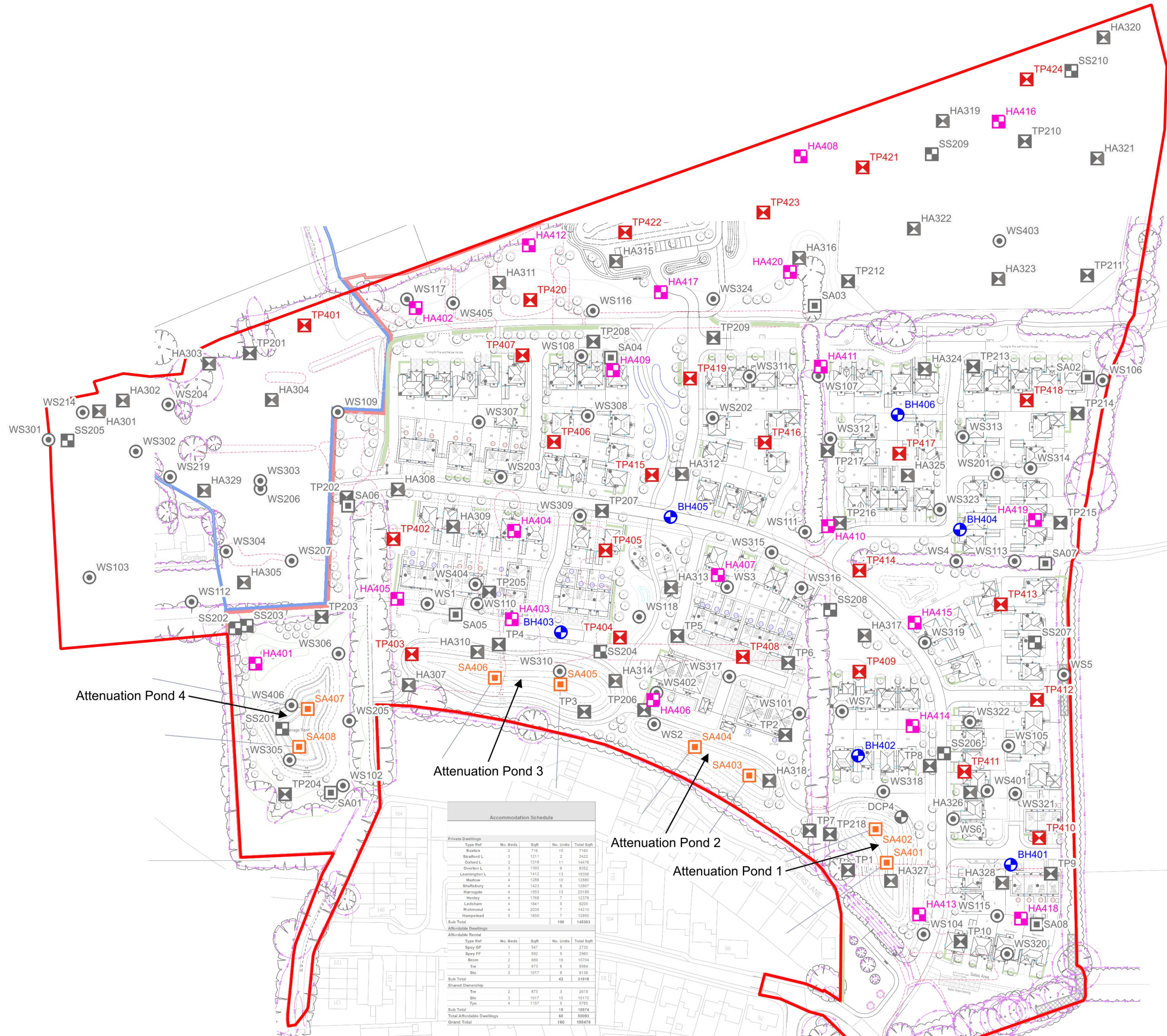
-  Site Boundary
- Previous Site Investigation Locations**
-  Cable Percussion Borehole
 -  Hand Dug Trial Pit
 -  Machine Excavated Trial Pit
 -  Soakaway Test
 -  Window Sample Borehole
- Site Investigation Locations**
-  Cable Percussion Borehole
 -  Hand Dug Trial Pit
 -  Soakaway Test
 -  Machine Excavated Trial Pit

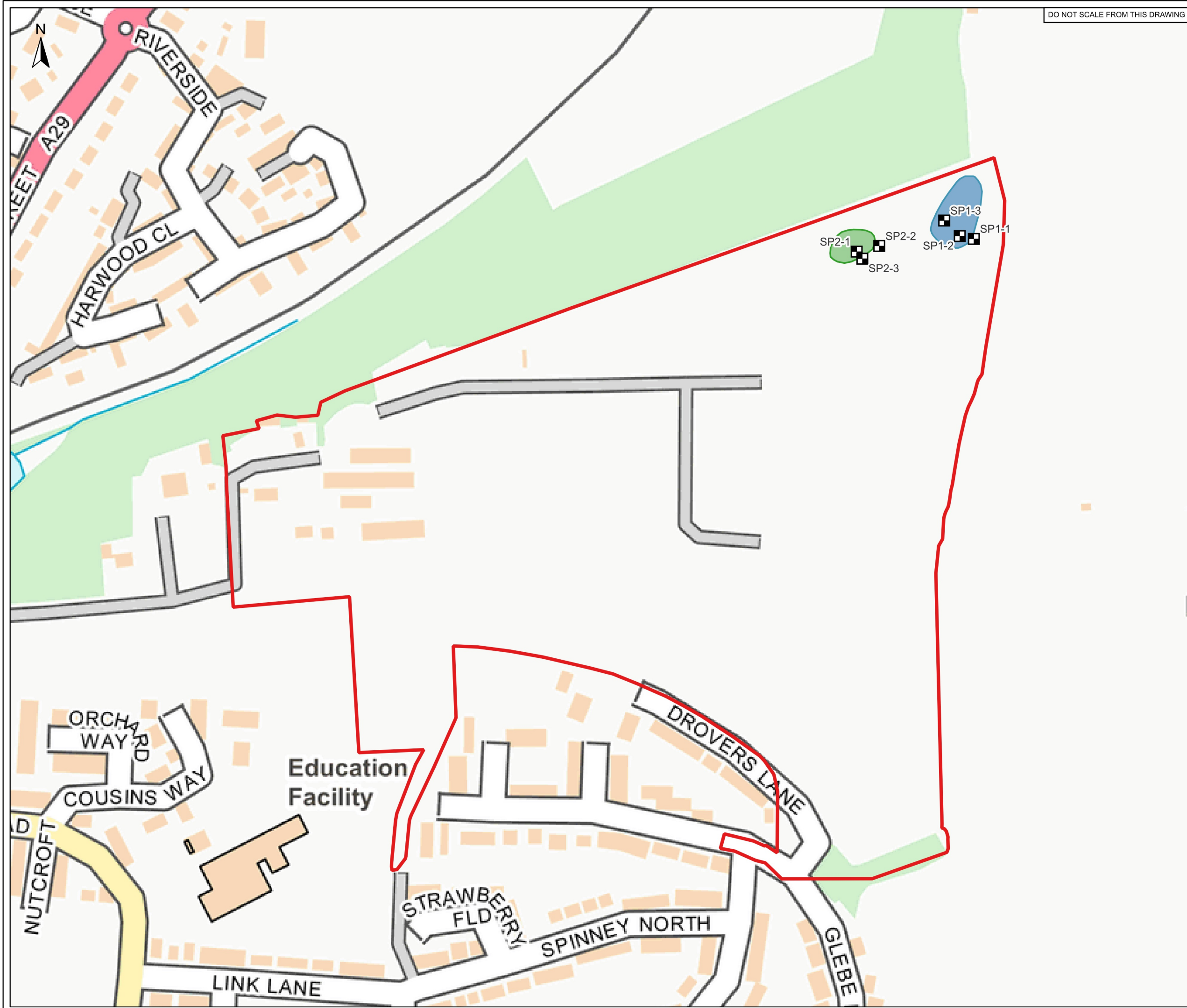
Notes:
Base plan provided by the client.
Drawing Ref: H9376-GPA-XX-XX-DR-UD-23001-C01-Planning Layout
Sheet 1 B&W

C01	18.11.25	First Issue	RT	RMD	RMD
Rev	Date	Amendment	Drawn	Chkd	Appd



Client Barratt Redrow Southern Counties		
Project Name New Place Farm		
Description Exploratory Hole Location Plan		
Project ID 3750966	Drawing no. 22201	Revision C01
File name 3750966-LW-112-XX-D-G-22201-C01		
Dimensions m	Scale 1:2,000	Size A3
		





DO NOT SCALE FROM THIS DRAWING

LEGEND

- Site Boundary
- Hand Excavated Trial Pit Location
- Stockpiles**
 - SP1
 - SP2

Notes:
Contains Ordnance Survey data © Crown copyright and database right 2025

C01	13.11.25	First Issue	RT	RMD	RMD
Rev	Date	Amendment	Drawn	Chkd	Appd



Client
BDW Trading Ltd

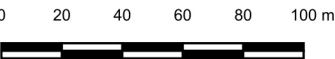
Project Name
New Place Farm – Waste Classification Report

Description
Stockpile Location Plan

Project ID 3750966	Drawing no. 22204	Revision C01
-----------------------	----------------------	-----------------

File name
3750966-LW-222-XX-D-G-22204-C01

Dimensions m	Scale 1:2,500	Size A3
-----------------	------------------	------------



[illegible]

Accommodation Schedule				
Private Dwellings				
Type Ref	No. Beds	Sqft	No. Units	Total Sqft
Buxton	2	716	10	7160
Stratford	3	1211	2	2422
Oxford L	3	1316	11	14476
Oxford N	3	1392	6	8352
Leamington L	3	1412	13	18356
Marlow	4	1288	10	12880
Shaftsbury	4	1423	9	12807
Harrogate	4	1553	13	20189
Henley	4	1768	7	12376
Ledsham	4	1841	5	9205
Richmond	4	2030	7	14210
Hampstead	5	1850	7	12950
Sub Total			100	145383
Affordable Dwellings				
Affordable Rental				
Type Ref	No. Beds	Sqft	No. Units	Total Sqft
Spye GF	1	547	5	2735
Spye FF	1	592	5	2960
Brom	2	669	16	10704
Tre	2	873	8	6984
Sto	3	1017	8	8136
Sub Total			42	31519
Shared Ownership				
Tre	2	873	3	2619
Sto	3	1017	10	10170
Tyn	4	1157	5	5785
Sub Total			18	18574
Total Affordable Dwellings			60	50093
Grand Total			160	195476

F	Position of Spey altered to line through with the foot of corresponding plots.	GVP	02.07.25
	Turning heads extended to plots 22, 23, 37 & 40.		
E	Affordable Rental and Shared Ownership Labeled. Plots swapped. 10 units to the West removed and application boundary amended.	BMH	25.09.25
D	HA locations moved and tenure indicated.	BPC	12.06.25
C	Plot swaps, misc reviewed.	BPC	06.06.25
B	North East corner replanned.	BPC	05.06.25
A	Numerous plot substitution.	BPC	04.06.25



**Geoff Perry
Associates Limited**

The Strubbery,
28 Eddington Road,
Aldridge,
Walsall,
WS9 9UH

t: 01202 744 900
e: enquiries@geoffperryassoc.co.uk

Client:
BDW Southern Counties

Project:
New Place Farm, Pulborough

Title: Planning Layout Sheet 1 of 2	Job No. A 1192
--	--------------------------

Date: May 2025 Scale: 1:500 @ A0
Drawn by: BPC Checked by: ~

Drg Code
H9378-GPA-XX-XX-DR-UD-203001-C01-Planning Layout
Sheet 1 B&W

Scale Check:

The image shows two horizontal scale bars. The top bar is for a scale of 1:1250 and is marked from 0 to 80m in increments of 10m. The bottom bar is for a scale of 1:100 and is marked from 0 to 7m in increments of 1m.

APPENDIX C – SPECIFICATION FOR IMPORTED SOILS

LEAP SPECIFICATION FOR PLACEMENT OF IMPORTED FILLS AND PROCUREMENT OF IMPORTED TOPSOIL AND SUBSOIL

1 Fills

1.1 General

Filling shall be carried out in accordance with the recommendations of BS 6031:2009¹ and the CL:AIRE Definition of Waste Code of Practice (DoWCoP)².

Fill shall be maintained and protected in a satisfactory condition at all times until final completion.

Any material rendered unsuitable or unsatisfactory after being placed in the works shall be repaired or replaced as appropriate so that all the completed filling is in accordance with the specification.

1.2 Dimensions

Fills shall be constructed to achieve the finished levels of the development with an allowance for shrinkage and consolidation of the material subsequent to completion, and in order that the minimum clean cover as specified in the remediation method statement is achieved.

The excavated levels shall be recorded before the commencement of filling. The level of the filled areas shall be taken and recorded after filling.

2 Types of Fill

There are potentially two types of fill to be used. These are as follows:

- Topsoil
- Subsoil

The capping of landscaped areas will comprise a minimum of 150 mm of topsoil and a maximum of 300 mm to finished garden or landscaped area level. Underlying subsoil thicknesses will be as required to achieve the overall finished levels and to provide the required cover layer thicknesses as detailed in the main body of this report.

¹ BS6031:2009 Code of practice for earthworks

² CL:AIRE The Definition of Waste: Development Industry Code of Practice Version 2, March 2011

2.1 Topsoil

It is recommended that imported topsoil complies with the requirements of BS 3882:2015³ for a Multipurpose Purpose Grade material.

The topsoil shall be free from fragments of glass, bricks, concrete, wire or other potentially hazardous matter.

Manufactured topsoil shall not be made from waste materials.

The topsoil shall be subject to the additional limitations set out below.

2.2 Subsoil

Imported manufactured or modified subsoil shall comprise certified clean material which satisfies the conditions set out in BS8601:2013⁴. Subsoil arising from site or from a certified direct transfer (e.g. under DoWCoP) shall comprise clean natural arisings from construction activities which have been confirmed acceptable by the Engineer.

2.3 Sources of Materials

Imported materials may be obtained from any source unless otherwise stated in the Drawings or in the Specification.

It shall remain the responsibility of the Contractor to obtain only fill material complying with the Specification and Method Statement, notwithstanding any tests which may be accepted by the Engineer.

The Contractor shall demonstrate to the Validation Engineer's satisfaction that the fill materials from each source are uncontaminated by submitting to the Validation Engineer a chemical analysis of material or evidence of such other tests as the Validation Engineer may require for all proposed sources of fill, and if necessary sampling and analysing materials as they are delivered to stockpiles or the fill location on site.

Sampling rates shall be a typical of one sample per 150 cubic metres of imported soil – as per the frequencies stated in the main body of the report - with a minimum of three samples per source of material, unless otherwise agreed with the Engineer. Such tests for chemical composition as may be agreed by the Engineer shall be carried out on each sample and the results of tests shall be forwarded to the Engineer. Testing for contamination on samples taken shall be carried out at a testing laboratory approved by the Engineer and shall be to appropriate MCERTS standards. The Contractor shall maintain records of the

³ BS3882:2015 Specification for topsoil

⁴ BS8601:2013 Specification for subsoil and requirements for use

location in the Works of fill from each source and the date of delivery to the site and shall submit these records to the Engineer as requested. Chemical analysis on the imported fill material shall include testing for the contaminants listed in Table 1 as a minimum. Contaminant concentrations shall be below those listed in Table 1 (attached) unless agreed otherwise by the Engineer. Additional analyses may be requested depending on the source and nature of the material. The concentrations in Table 1 are derived from available assessment criteria which are considered to represent uncontaminated concentrations of soil - Suitable for Use Levels (S4ULs)⁵ for a residential land use with private gardens where produce may be grown and, in the case of the phytotoxic metals copper, nickel and zinc, the topsoil specification in BS3883:2015. The concentrations in Table 1 assume that no significant contaminant linkage to controlled waters exists that could pose an unacceptable risk.

The S4ULs represent near-minimal risk to human health. In the case of cadmium, hexavalent chromium and benzo(a)pyrene, Category 4 Screening Levels (C4SLs)⁶ also exist which are higher than minimal risk but are still strongly precautionary. In instances of persistent failures of the S4ULs for these chemicals, regulators may allow the C4SL to be used instead. This approach shall require regulatory agreement before being implemented. In addition, the following shall be deemed as unacceptable for replacement fills:

- Peat, materials from swamps, marshes and bogs.
- Logs, stumps and perishable material.
- Materials in a frozen condition.
- Clay having a liquid limit determined in accordance with BS17892-12:2018⁷;; exceeding 90% or plasticity index determined in accordance with BS17892-12:2018, exceeding 65%.
- Material susceptible to spontaneous combustion.

2.4 Practical Considerations

2.4.1 Formation Level / Subgrade Testing

Where made ground from previous site usage remains present at formation level then subgrade / formation level testing will be required to confirm the necessary thickness of subsoil and / or topsoil to be placed, as per the agreed remediation method statement. Sufficient time should be allowed in the programme for this testing to be completed prior to the requirement for clean cover to be laid. The standard turnaround for laboratory testing is 5 working days from the date of receipt at the laboratory.

⁵ The LQM/CIEH S4ULs for Human Health Risk Assessment, Nathaniel P et al, 2015. Copyright Land Quality Management Ltd, reproduced with permission: Publication Number S4UL3509

⁶ Defra 'SP1010: Development of Category 4 Screening Levels for Assessment of Land Affected by Contamination – Policy Companion Document' December 2014.

⁷ BS EN ISO 17892 Geotechnical investigation and testing. Laboratory testing of soil. Determination of liquid and plastic limits

2.4.2 Preparation of Subgrade

All pile mat, scaffold base and/or waste materials must be removed in their entirety from the surface of areas to become gardens or public open space / soft landscaping prior to the application of clean cover soils. This aspect of the works will be inspected and validated by the Engineer.

2.4.3 Out of Specification Materials

Notwithstanding the specification for maximum allowable contaminant concentrations provided in Table 1, no materials will be accepted that are odorous, stained or contain visible product as is required by DoWCoP.

Should the Contractor proceed with stockpiling or spreading of fill prior to receiving approval from the Engineer of results for the above tests, and the results of such tests show that the fill is contaminated above acceptable levels, the Contractor shall remove all contaminated material and replace it with acceptable material at his own cost as part of the main contract.

2.4.4 Suitability of Materials in Gardens

Materials laid as clean cover in private gardens must not only meet the requirements to be protective against land contamination, but they must also be suitable for gardening. Hence, topsoil should not contain more than the British Standard-specified percentage of clay as exceeding this value may result in poor drainage and the failure of turf to establish. Subsoil should contain sufficient nutrition and be of sufficient depth to allow for the establishment of larger shrubs and trees and hence, a subsoil exceeding the British Standard-specified percentage of sand (i.e. an as-dug sand) would be unsuitable.

TABLE 1: CHEMICAL CONTAMINANT SPECIFICATION FOR IMPORTED MATERIALS

Notes to table

Determinant	Assessment Criteria mg/kg
Arsenic	37
Cadmium	11 ¹
Trivalent Chromium	910
Hexavalent Chromium	6 ¹
Copper	100
Lead	200
Mercury (inorganic)	40
Nickel	60
Selenium	250
Zinc	200
Benzo(a)pyrene ²	2.2
Naphthalene ²	2.3 ³
Asbestos	No asbestos detected

1. C4SL also available.

2. Surrogate markers for all PAHs.

3. Higher assessment criteria are possible and may be agreed with the regulator on a case-by-case basis, for example, depending on the Soil Organic Matter content of the imported material.