

22<sup>nd</sup> April 2026

Our ref: GE23845/TG01/260422

Mark Iveson,  
Devine Homes PLC,  
St Michael's House,  
111 Bell Street,  
Reigate,  
RH2 7LF

Dear Mark,

**RE: Land North of East Street, Rusper – Remediation and Validation Plan**

Further to your instruction, we write to present a Validation Plan following the removal of asbestos containing material from the Land North of East Street, Rusper.

**Ground Investigation Report Review**

A Ground Investigation Report was completed by Tweedie Evans Consulting Limited (TEC), dated November 2025 and should be read in conjunction with this Validation Plan.

- Land North of East Street, Rusper – Ground Investigation Report – November 2025 - Tweedie Evans Consulting Limited (TEC). (Report Reference: 2509007.001.01).

The Ground Investigation Report highlighted two stockpiles located in the south of the site, 'Stockpile 1' and 'Stockpile 2', both of which were visually observed to contain suspected asbestos containing materials. The following stockpile descriptions and photographs were presented within Appendix A of the Ground Investigation Report:

|                                                                                                                                                                |                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                             |                                                                                                                                                                                    |
| <p><u>Stockpile 1:</u> 'View of stockpile 1, mainly potential asbestos containing material (old roofing sheets) within the southwestern area of the site.'</p> | <p><u>Stockpile 2:</u> '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.'</p> |

**Table 1: Appendix A Extract from Ground Investigation Report (Report Reference: 2509007.001.01).**

**Geo-Environmental Services Ltd**  
Unit 7 Danworth Farm, Cuckfield Road, Hurstpierpoint, West Sussex BN6 9GL  
+44(0)1273 832972 [www.gesl.net](http://www.gesl.net)

**Environmental Consultants | Geotechnical Engineers | Site Investigations**

Geo-Environmental Services Ltd incorporated in England number 3214980 VAT number 679544479



The Ground Investigation Report states within Section 6, 'No visual or olfactory evidence of significant contamination was noted during the ground investigation' and 'no remedial requirements have been identified.'

A waste classification report for Stockpile 1 and Stockpile 2 was presented with Appendix I with both stockpiles being classified as 'Non-Hazardous'.

However, we consider that a fragment of each type of suspected asbestos containing material from both stockpiles should be sent for asbestos screening and identification analysis.

If asbestos is identified within the bulk samples, the stockpiles would be classified as Hazardous waste due to visible asbestos containing material. Remediation would be required on-site for the proposed end-use of residential housing with private gardens and communal soft landscaping.

### Human Health vs Asbestos Containing Material within Stockpile 1 and Stockpile 2

#### Source:

Asbestos containing material was visually identified within Stockpile 1 and 2 within The Ground Investigation Report.

#### Pathways:

The principal potential contaminant pathway for asbestos is through exposure to, and inhalation of, fibres either directly by the receptor or indirectly via transfer (e.g. on clothing) with later release and inhalation.

The length of a contaminant pathway will affect the likelihood of exposure to asbestos fibres. The closer a receptor is to the source the more likely it is that they will be exposed to asbestos fibres, and vice versa, due to dispersion in the atmosphere. However, this contaminant pathway only becomes active when some disturbance of the asbestos has occurred allowing release of fibres. Therefore, the potential activities that could result in the release of fibres can also be considered as part of the pathway. Geo-Environmental has considered the site and the potential activities that could reasonably be assumed to occur and identified the following:

- Disturbance of asbestos impacted soils;
- Clothing;
- Vehicle movement; and
- Weathering.

#### Receptors:

Asbestos is harmful to human health through inhalation of airborne fibres. The following potential receptors have been identified:

- Construction workers;
- Neighbouring land users;
- General public; and
- Future site users.

Construction workers are considered to be the principal receptor due to working in close proximity and disturbing the impacted Made Ground to facilitate the proposed development.



### Contaminant Linkages

A plausible contaminant linkage exists between the visually identified asbestos contamination on-site and potential receptors.

### **Legislative Requirements**

Once the suspected asbestos containing material(s) have been identified, the proposed asbestos works may be classified by the contractor completing the remedial works. The contractor should work to an approved Asbestos Plan of Works, with operatives appropriately trained and competent for the works.

### **Remediation Requirements**

If asbestos is identified within the bulk samples, it is recommended that the stockpiles are removed in bulk from site as Hazardous waste, directly to a licenced acceptance facility, as opposed to processing the stockpiles on-site. This recommendation is based upon the volume of suspected asbestos containing material visible in the photographs within the Ground Investigation Report and to prevent potential cross contamination with surrounding soils.

The works should be completed under asbestos controls, working to an approved Asbestos Plan of Works. Appropriate dust suppression must be available during the removal works.

Waste transfer documentation (Hazardous Waste Consignment Notes) are required to be kept and a Waste Audit produced to provide evidence the material was removed from site as Hazardous waste to a licensed acceptance facility.

### **Validation of Stockpile Footprints**

Following the removal of the stockpiles and any impacted soil, down to natural soil, a surface inspection should be completed to confirm no visible asbestos containing material remains.

Representative validation soil samples should then be obtained from the exposed surface on a 5m grid system across the stockpile footprints and screened for asbestos. The resulting analysis must confirm the absence of asbestos. The results will then be detailed within a Verification Letter Report.

### **Closure**

We trust we have interpreted your instructions correctly and provided sufficient information for your current requirements. Should you have any queries please do not hesitate to contact us.

Yours sincerely,  
For and on Behalf of Geo-Environmental



**Tom Grace MSc, BSc (Hons), FGS**  
**Senior Consulting Engineer**

