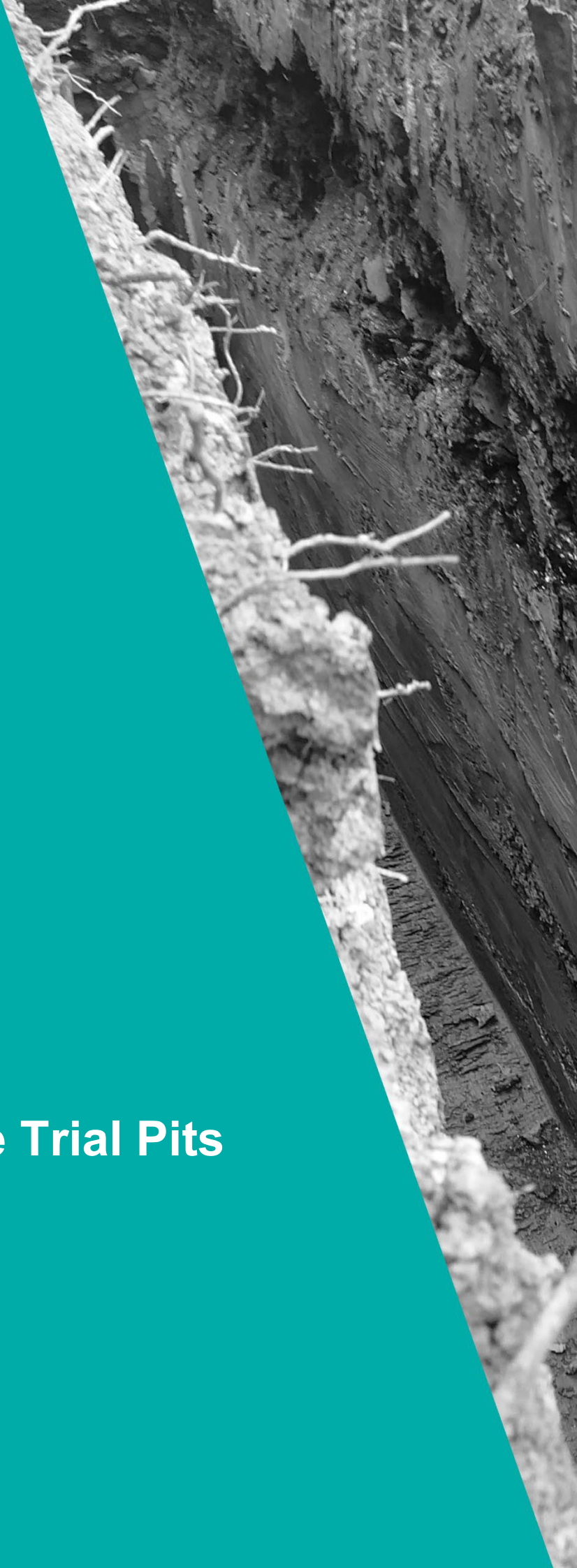


Post Site Clearance Trial Pits

Broad Lane, South Elmsall

Gleeson Developments Ltd

15 December 2023



Ian Smith
Gleeson Developments Ltd
3 Europa Court
Sheffield Business Park
Sheffield S9 1XE

CAT/KE/DD/41890-010

15 December 2023

Dear Ian,

Broad Lane, South Elmsall

Eastwood Consulting Engineers (ECE) attended site on 8 September 2023 in order to excavate trial pits in the southern half of the site following recent site clearance works.

As detailed in our Implementation Plan, Issue 3 document reference 41890-004 and dated 19 May 2022, the site investigation encountered made ground across the southern two thirds of the site. The made ground was described as granular with fragments of brick, limestone, concrete, mudstone, tile, wire, metal, timber, glass, ceramic, ash and coal, and was found to depths generally less than 0.5 m bgl, with localised areas up to 1.6 m bgl. The material was tested as part of the SI and recorded asbestos fibres in two samples, alongside possible asbestos containing material noted in one trial pit. Where this made ground was to remain below gardens and landscaped areas, a 600 mm thick clean cover system was required, including a minimum 100 mm of topsoil. Foundations in contact with this material also required sulphate measures ranging between DS-2 AC-2 and DS-4 AC-4.

Gleeson engaged RJ Howard to undertake site clearance as well as road and sewer construction. As part of the site clearance works, RJ Howard excavated made ground and placed the arisings in borrow pits below the proposed attenuation basin and the rear gardens of a proportion of plots. We understand RJ Howard have also carried out a hand-picking exercise to remove visible fragments of possible ACM, which was then removed from site.

Eastwood Consulting Engineers is a trading name of Eastwood and Partners (Consulting Engineers) Limited
Registered Office: St Andrew's House, 23 Kingfield Road, Sheffield, S11 9AS, Company No: 1835021, VAT Registration No: 738 2114 44

Directors: S R Ellis, BEng CEng MStructE MICE | S J English, BEng CEng MStructE | C A Topliss, BSc CEnv CSci CGeol SiLC FICE FGS
A R Priest, BEng | A G Marshall, BEng CEng MStructE

Technical Directors: A Allison, BEng | M P Chappell, BEng CEng MStructE | K Edwards, MSc CGeol FGS
C Hodge, EngTech MICE | A J Kerslake, BEng FGS

Senior Associates: C A Wood, BSc CEng MStructE MICE

Associates/Principals: A M Cross, MEng CEng MICE | A Lavelle, MEng CEng MICE | R A Noble, BSc FGS | C L Capes, BSc FGS
R Wall, BSc CGeol FGS | W T Chidawanyika BSc CEng MIEI MICE

Consultants: P Richardson, BSc CEng MICE FStructE | S D Preston, BEng CEng FICE FStructE | K R Pursall, BEng CEng MStructE
S J Mitchell, BSc MSc CEng MEI MCIBSE

The approximate extent of these borrow pits is shown on the appended drawing Pose Site Clearance Trial Pit Location Plan, reference 41890/011A. The pits are shown to be around 1.3 to 1.8 m deep the platformed ground level.

ECE visited site on 8 September 2023. RJ Howard had excavated the made ground from the southern half of the site i.e. plots 1 to 8 and 53 to 61. Levels had also been regraded to lie at around 750 mm below FFL.

The excavation of 10 pits (TP1 to TP10) was carried out to verify that made ground had been removed, and that natural ground was present from ground level. Trial pit locations were chosen to provide a spread across the south of the site and to avoid excavation in areas below proposed plots. Locations of the trial pits are shown on the appended Post Site Clearance Trial Pit Location Plan. The plan uses a stockpile survey taken in August 2023, which is now out of date. No other recent surveys are available showing the site in its entirety. Trial pit logs and photographs of the trial pits are appended.

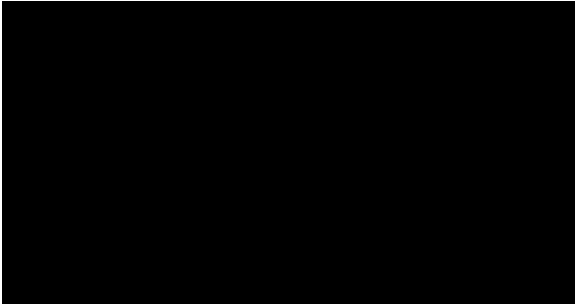
Natural ground, predominantly comprising yellowish brown mottled grey clay, was encountered from ground level in TP1 to TP6 and TP10, and from 0.2 to 0.4 m bgl in TP7 to TP9. Reworked natural ground (dark greyish brown sandy clay), taken from an excavation in the north of the site, was encountered from ground level to between 0.2 and 0.4 m bgl in TP7 to TP9. No made ground was encountered in any of the trial pits.

Since these trial pits were undertaken near the end of the site clearance works when stockpiles were still being moved, a further visit was recommended to confirm the site was 'clear' of made ground from the surface. We visited site on 6 November 2023 to excavate additional trial pits. These logs, denoted Plots 01, 03, 12, 17, 22, 27, 28, 31, 41, 48, 52 and 57, are appended and show natural ground from surface.

On this basis, the only plots which require capping are **plots 42 to 44, 46, 47, 50 to 55 and 59 to 61**, i.e. where the borrow pits are located.

Foundations can also utilise a lower level of sulphate measures. The site investigation noted that concrete in contact with natural ground requires no sulphate measures. The foundation schedule has therefore been updated accordingly.

Should you have any queries, please get in touch.



Enc. Post Site Clearance Trial Pit Plan, drawing 41890/011A

Trial Pit Logs TP1 to TP10 and Plots 01, 03, 12, 17, 22, 27, 28, 31, 41, 48, 52 & 57

Photographs of Trial Pits






INFORMATION WITHIN THIS DRAWING IS NOT NECESSARILY PRODUCED TO SCALE. ALWAYS USE FIGURED DIMENSIONS AND CO-ORDINATES - IF IN DOUBT, ASK

NOTES

1. This drawing is to be read in conjunction with all relevant Eastwood & Partners drawings prefixed 41890 and Architect's drawings.
2. The site layout and topographical survey are taken from R.A.D. Engineering Design Ltd's Engineering Layout, Broad Lane Phase 2, 1121-11, Rev K, dated 06.08.22.
3. The stockpiles are taken from R.J Howard Engineers, Existing Stockpiles, drawing number R/JH, dated 25 August 2023.

Key:

-  Approximate location of trial pit excavated by Eastwood CE on 08.09.2023.
-  Approximate location of trial pit excavated by Eastwood CE on 06.11.2023.
-  Approximate extent of borrow pit taken from R.J Howard Engineers, Constraints Plan, drawing number R/JH-002, dated 29 Nov 23.

A	First Issue.			
REV	DESCRIPTION	SIG	CHK	DATE

GLEESON DEVELOPMENTS LTD.

BROAD LANE, SOUTH ELMSALL

POST SITE CLEARANCE TRIAL PIT LOCATION PLAN

Eastwood & Partners
CONSULTING ENGINEERS

St. Andrew's House
23 Kingfield Road
Sheffield
S11 9AS

Tel 0114 255 4554
Fax 0114 255 4330

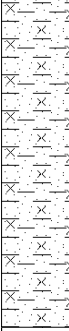
mail@eastwoodandpartners.com
www.eastwoodandpartners.com



SCALE WHEN PLOTTED AT A1		DRAWING STATUS	
1:500		PRELIMINARY	

DRAWN	CHECKED	DATE	DRAWING NUMBER	REV
JL	KE	15.12.23	41890/011	A


Project Name Broad Lane		Project No. 41890.	Co-ords: - Level:	Date 08/09/2023
Location: South Elmsall			Dimensions: m	Scale 1:25
Client: Gleeson Developments Ltd			Depth: 1.10m	Logged DD

Samples & In Situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description
Depth (m)	Type	Results				
			1.10			Yellowish brown mottled grey slightly sandy silty CLAY.
						Trialpit Complete at 1.100m

Remarks:

Stability: Stable

Project Name Broad Lane	Project No. 41890.	Co-ords: - Level:	Date 08/09/2023
Location: South Elmsall	Dimensions: m		Scale 1:25
Client: Gleeson Developments Ltd	Depth: 1.30m	£ <input style="width: 50px; height: 20px;" type="text"/>	Logged DD

Samples & In Situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description
Depth (m)	Type	Results				
			1.30			Yellowish brown mottled grey slightly sandy silty CLAY.
						Trialpit Complete at 1.300m

Remarks:

Stability: Stable

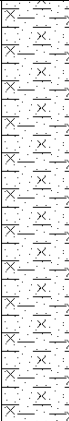
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Location: South Elmsall			Dimensions: <input type="text"/> m	Scale 1:25
Client: Gleeson Developments Ltd			Depth: 1.20m	Logged DD

Samples & In Situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description
Depth (m)	Type	Results				
			1.20			Yellowish brown mottled grey slightly sandy silty CLAY.
						Trialpit Complete at 1.200m

Remarks:

Stability: Stable

Project Name Broad Lane	Project No. 41890.	Co-ords: - Level:	Date 08/09/2023
Location: South Elmsall	Dimensions: m		Scale 1:25
Client: Gleeson Developments Ltd	Depth: 1.40m	£ <input style="width: 50px; height: 20px;" type="text"/>	Logged DD

Samples & In Situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description
Depth (m)	Type	Results				
			1.40			Yellowish brown mottled grey slightly sandy silty CLAY.
						Trialpit Complete at 1.400m

Remarks:

Stability: Stable

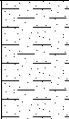
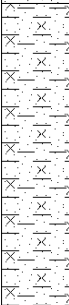
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Location: South Elmsall			Dimensions: <input type="text"/> m	Scale 1:25
Client: Gleeson Developments Ltd			Depth: 1.30m	Logged DD

Samples & In Situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description
Depth (m)	Type	Results				
						Yellowish brown mottled grey slightly sandy silty CLAY.
			1.10			Grey, yellowish brown and orangish brown very weak MUDSTONE recovered as slightly clayey slightly sandy gravel and cobbles.
			1.30			Trialpit Complete at 1.300m

Remarks:

Stability: Stable


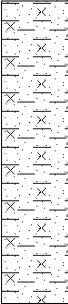
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Location: South Elmsall			Dimensions: <input type="text"/> m	Scale 1:25
Client: Gleeson Developments Ltd			Depth: 1.40m	Logged DD

Samples & In Situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description
Depth (m)	Type	Results				
			0.40			Dark greyish brown sandy CLAY.
			1.40			Yellowish brown mottled grey slightly sandy silty CLAY.
Trialpit Complete at 1.400m						

Remarks:

Stability: Stable

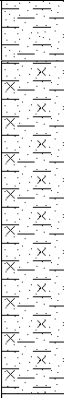
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Location: South Elmsall			Dimensions: m	Scale 1:25
Client: Gleeson Developments Ltd			Depth: 1.20m	Logged DD

Samples & In Situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description
Depth (m)	Type	Results				
			0.20			Dark greyish brown sandy CLAY.
						Yellowish brown mottled grey slightly sandy silty CLAY.
			1.20			Trialpit Complete at 1.200m

Remarks:

Stability: Stable

Project Name Broad Lane	Project No. 41890.	Co-ords: - Level:	Date 08/09/2023
Location: South Elmsall	Dimensions: m		Scale 1:25
Client: Gleeson Developments Ltd	Depth: 1.30m	£ <input style="width: 50px; height: 20px;" type="text"/>	Logged DD

Samples & In Situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description
Depth (m)	Type	Results				
			0.20			Dark greyish brown sandy CLAY.
						Yellowish brown mottled grey slightly sandy silty CLAY.
			1.30			Trialpit Complete at 1.300m

Remarks:


Stability: Stable

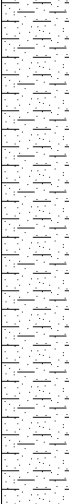

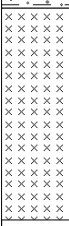
Project Name Broad Lane		Project No. 41890.	Co-ords: - Level:	Date 08/09/2023
Location: South Elmsall			Dimensions: m	Scale 1:25
Client: Gleeson Developments Ltd			Depth: 1.40m	Logged DD

Samples & In Situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description
Depth (m)	Type	Results				
			1.40			<p>Yellowish brown mottled grey slightly sandy silty CLAY.</p> <p>Trialpit Complete at 1.400m</p>

Remarks:

Stability: Stable

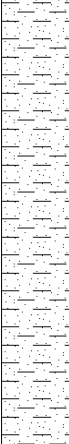
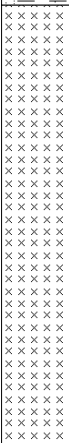
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Location: South Elmsall		Dimensions: 3.00m		Scale 1:25
Client: Gleeson Developments Ltd		Depth: 3.00m	0.80m 	Logged APP

Samples & In Situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description
Depth (m)	Type	Results				
1.00						Firm to stiff, brown mottled grey, slightly sandy CLAY
2.00			1.70	42.44		Stiff, grey brown, very gravelly CLAY. G = subangular, fine to coarse, of siltstone and fine sandstone.
2.50			2.30	41.84		Extremely weak, grey brown, thickly laminated SILTSTONE. R/A silty, sandy, fine to coarse GRAVEL. Excavator scraping below 2.3 m
3.00			3.00	41.14		Trialpit Complete at 3.000m

Remarks: Dug with 13t excavator and 600mm smooth bucket


Stability: Stable

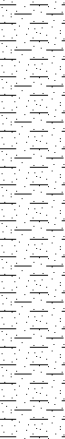

Project Name Broad Lane		Project No. 41890.	Co-ords: - Level: 44.10	Date 06/11/2023
Location: South Elmsall			Dimensions: 3.00m	Scale 1:25
Client: Gleeson Developments Ltd			Depth: 3.00m	Logged APP

Samples & In Situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description
Depth (m)	Type	Results				
1.00						Firm to stiff, brown mottled grey, slightly sandy, gravelly CLAY. Gravel of extremely to very weak sandstone.
2.00			1.50	42.60		Extremely weak, grey brown, thickly laminated SILTSTONE. R/A silty, sandy, fine to coarse GRAVEL. Excavator scraping below 1.5 m
3.00			3.00	41.10		Trialpit Complete at 3.000m

Remarks: Dug with 13t excavator and 600mm smooth bucket

Stability: Stable

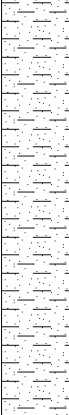

Project Name Broad Lane		Project No. 41890.	Co-ords: - Level: 41.59	Date 06/11/2023
Location: South Elmsall		Dimensions: 3.00m		Scale 1:25
Client: Gleeson Developments Ltd		Depth: 2.00m	0.80m 	Logged APP

Samples & In Situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description
Depth (m)	Type	Results				
1.00						Firm to s iff, brown mottled grey, slightly sandy CLAY
			1.50	40.09		Extremely to very weak, brown, thickly laminated SANDSTONE. R/A silty, sandy, fine to coarse GRAVEL. Excavator refused at 2 m bgl.
2.00			2.00	39.59		Trialpit Complete at 2.000m

Remarks: Dug with 13t excavator and 600mm smooth bucket. Refused on sandstone bedrock at 2.0 m bgl

Stability: Stable

Project Name Broad Lane		Project No. 41890.	Co-ords: - Level: 40.90	Date 06/11/2023
Location: South Elmsall			Dimensions: 3.00m	Scale 1:25
Client: Gleeson Developments Ltd			Depth: 3.00m	Logged APP

Samples & In Situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description
Depth (m)	Type	Results				
1.00						Firm to s iff, brown mottled grey, slightly sandy CLAY
2.00			1.40	39.50		Extremely weak, grey brown, thickly laminated MUDSTONE. R/A clayey, fine to coarse GRAVEL.
3.00			3.00	37.90		Trialpit Complete at 3.000m

Remarks: Dug with 13t excavator and 600mm smooth bucket


Stability: Stable

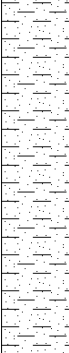
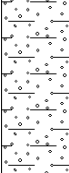
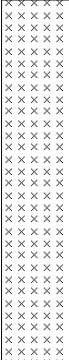
Project Name Broad Lane		Project No. 41890.	Co-ords: - Level: 39.50	Date 06/11/2023
Location: South Elmsall			Dimensions: 3.00m	Scale 1:25
Client: Gleeson Developments Ltd			Depth: 3.00m	Logged APP

Samples & In Situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description
Depth (m)	Type	Results				
1.00	D				[Pattern]	Firm to s iff, brown mottled grey, slightly sandy CLAY. Large land drain present in upper 1m of pit with a zone of soft wet clay around land drain.
2.00	D		2.00	37.50	[Pattern]	Extremely weak, grey brown, thickly laminated MUDSTONE. R/A clayey, fine to coarse GRAVEL.
2.50	D				[Pattern]	
3.00	D		3.00	36.50	[Pattern]	Trialpit Complete at 3.000m

Remarks: Dug with 13t excavator and 600mm smooth bucket


Stability: Stable

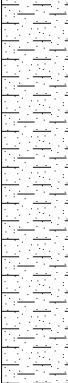



Project Name Broad Lane		Project No. 41890.	Co-ords: - Level: 38.60	Date 06/11/2023
Location: South Elmsall		Dimensions: 3.00m		Scale 1:25
Client: Gleeson Developments Ltd		Depth: 3.00m	0.80m 	Logged APP

Samples & In Situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description
Depth (m)	Type	Results				
1.00	D		1.20	37.40		Firm to stiff, brown mottled grey, slightly sandy CLAY
			1.80	36.80		Extremely weak grey MUDSTONE, weathered to a grey, clayey, GRAVEL.
2.00	D					Extremely weak, light brown, thickly laminated SILTSTONE. R/A silty, sandy, fine to coarse GRAVEL. Excavator scraping below 2.0 m
2.50	D					
3.00	D		3.00	35.60		Trialpit Complete at 3.000m

Remarks: Dug with 13t excavator and 600mm smooth bucket


Stability: Stable

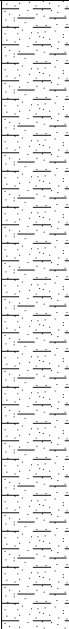
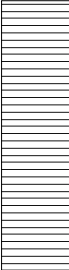
Project Name Broad Lane		Project No. 41890.	Co-ords: - Level: 36.77	Date 06/11/2023
Location: South Elmsall		Dimensions: 3.00m		Scale 1:25
Client: Gleeson Developments Ltd		Depth: 3.00m		Logged APP

Samples & In Situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description
Depth (m)	Type	Results				
1.00			1.30	35.47		Firm to stiff, brown mottled grey, slightly sandy CLAY
			2.00	34.77		Very stiff, grey, thinly laminated CLAY.
2.00			2.50	34.27		Extremely weak, dark grey to black, thinly laminated MUDSTONE.
2.50			3.00	33.77		Extremely weak, light brown, thickly laminated SILTSTONE. R/A silty, sandy, fine to coarse GRAVEL. Excavator scraping below 2.5 m
3.00						Trialpit Complete at 3.000m

Remarks: Dug with 13t excavator and 600mm smooth bucket. Slight GW seepage at 2.6 m bgl

Stability: Stable

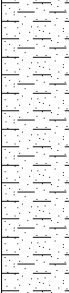

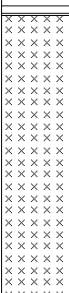
Project Name Broad Lane		Project No. 41890.	Co-ords: - Level: 38.00	Date 06/11/2023
Location: South Elmsall		Dimensions: 3.00m		Scale 1:25
Client: Gleeson Developments Ltd		Depth: 3.00m	0.80m 	Logged APP

Samples & In Situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description
Depth (m)	Type	Results				
1.00						Firm to s iff, brown mottled grey, slightly sandy CLAY
2.00			2.10	35.90		Extremely weak, grey, thickly laminated MUDSTONE / SILTSTONE with thin beds of ironstone. R/A clayey/silty, fine to coarse GRAVEL.
2.50						
3.00			3.00	35.00		Trialpit Complete at 3.000m

Remarks: Dug with 13t excavator and 600mm smooth bucket

Stability: Stable

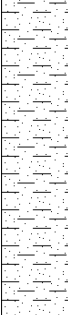

Project Name Broad Lane		Project No. 41890.	Co-ords: - Level: 40.75	Date 06/11/2023
Location: South Elmsall			Dimensions: 3.00m	Scale 1:25
Client: Gleeson Developments Ltd			Depth: 3.00m	Logged APP

Samples & In Situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description
Depth (m)	Type	Results				
1.00			1.00	39.75		Firm to stiff, brown mottled grey, slightly sandy CLAY
2.00			2.00	38.75		Extremely weak, dark grey, thinly laminated MUDSTONE.
2.50 - 2.54						Extremely weak, light brown, thickly laminated SILTSTONE. R/A silty, sandy, fine to coarse GRAVEL. Excavator scraping below 2.0 m
3.00			3.00	37.75		Trialpit Complete at 3.000m

Remarks: Dug with 13t excavator and 600mm smooth bucket

Stability: Stable





Project Name Broad Lane		Project No. 41890.	Co-ords: - Level: 43.98	Date 06/11/2023
Location: South Elmsall			Dimensions: 3.00m	Scale 1:25
Client: Gleeson Developments Ltd			Depth: 3.00m	Logged APP

Samples & In Situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description
Depth (m)	Type	Results				
1.00			1.10	42.88		Firm to stiff, brown mottled grey, slightly sandy CLAY
2.00						Extremely weak, light brown, thickly laminated SILTSTONE. R/A silty, sandy, fine to coarse GRAVEL. Excavator scraping below ~2.0 m
3.00			3.00	40.98		Trialpit Complete at 3.000m

Remarks: Dug with 13t excavator and 600mm smooth bucket

Stability: Stable

Project Name Broad Lane		Project No. 41890.	Co-ords: - Level: 42.96	Date 06/11/2023
Location: South Elmsall			Dimensions: 3.00m	Scale 1:25
Client: Gleeson Developments Ltd			Depth: 2.30m	Logged APP

Samples & In Situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description
Depth (m)	Type	Results				
1.00						Firm to s iff, brown mottled grey, slightly sandy CLAY
2.00			1.50	41.46		Extremely weak, light brown, thickly laminated SILTSTONE. R/A silty, sandy, fine to coarse GRAVEL. Excavator scraping below 2.0 m
2.30 - 2.50			2.20	40.76		Very weak to weak, brown, fine to medium grained SANDSTONE. R/A silty, sandy, fine to coarse GRAVEL. Excavator refused 2.3 m Trialpit Complete at 2.300m
			2.30	40.66		

Remarks: Dug with 13t excavator and 600mm smooth bucket Refused on sandstone bedrock at 2.3 m bgl

Stability: Stable

Project Name Broad Lane		Project No. 41890.	Co-ords: - Level: 44.26	Date 06/11/2023
Location: South Elmsall			Dimensions: 3.00m	Scale 1:25
Client: Gleeson Developments Ltd			Depth: 3.00m	Logged APP

Samples & In Situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description
Depth (m)	Type	Results				
1.00			1.00	43.26		Firm to s iff, brown mottled grey, slightly sandy CLAY
2.00						Extremely weak, light brown, thickly laminated SILTSTONE. R/A silty, sandy, fine to coarse GRAVEL. Excavator scraping below ~1.5 m
2.50						
3.00			3.00	41.26		Trialpit Complete at 3.000m

Remarks: Dug with 13t excavator and 600mm smooth bucket

Stability: Stable



TP1



TP2

GLEESON DEVELOPMENTS LTD
BROAD LANE, SOUTH ELMSALL
POST SITE CLEARANCE TRIAL PITS

Eastwood
CONSULTING ENGINEERS

St Andrew's House
23 Kingfield Road
Sheffield, S11 9AS

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eastwoodce.com



TP3



TP4

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TP5



TP6

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TP7



TP8

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TP9



TP10

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View to North of site across rear of plots 36 to 31 (06.11.23)

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View to south of site across plots 53 to 61 (06.11.23)

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A black and white photograph of a soil profile, showing various layers of soil and some roots. A teal diagonal shape overlays the right side of the image.

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