

Eastmere Stables, Eastergate Lane

Factual Letter Report

Date: 12/12/2025

Our Ref: CE25.2049

Introduction

On the 13th October 2025, Constructive Evaluation Ltd (CE) was commissioned by NJS Group Ltd (the Client) to undertake a site investigation at Eastmere Stables, Eastergate Lane, PO20 3SJ, hereafter referred to as the “site”. The proposed development and testing locations plan completed by Arch Associates has been provided within the figures section, drawing reference: AAL436-AAL-SF-XX-DR-C-5101-C04, dated February 2025.

The intent of this report is to present a factual summary of the site investigation and testing results derived from the investigation. Attention is drawn to the fact that whilst every effort has been made to ensure the accuracy of the data supplied and any analysis derived from it, there is a potential for variations in ground and groundwater conditions between and beyond the specific locations investigated. No liability can be accepted for any such variations. Furthermore, any recommendations are specific to the Client’s requirements as detailed herein and no liability will be accepted should these be used by third parties without prior consultation with Constructive Evaluation Ltd.

Site Description

The site comprised an inactive construction site with foundations and floor slabs for nine new properties in place as well as an asphalt covered road accessed from the south arcing to the west along the length of the site. The areas between the properties were formed of loosely compacted granular fill. The site is located at the approximate grid reference of SU 95195 06122 with approximate dimensions of 100m E-W and 115m N-S. The Site Location Plan is provided as **Figure 1**.

Site Investigation

The site investigation comprised the following:

- Six mechanically excavated trial pit (TP01-TP06) to depths between 0.90m and 1.05m bgl, targeting levels between 14.437m and 14.791m AOD.
- Three cycles of soil infiltration tests within each trial pit in accordance with BRE Digest 365.

The following materials were encountered during the site investigation;

Material	Min-Max Depth (mbgl)
Made Ground 1 – silty sandy GRAVEL	0.00– 0.30
Made Ground 2 – bituminous GRAVEL	0.00 – 0.20
Natural Strata – clayey sandy GRAVEL	0.10 – 1.05

The final positions of the tests are detailed on the Site Investigation Plan in **Figure 2**.

Geotechnical Observations

All trial pits (TP01 – TP06) successfully completed three cycles of soil infiltration testing in accordance with BRE Digest 365 methodology. The table below summarises the results of the test cycles for each trial pit.

Location ID	Test Depth (m bgl)[m AOD]	Cycle Number	Infiltration Rate (m/s)
TP01	0.275 – 1.050 [15.575 – 14.800]	1	1.70E ⁻⁰³
		2	1.58E ⁻⁰³
		3	1.18E ⁻⁰³
TP02	0.285 – 1.000 [15.425 – 14.710]	1	1.81E ⁻⁰³
		2	1.69E ⁻⁰³
		3	1.75E ⁻⁰³

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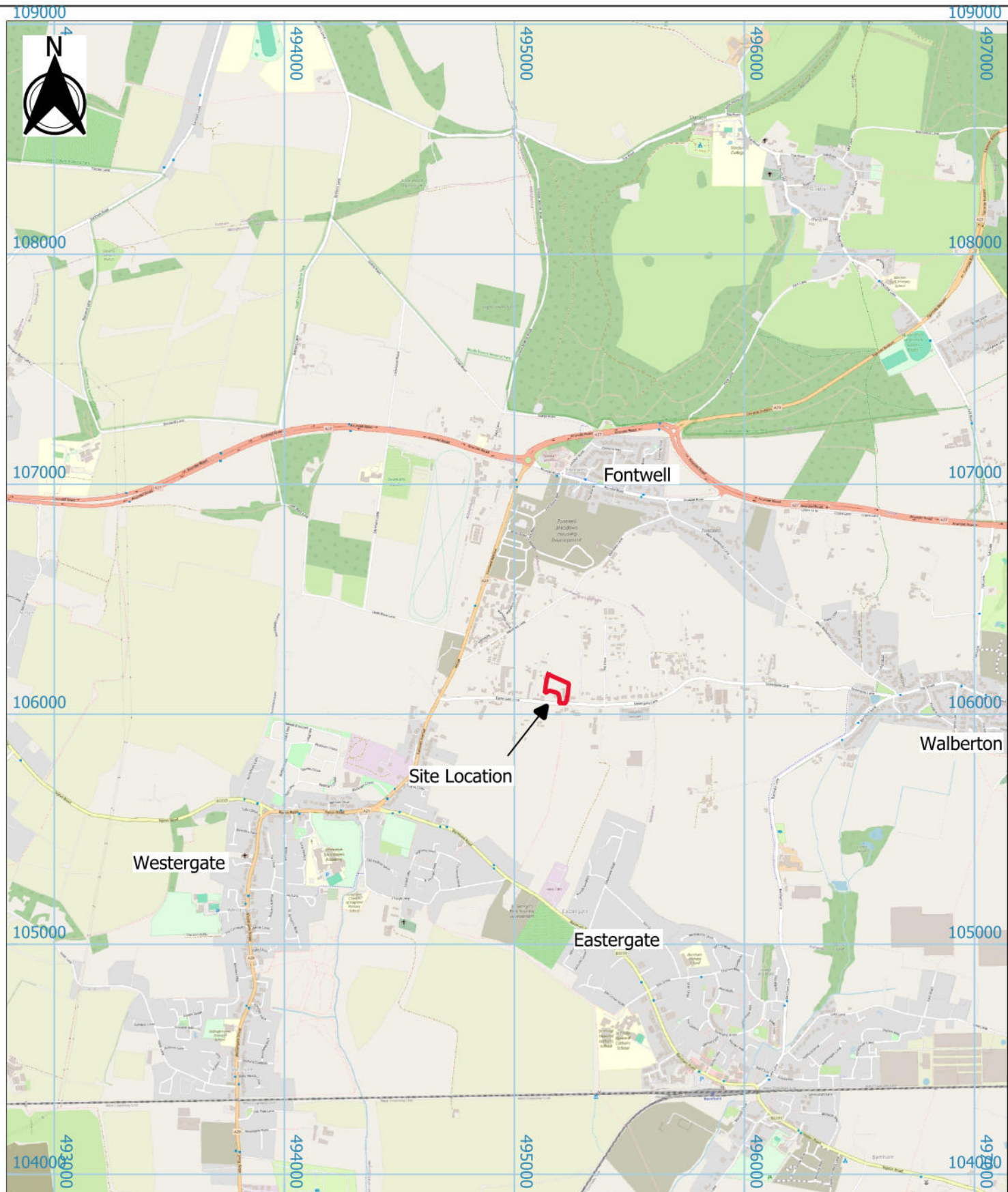
Page 2 of 2

TP03	0.290 – 0.900 [15.270 – 14.660]	1	1.51E ⁻⁰³
		2	1.38E ⁻⁰³
		3	1.35E ⁻⁰³
TP04	0.290 – 0.900 [15.180 – 14.570]	1	1.60E ⁻⁰³
		2	1.70E ⁻⁰³
		3	1.38E ⁻⁰³
TP05	0.290 – 0.920 [15.070 – 14.440]	1	1.57E ⁻⁰³
		2	1.55E ⁻⁰³
		3	1.30E ⁻⁰³
TP06	0.340 – 1.000 [15.120 – 14.460]	1	8.36E ⁻⁰⁴
		2	7.96E ⁻⁰⁴
		3	8.52E ⁻⁰⁴

Enclosed are appendices including Soil Infiltration Results, Stratigraphic Logs and Site Photographs.

We trust the above information meets your requirements and should you require any further clarification or assistance please do not hesitate to contact CE Ltd.


Isaac Betts MSc FGS
Engineering Geologist
Constructive Evaluation Limited



constructiveevaluation
site investigation • building pathology

Units 15 & 16, Ford Lane Business Park, Ford,
Arundel BN18 0UZ

Dimension
m

Size
A4

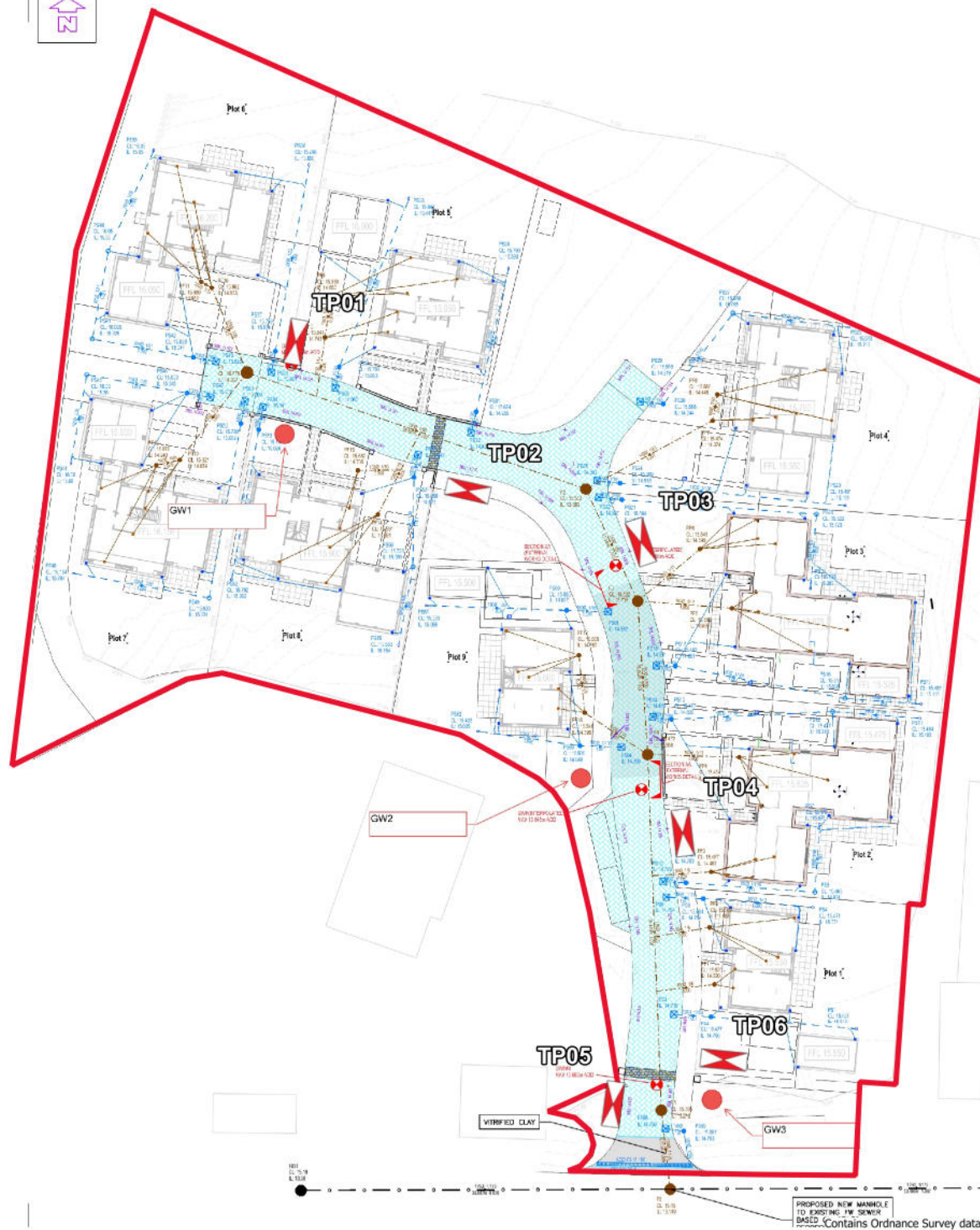
Geolocation
495198 , 106085

Client NJS Group Ltd

Project CE25.2049 - Eastmere Stables, Eastergate Lane

Title Site Location Plan

Figure 1



DO NOT SCALE FROM THIS DRAWING

PROPOSED NEW MANHOLE TO EXISTING F.W. SEWER
SMED. Contains Ordnance Survey data © Crown copyright and database right 2023

Units 15 & 16, Ford Lane Business Park,
Ford, Arundel BN18 0UZ

Client NJS Group Ltd

Project CE25.2049 - Eastmere Stables

Title BRE Site Investigation Plan

Dimension	Size	Geolocation
m	A4	495198 , 106085

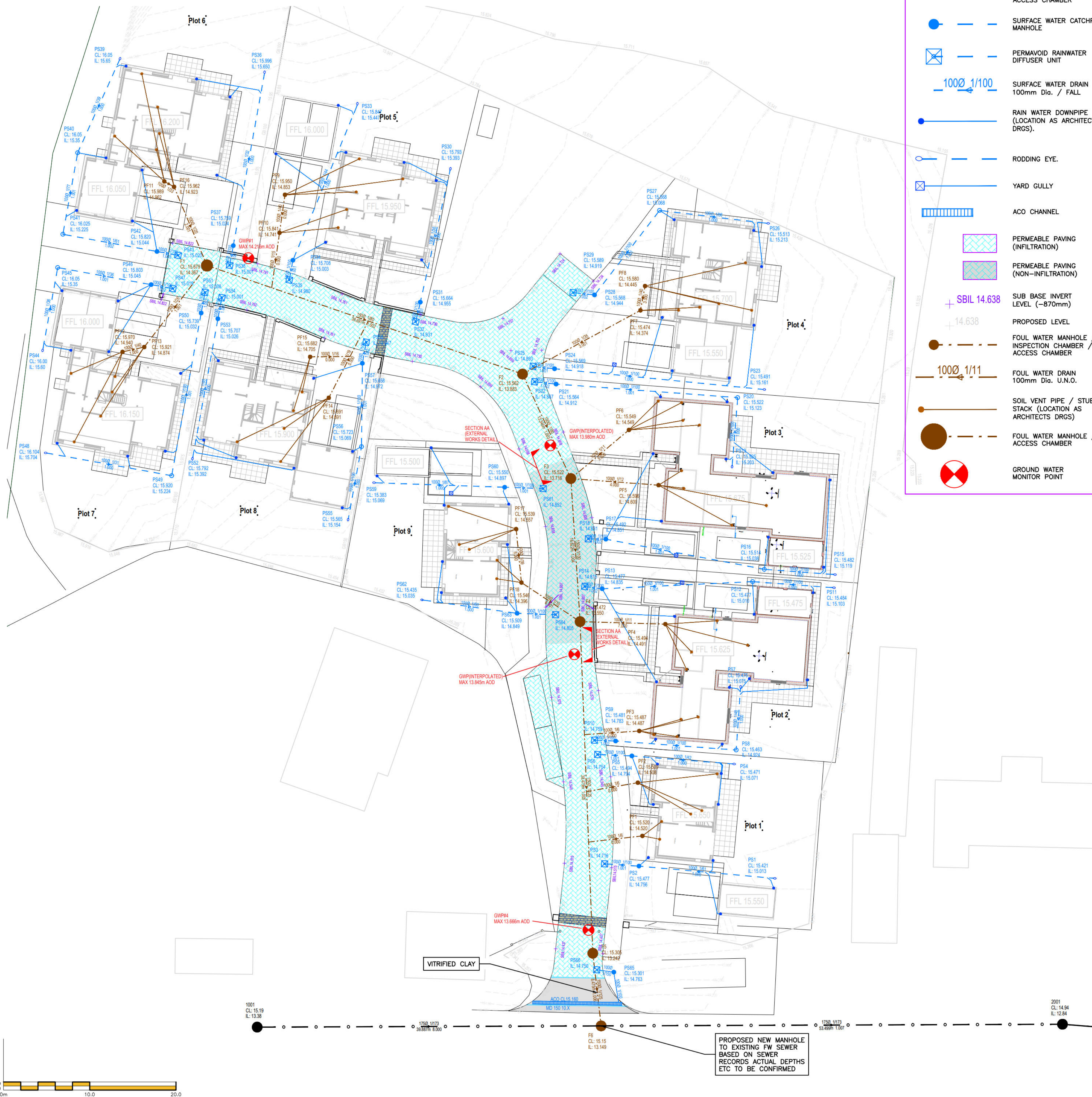
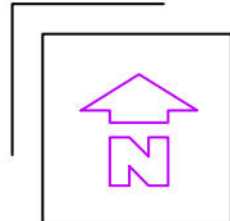
Legend

- Site Boundary
- BRE Trial Pits

0 10 20 30 m



Figure 2



DRAINAGE LEGEND

- EXISTING FOUL WATER SEWER / MANHOLE
- SURFACE WATER MANHOLE / INSPECTION CHAMBER / ACCESS CHAMBER
- SURFACE WATER CATCHPIT MANHOLE
- PERMAVOID RAINWATER DIFFUSER UNIT
- SURFACE WATER DRAIN 100mm Dia. / FALL
- RAIN WATER DOWNPIPE (LOCATION AS ARCHITECTS DRGS).
- RODDING EYE.
- YARD GULLY
- ACO CHANNEL
- PERMEABLE PAVING (INFILTRATION)
- PERMEABLE PAVING (NON-INFILTRATION)
- SUB BASE INVERT LEVEL (-870mm)
- PROPOSED LEVEL
- FOUL WATER MANHOLE / INSPECTION CHAMBER / ACCESS CHAMBER
- FOUL WATER DRAIN 100mm Dia. U.N.O.
- SOIL VENT PIPE / STUB STACK (LOCATION AS ARCHITECTS DRGS)
- FOUL WATER MANHOLE / ACCESS CHAMBER
- GROUND WATER MONITOR POINT

PHASE 0								
MH No.	MANHOLE DIAMETER (mm)	MANHOLE TYPE	COVER TYPE	COVER LEVEL (m)	INVERT LEVEL (m)	DEPTH TO SOFFIT (m)	EASTING (m)	NORTHING (m)
1001	1200	Type B		15.190	13.380	1.835	495164.485	106046.502
2001	1200	Type B		14.940	12.840	1.925	495250.871	106046.837
3001	1200	Type B		14.120	12.350	1.595	495254.077	106039.184
F1	1350	Type C	D400	15.679	14.367	1.162	495158.665	106134.801
F2	1200	Type B	D400	15.562	13.883	1.528	495195.259	106122.216
F3	1200	Type B	D400	15.522	13.716	1.656	495200.861	106110.103
F4	1200	Type B	D400	15.472	13.550	1.772	495201.931	106093.515
F5	1200	Type B	D400	15.305	13.242	1.913	495203.408	106055.065
F6	1200	Type B	D400	15.150	13.149	1.826	495204.372	106046.645

PHASE 0 (PRIVATE)								
MH No.	MANHOLE DIAMETER (mm)	MANHOLE TYPE	COVER TYPE	COVER LEVEL (m)	INVERT LEVEL (m)	DEPTH TO SOFFIT (m)	EASTING (m)	NORTHING (m)
PS1	3000	Type D	B125	15.421	15.013	0.308	495224.376	106063.756
PS2	4500	CATCHPIT	C250	15.477	14.756	0.621	495208.759	106065.171
PS3	710x710	PDU		15.386	14.716	0.570	495204.771	106065.434
PS4	3000	Type D	B125	15.471	15.071	0.300	495219.655	106077.019
PS5	4500	CATCHPIT	B125	15.494	14.794	0.601	495207.941	106077.940
PS6	710x710	PDU		15.424	14.754	0.570	495203.964	106078.102
PS7	3000	Type D	B125	15.475	15.075	0.300	495220.541	106065.810
PS8	4500	Type D	B125	15.463	14.924	0.440	495220.037	106078.629
PS9	4500	CATCHPIT	B125	15.481	14.783	0.598	495206.058	106079.670
PS10	710x710	PDU		15.429	14.759	0.570	495203.611	106079.770
PS11	3000	Type D	B125	15.484	15.103	0.280	495231.231	106097.452
PS12	4500	Type D	B125	15.477	15.010	0.367	495221.935	106098.150
PS13	4500	CATCHPIT	C250	15.477	14.835	0.542	495204.498	106097.320
PS14	710x710	PDU		15.485	14.815	0.570	495202.479	106097.581
PS15	3000	Type D	B125	15.482	15.119	0.263	495231.345	106098.979
PS16	4500	Type D	B125	15.514	15.038	0.376	495223.295	106099.579
PS17	4500	CATCHPIT	C250	15.492	14.851	0.541	495204.926	106103.070
PS18	710x710	PDU		15.501	14.831	0.570	495202.891	106103.111
PS19	3000	Type D	B125	15.525	15.203	0.222	495219.565	106111.551
PS20	4500	Type D	B125	15.522	15.123	0.299	495220.207	106119.468
PS21	4500	CATCHPIT	B125	15.564	14.912	0.552	495198.154	106121.053
PS22	710x710	PDU		15.557	14.887	0.570	495196.661	106121.324
PS23	3000	Type E	B125	15.491	15.161	0.230	495223.155	106120.435
PS24	4500	CATCHPIT	B125	15.569	14.918	0.551	495198.977	106122.831
PS25	710x710	PDU		15.563	14.893	0.570	495196.484	106123.101
PS26	3000	Type D	B125	15.513	15.213	0.200	495223.596	106139.696
PS27	4500	Type D	B125	15.568	15.068	0.400	495211.150	106141.189
PS28	4500	CATCHPIT	B125	15.568	14.944	0.524	495203.613	106131.386
PS29	710x710	PDU		15.589	14.919	0.570	495201.120	106131.656
PS30	3000	Type D	B125	15.793	15.393	0.300	495186.861	106145.861
PS31	4500	CATCHPIT	B125	15.664	14.955	0.610	495183.408	106130.548
PS32	710x710	PDU		15.601	14.931	0.570	495182.870	106128.294
PS33	3000	Type D	B125	15.947	15.447	0.300	495178.103	106163.412
PS34	4500	CATCHPIT	C250	15.708	15.003	0.606	495168.629	106135.409
PS35	710x710	PDU		15.650	14.980	0.570	495168.211	106133.133
PS36	3000	Type D	B125	15.996	15.650	0.246	495165.333	106157.065
PS37	4500	CATCHPIT	B125	15.759	15.024	0.635	495161.718	106137.102
PS38	710x710	PDU		15.671	15.001	0.570	495161.300	106134.826
PS39	3000	Type D	B125	16.050	15.650	0.300	495148.534	106158.653
PS40	4500	Type D	B125	16.050	15.350	0.600	495143.672	106147.874
PS41	4500	Type D	B125	16.025	15.225	0.700	495141.957	106138.421
PS42	4500	CATCHPIT	B125	15.820	15.044	0.675	495152.868	106136.427
PS43	710x710	PDU		15.690	15.020	0.570	495155.308	106135.984
PS44	3000	Type D	B125	16.000	15.600	0.300	495139.637	106125.100
PS45	4500	Type D	B125	16.050	15.350	0.600	495141.355	106134.563
PS46	4500	CATCHPIT	B125	15.803	15.045	0.658	495152.189	106132.562
PS47	710x710	PDU		15.869	15.019	0.570	495154.708	106132.578
PS48	3000	Type D	B125	16.104	15.704	0.300	495140.111	106113.050
PS49	4500	Type D	B125	15.920	15.224	0.597	495154.573	106110.436
PS50	4500	CATCHPIT	C250	15.739	15.032	0.607	495157.989	106129.291
PS51	710x710	PDU		15.678	15.008	0.570	495158.427	106131.687
PS52	3000	Type D	B125	15.792	15.392	0.300	495157.005	106112.490
PS53	4500	CATCHPIT	B125	15.707	15.026	0.581	495159.935	106128.629
PS54	710x710	PDU		15.671	15.001	0.570	495160.380	106131.081
PS55	3000	Type D	B125	15.565	15.154	0.312	495175.055	106105.425
PS56	4500	Type D	B125	15.723	15.069	0.554	495176.585	106113.795
PS57	4500	CATCHPIT	C250	15.658	14.972	0.586	495176.686	106123.464
PS58	710x710	PDU		15.617	14.947	0.570	495177.127	106125.913
PS59	3000	Type D	B125	15.383	15.069	0.214	495178.189	106109.610
PS60	4500	CATCHPIT	C250	15.550	14.897	0.553	495189.190	106109.994
PS61	710x710	PDU		15.522	14.852	0.570	495197.651	106108.942
PS62	3000	Type D	B125	15.435	15.035	0.300	495183.804	106096.031
PS63	4500	CATCHPIT	B125	15.509	14.849	0.560	495194.630	106094.475
PS64	710x710	PDU		15.475	14.805	0.570	495199.091	106094.323
PS65	4500	CATCHPIT	C250	15.301	14.763	0.437	495205.846	106052.871
PS66	710x710	PDU		15.258	14.750	0.408	495203.867	106053.148
PF1	4500	Type D	B125	15.520	14.520	0.900	495209.156	106068.672
PF2	4500	Type D	B125	15.509	14.508	0.901	495208.630	106074.846
PF3	4500	Type D	B125	15.487	14.487	0.900	495208.793	106080.834
PF4	4500	Type D	B125	15.494	14.491	0.903	495211.823	106093.227
PF5	4500	Type D	B125	15.596	14.600	0.896	495211.030	106109.335
PF6	4500	Type D	B125	15.549	14.549	0.900	495207.594	106115.738
PF7	4500	Type D	B125	15.474	14.374	1.000	495208.932	106129.603
PF8	4500	Type D	B125	15.580	14.445	1.035	495209.463	106132.425
PF9	4500	Type D	C250	15.950	14.853	0.998	495167.709	106143.003
PF10	4500	Type D	C250	15.841	14.741	1.000	495167.076	106138.594
PF11	4500	Type D	C250	15.989	14.962	0.927	495153.719	106144.554
PF12	4500	Type D	C250	15.970	14.940	0.930	495148.872	106124.785
PF13	4500	Type D	C250	15.921	14.874	0.947	495151.392	106125.350
PF14	4500	Type D	C250	15.691	14.691	0.900	495172.790	106119.461
PF15	4500	Type D	B125	15.682	14.705	0.878	495170.627	106124.211
PF16	4500	Type D	C250	15.962	14.923	0.938	495154.847	106143.918
PF17	4500	Type D	B125	15.539	14.557	0.882	495194.518	106104.245
PF18	4500	Type D	B125	15.546	14.396	1.050	495195.132	106098.040

NOTES

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C03	15.07.2025	DRAINAGE ADJUSTED TO SUIT SPEEDECK PILE LAYOUT	JH
C02	16.06.2025	PLOTS 2-3 DRAINAGE UPDATED	JH
C01	15.05.2025	CONSTRUCTION ISSUE	JH
P02	24.04.2025	ACO ADDED TO ENTRANCE	JH
P01	14.02.2025	PRELIMINARY ISSUE FOR COMMENT	JH
Rev.	Date	Description	By


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Client
SHOPLAND GRAY DEVELOPMENTS
Architect
SYMMETRY ARCHITECTURE
Project title
LAND AT EASTMERE STABLES
EASTERGATE LANE
EASTERGATE
Drawing title
PROPOSED DRAINAGE PLAN

Scale	Paper size	Date	Drawn by	Checked by	Status
1:250	A1	FEB 2025	JH	CH	S0
Name					
Project code					
AAL436-AAL-SF-XX-DR-C-5101-C04			Original	Functional	Spatial
			Form	Issue	Number
			Revision		

Site Photographs

Project Ref: CE25.2049

Site Name: Eastmere Stables, Eastergate Lane

1.



2.



3.



4.



- 1) TP01
- 2) TP01 Side wall
- 3) TP01 Spoil
- 4) TP02

Site Photographs

5.



6.



7.



8.



- 5) TP02 Side wall
- 6) TP02 Spoil
- 7) TP03
- 8) TP03 Side wall

Site Photographs

9.



10.



11.



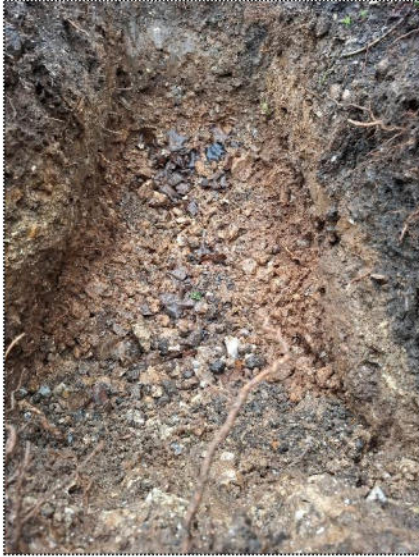
12.



- 9) TP03 Spoil
- 10) TP04
- 11) TP04 Side wall
- 12) TP04 Spoil

Site Photographs

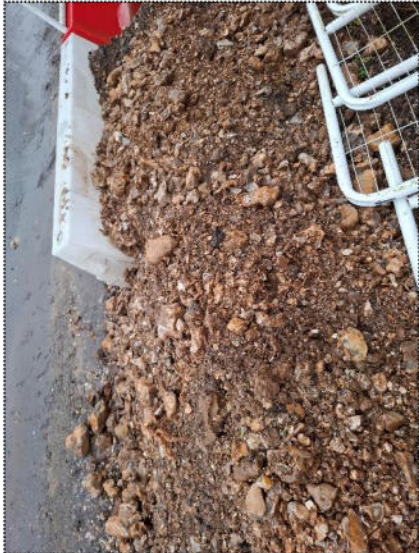
13.



14.



15.



16.



- 13) TP05
- 14) TP05 Side wall
- 15) TP05 Spoil
- 16) TP06

Site Photographs

17.



18.



17) TP06 Side wall

18) TP06 Spoil

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

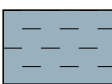
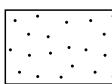
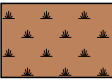
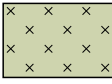
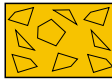
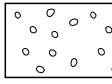
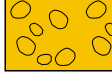
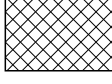
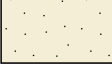
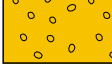
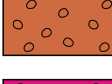
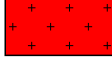
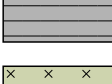
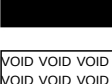
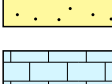
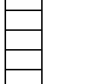
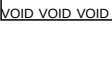
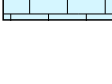
GROUNDWATER

 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		



Hole Type SOAK	Easting 495199.39	Northing 106115.99	Ground Level (m) 15.56	Scale 1:10
Project Name Eastmere Stables		Project No. CE25.2049	Start Date 2025-12-04	End Date 2025-12-04

Client
NJS Group Ltd

Consultant
LS

Contractor

Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (thickness) (m)	Strata	
		Depth (m)	Type/ Ref	Results			Legend	Description
								MADE GROUND: Bituminous GRAVEL.
					15.36	0.20		Brown clayey sandy GRAVEL. Sand is fine to coarse. Gravel is fine to coarse angular to rounded of flint.
						(0.70)		
					14.66	0.90		End of Borehole at 0.90m

Remarks

1. Location excavated by Client prior to site works. 2. Three cycles of BRE soil infiltration testing was undertaken within the trial pit.

Method, Plant, Stability, Dimensions

0.00 - 0.90m	SOAK
Stable	

Stable

$L = 1.80\text{m}$

$W = 0.80\text{m}$

Logger

LS

Checked By: LS Approved By: IB

Ref: CE25.2049



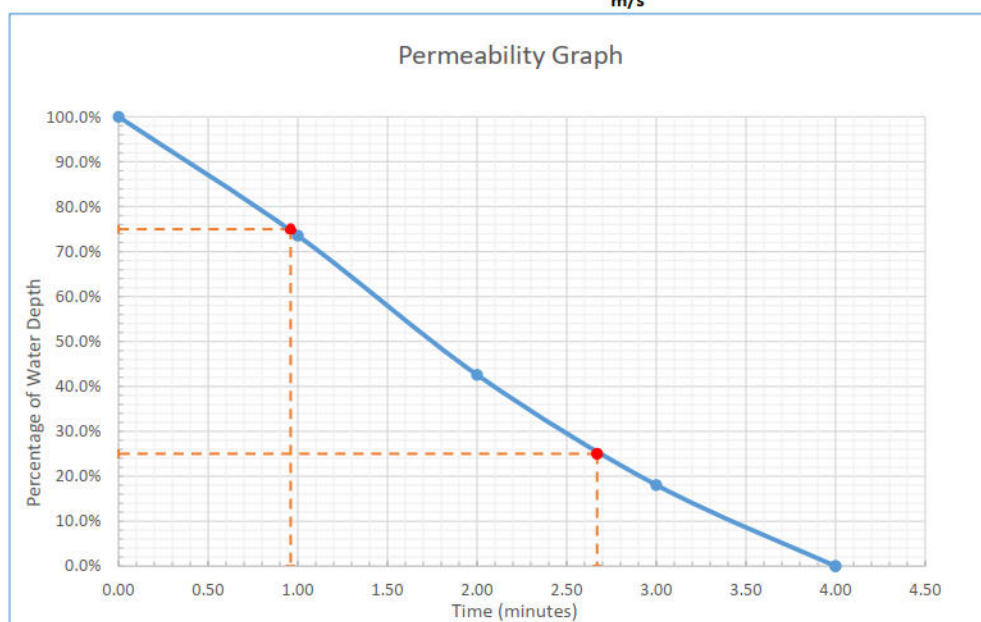
Test 1

[illegible]

Pit Size	
Length	1.90
Width	0.95
Depth	1.05

Time in mins
0.96 75%
2.67 25%

1.70E-03
m/s





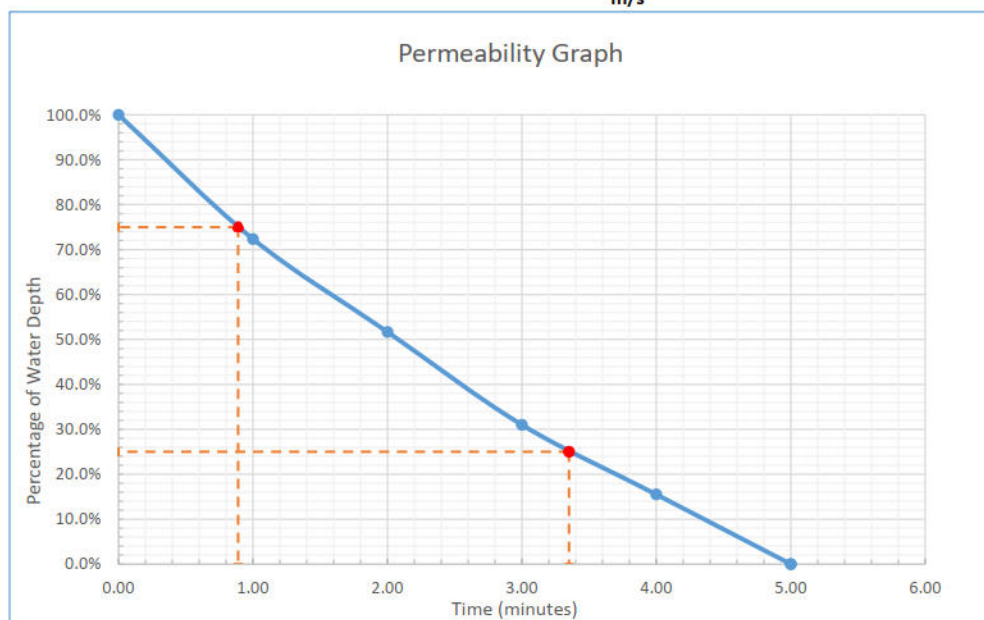
Ref: CE25.2049

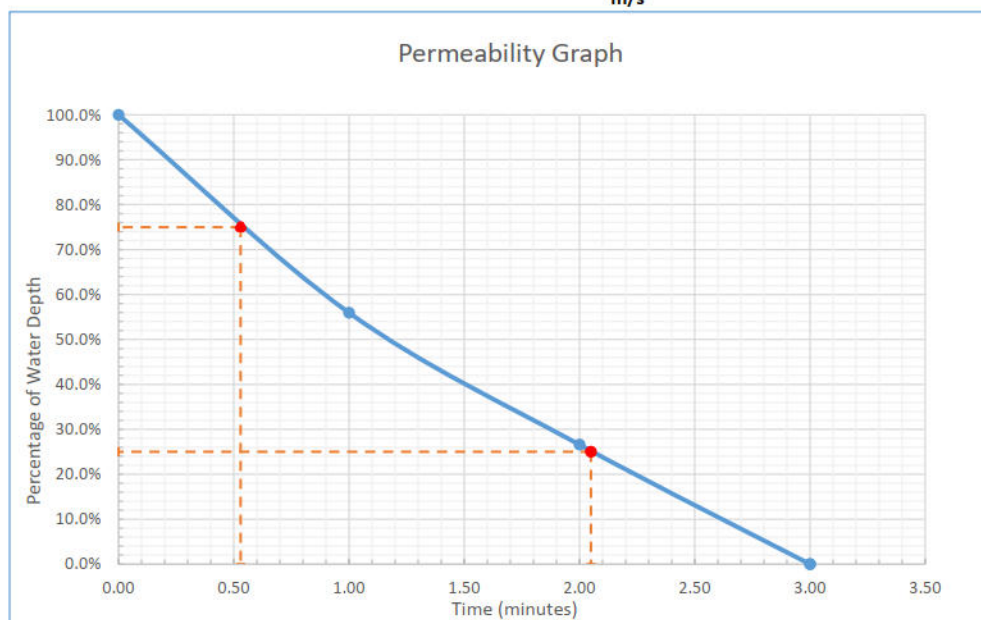


Test 3

INFILTRATION CALCULATED FROM 75%-25% WATER DEPTH RANGE

<u>Infiltration Rate</u>	<u>from 75%-25%</u>	1.18E-03
		m/s





Ref: CE25.2049



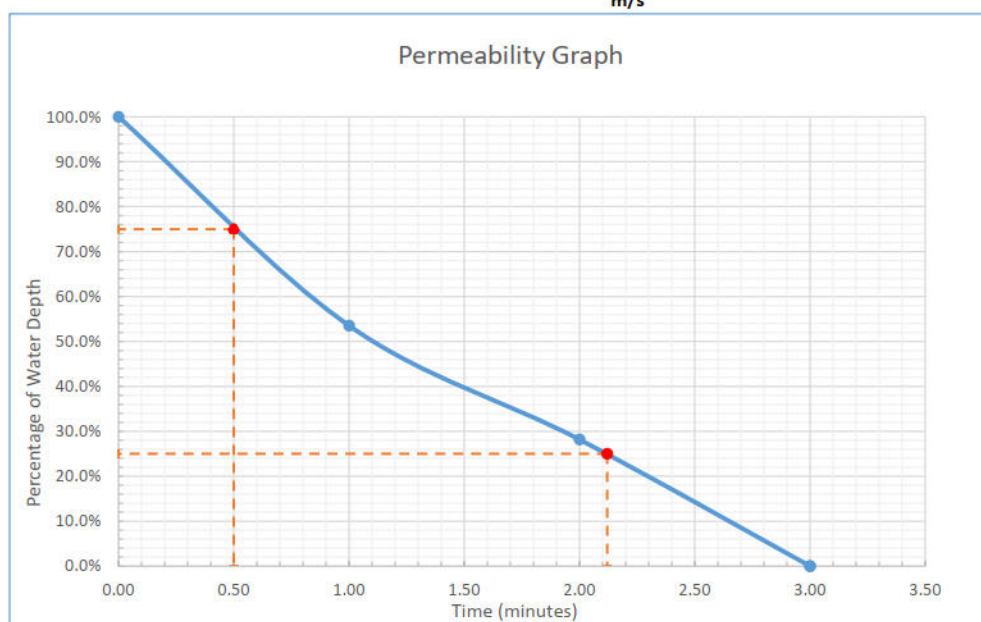
Test 2

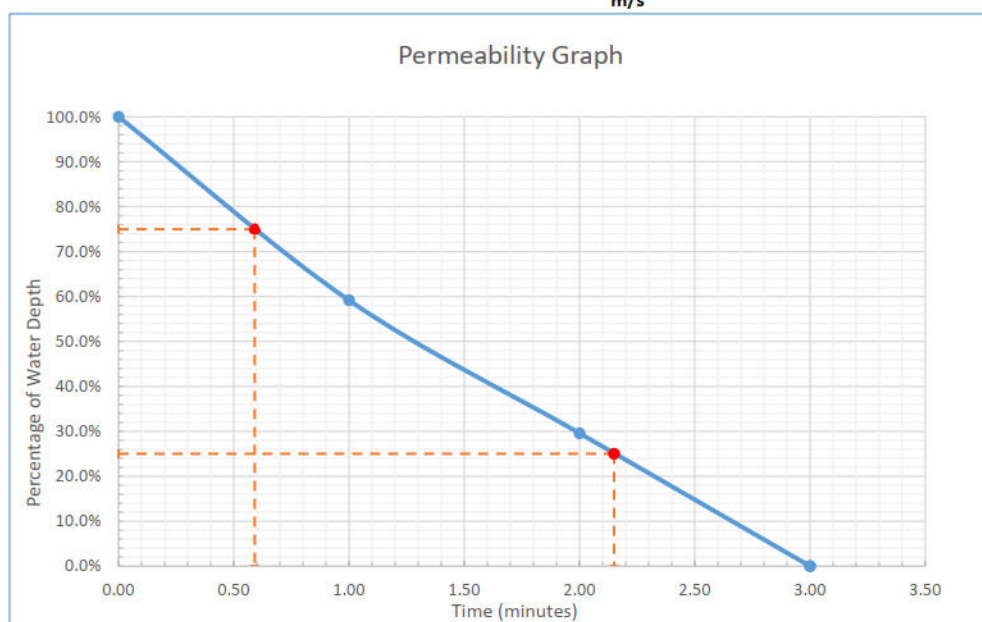
[illegible]

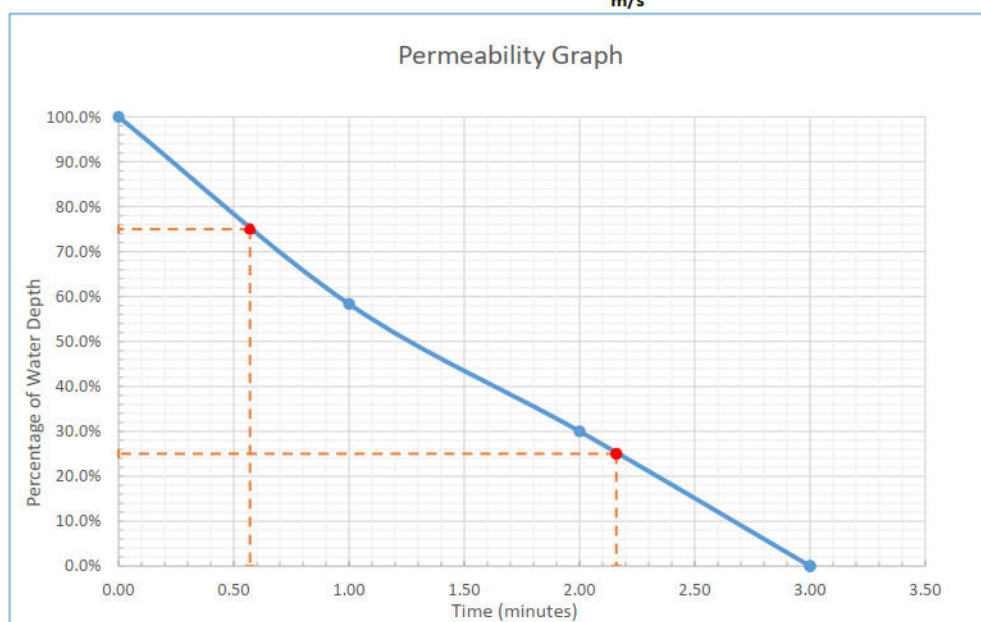
Pit Size	
Length	1.90
Width	0.90
Depth	1.00

Time in mins	
0.5	75%
2.12	25%

1.69E-03
m/s







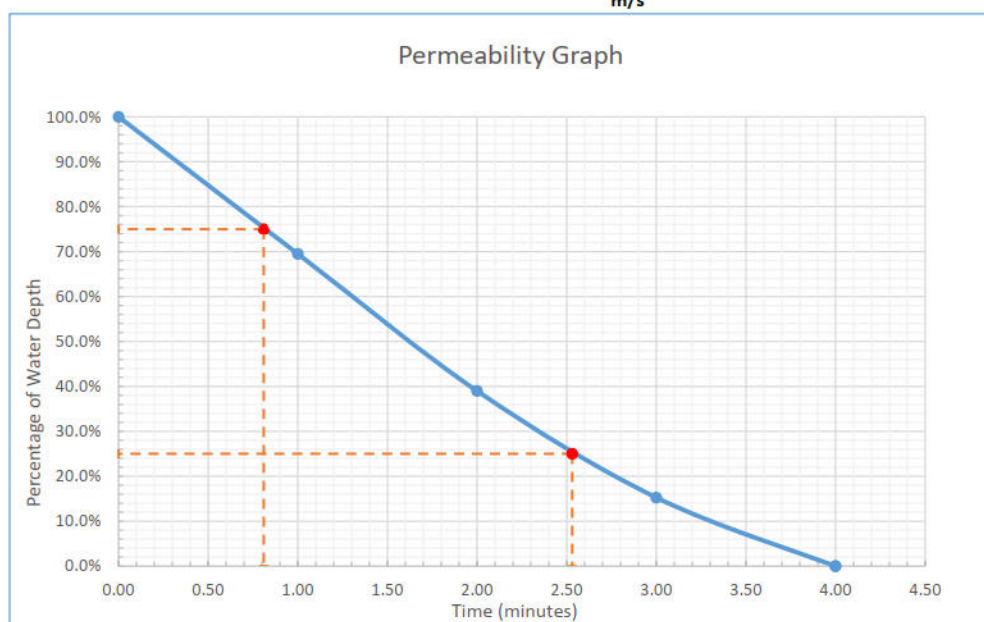
Ref: CE25.2049



Test 2

INFILTRATION CALCULATED FROM 75%-25% WATER DEPTH RANGE

1.38E-03
m/s







Ref: CE25.2049



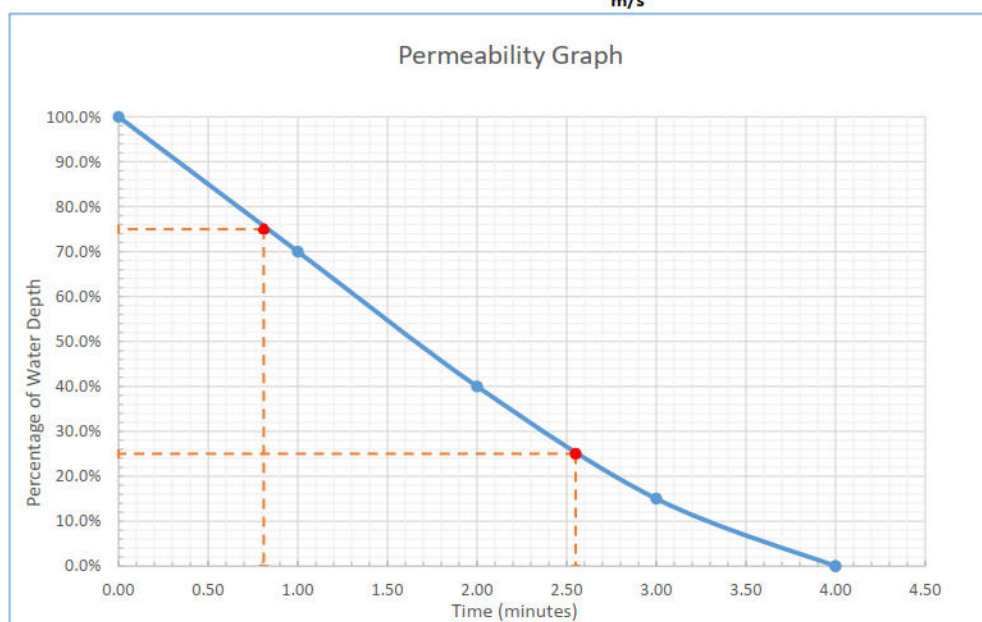
Test 3

[illegible]

Pit Size	
Length	1.80
Width	0.80
Depth	0.90

Time in mins
0.81 75%
2.55 25%

1.38E-03
m/s



Ref: CE25.2049

Trial Hole: TP05

Test 1

[illegible]

INFILTRATION CALCULATED FROM 75%-25% WATER DEPTH RANGE

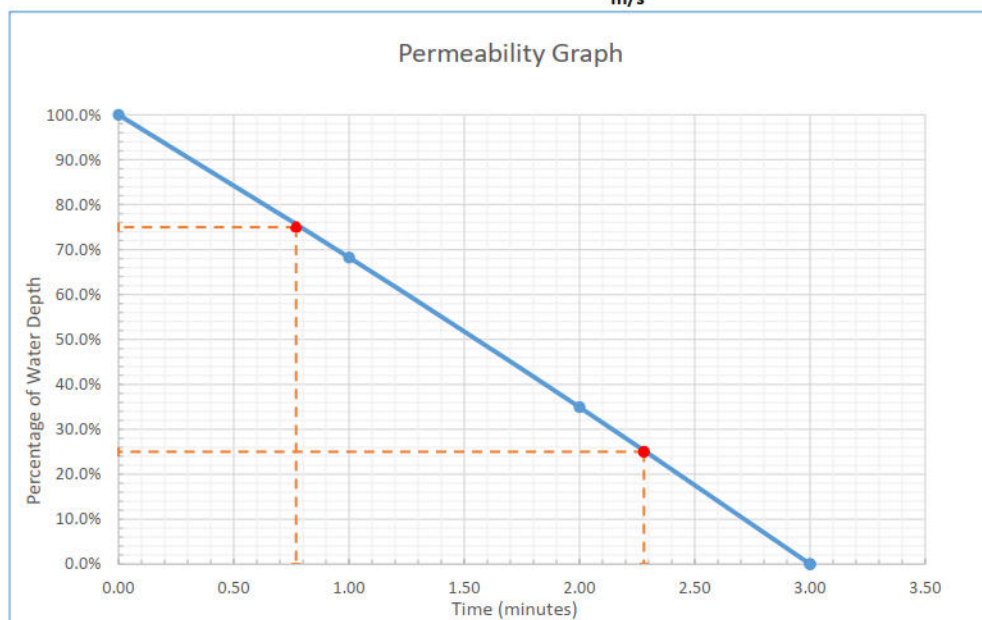
Pit Size		Time in mins	
Length	2.00	0.77	75%
Width	0.70	2.28	25%
Depth	0.92		

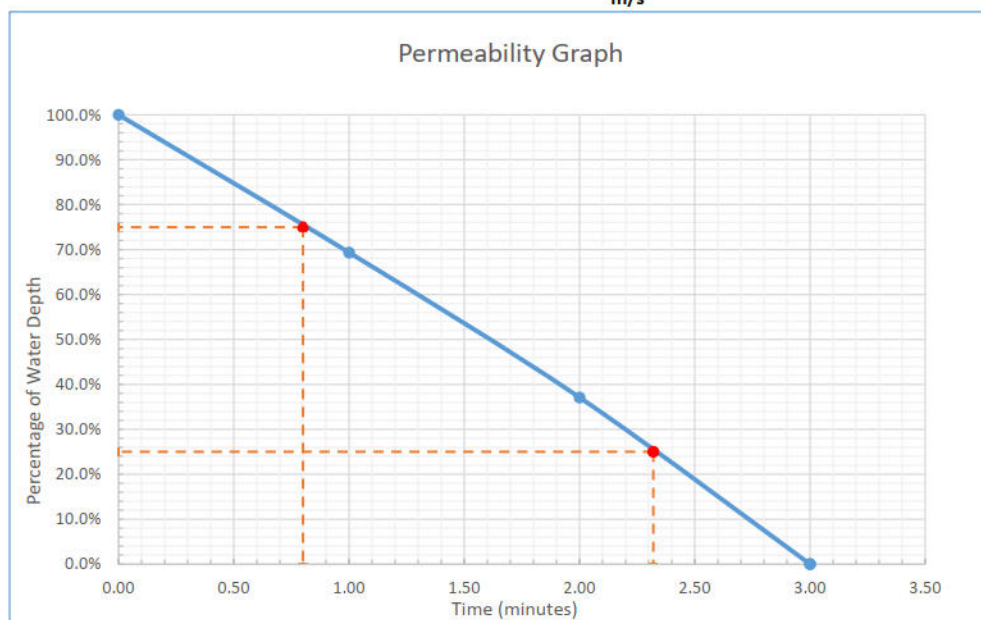
Infiltration Rate

from 75%-25%

1.57E-03

m/s





Ref: CE25.2049



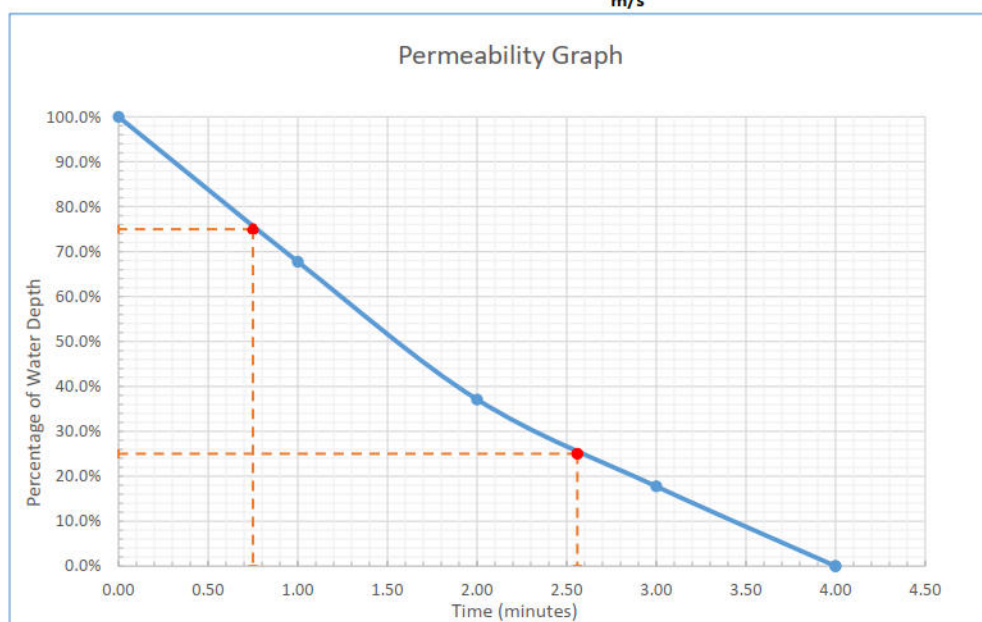
Test 3

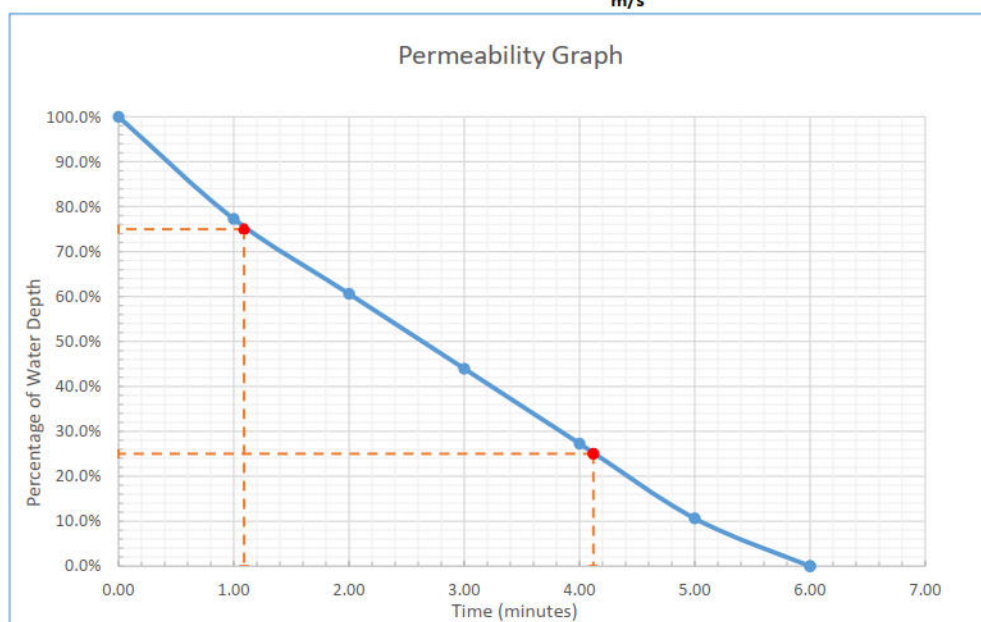
[illegible]

Pit Size	
Length	2.00
Width	0.70
Depth	0.92

Time in mins	
0.75	75%
2.56	25%

1.30E-03
m/s







Ref: CE25.2049



Test 3

INFILTRATION CALCULATED FROM 75%-25% WATER DEPTH RANGE

<u>Infiltration Rate</u>	<u>from 75%-25%</u>	8.52E-04
		m/s

