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Consulting Civil and Structural Engineers

24th August 2026

13885 – Havant Phase 3A: - Engineers Response to planning condition 24 - Update

Application Summary: -

Proposal: Construction Environmental Management Plan - Minerals Recovery

In relation to minerals recovery, Condition 24 of requires a statement providing the following:

I. a method for ensuring that minerals that can be viably recovered during the development operations are recovered and put to beneficial use; and,

II. a method to record the quantity of recovered mineral (re-use on site or off site) and to report this data to the Local Planning Authority in consultation with the Minerals Planning Authority.

Phase 3A Considerations

Borehole logs from the intrusive investigations carried out by Applied Geology indicate that the site consists of made geology to depths between Ground Level and 1.6m bgl, with a maximum localised depth of 2.60m. Made ground is underlaid by River Terrace Deposits, which was proven to depths between 4.50m 6.50mbgl, and Undifferentiated Chalk Beneath with thickness ranging above 10.80m

The existing site levels are generally between 4.00m AOD and 4.50m AOD excluding current engineered mounds. Due to significant portions of the site identifying as potentially being in Flood Zone 2-3 within the timeframe of 2070 to 2125, and as required under Condition 7, the development's finished floor levels are set at a minimum of 5.90m AOD. This is circa 1.40m above the existing site levels.

Ground improvements will be utilised on site once the site has been raised, by using Vibro-Stone columns (or similar), where they would extend through the imported fill, existing Made Ground, Superficial Deposits and gain support within the Chalk layer. The potential for encountering recoverable minerals following ground improvements is therefore considered unlikely.

However, if minerals are encountered following ground improvement, these will be recovered.

Mineral Recovery Strategy:

Mineral resources suitable for beneficial use may be encountered during groundworks. Potential opportunities for incidental recovery are most likely to arise from:

- reduced-level excavations and site preparation;
- excavations for building foundations and floor construction;
- construction of roads, yards and parking areas;
- excavations for drainage, utilities and other below-ground infrastructure;
- construction of attenuation basins, ponds or similar features; and
- landscaping and other earthworks.

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Although individual excavations may yield only limited quantities, potentially viable mineral resources may be encountered throughout the construction works. The Groundworks Manager, or an appointed competent deputy, will be responsible for ensuring that reasonable opportunities for incidental mineral recovery are identified and considered as part of the day-to-day management of the works.

The following general method will be adopted:

1. Topsoil and subsoil stripping, where required, will be undertaken in a controlled and phased manner.
2. Potential mineral resources encountered during excavation will be:
    - identified through visual inspection;
    - segregated from soils, unsuitable arisings and other excavated materials;
    - assessed by the Groundworks Manager or appointed competent deputy;
    - subject to proportionate sampling or testing where necessary to confirm suitability for a proposed use; and
    - separately stockpiled where considered suitable for potential recovery.
3. Suitable recovered material will be considered for beneficial reuse on site where it complies with the relevant engineering and environmental requirements.
4. Where on-site reuse is not practicable, the material may be exported to an authorised third-party processor or other suitable recipient for processing and beneficial use.

This approach will enable mineral recovery to be considered as part of normal construction operations, without requiring excavation beyond that necessary to deliver the development. Recovery will only take place where it is technically, environmentally and commercially reasonable.

Minerals Stockpiling:

A suitable area within the construction compound or another appropriate part of the site will be designated for the temporary storage of recovered mineral material. The location and size of the area will be determined through the contractor's site logistics and temporary works planning.

Materials of a similar type and quality will be stored together. Mixed materials requiring further processing will be kept separate from more uniform materials, such as sand or gravel, where practicable. The Groundworks Manager or appointed competent deputy will oversee the placement and segregation of the material.

Stockpiles will be managed in accordance with the relevant health, safety and environmental requirements. Their height, footprint and side slopes will reflect the available space, material properties and temporary works requirements. Measures such as damping down, covering or limiting handling activities will be used where necessary to control dust, erosion, runoff and the spread of material beyond the designated area.

Recovered material may be retained until there is a sufficient quantity to justify on-site reuse or collection by an authorised third party. Material will not be stockpiled indefinitely where no technically and commercially reasonable beneficial use has been identified.

Recording and Monitoring:

A Minerals Recovery Log will be maintained by the Groundworks Manager or another appointed responsible person. As a minimum, the log will record:

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- the date and location from which the material was excavated;
- the approximate type of mineral material;
- the estimated quantity recovered, using volume, weight or another stated measurement basis;
- the outcome of any assessment or testing;
- whether the material was reused on site or exported;
- the on-site use or off-site destination;
- the receiving organisation and removing contractor, where applicable; and
- the relevant transfer or weighbridge documentation reference, where available.

The Minerals Recovery Log will be retained with the site records and made available to the relevant Planning Authority or Mineral Planning Authority upon reasonable request.

Where required by a planning condition or other agreed reporting arrangement, summary information will be provided at appropriate intervals and following completion of the relevant earthworks. The summary will identify:

- the dates, approximate quantities and types of mineral recovered;
- the quantities beneficially reused on site;
- the quantities exported for processing or beneficial use; and
- the relevant off-site destinations.

Where no viable mineral resources are encountered, or where recovery is assessed as impracticable, this will be recorded as a nil return together with a brief explanation.

The Borehole Logs by Applied geology is appended to this letter.

BOREHOLE LOG - CABLE PERCUSSION

CP04

Project	Langstone Technology Park, Havant – Phase 3A			**Project No.**	AG3744-26
Client	Havant Sarl			**Sheet**	1 of 2
Start	23/02/2026	**Coordinates**	E 471 363.74 N 105 635.59	**Scale**	As shown
End	24/02/2026	**Ground Level**	4.82 m OD	**Total Depth**	17.00 m

Sample /Test Type	Depth (m)	Results	Casing (m)	Level (m OD)	Depth (m)	Description of Strata	Legend	GW	Install
B	0.30					Brown sandy silty GRAVEL. Gravel is fine to coarse angular to subrounded of flint, concrete and brick. (MADE GROUND)			Bentonite
				4.32	0.50				
PID ES	0.70	0.2				Medium dense yellowish brown clayey sandy GRAVEL. Gravel is fine to coarse angular to subangular of flint. (RIVER TERRACE DEPOSITS)			
D SPT	1.20	N=15	—						
ES	1.80	<0.1							
PID B D SPT	2.00	N=20	1.5						
SPT B D	3.00	N=16	2			*3.00m: slightly sandy slightly gravelly CLAY.*			
				1.22	3.60				
SPT D	4.00	N=11	3			Firm yellowish brown sandy gravelly CLAY. Gravel is fine to medium angular to subangular of flint. (RIVER TERRACE DEPOSITS)			Gravel
B	4.50			0.32	4.50	Structureless CHALK composed of yellowish cream silty GRAVEL. Clasts are extremely weak cream with occasional black specks. Matrix is yellowish cream. Grade Dc. (UNDIFFERENTIATED CHALK)			
UT	5.00			-0.18	5.00	Structureless CHALK composed of cream gravelly SILT. Clasts are extremely weak cream. Matrix is cream. Grade Dc. (UNDIFFERENTIATED CHALK)			
B	5.50								
SPT D B	6.50	N=12	6.5					7.30	
D SPT	8.00	N=15	8						Bentonite
D SPT	9.50	N=17	9.5						Arisings

Chiselling

From (m)	To (m)	Duration (min)
13.00	13.50	30
13.50	16.00	30

Groundwater Strikes

Depth Struck (m)	Rose to (m)	Remarks	Cased (m)	Sealed (m)
7.30	7.30		—	—

Hole Diameter:

Diameter (mm)	Depth (m)
150	17.00

Drilled: ADS Drilling Ltd
Logged: AM
Checked: PG

General Remarks: Hand dug service inspection pit excavated to 1.20m bgl.
50mm diameter standpipe installed to 7.00m bgl.

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BOREHOLE LOG - CABLE PERCUSSION

CP04

Project	Langstone Technology Park, Havant – Phase 3A			**Project No.**	AG3744-26
Client	Havant Sarl			**Sheet**	2 of 2
Start	23/02/2026	**Coordinates**	E 471 363.74 N 105 635.59	**Scale**	As shown
End	24/02/2026	**Ground Level**	4.82 m OD	**Total Depth**	17.00 m

Sample /Test Type	Depth (m)	Results	Casing (m)	Level (m OD)	Depth (m)	Description of Strata	Legend	GW	Install
						Structureless CHALK composed of cream gravelly SILT. Clasts are extremely weak cream. Matrix is cream. Grade Dc. (UNDIFFERENTIATED CHALK)			
D SPT	11.00	N=33	11						
D SPT	12.00	N>50	12	-7.18	12.00	CHALK recovered as cream cream gravelly SILT. Gravel is extremely weak cream. (UNDIFFERENTIATED CHALK)			
D SPT	13.50	N>50	135						Arisings
B	14.50								
D SPT	15.00	N>50	15						
D SPT	16.50	N>50	16.5						
D	17.00			-12.18	17.00	End of Borehole at 17.00 m			

Chiselling

From (m)	To (m)	Duration (min)
13.00	13.50	30
13.50	16.00	30

Groundwater Strikes

Depth Struck (m)	Rose to (m)	Remarks	Cased (m)	Sealed (m)
7.30	7.30		—	—

Hole Diameter:

Diameter (mm)	Depth (m)
150	17.00

Drilled: ADS Drilling Ltd
Logged: AM
Checked: PG

General Remarks: Hand dug service inspection pit excavated to 1.20m bgl.
50mm diameter standpipe installed to 7.00m bgl.

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BOREHOLE LOG - CABLE PERCUSSION

CP05

Project	Langstone Technology Park, Havant – Phase 3A			**Project No.**	AG3744-26
Client	Havant Sarl			**Sheet**	1 of 2
Start	24/02/2026	**Coordinates**	E 471 327.89 N 105 729.67	**Scale**	As shown
End	25/02/2026	**Ground Level**	4.49 m OD	**Total Depth**	17.30 m

Sample /Test Type	Depth (m)	Results	Casing (m)	Level (m OD)	Depth (m)	Description of Strata
						Brown silty sandy GRAVEL. Gravel is fine to coarse subangular to subrounded of brick, concrete and flint. (MADE GROUND)
PID ES	0.50	0.1		3.89	0.60	
						Medium dense greyish brown silty sandy GRAVEL. Gravel is fine to coarse angular to subangular of flint and chalk. (RIVER TERRACE DEPOSITS)
B	1.00					
SPT D	1.20	N=20	—			
PID ES	1.70	<0.1				
SPT D	2.00	N=13	1.5	2.59	1.90	Medium dense brown silty clayey sandy GRAVEL. Gravel is fine to medium angular to subangular of flint. (RIVER TERRACE DEPOSITS)
SPT D	3.00	N=19	3			
B	3.50					
D SPT	4.00	N=18	4			
D	5.00					
B	6.00					*6.00m: very clayey.*
SPT D	6.50	N=13	9.5	-2.01	6.50	Structureless CHALK composed of cream silty GRAVEL. Clasts are extremely weak cream. Matrix is cream. Grade Dc. (UNDIFFERENTIATED CHALK)
B	7.50					
D SPT	8.00	N>50	8			
D	9.00					
D SPT	9.50	N=30	9.5			

Legend: GW 2.10

Install: Bentonite; Gravel; Bentonite; Arisings

Chiselling

From (m)	To (m)	Duration (min)
No chiselling data		

Groundwater Strikes

Depth Struck (m)	Rose to (m)	Remarks	Cased (m)	Sealed (m)
2.10	1.80		—	—

Hole Diameter:

Diameter (mm)	Depth (m)
150	17.30

Drilled: ADS Drilling Ltd
Logged: AM
Checked: PG

General Remarks: Hand dug service inspection pit excavated to 1.20m bgl.
50mm diameter standpipe installed to 6.00m bgl.

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BOREHOLE LOG - CABLE PERCUSSION

CP05

Project	Langstone Technology Park, Havant – Phase 3A			**Project No.**	AG3744-26
Client	Havant Sarl			**Sheet**	2 of 2
Start	24/02/2026	**Coordinates**	E 471 327.89 N 105 729.67	**Scale**	As shown
End	25/02/2026	**Ground Level**	4.49 m OD	**Total Depth**	17.30 m

Sample /Test Type	Depth (m)	Results	Casing (m)	Level (m OD)	Depth (m)	Description of Strata	Legend	GW	Install
						Structureless CHALK composed of cream silty GRAVEL. Clasts are extremely weak cream. Matrix is cream. Grade Dc. (UNDIFFERENTIATED CHALK)			
SPT D	11.00	N>50	11	-6.51	11.00	CHALK recovered as cream silty GRAVEL. Gravel is extremely weak cream. (UNDIFFERENTIATED CHALK)			
D	11.80								
D SPT	12.50	N>50	12.5						
D SPT	14.00	N>50	14						
SPT D	15.50	N>50	15.5						
SPT D	17.00	N>50	17						
				-12.81	17.30	End of Borehole at 17.30 m			

Arisings

Chiselling

From (m)	To (m)	Duration (min)
No chiselling data		

Groundwater Strikes

Depth Struck (m)	Rose to (m)	Remarks	Cased (m)	Sealed (m)
2.10	1.80		—	—

Hole Diameter:

Diameter (mm)	Depth (m)
150	17.30

Drilled: ADS Drilling Ltd
Logged: AM
Checked: PG

General Remarks: Hand dug service inspection pit excavated to 1.20m bgl.
50mm diameter standpipe installed to 6.00m bgl.

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BOREHOLE LOG - DRIVEN CONTINUOUS SAMPLING

DCS09

Project:	Langstone Technology Park, Havant – Phase 3A			**Project No.**	AG3744-26
Client:	Havant Sarl			**Sheet:**	1 of 1
Start:	26/02/2026	**Coordinates:**	E 471 318.17 N 105 687.34	**Scale:**	As shown
End:	26/02/2026	**Ground Level:**	4.28 m OD	**Total Depth**	3.45 m

Sample / Test Type	Depth (m)	Results	Rec.	Dia (mm)	Level (m OD)	Depth (m)	Description of Strata	Legend	GW	Install
							Brown silty sandy GRAVEL. Gravel is fine to coarse subangular to subrounded of flint, brick and concrete. (MADE GROUND)			
PID ES	0.30	<0.1								
					3.78	0.50	Medium dense locally loose greyish brown silty sandy GRAVEL. Gravel is fine to coarse angular to subangular of flint and chalk. (RIVER TERRACE DEPOSITS)			
D SPT	1.20	N=18	90%							
D SPT	2.00	N=5	55%						2.00	
CPT	3.00	N=14			1.28	3.00	No recovery.	NR NR NR		
					0.83	3.45	End of Borehole at 3.45 m			

Bentonite

Gravel

Arisings

Remarks: Hand dug service inspection pit excavated to 1.20m bgl. Borehole collapsed from 3.45m to 2.00m bgl upon completion.
50mm diameter standpipe installed to 2.00m bgl.

Groundwater:

Depth Strike	Rose to	Remarks	Cased	Sealed
2.00	–		–	–

Drilled: RGI Ltd
Logged: AM
Checked: PG

Exploratory hole logs to be read in conjunction with key sheet

TRIAL PIT LOG

TP01

Project	Langstone Technology Park, Havant – Phase 3A	**Project No.**	AG3744-26
Client	Havant Sarl	**Sheet**	1 of 1
Date	24/02/2026	**Scale**	As shown
Ground Level:	4.32 m OD	**Coordinates:** E 471 309.99 N 105 729.95	**Total Depth**	2.60 m

Depth (m)	Sample / Test Type	Result	Level (m OD)	Depth (m)	Ease of Dig	Description of Strata	Legend	GW
						Greyish brown silty sandy GRAVEL with a low cobble content. Gravel is fine to coarse subangular to subrounded of chalk, flint, concrete, brick and asphalt. Cobbles are subangular brick and concrete with frequent wood, metal, plastic and tile fragments. (MADE GROUND)		
0.50	ES PID	<0.1						
					E			
1.00	ES B PID	<0.1						
1.50	ES							
			2.72	1.60				
						Yellowish brown sandy silty GRAVEL. Gravel is fine to coarse angular to subangular of flint. (RIVER TERRACE DEPOSITS)		
2.00	B				E			
			1.72	2.60				
						End of Trial Pit at 2.60 m		

Method: Wheeled Backhoe Excavator
Groundwater: Groundwater not encountered
Stability: Stable
Remarks: Terminated at maximum excavator reach. Trial pit backfilled with arisings on completion.

Length: 1.50m
Width: 0.50m
Logged: AM
Checked: PG

Exploratory hole logs to be read in conjunction with key sheet

TRIAL PIT LOG

TP02

Project	Langstone Technology Park, Havant – Phase 3A	**Project No.**	AG3744-26
Client	Havant Sarl	**Sheet**	1 of 1
Date	24/02/2026	**Scale**	As shown
Ground Level:	4.52 m OD **Coordinates:** E 471 323.61 N 105 713.55	**Total Depth**	1.90 m

Depth (m)	Sample / Test Type	Result	Level (m OD)	Depth (m)	Ease of Dig	Description of Strata	Legend	GW
0.10	ES PID				E	Brown sandy silty GRAVEL. Gravel is fine to coarse angular to subangular of flint, concrete and brick. (MADE GROUND)		
			3.22	1.30	E	Yellowish brown sandy silty GRAVEL. Gravel is fine to coarse angular to subangular of flint. (RIVER TERRACE DEPOSITS)		1.40
			2.62	1.90		End of Trial Pit at 1.90 m		

Method: Wheeled Backhoe Excavator
Groundwater: 1.40 m bgl (Encountered as slight ingress east and west pit walls. Rose from 1.90m bgl to 1.60m bgl.)
Stability: Major spalling of trial pit walls from 1.40m bgl.
Remarks: Trial pit collapsed from 1.40m to 1.90m bgl on completion. Trial pit backfilled with arisings on completion.

Length: 1.40m
Width: 0.50m
Logged: AM
Checked: PG

TRIAL PIT LOG

TP03

Project	Langstone Technology Park, Havant – Phase 3A	**Project No.**	AG3744-26
Client	Havant Sarl	**Sheet**	1 of 1
Date	24/02/2026	**Scale**	As shown
Ground Level:	4.71 m OD	**Coordinates:** E 471 305.86 N 105 641.72	**Total Depth**	2.60 m

Depth (m)	Sample / Test Type	Result	Level (m OD)	Depth (m)	Ease of Dig	Description of Strata	Legend	GW
						Dark brown silty sandy GRAVEL with a medium cobble content. Distinct organic odour. Gravel is fine to coarse angular to subrounded of brick, concrete, flint and chalk with frequent wood/organic matter, metal and plastic fragments. Cobbles are angular to subangular brick and concrete. (MADE GROUND)		
0.50	B							
0.70	ES PID	<0.1						0.60
					E			
1.70	ES PID	<0.1						
			2.11	2.60		End of Trial Pit at 2.60 m		

Method: Wheeled Backhoe Excavator
Groundwater: 0.60 m bgl
Stability: Major spalling of northern trial pit wall from 0.60m bgl
Remarks: Trial pit collapsed from 0.60m to 2.60m bgl on completion.Trial pit backfilled with arisings on completion.

Length: 1.60m
Width: 0.50m
Logged: AM
Checked: PG

Exploratory hole logs to be read in conjunction with key sheet

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TRIAL PIT LOG

TP04

Project	Langstone Technology Park, Havant – Phase 3A	**Project No.**	AG3744-26
Client	Havant Sarl	**Sheet**	1 of 1
Date	24/02/2026	**Scale**	As shown
Ground Level:	4.09 m OD	**Coordinates:** E 471 367.67 N 105 687.39	**Total Depth**	1.90 m

Depth (m)	Sample / Test Type	Result	Level (m OD)	Depth (m)	Ease of Dig	Description of Strata	Legend	GW
0.20	ES PID	<0.1			E	Brown silty sandy GRAVEL. Gravel is fine to coarse angular to subrounded of flint, concrete and brick. (MADE GROUND)		
			3.49	0.60				
1.00	ES PID	<0.1			E	Yellowish brown clayey sandy GRAVEL. Gravel is fine to coarse angular to subangular of flint. (RIVER TERRACE DEPOSITS)		1.70
1.20	B							
			2.19	1.90		End of Trial Pit at 1.90 m		

Method: Wheeled Backhoe Excavator
Groundwater: 1.70 m bgl
Stability: Major spalling of north and south pit walls from 0.60m bgl
Remarks: Trial pit collapsed from 0.60m to 1.90m bgl on completion.Trial pit backfilled with arisings on completion.

Length: 1.00m
Width: 0.50m
Logged: AM
Checked: PG

Exploratory hole logs to be read in conjunction with key sheet

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TRIAL PIT LOG

TP05

Project	Langstone Technology Park, Havant – Phase 3A	**Project No.**	AG3744-26
Client	Havant Sarl	**Sheet**	1 of 1
Date	24/02/2026	**Scale**	As shown
Ground Level:	4.11 m OD	**Coordinates:** E 471 339.48 N 105 665.95	**Total Depth**	1.90 m

Depth (m)	Sample / Test Type	Result	Level (m OD)	Depth (m)	Ease of Dig	Description of Strata	Legend	GW
					E	Greyish brown silty sandy GRAVEL with a low cobble content. Gravel is fine to coarse subangular to subrounded of chalk, flint, concrete, brick and asphalt with frequent wood, metal, plastic and tile fragments. Cobbles are subangular brick and concrete. (MADE GROUND)		
0.50	PID ES B	0.1						
			3.31	0.80				
					E	Yellowish brown clayey sandy GRAVEL. Gravel is fine to coarse angular to subangular of flint. (RIVER TERRACE DEPOSITS)		
1.50	ES B PID	<0.1						1.60
			2.21	1.90		End of Trial Pit at 1.90 m		

Method: Wheeled Backhoe Excavator
Groundwater: 1.60 m bgl (Encountered as slight ingress from all pit walls)
Stability: Unstable. North and south pit wall collapse from 0.8m bgl
Remarks: Terminated due to instabillity. Trial pit backfilled with arisings on completion.

Length: 1.50m
Width: 0.50m
Logged: AM
Checked: PG

Exploratory hole logs to be read in conjunction with key sheet

APPLiED GEOLOGY
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TRIAL PIT PHOTOGRAPHS

Client:	Havant Sarl	
Project:	Langstone Technology Park, Havant – Phase 3A	
Project No:	AG3744-26	APPLiED GEOLOGY
Date:	24/02/2026	

TP01