

Oxleaze Business Park, Greenhill, Royal Wootton Bassett, SN4 8EH

Ground Investigation



Skyline Aero Ltd

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P25-399gi

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ISSUE	DATE	Written By	Comments
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1.0 INTRODUCTION

Paddock Geo Engineering Limited (PGE) were instructed by Skyline Aero Ltd; the Client, to undertake an Intrusive Ground Investigation in relation to the redevelopment at the subject site referred as Oxleaze Business Park, Greenhill, Royal Wootton Bassett, SN4 8EH.

1.1 Terms of Reference

- British Standard BS10175:2011+A2:2017 Investigation of Potentially Contaminated Sites - Code of Practice;
- CLR7 Assessment of Risks to Human Health from Land Contamination 2002, DEFRA / Environment Agency (withdrawn);
- CLR8 Potential Contaminants for the assessment of Land 2002, DEFRA / Environment Agency (withdrawn);
- CLR11 Model Procedures for the Management of Land Contamination 2010, DEFRA / Environment Agency;
- PPG23 (PPS23) Planning and pollution control (contaminated land aspects) 2002;
- GPLC1 Guiding Principles for Land Contamination 2010, Environment Agency;
- Environmental Protection Act: 1990 – Contaminated Land Statutory Guidance, April 2012, DEFRA;
- CIRIA C665 Assessing risks posed by hazardous ground gases to buildings, CIRIA 2007;
- BS 8576:2013 Guidance on investigations for ground gas - Permanent Gases and Volatile Organic Compounds (VOCs); and
- Land Contamination Risk Management (LCRM) 2023, Environment Agency
- BS 5930:2015 Site Investigation Code of Practice
- BS EN 1997-2, Eurocode 7. Geotechnical design. Ground investigation and Testing
- BS EN ISO 22475 Series (1-3), Geotechnical investigation and testing. Sampling methods and groundwater measurements.
- NHBC Standards Chapter 4.2 2025, Building Near Trees
- TRL Laboratory Report 1132:1984 – The Structure of Bituminous Road, Appendix C Table C1
- BS EN ISO 22475 Series (1-3), Geotechnical investigation and testing. Sampling methods and groundwater measurements.
- BRE412 1996 Desiccation in Clay Soils
- BRE240 1993 Low Rise Buildings on Shrinkable Clay Soils: Part 1
- BRE241 1990 Low Rise Buildings on Shrinkable Clay Soils: Part 2

1.2 Objectives

The objectives of the Ground Investigation for the site comprised the following elements:

- An Intrusive Investigation
- A Site Contamination Assessment including a Generic Human Health Risk Assessment
- A Geotechnical Appraisal

The agreed scope of work was to undertake a ground investigation to allow characterisation of the geological and hydrogeological environment within the area of an existing and proposed building. The investigation included the recovery of soil samples for geotechnical and geochemical laboratory testing.

The data obtained as part of the investigation was employed to derive a ground model for the site, undertake a geotechnical appraisal including for foundation design criteria and concrete classification and complete a Generic Quantitative Risk assessment in accordance with Stage 1 Tier 2 of the guidance set out in Land Contamination Risk Management (LCRM) 2023.

2.0 THE SITE

2.1 Site Description

The site is irregular in shape, occupies an area of approximately 1.37 hectares and is centred around National Grid Reference (NGR) 407550, 186160.

At the time the ground investigation was undertaken, access to the site is through a gated entrance and across a small asphalt covered car park from the south off Greenhill. The access road led into a second carpark area which lay to the west of a single large commercial unit which was in use for office space and warehousing.

From the car park the access road led northwards to a circular shed of timber and corrugated iron construction which formed a pump house and general storage area.

The areas to the north and northeast of the main commercial unit were in use for general laydown and were noted to contain stockpiles of various materials including demolition rubble, timber, dismantled miscellaneous equipment and old disused plant (excavators). The northeastern extent of the yard area was noted to contain an aircraft hangar which was also in use for general storage. Surface cover across the site was noted to comprise a mixture of concrete and asphalt hardstanding.

The site area was noted to be generally level and appeared to be cut into the surrounding land to the west and raised above the area surrounding the site to the east.

A stream was present extending from south to north approximately 50m from the sites eastern and northern boundaries at an elevation of approximately 10m below that of the subject site.

The site was bounded to the north by a densely wooded area with the areas to then east south and west comprising open agricultural fields.

Site Location Plans and an Aerial Photograph are presented in Appendix A.

2.2 Proposed Development

The proposed development is understood to comprise the construction of three additional commercial/industrial units within an existing commercial industrial yard area. The proposal includes for Shed 1 which lies to the central northern boundary of the site, Shed 2 which lies at the eastern end of the site and Shed 3 which is located on the western portion of the site.

The proposal includes the construction of asphalt hardstanding for car parking and access roads along with some areas of soft landscaping for decorative planting.

As the proposal is for the construction of additional commercial units within an existing commercial yard, the soil contamination exposure characteristics for the proposed development will be analogous to a commercial/industrial site end-use.

A proposed development plan is presented within Appendix A.

2.3 Tree Locations

No arboriculture reports or plans have been provided for the site however, observations made onsite identified significant mature and semi-mature deciduous trees surrounding the site.

3.0 PREVIOUS REPORTS

The relevant details of the available previous investigations and reports, completed for the site, are summarised in the following sub-sections. Reference should be made to the full reports for detailed information.

3.1 Stage 1, Tier 1 – PGE Preliminary Risk Assessment, ref. P25-399pra, December 2025

A Preliminary Contamination Risk Assessment (PRA) was carried out for the site by PGE in December 2025. A summary of the main findings of the PRA report is included within Table 1.

Table 1: Summary of PRA Information

Geology	The site is directly underlain by bedrock of the Ringsbury Spiculite Member (sandstone). Bedrock deposits of the Hazelbury Bryan Formation and Kingston Formation (sandstone, siltstone and mudstone) are shown to encroach onto the northern tip of the site. Deposits of the Oxford Clay Formation are shown to extend adjacent to the northern site boundary. No superficial deposits or artificial ground/Made Ground are indicated to be present on the site. The site lies within a low probability radon area where less than 1% of dwellings are estimated to be above the radon action level.
Hydrogeology	The bedrock at the site is classified as Secondary A aquifer. No active groundwater abstractions are reported to be present within 1km of the site

	The site lies within a Zone IIc Groundwater Source Protection Zone (SPZ).
Hydrology	The nearest recorded surface water feature is an unnamed inland river at 25m west. No surface water abstractions are located within 1km of the subject site.
Ecological Receptor	No major ecological receptors are present within 1km of the site.
Flood Risk	The site is situated within an area with a limited potential for groundwater flooding. the site is located within flood zone 1 (< 1 in 1000 (0.1%) annual probability of flooding in any given year) and is at Low risk of flooding from surface water.
Site History	The earliest available map shows that by 1886 the site comprised an undeveloped parcel of land with a small area of non-coniferous woodland contained within the northeastern corner. By 1990 the site was developed to include a commercial/industrial yard containing a large commercial/industrial unit and a tank within its central portion along with an additional water tank in its northwestern extent. No further development upon the site is shown. By 1886, the area surrounding the site comprised undeveloped open agricultural fields in all directions with a small area of woodland (Mathews Copse) present adjacent to the northern site boundary and an Iron age hillfort, 'Ringsbury Camp' at 500m north. From 1900 to 1960 a kiln, brickworks and clay pit was operating at 750m west and a sawpit at 750m southwest. No further significant developments are shown within the vicinity of the site.
Waste Management, Landfill	Two historical landfill sites are located within 500m of the site. These include - Onsite - Blackfords Landscaping Services, Inert, Industrial, Commercial and Household Waste – 1981 638m west - Blackfords Land, Inert, Industrial, Commercial and Household Waste - 1981
Mining	The site is not located within a Coal Mining Reporting Area. A single BGS recorded mineral site within 500m of the site. This is listed as; Opencast clay and shale quarry at 671m west, status - ceased,
Preliminary Conceptual Site Model	The PRA identified 'Source-Pathway-Receptor' linkages have the potential to be completed with respect to human health (future site users) and controlled waters (groundwater), from ground contamination at the site. The identified potential contamination sources to include; Current - Unknown Made Ground/fill associated with historical landfill on the site - Unknown Made Ground associated with existing structures on the site - Contamination associated with ongoing industrial use of the site including plant and machinery storage/use - Potential unknown Made Ground/fill associated with historical development in the immediate vicinity of the site Historical

	• Contamination associated with historical tank onsite • Contamination associated with historical industrial use of the site including plant and machinery storage/use • Potential unknown Made Ground/fill associated with historical development in the immediate vicinity of the site The PRA assessed the worst-case overall risk as Low to Moderate considering contamination and a Low risk considering ground gas. The PRA recommended that further investigation be undertaken including sampling and testing of soils and groundwater. A geotechnical appraisal of the geology and groundwater beneath the site was also advised to derive foundation design criteria for any proposed structures on the site.
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4.0 INTRUSIVE INVESTIGATION FIELDWORKS

4.1 Introduction

Following the recommendations and conclusions from the associated PRA, an intrusive investigation was designed to enable detailed characterisation of the geological and hydrogeological ground conditions at the site. The findings of the ground investigation were used to assess the contamination status of the near surface soils and potential for gaseous / volatile contamination on site to facilitate the refinement of the preliminary CSM, as detailed within the PRA.

Further to the above, the investigation focus was to derive geotechnical foundation design parameters with regards to the proposed developments.

4.2 Ground Investigation

The intrusive works were carried on 18th February 2026 and comprised;

- the progression of eight percussion liner sampler boreholes (WS01 to WS08)

The exploratory locations were positioned to target the area of the proposed development.

The exploratory points were positioned in open accessible areas and to clear buried services following the principals of PAS 128:2022 and HSG47:2014, a Cable Avoidance Tool (CAT) survey and consultation of buried services plan where available.

The boreholes were progressed to depths from 2.0m to 6.0m below ground level (bgl) to facilitate inspection and sampling of the near surface soils for chemical and geotechnical laboratory testing. Soil arisings for all exploratory positions were logged by an PGE engineer in accordance with BS5930:2015+A1:2020.

In-situ Standard Penetration Tests (SPTs), as described in BS EN ISO 22476-3:2005+A1:2011, were undertaken in selected boreholes to target the proposed structures (WS01, WS02A, WS02B, WS03 and WS05), at approximate 1m intervals during drilling to give an indication of the in-situ strength/density profile of the encountered material. All exploratory locations were terminated within natural strata.

On completion, ground gas and groundwater monitoring installations were fitted into WS01, WS03, WS05 and WS07. The installations comprised 50mm HDPE pipe topped with gas control valves. The pipe included a sealed upper section and a perforated lower section forming a response zone to target specific soil horizons. The response zones were surrounded with clean pea gravel whilst the upper sections of the installations comprised a bentonite seal. Where no monitoring wells were installed; exploratory holes were backfilled with arisings on completion of soil logging, sampling and testing.

Disturbed samples were recovered from the soil arising at regular intervals and at changes in strata. Environmental samples for contamination assessment were recovered by the PGE site engineer in accordance with the guidance set out in BS 10175:2011+A2:2017. During sampling all reasonable effort was maintained to prevent cross-contamination or general failure of the sampling strategy.

All samples were collected in new, clean bags or jars as appropriate and instructed by the laboratory, using a stainless-steel trowel, which was cleaned prior to the collection of each sample. The recovered samples were temporarily stored in cool boxes with freeze packs to maintain low temperatures during transfer to the laboratory.

Detailed records of the boreholes inclusive of the in-situ testing and sampling data have been produced in accordance with BS5930:2015+A1,2020 and are included as Appendix B along with an Exploratory Point Location Plan and a series of photographs taken during the fieldworks.

4.3 Ground Gas Monitoring

The depth to groundwater, together with the concentrations of CH₄, CO₂ and O₂, and flow rates were recorded in the boreholes on four occasions during September and October 2025. The barometric pressure was also recorded during each monitoring visit. The monitoring was carried out using a calibrated GFM465 Gas Analyser and MiniRae PID.

5.0 LABORATORY TESTING

5.1 Soil Contamination Testing

A total of 13no. soil samples were sent to an external UKAS/MCERTS accredited laboratory for chemical testing considering a range of priority contaminants as summarised within Table 2.

Table 2: Summary of Contamination Testing

Row	Test	No. of Tests (soil)
1	Metals (Arsenic, Beryllium, Boron, Cadmium, Chromium, Copper, Lead, Mercury, Nickel, Selenium, Vanadium, Zinc)	8
2	Polycyclic aromatic hydrocarbons (PAHs) speciated into the USEPA-16 'priority pollutants'	8
3	Total TPH	8
4	TPH Criteria Working Group (CWG)	1
5	Asbestos	8
6	pH and water-soluble sulphate, total (acid soluble) sulphate and total sulphur	5

5.2 Geotechnical Testing

Selected soil samples recovered from the boreholes were tested in order to assist with the geotechnical appraisal of the site. A summary of the geotechnical laboratory testing is included within Table 3.

Table 3: Summary of Geotechnical Laboratory Testing

Test	No. of Tests (soil)	Purpose
Water Content	6	To assess the Volume Change Potential of cohesive soils in relation to water content
Liquid and Plastic Limits, Plasticity Index	6	

5.3 Results of Laboratory Testing

The contamination testing was undertaken by I2 Analytical and the geotechnical testing by Soil Property Testing Ltd, to UKAS and MCERTS accreditation where applicable. The results of soil contamination testing are presented in Appendix C, with geotechnical testing results included as Appendix D

6.0 GROUND CONDITIONS

6.1 Encountered Strata

The exploratory point arisings were logged by a suitably qualified Geo-Environmental Engineer generally in accordance with BS5930:2015 and associated guidance BS EN ISO 14688-1:2002 and BS EN ISO 14689-1:2003.

The encountered strata beneath the site generally comprised Made Ground over strata interpreted as Hazelbury Bryan Formation and Kingston Formation.

MADE GROUND

Made Ground was encountered from ground surface in all exploratory locations. The encountered Made Ground within WS01 to WS02B (western portion of the site) extended to between 4.50m and >4.80m bgl and was noted to represent the thickest extent of the encountered Made Ground. The encountered Made Ground within these boreholes was variable and included gravelly Clay within gravel of brick and concrete, rubber thought to be old car tyres and clinker.

The encountered Made Ground within Boreholes WS03 to WS08 was variable in thickness with the encountered Made Ground ranging from 0.90m (WS03 and WS08) to 2.50m (WS07). The general trends indicate Made Ground across the central and eastern portions of the site increases in thickness towards the northern site boundary.

The encountered Made Ground across this area generally comprised macadam planning at the ground surface over gravelly Clay with gravel of brick and concrete with glass plastic and rare rubber (tyres) also encountered.

Hazelbury Bryan Formation and Kingston Formation

Strata interpreted as Hazelbury Bryan Formation and Kingston Formation was encountered under Made Ground in all locations with the exception of WS02A and WS02B in which Made Ground extended beyond the base of the boreholes.

The encountered Hazelbury Bryan Formation and Kingston Formation deposits comprised soft to firm thinly laminated grey and yellowish-brown sandy Clay. The full thickness of the Hazelbury Bryan Formation and Kingston Formation was not proven.

6.2 Groundwater Conditions

No groundwater was encountered in any of the boreholes as part of the ground investigation.

The results of subsequent groundwater monitoring are summarised in Table 4 below:

Table 4: Water Monitoring Details

Exploratory location (depth)	Depth to Base (m)	Groundwater level (m bgl)		
		27/02/2026	05/03/2026	12/03/2026
WS01	2.00	Dry	Dry	Dry
WS03	3.00	0.75	1.64	1.70
WS05	2.00	0.32	0.49	0.60
WS07	2.50	1.71	1.72	1.90

It should be noted that groundwater levels may vary seasonally and with other factors. The reviewer should satisfy themselves with the groundwater levels at the time of any construction works.

7.0 CONTAMINATION ASSESSMENT

7.1 Human Health Assessment Criteria

The assessment has been carried out in accordance with the Contaminated Land Exposure Assessment (CLEA) methodology as detailed within LCRM 2023. The assessment criteria employed are based on a worst-case proposed land use of 'commercial/industrial'.

In March 2014 DEFRA published new guidance detailing the Category 4 Screening Levels (C4SL) system for the classification of contaminated land. The C4SL system was published to assist with revised statutory guidance published in 2012 for Part 2a of the Environmental Protection Act.

It introduces a new four category system for the classification of land under Part 2a where a Significant Possibility of Significant Harm to human health has been concluded. The categories correspond to Category 1 – land where the level of risk is clearly unacceptable, to Category 4 – where the level of risk posed is acceptably low. In short, land that passes the category 4 test “should not be capable of being determined as contaminated land under Part 2a”.

Currently no statutory chemical guidance levels for land contamination exist in the UK. Therefore, the reported soil total contaminant concentrations will be compared to In-House Generic Assessment Criteria (GAC) used as C4SLs.

These In-House GACs are presented in Appendix E and are generally based on the LQM/CIEH S4UL values.

The S4UL values employed are based on a Soil Organic Material (SOM) concentration of 2.5% for the initial screening.

An S4UL has not been published for lead. Therefore, the GAC value employed has been derived using the DEFRA C4SL1 toxicological data and exposure parameters and the CLEA Software V1.071:2015.

The C4SL value employed for the lead GAC, for a commercial land use scenario, is based on a blood lead level of 3.5ug/dl for the lower level of toxicological concern employing the Integrated Exposure Uptake Biokinetic model (IEBUK) estimated blood lead concentrations in children and employs the exposure parameters within paragraph 37 of the DEFRA C4SL report SP1010, dated December 2014.

A minimal risk approach was employed to derive the S4UL values, whereas the C4SL model uses a lower level for risk model, which is deemed generally less conservative than the minimal risk approach. However, the use of a lower level for risk model screening criteria is considered strongly precautionary and is generally considered appropriate for use within the planning regime.

However, with consideration of the C4SL and S4UL values there remains some gaps in the available chemical and/or toxicological data for non-priority contaminants and therefore a limited number of previously used CLEA SGVs and ICRL guideline values have been retained and include those for pH, sulphide, sulphur and water-soluble boron.

Should an exceedance be noted when site priority contaminant concentrations are compared to the employed GACs, site specific assessment criteria can be derived using CLEA software or similar human health risk assessment software. This can also include consideration of bioavailability of the contaminants if required.

Further to the above, samples of Made Ground are generally screened for asbestos presence. Generic assessment criteria do not exist currently for asbestos presence in soil within the UK. Therefore, where asbestos is identified in soil it is recommended that further risk assessment be carried out by suitably qualified and registered persons.

7.2 Generic Human Health Site Contamination Risk Assessment

Statistical analysis of the data set is carried out employing the statistical method detailed in CL:AIRE Document 'Guidance on Comparing Soil Contamination Data with a Critical Concentration', if exceedances are noted on individual comparison of the contaminant concentrations to the employed assessment criteria, which allows a derivation of a true mean concentration (μ).

The reported soil sample total contaminant concentrations data set was placed into a single averaging area for assessment. Further to the statistical analysis the chemical results were compared individually to the relevant GACs.

A summary of the findings of the human health risk assessment is detailed in the following section of this report. A full set of soil contamination test results are included in Appendix E.

¹ DEFRA SP1010 – Development of Category 4 Screening Levels for Assessment of Land Affected by Contamination – Final Project Report (Revision 2) 2014

7.3 Assessment Findings

A summary of the findings of the human health risk assessment is detailed in the following section of this report.

The assessment considers all samples obtained from both Made Ground and the underlying natural strata. A full set of soil contamination test results are included in Appendix E.

7.3.1 Heavy Metals

No individual heavy metals were detected at concentrations in exceedance of their associated GAC values for a commercial/industrial end-use in any of the assessed samples.

7.3.2 Polycyclic aromatic hydrocarbons (PAH)

Three PAH compounds, including benzo(b)fluoranthene, benzo(a)pyrene and dibenzo(a,h)anthracene were detected at concentrations marginally exceeding their associated GAC values for a commercial end-use in a single sample (WS02B, 0.50m bgl).

The details of the detected exceedances are summarised in Table 2.

Table 5: PAH Exceedances

Determinand	Assessment Criteria (mgkg ⁻¹)	Location and Depth (m bgl) (strata)	Reported Concentration (mgkg ⁻¹)
Benzo(b)fluoranthene	3.3	WS02B (0.50)	98
Benzo(a)pyrene	2.7	WS02B (0.50)	76
Dibenz(a,h)anthracene	0.28	WS02B (0.50)	8.5

7.3.3 Total Petroleum Hydrocarbons (TPH)

Total Petroleum Hydrocarbons (TPH) EC10-EC40 were detected at a concentration in excess of the PGE inhouse GAC (600mg/kg), in a single sample (WS02B, 0.50m bgl). As such the exceeding sample was submitted for additional laboratory analysis to determine the full TPH CWG aromatic and aliphatic fractionation.

The subsequent assessment, inclusive of the fractional TPH CWG analysis results for WS02B (0.50m bgl) identified no TPH concentrations in exceedance of their associated GAC values for a commercial end-use in any of the assessed samples.

7.3.4 Asbestos

Eight samples of Made Ground were screened for the presence of asbestos fibres. Two samples returned a positive result for the presence of asbestos. The details of subsequent asbestos quantification are summarised in Table 6.

The laboratory testing results are included within Appendix C.

Table 6: Detected Asbestos

Location	Depth (m bgl)	Asbestos	Quant (%)
WS01	0.50	Loose fibres (chrysotile), asbestos fibres	<0.001
WS04	0.70	Loose fibres (chrysotile), asbestos fibres	<0.001

8.0 GROUND GAS RISK ASSESSMENT

In accordance with CIRIA C665 and BS8576:2013, the PRA report concluded that there was a worst-case low to moderate risk at the site resulting from ground gas.

Based on the findings of the PRA monitoring standpipes were installed within boreholes WS01, WS03, WS05 and WS07 to facilitate ground gas monitoring. The aim of the assessment was to quantify the potential risk from ground gas and soil vapours at the site.

Monitoring was undertaken by PGE using a GFM465 Gas Analyser and MiniRae PID in February and March 2026. Monitoring wells were installed at each location as described in Section 4.0. Full details of the installations are included within the borehole logs in Appendix B.

The results of the ground gas monitoring are summarised within Table 7. A full set of monitoring results is included as Appendix D.

Table 7: Ground Gas Monitoring Summary

Borehole	GW Level (mbgl)	Atmos. Press. (mb)	Maximum Methane (% v/v)	Maximum Carbon Dioxide (% v/v)	Lowest Oxygen (% v/v)	Max sustained Flow (l/hr)	VOC
WS01	0.32 – Dry	990 – 1000	0.00	5.30	11.5	0.00	0
WS03			0.05	1.20	0.6	0.00	0
WS05			0.00	2.30	17.2	0.00	0
WS07			0.00	2.70	15.6	0.00	0

At the time of writing, ground gas monitoring had been undertaken on three occasions in February and March 2026 with two visits recorded during a period of low atmospheric pressure.

The ground gas monitoring completed to date identified no methane with a maximum concentration of 0.05% v/v detected throughout the duration of the monitoring.

Carbon dioxide concentrations were recorded with a maximum level of 5.30% v/v in WS01.

A PID was also employed as a basic screening tool to identify potential hydrocarbon / vapour within the boreholes. No significant VOC concentrations were detected.

No flows were recorded in any boreholes with a maximum value of 0.0 l/hr identified during the 3no. monitoring visits.

8.1 Ground Gas Assessment

The proposed development scheme involves the construction of three commercial/industrial units within an existing commercial/industrial yard area. Based on the guidance set out in BS8485:2015, Table 3, the proposed development would likely be classified as:

Type C building: commercial building with central building management control of any alterations to the building or its uses and central building management control of the maintenance of the building, including the gas protection measures. Single occupancy of ground floor and basement areas. Small to large size rooms with active ventilation or good passive ventilation of all rooms and other internal spaces throughout ground floor and basement areas. Probably civil engineering construction. Examples include offices, some retail premises, and parts of some public.

Where the development fulfils these criteria the gas risk for the site may be assessed utilising either the NHBC “Traffic Light System” as outline in NHBC report No 10627-R01(04) / CIRIA C665 or the Characteristic Situation based upon the modified Wilson and Card classification, again as outlined within CIRIA C665.

Therefore, the results of all the monitoring were assessed in accordance with CIRIA C665 2007 / BS 8485:2015+A1:2019 and BS 8576:2013.

A maximum methane concentration of 0.05% v/v and carbon dioxide concentration of 5.30% v/v were identified during the monitoring with a maximum sustained gas flow rate of 0.0 l/hr detected. Where a minimum gas concentration of 0.0% v/s is detected, BS8576:2013 recommends using a minimal value of 0.1% v/v.

The gas monitoring results gave a maximum Gas Screening value of 0.0005l/hr for methane and 0.0053l/hr carbon dioxide.

Based upon the calculated GSVs recorded the site falls into Characteristic Situation 1 (CS1) as per Table 2 within BS 8485:2015 or classifies as Green based upon NHBC traffic light system outlined in NHBC report No 10627-R01(04).

However, given the elevated carbon dioxide identified in excess of 5% v/v consideration should be given to increasing this to CS2/Amber as guidance set out in BS 8485:2015.

8.2 Ground Gas Protection Measures

The guidance set out in BS 8485:2015 recommends that for sites classified as CS2 / Amber, appropriate gas protection measures should be implemented. These measures may include the installation of gas-resistant membranes, ventilation systems, and sealing of any potential gas entry points. Further monitoring during and after construction may be required to ensure the effectiveness of these measures and to confirm that the risk of ground gas remains manageable for the proposed development.

8.3 Radon Risk

The property is indicated to be in lower probability radon area, with less than 1% of homes estimated to be at or above the action level. Therefore, no radon protection measures are necessary in the construction of any new dwellings, buildings, or extensions on site.

9.0 SITE CONTAMINATION ASSESSMENT DISCUSSION

9.1 Human Health

The proposed development is understood to comprise the construction of three commercial/industrial units within an existing commercial industrial yard area.

The soil contamination exposure characteristics for the assessment of the site in relation to the proposed development are comparable to a commercial/industrial end-use.

The assessment has identified;

- Elevated PAH (benzo(b)fluoranthene, benzo(a)pyrene and dibenzo(a,h)anthracene) within Made Ground at WS02B (0.50m bgl).
- Presence of <0.001% loose chrysotile asbestos fibres in Made Ground at WS01 (0.50m bgl) and WS04 (0.70m bgl)

Where exploratory location WS01 and WS02B are located within the footprint of the proposed Shed 3, the exceeding PAH compounds and asbestos within this area are considered suitable for retention on site beneath hardstanding due to their non-volatile nature and lack of associated contact S-P-R linkages, whereby under the current development proposals, as shown within Appendix B, it is understood that the areas of impacted soil will be encapsulated by buildings.

The position of the detected asbestos within Made Ground WS04 is located within an area of proposed peripheral soft landscaping for the proposed development. Therefore, an associated Source–Pathway–Receptor (S-P-R) linkage would be present within this area and further consideration is considered necessary and risk mitigation or remediation will likely be required.

However, the use of normal site PPE consisting of overalls, gloves and suitable protective footwear and headgear is generally considered appropriate to mitigate the risk of exposure by construction workers to soil contamination.

Further advice on PPE is given in HSE Publication HS(G)66 (1991) 'Protection of Workers and the General Public During Development of Contaminated Land'.

A Health and Safety Hazard Assessment for the detailed undertakings should be carried out as stipulated under the Construction Design and Management (CDM) Regulations 2015, with due regard to the laboratory test results included in Appendix C. A Working Health and Safety Plan should be prepared, which mitigates the potential risks/hazards to site workers from the specific undertakings as identified in the Hazard Assessment.

9.2 Ground Gas

Ground gas screening values, based on three rounds of ground gas monitoring carried out on the site, indicate that the site is classified as **Characteristic Situation 2 (CS2)** as per Table 2 within BS 8485:2015 or classifies as Amber based upon NHBC traffic light system outlined in NHBC report No 10627-R01(04) due to elevated carbon dioxide concentrations. Therefore, it is considered that gas protection measures are required for methane and carbon dioxide for any new developments at the site.

10.0 CONCEPTUAL SITE MODEL

An assessment of the risk posed by the identified contaminant concentrations has been carried out employing the Source-Pathway-Receptor (S-P-R) methodology detailed within the CLEA methodology.

The conceptual site model include within Table 8 reflects the assumption that as part of the proposed works, the nature of the car parking area which comprises of impermeable hardstanding cover remains unchanged, and that no areas of soft landscaping are incorporated into the new development.

Table 8: Updated SPR Flowchart

Potential Site Contaminant Sources	Potential Pathways	Potential Receptors	Pathway Complete
Presence of <0.001% Loose fibres (chrysotile), asbestos fibres within Made Ground at WS07 (0.70m bgl) and WS04 (0.70m bgl) CS1 determined for ground gas risk	Dermal / direct contact	Current site users (Disused Land and Buildings)	No
	Direct ingestion		No
	Direct inhalation		No
	Inhalation of Radon		No
	Inhalation of wind-blown dust		No
	Vapour migration		No
	Ground gas migration		No
	Dermal / direct contact	Future site users (residential without productive planting)	No
	Direct ingestion		No
	Direct inhalation		Yes
	Inhalation of Radon gas		No
	Inhalation of wind-blown dust		Yes
	Vapour Migration onto the site		No
	Ground gas migration		No
	Direct contact	On Site Services (following redevelopment)	No
	Migration of contaminants: non-aqueous phase		No
	Migration of contaminants: aqueous phase		No
	Migration of contaminants off-site: non-aqueous phase	Adjacent Properties	No
	Migration of contaminants off site: aqueous phase		No
	Vapour migration		No
	Inhalation of wind-blown dust	Ecological Impacts	No
	Migration of contaminants: non-aqueous phase		No
	Migration of contaminants: aqueous phase		No

Potential Site Contaminant Sources	Potential Pathways	Potential Receptors	Pathway Complete
	Migration of contaminants from site: non-aqueous phase	Controlled groundwater	No
	Migration of contaminants from site: aqueous phase		No
	Migration of Contaminants: non-aqueous phase	Surface Waters	No
	Migration of contaminants: aqueous phase		No

The risk to construction workers has not been assessed as generally any risks posed to site construction workers from identified contamination can be mitigated through good site practices and robust sitework risk assessment following guidance stated in CIRIA Report 132: 'A Guide for Safe Working on Contaminated Sites' and CIRIA Report C741: 'Environmental Good Practice on Site' during development works. Adequate standard personal protective equipment should be available, and the implementation of basic hygiene measures should be ensured.

11.0 FOUNDATION DESIGN CRITERIA

11.1 Geotechnical Laboratory Testing

Representative samples were sent to an external UKAS accredited laboratory following visual assessment and logging of the borehole arisings. The testing programme was designed to classify the properties of the encountered soils and to determine the chemistry of the soil in relation to the design of buried concrete.

11.1.1 Atterberg Limit Determinations

The results of eight Atterberg Limit determinations carried out on samples of the encountered clay of the Fullers Earth Formation are presented in Appendix C.

The soils tested have been assessed for their volume change potential (VCP) in accordance with NHBC Standards Chapter 4.2 and are detailed in the Table 9.

Table 9: Atterberg Limits Testing

Exploratory Point and Strata	Depth (m)	Natural Moisture Content	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	% Passing 0.425mm	Modified Plasticity Index	NHBC Potential Volume Change
WS03	4.0	32.2	66.0	22.0	44.0	100	44	High
WS05	1.8	22.3	50.0	18.0	32.0	81	26	Medium
WS05	2.5	24.4	54.0	18.0	36.0	100	36	Medium
WS06	1.5	30.6	58.0	20.0	38.0	100	38	Medium
WS08	1.2	36.0	64.0	24.0	40.0	100	40	High
WS08	2.0	27.6	58.0	21.0	37.0	100	37	Medium

The samples of the strata interpreted to represent clay of the Hazelbury Bryan Formation and Kingston Formation in the area display Modified Plasticity Indices ranging from 26% and 44%, indicating a VCP

range from Medium to High. The worst-case results classify the strata as displaying a High VCP in accordance with the NHBC classification scheme, as such in line with NHBC and LABC guidance, the site should be designed employing a High VCP.

11.1.2 Natural Moisture Content

Testing was performed to determine the natural moisture content (NMC) of the samples subjected to Atterberg Limit testing. These results are presented in the Laboratory Test Result Summaries in Appendix C.

11.1.3 pH and SO_x

The level of pH and sulphate have been determined for selected samples obtained from above and at the likely shallow foundation invert level to assess the appropriate Design Sulphate Class for buried concrete in accordance with BRE Special Digest 1 Table 2. Calculations followed the steps outlined in BRE SD1 Part C. The results of the analysis are presented in Appendix D.

The findings of the assessment, along with a summary of the reported pH values, Total Sulphate and 2:1 Water Soluble Sulphate concentrations are included within Table 10.

Table 10: Design Sulphate Class

Sample (Strata) characteristic	Hazelbury Bryan Formation and Kingston Formation
pH	7.6
Total Sulphate (%)	0.3
Water Soluble Sulphate (2:1 Water Extract) (mg/l)	268
Appropriate Design Sulphate Class	DS-1 / AC-1s

The chemical testing on the soils underlying the site indicate that clay deposits of the Hazelbury Bryan Formation and Kingston Formation display an overall Design Sulphate Class DS-1 with corresponding Aggressive Chemical Environment for Concrete AC-1s assuming static groundwater.

The assessment assumes that all of the Total Sulphate (%) is in a suitable form that following ground disturbance could oxidise.

11.2 In-Situ Testing

Standard Penetration Tests (SPTs) were performed at regular depth intervals during drilling of selected boreholes to target the area of the proposed structures. Each test result is expressed as an N-value, which is the blow-count from a calibrated drop hammer needed to cause a standard penetrometer to advance 300mm into the ground.

The testing results indicate the strength of underlying geology is variable across the site and generally remains relatively consistent with depth.

The softest material was encountered within WS01 to WS02B in the area of the proposed Shed 3. At these locations Made Ground was encountered to 4.50m bgl (WS01) and >4.80m bgl (WS02B). Recorded SPT-N values obtained from natural soils in this area, which was limited to testing in WS01 at 5.0 and 6.0m bgl, indicate very soft to soft conditions. Testing within the overlying Made Ground at

5.0 and 6.0m bgl, indicate very soft to soft conditions. Testing within the overlying Made Ground at WS01 to WS02B, between 2.0 and 4.0m bgl, identified very soft to soft conditions (SPT-N 3 to).

Testing results within both WS03 (proposed Shed 1) and WS05 (proposed Shed 2) indicate variable strengths with depth, where SPT-N values ranged from 10 to 34 between 1.0 and 5.0m bgl. In both locations, peak soil strengths were encountered within the upper 2.0m bgl (SPT-N 18 to 34) with a decline in strength generally noted between 3.0 and 4.0m bgl (SPT-N 11 at 4.0m bgl). All testing at these locations was undertaken in natural strata.

With the exception of Made Ground within WS01 to WS02B, the results are representative of the Hazelbury Bryan Formation and Kingston Formation, which comprise sandy Clay.

12.0 ENGINEERING EVALUATION

12.1 Introduction

It is understood that the proposed development scheme the construction of three additional commercial/industrial units within an existing commercial industrial yard area.

The proposal includes for Shed 1 which lies on the central northern boundary of the site, Shed 2 which lies at the eastern end of the site and Shed 3 which is located on the western portion of the site.

A proposed development plan is presented within Appendix A.

From a geotechnical viewpoint this is deemed to be a Ground Investigation Report (GIR) as set out in BS EN 1997:2. Therefore, this report does not constitute a Geotechnical Design Report as defined in section 2.8 of BS EN 1997-1:2004+A1:2013 'Eurocode 7 – Geotechnical Design – Part 1: General Rules' and in particular will exclude assessment of lifetime actions to buildings from geotechnical influences.

12.2 Foundation Design Considerations

Soils interpreted to be Hazelbury Bryan Formation and Kingston Formation were encountered in all locations, with the exception of WS02A and WS02B underlying Made Ground.

The investigation identified significant Made Ground (c. 4.5-5.0m thickness) within the locations of WS01 to WS02B, across the western portion of the site. In-situ SPT testing identified soft Made Ground conditions from 2.0 to 4.0m bgl in this area.

The depth of Made Ground was also noted to be variable across the site ranging from 0.90 to 2.50m bgl in borehole WS03 to WS08.

In addition, In-situ testing identified stiff becoming firm material from 1.0m to 4.0m bgl in WS03 and WS05 across the central and eastern portions of the site.

No significant roots (>25mm) were observed within any of the exploratory points.

No Groundwater was encountered in any location during the intrusive works.

The tested samples indicate the natural Hazelbury Bryan Formation and Kingston Formation soils display a Modified Plasticity Indices ranging from 26% and 44%, classifying them as worst case High VCP in accordance with the NHBC classification scheme.

12.3 Foundation Options Discussion

Conventional foundations, such as spread and isolated pads, placed into soft and/or variable soils are generally subjected to increased risk of settlement, especially differential settlement. Therefore, it is not recommended that foundations be placed into Topsoil or Made Ground where present.

Definitive site levels and finished floor level (FFL) for the proposed structure were not known at the time of writing. It is presumed that no significant changes to the existing site levels will be made.

Based on the foregoing, given the thickness of Made Ground encountered (>4.80m bgl) within WS01 to WS02B conventional spread and isolated pad foundations are not considered suitable for the proposed development in the area of the proposed **Shed 3** and a piled foundation solution in this area should be considered.

The proposed structures of **Shed 1 and Shed 2**, across the central and eastern portions of the site could potentially be supported on deeper conventional pad or strip foundations.

Therefore, shallow pad and/or strip foundations constructed at a minimum depth of 1.50m bgl or 0.30m into natural Clay soils of at least firm consistency are considered potentially feasible for the proposed development of **Shed 1 and Shed 2**, when outside the zone of influence of any trees given the worst case High volume change potential. Foundation depths should be increased to below any Made Ground or ground disturbed by removal of buried structures where present.

Given the variability in soil strength with depth and depth of Made Ground across the proposed Shed 1 and Shed 2 development area, it is recommended that inspection of the soil at the base of the foundation excavations be undertaken by suitably qualified Engineer to confirm that the conditions correspond to those identified by this investigation.

For the Shed 3 area it is recommended that a deeper foundation solution such as piles are employed.

Alternatively, all of the proposed structure could be supported on piled foundations.

The above foundation options and design approaches are subject to detailed Structural Engineer design and regulator agreement. It is recommended that the above conclusions are agreed with relevant parties before excavation for foundation takes place.

12.4 New Structure Foundation Design Criteria

12.4.1 Proposed Residential Property Bearing Capacity

For the proposed commercial/industrial units Shed 1 and Shed 2, shallow pad and/or strip foundations constructed at a minimum depth of 1.50m bgl or 0.30m into natural Clay soils of at least firm consistency are considered potentially feasible for the proposed development. For foundation purposes, any soft, organic or otherwise unfavourable materials should be removed.

It is recommended that foundation excavations should be inspected by a suitably qualified Engineer.

The estimated soil bearing resistances for a conventional shallow pad and/or strip foundations supported on natural Clay of at least firm consistency at a minimum depth of 1.50m bgl, for a calculated settlement limited to 25mm, are included within Tables 11 and 12.

Table 11: Bearing Resistance for commercial units (Shed 1 and Shed 2) Strip Foundations

Depth (m bgl)	1.50m bgl or 0.30m into Natural Clay Soils	
Foundation breadth B (m)	0.60	1.00
Design bearing resistance (kPa)	115	110

Table 12: Bearing Resistance for commercial units (Shed 1 and Shed 2) Isolated Pad Foundations

Depth (m bgl)	1.50m bgl or 0.30m into Natural Clay Soils	
Foundation Width (m)	1.00x1.00	1.50x1.50
Design bearing resistance (kPa)	130	125

These estimates further include a factor of safety of 3 against general shear failure and should keep settlements within tolerable limits.

It is recommended that foundation excavations should be inspected by a suitably qualified Engineer.

Any excavations for the footings should be inspected by a suitably qualified person to assess the variability of the soils and groundwater conditions. If, following inspection, the soil conditions differ from those identified within this geotechnical appraisal the recommendations may require reassessment. Any roots, organic matter, and in particular any 'soft/loose' or otherwise unsuitable material encountered at the founding depth should be removed prior to pouring of any concrete.

12.4.2 Piled Foundations

In the area of the proposed Shed 3 or if the assessed foundation criteria proposed above are unsuitable for Shed 1 and Shed 2, then alternatively the proposed building could be supported on piled foundations. Should piled foundation be incorporated, advice on the selection and design of piles should be obtained from specialist piling contractors for their proprietary piling systems.

A deep borehole with attendant sampling, testing and supplementary ground investigation report will be required to provide a further range of geotechnical parameters and to assist structural engineer and piling contractor with the piled foundation design.

12.4.3 Soil Volume Change Assessment

No arboriculture reports or plans have been provided for the site at the time of writing this report to determine the species and height of trees on site that are potentially within influencing distance of the proposed structures. During the investigation PGE noted multiple mature to semi-mature trees are present in the vicinity of the site, in the vicinity of the proposed building footprint

The samples of fine-grained bedrock strata can be classified as displaying a worst-case High Volume Change Potential employing the NHBC classification scheme.

Given the High VCP for the underlying clay strata and the potential presence of semi-mature and mature trees nearby the borders and within the site, a detailed assessment of foundation depths should be carried out using the data within this report once a dedicated tree survey has been submitted and a final development plan has been produced by the scheme foundation design

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Engineer. This will allow a detailed reassessment of the required minimum foundation depths for the proposed development.

12.4.4 Shallow Excavations

Excavations should be readily achieved within the near surface soils using conventional plant.

All boreholes remained stable during drilling and excavation. It is anticipated that excavations within the shallow Clay soil will be stable only in the short term and therefore, shoring should be considered for all excavations. At no time should any excavations be entered by personnel without correct shoring and only after an assessment of whether the task can be completed without entry to the excavation has been completed.

No groundwater was encountered during the investigation. However, groundwater levels can be subject to variation. As such, depending on the depth of any excavations, consideration should be given for standard dewatering of excavations or to time excavations during the dry season when water levels are typically lowest.

It should be noted that groundwater tables can fluctuate both seasonally and rapidly during inclement weather. The reviewer should satisfy themselves with the groundwater levels at the time of any construction works.

It is recommended that foundation excavations should be inspected by a suitably qualified Engineer. For foundation purposes, any soft, organic or otherwise unfavourable materials should be removed and replaced with suitably compacted granular fill or mass concrete.

Foundation excavations should not be left exposed to the elements for long periods of time, in order to avoid softening of the natural clay. If it is not possible for foundation concrete to be poured immediately after excavation, either the bases of the excavations could be protected with a blinding layer of concrete or the last 150mm of soil could be left in place and removed only when concreting is about to start.

12.4.5 Ground Floor Slabs

Where fine-grained material is present below proposed floor slabs, then the use of ground bearing floors is not recommended for **movement sensitive structures** as detailed in Section 5.1 of the NHBC Standards.

12.5 Sub-Surface Concrete

The Design Sulphate classification of **DS-1** for the natural superficial Clay with Flints Formation soils.

A worst case Aggressive Chemical Environment for Concrete (ACEC) site classification is **AC-1s** for the soils encountered.

CERTIFICATION

This report is produced for the sole use of the Client, and no responsibility of any kind, whether for negligence or otherwise, can be accepted for any Third Party who may rely upon it.

The conclusions and recommendations given in this report are based on our understanding of the future plans for the site and based on a scope of works agreed by the Client and afforded by the agreed budget. No responsibility is accepted for conditions not encountered, which are between exploratory points or outside of the agreed scope of work or if construction is commenced before regulatory approval of designs.

If the future plans for the site are changed, such as the site is developed for a more or less sensitive use, then a different interpretation might be appropriate.

The report has been prepared generally following the guidelines and principles established in the British Standards, BS5930:1999+A2:2010, BS 10175:2011, entitled 'Investigation of Potentially Contaminated Sites – Code of Practice' and the DEFRA/EA Contaminated Land Reports CLR7 and CLR8.

It necessarily relies on the co-operation of other organisations and the free availability of information and total access. No responsibility can, therefore, be accepted for conditions arising from information that was not available to the investigating team as a result of information being withheld or access being denied.

This report may suggest an opinion on a suspected configuration of strata or conditions between exploratory points and below the maximum depth of investigation. However, this is for guidance only and no liability can be accepted for its accuracy. Comments on the groundwater conditions are based on observations made at the time of the investigation unless otherwise stated. It should be noted, however, that groundwater levels might vary due to seasonal or other effects.

It should be noted that this report is based solely on the samples collected in the borehole locations investigated. During the works and following general site clearance, should the sub-soil conditions in other areas of the site appear to be inconsistent with those found in the areas sampled then this geotechnical appraisal and site contamination assessment may need to be reviewed.

This report is prepared and written in the context of the proposals stated in the introduction to this report and it should not be used in a differing context. Furthermore, new information, improved practices and changes in legislation may require an alteration to the report in whole or in part after its submission. Therefore, with any changes in circumstances, or after one year from the date of the report, the report should be referred back to Paddock Geo Engineering Limited for re-assessment (and, if necessary, for an estimate for the cost of such).

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APPENDIX A – MAPS AND PLANS

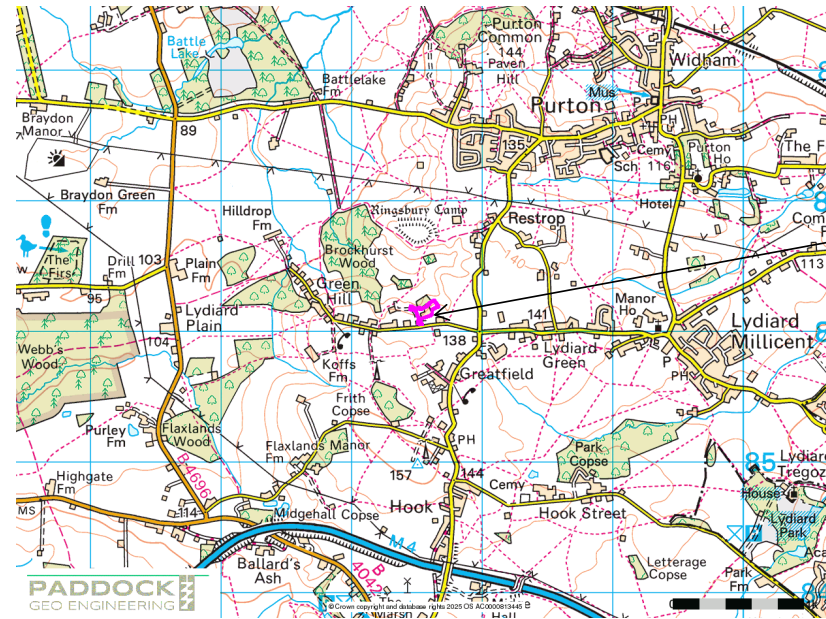
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Site Layout Plan

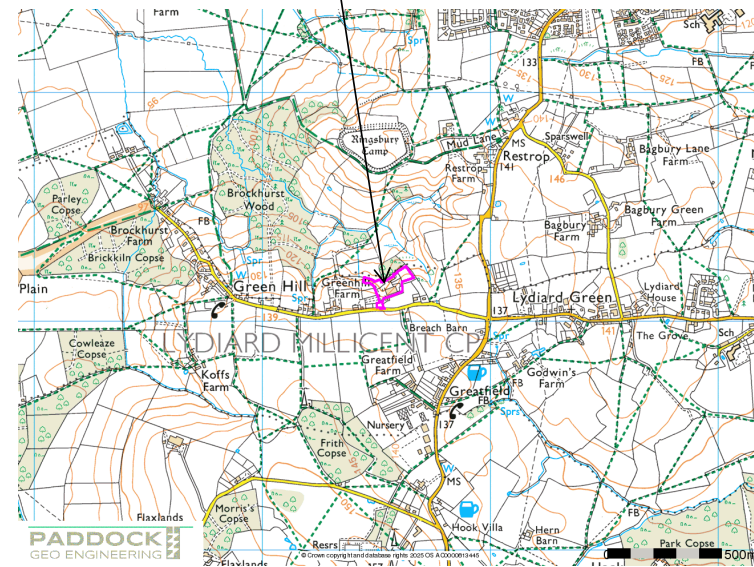
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Proposed Development Plans

SITE LOCATION PLAN



Site Location

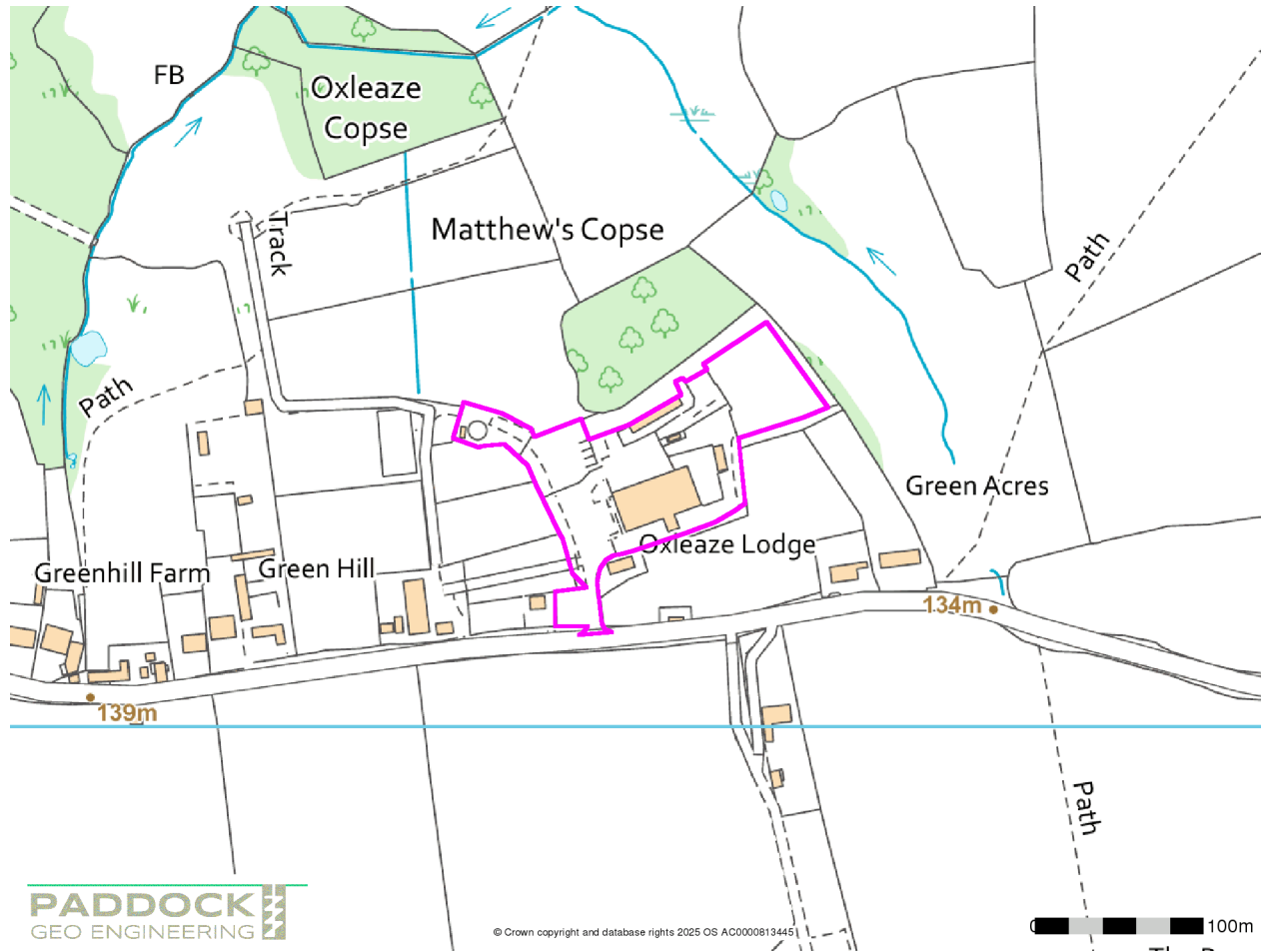


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SITE PLAN



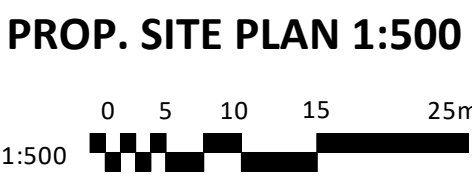
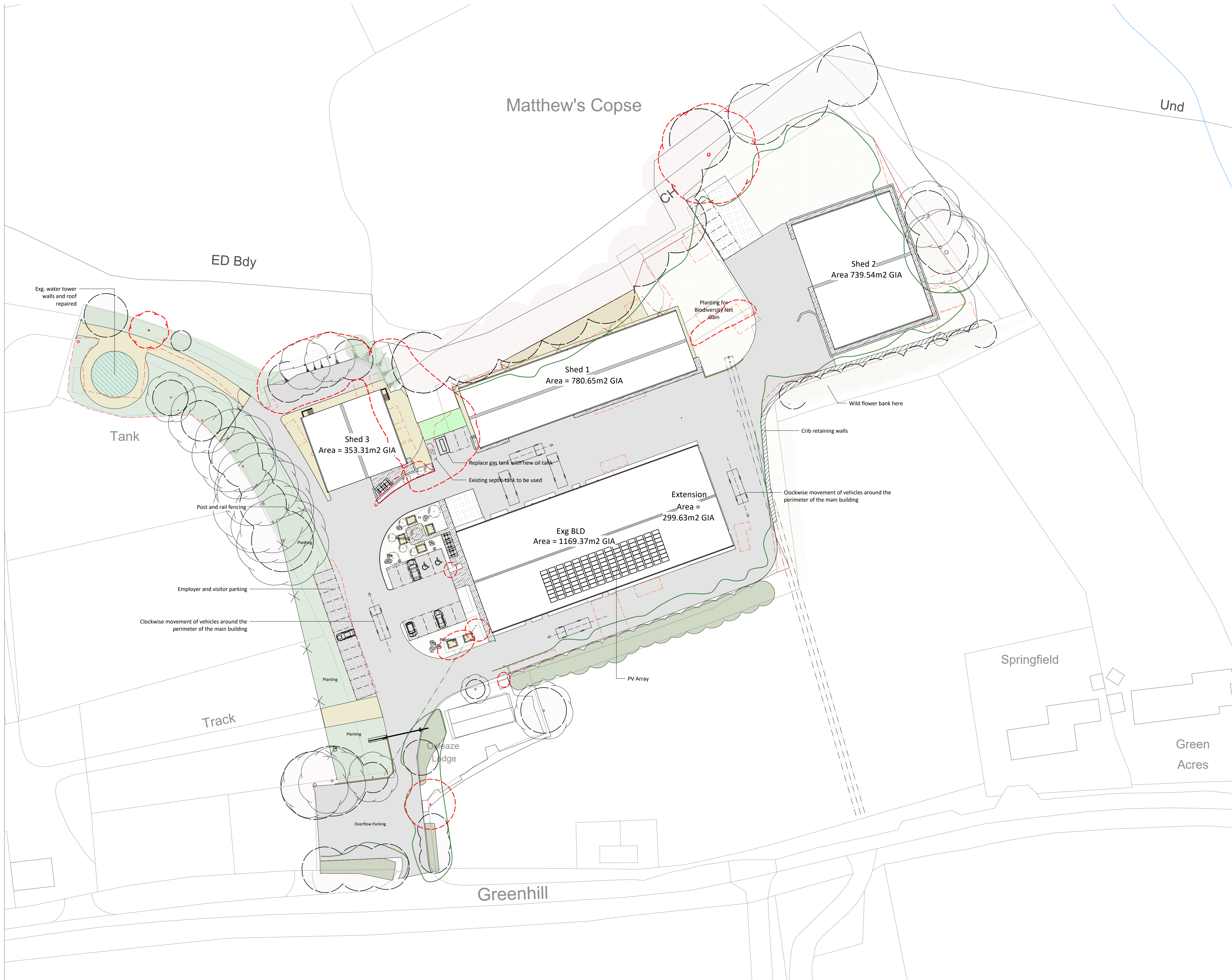
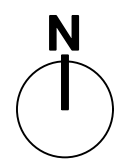
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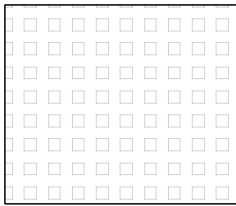
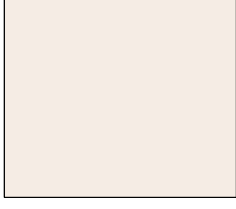
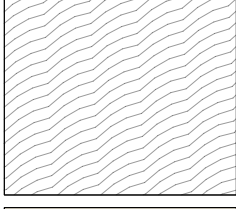
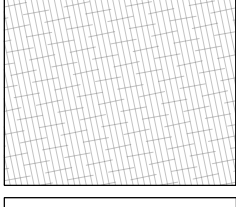
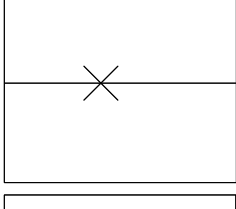
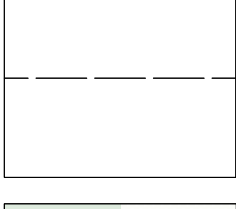
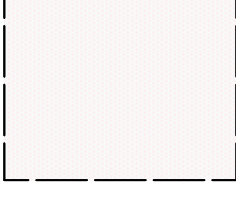
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AERIAL PHOTOGRAPH





Hard Landscaping Key:

-  = Hex Paving
-  = Tarmac
-  = Bound Gravel
-  = Crib Walls
-  = Cotswold Gravel
-  = Sandstone Paving
-  = Post & Rail Fencing
-  = Low profile kerbs
-  = Soft landscaping; varies
-  = Root protection zones
-  = Tree Canopy
-  = Tree Removal

C	25/11/2025	General Update
B	19/11/2024	General Update
A	14/06/2024	General Update

No.	Date	Revision Notes
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Status

PLANNING

Project Title

EXTENSIONS & ALTERATIONS

Project Address

Oxleaze Business Park, Greenhill, Royal Wootton Bassett, SN4 8EH

Sheet Title

PROP SITE PLAN

Scale	Date	Drawn By	Project ID
1:500 @ A1	21/03/2024	SJT	2315 040C

Hard Landscaping Materials:



APPENDIX B – GROUND INVESTIGATION DATA

Exploratory Point Location Plan

Borehole Logs

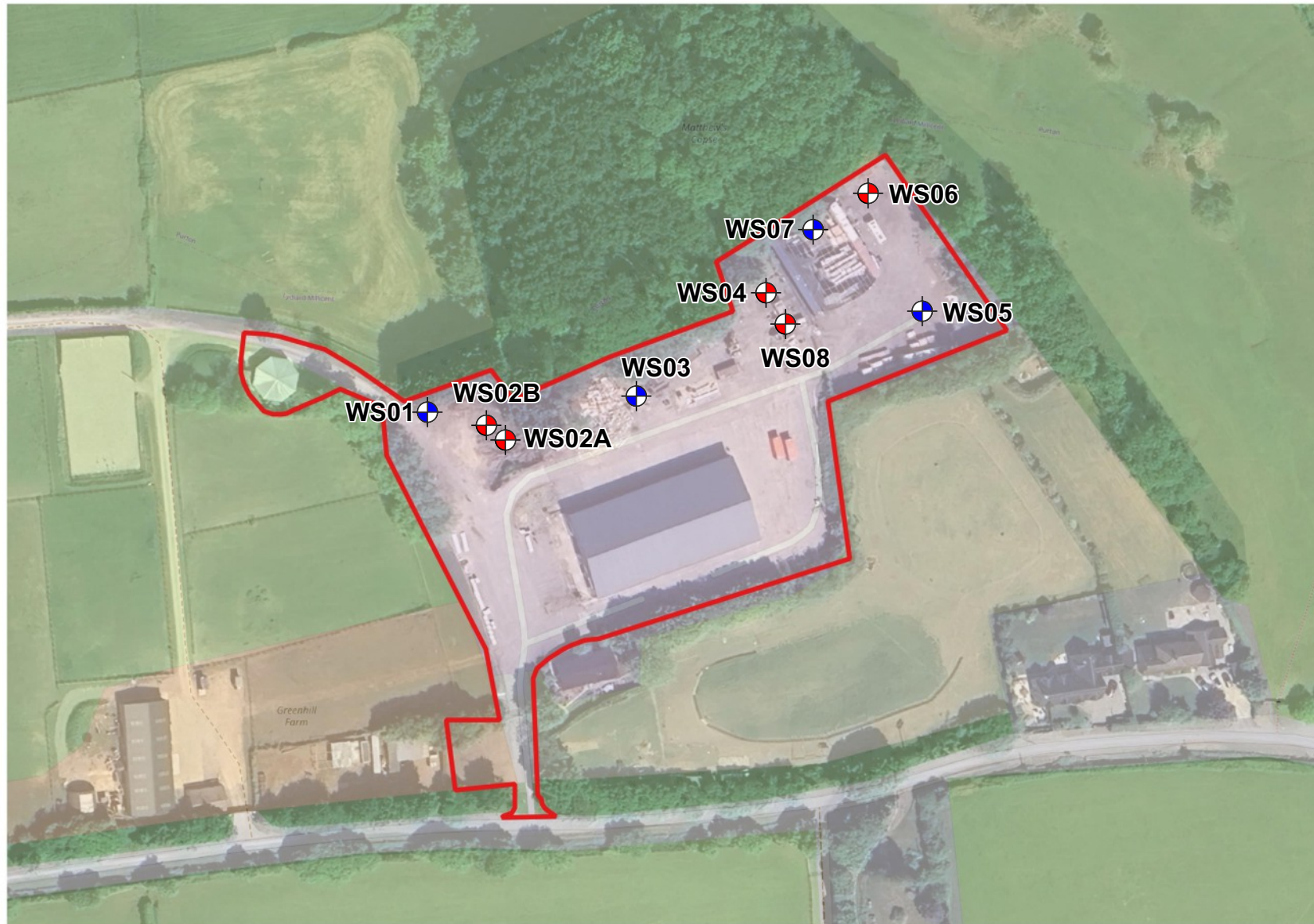
Sitework Photographs

Borehole Location Plan

**Oxleaze Business Park,
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Royal Wootton Bassett,
SN4 8EH**

Skyline Aero Ltd

February 2026



-  **Site Boundary**
-  **Percussion Liner
Sampler Boreholes**
-  **Percussion Liner
Sampling Borehole
(Install)**

**Not to scale.
All positions are approximate.**

PADDOCK GEO ENGINEERING						Site Oxleaze Business Park, Greenhill, Royal Wootton Bassett, SN4 8EH		Number WS01		
Excavation Method Drive-in Windowless Sampler		Dimensions		Ground Level (mOD)		Client Skyline Aero Ltd		Job Number P25-399		
		Location		Dates 18/02/2026		Engineer		Sheet 1/2		
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr	
0.50	ES				(0.70)	MADE GROUND: Brown grey and black clayey sandy angular fine to coarse GRAVEL of sandstone brick and frequent tarmac plannings.				
1.00-1.45	SPT N=11		2,2/3,2,3,3		0.70 (0.20) 0.90	MADE GROUND: Yellowish brown and grey sandy gravelly CLAY. Gravel of angular medium to coarse limestone.				
1.50	ES				(1.50)	MADE GROUND: Yellowish brown mottled grey with black staining sandy gravelly CLAY. Gravel of angular medium to coarse brick with occasional tarmac plannings.				
2.00-2.45	SPT N=5		1,1/1,1,2,1		2.40	MADE GROUND: Grey and orangish brown slightly sandy gravelly CLAY. Gravel of subangular fine to medium brick and clinker with occasional brick fragments.				
3.00-3.45	SPT N=7		2,3/2,2,1,2		(2.10)					
4.00-4.45	SPT N=7		1,1/1,2,2,2		4.50	Soft grey and yellowish brown slightly sandy CLAY. Sand is fine. (HAZELBURY BRYAN FORMATION AND KINGSTON FORMATION)				
4.50	ES									
4.80	D									
5.00-5.45	SPT N=4		1/1,1,1,1							
Remarks Well installed (0.50m plain, 1.5m slotted) No groundwater encountered Borehole terminated at 6.00m on Hazelbury Bryan Formation and Kingston Formation Borehole collapsed upto 2.0m bgl on completion							Scale (approx) 1:25	Logged By		
							Figure No. P25-399.WS01			

Client Skyline Aero Ltd	Job Number P25-399
Engineer	Sheet 2/2

Description	Legend	Water	Instr
	        		
Complete at 6.00m			

Scale (approx)	Logged By
1:25	

Figure No.
P25-399.WS01

PADDOCK GEO ENGINEERING						Site Oxleaze Business Park, Greenhill, Royal Wootton Bassett, SN4 8EH		Number WS02A	
Excavation Method Drive-in Windowless Sampler		Dimensions		Ground Level (mOD)		Client Skyline Aero Ltd		Job Number P25-399	
		Location		Dates 18/02/2026		Engineer		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	
1.00-1.45	SPT N=13		2,4/4,3,3,3		(0.20)	MADE GROUND: Asphalt			
					0.20	MADE GROUND: Grey gravelly SILT. Gravel of angular medium to coarse chalk with low cobble content.			
					(0.30)				
					0.50	MADE GROUND: Yellowish brown and grey sandy gravelly CLAY. Gravel of angular coarse sandstone.			
					(0.70)				
					1.20	MADE GROUND: Grey and yellowish brown gravelly CLAY. Gravel of angular fine to coarse angular brick and limestone.			
					(0.70)				
					1.90	MADE GROUND: Black rubber membrane (possible car			
2.00-2.39	SPT 50/235		8,10/19,31		(0.10) 2.00	tyres)			
						Complete at 2.00m			
Remarks Backfilled on completion No groundwater encountered Borehole refused at 2.00m on rubber Borehole stable upon completion								Scale (approx) 1:25	Logged By
								Figure No.	

PADDOCK GEO ENGINEERING						Site Oxleaze Business Park, Greenhill, Royal Wootton Bassett, SN4 8EH		Number WS02B	
Excavation Method Drive-in Windowless Sampler		Dimensions		Ground Level (mOD)		Client Skyline Aero Ltd		Job Number P25-399	
		Location		Dates 18/02/2026		Engineer		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	
0.50	ES				(0.20)	MADE GROUND: Asphalt			
					0.20 0.21	MADE GROUND: Plywood			
					(0.39)	MADE GROUND: Yellowish brown and grey very gravelly CLAY. Gravel of angular medium to coarse brick and limestone.			
					0.60 (0.40)	MADE GROUND: Grey sandy medium subrounded to rounded GRAVEL of clinker.			
1.00-1.45	SPT N=22		2,2/4,5,8,5		1.00 (0.50)	MADE GROUND: Yellowish brown gravelly CLAY. Gravel of angular fine to coarse sandstone.			
				1.50	MADE GROUND: Grey gravelly CLAY. Gravel of angular coarse sandstone brick. Abundant ash, timber, rubber and plastic throughout. Organic odour from 4.0m bgl				
2.00-2.45 2.00	SPT N=7 ES		1,2/2,1,2,2						
3.00-3.45	SPT N=3		1,1/1,0,1,1		(3.30)				
4.00-4.45	SPT N=6		3,4/3,1,1,1			Organic odour			
4.80-5.23	SPT 50/275		7,9/9,15,11,15		4.80	Complete at 4.80m			
Remarks Backfilled on completion No groundwater encountered Borehole refused at 4.80m on Made Ground Borehole stable upon completion							Scale (approx) 1:25	Logged By	
							Figure No. P25-399.WS02B		

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr
0.70	ES				0.05	MADE GROUND: Asphalt			
					(0.45)	MADE GROUND: Yellowish brown and grey very sandy angular fine to coarse GRAVEL of sandstone and quartzite.			
					0.50	MADE GROUND: Brown very gravelly CLAY. Gravel of angular coarse limestone.			
1.00-1.45	SPT N=18		3,4/4,4,5,5		0.90	Stiff yellowish brown and grey sandy very gravelly CLAY. Gravel of angular coarse limestone. (HAZELBURY BRYAN FORMATION AND KINGSTON FORMATION)			
1.20	ES								
2.00-2.45	SPT N=29		4,4/4,6,10,9		(3.00)				
3.00-3.20	SPT 6"/90 19/113		2,4/5,4,5,5						
4.00-4.45	SPT N=11 D		1,1/2,2,3,4		3.90 (0.10) 4.00	Firm thinly laminated grey CLAY. (HAZELBURY BRYAN FORMATION AND KINGSTON FORMATION)			
4.00						Complete at 4.00m			

Excavation Method Drive-in Windowless Sampler		Dimensions	Ground Level (mOD)
		Location	Dates 18/02/2026

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.70	ES				(0.20) 0.20 (0.30) 0.50 (1.00) 1.50 (0.60) 2.10	MADE GROUND: Black very sandy subangular fine to medium GRAVEL of limestone and tarmac plainings. Black staining throughout MADE GROUND: Yellowish brown very gravelly medium SAND. Gravel of subrounded fine to medium sandstone and quartzite. MADE GROUND: Brown sandy gravelly CLAY. Gravel of angular coarse limestone and concrete. Soft to firm grey sandy gravelly CLAY. (HAZELBURY BRYAN FORMATION AND KINGSTON FORMATION) Firm thinly laminated grey and yellowish brown slightly sandy CLAY. Sand is fine. (HAZELBURY BRYAN FORMATION AND KINGSTON FORMATION)		
2.20	ES							
2.30	D							
3.00	D							
3.50	D				(2.90)			
					5.00			

Remarks Backfilled on completion No groundwater encountered Borehole terminated at 5.0m bgl on Hazelbury Bryan Formation and Kingston Formation Borehole stable upon completion							Scale (approx) 1:25	Logged By
							Figure No. P25-399.WS04	

PADDOCK GEO ENGINEERING						Site Oxleaze Business Park, Greenhill, Royal Wootton Bassett, SN4 8EH		Number WS05	
Excavation Method Drive-in Windowless Sampler		Dimensions		Ground Level (mOD)		Client Skyline Aero Ltd		Job Number P25-399	
		Location		Dates 18/02/2026		Engineer		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr
0.50	ES				(0.25)	MADE GROUND: Black very sandy subangular fine to medium GRAVEL of limestone and tarmac plainings. Black staining throughout			
					0.25	MADE GROUND: Grey and brown sandy very gravelly CLAY. Gravel of subangular medium to coarse brick limestone and concrete.			
1.00-1.45	SPT N=34	3,3/6,10,9,9			(0.70)				
					0.95	Dense grey and yellowish brown clayey fine to medium SAND. (HAZELBURY BRYAN FORMATION AND KINGSTON FORMATION)			
1.50	ES				(0.35)				
					1.30	Firm to stiff thinly laminated grey and yellowish brown slightly sandy CLAY. Sand is fine. (HAZELBURY BRYAN FORMATION AND KINGSTON FORMATION)			
1.80	D								
2.00-2.45	SPT N=11	2,2/2,3,3,3							
2.50	D								
3.00-3.45	SPT N=10	2,2/2,2,3,3							
					(3.70)				
4.00-4.45	SPT N=11	1,2/2,3,3,3							
5.00-5.45	SPT N=20	2,3/3,5,5,7							
					5.00				
Remarks Well installed (0.50m plain, 1.5m slotted) No groundwater encountered Borehole terminated at 5.00m on Hazelbury Bryan Formation and Kingston Formation Borehole unstable upon completion							Scale (approx) 1:25	Logged By	
							Figure No. P25-399.WS05		

PADDOCK GEO ENGINEERING						Site Oxleaze Business Park, Greenhill, Royal Wootton Bassett, SN4 8EH		Number WS06	
Excavation Method Drive-in Windowless Sampler		Dimensions		Ground Level (mOD)		Client Skyline Aero Ltd		Job Number P25-399	
		Location		Dates 18/02/2026		Engineer		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	
0.40	ES				(0.20)	MADE GROUND: Black very sandy subangular fine to medium GRAVEL of limestone and tarmac plainings. Black staining throughout			
					0.20	MADE GROUND: Grey and brown gravelly CLAY. Gravel of subangular medium to coarse brick limestone and concrete with medium brick and concrete cobble content and occasional plastic and glass fragments .			
1.40	ES				(0.80)				
1.50	D				1.00	MADE GROUND: Dark grey sandy angular fine to coarse GRAVEL of brick and limestone. Hessian membrane at 1.30m bgl			
					(0.30)				
2.50	D				1.30	Soft to firm thinly laminated grey and yellowish brown slightly sandy CLAY. Sand is fine. (HAZELBURY BRYAN FORMATION AND KINGSTON FORMATION) Hessian membrane			
					(2.70)				
									
									
									
									
									
									
									
									
									
									
									
									
									
									
									
									
									
									
									
									
									
									
									
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						Site Oxleaze Business Park, Greenhill, Royal Wootton Bassett, SN4 8EH		Number WS07	
Excavation Method Drive-in Windowless Sampler		Dimensions		Ground Level (mOD)		Client Skyline Aero Ltd		Job Number P25-399	
		Location		Dates 18/02/2026		Engineer		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr
0.40	ES				(0.20) 0.20 (0.60) 0.80 (0.30) 1.10 (1.40)	MADE GROUND: Black very sandy subangular fine to medium GRAVEL of limestone and tarmac plainings. Black staining throughout MADE GROUND: Grey clayey angular COBBLES of brick. MADE GROUND: Yellowish brown very sandy gravelly CLAY. Gravel of flint brick fragments and limestone. MADE GROUND: Brown gravelly CLAY. Gravel of subangular medium to coarse concrete brick and sandstone. No recovery from 1.30 to 2.5m bgl	     	     	
1.00	ES								
2.50	D								
3.00	D								
Remarks Well installed (0.50m plain, 2.0m slotted) No groundwater encountered Borehole terminated at 3.00m bgl on Hazelbury Bryan Formation and Kingston Formation Borehole stable upon completion							Scale (approx) 1:25		Logged By
							Figure No. P25-399.WS07		

Excavation Method Drive-in Windowless Sampler	Dimensions	Ground Level (mOD)	Client Skyline Aero Ltd	Job Number P25-399
	Location	Dates 18/02/2026	Engineer	Sheet 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.50	ES				0.05	MADE GROUND: Black very sandy subangular fine to medium GRAVEL of limestone and tarmac plainings. Black staining throughout		
					(0.35)	MADE GROUND: Light brown subrounded fine to medium limestone GRAVEL. (SUB-BASE)		
					0.40	MADE GROUND: Grey and brown sandy very gravelly CLAY. Gravel of subangular medium to coarse brick limestone and concrete.		
1.00	ES				0.90	Soft to firm thinly laminated grey and yellowish brown slightly sandy CLAY. Sand is fine. (HAZELBURY BRYAN FORMATION AND KINGSTON FORMATION)		
1.20	D				(0.50)			
2.00	D				(3.10)			
								
								
								
								
								
								
								
								
								
					4.00	Complete at 4.00m		

Remarks Backfilled on completion No groundwater encountered Borehole terminated at 4.00m bgl on Hazelbury Bryan Formation and Kingston Formation Borehole stable upon completion	Scale (approx) 1:25	Logged By Figure No. P25-399.WS08
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WS01 Soil Arisings



WS02A Soil Arisings



WS02B Soil Arisings



WS03 Soil Arisings



WS04 Soil Arisings



WS05 Soil Arisings



WS06 Soil Arisings



WS07 Soil Arisings



WS08 Soil Arisings



Drilling at WS02A

PADDOCK
GEO ENGINEERING

Client: Skyline Aero Ltd
Project No: P25-399
Project Title: Oxleaze Business Park
Greenhill
Royal Wootton Bassett,
SN4 8EH
Date: March 2026

APPENDIX C – GEOTECHNICAL ASSESSMENT DATA

Chemical Analysis Reports

CLEA Analysis Results Summary

PGE In-House GACs

Paddock Geo Engineering
The Log Cabin
Manor Farm
Whaddon Road
Newton Longville
Milton Keynes
MK17 0AU

t: 01908 271366

e: Ben@paddockgeoengineering.co.uk
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i2 Analytical Ltd.
7 Woodshots Meadow,
Croxley Green
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t: 01923 225404

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Analytical Report Number : 26-009077

Replaces Analytical Report Number: 26-009077, issue no. 1

Additional analysis undertaken.

Missing Asbestos id added to samples 838850,52,53,54,56,58,60 & 61 by Laboratory and Asbestos Quantification added to samples 838850 & 54

Project / Site name:	Oxleaze	Samples received on:	23/02/2026
Your job number:	P25-399	Samples instructed on/ Analysis started on:	23/02/2026
Your order number:	P25-399 OXLEAZE BD	Analysis completed by:	19/03/2026
Report Issue Number:	2	Report issued on:	19/03/2026
Samples Analysed:	13 soil samples		

Signed:

Trevor Hill
Customer Service
For & on behalf of i2 Analytical Ltd.

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41-711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are :

soils	- 4 weeks from reporting
leachates	- 2 weeks from reporting
waters	- 2 weeks from reporting
asbestos	- 6 months from reporting
air	- once the analysis is complete

Excel copies of reports are only valid when accompanied by this PDF certificate.

Retention period for records and reports is minimum 6 years from the date of issue of the final report.
Some records may be kept for longer according to other legal/best practice requirements.

Any assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement.
Application of uncertainty of measurement would provide a range within which the true result lies.
An estimate of measurement uncertainty can be provided on request.

Analytical Report Number: 26-009077

Project / Site name: Oxleaze

Your Order No: P25-399 OXLEAZE BD

Lab Sample Number	838850	838851	838852	838853	838854
Sample Reference	WS01	WS01	WS02B	WS03	WS04
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	0.50	4.50	0.50	0.70	0.70
Date Sampled	18/02/2026	18/02/2026	18/02/2026	18/02/2026	18/02/2026
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	21	24	12	28	26
Total mass of sample received	kg	0.1	NONE	1.2	0.9	1.5	0.8	1
Whole Sample Crushed	N/A	N/A	NONE	-	-	-	-	-

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Detected	-	Not-detected	Not-detected	Detected
Asbestos Analyst ID	N/A	N/A	N/A	SPU	-	SPU	SPU	SPU
Analysis completed	N/A	N/A	N/A	19/03/2026	-	19/03/2026	19/03/2026	19/03/2026
Actinolite detected	Type	N/A	ISO 17025	Not-detected	-	-	-	Not-detected
Amosite detected	Type	N/A	ISO 17025	Not-detected	-	-	-	Not-detected
Anthophyllite detected	Type	N/A	ISO 17025	Not-detected	-	-	-	Not-detected
Chrysotile detected	Type	N/A	ISO 17025	Detected	-	-	-	Detected
Crocidolite detected	Type	N/A	ISO 17025	Not-detected	-	-	-	Not-detected
Tremolite detected	Type	N/A	ISO 17025	Not-detected	-	-	-	Not-detected

Asbestos % by hand picking/weighing	%	0.001	ISO 17025	< 0.001	-	-	-	< 0.001
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Asbestos Containing Material Types Detected (ACM)	Type	N/A	ISO 17025	Loose Fibres	-	-	-	Loose Fibres
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General Inorganics

pH (L099)	pH Units	N/A	MCERTS	7.8	7.9	9	7.9	8
Total Sulphate as SO ₄	mg/kg	50	MCERTS	1000	430	1600	540	1100
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	-	540	-	-	-
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	-	268	-	-	-
Loss on Ignition @ 450°C	%	0.2	MCERTS	5.8	-	4.9	2	4.6

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	-	0.86	< 0.05	0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	-	1.8	< 0.05	0.09
Acenaphthene	mg/kg	0.05	MCERTS	0.23	-	5.4	< 0.05	0.05
Fluorene	mg/kg	0.05	MCERTS	0.28	-	5.3	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	1.8	-	54	0.06	0.86
Anthracene	mg/kg	0.05	MCERTS	0.52	-	17	< 0.05	0.24
Fluoranthene	mg/kg	0.05	MCERTS	2.8	-	140	0.18	2.8
Pyrene	mg/kg	0.05	MCERTS	2.2	-	120	0.13	2.5
Benzo(a)anthracene	mg/kg	0.05	MCERTS	1.2	-	71	0.06	1.5
Chrysene	mg/kg	0.05	MCERTS	1.3	-	65	0.06	1.7
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	1.5	-	98	0.11	2.4
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.77	-	27	< 0.05	1
Benzo(a)pyrene	mg/kg	0.05	MCERTS	1.3	-	76	< 0.05	2
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.67	-	43	< 0.05	1.1
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.16	-	8.5	< 0.05	0.26
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.82	-	46	< 0.05	1.3

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	15.6	-	774	< 0.80	17.8
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Analytical Report Number: 26-009077

Project / Site name: Oxleaze

Your Order No: P25-399 OXLEAZE BD

Lab Sample Number	838850			838851	838852	838853	838854
Sample Reference	WS01			WS01	WS02B	WS03	WS04
Sample Number	None Supplied			None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A			N/A	N/A	N/A	N/A
Depth (m)	0.50			4.50	0.50	0.70	0.70
Date Sampled	18/02/2026			18/02/2026	18/02/2026	18/02/2026	18/02/2026
Time Taken	None Supplied			None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status				

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	23	-	5.6	23	21
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.9	-	1.2	0.85	0.84
Boron (water soluble)	mg/kg	0.2	MCERTS	2.3	-	1.1	0.5	1.9
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.3	-	< 0.2	0.2	0.4
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	40	-	11	26	27
Copper (aqua regia extractable)	mg/kg	1	MCERTS	22	-	12	6.8	24
Lead (aqua regia extractable)	mg/kg	1	MCERTS	33	-	43	26	82
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	-	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	20	-	8	24	18
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	-	< 1.0	< 1.0	1.2
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	65	-	24	44	48
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	120	-	100	65	120

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 _{HS_1D_AL}	mg/kg	0.01	MCERTS	-	-	< 0.010	-	-
TPHCWG - Aliphatic >EC6 - EC8 _{HS_1D_AL}	mg/kg	0.01	MCERTS	-	-	< 0.010	-	-
TPHCWG - Aliphatic >EC8 - EC10 _{HS_1D_AL}	mg/kg	0.01	MCERTS	-	-	< 0.010	-	-
TPHCWG - Aliphatic >EC10 - EC12 _{EH_CU_1D_AL}	mg/kg	1	MCERTS	-	-	2	-	-
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_1D_AL}	mg/kg	2	MCERTS	-	-	21	-	-
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	-	-	32	-	-
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	-	-	140	-	-
TPHCWG - Aliphatic >EC5 - EC35 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	-	-	190	-	-

TPHCWG - Aromatic >EC5 - EC7 _{HS_1D_AR}	mg/kg	0.01	MCERTS	-	-	< 0.010	-	-
TPHCWG - Aromatic >EC7 - EC8 _{HS_1D_AR}	mg/kg	0.01	MCERTS	-	-	< 0.010	-	-
TPHCWG - Aromatic >EC8 - EC10 _{HS_1D_AR}	mg/kg	0.02	MCERTS	-	-	< 0.020	-	-
TPHCWG - Aromatic >EC10 - EC12 _{EH_CU_1D_AR}	mg/kg	1	MCERTS	-	-	< 1.0	-	-
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	-	-	38	-	-
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	-	-	330	-	-
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	-	-	1300	-	-
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	-	-	1700	-	-

TPH (EC10 - EC40) _{EH_CU_1D_TOTAL}	mg/kg	10	MCERTS	170	-	2300	< 10	54
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VOCs

MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	-	-	< 5.0	-	-
Benzene	µg/kg	5	MCERTS	-	-	< 5.0	-	-
Toluene	µg/kg	5	MCERTS	-	-	< 5.0	-	-
Ethylbenzene	µg/kg	5	MCERTS	-	-	< 5.0	-	-
p & m-Xylene	µg/kg	8	MCERTS	-	-	< 8.0	-	-
o-Xylene	µg/kg	5	MCERTS	-	-	< 5.0	-	-

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number: 26-009077

Project / Site name: Oxleaze

Your Order No: P25-399 OXLEAZE BD

Lab Sample Number	838855	838856	838857	838858	838859
Sample Reference	WS04	WS05	WS05	WS06	WS06
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	2.20	0.50	1.50	0.40	1.40
Date Sampled	18/02/2026	18/02/2026	18/02/2026	18/02/2026	18/02/2026
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	80.5	< 0.1
Moisture Content	%	0.01	NONE	23	27	13	16	20
Total mass of sample received	kg	0.1	NONE	0.7	1.2	0.9	1	0.8
Whole Sample Crushed	N/A	N/A	NONE	-	-	-	Crushed	-

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	-	Not-detected	-	Not-detected	-
Asbestos Analyst ID	N/A	N/A	N/A	-	SPU	-	SPU	-
Analysis completed	N/A	N/A	N/A	-	19/03/2026	-	19/03/2026	-
Actinolite detected	Type	N/A	ISO 17025	-	-	-	-	-
Amosite detected	Type	N/A	ISO 17025	-	-	-	-	-
Anthophyllite detected	Type	N/A	ISO 17025	-	-	-	-	-
Chrysotile detected	Type	N/A	ISO 17025	-	-	-	-	-
Crocidolite detected	Type	N/A	ISO 17025	-	-	-	-	-
Tremolite detected	Type	N/A	ISO 17025	-	-	-	-	-

Asbestos % by hand picking/weighing	%	0.001	ISO 17025	-	-	-	-	-
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Asbestos Containing Material Types Detected (ACM)	Type	N/A	ISO 17025	-	-	-	-	-
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General Inorganics

pH (L099)	pH Units	N/A	MCERTS	7.6	8.2	8.4	11.3	7.9
Total Sulphate as SO ₄	mg/kg	50	MCERTS	180	1300	3000	2800	1100
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	40	-	49	-	180
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	20.2	-	24.7	-	87.8
Loss on Ignition @ 450°C	%	0.2	MCERTS	-	7.3	-	4.3	-

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	-	0.47	-	< 0.05	-
Acenaphthylene	mg/kg	0.05	MCERTS	-	0.55	-	< 0.05	-
Acenaphthene	mg/kg	0.05	MCERTS	-	0.18	-	0.12	-
Fluorene	mg/kg	0.05	MCERTS	-	0.41	-	0.14	-
Phenanthrene	mg/kg	0.05	MCERTS	-	2	-	1.3	-
Anthracene	mg/kg	0.05	MCERTS	-	0.92	-	0.5	-
Fluoranthene	mg/kg	0.05	MCERTS	-	3.8	-	3.4	-
Pyrene	mg/kg	0.05	MCERTS	-	3.4	-	2.9	-
Benzo(a)anthracene	mg/kg	0.05	MCERTS	-	2.5	-	1.6	-
Chrysene	mg/kg	0.05	MCERTS	-	2.6	-	1.5	-
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	-	3.8	-	2	-
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	-	1.9	-	0.84	-
Benzo(a)pyrene	mg/kg	0.05	MCERTS	-	3.6	-	1.8	-
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	-	1.8	-	0.92	-
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	-	0.51	-	0.23	-
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	-	2	-	1.1	-

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	-	30.4	-	18.3	-
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Analytical Report Number: 26-009077

Project / Site name: Oxleaze

Your Order No: P25-399 OXLEAZE BD

Lab Sample Number	838855	838856	838857	838858	838859
Sample Reference	WS04	WS05	WS05	WS06	WS06
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	2.20	0.50	1.50	0.40	1.40
Date Sampled	18/02/2026	18/02/2026	18/02/2026	18/02/2026	18/02/2026
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	-	130	-	46	-
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	-	1	-	0.56	-
Boron (water soluble)	mg/kg	0.2	MCERTS	-	4.8	-	1.7	-
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	-	0.4	-	< 0.2	-
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	-	88	-	39	-
Copper (aqua regia extractable)	mg/kg	1	MCERTS	-	110	-	87	-
Lead (aqua regia extractable)	mg/kg	1	MCERTS	-	57	-	20	-
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	-	< 0.3	-	< 0.3	-
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	-	19	-	14	-
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	-	< 1.0	-	1	-
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	-	47	-	35	-
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	-	330	-	92	-

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 HS_1D_AL	mg/kg	0.01	MCERTS	-	-	-	-	-
TPHCWG - Aliphatic >EC6 - EC8 HS_1D_AL	mg/kg	0.01	MCERTS	-	-	-	-	-
TPHCWG - Aliphatic >EC8 - EC10 HS_1D_AL	mg/kg	0.01	MCERTS	-	-	-	-	-
TPHCWG - Aliphatic >EC10 - EC12 EH_CU_1D_AL	mg/kg	1	MCERTS	-	-	-	-	-
TPHCWG - Aliphatic >EC12 - EC16 EH_CU_1D_AL	mg/kg	2	MCERTS	-	-	-	-	-
TPHCWG - Aliphatic >EC16 - EC21 EH_CU_1D_AL	mg/kg	8	MCERTS	-	-	-	-	-
TPHCWG - Aliphatic >EC21 - EC35 EH_CU_1D_AL	mg/kg	8	MCERTS	-	-	-	-	-
TPHCWG - Aliphatic >EC5 - EC35 EH_CU+HS_1D_AL	mg/kg	10	NONE	-	-	-	-	-

TPHCWG - Aromatic >EC5 - EC7 HS_1D_AR	mg/kg	0.01	MCERTS	-	-	-	-	-
TPHCWG - Aromatic >EC7 - EC8 HS_1D_AR	mg/kg	0.01	MCERTS	-	-	-	-	-
TPHCWG - Aromatic >EC8 - EC10 HS_1D_AR	mg/kg	0.02	MCERTS	-	-	-	-	-
TPHCWG - Aromatic >EC10 - EC12 EH_CU_1D_AR	mg/kg	1	MCERTS	-	-	-	-	-
TPHCWG - Aromatic >EC12 - EC16 EH_CU_1D_AR	mg/kg	2	MCERTS	-	-	-	-	-
TPHCWG - Aromatic >EC16 - EC21 EH_CU_1D_AR	mg/kg	10	MCERTS	-	-	-	-	-
TPHCWG - Aromatic >EC21 - EC35 EH_CU_1D_AR	mg/kg	10	MCERTS	-	-	-	-	-
TPHCWG - Aromatic >EC5 - EC35 EH_CU+HS_1D_AR	mg/kg	10	NONE	-	-	-	-	-

TPH (EC10 - EC40) EH_CU_1D_TOTAL	mg/kg	10	MCERTS	-	340	-	310	-
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VOCs

MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	-	-	-	-	-
Benzene	µg/kg	5	MCERTS	-	-	-	-	-
Toluene	µg/kg	5	MCERTS	-	-	-	-	-
Ethylbenzene	µg/kg	5	MCERTS	-	-	-	-	-
p & m-Xylene	µg/kg	8	MCERTS	-	-	-	-	-
o-Xylene	µg/kg	5	MCERTS	-	-	-	-	-

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number: 26-009077

Project / Site name: Oxleaze

Your Order No: P25-399 OXLEAZE BD

Lab Sample Number	838860	838861	838862
Sample Reference	WS07	WS08	WS08
Sample Number	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A
Depth (m)	0.40	0.50	1.00
Date Sampled	18/02/2026	18/02/2026	18/02/2026
Time Taken	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status

Stone Content	%	0.1	NONE	16.2	9.4	< 0.1
Moisture Content	%	0.01	NONE	14	27	20
Total mass of sample received	kg	0.1	NONE	1.3	1	0.9
Whole Sample Crushed	N/A	N/A	NONE	-	-	-

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	-
Asbestos Analyst ID	N/A	N/A	N/A	SPU	SPU	-
Analysis completed	N/A	N/A	N/A	19/03/2026	19/03/2026	-
Actinolite detected	Type	N/A	ISO 17025	-	-	-
Amosite detected	Type	N/A	ISO 17025	-	-	-
Anthophyllite detected	Type	N/A	ISO 17025	-	-	-
Chrysotile detected	Type	N/A	ISO 17025	-	-	-
Crocidolite detected	Type	N/A	ISO 17025	-	-	-
Tremolite detected	Type	N/A	ISO 17025	-	-	-

Asbestos % by hand picking/weighing	%	0.001	ISO 17025	-	-	-
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Asbestos Containing Material Types Detected (ACM)	Type	N/A	ISO 17025	-	-	-
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General Inorganics

pH (L099)	pH Units	N/A	MCERTS	8.9	8	7.9
Total Sulphate as SO ₄	mg/kg	50	MCERTS	1900	400	110
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	-	-	26
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	-	-	12.8
Loss on Ignition @ 450°C	%	0.2	MCERTS	4.3	2.4	-

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	-
Acenaphthylene	mg/kg	0.05	MCERTS	0.09	< 0.05	-
Acenaphthene	mg/kg	0.05	MCERTS	1	< 0.05	-
Fluorene	mg/kg	0.05	MCERTS	0.96	< 0.05	-
Phenanthrene	mg/kg	0.05	MCERTS	16	< 0.05	-
Anthracene	mg/kg	0.05	MCERTS	4.5	< 0.05	-
Fluoranthene	mg/kg	0.05	MCERTS	18	0.06	-
Pyrene	mg/kg	0.05	MCERTS	15	0.06	-
Benzo(a)anthracene	mg/kg	0.05	MCERTS	5.9	< 0.05	-
Chrysene	mg/kg	0.05	MCERTS	5.3	< 0.05	-
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	6.7	< 0.05	-
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	2.6	< 0.05	-
Benzo(a)pyrene	mg/kg	0.05	MCERTS	5.9	< 0.05	-
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	3.2	< 0.05	-
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.76	< 0.05	-
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	4	< 0.05	-

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	89.8	< 0.80	-
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Analytical Report Number: 26-009077

Project / Site name: Oxleaze

Your Order No: P25-399 OXLEAZE BD

Lab Sample Number	838860	838861	838862
Sample Reference	WS07	WS08	WS08
Sample Number	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A
Depth (m)	0.40	0.50	1.00
Date Sampled	18/02/2026	18/02/2026	18/02/2026
Time Taken	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	130	13	-
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.68	0.67	-
Boron (water soluble)	mg/kg	0.2	MCERTS	4.4	1	-
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.4	< 0.2	-
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	110	22	-
Copper (aqua regia extractable)	mg/kg	1	MCERTS	200	8.5	-
Lead (aqua regia extractable)	mg/kg	1	MCERTS	51	16	-
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	-
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	16	20	-
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	1	< 1.0	-
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	45	36	-
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	350	50	-

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 _{HS_1D_AL}	mg/kg	0.01	MCERTS	-	-	-
TPHCWG - Aliphatic >EC6 - EC8 _{HS_1D_AL}	mg/kg	0.01	MCERTS	-	-	-
TPHCWG - Aliphatic >EC8 - EC10 _{HS_1D_AL}	mg/kg	0.01	MCERTS	-	-	-
TPHCWG - Aliphatic >EC10 - EC12 _{EH_CU_1D_AL}	mg/kg	1	MCERTS	-	-	-
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_1D_AL}	mg/kg	2	MCERTS	-	-	-
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	-	-	-
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	-	-	-
TPHCWG - Aliphatic >EC5 - EC35 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	-	-	-

TPHCWG - Aromatic >EC5 - EC7 _{HS_1D_AR}	mg/kg	0.01	MCERTS	-	-	-
TPHCWG - Aromatic >EC7 - EC8 _{HS_1D_AR}	mg/kg	0.01	MCERTS	-	-	-
TPHCWG - Aromatic >EC8 - EC10 _{HS_1D_AR}	mg/kg	0.02	MCERTS	-	-	-
TPHCWG - Aromatic >EC10 - EC12 _{EH_CU_1D_AR}	mg/kg	1	MCERTS	-	-	-
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	-	-	-
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	-	-	-
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	-	-	-
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	-	-	-

TPH (EC10 - EC40) _{EH_CU_1D_TOTAL}	mg/kg	10	MCERTS	300	< 10	-
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VOCs

MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	-	-	-
Benzene	µg/kg	5	MCERTS	-	-	-
Toluene	µg/kg	5	MCERTS	-	-	-
Ethylbenzene	µg/kg	5	MCERTS	-	-	-
p & m-Xylene	µg/kg	8	MCERTS	-	-	-
o-Xylene	µg/kg	5	MCERTS	-	-	-

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected



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Analytical Report Number: **26-009077**
Project / Site name: **Oxleaze**
Your Order No: **P25-399 OXLEAZE BD**

Certificate of Analysis - Asbestos Quantification

Methods:

Qualitative Analysis

The samples were analysed qualitatively for asbestos by polarising light and dispersion staining as described by the Health and Safety Executive in HSG 248.

Quantitative Analysis

The analysis was carried out using our documented in-house method A006 based on HSE Contract Research Report No: 83/1996: Development and Validation of an analytical method to determine the amount of asbestos in soils and loose aggregates (Davies et al, 1996) and HSG 248. Our method includes initial examination of the entire representative sample, then fractionation and detailed analysis of each fraction, with quantification by hand picking and weighing.

The limit of detection (reporting limit) of this method is 0.001 %.

The method has been validated using samples of at least 100 g, results for samples smaller than this should be interpreted with caution.

Both Qualitative and Quantitative Analyses are UKAS accredited.

Sample Number	Sample ID	Sample Depth (m)	Sample Weight (g)	Asbestos Containing Material Types Detected (ACM)	PLM Results	Asbestos by hand picking/weighing (%)	Total % Asbestos in Sample	Analysis completed	Analyst ID
838850	WS01	0.5	231	Loose Fibres	Chrysotile	< 0.001	< 0.001	19/03/2026	SPU
838854	WS04	0.7	206	Loose Fibres	Chrysotile	< 0.001	< 0.001	19/03/2026	SPU

Opinions and interpretations expressed herein are outside the scope of UKAS accreditation.

Analytical Report Number : 26-009077

Project / Site name: Oxleaze

* These descriptions are only intended to act as a cross check if sample identities are questioned. The major constituent of the sample is intended to act with respect to MCERTS validation. The laboratory is accredited for sand, clay and loam (MCERTS) soil types. Data for unaccredited types of solid should be interpreted with care.

Stone content of a sample is calculated as the % weight of the stones not passing a 10 mm sieve. Results are not corrected for stone content.

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
838850	WS01	None Supplied	0.5	Brown clay and sand with gravel
838851	WS01	None Supplied	4.5	Brown sandy clay
838852	WS02B	None Supplied	0.5	Brown clay and sand with gravel
838853	WS03	None Supplied	0.7	Light brown sandy clay with gravel
838854	WS04	None Supplied	0.7	Brown clay and loam with gravel and vegetation
838855	WS04	None Supplied	2.2	Brown sandy clay
838856	WS05	None Supplied	0.5	Brown clay and loam with gravel and vegetation
838857	WS05	None Supplied	1.5	Brown clay and sand with gravel
838858	WS06	None Supplied	0.4	Brown clay and sand with stones and vegetation
838859	WS06	None Supplied	1.4	Brown clay and sand with gravel
838860	WS07	None Supplied	0.4	Brown clay and sand with gravel and stones
838861	WS08	None Supplied	0.5	Brown sandy clay with gravel and stones
838862	WS08	None Supplied	1	Brown sandy clay with gravel

Analytical Report Number : 26-009077

Project / Site name: Oxleaze

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Asbestos identification in Soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques	In-house method based on HSG 248, 2021	A001B	D	ISO 17025
Asbestos Quantification - Gravimetric	Asbestos quantification by gravimetric method - in house method based on references	HSE Report No: 83/1996, HSG 248 (2021), HSG 264 (2012) & SCA Blue Book (draft)	A006B	D	ISO 17025
Moisture Content (Wet Weight)	Moisture content (% wet weight), determined gravimetrically (up to 30°C)	In-house-procedure based on BS EN 12880:2000	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
Boron, water soluble, in soil	Determination of water soluble boron in soil by hot water extract followed by ICP-OES	In-house method based on Second Site Properties version 3	L038B	D	MCERTS
Total sulphate (as SO ₄ in soil)	Determination of total sulphate in soil by extraction with 10% HCl followed by ICP-OES	In-house method	L038B	D	MCERTS
Loss on ignition of soil @ 450°C	Determination of loss on ignition in soil by gravimetrically with the sample being ignited in a muffle furnace	In-house method	L047-PL	D	MCERTS
Speciated PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
Total petroleum hydrocarbons by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID	In-house method	L076B	D	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE
Sulphate, water soluble, in soil (16hr extraction)	Sulphate, water soluble, in soil (16hr extraction)	In-house method	L038B	D	MCERTS
BTEX and/or Volatile organic compounds in soil	Determination of volatile organic compounds in soil by headspace GC-MS	In-house method based on USEPA 8260	L073B	W	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID with carbon banding aliphatic and aromatic	In-house method	L076B	D	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID/GC-MS HS in soil (Summed Bands)	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS with carbon banding aliphatic and aromatic (Summed Bands).	Calculation	L076B/L088-PL	D/W	NONE

Analytical Report Number : 26-009077

Project / Site name: Oxleaze

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Total petroleum hydrocarbons with carbon banding by HS-GC/MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC/MS with carbon banding aliphatic and aromatic	In-house method	L088-PL	W	MCERTS
Whole Sample Crushed	Either: Client specific preparation instructions - sample(s) crushed whole prior to analysis OR Sample unsuitable for standard preparation and therefore crushed whole prior to analysis	In house method, applicable to dry samples only	L019B	D	NONE

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).

For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).

For method numbers ending in 'PL' or 'B' analysis have been carried out in our laboratory in Poland.

Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30oC.

Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

Quality control parameter failure associated with individual result applies to calculated sum of individuals.

The result for sum should be interpreted with caution

Human Health Generic Contamination Risk Assessment - Oxleaze Business Park, Greenhill, Royal Wootton Bassett,
SN4 8EH (8 Samples)

Determinand	Units	Max Detected Concentration (mg/kg)	Assessment Criteria Industrial / Commercial Concentration (cc)	Individual Samples Exceeding [Y/N?]	Exceeding Samples
Metals/Metaloids					
Arsenic	mg kg ⁻¹	130.00	640.0	N	
Boron	mg kg ⁻¹	4.80	240000.0	N	
Beryllium	mg kg ⁻¹	1.20	12.0	N	
Cadmium	mg kg ⁻¹	0.40	190.0	N	
Chromium	mg kg ⁻¹	110.00	8600.0	N	
Inorganic Mercury	mg kg ⁻¹	0.00	1100.0	N	
Nickel	mg kg ⁻¹	24.00	980.0	N	
Lead	mg kg ⁻¹	82.00	2300.0	N	
Selenium	mg kg ⁻¹	1.20	12000.0	N	
Copper	mg kg ⁻¹	200.00	68000.0	N	
Zinc	mg kg ⁻¹	350.00	730000.0	N	
Vanadium	mg kg ⁻¹	65.00	9000.0	N	

Hydrocarbons					
Total Petroleum Hydrocarbons					
TPH EC6-EC10 (PRO)	mg kg ⁻¹	N/A		N	
TPH EC10-EC21 (DRO)	mg kg ⁻¹	N/A		N	
TPH EC21-EC40 (Min.Oil)	mg kg ⁻¹	N/A		N	
Total TPH	mg kg ⁻¹	2300.00	600	N	

Poly Aromatic Hydrocarbons					
Napthalene	mg kg ⁻¹	0.86	460.00	N	
Acenaphthylene	mg kg ⁻¹	1.80	97000.00	N	
Acenaphthene	mg kg ⁻¹	5.40	97000.00	N	
Flourene	mg kg ⁻¹	5.30	68000.00	N	
Phenanthrene	mg kg ⁻¹	54.00	22000.00	N	
Anthracene	mg kg ⁻¹	17.00	540000.00	N	
Fluoranthene	mg kg ⁻¹	140.00	23000.00	N	
Pyrene	mg kg ⁻¹	120.00	54000.00	N	
Benz(a)anthracene	mg kg ⁻¹	71.00	170.00	N	
Chrysene	mg kg ⁻¹	65.00	350.00	N	
Benzo(b)fluoranthene	mg kg ⁻¹	98.00	44.00	Y	WS02B (0.5)
Benzo(k)fluoranthene	mg kg ⁻¹	27.00	1200.00	N	
Benzo(a)pyrene	mg kg ⁻¹	76.00	35.00	Y	WS02B (0.5)
Indeno(1,2,3-cd)pyrene	mg kg ⁻¹	43.00	510.00	N	
Dibenz(a,h)anthracene	mg kg ⁻¹	8.50	3.60	Y	WS02B (0.5)
Benzo(ghi)perylene	mg kg ⁻¹	46.00	4000.00	N	

OTHER					
pH	units	11.3		N	
Sulphur	mg kg ⁻¹	N/A		N	
Water Soluble Boron	mg kg ⁻¹	1.20		N	
Asbestos Screen	Detection	Present		Y	WS01 (0.5) WS04 (0.7)
Asbestos Quantification	%	< 0.001			

NOTE:

na - Not applicable

ne - Not evaluated, all results below the appropriate guideline level

nc - not displayed as results are not meaningful due to large uncertainty from small data set



CLIENT:
PROJECT No:
PROJECT TITLE:

Skyline Aero Ltd
P25-399
Oxleaze Business Park, Greenhill, Royal Wootton Bassett, SN4 8EH

GENERIC HUMAN HEALTH SCREENING TOTAL SOIL CONCENTRATION ASSESSMENT CRITERIA (GAC)

DETERMINAND		RESIDENTIAL (mg/kg)		COMMERCIAL (mg/kg)
Chemical	GAC Sources and units	With Home Grown produce	Without Home Grown produce	
Asbestos Screen & ID*	-	Detected	Detected	Detected
Cyanide - Total	SNIFFER	53.25	53.25	53.25
Cyanide - Free	SNIFFER	53.25	53.25	53.25
Loss on Ignition @ 450°C	-	-	-	-
Sulphate (as SO ₄) - Total	BRE****	2400	2400	2400
Sulphide	ICRCL	2500	2500	2500
Sulphur - Total	ICRCL	2500	2500	2500
Phenol (Total Monohydric)	CLEA	420	420	3200
pH	ICRCL	<5,>12	<5,>12	-
Metals and Metalloids (CLEA Metals)				
Arsenic	LQM S4UL	37	40	640
Beryllium	LQM S4UL	1.7	1.7	12
Cadmium	LQM S4UL	11	85	190
Chromium III	LQM S4UL	910	910	8600
Lead	DEFRA C4SL	190	310	2300
Mercury (Total)	LQM S4UL (Inorganic)	40	56	1100
Selenium	LQM S4UL	250	430	12000
Copper (phytotoxicity)	LQM S4UL	2400 (111)	7100	68000
Nickel	LQM S4UL	180	180	980
Zinc (phytotoxicity)	LQM S4UL	3700 (330)	40000	730000
Vanadium	LQM S4UL	410	1200	9000
Boron - Water Soluble	LQM S4UL	290	11000	240000
Total Petroleum Hydrocarbons**				
TPH (EC6-EC10) - PRO	LQM S4UL (2.5% SOM)	65	100	4800
TPH (EC10-EC21) - DRO	LQM S4UL (2.5% SOM)	300	600	23000
TPH (EC21-EC40) - Min. Oil	LQM S4UL (2.5% SOM)	1500	1900	28000
Total TPH (EC10-EC40)	LQM S4UL (2.5% SOM)	600	900	23000
Polycyclic Aromatic Hydrocarbons***				
Benzo(a)anthracene	LQM S4UL (2.5% SOM)	11	14	170
Benzo(b)fluoranthene	LQM S4UL (2.5% SOM)	3.3	4	44
Naphthalene	LQM S4UL (2.5% SOM)	5.6	5.6	460
Flourene	LQM S4UL (2.5% SOM)	400	3800	68000
Benzo[a]pyrene	LQM S4UL (2.5% SOM)	2.7	3.2	35
Dibenzo[a,h]anthracene	LQM S4UL (2.5% SOM)	0.28	0.32	3.6

Notes

The Generic Assessment Criteria (GAC) are based on CLEA Soil Guidance Values published values and CIEH/LQM S4CLs where available or ICRCL, DoE, BRE and HSE levels where necessary.
Where gaps remain GACs were calculated using the latest CLEA spreadsheet using DEFRA C4SL toxicology and physiochemical parameters from DEFRA SP1010.

* Guidance level set at any fibre identification.

** TPH 3 band is employed as a screening tool to instigate detailed speciated analysis to the TPHCWG methodology. Based on mean of fractions included
*** Testing based on USEPA Priority 16 compounds. GACs for four compounds and total PAH with published GACs only, used as a screening tool.

**** BRE SD1 - DS-1 Concrete Sulphate Design Class limit. Sulphate is not considered to pose a significant risk to human health under normal circumstances.



CLIENT:
PROJECT No:
PROJECT TITLE:

Skyline Aero Ltd
P25-399
Oxleaze Business Park, Greenhill, Royal
Wootton Bassett, SN4 8EH

GENERIC HUMAN HEALTH HYDROCARBON TOTAL SOIL CONCENTRATION ASSESSMENT CRITERIA (GAC)

DETERMINAND		RESIDENTIAL (mg/kg)		COMMERCIAL (mg/kg)
Chemical	GAC Sources and units	With Home Grown produce	Without Home Grown produce	
TPH CWG				
Aliphatic EC 5-6	LQM S4UL (2.5% SOM)	78	78	5900
Aliphatic EC >6-8	LQM S4UL (2.5% SOM)	230	230	17000
Aliphatic EC >8-10	LQM S4UL (2.5% SOM)	65	65	4800
Aliphatic EC >10-12	LQM S4UL (2.5% SOM)	330	330	23000
Aliphatic EC >12-16	LQM S4UL (2.5% SOM)	2400	2400	82000
Aliphatic EC >16-35	LQM S4UL (2.5% SOM)	92000	92000	1700000
Aliphatic EC >35-44	LQM S4UL (2.5% SOM)	92000	92000	1700000
Aromatic EC 5-7 (Benzene)	LQM S4UL (2.5% SOM)	140	690	46000
Aromatic EC >7-8 (Toluene)	LQM S4UL (2.5% SOM)	290	1800	110000
Aromatic EC >8-10	LQM S4UL (2.5% SOM)	83	110	8100
Aromatic EC >10-12	LQM S4UL (2.5% SOM)	180	590	28000
Aromatic EC >12-16	LQM S4UL (2.5% SOM)	330	2300	37000
Aromatic EC >16-21	LQM S4UL (2.5% SOM)	540	1900	28000
Aromatic EC >21-35	LQM S4UL (2.5% SOM)	1500	1900	28000
Aromatic EC >35-44	LQM S4UL (2.5% SOM)	1500	1900	28000
Aliphatic and Aromatic EC >44	LQM S4UL (2.5% SOM)	1500	1900	28000
Polycyclic Aromatic Hydrocarbons				
Acenaphthene	LQM S4UL (2.5% SOM)	510	4700	97000
Acenaphthylene	LQM S4UL (2.5% SOM)	420	4600	97000
Anthracene	LQM S4UL (2.5% SOM)	5400	35000	540000
Benzo[a]anthracene	LQM S4UL (2.5% SOM)	11	14	170
Benzo[a]pyrene	LQM S4UL (2.5% SOM)	2.7	3.2	35
Benzo[b]fluoranthene	LQM S4UL (2.5% SOM)	3.3	4	44
Benzo[ghi]perylene	LQM S4UL (2.5% SOM)	340	360	4000
Benzo[k]fluoranthene	LQM S4UL (2.5% SOM)	93	110	1200
Chrysene	LQM S4UL (2.5% SOM)	22	31	350
Dibenzo[ah]anthracene	LQM S4UL (2.5% SOM)	0.28	0.32	3.6
Fluoranthene	LQM S4UL (2.5% SOM)	560	1600	23000
Fluorene	LQM S4UL (2.5% SOM)	400	3800	68000
Indeno[123-cd]pyrene	LQM S4UL (2.5% SOM)	36	46	510
Naphthalene	LQM S4UL (2.5% SOM)	5.6	5.6	460
Phenanthrene	LQM S4UL (2.5% SOM)	220	1500	22000
Pyrene	LQM S4UL (2.5% SOM)	1200	3800	54000
Coal Tar (BaP as marker)	LQM S4UL (2.5% SOM)	0.98	1.2	15

Notes

The Generic Assessment Criteria (GAC) are based on CIEH/LQM S4ULs.

APPENDIX D – INFILTRATION TESTING DATA

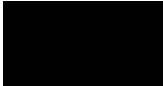
Geotechnical Laboratory Testing Results



TEST REPORT

ISSUED BY SOIL PROPERTY TESTING LTD
DATE ISSUED: 11/03/2026



Contract	Oxleaze
Serial No.	49808_1
Client: Paddock Geo Engineering The Log Cabin, Manor Farm, Whaddon Road, Newton Longville, Milton Keynes, MK17 0AU	
Soil Property Testing Ltd 15, 16, 18 Halcyon Court, St Margaret's Way, Stukeley Meadows, Huntingdon, Cambridgeshire, PE29 6DG Tel: 01480 455579 Email: enquiries@soilpropertytesting.com Website: www.soilpropertytesting.com	
Samples Submitted By: Paddock Geo Engineering Samples Labelled: Oxleaze	Approved Signatories: ☒ J.C. Garner B.Eng (Hons) FGS Technical Director & Quality Manager ☐ G. Ferguson Operations Manager ☐ M. Stevenson Site Services Manager 
Date Received: 03/03/2026	Samples Tested Between: 03/03/2026 and 11/03/2026
Remarks: For the attention of Ben Durant Your Reference No: P25-399	
Notes: 1 All remaining samples or remnants from this contract will be disposed of after 21 days from today, unless we are notified to the contrary. 2 Opinions and interpretations expressed herein are outside the scope of UKAS accreditation. 3 Tests marked "NOT UKAS ACCREDITED" in this test report are not included in the UKAS Accreditation Schedule for this testing laboratory. 4 This test report may not be reproduced other than in full except with the prior written approval of the issuing laboratory. 5 The results within this report only relate to the items tested or sampled.	

[illegible]



TEST REPORT

ISSUED BY SOIL PROPERTY TESTING LTD
DATE ISSUED: 11/03/2026



Contract		Oxleaze												
Serial No.		49808_1												
SUMMARY OF WATER CONTENT, LIQUID LIMIT, PLASTIC LIMIT, PLASTICITY INDEX AND LIQUIDITY INDEX														
Borehole /Pit No.	Depth (m)	Type	Ref.	Water Content (%)	Liquid Limit (%)	Plastic Limit (%)	Plasti- city Index (%)	Liquid- ity Index	Sample Preparation				Description	Class
									Method	Ret'd 0.425mm (%)	Corr'd W/C <0.425mm	Curing Time (hrs)		
WS03	4.00	S	-	32.2	66	22	44	0.23	From Natural	0 (A)		24	Firm mottled bluish grey and olive CLAY with rare calcareous aggregations and recently active and decayed roots	CH
WS05	1.80	S	-	22.3	50	18	32	0.14	Wet Sieved	19 (M)	27.6*	24	Soft olive slightly sandy silty CLAY with occasional orange staining and rare shell debris	CI/CH
WS05	2.50	S	-	24.4	54	18	36	0.18	From Natural	0 (A)		24	Firm light olive grey CLAY with occasional orange staining and rare calcareous aggregations	CH
WS06	1.50	S	-	30.6	58	20	38	0.28	From Natural	0 (A)		24	Firm light olive grey CLAY with occasional orange staining	CH
WS08	1.20	S	-	36.0	64	24	40	0.30	From Natural	0 (A)		24	Firm olive CLAY with occasional orange staining	CH
WS08	2.00	S	-	27.6	58	21	37	0.18	From Natural	0 (A)		25	Firm light olive grey CLAY with frequent orange staining	CH
Method Of Preparation: BS EN ISO: 17892-1: 2014+A1:2022 & BS 1377: Part 2:1990:4.2														
Method of Test: BS EN ISO: 17892-1: 2014+A1:2022 & BS 1377: Part 2:1990:3.2, 4.4, 5.3, 5.4														
Type of Sample Key: U = Undisturbed, B = Bulk, D = Disturbed, J = Jar, W = Water, SPT = Split Spoon Sample, C = Core Cutter														
Comments: *Corrected water content assume material greater than 0.425mm is non-porous. See BS1377: Part 2: 1990 Clause 3 Note 1.														
Table Notation: Ret'd 0.425mm: (A) = Assumed, (M) = Measured														



TEST REPORT

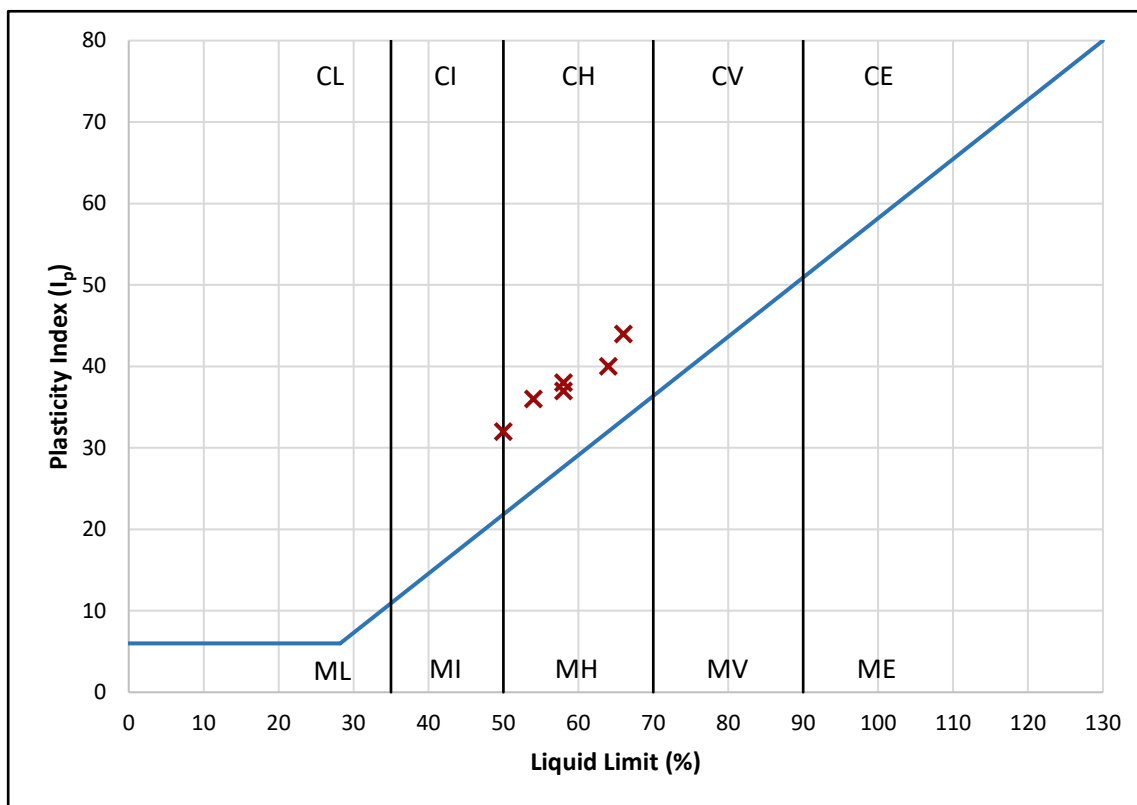
ISSUED BY SOIL PROPERTY TESTING LTD
DATE ISSUED: 11/03/2026



Contract	Oxleaze
Serial No.	49808_1

PLOT OF PLASTICITY INDEX AGAINST LIQUID LIMIT USING CASAGRANDE CLASSIFICATION CHART

Plasticity				
Low	Medium	High	Very High	Extremely High



Plasticity Chart BS5930: 2015: Figure 8

High
Medium
Low

NHBC Volume Change Potential

Method of Preparation:	BS 1377: Part 2: 1990: 4.2
Method of Test:	BS1377: Part 2: 3.2, 4.4, 5.3, 5.4
Type of Sample Key:	U = Undisturbed, B = Bulk, D = Disturbed, J = Jar, W = Water, SPT = Split Spoon Sample, C = Core Cutter
Comments:	Volume Change Potential: NHBC Standards Chapter 4.2 Unmodified Plasticity Index



TEST REPORT

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Contract	Oxleaze						
Serial No.	49808_1						
DETERMINATION OF WATER CONTENT, LIQUID LIMIT AND PLASTIC LIMIT AND DERIVATION OF PLASTICITY INDEX AND LIQUIDITY INDEX							
Borehole / Pit No.	Depth m	Sample Type Reference		Water Content (W) %	Description	Remarks	
WS03	4.00	S	-	32.2	Firm mottled bluish grey and olive CLAY with rare calcareous aggregations and recently active and decayed roots		
PREPARATION					Liquid Limit	66 %	
Method of preparation					From natural	Plastic Limit	22 %
Sample retained 0.425mm sieve (Assumed)					0 %	Plasticity Index	44 %
Corrected water content for material passing 0.425mm						Liquidity Index	0.23
Sample retained 2mm sieve (Assumed)					0 %	NHBC Modified (I'p)	n/a
Curing time		24 hrs		Clay Content	Not analysed	Derived Activity	Not analysed
C=CLAY M=SILT Plasticity Index % (I_p) 70 60 50 40 30 20 10 0 0 10 20 30 40 50 60 70 80 90 100 110 120 CL CI CH CV CE ML MI MH MV ME Plasticity Chart BS5930: 2015: Figure 8 High Medium Low NHBC Volume Change Potential Liquid Limit %							
Method of Preparation: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 4.2							
Method of Test: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 3.2, 4.4, 5.3, 5.4							
Type of Sample Key: U=Undisturbed, B=Bulk, D=Disturbed, J=Jar, W=Water, SPT=Split Spoon Sample, C=Core Cutter							
Comments:							



TEST REPORT

ISSUED BY SOIL PROPERTY TESTING LTD
DATE ISSUED: 11/03/2026



Contract	Oxleaze						
Serial No.	49808_1						
DETERMINATION OF WATER CONTENT, LIQUID LIMIT AND PLASTIC LIMIT AND DERIVATION OF PLASTICITY INDEX AND LIQUIDITY INDEX							
Borehole / Pit No.	Depth m	Sample Type Reference		Water Content (W) %	Description	Remarks	
WS05	1.80	S	-	22.3	Soft olive slightly sandy silty CLAY with occasional orange staining and rare shell debris	Wet sieved due to sand sized shell debris	
PREPARATION					Liquid Limit	50 %	
Method of preparation					Wet sieved over 0.425mm sieve	Plastic Limit	18 %
Sample retained 0.425mm sieve (Measured)					19 %	Plasticity Index	32 %
Corrected water content for material passing 0.425mm					27.6 %	Liquidity Index	0.14
Sample retained 2mm sieve (Measured)					5 %	NHBC Modified (I'p)	26 %
Curing time		24 hrs		Clay Content	Not analysed	Derived Activity	Not analysed
C=CLAY M=SILT Plasticity Index % (Ip) Plasticity Chart BS5930: 2015: Figure 8 High Medium Low NHBC Volume Change Potential Liquid Limit %							
Method of Preparation: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 4.2							
Method of Test: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 3.2, 4.4, 5.3, 5.4							
Type of Sample Key: U=Undisturbed, B=Bulk, D=Disturbed, J=Jar, W=Water, SPT=Split Spoon Sample, C=Core Cutter							
Comments: Corrected water content assume material greater than 0.425mm non-porous. See BS1377: Part2: 1990 Clause 3 Note 1							
Volume Change Potential: NHBC Standards Chapter 4.2 Unmodified Plasticity Index							
Note: Modified Plasticity Index I'p = Ip x (% less than 425microns/100)							



TEST REPORT

ISSUED BY SOIL PROPERTY TESTING LTD
DATE ISSUED: 11/03/2026



Contract	Oxleaze						
Serial No.	49808_1						
DETERMINATION OF WATER CONTENT, LIQUID LIMIT AND PLASTIC LIMIT AND DERIVATION OF PLASTICITY INDEX AND LIQUIDITY INDEX							
Borehole / Pit No.	Depth m	Sample Type Reference		Water Content (W) %	Description	Remarks	
WS05	2.50	S	-	24.4	Firm light olive grey CLAY with occasional orange staining and rare calcareous aggregations		
PREPARATION					Liquid Limit	54 %	
Method of preparation					From natural	Plastic Limit	18 %
Sample retained 0.425mm sieve (Assumed)					0 %	Plasticity Index	36 %
Corrected water content for material passing 0.425mm						Liquidity Index	0.18
Sample retained 2mm sieve (Assumed)					0 %	NHBC Modified (I'p)	n/a
Curing time		24 hrs		Clay Content	Not analysed	Derived Activity	Not analysed
C=CLAY M=SILT Plasticity Index % (I_p) High Medium Low NHBC Volume Change Potential Liquid Limit % Plasticity Chart BS5930: 2015: Figure 8							
Method of Preparation: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 4.2							
Method of Test: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 3.2, 4.4, 5.3, 5.4							
Type of Sample Key: U=Undisturbed, B=Bulk, D=Disturbed, J=Jar, W=Water, SPT=Split Spoon Sample, C=Core Cutter							
Comments:							



TEST REPORT

ISSUED BY SOIL PROPERTY TESTING LTD
DATE ISSUED: 11/03/2026



Contract	Oxleaze						
Serial No.	49808_1						
DETERMINATION OF WATER CONTENT, LIQUID LIMIT AND PLASTIC LIMIT AND DERIVATION OF PLASTICITY INDEX AND LIQUIDITY INDEX							
Borehole / Pit No.	Depth m	Sample Type Reference		Water Content (W) %	Description	Remarks	
WS06	1.50	S	-	30.6	Firm light olive grey CLAY with occasional orange staining		
PREPARATION					Liquid Limit	58 %	
Method of preparation					From natural	Plastic Limit	20 %
Sample retained 0.425mm sieve (Assumed)					0 %	Plasticity Index	38 %
Corrected water content for material passing 0.425mm						Liquidity Index	0.28
Sample retained 2mm sieve (Assumed)					0 %	NHBC Modified (I'p)	n/a
Curing time		24 hrs		Clay Content	Not analysed	Derived Activity	Not analysed
C=CLAY M=SILT Plasticity Index % (I_p) NHBC Volume Change Potential High Medium Low						Liquid Limit %	
Plasticity Chart BS5930: 2015: Figure 8							
Method of Preparation: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 4.2							
Method of Test: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 3.2, 4.4, 5.3, 5.4							
Type of Sample Key: U=Undisturbed, B=Bulk, D=Disturbed, J=Jar, W=Water, SPT=Split Spoon Sample, C=Core Cutter							
Comments:							



TEST REPORT

ISSUED BY SOIL PROPERTY TESTING LTD
DATE ISSUED: 11/03/2026



Contract	Oxleaze						
Serial No.	49808_1						
DETERMINATION OF WATER CONTENT, LIQUID LIMIT AND PLASTIC LIMIT AND DERIVATION OF PLASTICITY INDEX AND LIQUIDITY INDEX							
Borehole / Pit No.	Depth m	Sample Type Reference		Water Content (W) %	Description	Remarks	
WS08	1.20	S	-	36.0	Firm olive CLAY with occasional orange staining		
PREPARATION					Liquid Limit	64 %	
Method of preparation					From natural	Plastic Limit	24 %
Sample retained 0.425mm sieve (Assumed)					0 %	Plasticity Index	40 %
Corrected water content for material passing 0.425mm						Liquidity Index	0.30
Sample retained 2mm sieve (Assumed)					0 %	NHBC Modified (I'p)	n/a
Curing time		24 hrs		Clay Content	Not analysed	Derived Activity	Not analysed
C=CLAY M=SILT Plasticity Index % (I_p) Liquid Limit %						High Medium Low NHBC Volume Change Potential	
Plasticity Chart BS5930: 2015: Figure 8							
Method of Preparation: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 4.2							
Method of Test: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 3.2, 4.4, 5.3, 5.4							
Type of Sample Key: U=Undisturbed, B=Bulk, D=Disturbed, J=Jar, W=Water, SPT=Split Spoon Sample, C=Core Cutter							
Comments:							



TEST REPORT

ISSUED BY SOIL PROPERTY TESTING LTD
DATE ISSUED: 11/03/2026



Contract	Oxleaze						
Serial No.	49808_1						
DETERMINATION OF WATER CONTENT, LIQUID LIMIT AND PLASTIC LIMIT AND DERIVATION OF PLASTICITY INDEX AND LIQUIDITY INDEX							
Borehole / Pit No.	Depth m	Sample Type Reference		Water Content (W) %	Description	Remarks	
WS08	2.00	S	-	27.6	Firm light olive grey CLAY with frequent orange staining		
PREPARATION					Liquid Limit	58 %	
Method of preparation					From natural	Plastic Limit	21 %
Sample retained 0.425mm sieve (Assumed)					0 %	Plasticity Index	37 %
Corrected water content for material passing 0.425mm						Liquidity Index	0.18
Sample retained 2mm sieve (Assumed)					0 %	NHBC Modified (I'p)	n/a
Curing time		25 hrs		Clay Content	Not analysed	Derived Activity	Not analysed
C=CLAY M=SILT Plasticity Index % (I_p) Liquid Limit %						High Medium Low NHBC Volume Change Potential	
Plasticity Chart BS5930: 2015: Figure 8							
Method of Preparation: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 4.2							
Method of Test: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 3.2, 4.4, 5.3, 5.4							
Type of Sample Key: U=Undisturbed, B=Bulk, D=Disturbed, J=Jar, W=Water, SPT=Split Spoon Sample, C=Core Cutter							
Comments:							

APPENDIX E – INFILTRATION TESTING DATA

Monitoring Data

GAS MONITORING SHEET

Site: Oxleaze Business Park

Project: P25-399

										Max CH4: 0.5				Max CO2: 5.3				Min O2: 0.6				Max VOC: 0			Max 0 L/hr	
										GSV CH4: 0.0005				GSV CO2: 0.0053												
Visit no.	Location	Date	Time (24hr)	Operative	Temp °C	Weather	Atmos. Pressure	Well Level		CH4 seconds				CO2 seconds				O2 seconds				VOC	H2S	CO	Flow (L/hr)	
								Water Level (mbgl)	Base (mbgl)	30	120	St	Peak	30	120	St	Peak	30	120	St	Low				St	St
1	WS01	12/03/2026	16:25	JJ	12	Partly Cloudy	994	Dry	2.04	0.00	0.00	0.00	0.00	5.30	0.30	0.30	5.30	12.6	11.5	11.5	11.5	0.00	0.00	0.00	0.00	0.00
1	WS03	12/03/2026	16:26	JJ	12	Drizzle	993	0.75	2.72	0.50	0.00	0.00	0.50	0.90	0.90	0.90	0.90	1.0	0.6	0.6	0.6	0.00	0.00	0.00	0.00	0.00
1	WS05	12/03/2026	13:07	JJ	12	Drizzle	991	0.32	1.66	0.00	0.00	0.00	0.00	0.10	2.20	2.20	2.30	17.4	17.2	17.2	17.2	0.00	0.00	0.00	0.00	0.00
1	WS07	12/03/2026	13:13	JJ	12	Drizzle	991	1.71	2.69	0.00	0.00	0.00	0.00	0.00	2.40	2.40	2.40	17.2	17.0	17.0	17.0	0.00	0.00	0.00	0.00	0.00
2	WS01	05/03/2026	12:57	EA	16	Sunny	1000	Dry	2.04	0.00	0.00	0.00	0.00	0.30	0.30	0.30	0.30	20.4	20.4	20.4	20.4	0.00	0.00	0.00	0.00	0.00
2	WS03	05/03/2026	12:57	EA	16	Sunny	999	1.64	2.72	0.00	0.00	0.00	0.00	0.90	1.00	1.00	1.00	4.5	1.3	1.3	1.3	0.00	0.00	0.00	0.00	0.00
2	WS05	05/03/2026	12:57	EA	16	Sunny	999	0.49	1.66	0.00	0.00	0.00	0.00	0.30	0.50	0.50	0.50	20.5	20.3	20.3	20.3	0.00	0.00	0.00	0.00	0.00
2	WS07	05/03/2026	12:58	EA	16	Sunny	999	1.72	2.69	0.00	0.00	0.00	0.00	2.70	2.70	2.70	2.70	15.8	15.6	15.6	15.6	0.00	0.00	0.00	0.00	0.00
3	WS01	12/03/2026	12:52	JJ	10.7	Partly Cloudy	994	Dry	2.1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.9	20.8	20.8	20.8	0.00	0.00	0.00	0.00	0.00
3	WS3	12/03/2026	13:02	JJ	10.7	Drizzle	990	1.7	2.8	0.50	0.00	0.00	0.50	1.00	1.00	1.20	1.20	6.0	2.7	2.5	2.5	0.00	0.00	0.00	0.00	0.00
3	WS5	12/03/2026	13:07	JJ	10.7	Drizzle	991	0.6	1.7	0.00	0.00	0.00	0.00	0.10	0.20	0.20	0.20	19.4	20.1	20.2	19.4	0.00	0.00	0.00	0.00	0.00
3	WS7	12/03/2026	13:13	JJ	10.7	Drizzle	992	1.9	2.7	0.00	0.00	0.00	0.00	0.00	1.20	1.90	1.90	20.4	18.8	18.4	18.4	0.00	0.00	0.00	0.00	0.00

Comments:

Monitoring undertaken in accordance with BS 8576 : 2013, results provided above are 'raw data'. Flow is taken as the reading after the standpipe is purged, resealed for 10 minutes then re-measured.