

GROUNDTECH
CONSULTING

TOWCESTER ROAD, TROWBRIDGE

GEO-ENVIRONMENTAL APPRAISAL

LNT CARE DEVELOPMENTS

APRIL 2026

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SUMMARY

Site Details		
Site Location		*The site is located circa 2km south of Trowbridge Town Centre and is approximately centred on National Grid Reference 385955, 155800.*
Site Area		*The site is roughly triangular in shape and generally level in topography and covers an area of 0.7 hectares. The site is currently a disused overflow carpark which is hardsurfaced in tarmac. Grass covered soft landscaping is located around the perimeter of the car park with mature and semi-mature trees situated along the north and west boundary.*
Preliminary Risk Assessment		
History		*The site has remained undeveloped field until the map dated 1999 where satellite imagery shows it as an overflow car park. Two buildings were located on the south east of the site in the early 2000s before they were demolished. The site has remained an overflow carpark to date.*
Geology/Hydrogeology		*According to BGS records, the site is not indicated to be underlain by superficial deposits. The site is underlain the Oxford Clay Formation. The bedrock is classified as an Unproductive Aquifer.* *The site is not within 500m of a Source Protection Zone.*
Hydrology		*The nearest surface water feature is a man-made pond located circa 15m north of the site which was constructed in the 1980s when development of the surrounding land began. The nearest named watercourse is the River Biss approximately 900m south east.* *The Environment Agency information indicates that the site is outside a flood risk zone and is not at risk of flooding. There is a negligible risk of groundwater flooding.*
Environmental Setting/Hydrology		*The following environmental information was identified:* ➢ *The site is not in an area requiring radon precautions* ➢ *Electricity substation 58m east, 109m east and 131m north* ➢ *Perfume manufacturing 84m north.* ➢ *Packaging industrial products 165m north.*
Pollution Linkage (PL) Assessment	Human Health	*Moderate risk due former usage as a car park. Made Ground anticipated and proposed soft landscaping as part of development.*
	Controlled Waters	*Very Low risk as no sources of mobile contamination have been identified.*
	Permanent Ground Gas	*Moderate to Low risk as deep Made Ground not anticipated, limited sources of permanent ground gases restricted to offsite backfilled ponds and impermeable Oxford Clay Formation deposits.*
Ground Model		

Made Ground	*The surfacing of site consisted of tarmac in the area of the car park and topsoil surfacing in the surrounding grass verge. Made Ground was recorded beneath the central and eastern areas of site to a maximum depth of 1.4m begl. The Made Ground was consistently less than 1.0m thick except for in WS06 in the north eastern area and comprised granular subbase and occasional cohesive Made Ground.*
Natural Soils	*Soft/soft to firm low to medium strength CLAY was encountered beneath the site from depths of between 0.15m and 1.4m begl to depths of between 1.5m and 2.0m begl. This is considered to be residually weathered Oxford Clay. No superficial deposits were recorded beneath the site which supports the published geological records.*
Bedrock	*Oxford Clay bedrock was encountered immediately beneath the Made Ground and natural topsoil from depths of between 0.1m to 1.4m begl confirming the published geological records.* *The bedrock deposits initially consisted of the soft/firm low/medium strength clay discussed above. The bedrock consisted of stiff brown slightly sandy slightly gravelly CLAY becoming very stiff with minor constituents of fossil remnants, increasing with depth. The bedrock becomes more competent and very stiff from depths of between 4.00m and 6.00m begl.*
Groundwater	*Groundwater was typically encountered beneath the site at seepages in the Oxford Clay bedrock deposits at depths of between 0.35m and 5.0m begl.*
Ground Engineering Assessment	
Foundations	*The most suitable foundations for the proposed development are considered to be traditional trench foundations constructed in the stiff to very stiff clay (Weathered Oxford Clay) at between 1.50m and 2.0m begl. All foundations should be deepened through soft Clay deposits, Made Ground and founded in consistent strata. Shallow foundations will provide a bearing capacity of 70kPa due to compressibility behaviour of high volume change potential clay, which is not likely to be sufficient.* *If deeper foundations are required due to the safe ABP, high loadings or tree influence - driven piles are considered to be suitable.*
Highways	*CBR values of 6% to 12% were achieved in the Made Ground from the plate load testing. CBR values of less than 2% should be assumed for the shallow cohesive deposits unless proven otherwise.* *The soils are considered to frost susceptible due to the fines content, highway construction should be a minimum thickness of 450mm to mitigate against the risk.*
Sustainable Drainage Solution (SuDS)	*The soil percolation testing has recorded very poor infiltration rates due to the cohesive ground beneath the site and the use of SuDS drainage is not feasible.*
GQRA and Revised (PL) Assessment	
Human Health	*No elevated concentrations of Contaminants of Concern (CoC) have been recorded above the relevant screening values for residential end use and no asbestos was detected in any of the samples screened. The risk to human health is Low.*
Controlled Waters	*Significant mobile contamination has not been identified and the controlled waters risk is Very Low.*

Permanent Ground Gas	*Interim ground gas results place the site within a Characteristic Situation 1 where no gas protection measures are required within the proposed development. This will be confirmed or otherwise by the final gas assessment. The ground gas risk is considered to be Low.*

Final Appraisal

The following further work is considered necessary to progress the site to construction phase:

- *Completion of gas monitoring programme*
- *Issue gas assessment*
- *Tree survey by qualified arboriculturist*
- *Detailed Foundation design*
- *Confirmation of recommendations made in this appraisal with regulators*

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Plans		
Plan Reference	*Revision*	*Title*
GRO-26036-P01	-	*Project Location Plan*
GRO-26036-P02	-	*Preliminary Findings Constraints Plan*
GRO-26036-P03	-	*Illustrative Preliminary Conceptual Site Model (CSM)*
GRO-26036-P04	-	*Exploratory Hole Location Plan*
GRO-26036-P05	-	*Generalised Ground Model*
GRO-26036-P06	-	*Illustrative Revised Conceptual Site Model (CSM)*

1.0 INTRODUCTION

1.1 Project Objectives

Groundtech Consulting Limited have been instructed by LNT Care Developments to undertake a Phase 1 Preliminary Risk Assessment (PRA) and Phase 2 Geo-Environmental Appraisal for a site at Towcester Road in Trowbridge.

The objectives of the Preliminary Risk Assessment were to establish the sites environmental and geotechnical background in order to generate a Conceptual Site Model (CSM) to identify any potential constraints and linkages which may affect the redevelopment of the site.

A main investigation was undertaken in accordance with BS 5930:2020, BS 10175:2026, BS 8576:2013 and Eurocode 7 to revise the CSM and quantify the level of risk identified in the PRA. The Appraisal has been prepared in accordance with current UK Legislation and to discharge Land Quality pre-commencement planning conditions.

The report has been undertaken to fulfil the requirements of a risk assessment in accordance with current Land Contamination Risk Management (LCRM) guidance.

1.2 Proposed Development

The proposed development is residential end use comprising the construction of a three storey care home with associated soft landscaping areas and hard surfacing for car parking and access road. The associated access road will connect to the existing access road (Windsor Road).



Proposed Development

1.3 Limitations

This Geo-Environmental Appraisal is based on information obtained from a number of sources, and the information is assumed to be correct.

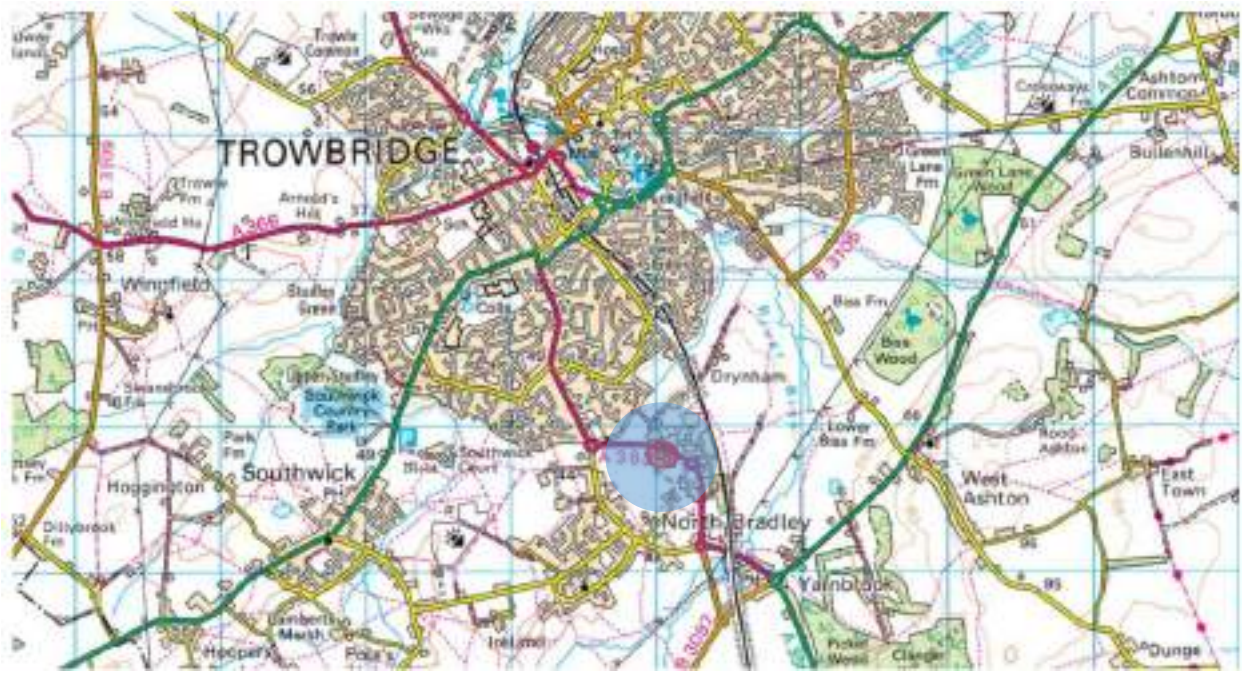
Other conditions may exist on the site that have not been taken into account in this assessment as they are outside the scope of works. Groundtech Consulting are not responsible for these circumstances that are not outlined in the report.

The assessment has been prepared for the exclusive use of the client. No third parties may rely on or reproduce the contents of the report without the written permission of Groundtech Consulting Limited. If any unauthorised third party comes into possession of the report they rely on it at their own risk and Groundtech Consulting Limited will not be obliged to provide a duty of care.

2.0 SITE SETTING

2.1 Location

The site is located circa 2km south of Trowbridge Town Centre, as shown on the Project Location Plan *GRO-26036-P01*. The site is approximately centred on National Grid Reference 385955, 155800.



Project Location

Access to the site is gained off Towcester Road to the south of the site.

2.2 Site Description

The site is roughly triangular in shape and covers an area of approximately 0.73 hectares. The topography of the site is generally level with a gentle fall from north to south, the change in elevation is approximately 2m.

Site Features

The site is predominantly occupied by a discussed tarmac surfaced car park. The car park is well maintained and has most recently been used as an overflow car park to the neighbouring commercial buildings. No other distinctive features are present at the site.

Areas of maintained soft landscaping grass verges surround the car parking areas. Sparse semi-mature to mature trees are present in the grass verge areas near the site boundaries.

Lighting for the car parking area runs along the front of the surround grass verges.

Several manholes are present along the car park and in the grass verges associated with existing foul and surface water drainage.

During the Ground Investigation soft landscaping across the site showed indications of frequent and recent waterlogging.

Site Boundaries and Surrounding Area

The site boundaries are typically marked by large mature trees and small hedgerow, the boundary in the north eastern area of site is undefined.

The site is surrounded by following features/land uses:

- *North - Semi-mature to mature trees, pond and Bradley Road (A363)*
- *East - Business development with associated car park and hard surfacing*
- *South - Semi-mature to mature trees followed by fields*
- *West - Semi-mature to mature trees followed by fields*

Site photographs are presented in *Appendix 2* and relevant features are recorded on the Preliminary Development Constraints Plan *GRO-26036-P02*.

3.0 ENVIRONMENTAL SETTING

3.1 Site History

Available historical maps have been obtained, a list of dates and scale are listed in the table below:

Scale	Date
1:1,250	*1980, 1985/90, 1990/93, 2003*
1:2,500	*1887, 1901, 1924, 1937/39, 1968/70, 1970/74, 1977, 1987/90, 1990, 1990/93, 1990/94, 1990/94, 1990/95, 1993/95*
1:10,000 / 1:10,560	*1886, 1889, 1922, 1939, 1956, 1972/75, 1985/87, 2001, 2010, 2015, 2025*

The plans were examined and potential issues have been identified and summarised in the table below:

Date	Site	Surrounding Area
1886/87	*Undeveloped field.*	*Site surrounded by fields.* *Ponds located c.75m and 90m east, 90m south east, 85m and 120m north west.* ***Little Common Farm** c.200m south.*
1901	*No significant change.*	*Change in configuration of farm buildings c.200m south.*
1968/70	*No significant change.*	*Ponds located c.75m and 120m north west, c.75m east no longer present, possibly **infilled**.*
1985-1990	*No significant change.*	*Two Ponds constructed c.15m and 40m north of site associated with construction of A363.* *White Horse Business Technology Park immediately east and c.100m north east.* ***Electricity Substations** c.90m east and 105m north east.* *Ponds c.90m east and c.90m south east no longer present, possibly **infilled**.*
1999	*Site developed as an overflow **car park.***	*No significant change.*
2005	*Small unspecified buildings present in the south east.*	*No significant change.*
2014	*Buildings no longer present on site, **demolished**.*	*No significant change.*
2025	*No significant change.*	*No significant change.*

The historical plans are presented in *Appendix 3*.

3.2 Geology

The following British Geological Survey (BGS) records and other available information were inspected to accurately determine the geology underlying the site:

- *1:50,000 Scale Geological Sheet 281, Frome - Solid and Drift Edition*
- *BGS Records*

Made Ground

Made Ground is not shown to be present based on BGS records, Made Ground is anticipated associated with the construction of car park and former buildings locally on the south east.

Superficial Deposits

The site is not indicated to be underlain by superficial deposits. Head deposits are indicated 358m east of site.



Superficial Geology

Solid Geology

The bedrock deposits are recorded as the Oxford Clay Formation which comprises Mudstone.



Bedrock Geology

No faults are shown on or within an influencing distance of the site.

BGS Record

The nearest BGS record is located approximately 260m north west of the site which recorded topsoil to 0.3m begl underlain by firm becoming stiff to very stiff grey silty clay with occasional fine gravel to 6.0m begl. Gypsum crystals were noted between the depths of 0.3m and 4.05m begl. Groundwater was not encountered during the drilling.

The BGS records are presented in *Appendix 4*.

3.3 Hydrogeology

No superficial deposits are indicated beneath the site. The Oxford Clay bedrock is classified as an Unproductive Aquifer, these are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.

The soil leaching potential is classified as Low.

There are no Source Protection Zones (SPZ) within 500m of site and no groundwater abstraction incenses (including potable) are present within 2000m of site.

3.4 Hydrology

The nearest surface water feature is a pond located approximately 15m north of the site which was constructed in the 1980s when development of the surrounding land began. The nearest named watercourse is the River Biss circa 900m south east.

Three surface water abstraction records are recorded within 2000m of site. Two historical licenses are located circa 890m south east and 1668m associated with lake and pond throughflows on the River Biss. One active license is located approximately 890m south east on the River Biss is also associated with lake and pond throughflow with an annual volume of 116,052m^3.

The Environment Agency information indicates that the site is outside a flood risk zone and is not at risk of flooding. There is also a negligible risk of groundwater flooding.

3.5 Environmental Consultations

A request has been submitted to the Contaminated Land Officer at Wiltshire Council for information pertaining to the site, this information will be forwarded on receipt.

An environmental consultation has been conducted through Groundsure, which accesses British Geological Survey and Environment Agency databases. The complete EnviroInsight Report can be found in *Appendix 5*, a summary of the more relevant points are presented in the table below.

Record	<250m	250 – 500m	Description
Authorised Processes	*-*	*2*	*Two licensed pollution releases 266m and 324m north east both historical permits relating to coating processes at workshops.*
Pollution Incidents	*1*	*1*	*Nearest located 147m north east associated with organic chemicals/products in the form of surfactants and detergents which had a category 1 (major) water impact, category 4 (no impact) land impact and a category 4 air impact.*

Record	<250m	250 – 500m	Description
Landfill and Waste Treatment	*1*	*4*	*Five offsite waste exemptions have been identified associated with the following: Crushing waste fluorescent tubes (236m E, 325m E), Storage of waste in secure containers (346m NW), Storage of waste in a secure place (364m NW), Sorting and de-naturing of controlled drugs for disposal (346m NW).*
Discharge Consents	*-*	*3*	*Three offsite licenced discharges to controlled waters were identified the nearest of which is located 268m south east associated with sewage discharges.*
Petrol Filling Stations	*-*	*-*	*-*
Recent industrial Uses	*9*	*-*	*Electricity substation 58m east, 109m east and 131m north.* *White Horse Business Park 165m east.* *Perfume manufacturing 84m north.* *Packaging industrial products 165m north.*

3.6 Radon

In accordance with the dated radon maps released by the UK health security agency (UKHSA), the site is in an area where less than 1% of homes exceed the Radon Action Level and therefore is not an area requiring radon precautions in foundations in accordance with BRE Report 211 'Radon – Guidance on protective measures for new dwellings' 2020 Edition.

The radon data in the Groundsure report is supplied by the BGS/UKHSA and is the definitive map of Radon Affected Areas in Great Britain and Northern Ireland and confirms the recommendations of radon maps. The dataset was created using long-term radon measurements in over 479,000 homes across Great Britain and 23,000 homes across Northern Ireland, combined with geological data. The dataset is considered accurate to 50m to allow for the margin of error in geological lines, and the findings of this report supersede any answer given in the less accurate Indicative Atlas of Radon in Great Britain, which simplifies the data to give the highest risk within any given 1km grid square.

3.7 Mining Remediation Authority Consultation

The site is outside the area of a designated coalfield, the Law Society and Mining Remediation Authority state a mining search is not required.

4.0 CONCEPTUAL SITE MODEL AND RISK ASSESSMENT

4.1 Introduction

The potential level of risk posed by contaminants in soil and/or groundwater will be influenced by the type and concentration of the contamination at source, the likelihood of exposure occurring, the potential pollution linkages and the likely chronic or acute effects on the receptors.

A contaminant is defined as a substance that has the potential to cause harm, a risk is considered to exist if such a substance is present at sufficient concentrations to cause harm and if a pathway is present a receptor could be exposed to the contaminant.

Section 4.0 compiles the information from the previous sections to assemble a Conceptual Site Model to inform the risk assessment process. The potential sources identified on the site and off the site that are within influencing distance are assessed to determine if pollution linkages exist and an unacceptable risk is posed to human health and controlled waters. The assessment has been carried out on a qualitative basis and aims to produce a complete and comprehensive Preliminary Conceptual Site Model, the potential pollution linkages are displayed on *GRO-26036-P03* Illustrative Preliminary CSM.

Three potential types of impacts exist for a site and all three need to be considered in the qualitative preliminary risk assessment:

- *Impacts from sources on the subject site*
- *Impacts to the surrounding area from the subject site*
- *Impacts to the subject site from the surrounding area*

4.2 Potential Contamination Sources

Onsite Sources and Associated Contaminants of Concern (CoC)
Limited onsite sources of contamination have been identified by the consultations which may affect the redevelopment of the site.

Historically, the site has mostly been occupied by undeveloped fields. Two unspecified buildings were located towards the south east of the site which are shown on historical maps in the early 2000s. Contaminants of Concern (CoC) associated with demolition Made Ground and subbase beneath the hardsurfacing may include heavy metals, Polycyclic Aromatic Hydrocarbons (PAHs) and asbestos.

The existing car park may also be a source of fuel derived hydrocarbons associated with fuel spills/leakages.

Offsite Sources and Associated Contaminants of Concern (CoC)
Minimal potential offsite sources of contamination have been identified by the consultations that may affect the redevelopment of site, these include:

- *Possible backfilled Ponds c.75m and 90m east, 90m south east, 85m and 120m north west*
- *Electricity substations c.58m east, 109m east and 131m north*
- *Little Common Farm c.200m south*
- *Organic chemicals pollution incident c.147m north east*
- *Perfume manufacturing c.84m north*

The possible backfilled ponds may be a source of permanent ground gas such as carbon dioxide and methane depending on the thickness and nature of the fill.

Electricity substations may be a source of Polychlorinated Biphenyl's (PCBs) used as cooling agents in transformers.

Contaminants of concern (CoC) associated with Little Common Farm may include metals, speciated PAHs, speciated hydrocarbons, asbestos and pesticides/herbicides.

The DoE industry profile for cosmetic and toiletries manufacturing works includes that CoC associated with the perfume manufacturing warehouse may include metals, acids/alkalis, organic materials including surfactants and emulsifiers, solvents, PAHs, fuels/oils, PCBs and asbestos.

4.3 Pollution Linkages

The definition of a pollution linkage is a medium which allows a contaminant to impact a receptor. Potential pollution linkages have been recognized for the residential development from the identified contamination sources that exist.

At this stage the contaminants identified above are considered to potentially pose an unacceptable risk human health and controlled waters through the following pollution linkages:

- *Direct soil and dust ingestion*
- *Dermal contact with soil both indoor and outdoors*
- *Indoor air inhalation from soil and vapour*
- *Outdoor inhalation of soil and vapour*
- *Migration and accumulation of ground gas into internal spaces*
- *Impaction of groundwater from soil contamination (diffuse and point)*
- *Impaction of groundwater from groundwater plume*
- *Migration of soil and groundwater contamination impacting surface waters*

4.4 Receptors

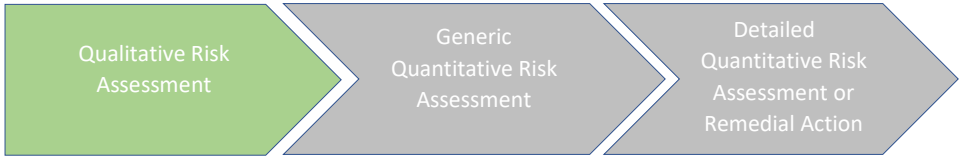
Receptors generally fall into the categories of human health or controlled waters within the river basin system. The recognized receptors are listed below:

- *Site end users*
- *Adjacent site users*
- *River Biss circa 900m south east*
- *Clean potable water supply pipe*

4.5 Preliminary Conceptual Site Model (CSM)

The factual information obtained from the consultations and summarised in *Section 2.0* and *Section 3.0* has been used to compile a Preliminary CSM. Using Source-Pathway-Receptor assessment criteria that is applicable in the UK, a risk assessment has been completed to determine if a plausible pollution linkage exists between the identified contaminants and receptors. The risk classification has been estimated in accordance with the CIRIA C552 assessment criteria outlined in *Appendix 6*.

Human Health Pollution Linkage Assessment



- The table below represents the first stage in the land quality risk assessment process – **Qualitative Risk Assessment**.
- In order for a development site to be deemed 'suitable for use' the level of risk needs to be reduced to an acceptable level - low to negligible risk. The purpose of each stage of risk assessment is to establish if there is a requirement for additional stages of assessment in order to have sufficient confidence to support a risk characterisation or remedial action.

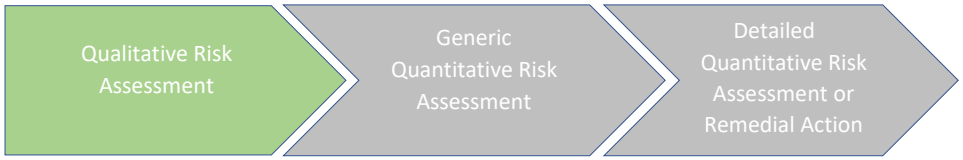
Conceptual Site Model					*Qualitative Risk Assessment*	
PL	Potential Source	Pollution Linkage	Likelihood	Consequence/ Severity	Risk Rating	*Rationale and Action*
PL1	Contaminated Soils	Ingestion of soil and dust. Dermal contact with soil.	Unlikely	Medium	Moderate	*Pollution Linkage 1 refers to proposed site users encountering contaminated soils on the site.* *The proposed development is residential end use comprising a care home with associated soft landscaping areas and hard surfacing for car parking and access road.* *Historically the site has been occupied by fields until usage as an overflow car park on the historical maps dated 1999. Two small buildings were located in the south east of site for a short period of times in the early 2000s before being demolished.* *Made Ground associated with the construction of the car park and the construction and demolition of the two buildings should be anticipated beneath the site and may pose a risk from Contaminants of Concern (CoC) in the form of heavy metals, Polycyclic Aromatic Hydrocarbons (PAHs) and asbestos.* *Potential fuel spills and leaks from vehicles which used the car park could be a potential source of speciated hydrocarbons.*

Conceptual Site Model						*Qualitative Risk Assessment*
PL	Potential Source	Pollution Linkage	Likelihood	Consequence/ Severity	Risk Rating	*Rationale and Action*
						Limited offsite sources of contaminants have been identified including an electricity substation 58m east, farm c.200m south and perfume manufacturing 84m north. *All of the offsite sources are considered a suitable distance from site to have not impacted the site. Furthermore, the geology beneath the site is Oxford Clay which is impermeable in nature and will mitigate the lateral migration of contaminants from offsite sources.* *A plausible pollution linkage is considered to exist.*
PL2	Contaminated Soils	Inhalation of vapour.	Low Likelihood	Medium to Severe	Low to Moderate	*This pollution linkage refers to vapours migrating into confined spaces within the proposed development.* *No significant sources of volatile vapours have been identified onsite or in the immediate surrounding area. However, given the past usage as a car park , there is a potential for localised spills/leakages of fuels and a minor pollution linkage is considered to be present at this stage.*
PL3	Contaminated Soils	Inhalation of soil dust by adjacent site users.	Unlikely	Medium	Low	*The current/historic site usage is indicative of the surrounding land use and a viable pollution linkage has not been identified.*

Conceptual Site Model						*Qualitative Risk Assessment*
PL	Potential Source	Pollution Linkage	Likelihood	Consequence/ Severity	Risk Rating	*Rationale and Action*
PL4	Contaminated Soils	Attacking potable water supply pipe.	Low Likelihood	Medium	Low to Moderate	*Pollution Linkage 4 refers to the possible contaminants permeating potable water pipes and consumption by the future site end users of the tainted water supply.* *Limited Made Ground is anticipated at the site associated with the current car park and former buildings located locally on the site.* *Fuel spills or leaks from vehicles may have occurred. It is anticipated that potable water pipes will be constructed in the natural ground.* *Due to the possible organic contamination identified, a minor plausible pollution linkage is considered to exist at this stage.*
PL5	Ground Gas	Migration and accumulation of ground gas in internal spaces.	Low to Moderate Likelihood	Medium to Severe	Moderate to Low	*Minimal Made Ground may be present beneath the site associated with the demolition of buildings in south east and construction of car park.* *Possible infilled ponds located in the surrounding area may be a source of permanent ground gases such as carbon dioxide and methane depending on the thickness and nature of the infill.* *Cohesive bedrock deposits are present beneath the site which will restrict lateral migration of potential ground gases.* *Intrusive investigation comprising the installation of ground gas monitoring wells is required to confirm the risk.* *A minor pollution linkage has been identified.*

Conceptual Site Model						*Qualitative Risk Assessment*
PL	Potential Source	Pollution Linkage	Likelihood	Consequence/ Severity	Risk Rating	*Rationale and Action*
						The site is not within an area requiring radon precautions within substructure.

Controlled Waters Pollution Linkage Assessment



- The table below represents the first stage in the land quality risk assessment process - **Qualitative Risk Assessment**.
- In order for a development site to be deemed 'suitable for use' the level of risk needs to be reduced to an acceptable level - low to negligible risk. The purpose of each stage of risk assessment is to establish if there is a requirement for additional stages of assessment in order to have sufficient confidence to support a risk characterisation or remedial action.

Conceptual Site Model					*Qualitative Risk Assessment*	
PL	Potential source	Pollution linkage	Likelihood	Severity	Level of risk	*Rationale*
PL6	Contaminated Soils	Impaction of groundwater from soil contamination (diffuse and point). Impaction of groundwater from groundwater plume.	Unlikely	Minor	Very Low	*Made Ground is anticipated beneath the site associated with historic use as a car park and two former buildings which have been demolished.* *There are no superficial deposits recorded according to BGS records, the bedrock is the Oxford Clay Formation (Unproductive Aquifer). The soils are indicated to have a low leaching potential.* *The site is not indicated to lie within 500m of a Source Protection Zone (SPZ), no potable water abstractions are present within 2km of site.* *Groundwater is not considered to be a sensitive resource as it is classified as an Unproductive Aquifer, and no sources of mobile contamination have been identified. Therefore, no plausible pollution linkage is considered to exist.*
PL7	Contaminated Soils	Migration of soil and groundwater	Unlikely	Minor	Very Low	*The pollution linkage refers to the impaction of surface waters from contaminated soils and groundwater.*

Conceptual Site Model						*Qualitative Risk Assessment*
PL	Potential source	Pollution linkage	Likelihood	Severity	Level of risk	*Rationale*
		contamination impacting surface waters.				*The nearest named watercourse is the River Bliss circa 900m south east.* *No sources of mobile contamination have been identified on the site and the watercourse is at significant distance from the site to allow for sufficient attenuation.* *As no source exists on the subject site, no realistic pollution linkage is present.*

5.0 SCOPE OF INVESTIGATION AND RATIONALE

5.1 Project Objectives

The aim of the fieldwork was to:

Determine the stratification beneath the site
Maintain watching brief for visual and olfactory evidence of contamination
Obtain samples using methodology in current guidance for contamination and geotechnical testing
Obtain relevant geotechnical parameters for preliminary foundation design to address both ULS and SLS conditions
Determine the CBR value of the proposed subgrade to inform design of external areas
Determine infiltration rates to assess feasibility of drainage
Install monitoring standpipes for gas and groundwater monitoring
Assess the identified pollution linkages in the Conceptual Site Model (CSM)

5.2 Scope of Works

The following scope of works was completed between the dates of 18th February and 20th February 2026.

- *3 No. cable percussive boreholes (CP01 to CP03) were drilled to a maximum depth of 10.0m begl using a Dando 2000 cable percussive drilling rig.*
- *9 No. windowless sample boreholes (WS01 to WS09) were drilled to depths of between 4.0m and 5.0m begl using a Dando Terrier windowless sample drilling rig.*
- *6 No. trial pits (TP01 to TP06) were mechanically excavated to depths of between 0.5m and 2.5m begl using a JCB 3CX excavator.*
- *3 No. soil percolation tests were undertaken at SUDS2 to SUDS5 at depths of between 1.4m and 1.8m begl.*
- *5 No. plate load tests (PLT01 to PLT05) were carried out below subbase level using a JCB 3CX as kentledge.*

The exploratory hole locations are presented on Groundtech Plan *GRO-26036-P04* and the exploratory hole logs are in *Appendix 7*.

The exploratory holes were positioned to establish the stratification beneath the site and target any areas of concern as summarised in the table below:

Location	Target Rationale
CP01 to CP03	*Proposed care home building*
WS01 to WS09, TP01 to TP06	*Site coverage*
CP02, CP03, WS02, WS06 to WS09, TP01	*Existing car park*
PL01 to PL02	*Demolished buildings*
SUDS2 to SUDS5	*Proposed drainage locations*
PLT01 to PLT05	*Coverage of proposed external areas*

The exploratory holes were logged by a suitably experienced geo-environmental engineer in general accordance with the following current guidance:

- *BS 5930 'Code of Practice for Site Investigations' 2020*
- *BS EN 14688-1:2002 'Geotechnical Investigation and Testing – Identification and classification of soil'*
- *BS EN ISO 14689:2002 "Geotechnical investigation and testing – Identification and classification of rock"*

5.3 Soil Sampling

During the intrusive investigation, representative samples were taken at regular intervals, changes of strata and where evidence of contamination existed. Laboratory analysis was scheduled on the samples obtained.

The samples obtained are summarised in the table below:

Soil Sample	Number
Environmental Sample	*50*
Disturbed Sample	*62*
Undisturbed Sample	*8*

The samples have been obtained in accordance with current environmental and geotechnical guidance. The sampling plan has been designed obtain samples from all required strata using the correct methodology.

Disturbed samples of soil for geo-environmental testing were placed in the correct sampling containers as required by the laboratory in accordance with their MCERTS and UKAS Accreditation. Transportation was arranged in a timely manner and the samples were at the correct temperature

The sample locations and depths are recorded on the exploratory logs.

5.4 Laboratory Testing

To inform the Generic Quantitative Risk Assessment, the following geo-environmental testing was scheduled to assess the risk from contamination on the site. The testing is based on the potential sources identified in the PRA and observations during the Ground Investigation.

Contaminant of Concern (CoC)	Matrix	Number
Arsenic, cadmium, chromium (total and hexavalent), copper, lead, mercury, nickel, selenium, zinc, sulphate and pH	*Soil*	*16*
Speciated Polycyclic Aromatic Hydrocarbons (PAHs)	*Soil*	*16*
Total Petroleum Hydrocarbons (TPH CWG inc BTEX)	*Soil*	*8*
Asbestos Screening	*Soil*	*16*
Waste Acceptance Criteria (WAC)	*Soil*	*4*

The Geo-Environmental Laboratory Testing Results are presented in *Appendix 8*.

Representative disturbed samples were obtained for all soil types encountered. Selected samples were scheduled for testing at an approved laboratory in accordance with BS 1377 'Method of Test for Soils for Civil Engineering Purposes' 1990. The following tests were scheduled:

British Standard	Test Method	Number
Part 2	*Water Content*	*5*
Part 2	*Plasticity Index Analysis*	*5*
Part 7	*One-Dimensional Consolidation Test*	*2*
Part 7	*Determination of Undrained Shear Strength in Triaxial Compression*	*3*
BRE	*BRE SD1*	*5*

The Geotechnical Laboratory Testing Results are presented in *Appendix 9*.

5.5 Gas and Groundwater Monitoring

Gas and groundwater monitoring installations were constructed in the boreholes. The standpipes consisted of high-density polyethylene (HDPE) pipe - a bentonite seal was placed around the plain pipe, and a clean gravel pack was placed around the slotted pipe. A summary of the installation construction is presented in the table below:

Location	Depth	Response Zone (m bgl)	Targeted Strata	Reason
WS01	*5.00*	*1.00 - 4.00*	*Oxford Clay Formation*	*Ground Gas/Groundwater*
WS02	*4.00*	*1.00 - 4.00*	*Oxford Clay Formation*	*Ground Gas*
WS03	*3.00*	*1.00 - 3.00*	*Oxford Clay Formation*	*Ground Gas*
WS05	*5.00*	*1.00 - 4.00*	*Oxford Clay Formation*	*Ground Gas*
WS08	*3.00*	*1.00 - 3.00*	*Oxford Clay Formation*	*Ground Gas*
WS09	*3.00*	*1.00 - 3.00*	*Oxford Clay Formation*	*Ground Gas*
CP02	*2.00*	*1.00 – 2.00*	*Oxford Clay Formation*	*Ground Gas*

[#]a limited thickness of Made Ground was observed at the site and therefore could not be targeted in the response zone. The limited thickness clay is not considered a sufficient gas source, and the wells have been designed to target the offsite sources identified in the Phase 1 Assessment.

Permanent gas and flow rate monitoring was carried out using GFM 436 infrared gas monitor with integral electronic flow analyser. The measurements taken are listed below:

- *Oxygen (O_2), carbon dioxide (CO_2) and methane (CH_4) as the percentage volume in air (%v/v)*
- *Hydrogen sulphide (H_2S) and carbon monoxide (CO) as the percentage volume in air (%v/v)*
- *Lower Explosive Limit (%LEL) of methane*
- *Atmospheric and borehole pressure, including pressure trend*
- *Flow measurements (l/hr)*
- *Weather and ground surface conditions*

Both peak and steady state conditions were monitored to understand the behaviour of the permanent ground gas, the steady state conditions were recorded by allowing the gas monitor to run for a minimum of 3 minutes or steady state was reached.

Interim permanent gas and groundwater monitoring results are presented in *Appendix 10*.

6.0 GROUND MODEL

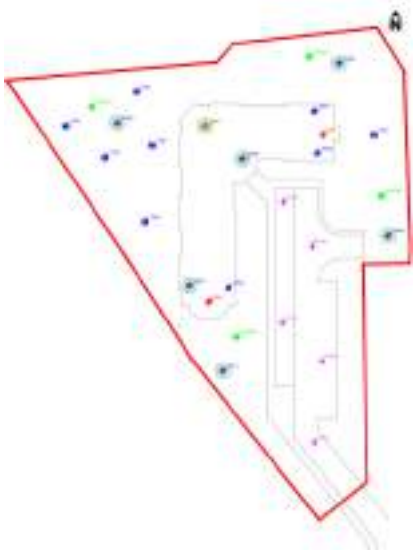
6.1 Made Ground

Made Ground was recorded beneath the central and eastern areas of the site to a maximum depth of 1.4m begl. The Made Ground was consistently less than 1.0m thick except for in WS06 in the north eastern area.

The surfacing of site consisted of tarmac in the area of the car park and topsoil surfacing in the surrounding grass verge.

Black TARMAC was present in CP02 to CP03, WS02, WS06 to WS09 and TP01 to depths of between 0.09m and 0.2m begl.

Made Ground Topsoil was recorded in TP03, TP04, WS03, WS04 and WS05 to a maximum depth of 0.2m begl and comprised grass over dark brown slightly sandy slightly gravelly clayey TOPSOIL with minor constituents of brick, concrete, tarmac and limestone. Dark brown clayey sandy natural TOPOSIL was identified in CP01, SuDS2, SuDS3, TP02, TP06, WS01, WS03 and WS04 from ground level to depths of between 0.15m and 0.25m begl.



Exploratory Hole Locations

Two main populations of Made Ground were encountered during the investigation and are described below:

1. *Light brown to reddish grey sandy occasionally cobbly GRAVEL (Subbase) with minor constituents of angular to subangular fine to coarse limestone WS02, WS06 to WS09, CP02, CPO3, TP01, SUDS4 and SUDS5 from depths of between 0.09m and 0.1m begl to between 0.5m and 0.9m begl.*

2. *Soft to firm light brown slightly sandy slightly gravelly CLAY with gravel constituents of angular to subangular fine to coarse brick, concrete and tarmac in TP03, TP04, WS06, WS07 from between 0.15m and 0.2m begl to depths of between 0.9m and 1.4m begl.*

6.2 Natural Ground

Soft/soft to firm low to medium strength CLAY was encountered beneath the site from depths of between 0.15m and 1.4m begl to depths of between 1.5m and 2.0m begl. Insitu testing using shear vanes in the trial pits the material is medium strength. The clay is of a high volume change potential and may be of a higher consistency in-situ than when disturbed.

This is considered to be residually weathered Oxford Clay. No superficial deposits were recorded beneath the site which supports the published geological records.

6.3 Bedrock

Oxford Clay bedrock was encountered immediately beneath the Made Ground and natural topsoil from depths of between 0.1m to 1.4m begl confirming the published geological records.

The bedrock deposits initially consisted of the soft/firm low/medium strength clay discussed above. The bedrock consisted of stiff brown slightly sandy slightly gravelly CLAY becoming very stiff with minor constituents of fossil remnants, increasing with depth. The bedrock becomes more competent and very stiff from depths of between 4.00m and 6.00m begl.

6.4 Groundwater

Groundwater seepages were encountered in the Oxford Clay Formation from depths of between 0.35m and 5.0m begl. The below table details the following groundwater seepages and strikes:

Borehole/Trial Pit ID	Depth of Groundwater (m begl)	Strike/Seepage	Strata
WS01	*1.20*	*Seepage*	*Oxford Clay Formation*
WS04	*0.60*	*Seepage*	*Oxford Clay Formation*
WS06	*2.40*	*Seepage*	*Oxford Clay Formation*
CP01	*4.00*	*Strike*	*Oxford Clay Formation*
CP02	*5.00*	*Strike*	*Oxford Clay Formation*
CP03	*5.00*	*Strike*	*Oxford Clay Formation*
TP05	*1.80*	*Seepage*	*Oxford Clay Formation*
TP06	*1.20*	*Seepage*	*Oxford Clay Formation*
TP03	*0.35*	*Perched Strike*	*Oxford Clay Formation*

6.5 Watching Brief

A watching brief was maintained during the Ground Investigation for visual and olfactory evidence of contamination. No evidence of olfactory or visual contamination was noted.

6.6 Excavation Stability

Evidence of spalling was noted during excavation of TP01 at 0.6m begl, TP02 at 1.7m begl and TP04 at 1.5m begl in the residually weathered bedrock.

6.7 Excavation Progress

Slow progress while excavating the trial pits was not experienced.

SPT refusals were recorded in the very stiff Clay (Oxford Clay) in WS01 to WS04 and WS06 to WS09 at depths of between 3.0m and 5.0m begl. No refusals were recorded in cable boreholes.

7.0 GROUND ENGINEERING

7.1 Geotechnical Testing Results

Comparison of water content and the value of 0.4 times the Liquid Limit in accordance with BRE Digest 412 'Desiccation in Clay Soils' suggests significant desiccation has taken place when 0.4 times the Liquid Limit is greater than the actual water measured water content. This is a rudimentary method but also a good guide.

Results of the plasticity testing and the volume change potential of the Clay is summarised in the table below:

Reference	Depth (m)	Modified PI (%)	Volume Change Potential	Desiccated (Y/N)
CP01	*1.70*	*52*	*High*	*N*
CP02	*1.00*	*27*	*Medium*	*N*
CP03	*1.20*	*43*	*High*	*N*
WS05	*1.20*	*42*	*High*	*N*
WS08	*2.00*	*51*	*High*	*N*

Quick undrained triaxial testing was undertaken on three samples of the natural undisturbed Oxford Clay deposits, the results are summarised below:

Reference	Depth (m)	Undrained Shear Strength (kPa)	Relative Strength
CP02	*1.20*	*50*	*Medium*
CP03	*4.00*	*74*	*Medium*
CP03	*6.50*	*108*	*High*

Two undisturbed samples of the natural Oxford Clay deposits were scheduled for one-dimensional consolidation testing, a summary of the results is presented below:

Reference	Depth (m)	Pressure Range (kPa)	$M_v(M^2/MN)$
CP01	*1.20 - 1.65*	*15-315*	*0.166-0.228*
CP03	*2.00 - 2.45*	*15-315*	*0.205-0.713*

7.2 Assessment Background

The ground engineering investigation has been undertaken to formulate an accurate ground model to undertake preliminary foundation design. The ground model has been constructed with a moderate to high level of confidence, the ground model has evolved from the information obtained by the PRA.

Earliest historic mapping records of the area show the site as undeveloped fields until an overflow car park was constructed by 1999. Two buildings were established in the south eastern corner of site in the early 2000s, likely associated with the car park, prior to being demolished. The site remains a disused tarmac surfaced car park, the proposed development is a residential end use comprising a care home with soft landscaping areas and hardsurfacing external areas.

Ground Model

The surfacing of site consisted of tarmac in the area of the car park and topsoil surfacing in the surrounding grass verge. Made Ground was recorded beneath the central and eastern areas of the site to a maximum depth of 1.4m begl. The Made Ground was consistently less than 1.0m thick except for in WS06 in the north

eastern area and comprised granular subbase and localised cohesive Made Ground. Soft/soft to firm low to medium strength Clay was identified beneath the site from depths of between 0.15m and 1.4m begl to depths of between 0.4m and 2.0m begl. Stiff brown slightly sandy slightly gravelly Clay becoming very stiff with increasing minor constituents of fossil remnants with depth was recorded below.

Groundwater was typically observed beneath the site as seepages in the Oxford Clay bedrock at depths of between 0.35m and 5.0m begl.

Limitations

The site is mostly surfaced with tarmac hardsurfacing with associated subbase, this material will need to be grubbed up as part of the enabling works and processed for reuse.

Existing drainage services have been identified beneath the site. There is potential for other services to be present which may require diversions or disconnecting.

Soft Clay has been encountered at shallow depths beneath the entire site to depths of between 1.50m and 2.0m begl. These deposits are likely associated with groundwater softening. The soft clay is not considered suitable bearing strata and foundations should be deepened to suitable bearing strata.

7.3 Geotechnical Parameters

The geotechnical test results have been evaluated to derive geotechnical parameters for the soils underlying the site. A '*depth to SPT N value*' graph is presented on *GRO-26036-P05* in *Appendix 1* to provide a generalised ground model for the site.

Characterization of the geotechnical parameters above has been undertaken to select a characteristic value, which is a cautious estimate of the value affecting the occurrence of the limit state. The characteristic values for the natural granular deposits have been calculated based on correlation with Standard Penetration Tests (SPTs). Characteristic values for cohesive strata have been selected based on theoretical rules using shear vane readings and direct management in the library.

The characteristic values for the Ultimate Limit State (ULS) conditions selected are presented in table below.

Stratum	Parameter	Selected Characteristic Value
Soft low strength Clay	*Undrained Shear Strength (C_u)*	*15kPa*
Firm medium strength Clay (from between 1.5m and 2.0m begl)	*Undrained Shear Strength (C_u)*	*50kPa*
Stiff to very stiff high strength Clay (from between 4m and 6m begl)	*Undrained Shear Strength (C_u)*	*100kPa*
Firm medium strength Clay (between 1.5m and 2.0m begl)	*mv*	*0.228 – 0.344*

7.4 Preliminary Foundation Design

It is proposed to develop the site for residential end use comprising the construction of a three-storey residential care home with associated access road, parking and soft landscaping areas. The following recommendations are based on existing site levels. Loadings are not available at this stage however are anticipated to be high.

7.4.1 Traditional Foundations

The most suitable foundations for the proposed development are considered to be traditional trench foundations constructed in the stiff to very stiff clay (Weathered Oxford Clay) between 1.50m and 2.0m begl. All foundations should be deepened through soft Clay, Made Ground and founded in consistent suitable strata.

Evidence of soft clay was encountered beneath the site area to depths of between 1.5m and 2.0m begl and foundations should be formed at a minimum depth of 1.50m to 2.0m begl and presence of suitable bearing strata.

Preliminary foundation design has been undertaken by calculation, a safe Allowable Bearing Pressure (ABP) of 135kN/m^2 for ultimate limit state design has been calculated for a 0.6m wide strip foundation constructed in the stiff/very stiff clay (Weathered Oxford Clay). Explicit settlement calculations have been undertaken, and settlement is estimated at 50mm, this is due to the Oxford Clay being of high volume change potential and the water content significantly exceeding the plastic limit. To reduce the risk from total and differential settlement to within tolerances, the safe Allowable Bearing Pressure would have to be reduced to 70kN/m^2.

If shallow foundations are selected, they should be reinforced due to the consolidation potential of the Oxford Clay and the angle of distortion should also be assessed when the foundation layout becomes available.

Groundwater seepages have been encountered during the Ground Investigation in the weathered bedrock deposits between depths of 0.35m and 5.0m begl. It is possible that groundwater will be encountered in foundation excavations and a plan for mitigation measures should be include n the method statements.

Evidence of spalling was observed in TP01, TP02 and TP04 between founding depths of 1.7m and 1.8m begl. The foundations should be constructed in sections to limit collapse, dry mix concrete can be utilised if significant spalling occurs.

7.4.2 Pile Foundations

If trench foundations are not the preferred option, driven piles are also a feasible foundation solution for the proposed care home, transferring loads through the soft to firm Clay to the underlying competent Oxford Clay. Pile foundations may also be required where significant tree influence is present.

A reinforced ring beam should be constructed to span between each pile and support loadings from the walls. Good workmanship will be required when installing the piles to ensure the assumptions in the design by calculation are met. The type of pile should provide sufficient lateral stability due to the poor ground conditions observed.

Design by Calculation

Preliminary design by calculation has been carried out using due skill and care using the global factor of safety method for pile design. The preliminary design by calculations are based on the cable percussive boreholes CP01 to CP03 which are located in the footprint of the proposed care home. A summary of the results is provided below for different pile length and diameters:

Pile Depth (m begl)	Pile Thickness (mm)	Allowable Load for single pile (kN)
8.0	*225*	*125*
8.0	*300*	*175*

The allowable loads are based on adhesion factor of 0.5, this may vary during installation of the piles.

An appropriate working platform should be constructed in accordance with BR470 guidance.

Downdrag has not been considered in the preliminary design and should be considered in the final design due to the presence of soft Clay beneath the site that has the potential to settle relative to the pile depending on finished levels.

Design Validation

Static load testing on working piles to 1.5 times the characteristic loading is recommended in accordance with Eurocode 7 to validate the design for ULS and SLS conditions in accordance with Eurocode 7. The piles are likely to be driven to set using pile driving formulae.

The piling type, length, depth of reinforcement and design should be discussed with a specialist piling contractor. They can then undertake the detailed design including drawings and specifications to provide fitness for purpose design.

All piling work should be carried out in accordance with BS EN 12699:2015 'Execution of special geotechnical works, Displacement piles'.

Construction Recommendations

The recommendations in this appraisal are preliminary, and the detailed design should be developed in advance and during the construction phase. If the ground conditions or groundwater regime encountered during the construction phase differ significantly to the conditions encountered during the Ground Investigation, work should cease and Groundtech Consulting contacted for further advice.

During the construction phase, supervision by a suitably qualified geotechnical engineer should be on a continuous basis to check the design assumptions are correct and construction conforms to design in accordance with EC7. Supervision should include inspections, Control Ground Investigations and monitoring by a suitably qualified geotechnical engineer.

7.5 Building Near Trees

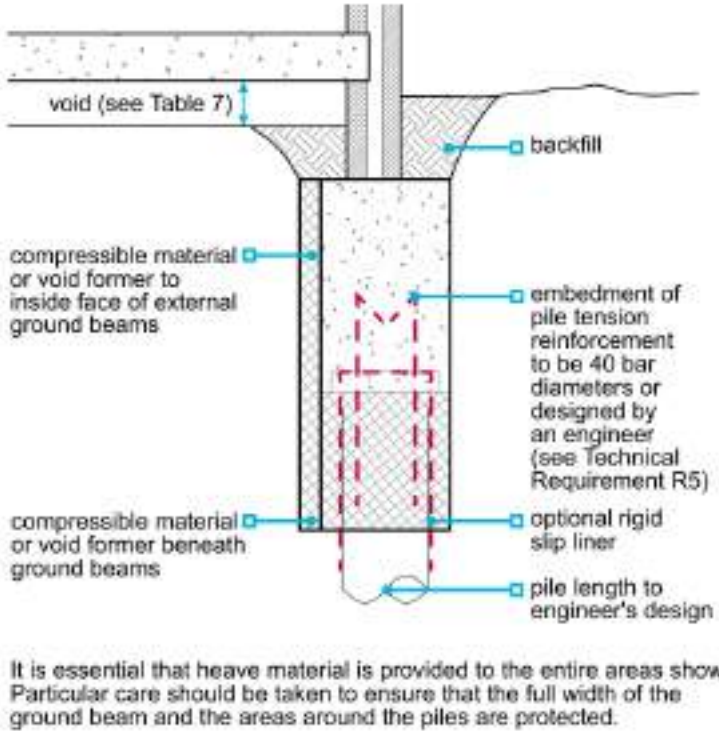
If foundation excavations encounter cohesive strata in the vicinity of existing, proposed or recently removed trees, foundations should be adjusted in full accordance with NHBC Standards Chapter 4.2. Existing semi-mature and mature trees are along the site boundaries.

All foundations should be deepened below roots of greater than 5mm diameter during excavations for footings. The clay is of a high volume change potential and foundations should be constructed at a minimum depth of 1.0m begl.

A survey of all trees and hedges on the site and within 30m of the site boundary should be undertaken to identify tree species, locations, and heights. This information will be required to assess the effects of trees on the cohesive strata and inform a foundation schedule.

Where foundation depths due to trees already present or recently removed exceeds 1.5m there is a possibility for heave to occur on removal of the tree. NHBC Guidance states that in areas where volume change potential is high, the void dimension against the side of foundation and ground beam should be 35mm.

An extract of the heave precautions required for piles is below.



Pile Foundation Heave Precautions

7.6 Floor Slabs

If required ground bearing floor slabs may generally be adopted at the site provided that once finished levels have been established, less than 600mm of suitable, appropriately compacted granular material exists beneath the slab.

A suspended floor slab is recommended if pile foundations are selected.

As the Clay beneath the site is of high volume change potential, NHBC guidance states that suspended in-situ concrete ground floors should be constructed with a minimum void of 150mm in thickness or 300mm is recommended beneath suspended precast concrete.

7.7 Construction

The trial pits indicate that instability of excavations may be anticipated if exposed to adverse weather conditions for any substantial period of time, evidence of spalling was noted in TP01, TP02 and TP04 between 1.7m and 1.8m begl. Instability of the Made Ground is a possibility and should be considered in the groundworks method statements.

Tracked high specification plant is recommended to maintain the build programme due to the high strength cohesive deposits, particularly in deeper utility excavations. An extensive existing surface and foul water network exists at the site which may need removal for the development.

Groundwater seepages were encountered in the Oxford Clay deposits at shallow depths. In addition, the site showed evidence of waterlogging with water pooling on the soft landscaping areas. If foundation excavations fill up from surface water, dewatering will be required. Surface water flooding in the permanent scenario should be addressed by the drainage strategy.

7.8 Concrete Classification

Made Ground

Water soluble sulphate testing was undertaken on nine samples of the Made Ground. The range of soluble sulphate (SO_4) recorded is 8.2mg/l to 87.9mg/l. Associated pH values ranged between 8.0 and 9.26 indicating neutral to slightly alkaline conditions.

For a data set containing five to nine results the mean of the highest two measured water soluble sulphate results and the mean of the lowest two pH values should be taken as a characteristic value. The characteristic water-soluble sulphate value is 71.4mg/l and the characteristic pH value is 8.0.

Natural Strata

Water soluble sulphate testing was undertaken on six samples of the natural ground. The range of soluble sulphate (SO_4) recorded is 93.7mg/l to 1349mg/l. Associated pH values ranged between 7.5 and 7.98 indicating neutral to slightly alkaline conditions.

A similar size dataset has been obtained for the natural ground. For the natural ground, the characteristic water soluble sulphate concentration is 1035mg/l and the selected characteristic pH value is 7.5.

Cohesive deposits have been encountered underlying the site and groundwater regime is assumed to be static.

The results of laboratory pH and sulphate content indicate that ACEC Class AC-1s and sulphate class DS-2 conditions prevail in accordance with BRE Special Digest 1 "Concrete in aggressive ground" 2005. The specific concrete mixes (the Design Concrete Class) to be used on site will be determined by the site specific concrete requirements in terms of the durability and structural performance. These are assessed in terms of the Structural Performance Level (SPL) and any need for Additional Protective Measures (APM) detailed in Part D of BRE Special Digest 1 with further guidance in Pt E and F.

Potentially Pyritic Ground

Five BRE SD1 Natural Pyrite Suite D were caried out and a summary of the testing results is present below:

Stratum	Number of Samples	Contaminants of Concern	Range of Results
Natural Strata	*5*	*Acid Soluble Sulphate (% SO_4)*	*0.06 – 0.23*
		Soluble Sulphate (mg/l SO_4)	*142.9 – 720.1*
		Total Sulphur (%)	*0.13 – 1.85*
		Magnesium (g/l)	*<1.5*
		pH	*7.51 – 7.98*

The number of oxidisable sulphites (OS % SO_4) in the suspected pyritic ground is determined by subtracting the acid soluble sulphates (AS % SO_4) from the total potential sulphate content:

$$OS\ \%\ SO_4 = TPS\ \%\ SO_4 - AS\ \%\ SO_4$$

The number of oxidisable sulphates was more than 0.3% SO_4 in all the natural samples tested and these soils are therefore pyrite is considered to be present. The oxidisable sulphate values calculated ranged from 0.33% to 5.32 %SO_4. An increase in classification to DS-3 and AC-2s is considered to be necessary due to the potential pyrite and total potential sulphate present.

It is recommended that a cost assessment is undertaken between grundomat and concrete piles, steel grundomat piles are a higher specification than concrete piles.

7.9 Highway Design

Five plate load tests were conducted on the shallow subbase Made Ground material beneath the site at depths of 0.2m begl. Plate load test results are presented in *Appendix 11.*

Location	Depth (m bgl)	Strata	Plate Diameter (mm)	CBR Value (%)	K762 (kN/m2 /mm)
PLT01	*0.2*	*Made Ground*	*608*	*12*	*75.0*
PLT02	*0.2*	*Made Ground*	*608*	*6*	*29.4*
PLT03	*0.2*	*Made Ground*	*608*	*7*	*35.0*
PLT04	*0.2*	*Made Ground*	*608*	*7*	*45.9*
PLT05	*0.2*	*Made Ground*	*608*	*9*	*94.5*

If it is proposed to resuse the subbase, the plate load tests results within the Made Ground indicate that the CBR values recorded meet the design criteria of 5%. As a minimum the subgrade should be proof rolled prior to construction.

CBR values of less than 2% are likely to be achieved in undisturbed natural cohesive soils for pavement design purposes, unless proven otherwise by in-situ testing at sub-base level by a specialist geotechnical engineer. As a minimum the subgrade should be proof rolled prior to construction. Some reengineering of the subgrade is required prior to highway construction to achieve the required design CBR value.

The soils are considered to frost susceptible due to the fines content, highway construction should be a minimum thickness of 450mm to mitigate against the risk.

7.10 Sustainable Drainage System (SuDS)

Soil Percolation testing was undertaken at four locations at the site in general accordance with BRE Digest 365 (2016). A summary of the soil percolation test results is given below, and the full results are presented in *Appendix 12.*

Location	Test No.	Dimensions of Pit Before Test (mm)	Behaviour During Test	Dimensions of Pit After Test (mm)	Soil Infiltration Rate (m/sec)
SuDS02	*1*	*1600 (L) x 300 (W) x 1450 (D)*	*Pit sides stable*	*1600 (L) x 300 (W) x 1450 (D)*	*0*
SuDS02	*2*	*1600 (L) x 300 (W) x 1450 (D)*	*Pit sides stable*	*1600 (L) x 300 (W) x 1450 (D)*	*3.12×10^{-8}*
SuDS02	*3*	*1600 (L) x 300 (W) x 1450 (D)*	*Pit sides stable*	*1600 (L) x 300 (W) x 1450 (D)*	*4.69×10^{-8}*

SuDS03	*1*	*1500 (L) x 300 (W) x 1800 (D)*	*Pit sides stable*	*1500 (L) x 300 (W) x 1800 (D)*	*0*
SuDS03	*2*	*1500 (L) x 300 (W) x 1800 (D)*	*Pit sides stable*	*1500 (L) x 300 (W) x 1800 (D)*	*0*
SuDS03	*3*	*1500 (L) x 300 (W) x 1800 (D)*	*Pit sides stable*	*1500 (L) x 300 (W) x 1800 (D)*	*0*
SuDS04	*1*	*1400 (L) x 300 (W) x 1600 (D)*	*Pit sides stable*	*1400 (L) x 300 (W) x 1600 (D)*	*0*
SuDS04	*2*	*1400 (L) x 300 (W) x 1600 (D)*	*Pit sides stable*	*1400 (L) x 300 (W) x 1600 (D)*	*0*
SuDS04	*3*	*1400 (L) x 300 (W) x 1600 (D)*	*Pit sides stable*	*1400 (L) x 300 (W) x 1600 (D)*	*0*
SuDS05	*1*	*1400 (L) x 300 (W) x 1800 (D)*	*Pit sides stable*	*1400 (L) x 300 (W) x 1800 (D)*	*0*
SuDS05	*2*	*1400 (L) x 300 (W) x 1800 (D)*	*Pit sides stable*	*1400 (L) x 300 (W) x 1800 (D)*	*0*
SuDS05	*3*	*1400 (L) x 300 (W) x 1800 (D)*	*Pit sides stable*	*1400 (L) x 300 (W) x 1800 (D)*	*0*

Three fills were undertaken in locations SuDS2 to SuDS05 and infiltration rates of negligible to 3.12 x 10^{-8} m/s have been recorded at the locations and depths testing indicting the underlying Clay has very poor drainage properties.

The results of all the soil percolation tests were not BRE 365 compliant due to insufficient time to drain past 25% effective depth.

The use of SuDS drainage within the natural ground is not feasible at the site due to the presence of cohesive Clay which is capable of extremely low soil infiltration rates due to the permeability and strength.

7.11 Slope Stability and Retaining Structures

The site is generally level and no slope stability or retaining features are required for the proposed development.

8.0 LAND QUALITY

8.1 Geo-Environmental Testing Results - Soils

Samples of Made Ground and natural strata have been tested for a range of relevant Contaminants of Concern. In accordance with LCRM, a Generic Quantitative Risk Assessment (GQRA) has been undertaken to determine the significance of the concentrations as derived through Geo-Environmental testing.

The GQRA process comprises the comparison of the actual concentrations measured on site with Generic Assessment Criteria (GACs) for the protection of human health.

The GACs used for the assessment of soil concentrations have been derived using the CLEA model. The GACs used are listed below:

- *Soil Guideline Values (SGVs) which demonstrate minimal risk*
- *LQM/CIEH S4ULs which use the same toxicological data as the SGVs but different exposure criteria*
- *C4SLs which demonstrate low risk*

In deriving the GACs for use on Brownfield sites we have assumed a 1% Soil Organic Matter, unless the results indicate otherwise.

The proposed end-use for the site is a residential development care home with soft landscaping areas and hardsurfacing for car parking and access road. We have therefore undertaken the GQRA on the basis that the proposed development site falls under the Residential (without Plant Uptake) land-use scenario as defined in SR3 (EA, 2009b).

The strata or sources of contamination targeted by the laboratory testing scheduled is summarised in the table below:

Strata/Source	Number of Samples Tested	Locations
Granular Made Ground Gravel	*7*	*TP01, WS02, WS05, WS06, WS07, WS07, WS08*
Cohesive Made Ground Clay	*2*	*WS07, TP04*
Natural Topsoil	*6*	*WS01, WS03, WS04, TP02, TP05, TP06*
Cohesive Natural Clay	*1*	*WS09*
Car Park	*6*	*WS02, WS06 to WS09 and TP01*

A summary of the Geo-Environmental Testing results is presented below and the GQRA screening values are presented in *Appendix 13*:

Metals				
Contaminant	Range (mg/kg)	Screening value (mg/kg)	Exceedances	Locations
Arsenic	*2.1 - 14.9*	*40*	-	-
Cadmium	*<0.3 – 1.8*	*85*	-	-
Chromium	*6 – 59.2*	*910*	-	-
Hexavalent Chromium	*<0.3*	*21*	-	-
Copper	*2 – 59*	*7100*	-	-

Lead	*13 – 27*	*310*	-	-
Mercury	*<0.1 – 0.1*	*1.2*	-	-
Nickel	*1.8 – 90.4*	*180*	-	-
Selenium	*<1 – 5*	*430*	-	-
Zinc	*<5 – 219*	*40000*	-	-
Polycyclic Aromatic Hydrocarbons (PAHs)				
Contaminant	Range (mg/kg)	Screening value (mg/kg)	Exceedances	Locations
Naphthalene	*<0.04*	*15*	-	-
Acenaphthylene	*<0.03*	*6000*	-	-
Acenaphthene	*<0.05*	*6000*	-	-
Fluorene	*<0.04*	*4500*	-	-
Phenanthrene	*<0.03*	*1500*	-	-
Anthracene	*<0.04*	*37000*	-	-
Fluoranthene	*<0.03 – 0.11*	*1600*	-	-
Pyrene	*<0.03 – 0.09*	*3800*	-	-
Benzo(a)anthracene	*<0.06 – 0.09*	*15*	-	-
Chrysene	*<0.02 – 0.07*	*32*	-	-
Benzo(b)fluoranthene	*<0.05 – 0.07*	*3.9*	-	-
Benzo(k)fluoranthene	*<0.02 – 0.03*	*110*	-	-
Benzo(a)pyrene	*<0.04 – 0.06*	*3.2*	-	-
Indeno(123cd)pyrene	*<0.04*	*46*	-	-
Dibenzo(ah)anthracene	*<0.04*	*0.32*	-	-
Benzo(ghi)perylene	*<0.04*	*360*	-	-
TPH CWG - Aliphatics				
Contaminant	Range (mg/kg)	Screening value (mg/kg)	Exceedances	Locations
>C5-C6	*<0.10*	*42*	-	-
>C6-C8	*<0.10*	*100*	-	-
>C8-C10	*<0.10*	*27*	-	-
>C10-C12	*<0.20*	*130*	-	-
>C12-C16	*<4.00*	*1100*	-	-
>C16-C21	*<7.00*	*65000*	-	-
>C21-C35	*<7.00 - 26*	*65000*	-	-
Total aliphatics C5-35	*<19.00 - 48*	*65000*	-	-
TPH CWG - Aromatics				
Contaminant	Range (mg/)	Screening value (mg/kg)	Exceedances	Locations
>C5-EC7	*<0.10*	*370*	-	-
>EC7-EC8	*<0.10*	*860*	-	-
>EC8-EC10	*<0.10*	*47*	-	-
>EC10-EC12	*<0.20*	*250*	-	-
>EC12-EC16	*<4.00*	*1800*	-	-
>EC16-EC21	*<7.00*	*1900*	-	-
>EC21-EC35	*<7.00 – 108*	*1900*	-	-
Total aromatics C5-35	*<19.00 - 108*	*1900*	-	-

Total aliphatics and aromatics(C5-35)	*<38.00 - 156*	*-*	*-*	*-*
MTBE	*<5.00 ug/kg*	*49*	*-*	*-*
Benzene	*<5.00 – 10.00 ug/kg*	*0.087*	*-*	*-*
Toluene	*<5.00 – 15.00 ug/kg*	*130*	*-*	*-*
Ethylbenzene	*<5.00 ug/kg*	*47*	*-*	*-*
m/p-Xylene	*<5.00 – 7.00 ug/kg*	*59*	*-*	*-*
o-Xylene	*<5.00 ug/kg*	*60*	*-*	*-*
Others				
Organic Matter	*0.20% – 5.50%*			
pH	*7.50 – 9.26*			
Asbestos Screen				
Position	Depth (m bgl)	Result	Quantification	
TP02	*0.10*	*None Detected*	*n/a*	
TP04	*0.20*	*None Detected*	*n/a*	
TP05	*0.10*	*None Detected*	*n/a*	
TP06	*0.10*	*None Detected*	*n/a*	
WS03	*0.10*	*None Detected*	*n/a*	
WS03	*1.00*	*None Detected*	*n/a*	
WS04	*0.10*	*None Detected*	*n/a*	
WS05	*0.40*	*None Detected*	*n/a*	
WS07	*0.10*	*None Detected*	*n/a*	
WS07	*0.50*	*None Detected*	*n/a*	
WS08	*0.20*	*None Detected*	*n/a*	
WS09	*0.25*	*None Detected*	*n/a*	
WS09	*0.50*	*None Detected*	*n/a*	
WS01	*0.10*	*None Detected*	*n/a*	
WS02	*0.25*	*None Detected*	*n/a*	
WS06	*0.20*	*None Detected*	*n/a*	
TP01	*0.60*	*None Detected*	*n/a*	

8.2 Generic Qualitative Risk Assessment - Soils

Made Ground was recorded beneath the central and eastern areas of the site to a maximum depth of 1.4m begl. The Made Ground comprised granular subbase and occasional cohesive Made Ground. Deep Made Ground was not encountered beneath the site.

No visual or olfactory evidence of contamination was noted during the investigation, including fuel spills/leaks associated with the former usage of the car park.

Metals

Based on the site being developed residentially (without plant uptake), no elevated concentrations of heavy metals have been recorded in any of the samples of the Made Ground and topsoil sent for laboratory screening.

Speciated Polycyclic Aromatic Hydrocarbons (PAHs)
No elevated concentrations of speciated PAHs have been recorded when screened against residential screening values.

The majority of the results recorded were below the Laboratory Limit of Detection (LoD) or low levels.

Total Petroleum Hydrocarbons (TPH CWG)
No visual or olfactory evidence of contamination was recorded during the investigation.

Due to the sites former usage as a car park, hydrocarbon testing was undertaken on eight samples of the Made Ground. No elevated speciated hydrocarbons were recorded in any of the samples screened based on the site being developed residentially with a care home.

No concentrations of aliphatic or aromatic ranged hydrocarbons were recorded above the laboratory limit of detection except for heavy fractions (EC21-EC35). These detectable concentrations still fall significantly below the screening value. The source of these concentrations is minor constituents in the Made Ground such as tarmac.

Asbestos
Asbestos screening was undertaken on sixteen samples of the Made Ground and topsoil at shallow depths beneath the site.

No asbestos fibres were detected in any of the samples screened during laboratory screening.

8.3 Permanent Ground Gases

One gas monitoring visit has been conducted on 26th February 2026 and three more return monitoring visits are to take place as part of the monitoring programme.

Methane (CH_4) was not detected in any of the boreholes. Carbon Dioxide (CO_2) was detected in the standpipes between concentrations of 0.0%v/v and 1.0%v/v with the associated oxygen concentrations ranged between 10.3%v/v and 20.6%v/v. The steady values of carbon dioxide were generally consistent with the peak levels.

A single positive gas flow rate of 2.5l/hr was recorded in WS02 during the first monitoring visit, however this is due to the borehole pressure recorded on this visit and is not considered to be representative. No further positive flow rates have been recorded in the monitoring undertaken to date. The pressure is likely associated with fluctuating groundwater conditions in the sealed well.

The atmospheric pressure recorded ranged between 1009mb and 1010mb and the monitoring was carried out during a period of steady and rising barometric pressure.

Based on the results recorded, in accordance with NHBC Foundation Hazardous Ground Gas April 2023, BS 8485:2019 and CIRIA Report C665, the risk to the site from ground gas has been assessed by converting the results to gas screening values (GSVs), calculated by multiplying the typical maximum gas concentrations with the recorded maximum positive flow rates.

GSV (l/hr) = max borehole flow rate (l/hr) x max gas concentration (%)

For this interim assessment, the maximum recorded concentration of carbon dioxide of 1.0%v/v has been used along with the flow limit of the monitor of 0.1l/hr to calculate the GSV.

Carbon Dioxide GSV = 0.01 (1.0%) x 0.1 = 0.001l/hr

Based on the site being developed for residential care home end use, the Wilson and Card method has been used to carry out the assessment.

When considering the results in accordance with BS 8485:2019 (Modified Wilson and Card Classification), the GSV value for carbon dioxide is below the assessment GSV of 0.07l/hr and the site falls within Characteristic Situation 1 where no gas protection measures are required. The concentrations of methane and carbon dioxide fall below the assessment criteria of 1% methane and 5% carbon dioxide. In addition, no significant sources of onsite permanent ground gases have been identified during the investigation, such as deep Made Ground.

Characteristic Situation 1

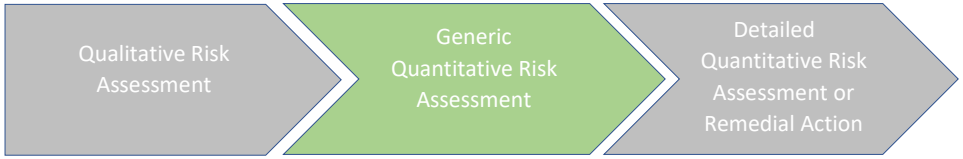
The proposed residential development is classified as a Building Type A in accordance with BS 8485:2019, 0 points of protection are required for the proposed development. The level of protection will be confirmed by the final assessment on completion of the monitoring programme.

Radon
The site is not within an area requiring radon precautions within the foundations.

8.4 Revised Pollution Linkage Assessment

The CSM has been revised based on the Ground Investigation and testing using Source-Pathway-Receptor assessment criteria that is applicable in the UK, a risk assessment has been completed to determine if a plausible pollution linkage exists between the identified contaminants and receptors. A revised illustrative CSM is provided on *GRO-26036-P06*.

Human Health Pollution Linkage Assessment



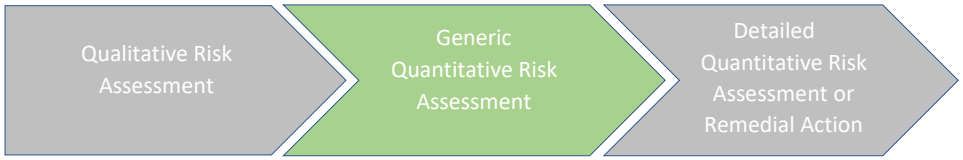
- The table below represents the second stage in the land quality risk assessment process - **the Generic Quantitative Risk Assessment**.
- In order for a development site to be deemed 'suitable for use' the level of risk needs to be reduced to an acceptable level - low to negligible risk. The purpose of each stage of risk assessment is to establish if there is a requirement for additional stages of assessment in order to have sufficient confidence to support a risk characterisation or remedial action.

Conceptual Site Model					*Generic Quantitative Risk Assessment*	
PL	Potential Source	Pollution Linkage	Likelihood	Consequence/ Severity	Risk Rating	*Rationale and Action*
PL1	Contaminated Soils	Ingestion of soil and dust. Dermal contact with soil.	Unlikely	Medium	Low	*Pollution Linkage 1 refers to proposed site users encountering contaminated soils on the site.* *Made Ground was typically present to depths of less than 1.0m begl.* *Geo-Environmental testing has recorded no elevated concentrations of Contaminants of Concern above the relevant screening values for residential end use in the samples analysed. In addition, no asbestos was detected in any of the samples screened.* *During the enabling works the topsoil at the site should be stripped and stockpiled separately from the remainder of the material. The laboratory testing has determined that the topsoil is suitable for reuse onsite.* *The proposed development is residential end use comprising a care home with soft landscaping areas and hardsurfacing for car parking and access road. The existing access road will be left in situ.* *As no source has been highlighted, a viable pollution linkage is not considered to exist.*

Conceptual Site Model						*Generic Quantitative Risk Assessment*
PL	Potential Source	Pollution Linkage	Likelihood	Consequence/ Severity	Risk Rating	*Rationale and Action*
PL2	Contaminated Soils	Inhalation of vapour.	Unlikely	Medium to Severe	Low	*Pollution linkage 2 refers to vapours migrating into confined spaces within the proposed development.* *During the investigation no visual or olfactory evidence of contamination was identified.* *No concentrations of hydrocarbon compounds in the volatile range have been recorded above the laboratory limit of detection and all of the hydrocarbons recorded fall significantly below the screening value.* *No plausible Pollution Linkage is considered to be present.*
PL3	Contaminated Soils	Inhalation of soil dust by adjacent site users.	Unlikely	Medium	Low	*No mobile contamination was recorded during the investigation, and no asbestos was detected during the laboratory testing. No potential Pollution Linkage was identified.*
PL4	Contaminated Soils	Attacking potable water supply pipe.	Unlikely	Medium	Low	*Pollution Linkage 4 refers to the possible contaminants permeating potable water pipes and consumption by the future site end users of the tainted water supply.* *Granular and cohesive Made Ground was encountered beneath the central area of the site to a maximum depth of 1.4m begl.*

Conceptual Site Model						*Generic Quantitative Risk Assessment*
PL	Potential Source	Pollution Linkage	Likelihood	Consequence/ Severity	Risk Rating	*Rationale and Action*
						No significant source of organic contamination has been identified in the desk based consultations and the majority of hydrocarbons are below the laboratory limit of detection. *It is recommended that a local water company risk assessment is undertaken to confirm the risk.* *No plausible Pollution Linkage is considered to exist at this stage.*
PL5	Ground Gas	Migration and accumulation of ground gas in internal spaces.	Unlikely	Medium to Severe	Low	*Made Ground was generally present to depths of less than 1.0m begl.* *Infilled ponds located in the surrounding area may be a source of permanent ground gases such as carbon dioxide and methane depending on the thickness and nature of the infill.* *The interim ground gas monitoring results place the site in CS1 and no ground gas precautions are required.* *The site is not within an area requiring radon precautions in foundations.* *No viable Pollution Linkage has been identified at this stage.*

Controlled Waters Pollution Linkage Assessment



- The table below represents the second stage in the land quality risk assessment process – **Generic Quantitative Risk Assessment**.
- In order for a development site to be deemed 'suitable for use' the level of risk needs to be reduced to an acceptable level - low to negligible risk. The purpose of each stage of risk assessment is to establish if there is a requirement for additional stages of assessment in order to have sufficient confidence to support a risk characterisation or remedial action.

Conceptual Site Model						*Generic Quantitative Risk Assessment*
PL	Potential source	Pollution linkage	Likelihood	Severity	Level of risk	*Rationale*
PL6	Contaminated Soils	Impaction of groundwater from soil contamination (diffuse and point). Impaction of groundwater from groundwater plume.	Unlikely	Minor	Very Low	*Made Ground was recorded beneath the site to a maximum depth of 1.40m begl and groundwater seepages were oberved in the bedrock deposits (Oxford Clay) between depths of 0.35m and 5.0m begl.* *There are no recorded superficial deposits, the bedrock is indicated to be the Oxford Clay Formation (Unproductive Aquifer). The soils are indicated to have a low leaching potential.* *The site is not indicated to lie within 500m of a Source Protection Zone (SPZ), no potable water abstractions are present within 2km of site.* *The bedrock deposits are cohesive and will form an aquitard which will minimize vertical migration to the aquifer. Groundwater is not considered to be a sensitive resource, and no sources of mobile contamination have been identified, therefore no plausible Pollution Linkage is considered to exist.*

Conceptual Site Model						*Generic Quantitative Risk Assessment*
PL	Potential source	Pollution linkage	Likelihood	Severity	Level of risk	*Rationale*
PL7	Contaminated Soils	Migration of soil and groundwater contamination impacting surface waters.	Unlikely	Medium	Very Low	*This pollution linkage refers to the impaction of surface waters from contaminated soils and groundwater.* *The nearest named watercourse is the River Bliss approximately 900m south east.* *No mobile contamination has been encountered during the investigation and no sources of gross mobile contamination were identified in the desk based consultations.* *In the absence of a source, a viable pollution linkage is not present.*

8.5 Outline Remedial Strategy

Soils

The proposed development comprises the construction of a residential care home property with associated soft landscaping areas and hardsurfacing for car parking and access road.

During the investigation, Made Ground was encountered to a maximum depth of 1.4m begl. No elevated concentrations of heavy metals, speciated PAHs or hydrocarbons have been encountered when compared to the residential (without plant uptake) screening value. In addition, no asbestos fibres were detected in any of the samples screened.

The natural topsoil should be stripped and stockpiled separately for reuse. Geo-Environmental testing has determined that the natural Topsoil at the site is suitable for reuse in soft landscaping areas. Surplus topsoil should be exported from the site under a declared MMP or removed from the site to a suitably licensed facility. The Made Ground Topsoil should be delineated and stockpiled, further testing should be undertaken to determine if suitable for reuse in the proposed development. The areas of Made Ground topsoil identified are presented on Plan *GRO-26036-P04*. If it is proposed to reuse the Made Ground Topsoil, the material should be screened to remove any anthropogenic material prior to placement.

A nominal cover system comprising 150mm of suitably clean topsoil should be placed in the areas of soft landscaping where no Made Ground is present as a growing medium. The cover system should be deepened where Made Ground is present to 300mm and where required in accordance with the arboriculturist recommendations. Due to impermeable Clay strata, waterlogging of all soft landscaping should be considered including deepening the cover and installing shallow drainage.

Controlled Waters

No significant mobile contamination has not been identified and remediation with respect to controlled waters is not required.

Ground Gas

Interim ground gas results place the site within a Characteristic Situation 1 (CS1) and no gas protection measures are necessary for the proposed development. This will be confirmed or otherwise by the final assessment.

Radon precautions are not required within the proposed residential development.

Watching Brief and Regulatory Liaison

A watching brief should be in place during ground works and construction. If previously unidentified contamination is encountered, work should cease in that area and Groundtech Consulting contacted for advice.

Regulatory compliance should be obtained pre-commencement to avoid delays during the construction phase which will have cost implications.

8.6 Asbestos in Soils

No asbestos has been recorded in 17 samples sent for laboratory screening from across the site. No specific control measures are required, the final decision of the level of asbestos precautions implemented is that of the Principal Contractor.

8.7 Health and Safety - Construction and Ground Workers

During the reclamation and construction phases of the site development it will be necessary to protect the health and safety of site personnel. The risk to construction and ground workers is assessed in the table below:

PL Ref	Potential Source	Pollution Linkage	Likelihood	Severity	Level of Risk
PL8	*Made Ground*	*Ingestion, direct contact, inhalation of dusts.*	*Unlikely*	*Medium*	*Low*

Made Ground has been identified beneath the site to a maximum depth of 1.4m begl. No elevated CoC has been recorded and asbestos was not detected in any of the samples screened. The risk to groundworkers should be communicated through site inductions and information boards.

General guidance on these matters is given in the Health and Safety Executive (HSE) document "Protection of Workers and the General Public during the Redevelopment of Contaminated Land". In summary, the following measures are suggested to provide a minimum level of protection:

- *All ground workers should be issued with the relevant protective clothing, footwear and gloves. These protective items should not be removed from the site and personnel should be instructed as to why and how they are to be used.*
- *Hand-washing and boot-washing facilities should be provided.*
- *Care should be taken to minimise the potential for off-site migration of contamination by the provision of dust suppression control and wheel cleaning equipment during the construction works.*
- *Good practices relating to personal hygiene should be adopted on the site.*
- *The contractor shall satisfy the Health and Safety Executive regarding any other matters concerning the health, safety and welfare of persons on the site.*

8.8 Waste Classification by Assessment

We have reviewed the testing results and inputted them into the HazWasteOnline model which allows users to code and classify waste as defined in the EWC (European Waste Catalogue 2002) based on EC Regulation 1272/2008 on the Classification, labelling and packaging of substances and mixtures (CLP) and latest Environment Agency guidance (WM3 "Guidance on the classification and assessment of waste (1st edition 2015)-Technical Guidance").

This is a useful tool as waste producers have the legal responsibility to classify any waste they produce.

Sixteen samples were tested to assess whether they contained any contaminants in the hazardous range when screened against assessment criteria within WM3. The results are in the Waste Classification Report presented in *Appendix 15*.

Based on the assessment tool the Made Ground, topsoil and natural clay have been classified as *Non-Hazardous*.

Asbestos was not recorded in any of the samples screened from across the site and does not affect the classification by assessment.

8.9 Waste Acceptance Criteria (WAC) Results

The Landfill Directive (Directive 1999/31/EC on the landfilling of waste) led to the establishment of a methodology for classifying wastes. Wastes can only be accepted at a landfill if they meet the relevant Waste Acceptance Criteria (WAC) for that type of landfill. There are three different WAC, these are for:

- *Inert waste*
- *Non-Hazardous waste*
- *Hazardous waste*

Wastes should first be classified based on their total concentrations as detailed in the previous section. WAC testing is then required if the end disposal route is a landfill.

Solid and eluate WAC analysis was undertaken on six samples, the findings of which are presented in the table below.

Reference	Depth (m)	Strata Type	Classification by Assessment	WAC Analysis	Landfill Disposal
WS02	*0.25*	*Granular Made Ground*	*Non-Hazardous*	*Inert*	*Inert*
WS05	*0.40*	*Granular Made Ground*	*Non-Hazardous*	*Inert*	*Inert*
WS07	*0.50*	*Cohesive Made Ground*	*Non-Hazardous*	*Inert*	*Inert*
WS09	*0.25*	*Granular Made Ground*	*Non-Hazardous*	*Inert*	*Inert*

The WAC testing has revealed that if the end disposal route of the made ground is landfill the material would be accepted at an Inert Landfill.

The possibility of automatic inert classification of the natural soils should be explored in accordance with Section 4.3 of the EA guidance document. The Council Decision includes a list of wastes in Section 2.1.1 of the document that are assumed to be inert and therefore acceptable at a landfill for inert waste without testing, this is the case if:

- *They are single stream waste of a single waste type (although different waste types from the list may be accepted together if they are from a single source)*
  and
- *There is no suspicion of material or substances such as metals, asbestos, plastics, chemicals, etc to an extent which increases the risk associated with the waste sufficiently to justify contamination and they do not contain other their disposal in other classes of landfill.*

If any organic contaminated material is encountered during the construction phase, it is possible that this may be classified as hazardous and testing should be undertaken at that time.

Materials should be segregated and where necessary sufficient time is allowed to further classify the material properly, including discussion with landfill sites and waste transfer stations to find the best disposal route. It is recommended that where possible that the soils could be recycled at a suitable local waste treatment plant or transfer station rather than a landfill disposal route.

The reuse of soils on the site this should be done in accordance with the CL:AIRE "Development Industry Code of Practice for the Definition of Waste" (CL:AIRE CoP). Any re-use scheme should be designed to minimise disposal costs.

After a cut and fill balance plan/volume calculation has been carried out, a U1 and T5 exemption could be registered. This will allow the use of the following soils without a waste permit or under Dow CoP MMP:

- *1,000 tonnes (c. 600m^3) of non-hazardous soil*
- *5,000 tonnes (c. 3,000m^3) of natural sand and gravels.*
- *50,000 tonnes (c. 25,000m^3) of bituminous material to be used in roadways.*
- *5,000 tonnes (c. 3,000m^3) of crushed concrete/stone.*

9.0 FINAL APPRAISAL

9.1 Land Quality

The site has historically been occupied by fields until the map dated 1999 when the usage changed to a car park. The currently occupied by a disused car park surfaced in tarmac and surrounding soft landscaping areas. Semi-mature and mature trees can be found on the borders of site with an apartment complex bordering the eastern edge of the site.

Made Ground has been encountered across the north east and eastern areas of the site to a maximum depth of 1.4m begl.

No elevated concentrations of heavy metals, Speciated PAHs or hydrocarbons were recorded when compared with residential (without plant uptake) end use screening values. In addition, no asbestos was detected in any of the samples screened through laboratory screening. A nominal depth of cover system of suitably clean topsoil is required in the areas of soft landscaping as a growing medium. The risk to Human Health is considered to be *Low*.

Significant mobile contamination has not been identified and the risk to controlled waters is considered to be *Low*.

Interim ground gas results place the site within a Characteristic Situation 1 (CS1) and no gas protection measures will be required within the proposed development. The level of precautions will be confirmed by the final assessment. The site is not within an area requiring radon precautions in foundations. The ground gas risk is considered to be *Low*.

Based on the waste assessment tool, the soils beneath the site have been classified as *Non-Hazardous* for waste disposal purposes. WAC testing has revealed the Made Ground will be accepted at an inert landfill.

9.2 Ground Engineering

The most suitable foundations for the proposed development are considered to be traditional trench foundations constructed in the stiff to very stiff clay (Weathered Oxford Clay) at between 1.50m and 2.0m begl. All foundations should be deepened through soft Clay deposits, Made Ground and founded in consistent strata. Shallow foundations will provide a bearing capacity of 70kPa due to compressibility behaviour of high volume change potential clay, which is not likely to be sufficient.

If deeper foundations are required due to the safe ABP, high loadings or tree influence - driven piles are considered to be suitable.

CBR values of greater than 5% have been recorded for highway design purposes in existing subbase. A CBR value of less than 2% should be assumed for the shallow cohesive deposits.

The results of laboratory pH and sulphate content indicate that ACEC Class AC-2s and sulphate class DS3 conditions prevail in accordance with BRE Special Digest 1 “Concrete in aggressive ground” 2005. This may dictate whether concrete or steel piles used based on cost.

The soil percolation testing has recorded very poor infiltration rates due to the cohesive ground beneath the site and the use of SuDS drainage is not feasible.

The site is not located in a flood risk area.

9.3 Required Further Work

The following further work is considered necessary to progress the site to construction phase:

Completion of gas monitoring programme
Issue gas assessment
Tree survey by qualified arboriculturist
Detailed Foundation design
Confirmation of recommendations made in this appraisal with regulators

10.0 RELEVANT INDUSTRY REFERENCES

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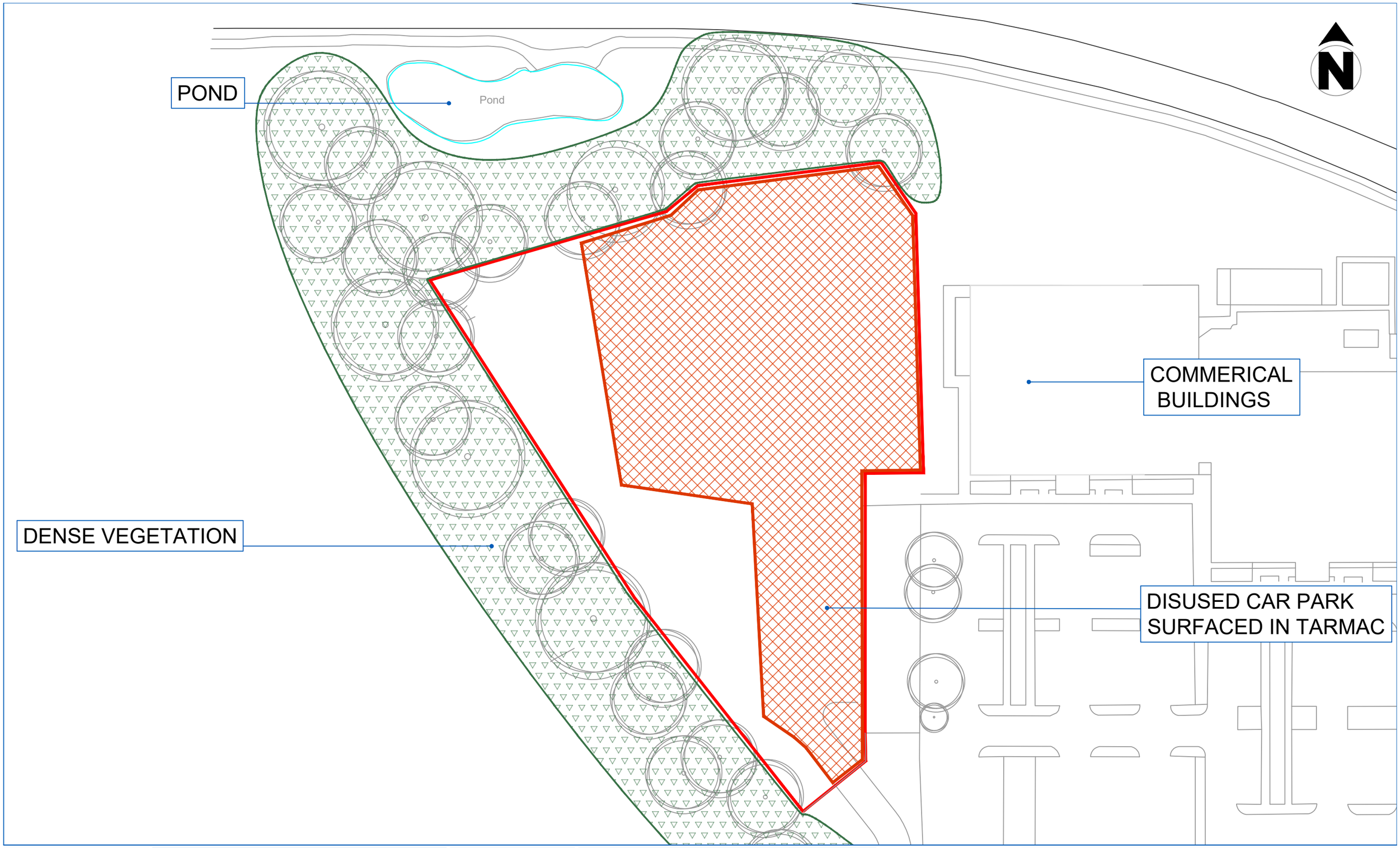
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APPENDIX 1 - Plans



GROUNDTECH CONSULTING	CLIENT: LNT CARE DEVELOPMENTS	DATE: MARCH 2026			Status: Preliminary ☐ Draft ☐ Issued ● For Comment ☐ Approved ☐
	PROJECT TITLE: TOWCESTER ROAD, TROWBRIDE	SCALE: NTS			Notes: ○ Site Location
	PLAN TITLE: EXPLORATORY HOLE LOCATION PLAN	PLAN NUMBER: GRO-26036-P01	Rev.	Details / Date	



GROUNDTECH CONSULTING

CLIENT	LNT CARE DEVELOPMENTS
PROJECT TITLE	TOWCESTER ROAD, TROWBRIDGE
PLAN TITLE	PRELMINARY DEVELOPMENT CONSTRAINTS PLAN
DATE	MAY 2026
SCALE	NTS
PLAN NUMBER	GRO-26036-P02

Rev.	Details	Date

Status	
Preliminary	
Draft	
Issued	●
For Comment	
Approved	

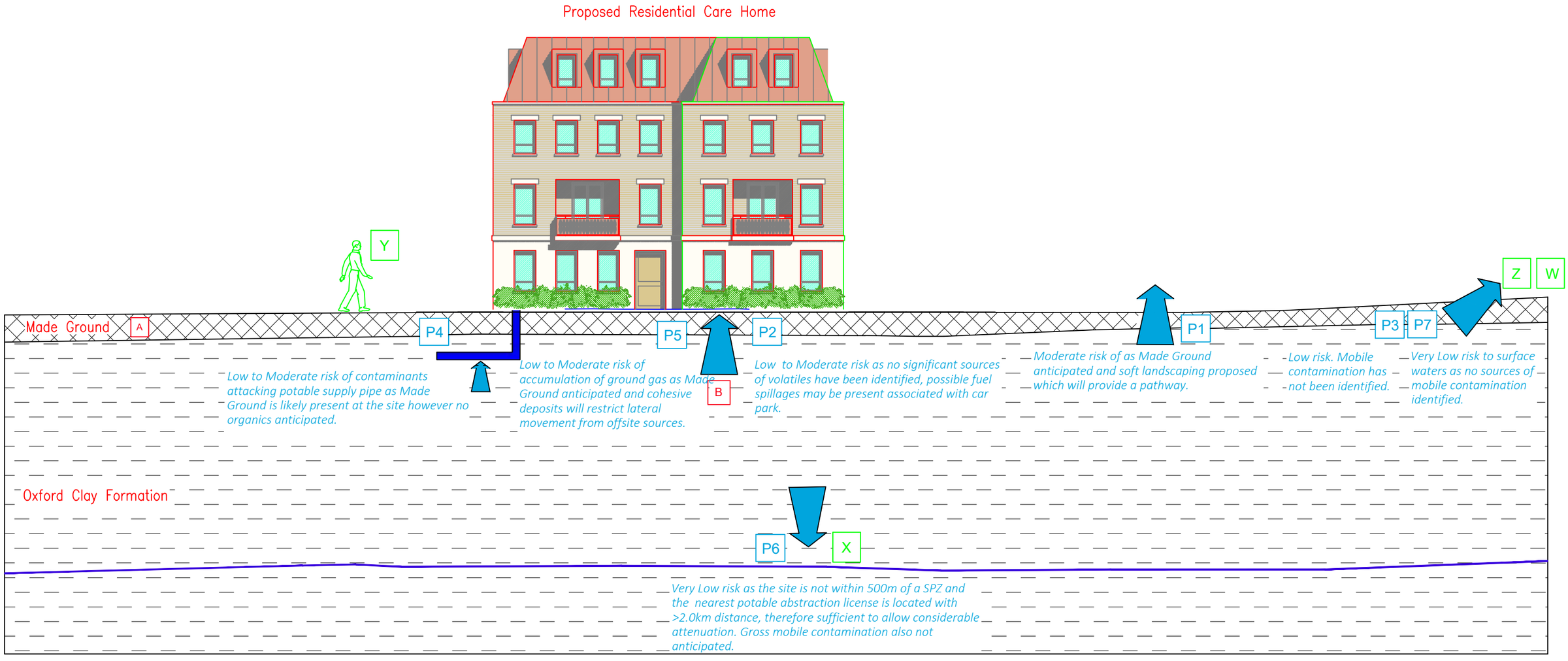
Notes

- Disused car park
- Dense vegetation
- Pond
- Existing commercial buildings
- Approximate site boundary

SOURCES
A. Contaminated soils / Made Ground. B. Ground gas.

POLLUTION LINKAGES
P1. Ingestion of soil and dust. P2. Inhalation of vapour. P3. Inhalation of soil dust by adjacent site users. P4. Attacking of potable water supply pipe. P5. Migration and accumulation of ground gas in internal places. P6. Impaction of groundwater from soil contamination. P7. Migration of soil and groundwater contamination impacting surface waters.

RECEPTORS
W. Manmade pond c.15m north and River Biss c.900m south east. X. Groundwater within the Unproductive Bedrock Aquifer. Y. Site end users. Z. Adjacent site users.



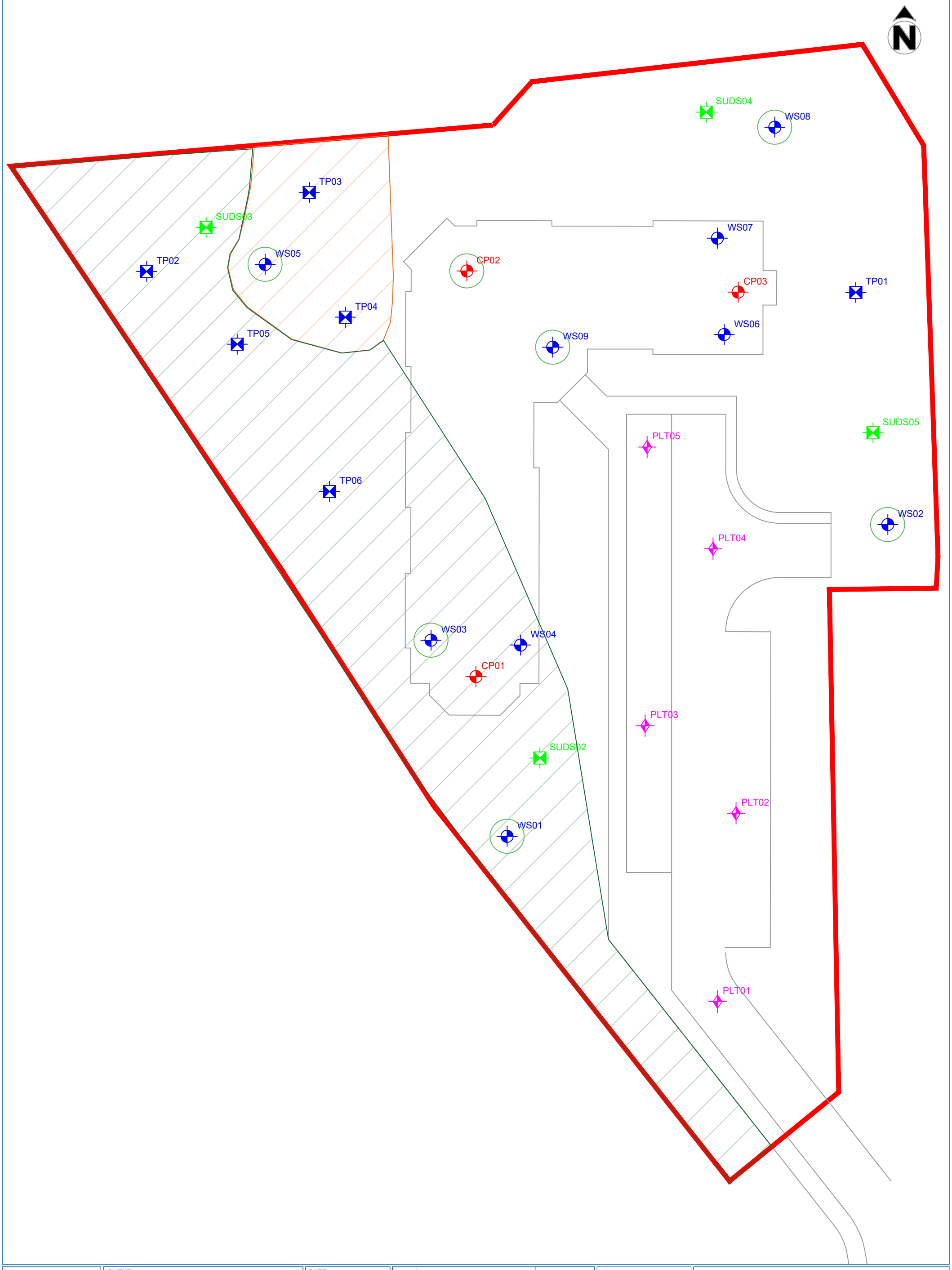
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PLAN TITLE	ILLUSTRATIVE PRELIMINARY CSM
DATE	APRIL 2026
SCALE	NTS
PLAN NUMBER	GRO-26036-P03

Rev.	Details	Date

Status	
Preliminary	
Draft	
Issued	●
For Comment	
Approved	

Notes



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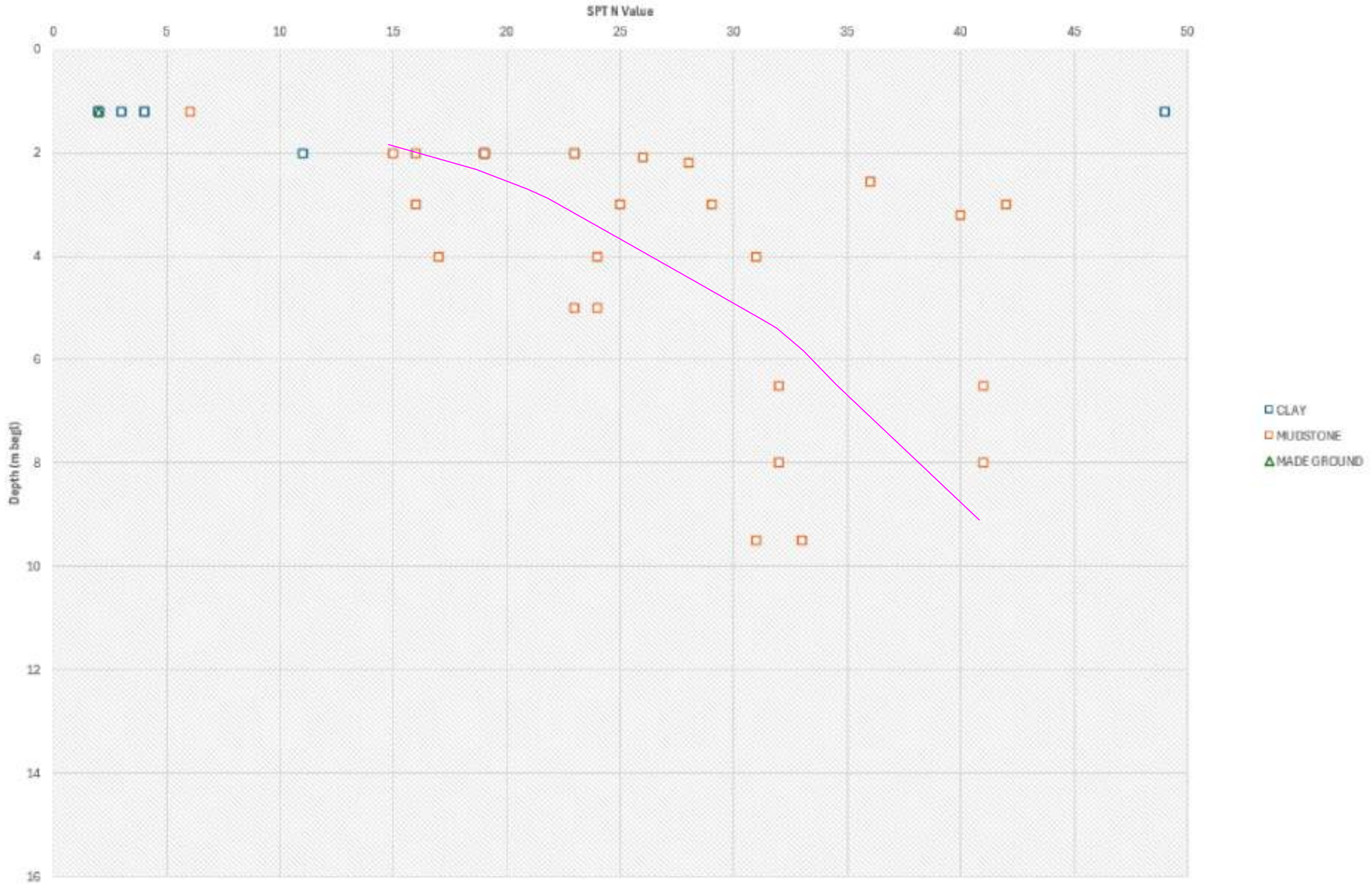
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PLAN TITLE	EXPLORATORY HOLE LOCATION PLAN
DATE	FEBRUARY 2026
SCALE	NTS
PLAN NUMBER	GRO-26036-P04

Rev.	Details	Date

Status	
Preliminary	
Draft	
Issued	●
For Comment	
Approved	

Notes

- Location of Cable Percussive Borehole
- Location of Windowless Sample Borehole
- Location of Soil Percolation Test
- Location of Plate Load Test
- Location of Trial Pit
- Monitoring installation
- Natural Topsoil
- Made Ground Topsoil



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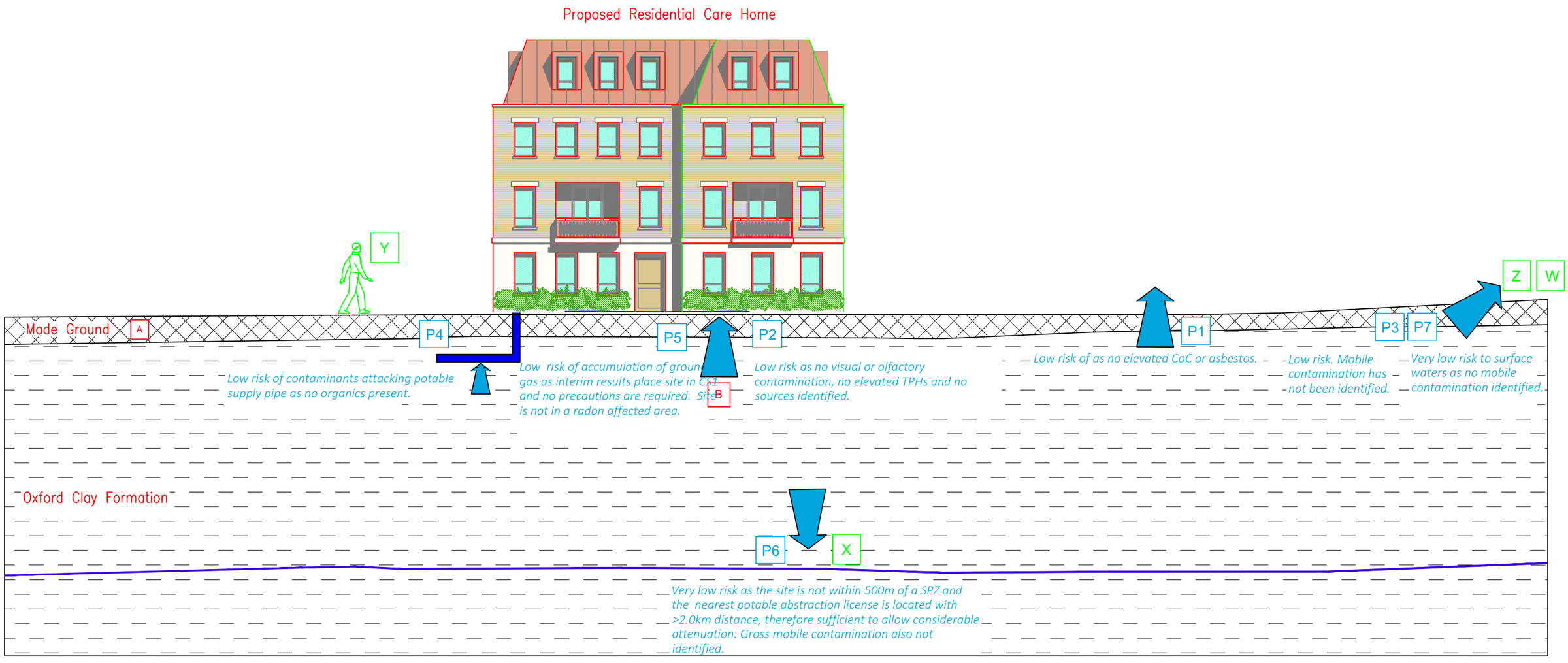
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PLAN TITLE	GENERALISED GROUND MODEL
DATE	APRIL 2026
SCALE	NTS
PLAN NUMBER	GRO-26036-P05

Rev.	Details	Date

Status	
Preliminary	
Draft	
Issued	●
For Comment	
Approved	

Notes

SOURCES	POLLUTION LINKAGES	RECEPTORS
A. Contaminated soils / Made Ground. B. Ground gas.	P1. Ingestion of soil and dust. P2. Inhalation of vapour. P3. Inhalation of soil dust by adjacent site users. P4. Attacking of potable water supply pipe. P5. Migration and accumulation of ground gas in internal places. P6. Impaction of groundwater from soil contamination. P7. Migration of soil and groundwater contamination impacting surface waters.	W. Manmade pond c.15m north and River Biss c.900m south east. X. Groundwater within the Unproductive Bedrock Aquifer. Y. Site end users. Z. Adjacent site users.



GROUNDTECH CONSULTING

CLIENT	LNT CARE DEVELOPMENTS
PROJECT TITLE	TOWCESTER ROAD, TROWBRIDGE
PLAN TITLE	ILLUSTRATIVE REVISED CSM
DATE	APRIL 2026
SCALE	NTS
PLAN NUMBER	GRO-26036-P06

Rev.	Details	Date

Status	
Preliminary	
Draft	
Issued	●
For Comment	
Approved	

Notes

APPENDIX 2 - Site Photographs



Photograph 1 - Site Entrance facing South



Photograph 2 - Centre of site facing Southwest



Photograph 3 - Centre of site facing Northwest



Photograph 4 - Site Facing North and PLT02



Photograph 5 - TP01 Arisings



Photograph 6 - TP01



Photograph 7 - TP01



Photograph 8 - TP02 Arisings



Photograph 9 - TP02



Photograph 10 - TP03 Arisings



Photograph 11 - TP03



Photograph 12 - TP04 Arisings



Photograph 13 - TP04



Photograph 14 - TP04



Photograph 15 - TP05 Arisings



Photograph 16 - TP05



Photograph 17 - TP06 Arisings



Photograph 18 - TP06



Photograph 19 - WS01



Photograph 20 - WS02



Photograph 21 - WS02 Hand Pit Arisings



Photograph 22 - WS03



Photograph 23 - WS04



Photograph 24 - WS04 Hand Pit Arisings



Photograph 25 - WS05



Photograph 26 - WS06



Photograph 27 - WS06 Hand Pit Arisings



Photograph 28 - WS07



Photograph 29 - WS07 Hand Pit Arisings



Photograph 30 - WS08



Photograph 31 - WS08 Hand Pit Arisings



Photograph 32 - WS09



Photograph 33 - SUDS02



Photograph 34 - SUDS02



Photograph 35 - SUDS03



Photograph 36 - SUDS03



Photograph 37 - SUDS04



Photograph 38 - SUDS04



Photograph 39 - SUDS05 (Note: Board should say SUDS 5)



Photograph 40 - SUDS05 (Note: Board should say SUDS 5)



Photograph 41 - PLT hole before reinstatement



Photograph 42 - Soil Percolation Test hole before reinstatement



Photograph 43 - Window Sample before reinstatement



Photograph 44 - Evidence of waterlogged soil creating track marks



Photograph 45 - Evidence of Ammonite fossils in the Mudstone



Photograph 46 - Evidence of sewage services located immediately Northeast of site

APPENDIX 3 - Historical Plans

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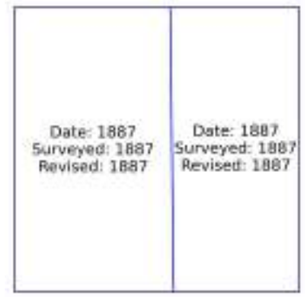
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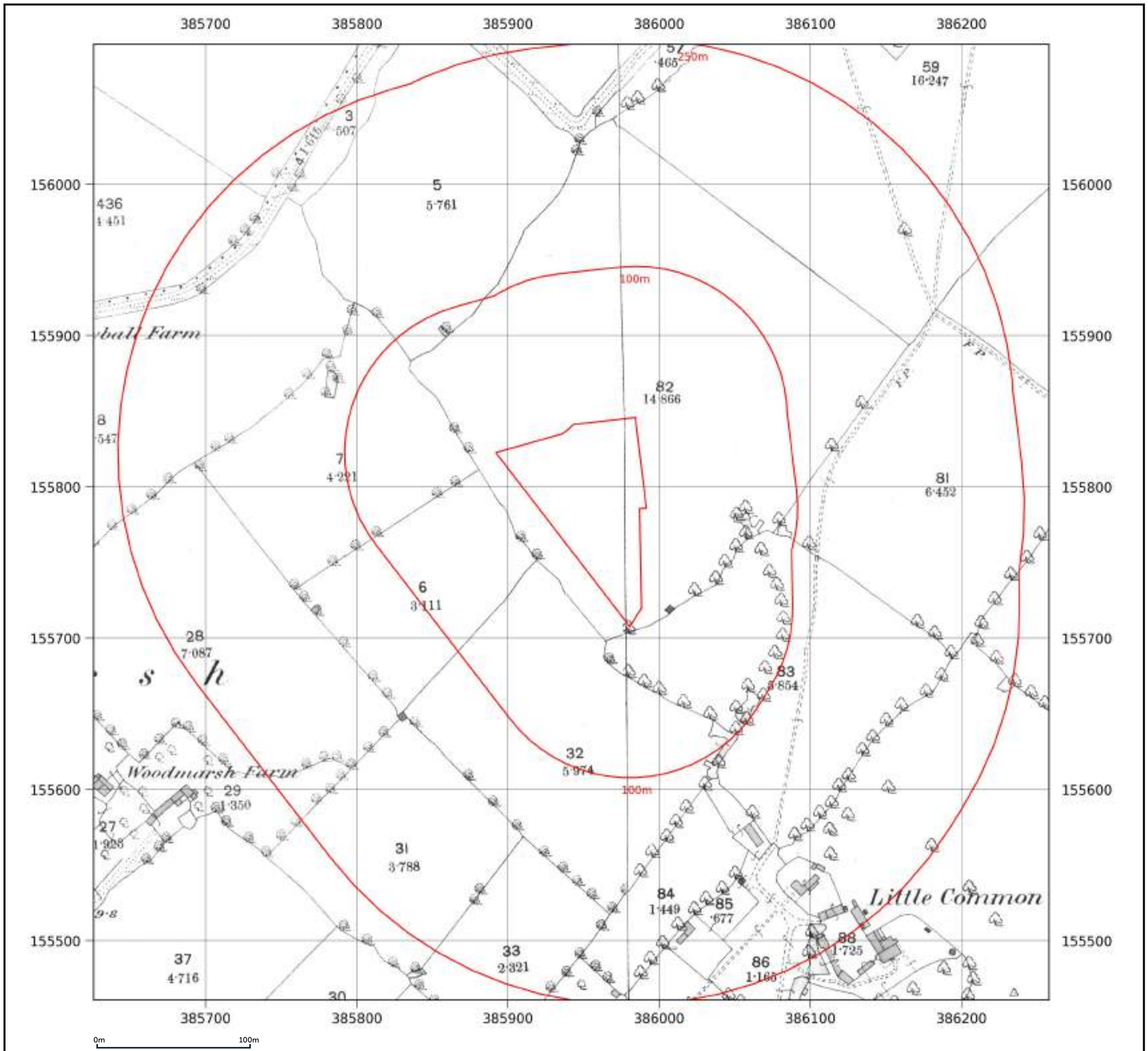
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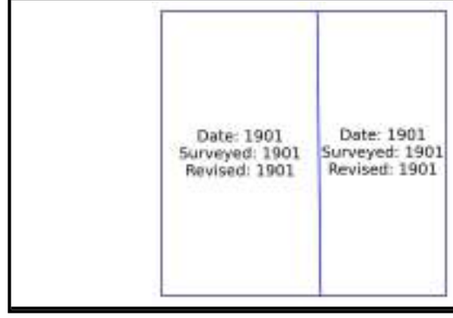
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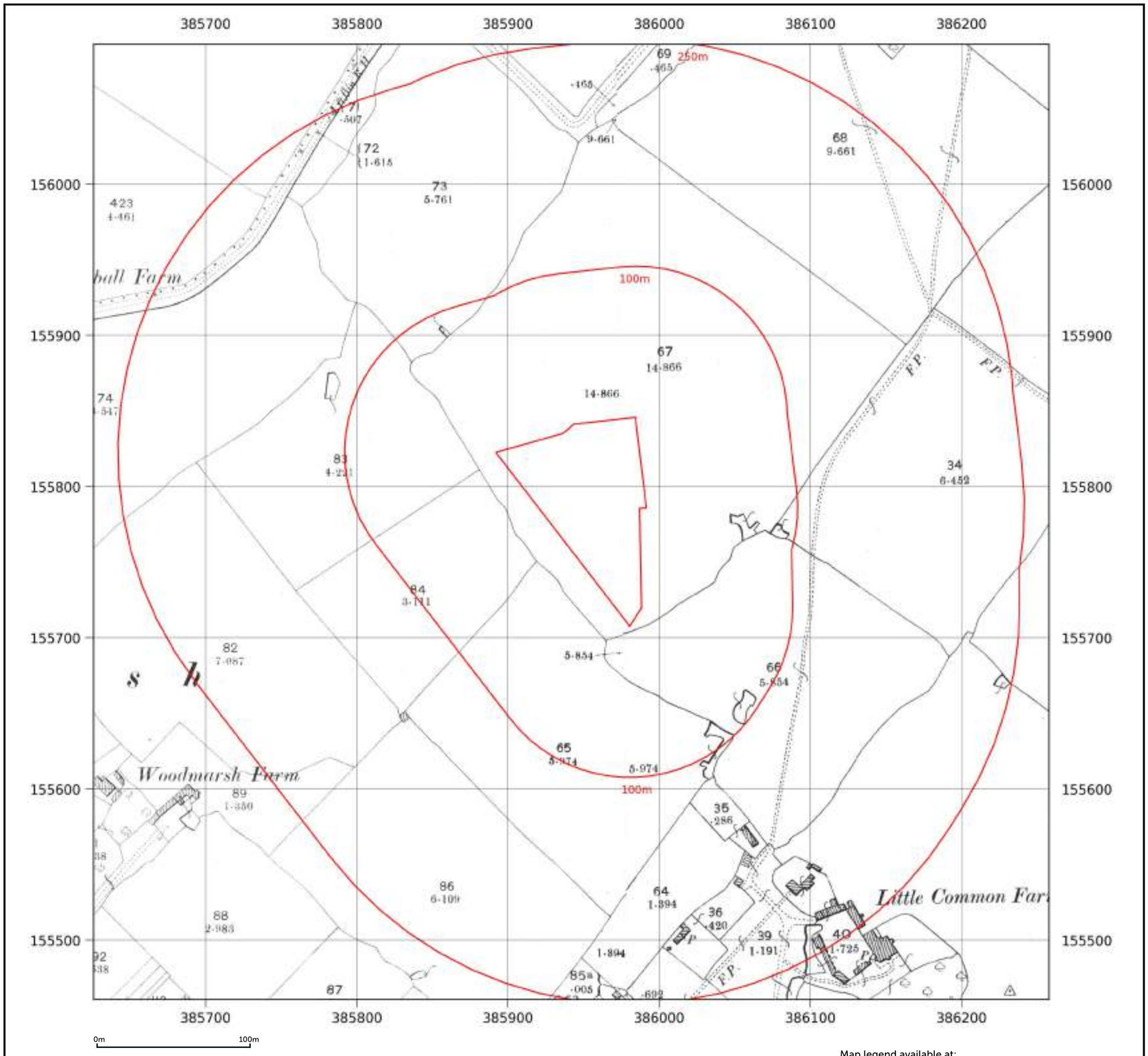
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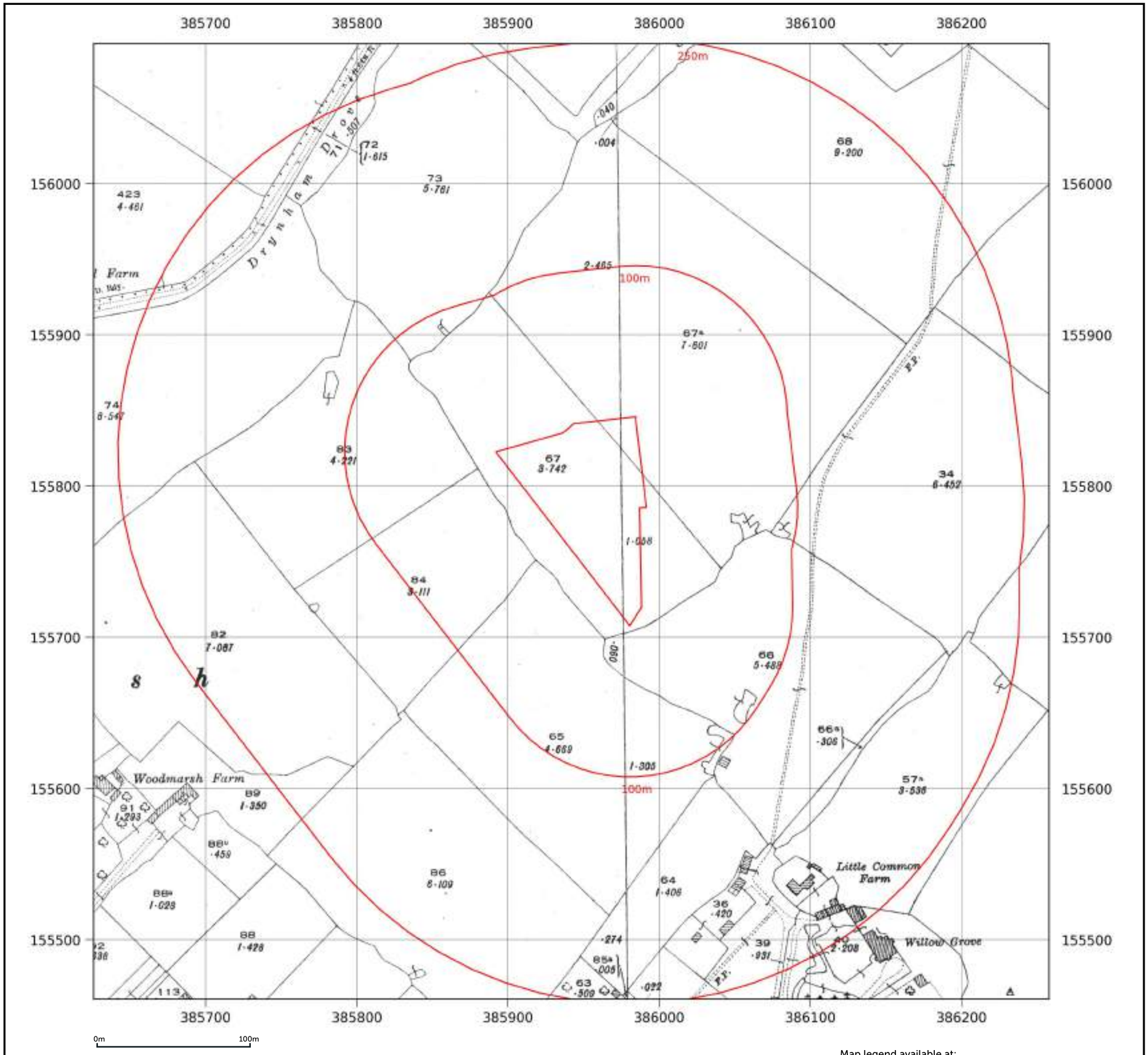


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Date: 1924
Surveyed: 1924
Revised: 1924

Date: 1924
Surveyed: 1924
Revised: 1924

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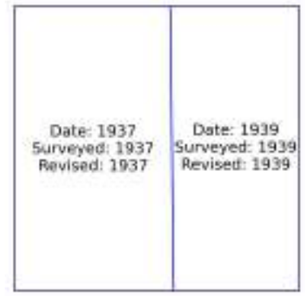
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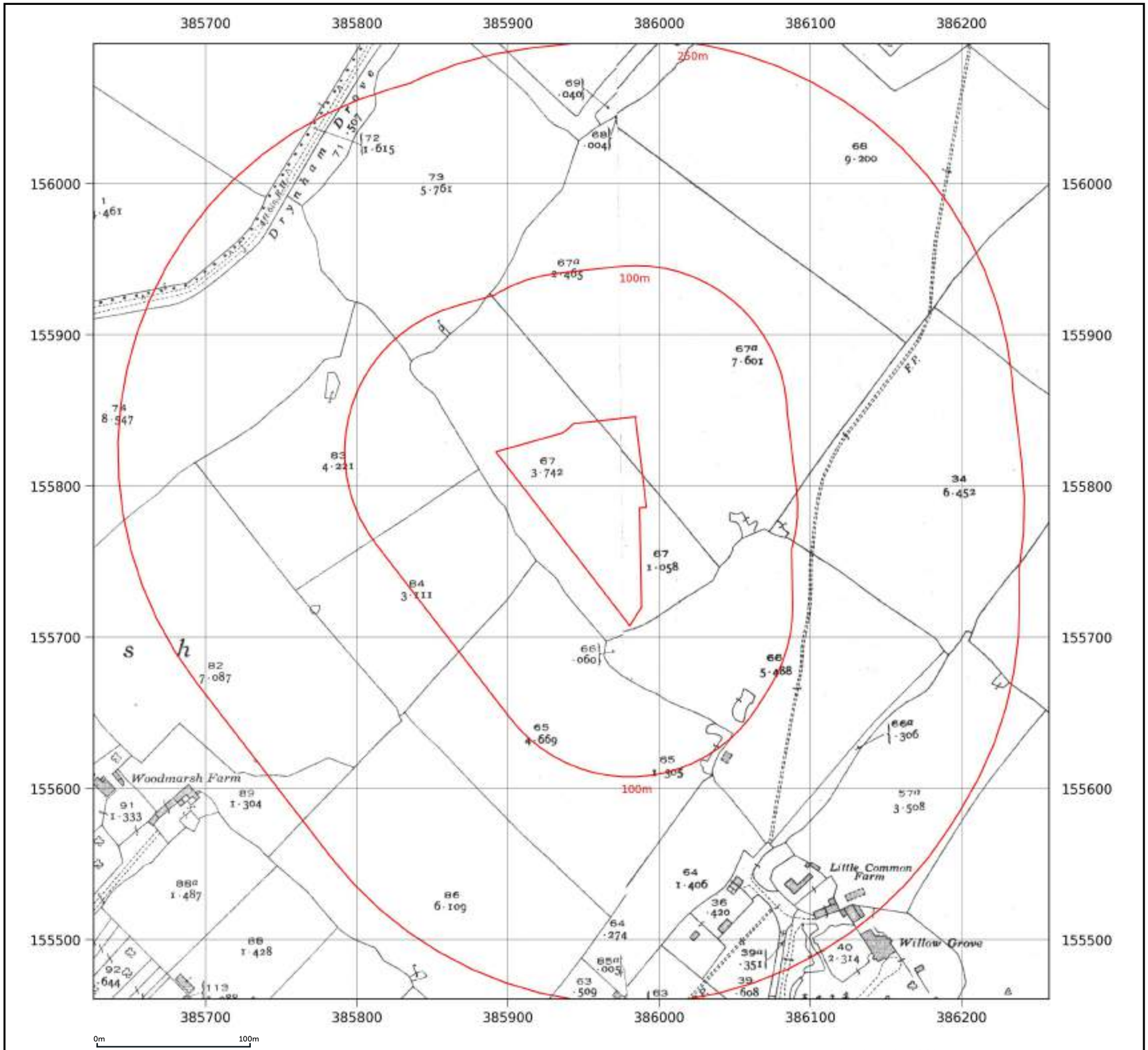
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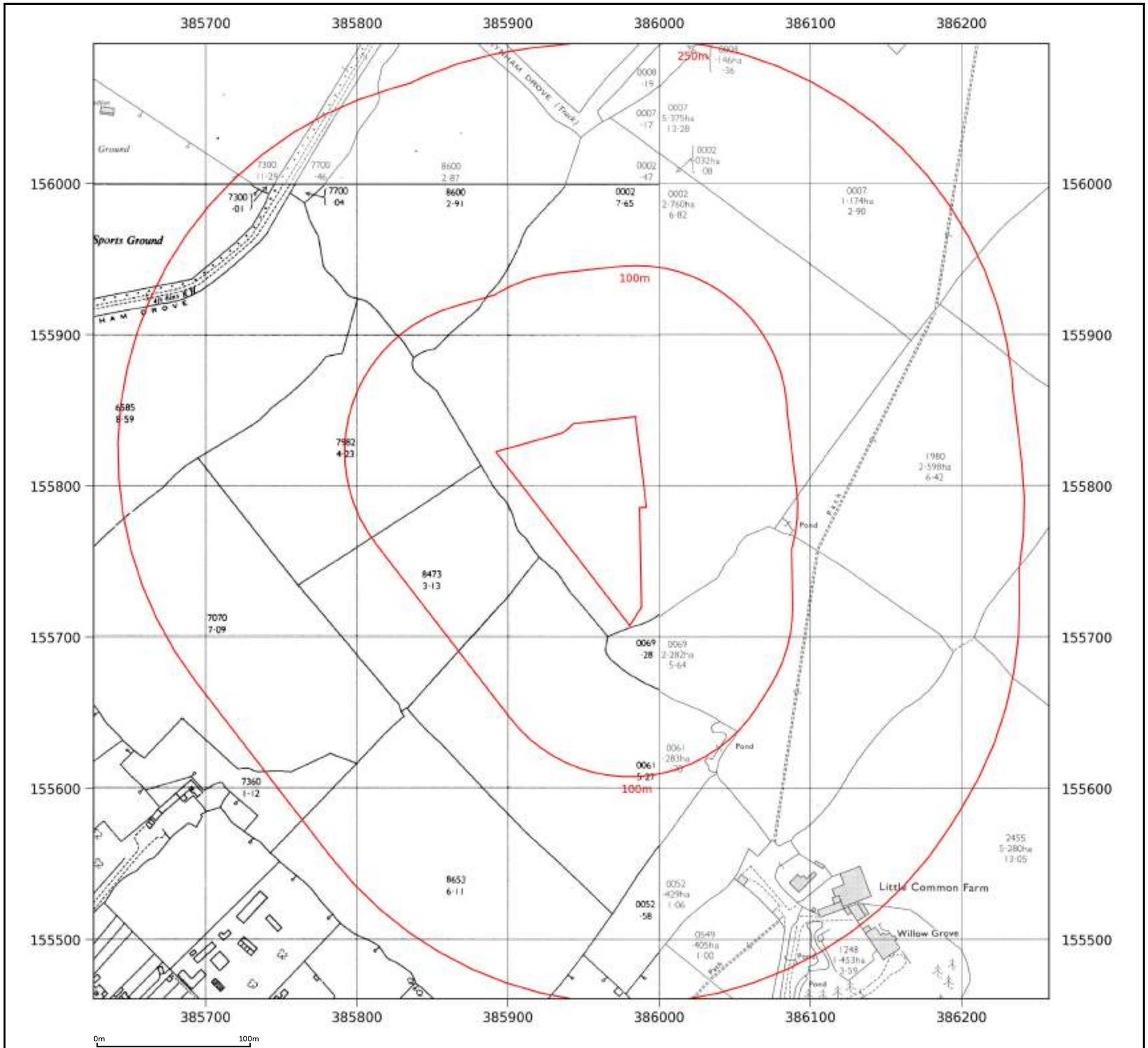


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Revised: 1967
Copyright: 1968
Levelled: 1957

Date: 1970
Surveyed: 1970
Revised: 1970
Copyright: 1970
Levelled: 1957

Date: 1970

Date: 1970
Surveyed: 1970
Revised: 1970
Copyright: 1970
Levelled: 1957

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Revised: 1973
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Levelled: 1957

Date: 1970

Date: 1970
Surveyed: 1968
Revised: 1968
Copyright: 1970
Levelled: 1957

Date: 1970

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385700 385800 385900 386000 386100 386200

156000 155900 155800 155700 155600 155500

250m

100m

100m

Sports Ground

Pavilion

Pond

Pond

Pond

Pond

Little Common Farm

Willow Grove

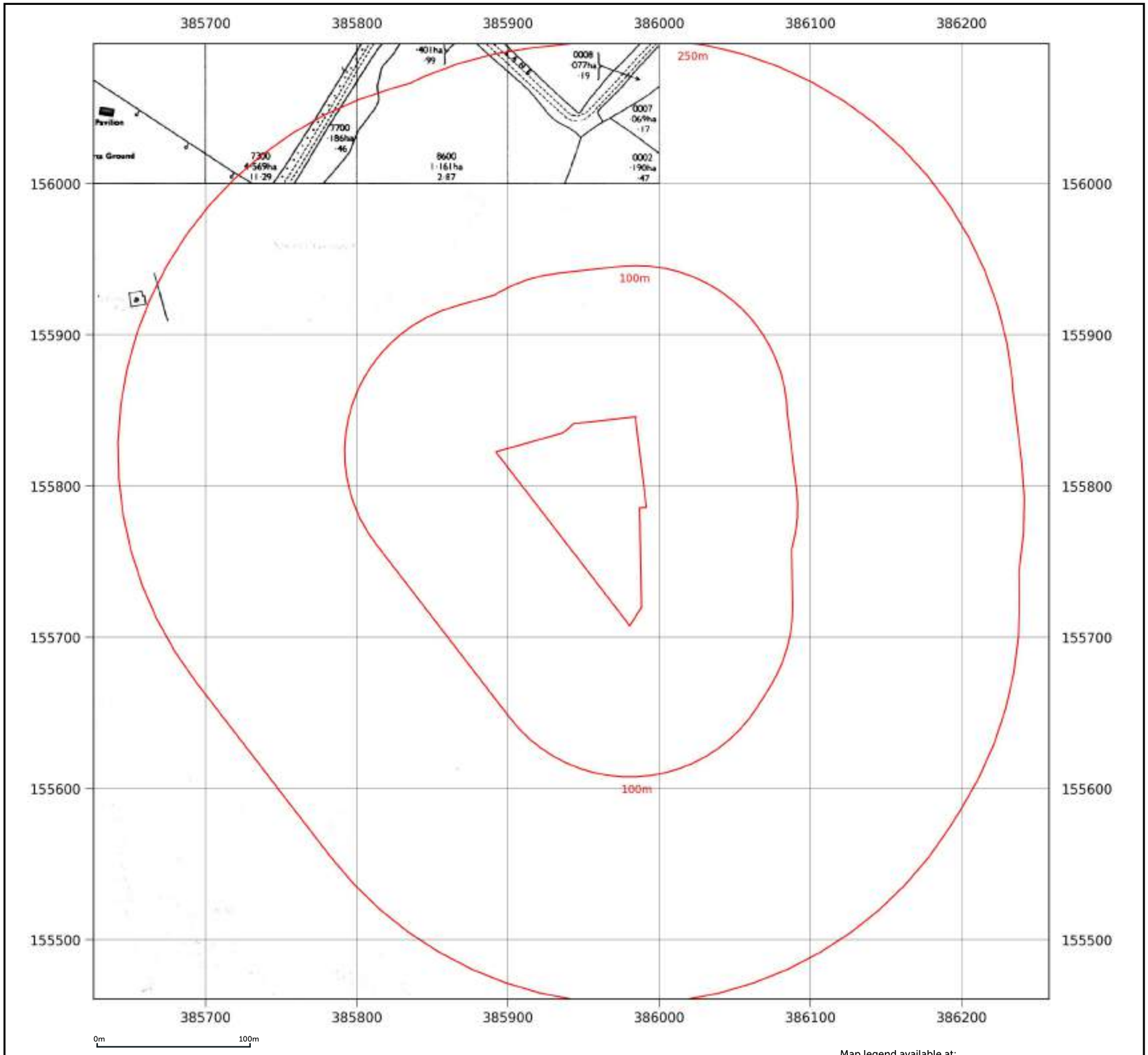
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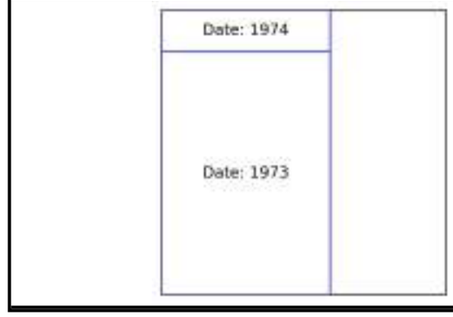
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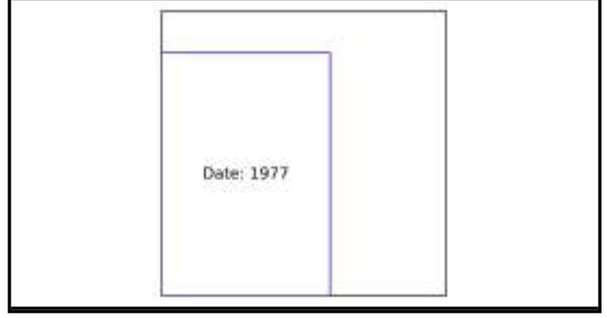
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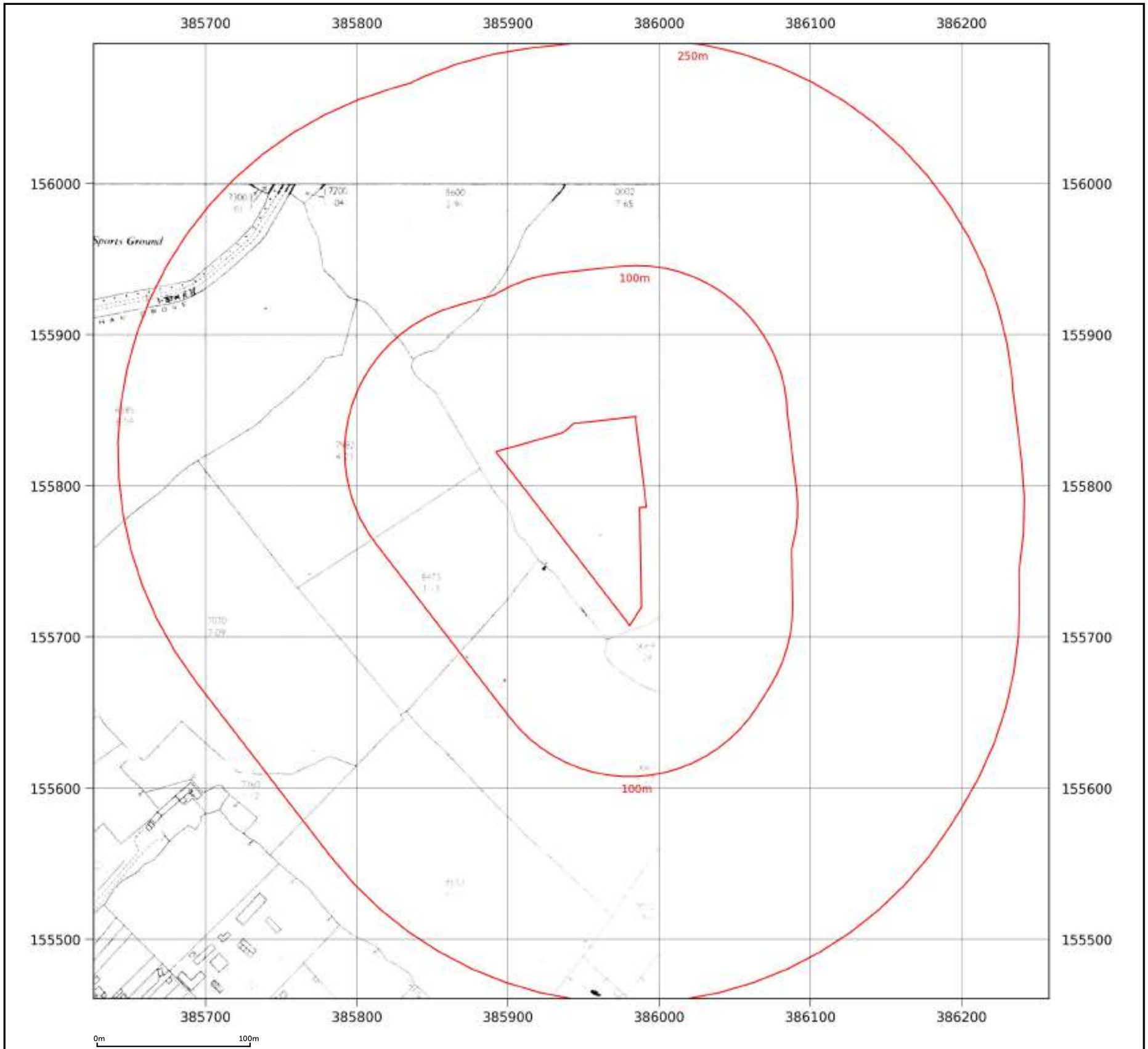
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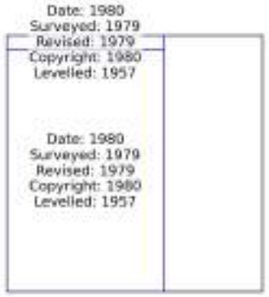
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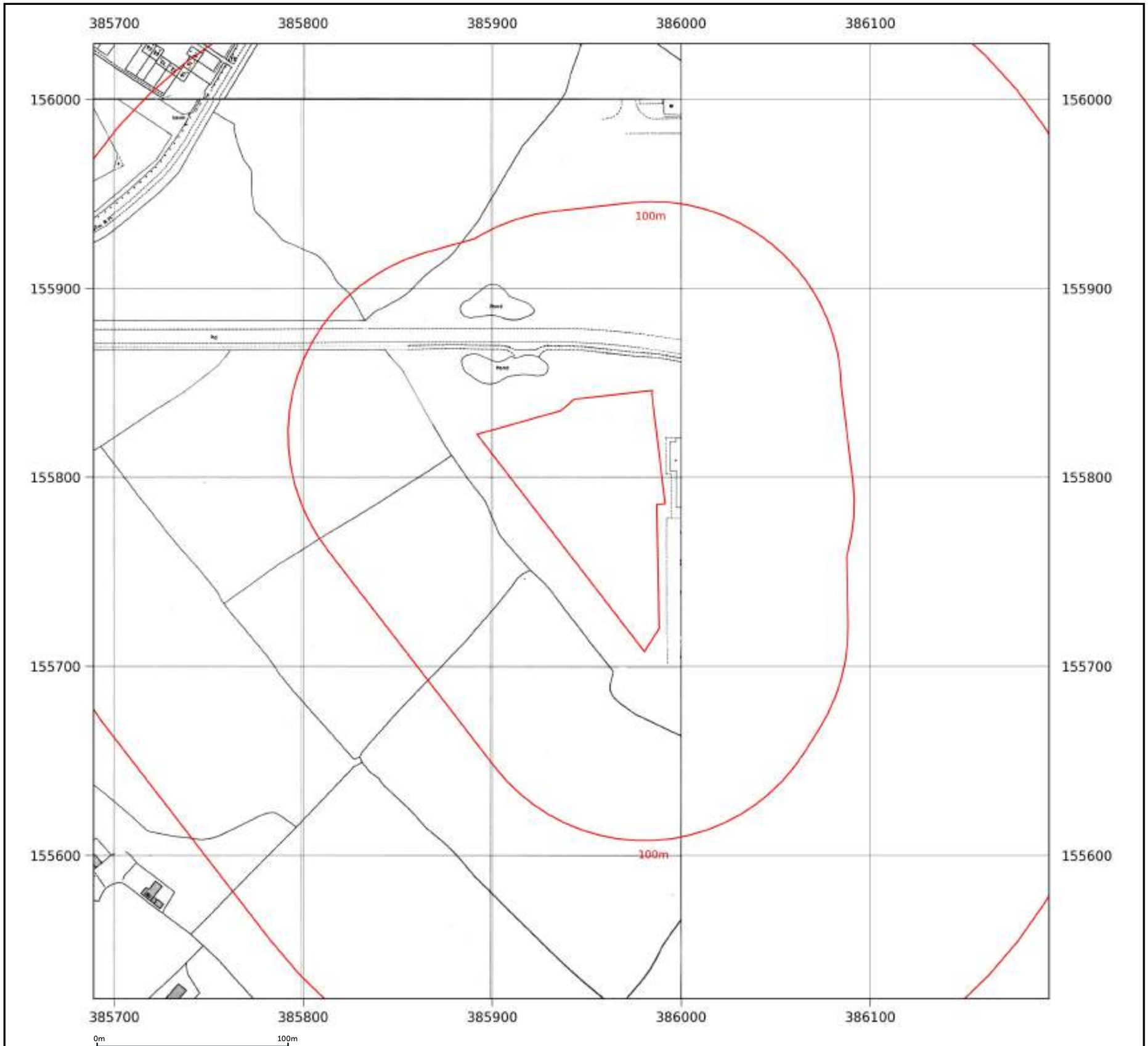
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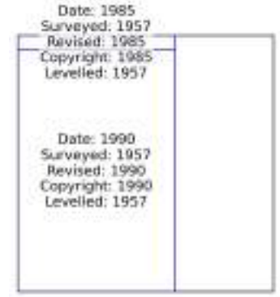
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Report ref:	EMS-1080121_1358219
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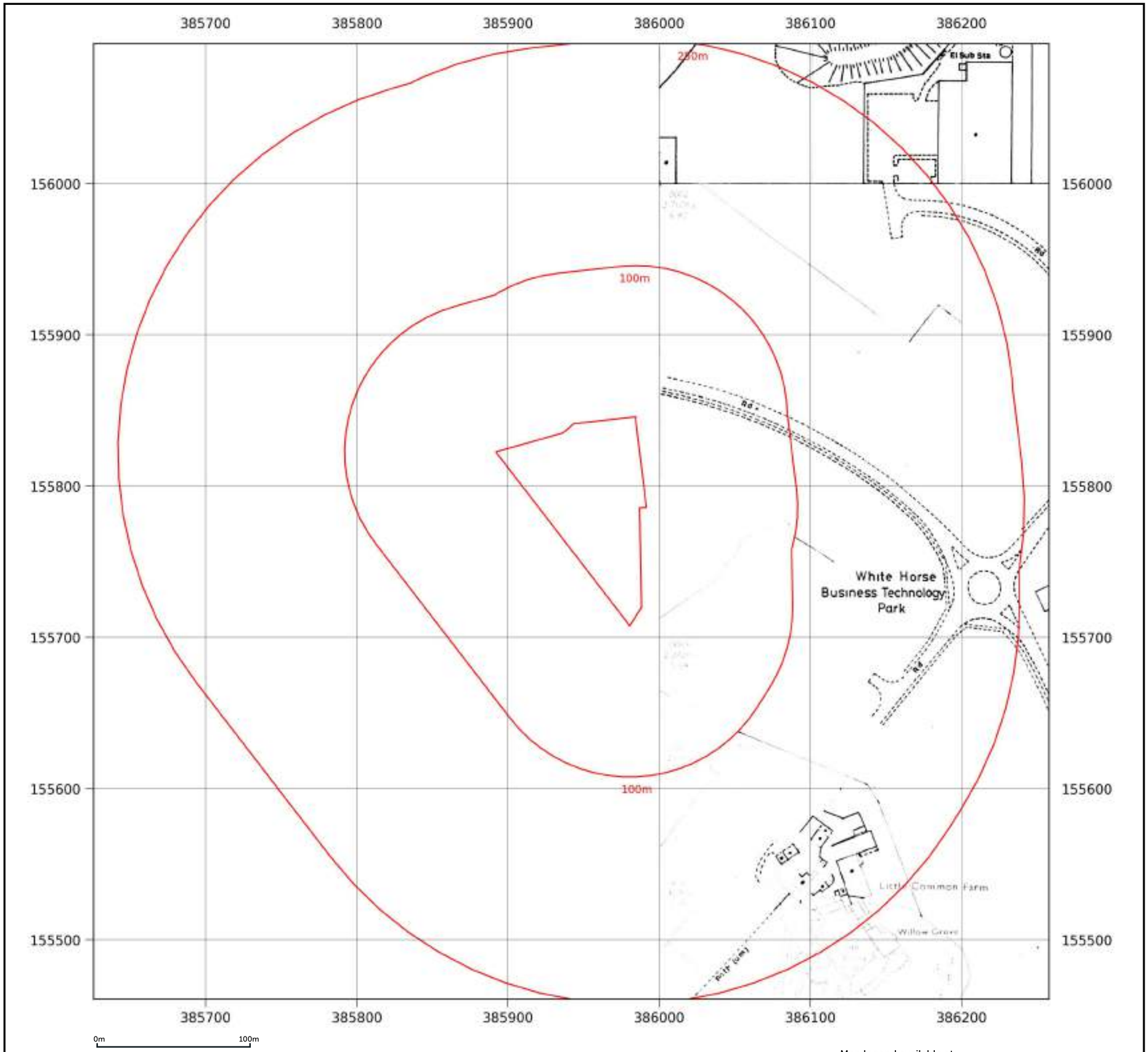
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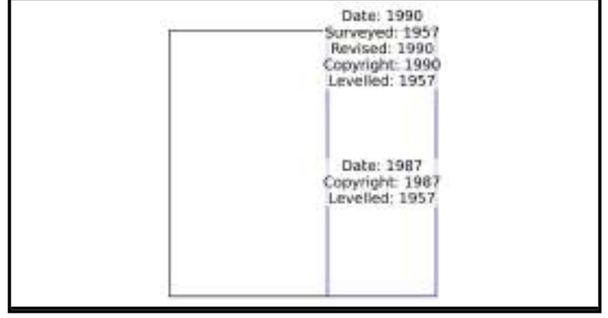
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Production date:	6 February 2026

Map name:	National Grid
Map date:	1987-1990
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Printed at:	1:2,500

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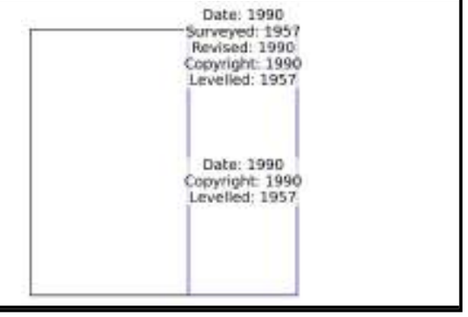
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Production date:	6 February 2026

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Scale:	1:2,500
Printed at:	1:2,500

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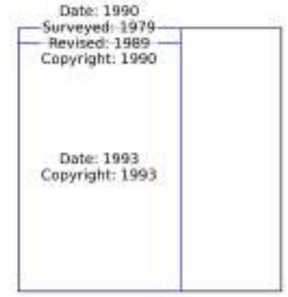
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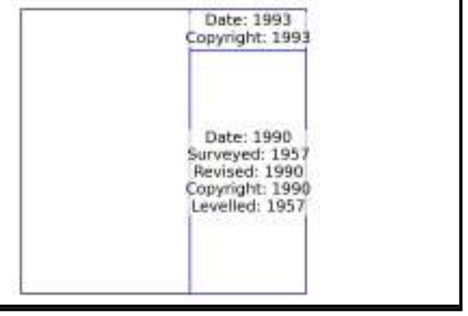
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Map name:	National Grid
Map date:	1990-1993
Scale:	1:2,500
Printed at:	1:2,500

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385700 385800 385900 386000 386100 386200

156000 155900 155800 155700 155600 155500

250m

100m

White Horse Business Technology Park

El Sub Sta

White Horse Business Technology Park

Pond

Little Common farm

Willow Grove

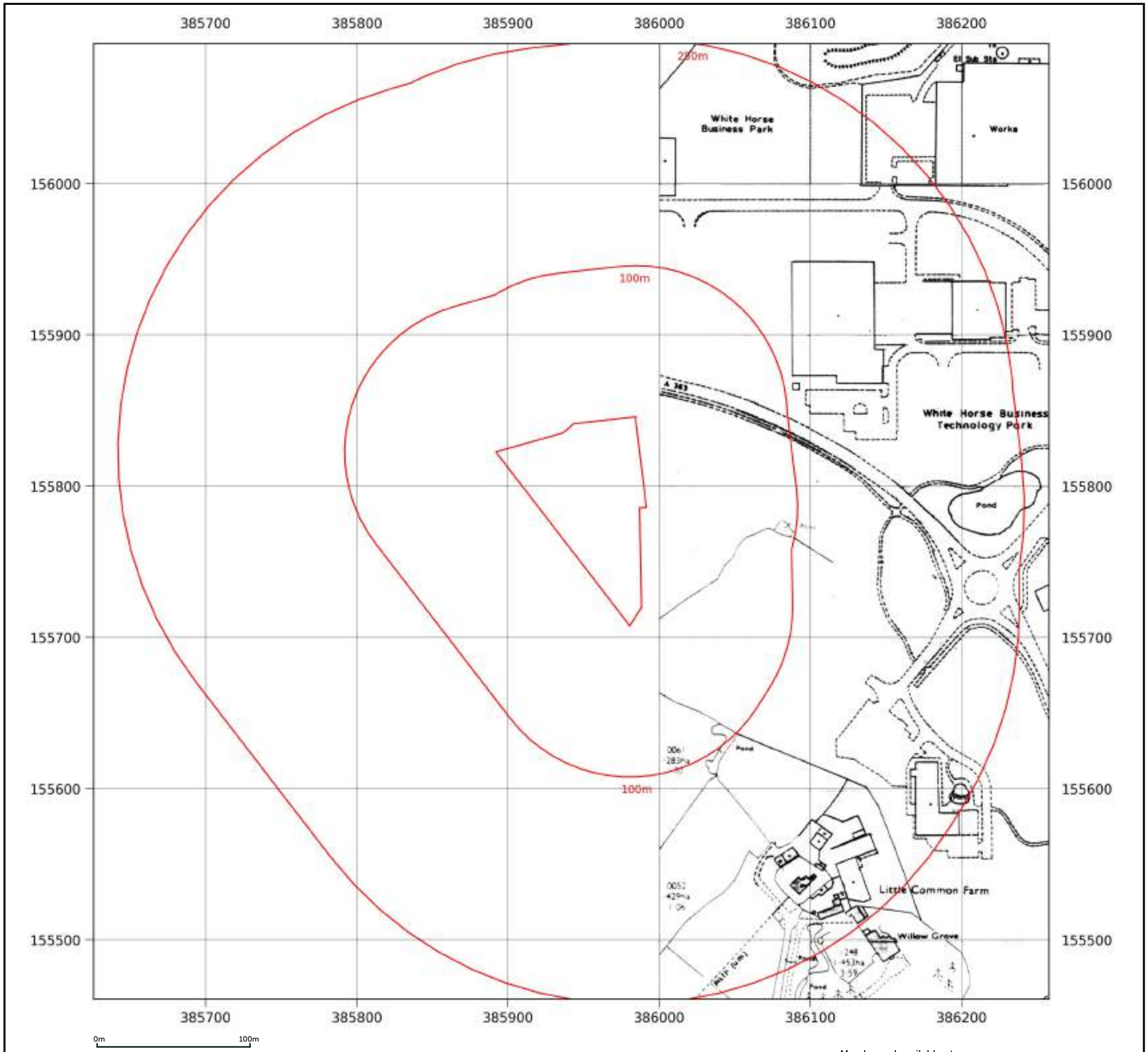
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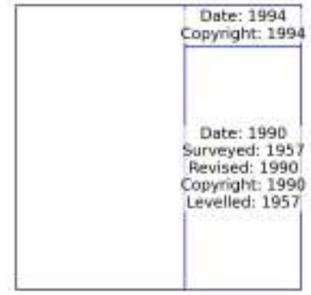
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Map date:	1990-1994
Scale:	1:2,500
Printed at:	1:2,500

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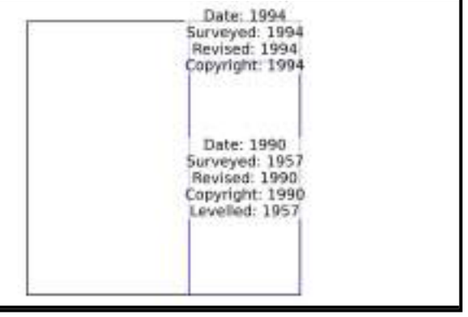
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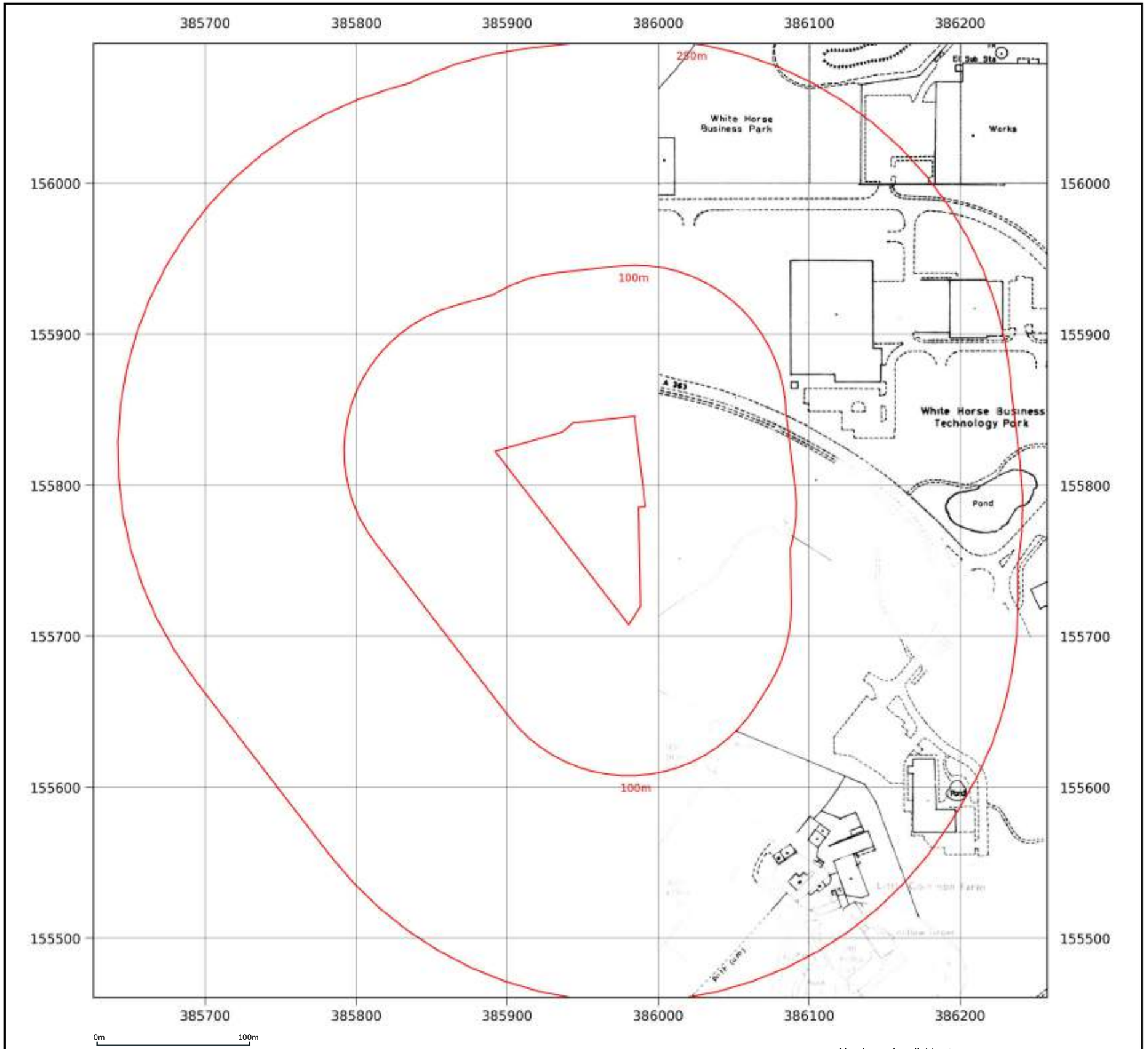
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Production date:	6 February 2026

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Map date:	1990-1994
Scale:	1:2,500
Printed at:	1:2,500

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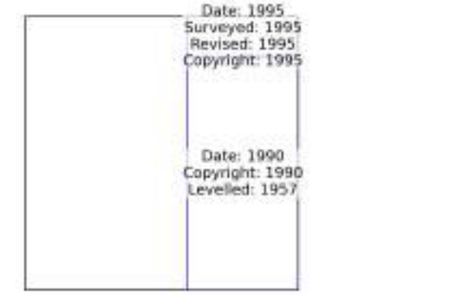
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Map name:	National Grid
Map date:	1990-1995
Scale:	1:2,500
Printed at:	1:2,500



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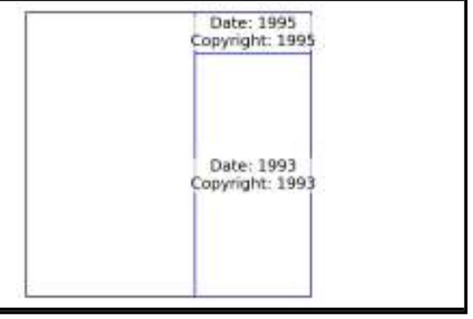
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Production date:	6 February 2026

Map name:	National Grid
Map date:	1993-1995
Scale:	1:2,500
Printed at:	1:2,500

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Report ref:	EMS-1080121_1358219
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Map date:	2003
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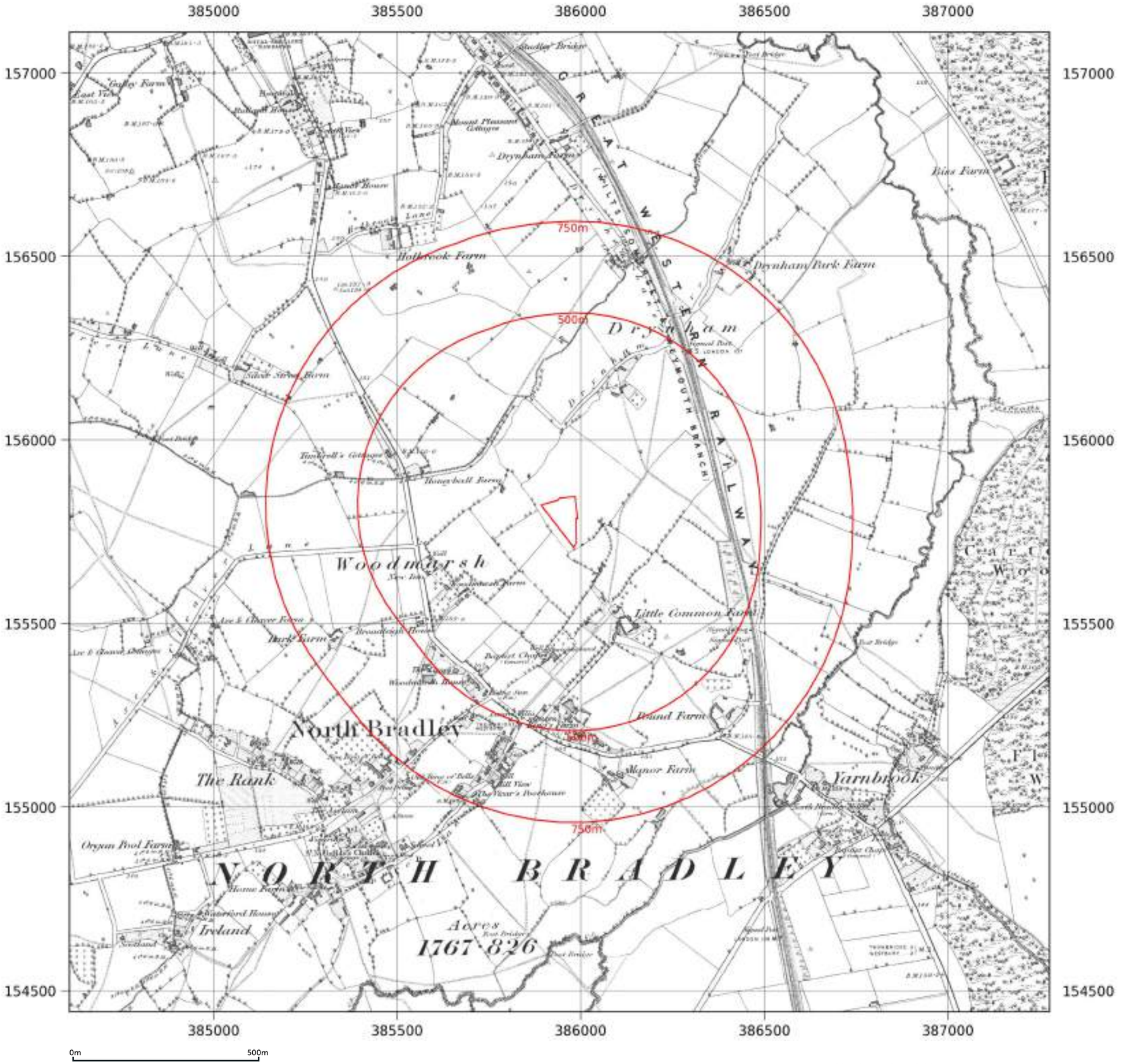
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Report ref:	EMS-1080121_1358219
Grid ref:	385955.31, 155790.91
Production date:	6 February 2026

Map name:	County Series
Map date:	1886
Scale:	1:10,560
Printed at:	1:10,560

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Date: 1886
Surveyed: 1886
Revised: 1886

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Report ref:	EMS-1080121_1358219
Grid ref:	385955.31, 155790.91
Production date:	6 February 2026

Map name:	County Series
Map date:	1899
Scale:	1:10,560
Printed at:	1:10,560

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385000 385500 386000 386500 387000

157000 156500 156000 155500 155000 154500

750m 500m

D r y n h a m

W o o d m a r s h

N O R T H B R A D L E Y

North Bradley

Yarnbrook

1767 · 826 Acres

0m 500m

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Report ref:	EMS-1080121_1358219
Grid ref:	385955.31, 155790.91
Production date:	6 February 2026

Map name:	County Series
Map date:	1922
Scale:	1:10,560
Printed at:	1:10,560

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385000 385500 386000 386500 387000

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North Bradley

Yarnbrook

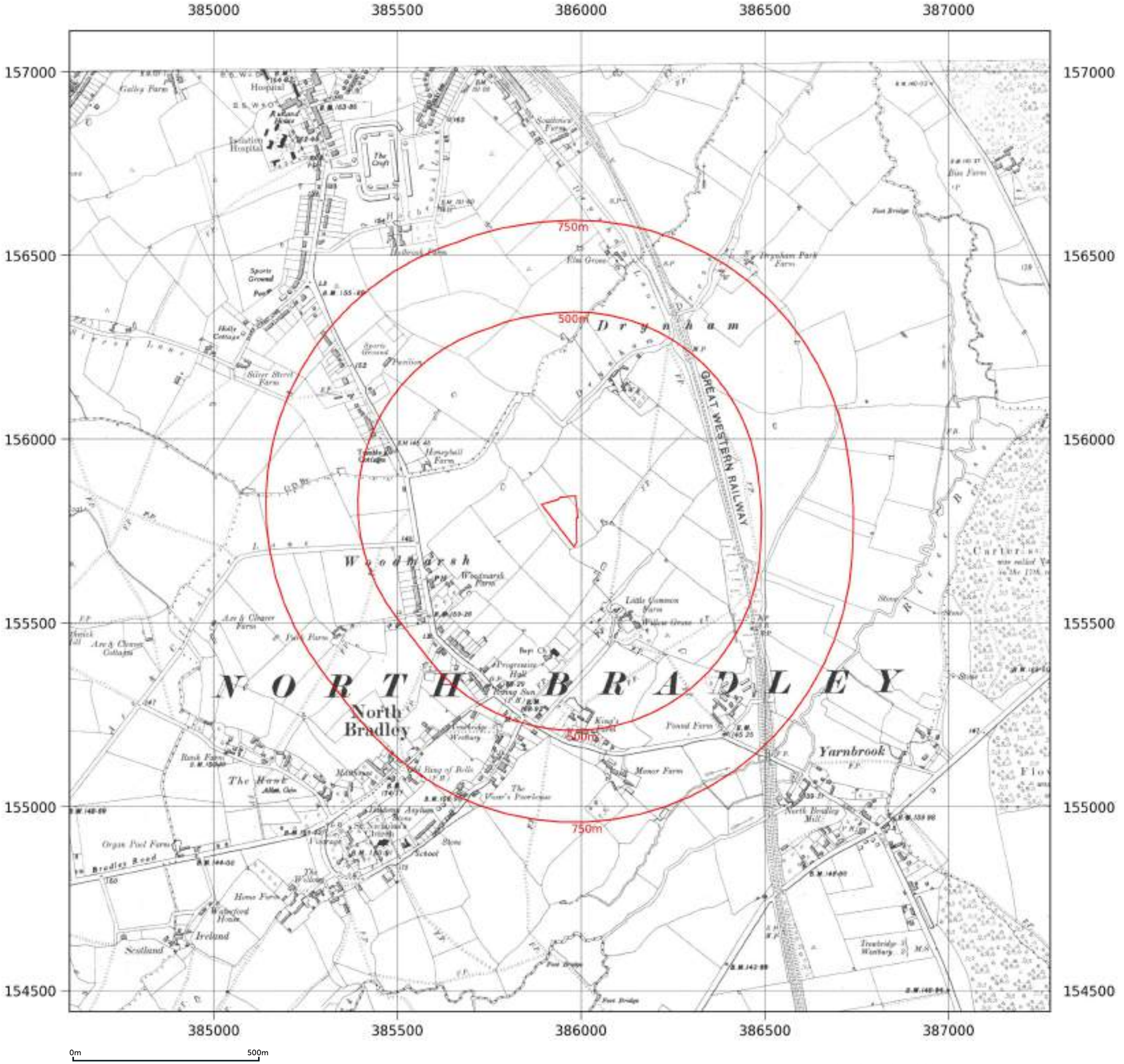
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Production date:	6 February 2026

Map name:	County Series
Map date:	1939
Scale:	1:10,560
Printed at:	1:10,560

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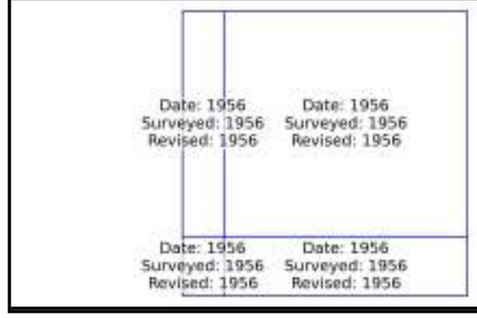
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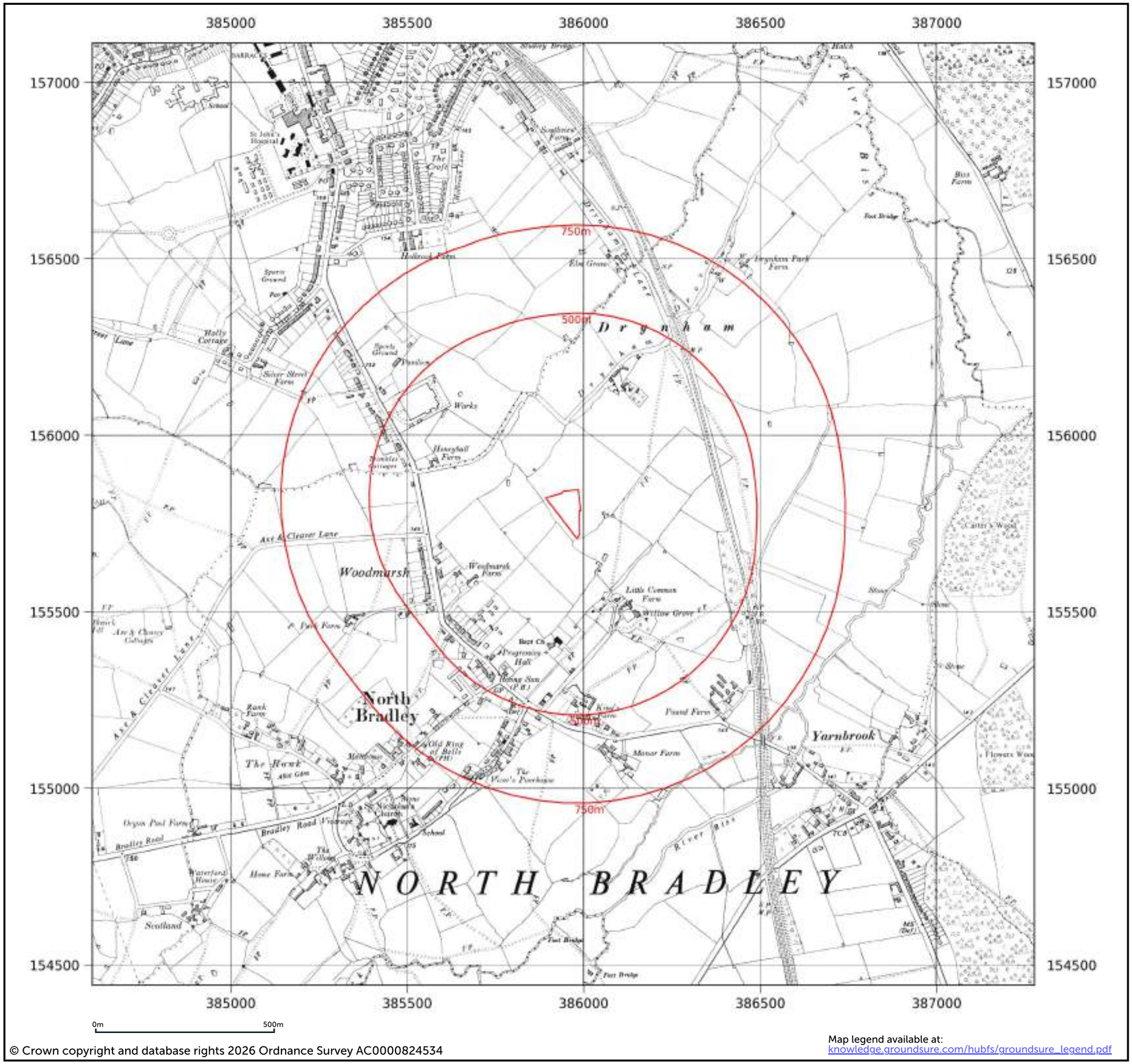
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Production date:	6 February 2026

Map name:	Provisional
Map date:	1956
Scale:	1:10,560
Printed at:	1:10,560

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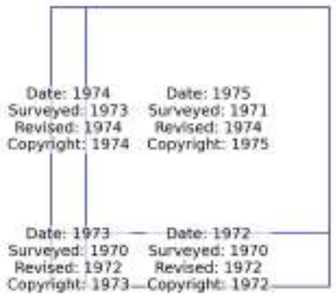
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Production date:	6 February 2026

Map name:	National Grid
Map date:	1972-1975
Scale:	1:10,000
Printed at:	1:10,000

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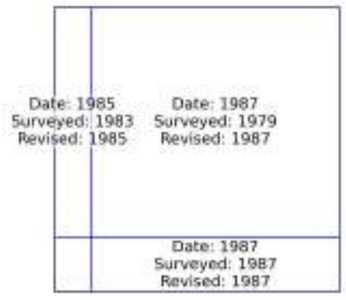
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Production date:	6 February 2026

Map name:	National Grid
Map date:	1985-1987
Scale:	1:10,000
Printed at:	1:10,000

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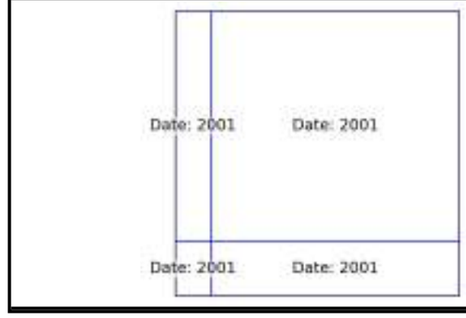
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Production date:	6 February 2026

Map name:	National Grid
Map date:	2001
Scale:	1:10,000
Printed at:	1:10,000

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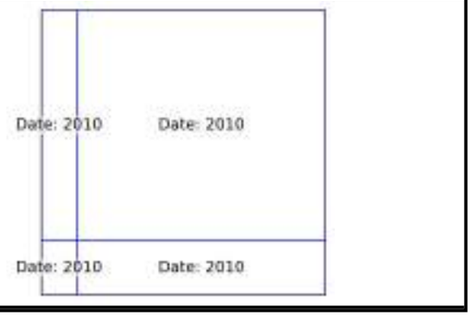
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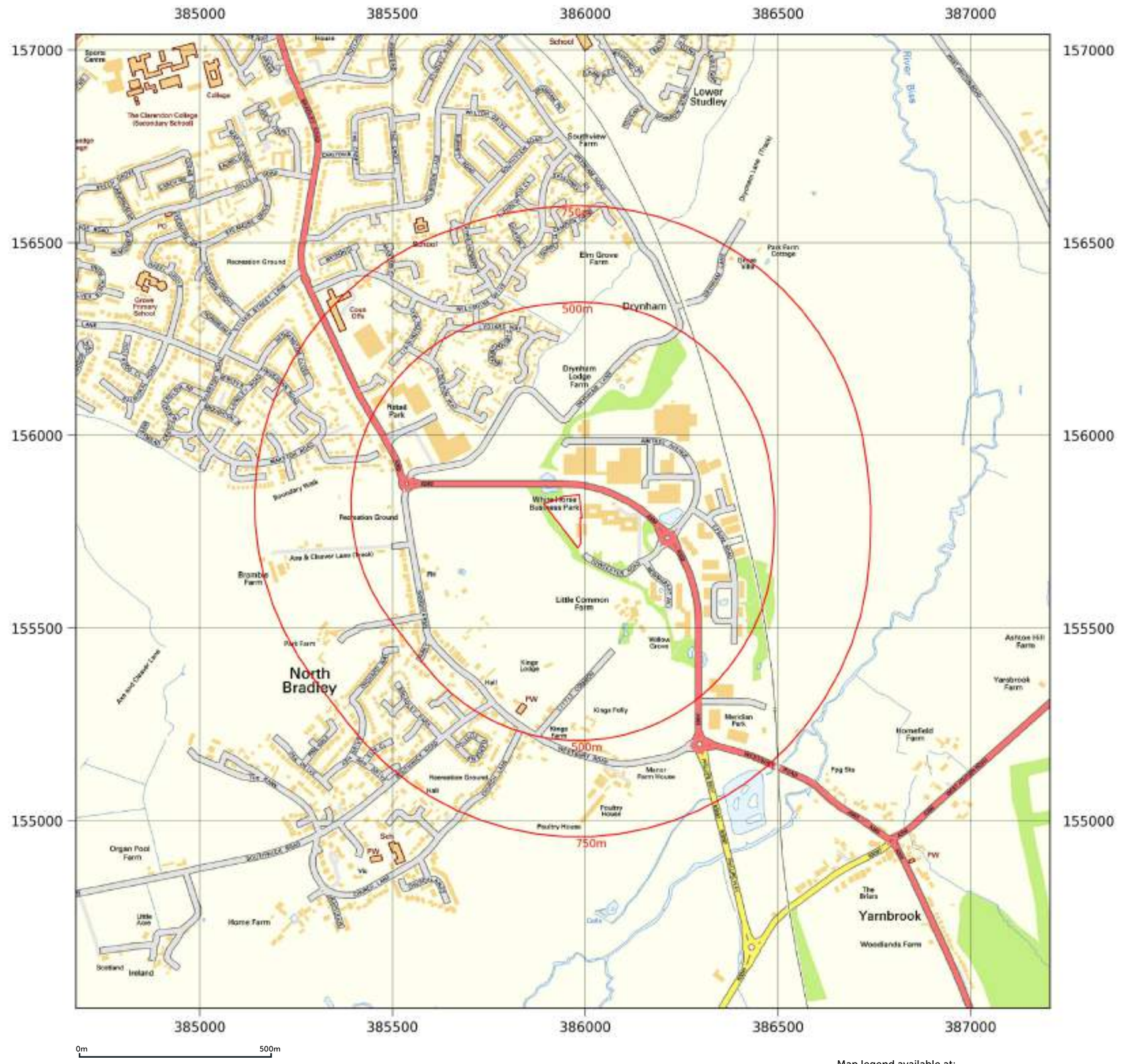
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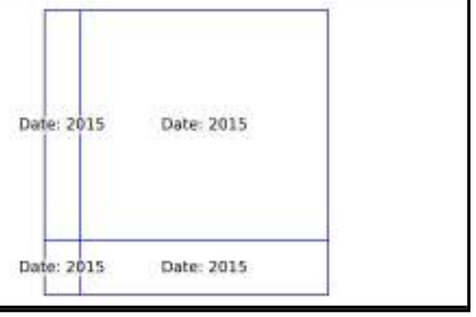
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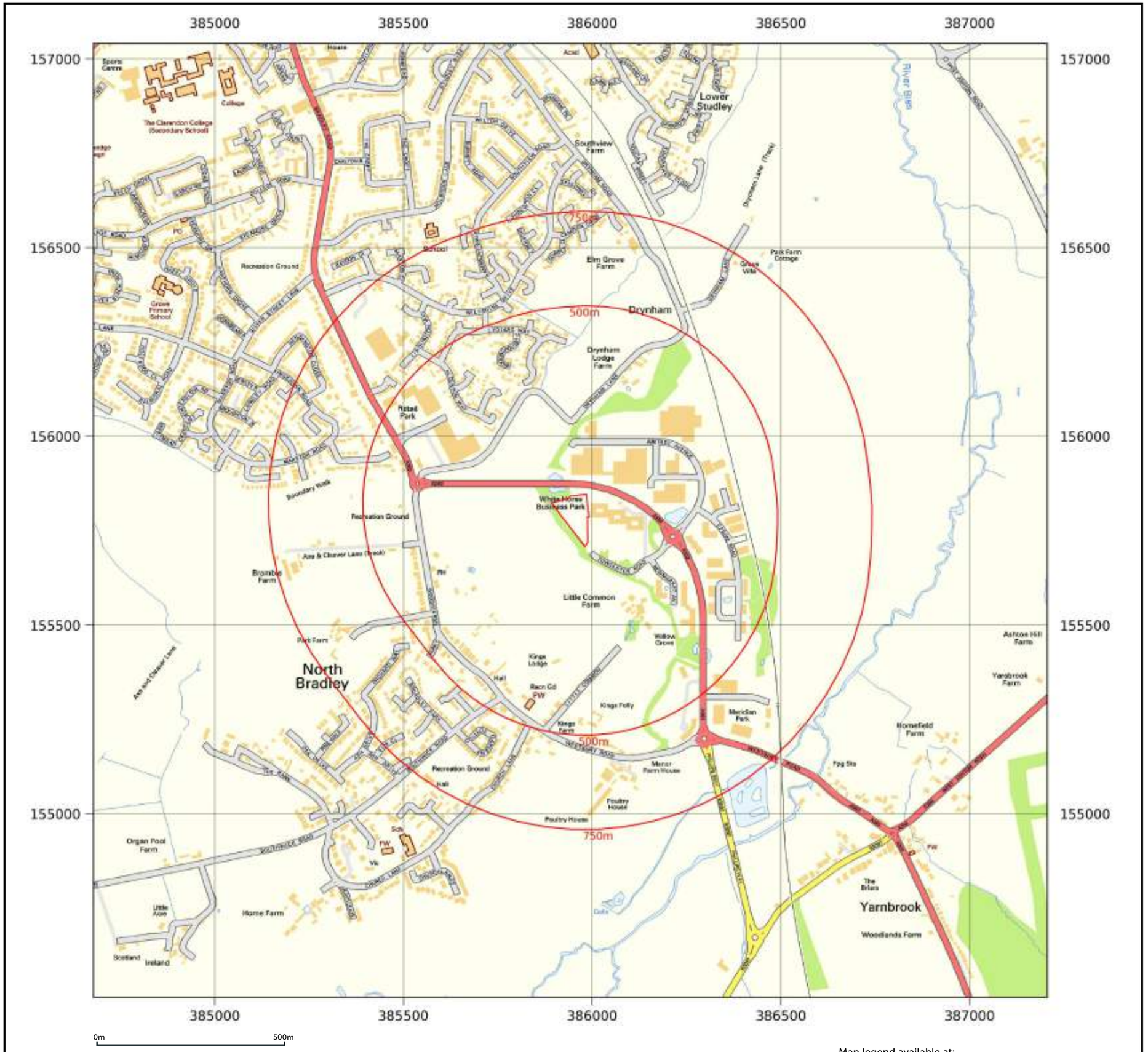
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Production date:	6 February 2026

Map name:	National Grid
Map date:	2015
Scale:	1:10,000
Printed at:	1:10,000

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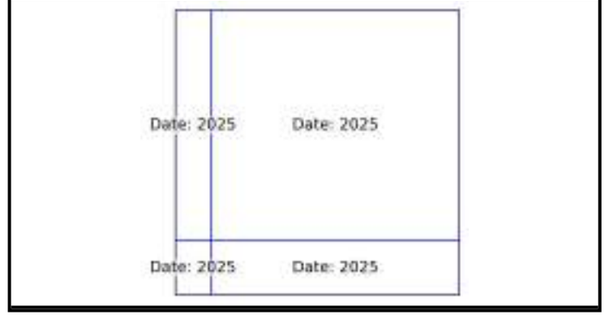
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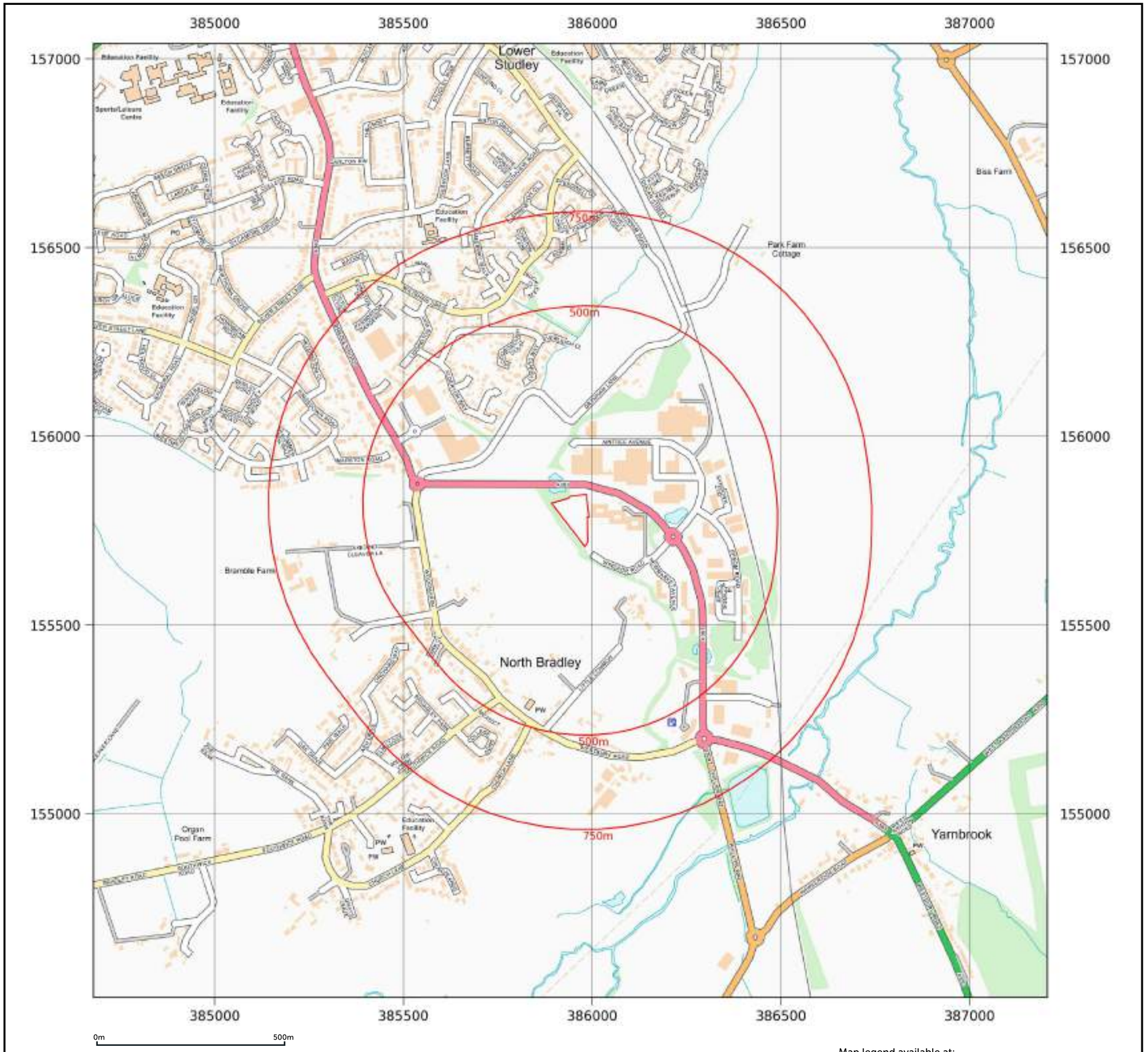
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Grid ref:	385955.31, 155790.91
Production date:	6 February 2026

Map name:	National Grid
Map date:	2025
Scale:	1:10,000
Printed at:	1:10,000

N W E S



Contact us with any questions at:
geo-customersupport@idoxgroup.com



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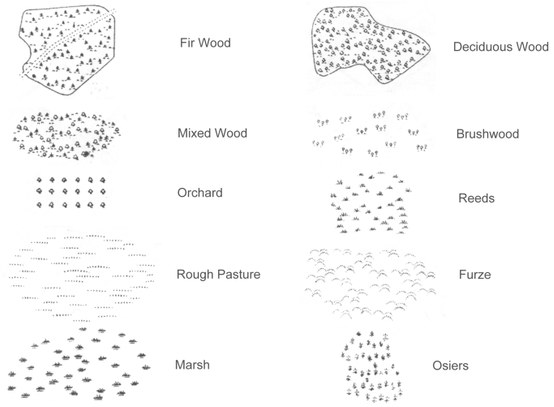
Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Groundsure LOCATION INTELLIGENCE

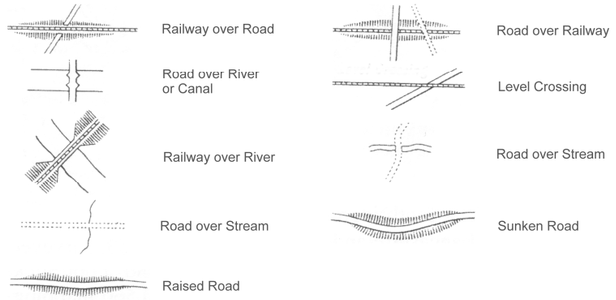
Ordnance Survey Licensed Data

County Series 1:10,560 scale

VEGETATION



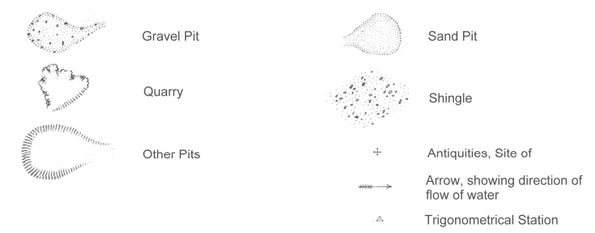
ROADS



RAILWAYS



GENERAL FEATURES



BOUNDARIES



National Grid 1:10,000 scale

HEIGHTS (METRES)

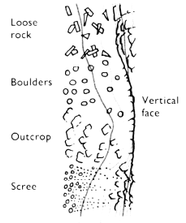
Values are given in metres above mean sea level at Newlyn.

Surface heights determined by: ground survey • 163m; air survey

Bench marks and their values are shown on large scale maps, and bench mark lists containing fuller and possibly later levelling information are obtainable from the Director General, Ordnance Survey.

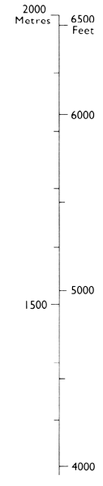
Contours are at 5 metres vertical interval.

ROCK FEATURES



CONVERSION SCALE

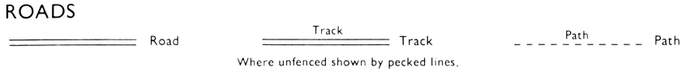
Metres - Feet



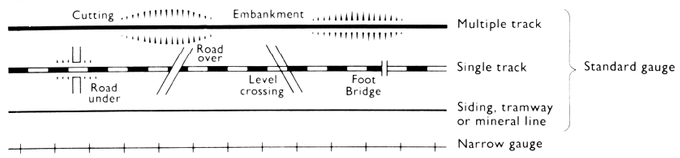
ABBREVIATIONS

BP,BS	Boundary Post or Stone	PO	Post Office
Ch	Church	PC	Public Convenience
CH	Club House	PH	Public House
F Sta	Fire Station	S	Stone
FB	Foot Bridge	Spr	Spring
Fn	Fountain	TCB	Telephone Call Box
GP	Guide Post	TCP	Telephone Call Post
MP,MS	Mile Post or Stone	TH	Town Hall
P	Pole or Post	W	Well
Pol Sta	Police Station	Y	Youth hostel

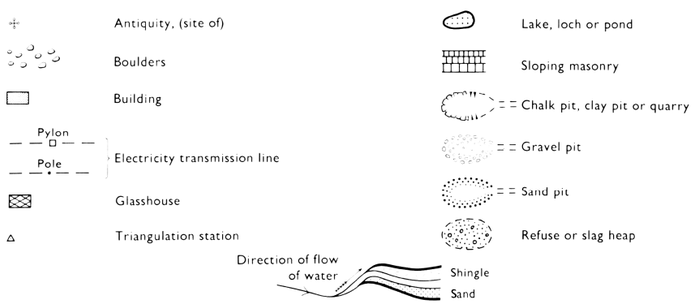
ROADS



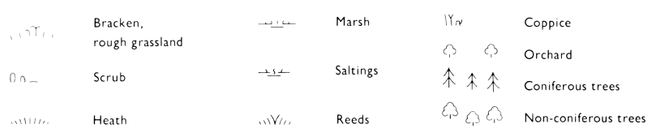
RAILWAYS



GENERAL FEATURES



VEGETATION



In some areas bracken ( ) and rough grassland ( ) are shown separately.

GroundSure

Historical Map Pack Legend

County Series & National Grid

1:10,560 scale

Information present on these legends is sourced from the same Ordnance Survey mapping as the maps used in this product.

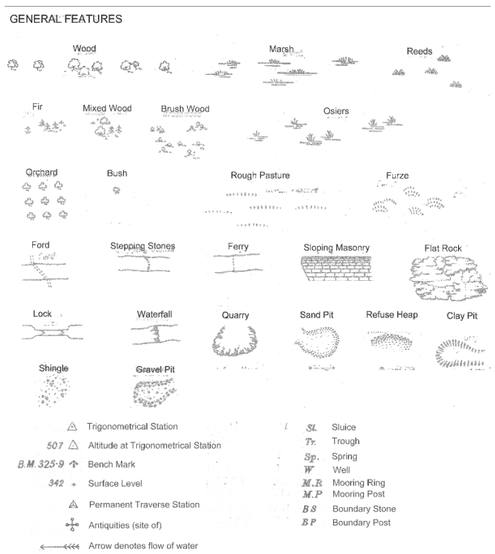
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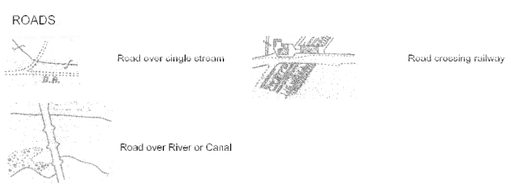
Technical Helpline

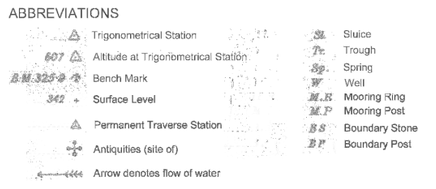
Tel 08444159000

groundsureinsight@groundsure.com
www.groundsure.com

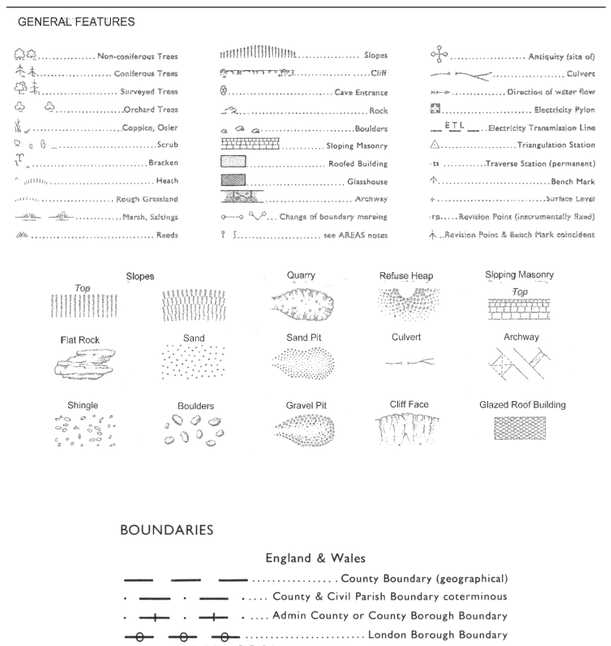
County Series 1:2,500 scale

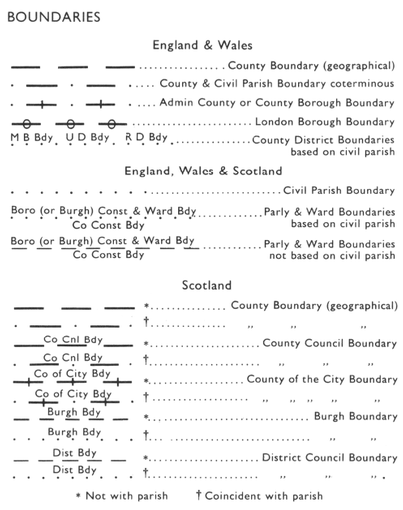


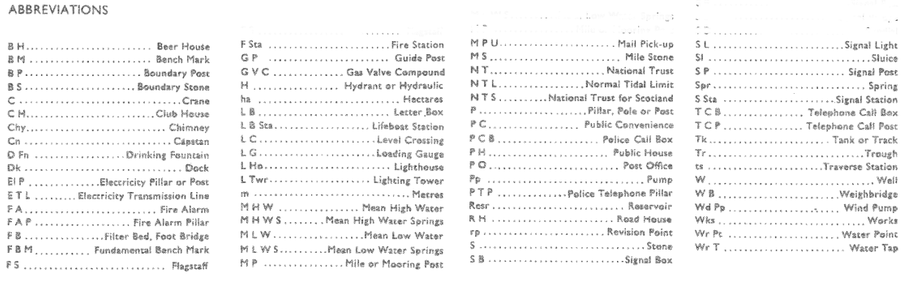




National Grid 1:2,500 / 1:1,250 scale







GroundSure

Historical Map Pack Legend

County Series

1:1,250 scale

~

County Series & National Grid

1:2,500 scale

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APPENDIX 4 - BGS Records

British Geological Survey

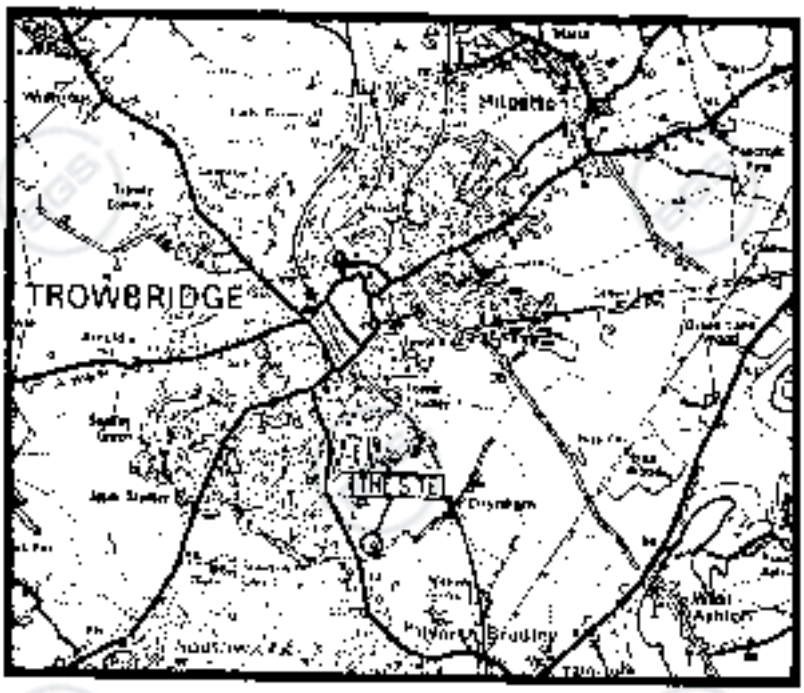
BGS ID: 395513 : BGS Reference: ST85NE19
British National Grid (27700) : 385650,155950

DATA SHEET

Project PROPOSED DIY RETAIL DEVELOPMENT, BRADLEY ROAD, TROWBRIDGE

Project No. 88-5801

ST85NE 18·19



SITE LOCATION PLAN
SCALE 1 50,000
GRID REF ST 856 559

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geotechnics

Contact BGS: ngdc@bgs.ac.uk

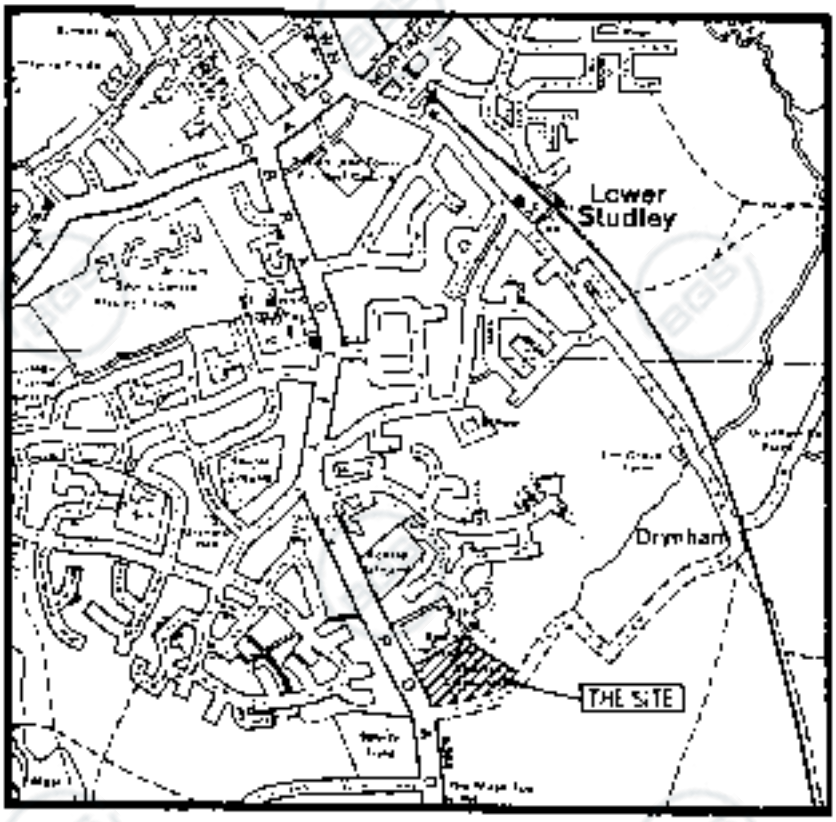
British Geological Survey

BGS ID: 395513 : BGS Reference: ST85NE19
British National Grid (27700) : 385650,155950

DATA SHEET

Project PROPOSED CITY RETAIL DEVELOPMENT, BRADLEY ROAD, TROWBRIDGE

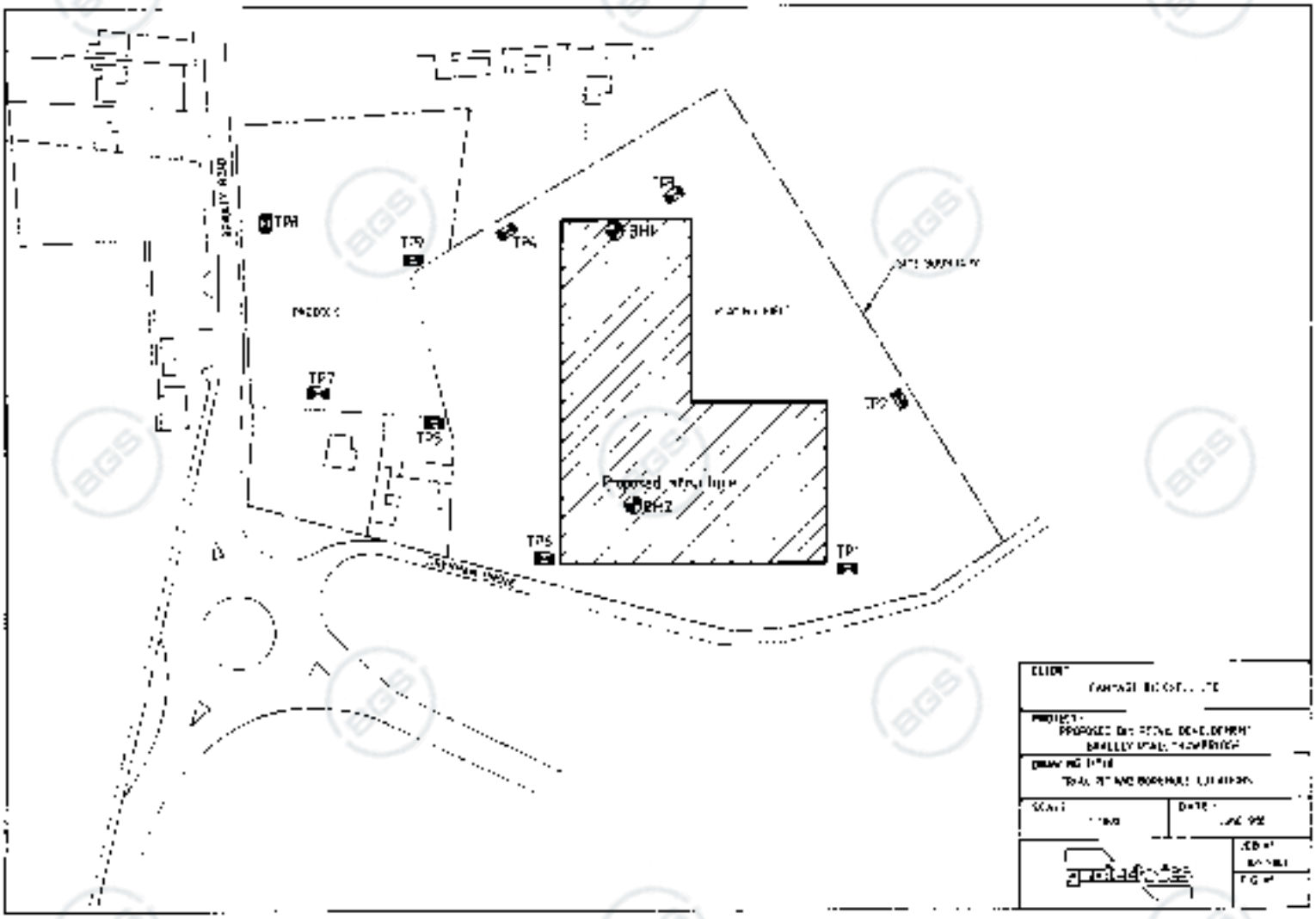
Project No. 88-5801



DETAILED LOCATION PLAN

geotechnics

Contact BGS: ngdc@bgs.ac.uk


TP8
TP9
TP6
BH1
TP7
TP5
Proposed structure
BH2
TP4
TP3

British Geological Survey

BGS ID: 395513 : BGS Reference: ST85NE19
British National Grid (27700) : 385650,155950

ST 85 NE 19

BOREHOLE RECORD

ST 8565 5595

Project: PROPOSED D.I.Y. RETAIL DEVELOPMENT
Client: CANYNGE BICKNELL LTD.
Borehole: 2
Location: BRADLEY ROAD, TROWBRIDGE
Engineer: WHICHELOE MACFARLANE
Project No. 88-5801

Sampling / Properties / Strata

Open	Sample Type	Depth of Casing	Depth to water	Strength kN/m²	W %	qu kPa	Description	Depth	Legend	Level OD
GL-0.30	B						Brown slightly sandy clay with roots. TOPSOIL.	0.30		
0.30-1.00	B						Firm orange/light grey mottled silty CLAY with occasional fine gravel medium/coarse sand sized gypsum crystals occur at 1.45m. Becoming greyer with depth with a darker orange mottle associated with fine sand pockets with gypsum, larger crystals at 2.45m much fine rootlets. Becoming firm to stiff below 2.0m. WEATHERED OXFORD CLAY.			
1.00-1.45	(17)	1.00			45					
1.45-2.00	B									
2.00-2.45	U(15)	1.60		58(V)	32					
2.45-2.75	B			77(V)						
2.75-3.20	U(12 2)	2.60								
3.20-3.60	D									
3.60-4.05	U(28)	3.05		73(V) 120(V)	31			4.05		
4.05-4.60	B						Very stiff dark grey silty CLAY with thinly laminated structure, occasional fossil fragments becoming lighter grey with depth. OXFORD CLAY.	5.05		
4.60-5.05	U(48)	3.05		200(P)	27					
5.05-5.60	D									
5.60-6.00	SJ	3.05				38	Very stiff dark grey silty CLAY, with thinly laminated structure and some harder bands of silty CLAY (very weak mudstone) and occasional fossil fragments. OXFORD CLAY.	6.00		
							End of Borehole.			

Ground Water: Dry During Drilling

Open Hole	Depth of Casing	Depth after 20 mins	Depth Sealed	Date	Depth of Hole	Depth to Water

Remarks: Adding water from 1.45m onwards. N = Pass

Boring

Plant: PILCON
Crew: BG

Type and Diameter	Depth
Cable tool 150mm	6.00m

Start Date: 21.10.88
Finish Date: 21.10.88

geotechnics

Borehole and excavation numbers are positioned on the accompanying key.
All linear dimensions are in metres.

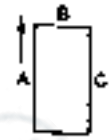
Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

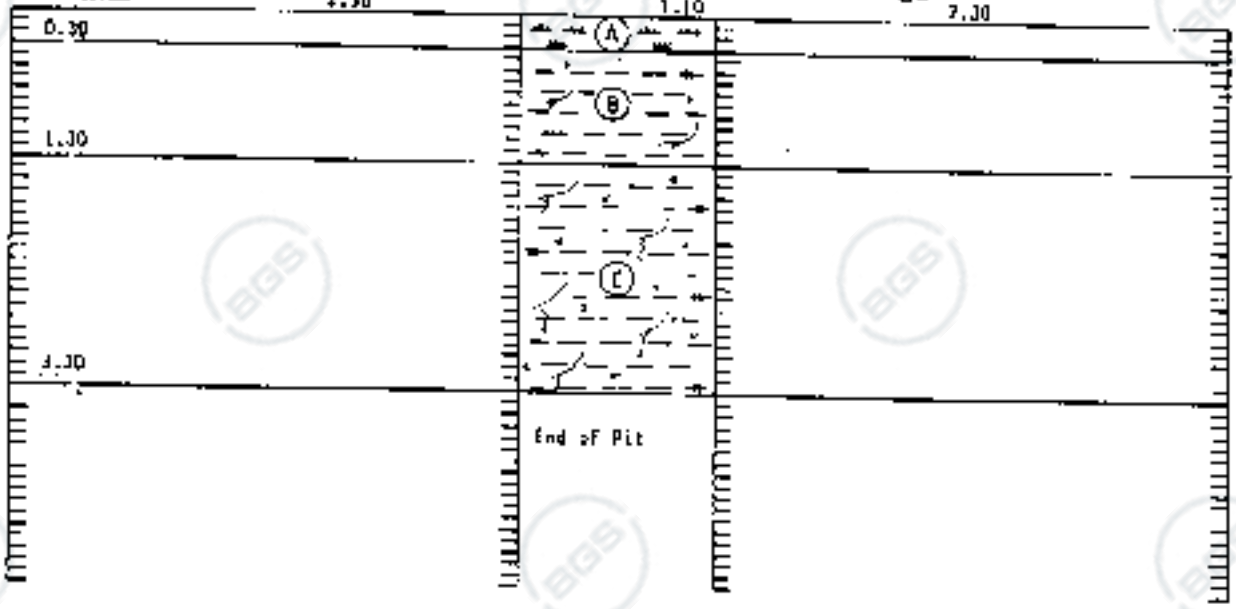
BGS ID: 395513 : BGS Reference: ST85NE19
British National Grid (27700) : 385650,155950

TRIAL PIT RECORD

Project: PROPOSED D.I.Y. RETAIL DEVELOPMENT
Client: CANNINGS BICKNELL LTD.
Trial Pit: 1
Location: BRADLEY ROAD, TROWBRIDGE
Engineer: MICHELOLE MACFARLANE
Project No. 88-5801
Location Plan
Trial Pit Plan
Bearing
Date: 24th June 1988
Plant: JCB-3CX
Shoring: None
Stability: Stable
Water: Dry



Ground Levels A= 2.30 B= 1.10 C= 2.30



Samples and Tests			Strata	
Depth	Type	Strength kN/m²	Reference	Description
0.30	HP	150	A	Brown silty slightly sandy clay TOPSOIL with rootlets.
0.40		140		
0.50		140	B	Stiff brown, orange brown, pale grey mottled slightly sandy silty CLAY slightly fissured with rootlets and occasional fine limestone concretions. WEATHERED OXFORD CLAY
0.59		125		
0.70		100		
0.80		120		
0.90		120	C	Stiff becoming very stiff with depth bluish grey, ocher coloration along fissures, fissured silty CLAY with many rootlets and selenite crystals. WEATHERED OXFORD CLAY.
1.00		130		
1.10		110		
1.30		120		
1.90		170		
2.40		180		
2.90		165		
3.00				
3.30				

geotechnics

Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

BGS ID: 395513 : BGS Reference: ST85NE19
British National Grid (27700) : 385650,155950

TRIAL PIT RECORD

STRENGTH

Project: PROPOSED CITY RETAIL DEVELOPMENT
Client: CANYNGE BICKNELL LTD.
Trial Pit: 2

Location: BRADLEY ROAD, TROWBRIDGE
Engineer: WHICHELOE MACFARLANE
Project No. 88-580

Location Plan

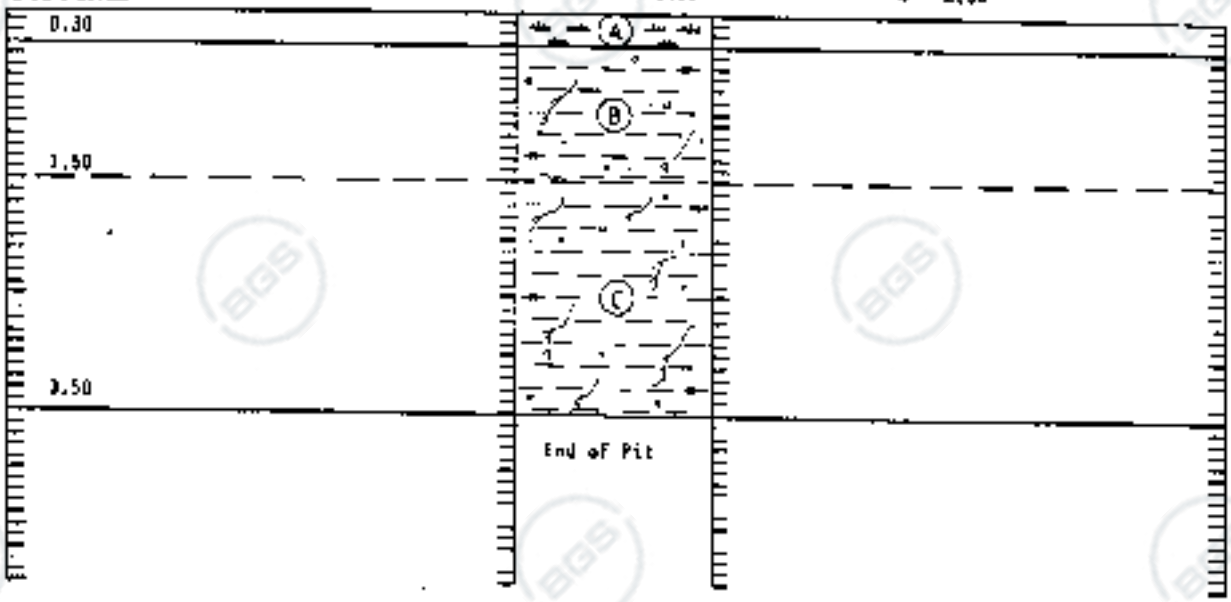
Trial Pit Plan

Bearing



Date: 24th June 1988
Plant: JCB-3CX
Shoring: None
Stability: Stable
Water: Dry

Ground Levels: A= 2.30 B= 1.10 C= 2.30



Samples and Tests			Strata	
Depth	Type	Strength kN/M²	Reference	Description
0.40	HP	150	A	Brown slightly sandy silty clay TOPSOIL with rootlets.
0.50		170		
0.60		180	B	Very stiff brown, pale grey mottled slightly fissured, slightly sandy, silty CLAY with occasional rootlets, selenite crystals and fine limestone concretions. WEATHERED OXFORD CLAY/GLACIALLY DISTURBED STRATA.
0.70		170		
0.80		150		
0.90		210		
1.00		190	C	Very stiff pale grey, occ brown mottle silty CLAY, fissured with many rootlets and selenite crystals. WEATHERED OXFORD CLAY.
1.10		230		
1.50		175		
1.70		140		
2.20		110		
2.50		140		
3.30		130		
0.60	CBR			
1.00	J			
1.90	J			
3.50	J			

geotechnics

Contact BGS: ngdc@bgs.ac.uk

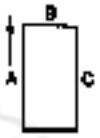
British Geological Survey

BGS ID: 395513 : BGS Reference: ST85NE19
British National Grid (27700) : 385650,155950

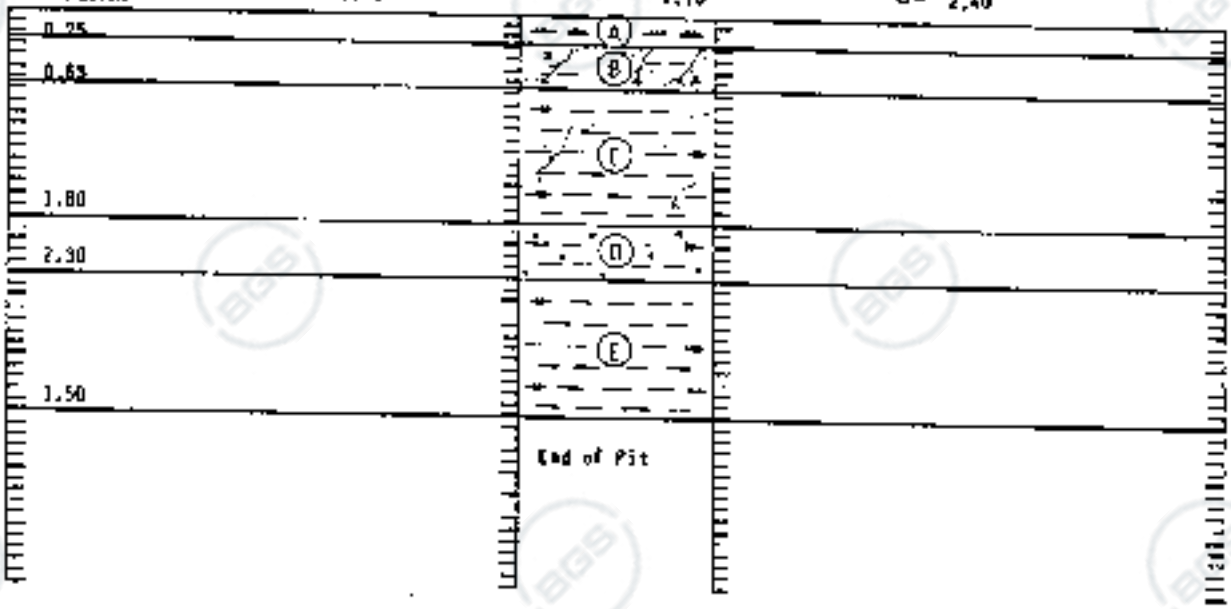
TRIAL PIT RECORD

ST85NE/19

Project: PROPOSED D.I.Y. RETAIL DEVELOPMENT
Client: DANYNGE BIGWOOD LTD
Trial Pit: 3
Location: BRADLEY ROAD, TROWBRIDGE
Engineer: WHICHELOE MACFARLANE
Project No. 88-5801
Location Plan
Trial Pit Plan
Bearing
Date: 24th June 1988
Plant: JCB-3CX
Shoring: None
Stability: Stable
Water: Fast inflow at 3.0m. Water level after 4½ hours 1.70m



Ground Levels A= 2.40 B= 1.10 C= 2.40



Samples and Tests			Strata	
Depth	Type	Result	Reference	Description
		kN/m²		
0.10	HP	90	A	Brown slightly sandy silty clay TOPSOIL with rootlets.
0.40		60		
0.50		130	B	Stiff to very stiff/dense orange, yellow brown, grey very clayey silty SAND with many rootlets. SOLIFLUCTION DEPOSITS?
0.60		80		
0.70		90		
0.80		60	C	Firm, becoming soft with depth orange brown, brown pale grey mottled slightly sandy silty CLAY occasional rootlets. Becoming greyer in colour with depth. WEATHERED OXFORD CLAY.
0.90		70		
1.00		50		
1.10		50		
1.60		40	D	Stiff grey some brown colouration, slightly fissured silty CLAY with many gypsum crystals. WEATHERED OXFORD CLAY
1.80		100		
2.50		200		
0.50	J		E	Very stiff dark grey fissured, laminated silty CLAY becoming hard with depth. OXFORD CLAY
1.00	J			
1.50	J			
2.00				
3.10	B			
3.10	JN			

geotechnics

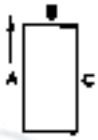
Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

TRIAL PIT RECORD

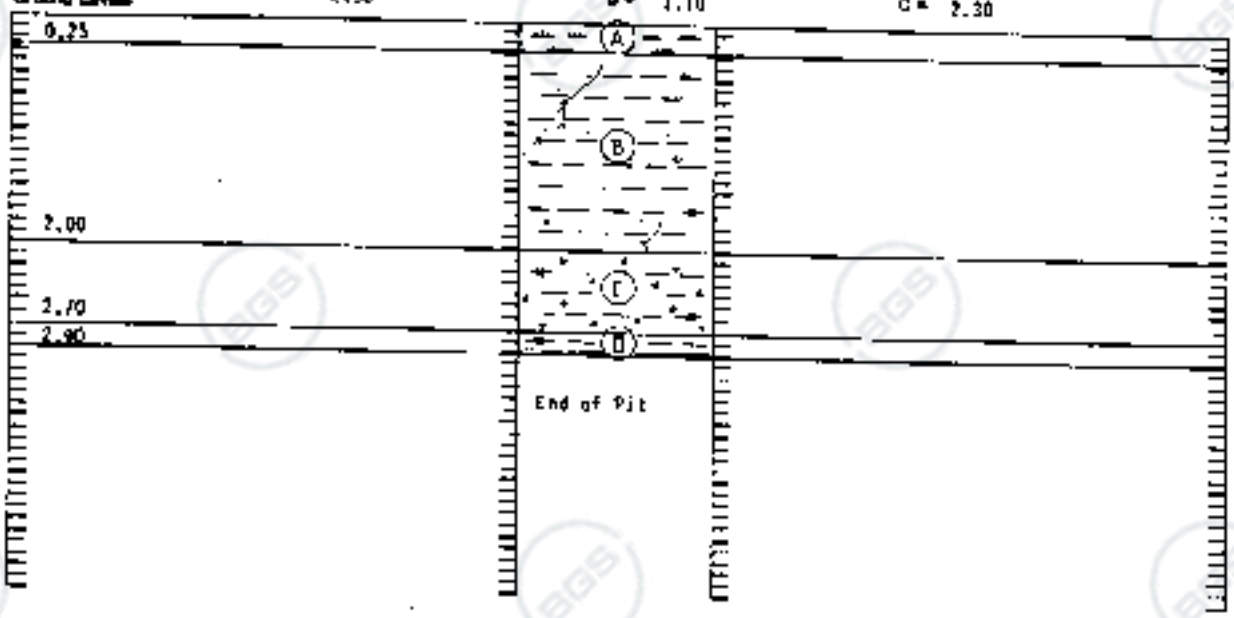
ST85NE 14

Project: PROPOSED D.I.Y. RETAIL DEVELOPMENT
Client: CARYNOE RICKNELL LTD.
Trial Pit: 4
Location: BRADLEY ROAD, TROWBRIDGE
Engineer: WHICHELLOE MACFARLANE
Project no. 88-5801
Location Plan
Trial Pit Plan
Bearing



Date: 26th June 1988
Plant: JCB-3CX
Shoring: None
Stability: Stable
Water: Fast inflow at 2.80m

Ground Levels A= 2.30 B= 1.10 C= 2.30



Samples and Tests			Strata	
Depth	Type	Strength kN/m²	Description	
0.10	HP	110	A	Brown silty slightly sandy clay TOPSOIL with rootlets.
0.40		85		
0.50		75	B	Stiff with zones of firm consistency orange brown, pale grey mottled slightly fissured slightly sandy silty CLAY with occasional rootlets, fossil fragments. WEATHERED OXFORD CLAY/GLACIAL DISTURBED STRATA.
0.60		90		
0.70		80		
0.80		100		
0.90		200	C	Stiff bluish grey, some brown mottling silty CLAY with many crystals of selenite. Fissuring developing with depth. WEAT-ERED OXFORD CLAY
1.00		100		
1.10		80		
1.70		80	D	Very stiff dark grey fissured laminated silty CLAY. Rapidly becoming "hard" and tending to very weak mudstone. OXFORD CLAY.
1.80		60		
2.00		80		
2.10		100		
2.50		120		
0.50	C&V			
0.70	J			
2.20	J			
2.60	B			
2.80	JF			

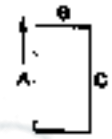
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Contact BGS: ngdc@bgs.ac.uk

TRIAL PIT RECORD

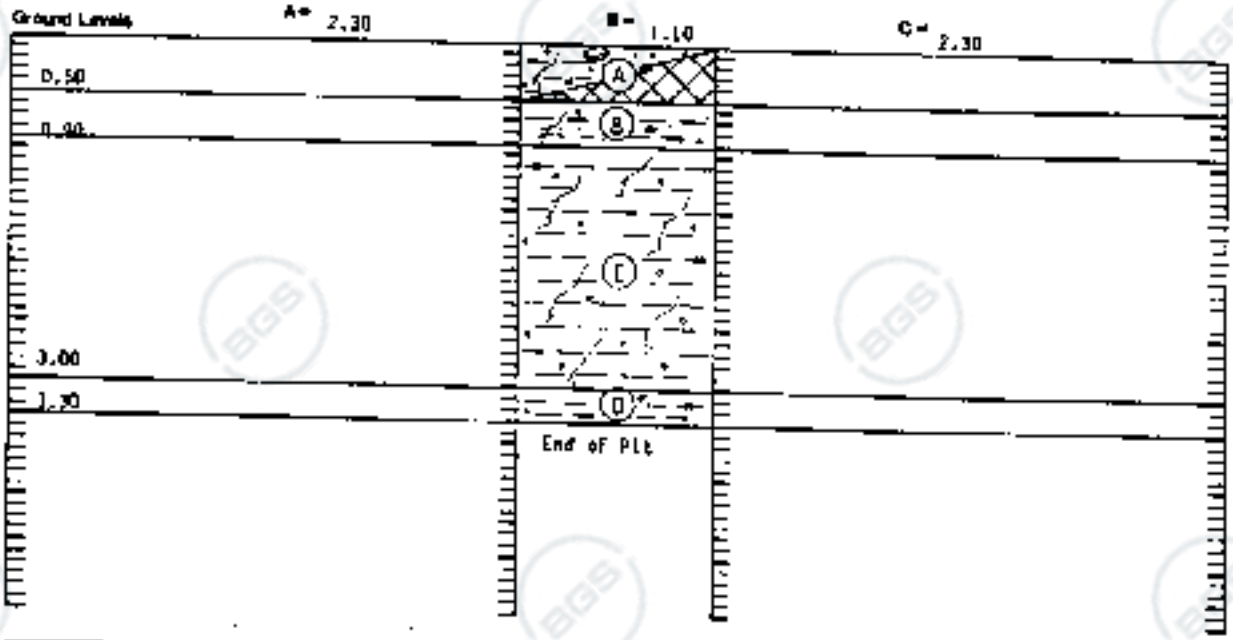
ST85NE/19

Project: PROPOSED D.I.Y. RETAIL DEVELOPMENT
Client: CANYNGE BICKNELL LTD.
Trial Pit: 5
Location: BRADLEY ROAD, TROWBRIDGE
Engineer: WHICHELOE MACFARLANE
Project No. 88-580:
Location Plan:
Trial Pit Plan:
Bearing:



Date: 24th June 1988
Plant: JCB-3CX
Shoring: None
Stability: Stable
Water: Fast inflow at 1.0m

Ground Levels: A= 2.30 B= 1.10 C= 2.30



Samples and Tests			Strata	
Depth	Type	Remarks	Reference	Description
0.30	HP	250	A	Brown silty sandy clay with gravel, bricks, coal, rootlets. MADE GROUND
0.40		250		
0.50		110	B	Very stiff orange brown, brown grey mottled slightly sandy silty CLAY with occasional rootlets. Fossil fragments, fine limestone concretions. WEATHERED OXFORD CLAY
0.60		160		
0.70		130		
0.80		240		
0.90		135	C	Stiff orange brown, grey mottled silty CLAY becoming greyer with depth below 1.30m many rootlets and selenite crystals. WEATHERED OXFORD CLAY
1.00		130		
1.10		120		
1.40		100	D	Very stiff dark grey fissured laminated silty CLAY with fossils rapidly becoming hard. OXFORD CLAY
1.70		150		
3.10		150		
3.20		>250		
0.40	J			
0.70	CBR			
1.40	J			
1.10	J			
1.30	JW			

geotechnics

British Geological Survey

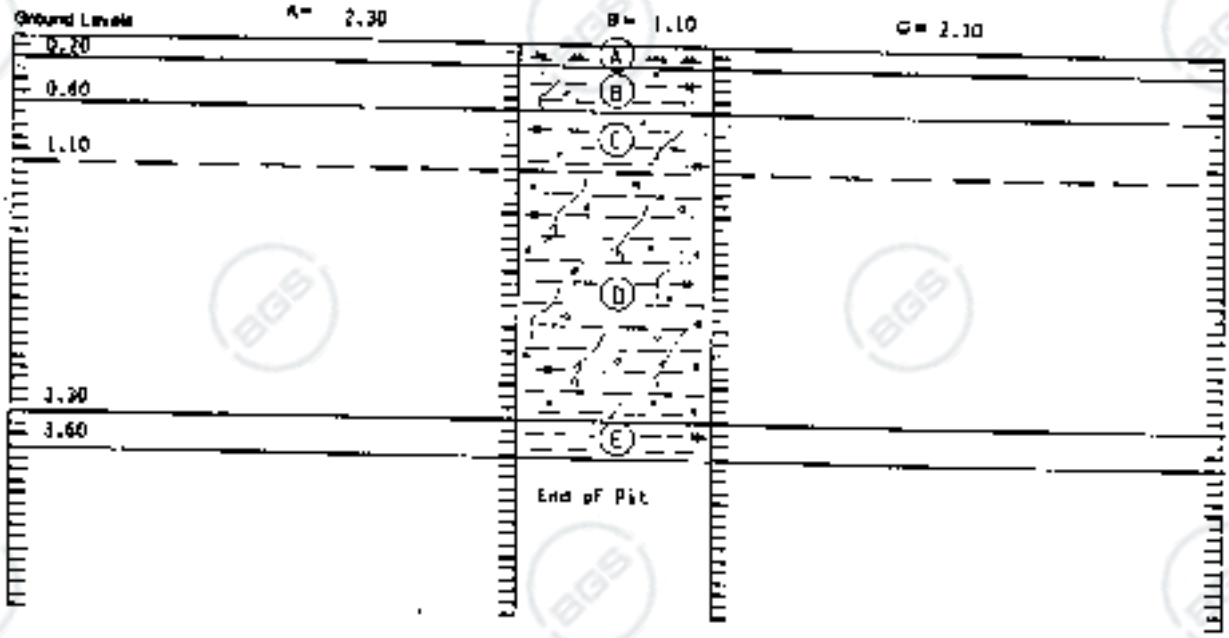
BGS ID: 395513 : BGS Reference: ST85NE19
British National Grid (27700) : 385650,155950

TRIAL PIT RECORD

ST 85 NE/19

Project PROPOSED DIY RETAIL DEVELOPMENT
Client CANYNGE BICKNELL LTD.
Trial Pit 6
Location BRADLEY ROAD, TRON BRIDGE
Engineer MINCHELOE MACFARLANE
Project No 88-3801
Location Plan
Trial Pit Plan
Bearing
Date 24th June 1988
Plant JCB-JCS
Shoring None
Stability Stable
Water Dry





Samples and Tests			Strata	
Depth	Type	Strength kN/m²	Reference	Description
0.30	HP	250	A	Brown slightly sandy silty clay TOPSOIL with rootlets.
0.40		250		
0.50		250	B	Very stiff orange brown, brown mottled sandy silty, CLAY with occasional fine to medium flint gravel, rootlets, pocket of very sandy CLAY. SOLIFLUCTION DEPOSITS ?.
0.60		220		
0.70		220		
0.80		180		
0.90		190	C	Very stiff grey, brownish grey, mottled silty CLAY with occasional rootlets and fine limestone concretions increasingly bluish grey in colour with depth. Slight fissuring WEATHERED OXFORD CLAY/GLACIALLY DISTURBED STRATA
1.00		170		
1.10		150		
1.40		130		
2.00		100	D	Stiff bluish grey fissured silty CLAY with many rootlets and selenite crystals. WEATHERED OXFORD CLAY
2.20		90		
2.40		100		
2.80		90	E	Very stiff dark grey fissured laminated silty CLAY becoming hard with depth. OXFORD CLAY
3.20		140		
3.50		150		
3.60		200		
0.50	J			
1.10	J			
3.20	J			
3.50	J			

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Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

BGS ID: 395513 : BGS Reference: ST85NE19
British National Grid (27700) : 385650,155950

TRIAL PIT RECORD

ST85NE19

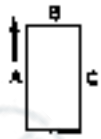
Project: PROPOSED S.T.Y. RETAIL DEVELOPMENT
Client: CANYNGE BICKNELL LTD
Trial Pit: 7

Location: BRADLEY ROAD, TROWBRIDGE
Engineer: WINCHELSEA MACFARLANE
Project No. 88-5801

Location Plan

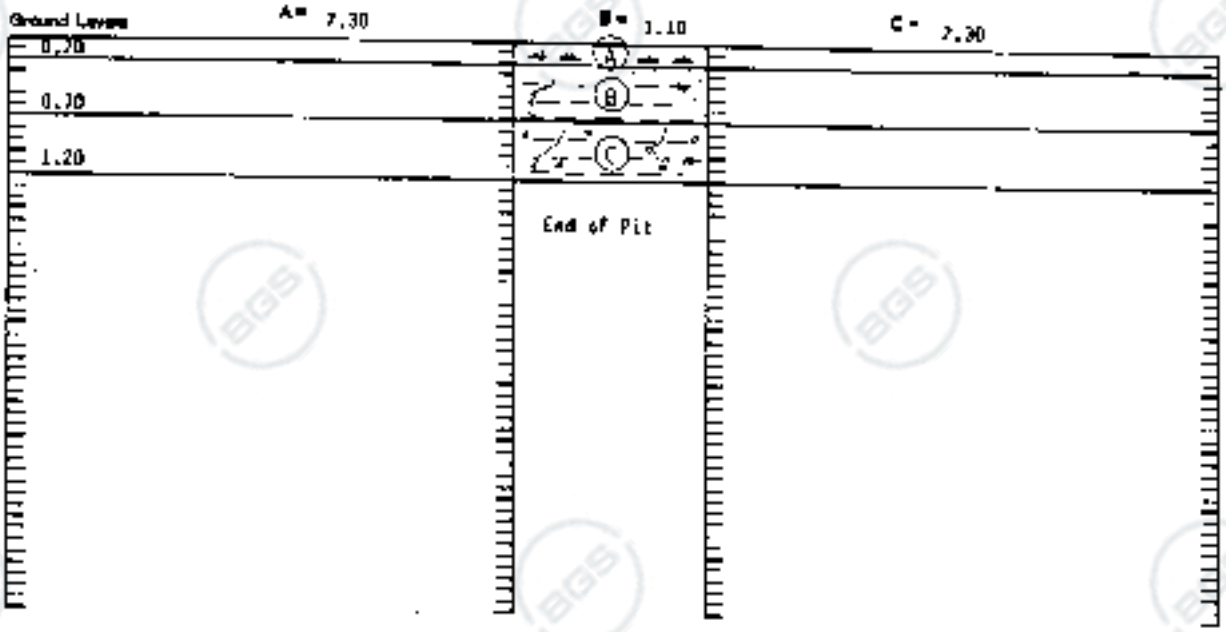
Trial Pit Plan

Bearing



Date: 24th June 1988
Plant: JCB-3CX
Shoring: None
Stability: Stable
Water: Dry

Ground Levels



Samples and Tests			Strata	
Depth	Type	Strength kN/m²	Reference	Description
0.10	HP	230	A	Brown slightly sandy silty clay TOPSOIL with rootlets.
0.40		230		
0.50		210	B	Very stiff brown, orange brown silty sandy CLAY with rootlets. SOLIFLUCTION DEPOSITS ?
0.60		120		
0.70		110		
0.80		90	C	Stiff grey, orange brown mottled slightly sandy silty CLAY with occasional fine limestone concretions, rootlets, gypsum. Slight fissuring. WEATHERED OXFORD CLAY.
0.90		110		
1.00		100		
1.10		90		
0.70	J			
1.20	J			

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Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

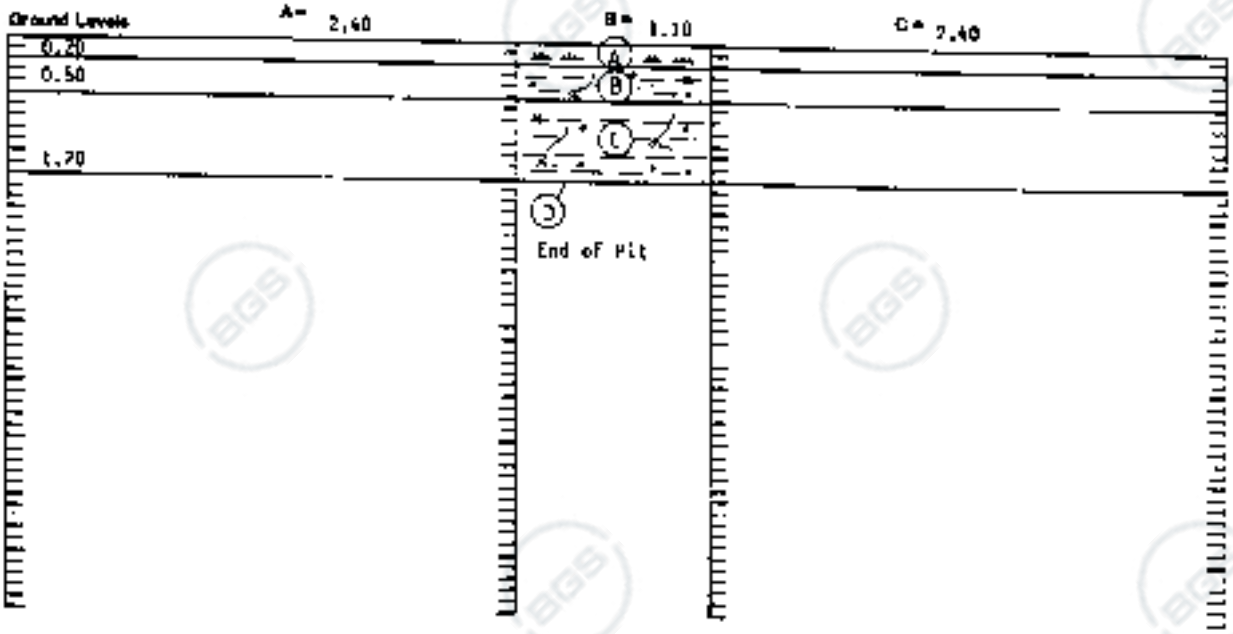
TRIAL PIT RECORD

ST85NE19

Project: PROPOSED D.I.Y. RETAIL DEVELOPMENT
Client: CANTHOE BICKNELL LTD
Trial Pit: B
Location: BRADLEY ROAD, TROWBRIDGE
Engineer: WHICHELOE MACFARLANE
Project No. 88-5801
Location Plan
Trial Pit Plan
Bearing



Date: 24th June 1988
Plant: JCB-3CX
Shoring: None
Stability: Stable
Water: Dry



Samples and Tests			Strata	
Depth	Type	Strength kN/m²	Reference	Description
0.20	HP	230	A	Brown slightly sandy silty clay TOPSOIL with rootlets.
0.40		210		
0.50		140	B	Very stiff dark brown, brown, orange brown, sandy silty CLAY with rootlets, occasional fine to coarse gravel, brick ? MADE GROUND
0.60		150		
0.70		190		
0.80		130	C	Stiff orange brown grey slightly sandy silty CLAY with rootlets. Slight fissuring. At 1.0m becoming greyer in colour with occasional fine limestone concretions and selenite. WEATHERED OXFORD CLAY.
0.90		120		
1.00		90		
1.10		90		
			D	Stiff bluish grey silty CLAY with many rootlets and selenite crystals. WEATHERED OXFORD CLAY
0.50		CBR		
1.20		3		

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Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

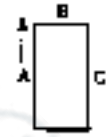
BGS ID: 395513 : BGS Reference: ST85NE19
British National Grid (27700) : 385650,155950

TRIAL PIT RECORD

ST 85 NE 19

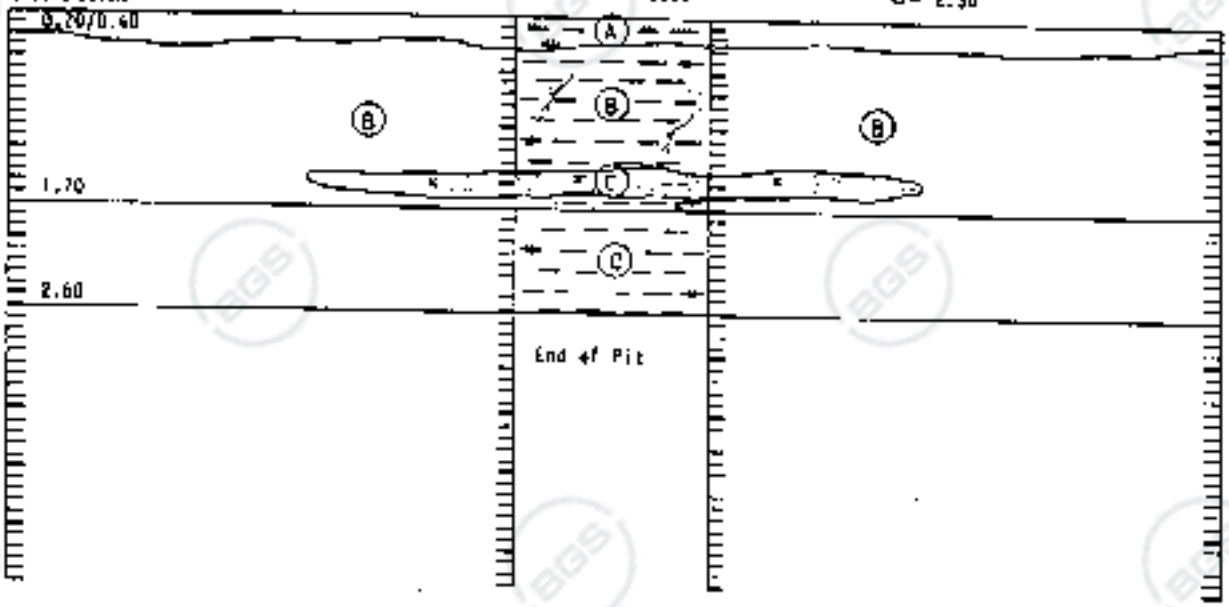
Project: PROPOSED CITY RETAIL DEVELOPMENT
Client: CANYNGE BICKNELL LTD
Trial Pit: V
Location: BRADLEY ROAD, TROWBRIDGE
Engineer: MITCHELSON MACFARLANE
Project No. 88-580
Location Plan
Trial Pit Plan

Bearing



Date: 24th June 1988
Plant: JCB-3CX
Shoring: None
Stability: Stable
Water: Slow seepage at 1.10m, running sand

Ground Levels A= 2.10 B= 1.10 C= 2.30



Samples and Tests			Strata	
Depth	Type	Strength kN/M²	Reference	Description
0.00				
0.30	HP	250	A	Brown slightly sandy silty clay TOPSOIL with rootlets.
0.40		150		
0.50		110	B	Stiff orange brown, brown grey slightly sandy, silty, CLAY with rootlets.
0.60		100		At 1.20m becoming soft at level of water seepage.
0.70		120		
0.80		110	C	Pocket of brown, pale grey clayey, silty, fine to medium SAND.
0.90		170		
1.00		100	C	Stiff dark grey fissured laminated silty CLAY becoming very stiff then hard
1.10		100		OXFORD CLAY
1.20		50		
1.30		100		
0.50	B			
1.00				
1.70	"			
1.90	"			

geotechnics

Contact BGS: ngdc@bgs.ac.uk

APPENDIX 5 - Groundsure Report

Groundsure LOCATION INTELLIGENCE

Enviro+Geo Insight

unspecified

Order Details

Date: 06/02/2026

Your ref: EMS_1080121_1354996

Our Ref: EMS-1080121_1358220

Site Details

Location: 385955 155790

Area: 0.73 ha

Authority: Wiltshire Council ↗

Site plan



Quick Links

Summary of findings p. 2 >

OS MasterMap site plan p.14 >

Aerial image p. 9 >

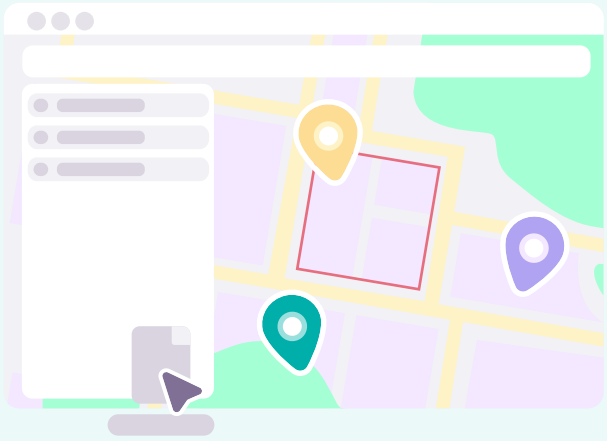
Insight User Guide ↗

Interrogate this site with GIS data!

Insight data can also be purchased in GIS format to visualise and analyse the data

- Map and interpret 130+ datasets across 170 years
- Generate insights and visuals quickly
- Geopackage format allows easy load into several GIS applications

Access to Groundsure Insight GIS data is purchased on a 12 month licence.



Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	2	6	-
16 >	1.2 >	Historical tanks >	0	0	0	8	-
17 >	1.3 >	Historical energy features >	0	0	3	7	-
17	1.4	Historical petrol stations	0	0	0	0	-
18	1.5	Historical garages	0	0	0	0	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
19 >	2.1 >	Historical industrial land uses >	0	0	2	6	-
20 >	2.2 >	Historical tanks >	0	0	0	21	-
21 >	2.3 >	Historical energy features >	0	0	6	17	-
22	2.4	Historical petrol stations	0	0	0	0	-
22	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	0	-
24 >	3.7 >	Waste exemptions >	0	0	1	4	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
26 >	4.1 >	Recent industrial land uses >	0	0	9	-	-
27 >	4.2 >	National Geographic Database (NGD) - Current or recent tanks >	0	0	2	-	-
27	4.3	Current or recent petrol stations	0	0	0	0	-
28	4.4	Electricity cables	0	0	0	0	-
28	4.5	Gas pipelines	0	0	0	0	-

28	4.6	Sites determined as Contaminated Land	0	0	0	0	-
28	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
28	4.8	Regulated explosive sites	0	0	0	0	-
29	4.9	Hazardous substance storage/usage	0	0	0	0	-
29	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
29	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
29 >	**4.12 >**	**Licensed pollutant release (Part A(2)/B) >**	0	0	0	2	-
30	4.13	Radioactive Substance Authorisations	0	0	0	0	-
30 >	**4.14 >**	**Licensed Discharges to controlled waters >**	0	0	0	3	-
30	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
31	4.16	Pollutant release to public sewer	0	0	0	0	-
31	4.17	List 1 Dangerous Substances	0	0	0	0	-
31	4.18	List 2 Dangerous Substances	0	0	0	0	-
31 >	**4.19 >**	**Pollution Incidents (EA/NRW) >**	0	0	1	1	-
32	4.20	Pollution inventory substances	0	0	0	0	-
32	4.21	Pollution inventory waste transfers	0	0	0	0	-
32	4.22	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
33 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
34 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
35 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
36	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
36	5.5	Groundwater vulnerability- local information	None (within 0m)				
37	5.6	Groundwater abstractions	0	0	0	0	0
38 >	**5.7 >**	**Surface water abstractions >**	0	0	0	0	3
38	5.8	Potable abstractions	0	0	0	0	0
39	5.9	Source Protection Zones	0	0	0	0	-
39	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m

40 >	6.1 >	Water Network (OS MasterMap) >	0	0	1	-	-
41 >	6.2 >	Surface water features >	0	2	3	-	-
41 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
41 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
42	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
43	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
43	7.2	Historical Flood Events	0	0	0	-	-
43	7.3	Flood Defences	0	0	0	-	-
44	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
44	7.5	Flood Storage Areas	0	0	0	-	-
45	7.6	Flood Zone 2	None (within 50m)				
45	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
46 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
48 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
49 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	1
50	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
50	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
50	10.4	Special Protection Areas (SPA)	0	0	0	0	0
50	10.5	National Nature Reserves (NNR)	0	0	0	0	0
51 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
51 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	10
52	10.8	Biosphere Reserves	0	0	0	0	0
52	10.9	Forest Parks	0	0	0	0	0
52	10.10	Marine Conservation Zones	0	0	0	0	0
52	10.11	Green Belt	0	0	0	0	0

52	10.12	Proposed Ramsar sites	0	0	0	0	0
53	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
53	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
53	10.15	Nitrate Sensitive Areas	0	0	0	0	0
53 >	**10.16 >**	**Nitrate Vulnerable Zones >**	0	0	0	0	1
55 >	**10.17 >**	**SSSI Impact Risk Zones >**	1	-	-	-	-
56 >	**10.18 >**	**SSSI Units >**	0	0	0	0	2
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
58	11.1	World Heritage Sites	0	0	0	-	-
58	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
58	11.3	National Parks	0	0	0	-	-
58	11.4	Listed Buildings	0	0	0	-	-
59	11.5	Conservation Areas	0	0	0	-	-
59	11.6	Scheduled Ancient Monuments	0	0	0	-	-
59	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	**Agricultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
60 >	**12.1 >**	**Agricultural Land Classification >**	Grade 3b (within 250m)				
61	12.2	Open Access Land	0	0	0	-	-
61	12.3	Tree Felling Licences	0	0	0	-	-
61	12.4	Environmental Stewardship Schemes	0	0	0	-	-
62	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	**Habitat designations >**	On site	0-50m	50-250m	250-500m	500-2000m
63 >	**13.1 >**	**Priority Habitat Inventory >**	0	0	1	-	-
64	13.2	Habitat Networks	0	0	0	-	-
64	13.3	Open Mosaic Habitat	0	0	0	-	-
64	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	**Geology 1:10,000 scale >**	On site	0-50m	50-250m	250-500m	500-2000m
65 >	**14.1 >**	**10k Availability >**	Identified (within 500m)				
66	14.2	Artificial and made ground (10k)	0	0	0	0	-

67 >	14.3 >	Superficial geology (10k) >	0	0	0	1	-
68	14.4	Landslip (10k)	0	0	0	0	-
69 >	14.5 >	Bedrock geology (10k) >	1	0	0	0	-
70	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
71 >	15.1 >	50k Availability >	Identified (within 500m)				
72	15.2	Artificial and made ground (50k)	0	0	0	0	-
72	15.3	Artificial ground permeability (50k)	0	0	-	-	-
73 >	15.4 >	Superficial geology (50k) >	0	0	0	1	-
74	15.5	Superficial permeability (50k)	None (within 50m)				
74	15.6	Landslip (50k)	0	0	0	0	-
74	15.7	Landslip permeability (50k)	None (within 50m)				
75 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
76 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
76	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
77 >	16.1 >	BGS Boreholes >	0	0	1	-	-
Page	Section	Natural ground subsidence >					
78 >	17.1 >	Shrink swell clays >	Moderate (within 50m)				
79 >	17.2 >	Running sands >	Negligible (within 50m)				
80 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
81 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
82 >	17.5 >	Landslides >	Very low (within 50m)				
83 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
85	18.1	BritPits	0	0	0	0	-
86 >	18.2 >	Surface ground workings >	0	0	12	-	-
86	18.3	Underground workings	0	0	0	0	0
87	18.4	Underground mining extents	0	0	0	0	-

87	18.5	Historical Mineral Planning Areas	0	0	0	0	-
87	18.6	Non-coal mining	0	0	0	0	0
87	18.7	JPB mining areas	None (within 0m)				
87	18.8	The Coal Authority non-coal mining	0	0	0	0	-
88	18.9	Researched mining	0	0	0	0	-
88	18.10	Mining record office plans	0	0	0	0	-
88	18.11	BGS mine plans	0	0	0	0	-
88	18.12	Coal mining	None (within 0m)				
89	18.13	Brine areas	None (within 0m)				
89	18.14	Gypsum areas	None (within 0m)				
89	18.15	Tin mining	None (within 0m)				
89	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
90	19.1	Natural cavities	0	0	0	0	-
90	19.2	Mining cavities	0	0	0	0	0
90	19.3	Reported recent incidents	0	0	0	0	-
90	19.4	Historical incidents	0	0	0	0	-
Page	Section	**Radon** >					
92 >	**20.1** >	**Radon** >	Less than 1% (within 0m)				
Page	Section	**Soil chemistry** >	On site	0-50m	50-250m	250-500m	500-2000m
94 >	**21.1** >	**BGS Estimated Background Soil Chemistry** >	1	1	-	-	-
94	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
94	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
95	22.1	Underground railways (London)	0	0	0	-	-
95	22.2	Underground railways (Non-London)	0	0	0	-	-
95	22.3	Railway tunnels	0	0	0	-	-
95	22.4	Historical railway and tunnel features	0	0	0	-	-
95	22.5	Royal Mail tunnels	0	0	0	-	-

96	22.6	Historical railways	0	0	0	-	-
96	22.7	Railways	0	0	0	-	-
96	22.8	Crossrail 2	0	0	0	0	-
96	22.9	HS2	0	0	0	0	-

Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2026. All Rights Reserved.

Capture Date: 03/09/2023

Site Area: 0.73ha

Recent site history - 2020 aerial photograph



Capture Date: 23/04/2020

Site Area: 0.73ha

Recent site history - 2014 aerial photograph



Capture Date: 18/05/2014

Site Area: 0.73ha

Recent site history - 2005 aerial photograph



Capture Date: 17/08/2005

Site Area: 0.73ha

Recent site history - 1999 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2026. All Rights Reserved.

Capture Date: 04/09/1999

Site Area: 0.73ha

OS MasterMap site plan



Site Area: 0.73ha

1 Past land use



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Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

1.1 Historical industrial land uses

Records within 500m	8

Potentially contaminative land use features digitised from historical Ordnance Survey® mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
B	211m S	Grave Yard	1975	1253798

ID	Location	Land use	Dates present	Group ID
B	211m S	Grave Yard	1987	1287015
2	287m S	Burial Ground	1886	1201956
D	374m NW	Unspecified Works	1956	1195909
D	377m NW	Engineering Works	1987	1231202
D	377m NW	Engineering Works	1975	1244740
E	447m E	Unspecified Ground Workings	1899	1234175
E	447m E	Unspecified Ground Workings	1939	1265691

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m	**8**

Tank features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
3	305m SE	Unspecified Tank	1887	179743
C	337m NE	Unspecified Tank	1990 - 1997	201656
D	399m NW	Unspecified Tank	1981 - 1985	192720
D	400m NW	Unspecified Tank	1980	196436
D	417m NW	Tanks	1981 - 1985	188395
D	417m NW	Tanks	1980	198283
D	419m NW	Unspecified Tank	1968 - 1974	197868
D	462m NW	Unspecified Tank	1980 - 1990	197028

This data is sourced from Ordnance Survey® / Groundsure.

1.3 Historical energy features

Records within 500m	10

Energy features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
A	88m E	Electricity Substation	1990	118853
A	91m E	Electricity Substation	1998	115433
1	103m E	Electricity Substation	1990 - 1998	122123
C	312m NE	Electricity Substation	1990 - 1997	120791
D	391m NW	Electricity Substation	1974	106405
D	394m NW	Electricity Substation	1981 - 1985	118995
D	395m NW	Electricity Substation	1990	110708
D	395m NW	Electricity Substation	1980	116547
4	476m NW	Electricity Substation	1980 - 1990	121764
D	484m NW	Electricity Substation	1968	106407

This data is sourced from Ordnance Survey® / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

Petrol stations digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

1.5 Historical garages

Records within 500m	0

Garages digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

1.6 Historical military land

Records within 500m	0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey® / Groundsure / other sources.

2 Past land use - un-grouped



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Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

2.1 Historical industrial land uses

Records within 500m	8

Potentially contaminative land use features digitised from historical Ordnance Survey® mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 19 >**

ID	Location	Land Use	Date	Group ID
B	211m S	Grave Yard	1987	1287015
B	211m S	Grave Yard	1975	1253798
1	287m S	Burial Ground	1886	1201956

ID	Location	Land Use	Date	Group ID
D	374m NW	Unspecified Works	1956	1195909
D	377m NW	Engineering Works	1987	1231202
D	377m NW	Engineering Works	1975	1244740
E	447m E	Unspecified Ground Workings	1939	1265691
E	447m E	Unspecified Ground Workings	1899	1234175

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m	**21**

Tank features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 19 >**

ID	Location	Land Use	Date	Group ID
2	305m SE	Unspecified Tank	1887	179743
C	337m NE	Unspecified Tank	1990	201656
C	337m NE	Unspecified Tank	1990	201656
C	338m NE	Unspecified Tank	1995	201656
C	338m NE	Unspecified Tank	1997	201656
C	338m NE	Unspecified Tank	1994	201656
D	399m NW	Unspecified Tank	1985	192720
D	399m NW	Unspecified Tank	1981	192720
D	399m NW	Unspecified Tank	1983	192720
D	400m NW	Unspecified Tank	1980	196436
D	417m NW	Tanks	1985	188395
D	417m NW	Tanks	1981	188395
D	417m NW	Tanks	1983	188395
D	417m NW	Tanks	1980	198283
D	419m NW	Unspecified Tank	1974	197868

ID	Location	Land Use	Date	Group ID
D	419m NW	Unspecified Tank	1968	197868
D	462m NW	Unspecified Tank	1985	197028
D	462m NW	Unspecified Tank	1981	197028
D	462m NW	Unspecified Tank	1983	197028
D	462m NW	Unspecified Tank	1980	197028
D	462m NW	Unspecified Tank	1990	197028

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m **23**

Energy features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 19 >**

ID	Location	Land Use	Date	Group ID
A	88m E	Electricity Substation	1990	118853
A	88m E	Electricity Substation	1990	118853
A	91m E	Electricity Substation	1998	115433
A	103m E	Electricity Substation	1990	122123
A	103m E	Electricity Substation	1990	122123
A	106m E	Electricity Substation	1998	122123
C	312m NE	Electricity Substation	1995	120791
C	312m NE	Electricity Substation	1997	120791
C	312m NE	Electricity Substation	1994	120791
C	312m NE	Electricity Substation	1990	120791
C	312m NE	Electricity Substation	1990	120791
D	391m NW	Electricity Substation	1974	106405
D	394m NW	Electricity Substation	1985	118995
D	394m NW	Electricity Substation	1981	118995

ID	Location	Land Use	Date	Group ID
D	394m NW	Electricity Substation	1983	118995
D	395m NW	Electricity Substation	1980	116547
D	395m NW	Electricity Substation	1990	110708
F	476m NW	Electricity Substation	1985	121764
F	476m NW	Electricity Substation	1981	121764
F	476m NW	Electricity Substation	1983	121764
F	477m NW	Electricity Substation	1980	121764
F	477m NW	Electricity Substation	1990	121764
D	484m NW	Electricity Substation	1968	106407

This data is sourced from Ordnance Survey® / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

Petrol stations digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

2.5 Historical garages

Records within 500m	0

Garages digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

3 Waste and landfill



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Site Outline

Search buffers in metres (m)

Waste exemptions

3.1 Active or recent landfill

Records within 500m	0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m	0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey®/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m	0

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey®/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m	0

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.7 Waste exemptions

Records within 500m	5

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

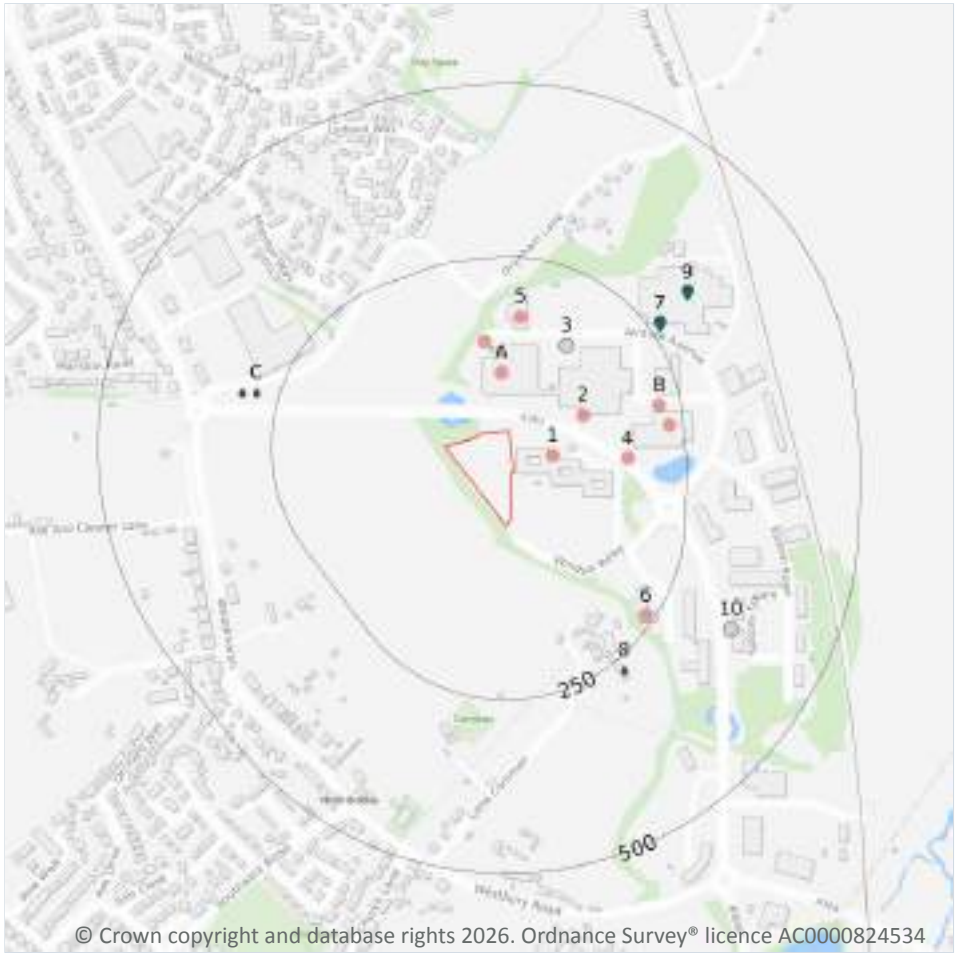
Features are displayed on the Waste and landfill map on **page 23 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	236m E	Lf Beauty Aintree Avenue Trowbridge Wiltshire Ba14 0xb	EPR/MF0006GC/A001	Treating waste exemption	Non-agricultural waste only	Crushing waste fluorescent tubes

ID	Location	Site	Reference	Category	Sub-Category	Description
2	325m E	Epsom Court Epsom Road Trowbridge Wiltshire Ba14 0xf	EPR/CF0501MK/A001	Treating waste exemption	Non-agricultural waste only	Crushing waste fluorescent tubes
A	346m NW	Inside Pets At Home, Trowbridge Retail Park, Trowbridge, Ba14 0rq	WEX109983	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	346m NW	Inside Pets At Home, Trowbridge Retail Park, Trowbridge, Ba14 0rq	WEX109983	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	346m NW	Inside Pets At Home, Trowbridge Retail Park, Trowbridge, Ba14 0rq	WEX109983	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

This data is sourced from the Environment Agency and Natural Resources Wales.

4 Current industrial land use



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Site Outline

Search buffers in metres (m)

Recent industrial land uses

NGD current or recent tanks

Licensed pollutant release (Part A(2)/B)

Licensed Discharges to controlled waters

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	9

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 26 >**

ID	Location	Company	Address	Activity	Category
1	58m E	Electricity Sub Station	Wiltshire, BA14	Electrical Features	Infrastructure and Facilities
A	84m N	Meiyume	L F Beauty, Aintree Avenue, White Horse Business Park, Trowbridge, Wiltshire, BA14 0XB	Cosmetics, Toiletries and Perfumes	Consumer Products
2	109m E	Electricity Sub Station	Wiltshire, BA14	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
A	131m N	Electricity Sub Station	Wiltshire, BA14	Electrical Features	Infrastructure and Facilities
4	165m E	White Horse Business Park	Wiltshire, BA14	Business Parks and Industrial Estates	Industrial Features
5	165m N	Insit Moulded Packaging Ltd	Aintree Avenue, White Horse Business Park, Trowbridge, Wiltshire, BA14 0XB	Packaging	Industrial Products
B	219m E	Electricity Sub Station	Wiltshire, BA14	Electrical Features	Infrastructure and Facilities
B	230m E	Summit 1977 Ltd	Aintree Avenue, White Horse Business Park, Trowbridge, Wiltshire, BA14 0XB	Office and Shop Equipment	Industrial Products
6	238m SE	Danone	1, Newmarket Avenue, White Horse Business Park, Trowbridge, Wiltshire, BA14 0XQ	Catering and Non Specific Food Products	Foodstuffs

This data is sourced from Ordnance Survey®.

4.2 National Geographic Database (NGD) - Current or recent tanks

Records within 250m	**2**

Current or recent tanks identified from the Ordnance Survey® NGD.

Features are displayed on the Current industrial land use map on **page 26 >**

ID	Location	Tank description	Activity	Date first identified
A	117m N	Roofed Storage Tank	Commercial Activity: Distribution Or Storage	24/08/2016
A	120m N	Roofed Storage Tank	Commercial Activity: Distribution Or Storage	24/08/2016

This data is sourced from Ordnance Survey®.

4.3 Current or recent petrol stations

Records within 500m	**0**

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

Records within 500m	0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.7 Control of Major Accident Hazards (COMAH)

Records within 500m	0

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.8 Regulated explosive sites

Records within 500m	0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.9 Hazardous substance storage/usage

Records within 500m	0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.10 Historical licensed industrial activities (IPC)

Records within 500m	0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.11 Licensed industrial activities (Part A(1))

Records within 500m	0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.12 Licensed pollutant release (Part A(2)/B)

Records within 500m	2

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on **page 26 >**

ID	Location	Address	Details	
7	266m NE	Trelleborg Automotives, Aintree Avenue, White Horse Business Park, Trowbridge, Wiltshire, BA14 0XL	Process: Coating Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
9	324m NE	DTR VMS Ltd, Aintree Avenue, Trowbridge, BA14 0XB	Process: Coating Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.13 Radioactive Substance Authorisations

Records within 500m	0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Licensed Discharges to controlled waters

Records within 500m	3

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on **page 26 >**

ID	Location	Address	Details	
8	268m SE	WILLOW GROVE, NORTH BRADLEY, TROWBRIDGE, WILTS	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 012597 Permit Version: 1 Receiving Water: SOAKAWAY	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 30/03/1995 Effective Date: 21/03/1995 Revocation Date: 01/10/1996
C	283m W	TROWBRIDGE RETAIL PARK, 235 BRADLEY ROAD, TROWBRIDGE, WILTSHIRE, BA14 0PQ	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 010555 Permit Version: 1 Receiving Water: DITCH ON SITE OR DRYNHAM DROVE	Status: REVOKED UNDER EPR 2010 Issue date: - Effective Date: 01/04/1989 Revocation Date: 10/11/2022
C	302m W	TROWBRIDGE RETAIL PARK, 235 BRADLEY ROAD, TROWBRIDGE, WILTSHIRE, BA14 0PQ	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 010555 Permit Version: 1 Receiving Water: DITCH ON SITE OR DRYNHAM DROVE	Status: REVOKED UNDER EPR 2010 Issue date: - Effective Date: 01/04/1989 Revocation Date: 10/11/2022

This data is sourced from the Environment Agency and Natural Resources Wales.

4.15 Pollutant release to surface waters (Red List)

Records within 500m	0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.16 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.17 List 1 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 List 2 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.19 Pollution Incidents (EA/NRW)

Records within 500m	2

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on **page 26 >**

ID	Location	Details	
3	147m NE	Incident Date: 18/08/2017 Incident Identification: 1548999 Pollutant: Organic Chemicals/Products Pollutant Description: Surfactants and Detergents	Water Impact: Category 1 (Major) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
10	354m SE	Incident Date: 27/02/2003 Incident Identification: 139798 Pollutant: Agricultural Materials and Wastes Pollutant Description: Other Agricultural Material or Waste	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)

This data is sourced from the Environment Agency and Natural Resources Wales.

4.20 Pollution inventory substances

Records within 500m	0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.21 Pollution inventory waste transfers

Records within 500m	0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

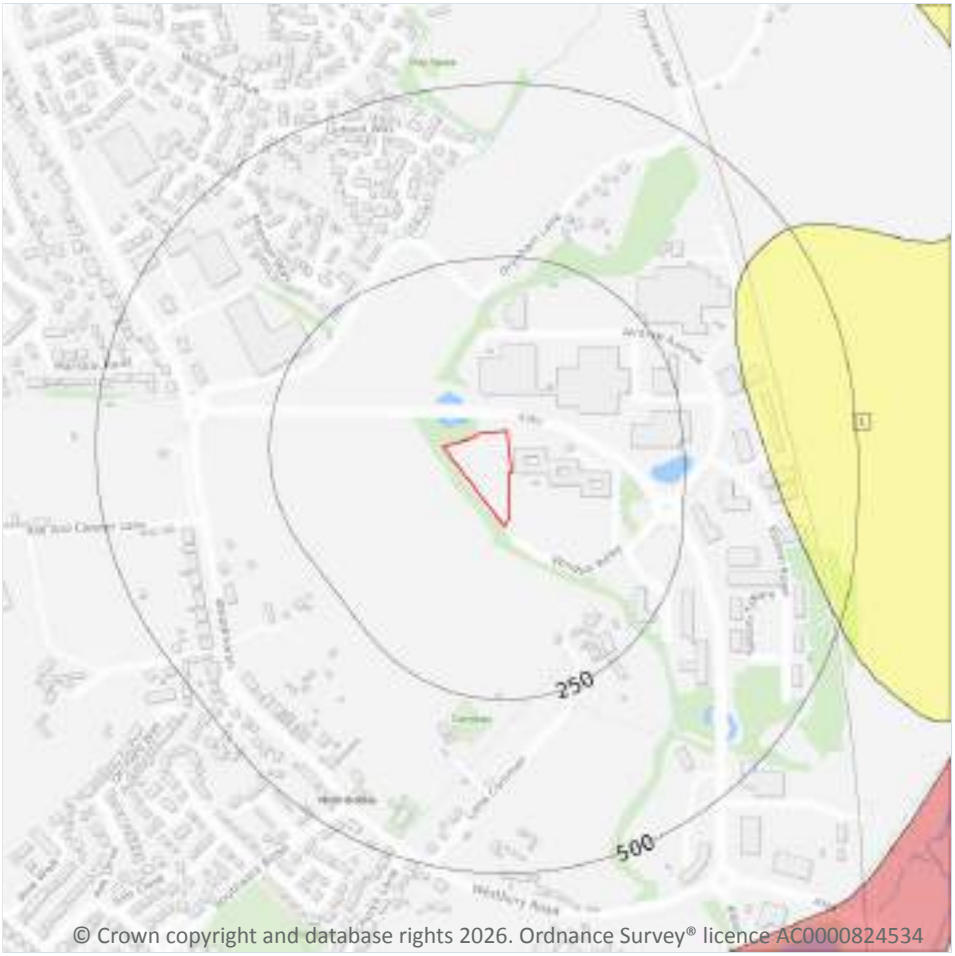
4.22 Pollution inventory radioactive waste

Records within 500m	0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

5 Hydrogeology - Superficial aquifer



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Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

5.1 Superficial aquifer

Records within 500m	1

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 33 >**

ID	Location	Designation	Description
1	349m E	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

Bedrock aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive

5.2 Bedrock aquifer

Records within 500m	1

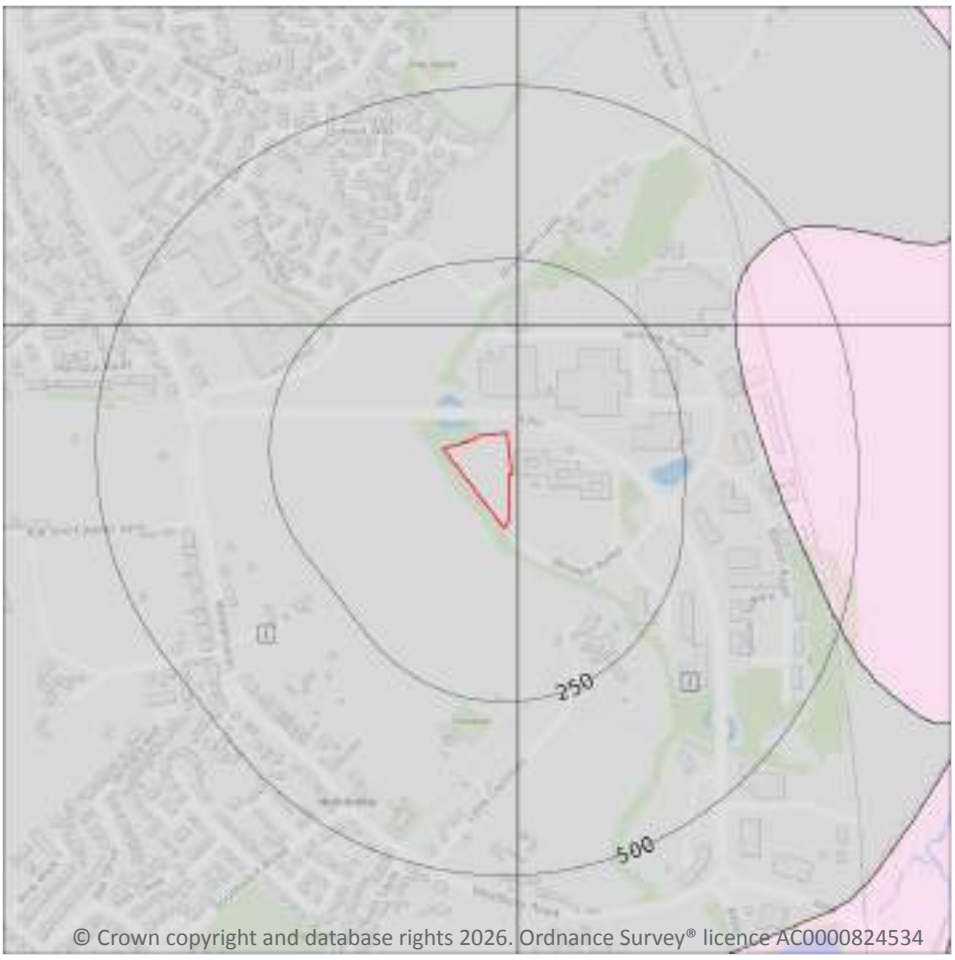
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 34 >**

ID	Location	Designation	Description
1	**On site**	**Unproductive**	**These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow**

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability
- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability
- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information
- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	2

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on **page 35 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	**On site**	**Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer**	**Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year**	**Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data**	**Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures**
2	9m E	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site	**0**

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.

5.5 Groundwater vulnerability- local information

Records on site	**0**

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

This data is sourced from the British Geological Survey and the Environment Agency.

Abstractions and Source Protection Zones



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Site Outline

Search buffers in metres (m)

- Source Protection Zone 1 — Inner catchment
- Source Protection Zone 2 — Outer catchment
- Source Protection Zone 3 — Total catchment
- Source Protection Zone 4 — Zone of Special Interest
- Source Protection Zone 1c — Inner catchment - confined aquifer
- Source Protection Zone 2c — Outer catchment - confined aquifer
- Source Protection Zone 3c — Total catchment - confined aquifer
- Drinking water abstraction licences
- Drinking water abstraction licences — Polygon features
- Drinking water abstraction licences — Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m	0

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.7 Surface water abstractions

Records within 2000m	3

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 37 >**

ID	Location	Details	
-	890m SE	Status: Active Licence No: 17/53/010/S/057 Details: Lake & Pond Throughflow Direct Source: Surface Water - Fresh Point: RIVER BISS AT HAWKERIDGE LINK ROAD Data Type: Point Name: Wiltshire County Council Easting: 386430 Northing: 154940	Annual Volume (m^3): 116052 Max Daily Volume (m^3): 707.2 Original Application No: N 171 Original Start Date: 20/12/2000 Expiry Date: - Issue No: 101 Version Start Date: 20/12/2000 Version End Date: -
-	890m SE	Status: Historical Licence No: 17/53/010/S/057 Details: Lake & Pond Throughflow Direct Source: Surface Water - Fresh Point: BISS AT HAWKERIDGE LINK ROAD Data Type: Point Name: Wiltshire County Council Easting: 386430 Northing: 154940	Annual Volume (m^3): 116052 Max Daily Volume (m^3): 707.2 Original Application No: - Original Start Date: 20/12/2000 Expiry Date: - Issue No: 101 Version Start Date: 20/12/2000 Version End Date: -
-	1668m N	Status: Historical Licence No: 17/53/010/S/056 Details: Lake & Pond Throughflow Direct Source: Surface Water - Fresh Point: BISS Data Type: Point Name: Tesco Stores Ltd Easting: 386200 Northing: 157500	Annual Volume (m^3): 228500 Max Daily Volume (m^3): 1728 Original Application No: - Original Start Date: 01/10/1991 Expiry Date: - Issue No: 100 Version Start Date: 01/10/1991 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.8 Potable abstractions

Records within 2000m	0

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.9 Source Protection Zones

Records within 500m	0

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

This data is sourced from the Environment Agency and Natural Resources Wales.

6 Hydrology



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Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	1

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

Features are displayed on the Hydrology map on **page 40 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
B	227m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey®.

6.2 Surface water features

Records within 250m	5

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

Features are displayed on the Hydrology map on **page 40 >**

This data is sourced from the Ordnance Survey®.

6.3 WFD Surface water body catchments

Records on site	1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on **page 40 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**River**	**Biss (Bitham Bk to Bristol Avon)**	**GB109053021791**	**Avon Bristol Rural**	**Avon Bristol and Somerset Nort**

This data is sourced from the Environment Agency and Natural Resources Wales.

6.4 WFD Surface water bodies

Records identified	1

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on **page 40 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	764m SE	River	Biss (Bitham Bk to Bristol Avon)	GB109053021791 ↗	Moderate	Fail	Moderate	2019

This data is sourced from the Environment Agency and Natural Resources Wales.

6.5 WFD Groundwater bodies

Records on site	0

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

This data is sourced from the Environment Agency and Natural Resources Wales.

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m	0

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m	0

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.5 Flood Storage Areas

Records within 250m	0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

This data is sourced from the Environment Agency and Natural Resources Wales.

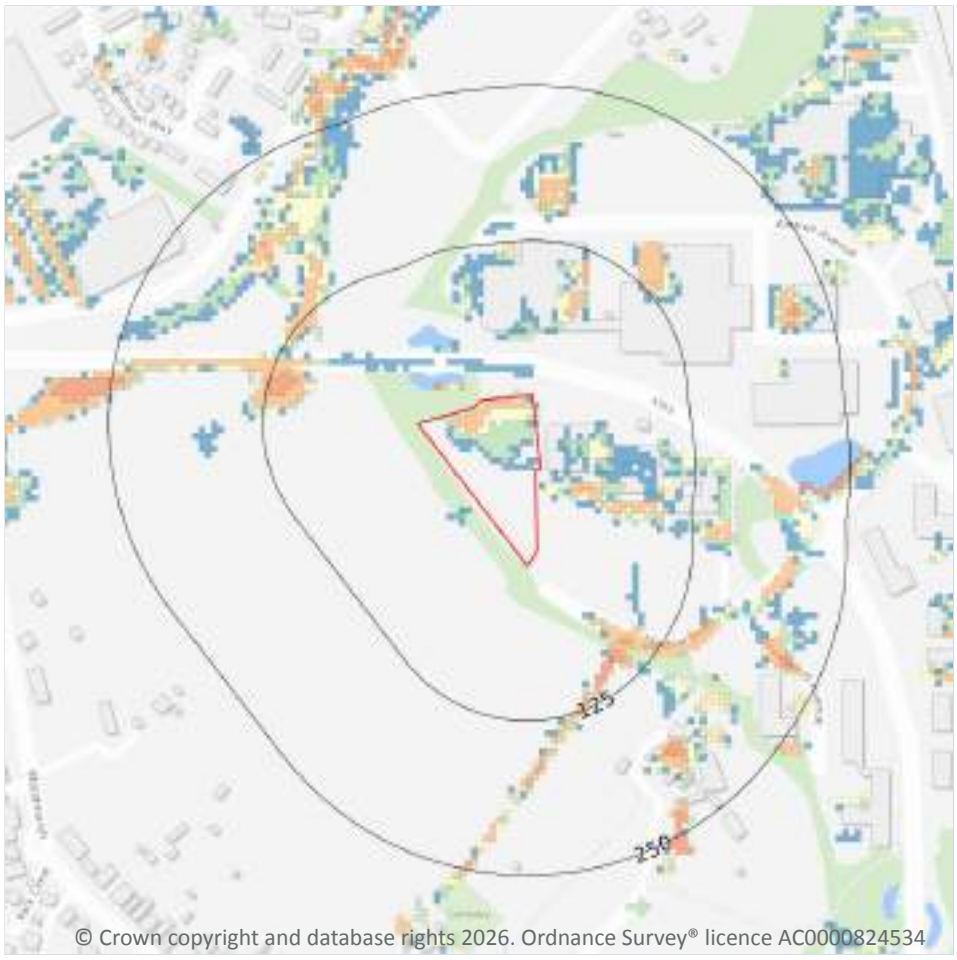
7.7 Flood Zone 3

Records within 50m	0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

8 Surface water flooding



Site Outline
Search buffers in metres (m)

1 in 1000 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site	**1 in 30 year, 0.1m - 0.3m**
Highest risk within 50m	**1 in 30 year, 0.3m - 1.0m**

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on **page 46 >**

The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Between 0.3m and 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.1m and 0.3m
1 in 30 year	Between 0.1m and 0.3m

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

Low

Negligible

9.1 Groundwater flooding

Highest risk on site	**Negligible**
Highest risk within 50m	**Negligible**

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on **page 48 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



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Site Outline

Search buffers in metres (m)

Sites of Special Scientific Interest (SSSI)

Local Nature Reserves (LNR)

Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	1

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

Features are displayed on the Environmental designations map on **page 49 >**

ID	Location	Name	Data source
A	1352m SE	Picket and Clanger Wood SSSI	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m	0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m	0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.6 Local Nature Reserves (LNR)

Records within 2000m	1

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

Features are displayed on the Environmental designations map on **page 49 >**

ID	Location	Name	Data source
-	1711m W	Southwick Country Park	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m	10

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on **page 49 >**

ID	Location	Name	Woodland Type
1	1331m SE	Flowers Wood	Ancient & Semi-Natural Woodland
A	1352m SE	Picket/clanger/round Wood	Ancient & Semi-Natural Woodland
2	1457m NE	Unknown	Ancient & Semi-Natural Woodland
-	1467m E	Woodside Wood / East Flowers Wood	Ancient & Semi-Natural Woodland
-	1556m NE	Biss Wood	Ancient & Semi-Natural Woodland
5	1634m SE	Picket/clanger/round Wood	Ancient Replanted Woodland
-	1735m SE	Kettle Lane Wood	Ancient & Semi-Natural Woodland
-	1861m SE	Picket/clanger/round Wood	Ancient & Semi-Natural Woodland
-	1869m E	Castle Lodge Wood / Church Plantation	Ancient & Semi-Natural Woodland
-	1909m SE	Picket/clanger/round Wood	Ancient Replanted Woodland

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m	0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.9 Forest Parks

Records within 2000m	0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m	0

Areas designated to prevent urban sprawl by keeping land permanently open.

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m	0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

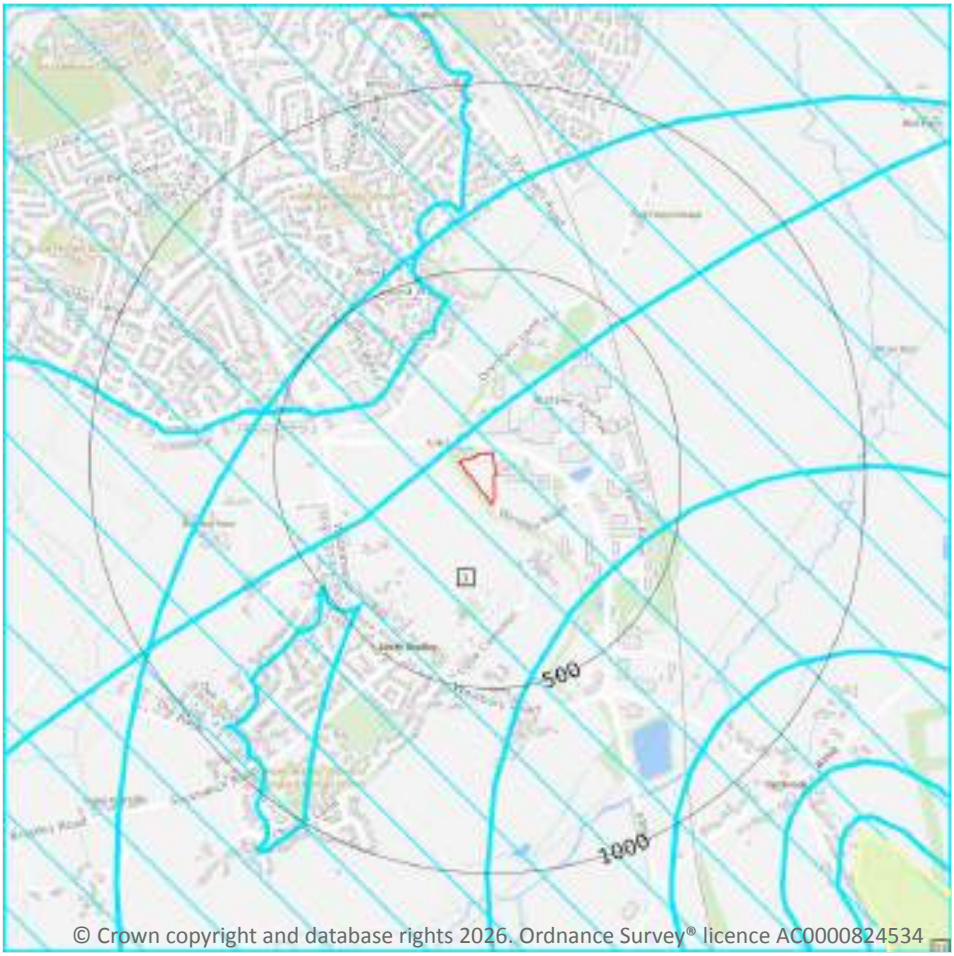
Records within 2000m	1

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
1095m S	Bitham Bk - source to conf Biss Bk NVZ	Surface Water	817	Existing

This data is sourced from Natural England and Natural Resources Wales.

SSSI Impact Zones and Units



Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

Not recorded

Favourable

Unfavourable - Recovering

Unfavourable - No change

Unfavourable - Declining

Partially destroyed

Destroyed

10.17 SSSI Impact Risk Zones

Records on site	1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on **page 55 >**

ID	Location	Type of developments requiring consultation
1	**On site**	**https://irz.geodata.org.uk/IRZ/step2.html?irzcode=4300000322300&notes=11401&location=386554,152607%20(IRZ%20polygon%20centre)**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	2

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

Features are displayed on the SSSI Impact Zones and Units map on **page 55 >**

ID: 11
Location: 1352m SE
SSSI name: Picket and Clanger Wood
Unit name: Northwest Triangular Area
Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
Condition: Unfavourable - Recovering
Reportable features:

Feature name	Feature condition	Date of assessment
Assemblages of breeding birds - Woodland	Unfavourable - Recovering	12/05/2021
Invert. assemblage A1 arboreal canopy	Favourable	25/08/2009
Invert. assemblage F2 grassland & scrub matrix	Unfavourable - Recovering	25/08/2009
Lowland mixed deciduous woodland	Unfavourable - Recovering	12/05/2021

ID: -
Location: 1772m SE
SSSI name: Picket and Clanger Wood
Unit name: Clanger Wood+picket Wood
Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
Condition: Unfavourable - Recovering
Reportable features:

Feature name	Feature condition	Date of assessment
Assemblages of breeding birds - Woodland	Unfavourable - Recovering	12/05/2021
Invert. assemblage A1 arboreal canopy	Not Recorded	01/01/1900
Invert. assemblage F2 grassland & scrub matrix	Not Recorded	01/01/1900
Lowland mixed deciduous woodland	Unfavourable - Recovering	12/05/2021
Nationally rare moth species - Hemaris tityus, Narrow-bordered Hawk-moth	Not Recorded	01/01/1900

Feature name	Feature condition	Date of assessment
Population of nationally scarce butterfly species - Hamearis lucina, Duke of Burgundy	Favourable	01/10/2010

This data is sourced from Natural England and Natural Resources Wales.

11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m	0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m	0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m	0

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.5 Conservation Areas

Records within 250m	0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m	0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

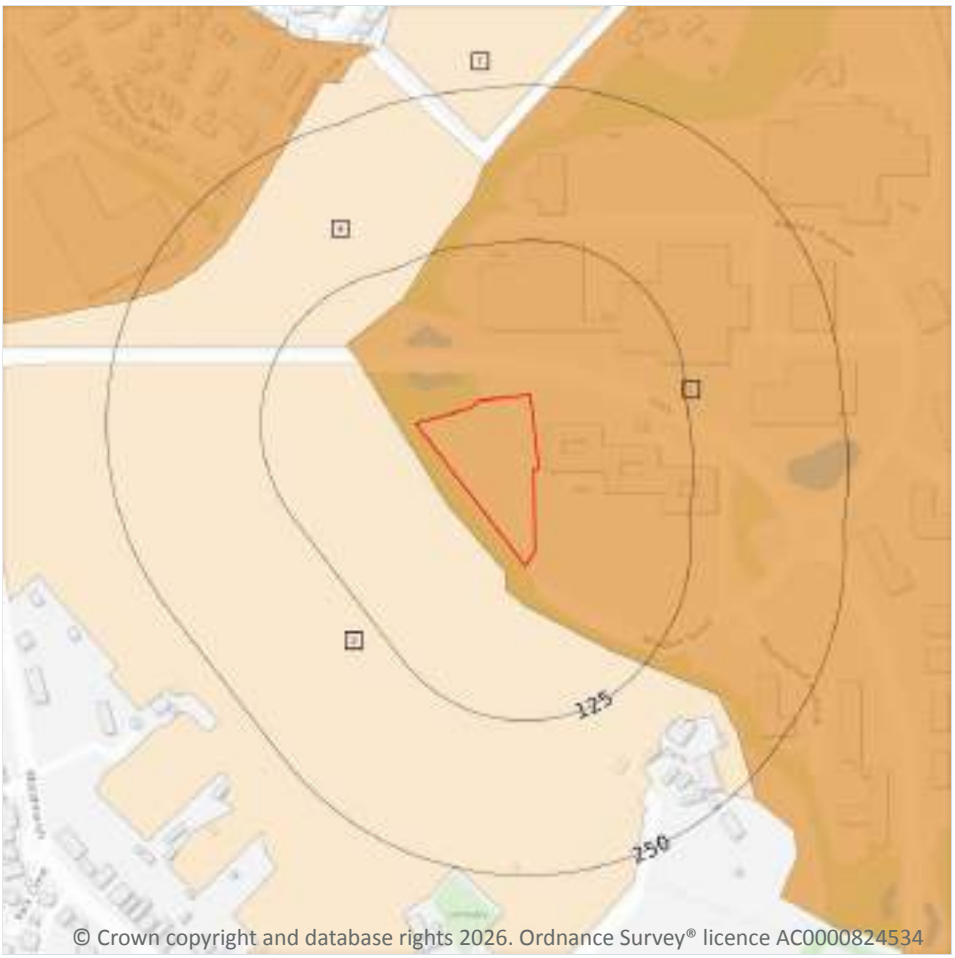
11.7 Registered Parks and Gardens

Records within 250m	0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

12 Agricultural designations



Site Outline
Search buffers in metres (m)
Grade 1 - excellent quality
Grade 2 - very good quality
Grade 3 - good to moderate quality
Grade 3a - good quality
Grade 3b - moderate quality
Grade 4 - poor quality
Grade 5 - very poor quality
Non-agricultural land
Urban land
Exclusion land
Tree felling licences
Open Access land

12.1 Agricultural Land Classification

Records within 250m	4

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on **page 60 >**

ID	Location	Classification	Description
1	On site	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

ID	Location	Classification	Description
2	13m SW	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.
4	85m NW	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.
7	208m N	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m	0

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

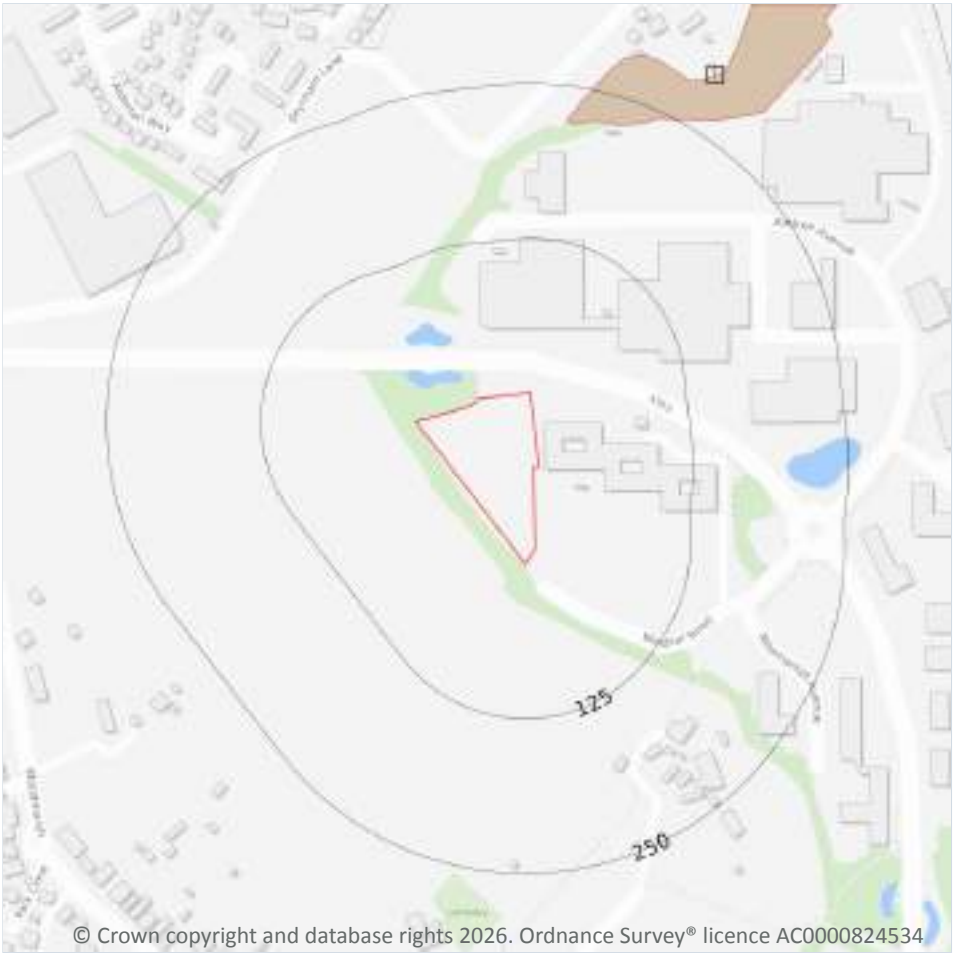
12.5 Countryside Stewardship Schemes

Records within 250m	0

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.

13 Habitat designations



Site Outline

Search buffers in metres (m)

Priority Habitat Inventory
Open Mosaic Habitat
Limestone Pavement Orders

Habitat Networks
Primary Habitat
Restorable Habitat
Associated Habitats
Habitat Restoration-Creation
Network Enhancement Zone 1
Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m	1

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

Features are displayed on the Habitat designations map on **page 63 >**

ID	Location	Main Habitat	Other habitats
1	220m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m	0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



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Site Outline

Search buffers in metres (m)

Full coverage

Partial coverage

No coverage

14.1 10k Availability

Records within 500m	1

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 65 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**No coverage**	**Full**	**Full**	**No coverage**	**ST85NE**

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Artificial and made ground

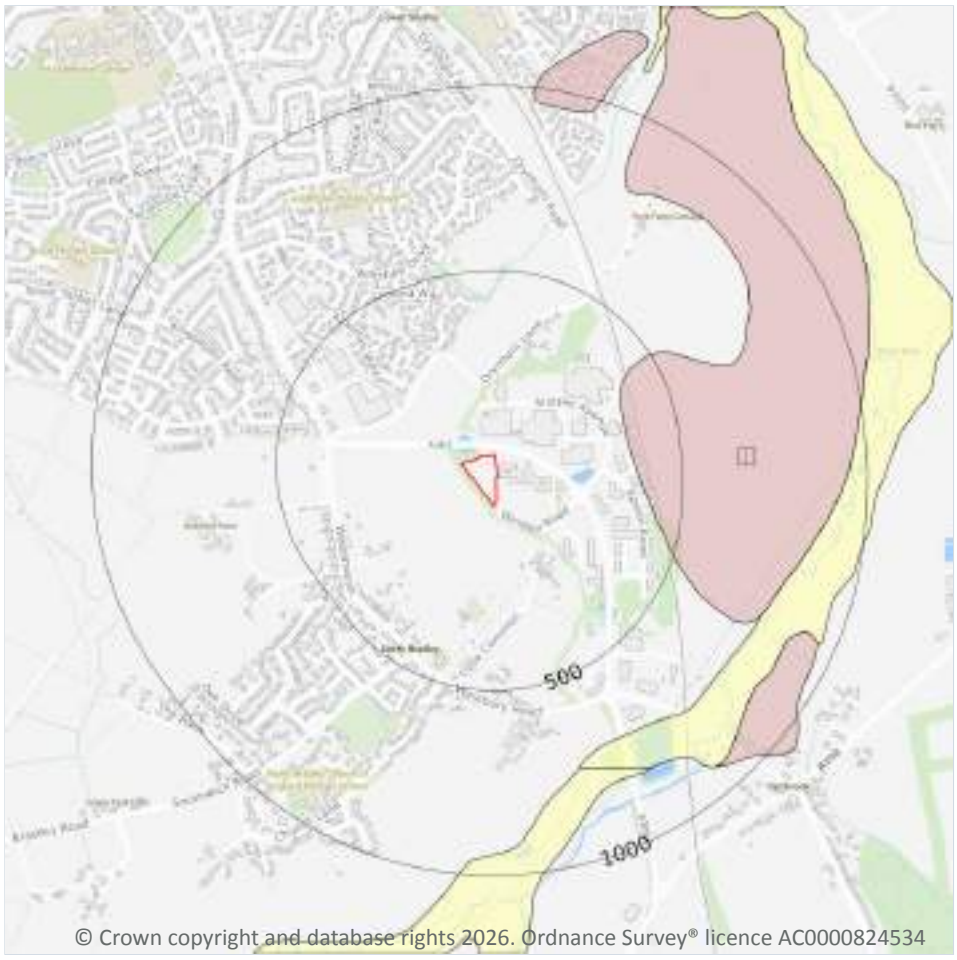
14.2 Artificial and made ground (10k)

Records within 500m	0

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



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Site Outline

Search buffers in metres (m)

Landslip (10k)

Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m	1

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 67 >**

ID	Location	LEX Code	Description	Rock description
1	358m E	HEAD-XCZSV	Head-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel

This data is sourced from the British Geological Survey.

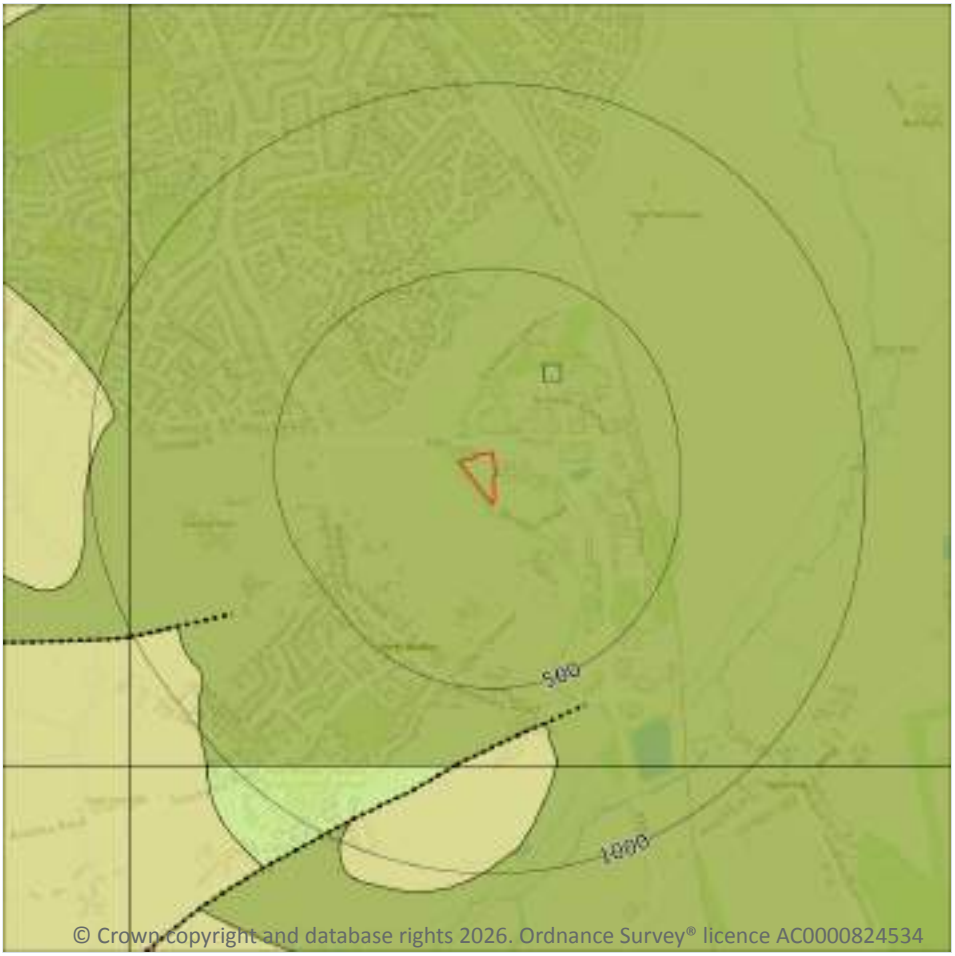
14.4 Landslip (10k)

Records within 500m	0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m	1

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 69 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**OXC-MDST**	**Oxford Clay Formation-Mudstone**	**Callovian**

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	0

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 71 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**EW281_frome_v4**

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Artificial and made ground

15.2 Artificial and made ground (50k)

Records within 500m	0

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.

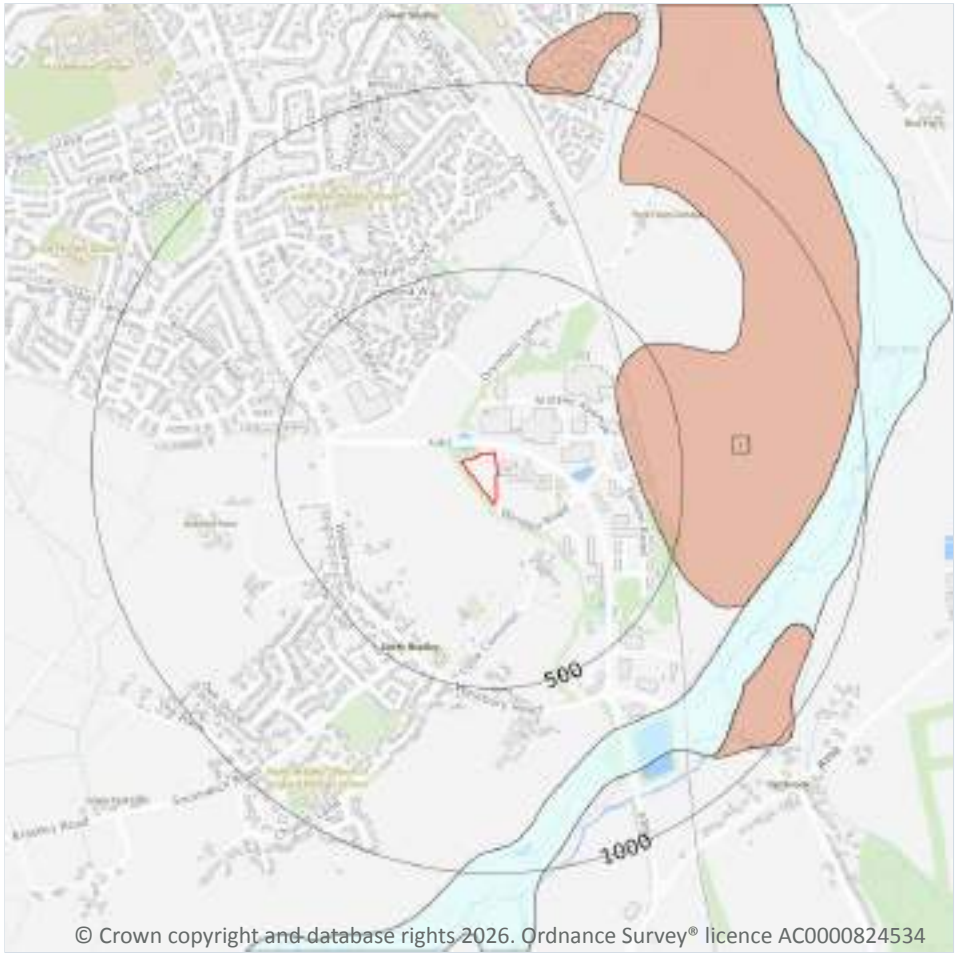
15.3 Artificial ground permeability (50k)

Records within 50m	0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



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Site Outline

Search buffers in metres (m)

Landslip (50k)

Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m	1

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 73 >**

ID	Location	LEX Code	Description	Rock description
1	349m E	HEAD-XCZSV	Head	Clay, silt, sand and gravel

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

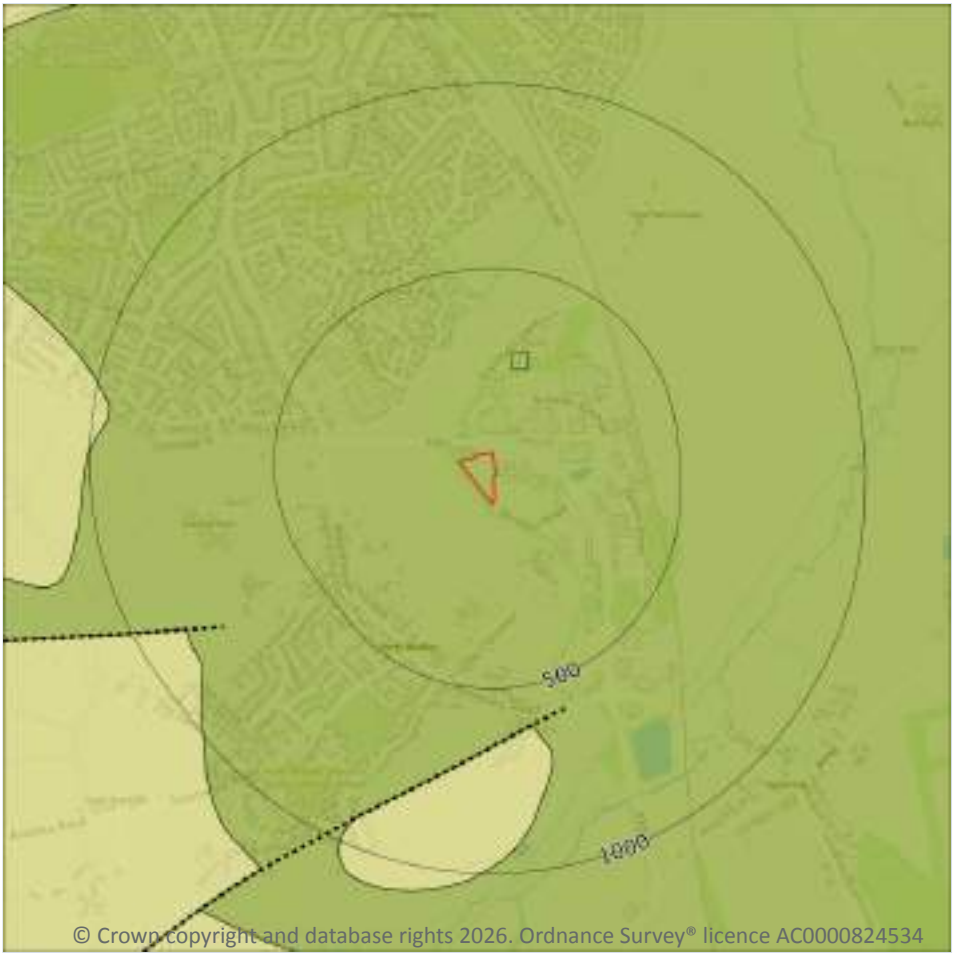
15.7 Landslip permeability (50k)

Records within 50m	0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m	1

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 75 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**OXC-MDST**	**Oxford Clay Formation-Mudstone**	**Callovian**

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Fracture**	**Low**	**Very Low**

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	0

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.

16 Boreholes



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Site Outline

Search buffers in metres (m)

Confidential

0 - 10m

10 - 30m

30m+

Unknown

16.1 BGS Boreholes

Records within 250m	1

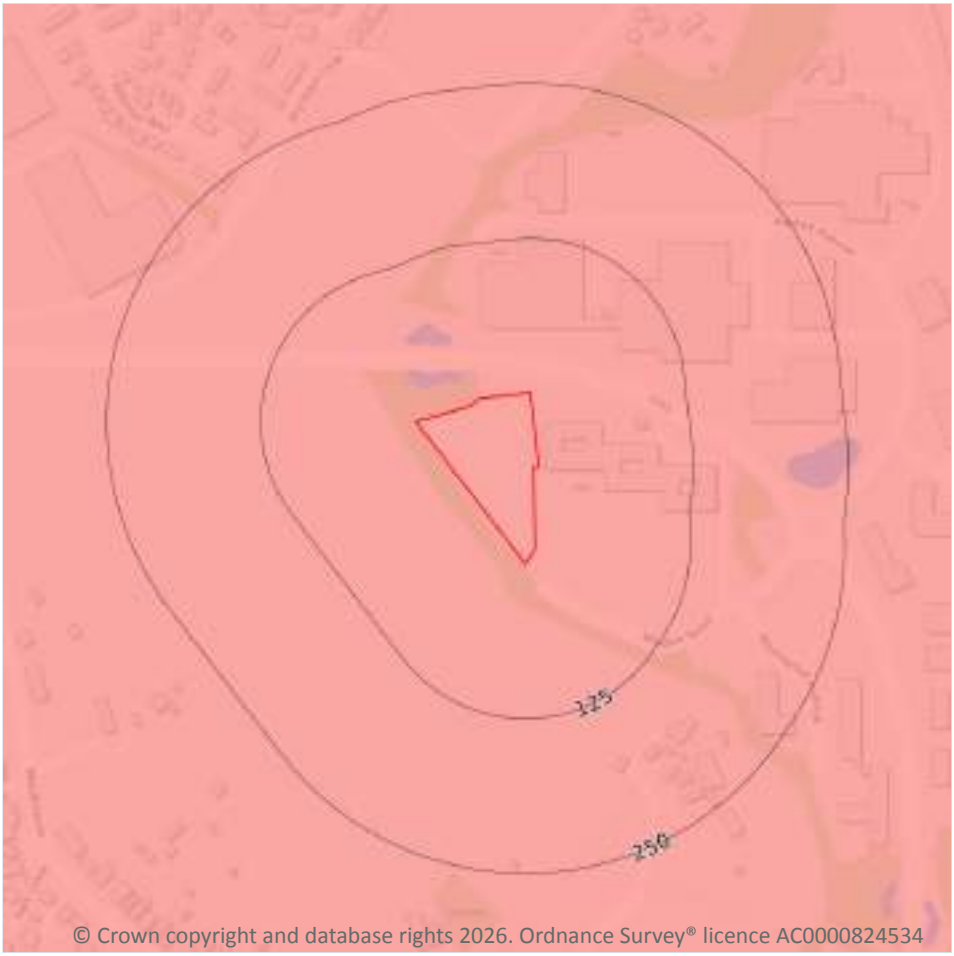
The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

Features are displayed on the Boreholes map on **page 77 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	114m E	386100 155700	WHITEHORSE PARK 1-9	3.0	N	395608 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



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Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.1 Shrink swell clays

Records within 50m	1

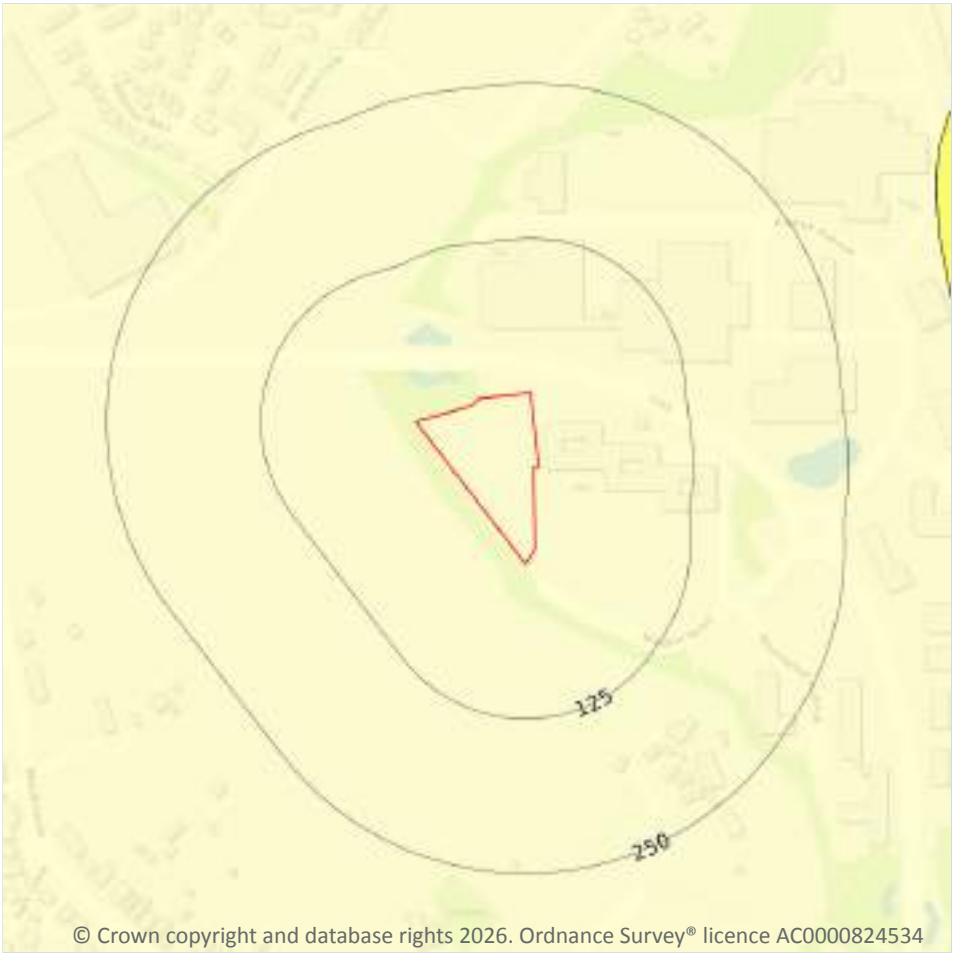
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 78 >**

Location	Hazard rating	Details
On site	**Moderate**	**Ground conditions predominantly high plasticity.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



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Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.2 Running sands

Records within 50m	1

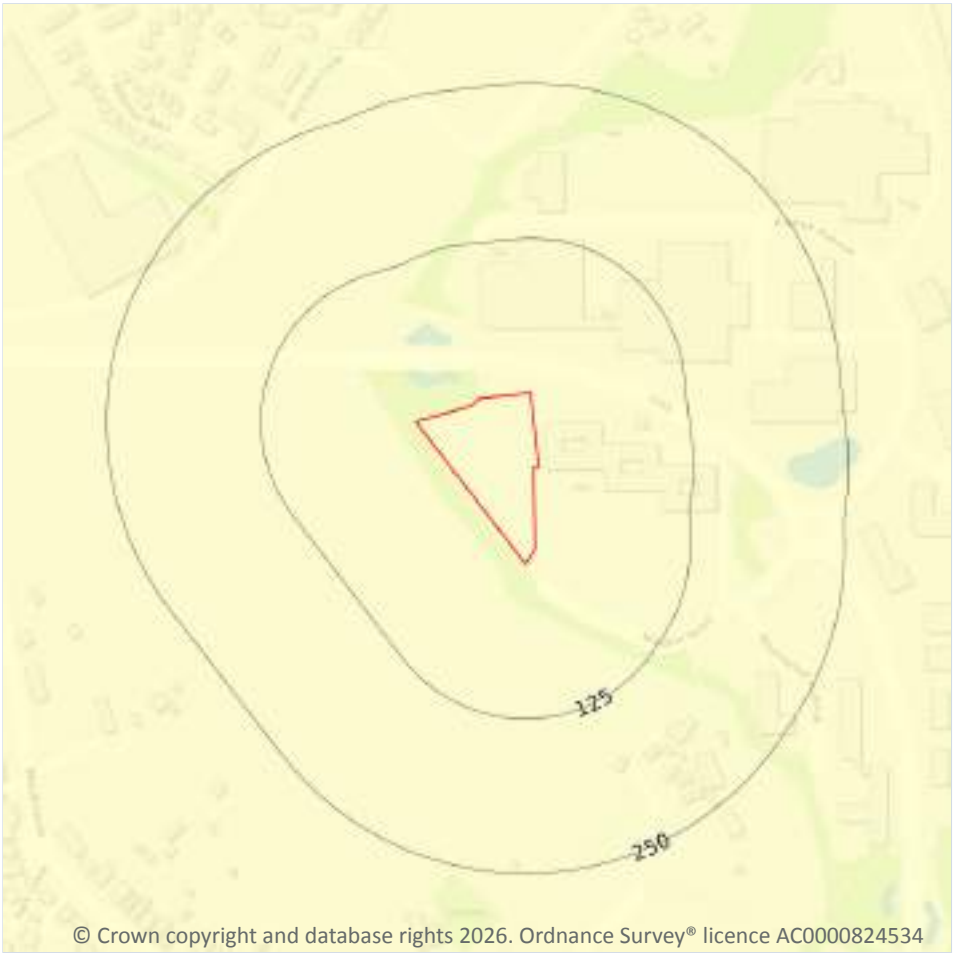
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 79 >**

Location	Hazard rating	Details
On site	**Negligible**	**Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



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Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.3 Compressible deposits

Records within 50m	1

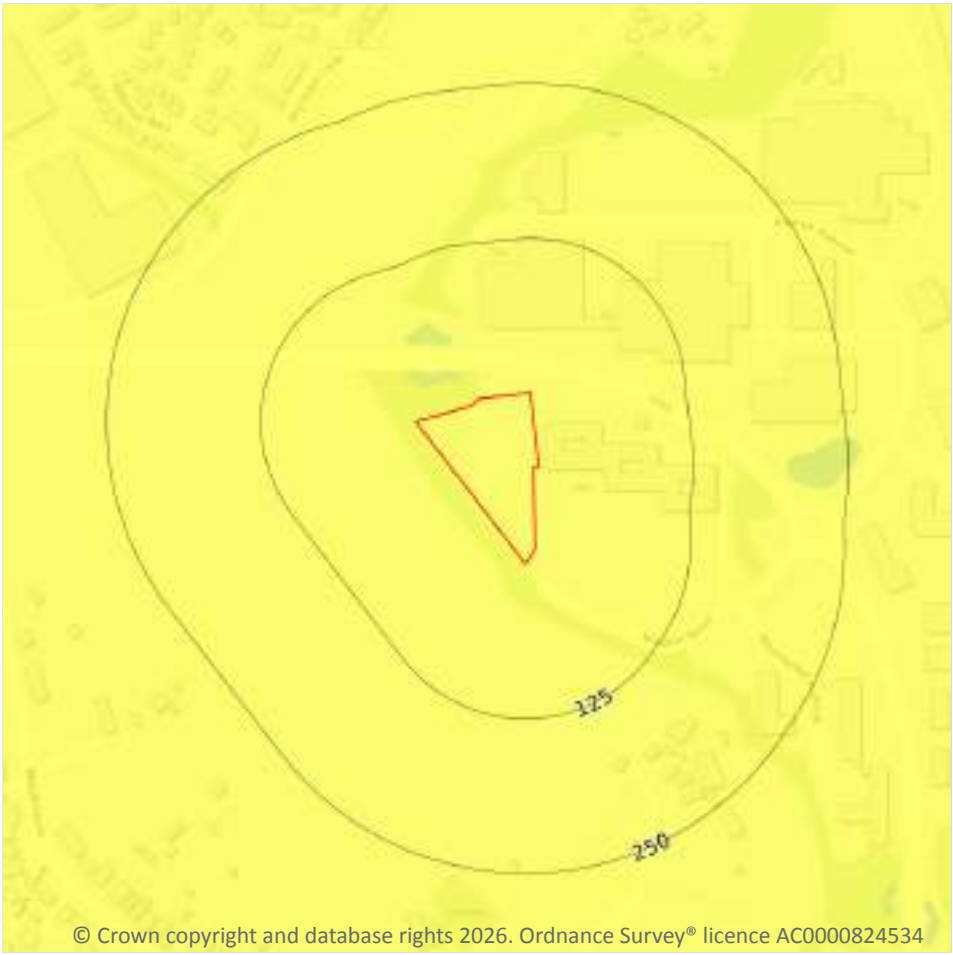
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 80 >**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



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Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.4 Collapsible deposits

Records within 50m	1

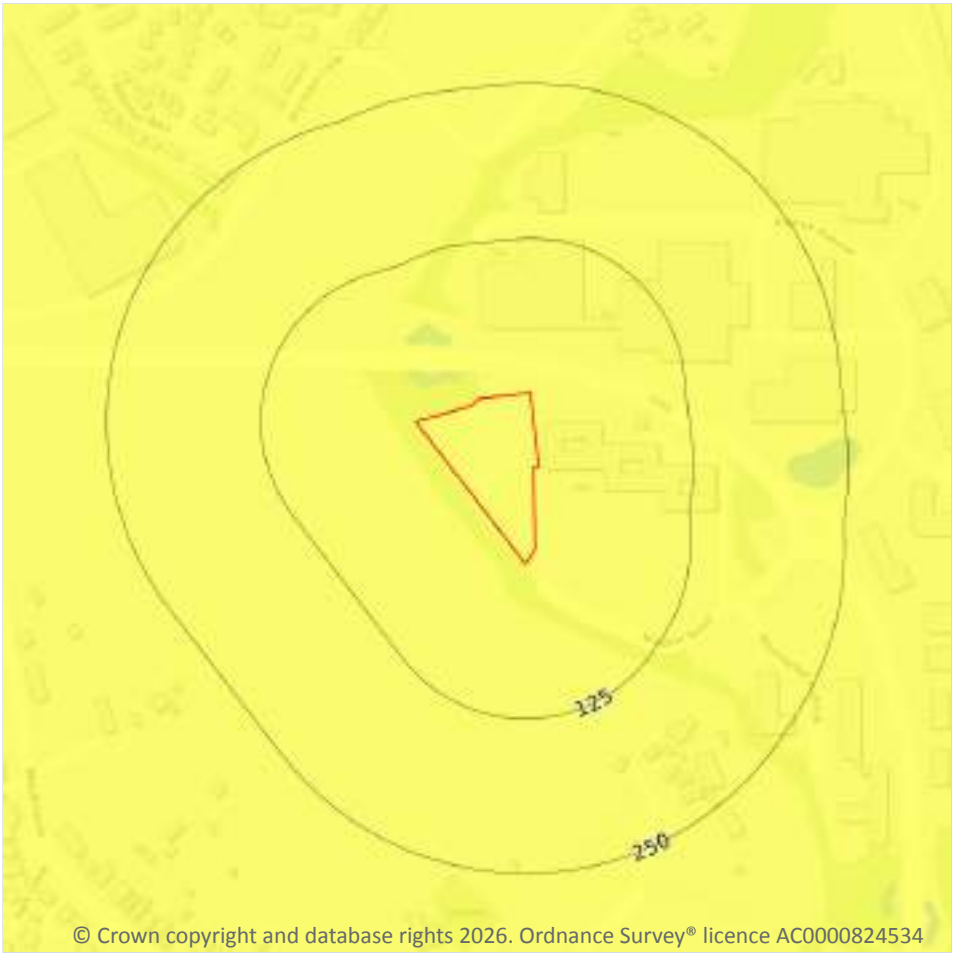
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 81 >**

Location	Hazard rating	Details
On site	**Very low**	**Deposits with potential to collapse when loaded and saturated are unlikely to be present.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



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Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.5 Landslides

Records within 50m	1

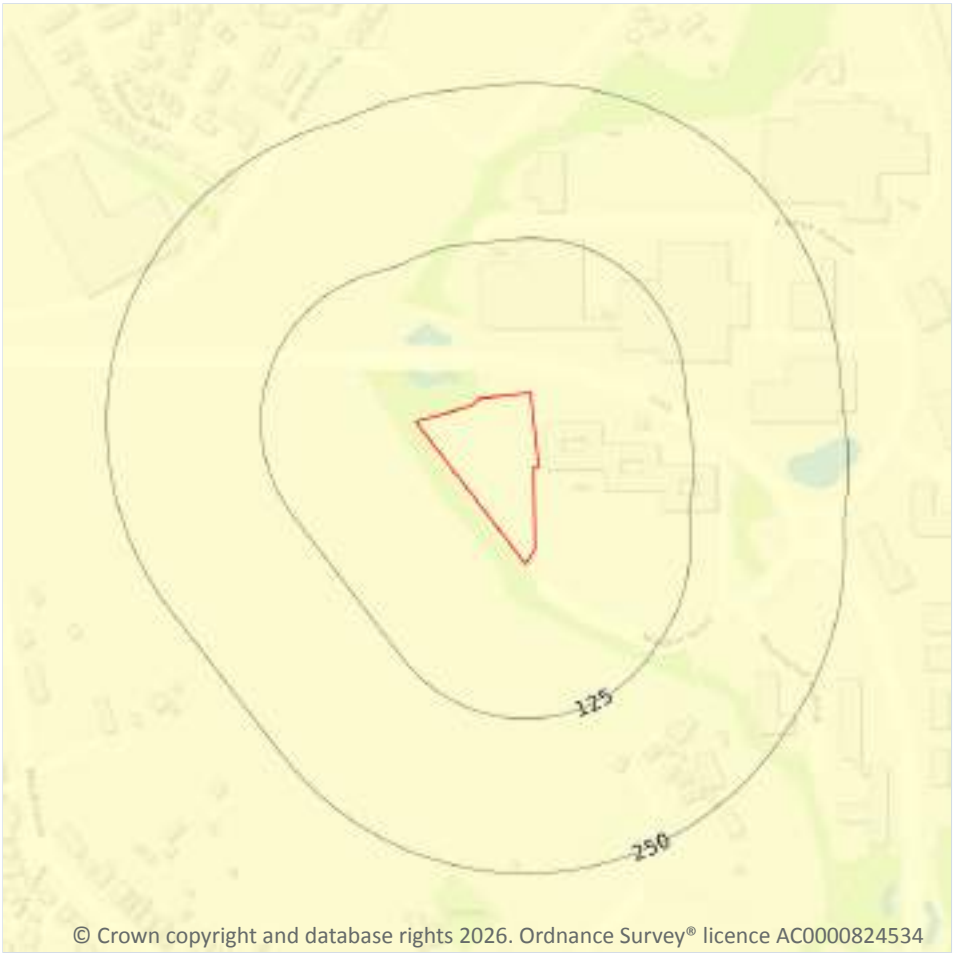
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 82 >**

Location	Hazard rating	Details
On site	**Very low**	**Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



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Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.6 Ground dissolution of soluble rocks

Records within 50m	1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 83 >**

Location	Hazard rating	Details
On site	**Negligible**	**Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.**

This data is sourced from the British Geological Survey.

18 Mining and ground workings



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Site Outline

Search buffers in metres (m)

BritPits

Surface ground workings

Underground workings

Underground mining extents

Historical mineral planning areas

TCA non-coal mining

Non Coal Mining

Sporadic underground mining of restricted extent possible

Localised small scale underground mining possible

Small scale mining possible

Underground mining known or likely within or in close proximity

Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m	0

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	12

Historical land uses identified from Ordnance Survey® mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on **page 85 >**

ID	Location	Land Use	Year of mapping	Mapping scale
1	63m E	Ponds	1956	1:10560
A	87m SE	Ponds	1956	1:10560
A	87m SE	Pond	1886	1:10560
A	87m SE	Pond	1939	1:10560
A	87m SE	Pond	1922	1:10560
A	87m SE	Pond	1899	1:10560
B	211m S	Grave Yard	1987	1:10000
B	211m S	Grave Yard	1975	1:10000
C	231m SE	Ponds	1956	1:10560
C	232m SE	Ponds	1886	1:10560
C	233m SE	Ponds	1987	1:10000
C	233m SE	Ponds	1975	1:10000

This is data is sourced from Ordnance Survey®/Groundsure.

18.3 Underground workings

Records within 1000m	0

Historical land uses identified from Ordnance Survey® mapping that indicate the presence of underground workings e.g. mine shafts.

This is data is sourced from Ordnance Survey®/Groundsure.

18.4 Underground mining extents

Records within 500m	0

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	0

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the

Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0

Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

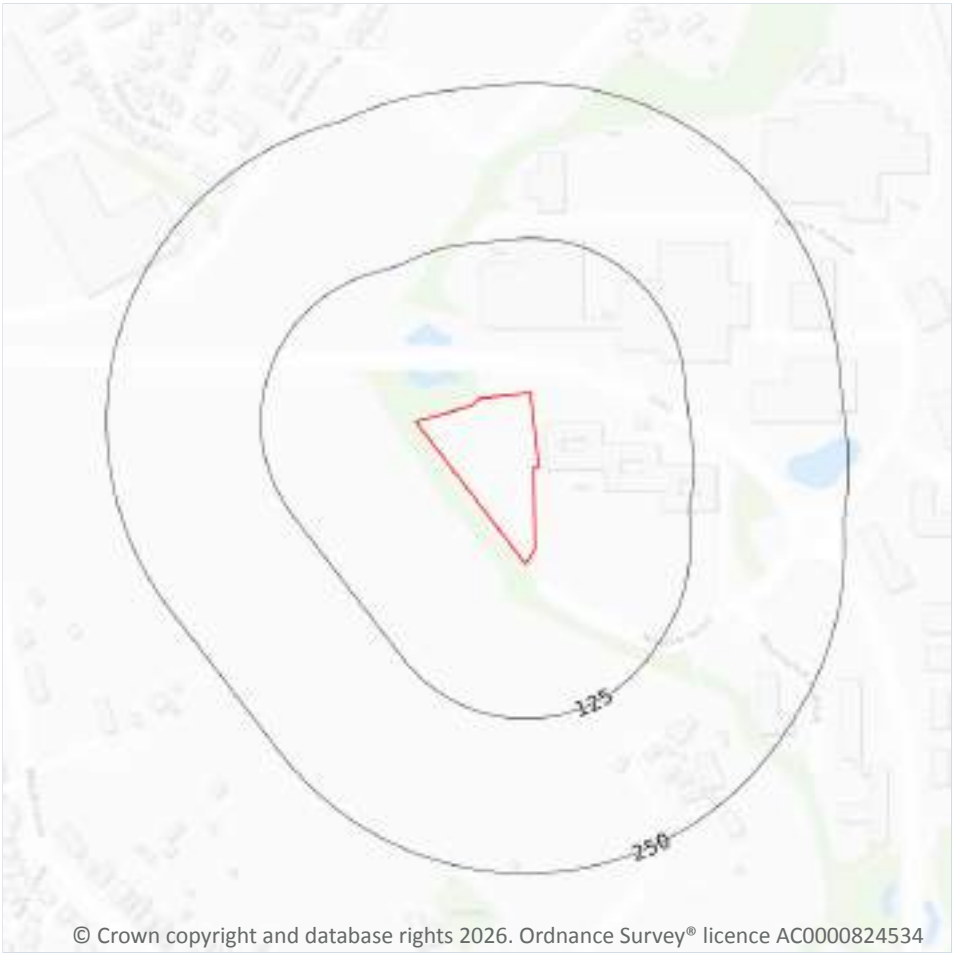
Records within 500m	0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey® maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

Not all 'holes' noted on Ordnance Survey® mapping will necessarily be present within this dataset.

This data is sourced from Groundsure.

20 Radon



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Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

20.1 Radon

Records on site	1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on **page 92 >**

Location	Estimated properties affected	Radon Protection Measures required
On site	**Less than 1%**	**None**

This data is sourced from the British Geological Survey and UK Health Security Agency.

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	2

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km^2. In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km^2; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**90 - 120 mg/kg**	**15 - 30 mg/kg**
9m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km^2).

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km^2.

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m	0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

22.4 Historical railway and tunnel features

Records within 250m	0

Railways and tunnels digitised from historical Ordnance Survey® mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey®/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey® and OpenStreetMap.

22.8 Crossrail 2

Records within 500m	0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m	0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 ltd.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see https://www.groundsure.com/sources-reference ↗.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗.

APPENDIX 6 - CIRIA C552 Risk Assessment Methodology

Contaminated Land Risk Assessment

Contaminated Land Risk Assessment is a technique that identifies and considers the associated risk, determines whether the risks are significant and whether action needs to be taken. The four main stages of risk assessment are:

Hazard Identification ⇨ Hazard Assessment ⇨ Risk Estimation ⇨ Risk Evaluation

LCRM outlines the framework to be followed for risk assessment in the UK. The framework is designed to be consistent with UK legislation and policies including planning. The starting point of the risk assessment is to identify the context of the problem and the objectives of the process.

Formulating and developing a conceptual model for the site is an important requirement of risk assessment, this supports the identification and assessment of pollutant linkages. Development of the conceptual model forms the main part of preliminary risk assessment, and the model is subsequently refined or revised as more information and understanding is obtained through the risk assessment process.

Risk is a combination of the likelihood of an event occurring and the magnitude of its consequences. Therefore, both the likelihood and the consequences of an event must be taken into account when assessing risk.

The risk assessment process needs to take into account the degree of confidence required in decisions. Identification of uncertainties is an essential step in risk assessment.

The likelihood of an event is classified on a four-point system using the following terms and definitions from CIRIA C552:

- High likelihood: There is a pollution linkage and an event appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution;

- Likely: There is a pollution linkage and all the elements are present and in the right place, which means it is probable that an event will occur. Circumstances are such that the event is not inevitable, but possible in the short term and likely over the long term;

- Low likelihood: There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain even over a longer period such event would take place, and is less likely in the short term;

- Unlikely: There is a pollution linkage but circumstances are such that it is improbable the event would occur even in the long term.

The severity is also classified using a system based on CIRIA C552. The terms and definitions are:

- Severe: Short term (acute) risk to human health likely to result in 'significant harm' as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution of sensitive water resources. Catastrophic damage to buildings or property. A short-term risk to a particular ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Draft Circular on Contaminated Land', DETR 2000);
  Examples – High concentrations of contaminant on surface of recreation area, major spillage of contaminants from site into controlled waters, explosion causing building to collapse;

- Medium: Chronic damage to human health ('significant harm' as defined in DETR 2000). Pollution of sensitive water resources. A significant change in a particular ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Draft Circular on Contaminated Land', DETR 2000);
  Examples - Concentrations of contaminants exceed the generic assessment criteria, leaching of contaminants from a site to a Principal or Secondary Aquifer, death of species within a designated nature reserve;

- Mild: Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000). Damage to sensitive buildings, structures, services or the environment;
  Examples – Pollution of non-classified groundwater or damage to buildings rendering it unsafe to occupy.

- Minor: harm, not necessarily significant harm, which may result in financial loss or expenditure to resolve. Non-permanent health effects to human health (easily prevented by use of personal protective clothing etc). Easily repairable effects of damage to buildings, structures and services.
  Examples – Presence of contaminants at such concentrations PPE is required during site work, loss of plants in landscaping scheme or discolouration of concrete.

Once the likelihood and severity have been determined, a risk category can be assigned using the table below.

		Consequences			
		Severe	Medium	Mild	Minor
Probability	Highly likely	Very high	High	Moderate	Moderate/low
	Likely	High	Moderate	Moderate/low	Low
	Low likelihood	Moderate	Moderate/low	Low	Very low
	Unlikely	Moderate/low	Low	Very Low	Very low

Definitions of the risk categories obtained from the above table are as follows together with an assessment of the further work that might be required:

- Very high: There is a high probability that severe harm could arise to a designated receptor from an identified hazard or there is evidence that severe harm is currently happening. This risk, if realised, could result in substantial liability. Urgent investigation and remediation are likely to be required;

- High: Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation is required and remedial works may be necessary in the short term and are likely over the longer term;

- Moderate: It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it would be more likely to be relatively mild. Investigation is normally required to clarify the risk and determine the liability. Some remedial works may be required in the longer term;

- Low: It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild;

- Very Low: There is a low possibility that harm could arise to a receptor. In the event of such harm being realised, it is not likely to be severe.

APPENDIX 7 - Exploratory Hole Logs

GROUNDTECH CONSULTING

Trial Pit Log

Trialpit No **TP01**

Sheet 1 of 1

Project Name: TOWCESTER ROAD, TROWBRIDGE	Project No. GRO-26036	Co-ords: - Level:	Date 18/02/2026
Location: TROWBRIDGE		Dimensions (m): 1.8 × 0.3, Depth 1.40	Scale 1:25
Client: LNT CARE DEVELOPMENTS			Logged JS

Water Strike	Samples and In Situ Testing: Depth	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description
				0.10			MADE GROUND: Black TARMAC.
	0.20	ES					MADE GROUND: Reddish grey angular to subangular fine to coarse GRAVEL of tarmac, concrete and limestone with low cobble content of concrete.
	0.40 - 0.50	ES					
				0.60			Soft to firm greenish grey mottled orange sandy gravelly CLAY. Gravel is angular to subrounded fine to coarse of limestone.
	0.70	ES					*Becoming stiff at 1.20m begl.*
				1.40			End of pit at 1.40 m

Remarks: 1. Location cleared of services using a handheld CAT scanner. 2. No groundwater encountered. 3. Pit sides collapsing from 0.60m begl. 4. Trial pit terminated at 1.80m begl due to an obstruction. 5. Trial pit backfilled with arisings.

Stability: Unstable

GROUNDTECH CONSULTING

Trial Pit Log

Trialpit No **TP02**

Sheet 1 of 1

Project Name: TOWCESTER ROAD, TROWBRIDGE	Project No. GRO-26036	Co-ords: - Level:	Date 19/02/2026
Location: TROWBRIDGE		Dimensions (m): Depth 1.95; 1.8 × 0.3	Scale 1:25
Client: LNT CARE DEVELOPMENTS			Logged CC

Water Strike	Samples and In Situ Testing: Depth	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description
	0.10	ES		0.15			Dark brown slightly silty sandy TOPSOIL. Sand is fine to medium.
	0.50	ES	HVP=45				Soft to firm medium strength brown slightly silty very sandy CLAY. Sand is fine to coarse.
	1.80	ES		1.70			Dark brown grey thinly laminated MUDSTONE residually weathered recovered as stiff sightly sandy gravelly clay with occasional fossils. Gravel is angular to subangular fine to coarse. (OXFORD CLAY FORMATION).
				1.95			End of pit at 1.95 m

1 2 3 4 5

Remarks: 1. Location cleared of services using a handheld CAT scanner. 2. No groundwater encountered. 3. Pit sides collapsing from 1.70m begl. 4. Trial pit terminated at 1.80m begl. 5. Trial pit backfilled with arisings.

Stability: Unstable

GROUNDTECH CONSULTING

Trial Pit Log

Trialpit No **TP03**

Sheet 1 of 1

Project Name: TOWCESTER ROAD, TROWBRIDGE	Project No. GRO-26036	Co-ords: - Level:	Date 19/02/2026
Location: TROWBRIDGE		Dimensions (m): Depth 0.50; 1.8 × 0.3	Scale 1:25
Client: LNT CARE DEVELOPMENTS			Logged JS

Water Strike	Samples and In Situ Testing: Depth	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description
▼				0.20			MADE GROUND: Dark brown slightly gravely sandy TOPSOIL. Gravel is angular to subangular fine to coarse of brick, limestone. Sand is fine to medium.
				0.50			MADE GROUND: Soft light brown orange slightly gravelly slightly sandy CLAY. Gravel is angular to subangular fine to coarse of brick. Sand is fine to coarse.
							End of pit at 0.50 m

1 2 3 4 5

Remarks: 1. Location cleared of services using a handheld CAT scanner. 2. Perched groundwater strike encountered at 0.35m begl. 3. Pit sides stable. 4. Trial pit terminated at 0.50m begl due to groundwater flooding. 5. Trial pit backfilled with arisings.

Stability: Stable

GROUNDTECH CONSULTING

Trial Pit Log

Trialpit No **TP04**

Sheet 1 of 1

Project Name:	TOWCESTER ROAD, TROWBRIDGE	Project No. GRO-26036	Co-ords: - Level:	Date 19/02/2026
Location:	TROWBRIDGE	Dimensions (m): Depth 1.75	1.8 × 0.3	Scale 1:25
Client:	LNT CARE DEVELOPMENTS			Logged CC

Water Strike	Samples and In Situ Testing: Depth	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description
	0.10	ES		0.15			MADE GROUND: Dark brown slightly gravelly sandy TOPSOIL. Gravel is angular to subangular fine to coarse of brick, concrete, tarmac, limestone. Sand is fine to medium.
	0.20	ES		0.40			MADE GROUND: Soft to firm brown sandy CLAY. Gravel is angular to subangular fine to coarse of concrete, brick and tarmac. Sand is fine to coarse.
▼				0.60			MADE GROUND: Grey CONCRETE slab.
	0.80	ES	HVP=58				Firm to medium strength, locally soft light brown grey slightly sandy CLAY. Sand is fine to coarse.
							Becoming dark brown grey at 1.60m begl.
				1.75			End of pit at 1.75 m

1 2 3 4 5

Remarks: 1. Location cleared of services using a handheld CAT scanner. 2. Groundwater encountered at 0.65m begl. 3. Pit sides collapsing from 1.50m begl. 4. Trial pit terminated at 1.75m begl. 5. Trial pit backfilled with arisings.

Stability: Unstable

GROUNDTECH CONSULTING

Trial Pit Log

Trialpit No **TP05**

Sheet 1 of 2

Project Name: TOWCESTER ROAD, TROWBRIDGE	Project No. GRO-26036	Co-ords: - Level:	Date 20/02/2026
Location: TROWBRIDGE		Dimensions (m): Depth 2.50 — 1.8 × 0.3	Scale 1:25
Client: LNT CARE DEVELOPMENTS			Logged JS

Water Strike	Samples and In Situ Testing: Depth	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description
	0.10	ES		0.15			Dark brown slightly sandy clayey TOPSOIL. Sand is fine to medium.
	0.30	ES					Soft light brown sandy CLAY. Sand is fine to coarse.
			HVP=52	0.60			Firm medium strength locally soft brown sandy CLAY. Sand is fine to medium.
▼	2.00	ES	HVP=65				
	2.40	ES		2.30			Dark brown grey thinly laminated MUDSTONE residually weathered recovered as stiff sightly sandy gravelly clay with occasional fossils. Gravel is angular to subangular fine to coarse. (OXFORD CLAY FORMATION).
				2.50			End of pit at 2.50 m

1 2 3 4 5

Continued on next sheet

Remarks: 1. Location cleared of services using a handheld CAT scanner. 2. Groundwater seepage encountered at 1.80m begl. 3. Pit sides stable. 4. Trial pit terminated at 2.50m begl due to bedrock obstruction. 5. Trial pit backfilled with arisings.

Stability: Stable

GROUNDTECH CONSULTING

Trial Pit Log

Trialpit No
TP05
Sheet 2 of 2

Project Name:	TOWCESTER ROAD, TROWBRIDGE	Project No. GRO-26036	Co-ords: - Level:	Date 20/02/2026
Location:	TROWBRIDGE	Dimensions (m): Depth 2.50	1.8 / 0.3	Scale 1:25
Client:	LNT CARE DEVELOPMENTS			Logged JS

Water Strike	Samples and In Situ Testing: Depth	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description

6
7
8
9
10

Remarks: 1. Location cleared of services using a handheld CAT scanner. 2. Groundwater seepage encountered at 1.80m begl. 3. Pit sides stable. 4. Trial pit terminated at 2.50m begl due to bedrock obstruction. 5. Trial pit backfilled with arisings.

Stability: Stable

GROUNDTECH CONSULTING

Trial Pit Log

Trialpit No **TP06**

Sheet 1 of 1

Project Name: TOWCESTER ROAD, TROWBRIDGE	Project No. GRO-26036	Co-ords: - Level:	Date 20/02/2026
Location: TROWBRIDGE		Dimensions (m): Depth 1.90 — 1.8 × 0.3	Scale 1:25
Client: LNT CARE DEVELOPMENTS			Logged JS

Water Strike	Samples and In Situ Testing: Depth	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description
	0.10	ES		0.15			Dark brown slightly sandy clayey TOPSOIL with high rootlet content. Sand is fine to medium.
				0.50			Soft light brown sandy CLAY. Sand is fine to coarse.
▼	0.90	ES	HVP=50				Firm medium strength locally soft brown sandy CLAY. Sand is fine to medium.
			HVP=60	1.50			Dark brown grey thinly laminated MUDSTONE residually weathered recovered as stiff sightly sandy gravelly clay with occasional fossils. Gravel is angular to subangular fine to coarse. (OXFORD CLAY FORMATION).
	1.60	ES	HVP=100				
	1.85	ES		1.90			End of pit at 1.90 m

Remarks: 1. Location cleared of services using a handheld CAT scanner. 2. Groundwater seepage encountered at 1.20m begl. 3. Pit sides stable. 4. Trial pit terminated at 1.90m begl. 5. Trial pit backfilled with arisings.

Stability: Stable

GROUNDTECH CONSULTING

Borehole Log

Borehole No. **WS01**

Sheet 1 of 2

Project Name:	TOWCESTER ROAD, TROWBRIDGE	Project No. GRO-26036	Co-ords: -	Hole Type WS
Location:	TROWBRIDGE		Level:	Scale 1:25
Client:	LNT CARE DEVELOPMENTS		Dates: 19/02/2026 -	Logged By CC

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
		0.10	ES		0.20			Brown slightly clayey slightly sandy TOPSOIL. Sand is fine to medium.
		0.50	ES					Firm brown orange sandy CLAY. Sand is fine to coarse. *Soft between 0.50m and 1.60m begl.*
	▼	1.20	D					
		1.20		N=3 (0,0/0,1,1,1)				
		2.00	D		2.00			Dark brown grey thinly laminated MUDSTONE residually weathered recovered as stiff sightly sandy gravelly clay with occasional fossils. Gravel is angular to subangular fine to coarse. (OXFORD CLAY FORMATION).
		2.20		N=28 (3,4/7,8,7,6)				
		2.60	ES					
		3.00	D					
		3.20		N=40 (7,8/6,9,11,14)				
		5.00	D		5.00			Continued on next sheet

1 2 3 4 5

Remarks

1. Location cleared of services by a handheld CAT scanner. 2. Hand dug inspection pit to 1.20m begl. 3. Groundwater encountered at 1.20m begl. 5. Borehole terminated at 5.00m begl due to SPT refusal. 5. Monitoring standpipe installed to 5.00m (1.00m plain, 4.00m slotted).

GROUNDTECH CONSULTING

Borehole Log

Borehole No. **WS01** Sheet 2 of 2

Project Name:	TOWCESTER ROAD, TROWBRIDGE	Project No. GRO-26036	Co-ords: -	Hole Type WS
Location:	TROWBRIDGE		Level:	Scale 1:25
Client:	LNT CARE DEVELOPMENTS		Dates: 19/02/2026 -	Logged By CC

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
		5.00		N=50 (2,8/50 for 195mm)				End of borehole at 5.00 m

6
7
8
9
10

Remarks
1. Location cleared of services by a handheld CAT scanner. 2. Hand dug inspection pit to 1.20m begl. 3. Groundwater encountered at 1.20m begl. 5. Borehole terminated at 5.00m begl due to SPT refusal. 5. Monitoring standpipe installed to 5.00m (1.00m plain, 4.00m slotted).

GROUNDTECH CONSULTING

Borehole Log

Borehole No. **WS02**

Sheet 1 of 1

Project Name: TOWCESTER ROAD, TROWBRIDGE	Project No. GRO-26036	Co-ords: -	Hole Type WS
Location: TROWBRIDGE		Level:	Scale 1:25
Client: LNT CARE DEVELOPMENTS		Dates: 20/02/2026 -	Logged By CC

Well	Water Strikes	Samples and In Situ Testing: Depth (m)	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description
		0.25	ES		0.20			MADE GROUND: Black TARMAC.
		0.60	ES		0.50			MADE GROUND: Light brown sandy angular to subangular fine to coarse GRAVEL of tarmac, brick and concrete.
		1.00	ES		0.80			MADE GROUND: Firm light brown orange slightly sandy slightly gravelly CLAY. Gravel is angular to subangular fine to medium of brick and concrete. Sand is fine to coarse.
		1.20 1.20	D	N=2 (0,0/0,0,1,1)	1.20			Firm light grey mottled orange slightly gravelly CLAY. Gravel is angular to subangular fine to medium of limestone.
		2.00 2.00	D	N=23 (2,3/4,5,6,8)	2.00			Soft light brown grey CLAY. *Becoming stiff at 1.50m begl.*
		3.00 3.00	D	N=42 (2,4/9,7,10,16)				Dark brown grey thinly laminated MUDSTONE residually weathered recovered as stiff sightly sandy gravelly clay with occasional fossils. Gravel is angular to subangular fine to coarse. (OXFORD CLAY FORMATION).
		4.00 4.00	D	N=50 (3,7/50 for 230mm)	4.00			End of borehole at 4.00 m

Remarks

1. Location cleared of services by a handheld CAT scanner. 2. Hand dug inspection pit to 1.20m begl. 3. No groundwater encountered. 5. Borehole terminated at 4.00m begl due to SPT refusal. 5. Monitoring standpipe installed to 4.00m (1.00m plain, 3.00m slotted).

GROUNDTECH CONSULTING

Borehole Log

Borehole No. **WS03**

Sheet 1 of 1

Project Name: TOWCESTER ROAD, TROWBRIDGE	Project No. GRO-26036	Co-ords: -	Hole Type WS
Location: TROWBRIDGE		Level:	Scale 1:25
Client: LNT CARE DEVELOPMENTS		Dates: 19/02/2026 -	Logged By JS

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
		0.10	ES		0.20			Brown slightly clayey slightly sandy TOPSOIL. Sand is fine to medium.
		0.50	ES					Firm light brown orange sandy CLAY. Sand is fine to coarse. *Becoming locally soft from 0.50m to 1.20m begl.*
		1.00	ES					
		1.20	D		1.20			
		1.20		N=6 (0,0/1,1,2,2)				Dark brown grey thinly laminated MUDSTONE residually weathered recovered as stiff sightly sandy gravelly clay with occasional fossils. Gravel is angular to subangular fine to coarse. (OXFORD CLAY FORMATION).
		2.00	D					*Increasing content of shell fragments at 2.00m begl.*
		2.10		N=26 (2,3/5,5,6,10)				
		2.50	ES					
		3.00	D					
		3.10		N=50 (3,5/50 for 295mm)	3.10			End of borehole at 3.10 m

Remarks

1. Location cleared of services by a handheld CAT scanner. 2. Hand dug inspection pit to 1.20m begl. 3. No groundwater encountered. 5. Borehole terminated at 3.10m begl due to SPT refusal. 5. Monitoring standpipe installed to 3.00m (1.00m plain, 2.00m slotted).

GROUNDTECH CONSULTING

Borehole Log

Borehole No. **WS04**

Sheet 1 of 1

Project Name:	TOWCESTER ROAD, TROWBRIDGE	Project No. GRO-26036	Co-ords: -	Hole Type WS
Location:	TROWBRIDGE		Level:	Scale 1:25
Client:	LNT CARE DEVELOPMENTS		Dates: 19/02/2026 -	Logged By CC

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
		0.10	ES		0.20			Brown slightly sandy TOPSOIL. Sand is fine to coarse.
	▼	0.50	ES					Soft light brown orange sandy CLAY. Sand is fine to coarse.
		1.00	ES					
		1.20 1.20	D	N=4 (0,0/0,1,1,2)				
		2.00 2.00	D	N=19 (1,2/2,3,6,8)	1.80			Dark brown grey thinly laminated MUDSTONE residually weathered recovered as stiff sightly sandy gravelly clay with occasional fossils. Gravel is angular to subangular fine to coarse. (OXFORD CLAY FORMATION).
		2.50	ES					
		3.00 3.00	D	N=50 (5,9/50 for 190mm)				
					3.80			End of borehole at 3.80 m

Remarks

1. Location cleared of services by a handheld CAT scanner. 2. Hand dug inspection pit to 1.20m begl. 3. Groundwater encountered at 0.60m begl. 5. Borehole terminated at 3.80m begl due to SPT refusal. 5. Borehole backfilled with arisings.

GROUNDTECH CONSULTING

Borehole Log

Borehole No. **WS05**

Sheet 1 of 2

Project Name: TOWCESTER ROAD, TROWBRIDGE	Project No. GRO-26036	Co-ords: -	Hole Type WS
Location: TROWBRIDGE		Level:	Scale 1:25
Client: LNT CARE DEVELOPMENTS		Dates: 19/02/2026 -	Logged By CC

Well	Water Strikes	Samples and In Situ Testing: Depth (m)	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description
		0.10	ES		0.20			MADE GROUND: Dark brown slightly sandy slightly gravelly TOPSOIL. Gravel is angular to subangular fine to medium of tarmac, brick and concrete. Sand is fine to medium.
		0.40	ES		0.30			MADE GROUND: Black TARMAC.
								MADE GROUND: Light brown slightly clayey sandy angular to subangular GRAVEL fine to coarse of tarmac, brick and concrete with mesh netting fragments.
					0.90			Soft light brown mottled grey slightly sandy CLAY. Sand is fine to coarse.
		1.20 1.20	D	N=4 (0,0/0,1,1,2)				*Becoming firm at 1.50m begl.*
		2.00 2.00	D	N=19 (1,1/2,4,5,8)	2.00			Dark brown grey thinly laminated MUDSTONE residually weathered recovered as stiff sightly sandy gravelly clay with common fossil fragments. Gravel is angular to subangular fine to coarse. (OXFORD CLAY FORMATION).
		3.00 3.00	D	N=25 (1,2/4,6,6,9)				
		3.50	ES					
		4.00 4.00	D	N=24 (1,3/4,6,7,7)				
		5.00	D		5.00			Continued on next sheet

1 2 3 4 5

Remarks

1. Location cleared of services by a handheld CAT scanner. 2. Hand dug inspection pit to 1.20m begl. 3. Groundwater encountered at 1.20m begl. 5. Borehole terminated at 5.00m begl due to SPT refusal. 5. Monitoring standpipe installed to 5.00m (1.00m plain, 4.00m slotted).

GROUNDTECH CONSULTING

Borehole Log

Borehole No. **WS05** Sheet 2 of 2

Project Name:	TOWCESTER ROAD, TROWBRIDGE	Project No. GRO-26036	Co-ords: -	Hole Type WS
Location:	TROWBRIDGE		Level:	Scale 1:25
Client:	LNT CARE DEVELOPMENTS		Dates: 19/02/2026 -	Logged By CC

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
		5.00		N=24 (3,3/4,5,6,9)				End of borehole at 5.00 m

6
7
8
9
10

Remarks
1. Location cleared of services by a handheld CAT scanner. 2. Hand dug inspection pit to 1.20m begl. 3. Groundwater encountered at 1.20m begl. 5. Borehole terminated at 5.00m begl due to SPT refusal. 5. Monitoring standpipe installed to 5.00m (1.00m plain, 4.00m slotted).

GROUNDTECH CONSULTING

Borehole Log

Borehole No. **WS06**

Sheet 1 of 1

Project Name:	TOWCESTER ROAD, TROWBRIDGE	Project No. GRO-26036	Co-ords: -	Hole Type WS
Location:	TROWBRIDGE		Level:	Scale 1:25
Client:	LNT CARE DEVELOPMENTS		Dates: 20/02/2026 -	Logged By CC

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
					0.10			MADE GROUND: Black TARMAC.
		0.20	ES		0.35			MADE GROUND: Light brown slightly clayey sandy angular to subangular GRAVEL fine to coarse of tarmac, brick and concrete with low cobble content of brick.
		1.00	ES					MADE GROUND: Firm light grey orange slightly sandy slightly gravelly CLAY. Gravel is angular to subangular fine to medium of brick and concrete. Sand is fine to medium.
		1.20	D					
		1.20		N=2 (0,0/0,0,1,1)				
					1.40			Soft orange brown slightly sandy gravelly CLAY. Gravel is angular to subangular fine to medium of limestone.
		1.50	ES					
								Becoming firm and laminated at 1.80m begl.
		2.00	D					
		2.00		N=23 (1,3/5,5,6,7)				
	▼				2.50			
		2.55		N=36 (2,3/9,10,9,8)				Dark brown grey thinly laminated MUDSTONE residually weathered recovered as stiff sightly sandy gravelly clay with occasional fossils. Gravel is angular to subangular fine to coarse. (OXFORD CLAY FORMATION).
		3.00	D		3.00			End of borehole at 3.00 m

1 2 3 4 5

Remarks

1. Location cleared of services by a handheld CAT scanner. 2. Hand dug inspection pit to 1.20m begl. 3. Groundwater encountered at 2.40m begl. 5. Borehole terminated at 3.00m begl due to SPT refusal. 5. Borehole backfilled with arisings.

GROUNDTECH CONSULTING

Borehole Log

Borehole No. **WS07**

Sheet 1 of 1

Project Name: TOWCESTER ROAD, TROWBRIDGE	Project No. GRO-26036	Co-ords: -	Hole Type WS
Location: TROWBRIDGE		Level:	Scale 1:25
Client: LNT CARE DEVELOPMENTS		Dates: 20/02/2026 -	Logged By CC

Well	Water Strikes	Samples and In Situ Testing: Depth (m)	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description
		0.10	ES		0.09			MADE GROUND: Black TARMAC.
					0.30			MADE GROUND: Light brown slightly clayey sandy angular to subangular GRAVEL fine to coarse of tarmac, brick and concrete with low cobble content of brick.
		0.50	ES					MADE GROUND: Firm light grey orange slightly sandy gravelly CLAY. Gravel is angular to subangular fine to medium of concrete and limestone. Sand is fine to coarse.
					0.90			
		1.00	ES					Soft to firm light brown mottled orange sandy CLAY. Sand is fine to coarse.
		1.20	D					
		1.20		N=2 (0,0/0,0,1,1)				
								Becoming stiff and dark brown at 1.75m begl.
		2.00	D					
		2.00		N=16 (2,2/3,3,4,6)	2.10			Dark brown grey thinly laminated MUDSTONE residually weathered recovered as stiff sightly sandy gravelly clay with occasional fossils. Gravel is angular to subangular fine to coarse. (OXFORD CLAY FORMATION).
		3.00	D					
		3.00		N=29 (4,5/6,7,6,10)				
		3.50	ES					
		4.00	D		4.00			End of borehole at 4.00 m
		4.00		N=50 (2,6/9,12,16,13)				

1 2 3 4 5

Remarks

1. Location cleared of services by a handheld CAT scanner. 2. Hand dug inspection pit to 1.20m begl. 3. No groundwater encountered. 5. Borehole terminated at 4.00m begl due to SPT refusal. 5. Borehole backfilled with arisings.

GROUNDTECH CONSULTING

Borehole Log

Borehole No. **WS08**

Sheet 1 of 1

Project Name:	TOWCESTER ROAD, TROWBRIDGE	Project No. GRO-26036	Co-ords: -	Hole Type WS
Location:	TROWBRIDGE		Level:	Scale 1:25
Client:	LNT CARE DEVELOPMENTS		Dates: 20/02/2026 -	Logged By JS

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
					0.10			MADE GROUND: Black TARMAC.
		0.20	ES					MADE GROUND: Reddish grey slightly sandy angular to subangular fine to coarse GRAVEL of concrete, tarmac and limestone. Sand is fine to coarse.
					0.50			Soft to firm grey mottled orange slightly sandy slightly gravelly CLAY. Gravel is angular to subangular fine to coarse of limestone and mudstone. Sand is fine to coarse.
		1.00	ES					
		1.20 1.20	D	N=2 (0,0/0,1,1,1,0)				
								Becoming firm to sot at 1.50m begl.
		2.00 2.00	D	N=11 (1,2/2,2,3,4)				
					2.30			Dark brown grey thinly laminated MUDSTONE residually weathered recovered as stiff sightly sandy gravelly clay with occasional fossils. Gravel is angular to subangular fine to coarse. (OXFORD CLAY FORMATION).
		2.90	ES					
		3.00 3.00	D	N=50 (2,4/10,9,14,17)	3.00			End of borehole at 3.00 m

Remarks

1. Location cleared of services by a handheld CAT scanner. 2. Hand dug inspection pit to 1.20m begl. 3. No groundwater encountered. 5. Borehole terminated at 3.00m begl due to SPT refusal. 5. Monitoring standpipe installed to 3.00m (1.00m plain, 2.00m slotted).

GROUNDTECH CONSULTING

Borehole Log

Borehole No. **WS09**

Sheet 1 of 1

Project Name:	TOWCESTER ROAD, TROWBRIDGE	Project No. GRO-26036	Co-ords: -	Hole Type WS
Location:	TROWBRIDGE		Level:	Scale 1:25
Client:	LNT CARE DEVELOPMENTS		Dates: 20/02/2026 -	Logged By JS

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
					0.15			MADE GROUND: Black TARMAC.
		0.25	ES					MADE GROUND: Reddish grey slightly sandy GRAVEL. Gravel is angular to subangular fine to coarse of concrete and tarmac.
		0.50	ES		0.50			Soft to firm grey mottled orange slightly sandy slightly gravelly CLAY. Gravel is angular to subangular fine to coarse of limestone and mudstone. Sand is fine to coarse.
		1.20 1.20	D	N=2 (0,0/1,1,0,0)				*Becoming firm at 1.60m begl.*
		2.00 2.00	D	N=19 (1,3/2,5,6,6)	2.00			Dark brown grey thinly laminated MUDSTONE residually weathered recovered as stiff sightly sandy gravelly clay with occasional fossils. Gravel is angular to subangular fine to coarse. (OXFORD CLAY FORMATION).
		2.50	D					
		3.00 3.00	ES	N=50 (5,6/50 for 285mm)	3.00			End of borehole at 3.00 m

1 2 3 4 5

Remarks

1. Location cleared of services by a handheld CAT scanner. 2. Hand dug inspection pit to 1.20m begl. 3. No groundwater encountered. 5. Borehole terminated at 3.00m begl due to SPT refusal. 5. Monitoring standpipe installed to 3.00m (1.00m plain, 2.00m slotted).

GROUNDTECH CONSULTING

Borehole Log

Borehole No. **CP01** Sheet 1 of 1

Project Name: TOWCESTER ROAD, TROWBRIDGE	Project No. GRO-26036	Co-ords: -	Hole Type CP
Location: TROWBRIDGE		Level:	Scale 1:50
Client: LNT CARE DEVELOPMENTS		Dates: 18/02/2026 -	Logged By CC

Well	Water Strikes	Samples and In Situ Testing: Depth (m)	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description
		0.15	ES					Brown slightly clayey sandy TOPSOIL. Sand is fine to coarse.
		0.20	D		0.25			Firm locally soft light brown orange slightly sandy fine to coarse CLAY.
		0.80	D					
		1.20 - 1.65	U					
		1.70	D					*At 1.50m begl becoming firm to stiff dark grey black.*
		2.00		N=19 (2,4/3,5,5,6)				
		2.00 - 2.45	D					
		3.00 - 3.45	U					
		3.50	D		3.30			Dark brown grey thinly laminated MUDSTONE residually weathered recovered as stiff sightly sandy gravelly clay with occasional fossils. Gravel is angular to subangular fine to coarse. (OXFORD CLAY FORMATION).
	▼	4.00		N=31 (5,5/6,8,8,9)				
		4.00 - 4.45	D					
		5.00 - 5.45	D					
		5.00 - 5.50	B					
		6.50		N=41 (5,7/8,8,10,15)				
		6.50 - 6.95	D					
		8.00		N=41 (6,6/7,10,10,14)				*At 8.00m begl becoming light grey.*
		8.00 - 8.45	D					
		9.50		N=31 (5,6/6,7,8,10)				
		9.50 - 10.00	D					
					10.00			End of borehole at 10.00 m

Remarks

1. Location cleared of services by a handheld CAT scanner. 2. Hand dug inspection pit to 1.20m begl. 3. Groundwater encountered at 4.00m begl. 5. Borehole terminated at 10.00m begl. 5. Borehole backfilled with arisings.

GROUNDTECH CONSULTING

Borehole Log

Borehole No. **CP02**

Sheet 1 of 1

Project Name: TOWCESTER ROAD, TROWBRIDGE	Project No. GRO-26036	Co-ords: -	Hole Type CP
Location: TROWBRIDGE		Level:	Scale 1:50
Client: LNT CARE DEVELOPMENTS		Dates: 18/02/2026 -	Logged By CC

Well	Water Strikes	Samples and In Situ Testing: Depth (m)	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description
					0.15			MADE GROUND: Black TARMAC.
		0.40	D		0.60			MADE GROUND: Brown red angular to subangular fine to coarse GRAVEL of tarmac, brick and concrete with a low cobble content of concrete.
		1.00	D					Firm locally soft brown slightly gravelly silty CLAY. Locally soft gravel is angular to subangular fine to medium of chert and mudstone.
		1.20 - 1.65	U					
		1.70	D					*Becoming firm to stiff at 1.70m begl.*
		2.00		N=15 (1,2/3,3,4,5)				
		2.00 - 2.45	D					
		3.00 - 3.45	U					
		3.50	D		3.50			Dark brown grey thinly laminated MUDSTONE residually weathered recovered as stiff sightly sandy gravelly clay with occasional fossils. Gravel is angular to subangular fine to coarse. (OXFORD CLAY FORMATION).
		4.00		N=17 (2,3/3,4,5,5)				
		4.00 - 4.45	D					
	▼	5.00 - 5.45	U					
		5.50	D					
		6.50		N=32 (3,5/7,8,8,9)				
		6.50 - 6.95	D					
		8.00 - 8.45	U					
		8.50	D					
		9.50		N=33 (5,5/6,8,8,11)				
		9.50 - 10.00	D					
					10.00			End of borehole at 10.00 m

Remarks

1. Location cleared of services by a handheld CAT scanner. 2. Hand dug inspection pit to 1.20m begl. 3. Groundwater encountered at 5.00m begl. 5. Borehole terminated at 10.00m begl. 5. Monitoring standpipe installed to 2.00m (1.00m plain, 1.00m slotted).

GROUNDTECH CONSULTING

Borehole Log

Borehole No. **CP03**

Sheet 1 of 1

Project Name: TOWCESTER ROAD, TROWBRIDGE	Project No. GRO-26036	Co-ords: -	Hole Type CP
Location: TROWBRIDGE		Level:	Scale 1:50
Client: LNT CARE DEVELOPMENTS		Dates: 19/02/2026 -	Logged By CC

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
					0.15			MADE GROUND: Black TARMAC.
		0.30	D					MADE GROUND: Brown red angular to subangular fine to coarse cobbly GRAVEL of tarmac, brick and concrete.
					0.65			Firm brown slightly sandy silty CLAY. Sand is fine to coarse.
		1.00	D					
		1.00	ES					
		1.20		N=49 (16,5/1,21,23,4)				
		1.20 - 1.65	D					
		2.00 - 2.45	U					
		2.50	D		2.50			Dark brown grey thinly laminated MUDSTONE residually weathered recovered as stiff sightly sandy gravelly clay with occasional fossils. Gravel is angular to subangular fine to coarse. (OXFORD CLAY FORMATION).
		3.00		N=16 (2,3/3,4,4,5)				*Between 3.00m begl and 5.00m begl extremely weak.*
		3.00 - 3.45	D					
		4.00 - 4.45	U					
		4.50	D					
	▼	5.00		N=23 (4,5/5,5,6,7)				
		5.00 - 5.45	D					
		6.50 - 6.95	U					
		7.00	D					
		8.00		N=32 (3,4/6,8,8,10)				
		8.00 - 8.45	D					
		9.00	ES					
		9.50 - 9.95	D					
		10.00	D		10.00			End of borehole at 10.00 m

Remarks

1. Location cleared of services by a handheld CAT scanner. 2. Hand dug inspection pit to 1.20m begl. 3. Groundwater encountered at 5.00m begl. 5. Borehole terminated at 10.00m begl. 5. Borehole backfilled with arisings.

GROUNDTECH CONSULTING

Trial Pit Log

Trialpit No **SUDS02**

Sheet 1 of 1

Project Name: TOWCESTER ROAD, TROWBRIDGE	Project No. GRO-26036	Co-ords: - Level:	Date 19/02/2026
Location: TROWBRIDGE		Dimensions (m): 1.6 × 0.3, Depth 1.45	Scale 1:25
Client: LNT CARE DEVELOPMENTS			Logged JS

Water Strike	Samples and In Situ Testing: Depth	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description
				0.15			Brown slightly sandy clayey TOPSOIL. Sand is fine to medium.
			HVP=42				Soft to firm medium strength light brown slightly gravelly sandy CLAY. Gravel is angular to subangular fine to medium of mudstone. Sand is fine to coarse.
			HVP=45				
			HVP=55				
				1.35			Dark brown grey thinly laminated MUDSTONE residually weathered recovered as stiff sightly sandy gravelly clay with occasional fossils. Gravel is angular to subangular fine to coarse. (OXFORD CLAY FORMATION).
				1.45			End of pit at 1.45 m

Remarks: 1. Location cleared of services using a handheld CAT scanner. 2. No groundwater encountered. 3. Pit sides stable. 4. Trial pit terminated at 1.45m begl. 5. Trial pit backfilled with arisings.

Stability: Stable

GROUNDTECH CONSULTING

Trial Pit Log

Trialpit No
SUDS03
Sheet 1 of 1

Project Name:	TOWCESTER ROAD, TROWBRIDGE	Project No. GRO-26036	Co-ords: - Level:	Date 19/02/2026
Location:	TROWBRIDGE		Dimensions (m): Depth 1.80 (1.5 × 0.3)	Scale 1:25
Client:	LNT CARE DEVELOPMENTS			Logged JS

Water Strike	Samples and In Situ Testing: Depth	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description
				0.15			Brown slightly sandy clayey TOPSOIL. Sand is fine to medium.
			HVP=40				Soft to firm low to medium strength brown grey slightly gravelly CLAY. Gravel is angular to subangular fine to medium of mudstone.
				1.80			End of pit at 1.80 m

Remarks: 1. Location cleared of services using a handheld CAT scanner. 2. No groundwater encountered. 3. Pit sides stable. 4. Trial pit terminated at 1.80m begl. 5. Trial pit backfilled with arisings.

Stability: Stable

GROUNDTECH CONSULTING

Trial Pit Log

Trialpit No
SUDS04
Sheet 1 of 1

Project Name:	TOWCESTER ROAD, TROWBRIDGE	Project No. GRO-26036	Co-ords: - Level:	Date 19/02/2026
Location:	TROWBRIDGE	Dimensions (m): Depth 1.60	1.4 × 0.3	Scale 1:25
Client:	LNT CARE DEVELOPMENTS			Logged JS

Water Strike	Samples and In Situ Testing: Depth	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description
				0.10			MADE GROUND: Black TARMAC.
							MADE GROUND: Reddish grey angular to subangular fine to coarse GRAVEL of tarmac, concrete and limestone with low cobble content of concrete.
				0.60			Soft to firm greenish grey mottled orange slightly gravelly sandy CLAY. Gravel is angular to subrounded fine to coarse of limestone. Sand is fine to coarse.
				1.60			End of pit at 1.60 m

1
2
3
4
5

Remarks: 1. Location cleared of services using a handheld CAT scanner. 2. No groundwater encountered. 3. Pit sides stable. 4. Trial pit terminated at 1.60m begl. 5. Trial pit backfilled with arisings.

Stability: Stable

GROUNDTECH CONSULTING

Trial Pit Log

Trialpit No
SUDS05
Sheet 1 of 1

Project Name:	TOWCESTER ROAD, TROWBRIDGE	Project No. GRO-26036	Co-ords: - Level:	Date 20/02/2026
Location:	TROWBRIDGE	Dimensions (m): Depth 1.80	1.4 / 0.3	Scale 1:25
Client:	LNT CARE DEVELOPMENTS			Logged JS

Water Strike	Samples and In Situ Testing: Depth	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description
				0.10			MADE GROUND: Black TARMAC.
							MADE GROUND: Reddish grey angular to subangular fine to coarse GRAVEL of tarmac, concrete and limestone with low cobble content of concrete.
				0.70			Soft to firm greenish grey mottled orange slightly gravelly slightly sandy CLAY. Gravel is angular to subrounded fine to coarse of limestone. Sand is fine to coarse.
				1.70			Dark brown grey thinly laminated MUDSTONE residually weathered recovered as stiff slightly sandy gravelly clay with occasional fossils. Gravel is angular to subangular fine to medium.
				1.80			End of pit at 1.80 m

1
2
3
4
5

Remarks: 1. Location cleared of services using a handheld CAT scanner. 2. No groundwater encountered. 3. Pit sides stable. 4. Trial pit terminated at 1.80m begl. 5. Trial pit backfilled with arisings.

Stability: Stable

APPENDIX 8 - Geo-Environmental Testing Results

Element Materials Technology
Unit 3 Deeside Point
Zone 3
Deeside Industrial Park
Deeside
CH5 2UA

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W: www.element.com

Groundtech Consulting Limited
PO Box 499
Manchester
United Kingdom
M28 8EE

Attention :	Rebecca Rowlinson
Date :	13th March, 2026
Your reference :	GRO-26036
Our reference :	Test Report 26/3307 Batch 1
Location :	Towcester Road, Trowbridge
Date samples received :	3rd March, 2026
Status :	Final Report
Issue :	202603131448

Thirty five samples were received for analysis on 3rd March, 2026 of which thirteen were scheduled for analysis. Please find attached our Test Report which should be read with notes at the end of the report and should include all sections if reproduced. Interpretations and opinions are outside the scope of any accreditation, and all results relate only to samples supplied.
All analysis is carried out on as received samples and reported on a dry weight basis unless stated otherwise. Results are not surrogate corrected.

The greenhouse gas emissions generated (in Carbon – Co2e) to obtain the results in this report are estimated as:

Scope 1&2 emissions - 46.191 kg of CO2

Scope 1&2&3 emissions - 109.162 kg of CO2

Authorised By:

[redacted]

Bruce Leslie
Project Manager

Please include all sections of this report if it is reproduced

Client Name: Groundtech Consulting Limited
Reference: GRO-26036
Location: Towcester Road, Trowbridge
Contact: Rebecca Rowlinson
EMT Job No: 26/3307

Report : Solid

Solids: V=60g VOC jar, J=250g glass jar, T=plastic tub

EMT Sample No.	1-3	13-15	19-21	31-33	43-45	49-51	55-57	70-72	79-81	82-84	LOD/LOR	Units	Method No.
Sample ID	TP02	TP04	TP05	TP06	WS03	WS03	WS04	WS05	WS07	WS07			
Depth	0.10	0.20	0.10	0.10	0.10	1.00	0.10	0.40	0.10	0.50			
COC No / misc													
Containers	V J T	V J T	V J T	V J T	V J T	V J T	V J T	V J T	V J T	V J T			
Sample Date	19/02/2026	19/02/2026	19/02/2026	19/02/2026	19/02/2026	19/02/2026	19/02/2026	19/02/2026	20/02/2026	20/02/2026			
Sample Type	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil			
Batch Number	1	1	1	1	1	1	1	1	1	1			
Date of Receipt	03/03/2026	03/03/2026	03/03/2026	03/03/2026	03/03/2026	03/03/2026	03/03/2026	03/03/2026	03/03/2026	03/03/2026			
Arsenic #	6.4	4.7	6.5	6.5	6.4	-	6.7	4.5	3.3	14.9	<0.5	mg/kg	TM30/PM15
Cadmium #	<0.3	0.3	0.4	0.4	0.4	-	0.4	0.4	0.6	<0.3	<0.3	mg/kg	TM30/PM15
Chromium #	37.2	26.7	36.6	26.2	35.2	-	59.2	19.6	7.0	49.5	<0.5	mg/kg	TM30/PM15
Copper #	15	12	13	18	14	-	16	7	4	15	<1	mg/kg	TM30/PM15
Lead #	23	14	20	26	23	-	23	15	20	13	<5	mg/kg	TM30/PM15
Mercury #	<0.1	<0.1	<0.1	0.1	<0.1	-	<0.1	<0.1	<0.1	<0.1	<0.1	mg/kg	TM30/PM15
Nickel #	16.0	13.9	15.4	16.0	13.3	-	19.7	9.2	3.2	43.4	<0.7	mg/kg	TM30/PM15
Selenium #	<1	<1	<1	<1	<1	-	<1	<1	<1	<1	<1	mg/kg	TM30/PM15
Sulphur as S	-	-	-	-	-	0.13	-	-	-	-	<0.01	%	TM30/PM15
Total Sulphate as SO4 BRE	-	-	-	-	-	0.06	-	-	-	-	<0.01	%	TM50/PM29
Zinc #	95	60	81	80	72	-	77	59	91	69	<5	mg/kg	TM30/PM15
Magnesium	-	-	-	-	-	NDP	-	-	-	-	<0.0001	g/l	TM30/PM20
Magnesium	-	-	-	-	-	0.0026	-	-	-	-	<0.0001	g/l	TM30/PM60
PAH MS													
Naphthalene #	<0.04	<0.04	<0.04	<0.04	<0.04	-	<0.04	<0.04	<0.04	<0.04	<0.04	mg/kg	TM4/PM8
Acenaphthylene	<0.03	<0.03	<0.03	<0.03	<0.03	-	<0.03	<0.03	<0.03	<0.03	<0.03	mg/kg	TM4/PM8
Acenaphthene #	<0.05	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	<0.05	<0.05	mg/kg	TM4/PM8
Fluorene #	<0.04	<0.04	<0.04	<0.04	<0.04	-	<0.04	<0.04	<0.04	<0.04	<0.04	mg/kg	TM4/PM8
Phenanthrene #	<0.03	<0.03	<0.03	<0.03	<0.03	-	<0.03	<0.03	<0.03	<0.03	<0.03	mg/kg	TM4/PM8
Anthracene #	<0.04	<0.04	<0.04	<0.04	<0.04	-	<0.04	<0.04	<0.04	<0.04	<0.04	mg/kg	TM4/PM8
Fluoranthene #	0.11	<0.03	<0.03	<0.03	<0.03	-	<0.03	<0.03	<0.03	<0.03	<0.03	mg/kg	TM4/PM8
Pyrene #	0.09	<0.03	<0.03	<0.03	<0.03	-	<0.03	<0.03	<0.03	<0.03	<0.03	mg/kg	TM4/PM8
Benzo(a)anthracene #	0.09	<0.06	<0.06	<0.06	<0.06	-	<0.06	<0.06	<0.06	<0.06	<0.06	mg/kg	TM4/PM8
Chrysene #	0.07	<0.02	<0.02	<0.02	<0.02	-	<0.02	<0.02	<0.02	<0.02	<0.02	mg/kg	TM4/PM8
Benzo(bk)fluoranthene #	0.10	<0.07	<0.07	<0.07	<0.07	-	<0.07	<0.07	<0.07	<0.07	<0.07	mg/kg	TM4/PM8
Benzo(a)pyrene #	0.06	<0.04	<0.04	<0.04	<0.04	-	<0.04	<0.04	<0.04	<0.04	<0.04	mg/kg	TM4/PM8
Indeno(123cd)pyrene #	<0.04	<0.04	<0.04	<0.04	<0.04	-	<0.04	<0.04	<0.04	<0.04	<0.04	mg/kg	TM4/PM8
Dibenzo(ah)anthracene #	<0.04	<0.04	<0.04	<0.04	<0.04	-	<0.04	<0.04	<0.04	<0.04	<0.04	mg/kg	TM4/PM8
Benzo(ghi)perylene #	<0.04	<0.04	<0.04	<0.04	<0.04	-	<0.04	<0.04	<0.04	<0.04	<0.04	mg/kg	TM4/PM8
Coronene	-	-	-	-	-	-	-	<0.04	-	<0.04	<0.04	mg/kg	TM4/PM8
PAH 16 Total	<0.6	<0.6	<0.6	<0.6	<0.6	-	<0.6	<0.6	<0.6	<0.6	<0.6	mg/kg	TM4/PM8
PAH 17 Total	-	-	-	-	-	-	-	<0.64	-	<0.64	<0.64	mg/kg	TM4/PM8
Benzo(b)fluoranthene	0.07	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	<0.05	<0.05	mg/kg	TM4/PM8
Benzo(k)fluoranthene	0.03	<0.02	<0.02	<0.02	<0.02	-	<0.02	<0.02	<0.02	<0.02	<0.02	mg/kg	TM4/PM8
PAH Surrogate % Recovery	103	98	93	100	99	-	94	101	93	104	<0	%	TM4/PM8
Mineral Oil (C10-C40) (EH_CU_1D_AL)	-	-	-	-	-	-	-	<30	-	<30	<30	mg/kg	TM5/PM8/PM16

Please see attached notes for all abbreviations and acronyms

Please include all sections of this report if it is reproduced
All solid results are expressed on a dry weight basis unless stated otherwise.

Client Name: Groundtech Consulting Limited
Reference: GRO-26036
Location: Towcester Road, Trowbridge
Contact: Rebecca Rowlinson
EMT Job No: 26/3307

Report : Solid

Solids: V=60g VOC jar, J=250g glass jar, T=plastic tub

EMT Sample No.	1-3	13-15	19-21	31-33	43-45	49-51	55-57	70-72	79-81	82-84	LOD/LOR	Units	Method No.
Sample ID	TP02	TP04	TP05	TP06	WS03	WS03	WS04	WS05	WS07	WS07			
Depth	0.10	0.20	0.10	0.10	0.10	1.00	0.10	0.40	0.10	0.50			
COC No / misc													
Containers	V J T	V J T	V J T	V J T	V J T	V J T	V J T	V J T	V J T	V J T			
Sample Date	19/02/2026	19/02/2026	19/02/2026	19/02/2026	19/02/2026	19/02/2026	19/02/2026	19/02/2026	20/02/2026	20/02/2026			
Sample Type	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil			
Batch Number	1	1	1	1	1	1	1	1	1	1			
Date of Receipt	03/03/2026	03/03/2026	03/03/2026	03/03/2026	03/03/2026	03/03/2026	03/03/2026	03/03/2026	03/03/2026	03/03/2026			
TPH CWG													
Aliphatics													
>C5-C6 (HS_1D_AL)#	-	<0.1	-	-	-	-	-	<0.1	<0.1	<0.1	<0.1	mg/kg	TM36/PM12
>C6-C8 (HS_1D_AL)#	-	<0.1	-	-	-	-	-	<0.1	<0.1	<0.1	<0.1	mg/kg	TM36/PM12
>C8-C10 (HS_1D_AL)#	-	<0.1	-	-	-	-	-	<0.1	<0.1	<0.1	<0.1	mg/kg	TM36/PM12
>C10-C12 (EH_CU_1D_AL)#	-	<0.2	-	-	-	-	-	<0.2	<0.2	<0.2	<0.2	mg/kg	TM5/PM8/PM16
>C12-C16 (EH_CU_1D_AL)#	-	<4	-	-	-	-	-	<4	<4	<4	<4	mg/kg	TM5/PM8/PM16
>C16-C21 (EH_CU_1D_AL)#	-	<7	-	-	-	-	-	<7	<7	<7	<7	mg/kg	TM5/PM8/PM16
>C21-C35 (EH_CU_1D_AL)#	-	<7	-	-	-	-	-	<7	10	<7	<7	mg/kg	TM5/PM8/PM16
Total aliphatics C5-35 (EH_CU+HS_1D_AL)	-	<19	-	-	-	-	-	<19	<19	ME	<19	mg/kg	TM5/TM36/PM8/PM12/PM16
Aromatics													
>C5-EC7 (HS_1D_AR)#	-	<0.1	-	-	-	-	-	<0.1	<0.1	<0.1	<0.1	mg/kg	TM36/PM12
>EC7-EC8 (HS_1D_AR)#	-	<0.1	-	-	-	-	-	<0.1	<0.1	<0.1	<0.1	mg/kg	TM36/PM12
>EC8-EC10 (HS_1D_AR)#	-	<0.1	-	-	-	-	-	<0.1	<0.1	<0.1	<0.1	mg/kg	TM36/PM12
>EC10-EC12 (EH_CU_1D_AR)#	-	<0.2	-	-	-	-	-	<0.2	<0.2	<0.2	<0.2	mg/kg	TM5/PM8/PM16
>EC12-EC16 (EH_CU_1D_AR)#	-	<4	-	-	-	-	-	<4	<4	<4	<4	mg/kg	TM5/PM8/PM16
>EC16-EC21 (EH_CU_1D_AR)#	-	<7	-	-	-	-	-	<7	<7	<7	<7	mg/kg	TM5/PM8/PM16
>EC21-EC35 (EH_CU_1D_AR)#	-	33	-	-	-	-	-	21	40	<7	<7	mg/kg	TM5/PM8/PM16
Total aromatics C5-35 (EH_CU+HS_1D_AR)#	-	33	-	-	-	-	-	21	40	ME	<19	mg/kg	TM5/TM36/PM8/PM12/PM16
Total aliphatics and aromatics(C5-35) (EH_CU+HS_1D_Total)	-	<38	-	-	-	-	-	<38	40	ME	<38	mg/kg	TM5/TM36/PM8/PM12/PM16
MTBE#	-	<5	-	-	-	-	-	<5	<5	<5	<5	ug/kg	TM36/PM12
Benzene#	-	<5	-	-	-	-	-	10	<5	<5	<5	ug/kg	TM36/PM12
Toluene#	-	<5	-	-	-	-	-	15	<5	<5	<5	ug/kg	TM36/PM12
Ethylbenzene#	-	<5	-	-	-	-	-	<5	<5	<5	<5	ug/kg	TM36/PM12
m/p-Xylene#	-	<5	-	-	-	-	-	7	<5	<5	<5	ug/kg	TM36/PM12
o-Xylene#	-	<5	-	-	-	-	-	<5	<5	<5	<5	ug/kg	TM36/PM12
PCB 28#	-	-	-	-	-	-	-	<5	-	<5	<5	ug/kg	TM17/PM8
PCB 52#	-	-	-	-	-	-	-	<5	-	<5	<5	ug/kg	TM17/PM8
PCB 101#	-	-	-	-	-	-	-	<5	-	<5	<5	ug/kg	TM17/PM8
PCB 118#	-	-	-	-	-	-	-	<5	-	<5	<5	ug/kg	TM17/PM8
PCB 138#	-	-	-	-	-	-	-	<5	-	<5	<5	ug/kg	TM17/PM8
PCB 153#	-	-	-	-	-	-	-	<5	-	<5	<5	ug/kg	TM17/PM8
PCB 180#	-	-	-	-	-	-	-	<5	-	<5	<5	ug/kg	TM17/PM8
Total 7 PCBs#	-	-	-	-	-	-	-	<35	-	<35	<35	ug/kg	TM17/PM8
Natural Moisture Content	23.4	17.3	25.6	30.5	20.9	25.4	24.9	14.1	3.1	20.7	<0.1	%	PM4/PM0
Ammoniacal Nitrogen as NH4	-	-	-	-	-	<0.6	-	-	-	-	<0.6	mg/kg	TM38/PM20
Chloride (2:1 Ext BRE)#	-	-	-	-	-	0.035	-	-	-	-	<0.002	g/l	TM38/PM20
Hexavalent Chromium#	<0.3	<0.3	<0.3	<0.3	<0.3	-	<0.3	<0.3	<0.3	<0.3	<0.3	mg/kg	TM38/PM20
Nitrate as NO3 (2:1 Ext BRE)	-	-	-	-	-	<0.0025	-	-	-	-	<0.0025	g/l	TM38/PM20
Sulphate as SO4 (2:1 Ext)#	0.0032	0.0124	0.0024	0.0148	0.0142	0.0937	<0.0015	0.0160	0.0879	0.0139	<0.0015	g/l	TM38/PM20

Please see attached notes for all abbreviations and acronyms

Element Materials Technology

Client Name: Groundtech Consulting Limited
Reference: GRO-26036
Location: Towcester Road, Trowbridge
Contact: Rebecca Rowlinson
EMT Job No: 26/3307

Report : Solid

Solids: V=60g VOC jar, J=250g glass jar, T=plastic tub

EMT Sample No.	1-3	13-15	19-21	31-33	43-45	49-51	55-57	70-72	79-81	82-84	LOD/LOR	Units	Method No.
Sample ID	TP02	TP04	TP05	TP06	WS03	WS03	WS04	WS05	WS07	WS07			
Depth	0.10	0.20	0.10	0.10	0.10	1.00	0.10	0.40	0.10	0.50			
COC No / misc													
Containers	V J T	V J T	V J T	V J T	V J T	V J T	V J T	V J T	V J T	V J T			
Sample Date	19/02/2026	19/02/2026	19/02/2026	19/02/2026	19/02/2026	19/02/2026	19/02/2026	19/02/2026	20/02/2026	20/02/2026			
Sample Type	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil			
Batch Number	1	1	1	1	1	1	1	1	1	1			
Date of Receipt	03/03/2026	03/03/2026	03/03/2026	03/03/2026	03/03/2026	03/03/2026	03/03/2026	03/03/2026	03/03/2026	03/03/2026			
Total Organic Carbon #	-	-	-	-	-	-	-	0.38	-	0.15	<0.02	%	TM21/PM24
Organic Matter	5.0	3.3	3.7	5.5	2.9	-	2.8	0.7	0.5	0.3	<0.2	%	TM21/PM24
ANC at pH4	-	-	-	-	-	-	-	1.72	-	0.56	<0.03	mol/kg	TM77/PM0
ANC at pH7	-	-	-	-	-	-	-	0.05	-	0.06	<0.03	mol/kg	TM77/PM0
Loss on Ignition #	-	-	-	-	-	-	-	2.8	-	4.0	<1.0	%	TM22/PM0
pH #	7.69	8.10	7.91	7.82	8.07	7.96	8.26	8.54	8.82	8.00	<0.01	pH units	TM73/PM11

Please see attached notes for all abbreviations and acronyms

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All solid results are expressed on a dry weight basis unless stated otherwise.

Client Name: Groundtech Consulting Limited
Reference: GRO-26036
Location: Towcester Road, Trowbridge
Contact: Rebecca Rowlinson
EMT Job No: 26/3307

Report : Solid

Solids: V=60g VOC jar, J=250g glass jar, T=plastic tub

EMT Sample No.	88-90	97-99	100-102									
Sample ID	WS08	WS09	WS09									
Depth	0.20	0.25	0.50									
COC No / misc												
Containers	V J T	V J T	V J T									
Sample Date	20/02/2026	20/02/2026	20/02/2026									
Sample Type	Soil	Soil	Soil									
Batch Number	1	1	1									
Date of Receipt	03/03/2026	03/03/2026	03/03/2026									

Please see attached notes for all abbreviations and acronyms

											LOD/LOR	Units	Method No.
Arsenic #	4.3	3.7	6.2								<0.5	mg/kg	TM30/PM15
Cadmium #	0.6	1.0	0.8								<0.3	mg/kg	TM30/PM15
Chromium #	9.3	7.9	71.5								<0.5	mg/kg	TM30/PM15
Copper #	4	6	59								<1	mg/kg	TM30/PM15
Lead #	26	17	14								<5	mg/kg	TM30/PM15
Mercury #	<0.1	<0.1	0.1								<0.1	mg/kg	TM30/PM15
Nickel #	4.1	4.1	90.4								<0.7	mg/kg	TM30/PM15
Selenium #	<1	<1	5								<1	mg/kg	TM30/PM15
Sulphur as S	-	-	-								<0.01	%	TM30/PM15
Total Sulphate as SO4 BRE	-	-	-								<0.01	%	TM50/PM29
Zinc #	64	70	219								<5	mg/kg	TM30/PM15
Magnesium	-	-	-								<0.0001	g/l	TM30/PM20
Magnesium	-	-	-								<0.0001	g/l	TM30/PM60
PAH MS													
Naphthalene #	<0.04	<0.40 AA	<0.04								<0.04	mg/kg	TM4/PM8
Acenaphthylene	<0.03	<0.30 AA	<0.03								<0.03	mg/kg	TM4/PM8
Acenaphthene #	<0.05	<0.50 AA	<0.05								<0.05	mg/kg	TM4/PM8
Fluorene #	<0.04	<0.40 AA	<0.04								<0.04	mg/kg	TM4/PM8
Phenanthrene #	<0.03	<0.30 AA	<0.03								<0.03	mg/kg	TM4/PM8
Anthracene #	<0.04	<0.40 AA	<0.04								<0.04	mg/kg	TM4/PM8
Fluoranthene #	<0.03	<0.30 AA	<0.03								<0.03	mg/kg	TM4/PM8
Pyrene #	<0.03	<0.30 AA	<0.03								<0.03	mg/kg	TM4/PM8
Benzo(a)anthracene #	<0.06	<0.60 AA	<0.06								<0.06	mg/kg	TM4/PM8
Chrysene #	<0.02	<0.20 AA	<0.02								<0.02	mg/kg	TM4/PM8
Benzo(bk)fluoranthene #	<0.07	<0.70 AA	<0.07								<0.07	mg/kg	TM4/PM8
Benzo(a)pyrene #	<0.04	<0.40 AA	<0.04								<0.04	mg/kg	TM4/PM8
Indeno(123cd)pyrene #	<0.04	<0.40 AA	<0.04								<0.04	mg/kg	TM4/PM8
Dibenzo(ah)anthracene #	<0.04	<0.40 AA	<0.04								<0.04	mg/kg	TM4/PM8
Benzo(ghi)perylene #	<0.04	<0.40 AA	<0.04								<0.04	mg/kg	TM4/PM8
Coronene	-	<0.40 AA	-								<0.04	mg/kg	TM4/PM8
PAH 16 Total	<0.6	<6.0 AA	<0.6								<0.6	mg/kg	TM4/PM8
PAH 17 Total	-	<6.40 AA	-								<0.64	mg/kg	TM4/PM8
Benzo(b)fluoranthene	<0.05	<0.50 AA	<0.05								<0.05	mg/kg	TM4/PM8
Benzo(k)fluoranthene	<0.02	<0.20 AA	<0.02								<0.02	mg/kg	TM4/PM8
PAH Surrogate % Recovery	102	112 AA	103								<0	%	TM4/PM8
Mineral Oil (C10-C40) (EH_CU_1D_AL)	-	55	-								<30	mg/kg	TM5/PM8/PM16

Client Name: Groundtech Consulting Limited
Reference: GRO-26036
Location: Towcester Road, Trowbridge
Contact: Rebecca Rowlinson
EMT Job No: 26/3307

Report : Solid

Solids: V=60g VOC jar, J=250g glass jar, T=plastic tub

Please see attached notes for all abbreviations and acronyms

EMT Sample No.	88-90	97-99	100-102								LOD/LOR	Units	Method No.
Sample ID	WS08	WS09	WS09										
Depth	0.20	0.25	0.50										
COC No / misc													
Containers	V J T	V J T	V J T										
Sample Date	20/02/2026	20/02/2026	20/02/2026										
Sample Type	Soil	Soil	Soil										
Batch Number	1	1	1										
Date of Receipt	03/03/2026	03/03/2026	03/03/2026										
TPH CWG													
Aliphatics													
>C5-C6 (HS_1D_AL)#	<0.1	<0.1	-								<0.1	mg/kg	TM36/PM12
>C6-C8 (HS_1D_AL)#	<0.1	<0.1	-								<0.1	mg/kg	TM36/PM12
>C8-C10 (HS_1D_AL)#	<0.1	<0.1	-								<0.1	mg/kg	TM36/PM12
>C10-C12 (EH_CU_1D_AL)#	<0.2	<0.2	-								<0.2	mg/kg	TM5/PM8/PM16
>C12-C16 (EH_CU_1D_AL)#	<4	<4	-								<4	mg/kg	TM5/PM8/PM16
>C16-C21 (EH_CU_1D_AL)#	<7	<7	-								<7	mg/kg	TM5/PM8/PM16
>C21-C35 (EH_CU_1D_AL)#	26	17	-								<7	mg/kg	TM5/PM8/PM16
Total aliphatics C5-35 (EH_CU+HS_1D_AL)	ME	<19	-								<19	mg/kg	TM5/TM36/PM8/PM12/PM16
Aromatics													
>C5-EC7 (HS_1D_AR)#	<0.1	<0.1	-								<0.1	mg/kg	TM36/PM12
>EC7-EC8 (HS_1D_AR)#	<0.1	<0.1	-								<0.1	mg/kg	TM36/PM12
>EC8-EC10 (HS_1D_AR)#	<0.1	<0.1	-								<0.1	mg/kg	TM36/PM12
>EC10-EC12 (EH_CU_1D_AR)#	<0.2	<0.2	-								<0.2	mg/kg	TM5/PM8/PM16
>EC12-EC16 (EH_CU_1D_AR)#	<4	<4	-								<4	mg/kg	TM5/PM8/PM16
>EC16-EC21 (EH_CU_1D_AR)#	<7	<7	-								<7	mg/kg	TM5/PM8/PM16
>EC21-EC35 (EH_CU_1D_AR)#	80	49	-								<7	mg/kg	TM5/PM8/PM16
Total aromatics C5-35 (EH_CU+HS_1D_AR)#	ME	49	-								<19	mg/kg	TM5/TM36/PM8/PM12/PM16
Total aliphatics and aromatics(C5-35) (EH_CU+HS_1D_Total)	ME	49	-								<38	mg/kg	TM5/TM36/PM8/PM12/PM16
MTBE#	<5	<5	-								<5	ug/kg	TM36/PM12
Benzene#	<5	<5	-								<5	ug/kg	TM36/PM12
Toluene#	6	<5	-								<5	ug/kg	TM36/PM12
Ethylbenzene#	<5	<5	-								<5	ug/kg	TM36/PM12
m/p-Xylene#	<5	<5	-								<5	ug/kg	TM36/PM12
o-Xylene#	<5	<5	-								<5	ug/kg	TM36/PM12
PCB 28#	-	<5	-								<5	ug/kg	TM17/PM8
PCB 52#	-	<5	-								<5	ug/kg	TM17/PM8
PCB 101#	-	<5	-								<5	ug/kg	TM17/PM8
PCB 118#	-	<5	-								<5	ug/kg	TM17/PM8
PCB 138#	-	<5	-								<5	ug/kg	TM17/PM8
PCB 153#	-	<5	-								<5	ug/kg	TM17/PM8
PCB 180#	-	<5	-								<5	ug/kg	TM17/PM8
Total 7 PCBs#	-	<35	-								<35	ug/kg	TM17/PM8
Natural Moisture Content	5.6	3.8	43.7								<0.1	%	PM4/PM0
Ammoniacal Nitrogen as NH4	-	-	-								<0.6	mg/kg	TM38/PM20
Chloride (2:1 Ext BRE)#	-	-	-								<0.002	g/l	TM38/PM20
Hexavalent Chromium#	<0.3	<0.3	<0.3								<0.3	mg/kg	TM38/PM20
Nitrate as NO3 (2:1 Ext BRE)	-	-	-								<0.0025	g/l	TM38/PM20
Sulphate as SO4 (2:1 Ext)#	0.0178	0.0238	1.3490								<0.0015	g/l	TM38/PM20

Element Materials Technology

Client Name: Groundtech Consulting Limited
Reference: GRO-26036
Location: Towcester Road, Trowbridge
Contact: Rebecca Rowlinson
EMT Job No: 26/3307

Report : Solid

Solids: V=60g VOC jar, J=250g glass jar, T=plastic tub

EMT Sample No.	88-90	97-99	100-102									
Sample ID	WS08	WS09	WS09									
Depth	0.20	0.25	0.50									
COC No / misc												
Containers	V J T	V J T	V J T									
Sample Date	20/02/2026	20/02/2026	20/02/2026									
Sample Type	Soil	Soil	Soil									
Batch Number	1	1	1									
Date of Receipt	03/03/2026	03/03/2026	03/03/2026									

Please see attached notes for all abbreviations and acronyms

											LOD/LOR	Units	Method No.
Total Organic Carbon #	-	0.54	-								<0.02	%	TM21/PM24
Organic Matter	0.8	0.9	3.3								<0.2	%	TM21/PM24
ANC at pH4	-	3.19	-								<0.03	mol/kg	TM77/PM0
ANC at pH7	-	0.09	-								<0.03	mol/kg	TM77/PM0
Loss on Ignition #	-	1.5	-								<1.0	%	TM22/PM0
pH #	8.93	9.16	7.50								<0.01	pH units	TM73/PM11

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Element Materials Technology

Client Name: Groundtech Consulting Limited
Reference: GRO-26036
Location: Towcester Road, Trowbridge
Contact: Rebecca Rowlinson
EMT Job No: 26/3307

Report : CEN 10:1 1 Batch

Solids: V=60g VOC jar, J=250g glass jar, T=plastic tub

EMT Sample No.	70-72	82-84	97-99									
Sample ID	WS05	WS07	WS09									
Depth	0.40	0.50	0.25									
COC No / misc												
Containers	V J T	V J T	V J T									
Sample Date	19/02/2026	20/02/2026	20/02/2026									
Sample Type	Soil	Soil	Soil									
Batch Number	1	1	1									
Date of Receipt	03/03/2026	03/03/2026	03/03/2026									

Please see attached notes for all abbreviations and acronyms

											LOD/LOR	Units	Method No.
Mass of raw test portion	0.102	0.1085	0.0951									kg	NONE/PM17
Mass of dried test portion	0.09	0.09	0.09									kg	NONE/PM17

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CEN 10:1 LEACHATE RESULTS BS EN 12547-2

Mass of sample taken (kg)	0.102	Moisture Content Ratio (%) =	13.9
Mass of dry sample (kg) =	0.09	Dry Matter Content Ratio (%) =	87.8
Particle Size <4mm =	>95%		

		Landfill Waste Acceptance Criteria Limits		
EMT Job No	**26/3307**			
Sample No	**72**			
Client Sample No	**WS05**	**Inert Waste Landfill**	**Stable Non-reactive Hazardous Waste in Non-Hazardous Landfill**	**Hazardous Waste Landfill**
Depth/Other	**0.40**			
Sample Date	**19/02/2026**			
Batch No	**1**			
Solid Waste Analysis				
Total Organic Carbon (%)	0.38	3	5	6
Loss on Ignition (%)	2.8	-	-	10
Sum of BTEX (mg/kg)	0.032	6	-	-
Sum of 7 PCBs (mg/kg)	<0.035	1	-	-
Mineral Oil (mg/kg) (EH_CU_1D_AL)	<30	500	-	-
PAH Sum of 17(mg/kg)	<0.64	100	-	-
pH (pH Units)	8.54	-	>6	-
ANC to pH 7 (mol/kg)	0.05	-	to be evaluated	to be evaluated
ANC to pH 4 (mol/kg)	1.72	-	to be evaluated	to be evaluated

Eluate Analysis	**10:1 conc^{n} leached**		**Limit values for compliance leaching test using BS EN 12457-2 at L/S 10 l/kg**		
	C_{10}	**A_{10}**			
	mg/l	**mg/kg**	**mg/kg**		
Arsenic	<0.0025	<0.025	0.5	2	25
Barium	0.007	0.07	20	100	300
Cadmium	<0.0005	<0.005	0.04	1	5
Chromium	<0.0015	<0.015	0.5	10	70
Copper	<0.007	<0.07	2	50	100
Mercury	<0.001	<0.01	0.01	0.2	2
Molybdenum	0.005	0.05	0.5	10	30
Nickel	<0.002	<0.02	0.4	10	40
Lead	<0.005	<0.05	0.5	10	50
Antimony	<0.002	<0.02	0.06	0.7	5
Selenium	<0.003	<0.03	0.1	0.5	7
Zinc	0.004	0.04	4	50	200
Chloride	<0.3	<3	800	15000	25000
Fluoride	0.8	8	10	150	500
Sulphate as SO4	1.4	14	1000	20000	50000
Total Dissolved Solids	53	530	4000	60000	100000
Phenol	<0.01	<0.1	1	-	-
Dissolved Organic Carbon	3	30	500	800	1000

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All solid results are expressed on a dry weight basis unless stated otherwise.

CEN 10:1 LEACHATE RESULTS BS EN 12547-2

Mass of sample taken (kg)	0.1085	Moisture Content Ratio (%) =	21.0
Mass of dry sample (kg) =	0.09	Dry Matter Content Ratio (%) =	82.6
Particle Size <4mm =	>95%		

		Landfill Waste Acceptance Criteria Limits		
EMT Job No	**26/3307**			
Sample No	**84**			
Client Sample No	**WS07**	**Inert Waste Landfill**	**Stable Non-reactive Hazardous Waste in Non-Hazardous Landfill**	**Hazardous Waste Landfill**
Depth/Other	**0.50**			
Sample Date	**20/02/2026**			
Batch No	**1**			
Solid Waste Analysis				
Total Organic Carbon (%)	0.15	3	5	6
Loss on Ignition (%)	4.0	-	-	10
Sum of BTEX (mg/kg)	<0.025	6	-	-
Sum of 7 PCBs (mg/kg)	<0.035	1	-	-
Mineral Oil (mg/kg) (EH_CU_1D_AL)	<30	500	-	-
PAH Sum of 17(mg/kg)	<0.64	100	-	-
pH (pH Units)	8.00	-	>6	-
ANC to pH 7 (mol/kg)	0.06	-	to be evaluated	to be evaluated
ANC to pH 4 (mol/kg)	0.56	-	to be evaluated	to be evaluated

Eluate Analysis	**10:1 conc^{n} leached**		**Limit values for compliance leaching test using BS EN 12457-2 at L/S 10 l/kg**		
	C_{10}	**A_{10}**			
	mg/l	**mg/kg**	**mg/kg**		
Arsenic	<0.0025	<0.025	0.5	2	25
Barium	<0.003	<0.03	20	100	300
Cadmium	<0.0005	<0.005	0.04	1	5
Chromium	<0.0015	<0.015	0.5	10	70
Copper	<0.007	<0.07	2	50	100
Mercury	<0.001	<0.01	0.01	0.2	2
Molybdenum	0.005	0.05	0.5	10	30
Nickel	<0.002	<0.02	0.4	10	40
Lead	<0.005	<0.05	0.5	10	50
Antimony	<0.002	<0.02	0.06	0.7	5
Selenium	<0.003	<0.03	0.1	0.5	7
Zinc	0.005	0.05	4	50	200
Chloride	<0.3	<3	800	15000	25000
Fluoride	0.9	9	10	150	500
Sulphate as SO4	2.2	22	1000	20000	50000
Total Dissolved Solids	41	410	4000	60000	100000
Phenol	<0.01	<0.1	1	-	-
Dissolved Organic Carbon	3	30	500	800	1000

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All solid results are expressed on a dry weight basis unless stated otherwise.

CEN 10:1 LEACHATE RESULTS BS EN 12547-2

Mass of sample taken (kg)	0.0951	Moisture Content Ratio (%) =	5.3
Mass of dry sample (kg) =	0.09	Dry Matter Content Ratio (%) =	95.0
Particle Size <4mm =	>95%		

		Landfill Waste Acceptance Criteria Limits		
EMT Job No	**26/3307**			
Sample No	**99**			
Client Sample No	**WS09**	**Inert Waste Landfill**	**Stable Non-reactive Hazardous Waste in Non-Hazardous Landfill**	**Hazardous Waste Landfill**
Depth/Other	**0.25**			
Sample Date	**20/02/2026**			
Batch No	**1**			
Solid Waste Analysis				
Total Organic Carbon (%)	0.54	3	5	6
Loss on Ignition (%)	1.5	-	-	10
Sum of BTEX (mg/kg)	<0.025	6	-	-
Sum of 7 PCBs (mg/kg)	<0.035	1	-	-
Mineral Oil (mg/kg) (EH_CU_1D_AL)	55	500	-	-
PAH Sum of 17(mg/kg)	<6.40	100	-	-
pH (pH Units)	9.16	-	>6	-
ANC to pH 7 (mol/kg)	0.09	-	to be evaluated	to be evaluated
ANC to pH 4 (mol/kg)	3.19	-	to be evaluated	to be evaluated

Eluate Analysis	**10:1 conc^{n} leached**		**Limit values for compliance leaching test using BS EN 12457-2 at L/S 10 l/kg**		
	C_{10}	**A_{10}**			
	mg/l	**mg/kg**	**mg/kg**		
Arsenic	<0.0025	<0.025	0.5	2	25
Barium	0.191	1.91	20	100	300
Cadmium	<0.0005	<0.005	0.04	1	5
Chromium	<0.0015	<0.015	0.5	10	70
Copper	<0.007	<0.07	2	50	100
Mercury	<0.001	<0.01	0.01	0.2	2
Molybdenum	<0.002	<0.02	0.5	10	30
Nickel	<0.002	<0.02	0.4	10	40
Lead	<0.005	<0.05	0.5	10	50
Antimony	<0.002	<0.02	0.06	0.7	5
Selenium	<0.003	<0.03	0.1	0.5	7
Zinc	0.004	0.04	4	50	200
Chloride	<0.3	<3	800	15000	25000
Fluoride	<0.3	<3	10	150	500
Sulphate as SO4	2.8	28	1000	20000	50000
Total Dissolved Solids	39	390	4000	60000	100000
Phenol	<0.01	<0.1	1	-	-
Dissolved Organic Carbon	<2	<20	500	800	1000

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Client Name: Groundtech Consulting Limited

Reference: GRO-26036

Location: Towcester Road, Trowbridge

Contact: Rebecca Rowlinson

Matrix : Solid

EMT Job No.	Batch	Sample ID	Depth	EMT Sample No.	EPH Interpretation
26/3307	1	TP04	0.20	13-15	Possible tarmac/bitumen
26/3307	1	WS05	0.40	70-72	Possible tarmac/bitumen
26/3307	1	WS07	0.10	79-81	Tarmac/bitumen
26/3307	1	WS07	0.50	82-84	No interpretation possible
26/3307	1	WS08	0.20	88-90	Tarmac/bitumen
26/3307	1	WS09	0.25	97-99	Tarmac/bitumen

Please include all sections of this report if it is reproduced

Client Name: Groundtech Consulting Limited
Reference: GRO-26036
Location: Towcester Road, Trowbridge
Contact: Rebecca Rowlinson

Note:

Asbestos Screen analysis is carried out in accordance with our documented in-house methods PM042 and TM065 and HSG 248 by Stereo and Polarised Light Microscopy using Dispersion Staining Techniques and is covered by our UKAS accreditation. Detailed Gravimetric Quantification and PCOM Fibre Analysis is carried out in accordance with our documented in-house methods PM042 and TM131 and HSG 248 using Stereo and Polarised Light Microscopy and Phase Contrast Optical Microscopy (PCOM). Asbestos sub-samples are retained for not less than 6 months from the date of analysis unless specifically requested.

The LOQ of the Asbestos Quantification is 0.001% dry fibre of dry mass of sample.

Where the sample is not taken by a Element Materials Technology consultant, Element Materials Technology cannot be responsible for inaccurate or unrepresentative sampling.

EMT Job No.	Batch	Sample ID	Depth	EMT Sample No.	Analyst Name	Date Of Analysis	Analysis	Result
26/3307	1	TP02	0.10	3	Miriam Silverlock	04/03/2026	**General Description (Bulk Analysis)**	Brown soil, stones
					Miriam Silverlock	04/03/2026	**Asbestos Fibres**	NAD
					Miriam Silverlock	04/03/2026	**Asbestos ACM**	NAD
					Miriam Silverlock	04/03/2026	**Asbestos Type**	NAD
26/3307	1	TP04	0.20	15	Caoimhe Anders	04/03/2026	**General Description (Bulk Analysis)**	Brown soil, stones
					Caoimhe Anders	04/03/2026	**Asbestos Fibres**	NAD
					Caoimhe Anders	04/03/2026	**Asbestos ACM**	NAD
					Caoimhe Anders	04/03/2026	**Asbestos Type**	NAD
26/3307	1	TP05	0.10	21	Mathew Day	04/03/2026	**General Description (Bulk Analysis)**	Brown soil, stones
					Mathew Day	04/03/2026	**Asbestos Fibres**	NAD
					Mathew Day	04/03/2026	**Asbestos Fibres (2)**	NAD
					Mathew Day	04/03/2026	**Asbestos ACM**	NAD
					Mathew Day	04/03/2026	**Asbestos ACM (2)**	NAD
					Mathew Day	04/03/2026	**Asbestos Type**	NAD
					Mathew Day	04/03/2026	**Asbestos Type (2)**	NAD
26/3307	1	TP06	0.10	33	Kieran Hubbard	11/03/2026	**General Description (Bulk Analysis)**	brown soil
					Kieran Hubbard	11/03/2026	**Asbestos Fibres**	NAD
					Kieran Hubbard	11/03/2026	**Asbestos Fibres (2)**	NAD
					Kieran Hubbard	11/03/2026	**Asbestos ACM**	NAD
					Kieran Hubbard	11/03/2026	**Asbestos ACM (2)**	NAD
					Kieran Hubbard	11/03/2026	**Asbestos Type**	NAD
					Kieran Hubbard	11/03/2026	**Asbestos Type (2)**	NAD
26/3307	1	WS03	0.10	45	Miriam Silverlock	04/03/2026	**General Description (Bulk Analysis)**	Brown soil, stones
					Miriam Silverlock	04/03/2026	**Asbestos Fibres**	NAD
					Miriam Silverlock	04/03/2026	**Asbestos ACM**	NAD
					Miriam Silverlock	04/03/2026	**Asbestos Type**	NAD
26/3307	1	WS04	0.10	57	Caoimhe Anders	04/03/2026	**General Description (Bulk Analysis)**	Brown soil, stones
					Caoimhe Anders	04/03/2026	**Asbestos Fibres**	NAD
					Caoimhe Anders	04/03/2026	**Asbestos ACM**	NAD
					Caoimhe Anders	04/03/2026	**Asbestos Type**	NAD
26/3307	1	WS05	0.40	72	Caoimhe Anders	04/03/2026	**General Description (Bulk Analysis)**	Brown soil, stones
					Caoimhe Anders	04/03/2026	**Asbestos Fibres**	NAD
					Caoimhe Anders	04/03/2026	**Asbestos ACM**	NAD

Client Name: Groundtech Consulting Limited
Reference: GRO-26036
Location: Towcester Road, Trowbridge
Contact: Rebecca Rowlinson

EMT Job No.	Batch	Sample ID	Depth	EMT Sample No.	Analyst Name	Date Of Analysis	Analysis	Result
26/3307	1	WS05	0.40	72	Caoimhe Anders	04/03/2026	**Asbestos Type**	NAD
26/3307	1	WS07	0.10	81	Miriam Silverlock	04/03/2026	**General Description (Bulk Analysis)**	Stones, tar
					Miriam Silverlock	04/03/2026	**Asbestos Fibres**	NAD
					Miriam Silverlock	04/03/2026	**Asbestos ACM**	NAD
					Miriam Silverlock	04/03/2026	**Asbestos Type**	NAD
26/3307	1	WS07	0.50	84	Kieran Hubbard	11/03/2026	**General Description (Bulk Analysis)**	brown soil
					Kieran Hubbard	11/03/2026	**Asbestos Fibres**	NAD
					Kieran Hubbard	11/03/2026	**Asbestos Fibres (2)**	NAD
					Kieran Hubbard	11/03/2026	**Asbestos ACM**	NAD
					Kieran Hubbard	11/03/2026	**Asbestos ACM (2)**	NAD
					Kieran Hubbard	11/03/2026	**Asbestos Type**	NAD
					Kieran Hubbard	11/03/2026	**Asbestos Type (2)**	NAD
26/3307	1	WS08	0.20	90	Kieran Hubbard	11/03/2026	**General Description (Bulk Analysis)**	brown soil stone
					Kieran Hubbard	11/03/2026	**Asbestos Fibres**	NAD
					Kieran Hubbard	11/03/2026	**Asbestos Fibres (2)**	NAD
					Kieran Hubbard	11/03/2026	**Asbestos ACM**	NAD
					Kieran Hubbard	11/03/2026	**Asbestos ACM (2)**	NAD
					Kieran Hubbard	11/03/2026	**Asbestos Type**	NAD
					Kieran Hubbard	11/03/2026	**Asbestos Type (2)**	NAD
26/3307	1	WS09	0.25	99	Mathew Day	04/03/2026	**General Description (Bulk Analysis)**	Stones, grit, bitumen
					Mathew Day	04/03/2026	**Asbestos Fibres**	NAD
					Mathew Day	04/03/2026	**Asbestos Fibres (2)**	NAD
					Mathew Day	04/03/2026	**Asbestos ACM**	NAD
					Mathew Day	04/03/2026	**Asbestos ACM (2)**	NAD
					Mathew Day	04/03/2026	**Asbestos Type**	NAD
					Mathew Day	04/03/2026	**Asbestos Type (2)**	NAD
26/3307	1	WS09	0.50	102	Kieran Hubbard	11/03/2026	**General Description (Bulk Analysis)**	brown soil / stone
					Kieran Hubbard	11/03/2026	**Asbestos Fibres**	NAD
					Kieran Hubbard	11/03/2026	**Asbestos Fibres (2)**	NAD
					Kieran Hubbard	11/03/2026	**Asbestos ACM**	NAD
					Kieran Hubbard	11/03/2026	**Asbestos ACM (2)**	NAD
					Kieran Hubbard	11/03/2026	**Asbestos Type**	NAD
					Kieran Hubbard	11/03/2026	**Asbestos Type (2)**	NAD

Client Name: Groundtech Consulting Limited

Reference: GRO-26036

Location: Towcester Road, Trowbridge

Contact: Rebecca Rowlinson

Matrix : Solid

EMT Job No.	Batch	Sample ID	Depth	EMT Sample No.	Method No.	NDP Reason
26/3307	1	WS03	1.00	49-51	TM30/PM20	Sample too absorbent for this test

Client Name: Groundtech Consulting Limited

Matrix : Solid

Reference: GRO-26036

Location: Towcester Road, Trowbridge

Contact: Rebecca Rowlinson

EMT Job No.	Batch	Sample ID	Depth	EMT Sample No.	Analysis	Reason
26/3307	1	WS07	0.50	82-84	GRO, PAH, PCB	Sample holding time exceeded
26/3307	1	WS08	0.20	88-90	GRO, PAH	Sample holding time exceeded
26/3307	1	WS09	0.50	100-102	PAH	Sample holding time exceeded

Please note that only samples that are deviating are mentioned in this report. If no samples are listed it is because none were deviating. Only analyses which are accredited are recorded as deviating if set criteria are not met.

It is a requirement under ISO 17025 that we inform clients if samples are deviating i.e. outside what is expected. A deviating sample indicates that the sample 'may' be compromised but not necessarily will be compromised. The result is still accredited and our analytical reports will still show accreditation on the relevant analytes.

NOTES TO ACCOMPANY ALL SCHEDULES AND REPORTS

EMT Job No.: 26/3307

SOILS and ASH

Please note we are only MCERTS accredited (UK soils only) for sand, loam and clay and any other matrix is outside our scope of accreditation.

Where an MCERTS report has been requested, you will be notified within 48 hours of any samples that have been identified as being outside our MCERTS scope. As validation has been performed on clay, sand and loam, only samples that are predominantly these matrices, or combinations of them will be within our MCERTS scope. If samples are not one of a combination of the above matrices they will not be marked as MCERTS accredited.

It is assumed that you have taken representative samples on site and require analysis on a representative subsample. Stones will generally be included unless we are requested to remove them.

All samples will be discarded one month after the date of reporting, unless we are instructed to the contrary. Asbestos samples are retained for 6 months.

If you have not already done so, please send us a purchase order if this is required by your company.

Where appropriate please make sure that our detection limits are suitable for your needs, if they are not, please notify us immediately.

All analysis is reported on a dry weight basis unless stated otherwise. Limits of detection for analyses carried out on as received samples are not moisture content corrected. Results are not surrogate corrected. Samples are dried at 35°C ±5°C unless otherwise stated. Moisture content for CEN Leachate tests are dried at 105°C ±5°C. Ash samples are dried at 35°C ±5°C.

Where Mineral Oil is quoted, this refers to Total Aliphatics C10-C40.

Where a CEN 10:1 ZERO Headspace VOC test has been carried out, a 10:1 ratio of water to wet (as received) soil has been used.

% Asbestos in Asbestos Containing Materials (ACMs) is determined by reference to HSG 264 The Survey Guide - Appendix 2 : ACMs in buildings listed in order of ease of fibre release.

Sufficient amount of sample must be received to carry out the testing specified. Where an insufficient amount of sample has been received the testing may not meet the requirements of our accredited methods, as such accreditation may be removed.

Negative Neutralization Potential (NP) values are obtained when the volume of NaOH (0.1N) titrated (pH 8.3) is greater than the volume of HCl (1N) to reduce the pH of the sample to 2.0 - 2.5. Any negative NP values are corrected to 0.

The calculation of Pyrite content assumes that all oxidisable sulphides present in the sample are pyrite. This may not be the case. The calculation may be an overesitimate when other sulphides such as Barite (Barium Sulphate) are present.

WATERS

Please note we are not a UK Drinking Water Inspectorate (DWI) Approved Laboratory .

ISO17025 accreditation applies to surface water and groundwater and usually one other matrix which is analysis specific, any other liquids are outside our scope of accreditation.

As surface waters require different sample preparation to groundwaters the laboratory must be informed of the water type when submitting samples.

Where Mineral Oil is quoted, this refers to Total Aliphatics C10-C40.

STACK EMISSIONS

Where an MCERTS report has been requested, you will be notified within 48 hours of any samples that have been identified as being outside our MCERTS scope. As validation for Dioxins and Furans and Dioxin like PCBs has been performed on XAD-2 Resin, only samples which use this resin will be within our MCERTS scope.

Where appropriate please make sure that our detection limits are suitable for your needs, if they are not, please notify us immediately.

DEVIATING SAMPLES

All samples should be submitted to the laboratory in suitable containers with sufficient ice packs to sustain an appropriate temperature for the requested analysis. The temperature of sample receipt is recorded on the confirmation schedules in order that the client can make an informed decision as to whether testing should still be undertaken.

SURROGATES

Surrogate compounds are added during the preparation process to monitor recovery of analytes. However low recovery in soils is often due to peat, clay or other organic rich matrices. For waters this can be due to oxidants, surfactants, organic rich sediments or remediation fluids. Acceptable limits for most organic methods are 70 - 130% and for VOCs are 50 - 150%. When surrogate recoveries are outside the performance criteria but the associated AQC passes this is assumed to be due to matrix effect. Results are not surrogate corrected.

DILUTIONS

A dilution suffix indicates a dilution has been performed and the reported result takes this into account. No further calculation is required.

BLANKS

Where analytes have been found in the blank, the sample will be treated in accordance with our laboratory procedure for dealing with contaminated blanks.

NOTE

Data is only reported if the laboratory is confident that the data is a true reflection of the samples analysed. Data is only reported as accredited when all the requirements of our Quality System have been met. In certain circumstances where all the requirements of the Quality System have not been met, for instance if the associated AQC has failed, the reason is fully investigated and documented. The sample data is then evaluated alongside the other quality control checks performed during analysis to determine its suitability. Following this evaluation, provided the sample results have not been effected, the data is reported but accreditation is removed. It is a requirement of our Accreditation Body for data not reported as accredited to be considered indicative only, but this does not mean the data is not valid.
Where possible, and if requested, samples will be re-extracted and a revised report issued with accredited results. Please do not hesitate to contact the laboratory if further details are required of the circumstances which have led to the removal of accreditation.
Laboratory records are kept for a period of no less than 6 years.

REPORTS FROM THE SOUTH AFRICA LABORATORY

Any method number not prefixed with SA has been undertaken in our UK laboratory unless reported as subcontracted.

Measurement Uncertainty

Measurement uncertainty defines the range of values that could reasonably be attributed to the measured quantity. This range of values has not been included within the reported results. Uncertainty expressed as a percentage can be provided upon request.

Customer Provided Information

Sample ID and depth is information provided by the customer.

Age of Diesel

The age of release estimation is based on the nC17/pristane ratio only as prescribed by Christensen and Larsen (1993) and Kaplan, Galperin, Alimi et al., (1996).
Age estimation should be treated with caution as it can be influenced by site specific factors of which the laboratory are not aware.

Tentatively Identified Compounds (TICs)

Where Tentatively Identified Compounds (TICs) are reported, up to 10 Tentatively Identified Compounds will be listed where there is found to be a greater than 80% match with the NIST library. The reported concentration is determined semi-quantitively, with a matrix specific limit of detection. Note, other compounds may be present but are not reported.

ABBREVIATIONS and ACRONYMS USED

#	ISO17025 (UKAS Ref No. 4225) accredited - UK.
SA	ISO17025 (SANAS Ref No.T0729) accredited - South Africa
B	Indicates analyte found in associated method blank.
DR	Dilution required.
M	MCERTS accredited.
NA	Not applicable
NAD	No Asbestos Detected.
ND	None Detected (usually refers to VOC and/SVOC TICs).
NDP	No Determination Possible
SS	Calibrated against a single substance
SV	Surrogate recovery outside performance criteria. This may be due to a matrix effect.
W	Results expressed on as received basis.
+	AQC failure, accreditation has been removed from this result, if appropriate, see 'Note' on previous page.
>>	Results above quantitative calibration range. The result should be considered the minimum value and is indicative only. The actual result could be significantly higher.
*	Analysis subcontracted to an Element Materials Technology approved laboratory.
CO	Suspected carry over
LOD/LOR	Limit of Detection (Limit of Reporting) in line with ISO 17025 and MCERTS
ME	Matrix Effect
NFD	No Fibres Detected
BS	AQC Sample
LB	Blank Sample
N	Client Sample
TB	Trip Blank Sample
OC	Outside Calibration Range
AA	x10 Dilution

HWOL ACRONYMS AND OPERATORS USED

HS	Headspace Analysis.
EH	Extractable Hydrocarbons - i.e. everything extracted by the solvent.
CU	Clean-up - e.g. by florisil, silica gel.
1D	GC - Single coil gas chromatography.
Total	Aliphatics & Aromatics.
AL	Aliphatics only.
AR	Aromatics only.
2D	GC-GC - Double coil gas chromatography.
#1	EH_Total but with humics mathematically subtracted
#2	EU_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +).
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry.

EMT Job No: 26/3307

Test Method No.	Description	Prep Method No. (if appropriate)	Description	ISO 17025 (UKAS/SANAS)	MCERTS (UK soils only)	Analysis done on As Received (AR) or Dried (AD)	Reported on dry weight basis
PM4	Gravimetric measurement of Natural Moisture Content and % Moisture Content at either 35 degrees Celsius or 105 degrees Celsius. Calculation based on ISO 11465:1993(E) and BS1377-2:1990.	PM0	No preparation is required.			AR	
TM4	Modified USEPA 8270D v5:2014 method for the solvent extraction and determination of PAHs by GC-MS.	PM8	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required.			AR	Yes
TM4	Modified USEPA 8270D v5:2014 method for the solvent extraction and determination of PAHs by GC-MS.	PM8	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required.	Yes		AR	Yes
TM5	Modified 8015B v2:1996 method for the determination of solvent Extractable Petroleum Hydrocarbons (EPH) within the range C8-C40 by GCFID. For waters the solvent extracts dissolved phase plus a sheen if present.	PM16	Fractionation into aliphatic and aromatic fractions using a Rapid Trace SPE.			AR	
TM5	Modified 8015B v2:1996 method for the determination of solvent Extractable Petroleum Hydrocarbons (EPH) within the range C8-C40 by GCFID. For waters the solvent extracts dissolved phase plus a sheen if present.	PM8/PM16	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required/Fractionation into aliphatic and aromatic fractions using a Rapid Trace SPE.			AR	Yes
TM5	Modified 8015B v2:1996 method for the determination of solvent Extractable Petroleum Hydrocarbons (EPH) within the range C8-C40 by GCFID. For waters the solvent extracts dissolved phase plus a sheen if present.	PM8/PM16	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required/Fractionation into aliphatic and aromatic fractions using a Rapid Trace SPE.	Yes		AR	Yes
TM5/TM36	please refer to TM5 and TM36 for method details	PM8/PM12/PM16	please refer to PM8/PM16 and PM12 for method details			AR	Yes
TM5/TM36	please refer to TM5 and TM36 for method details	PM8/PM12/PM16	please refer to PM8/PM16 and PM12 for method details	Yes		AR	Yes
TM17	Modified US EPA method 8270D v5:2014. Determination of specific Polychlorinated Biphenyl congeners by GC-MS.	PM8	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required.	Yes		AR	Yes
TM20	Modified BS 1377-3:1990/USEPA 160.1/3 (TDS/TS: 1971) Gravimetric determination of Total Dissolved Solids/Total Solids	PM0	No preparation is required.			AR	Yes

EMT Job No: 26/3307

Test Method No.	Description	Prep Method No. (if appropriate)	Description	ISO 17025 (UKAS/SANAS)	MCERTS (UK soils only)	Analysis done on As Received (AR) or Dried (AD)	Reported on dry weight basis
TM21	Modified BS 7755-3:1995, ISO10694:1995 Determination of Total Organic Carbon or Total Carbon by combustion in an Eltra TOC furnace/analyser in the presence of oxygen. The CO2 generated is quantified using infra-red detection. Organic Matter (SOM) calculated as per EA MCERTS Chemical Testing of Soil.	PM24	Preparation of Soil and Marine Sediment Samples for Total Organic Carbon.			AD	Yes
TM21	Modified BS 7755-3:1995, ISO10694:1995 Determination of Total Organic Carbon or Total Carbon by combustion in an Eltra TOC furnace/analyser in the presence of oxygen. The CO2 generated is quantified using infra-red detection. Organic Matter (SOM) calculated as per EA MCERTS Chemical Testing of Soil.	PM24	Preparation of Soil and Marine Sediment Samples for Total Organic Carbon.	Yes		AD	Yes
TM22	Modified BS1377-3:1990 Gravimetric determination of Loss on Ignition by temperature controlled Muffle Furnace (35C-440C). On request modified ASTM D2974-00 LOI (105C-440C)	PM0	No preparation is required.	Yes		AD	Yes
TM26	Determination of phenols by Reversed Phased High Performance Liquid Chromatography and Electro-Chemical Detection.	PM0	No preparation is required.			AR	Yes
TM30	Determination of Trace Metals by ICP-OES (Inductively Coupled Plasma-Optical Emission Spectrometry): WATERS by Modified USEPA Method 200.7, Rev. 4.4, 1994; Modified EPA Method 6010B, Rev.2, Dec 1996; Modified BS EN ISO 11885:2009: SOILS by Modified USEP 6010B, Rev.2, Dec.1996; Modified EPA Method 3050B, Rev.2, Dec.1996	PM15	Acid digestion of dried and ground solid samples using Aqua Regia refluxed at 112.5 degrees Celsius. Samples containing asbestos are not dried and ground.			AD	Yes
TM30	Determination of Trace Metals by ICP-OES (Inductively Coupled Plasma-Optical Emission Spectrometry): WATERS by Modified USEPA Method 200.7, Rev. 4.4, 1994; Modified EPA Method 6010B, Rev.2, Dec 1996; Modified BS EN ISO 11885:2009: SOILS by Modified USEP 6010B, Rev.2, Dec.1996; Modified EPA Method 3050B, Rev.2, Dec.1996	PM15	Acid digestion of dried and ground solid samples using Aqua Regia refluxed at 112.5 degrees Celsius. Samples containing asbestos are not dried and ground.	Yes		AD	Yes
TM30	Determination of Trace Metals by ICP-OES (Inductively Coupled Plasma-Optical Emission Spectrometry): WATERS by Modified USEPA Method 200.7, Rev. 4.4, 1994; Modified EPA Method 6010B, Rev.2, Dec 1996; Modified BS EN ISO 11885:2009: SOILS by Modified USEP 6010B, Rev.2, Dec.1996; Modified EPA Method 3050B, Rev.2, Dec.1996	PM20	Extraction of dried and ground or as received samples with deionised water in a 2:1 water to solid ratio using a reciprocal shaker for all analytes except hexavalent chromium. Extraction of as received sample using 10:1 ratio of 0.2M sodium hydroxide to soil for hexavalent chromium using a reciprocal shaker.			AD	Yes
TM30	Determination of Trace Metals by ICP-OES (Inductively Coupled Plasma-Optical Emission Spectrometry): WATERS by Modified USEPA Method 200.7, Rev. 4.4, 1994; Modified EPA Method 6010B, Rev.2, Dec 1996; Modified BS EN ISO 11885:2009: SOILS by Modified USEP 6010B, Rev.2, Dec.1996; Modified EPA Method 3050B, Rev.2, Dec.1996	PM60	As received solid samples are extracted with deionised water in a 2:1 ratio of water to solid.			AR	Yes
TM36	Modified US EPA method 8015B v2:1996. Determination of Gasoline Range Organics (GRO) in the carbon chain range of C4-12 by headspace GC-FID. MTBE by GCFID co-elutes with 3-methylpentane if present and therefore can give a false positive. Positive MTBE results will be re-run using GC-MS to double check, when requested.	PM12	Modified US EPA method 5021A v2:2014. Preparation of solid and liquid samples for GC headspace analysis.			AR	Yes
TM36	Modified US EPA method 8015B v2:1996. Determination of Gasoline Range Organics (GRO) in the carbon chain range of C4-12 by headspace GC-FID. MTBE by GCFID co-elutes with 3-methylpentane if present and therefore can give a false positive. Positive MTBE results will be re-run using GC-MS to double check, when requested.	PM12	Modified US EPA method 5021A v2:2014. Preparation of solid and liquid samples for GC headspace analysis.	Yes		AR	Yes

EMT Job No: 26/3307

Test Method No.	Description	Prep Method No. (if appropriate)	Description	ISO 17025 (UKAS/SANAS)	MCERTS (UK soils only)	Analysis done on As Received (AR) or Dried (AD)	Reported on dry weight basis
TM38	Soluble Ion analysis using Discrete Analyser. Modified US EPA methods: Chloride 325.2 (1978), Sulphate 375.4 (Rev.2 1993), o-Phosphate 365.2 (Rev.2 1993), TON 353.1 (Rev.2 1993), Nitrite 354.1 (1971), Hex Cr 7196A (1992), NH4+ 350.1 (Rev.2 1993) - All anions comparable to BS ISO 15923-1: 2013I	PM0	No preparation is required.	Yes		AR	Yes
TM38	Soluble Ion analysis using Discrete Analyser. Modified US EPA methods: Chloride 325.2 (1978), Sulphate 375.4 (Rev.2 1993), o-Phosphate 365.2 (Rev.2 1993), TON 353.1 (Rev.2 1993), Nitrite 354.1 (1971), Hex Cr 7196A (1992), NH4+ 350.1 (Rev.2 1993) - All anions comparable to BS ISO 15923-1: 2013I	PM20	Extraction of dried and ground or as received samples with deionised water in a 2:1 water to solid ratio using a reciprocal shaker for all analytes except hexavalent chromium. Extraction of as received sample using 10:1 ratio of 0.2M sodium hydroxide to soil for hexavalent chromium using a reciprocal shaker.			AD	Yes
TM38	Soluble Ion analysis using Discrete Analyser. Modified US EPA methods: Chloride 325.2 (1978), Sulphate 375.4 (Rev.2 1993), o-Phosphate 365.2 (Rev.2 1993), TON 353.1 (Rev.2 1993), Nitrite 354.1 (1971), Hex Cr 7196A (1992), NH4+ 350.1 (Rev.2 1993) - All anions comparable to BS ISO 15923-1: 2013I	PM20	Extraction of dried and ground or as received samples with deionised water in a 2:1 water to solid ratio using a reciprocal shaker for all analytes except hexavalent chromium. Extraction of as received sample using 10:1 ratio of 0.2M sodium hydroxide to soil for hexavalent chromium using a reciprocal shaker.	Yes		AD	Yes
TM38	Soluble Ion analysis using Discrete Analyser. Modified US EPA methods: Chloride 325.2 (1978), Sulphate 375.4 (Rev.2 1993), o-Phosphate 365.2 (Rev.2 1993), TON 353.1 (Rev.2 1993), Nitrite 354.1 (1971), Hex Cr 7196A (1992), NH4+ 350.1 (Rev.2 1993) - All anions comparable to BS ISO 15923-1: 2013I	PM20	Extraction of dried and ground or as received samples with deionised water in a 2:1 water to solid ratio using a reciprocal shaker for all analytes except hexavalent chromium. Extraction of as received sample using 10:1 ratio of 0.2M sodium hydroxide to soil for hexavalent chromium using a reciprocal shaker.			AR	Yes
TM38	Soluble Ion analysis using Discrete Analyser. Modified US EPA methods: Chloride 325.2 (1978), Sulphate 375.4 (Rev.2 1993), o-Phosphate 365.2 (Rev.2 1993), TON 353.1 (Rev.2 1993), Nitrite 354.1 (1971), Hex Cr 7196A (1992), NH4+ 350.1 (Rev.2 1993) - All anions comparable to BS ISO 15923-1: 2013I	PM20	Extraction of dried and ground or as received samples with deionised water in a 2:1 water to solid ratio using a reciprocal shaker for all analytes except hexavalent chromium. Extraction of as received sample using 10:1 ratio of 0.2M sodium hydroxide to soil for hexavalent chromium using a reciprocal shaker.	Yes		AR	Yes
TM50	Acid soluble sulphate (Total Sulphate) analysed by ICP-OES	PM29	A hot hydrochloric acid digest is performed on a dried and ground sample, and the resulting liquor is analysed.			AD	Yes
TM60	TC/TOC analysis of Waters by High Temperature Combustion followed by NDIR detection. Based on the following modified standard methods: USEPA 9060A (2002), APHA SMEWW 5310B:1999 22nd Edition, ASTM D 7573, and USEPA 415.1.	PM0	No preparation is required.			AR	Yes
TM65	Asbestos Bulk Identification method based on HSG 248 Second edition (2021)	PM42	Modified SCA Blue Book V.12 draft 2017 and WM3 1st Edition v1.1:2018. Solid samples undergo a thorough visual inspection for asbestos fibres prior to asbestos identification using TM065.	Yes		AR	
TM73	Modified US EPA methods 150.1 (1982) and 9045D Rev. 4 - 2004) and BS1377-3:1990. Determination of pH by Metrohm automated probe analyser.	PM11	Extraction of as received solid samples using one part solid to 2.5 parts deionised water.	Yes		AR	No
TM77	Modified DDCEN/TS method 15364:2006. Determination of Acid Neutralization Capacity by Metrohm automated probe analyser.	PM0	No preparation is required.			AR	No

EMT Job No: 26/3307

Test Method No.	Description	Prep Method No. (if appropriate)	Description	ISO 17025 (UKAS/SANAS)	MCERTS (UK soils only)	Analysis done on As Received (AR) or Dried (AD)	Reported on dry weight basis
TM170	Determination of Trace Metals by ICP-MS (Inductively Coupled Plasma-Mass Spectrometry): Modified USEPA Method 200.8, Rev. 5.4, 1994; Modified EPA Method 6020A, Rev.1, Feb 2007; Modified BS EN ISO 17294-2:2016	PM14	Preparation of waters and leachates for metals by ICP OES/ICP MS. Samples are filtered for Dissolved metals, and remain unfiltered for Total metals then acidified	Yes		AR	Yes
TM173	Analysis of fluoride by ISE (Ion Selective Electrode) using modified ISE method 9214 - 340.2 (EPA 1998)	PM0	No preparation is required.			AR	Yes
NONE	No Method Code	PM17	Modified method BS EN12457-2:2002 As received solid samples are leached with water in a 10:1 water to soil ratio for 24 hours, the moisture content of the sample is included in the ratio.				
NONE	No Method Code	PM4	Gravimetric measurement of Natural Moisture Content and % Moisture Content at either 35 degrees Celsius or 105 degrees Celsius. Calculation based on ISO 11465:1993(E) and BS1377-2:1990.			AR	

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Groundtech Consulting Limited
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Manchester
United Kingdom
M28 8EE

Attention :	Rebecca Rowlinson
Date :	16th March, 2026
Your reference :	GRO-26036
Our reference :	Test Report 26/3307 Batch 2
Location :	Towcester Road, Trowbridge
Date samples received :	5th March, 2026
Status :	Final Report
Issue :	202603161611

Twenty one samples were received for analysis on 5th March, 2026 of which four were scheduled for analysis. Please find attached our Test Report which should be read with notes at the end of the report and should include all sections if reproduced. Interpretations and opinions are outside the scope of any accreditation, and all results relate only to samples supplied.
All analysis is carried out on as received samples and reported on a dry weight basis unless stated otherwise. Results are not surrogate corrected.

The greenhouse gas emissions generated (in Carbon – Co2e) to obtain the results in this report are estimated as:

Scope 1&2 emissions - 14.19 kg of CO2

Scope 1&2&3 emissions - 33.536 kg of CO2

Authorised By:

[redacted]

Bruce Leslie
Project Manager

Please include all sections of this report if it is reproduced

Client Name: Groundtech Consulting Limited
Reference: GRO-26036
Location: Towcester Road, Trowbridge
Contact: Rebecca Rowlinson
EMT Job No: 26/3307

Report : Solid

Solids: V=60g VOC jar, J=250g glass jar, T=plastic tub

Please see attached notes for all abbreviations and acronyms

EMT Sample No.	106-108	109-111	112-114	142-144							LOD/LOR	Units	Method No.
Sample ID	WS01	WS02	WS06	TP01									
Depth	0.10	0.25	0.20	0.60									
COC No / misc													
Containers	V J T	V J T	V J T	V J T									
Sample Date	19/02/2026	02/02/2026	20/02/2026	17/02/2026									
Sample Type	Soil	Soil	Soil	Soil									
Batch Number	2	2	2	2									
Date of Receipt	05/03/2026	05/03/2026	05/03/2026	05/03/2026									
Arsenic #	7.2	4.4	12.3	2.1							<0.5	mg/kg	TM30/PM15
Cadmium #	1.8	0.5	0.8	1.1							<0.3	mg/kg	TM30/PM15
Chromium #	50.8	11.4	7.8	6.0							<0.5	mg/kg	TM30/PM15
Copper #	26	6	4	2							<1	mg/kg	TM30/PM15
Lead #	19	22	27	19							<5	mg/kg	TM30/PM15
Mercury #	<0.1	<0.1	<0.1	<0.1							<0.1	mg/kg	TM30/PM15
Nickel #	37.9	5.4	3.6	1.8							<0.7	mg/kg	TM30/PM15
Selenium #	2	<1	<1	<1							<1	mg/kg	TM30/PM15
Zinc #	142	72	88	138							<5	mg/kg	TM30/PM15
PAH MS													
Naphthalene #	<0.04	<0.04	<0.04	<0.04							<0.04	mg/kg	TM4/PM8
Acenaphthylene	<0.03	<0.03	<0.03	<0.03							<0.03	mg/kg	TM4/PM8
Acenaphthene #	<0.05	<0.05	<0.05	<0.05							<0.05	mg/kg	TM4/PM8
Fluorene #	<0.04	<0.04	<0.04	<0.04							<0.04	mg/kg	TM4/PM8
Phenanthrene #	<0.03	<0.03	<0.03	<0.03							<0.03	mg/kg	TM4/PM8
Anthracene #	<0.04	<0.04	<0.04	<0.04							<0.04	mg/kg	TM4/PM8
Fluoranthene #	<0.03	<0.03	<0.03	<0.03							<0.03	mg/kg	TM4/PM8
Pyrene #	<0.03	<0.03	<0.03	<0.03							<0.03	mg/kg	TM4/PM8
Benzo(a)anthracene #	<0.06	<0.06	<0.06	<0.06							<0.06	mg/kg	TM4/PM8
Chrysene #	<0.02	0.02	<0.02	<0.02							<0.02	mg/kg	TM4/PM8
Benzo(bk)fluoranthene #	<0.07	<0.07	<0.07	<0.07							<0.07	mg/kg	TM4/PM8
Benzo(a)pyrene #	<0.04	<0.04	<0.04	<0.04							<0.04	mg/kg	TM4/PM8
Indeno(123cd)pyrene #	<0.04	<0.04	<0.04	<0.04							<0.04	mg/kg	TM4/PM8
Dibenzo(ah)anthracene #	<0.04	<0.04	<0.04	<0.04							<0.04	mg/kg	TM4/PM8
Benzo(ghi)perylene #	<0.04	<0.04	<0.04	<0.04							<0.04	mg/kg	TM4/PM8
Coronene	-	<0.04	-	-							<0.04	mg/kg	TM4/PM8
PAH 16 Total	<0.6	<0.6	<0.6	<0.6							<0.6	mg/kg	TM4/PM8
PAH 17 Total	-	<0.64	-	-							<0.64	mg/kg	TM4/PM8
Benzo(b)fluoranthene	<0.05	<0.05	<0.05	<0.05							<0.05	mg/kg	TM4/PM8
Benzo(k)fluoranthene	<0.02	<0.02	<0.02	<0.02							<0.02	mg/kg	TM4/PM8
PAH Surrogate % Recovery	97	99	98	94							<0	%	TM4/PM8
Mineral Oil (C10-C40) (EH_CU_1D_AL)	-	114	-	-							<30	mg/kg	TM5/PM8/PM16

Client Name: Groundtech Consulting Limited
Reference: GRO-26036
Location: Towcester Road, Trowbridge
Contact: Rebecca Rowlinson
EMT Job No: 26/3307

Report : Solid

Solids: V=60g VOC jar, J=250g glass jar, T=plastic tub

EMT Sample No.	106-108	109-111	112-114	142-144							LOD/LOR	Units	Method No.
Sample ID	WS01	WS02	WS06	TP01									
Depth	0.10	0.25	0.20	0.60									
COC No / misc													
Containers	V J T	V J T	V J T	V J T									
Sample Date	19/02/2026	02/02/2026	20/02/2026	17/02/2026									
Sample Type	Soil	Soil	Soil	Soil									
Batch Number	2	2	2	2									
Date of Receipt	05/03/2026	05/03/2026	05/03/2026	05/03/2026									
TPH CWG													
Aliphatics													
>C5-C6 (HS_1D_AL)#	-	<0.1	<0.1	-							<0.1	mg/kg	TM36/PM12
>C6-C8 (HS_1D_AL)#	-	<0.1	<0.1	-							<0.1	mg/kg	TM36/PM12
>C8-C10 (HS_1D_AL)#	-	<0.1	<0.1	-							<0.1	mg/kg	TM36/PM12
>C10-C12 (EH_CU_1D_AL)#	-	<0.2	<0.2	-							<0.2	mg/kg	TM5/PM8/PM16
>C12-C16 (EH_CU_1D_AL)#	-	<4	<4	-							<4	mg/kg	TM5/PM8/PM16
>C16-C21 (EH_CU_1D_AL)#	-	<7	<7	-							<7	mg/kg	TM5/PM8/PM16
>C21-C35 (EH_CU_1D_AL)#	-	48	15	-							<7	mg/kg	TM5/PM8/PM16
Total aliphatics C5-35 (EH_CU+HS_1D_AL)	-	48	<19	-							<19	mg/kg	TM5/TM36/PM8/PM12/PM16
Aromatics													
>C5-EC7 (HS_1D_AR)#	-	<0.1	<0.1	-							<0.1	mg/kg	TM36/PM12
>EC7-EC8 (HS_1D_AR)#	-	<0.1	<0.1	-							<0.1	mg/kg	TM36/PM12
>EC8-EC10 (HS_1D_AR)#	-	<0.1	<0.1	-							<0.1	mg/kg	TM36/PM12
>EC10-EC12 (EH_CU_1D_AR)#	-	<0.2	<0.2	-							<0.2	mg/kg	TM5/PM8/PM16
>EC12-EC16 (EH_CU_1D_AR)#	-	<4	<4	-							<4	mg/kg	TM5/PM8/PM16
>EC16-EC21 (EH_CU_1D_AR)#	-	<7	<7	-							<7	mg/kg	TM5/PM8/PM16
>EC21-EC35 (EH_CU_1D_AR)#	-	108	31	-							<7	mg/kg	TM5/PM8/PM16
Total aromatics C5-35 (EH_CU+HS_1D_AR)#	-	108	31	-							<19	mg/kg	TM5/TM36/PM8/PM12/PM16
Total aliphatics and aromatics(C5-35) (EH_CU+HS_1D_Total)	-	156	<38	-							<38	mg/kg	TM5/TM36/PM8/PM12/PM16
MTBE#	-	<5	<5	-							<5	ug/kg	TM36/PM12
Benzene#	-	<5	<5	-							<5	ug/kg	TM36/PM12
Toluene#	-	<5	<5	-							<5	ug/kg	TM36/PM12
Ethylbenzene#	-	<5	<5	-							<5	ug/kg	TM36/PM12
m/p-Xylene#	-	<5	<5	-							<5	ug/kg	TM36/PM12
o-Xylene#	-	<5	<5	-							<5	ug/kg	TM36/PM12
PCB 28#	-	<5	-	-							<5	ug/kg	TM17/PM8
PCB 52#	-	<5	-	-							<5	ug/kg	TM17/PM8
PCB 101#	-	<5	-	-							<5	ug/kg	TM17/PM8
PCB 118#	-	<5	-	-							<5	ug/kg	TM17/PM8
PCB 138#	-	<5	-	-							<5	ug/kg	TM17/PM8
PCB 153#	-	<5	-	-							<5	ug/kg	TM17/PM8
PCB 180#	-	<5	-	-							<5	ug/kg	TM17/PM8
Total 7 PCBs#	-	<35	-	-							<35	ug/kg	TM17/PM8
Natural Moisture Content	24.0	3.8	4.8	1.7							<0.1	%	PM4/PM0
Hexavalent Chromium#	<0.3	<0.3	<0.3	<0.3							<0.3	mg/kg	TM38/PM20
Sulphate as SO4 (2:1 Ext)#	0.0131	0.0548	0.0112	0.0082							<0.0015	g/l	TM38/PM20
Total Organic Carbon#	-	0.81	-	-							<0.02	%	TM21/PM24
Organic Matter	1.7	1.4	0.3	<0.2							<0.2	%	TM21/PM24

Please see attached notes for all abbreviations and acronyms

Element Materials Technology

Client Name: Groundtech Consulting Limited
Reference: GRO-26036
Location: Towcester Road, Trowbridge
Contact: Rebecca Rowlinson
EMT Job No: 26/3307

Report : Solid

Solids: V=60g VOC jar, J=250g glass jar, T=plastic tub

EMT Sample No.	106-108	109-111	112-114	142-144							LOD/LOR	Units	Method No.
Sample ID	WS01	WS02	WS06	TP01									
Depth	0.10	0.25	0.20	0.60									
COC No / misc													
Containers	V J T	V J T	V J T	V J T									
Sample Date	19/02/2026	02/02/2026	20/02/2026	17/02/2026									
Sample Type	Soil	Soil	Soil	Soil									
Batch Number	2	2	2	2									
Date of Receipt	05/03/2026	05/03/2026	05/03/2026	05/03/2026									
ANC at pH4	-	3.97	-	-							<0.03	mol/kg	TM77/PM0
ANC at pH7	-	0.11	-	-							<0.03	mol/kg	TM77/PM0
Loss on Ignition #	-	1.5	-	-							<1.0	%	TM22/PM0
pH #	7.91	9.18	9.26	9.20							<0.01	pH units	TM73/PM11

Please see attached notes for all abbreviations and acronyms

Element Materials Technology

Client Name: Groundtech Consulting Limited
Reference: GRO-26036
Location: Towcester Road, Trowbridge
Contact: Rebecca Rowlinson
EMT Job No: 26/3307

Report : CEN 10:1 1 Batch

Solids: V=60g VOC jar, J=250g glass jar, T=plastic tub

EMT Sample No.	109-111												
Sample ID	WS02												
Depth	0.25												
COC No / misc													
Containers	V J T												
Sample Date	02/02/2026												
Sample Type	Soil												
Batch Number	2												
Date of Receipt	05/03/2026												

Please see attached notes for all abbreviations and acronyms

											LOD/LOR	Units	Method No.
Mass of raw test portion	0.096											kg	NONE/PM17
Mass of dried test portion	0.09											kg	NONE/PM17

CEN 10:1 LEACHATE RESULTS BS EN 12547-2

Mass of sample taken (kg)	0.096	Moisture Content Ratio (%) =	6.3
Mass of dry sample (kg) =	0.09	Dry Matter Content Ratio (%) =	94.0
Particle Size <4mm =	>95%		

		Landfill Waste Acceptance Criteria Limits		
EMT Job No	**26/3307**	**Inert Waste Landfill**	**Stable Non-reactive Hazardous Waste in Non-Hazardous Landfill**	**Hazardous Waste Landfill**
Sample No	**111**			
Client Sample No	**WS02**			
Depth/Other	**0.25**			
Sample Date	**02/02/2026**			
Batch No	**2**			
Solid Waste Analysis				
Total Organic Carbon (%)	0.81	3	5	6
Loss on Ignition (%)	1.5	-	-	10
Sum of BTEX (mg/kg)	<0.025	6	-	-
Sum of 7 PCBs (mg/kg)	<0.035	1	-	-
Mineral Oil (mg/kg) (EH_CU_1D_AL)	114	500	-	-
PAH Sum of 17(mg/kg)	<0.64	100	-	-
pH (pH Units)	9.18	-	>6	-
ANC to pH 7 (mol/kg)	0.11	-	to be evaluated	to be evaluated
ANC to pH 4 (mol/kg)	3.97	-	to be evaluated	to be evaluated

Eluate Analysis	**10:1 conc^{n} leached**		**Limit values for compliance leaching test using BS EN 12457-2 at L/S 10 l/kg**		
	C_{10}	**A_{10}**			
	mg/l	**mg/kg**	**mg/kg**		
Arsenic	0.0036	0.036	0.5	2	25
Barium	0.108	1.08	20	100	300
Cadmium	<0.0005	<0.005	0.04	1	5
Chromium	<0.0015	<0.015	0.5	10	70
Copper	<0.007	<0.07	2	50	100
Mercury	<0.001	<0.01	0.01	0.2	2
Molybdenum	0.004	0.04	0.5	10	30
Nickel	<0.002	<0.02	0.4	10	40
Lead	<0.005	<0.05	0.5	10	50
Antimony	<0.002	<0.02	0.06	0.7	5
Selenium	<0.003	<0.03	0.1	0.5	7
Zinc	<0.003	<0.03	4	50	200
Chloride	<0.3	<3	800	15000	25000
Fluoride	<0.3	<3	10	150	500
Sulphate as SO4	5.5	55	1000	20000	50000
Total Dissolved Solids	37	370	4000	60000	100000
Phenol	<0.01	<0.1	1	-	-
Dissolved Organic Carbon	<2	<20	500	800	1000

Please include all sections of this report if it is reproduced

All solid results are expressed on a dry weight basis unless stated otherwise.

Client Name: Groundtech Consulting Limited

Reference: GRO-26036

Location: Towcester Road, Trowbridge

Contact: Rebecca Rowlinson

Matrix : Solid

EMT Job No.	Batch	Sample ID	Depth	EMT Sample No.	EPH Interpretation
26/3307	2	WS02	0.25	109-111	Tarmac/bitumen
26/3307	2	WS06	0.20	112-114	Possible tarmac/bitumen

Client Name: Groundtech Consulting Limited
Reference: GRO-26036
Location: Towcester Road, Trowbridge
Contact: Rebecca Rowlinson

Note:

Asbestos Screen analysis is carried out in accordance with our documented in-house methods PM042 and TM065 and HSG 248 by Stereo and Polarised Light Microscopy using Dispersion Staining Techniques and is covered by our UKAS accreditation. Detailed Gravimetric Quantification and PCOM Fibre Analysis is carried out in accordance with our documented in-house methods PM042 and TM131 and HSG 248 using Stereo and Polarised Light Microscopy and Phase Contrast Optical Microscopy (PCOM). Asbestos sub-samples are retained for not less than 6 months from the date of analysis unless specifically requested.

The LOQ of the Asbestos Quantification is 0.001% dry fibre of dry mass of sample.

Where the sample is not taken by a Element Materials Technology consultant, Element Materials Technology cannot be responsible for inaccurate or unrepresentative sampling.

EMT Job No.	Batch	Sample ID	Depth	EMT Sample No.	Analyst Name	Date Of Analysis	Analysis	Result
26/3307	2	WS01	0.10	108	Kieran Hubbard	06/03/2026	**General Description (Bulk Analysis)**	Brown Soil
					Kieran Hubbard	06/03/2026	**Asbestos Fibres**	NAD
					Kieran Hubbard	06/03/2026	**Asbestos Fibres (2)**	NAD
					Kieran Hubbard	06/03/2026	**Asbestos ACM**	NAD
					Kieran Hubbard	06/03/2026	**Asbestos ACM (2)**	NAD
					Kieran Hubbard	06/03/2026	**Asbestos Type**	NAD
					Kieran Hubbard	06/03/2026	**Asbestos Type (2)**	NAD
26/3307	2	WS02	0.25	110	Kieran Hubbard	06/03/2026	**General Description (Bulk Analysis)**	Brown soil and stones
					Kieran Hubbard	06/03/2026	**Asbestos Fibres**	NAD
					Kieran Hubbard	06/03/2026	**Asbestos Fibres (2)**	NAD
					Kieran Hubbard	06/03/2026	**Asbestos ACM**	NAD
					Kieran Hubbard	06/03/2026	**Asbestos ACM (2)**	NAD
					Kieran Hubbard	06/03/2026	**Asbestos Type**	NAD
					Kieran Hubbard	06/03/2026	**Asbestos Type (2)**	NAD
26/3307	2	WS06	0.20	114	Kieran Hubbard	06/03/2026	**General Description (Bulk Analysis)**	brown soil
					Kieran Hubbard	06/03/2026	**Asbestos Fibres**	NAD
					Kieran Hubbard	06/03/2026	**Asbestos Fibres (2)**	NAD
					Kieran Hubbard	06/03/2026	**Asbestos ACM**	NAD
					Kieran Hubbard	06/03/2026	**Asbestos ACM (2)**	NAD
					Kieran Hubbard	06/03/2026	**Asbestos Type**	NAD
					Kieran Hubbard	06/03/2026	**Asbestos Type (2)**	NAD
26/3307	2	TP01	0.60	144	Miriam Silverlock	06/03/2026	**General Description (Bulk Analysis)**	Stones, soil
					Miriam Silverlock	06/03/2026	**Asbestos Fibres**	NAD
					Miriam Silverlock	06/03/2026	**Asbestos ACM**	NAD
					Miriam Silverlock	06/03/2026	**Asbestos Type**	NAD

Element Materials Technology

Notification of Deviating Samples

Client Name: Groundtech Consulting Limited

Matrix : Solid

Reference: GRO-26036

Location: Towcester Road, Trowbridge

Contact: Rebecca Rowlinson

EMT Job No.	Batch	Sample ID	Depth	EMT Sample No.	Analysis	Reason
26/3307	2	WS02	0.25	109-111	Cr VI, EPH, GRO, LOI, Metals, PAH, PCB, pH, Sulphate, TOC	Sample holding time exceeded prior to receipt
26/3307	2	TP01	0.60	142-144	PAH	Sample holding time exceeded prior to receipt

Please note that only samples that are deviating are mentioned in this report. If no samples are listed it is because none were deviating. Only analyses which are accredited are recorded as deviating if set criteria are not met.

It is a requirement under ISO 17025 that we inform clients if samples are deviating i.e. outside what is expected. A deviating sample indicates that the sample 'may' be compromised but not necessarily will be compromised. The result is still accredited and our analytical reports will still show accreditation on the relevant analytes.

NOTES TO ACCOMPANY ALL SCHEDULES AND REPORTS

EMT Job No.: 26/3307

SOILS and ASH

Please note we are only MCERTS accredited (UK soils only) for sand, loam and clay and any other matrix is outside our scope of accreditation.

Where an MCERTS report has been requested, you will be notified within 48 hours of any samples that have been identified as being outside our MCERTS scope. As validation has been performed on clay, sand and loam, only samples that are predominantly these matrices, or combinations of them will be within our MCERTS scope. If samples are not one of a combination of the above matrices they will not be marked as MCERTS accredited.

It is assumed that you have taken representative samples on site and require analysis on a representative subsample. Stones will generally be included unless we are requested to remove them.

All samples will be discarded one month after the date of reporting, unless we are instructed to the contrary. Asbestos samples are retained for 6 months.

If you have not already done so, please send us a purchase order if this is required by your company.

Where appropriate please make sure that our detection limits are suitable for your needs, if they are not, please notify us immediately.

All analysis is reported on a dry weight basis unless stated otherwise. Limits of detection for analyses carried out on as received samples are not moisture content corrected. Results are not surrogate corrected. Samples are dried at 35°C ±5°C unless otherwise stated. Moisture content for CEN Leachate tests are dried at 105°C ±5°C. Ash samples are dried at 35°C ±5°C.

Where Mineral Oil is quoted, this refers to Total Aliphatics C10-C40.

Where a CEN 10:1 ZERO Headspace VOC test has been carried out, a 10:1 ratio of water to wet (as received) soil has been used.

% Asbestos in Asbestos Containing Materials (ACMs) is determined by reference to HSG 264 The Survey Guide - Appendix 2 : ACMs in buildings listed in order of ease of fibre release.

Sufficient amount of sample must be received to carry out the testing specified. Where an insufficient amount of sample has been received the testing may not meet the requirements of our accredited methods, as such accreditation may be removed.

Negative Neutralization Potential (NP) values are obtained when the volume of NaOH (0.1N) titrated (pH 8.3) is greater than the volume of HCl (1N) to reduce the pH of the sample to 2.0 - 2.5. Any negative NP values are corrected to 0.

The calculation of Pyrite content assumes that all oxidisable sulphides present in the sample are pyrite. This may not be the case. The calculation may be an overesitimate when other sulphides such as Barite (Barium Sulphate) are present.

WATERS

Please note we are not a UK Drinking Water Inspectorate (DWI) Approved Laboratory .

ISO17025 accreditation applies to surface water and groundwater and usually one other matrix which is analysis specific, any other liquids are outside our scope of accreditation.

As surface waters require different sample preparation to groundwaters the laboratory must be informed of the water type when submitting samples.

Where Mineral Oil is quoted, this refers to Total Aliphatics C10-C40.

STACK EMISSIONS

Where an MCERTS report has been requested, you will be notified within 48 hours of any samples that have been identified as being outside our MCERTS scope. As validation for Dioxins and Furans and Dioxin like PCBs has been performed on XAD-2 Resin, only samples which use this resin will be within our MCERTS scope.

Where appropriate please make sure that our detection limits are suitable for your needs, if they are not, please notify us immediately.

DEVIATING SAMPLES

All samples should be submitted to the laboratory in suitable containers with sufficient ice packs to sustain an appropriate temperature for the requested analysis. The temperature of sample receipt is recorded on the confirmation schedules in order that the client can make an informed decision as to whether testing should still be undertaken.

SURROGATES

Surrogate compounds are added during the preparation process to monitor recovery of analytes. However low recovery in soils is often due to peat, clay or other organic rich matrices. For waters this can be due to oxidants, surfactants, organic rich sediments or remediation fluids. Acceptable limits for most organic methods are 70 - 130% and for VOCs are 50 - 150%. When surrogate recoveries are outside the performance criteria but the associated AQC passes this is assumed to be due to matrix effect. Results are not surrogate corrected.

DILUTIONS

A dilution suffix indicates a dilution has been performed and the reported result takes this into account. No further calculation is required.

BLANKS

Where analytes have been found in the blank, the sample will be treated in accordance with our laboratory procedure for dealing with contaminated blanks.

NOTE

Data is only reported if the laboratory is confident that the data is a true reflection of the samples analysed. Data is only reported as accredited when all the requirements of our Quality System have been met. In certain circumstances where all the requirements of the Quality System have not been met, for instance if the associated AQC has failed, the reason is fully investigated and documented. The sample data is then evaluated alongside the other quality control checks performed during analysis to determine its suitability. Following this evaluation, provided the sample results have not been effected, the data is reported but accreditation is removed. It is a requirement of our Accreditation Body for data not reported as accredited to be considered indicative only, but this does not mean the data is not valid.
Where possible, and if requested, samples will be re-extracted and a revised report issued with accredited results. Please do not hesitate to contact the laboratory if further details are required of the circumstances which have led to the removal of accreditation.
Laboratory records are kept for a period of no less than 6 years.

REPORTS FROM THE SOUTH AFRICA LABORATORY

Any method number not prefixed with SA has been undertaken in our UK laboratory unless reported as subcontracted.

Measurement Uncertainty

Measurement uncertainty defines the range of values that could reasonably be attributed to the measured quantity. This range of values has not been included within the reported results. Uncertainty expressed as a percentage can be provided upon request.

Customer Provided Information

Sample ID and depth is information provided by the customer.

Age of Diesel

The age of release estimation is based on the nC17/pristane ratio only as prescribed by Christensen and Larsen (1993) and Kaplan, Galperin, Alimi et al., (1996).
Age estimation should be treated with caution as it can be influenced by site specific factors of which the laboratory are not aware.

Tentatively Identified Compounds (TICs)

Where Tentatively Identified Compounds (TICs) are reported, up to 10 Tentatively Identified Compounds will be listed where there is found to be a greater than 80% match with the NIST library. The reported concentration is determined semi-quantitively, with a matrix specific limit of detection. Note, other compounds may be present but are not reported.

ABBREVIATIONS and ACRONYMS USED

#	ISO17025 (UKAS Ref No. 4225) accredited - UK.
SA	ISO17025 (SANAS Ref No.T0729) accredited - South Africa
B	Indicates analyte found in associated method blank.
DR	Dilution required.
M	MCERTS accredited.
NA	Not applicable
NAD	No Asbestos Detected.
ND	None Detected (usually refers to VOC and/SVOC TICs).
NDP	No Determination Possible
SS	Calibrated against a single substance
SV	Surrogate recovery outside performance criteria. This may be due to a matrix effect.
W	Results expressed on as received basis.
+	AQC failure, accreditation has been removed from this result, if appropriate, see 'Note' on previous page.
>>	Results above quantitative calibration range. The result should be considered the minimum value and is indicative only. The actual result could be significantly higher.
*	Analysis subcontracted to an Element Materials Technology approved laboratory.
CO	Suspected carry over
LOD/LOR	Limit of Detection (Limit of Reporting) in line with ISO 17025 and MCERTS
ME	Matrix Effect
NFD	No Fibres Detected
BS	AQC Sample
LB	Blank Sample
N	Client Sample
TB	Trip Blank Sample
OC	Outside Calibration Range

HWOL ACRONYMS AND OPERATORS USED

HS	Headspace Analysis.
EH	Extractable Hydrocarbons - i.e. everything extracted by the solvent.
CU	Clean-up - e.g. by florisil, silica gel.
1D	GC - Single coil gas chromatography.
Total	Aliphatics & Aromatics.
AL	Aliphatics only.
AR	Aromatics only.
2D	GC-GC - Double coil gas chromatography.
#1	EH_Total but with humics mathematically subtracted
#2	EU_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +).
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry.

EMT Job No: 26/3307

Test Method No.	Description	Prep Method No. (if appropriate)	Description	ISO 17025 (UKAS/SANAS)	MCERTS (UK soils only)	Analysis done on As Received (AR) or Dried (AD)	Reported on dry weight basis
PM4	Gravimetric measurement of Natural Moisture Content and % Moisture Content at either 35 degrees Celsius or 105 degrees Celsius. Calculation based on ISO 11465:1993(E) and BS1377-2:1990.	PM0	No preparation is required.			AR	
TM4	Modified USEPA 8270D v5:2014 method for the solvent extraction and determination of PAHs by GC-MS.	PM8	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required.			AR	Yes
TM4	Modified USEPA 8270D v5:2014 method for the solvent extraction and determination of PAHs by GC-MS.	PM8	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required.	Yes		AR	Yes
TM5	Modified 8015B v2:1996 method for the determination of solvent Extractable Petroleum Hydrocarbons (EPH) within the range C8-C40 by GCFID. For waters the solvent extracts dissolved phase plus a sheen if present.	PM16	Fractionation into aliphatic and aromatic fractions using a Rapid Trace SPE.			AR	
TM5	Modified 8015B v2:1996 method for the determination of solvent Extractable Petroleum Hydrocarbons (EPH) within the range C8-C40 by GCFID. For waters the solvent extracts dissolved phase plus a sheen if present.	PM8/PM16	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required/Fractionation into aliphatic and aromatic fractions using a Rapid Trace SPE.			AR	Yes
TM5	Modified 8015B v2:1996 method for the determination of solvent Extractable Petroleum Hydrocarbons (EPH) within the range C8-C40 by GCFID. For waters the solvent extracts dissolved phase plus a sheen if present.	PM8/PM16	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required/Fractionation into aliphatic and aromatic fractions using a Rapid Trace SPE.	Yes		AR	Yes
TM5/TM36	please refer to TM5 and TM36 for method details	PM8/PM12/PM16	please refer to PM8/PM16 and PM12 for method details			AR	Yes
TM5/TM36	please refer to TM5 and TM36 for method details	PM8/PM12/PM16	please refer to PM8/PM16 and PM12 for method details	Yes		AR	Yes
TM17	Modified US EPA method 8270D v5:2014. Determination of specific Polychlorinated Biphenyl congeners by GC-MS.	PM8	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required.	Yes		AR	Yes
TM20	Modified BS 1377-3:1990/USEPA 160.1/3 (TDS/TS: 1971) Gravimetric determination of Total Dissolved Solids/Total Solids	PM0	No preparation is required.			AR	Yes

EMT Job No: 26/3307

Test Method No.	Description	Prep Method No. (if appropriate)	Description	ISO 17025 (UKAS/SANAS)	MCERTS (UK soils only)	Analysis done on As Received (AR) or Dried (AD)	Reported on dry weight basis
TM21	Modified BS 7755-3:1995, ISO10694:1995 Determination of Total Organic Carbon or Total Carbon by combustion in an Eltra TOC furnace/analyser in the presence of oxygen. The CO2 generated is quantified using infra-red detection. Organic Matter (SOM) calculated as per EA MCERTS Chemical Testing of Soil.	PM24	Preparation of Soil and Marine Sediment Samples for Total Organic Carbon.			AD	Yes
TM21	Modified BS 7755-3:1995, ISO10694:1995 Determination of Total Organic Carbon or Total Carbon by combustion in an Eltra TOC furnace/analyser in the presence of oxygen. The CO2 generated is quantified using infra-red detection. Organic Matter (SOM) calculated as per EA MCERTS Chemical Testing of Soil.	PM24	Preparation of Soil and Marine Sediment Samples for Total Organic Carbon.	Yes		AD	Yes
TM22	Modified BS1377-3:1990 Gravimetric determination of Loss on Ignition by temperature controlled Muffle Furnace (35C-440C). On request modified ASTM D2974-00 LOI (105C-440C)	PM0	No preparation is required.	Yes		AD	Yes
TM26	Determination of phenols by Reversed Phased High Performance Liquid Chromatography and Electro-Chemical Detection.	PM0	No preparation is required.			AR	Yes
TM30	Determination of Trace Metals by ICP-OES (Inductively Coupled Plasma-Optical Emission Spectrometry): WATERS by Modified USEPA Method 200.7, Rev. 4.4, 1994; Modified EPA Method 6010B, Rev.2, Dec 1996; Modified BS EN ISO 11885:2009: SOILS by Modified USEP 6010B, Rev.2, Dec.1996; Modified EPA Method 3050B, Rev.2, Dec.1996	PM15	Acid digestion of dried and ground solid samples using Aqua Regia refluxed at 112.5 degrees Celsius. Samples containing asbestos are not dried and ground.	Yes		AD	Yes
TM36	Modified US EPA method 8015B v2:1996. Determination of Gasoline Range Organics (GRO) in the carbon chain range of C4-12 by headspace GC-FID. MTBE by GCFID co-elutes with 3-methylpentane if present and therefore can give a false positive. Positive MTBE results will be re-run using GC-MS to double check, when requested.	PM12	Modified US EPA method 5021A v2:2014. Preparation of solid and liquid samples for GC headspace analysis.			AR	Yes
TM36	Modified US EPA method 8015B v2:1996. Determination of Gasoline Range Organics (GRO) in the carbon chain range of C4-12 by headspace GC-FID. MTBE by GCFID co-elutes with 3-methylpentane if present and therefore can give a false positive. Positive MTBE results will be re-run using GC-MS to double check, when requested.	PM12	Modified US EPA method 5021A v2:2014. Preparation of solid and liquid samples for GC headspace analysis.	Yes		AR	Yes
TM38	Soluble Ion analysis using Discrete Analyser. Modified US EPA methods: Chloride 325.2 (1978), Sulphate 375.4 (Rev.2 1993), o-Phosphate 365.2 (Rev.2 1993), TON 353.1 (Rev.2 1993), Nitrite 354.1 (1971), Hex Cr 7196A (1992), NH4+ 350.1 (Rev.2 1993) - All anions comparable to BS ISO 15923-1: 2013I	PM0	No preparation is required.	Yes		AR	Yes
TM38	Soluble Ion analysis using Discrete Analyser. Modified US EPA methods: Chloride 325.2 (1978), Sulphate 375.4 (Rev.2 1993), o-Phosphate 365.2 (Rev.2 1993), TON 353.1 (Rev.2 1993), Nitrite 354.1 (1971), Hex Cr 7196A (1992), NH4+ 350.1 (Rev.2 1993) - All anions comparable to BS ISO 15923-1: 2013I	PM20	Extraction of dried and ground or as received samples with deionised water in a 2:1 water to solid ratio using a reciprocal shaker for all analytes except hexavalent chromium. Extraction of as received sample using 10:1 ratio of 0.2M sodium hydroxide to soil for hexavalent chromium using a reciprocal shaker.	Yes		AD	Yes
TM38	Soluble Ion analysis using Discrete Analyser. Modified US EPA methods: Chloride 325.2 (1978), Sulphate 375.4 (Rev.2 1993), o-Phosphate 365.2 (Rev.2 1993), TON 353.1 (Rev.2 1993), Nitrite 354.1 (1971), Hex Cr 7196A (1992), NH4+ 350.1 (Rev.2 1993) - All anions comparable to BS ISO 15923-1: 2013I	PM20	Extraction of dried and ground or as received samples with deionised water in a 2:1 water to solid ratio using a reciprocal shaker for all analytes except hexavalent chromium. Extraction of as received sample using 10:1 ratio of 0.2M sodium hydroxide to soil for hexavalent chromium using a reciprocal shaker.	Yes		AR	Yes

EMT Job No: 26/3307

Test Method No.	Description	Prep Method No. (if appropriate)	Description	ISO 17025 (UKAS/SANAS)	MCERTS (UK soils only)	Analysis done on As Received (AR) or Dried (AD)	Reported on dry weight basis
TM60	TC/TOC analysis of Waters by High Temperature Combustion followed by NDIR detection. Based on the following modified standard methods: USEPA 9060A (2002), APHA SMEWW 5310B:1999 22nd Edition, ASTM D 7573, and USEPA 415.1.	PM0	No preparation is required.			AR	Yes
TM65	Asbestos Bulk Identification method based on HSG 248 Second edition (2021)	PM42	Modified SCA Blue Book V.12 draft 2017 and WM3 1st Edition v1.1:2018. Solid samples undergo a thorough visual inspection for asbestos fibres prior to asbestos identification using TM065.	Yes		AR	
TM73	Modified US EPA methods 150.1 (1982) and 9045D Rev. 4 - 2004) and BS1377-3:1990. Determination of pH by Metrohm automated probe analyser.	PM11	Extraction of as received solid samples using one part solid to 2.5 parts deionised water.	Yes		AR	No
TM77	Modified DDCEN/TS method 15364:2006. Determination of Acid Neutralization Capacity by Metrohm automated probe analyser.	PM0	No preparation is required.			AR	No
TM170	Determination of Trace Metals by ICP-MS (Inductively Coupled Plasma-Mass Spectrometry): Modified USEPA Method 200.8, Rev. 5.4, 1994; Modified EPA Method 6020A, Rev.1, Feb 2007; Modified BS EN ISO 17294-2:2016	PM14	Preparation of waters and leachates for metals by ICP OES/ICP MS. Samples are filtered for Dissolved metals, and remain unfiltered for Total metals then acidified	Yes		AR	Yes
TM173	Analysis of fluoride by ISE (Ion Selective Electrode) using modified ISE method 9214 - 340.2 (EPA 1998)	PM0	No preparation is required.			AR	Yes
NONE	No Method Code	PM17	Modified method BS EN12457-2:2002 As received solid samples are leached with water in a 10:1 water to soil ratio for 24 hours, the moisture content of the sample is included in the ratio.				
NONE	No Method Code	PM4	Gravimetric measurement of Natural Moisture Content and % Moisture Content at either 35 degrees Celsius or 105 degrees Celsius. Calculation based on ISO 11465:1993(E) and BS1377-2:1990.			AR	

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Manchester
United Kingdom
M28 8EE

Attention :	Rebecca Rowlinson
Date :	12th March, 2026
Your reference :	GRO-26036
Our reference :	Test Report 26/3307 Batch 3
Location :	Towcester Road, Trowbridge
Date samples received :	6th March, 2026
Status :	Final Report
Issue :	202603120910

Four samples were received for analysis on 6th March, 2026 of which four were scheduled for analysis. Please find attached our Test Report which should be read with notes at the end of the report and should include all sections if reproduced. Interpretations and opinions are outside the scope of any accreditation, and all results relate only to samples supplied.
All analysis is carried out on as received samples and reported on a dry weight basis unless stated otherwise. Results are not surrogate corrected.

The greenhouse gas emissions generated (in Carbon – Co2e) to obtain the results in this report are estimated as:

Scope 1&2 emissions - 8.181 kg of CO2

Scope 1&2&3 emissions - 19.334 kg of CO2

Authorised By:

[redacted]

Bruce Leslie
Project Manager

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Element Materials Technology Environmental UK Limited
Registered in England and Wales
Registered Office: 3rd Floor Davidson Building, 5 Southampton Street, London WC2E 7HA
Company Registration No: 11371415

Element Materials Technology

Client Name: Groundtech Consulting Limited
Reference: GRO-26036
Location: Towcester Road, Trowbridge
Contact: Rebecca Rowlinson
EMT Job No: 26/3307

Report : Solid

Solids: V=60g VOC jar, J=250g glass jar, T=plastic tub

EMT Sample No.	169	170	171	172							LOD/LOR	Units	Method No.
Sample ID	CP01	CP02	CP03	WS09									
Depth	2.00	3.50	5.00	2.00									
COC No / misc													
Containers	T	T	T	T									
Sample Date	<>	19/02/2026	<>	20/03/2026									
Sample Type	Soil	Soil	Soil	Soil									
Batch Number	3	3	3	3									
Date of Receipt	06/03/2026	06/03/2026	06/03/2026	06/03/2026									
Sulphur as S	0.20	0.34	1.85	1.03							<0.01	%	TM30/PM15
Total Sulphate as SO4 BRE	0.06	0.15	0.23	0.16							<0.01	%	TM50/PM29
Magnesium	NDP	0.0043	0.0379	0.0125							<0.0001	g/l	TM30/PM20
Magnesium	0.0025	-	-	-							<0.0001	g/l	TM30/PM60
Natural Moisture Content	40.0	33.2	24.7	31.9							<0.1	%	PM4/PM0
Ammoniacal Nitrogen as NH4	<0.6	<0.6	1.1	<0.6							<0.6	mg/kg	TM38/PM20
Chloride (2:1 Ext BRE) #	0.021	0.007	0.089	0.016							<0.002	g/l	TM38/PM20
Nitrate as NO3 (2:1 Ext BRE)	<0.0025	<0.0025	<0.0025	0.0044							<0.0025	g/l	TM38/PM20
Sulphate as SO4 (2:1 Ext) #	0.1429	0.1602	0.7201	0.4580							<0.0015	g/l	TM38/PM20
pH #	7.70	7.51	7.98	7.59							<0.01	pH units	TM73/PM11

Please see attached notes for all abbreviations and acronyms

Please include all sections of this report if it is reproduced

All solid results are expressed on a dry weight basis unless stated otherwise.

Client Name: Groundtech Consulting Limited

Reference: GRO-26036

Location: Towcester Road, Trowbridge

Contact: Rebecca Rowlinson

Matrix : Solid

EMT Job No.	Batch	Sample ID	Depth	EMT Sample No.	Method No.	NDP Reason
26/3307	3	CP01	2.00	169	TM30/PM20	Sample too absorbent for this test

Client Name: Groundtech Consulting Limited

Matrix : Solid

Reference: GRO-26036

Location: Towcester Road, Trowbridge

Contact: Rebecca Rowlinson

EMT Job No.	Batch	Sample ID	Depth	EMT Sample No.	Analysis	Reason
26/3307	3	CP01	2.00	169	All analyses	No sampling date given
26/3307	3	CP03	5.00	171	All analyses	No sampling date given

Please note that only samples that are deviating are mentioned in this report. If no samples are listed it is because none were deviating. Only analyses which are accredited are recorded as deviating if set criteria are not met.

It is a requirement under ISO 17025 that we inform clients if samples are deviating i.e. outside what is expected. A deviating sample indicates that the sample 'may' be compromised but not necessarily will be compromised. The result is still accredited and our analytical reports will still show accreditation on the relevant analytes.

NOTES TO ACCOMPANY ALL SCHEDULES AND REPORTS

EMT Job No.: 26/3307

SOILS and ASH

Please note we are only MCERTS accredited (UK soils only) for sand, loam and clay and any other matrix is outside our scope of accreditation.

Where an MCERTS report has been requested, you will be notified within 48 hours of any samples that have been identified as being outside our MCERTS scope. As validation has been performed on clay, sand and loam, only samples that are predominantly these matrices, or combinations of them will be within our MCERTS scope. If samples are not one of a combination of the above matrices they will not be marked as MCERTS accredited.

It is assumed that you have taken representative samples on site and require analysis on a representative subsample. Stones will generally be included unless we are requested to remove them.

All samples will be discarded one month after the date of reporting, unless we are instructed to the contrary. Asbestos samples are retained for 6 months.

If you have not already done so, please send us a purchase order if this is required by your company.

Where appropriate please make sure that our detection limits are suitable for your needs, if they are not, please notify us immediately.

All analysis is reported on a dry weight basis unless stated otherwise. Limits of detection for analyses carried out on as received samples are not moisture content corrected. Results are not surrogate corrected. Samples are dried at 35°C ±5°C unless otherwise stated. Moisture content for CEN Leachate tests are dried at 105°C ±5°C. Ash samples are dried at 35°C ±5°C.

Where Mineral Oil is quoted, this refers to Total Aliphatics C10-C40.

Where a CEN 10:1 ZERO Headspace VOC test has been carried out, a 10:1 ratio of water to wet (as received) soil has been used.

% Asbestos in Asbestos Containing Materials (ACMs) is determined by reference to HSG 264 The Survey Guide - Appendix 2 : ACMs in buildings listed in order of ease of fibre release.

Sufficient amount of sample must be received to carry out the testing specified. Where an insufficient amount of sample has been received the testing may not meet the requirements of our accredited methods, as such accreditation may be removed.

Negative Neutralization Potential (NP) values are obtained when the volume of NaOH (0.1N) titrated (pH 8.3) is greater than the volume of HCl (1N) to reduce the pH of the sample to 2.0 - 2.5. Any negative NP values are corrected to 0.

The calculation of Pyrite content assumes that all oxidisable sulphides present in the sample are pyrite. This may not be the case. The calculation may be an overesitimate when other sulphides such as Barite (Barium Sulphate) are present.

WATERS

Please note we are not a UK Drinking Water Inspectorate (DWI) Approved Laboratory .

ISO17025 accreditation applies to surface water and groundwater and usually one other matrix which is analysis specific, any other liquids are outside our scope of accreditation.

As surface waters require different sample preparation to groundwaters the laboratory must be informed of the water type when submitting samples.

Where Mineral Oil is quoted, this refers to Total Aliphatics C10-C40.

STACK EMISSIONS

Where an MCERTS report has been requested, you will be notified within 48 hours of any samples that have been identified as being outside our MCERTS scope. As validation for Dioxins and Furans and Dioxin like PCBs has been performed on XAD-2 Resin, only samples which use this resin will be within our MCERTS scope.

Where appropriate please make sure that our detection limits are suitable for your needs, if they are not, please notify us immediately.

DEVIATING SAMPLES

All samples should be submitted to the laboratory in suitable containers with sufficient ice packs to sustain an appropriate temperature for the requested analysis. The temperature of sample receipt is recorded on the confirmation schedules in order that the client can make an informed decision as to whether testing should still be undertaken.

SURROGATES

Surrogate compounds are added during the preparation process to monitor recovery of analytes. However low recovery in soils is often due to peat, clay or other organic rich matrices. For waters this can be due to oxidants, surfactants, organic rich sediments or remediation fluids. Acceptable limits for most organic methods are 70 - 130% and for VOCs are 50 - 150%. When surrogate recoveries are outside the performance criteria but the associated AQC passes this is assumed to be due to matrix effect. Results are not surrogate corrected.

DILUTIONS

A dilution suffix indicates a dilution has been performed and the reported result takes this into account. No further calculation is required.

BLANKS

Where analytes have been found in the blank, the sample will be treated in accordance with our laboratory procedure for dealing with contaminated blanks.

NOTE

Data is only reported if the laboratory is confident that the data is a true reflection of the samples analysed. Data is only reported as accredited when all the requirements of our Quality System have been met. In certain circumstances where all the requirements of the Quality System have not been met, for instance if the associated AQC has failed, the reason is fully investigated and documented. The sample data is then evaluated alongside the other quality control checks performed during analysis to determine its suitability. Following this evaluation, provided the sample results have not been effected, the data is reported but accreditation is removed. It is a requirement of our Accreditation Body for data not reported as accredited to be considered indicative only, but this does not mean the data is not valid.
Where possible, and if requested, samples will be re-extracted and a revised report issued with accredited results. Please do not hesitate to contact the laboratory if further details are required of the circumstances which have led to the removal of accreditation.
Laboratory records are kept for a period of no less than 6 years.

REPORTS FROM THE SOUTH AFRICA LABORATORY

Any method number not prefixed with SA has been undertaken in our UK laboratory unless reported as subcontracted.

Measurement Uncertainty

Measurement uncertainty defines the range of values that could reasonably be attributed to the measured quantity. This range of values has not been included within the reported results. Uncertainty expressed as a percentage can be provided upon request.

Customer Provided Information

Sample ID and depth is information provided by the customer.

Age of Diesel

The age of release estimation is based on the nC17/pristane ratio only as prescribed by Christensen and Larsen (1993) and Kaplan, Galperin, Alimi et al., (1996).
Age estimation should be treated with caution as it can be influenced by site specific factors of which the laboratory are not aware.

Tentatively Identified Compounds (TICs)

Where Tentatively Identified Compounds (TICs) are reported, up to 10 Tentatively Identified Compounds will be listed where there is found to be a greater than 80% match with the NIST library. The reported concentration is determined semi-quantitively, with a matrix specific limit of detection. Note, other compounds may be present but are not reported.

ABBREVIATIONS and ACRONYMS USED

#	ISO17025 (UKAS Ref No. 4225) accredited - UK.
SA	ISO17025 (SANAS Ref No.T0729) accredited - South Africa
B	Indicates analyte found in associated method blank.
DR	Dilution required.
M	MCERTS accredited.
NA	Not applicable
NAD	No Asbestos Detected.
ND	None Detected (usually refers to VOC and/SVOC TICs).
NDP	No Determination Possible
SS	Calibrated against a single substance
SV	Surrogate recovery outside performance criteria. This may be due to a matrix effect.
W	Results expressed on as received basis.
+	AQC failure, accreditation has been removed from this result, if appropriate, see 'Note' on previous page.
>>	Results above quantitative calibration range. The result should be considered the minimum value and is indicative only. The actual result could be significantly higher.
*	Analysis subcontracted to an Element Materials Technology approved laboratory.
CO	Suspected carry over
LOD/LOR	Limit of Detection (Limit of Reporting) in line with ISO 17025 and MCERTS
ME	Matrix Effect
NFD	No Fibres Detected
BS	AQC Sample
LB	Blank Sample
N	Client Sample
TB	Trip Blank Sample
OC	Outside Calibration Range

HWOL ACRONYMS AND OPERATORS USED

HS	Headspace Analysis.
EH	Extractable Hydrocarbons - i.e. everything extracted by the solvent.
CU	Clean-up - e.g. by florisil, silica gel.
1D	GC - Single coil gas chromatography.
Total	Aliphatics & Aromatics.
AL	Aliphatics only.
AR	Aromatics only.
2D	GC-GC - Double coil gas chromatography.
#1	EH_Total but with humics mathematically subtracted
#2	EU_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +).
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry.

APPENDIX 9 - Geotechnical Testing Results

LABORATORY REPORT

Contract Number: PSL26/2532

Report Date: 31 March 2026

Client's Reference: GRO-26036

Client Name: Groundtech Consulting
First Floor
Lloyd House
Orford Court
Greenfold Way
WN7 3XJ

For the attention of: Joel Swift

Contract Title: Towcester Road, Trowbridge

Date Received: 24/3/2026
Date Commenced: 24/3/2026
Date Completed: 31/3/2026

Notes: **Opinions and Interpretations are outside the UKAS Accreditation**

A copy of the Laboratory Schedule of accredited tests as issued by UKAS is attached to this report. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced other than in full, without the prior written approval of the laboratory.

Checked and Approved Signatories:

A Watkins (Managing Director)	R Berriman (Associate Director)	S Royle (Laboratory Manager)
L Knight (Assistant Laboratory Manager)	S Eyre (Senior Technician)	T Watkins (Senior Technician)

5 – 7 Hexthorpe Road,
Hexthorpe,
Doncaster,
DN4 0AR
Tel: 01302 768098
Email: [redacted]

SUMMARY OF LABORATORY SOIL DESCRIPTIONS

Hole Number	Sample Number	Sample Type	Top Depth m	Base Depth m	Description of Sample
CP01	1	D	1.70		Brown mottled grey CLAY.
CP02	2	D	1.00		Grey slightly sandy CLAY.
CP03	3	D	1.20		Grey CLAY.
WS05	4	D	1.20		Brown CLAY.
WS08	5	D	2.00		Grey CLAY.

UKAS TESTING 4043

PSL PROFESSIONAL SOILS LABORATORY A PHENNA GROUP COMPANY

Towcester Road, Trowbridge

Contract No:

PSL26/2532

Client Ref:

GRO-26036

SUMMARY OF SOIL CLASSIFICATION TESTS

BS 1377 - Part 2 : 2022 in accordance with BS EN ISO 17892 (as below)

Hole Number	Sample Number	Sample Type	Top Depth m	Base Depth m	Water Content %	Linear Shrinkage	Particle Density Mg/m^3	Liquid Limit %	Plastic Limit %	Plasticity Index %	Passing 0.425mm %	Remarks
CP01	1	D	1.70		48.1			86	34	52	100	Very High Plasticity CIV
CP02	2	D	1.00		21.7			50	23	27	100	High Plasticity CIH
CP03	3	D	1.20		31.6			74	31	43	100	Very High Plasticity CIV
WS05	4	D	1.20		51.8			73	31	42	100	Very High Plasticity CIV
WS08	5	D	2.00		35.4			85	34	51	100	Very High Plasticity CIV

Water Content - BS 1377 - Part 2 : 2022 : Clause 4 in accordance with BS EN ISO 17892 - 1 : 2014 + A1 : 2022
Linear Shrinkage - BS 1377 - Part 2 : 2022 : Clause 7
Particle Density (Gas Jar method) - BS 1377 - Part 2 : 2022 : Clause 9
Liquid, Plastic Limit & Plasticity Index - BS 1377 - Part 2 : 2022 : Clause 5 & 6 in accordance with BS EN ISO 17892 - 12 : 2018 + A2 : 2022

SYMBOLS : NP = Non Plastic

UKAS TESTING 4043

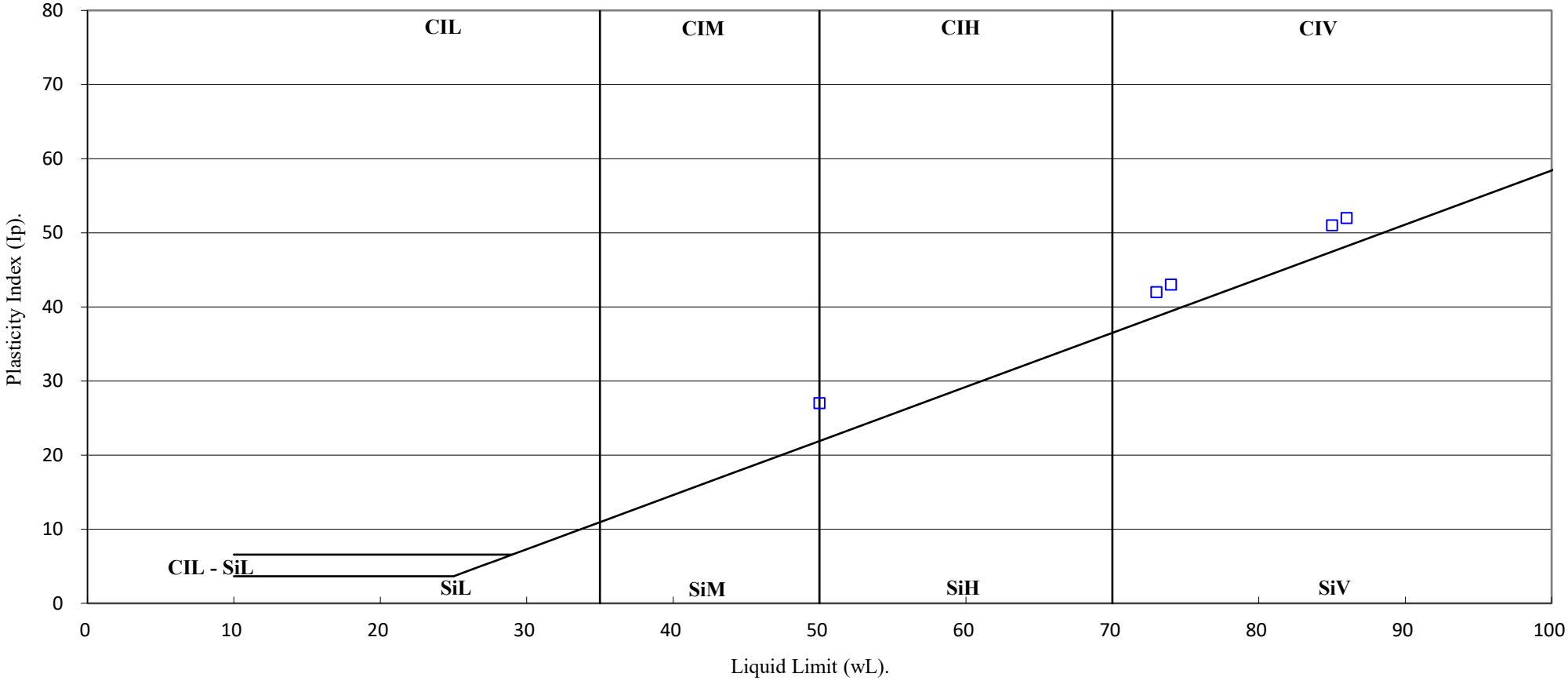
PSL PROFESSIONAL SOILS LABORATORY A PREVAS GROUP COMPANY

Towcester Road, Trowbridge

Contract No:
PSL26/2532
Client Ref:
GRO-26036

PLASTICITY CHART

BS EN ISO 14688-2:2017 Clause 4.4



UKAS TESTING 4043 / PSL PROFESSIONAL SOILS LABORATORY A PREVAS GROUP COMPANY	**Towcester Road, Trowbridge**	**Contract No:**
		PSL26/2532
		Client Ref:
		GRO-26036

LABORATORY REPORT

Contract Number: PSL26/3028

Report Date: 28 April 2026

Client's Reference: GRO-26036

Client Name: Groundtech Consulting
First Floor
Lloyd House
Orford Court
Greenfold Way
WN7 3XJ

For the attention of: Rebecca Rowlinson

Contract Title: Towcester Road, Trowbridge

Date Received: 8/4/2026
Date Commenced: 8/4/2026
Date Completed: 28/4/2026

Notes: **Opinions and Interpretations are outside the UKAS Accreditation**

A copy of the Laboratory Schedule of accredited tests as issued by UKAS is attached to this report. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced other than in full, without the prior written approval of the laboratory.

Checked and Approved Signatories:

A Watkins (Managing Director)	R Berriman (Associate Director)	S Royle (Laboratory Manager)
		[redacted]
L Knight (Assistant Laboratory Manager)	S Eyre (Senior Technician)	T Watkins (Senior Technician)

5 – 7 Hexthorpe Road,
Hexthorpe,
Doncaster,
DN4 0AR
Tel: 01302 768098
Email: [redacted]

SUMMARY OF LABORATORY SOIL DESCRIPTIONS

Hole Number	Sample Number	Sample Type	Top Depth m	Base Depth m	Description of Sample
CP03		U	2.00	2.45	Brown mottled grey CLAY.
CP01		U	1.20	1.65	Brown mottled grey CLAY.
CP02		U	1.20	-	Firm brown mottled grey CLAY.
CP03		U	4.00	-	Stiff grey slightly sandy slightly gravelly CLAY.
CP03		U	6.50	-	Stiff grey slightly sandy slightly gravelly CLAY.

UKAS TESTING 4043

PSL PROFESSIONAL SOILS LABORATORY A PHENNA GROUP COMPANY

Towcester Road, Trowbridge	Contract No:
	PSL26/3028
	Client Ref:
	GRO-26036

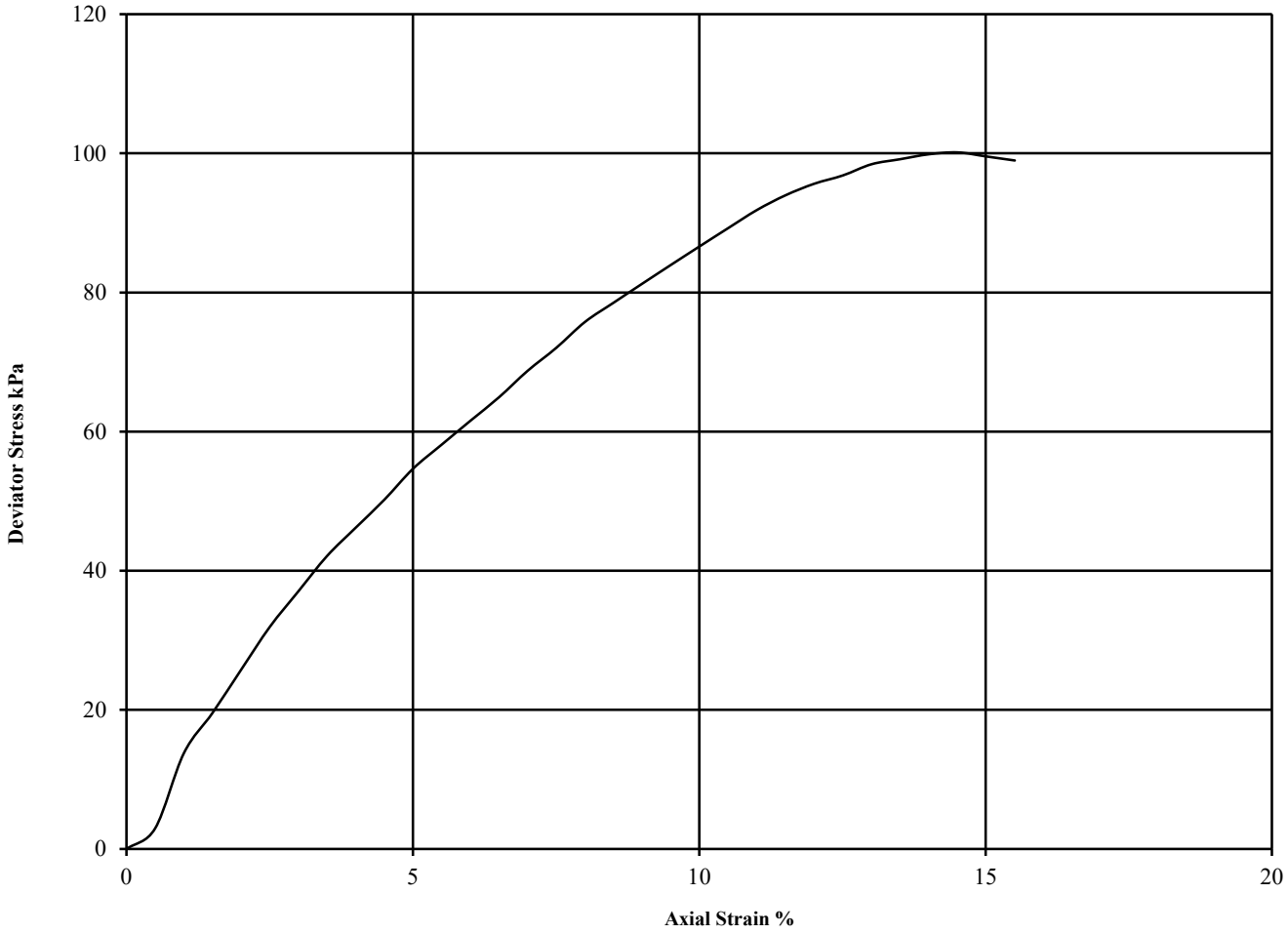
UNCONSOLIDATED UNDRAINED TRIAXIAL TEST

BS 1377 - Part 2 : 2022 : Clause 28 in accordance with BS EN ISO 17892 - 8 : 2018

Hole Number: CP02 **Top Depth (m):** 1.20

Sample Number **Base Depth (m):**

Sample Type U



Diameter (mm):		100	Height (mm):		200	Test:	UU Single Stage		Remarks:
Specimen	Water Content (%)	Bulk Density (Mg/m3)	Dry Density (Mg/m3)	Cell Pressure (kPa)	Corr. Max. Deviator Stress (kPa)	Shear Strength Cu (kPa)	Failure Strain (%)		Undisturbed Sample Sample taken from top of tube Rate of strain = 0.9 %/min See summary of soil descriptions
1	39.3	1.92	1.38	24	100	50	14.0	Plastic	

UKAS TESTING 4043

PSL PROFESSIONAL SOILS LABORATORY A PHERNA GROUP COMPANY

Towcester Road, Trowbridge

Contract No:
PSL26/3028
Client Ref:
GRO-26036

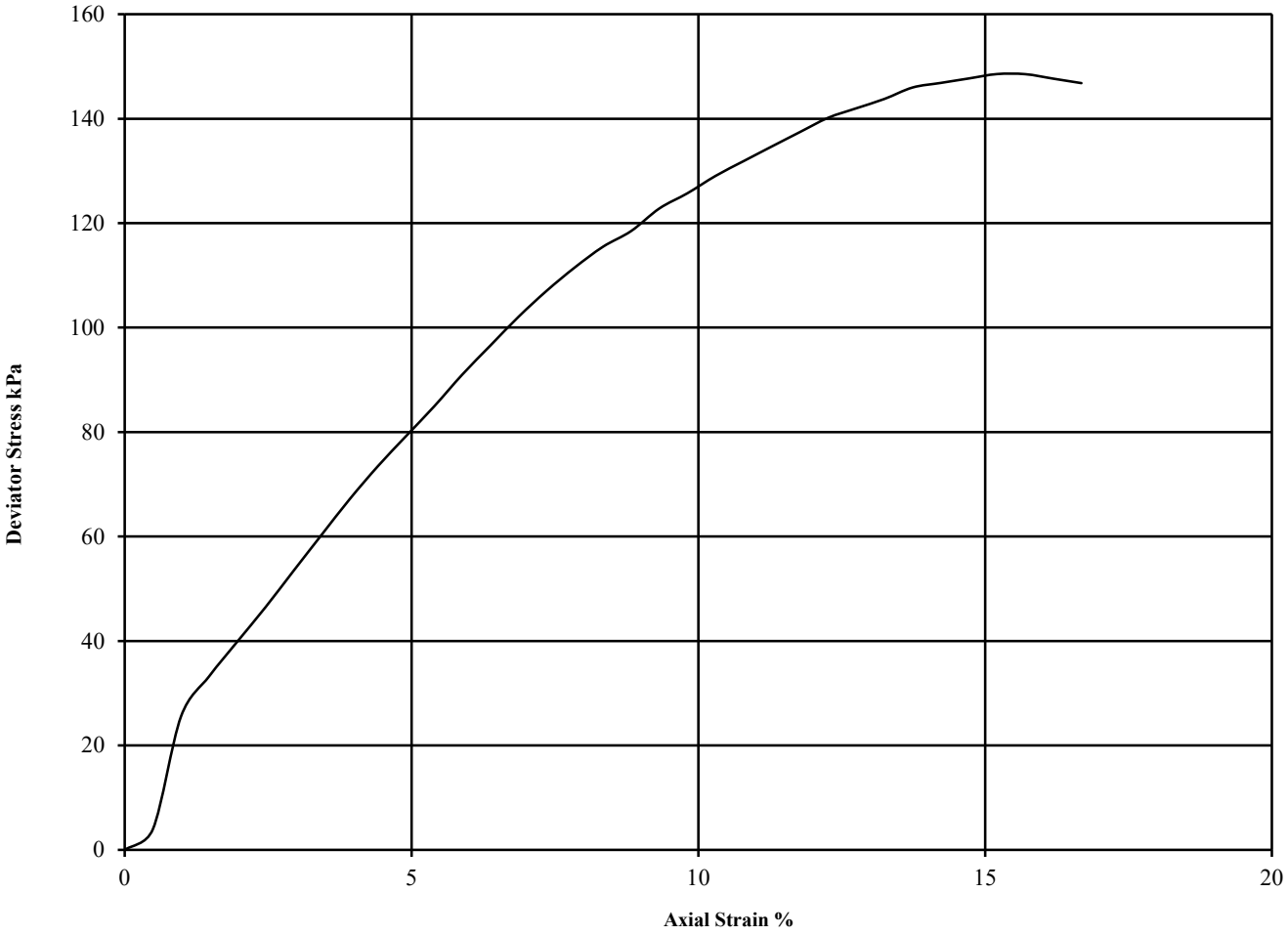
UNCONSOLIDATED UNDRAINED TRIAXIAL TEST

BS 1377 - Part 2 : 2022 : Clause 28 in accordance with BS EN ISO 17892 - 8 : 2018

Hole Number: CP03 **Top Depth (m):** 4.00

Sample Number **Base Depth (m):**

Sample Type U



Diameter (mm):		100	Height (mm):		204	Test:	UU Single Stage		Remarks:
Specimen	Water Content (%)	Bulk Density (Mg/m3)	Dry Density (Mg/m3)	Cell Pressure (kPa)	Corr. Max. Deviator Stress (kPa)	Shear Strength Cu (kPa)	Failure Strain (%)		Undisturbed Sample Sample taken from top of tube Rate of strain = 0.9 %/min See summary of soil descriptions
1	28.8	1.97	1.53	80	149	74	14.7	Plastic	

UKAS TESTING 4043

PSL PROFESSIONAL SOILS LABORATORY A PHENNA GROUP COMPANY

Towcester Road, Trowbridge

Contract No:
PSL26/3028
Client Ref:
GRO-26036

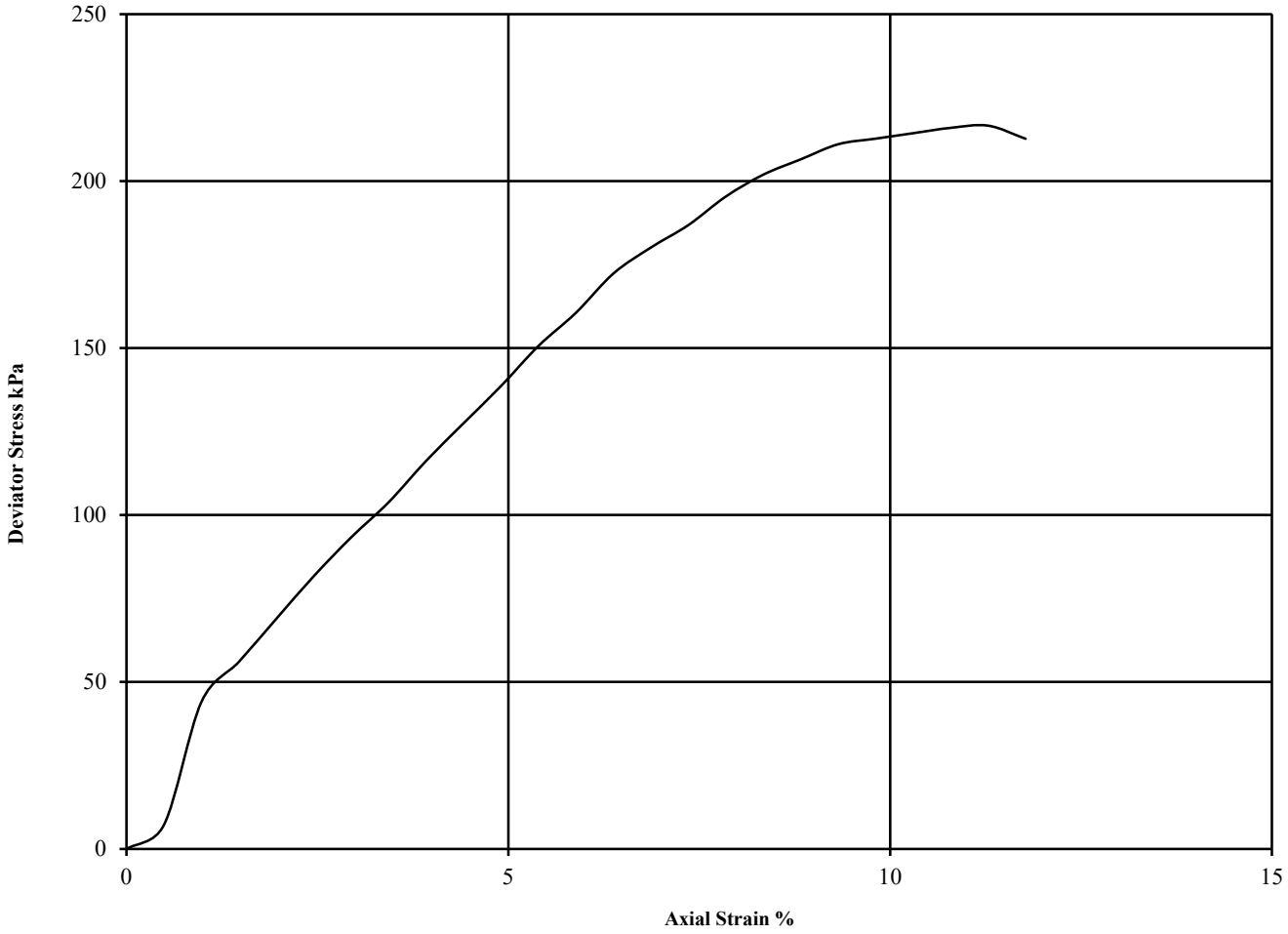
UNCONSOLIDATED UNDRAINED TRIAXIAL TEST

BS 1377 - Part 2 : 2022 : Clause 28 in accordance with BS EN ISO 17892 - 8 : 2018

Hole Number: CP03 **Top Depth (m):** 6.50

Sample Number **Base Depth (m):**

Sample Type U



Diameter (mm):		100	Height (mm):		204	Test:	UU Single Stage		Remarks:
Specimen	Water Content (%)	Bulk Density (Mg/m3)	Dry Density (Mg/m3)	Cell Pressure (kPa)	Corr. Max. Deviator Stress (kPa)	Shear Strength Cu (kPa)	Failure Strain (%)		Undisturbed Sample Sample taken from top of tube Rate of strain = 0.9 %/min See summary of soil descriptions
1	25.3	1.98	1.58	130	217	108	10.8	Brittle	

UKAS TESTING 4043

PSL PROFESSIONAL SOILS LABORATORY A PHERNA GROUP COMPANY

Towcester Road, Trowbridge

Contract No: PSL26/3028

Client Ref: GRO-26036

INCREMENTAL LOADING OEDOMETER TEST

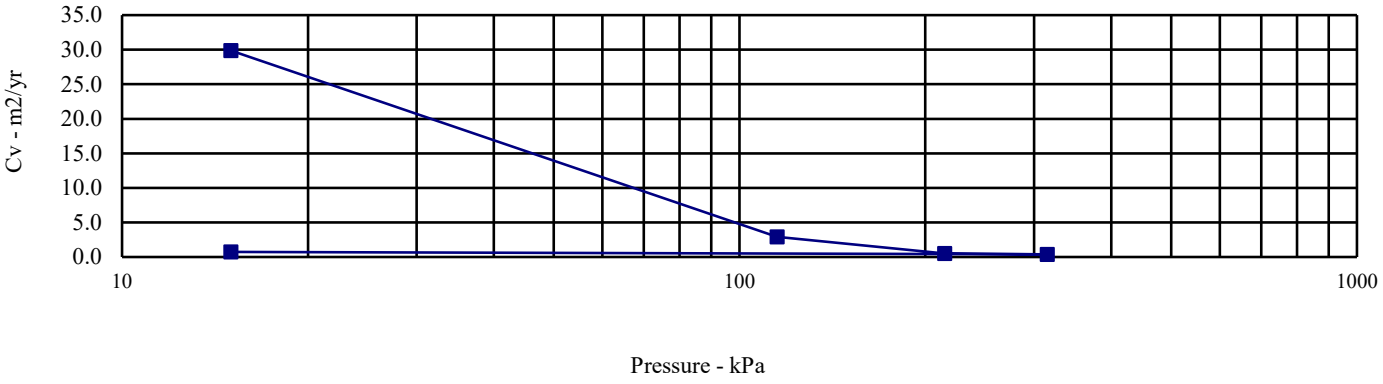
BS 1377 - Part 2 : 2022 : Clause 16 in accordance with BS EN ISO 17892 - 5 : 2017

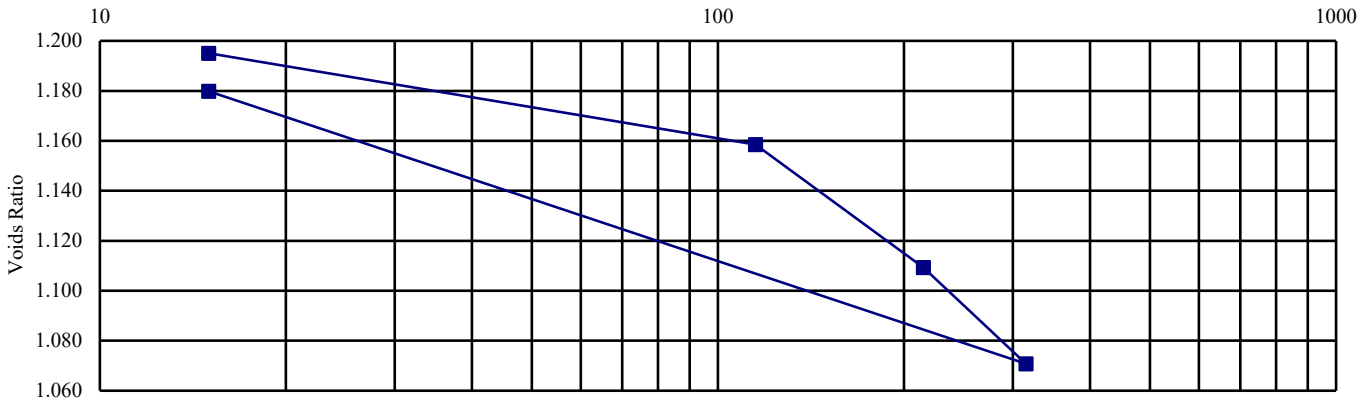
Hole Number: CP01 **Top Depth (m):** 1.20

Sample Number: **Base Depth (m) :** 1.65

Sample Type: U

Initial Conditions		Pressure Range kPa		Mv m2/MN	Cv m2/yr	Specimen location within tube:	Top Vertical
Water Content (%):	40.1						
Bulk Density (Mg/m3):	1.69	0	15	0.177	29.876	Method of preparation:	Trimmed from extruded material
Dry Density (Mg/m3):	1.20	15	115	0.166	2.930		
Voids Ratio:	1.201	115	215	0.228	0.500	Method used to determine CV:	T90
Degree of saturation:	88.4	215	315	0.182	0.385		
Height (mm):	20.012	315	15	0.176	0.749	Nominal temperature during test ' C:	20
Diameter (mm)	75.01						
Particle Density (Mg/m3): Assumed	2.65					Results correct against equipment deformation	Yes





UKAS TESTING 4043 / PSL PROFESSIONAL SOILS LABORATORY	**Towcester Road, Trowbridge**	**Contract No:** PSL26/3028 **Client Ref:** GRO-26036

INCREMENTAL LOADING OEDOMETER TEST

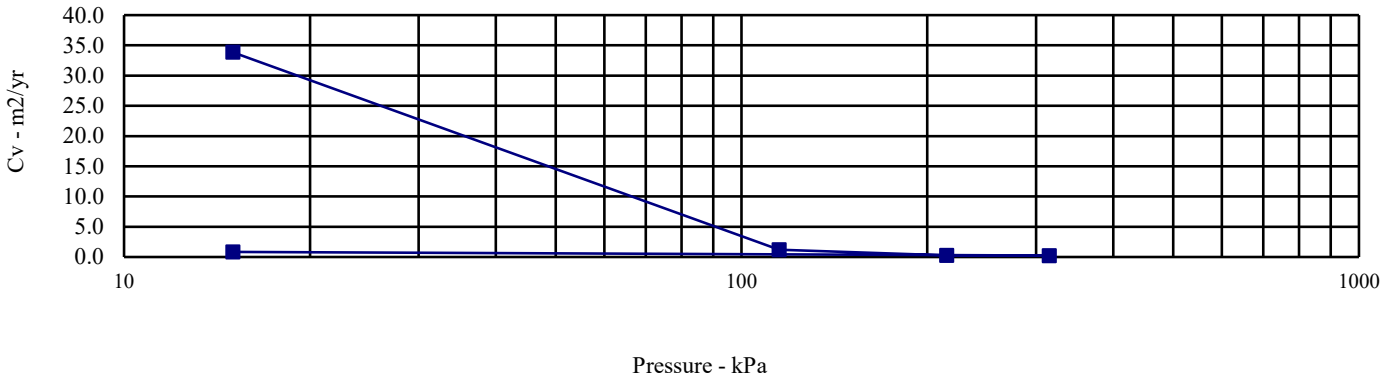
BS 1377 - Part 2 : 2022 : Clause 16 in accordance with BS EN ISO 17892 - 5 : 2017

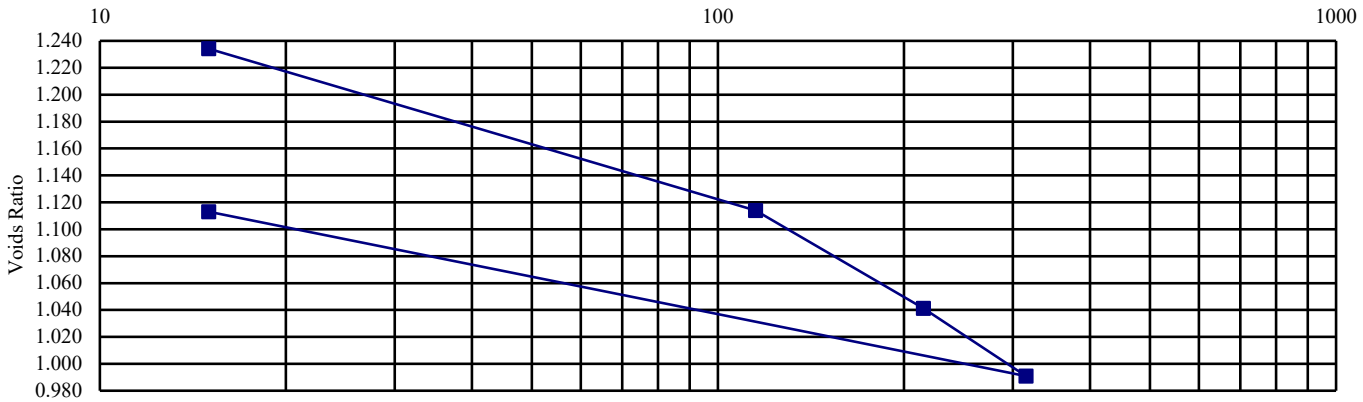
Hole Number: CP03 **Top Depth (m):** 2.00

Sample Number: **Base Depth (m) :** 2.45

Sample Type: U

Initial Conditions		Pressure Range kPa		Mv m2/MN	Cv m2/yr	Specimen location within tube:	Top Vertical
Water Content (%):	46.9						
Bulk Density (Mg/m3):	1.72	0	15	0.713	33.855	Method of preparation:	Trimmed from extruded material
Dry Density (Mg/m3):	1.17	15	115	0.538	1.182		
Voids Ratio:	1.258	115	215	0.344	0.270	Method used to determine CV:	T90
Degree of saturation:	98.7	215	315	0.247	0.242		
Height (mm):	20.004	315	15	0.205	0.847	Nominal temperature during test ' C:	20
Diameter (mm)	75.01						
Particle Density (Mg/m3): Assumed	2.65					Results correct against equipment deformation	Yes





UKAS TESTING 4043 / PSL PROFESSIONAL SOILS LABORATORY	**Towcester Road, Trowbridge**	**Contract No:** PSL26/3028 **Client Ref:** GRO-26036

APPENDIX 10 - Gas Monitoring Results

Date - Time	ID1	ID2	ID3	Serial	CH4(%)	LEL(%)	CO2(%)	O2(%)
26/02/2026 11:38	TROWBRIC	BH2	<blank>	13516	0	0	0.6	19.6
26/02/2026 11:38	TROWBRIC	BH2	<blank>	13516	0	0	0.6	19.1
26/02/2026 11:17	TROWBRIC	WS1	<blank>	13516	0	0	0.6	18.2
26/02/2026 11:17	TROWBRIC	WS1	<blank>	13516	0	0	0.5	17.1
26/02/2026 11:54	TROWBRIC	WS2	<blank>	13516	0	0	0.3	19.1
26/02/2026 11:55	TROWBRIC	WS2	<blank>	13516	0	0	0.2	17.4
26/02/2026 11:23	TROWBRIC	WS3	<blank>	13516	0	0	1	11.1
26/02/2026 11:23	TROWBRIC	WS3	<blank>	13516	0	0	0.9	10.3
26/02/2026 11:31	TROWBRIC	WS5	<blank>	13516	0	0	0.6	18.4
26/02/2026 11:32	TROWBRIC	WS5	<blank>	13516	0	0	0.1	14
26/02/2026 11:49	TROWBRIC	WS8	<blank>	13516	0	0	0.4	19.5
26/02/2026 11:49	TROWBRIC	WS8	<blank>	13516	0	0	0.1	18
26/02/2026 11:43	TROWBRIC	WS9	<blank>	13516	0	0	0.3	20.6
26/02/2026 11:43	TROWBRIC	WS9	<blank>	13516	0	0	0	19.4
26/02/2026 11:16	TROWBRIC	WS1	<blank>	13516	0	0	0.6	17.1
26/02/2026 11:22	TROWBRIC	WS3	<blank>	13516	0	0	1	10.3
26/02/2026 11:30	TROWBRIC	WS5	<blank>	13516	0	0	0.6	14

26/02/2026 11:37	TROWBRIC	BH2	<blank>	13516	0	0	0.6	19.1
26/02/2026 11:42	TROWBRIC	WS9	<blank>	13516	0	0	0.6	19.6
26/02/2026 11:43	TROWBRIC	WS9	<blank>	13516	0	0	0.3	19.4
26/02/2026 11:49	TROWBRIC	WS8	<blank>	13516	0	0	0.4	18
26/02/2026 11:54	TROWBRIC	WS2	<blank>	13516	0	0	0.3	17.4
26/02/2026 11:38	TROWBRIC	BH2	<blank>	13516	0	0	0.6	19.6
26/02/2026 11:38	TROWBRIC	BH2	<blank>	13516	0	0	0.6	19.1
26/02/2026 11:17	TROWBRIC	WS1	<blank>	13516	0	0	0.6	18.2
26/02/2026 11:17	TROWBRIC	WS1	<blank>	13516	0	0	0.5	17.1
26/02/2026 11:54	TROWBRIC	WS2	<blank>	13516	0	0	0.3	19.1
26/02/2026 11:55	TROWBRIC	WS2	<blank>	13516	0	0	0.2	17.4
26/02/2026 11:23	TROWBRIC	WS3	<blank>	13516	0	0	1	11.1
26/02/2026 11:23	TROWBRIC	WS3	<blank>	13516	0	0	0.9	10.3
26/02/2026 11:31	TROWBRIC	WS5	<blank>	13516	0	0	0.6	18.4
26/02/2026 11:32	TROWBRIC	WS5	<blank>	13516	0	0	0.1	14
26/02/2026 11:49	TROWBRIC	WS8	<blank>	13516	0	0	0.4	19.5
26/02/2026 11:49	TROWBRIC	WS8	<blank>	13516	0	0	0.1	18
26/02/2026 11:43	TROWBRIC	WS9	<blank>	13516	0	0	0.3	20.6
26/02/2026 11:43	TROWBRIC	WS9	<blank>	13516	0	0	0	19.4

H2S(ppm)	CO(ppm)	Hex(%)	PIDCf()	Flw(lh)	PkFlw(lh)	DP(Pa)	AP(mbar)	SP(mbar)
0	0	0	1	0	0	0	1010	1010
0	0	0	1	0	0	0	1010	1010
0	0	0	1	0	0	0	1010	1010
0	0	0	1	0	0	0	1010	1010
0	0	0	1	2.5	2.5	13	1009	1009
0	0	0	1	2.5	2.5	13	1009	1009
0	0	0	1	0	0	0	1010	1010
0	0	0	1	0	0	0	1010	1010
0	0	0	1	0	0	0	1010	1010
0	0	0	1	0	0	0	1010	1010
0	0	0	1	0	0	0	1010	1010
0	0	0	1	0	0	0	1010	1010
0	0	0	1	0	0	0	1010	1010

0	0	0	1	___._	___._	_____	_____	_____
0	0	0	1	___._	___._	_____	_____	_____
0	0	0	1	___._	___._	_____	_____	_____

0	0	0	1	0	0	0	1010	1010
0	0	0	1	0	0	0	1010	1010
0	0	0	1	0	0	0	1010	1010
0	0	0	1	0	0	0	1010	1010
0	0	0	1	0	0	0	1010	1010
0	0	0	1	0	0	0	1010	1010
0	0	0	1	0	0	0	1010	1010
0	0	0	1	0	0	0	1010	1010
0	0	0	1	0	0	0	1010	1010
0	0	0	1	2.5	2.5	13	1009	1009
0	0	0	1	2.5	2.5	13	1009	1009
0	0	0	1	0	0	0	1010	1010
0	0	0	1	0	0	0	1010	1010
0	0	0	1	0	0	0	1010	1010
0	0	0	1	0	0	0	1010	1010
0	0	0	1	0	0	0	1010	1010
0	0	0	1	0	0	0	1010	1010
0	0	0	1	0	0	0	1010	1010
0	0	0	1	0	0	0	1010	1010

Vel(ms-1)	Temp(C)	DIP1(m)	DIP2(m)	Pmp()	Bal(%)
___._	___._	0	0	14	80.3
___._	___._	0	0	12	79.8
___._	___._	0	0	42	82.3
___._	___._	0	0	16	81.3
___._	___._	0	0	36	82.3
___._	___._	0	0	12	80.7
___._	___._	0	0	32	88.7
___._	___._	0	0	51	88
___._	___._	0	0	6	85.4
___._	___._	0	0	50	81.5
___._	___._	0	0	18	81.6
___._	___._	0	0	12	80.4
___._	___._	0	0	7	80.3
___._	___._	0	0	9	79.4

___._	___._	0	0	42	82.3
___._	___._	0	0	32	88.7
___._	___._	0	0	6	85.4

___._	___._	0	0	14	80.3
___._	___._	0	0	12	79.8
___._	___._	0	0	7	80.3
___._	___._	0	0	18	81.6
___._	___._	0	0	36	82.3
___._	___._	0	0	14	80.3
___._	___._	0	0	12	79.8
___._	___._	0	0	42	82.3
___._	___._	0	0	16	81.3
___._	___._	0	0	36	82.3
___._	___._	0	0	12	80.7
___._	___._	0	0	32	88.7
___._	___._	0	0	51	88
___._	___._	0	0	6	85.4
___._	___._	0	0	50	81.5
___._	___._	0	0	18	81.6
___._	___._	0	0	12	80.4
___._	___._	0	0	7	80.3
___._	___._	0	0	9	79.4

PERMANENT GROUND GAS MONITORING FORM

SITE NAME:	*TOWCESTER ROAD, TROWBRIDGE*				***ENGINEER:***	*Georgia Barnes*					
CLIENT:	*LNT CARE DEVELOPMENTS*				***DATE:***	*26/02/2026*					
JOB NO:	*GRO-26036*										
Pressure Trend:	*Steady*	***Weather:***	*CLEAR*			***Equipment:***	*GFM 436*				

Ambient:	O_2 (%v/v)	CH_4 (%v/v)	CO_2 (%v/v)	LEL	H_2S (ppm)	CO (ppm)
Start	19.9	0.0	0.0	0.0	0.0	0.0
Finish	19.9	0.0	0.0	0.0	0.0	0.0

BH Ref.	Gas Flow Rate (l/hr)		Borehole Pressure (mb)	Methane (%v/v)			Carbon Dioxide (%v/v)		Oxygen (%v/v)		Hydrogen Sulphide (ppm)		Carbon Monoxide (ppm)		Q_{hg} CO_2 (l/hr)	Q_{hg} CH_4 (l/hr)	Atmos Press (mb)	PID (ppm)	Sheen (Y/N)	LNAPL (Y/N)	DNAPL (Y/N)	Depth to Water (m bgl)
	Peak	Steady		Peak	Steady	LEL	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady								
CP02	0.0	0.0	0.00	0.0	0.0	0.0	0.6	0.6	19.6	19.1	0.0	0.0	0.0	0.0	0.0006	0.0000	1010	-	N	N/A	N/A	1.46
WS01	0.0	0.0	0.00	0.0	0.0	0.0	0.6	0.5	18.2	17.1	0.0	0.0	0.0	0.0	0.0006	0.0000	1010	-	N	N/A	N/A	2.01
WS02	2.5	2.5	0.13	0.0	0.0	0.0	0.3	0.2	19.1	17.4	0.0	0.0	0.0	0.0	0.0075	0.0000	1009	-	N	N/A	N/A	1.60
WS03	0.0	0.0	0.00	0.0	0.0	0.0	1.0	0.9	11.1	10.3	0.0	0.0	0.0	0.0	0.0010	0.0000	1010	-	N	N/A	N/A	1.55
WS05	0.0	0.0	0.00	0.0	0.0	0.0	0.6	0.1	18.4	14.0	0.0	0.0	0.0	0.0	0.0006	0.0000	1010	-	N	N/A	N/A	0.94
WS08	0.0	0.0	0.00	0.0	0.0	0.0	0.4	0.1	19.5	18.0	0.0	0.0	0.0	0.0	0.0004	0.0000	1010	-	N	N/A	N/A	1.60
WS09	0.0	0.0	0.00	0.0	0.0	0.0	0.3	0.0	20.6	19.4	0.0	0.0	0.0	0.0	0.0003	0.0000	1010	-	N	N/A	N/A	0.52

Notes:

Date - Time	ID1	ID2	ID3	Serial	CH4(%)	LEL(%)	CO2(%)	O2(%)

H2S(ppm)	CO(ppm)	Hex(%)	PIDCf()	Flw(lh)	PkFlw(lh)	DP(Pa)	AP(mbar)	SP(mbar)

Vel(ms-1)	Temp(C)	DIP1(m)	DIP2(m)	Pmp()	Bal(%)

PERMANENT GROUND GAS MONITORING FORM

GROUNDTECH CONSULTING

SITE NAME:	*TOWCESTER ROAD, TROWBRIDGE*			***ENGINEER:***	*Georgia Barnes*						
CLIENT:	*LNT CARE DEVELOPMENTS*			***DATE:***	*23/03/2026*						
JOB NO:	*GRO-26036*										
Pressure Trend:	*Steady*	***Weather:***	*XXX*			***Equipment:***	*GFM 436*				

Ambient:	O_2 (%v/v)	CH_4 (%v/v)	CO_2 (%v/v)	LEL	H_2S (ppm)	CO (ppm)
Start	20.9	0.0	0.0	0.0	0.0	0.0
Finish	20.9	0.0	0.0	0.0	0.0	0.0

BH Ref.	Gas Flow Rate (l/hr)		Borehole Pressure (mb)	Methane (%v/v)			Carbon Dioxide (%v/v)		Oxygen (%v/v)		Hydrogen Sulphide (ppm)		Carbon Monoxide (ppm)		Q_{hg} CO_2 (l/hr)	Q_{hg} CH_4 (l/hr)	Atmos Press (mb)	PID (ppm)	Sheen (Y/N)	LNAPL (Y/N)	DNAPL (Y/N)	Depth to Water (m bgl)
	Peak	Steady		Peak	Steady	LEL	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady								
CP02	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
WS01	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
WS02	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
WS03	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
WS05	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
WS08	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
WS09	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX

Notes:

Date - Time	ID1	ID2	ID3	Serial	CH4(%)	LEL(%)	CO2(%)	O2(%)

H2S(ppm)	CO(ppm)	Hex(%)	PIDCf()	Flw(lh)	PkFlw(lh)	DP(Pa)	AP(mbar)	SP(mbar)

Vel(ms-1)	Temp(C)	DIP1(m)	DIP2(m)	Pmp()	Bal(%)

PERMANENT GROUND GAS MONITORING FORM

GROUNDTECH CONSULTING

SITE NAME:	*TOWCESTER ROAD, TROWBRIDGE*				***ENGINEER:***	*Richard Wyatt*					
CLIENT:	*LNT CARE DEVELOPMENTS*				***DATE:***	*XX*					
JOB NO:	*GRO-26036*										
Pressure Trend:	*Falling*	***Weather:***	*XX*			***Equipment:***	*GFM 436*				
Ambient:	**O_2 (%v/v)**	**CH_4 (%v/v)**	**CO_2 (%v/v)**	**LEL**	**H_2S (ppm)**	**CO (ppm)**					
Start		0.0	0.0	0.0	0.0	0.0					
Finish		0.0	0.0	0.0	0.0	0.0					

BH Ref.	Gas Flow Rate (l/hr)		Borehole Pressure (mb)	Methane (%v/v)			Carbon Dioxide (%v/v)		Oxygen (%v/v)		Hydrogen Sulphide (ppm)		Carbon Monoxide (ppm)		Q_{hg} CO_2 (l/hr)	Q_{hg} CH_4 (l/hr)	Atmos Press (mb)	PID (ppm)	Sheen (Y/N)	LNAPL (Y/N)	DNAPL (Y/N)	Depth to Water (m bgl)
	Peak	Steady		Peak	Steady	LEL	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady								
CP02	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
WS01	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
WS02	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
WS03	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
WS05	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
WS08	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
WS09	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
#REF!	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
#REF!	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
#REF!	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
#REF!	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
#REF!	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
#REF!	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
#REF!	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
Notes:																						

Date - Time	ID1	ID2	ID3	Serial	CH4(%)	LEL(%)	CO2(%)	O2(%)

H2S(ppm)	CO(ppm)	Hex(%)	PIDCf()	Flw(lh)	PkFlw(lh)	DP(Pa)	AP(mbar)	SP(mbar)

Vel(ms-1)	Temp(C)	DIP1(m)	DIP2(m)	Pmp()	Bal(%)

PERMANENT GROUND GAS MONITORING FORM

GROUNDTECH CONSULTING

SITE NAME:	*TOWCESTER ROAD, TROWBRIDGE*				***ENGINEER:***	*Sam Flaherty*					
CLIENT:	*LNT CARE DEVELOPMENTS*				***DATE:***						
JOB NO:	*GRO-26036*										
Pressure Trend:	*Falling*	***Weather:***	*Overcast*			***Equipment:***	*GFM 436*				

Ambient:	O_2 (%v/v)	CH_4 (%v/v)	CO_2 (%v/v)	LEL	H_2S (ppm)	CO (ppm)
Start	0.0	0.0	0.0	0.0	0.0	0.0
Finish	0.0	0.0	0.0	0.0	0.0	0.0

BH Ref.	Gas Flow Rate (l/hr)		Borehole Pressure (mb)	Methane (%v/v)			Carbon Dioxide (%v/v)		Oxygen (%v/v)		Hydrogen Sulphide (ppm)		Carbon Monoxide (ppm)		Q_{hg} CO_2 (l/hr)	Q_{hg} CH_4 (l/hr)	Atmos Press (mb)	PID (ppm)	Sheen (Y/N)	LNAPL (Y/N)	DNAPL (Y/N)	Depth to Water (m bgl)
	Peak	Steady		Peak	Steady	LEL	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady								
CP02	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
WS01	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
WS02	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
WS03	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
WS05	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
WS08	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
WS09	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
#REF!	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
#REF!	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
#REF!	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
#REF!	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
#REF!	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
#REF!	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
#REF!	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
#REF!	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX

Notes:

Date - Time	ID1	ID2	ID3	Serial	CH4(%)	LEL(%)	CO2(%)	O2(%)

H2S(ppm)	CO(ppm)	Hex(%)	PIDCf()	Flw(lh)	PkFlw(lh)	DP(Pa)	AP(mbar)	SP(mbar)

Vel(ms-1)	Temp(C)	DIP1(m)	DIP2(m)	Pmp()	Bal(%)

PERMANENT GROUND GAS MONITORING FORM

GROUNDTECH CONSULTING

SITE NAME:	*TOWCESTER ROAD, TROWBRIDGE*				***ENGINEER:***	*Richard Wyatt*					
CLIENT:	*LNT CARE DEVELOPMENTS*				***DATE:***	*XX*					
JOB NO:	*GRO-26036*										
Pressure Trend:	*Falling*	***Weather:***	*XX*			***Equipment:***	*GFM 436*				

Ambient:	**O_2 (%v/v)**	**CH_4 (%v/v)**	**CO_2 (%v/v)**	**LEL**	**H_2S (ppm)**	**CO (ppm)**
Start		0.0	0.0	0.0	0.0	0.0
Finish		0.0	0.0	0.0	0.0	0.0

BH Ref.	Gas Flow Rate (l/hr)		Borehole Pressure (mb)	Methane (%v/v)			Carbon Dioxide (%v/v)		Oxygen (%v/v)		Hydrogen Sulphide (ppm)		Carbon Monoxide (ppm)		Q_{hg} CO_2 (l/hr)	Q_{hg} CH_4 (l/hr)	Atmos Press (mb)	PID (ppm)	Sheen (Y/N)	LNAPL (Y/N)	DNAPL (Y/N)	Depth to Water (m bgl)
	Peak	Steady		Peak	Steady	LEL	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady								
CP02	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
WS01	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
WS02	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
WS03	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
WS05	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
WS08	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
WS09	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
#REF!	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
#REF!	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
#REF!	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
#REF!	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
#REF!	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
#REF!	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
#REF!	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
#REF!	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX

Notes:

Date - Time	ID1	ID2	ID3	Serial	CH4(%)	LEL(%)	CO2(%)	O2(%)

H2S(ppm)	CO(ppm)	Hex(%)	PIDCf()	Flw(lh)	PkFlw(lh)	DP(Pa)	AP(mbar)	SP(mbar)

Vel(ms-1)	Temp(C)	DIP1(m)	DIP2(m)	Pmp()	Bal(%)

PERMANENT GROUND GAS MONITORING FORM

GROUNDTECH CONSULTING

SITE NAME:	*TOWCESTER ROAD, TROWBRIDGE*				***ENGINEER:***	*Bradley Massey*						
CLIENT:	*LNT CARE DEVELOPMENTS*				***DATE:***	*XX*						
JOB NO:	*GRO-26036*											
Pressure Trend:	*Steady*	***Weather:***	*XX*			***Equipment:***	*GFM 436*					
Ambient:	O_2 (%v/v)	CH_4 (%v/v)	CO_2 (%v/v)	LEL	H_2S (ppm)	CO (ppm)						
Start		0.0	0.0	0.0	0.0	0.0						
Finish		0.0	0.0	0.0	0.0	0.0						

BH Ref.	Gas Flow Rate (l/hr)		Borehole Pressure (mb)	Methane (%v/v)			Carbon Dioxide (%v/v)		Oxygen (%v/v)		Hydrogen Sulphide (ppm)		Carbon Monoxide (ppm)		Q_{hg} CO_2 (l/hr)	Q_{hg} CH_4 (l/hr)	Atmos Press (mb)	PID (ppm)	Sheen (Y/N)	LNAPL (Y/N)	DNAPL (Y/N)	Depth to Water (m bgl)
	Peak	Steady		Peak	Steady	LEL	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady								
CP02	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
WS01	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
WS02	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
WS03	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
WS05	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
WS08	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
WS09	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
#REF!	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
#REF!	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
#REF!	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
#REF!	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
#REF!	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
#REF!	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
#REF!	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0000	0.0000	0	-	N	N/A	N/A	XX
Notes:																						

GasMon

APPENDIX 11 - Plate Load Testing Results

Hixtra Ltd
Unit 103, Caxton Court
Garamonde Drive
Milton Keynes
MK8 8DD

Certificate for the Determination of the Vertical Deformation and Strength Characteristics of Soil by the Incremental Plate Loading Test to BS 1377: Part 9: 1990 (Withdrawn)

Report No: 15258-1
Report Date: 20/02/2026
Client: Groundtech Consulting Ltd
Address: First Floor, Lloyd House
Orford Court
Leigh
WN7 3XJ
Site: Towcester Road, Trowbridge, BA14 0GB

Test Details

Test Location: PLT-5
Description: Crushed ROCK
Material Class: Sub-Base
Layer: 0.2m BGL
Condition: The results apply only to the location tested and the material was tested in an 'as found' condition

Date of Test: 20/02/2026
Reaction Load: 8 Tonne JCB 3CX
Weather: Overcast
Plate Diameter (mm): 608

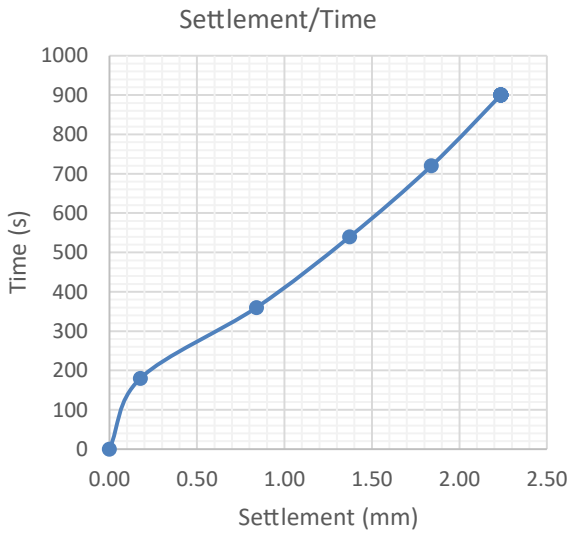
Test Results

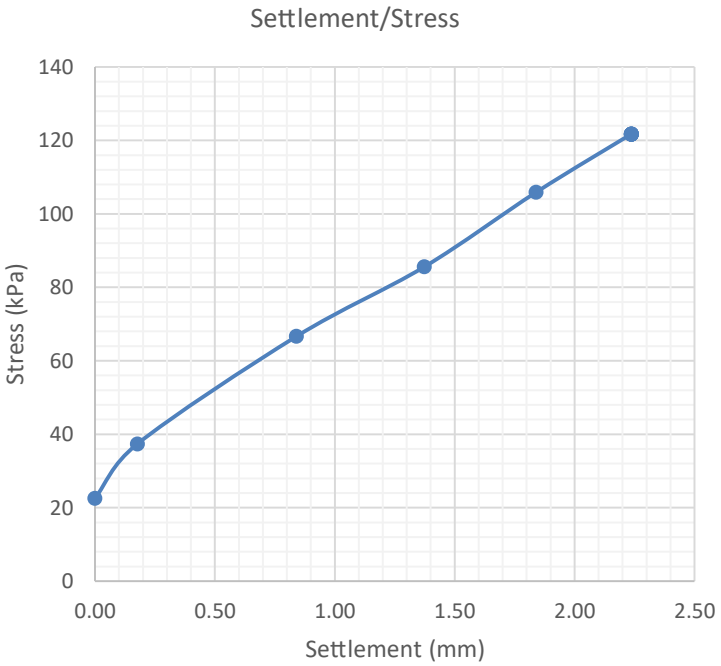
Deviations: No deviations from the test method were employed.

Time, s	Settlement, mm	Plate Stress, kPa
0	0.00	23
180	0.18	37
360	0.84	67
540	1.37	86
720	1.84	106
900	2.24	122

Maximum Applied Stress (kPa):	122
Maximum Settlement (mm):	2.24
Equivalent CBR Value (%):	9
Modulus of Subgrade Reaction, k_{762} ($MN/m^2/m$):	53

Note: Supplemental test method, calculation of Nominal CBR Value and Modulus of Subgrade Reaction: IAN 73/06 revision 1 (2009), HD 25/94 (withdrawn)





For and on behalf of Hixtra Ltd

Kevin Shorthouse
Authorised signatory

UKAS TESTING 8996

Hixtra Ltd
Unit 103, Caxton Court
Garamonde Drive
Milton Keynes
MK8 8DD

Certificate for the Determination of the Vertical Deformation and Strength Characteristics of Soil by the Incremental Plate Loading Test to BS 1377: Part 9: 1990 (Withdrawn)

Report No: 15258-2
Report Date: 20/02/2026
Client: Groundtech Consulting Ltd
Address: First Floor, Lloyd House
Orford Court
Leigh
WN7 3XJ
Site: Towcester Road, Trowbridge, BA14 0GB

Test Details

Test Location: PLT-4
Description: Crushed ROCK
Material Class: Sub-Base
Layer: 0.2m BGL
Condition: The results apply only to the location tested and the material was tested in an 'as found' condition

Date of Test: 20/02/2026
Reaction Load: 8 Tonne JCB 3CX
Weather: Overcast
Plate Diameter (mm): 608

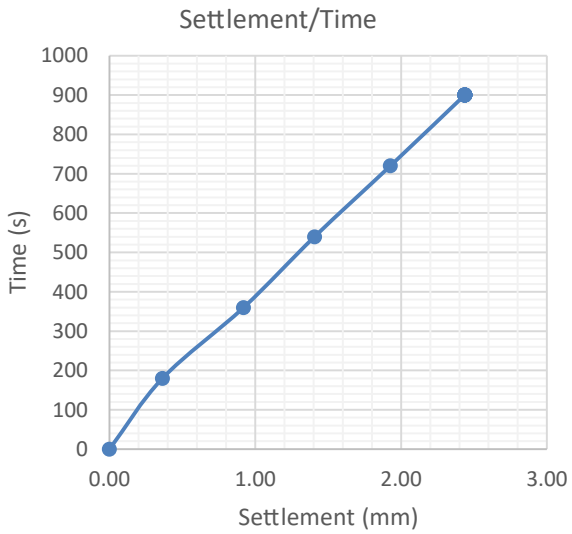
Test Results

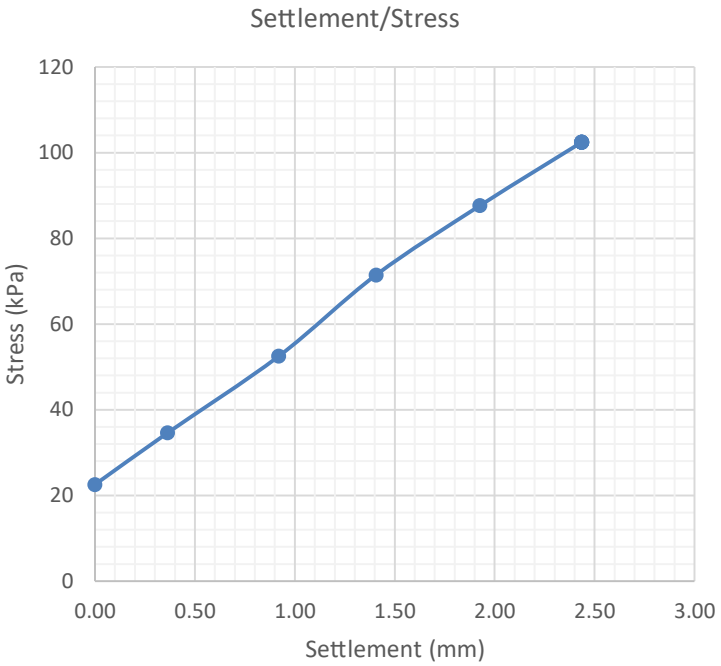
Deviations: No deviations from the test method were employed.

Time, s	Settlement, mm	Plate Stress, kPa
0	0.00	23
180	0.36	35
360	0.92	53
540	1.41	71
720	1.93	88
900	2.44	102

Maximum Applied Stress (kPa):	102
Maximum Settlement (mm):	2.44
Equivalent CBR Value (%):	6
Modulus of Subgrade Reaction, k_{762} ($MN/m^2/m$):	43

Note: Supplemental test method, calculation of Nominal CBR Value and Modulus of Subgrade Reaction: IAN 73/06 revision 1 (2009), HD 25/94 (withdrawn)





For and on behalf of Hixtra Ltd

[redacted]

Kevin Shorthouse
Authorised signatory

UKAS TESTING 8996

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Hixtra Ltd
Unit 103, Caxton Court
Garamonde Drive
Milton Keynes
MK8 8DD

Certificate for the Determination of the Vertical Deformation and Strength Characteristics of Soil by the Incremental Plate Loading Test to BS 1377: Part 9: 1990 (Withdrawn)

Report No: 15258-3
Report Date: 20/02/2026
Client: Groundtech Consulting Ltd
Address: First Floor, Lloyd House
Orford Court
Leigh
WN7 3XJ
Site: Towcester Road, Trowbridge, BA14 0GB

Test Details

Test Location: PLT-3
Description: Crushed ROCK
Material Class: Sub-Base
Layer: 0.2m BGL
Condition: The results apply only to the location tested and the material was tested in an 'as found' condition

Date of Test: 20/02/2026
Reaction Load: 8 Tonne JCB 3CX
Weather: Overcast
Plate Diameter (mm): 608

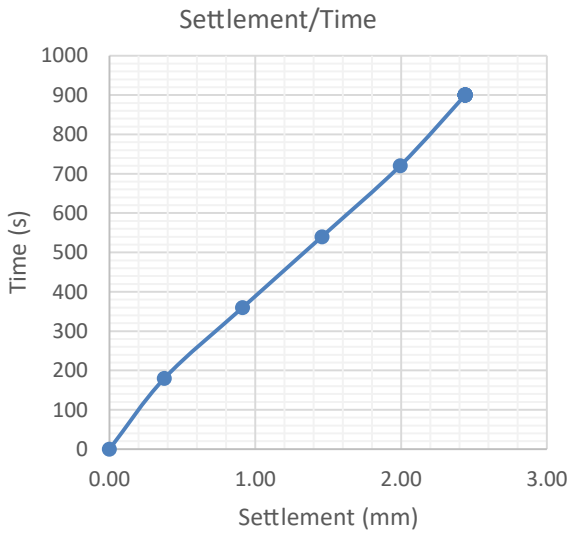
Test Results

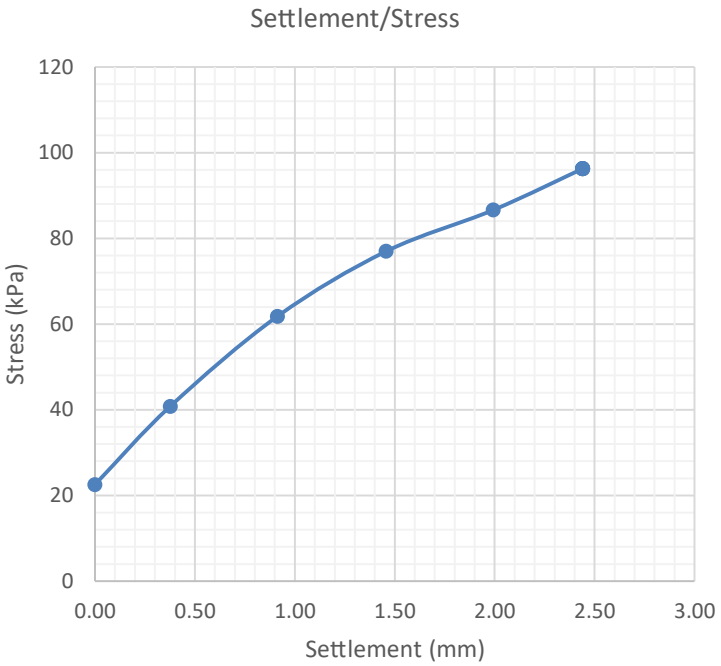
Deviations: No deviations from the test method were employed.

Time, s	Settlement, mm	Plate Stress, kPa
0	0.00	23
180	0.38	41
360	0.91	62
540	1.46	77
720	1.99	87
900	2.44	96

Maximum Applied Stress (kPa):	96
Maximum Settlement (mm):	2.44
Equivalent CBR Value (%):	7
Modulus of Subgrade Reaction, k_{762} ($MN/m^2/m$):	46

Note: Supplemental test method, calculation of Nominal CBR Value and Modulus of Subgrade Reaction: IAN 73/06 revision 1 (2009), HD 25/94 (withdrawn)





For and on behalf of Hixtra Ltd

[redacted]

Kevin Shorthouse
Authorised signatory

UKAS TESTING 8996

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Hixtra Ltd
Unit 103, Caxton Court
Garamonde Drive
Milton Keynes
MK8 8DD

Certificate for the Determination of the Vertical Deformation and Strength Characteristics of Soil by the Incremental Plate Loading Test to BS 1377: Part 9: 1990 (Withdrawn)

Report No: 15258-4
Report Date: 20/02/2026
Client: Groundtech Consulting Ltd
Address: First Floor, Lloyd House
Orford Court
Leigh
WN7 3XJ
Site: Towcester Road, Trowbridge, BA14 0GB

Test Details

Test Location: PLT-2
Description: Crushed ROCK
Material Class: Sub-Base
Layer: 0.2m BGL
Condition: The results apply only to the location tested and the material was tested in an 'as found' condition

Date of Test: 20/02/2026
Reaction Load: 8 Tonne JCB 3CX
Weather: Overcast
Plate Diameter (mm): 608

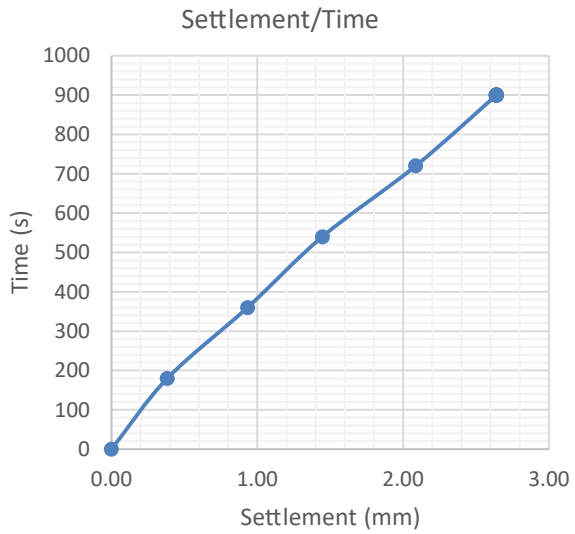
Test Results

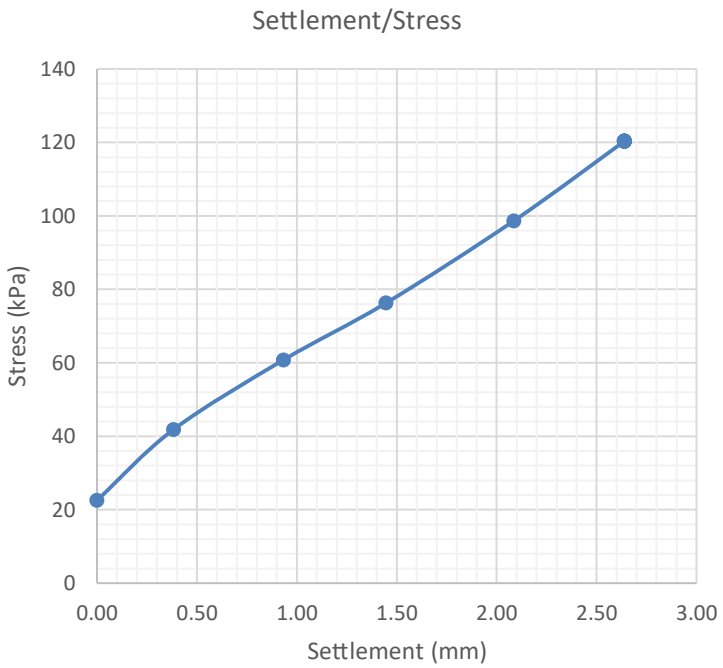
Deviations: No deviations from the test method were employed.

Time, s	Settlement, mm	Plate Stress, kPa
0	0.00	23
180	0.38	42
360	0.93	61
540	1.45	76
720	2.09	99
900	2.64	120

Maximum Applied Stress (kPa):	120
Maximum Settlement (mm):	2.64
Equivalent CBR Value (%):	7
Modulus of Subgrade Reaction, k_{762} ($MN/m^2/m$):	46

Note: Supplemental test method, calculation of Nominal CBR Value and Modulus of Subgrade Reaction: IAN 73/06 revision 1 (2009), HD 25/94 (withdrawn)





For and on behalf of Hixtra Ltd

[redacted]

Kevin Shorthouse
Authorised signatory

UKAS TESTING 8996

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Hixtra Ltd
Unit 103, Caxton Court
Garamonde Drive
Milton Keynes
MK8 8DD

Certificate for the Determination of the Vertical Deformation and Strength Characteristics of Soil by the Incremental Plate Loading Test to BS 1377: Part 9: 1990 (Withdrawn)

Report No: 15258-5
Report Date: 20/02/2026
Client: Groundtech Consulting Ltd
Address: First Floor, Lloyd House
Orford Court
Leigh
WN7 3XJ
Site: Towcester Road, Trowbridge, BA14 0GB

Test Details

Test Location: PLT-1
Date of Test: 20/02/2026
Description: Crushed ROCK
Reaction Load: 8 Tonne JCB 3CX
Material Class: Sub-Base
Weather: Overcast
Layer: 0.2m BGL
Plate Diameter (mm): 608
Condition: The results apply only to the location tested and the material was tested in an 'as found' condition

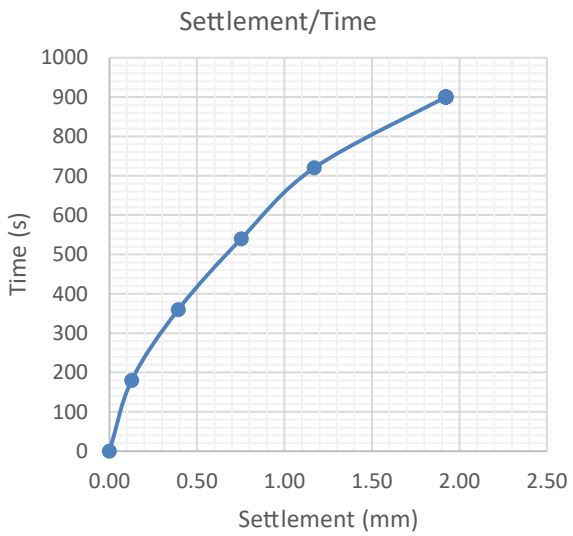
Test Results

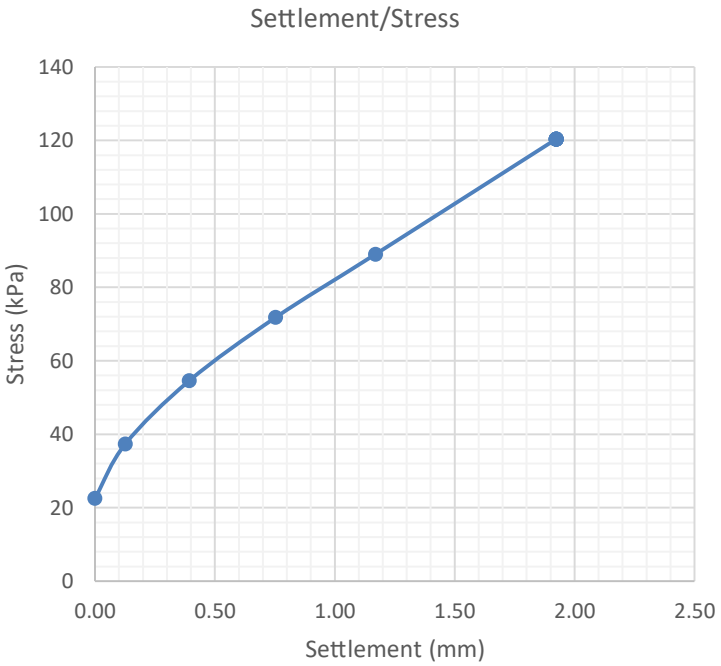
Deviations: No deviations from the test method were employed.

Time, s	Settlement, mm	Plate Stress, kPa
0	0.00	23
180	0.13	37
360	0.39	55
540	0.75	72
720	1.17	89
900	1.92	120

Maximum Applied Stress (kPa):	120
Maximum Settlement (mm):	1.92
Equivalent CBR Value (%):	12
Modulus of Subgrade Reaction, k_{762} ($MN/m^2/m$):	60

Note: Supplemental test method, calculation of Nominal CBR Value and Modulus of Subgrade Reaction: IAN 73/06 revision 1 (2009), HD 25/94 (withdrawn)





For and on behalf of Hixtra Ltd

[redacted]

Kevin Shorthouse
Authorised signatory

UKAS TESTING 8996

APPENDIX 12 - Soil Percolation Testing Results

TOWCESTER ROAD, TROWBRIDGE
GRO-26036
LNT CARE DEVELOPMENTS

SOIL PERCOLATION TEST

Sheet 1 of 2

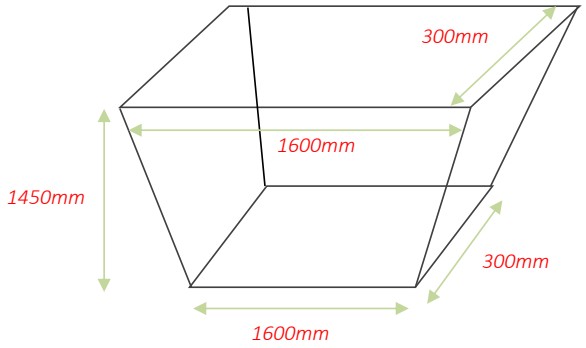
Date of Test: 18/02/2026

POSITION: SuDS2
TEST 1

Weather: Cloudy, Dry

Engineer: *Joel Swift*
Checked: *Luke Harrison*

Trial Pit Measurements



Pit Depth (mm):	1450
Pit Details:	Open with no stone filling
Groundwater Level:	NGW

Test Data

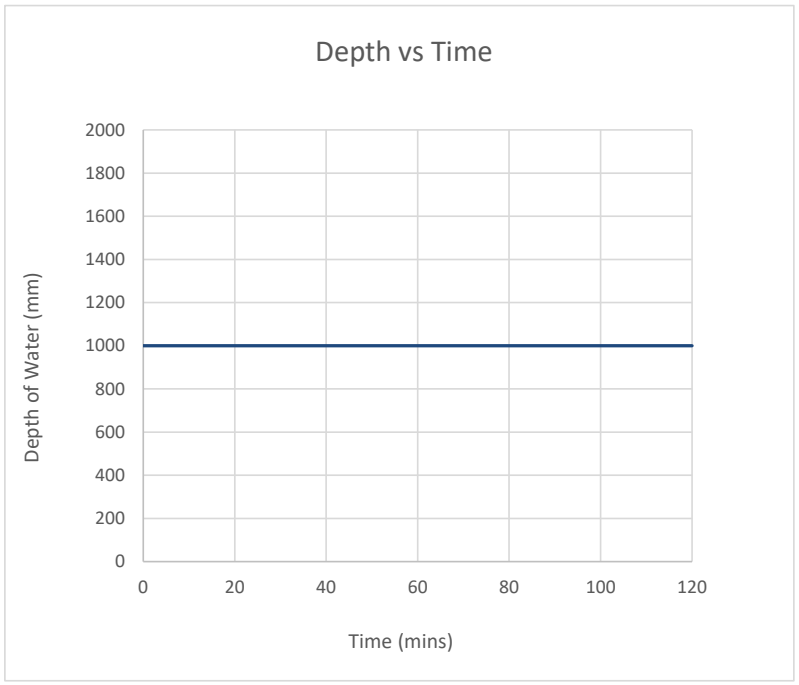
Time Elapsed (mins)	Depth to Water Level (mm)
0	450
1	450
2	450
3	450
5	450
6	450
10	450
15	450
20	450
30	450
40	450
50	450
60	450
75	450
90	450
105	450
120	450

TOWCESTER ROAD, TROWBRIDGE
GRO-26036
LNT CARE DEVELOPMENTS

SOIL PERCOLATION TEST

Sheet 2 of 2

POSITION: SuDS2
TEST 1



Volume of Pit (m^3)	0.696
Void Ratio of Infill	1
Volume of Infill (m^3)	N/A
Volume of Water in Pit (m^3)	0.48

Compliancy Check:

Water Level at 75% effective depth (mm)	750
Water Level at 25% effective depth (mm)	250

Test not BRE 365 compliant with BRE 365 - insufficient time to drain past 25% effective depth

Soil Infiltration Rate Calculation

Water Level 1	1000
Water Level 2	1000
Time to Drain from Level 1 to Level 2 (mins)	120
Volume of water discharged (m^3)	0

Discharge Area (m^2)	4.28
Soil Infiltration Rate (m/min)	0
Soil Infiltration Rate (m/sec)	***0.00E+00***

TOWCESTER ROAD, TROWBRIDGE
GRO-26036
LNT CARE DEVELOPMENTS

SOIL PERCOLATION TEST

Sheet 1 of 2

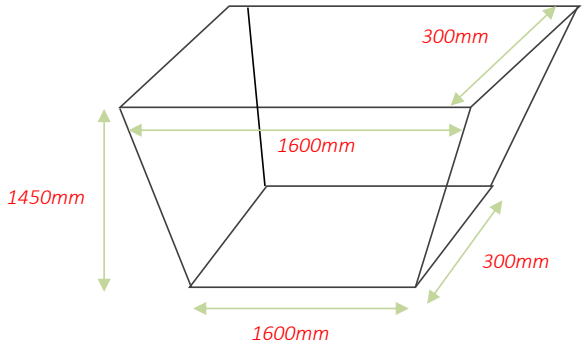
Date of Test: 18/02/2026

POSITION: SuDS2
TEST 2

Weather: Cloudy, Dry

Engineer: *Joel Swift*
Checked: *Luke Harrison*

Trial Pit Measurements



Pit Depth (mm):	1450
Pit Details:	Open with no stone filling
Groundwater Level:	NGW

Test Data

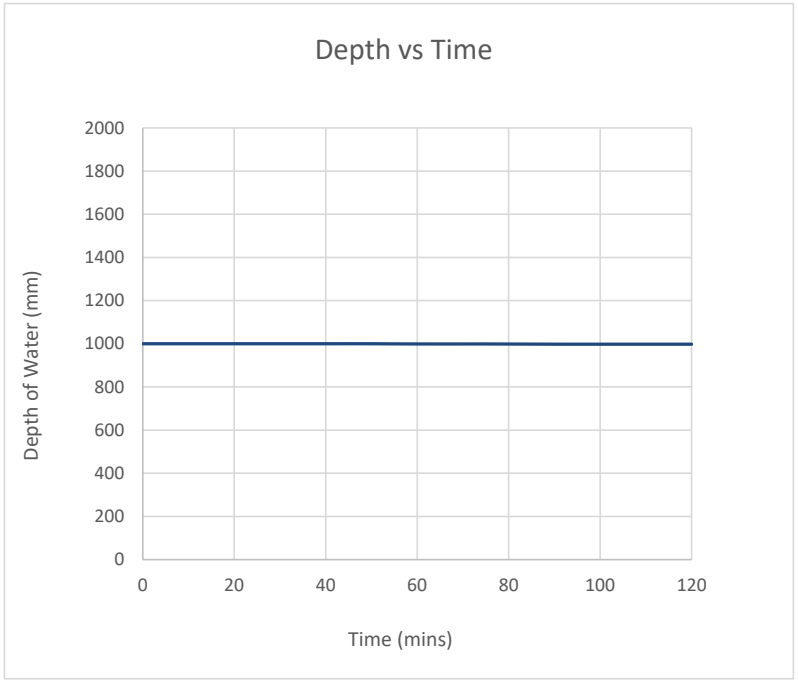
Time Elapsed (mins)	Depth to Water Level (mm)
0	450
1	450
2	450
3	450
5	450
6	450
10	450
15	450
20	450
30	450
40	450
50	450
60	451
75	451
90	452
105	452
120	452

TOWCESTER ROAD, TROWBRIDGE
GRO-26036
LNT CARE DEVELOPMENTS

SOIL PERCOLATION TEST

Sheet 2 of 2

POSITION: SuDS2
TEST 2



Volume of Pit (m^3)	0.696
Void Ratio of Infill	1
Volume of Infill (m^3)	N/A
Volume of Water in Pit (m^3)	0.48

Compliancy Check:

Water Level at 75% effective depth (mm)	750
Water Level at 25% effective depth (mm)	250

Test not BRE 365 compliant with BRE 365 - insufficient time to drain past 25% effective depth

Soil Infiltration Rate Calculation

Water Level 1	1000
Water Level 2	998
Time to Drain from Level 1 to Level 2 (mins)	120
Volume of water discharged (m^3)	0.00096
Discharge Area (m^2)	4.2762
Soil Infiltration Rate (m/min)	1.871E-06
Soil Infiltration Rate (m/sec)	***3.12E-08***

TOWCESTER ROAD, TROWBRIDGE
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LNT CARE DEVELOPMENTS

SOIL PERCOLATION TEST

Sheet 1 of 2

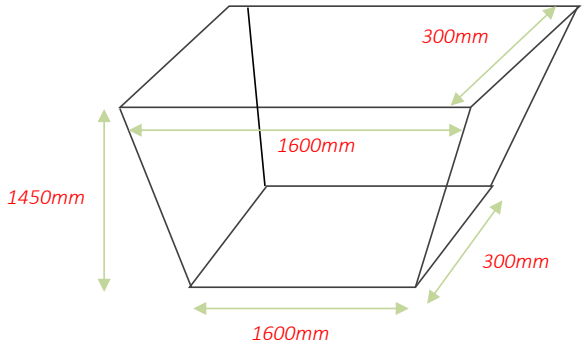
Date of Test: 18/02/2026

POSITION: SuDS2
TEST 3

Weather: Cloudy, Dry

Engineer: *Joel Swift*
Checked: *Luke Harrison*

Trial Pit Measurements



Pit Depth (mm):	1450
Pit Details:	Open with no stone filling
Groundwater Level:	NGW

Test Data

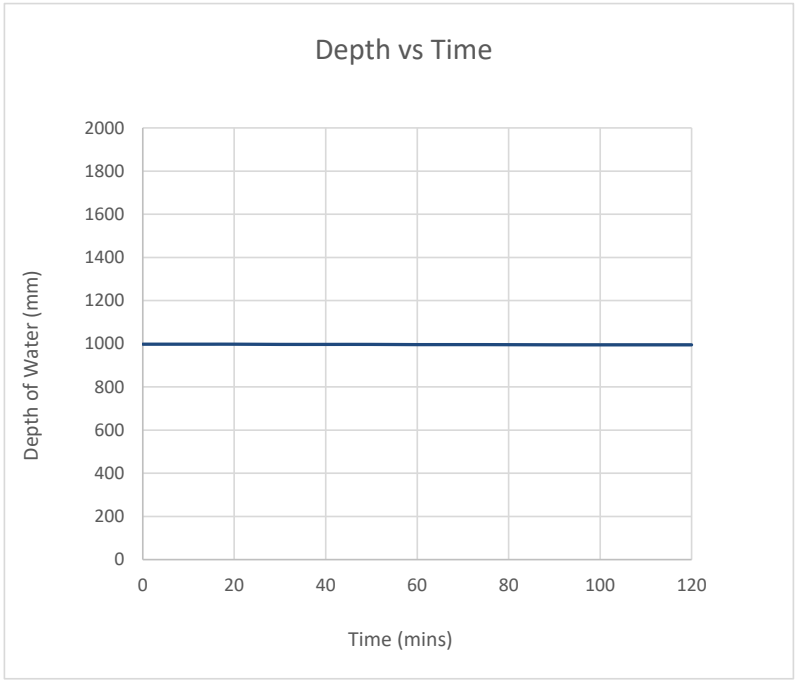
Time Elapsed (mins)	Depth to Water Level (mm)
0	452
1	452
2	452
3	452
5	452
6	452
10	452
15	452
20	452
30	453
40	453
50	453
60	454
75	454
90	455
105	455
120	455

TOWCESTER ROAD, TROWBRIDGE
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LNT CARE DEVELOPMENTS

SOIL PERCOLATION TEST

Sheet 2 of 2

POSITION: SuDS2
TEST 3



Volume of Pit (m^3)	0.696
Void Ratio of Infill	1
Volume of Infill (m^3)	N/A
Volume of Water in Pit (m^3)	0.47904

Compliancy Check:

Water Level at 75% effective depth (mm)	748.5
Water Level at 25% effective depth (mm)	249.5

Test not BRE 365 compliant with BRE 365 - insufficient time to drain past 25% effective depth

Soil Infiltration Rate Calculation

Water Level 1	998
Water Level 2	995
Time to Drain from Level 1 to Level 2 (mins)	120
Volume of water discharged (m^3)	0.00144
Discharge Area (m^2)	4.2667
Soil Infiltration Rate (m/min)	2.812E-06
Soil Infiltration Rate (m/sec)	***4.69E-08***

TOWCESTER ROAD, TROWBRIDGE
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LNT CARE DEVELOPMENTS

SOIL PERCOLATION TEST

Sheet 1 of 2

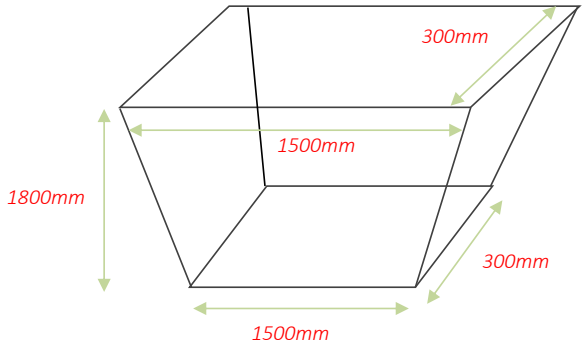
Date of Test: 19/02/2026

POSITION: SuDS3
TEST 1

Weather: Cloudy, Dry

Engineer: *Joel Swift*
Checked: *Luke Harrison*

Trial Pit Measurements



Pit Depth (mm):	1800
Pit Details:	Open with no stone filling
Groundwater Level:	NGW

Test Data

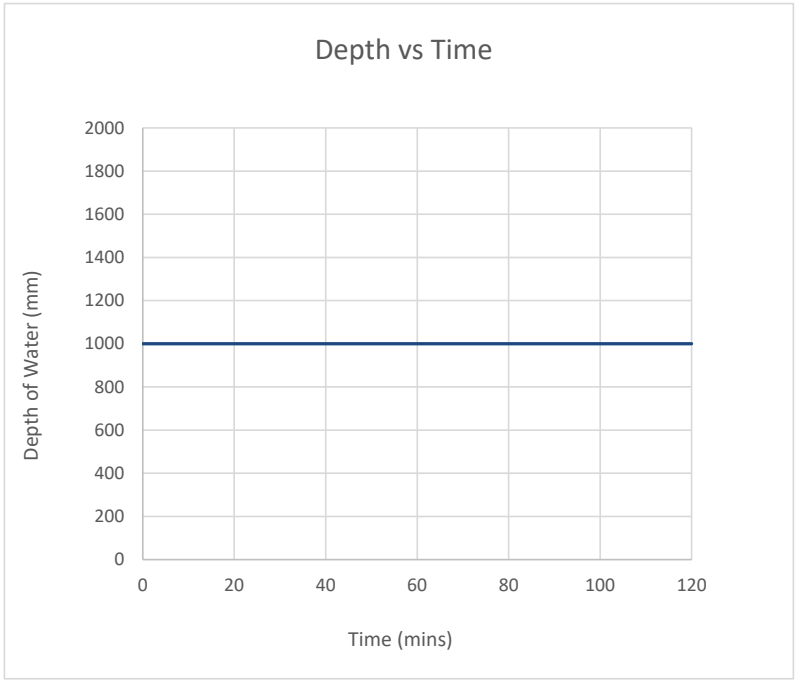
Time Elapsed (mins)	Depth to Water Level (mm)
0	800
1	800
2	800
3	800
5	800
6	800
10	800
15	800
20	800
30	800
40	800
50	800
60	800
75	800
90	800
105	800
120	800

TOWCESTER ROAD, TROWBRIDGE
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LNT CARE DEVELOPMENTS

SOIL PERCOLATION TEST

Sheet 2 of 2

POSITION: SuDS3
TEST 1



Volume of Pit (m^3)	0.81
Void Ratio of Infill	1
Volume of Infill (m^3)	N/A
Volume of Water in Pit (m^3)	0.45

Compliancy Check:

Water Level at 75% effective depth (mm)	750
Water Level at 25% effective depth (mm)	250

Test not BRE 365 compliant with BRE 365 - insufficient time to drain past 25% effective depth

Soil Infiltration Rate Calculation

Water Level 1	1000
Water Level 2	1000
Time to Drain from Level 1 to Level 2 (mins)	120
Volume of water discharged (m^3)	0

Discharge Area (m^2)	4.05
Soil Infiltration Rate (m/min)	0
Soil Infiltration Rate (m/sec)	***0.00E+00***

TOWCESTER ROAD, TROWBRIDGE
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LNT CARE DEVELOPMENTS

SOIL PERCOLATION TEST

Sheet 1 of 2

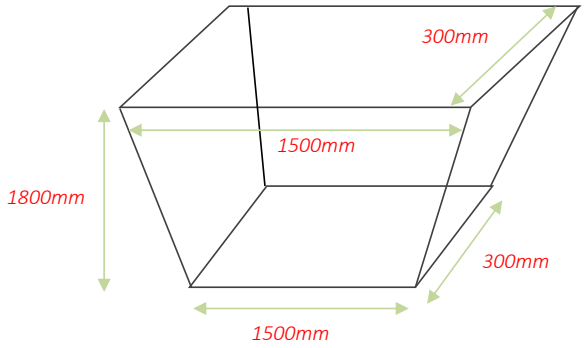
Date of Test: 19/02/2026

POSITION: SuDS3
TEST 2

Weather: Cloudy, Dry

Engineer: *Joel Swift*
Checked: *Luke Harrison*

Trial Pit Measurements



Pit Depth (mm):	1800
Pit Details:	Open with no stone filling
Groundwater Level:	NGW

Test Data

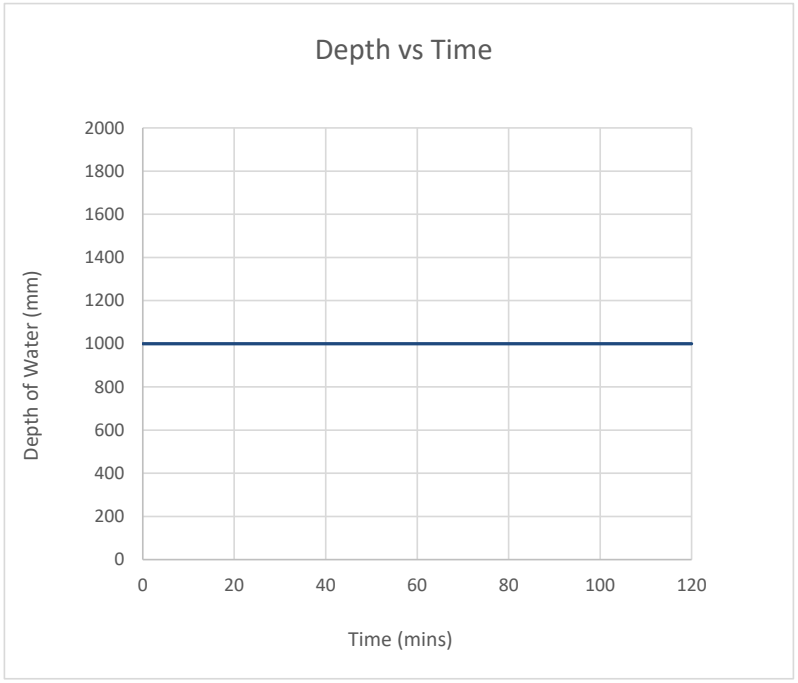
Time Elapsed (mins)	Depth to Water Level (mm)
0	800
1	800
2	800
3	800
5	800
6	800
10	800
15	800
20	800
30	800
40	800
50	800
60	800
75	800
90	800
105	800
120	800

TOWCESTER ROAD, TROWBRIDGE
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LNT CARE DEVELOPMENTS

SOIL PERCOLATION TEST

Sheet 2 of 2

POSITION: SuDS3
TEST 2



Volume of Pit (m^3)	0.81
Void Ratio of Infill	1
Volume of Infill (m^3)	N/A
Volume of Water in Pit (m^3)	0.45

Compliancy Check:

Water Level at 75% effective depth (mm)	750
Water Level at 25% effective depth (mm)	250

Test not BRE 365 compliant with BRE 365 - insufficient time to drain past 25% effective depth

Soil Infiltration Rate Calculation

Water Level 1	1000
Water Level 2	1000
Time to Drain from Level 1 to Level 2 (mins)	120
Volume of water discharged (m^3)	0

Discharge Area (m^2)	4.05
Soil Infiltration Rate (m/min)	0
Soil Infiltration Rate (m/sec)	***0.00E+00***

TOWCESTER ROAD, TROWBRIDGE
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LNT CARE DEVELOPMENTS

SOIL PERCOLATION TEST

Sheet 1 of 2

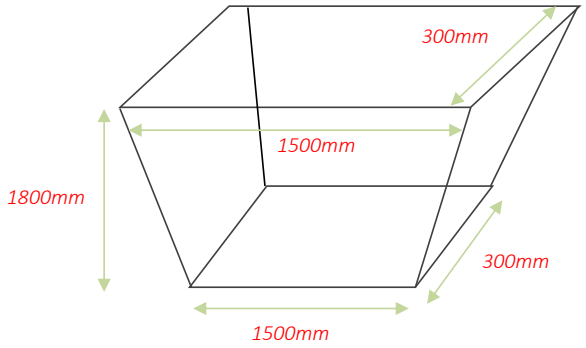
Date of Test: 19/02/2026

POSITION: SuDS3
TEST 3

Weather: Cloudy, Dry

Engineer: *Joel Swift*
Checked: *Luke Harrison*

Trial Pit Measurements



Pit Depth (mm):	1800
Pit Details:	Open with no stone filling
Groundwater Level:	NGW

Test Data

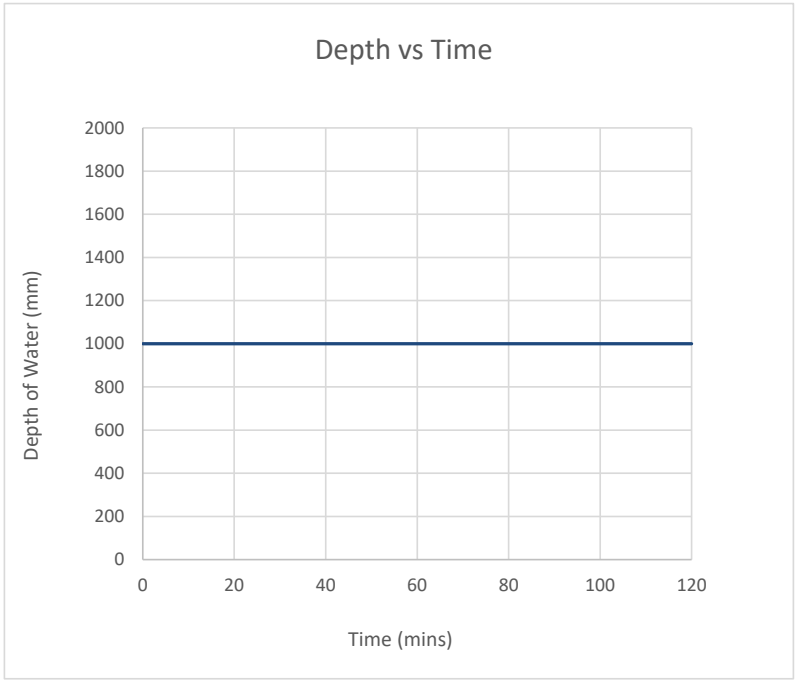
Time Elapsed (mins)	Depth to Water Level (mm)
0	800
1	800
2	800
3	800
5	800
6	800
10	800
15	800
20	800
30	800
40	800
50	800
60	800
75	800
90	800
105	800
120	800

TOWCESTER ROAD, TROWBRIDGE
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LNT CARE DEVELOPMENTS

SOIL PERCOLATION TEST

Sheet 2 of 2

POSITION: SuDS3
TEST 3



Volume of Pit (m^3)	0.81
Void Ratio of Infill	1
Volume of Infill (m^3)	N/A
Volume of Water in Pit (m^3)	0.45

Compliancy Check:

Water Level at 75% effective depth (mm)	750
Water Level at 25% effective depth (mm)	250

Test not BRE 365 compliant with BRE 365 - insufficient time to drain past 25% effective depth

Soil Infiltration Rate Calculation

Water Level 1	1000
Water Level 2	1000
Time to Drain from Level 1 to Level 2 (mins)	120
Volume of water discharged (m^3)	0

Discharge Area (m^2)	4.05
Soil Infiltration Rate (m/min)	0
Soil Infiltration Rate (m/sec)	***0.00E+00***

TOWCESTER ROAD, TROWBRIDGE
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SOIL PERCOLATION TEST

Sheet 1 of 2

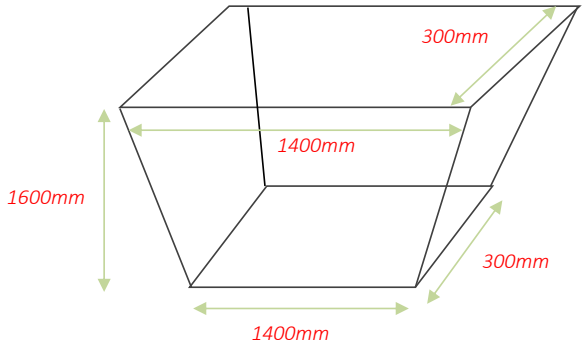
Date of Test: 19/02/2026

POSITION: SuDS4
TEST 1

Weather: Cloudy, Dry

Engineer: *Joel Swift*
Checked: *Luke Harrison*

Trial Pit Measurements



Pit Depth (mm):	1600
Pit Details:	Open with no stone filling
Groundwater Level:	NGW

Test Data

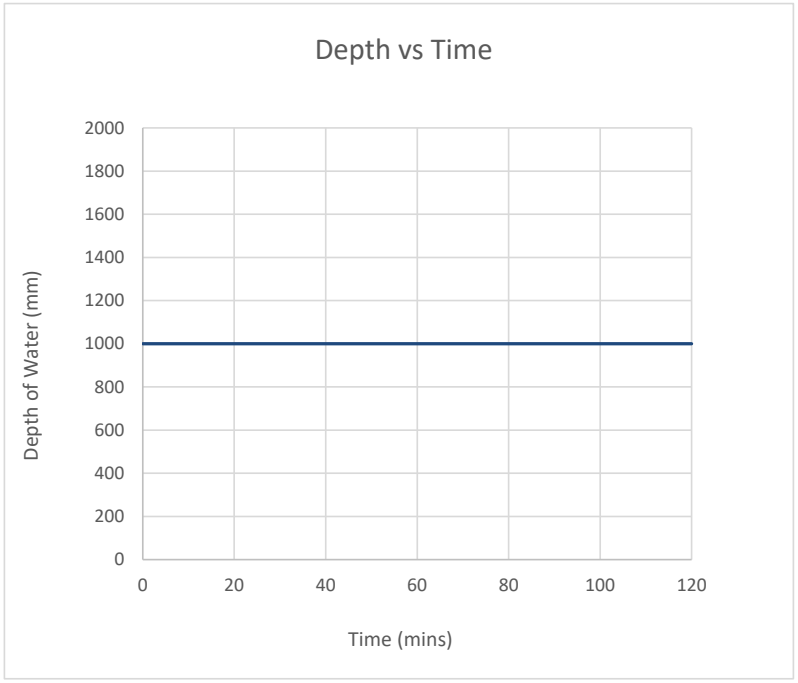
Time Elapsed (mins)	Depth to Water Level (mm)
0	600
1	600
2	600
3	600
5	600
6	600
10	600
15	600
20	600
30	600
40	600
50	600
60	600
75	600
90	600
105	600
120	600

TOWCESTER ROAD, TROWBRIDGE
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LNT CARE DEVELOPMENTS

SOIL PERCOLATION TEST

Sheet 2 of 2

POSITION: SuDS4
TEST 1



Volume of Pit (m^3)	0.672
Void Ratio of Infill	1
Volume of Infill (m^3)	N/A
Volume of Water in Pit (m^3)	0.42

Compliancy Check:

Water Level at 75% effective depth (mm)	750
Water Level at 25% effective depth (mm)	250

Test not BRE 365 compliant with BRE 365 - insufficient time to drain past 25% effective depth

Soil Infiltration Rate Calculation

Water Level 1	1000
Water Level 2	1000
Time to Drain from Level 1 to Level 2 (mins)	120
Volume of water discharged (m^3)	0

Discharge Area (m^2)	3.82
Soil Infiltration Rate (m/min)	0
Soil Infiltration Rate (m/sec)	***0.00E+00***

TOWCESTER ROAD, TROWBRIDGE
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LNT CARE DEVELOPMENTS

SOIL PERCOLATION TEST

Sheet 1 of 2

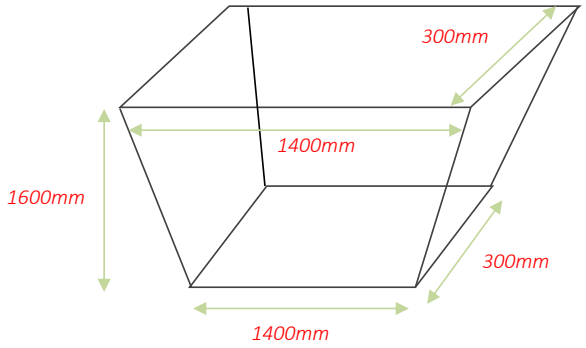
Date of Test: 19/02/2026

POSITION: SuDS4
TEST 2

Weather: Cloudy, Dry

Engineer: *Joel Swift*
Checked: *Luke Harrison*

Trial Pit Measurements



Pit Depth (mm):	1600
Pit Details:	Open with no stone filling
Groundwater Level:	NGW

Test Data

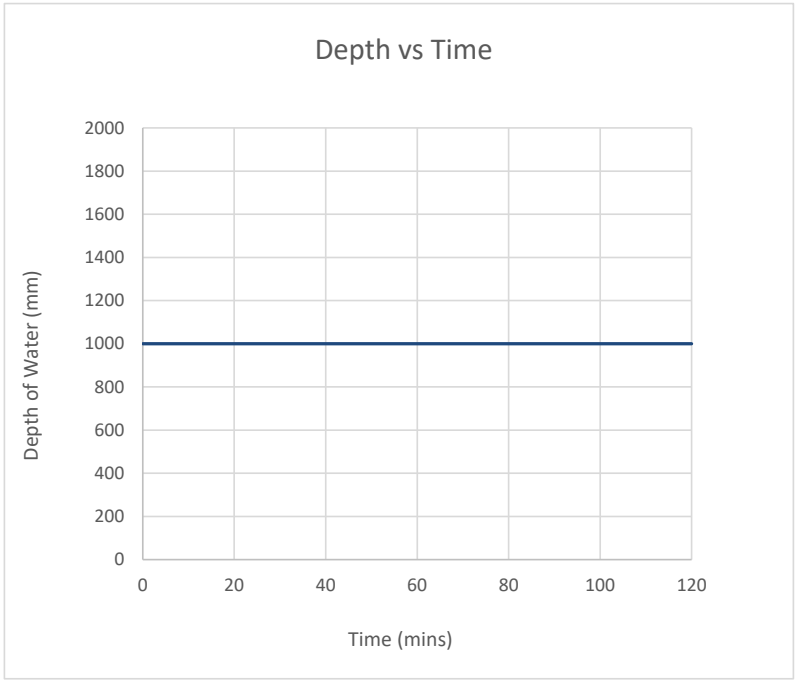
Time Elapsed (mins)	Depth to Water Level (mm)
0	600
1	600
2	600
3	600
5	600
6	600
10	600
15	600
20	600
30	600
40	600
50	600
60	600
75	600
90	600
105	600
120	600

TOWCESTER ROAD, TROWBRIDGE
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LNT CARE DEVELOPMENTS

SOIL PERCOLATION TEST

Sheet 2 of 2

POSITION: SuDS4
TEST 2



Volume of Pit (m^3)	0.672
Void Ratio of Infill	1
Volume of Infill (m^3)	N/A
Volume of Water in Pit (m^3)	0.42

Compliancy Check:

Water Level at 75% effective depth (mm)	750
Water Level at 25% effective depth (mm)	250

Test not BRE 365 compliant with BRE 365 - insufficient time to drain past 25% effective depth

Soil Infiltration Rate Calculation

Water Level 1	1000
Water Level 2	1000
Time to Drain from Level 1 to Level 2 (mins)	120
Volume of water discharged (m^3)	0

Discharge Area (m^2)	3.82
Soil Infiltration Rate (m/min)	0
Soil Infiltration Rate (m/sec)	***0.00E+00***

TOWCESTER ROAD, TROWBRIDGE
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LNT CARE DEVELOPMENTS

SOIL PERCOLATION TEST

Sheet 1 of 2

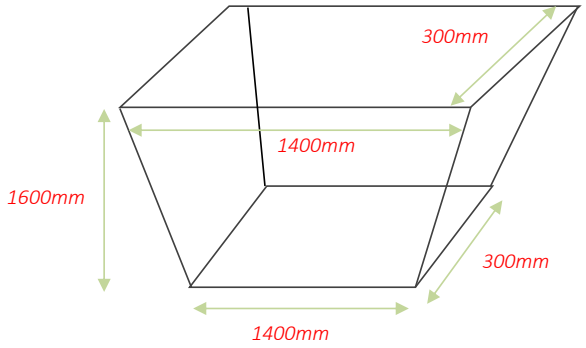
Date of Test: 19/02/2026

POSITION: SuDS4
TEST 3

Weather: Cloudy, Dry

Engineer: *Joel Swift*
Checked: *Luke Harrison*

Trial Pit Measurements



Pit Depth (mm):	1600
Pit Details:	Open with no stone filling
Groundwater Level:	NGW

Test Data

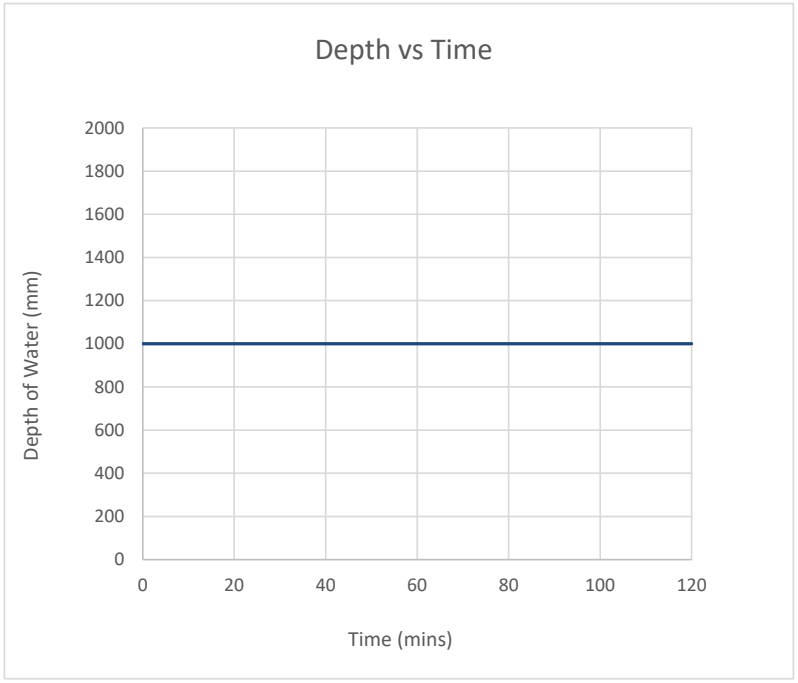
Time Elapsed (mins)	Depth to Water Level (mm)
0	600
1	600
2	600
3	600
5	600
6	600
10	600
15	600
20	600
30	600
40	600
50	600
60	600
75	600
90	600
105	600
120	600

TOWCESTER ROAD, TROWBRIDGE
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LNT CARE DEVELOPMENTS

SOIL PERCOLATION TEST

Sheet 2 of 2

POSITION: SuDS4
TEST 3



Volume of Pit (m^3)	0.672
Void Ratio of Infill	1
Volume of Infill (m^3)	N/A
Volume of Water in Pit (m^3)	0.42

Compliancy Check:

Water Level at 75% effective depth (mm)	750
Water Level at 25% effective depth (mm)	250

Test not BRE 365 compliant with BRE 365 - insufficient time to drain past 25% effective depth

Soil Infiltration Rate Calculation

Water Level 1	1000
Water Level 2	1000
Time to Drain from Level 1 to Level 2 (mins)	120
Volume of water discharged (m^3)	0

Discharge Area (m^2)	3.82
Soil Infiltration Rate (m/min)	0
Soil Infiltration Rate (m/sec)	***0.00E+00***

TOWCESTER ROAD, TROWBRIDGE
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LNT CARE DEVELOPMENTS

SOIL PERCOLATION TEST

Sheet 1 of 2

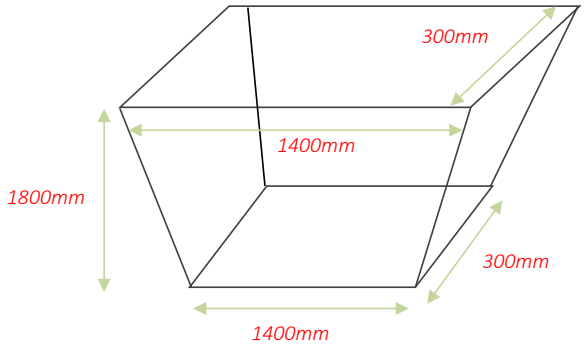
Date of Test: 20/02/2026

POSITION: SuDS5
TEST 1

Weather: Cloudy, Dry

Engineer: *Joel Swift*
Checked: *Luke Harrison*

Trial Pit Measurements



Pit Depth (mm):	1800
Pit Details:	Open with no stone filling
Groundwater Level:	NGW

Test Data

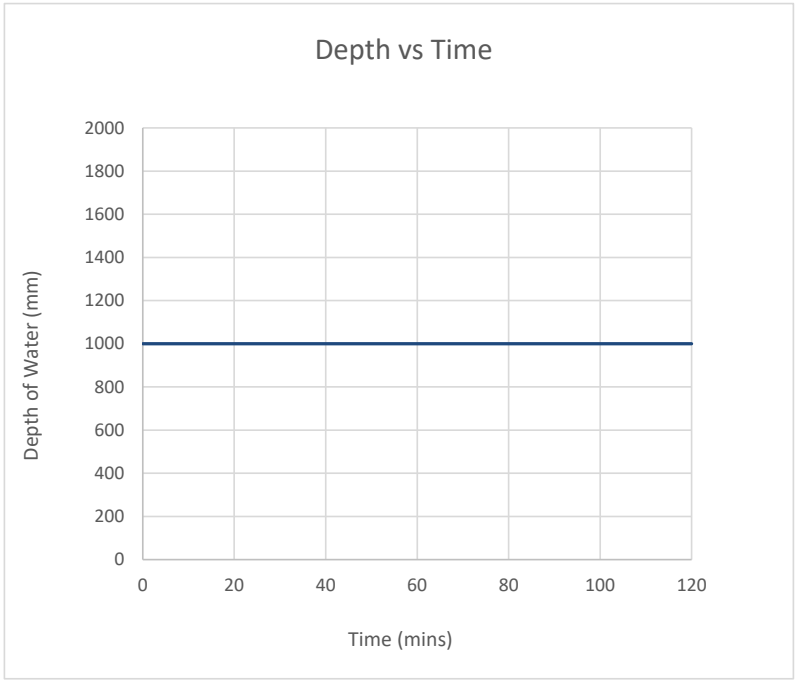
Time Elapsed (mins)	Depth to Water Level (mm)
0	800
1	800
2	800
3	800
5	800
6	800
10	800
15	800
20	800
30	800
40	800
50	800
60	800
75	800
90	800
105	800
120	800

TOWCESTER ROAD, TROWBRIDGE
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LNT CARE DEVELOPMENTS

SOIL PERCOLATION TEST

Sheet 2 of 2

POSITION: SuDS5
TEST 1



Volume of Pit (m^3)	0.756
Void Ratio of Infill	1
Volume of Infill (m^3)	N/A
Volume of Water in Pit (m^3)	0.42

Compliancy Check:

Water Level at 75% effective depth (mm)	750
Water Level at 25% effective depth (mm)	250

Test not BRE 365 compliant with BRE 365 - insufficient time to drain past 25% effective depth

Soil Infiltration Rate Calculation

Water Level 1	1000
Water Level 2	1000
Time to Drain from Level 1 to Level 2 (mins)	120
Volume of water discharged (m^3)	0

Discharge Area (m^2)	3.82
Soil Infiltration Rate (m/min)	0
Soil Infiltration Rate (m/sec)	***0.00E+00***

TOWCESTER ROAD, TROWBRIDGE
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LNT CARE DEVELOPMENTS

SOIL PERCOLATION TEST

Sheet 1 of 2

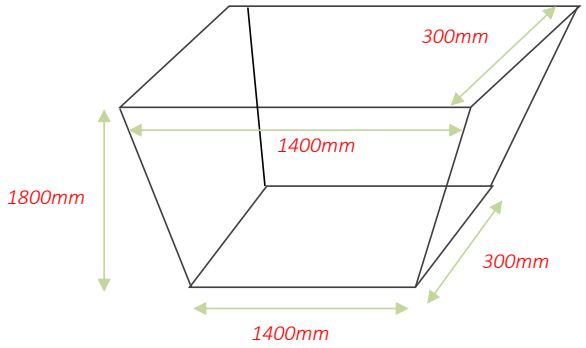
Date of Test: 20/02/2026

POSITION: SuDS5
TEST 2

Weather: Cloudy, Dry

Engineer: *Joel Swift*
Checked: *Luke Harrison*

Trial Pit Measurements



Pit Depth (mm):	1800
Pit Details:	Open with no stone filling
Groundwater Level:	NGW

Test Data

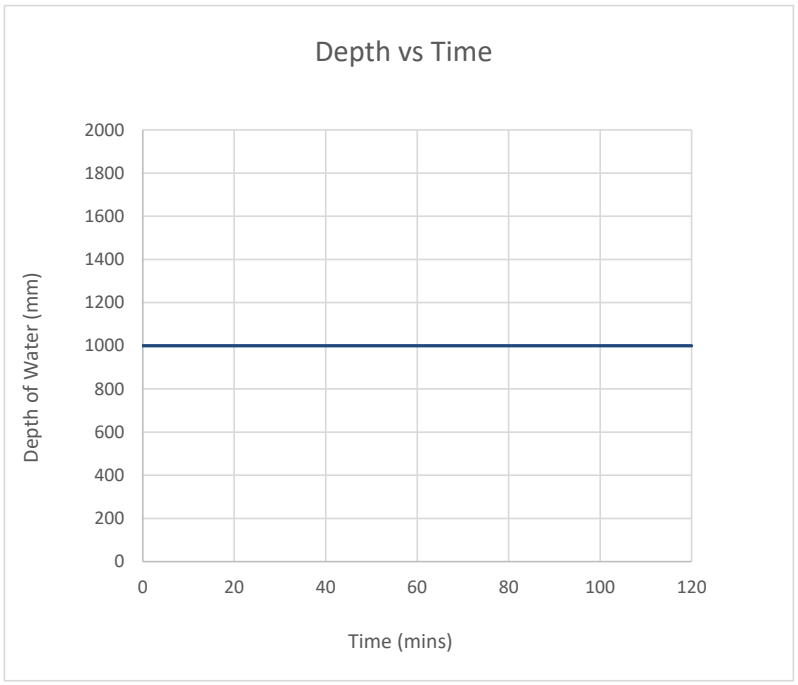
Time Elapsed (mins)	Depth to Water Level (mm)
0	800
1	800
2	800
3	800
5	800
6	800
10	800
15	800
20	800
30	800
40	800
50	800
60	800
75	800
90	800
105	800
120	800

TOWCESTER ROAD, TROWBRIDGE
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LNT CARE DEVELOPMENTS

SOIL PERCOLATION TEST

Sheet 2 of 2

POSITION: SuDS5
TEST 2



Volume of Pit (m^3)	0.756
Void Ratio of Infill	1
Volume of Infill (m^3)	N/A
Volume of Water in Pit (m^3)	0.42

Compliancy Check:

Water Level at 75% effective depth (mm)	750
Water Level at 25% effective depth (mm)	250

Test not BRE 365 compliant with BRE 365 - insufficient time to drain past 25% effective depth

Soil Infiltration Rate Calculation

Water Level 1	1000
Water Level 2	1000
Time to Drain from Level 1 to Level 2 (mins)	120
Volume of water discharged (m^3)	0

Discharge Area (m^2)	3.82
Soil Infiltration Rate (m/min)	0
Soil Infiltration Rate (m/sec)	***0.00E+00***

TOWCESTER ROAD, TROWBRIDGE
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LNT CARE DEVELOPMENTS

SOIL PERCOLATION TEST

Sheet 1 of 2

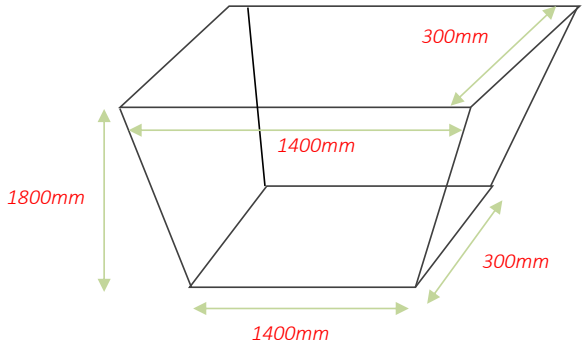
Date of Test: 20/02/2026

POSITION: SuDS5
TEST 3

Weather: Cloudy, Dry

Engineer: *Joel Swift*
Checked: *Luke Harrison*

Trial Pit Measurements



Pit Depth (mm):	1800
Pit Details:	Open with no stone filling
Groundwater Level:	NGW

Test Data

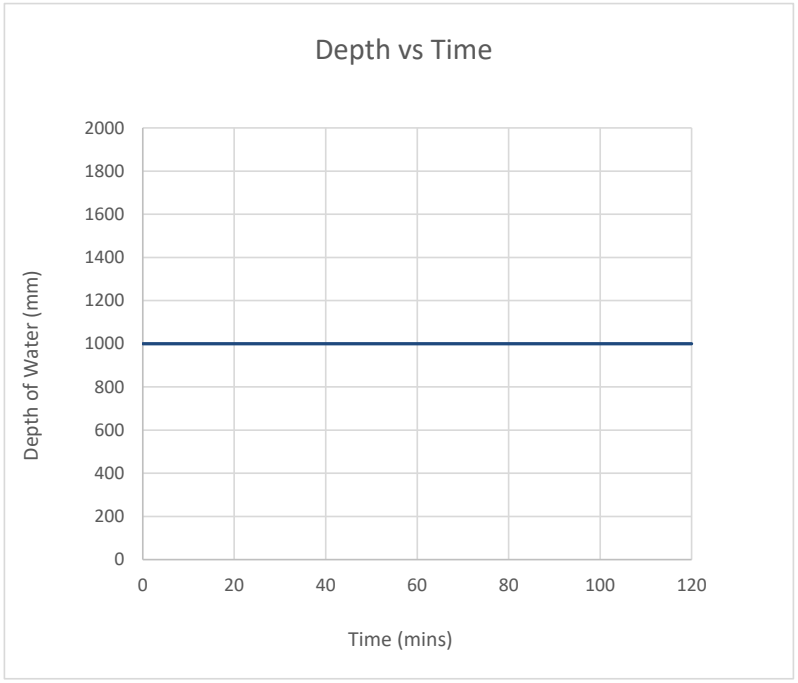
Time Elapsed (mins)	Depth to Water Level (mm)
0	800
1	800
2	800
3	800
5	800
6	800
10	800
15	800
20	800
30	800
40	800
50	800
60	800
75	800
90	800
105	800
120	800

TOWCESTER ROAD, TROWBRIDGE
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LNT CARE DEVELOPMENTS

SOIL PERCOLATION TEST

Sheet 2 of 2

POSITION: SuDS5
TEST 3



Volume of Pit (m^3)	0.756
Void Ratio of Infill	1
Volume of Infill (m^3)	N/A
Volume of Water in Pit (m^3)	0.42

Compliancy Check:

Water Level at 75% effective depth (mm)	750
Water Level at 25% effective depth (mm)	250

Test not BRE 365 compliant with BRE 365 - insufficient time to drain past 25% effective depth

Soil Infiltration Rate Calculation

Water Level 1	1000
Water Level 2	1000
Time to Drain from Level 1 to Level 2 (mins)	120
Volume of water discharged (m^3)	0

Discharge Area (m^2)	3.82
Soil Infiltration Rate (m/min)	0
Soil Infiltration Rate (m/sec)	***0.00E+00***

APPENDIX 13 - Screening Values (Residential)

Generic Tier I Generic Assessment Criteria (GAC)

Proposed End Use	Unit	Residential with Plant Uptake			Commercial			Source
SOM	%	1	2.5	6	1	2.5	6	
Arsenic	mg/kg	32	32	32	640	640	640	SGVs
Beryllium	mg/kg	1.7	1.7	1.7	12	12	12	LQM S4ULs
Boron (water soluble)	mg/kg	290	290	290	240000	240000	240000	LQM S4ULs
Cadmium	mg/kg	10	10	10	230	230	230	SGVs
Chromium (Total)	mg/kg	910	910	910	8600	8600	8600	LQM S4ULs
Chromium (VI)	mg/kg	21	21	21	49	49	49	DEFRA C4SLs
Copper	mg/kg	2400	2400	2400	68000	68000	68000	LQM S4ULs
Lead	mg/kg	200	200	200	2300	2300	2300	DEFRA C4SLs
Mercury	mg/kg	1	1	1	26	26	26	SGVs
Nickel	mg/kg	130	130	130	1800	1800	1800	SGVs
Selenium	mg/kg	350	350	350	13000	13000	13000	SGVs
Vanadium	mg/kg	410	410	410	9000	9000	9000	LQM S4ULs
Zinc	mg/kg	3700	3700	3700	730000	730000	730000	LQM S4ULs
Aliphatic EC 5 - 6	mg/kg	42	78	160	3200 (304) [sol]	5900 (558) [sol]	12000 (1150) [sol]	LQM S4ULs
Aliphatic EC 6 - 8	mg/kg	100	230	530	7800 (144) [sol]	17000 (322) [sol]	40000 (736) [sol]	LQM S4ULs
Aliphatic EC 8 - 10	mg/kg	27	65	150	2000 (78) [sol]	4800 (190) [sol]	11000 (451) [vap]	LQM S4ULs
Aliphatic EC 10 - 12	mg/kg	130 (48) [vap]	330 (118) [vap]	760 (283) [vap]	9700 (48) [sol]	23000 (118) [vap]	47000 (283) [vap]	LQM S4ULs
Aliphatic EC 12 - 16	mg/kg	1100 (24) [sol]	2400 (59) [sol]	4300 (142) [sol]	59000 (24) [sol]	82000 (59) [sol]	90000 (142) [sol]	LQM S4ULs
Aliphatic EC 16 - 35	mg/kg	65000 (8.48) [f,sol]	92000 (21) [f,sol]	110000 [f]	1600000 [f]	1700000 [f]	1800000 [f]	LQM S4ULs
Aliphatic EC 35 - 44	mg/kg	65000 (8.48) [f,sol]	92000 (21) [f,sol]	110000 [f]	1600000 [f]	1700000 [f]	1800000 [f]	LQM S4ULs
Aromatic EC 5 - 7	mg/kg	70	140	300	26000 (1220) [sol]	46000 (2260) [sol]	86000 (4710) [sol]	LQM S4ULs
Aromatic EC 7 - 8	mg/kg	130	290	660	56000 (869) [vap]	110000 (1920) [sol]	180000 (4360) [vap]	LQM S4ULs
Aromatic EC 8 - 10	mg/kg	34	83	190	3500 (613) [vap]	8100 (1500) [vap]	17000 (3580) [vap]	LQM S4ULs
Aromatic EC 10 - 12	mg/kg	74	180	380	16000 (364) [sol]	28000 (899) [sol]	34000 (2150) [sol]	LQM S4ULs
Aromatic EC 12 -16	mg/kg	140	330	660	36000 (169) [sol]	37000	38000	LQM S4ULs
Aromatic EC 16 - 21	mg/kg	260 [f]	540 [f]	930 [f]	28000 [f]	28000 [f]	28000 [f]	LQM S4ULs
Aromatic EC 21 - 35	mg/kg	1100 [f]	1500 [f]	1700 [f]	28000 [f]	28000 [f]	28000 [f]	LQM S4ULs
Aromatic EC 35 - 44	mg/kg	1100 [f]	1500 [f]	1700 [f]	28000 [f]	28000 [f]	28000 [f]	LQM S4ULs
Benzene	mg/kg	0.33	0.33	0.33	95	95	95	SGVs
Toluene	mg/kg	610	610	610	4400	4400	4400	SGVs
Ethyl Benzene	mg/kg	350	350	350	2800	2800	2800	SGVs
Xylene - o	mg/kg	250	250	250	2600	2600	2600	SGVs
Xylene - m	mg/kg	240	240	240	3500	3500	3500	SGVs
Xylene - p	mg/kg	230	230	230	3200	3200	3200	SGVs
MTBE (methyl tert-butyl ether)	mg/kg	49	84	160	7900	13000	24000	CL:AIRE 2010
Acenaphthene	mg/kg	210	510	1100	84000 (57) [sol]	97000 (141) [sol]	100000	LQM SAULs
Acenaphthylene	mg/kg	170	420	920	83000 (86.1) [sol]	97000 (212) [sol]	100000	LQM S4ULs
Anthracene	mg/kg	2400	5400	11000	520000	540000	540000	LQM S4ULs
Benz(a)anthracene	mg/kg	7.2	11	13	170	170	180	LQM S4ULs
Benzo(a)pyrene	mg/kg	2.2	2.7	5*	35	35	77*	DEFRA C4SL / LQM S4ULs
Benzo(b)fluoranthene	mg/kg	2.6	3.3	3.7	44	44	45	LQM S4ULs
Benzo(ghi)perylene	mg/kg	320	340	350	3900	4000	4000	LQM S4ULs
Benzo(k)fluoranthene	mg/kg	77	93	100	1200	1200	1200	LQM S4ULs
Chrysene	mg/kg	15	22	27	350	350	350	LQM S4ULs
Dibenz(ah)anthracene	mg/kg	0.24	0.28	0.3	3.5	3.6	3.6	LQM S4ULs
Fluoranthene	mg/kg	280	560	890	23000	23000	23000	LQM S4ULs
Fluorene	mg/kg	170	400	860	63000 (30.9) [sol]	68000	71000	LQM S4ULs
Indeno(123-cd)pyrene	mg/kg	27	36	41	500	510	510	LQM S4ULs
Naphthalene	mg/kg	2.3 f	5.6 f	13 f	190 [f] (76.4) [sol]	460 [f] (183) [sol]	1100 [f] (432) [sol]	LQM S4ULs
Phenanthrene	mg/kg	95	220	440	22000	22000	23000	LQM S4ULs
Pyrene	mg/kg	620	1200	2000	54000	54000	54000	LQM S4ULs

Generic Tier I Generic Assessment Criteria (GAC)

Proposed End Use	Unit	Residential with Plant Uptake			Commercial			Source
SOM	%	1	2.5	6	1	2.5	6	
Phenol	mg/kg	420	420	420	3200	3200	3200	SGVs
Chlorophenols	mg/kg	0.87 [g]	2	4.5	3500	4000	4300	LQM S4ULs
Pentachlorophenol	mg/kg	0.22	0.52	1.2	400	400	400	LQM S4ULs
Carbon disulphide	mg/kg	0.14	0.29	0.62	11	22	47	LQM S4ULs
Hexachlorobutadiene	mg/kg	0.29	0.7	1.6	31	66	120	LQM S4ULs
1,1,1,2 Tetrachloroethane	mg/kg	1.6	3.4	7.5	270	550	1100	LQM S4ULs
1,1,1 Trichloroethane	mg/kg	8.8	18	39	660	1300	3000	LQM S4ULs
Trichloroethene	mg/kg	0.016	0.034	0.075	1.2	2.6	5.7	LQM S4ULs
Tetrachloromethane (Carbon Tetrachloride)	mg/kg	0.026	0.056	0.13	2.9	6.3	14	LQM S4ULs
1,2-Dichloroethane	mg/kg	0.0071	0.011	0.019	0.67	0.97	1.7	LQM S4ULs
Chloroethene (Vinyl chloride)	mg/kg	0.00064	0.00087	0.0014	0.059	0.077	0.12	LQM S4ULs
Trichloromethane (Chloroform)	mg/kg	0.91	1.7	3.4	99	170	350	LQM S4ULs
Tetrachloroethene	mg/kg	0.18	0.39	0.9	19	42	95	LQM S4ULs
Hexachlorobenzene	mg/kg	1.8 (0.2) [vap]	3.3 (0.5) [vap]	4.9	110 (0.2) [vap]	120	120	LQM S4ULs
Pentachlorobenzene	mg/kg	5.8	12	22	640 (43) [sol]	770 (107) [sol]	830	LQM S4ULs
1,2,4,5-Tetrachlorobenzene	mg/kg	0.33	0.77	1.6	42 (19.7) [sol]	72 (49.1) [sol]	96	LQM S4ULs
1,2,3,5-Tetrachlorobenzene	mg/kg	0.66	1.69	3.7	49 (39.4) [vap]	120 (98.1) [vap]	240 (235) [vap]	LQM S4ULs
1,2,3,4-Tetrachlorobenzene	mg/kg	15	36	78	1700 (122) [vap]	3080 (304) [vap]	4400 (728) [vap]	LQM S4ULs
1,3,5-Trichlorobenzene	mg/kg	0.33	0.81	1.9	23	55	130	LQM S4ULs
1,2,4-Trichlorobenzene	mg/kg	2.6	6.4	15	220	530	1300	LQM S4ULs
1,2,3-Trichlorobenzene	mg/kg	1.5	3.6	8.6	102	250	590	LQM S4ULs
1,4-dichlorobenzene	mg/kg	61 [f]	150 [f]	350 [f]	4400 [f] (224) [vap]	10000 [f] (540) [vap]	25000 [f] (1280) [vap]	LQM S4ULs
1,3-dichlorobenzene	mg/kg	0.4	1	2.3	30	73	170	LQM S4ULs
1,2-Dichlorobenzene	mg/kg	23	55	130	2000 (571) [sol]	4800 (1370) [sol]	11000 (3240) [sol]	LQM S4ULs
Chlorobenzene	mg/kg	0.46	1	2.4	56	130	290	LQM S4ULs
Gamma-Hexachlorocyclohexane	mg/kg	0.06	0.14	0.33	67	69	70	LQM S4ULs
Beta-Hexachlorocyclohexane	mg/kg	0.085	0.2	0.46	65	65	65	LQM S4ULs
Alpha-Hexachlorocyclohexane	mg/kg	0.23	0.55	1.2	170	180	180	LQM S4ULs
Beta -Endosulfan	mg/kg	7	17	39	6300 (0.00007) [vap]	7800 (0.0002) [vap]	8700	LQM S4ULs
Alpha-Endosulfan	mg/kg	7.4	18	41	5600 (0.003) [vap]	7400 (0.007) [vap]	8400 (0.016) [vap]	LQM S4ULs
Dichlorvos	mg/kg	0.032	0.066	0.14	140	140	140	LQM S4ULs
Atrazine	mg/kg	3.3	7.6	17.4	9300	9400	9400	LQM S4ULs
Dieldrin	mg/kg	0.97	2	3.5	170	170	170	LQM S4ULs
Aldrin	mg/kg	5.7	6.6	7.1	170	170	170	LQM S4ULs
HMX	mg/kg	5.7	13	26	110000	110000	110000	LQM S4ULs
2,4,6-Trinitrotoulene	mg/kg	1.6	3.7	8.1	1000	1000	1000	LQM S4ULs
RDX	mg/kg	120	250	540	210000	210000	210000	LQM S4ULs

[sol] S4UL exceeds the solubility saturation limit (which is presented in brackets)

[vap] S4ULS presented exceeds the vapour saturation limit, which is presented in brackets

[f] For naphthalene, the S4UL is based on a comparison of inhalation exposure with the TDI_{inhal} for localised affects

[f] S4UL based on comparison of inhalation exposure with inhalation TDI for localised effects

[dir] S4ULs based on a threshold protecive direct skin contact with phenol (guideline in brackets based on health effects following long term exposure provided for illustation only

APPENDIX 14 - Contaminated Land Legislative Background

Legislative Background

Environmental liabilities and risks have been evaluated in terms of a source -pathway - target relationship in accordance with the approach set out in:

- The 1995 Environment Act;
- The Contaminated Land (England) Regulations 2000;
- The DETR circular 02/2000 Environmental Protection Act 1990: Part IIA Contaminated Land.

Contaminated land is defined within the legislative framework as land which is in such condition by reason of substances in, on or under the land that:

1) Significant harm is being caused or there is a significant possibility of such harm being caused;
2) Significant pollution of controlled waters is being or is likely to be caused.

The potential for harm is based on the presence of three factors:

- **Source** - substances that are potential contaminants or pollutants that may cause harm;
- **Pathway** - a potential route by which contaminants can move from the source to the receptor;
- **Receptor** - a receptor that may be harmed, for example the water environment, humans and water.

Where a source, pathway and target are all present a pollutant linkage exists and there is potential for harm to be caused. The presence of a source does not automatically imply that a contamination problem exists, since contamination must be defined in terms of pollutant linkages and unacceptable risk of harm. The nature and importance of both pathways and receptors are site specific and will vary according to the intended end use of the site, its characteristics and its surroundings.

The key principle which supports the SPR approach is 'suitable for use' criteria. This requires remedial action only where contamination is considered to pose unacceptable actual or potential risks to health or the environment and, taking into account the proposed use of the site.

Relevant Guidance Documents

This report has been prepared in accordance with the list of guidance below however the list is not exhaustive:

- LCRM – Model Procedures;
- Contamination and Environmental Matters - Their implications for Property Professionals (2nd Edition RICS Nov 2003);
- Brownfields – Managing the development of previously developed land – A client's guide, CIRIA 2002;
- DEFRA and Environment Agency publications CLR7 – 10, supported by the TOX guides and SGV guides, dated March 2002;
- DETR Circular 02/2000, Contaminated Land: Implementation of Part IIA of the Environmental Protection Act 1990;
- Environment Agency technical advice to third parties on Pollution of Controlled Waters for Part IIA of the EPA1990, May 2002;

Relevant Legislative Documents

The following is a non-exhaustive list of legislative framework documents that has been considered in the production of this report:

- The Environment Act (1995);
- The Environmental Protection Act 1990: Part 2A Contaminated Land Statutory Guidance (2012);
- The Environment Protection Act (1990);
- The Contaminated Land (England) Act (2000);
- Contaminated Land (England) Regulations (2012);
- The Water Resources Act (1991);
- The Pollution Prevention and Control (England and Wales) Regulations (2000);
- The Landfill Regulations (England and Wales) Regulations (2002);
- The Landfill (England and Wales) (Amendment) Regulations (2004);
- Health and Safety at Work Act;

APPENDIX 15 - Limitations

Limitations

This report (Report) forms part of the Services and if applicable Additional Services undertaken by Groundtech Consulting Ltd pursuant to a written contract (Agreement) which contains detailed provisions including express limitations of the liability of Groundtech Consulting Ltd.

This Report was prepared using reasonable skill and care as stated in the Agreement for the purpose including intended end use stated by the Client (Purpose) and the liability of Groundtech Consulting Ltd in respect of the form and content of this Report is no greater than its liability under the Agreement. All records, measurements notes, or any other data (Data) obtained by or for the benefit of the Consultant were obtained at a specific point in time and it may not be assumed by the Client or any person relying on this Report that the Data will remain unaffected by the passage of time, the seasons, weather conditions, changes in the water table or the carrying out and completion of works at the Site.

Unless otherwise agreed this Report has been prepared exclusively for the use and reliance of the Client and may not be relied upon, by any other party except as provided for in the Agreement. A third party who relies on this Report, does so at their own and sole risk and Groundtech Consulting Ltd has no liability to such parties.

Groundtech Consulting Ltd that this Report is to be used for the Purpose. The Purpose was instrumental in determining the scope and of the Services provided. If the Purpose should change, the Client may not be able to rely on the Report without the separate agreement of Groundtech Consulting Ltd.

Since the Report was written, later changes in legislation, statutory requirements and industry best practices have not been considered and this should be allowed for. Ground conditions can also change (see below) and should be investigated if there is any significant delay in acting on the findings of this Report. The period of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the Report inaccurate or unreliable. The information and conclusions in this Report should not be relied upon in the future without written confirmation from Groundtech Consulting Ltd that it is safe to do so.

The observations and conclusions outlined in this Report are based exclusively on the services that were provided as set out in the agreement between the client and Groundtech Consulting Ltd.

Groundtech Consulting Ltd is not liable for the existence of any condition, the discovery of which would require additional investigation outside the agreed scope of works or core competency. The Report is based upon Groundtech Consulting Ltd's observations of existing physical conditions at the Site gained from site reconnaissance together with interpretation of information including documentation, obtained from third parties and from the Client on the history and usage of the Site. The findings and recommendations contained in this Report are based in part upon information provided by third parties, and Groundtech Consulting Ltd have relied upon such information assuming it to be correct.

Groundtech Consulting Ltd accepts no responsibility for errors or inaccuracies in third party information presented in this Report. Groundtech Consulting Ltd was not authorised to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the Services or Additional Services. Groundtech Consulting Ltd is not liable for any inaccurate information, misrepresentation of data or conclusions, which may inform the scope of investigation undertaken by Groundtech Consulting Ltd and forms the contract with the client.

Where field investigations have been carried out these have been restricted to a level of detail required to achieve the stated objectives of the work. Ground conditions may also vary due to the ground's heterogeneous properties and because investigation exploratory locations only allow examination of the ground at discrete locations. The potential exists for ground conditions to be encountered which are different to those considered in this Report, particularly between exploratory holes. The extent of the limited area depends on the soil and groundwater conditions, together with other constraints such as the position of any existing structures and underground utilities. If so stipulated in the Agreement, geo-environmental testing was carried out for a limited number of parameters based on an understanding of the available operational and historical information, and it should not be inferred that other chemical species are not present.

Any groundwater conditions entered on the exploratory hole records are those observed at the time of investigation. The groundwater level often has not had time to reach equilibrium and a monitoring period is required. Furthermore, groundwater levels are subject to seasonal variation or changes in local drainage conditions and groundwater levels may occur at other times of the year which are higher than were recorded during this investigation.

Any site drawings provided in this Report are preliminary and used to present the general relative locations of features on, and surrounding, the Site.

