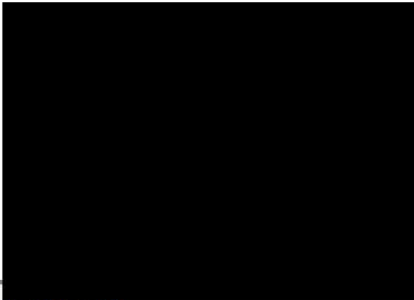


PHASE 2 GROUND INVESTIGATION REPORT



**FOR
HAWKE RIDGE BUSINESS PARK, MILL
LANE, WESTBURY, WILTSHIRE
BA13 4LD**

Report No. 5636/3

Report Production Record		
Report No	5636/3	
Site Name	Hawke Ridge Business Park, Mill Lane, Westbury, Wiltshire BA13 4LD	
Client	Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	
Report on	Phase 2 Ground Investigation	
Prepared by	Timothy D Coe BSc(Hons) MSc FGS Principal Geologist	
Approved by	David J Wilson BSc(Geol) CGeol FGS Director	
Report Issue / Revision Record		
Issue No.	Date	Revision Details
1	14 July 2026	Initial Issue to Client
2	16 July 2026	Amendment and re-issue

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DRAWINGS**No.**

SITE LOCATION

5636/3/1

PROPOSED DEVELOPMENT LAYOUT SHOWING
INVESTIGATION LOCATIONS AND PROVISIONAL
FOUNDING DEPTHS

5636/3/2

APPENDICES

- 1 EXPLORATORY HOLE LOGS (INCLUDING PHOTOGRAPHS)
- 2 CONTAMINATION STATUTORY FRAMEWORK/METHODOLOGY
AND CERTIFIED CONTAMINATION TEST RESULTS
- 3 WASTE CLASSIFICATION REPORT AND WASTE ACCEPTANCE
CRITERIA (WAC) TEST RESULTS

PHASE 2 GROUND INVESTIGATION REPORT FOR
HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY,
WILTSHIRE BA13 4LD
PREPARED FOR BELLWAY HOMES LIMITED (WESSEX) AND
HAWKE RIDGE BUSINESS PARK LIMITED

1 INTRODUCTION

- 1.1** The above site is being considered for a new, residential-led, mixed use development comprising approximately 249 residential dwellings, a 64 bed care home, a convenience store and retail facilities plus public open space. A ground investigation was requested to ascertain the ground conditions for appropriate foundation and ground floor slab design. Following the completion of a Phase 1 desk study (as reported under Wilsons Ref 5636, dated June 2026) a preliminary quantitative contamination risk assessment with regard to potential impacts to human health and controlled waters has also been undertaken.
- 1.2** The geotechnical investigation has been carried out in general accordance with Eurocode 7 'Geotechnical Design', in particular BS EN 1997-1:2004 and 1997-2:2007 and BS EN ISO 14688-1:2002 and 14688-2:2004. The proposed development is considered to fall into the Geotechnical Category 2 classification, thus routine field and laboratory testing methods have been adopted. Reference has also been made to BS5930:2015 Code of Practice for Ground Investigations, and National House Building Council (NHBC) Standards Chapter 4.2 – 'Building Near Trees'.
- 1.3** The Geo-environmental assessment comprising Phase 2 testing and quantitative contamination risk assessment has been carried out in accordance with BS10175:2026 "Code of Practice for the Investigation of Potentially Contaminated Sites" and Environment Agency (EA) document LCRM "Land Contamination Risk Management" (2025).

- 1.4** This report has been prepared by a competent Principal geologist of over 20 years experience and approved at Director level by a Chartered Geologist of nearly 40 years experience. It follows the agreed scope of works as set out within our proposal Q25334/Rev2 dated 5th January 2026, with written instruction confirmed by Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited to whom reliance on this report is presently restricted.

2 SITE LOCATION AND DESCRIPTION

- 2.1** Centred on National Grid Reference 386500, 153290 the broadly rectangular-shaped 14.21Ha site is located c2.2km north-west of Westbury town centre in Wiltshire, as shown on drawing 5636/1.
- 2.2** A walkover survey was undertaken by this Practice on 6th January 2026 and a selection of representative photos are presented in Appendix 1, with their positions and orientations shown on existing site layout drawing 5636/2. The walkover identified the site to constitute two large parcels of agricultural land (which for the purposes of this report will be herein referred to as Northern Half and Southern Half), which are internally dissected in a roughly east-west direction through the centre by Mill Lane and Hawke Ridge Business Park.
- 2.3** The Northern Half comprises two open, undeveloped arable fields separated by an east-west trending, open water-filled ditch and hedgerow. At the time of the walkover a new crop/grass had recently come through and although shoots were still relatively short it all appeared healthy with no evidence of yellowing or die-back that could be suggestive of possible significant contamination. Hedgerows are present along all but the eastern boundary and appeared to typically comprise hawthorn/blackthorn. The eastern boundary is marked by what at first was thought to be a tributary of the northwesterly flowing Bitham Brook, however site history review indicates that this is more likely a left over tail race from a former mill. Beyond the Northern Half boundaries are fields, paddocks and woodland to the east, north and west, whilst to the southwest beyond the immediately adjacent Hawke Ridge Road (B3097) is the West Wilts Trading Estate (closest commercial trader is a security training and operational event safety and security company). To the southeast is Mill Lane from which vehicular access is currently made near the southern corner and beyond which is the Hawke Ridge Business Park and an open grass covered field. Traders in the small business

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HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY,
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PREPARED FOR BELLWAY HOMES LIMITED (WESSEX) AND
HAWKE RIDGE BUSINESS PARK LIMITED

1 INTRODUCTION

- 1.1** The above site is being considered for a new, residential-led, mixed use development comprising approximately 275 residential dwellings, a 64 bed care home, a convenience store and retail facilities plus public open space. A ground investigation was requested to ascertain the ground conditions for appropriate foundation and ground floor slab design. Following the completion of a Phase 1 desk study (as reported under Wilsons Ref 5636, dated June 2026) a preliminary quantitative contamination risk assessment with regard to potential impacts to human health and controlled waters has also been undertaken.
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- 2.3** The Northern Half comprises two open, undeveloped arable fields separated by an east-west trending, open water-filled ditch and hedgerow. At the time of the walkover a new crop/grass had recently come through and although shoots were still relatively short it all appeared healthy with no evidence of yellowing or die-back that could be suggestive of possible significant contamination. Hedgerows are present along all but the eastern boundary and appeared to typically comprise hawthorn/blackthorn. The eastern boundary is marked by what at first was thought to be a tributary of the northwesterly flowing Bitham Brook, however site history review indicates that this is more likely a left over tail race from a former mill. Beyond the Northern Half boundaries are fields, paddocks and woodland to the east, north and west, whilst to the southwest beyond the immediately adjacent Hawke Ridge Road (B3097) is the West Wilts Trading Estate (closest commercial trader is a security training and operational event safety and security company). To the southeast is Mill Lane from which vehicular access is currently made near the southern corner and beyond which is the Hawke Ridge Business Park and an open grass covered field. Traders in the small business

park include a vehicle repair shop, a second hand book shop and an IT support company. Kennels and Cattery are present to the southeast.

- 2.4** The Southern Half comprises a single, open, undeveloped arable field dissected through its centre by an open partially water-filled ditch. At the time of the walkover a new crop/grass had recently come through (on the southwestern side of the ditch only) and although shoots were still relatively short it all appeared healthy with no evidence of yellowing or die-back that could be suggestive of possible significant contamination. On the northeastern side of the ditch it appeared as though this part of the field may have been used to grow sunflowers and had since been left fallow. In the northeastern corner, a small area appeared to become progressively more marshy (rushes evident etc) with increasing proximity to the boundary. Immediately beyond the Southern Half is the aforementioned Hawke Ridge Business Park, Mill Lane and an open grass covered field to the northwest, Kennels and Cattery to the north and beyond Hawke Ridge Road to the west, the West Wilts Trading Estate. To the east is railway land with two running lines on top of a tree lined embankment, and the south is a strip of tree and shrub covered land partially developed with a substation.
- 2.5** Topographic mapping data provided by the client indicates the Northern Half to have an elevation of 47-55m above Ordnance Datum (AOD) with a general general fall from northwest to southeast. The Southern Half has an elevation of 47-57m AOD with a general fall from south to north-northeast.

3 **DESK STUDY SUMMARY**

- 3.1** This Practice completed a Phase 1 geo-environmental desk study in June 2026. Report findings have been summarised below.

TABLE 1: SUMMARY GEO-ENVIRONMENTAL SEARCH RESULTS

Item	Site Affected?	Notes
Made ground	Farmland – Made ground if encountered will likely be localised to field entrances and along existing buried service routes	
Superficial deposits	Recorded Alluvium (AL) present above bedrock	Partial site coverage only
Bedrock geology	Recorded Oxford Clay Formation (OXC)	

Natural ground stability	Shrinkable/swelling clay soil risk – AL & OXC Compressible ground stability risk – AL Running sand stability risk - AL	High risk
Aquifer designation	AL – Secondary B aquifer OXC – Unproductive aquifer	
Groundwater Source Protection Zones	None on or within potential influencing distance of site	
Groundwater abstractions	None on or within potential influencing distance of site	
Watercourses	Tributary of the Bitham Brook (former tail race) adjacent Eastern boundary	Localised areas of site within a Flood Zone 2 area
Surface water abstractions	None on or within potential influencing distance of site	
History of site (and immediately adjacent area)	1887 – Open fields and intervening hedgerows related to Hawkridge Farm (Farmland, Hawkridge (Corn) Mill with mill race, Railway Line) 1924-26 – No significant change (Corn Mill now a Leather Mill) 1937-41 – No significant change (Leather Mill now an Umbrella factory) 1947 – No significant change (Head race now a mill pond, railway spur in cutting constructed) 1961 – Overhead electricity transmission line constructed 1970-89 – No significant change (Railway spur dismantled and infilled, Mill Pond no longer shown, Hawkridge Mill now a kennel/cattery) 1999-2000 – Overhead electricity transmission line removed 2025-present day – Subsurface pumping station constructed, (Hawkridge Farm yard redeveloped with Hawkeridge Business Park)	Site itself considered low risk, however a number of off-site sources identified
Recorded active/closed landfills within 250m?	Former railway cutting known to have accepted tipped waste between 1976 and 1985.	Recorded historical landfill known to have accepted domestic waste
Historic quarries/ponds etc	Mill pond no longer shown by 1989 mapping	Discounted as a risk
Radon affected	Within area where no protection measures necessary	No protection required
Unexploded Ordnance Risk	Low	
Sensitive Land Uses	None	
Any on-site/nearby pollution incidents recorded?	None	

3.2 Neither this Practice or the BGS has any archive borehole records either on or within useable distance of the site.

4 PROPOSED DEVELOPMENT

- 4.1 The site is proposed for development with a new, residential-led, mixed use development comprising approximately 275 residential dwellings, a 64 bed care home, a convenience store and retail facilities plus attenuation ponds and public open space. The proposed development layout is recreated as drawing 5636/3/2 (based on the Pegasus Group drawing ref: P25-2563_DE_01_H_2 dated 9th June 2026). The proposed final ground levels are currently not definitively known but are not believed to be substantially changing from existing.

5 PRELIMINARY CONCEPTUAL SITE MODEL

- 5.1 The site and its immediate surroundings have been assessed in terms of current and historical land use and the environmental, geological and hydrogeological setting; the methodology of which is described in Appendix 3. In view of the proposed residential-led mixed use development, for risk assessment purposes the **critical receptor** would be a female child (age class 1-6) and our assessment has been progressed on this basis.
- 5.2 The preliminary Conceptual Site Model has been recreated in Figure 1 below, and the **potential pollutant linkages** involving future residents, proposed services and local environmental receptors are discussed in Table 2, with appropriate risk levels.

FIGURE 1: PRELIMINARY CONCEPTUAL SITE MODEL (NTS)

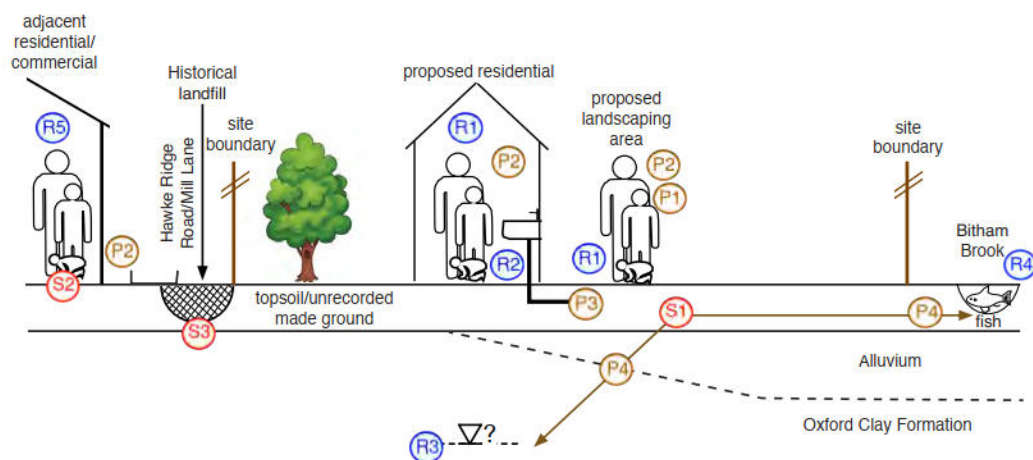


TABLE 2: SUMMARY OF PRELIMINARY POTENTIAL POLLUTANT LINKAGES

Potential Sources	Pathways	Receptors					Comments	Preliminary Risk Assessment
		R1	R2	R3	R4	R5		
ON-SITE								
S1	P1	X					Topsoil and unrecorded shallow made ground potentially affected by historical pesticide use across agricultural farmland	Low
	P2	X				X		
	P3		X					
	P4			X				
	P5							
	P6							
OFF-SITE								
S2	P1						Vehicle Repair/Servicing garage located immediately adjacent to site. No obvious evidence of poor working practices but possible risk of leachable toxic and phytotoxic metals, PAH and TPH	Low/moderate
	P2	X						
	P3		X					
	P4			X				
	P5							
	P6							
S3	P1						Historical Landfill site should by now be no longer gassing but it's recognised that its location is immediately adjacent to site	Low
	P2							
	P3							
	P4							
	P5	X						
	P6							
SOURCES	S1	Topsoil/unrecorded made ground						
	S2	Car Repair / Servicing Garage						
	S3	EA Registered historical landfill – infilled railway cutting						
PATHWAYS	P1	Direct dermal contact or ingestion of soil attached to vegetables grown for consumption						
	P2	Inhalation of dust and vapours						
	P3	Permeation into new water supply pipework						
	P4	Vertical leaching of leachable contaminants in unsaturated zone and lateral migration in saturated zone						
	P5	Landfill gas migration through unsaturated zone and accumulation within confined spaces						
	P6	Radon gas migration through unsaturated zone and accumulation within confined spaces						
RECEPTORS	R1	Future site users (critical residential receptor is female child of age class 1-6)						
	R2	Potable water supply						
	R3	Groundwater (OXC classified as ‘Unproductive’ aquifer and superficial AL classified as “Secondary B” aquifer)						
	R4	Surface waters – Tributary of Bitham Brook immediately adjacent eastern boundary						
	R5	Adjacent site users (residential and commercial)						

- 5.3** There was considered to be a generally low risk that the site itself may be affected by contaminants at elevations sufficient to pose a significant risk to human health or environmental receptors, however it is recognised that an adjacent off-site source (repair garage) potentially poses a moderate risk (if not managed through good working practices). A routine 'due diligence' ground investigation has been undertaken, during which samples of soil have been taken and subject to testing covering the identified potential contaminants of concern. All contamination test results have been incorporated into an appropriate quantitative risk assessment to determine risk levels to the obvious receptors in the form of future site users and groundwater quality, as well as those less obvious such as the proposed buildings and infrastructure, such that any necessary remedial measures can be identified and recommended to ensure that the developed site will be "fit for purpose".

6 GROUND INVESTIGATION REPORT

Site Works

- 6.1** The Phase 2 intrusive investigation took place on the 19th to 20th January, 3rd February and 14th to 15th May 2026 by way of trial pitting and borehole drilling. The number and location of all exploratory holes were selected by this Practice and these locations indicated on drawing 5636/3/2. A CAT electrical service scanner was deployed at surface prior to all intrusive works and as an added precaution all boreholes were preceded by manually excavated inspection pits. No services (recorded or unrecorded) were physically encountered during the intrusive works.
- 6.2** Seventeen windowless sampling (small diameter) boreholes (WS1-WS17) were drilled up to 4.9m depth using a Terrier 2002 and an Archway competitor dart drilling rig. In-situ standard penetration tests (SPT/C) were undertaken at 1.0m depth intervals in accordance with BS EN ISO 22476-3:2005 to assess the relative density of the material penetrated and these results are indicated on the respective logs in Appendix 2. All arisings were logged on site in accordance with Eurocode 7 (BS EN ISO 14688-1:2002 and 14688-2:2004) by a suitably qualified engineer from this Practice, and representative disturbed samples taken for geotechnical and contamination testing as appropriate. A detailed description of all strata encountered, depths and types of samples taken and any perched/groundwater observations are included on the exploratory hole logs in Appendix 2.

6.3 Boreholes were supplemented by twenty trial pits (TP1-TP20) mechanically excavated to depths of up to 2.1m using a 3ton 360° tracked excavator. As above, all arisings were logged on site in accordance with Eurocode 7 (BS EN ISO 14688-1:2002 and 14688-2:2004) by a suitably qualified engineer from this Practice, and representative disturbed samples taken for geotechnical and contamination testing as appropriate. As above a detailed description of all strata encountered, depths and types of samples taken and any groundwater observations are included on the exploratory hole logs in Appendix 2.

6.4 Upon completion of drilling, selected boreholes were installed with gas/groundwater monitoring wells, with response zones between 1.0m and 4.0m depth. Following an initial period to allow any soil gas to reach equilibrium, five monthly monitoring visits have since been undertaken in February, March April, May and June 2026. The results of the groundwater-monitoring programme are presented in Table 8. The results of the gas-monitoring programme are discussed in Section 9.5. All pits and those boreholes without installations were backfilled using arisings nominally compacted by hand and surface topsoil replaced flush with surface.

6.5 Upon completion of the works all those boreholes not installed with monitoring wells plus all trial pits were backfilled with arisings and compacted by hand or with the excavator bucket.

Laboratory Testing - Geotechnical

6.6 Routine geotechnical classification testing comprised moisture content and plasticity determinations, plus acidity and sulphate analysis to BRE Special Digest 1 requirements. Results are tabulated below.

TABLE 3: INDEX TEST RESULTS AND CLASSIFICATION

WS / TP No.	Depth (m)	Sample of	Moisture Content (%)	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Plasticity / USCS	Consistency Index	<425µm (%)	Modified Plasticity Index (%)	Volume Change Potential (NHBC)
Northern Half											
WS7	0.50	OXC	42.8	71	31	40	CI-V	0.71	100	40	High
WS7	1.00	OXC	26.1	61	16	45	CI-H	0.78	100	45	High
WS8	0.80	OXC	22.2	63	17	46	CI-H	0.89	100	46	High
WS8	1.60	OXC	23.0	60	21	39	CI-H	0.95	100	39	Moderate

WS / TP No.	Depth (m)	Sample of	Moisture Content (%)	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Plasticity / USCS	Consistency Index	<425µm (%)	Modified Plasticity Index (%)	Volume Change Potential (NHBC)
WS9	0.75	OXC	28.0	69	23	46	CI-H	0.89	100	46	High
WS9	2.00	OXC	24.3	55	20	35	CI-H	0.88	100	35	Moderate
WS11	0.80	AL	24.2	59	19	40	CI-H	0.87	100	40	High
WS11	1.60	OXC	25.5	59	19	40	CI-H	0.84	100	40	High
WS12	1.00	AL	23.4	55	21	34	CI-H	0.93	100	34	Moderate
WS12	2.00	OXC	26.6	64	26	38	CI-H	0.98	100	38	Moderate
WS13	1.50	OXC	15.9	55	24	31	CI-H	1.26	89	28	Moderate
WS14	2.50	OXC	25.5	52	20	32	CI-H	0.83	100	32	Moderate
WS14	3.00	OXC	19.9	45	19	26	CI-M	0.97	93	24	Moderate
Southern Half											
WS1	1.00	OXC	39.8	66	30	36	CI-H	0.73	100	36	Moderate
WS1	2.00	OXC	22.1	52	16	36	CI-H	0.83	100	36	Moderate
WS2	1.00	OXC	33.9	72	30	42	CI-V	0.91	100	42	High
WS2	2.00	OXC	21.2	57	22	35	CI-H	1.02	98	34	Moderate
WS3	0.50	OXC	29.9	77	29	48	CI-V	0.98	96	46	High
WS3	1.50	OXC	20.7	48	20	28	CI-M	0.98	100	28	Moderate
WS5	3.00	OXC	31.1	61	23	38	CI-H	0.79	100	38	Moderate
WS6	1.50	AL	20.1	37	18	19	CI-M	0.89	97	18	Low
WS6	2.50	AL	21.5	34	17	17	CI-L	0.74	96	16	Low
WS15	0.50	OXC	33.8	74	24	50	CI-V	0.80	97	49	High
WS15	2.00	OXC	26.9	55	22	33	CI-H	0.85	100	33	Moderate
WS16	1.50	OXC	18.0	43	19	24	CI-M	1.04	100	24	Moderate
WS16	3.00	OXC	26.9	57	21	36	CI-H	0.84	100	36	Moderate
WS17	0.50	OXC	30.2	63	23	40	CI-H	0.82	100	40	High
WS17	1.00	OXC	22.5	57	22	35	CI-H	0.99	96	34	Moderate

AL = Alluvium OXC = Oxford Clay Formation

CI-L = Clay of Low Plasticity

CI-M = Clay of Medium Plasticity

CI-H = Clay of High Plasticity

CI-V = Clay of Very High Plasticity

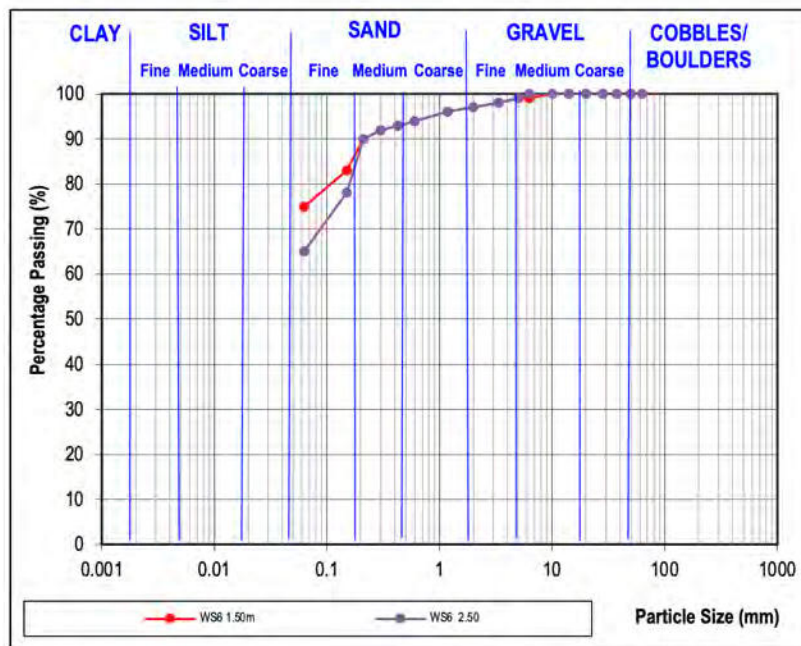
TABLE 4: CHEMICAL TEST RESULTS AND CLASSIFICATION

WS No.	Depth (m)	Sample of	Total sulphate SO ₄ (%)	Total sulphur (%)	Total potential sulphate SO ₄ (%)	pH value in soil	Water soluble sulphate SO ₄ (mg/l)	Design Sulphate Class (DS)	Aggressive Chemical Concrete Class (ACEC)
Northern Half									
WS7	0.50	OXC	0.115	0.049	0.147	7.8	465	DS-1	DS-1
WS7	1.50	OXC	0.188	0.079	0.237	8.0	545	DS-2	AC-2
WS7	2.50	OXC	2.23	0.604	1.812	7.8	2580	DS-4	AC-4
WS11	1.00	AL	0.068	0.026	0.078	8.2	24.3	DS-1	AC-1
WS11	2.00	OXC	0.137	0.055	0.165	7.9	206	DS-1	AC-1
WS11	3.00	OXC	3.34	1.04	3.12	7.3	21.3	DS-4	AC-4
WS14	2.50	OXC	2.15	0.925	2.775	7.6	5.34	DS-4	AC-4
WS14	3.00	OXC	3.12	1.48	4.44	7.5	4.45	DS-4	AC-4
Southern Half									
WS1	0.50	OXC	0.139	0.088	0.264	7.9	215	DS-2	AC-2
WS1	2.00	OXC	1.24	0.583	1.749	7.7	2830	DS-4	AC-4
WS1	2.50	OXC	3.19	1.51	4.53	7.7	2690	DS-4	AC-4
WS6	1.50	AL	0.06	0.025	0.075	8.2	52.7	DS-1	AC-1
WS6	2.50	AL	0.053	0.021	0.063	8.1	114	DS-1	AC-1
WS16	1.50	OXC	0.102	0.048	0.144	8.0	109	DS-1	AC-1
WS16	3.00	OXC	1.68	0.696	2.088	7.1	48.1	DS-4	AC-4

AL = Alluvium

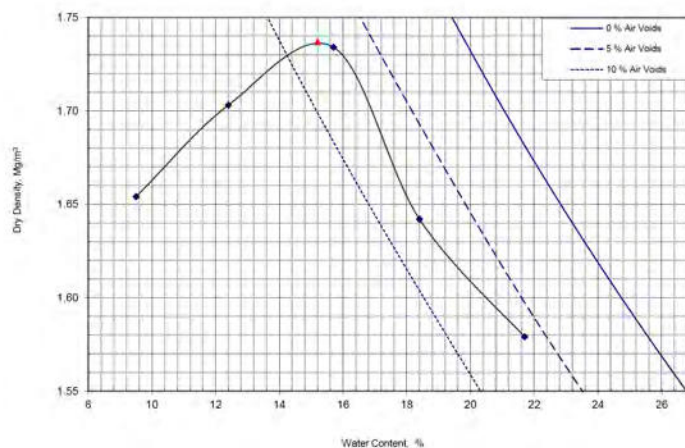
OXC = Oxford Clay Formation

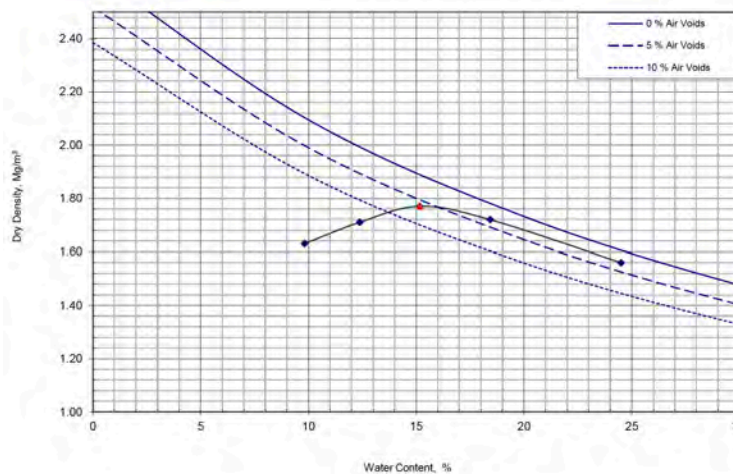
6.7 Two representative samples were subject to particle size distribution testing, and the results are presented in Figure 2 and Table 5 below.

FIGURE 2: PARTICLE SIZE DISTRIBUTION GRADING CURVES

TABLE 5: PARTICLE SIZE DISTRIBUTION ANALYSIS RESULTS

BH No	Depth (m)	Sample Composition (%)			Classification (as per EN ISO 14688-2:2004)
		Gravel	Sand	Fines	
WS6	1.50	3	22	75	Slightly gravelly, slightly sandy CLAY
WS6	2.50	3	32	65	Slightly gravelly, slightly sandy CLAY

6.8 Two representative samples of near surface cohesive material (TP19/0.25-2.0m and WS17/0.25-3.0m) were subject to a compaction test, and the resulting compaction curves are indicated on Figure 3 below.

FIGURE 3a & 3b: MOISTURE CONTENT -v- DRY DENSITY




Laboratory Testing - Contamination

6.9 The contamination sampling scheme was conducted in accordance with BS10175:2011 with sampling aimed to achieve overall site coverage. All test results have been incorporated into an appropriate risk assessment to determine risk levels to the receptors, such that any necessary remedial measures can be identified and recommended to ensure that the proposed development site is 'fit for use'.

6.10 Representative samples of topsoil and natural subsoil were taken from the upper 1.0m of extracted ground. Those soils to be scheduled for organic analysis were sealed within opaque amber glass jars to prevent loss of any volatiles during transit, whilst those for inorganic testing were placed in plastic tubs, all with chain of custody labelling. All soils were sent to UKAS accredited Construction Testing Solutions Ltd and i2 Analytical Ltd where (based upon the principal contaminants of concern in Table 2) analysis selectively comprised the following:

- pH
- Soil organic matter content
- Toxic and phytotoxic metals
- Speciated Poly Aromatic Hydrocarbons (PAH)
- Pesticides (OCC and OCP)
- Total Petroleum Hydrocarbons - Carbon Range C10-40 (TPH)
- BTEX
- Polychlorinated Biphenyls (PCB)

- 6.11** Risk to controlled waters was determined by leachate analysis on eight representative samples of near surface soils including topsoil, localised made ground and natural soil, all tested to determine leachable content of toxic and phytotoxic metals.
- 6.12** The certified laboratory test results are presented as Appendix 2 and for convenience these have also been summarised to facilitate comparison against assessment criteria. All results and their implications upon the preliminary CSM are further discussed in Sections 9 and 10.

Discussion on Ground Conditions

- 6.13** Ground conditions appear to be generally commensurate with geological mapping with bedrock of the Oxford Clay Formation encountered below the entire site, however the extent of superficial alluvium below the site does not appear to match with the mapping. A summary of the observed strata is presented in Tables 6 and 7 below, although for specific descriptions of ground conditions, reference should be made to the logs presented in Appendix 1.

TABLE 6: SUMMARY OF OBSERVED STRATA – NORTHERN HALF

Stratum	Base Depth (m)	Notes / Occurrences
TOPSOIL: probable very soft to soft, dark brown, organic, locally saturated, slightly gravelly plastic CLAY with many roots	0.25 - 0.40	Encountered in all pits and boreholes
MADE GROUND: firm, light brown, slightly gravelly plastic CLAY with rare roots. Gravel variably comprises fine limestone, brick and charcoal	0.40 – 0.55	Encountered in TP14 & TP17 only
ALLUVIUM: variable deposit, typically recovered as soft to firm, light brown, slightly gravelly, slightly sandy plastic CLAY/SILT	0.74 – >2.00	Encountered in TP18-TP20 & WS10-WS11
CLAY: typically encountered as firm to stiff, light brown, plastic CLAY, becoming mottled light brown and light grey with increasing depth and locally slightly gravelly (OXFORD CLAY FORMATION)	>4.00	Encountered in all pits and boreholes to terminal depth
Perched / Groundwater TP11 – Water seepage at base of Topsoil only (0.3m) TP12 – Dry TP13 – Water seepage at base of Topsoil only (0.25m) TP14 – Water seepage at base of Made Ground (0.55m) TP15 – Dry TP16 – Dry TP17 - Water seepage at base of Made Ground (0.40m) TP18 – 1.1m TP19 – 2.0m TP20 – 0.90-1.11m WS7 - Water seepage in Topsoil only		

Stratum	Base Depth (m)	Notes / Occurrences
WS8 - Dry WS9 - Water seepage in Topsoil only WS10 - Dry WS11 - 0.28m WS12 - Dry WS13 - Dry WS14 - Dry		
Roots	Generally restricted to <1.00m depth	
Desiccation	Localised desiccation encountered <1.00m depth	

TABLE 7: SUMMARY OF OBSERVED STRATA – SOUTHERN HALF

Stratum	Base Depth (m)	Notes / Occurrences
TOPSOIL: probable very soft to soft, mid to dark brown, organic, locally saturated, locally, slightly gravelly, sandy, plastic CLAY with many roots	0.25 - 0.40	Encountered in all pits and boreholes
ALLUVIUM/SUSPECTED ALLUVIUM: variable deposit, typically recovered as soft to firm, light brown, slightly sandy to sandy, plastic CLAY/SILT	0.74 - 3.60	Encountered in TP2, TP5-8 & TP10 + WS4-6
CLAY: typically encountered as soft to firm, mottled light brown and light grey, slightly gravelly plastic CLAY (OXFORD CLAY FORMATION)	>4.00	Encountered in all pits and boreholes to terminal depth
Perched / Groundwater	TP1 – Topsoil wet TP2 – Wet to 1.0m TP3 – Dry TP4 – Water seepage at base of Topsoil (0.35m) TP5 – Water seepage at 1.0m TP6 – Water seepage at 1.6m TP7 – Water entry at 1.0m and 1.4m TP8 – Water entry at 1.5m TP9 – Slight seepage at 1.15m TP10 – Wet to 0.5m WS1 – Dry WS2 – Dry WS3 – N/R WS4 – N/R WS5 – N/R WS6 – N/R WS15 – N/R WS16 – N/R WS17 – N/R	
Roots	Generally restricted to surface topsoil	
Desiccation	TP1 – up to 1.6m TP10 – Possible desiccation to 2.0m	

N/R = Not recorded by drillers

- 6.14** Based upon on-site visual and olfactory examination of the subsoil there was nothing to suggest the presence of obviously significantly contaminated subsoil. Limited localised made ground was encountered within the northern half of the site only.
- 6.15** Northern Half: Index testing performed upon undisturbed material of the AL classifies it as high plasticity clay of moderate to high volume change potential in accordance with NHBC Standards. Index testing performed upon undisturbed material of the OXC classifies it as predominantly high plasticity (locally moderate, locally very high) and moderate to high volume change potential. Consistency index (CI) values were generally calculated between 0.78 and 0.98 suggesting that most soil is normally hydrated. A single sample (WS13/1.5m) of OXC recorded a CI of 1.26, suggesting possible desiccation, however no roots or desiccation was visually identified.
- 6.16** Southern Half: Index testing performed upon undisturbed material of the AL classifies it as low to medium plasticity clay of low volume change potential in accordance with NHBC Standards. As above, index testing performed upon undisturbed material of the OXC classifies it as predominantly high plasticity (locally moderate, locally very high) and moderate to high volume change potential. Consistency index (CI) values were generally calculated between 0.73 and 1.04 suggesting that soil is currently normally hydrated. Suspected desiccation was visually identified within TP1 and TP10 (proximal to hedgerow/brambles and to marshy vegetation respectively).
- 6.17** As usual crops and boundary trees would be expected to desiccate the soil throughout summer months with worst-case conditions expected at the end of a summer season, so depending upon the time of year of development the foregoing may change from that reported.
- 6.18** Water was encountered within several of the exploratory holes. In the Northern Half, water strikes (suspected groundwater) were recorded within those pits/boreholes nearest to the eastern boundary that encountered the superficial AL. Water entry led to side wall instability in open trial pits. In the Southern Half, water strikes (again suspected groundwater) were more common (likely due to a larger proportion of this half being underlain by superficial AL), and again water entry often led to side wall instability in open unsupported trial pits. Eleven boreholes were installed with monitoring wells and water level monitoring has been undertaken on a number of separate occasions post installation. These results are presented in Table 8 below. Due to very poor (i.e. highly saturated and very soft) surface ground conditions present at the start of the investigation during the winter months, it was only initially possible

to drill a limited number of boreholes, hence the absence of data within Table 8. All boreholes requiring installations were completed on 14-15th May 2026 once the topsoil had dried out sufficiently to enable full site access for the drilling rig.

TABLE 8: GROUNDWATER MONITORING

BH No.	Depth to standing water (m,begl)				
	6 February 2026	6 March 2026	13 April 2026	13 May 2026	12 June 2026
Northern Half					
WS7	Dry	3.65	2.90	2.61	2.2
WS8	0.00	0.42**	1.48	1.24	1.17
WS9	3.81	2.39	1.91	1.78	1.62
WS10	-	-	-	-	2.87
WS11	-	0.61**	0.93	1.17	1.32
WS13	-	-	-	-	2.83
WS14	-	-	-	-	3.16
Southern Half					
WS1	0.00	0.00*	0.96	0.87	0.79
WS4	-	-	-	-	3.46
WS15	-	-	-	-	2.74
WS17	-	-	-	-	2.52

* = BH bailed out and water level rose back to 1.14m after 60 minutes

** = BH bailed out and water level rose back to 1.91m after 20 minutes

*** = BH bailed out and water level rose back to 2.33m after 20 minutes

6.19 Please note that groundwater/perched water levels are of course subject to seasonal fluctuation according to prevailing weather conditions, and the situation encountered and described above could potentially change in the future, especially in a period of seemingly ever-apparent but unpredictable climate change.

7 GEOTECHNICAL DESIGN REPORT – NORTHERN HALF

7.1 The site investigation works achieved by the eight boreholes and nine trial pits have proven ground conditions beneath the site to be in general accordance with recorded mapping and expectation. Beneath a thin surface mantle of topsoil and localised made ground, with the exception of one trial pit, all exploratory holes terminated in undisturbed clay representing the recorded Oxford Clay Formation.

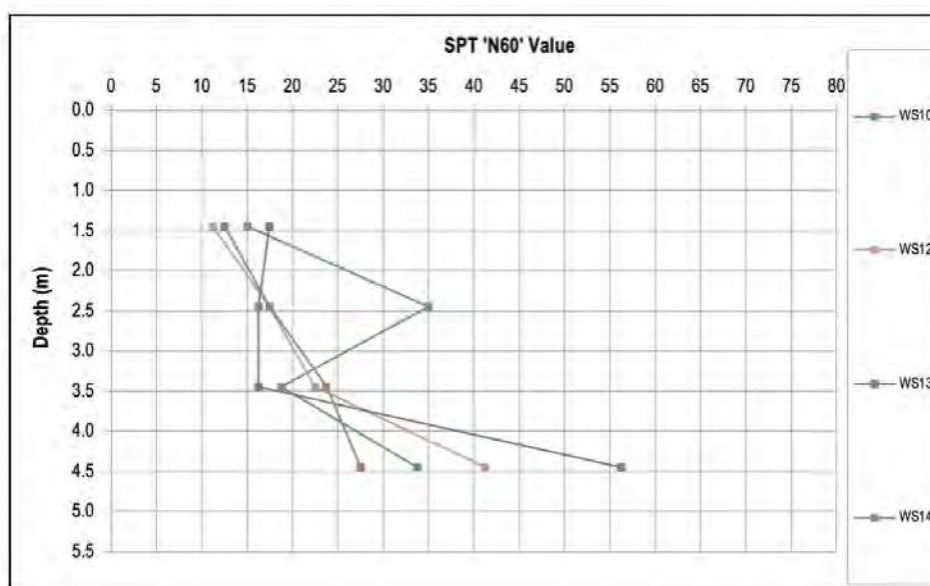
7.2 In the absence of definitive information pertaining to structure and/or anticipated design loads etc, foundation recommendations at this stage are relatively generic, based upon assumed/envisaged methods of construction in light of the ground conditions encountered (i.e. strip/trenchfill foundation for dwellings and pad foundation for commercial properties).

Foundation Design

7.3 The natural weathered cohesive deposits of the bedrock OXC classify as mostly high plasticity and medium to high volume change potential; therefore (following NHBC Standards) a minimum founding depth of 1.0m is required, or greater with the zone of influence of trees and obviously subject to those foundations also penetrating through any localised soft, disturbed and/or desiccated material (including any unexpected made ground etc) to found in undisturbed, natural material.

7.4 Consideration has been given as to whether any foundation deepening is required (beyond the above minimum) to account for potential tree root activity. Site observations indicate that several of the boundary and the internal hedgerows are tree lined including but not limited to hawthorn (of high water demand) and blackthorn (of moderate water demand). Foundation depth assessment is currently based on the understanding from drawing 5636/3/2 that boundary hedgerows are to remain whilst the majority of the internal hedgerow (excluding a circa 60m long section near the western boundary) is to be removed. Foundation depths have been calculated based those trees to remain on site being Hawthorn growing to a full mature height of 10m and recommended minimum founding depths are shown on proposed development layout drawing 5636/3/2. It is recommended that if not already completed, an arboriculturist is commissioned to undertake a detailed tree assessment and once available, it would be prudent to recalculate plot-specific foundation depths for those plots potentially affected by future root growth.

- 7.5** Regarding the internal hedgerow to be removed, we currently have to assume (until proven otherwise by further investigation) that the soil directly below and proximal to the hedgerow will become desiccated, particularly during the summer months (TP13 excavated in January indicated probable desiccation up to 1.5m depth proximal to the hedgerow). Initial findings suggest that shallow strip/trenchfill foundations ought to still be appropriate for those potentially affected plots (as highlighted on drawing 5636/3/2) with a founding horizon to be confirmed closer to the time of construction. It is recommended that the hedgerow is removed at the earliest opportunity (subject to ecologist permission) to maximise the chance for any desiccated soil to rehydrate. This Practice would be happy to assist further if required.
- 7.6** Where those buildings are located within the zone of potential tree root influence, heave protection may be necessary, unless Building Control Officer/warranty provider is satisfied that the soil is not desiccated at the time of construction. Depending upon the length of delay between investigation and construction, ground conditions may change, with desiccation usually developing to its peak by the end of the summer season. If considered necessary, 70mm thick protection will be required against the inside faces of all those external wall foundations deeper than 1.5m, with the lower 0.5m left unprotected. It would be prudent to undertake supplementary investigation and testing closer to the time of development to confirm the presence/absence of desiccation and also enable confirmation of minimum founding depths (particularly those structures proposed directly above the existing internal hedgerow). Those buildings located within the zone of potential tree root influence will require a suspended ground floor slab, which should incorporate a subfloor void of 150mm for insitu concrete or 300mm for pre-cast concrete and timber floors. Ground bearing slabs will be suitable elsewhere.
- 7.7** Geotechnical design calculations have been undertaken following the requirements of Design Approach 1, Combination 2 within Eurocode 7 (BS EN 1997-1), which require the establishment of design values for actions, ground properties and ground resistances, and definition of the limits that must not be exceeded (usually a serviceability limit state). Characteristic values of undrained shear strength used for determination of ground bearing resistance have been generated using 'normalised' insitu SPT/SPT-C results (in accordance with BS EN ISO 22476-9:2009).
- 7.8** Uncorrected SPT N-values are shown on the borehole logs and normalised N-values shown are also presented as N_{60} versus depth in Figure 4.

FIGURE 4: PLOT OF SPT/SPT-C (N_{60}) VALUES -v- DEPTH


7.9 Considering a conventional two-storey residential dwelling with a line load of 45kN/m run, with reference to Figure 3, by adopting a characteristic SPT N_{60} value of 14 at 1.0m depth the design bearing resistance (bearing capacity) for a standard 0.6m wide strip/trench-fill foundation is estimated to be 151kN/m², which more than exceeds the likely bearing pressure of 59kN/m² and confirms suitability. Similar calculations also demonstrate suitability for 0.45m wide foundations at this depth, with a bearing capacity of 113kN/m² which exceeds a likely bearing pressure of 56kN/m². The design bearing resistance continues to increase with increasing depth so greater founding depths will also be sufficient for the proposed development.

7.10 Considering a commercial structure with an assumed imposed vertical load of 100kN, again with reference to Figure 3 and adopting characteristic SPT N_{60} values of 14, 15 and 17 at 1.0m, 1.9m and 2.3m depths respectively, the design bearing resistance for a 1.0m² pad foundation is shown below in Table 9.

TABLE 9: SUMMARY OF ESTIMATED BEARING CAPACITY VALUES-FOR PAD FOUNDATIONS

Pad Foundation Dimensions	Founding Depth (m bgl)	Characteristic shear strength* (kN/m ²)	Approx. Bearing Pressure (kN/m ²)	Approx. Design Bearing Resistance (kN/m ²)
1.0m ²	1.0	63	180	409
	1.9	68	205	458
	2.3	77	216	521

* derived by converting SPT/SPT-C uncorrected values to undrained shear strengths

- 7.11** Exploratory holes remained predominantly dry and stable for the limited amount of time that they were left open, however foundation trenches for those dwellings closest to the eastern boundary may encounter alluvium, which if saturated is likely to become unstable. Please be aware that perched/groundwater levels may vary seasonally, and water may therefore be encountered at levels in variance to those recorded by this investigation. As always it is recommended that any excavations are not left open and unsupported for any longer than necessary.

Buried Concrete Protection

- 7.12** The results of acidity and sulphate testing presented in Table 4 show that buried concrete associated with foundations and floor slabs up to a depth of 2.0m should be designed to Design Sulphate Class DS-2 and Aggressive Chemical Environment for Concrete Class ACEC-2 in accordance with BRE Special Digest 1 (2005). Below 2.0m an increase to DS-4/AC-4 is recommended.

Road / Pavement Design

- 7.13** With regard to pavement design, correlation of laboratory plasticity index values with Highways Agency Interim Advice Note 73/06, Rev 1 (2009) indicates that a CBR value of 2.5-3.0% as an initial design value for near surface soils, although as always it is recommended that in-situ testing or laboratory soaked CBR tests be carried out closer to the time of construction to obtain a more accurate site-specific design value. Laboratory index data suggests that these soils are unlikely to be frost-susceptible, however the Local Authority should be able to advised based upon their previous experience in the area.

Earthworks Design

- 7.14** It is understood that the development proposal include the construction of stormwater attenuation pond in the northeastern corner thus the following gives outline recommendations on material suitability for incorporation into associated earthworks. A representative sample of natural undisturbed cohesive clay material (WS17/0.25-3.0m depth was subject to a light hammer compaction test.
- 7.15** With reference to Figure 2, the compaction curve is such that in order to achieve 95% compaction, a moisture content of between 9% and 18% will be required. Given the

moisture content laboratory test results, interim drying of excavated soils to be used in any earthworks operation will likely be necessary to make this soil suitable for reuse.

- 7.16** Alternatively if method specification compaction were to be carried out, such materials would probably classify as Class 2A/2B, in accordance with the Highways Agency Specification for Highway Works (Series 600 - Earthworks), and the appropriate method could then be adopted.
- 7.17** Groundwater monitoring to date suggests the presence of a seasonally shallow water level will need to be taken into account during the design of the attenuation pond to prevent the pond from potentially becoming buoyant.

Recommendations for Monitoring of Ground Conditions During Construction

- 7.18** In view of the importance of founding on natural ground, a careful watch must be maintained during all foundation excavations to ensure that this requirement has been satisfied.
- 7.19** Consideration should be given to access into/around the site since the surface soils have the potential to be subject to softening during periods of sustained wet weather.
- 7.20** Due to the potential for cohesive soils to shrink and swell, inspection during foundation excavations should ensure that no live roots or evidence of desiccation is visible at the founding horizon.
- 7.21** In the event of any doubt in the above matters, this Practice would be pleased to attend site as instructed.

8 GEOTECHNICAL DESIGN REPORT – SOUTHERN HALF

- 8.1** The site investigation works have proven ground conditions beneath the site to be in general accordance with recorded mapping and expectation, albeit that the superficial Alluvium deposit across the Southern half appears to be slightly further to the southeast than that shown on the mapping. Beneath a thin surface mantle of topsoil, localised made ground and localised AL, exploratory holes encountered plastic clay, representing the recorded OXC bedrock.

- 8.2** In the absence of definitive information pertaining to structure and/or anticipated design loads etc, foundation recommendations at this stage are relatively generic, based upon assumed/envisaged methods of construction in light of the ground conditions encountered.

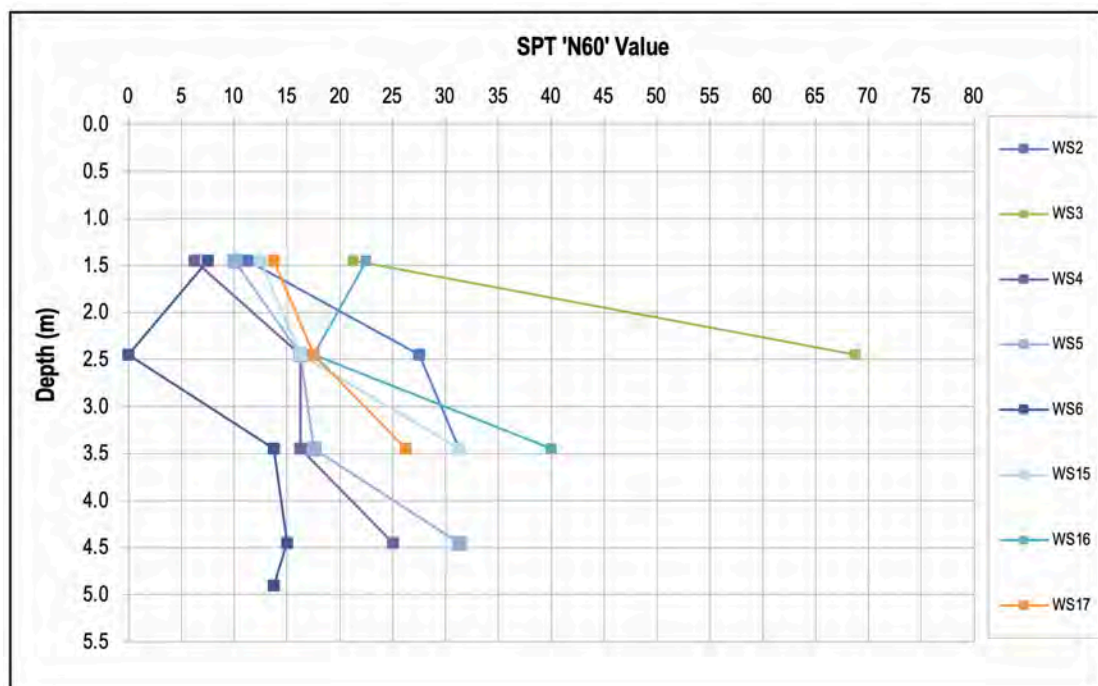
Foundation Design

- 8.3** The natural weathered cohesive deposits of the bedrock OXC classify as mostly high plasticity and medium to high volume change potential; therefore (following NHBC Standards) a minimum founding depth of 1.0m is required, or greater with the zone of influence of trees and obviously subject to those foundations also penetrating through any localised soft, disturbed and/or desiccated material (including any unexpected made ground etc) to found in undisturbed, natural material.
- 8.4** Based on the TP/BH findings, strip/trenchfill foundations ought to be appropriate for roughly 60% of the proposed dwellings, however given the presence of soft, saturated and unstable ground (suspected Alluvium) recorded to depths of up to 3.6m, a piled foundation solution is considered to be the favoured foundation type for the other ~40%.
- 8.5** Consideration has been given as to whether any foundation deepening is required (beyond the above minimum) to account for potential tree root activity. Site observations indicate that several of the hedgerows are tree lined including but not limited to hawthorn (of high water demand) and blackthorn (of moderate water demand), however based on the current development layout none of the proposed structures appear to be located within potential influencing distance. It is recommended that if not already completed, an arboriculturist is commissioned to undertake a detailed tree assessment and once available, it would be prudent to reassess the requirement for foundation deepening to account for future root growth.
- 8.6** Given the discussion in Section 8.5, heave protection ought not to be necessary. Ground bearing floor slabs ought to be appropriate.
- 8.7** Geotechnical design calculations have been undertaken following the requirements of Design Approach 1, Combination 2 within Eurocode 7 (BS EN 1997-1), which require the establishment of design values for actions, ground properties and ground resistances, and definition of the limits that must not be exceeded (usually a serviceability limit state). Characteristic values of undrained shear strength used for

determination of ground bearing resistance have been generated using 'normalised' insitu SPT/SPT-C results (in accordance with BS EN ISO 22476-9:2009).

- 8.8** Uncorrected SPT N-values are shown on the borehole logs and normalised N-values shown are also presented as N_{60} versus depth in Figure 5.

FIGURE 5: PLOT OF SPT/SPT-C (N_{60}) VALUES -v- DEPTH



- 8.9** Considering a conventional two-storey residential dwelling with a line load of 45kN/m run, with reference to Figure 4, by adopting a characteristic SPT N_{60} value of 9 at 1.0m depth the design bearing resistance (bearing capacity) for a standard 0.6m wide strip/trench-fill foundation is estimated to be 102kN/m², which more than exceeds the likely bearing pressure of 59kN/m² and confirms suitability. Similar calculations also demonstrate suitability for 0.45m wide foundations at this depth, although with a reduced factor of safety. Bearing capacity of 77kN/m² which exceeds a likely bearing pressure of 56kN/m². The design bearing resistance continues to increase with increasing depth so greater founding depths will also be sufficient for the proposed development.

- 8.10** Considering those structures situated above very soft to soft, saturated and unstable AL, a piled foundation solution is recommended with piles taken down to circa 4.0m depth to ensure penetration into firm to stiff, normally hydrated plastic clay of the OXC. The clay below this depth ought to provide more than sufficient bearing resistance to

the proposed structures. It is recommended that the borehole log data for WS6 in Appendix 1 and the laboratory data in Tables 3-5 and Figure 1 be forwarded to a specialist piling contractor for their advice in terms of pile type, diameter and working load.

- 8.11** Those exploratory holes to the west of the dashed line on drawing 5636/3/2 remained predominantly stable for the limited amount of time that they were left open. Those to the east of the dashed line typically showed signs of instability, indicating that those foundation trenches encountering alluvium may become unstable if saturated (more likely during winter months). Please be aware that perched/groundwater levels may vary seasonally, and water may therefore be encountered at levels in variance to those recorded by this investigation. As always it is recommended that any excavations are not left open and unsupported for any longer than necessary.

Buried Concrete Protection

- 8.12** The results of acidity and sulphate testing presented in Table 4 show that buried concrete associated with foundations and floor slabs up to a depth of 1.5m should be designed to Design Sulphate Class DS-2 and Aggressive Chemical Environment for Concrete Class ACEC-2 in accordance with BRE Special Digest 1 (2005). Below 2.0m an increase to DS-4/AC-4 is recommended.

Road / Pavement Design

- 8.13** With regard to pavement design, correlation of laboratory plasticity index values with Highways Agency Interim Advice Note 73/06, Rev 1 (2009) indicates that a CBR value of 2.5-3.0% as an initial design value for near surface soils, although as always it is recommended that in-situ testing or laboratory soaked CBR tests be carried out closer to the time of construction to obtain a more accurate site-specific design value. Laboratory index data suggests that these soils are unlikely to be frost-susceptible, however the Local Authority should be able to advise based upon their previous experience in the area.

Earthworks Design

- 8.14** It is understood that the development proposal include the construction of stormwater attenuation pond in the northeastern corner thus the following gives outline recommendations on material suitability for incorporation into associated earthworks.

A representative sample of natural undisturbed cohesive clay material (WS17/0.25-3.0m depth) was subject to a light hammer compaction test.

- 8.15** With reference to Figure 2, the compaction curve is such that in order to achieve 95% compaction, a moisture content of between 11% and 20% will be required. Given the moisture content laboratory test results, interim drying of excavated soils to be used in any earthworks operation will likely be necessary to make this soil suitable for reuse.
- 8.16** Alternatively if method specification compaction were to be carried out, such materials would probably classify as Class 2A/2B, in accordance with the Highways Agency Specification for Highway Works (Series 600 - Earthworks), and the appropriate method could then be adopted.
- 8.17** Groundwater monitoring to date suggests the presence of a seasonally shallow water level will need to be taken into account during the design of the attenuation pond to prevent the pond from potentially becoming buoyant.

Recommendations for Monitoring of Ground Conditions During Construction

- 8.18** In view of the importance of founding on natural ground, a careful watch must be maintained during all foundation excavations to ensure that this requirement has been satisfied.
- 8.19** Consideration should be given to access into/around the site since the surface soils have the potential to be subject to softening during periods of sustained wet weather.
- 8.20** Due to the potential for cohesive soils to shrink and swell, inspection during foundation excavations should ensure that no live roots or evidence of desiccation is visible at the founding horizon.
- 8.21** In the event of any doubt in the above matters, this Practice would be pleased to attend site as instructed.

9 CONTAMINATION RISK ASSESSMENT

Human Health

- 9.1** The contamination risk assessment has been carried out in general accordance with the methodology described within Appendix 2. Testing has included samples of the near-surface topsoil, made ground and natural subsoil to assess their suitability for retention within a proposed development. Given that the proposed development is residential-led, Tier 1 risk modelling has adopted the most conservative '**Residential with Plant Uptake**' land use scenario, including the pathway of direct ingestion via vegetables grown for consumption, and the 'critical receptor' is taken as a female child of age class 1-6. All results are then compared against published Suitable For Use threshold Levels (S4UL's).
- 9.2** Several disturbed samples were taken for laboratory contamination testing as previously detailed in Section 6.9-6.11. Whilst these results are presented in full in Appendix 2, for ease of reference Table 10 below provides a summary of the maximum measured concentration of each determinant against respective Tier 1 GAC.

TABLE 10: COMPARISON OF SOIL CHEMICAL TEST RESULTS WITH GUIDELINE VALUES

Determinant	Maximum Measured Concentration (mg/kg)	LQM/CIEH S4UL Residential with plant uptake (mg/kg) \$	Tests Undertaken (No.)	Exceedances (No.)	Notes
Arsenic	23	37	27	0	
Cadmium	0.3	11	27	0	
Chromium (III)	68	910	27	0	
Chromium (VI)	1.9	6	27	0	
Lead	61	*200	27	0	
Mercury	<0.3	40	27	0	
Selenium	2.6	250	27	0	
Nickel	41	180	27	0	
Copper	34	2,400	27	0	
Zinc	170	3,700	27	0	
PAH compounds	0.08	Various	4	0	
TPH compounds (C10-C40)	<10	Various	2	0	

Determinant	Maximum Measured Concentration (mg/kg)	LQM/CIEH S4UL Residential with plant uptake (mg/kg) \$	Tests Undertaken (No.)	Exceedances (No.)	Notes
Pesticides (DDT)	0.015	2**	1	0	
SVOC and PCB's	<LOD	Various	2	0	
Notes:					
ND = None Detected					
* provisional C4SL					
** Non statutory limit					
\$ based on soil organic matter = 6%					

- 9.3** The findings presented in Table 10 and Appendix 2 indicate that there are no elevations of the principal contaminants of concern (toxic and phytotoxic metals, pesticides, PAH or TPH compounds). On this basis the subsoil below the site is not considered to pose any risk to human health, hence there is no requirement for further assessment or consideration of remedial measures to protect human health.

Water Supply Pipework

- 9.4** In addition to the above, consideration has been given to the potential effects of recorded concentrations on new water utility pipework. Given the absence of organic contaminants there ought to be no requirement for upgraded barrier pipework and the results of the contamination testing undertaken as part of this investigation would seem to support this. As always it is recommended that advice be sought from the local regulatory authority prior to ordering, since it is possible that their specific in-house thresholds may differ markedly from those within the most recent guidance by UK Water Industry Research (UKWIR) report "Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites" (2010).

Landfill Gas and Radon Gas

- 9.5** It was previously established in the desk study researches that the site may be locally at risk from landfill gases due to an immediately adjacent historical landfill site. The exploratory holes have since found no evidence of methanogenic materials beneath the site. Gas monitoring to date currently suggests that there is no risk to future residents (CS1 classification), however it is recognised that monitoring has not yet been undertaken during worst-case atmospheric conditions. Monitoring is still ongoing

and once weather conditions allow, the gas risk assessment will be updated accordingly and issued as an addendum to this report.

- 9.6** Consultation of the UK Health Security Agency/BGS "UK maps of radon" online resource indicates a (worst-case) 1-3% probability for radon to be above the actionable level, suggesting that no radon protection measures are required in new development at this site. This should as usual be confirmed with the relevant Building Control Officer.

Controlled Waters

- 9.7** Consistent with the soil phase results it will be seen from Appendix 2 that there are no toxic and phytotoxic metals or PAH leachate exceedances above EA EQS thresholds within the topsoil, AL or OXC. One very mild elevation of leachable Chromium was locally recorded within near surface made ground (TP14/0.25-0.55m) with a value of $7.4\mu\text{g/l}$ that mildly exceeds its EA EQS of $4.7\mu\text{g/l}$, however it is unclear why the sample was elevated given the low value recorded within the soil test on the same sample. A sample of the same made ground within TP17 did not record elevated Chromium. This elevation appears to be an isolated localised value and alone is not considered to represent a significant risk to controlled waters or groundwater resources, thus pre-construction remedial action is not currently considered necessary.

Waste Classification for Offsite Disposal of Arisings

- 9.8** In accordance with current legislation all soil arisings generated for disposal as part of this development site are by definition a "commercial waste" and will be classified as both a directive and a controlled waste. Should it be necessary to remove from site any surplus excavation arisings and/or the above ground stockpile, then as per the European Waste Catalogue (EWC) these will be coded 1705, that is "soil (including excavated soil from contaminated sites), stones and dredging spoil".
- 9.9** Using the HazWasteOnline software and in accordance with Technical Guidance Waste Management 3 (TGWM3 v1.2, October 2021) the contamination test results for soil beneath the site have been compared with respective threshold data as set out in TGWM3 in order that this specific waste stream can be classified. As shown in Appendix 3, all material would be classified as a "Non-hazardous Mirror Entry" under EWC Code 170504 (soil and stones that do not contain the tested dangerous substances above the respective threshold value). Such materials can therefore be

disposed of at a suitably licensed "non-hazardous" landfill site, which will require the contamination test data undertaken as part of this investigation.

- 9.10** On the assumption that those non-hazardous arisings will be considered for disposal as inert waste to take advantage of a lower tipping rate, Waste Acceptance Criteria (WAC) testing has also been undertaken on a single composite sample of all arisings possibly destined for off-site disposal. As shown in Appendix 3, all determinands fall within acceptable thresholds for inert waste. It is recommended that the WAC results together with the contamination test data are provided to the chosen landfill operator for their own assessment of acceptability in advance of soil arrival.

10 REFINED CONCEPTUAL SITE MODEL

- 10.1** As per BS10175:2026 and SoBRA CWCC V2:2026 guidance, consideration has been given to the ever-increasing effects of **climate change**, which are now a material consideration when assessing risks posed by contaminated land. Despite such events being classified as 'extreme', occurrences in the U.K are now considered to be 'foreseeable events' which can have a potentially significant effect on the baseline Conceptual Site Model generated based on current climate conditions. The following potential impacts of climate change have been considered, as tabulated below.

TABLE 11: CLIMATE CHANGE – POTENTIAL IMPACTS AND CONSEQUENCES

Climate Change Event	Potential Impacts	Consequences
Extreme Rainfall	Surface water flooding	Shortening the distance between source and receptor via widened flood zone
	Groundwater level rise	Potentially raising the saturated zone into contaminated ground
	Scour Erosion	Exposure of contaminated ground
Prolonged High Atmospheric Pressure	Impedes vertical migration of landfill gases	Prevents monitoring during worst-case weather conditions potentially resulting in a flawed risk assessment
Extreme Cold (i.e. prolonged periods at sub-zero temperatures)	Frost cracking of near surface soils	Potentially create new pathways to contaminated ground at depth
	Meltwater scour erosion	Exposure of contaminated ground
	Reduced natural biological degradation	Reduction in natural attenuation of organic contaminants

Extreme Heat (i.e. heat waves and droughts)	Desiccation cracking of near surface soils	Potentially create new pathways to contaminated ground at depth
	Drying of near surface soils / reduction in surface vegetation	Increased erosion and wind-blown transport of dust
	Increased volatilisation of volatile organic compounds (VOC's)	Greater likelihood and more rapid evaporation of VOC vapours
	Reduced natural biological degradation	Reduction in natural attenuation of organic contaminants
Sea Level Rise & Coastal Erosion	Sea level rise	Potentially raising the saturated zone into contaminated ground
	Coastal erosion	Exposure of contaminated ground

10.2 The events in Table 11 can exacerbate contamination risks to sources by potentially altering the physical and/or chemical behaviour of contaminants, opening new pathways or causing the shortening of existing pathways. Site-specific circumstances and their potential to affect the findings of the baseline refined Conceptual Site Model have been considered in the following paragraphs.

10.3 The site is located immediately adjacent to a surface watercourse (tributary of the Bitham Brook) and localised areas of the site (inside eastern boundary of the Northern Half as well as the northeastern corner of the Southern Half) have been defined as being within a Flood Zone 2 area. Whilst extreme rainfall could exacerbate this and potentially temporarily increase the size of the watercourse, given the absence of significant contamination there is considered to be a negligible increase in risk.

10.4 Whilst the topographic survey does indicate a level fall towards the watercourse, the gradient is not currently considered steep enough for scour erosion to occur. It is thought that proposed levels will not be changing significantly from existing. Again given the absence of significant contamination there is considered to be a negligible increase in risk.

10.5 The OXC is classified as an 'Unproductive' aquifer and the superficial Alluvium has been designated as a "Secondary B" aquifer. Whilst groundwater monitoring has identified seasonally shallow water levels, alluvium is only partially present across the site and it is considered unlikely that groundwater levels would rise up through the unproductive OXC to saturate localised overlying made ground. Negligible risk.

- 10.7** Prolonged high atmospheric pressure is currently occurring, which is preventing the monitoring of ground gases during worst-case weather conditions. To avoid a flawed assessment, gas monitoring will be completed once weather conditions allow, the gas risk assessment will be updated accordingly and issued as an addendum to this report.
- 10.8** Extreme cold. Given the absence of significant contamination these risks are considered negligible.
- 10.9** Extreme heat. Given the absence of significant contamination these risks are considered negligible.
- 10.10** The site is not located within potential influencing distance of the coast, so negligible risk.
- 10.11** In view of the above intrusive findings, results and contamination risk assessment, the preliminary conceptual site model in WA report 5636 has been refined, as shown in Figure 6 and Table 12 below.

FIGURE 6: REFINED CONCEPTUAL SITE MODEL (NTS)

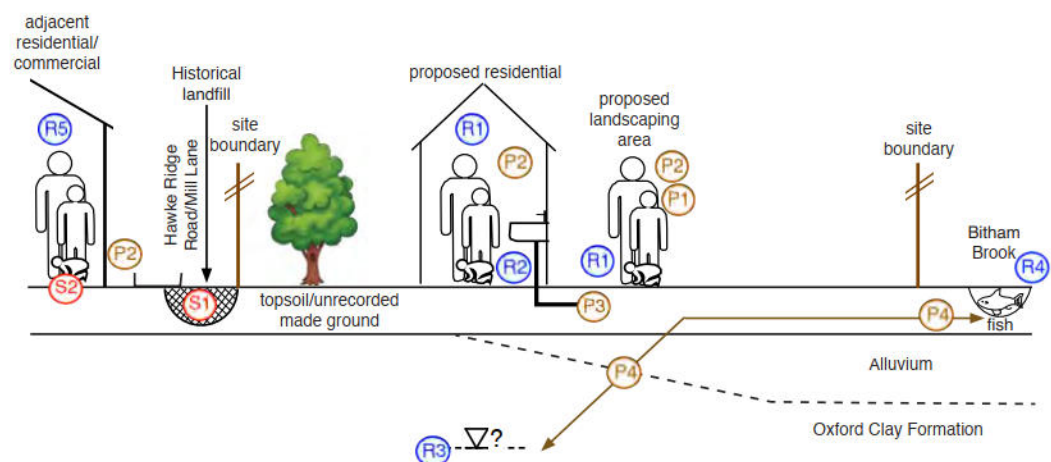


TABLE 12: SUMMARY OF POTENTIAL / IDENTIFIED POLLUTANT LINKAGES

Potential Sources	Pathways	Receptors					Comments	Refined Risk Rating	Remedial/Mitigation Requirements
		R1	R2	R3	R4	R5			
ON-SITE									
OFF-SITE									
S1	P1						Gas monitoring to date suggests no risk (CS1 classification). Ongoing monitoring to be completed during worst-case atmospheric conditions to fully clarify risk to future site users	Low	Currently none. TBC through ongoing monitoring
	P2								
	P3								
	P4								
	P5	X							
	P6								
S2	P1						Vehicle Repair/Serviceing garage located immediately adjacent to site. No obvious evidence of poor working practices. No evidence in nearby exploratory holes that site has been affected by possible contamination	Negligible/Low	None
	P2								
	P3								
	P4								
	P5								
	P6								
SOURCES	S1	EA Registered historical landfill – infilled railway cutting							
	S2	Car repairs / servicing garage							
PATHWAYS	P1	Direct dermal contact or ingestion of soil attached to vegetables							
	P2	Inhalation of dust and vapours							
	P3	Permeation into new water supply pipework							
	P4	Vertical leaching of leachable contaminants in unsaturated zone and lateral migration in saturated zone							
	P5	Landfill gas migration through unsaturated zone and accumulation within confined spaces							
	P6	Radon gas migration through unsaturated zone and accumulation within confined spaces							
RECEPTORS	R1	Future site users (critical residential receptor is female child of age class 1-6)							
	R2	Potable water supply							
	R3	Groundwater (OxC classified as 'Unproductive' aquifer and superficial Alluvium classified as "Secondary B" aquifer)							
	R4	Surface waters – Tributary of Bitham Brook immediately adjacent eastern boundary							
	R5	Adjacent site users (residential and commercial)							

11 UNCERTAINTIES, DATA GAPS AND LIMITATIONS

- 11.1** In line with best industry practice the scope of contamination testing has been based upon the site history, current land usage and actual findings, with reference where necessary to DoE Industry Profiles and DEFRA/EA guidance. To the best of our knowledge information concerning the land quality assessment is accurate at the date of issue, however subsurface conditions including ground contamination may vary spatially and with time. There may be conditions pertaining to the site not disclosed by the above sources of information, which might have a bearing upon the recommendations made, were such conditions known. We have however used our professional judgement in order to limit this during the investigation.
- 11.2** The conclusions and recommendations made in respect of land quality do not address any potential risks to site operatives or ground workers during the construction stage. These issues should be addressed by the Principal Contractor in accordance with the relevant statutory procedures and regulations (CDM Regulations 2015).
- 11.3** It is important that these limitations be clearly recognised when the findings and recommendations of this report are being interpreted. Additional assessment may be necessary should a significant delay occur between report date and implementation of the proposed scheme to which it relates.

12 CONCLUSIONS AND RECOMMENDATIONS

- 12.1** The foregoing discussions and recommendations are based upon the results of an intrusive ground investigation comprising boreholes and trial pits plus laboratory geotechnical and contamination testing. The exploratory holes appear to present a consistent pattern of subsoil conditions but as always a careful watch should be maintained for any anomalous conditions during site stripping and excavation, which should be reported back to this Practice for further investigation and assessment.
- 12.2** The intrusive investigation has proven a thin surface mantle of topsoil underlain by localised made ground, partial coverage of superficial undisturbed Alluvium and plastic clay representing the recorded Oxford Clay Formation bedrock. Water entry was encountered in several of the exploratory holes and the superficial Alluvium where saturated typically became unstable. The short-term stability of side walls within open

excavations is likely to be a significant issue for plots within the Southern Half, particularly if construction takes place during seasonally wetter months, hence piled foundations have been recommended for a large number of dwellings. As always it is recommended that any excavations are not left open and unsupported for any longer than necessary.

- 12.3** Within the Northern Half, standard strip/trenchfill or pads ought to be suitable throughout. Foundations will need to penetrate any near surface disturbed, softer or desiccated soils to found onto normally hydrated soil, and based on laboratory test results a minimum 1.0m founding depth is necessary, although localised deepening is recommended for the two commercial buildings (due to proximity to trees) and a small number of dwellings (due to soft Alluvium). Further consideration will be necessary for those dwellings proposed above/adjacent to the existing internal hedgerow, with supplementary investigation and testing recommended closer to the time of development to confirm the presence/absence of desiccation and thereby confirm minimum founding depths. Ground bearing floor slabs will be suitable for the majority of buildings, although those located within the zone of potential tree root influence will require a suspended ground floor slab, which should incorporate a subfloor void of 150mm for insitu concrete or 300mm for pre-cast concrete and timber floors.
- 12.4** Within the Southern Half, standard strip/trenchfill ought to be suitable for roughly 60% of dwellings, however the presence of soft and unstable Alluvium below the remaining 40% will require a piled foundation solution, as shown on drawing 5636/3/2. Ground bearing floor slabs will be suitable for the majority of buildings, although those located within the zone of potential tree root influence will require a suspended ground floor slab, which should incorporate a subfloor void of 150mm for insitu concrete or 300mm for pre-cast concrete and timber floors.
- 12.5** Northern Half: Buried concrete up to a depth of 2.0m can be designed to DS-2/AC-2, below which an increase to DS-4/AC-4 is necessary. Southern Half: Buried concrete up to a depth of 1.5m can be designed to DS-2/AC-2, below which an increase to DS-4/AC-4 is necessary.
- 12.6** Proposed external road / pavement design can be based upon an initial CBR design value of 2.5-3%. As always it is recommended that in-situ tests or soaked CBR lab tests be undertaken closer to the time of construction. Such material is unlikely to be frost-susceptible.

- 12.7** Based on the compaction curve and moisture content data, interim drying of excavated soils to be used in any earthworks operation will likely be necessary to make this soil suitable for reuse.
- 12.8** A detailed ground contamination risk assessment indicates that the subsoil below the site is effectively uncontaminated, where there is no perceived risk to human health. Whilst an isolated value of leachable Chromium was recorded to mildly exceed EA EQS within localised made ground, this elevation is not considered to represent a significant risk to controlled waters or groundwater resources. Pre-construction remedial action is not currently considered necessary to protect human health or controlled waters.
- 12.9** There is currently no requirement for landfill gas protection measures in new development at this site, however it is recognised that it has not been possible to complete gas monitoring during worst-case atmospheric conditions. Once weather conditions allow completion of the gas monitoring program, the gas risk assessment will be updated accordingly and the findings issued as an addendum to this report.
- 12.10** There is no requirement for radon gas protection measures in new development at this site.
- 12.11** Regarding offsite disposal of surplus excavated arisings, all material classifies as a Non-hazardous Mirror Entry (EWC Code 17-05-04). Waste Acceptance Criteria (WAC) testing suggests that such non-hazardous arisings ought to be suitable for disposal as inert waste, however as always clarification should be sought from the chosen receiving landfill operator to confirm acceptability since the acceptance of waste is at their discretion.
- 12.12** Should planning consent be subject to certain conditions, this report and attachments should be lodged with the local planning authority, such that they can update their records.
- 12.13** The above recommendations must not be used in respect of any development differing in any way from the proposals described in this report, without reference back to this Practice or to another geotechnical/geo-environmental specialist. This report is subject to our standard terms and conditions.

13 REFERENCES

Geotechnical

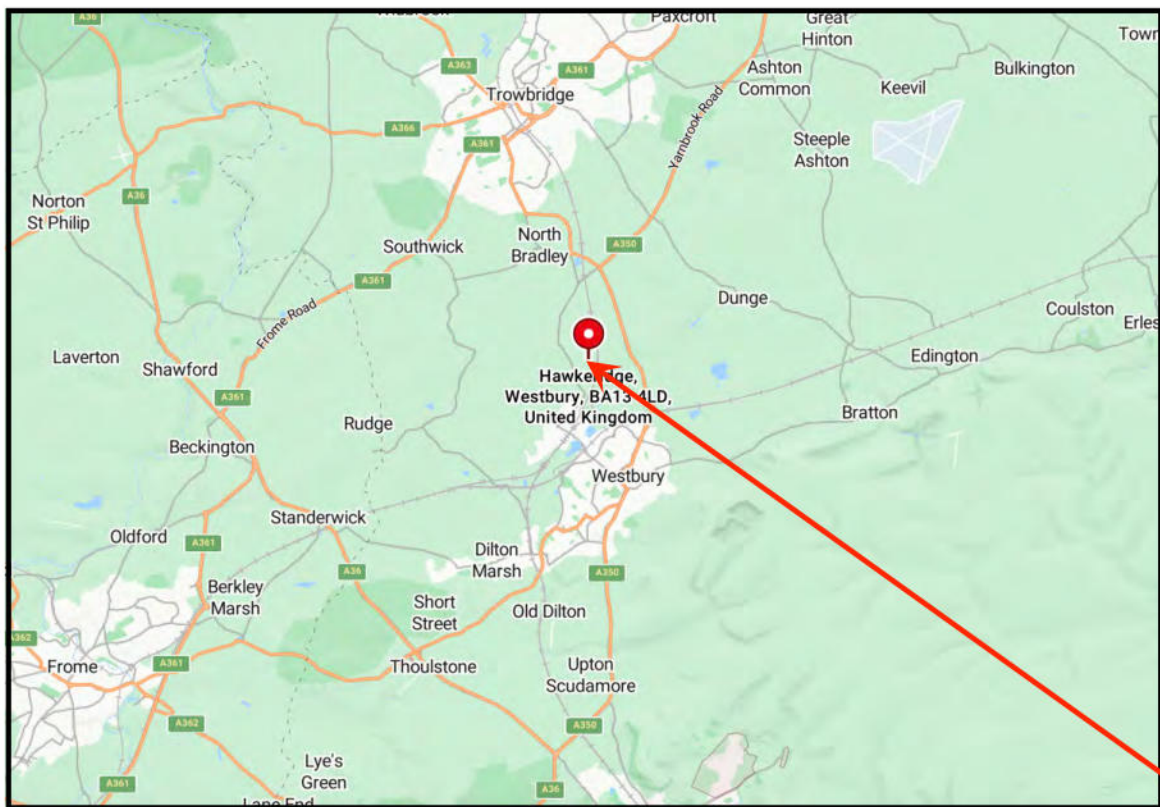
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Environmental

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- Zetica (www.zetica.com)
- Google Earth (current and historical aerial mapping plus street view)
- UK Grid Reference Finder (www.gridreferencefinder.com)
- MAGIC (www.magic-defra.gov.uk)
- One Touch Data (www.HazWasteOnLine.com)

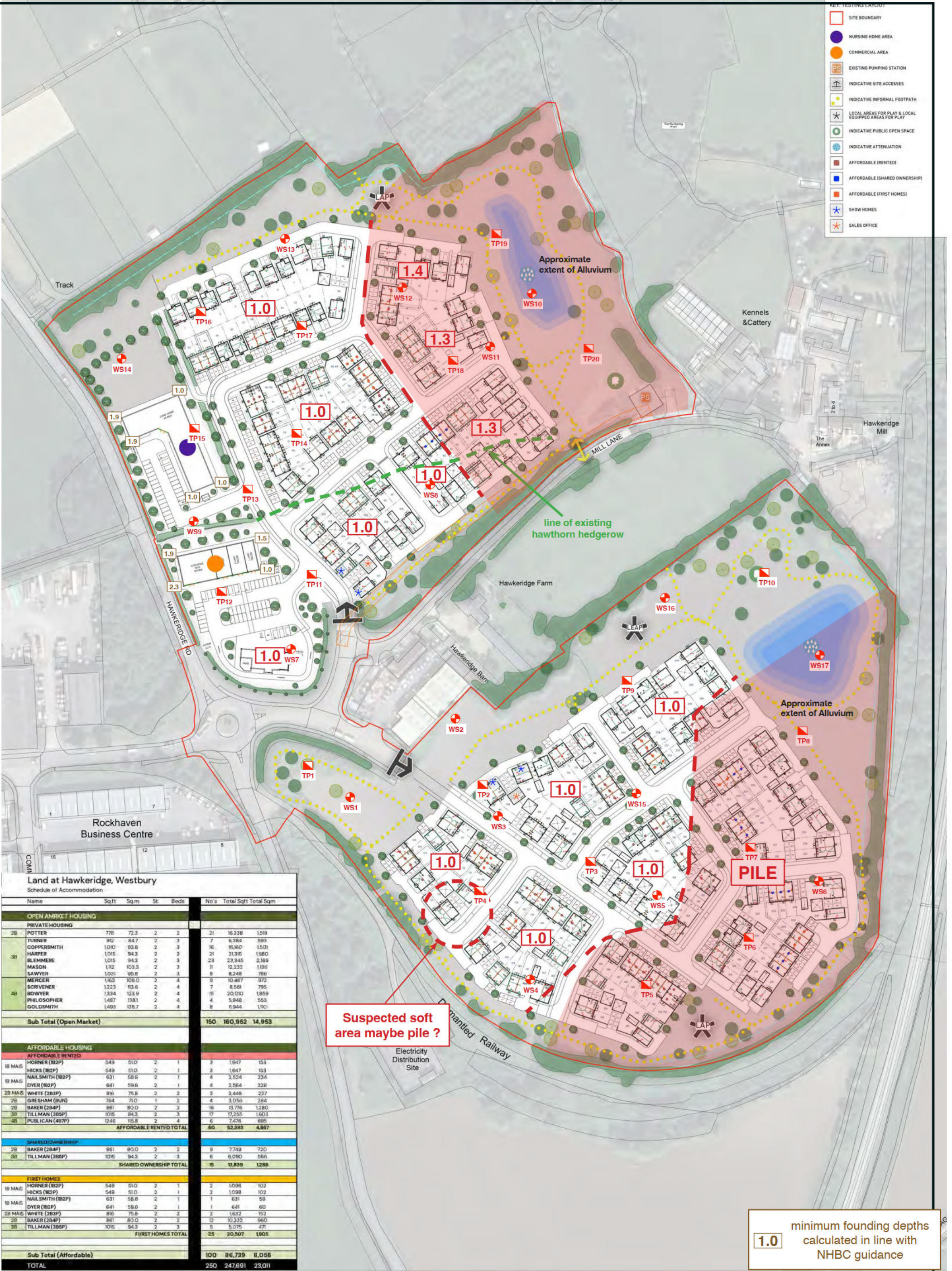
SITE LOCATION (based on Microsoft Bing Mapping)

Job No.	Drawing No.	Scale:	Date:
5636/3	5636/3/1	NTS	08-01-26



THE SITE

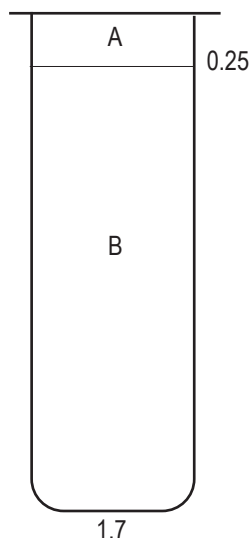




APPENDIX 1

EXPLORATORY HOLE LOGS (INCLUDING PHOTOGRAPHS)

Site: HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY, WILTS BA13 4LD				TRIAL PIT No. TP1
Job No. 5636	Date 19-01-26	Ground Level (c.m, AOD) 52	Co-Ordinates (c.) E 386,390 N 153,181	



DETAILS OF SUBSOIL

- A** TOPSOIL: probable soft, dark brown, organic, saturated, slightly gravelly, plastic CLAY with many roots from over lying grass
- B** CLAY: probable firm, light brown, slightly gravelly, plastic CLAY; roots and desiccation evident to 1.6m (gravel is fine limestone)
1.2m : becoming mottled light grey
1.6m : recovered as coarse gravel of probable extremely weak mudstone, with occasional gypsum crystals
(OXFORD CLAY FORMATION)

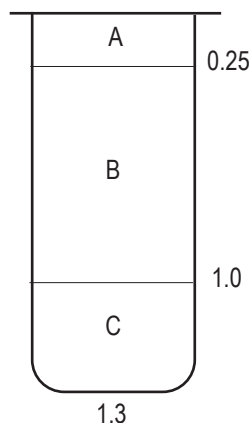
NOTES

- Pit logged from surface
- Pit dry and stable
- Soil samples taken at 0.05m and 0.5m depth



Scale: NTS	Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Logged By: TC
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Site: HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY, WILTS BA13 4LD				TRIAL PIT No. TP2
Job No. 5636	Date 19-01-26	Ground Level (c.m, AOD) 50.4	Co-Ordinates (c.) E 386,500 N 153,174	



DETAILS OF SUBSOIL

- A TOPSOIL: probable soft, dark brown, organic, saturated, slightly gravelly, plastic CLAY with many roots from over lying grass and former crop (gravel is marlstone)
- B CLAY: probable soft, light orangish-brown, plastic CLAY with rare roots; wet and unstable (*ALLUVIUM*)
- C CLAY: probable firm, mottled light grey and orangish-brown, plastic CLAY with rare fine gravel of limestone; occasional gypsum crystals (*OXFORD CLAY FORMATION*)



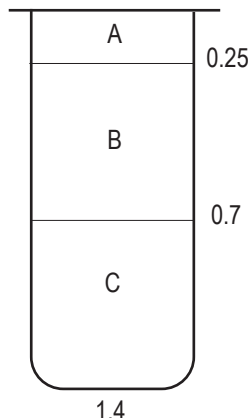
NOTES

- 1 Pit logged from surface; terminated due to side instability
- 2 Pit wet to 1.0m depth but stable
- 3 Soil samples taken at 0.25m and 0.4m depth



Scale: NTS	Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Logged By: TC
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Site: HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY, WILTS BA13 4LD				TRIAL PIT No. TP3
Job No. 5636	Date 19-01-26	Ground Level (c.m, AOD) 51.97	Co-Ordinates (c.) E 386,541 N 153,107	



DETAILS OF SUBSOIL

- A TOPSOIL: probable very soft, dark brown, organic, plastic CLAY with profuse roots from former crops
- B CLAY: probable firm, orangish-brown, plastic CLAY with rare roots (ALLUVIUM ?)
- C CLAY: probable soft to firm, light brown, slightly gravelly plastic CLAY (gravel is fine limestone)
1.0m : becoming probable firm, mottled light grey and orangish-brown (OXFORD CLAY FORMATION)



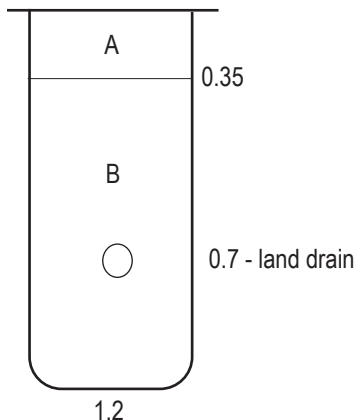
NOTES

- 1 Pit logged from surface
- 2 Pit dry and stable
- 3 Soil samples taken at 0.0-0.2m, 0.4m and 0.8m depth



Scale: NTS	Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Logged By: TC
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Site: HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY, WILTS BA13 4LD				TRIAL PIT No. TP4
Job No. 5636	Date 19-01-26	Ground Level (c.m, AOD) 53.5	Co-Ordinates (c.) E 386,470 N 153,091	



DETAILS OF SUBSOIL

- A TOPSOIL: probable very soft, dark brown, organic, plastic CLAY with many roots from former crops; water seepage at base
- B CLAY: probable soft to firm, light brown, slightly gravelly plastic CLAY
1.0m : becoming mottled light grey and light blue with occasional gravel of limestone
(OXFORD CLAY FORMATION)

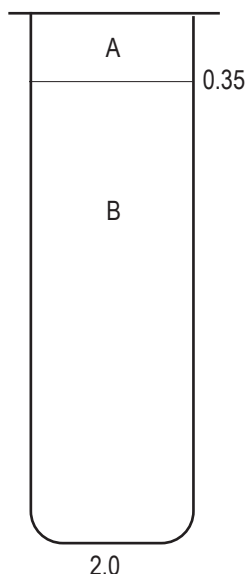
NOTES

- Pit logged from surface
- Pit dry and stable
- Soil samples taken at 0.0-0.35m and 0.35-0.7m depth



Scale: NTS	Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Logged By: TC
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Site: HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY, WILTS BA13 4LD				TRIAL PIT No. TP5
Job No. 5636	Date 19-01-26	Ground Level (c.m, AOD) 56.3	Co-Ordinates (c.) E 386,596 N 153,029	



DETAILS OF SUBSOIL

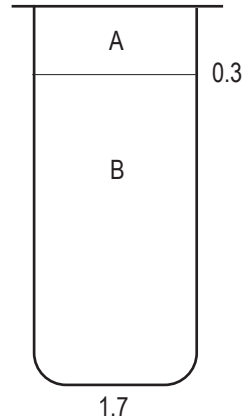
- A TOPSOIL: probable very soft, dark brown, organic, plastic CLAY with many roots from former crop and localised desiccation
- B SILT/CLAY: probable soft light brown locally mottled grey, slightly sandy SILT/CLAY
1.0m : water seepage and unstable below
(ALLUVIUM)

NOTES

- 1 Pit logged from surface; terminated due to instability
- 2 Water seepage at 1.0m depth - unstable below
- 3 Soil samples taken at 0.0-0.25m depth

Scale: NTS	Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Logged By: TC
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Site: HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY, WILTS BA13 4LD				TRIAL PIT No. TP6
Job No. 5636	Date 19-01-26	Ground Level (c.m, AOD) 55.08	Co-Ordinates (c.) E 386,658 N 153,064	



DETAILS OF SUBSOIL

- A TOPSOIL: probable very soft, dark brown, organic, plastic CLAY; locally desiccated; rare to medium fragments of brick
- B SILT/CLAY: probable very soft to soft, light brown, slightly sandy, plastic SILT/CLAY
1.6m : water seepage, causing instability
(ALLUVIUM)



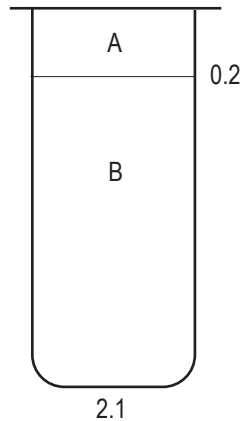
NOTES

- Pit logged from surface; terminated at 1.7m due to instability
- Water seepage at 1.6m
- Soil samples taken at 0.0-0.3m depth



Scale: NTS	Client: Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Logged By: TC
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Site: HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY, WILTS BA13 4LD				TRIAL PIT No. TP7
Job No. 5636	Date 19-01-26	Ground Level (c.m, AOD) 52.55	Co-Ordinates (c.) E 386,648 N 153,127	



DETAILS OF SUBSOIL

- A TOPSOIL: probable very soft, dark brown, organic, slightly gravelly, plastic CLAY with many roots from overlying grass and weeds (gravel is medium to coarse brick, limestone of fine charcoal)
- B SILT/CLAY: probable soft, light brown/light orangish-brown, slightly sandy SILT/CLAY
1.0 and 1.4m : water entering, stating to cause pit instability (ALLUVIUM)



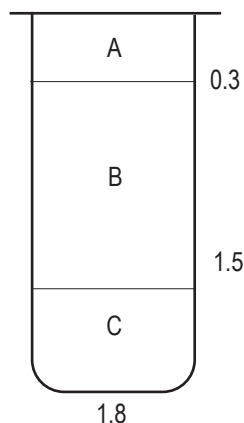
NOTES

- Pit logged from surface
- Water entry at 1.0m and 1.4m. Pit unstable
- Soil samples taken at 0.0-0.2m and 0.75m depth



Scale: NTS	Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Logged By: TC
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Site: HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY, WILTS BA13 4LD				TRIAL PIT No. TP8
Job No. 5636	Date 19-01-26	Ground Level (c.m, AOD) 50.0	Co-Ordinates (c.) E 386,683 N 153,210	



DETAILS OF SUBSOIL

- A TOPSOIL: probable soft, dark brown, organic, gravelly plastic CLAY (gravel is limestone)
- B SILT/CLAY: probable soft, light brown, slightly sandy, slightly gravelly, plastic SILT/CLAY (gravel is fine limestone)
1.5m: water entering pit (ALLUVIUM)
- C CLAY: probable firm, mottled light brown and grey, slightly gravelly plastic CLAY (gravel is fine limestone)
(OXFORD CLAY FORMATION)

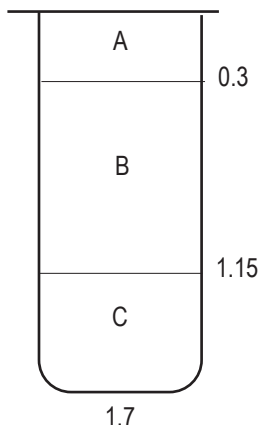
NOTES

- 1 Pit logged from surface
- 2 Water entry at 1.5m depth
- 3 Soil samples taken at 0.0-0.3m and 0.5m depth



Scale: NTS	Client: Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Logged By: TC
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Site: HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY, WILTS BA13 4LD				TRIAL PIT No. TP9
Job No. 5636	Date 19-01-26	Ground Level (c.m, AOD) 48.8	Co-Ordinates (c.) E 386,573 N 153,218	



DETAILS OF SUBSOIL

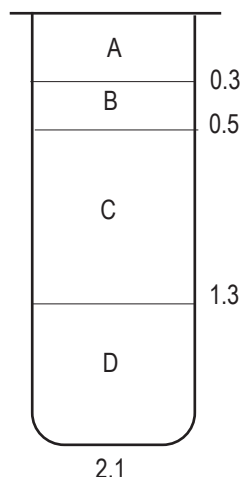
- A TOPSOIL: probable very soft, dark brown, organic, plastic CLAY
- B CLAY: probable firm, mottled light brown and orangish-brown, gravelly CLAY (gravel is fine limestone and shell); slight seepage at base
(OXFORD CLAY FORMATION)
- C CLAY: probable firm to stiff, mottled light brown and grey, plastic CLAY; with much fine to medium limestone and shell
1.3 - 1.5m : localised pocket of orangish-brown, fine to coarse, angular gravel of flint
(OXFORD CLAY FORMATION)

NOTES

- 1 Pit logged from surface
- 2 Water seepage at 1.15m depth
- 3 Soil samples taken at 0.0-0.3m and 0.6m depth

Scale: NTS	Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Logged By: TC
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Site: HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY, WILTS BA13 4LD				TRIAL PIT No. TP10
Job No. 5636	Date 19-01-26	Ground Level (c.m, AOD) 47.84	Co-Ordinates (c.) E 386,657 N 153,313	



DETAILS OF SUBSOIL

- A TOPSOIL: probable very soft, dark brown, organic, very saturated, plastic CLAY (gravel is limestone)
- B CLAY: probable very soft, wet, brown, slightly gravelly, plastic CLAY (*ALLUVIUM*)
- C CLAY: probable soft to firm, light brown, plastic CLAY (*ALLUVIUM*)
- D CLAY: probable firm, mottled light brown and light grey, plastic CLAY; possible desiccation to 2.0m (*OXFORD CLAY FORMATION*)



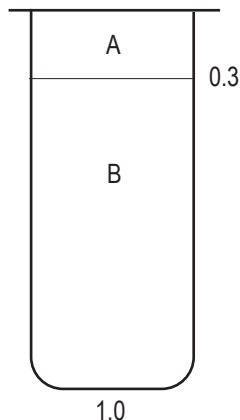
NOTES

- 1 Pit logged from surface
- 2 Pit wet to 0.5m depth
- 3 No samples taken



Scale: NTS	Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Logged By: TC
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Site: HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY, WILTS BA13 4LD				TRIAL PIT No. TP11
Job No. 5636	Date 20-01-26	Ground Level (c.m, AOD) 51.6	Co-Ordinates (c.) E 386,381 N 153,294	



Depth (m)	Apparent Shear Strength (kN/m ²)
0.6	64
0.8	80
1.0	69



DETAILS OF SUBSOIL

- A TOPSOIL: probable very soft, dark brown, organic, saturated plastic SILT/CLAY, with many roots from overlying grass; water seepage at base
- B CLAY: probable firm to stiff, light brown, desiccated CLAY
0.9m : becoming firm, mottled light brown and light grey plastic clay
(OXFORD CLAY FORMATION)

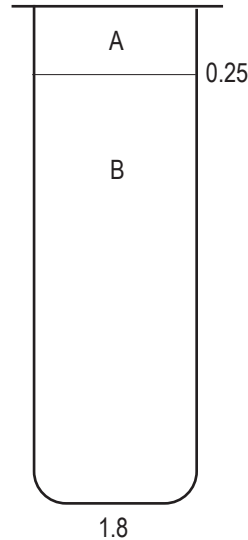
NOTES

- Pit logged from surface
- Pit dry and stable (water seepage at base of topsoil only)
- Soil samples taken at 0.0-0.3m and 0.6m depth
- Hand shear vane testing carried out:



Scale: NTS	Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Logged By: TC
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Site: HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY, WILTS BA13 4LD				TRIAL PIT No. TP12
Job No. 5636	Date 20-01-26	Ground Level (c.m, AOD) 51.8	Co-Ordinates (c.) E 386,324 N 153,287	



Depth (m)	Apparent Shear Strength (kN/m ²)
0.6	70
0.8	95
1.0	106
1.2	107
1.4	92
1.8	122



DETAILS OF SUBSOIL

- A TOPSOIL: probable very soft, dark brown, organic, slightly gravelly, plastic CLAY
- B CLAY: probable firm to stiff, light brown, plastic CLAY; rare roots and desiccation evident
 0.7m : becoming mottled light brown and light grey, slightly gravelly, plastic CLAY (gravel is fine limestone and shell)
 1.5m : appears normally hydrated with no relic desiccation below
 1.7 - 1.8m : fine gypsum crystals
 (OXFORD CLAY FORMATION)



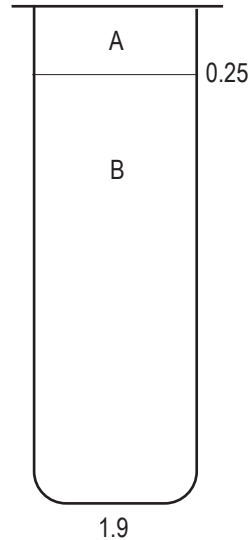
NOTES

- Pit logged from surface; roots encountered to 1.5m depth
- Pit dry and stable
- Soil samples taken at 0.0-0.25m and 1.0m depth
- Hand shear vane testing carried out:



Scale: NTS	Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Logged By: TC
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Site: HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY, WILTS BA13 4LD				TRIAL PIT No. TP13
Job No. 5636	Date 20-01-26	Ground Level (c.m, AOD) 51.9	Co-Ordinates (c.) E 386,354 N 153,331	



Depth (m)	Apparent Shear Strength (kN/m ²)
0.6	48
0.8	84
1.0	82
1.2	102
1.4	104
1.6	104
1.8	135



DETAILS OF SUBSOIL

- A TOPSOIL: probable very soft, dark brown, organic, saturated, plastic SILT/CLAY with profuse roots from overlying grass and adjacent hedgerow; water seepage at base
- B CLAY: probable firm to stiff, light brown, desiccated CLAY, with many roots
 0.9m : becoming mottled light brown and light grey, desiccated CLAY, with occasional pockets of orange-brown CLAY
 1.5m : showing relict mudstone structure and much fine gypsum crystals; appears normally hydrated
 (OXFORD CLAY FORMATION)



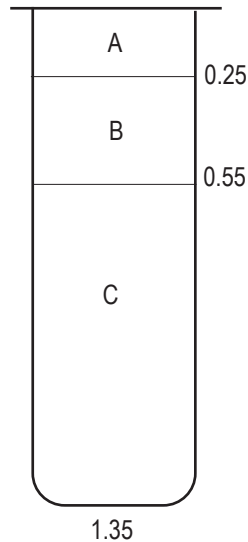
NOTES

- Pit logged from surface; possible hawthorn hedgerow cropped to 1.5-2.0m
- Pit dry and stable Water seepage at base of topsoil only
- Soil samples taken at 0.0-0.25m and 0.4m depth
- Hand shear vane testing carried out:



Scale: NTS	Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Logged By: TC
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Site: HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY, WILTS BA13 4LD				TRIAL PIT No. TP14
Job No. 5636	Date 20-01-26	Ground Level (c.m, AOD) 51.67	Co-Ordinates (c.) E 386,384 N 153,356	



Depth (m)	Apparent Shear Strength (kN/m ²)
0.4	74
0.6	53
0.8	31
1.0	79
1.7	105



DETAILS OF SUBSOIL

- A TOPSOIL: probable very soft, dark brown, organic, plastic CLAY with occasional roots throughout
- B MADE GROUND: firm, light brown, plastic CLAY, with rare roots and rare charcoal; slight water seepage at base
- C CLAY: light brown, slightly gravelly, plastic CLAY (gravel is fine limestone)
0.8m : becoming mottled light brown and light grey; roots encountered to 1.1m depth
1.1m : showing relict mudstone structure (OXFORD CLAY FORMATION)



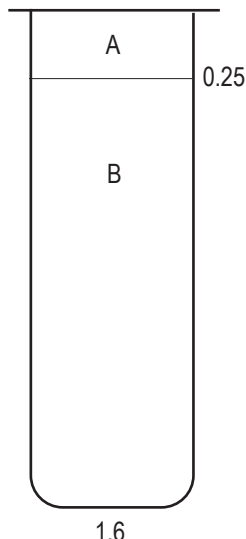
NOTES

- 1 Pit logged from surface
- 2 Pit stable. Water seepage at base of made ground
- 3 Soil samples taken at 0.0-0.25m and 0.25-0.55m depth
- 4 Hand shear vane testing carried out:



Scale: NTS	Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Logged By: TC
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Site: HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY, WILTS BA13 4LD				TRIAL PIT No.
Job No. 5636	Date 20-01-26	Ground Level (c.m, AOD) 54	Co-Ordinates (c.) E 386,304 N 153,386	TP15



Depth (m)	Apparent Shear Strength (kN/m ²)
0.6	78
0.8	64
1.0	116
1.2	107
1.4	127



DETAILS OF SUBSOIL

- A TOPSOIL: probable very soft, dark brown, wet, organic, plastic CLAY
- B CLAY: probable stiff, light brown, slightly gravelly, plastic CLAY
1.0m : becoming mottled light brown and light grey (gravel is fine limestone and shell)
(OXFORD CLAY FORMATION)

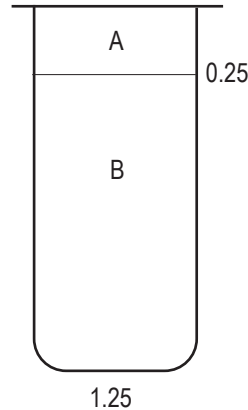
NOTES

- Pit logged from surface
- Pit dry and stable
- Soil samples taken at 0.0-0.25m and 0.75m depth
- Hand shear vane testing carried out:



Scale: NTS	Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Logged By: TC
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Site: HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY, WILTS BA13 4LD				TRIAL PIT No. TP16
Job No. 5636	Date 20-01-26	Ground Level (c.m, AOD) 53.4	Co-Ordinates (c.) E 386,318 N 153,453	



Depth (m)	Apparent Shear Strength (kN/m ²)
0.6	78
0.8	112
1.0	118
1.2	150



DETAILS OF SUBSOIL

- A TOPSOIL: probable very soft, dark brown, organic, plastic CLAY
- B CLAY: stiff, light brown, slightly gravelly to gravelly, plastic CLAY (gravel is fine to medium limestone)
0.8m : becoming mottled light brown and light grey, plastic CLAY, with rare pockets of orange-brown clay
(OXFORD CLAY FORMATION)

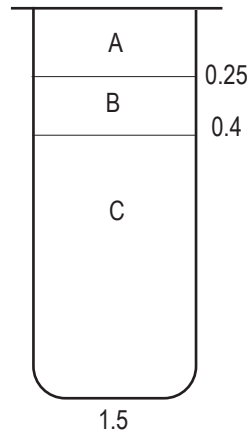
NOTES

- Pit logged from surface
- Pit dry and stable
- Soil sample taken at 0.0-0.25m depth
- Hand shear vane testing carried out:



Scale: NTS	Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Logged By: TC
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Site: HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY, WILTS BA13 4LD				TRIAL PIT No. TP17
Job No. 5636	Date 20-01-26	Ground Level (c.m, AOD) 52.1	Co-Ordinates (c.) E 386,379 N 153,435	



Depth (m)	Apparent Shear Strength (kN/m ²)
0.6	66
0.8	64
1.0	58
1.2	87
1.4	117



DETAILS OF SUBSOIL

- A TOPSOIL: probable very soft, dark brown, organic, plastic CLAY with many roots
- B MADE GROUND: probable firm, brown, slightly gravelly, plastic CLAY (gravel is fine limestone, brick and charcoal); slight water seepage at base
- C CLAY: firm, light brown slightly gravelly, plastic CLAY (gravel if fine limestone), roots encountered to 1.0m
1.2m : becoming stiff, with occasional pockets of orange clay (*OXFORD CLAY FORMATION*)

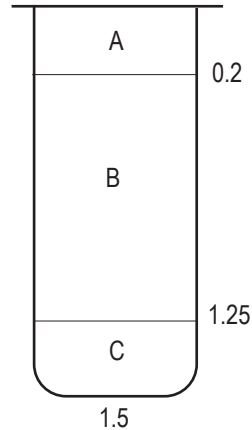


NOTES

- 1 Pit logged from surface
- 2 Slight water seepage at base of stratum B; stable
- 3 Soil samples taken at 0.0-0.25m and 0.25-0.4m depth
- 4 Hand shear vane testing carried out:

Scale: NTS	Client: Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Logged By: TC
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Site: HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY, WILTS BA13 4LD				TRIAL PIT No. TP18
Job No. 5636	Date 20-01-26	Ground Level (c.m, AOD) 50.0	Co-Ordinates (c.) E 386,474 N 153,417	



Depth (m)	Apparent Shear Strength (kN/m ²)
0.6	48
0.8	24
1.0	16
1.3	95

DETAILS OF SUBSOIL

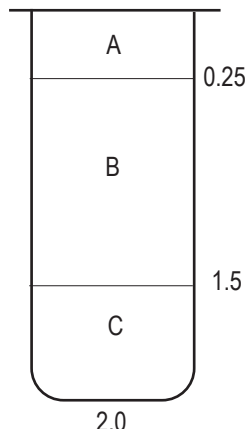
- A TOPSOIL: probable very soft, dark brown, organic, plastic CLAY with occasional coarse gravel and cobbles of angular oolitic limestone
- B CLAY/SILT: initially firm, rapidly becoming soft, light brown, sandy, slightly gravelly SILT/CLAY (gravel is fine to medium limestone and flint); water seepage at 1.1m causing instability (*ALLUVIUM*)
- C CLAY: stiff, mottled light brown and light grey, slightly gravelly, plastic CLAY (gravel is fine limestone) (*OXFORD CLAY FORMATION*)

NOTES

- 1 Pit logged from surface
- 2 Water seepage at 1.1m depth causing side instability
- 3 Soil samples taken at 0.0-0.2m and 0.6m depth
- 4 Hand shear vane testing carried out:

Scale: NTS	Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Logged By: TC
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Site: HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY, WILTS BA13 4LD				TRIAL PIT No. TP19
Job No. 5636	Date 20-01-26	Ground Level (c.m, AOD) 48.75	Co-Ordinates (c.) E 386,496 N 153,488	



DETAILS OF SUBSOIL

- A TOPSOIL: probable very soft, dark brown, organic, plastic CLAY
- B SILT/CLAY: probable soft, light brown mottled light grey, slightly sandy, slightly gravelly, plastic SILT/CLAY (gravel is fine to medium limestone and flint) (*ALLUVIUM*)
- C SAND/GRAVEL: probable loose, greyish-brown, very sandy, very clayey, fine to medium GRAVEL of limestone/very gravelly fine SAND; significant water entry leading to instability in stratum C only (*ALLUVIUM*)



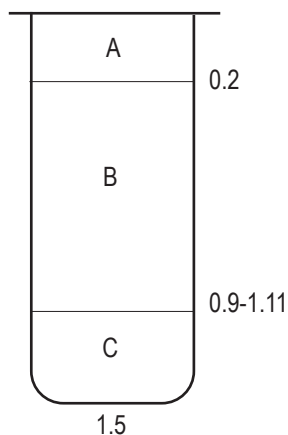
NOTES

- 1 Pit logged from surface
- 2 Significant water entry leading to instability in stratum C only
- 3 Soil sample taken at 0.0-0.2m depth



Scale: NTS	Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Logged By: TC
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Site: HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY, WILTS BA13 4LD				TRIAL PIT No. TP20
Job No. 5636	Date 20-01-26	Ground Level (c.m, AOD) 48.52	Co-Ordinates (c.) E 386,542 N 153,411	



Depth (m)	Apparent Shear Strength (kN/m ²)
0.5	54
0.7	56
0.9	75
1.1	90
1.3	98
1.5	90



DETAILS OF SUBSOIL

- A TOPSOIL: probable very soft, dark brown, organic, slightly gravelly, plastic CLAY (gravel is fine to medium limestone, brick, flint, charcoal)
- B CLAY: firm, dull greyish-brown, slightly gravelly, slightly sandy to sandy plastic CLAY (gravel is fine to medium limestone, occasional wood (former tree branch); water seepage at base leading to local instability (*ALLUVIUM*))
- C CLAY: stiff, initially light brown rapidly becoming mottled light brown and light grey, slightly gravelly plastic CLAY (gravel is fine limestone and shell (*OXFORD CLAY FORMATION*))



NOTES

- 1 Pit logged from surface
- 2 Water seepage at base of stratum B, leading to local instability
- 3 Soil sample taken at 0.0-0.2m depth
- 4 Hand shear vane testing carried out:



Scale: NTS	Client: Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Logged By: TC
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BOREHOLE LOG

Project HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY BA13 4LD				BOREHOLE No WS1
Job No 5636	Date 03-02-26	Ground Level (c.m,AOD) 52.68	Co-Ordinates (c.) E 386,403 N 153,157	
Contractor CC Ground Investigations Limited				Sheet 1 of 1

SAMPLES & TESTS			STRATA					Geology	Instrument/ Backfill
Depth	Type No	Test Result	Water	Undrained Shear Strength	Legend	Depth (Thickness)	DESCRIPTION		
						0.20	TOPSOIL: probable soft mid brown organic, saturated, slightly gravelly plastic CLAY	oxc	
0.50 0.50	D H					47	CLAY: firm light brown, mottled orangey brown, slightly gravelly, silty plastic friable CLAY. Gravel is fine limestone		
1.00 1.10	D H					68			
							1.50 - less silty		
2.00 2.00	D H					70	(3.80)		
2.50 2.50	D H					52	2.50 - shell and gypsum crystals		
3.00	H					53			
3.50	H					94	3.50 - stiff		
4.00	H					98	4.00		
							Core Recovery: 0.0 - 1.2m hand-dug starter pit 1.2 - 4.0m 100% Borehole terminated at 4.0m depth Backfill: 0.0 - 0.2m : concrete 0.2 - 1.0m : bentonite pellets 1.0 - 4.0m : granular response zone		

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Hole Dia. mm	Depth	Depth	Casing Dia. mm	Water Dpt	From	To	Hours	From	To	
03/02/2026			1.2	113	DRY						
All dimensions in metres Scale 1:50		Client Bellway Homes Limited (Wessex) and Hawke Ridoe Business Park Limited				Method/ Plant Used		Window Sampling / Terrier 2002 (T05)			Logged By TC

BOREHOLE PHOTOGRAPHS

Project HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY BA13 4LD		Borehole No. WS1
Job No. 5636_3	Date: 3/02/2026	

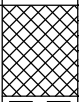
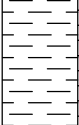
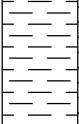
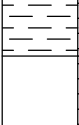


Borehole Cores: 1.2-0.4m

Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Method/Plant Used Window Sampling / Terrier 2002 (T05)	Logged By TC
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BOREHOLE LOG

Project HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY BA13 4LD				BOREHOLE No WS2	
Job No 5636	Date 14-05-26	Ground Level (c.m,AOD) 51.20	Co-Ordinates (c.) E 386,472 N 153,207		
Contractor CC Ground Investigations Limited				Sheet 1 of 1	

SAMPLES & TESTS			Water	STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result		Undrained Shear Strength	Legend	Depth (Thick- ness)	DESCRIPTION		
						(0.60) 0.60	TOPSOIL: firm, dark brown, organic, desiccated, sandy CLAY with roots from overlying vegetation		
1.00 1.00-1.45	D SPT C	N9					CLAY: firm to stiff, mottled reddish-brown and bluish-grey, normally hydrated, plastic CLAY	oxc	
1.45 1.60	H		110						
1.90 2.00-2.45	H D SPT C		130	(2.85)		1.90 - grades to friable			
2.45		N22							
3.00-3.45	SPT C								
3.45		N25				3.45			
							Core Recovery: 0.0 - 1.0m 100% 1.0 - 2.0m 70% 2.0 - 3.0m 100%		
							Borehole terminated at 3.0m depth; backfilled with arisings		

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Hole Dia. mm	Depth	Casing Depth	Casing Dia. mm	Water Dpt	From	To	Hours	From	To	
14/05/2026					DRY						
											Borehole position scanned using Cable Avoidance Tool (CAT): no services detected AL = Alluvium OXC = Oxford Clay Formation
All dimensions in metres Scale 1:50		Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited				Method/ Plant Used		Window Sampling / Dart 646			Logged By BK

Project HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY BA13 4LD		Borehole No. WS2
Job No. 5636_3	Date: 3/02/2026	



Borehole Cores: 1.0-3.0m

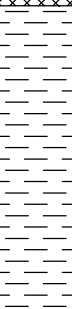


Borehole Cores: 1.0-3.0m

Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Method/Plant Used Window Sampling / Terrier 2002 (T05)	Logged By TC
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BOREHOLE LOG

Project HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY BA13 4LD				BOREHOLE No WS3	
Job No 5636	Date 14-05-26	Ground Level (c.m,AOD) 51.20	Co-Ordinates (c.) E 386,476 N 153,137		
Contractor CC Ground Investigations Limited				Sheet 1 of 1	

SAMPLES & TESTS			Water	Undrained Shear Strength	Legend	Depth (Thick-ness)	STRATA	Geology	Instrument/ Backfill
Depth	Type No	Test Result					DESCRIPTION		
0.50	D	N17				(0.40) 0.40	TOPSOIL: firm, dark brown, organic, desiccated, very sandy CLAY with roots from overlying vegetation	oxc	
1.00-1.45	SPT C					(2.02)	CLAY: firm to stiff, mottled bluish-grey and yellowish-brown, plastic CLAY		
1.45	D								
1.50									
2.00-2.42	SPT C	N50/ 275 mm				2.42	Core Recovery: 0.0 - 1.0m 80% 1.0 - 2.0m 100% Borehole terminated on refusal in SPT at 2.0m depth; backfilled with arisings		
2.42									

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Hole Dia. mm	Depth	Casing Depth	Casing Dia. mm	Water Dpt	From	To	Hours	From	To	
14/05/2026					DRY						
All dimensions in metres Scale 1:50		Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited				Method/ Plant Used		Window Sampling / Dart 646			Logged By BK

BOREHOLE PHOTOGRAPHS

Project HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY BA13 4LD		Borehole No. WS3
Job No. 5636_3	Date: 3/02/2026	



Borehole Cores: 1.0-4.0m

Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Method/Plant Used Window Sampling / Terrier 2002 (T05)	Logged By TC
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BOREHOLE LOG

Project HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY BA13 4LD				BOREHOLE No WS4
Job No 5636	Date 15-05-26	Ground Level (c.m,AOD) 56.00	Co-Ordinates (c.) E 386,575 N 153,021	
Contractor CC Ground Investigations Limited				Sheet 1 of 1

SAMPLES & TESTS			STRATA					Geology	Instrument/ Backfill
Depth	Type No	Test Result	Water	Undrained Shear Strength	Legend	Depth (Thickness)	DESCRIPTION		
0.50	D					0.30	TOPSOIL: probable soft, dark brown, organic, desiccated, sandy CLAY with roots from overlying vegetation		
1.00-1.45	SPT C					(1.10)	CLAY: firm, brown, sandy, plastic CLAY	AL	
1.45		N5				1.40			
2.00	D						CLAY: firm grading to stiff, dark bluish-grey, plastic CLAY; rare shell fragments throughout		
2.00-2.45	SPT C								
2.45		N13							
3.00-3.45	SPT C					(3.05)		OXC	
3.45		N13							
4.00-4.45	SPT C								
4.45		N20				4.45			
							Core Recovery: 0.0 - 1.0m 100% 1.0 - 2.0m 70% 2.0 - 4.0m 100%		
							Borehole terminated at 4.0m depth		
							Gas/groundwater monitoring standpipe installed to 4.0m depth; fitted with gas valve and lockable cover at surface		

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Hole Dia. mm	Depth	Casing Depth	Casing Dia. mm	Water Dpt	From	To	Hours	From	To	
15/05/2026					DRY						Borehole position scanned using Cable Avoidance Tool (CAT): no services detected AL = Alluvium OXC = Oxford Clay Formation

All dimensions in metres Scale 1:50	Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Method/ Plant Used Window Sampling / Dart 646	Logged By BK
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BOREHOLE PHOTOGRAPHS

Project HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY BA13 4LD		Borehole No. WS4
Job No. 5636_3	Date: 3/02/2026	

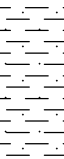
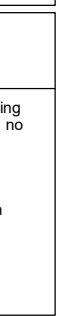


Borehole Cores: 1.0-4.0m

Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Method/Plant Used Window Sampling / Terrier 2002 (T05)	Logged By TC
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BOREHOLE LOG

Project HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY BA13 4LD				BOREHOLE No WS5	
Job No 5636	Date 15-05-26	Ground Level (c.m,AOD) 52.80	Co-Ordinates (c.) E 386,588 N 153,098		
Contractor CC Ground Investigations Limited				Sheet 1 of 1	

SAMPLES & TESTS			STRATA					Geology	Instrument/ Backfill
Depth	Type No	Test Result	Water	Undrained Shear Strength	Legend	Depth (Thickness)	DESCRIPTION		
0.00-0.30						0.30	TOPSOIL: probable soft dark brown, organic, desiccated, sandy CLAY with roots from overlying vegetation	AL	
1.00-1.45	SPT C					(1.20)	CLAY: firm, brown, sandy, plastic CLAY		
1.45		N8				1.50	CLAY: firm grading to stiff, mottled reddish-brown/grey, plastic CLAY	OXC	
2.00-2.45	SPT C								
2.45		N13					2.50 - grading to grey		
3.00-3.45	D SPT C					(2.95)			
3.45		N14							
4.00-4.45	D SPT C								
4.45		N25				4.45	Core Recovery: 0.0 - 1.0m 60% 1.0 - 2.0m 90% 2.0 - 4.0m 70% Borehole terminated at 4.0m depth Gas/groundwater monitoring standpipe installed to 4.0m depth; fitted with gas valve and lockable cover at surface		

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Hole Dia. mm	Depth	Casing Depth	Casing Dia. mm	Water Dpt	From	To	Hours	From	To	
15/05/2026					DRY						Borehole position scanned using Cable Avoidance Tool (CAT): no services detected AL = Alluvium OXC = Oxford Clay Formation

All dimensions in metres Scale 1:50	Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Method/ Plant Used Window Sampling / Dart 646	Logged By BK
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Project HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY BA13 4LD		Borehole No. WS5
Job No. 5636_3	Date: 3/02/2026	



Borehole Cores: 1.0-4.0m

Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Method/Plant Used Window Sampling / Terrier 2002 (T05)	Logged By TC
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BOREHOLE LOG

Project HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY BA13 4LD				BOREHOLE No WS6	
Job No 5636	Date 15-05-26	Ground Level (c.m,AOD) 54.30	Co-Ordinates (c.) E 386,689 N 153,094		
Contractor CC Ground Investigations Limited				Sheet 1 of 1	

SAMPLES & TESTS			STRATA					Geology	Instrument/ Backfill
Depth	Type No	Test Result	Water	Undrained Shear Strength	Legend	Depth (Thick-ness)	DESCRIPTION		
0.00						0.30	TOPSOIL: probable soft dark brown, organic, desiccated, sandy CLAY with roots from overlying vegetation		
1.00-1.45	SPT C					(1.00)	CLAY: firm to stiff, brown, sandy CLAY	AL	
1.45		N6				1.30	CLAY: soft, brown, very sandy, plastic CLAY		
1.50	D								
2.00-2.45	SPT C					(1.60)		AL	
2.45		N0					2.45 - extremely soft		
2.50	D					2.90			
3.00-3.45	SPT C					3.00	CLAY: stiff, dark bluish-grey, friable CLAY	AL	
3.45		N11				(0.60)	SAND: medium dense, fine, well sorted, very clayey SAND	AL	
4.00-4.45	SPT C					3.60	CLAY: stiff, dark bluish, friable CLAY		
4.45-4.90	SPT C					(1.30)		OXC	
4.45		N12							
4.90		N11				4.90			
							Core Recovery: 0.0 - 4.0m 100%		
							Borehole terminated in SPT at 4.9m depth		
							Gas/groundwater monitoring standpipe installed to 4.0m depth; fitted with gas valve and lockable cover at surface		

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Hole Dia. mm	Depth	Casing Depth	Casing Dia. mm	Water Dpt	From	To	Hours	From	To	
15/05/2026					DRY						Borehole position scanned using Cable Avoidance Tool (CAT): no services detected AL = Alluvium OXC = Oxford Clay Formation

All dimensions in metres Scale 1:50	Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Method/ Plant Used Window Sampling / Dart 646	Logged By BK
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Project HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY BA13 4LD		Borehole No. WS6
Job No. 5636_3	Date: 3/02/2026	



Borehole Cores: 0.0-4.0m



Borehole Cores: 0.0-4.0m

Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Method/Plant Used Window Sampling / Terrier 2002 (T05)	Logged By TC
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BOREHOLE LOG

Project HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY BA13 4LD				BOREHOLE No WS7
Job No 5636	Date 03-02-26	Ground Level (c.m,AOD) 51.90	Co-Ordinates (c.) E 386,378 N 153,248	
Contractor CC Ground Investigations Limited				Sheet 1 of 1

SAMPLES & TESTS			STRATA					Geology	Instrument/ Backfill
Depth	Type No	Test Result	Water	Undrained Shear Strength	Legend	Depth (Thickness)	DESCRIPTION		
			↓			(0.40) 0.40	TOPSOIL: probable very soft, dark brown, organic, plastic CLAY; with many roots from overlying weeds; saturated		
0.50	D						CLAY: initially soft, light brown, plastic CLAY, with rare roots		
0.70	H								
0.90	H								
1.00	D						1.00 - becoming firm, mottled light brown and grey, plastic CLAY with no roots visible		
1.10	H								
1.30	H								
1.50	D								
1.50	H								
1.70	H								
1.90	H								
2.10	H					(3.60)	2.00 - becoming stiff		oxc
2.30	H								
2.50	D								
2.50	H								
						4.00			
							Core Recovery: 0.0 - 0.2m hand-dug starter pit 0.2 - 4.0m 100%		
							Borehole terminated at 4.0m depth Backfill: 0.0 - 0.2m : concrete 0.2 - 1.0m : plain pipe with bentonite pellets 1.0 - 4.0m : slotted pipe with granular response zone		

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Hole Dia. mm	Depth	Casing Depth	Casing Dia. mm	Water Dpt	From	To	Hours	From	To	
			1	113							Borehole position scanned using Cable Avoidance Tool (CAT): no services detected AL = Alluvium OXC = Oxford Clay Formation
All dimensions in metres Scale 1:50			Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited			Method/ Plant Used Window Sampling / Terrier 2002 (T05)			Logged By TC		

BOREHOLE PHOTOGRAPHS

Project HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY BA13 4LD		Borehole No. WS7
Job No. 5636_3	Date: 3/02/2026	



Borehole Cores: 0.2-4.0m

Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Method/Plant Used Window Sampling / Terrier 2002 (T05)	Logged By TC
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BOREHOLE LOG

Project HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY BA13 4LD				BOREHOLE No WS8	
Job No 5636	Date 03-02-26	Ground Level (c.m,AOD) 50.30	Co-Ordinates (c.) E 386,419 N 153,329		
Contractor CC Ground Investigations Limited				Sheet 1 of 1	

SAMPLES & TESTS			STRATA					Geology	Instrument/ Backfill
Depth	Type No	Test Result	Water	Undrained Shear Strength	Legend	Depth (Thickness)	DESCRIPTION		
0.30	H					0.30	TOPSOIL: probable stiff mid brown organic saturated, slightly gravelly plastic CLAY		
0.60	H						CLAY: firm to stiff orangish brown becoming bluish plastic CLAY		
0.80	D								
1.00	H						1.00 - less silty		
1.50	H								
1.60	D								
1.80	H								
2.00	H						2.00 - gypsum crystals	oxc	
2.50	H								
4.00	H					4.00	3.80 - orangish-brown silt pocket		
							Core Recovery: 0.0 - 4.0m 100%		
							Borehole drilled from surface; terminated at 4.0m depth Backfill: Gas valve and cover fitted at surface 0.0 - 0.2m : concrete 0.2 - 1.0m : plain pipe with bentonite pellets 1.0 - 4.0m : slotted pipe with granular response zone		

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Hole Dia. mm	Depth	Casing Depth	Casing Dia. mm	Water Dpt	From	To	Hours	From	To	
03/02/2026			1	113	DRY						Borehole position scanned using Cable Avoidance Tool (CAT): no services detected AL = Alluvium OXC = Oxford Clay Formation
All dimensions in metres Scale 1:50			Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited			Method/ Plant Used Window Sampling / Terrier 2002 (T05)			Logged By DB		

BOREHOLE PHOTOGRAPHS

Project HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY BA13 4LD		Borehole No. WS8
Job No. 5636_3	Date: 3/02/2026	



Borehole Cores: 0.0-4.0m

Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Method/Plant Used Window Sampling / Terrier 2002 (T05)	Logged By TC
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BOREHOLE LOG

Project HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY BA13 4LD				BOREHOLE No WS9
Job No 5636	Date 03-02-26	Ground Level (c.m,AOD) 51.83	Co-Ordinates (c.) E 386,324 N 153,313	
Contractor CC Ground Investigations Limited				Sheet 1 of 1

SAMPLES & TESTS			Water	STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result		Undrained Shear Strength	Legend	Depth (Thick- ness)	DESCRIPTION		
			📍			(0.40) 0.40	TOPSOIL: probable very soft, dark brown, organic, plastic CLAY; with many roots from overlying weeds; saturated		
0.50	H			43			CLAY: soft to firm, light brown, plastic CLAY, with rare roots	oxc	
0.70	H			34					
0.75	D			37					
0.90	H			38			1.00 - becoming mottled light brown and grey, with no roots		
1.10	H			46					
1.30	H			74			1.50 - becoming stiff, with dead roots, rare shell and gypsum crystals		
1.50	H			89					
1.70	H			72					
1.90	H			72		(3.60)			
2.00	D			77					
2.10	H			70					
2.30	H								
2.50	H						3.15 - 3.35 - friable		
						4.00			
							Core Recovery: 0.0 - 0.2m hand-dug starter pit 0.2 - 4.0m 100% Borehole terminated at 4.0m depth Backfill: 0.0 - 0.2m : concrete 0.2 - 1.0m : plain pipe with bentonite pellets 1.0 - 4.0m : slotted pipe with granular response zone		

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Hole Dia. mm	Depth	Casing Depth	Casing Dia. mm	Water Dpt	From	To	Hours	From	To	
			1	113							Borehole position scanned using Cable Avoidance Tool (CAT): no services detected AL = Alluvium OXC = Oxford Clay Formation
All dimensions in metres Scale 1:50			Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited			Method/ Plant Used Window Sampling / Terrier 2002 (T05)			Logged By TC		

BOREHOLE PHOTOGRAPHS

Project HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY BA13 4LD		Borehole No. WS9
Job No. 5636_3	Date: 3/02/2026	

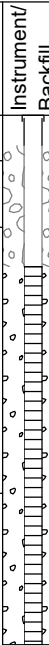


Borehole Cores: 0.2-4.0m

Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Method/Plant Used Window Sampling / Terrier 2002 (T05)	Logged By TC
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BOREHOLE LOG

Project HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY BA13 4LD				BOREHOLE No WS10
Job No 5636	Date 14-05-26	Ground Level (c.m,AOD) 48.83	Co-Ordinates (c.) E 386,510 N 153,447	
Contractor CC Ground Investigations Limited				Sheet 1 of 1

SAMPLES & TESTS			STRATA					Geology	Instrument/ Backfill		
Depth	Type No	Test Result	Water	Undrained Shear Strength	Legend	Depth (Thick-ness)	DESCRIPTION				
						0.30	TOPSOIL: firm to stiff, brown, desiccated, very sandy CLAY with roots from overlying grass cover	AL			
						(0.44) 0.74	SILT: firm, mottled brown/grey, desiccated, sandy gravelly SILT				
0.80	H	N12				58		CLAY: firm, mottled brown/grey, plastic CLAY; with rare shells and gravel	OXC		
1.00	D										
1.00-1.45	SPT C										
1.45											
1.50	H	66			(1.76)						
1.80	H										
2.00	D										
2.00-2.45	SPT C										
2.45		N28					56				
2.60	H										
2.80	H										
3.00-3.45	SPT C										
3.45		N15				92		CLAY: stiff, dark bluish-grey, plastic CLAY	OXC		
3.50	H										
3.80	H										
3.90	H										
4.00-4.45	SPT C	N27					104				
4.45											
								60	(1.95)		
						72					
						74					
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Hole Dia. mm	Depth	Casing Depth	Casing Dia. mm	Water Dpt	From	To	Hours	From	To	
14/05/2026					DRY						Borehole position scanned using Cable Avoidance Tool (CAT): no services detected AL = Alluvium OXC = Oxford Clay Formation

All dimensions in metres Scale 1:50	Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Method/ Plant Used Window Sampling / Dart 646	Logged By BK
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BOREHOLE PHOTOGRAPHS

Project HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY BA13 4LD		Borehole No. WS10
Job No. 5636_3	Date: 3/02/2026	



Borehole Cores: 0.0-4.0m

Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Method/Plant Used Window Sampling / Terrier 2002 (T05)	Logged By TC
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BOREHOLE LOG

Project HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY BA13 4LD				BOREHOLE No WS11	
Job No 5636	Date 03-02-26	Ground Level (c.m,AOD) 49.98	Co-Ordinates (c.) E 386,491 N 153,418		
Contractor CC Ground Investigations Limited				Sheet 1 of 1	

SAMPLES & TESTS			STRATA					Geology	Instrument/ Backfill
Depth	Type No	Test Result	Water	Undrained Shear Strength	Legend	Depth (Thick- ness)	DESCRIPTION		
0.30	H					0.25	TOPSOIL: probable soft mid brown organic plastic silty CLAY	AL	
0.70	H					(1.05)	CLAY: soft orangish brown, very silty plastic CLAY 0.35 - 0.60 - limestone cobbles		
0.80	D						0.90 - 1.20 - very silty		
1.00	D								
1.00	H					1.30			
1.50	H					(2.70)	CLAY: firm light grey, slightly gravelly plastic CLAY. Gravel is fine limestone		
1.80	D								
2.00	D								
2.00	H								
2.50	H					78	2.50 - 2.60 - probable soft oranigish brown clayey silt 2.60 - stiff		
3.00	D				81				
3.00	H				91	3.20 - 3.40 - shelly weathered mudstone band thinly bedded			
3.50	H								
4.00	H				102	4.00			
							Core Recovery: 0.0 -1.0m 100% 1.0 - 2.0m 90% 2.0 - 4.0m 100%		
							Borehole drilled from surface; terminated at 4.0m depth Backfill: Gas valve and cover fitted at surface 0.0 - 0.2m : concrete 0.2 - 1.0m : plain pipe with bentonite pellets 1.0 - 4.0m : slotted pipe with granular response zone		

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Hole Dia. mm	Depth	Casing Depth	Casing Dia. mm	Water Dpt	From	To	Hours	From	To	
03/02/2026			1	113	DRY						Borehole position scanned using Cable Avoidance Tool (CAT): no services detected AL = Alluvium OXC = Oxford Clay Formation

All dimensions in metres Scale 1:50	Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Method/ Plant Used Window Sampling / Terrier 2002 (T05)	Logged By TC
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BOREHOLE PHOTOGRAPHS

Project HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY BA13 4LD		Borehole No. WS11
Job No. 5636_3	Date: 3/02/2026	

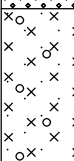


Borehole Cores: 0.0-4.0m

Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Method/Plant Used Window Sampling / Terrier 2002 (T05)	Logged By TC
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BOREHOLE LOG

Project HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY BA13 4LD				BOREHOLE No WS12	
Job No 5636	Date 14-05-26	Ground Level (c.m,AOD) 50.65	Co-Ordinates (c.) E 386,427 N 153,463		
Contractor CC Ground Investigations Limited				Sheet 1 of 1	

SAMPLES & TESTS			Water	STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result		Undrained Shear Strength	Legend	Depth (Thick- ness)	DESCRIPTION		
						0.30	TOPSOIL: probable soft brown organic, plastic silty CLAY		
0.70	H			70		(1.10)	SILT: soft, mottled brown/grey, desiccated sandy gravelly SILT	AL	
1.00 1.00-1.45	D SPT C	N9				1.40			
1.45							CLAY: firm grading to stiff, dark bluish-grey, friable CLAY	oxc	
2.00 2.00-2.45	D SPT C	N14				(3.05)			
2.45									
3.00-3.45	SPT C	N18							
3.45									
4.00-4.45	SPT C	N33				4.45			
4.45							Core Recovery: 0.0 -4.0m 100%		
							Borehole terminated at 4.0m depth; backfilled with arisings		

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Hole Dia. mm	Depth	Casing Depth	Casing Dia. mm	Water Dpt	From	To	Hours	From	To	
14/05/2026					DRY						Borehole position scanned using Cable Avoidance Tool (CAT): no services detected AL = Alluvium OXC = Oxford Clay Formation

All dimensions in metres Scale 1:50	Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Method/ Plant Used Window Sampling / Dart 646	Logged By BK
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BOREHOLE PHOTOGRAPHS

Project HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY BA13 4LD		Borehole No. WS12
Job No. 5636_3	Date: 3/02/2026	



Borehole Cores: 0.0-4.0m

Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Method/Plant Used Window Sampling / Terrier 2002 (T05)	Logged By TC
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BOREHOLE LOG

Project HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY BA13 4LD				BOREHOLE No WS13	
Job No 5636	Date 14-05-26	Ground Level (c.m,AOD) 52.15	Co-Ordinates (c.) E 386,367 N 153,481		
Contractor CC Ground Investigations Limited				Sheet 1 of 1	

SAMPLES & TESTS			STRATA					Geology	Instrument/ Backfill	
Depth	Type No	Test Result	Water	Undrained Shear Strength	Legend	Depth (Thick- ness)	DESCRIPTION			
						0.30	TOPSOIL: probable soft dark brown, organic, desiccated, sandy CLAY with roots from overlying vegetation			
						(0.40) 0.70	SILT: soft, mottled brown/grey, desiccated sandy gravelly SILT			
1.00-1.45	SPT C						CLAY: firm to stiff, mottled bluish-grey/reddish-brown, plastic CLAY	oxc		
1.40	H	N14		74			1.60 - sandy bands			
1.45				84						
1.50	D									
1.60	H			78						
1.90	H									
2.00-2.45	SPT C									
2.45		N13		72		(3.75)	2.80 - sandy bands			
2.50	D			78						
2.50	H									
2.60	H									
3.00-3.45	SPT C									
3.45		N13								
4.00-4.45	SPT C									
4.45		N45				4.45				
								Core Recovery: 0.0 - 4.0m 100%		
								Borehole terminated at 4.0m depth		
								Gas/groundwater monitoring standpipe installed to 4.0m depth; fitted with gas valve and lockable cover at surface		

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Hole Dia. mm	Depth	Depth	Casing Dia. mm	Water Dpt	From	To	Hours	From	To	
14/05/2026					DRY						
All dimensions in metres Scale 1:50		Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited				Method/ Plant Used		Window Sampling / Dart 646			Logged By BK

Project HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY BA13 4LD		Borehole No. WS13
Job No. 5636_3	Date: 3/02/2026	

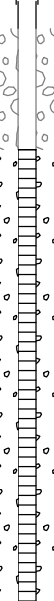


Borehole Cores: 0.0-4.0m

Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Method/Plant Used Window Sampling / Terrier 2002 (T05)	Logged By TC
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BOREHOLE LOG

Project HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY BA13 4LD				BOREHOLE No WS14	
Job No 5636	Date 14-05-26	Ground Level (c.m,AOD) 51.70	Co-Ordinates (c.) E 386,273 N 153,412		
Contractor CC Ground Investigations Limited				Sheet 1 of 1	

SAMPLES & TESTS			Water	STRATA				Geology	Instrument/ Backfill	
Depth	Type No	Test Result		Undrained Shear Strength	Legend	Depth (Thick- ness)	DESCRIPTION			
						0.23	TOPSOIL: probable soft dark brown, organic, desiccated, sandy CLAY with roots from overlying vegetation			
1.00 1.00-1.45	D SPT C	N10				(1.97)	CLAY: firm to stiff, mottled reddish-brown/grey, plastic CLAY	oxc		
1.45 1.50 1.50	D H			84						
2.00 2.00-2.45	D SPT C									2.20
2.45 2.50 2.80	D H			110						
3.00 3.00-3.45	D SPT C	N14				(2.25)	CLAY: stiff, grey, friable CLAY	oxc		
3.45 3.50 3.50	D H			74						
3.70 4.00-4.45	D SPT C			80						
4.45										4.45
		N19					Core Recovery: 0.0 - 4.0m 100%			
		N22					Borehole terminated at 4.0m depth			
							Gas/groundwater monitoring standpipe installed to 4.0m depth; fitted with gas valve and lockable cover at surface			

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Hole Dia. mm	Depth	Casing Depth	Casing Dia. mm	Water Dpt	From	To	Hours	From	To	
14/05/2026					DRY						Borehole position scanned using Cable Avoidance Tool (CAT): no services detected AL = Alluvium OXC = Oxford Clay Formation

All dimensions in metres Scale 1:50	Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Method/ Plant Used Window Sampling / Dart 646	Logged By BK
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Project HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY BA13 4LD		Borehole No. WS14
Job No. 5636_3	Date: 3/02/2026	



Borehole Cores: 0.0-4.0m

Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Method/Plant Used Window Sampling / Terrier 2002 (T05)	Logged By TC
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BOREHOLE LOG

Project HAWKE RIDGE BUSINESS PARK, MILL LANE, WESTBURY BA13 4LD				BOREHOLE No WS15	
Job No 5636	Date 15-05-26	Ground Level (c.m,AOD) 49.79	Co-Ordinates (c.) E 386,594 N 153,151		
Contractor CC Ground Investigations Limited				Sheet 1 of 1	

SAMPLES & TESTS			STRATA					Geology	Instrument/ Backfill
Depth	Type No	Test Result	Water	Undrained Shear Strength	Legend	Depth (Thickness)	DESCRIPTION		
0.50	D					0.30	TOPSOIL: probable soft dark brown, organic, desiccated, sandy CLAY with roots from overlying vegetation	oxc	
						(0.50)	CLAY: probable soft to firm, light brown plastic CLAY		
1.00-1.45	SPT C					0.80	CLAY: firm to stiff, mottled reddish-brown/dark bluish-grey, plastic CLAY	oxc	
1.45		N10							
2.00	D					(2.65)			
2.00-2.45	SPT C								
2.45		N13							
3.00-3.45	SPT C								
3.45		N25				3.45	Core Recovery: 0.0 - 4.0m 100% Borehole terminated at 4.0m depth Gas/groundwater monitoring standpipe installed to 4.0m depth; fitted with gas valve and lockable cover at surface		
									
									
									

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Hole Dia. mm	Depth	Casing Depth	Casing Dia. mm	Water Dpt	From	To	Hours	From	To	
15/05/2026					DRY						Borehole position scanned using Cable Avoidance Tool (CAT): no services detected AL = Alluvium OXC = Oxford Clay Formation

All dimensions in metres Scale 1:50	Client Bellway Homes Limited (Wessex) and Hawke Ridge Business Park Limited	Method/ Plant Used Window Sampling / Dart 646	Logged By BK
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