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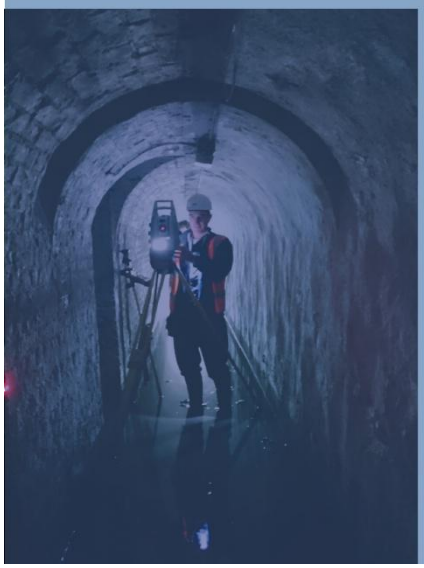
Proposed Redevelopment
David Lloyd Leisure Club, Thames Valley Business Park
Reading
RG6 1PT









Groundwater Monitoring Plan

October 2026
Revision 01
R-GMP-30799-01-01

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Proposed Redevelopment
David Lloyd Leisure Club, Thames Valley Business Park
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Groundwater Monitoring Plan

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Report Reference	R-GMP-30799-01-01
Revision	01
Date	October 2026

Report Originators

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00				
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1.0 Introduction

1.1 Client Instructions and Reliance

1.1.1 JPP were appointed by Willis Hazell Engineers Ltd on behalf of David Lloyd Leisure Ltd to produce a Groundwater Monitoring Plan (GMP) based on existing ground investigation reports undertaken by JPP, ref. R-GI-30799-01-00 dated June 2026, for the proposed redevelopment of the existing David Lloyd Leisure Club within Thames Valley Business Park in Reading, RG6 1PT.

1.1.1 This GMP has been produced for the benefit of David Lloyd Leisure Ltd, JPP Geotechnical & Environmental Ltd will not accept liability for the third-party use of the information herein without prior reliance agreed. This report is valid for 6 years from the date of issue, however any significant changes to the proposals or followed legislation and guidance within this time could dictate a review of our findings and recommendations.

1.1.2 Interpretations and recommendations within this GMP are based upon information drawn from the previous reports (detailed in Section 2) and this report should be read in conjunction with those reports. We do not accept liability or guarantee the authenticity or reliability of the information obtained or provided by others. There is a potential for ground conditions to vary from those encountered during previous investigations and may differ where not exposed by previous investigations.

1.2 Site Proposals and Report Objectives

1.2.1 The proposed development includes removing and rebuilding the indoor pool within a similar footprint, along with extensions including a spa garden to the east of the existing buildings. The proposed site plan is set out on the Hadfield Cawkwell Davidson drawing referenced 2025-219/HCD-A0-00-DR-A-PL-003/P03, included within Appendix A.

1.2.2 The objective of this report is to advise a monitoring, maintenance and decommissioning plan in regards to potential groundwater contamination arising from historical and future land use in order to satisfy Condition 9 of the planning conditions which is summarised below for reference:

Prior to the commencement of development, a scheme for managing any boreholes on site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post development, for monitoring purposes (including for piling monitoring) will be secured, protected and inspected. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme, or any changes as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To ensure that redundant boreholes are safe and secure, and do not pose an unacceptable risk of groundwater pollution or loss of water supplies in line with section 19 of the NPPF and Position Statement A8 of 'The Environment Agency's approach to groundwater protection'.

2.0 Previous Reports

2.1 JPP- Phase I and Phase II Ground Investigation

2.1.1 JPP undertook a combined Phase I and Phase II Ground Investigation across the site in June 2026, ref. R-GI-30799-02-00. The intrusive ground investigation comprised 6 No. hand excavated trial pits, 7 No. windowless sampler boreholes to a maximum depth of 6.45m bgl, including installation of 6 No. ground gas and groundwater monitoring wells, 4 No. Dynamic probes to a maximum depth of 6.00m bgl. 2 No. cable percussive boreholes were drilled utilising clean drilling techniques (200mm casing, bentonite seal then reducing to 150mm casing) to a maximum depth of 20.45m bgl including installation of 3No. groundwater monitoring wells.

2.1.2 The investigation concluded, in regard to the environmental risk associated with the site, that the risk posed to the wider environment and future development is low based on the nature of the development proposed and the low concentrations of contaminants recorded across the site.

2.1.3 Three of the eight samples of Made Ground submitted for asbestos screening were reported positive. The positive samples contained chrysotile, crocidolite and amosite loose fibres as sheeting cement. Samples from WS107 and WS105 contained loose fibres. Quantification testing was completed on all of the positive samples, the results were less than the laboratory detection limit of <0.001% in all samples. Due to the presence of asbestos in the Made Ground, the report recommended limited remediation will be required due to the asbestos contamination present, where new landscaped areas are proposed.

2.1.4 In addition, three return visits to monitor ground gas and groundwater monitoring, including groundwater sampling were completed. Based on the preliminary assessment carried out, the site is classified as Characteristic Situation 2 (CS2), therefore ground gas protection measures are required.

2.1.5 The reader is referred to the report for further detail including monitoring data and results of contamination testing including groundwater sampling.

3.0 Site Setting

3.1 Location

3.1.1 The site is located within an area known as the Thames Valley Business Park, located to the south of the River Thames in the northeastern area of Reading (RG6 1PT). The site is centred at the approximate National Grid Reference of 474302, 174234. The site is irregularly shaped, comprising an existing David Lloyd Leisure Club, approximately 0.52ha in size.

3.1.2 The site is accessed from the southeast, via an access road from a roundabout to the south located along Thames Valley Park Drive. The main building occupies the majority of the site with the car park located to the east, north and west of the building, with further parking to the south outside of the site boundary.

3.1.3 The reader is referred to the JPP Phase I Desk Study Report for the full description of the walkover survey.

3.1.4 The subject site is predominantly covered by tarmac, block paving and buildings with some small, landscaped areas containing shrubs and bushes. A plant room is located on the western side of the building. Vegetation is present along the northern and eastern boundary of the site, including the strip between the site and the adjacent empty plot of land to the east.

3.1.5 The car park is bordered to the north, west and east by shrubs and trees along the site boundaries. To the south is further parking outside of the site boundary, with a children's nursery beyond along with some industrial buildings.

3.1.6 To the north and northeast of the site is public open space, a pond, trees and the River Thames all within Thames Valley Park Nature Reserve. To the east is a disused parcel of land and to the south is Thames Valley Business Park.

3.2 Site History

3.2.1 A Stage 1 Tier 1 Preliminary Risk Assessment (Phase I) Desk Study was undertaken by JPP for the site at David Lloyd Leisure Park, Thames Valley Business Park, Reading (Reference: R-DS-30799-01-01, dated March 2026).

3.2.2 The desk study identified that the site comprises an existing leisure complex with associated hardstanding and landscaped areas, with historical mapping indicating that a former cooling water channel crossed the site between the 1940s and 1980s, which may remain culverted beneath the site. Historical land uses within the surrounding area included former gravel extraction and infilling activities, a brickfield to the southwest, and a former electricity works immediately south of the site.

3.3 Geology

3.3.1 British Geological Survey (BGS) mapping indicates that the site and surrounding area are underlain by Made Ground (Artificial Deposit).

3.3.2 Superficial deposits mapped include Alluvium across the site, with a band of Langley Silt some 75m south of the existing David Lloyd building. In the wider area there are deposits of the Kempton Park Gravel Member further to the south. The underlying bedrock geology is mapped as the Seaford Chalk Formation and the Newhaven Chalk Formation (Undifferentiated).

3.3.3 Reference has been made to the BGS mapping sheet 268 (2000) which presents sections of the wider area. The geological map indicates that alluvium is likely to be overlying the Kempton Park Gravel Member which unconformably overlies the Chalk bedrock.

3.4 Hydrogeology

3.4.1 The superficial Alluvium and Kempton Park Gravel Member are both mapped as Secondary A Aquifers with the Langley Silt Member mapped as Unproductive strata. The Seaford Chalk Formation and the Newhaven Chalk Formation is classified as a Principal Aquifer. Groundwater vulnerability is recorded as a High for the Secondary aquifers and medium for the bedrock aquifers, both have a high pollutant speed.

3.4.2 There are two groundwater source protection zones (SPZs) within 1km of the site with the nearest one being located approximately 448m northwest of the site recorded as zone III (total catchment) and the second being located approximately 886m northwest of the site recorded as zone II (outer protection zone).

3.4.3 The site is recorded to have a very significant risk or high possibility of soluble rock, this relates to the chalk bedrock beneath the site.

3.4.4 The nearest surface water feature is approximately 4m west of the site and relates to either a pond or drainage ditch. The drainage ditch flows to the northwest to join the River Thames which is located approximately 275m north of the site. Further surface water ponds, lakes and ditches are located to the northeast, southeast, south and southwest of the site.

3.5 Ground Conditions

3.5.1 The ground investigation undertaken by JPP at the David Lloyd Reading site (ref. 30799) confirmed that the site is underlain by significant thicknesses of Made Ground associated with its historical use. The Made Ground was encountered beneath existing hardstanding, block paving, gravel surfacing and subbase materials, extending to depths of between 3.50m and 7.50m below ground level (bgl) within the deeper boreholes.

3.5.2 The shallow Made Ground generally comprised variable layers of cohesive and granular soils, including clay, sand and gravel, with deeper deposits predominantly comprising pulverised fuel ash (PFA) with variable gravel, sand, silt and clay content. The Made Ground was found to vary considerably in composition, strength and density, with locally loose deposits, cobbles and obstructions encountered during the investigation.

3.5.3 Underlying the Made Ground, natural granular deposits considered representative of the Kempton Park Gravel Member were encountered at depths of 7.50m bgl within CP101 and 3.50m bgl within CP102. These deposits generally comprised slightly sandy to sandy flint gravel and extended to approximately 8.50m bgl within both boreholes.

3.5.4 Bedrock geology associated with the Seaford Chalk and Newhaven Chalk Formations was encountered beneath the superficial deposits at approximately 8.50m bgl within both deeper boreholes. The Chalk was proven to the maximum investigation depth of 20.45m bgl.

3.5.5 Groundwater was encountered during the investigation at depths of between 1.60m and 7.00m bgl, with subsequent monitoring generally recording groundwater levels between approximately 1.6m and 3.3m bgl. The groundwater regime is considered to comprise localised perched groundwater within the Made Ground, together with groundwater associated with the underlying natural gravel deposits and Chalk bedrock. Seasonal variations in groundwater levels should be anticipated.

3.5.6 The Made Ground deposits were found to be locally unstable, with borehole collapse recorded during the investigation. The variable nature of the Made Ground, together with the presence of shallow groundwater, presents a potential risk of excavation instability, groundwater ingress and difficult digging conditions. Appropriate temporary excavation support and groundwater control measures may therefore be required.

3.5.7 The ground investigation provides a reasonable indication of the anticipated ground conditions across the site. However, given the historical landfill use and significant variability of the Made Ground, localised changes in ground conditions, including the presence of obstructions, potentially contaminated materials and perched groundwater, should be anticipated during construction.

3.6 Contamination

3.6.1 The ground investigation undertaken by JPP included contamination testing of the Topsoil and Made Ground, which included heavy metals, metalloids, hydrocarbons, PAHs and asbestos. The results were assessed against the relevant Commercial/Industrial end-use screening values.

3.6.2 The soil contamination testing identified no exceedances of the adopted Commercial/Industrial screening values for heavy metals, metalloids, hydrocarbons or PAHs. The report concluded that the soils generally presented a low risk from chemical contamination with respect to the proposed commercial development.

3.6.3 Asbestos screening was undertaken on nine soil samples, comprising one Topsoil and eight Made Ground samples. Asbestos was identified within three samples, comprising chrysotile, crocidolite and amosite in the form of loose fibres and asbestos-containing cement and sheeting/board debris. Subsequent quantification testing returned concentrations of less than 0.001% in all three samples.

3.6.4 Although the concentrations of asbestos were low, the presence of asbestos-containing materials within the variable Made Ground presents a potential exposure risk during excavation works. The report recommended a minimum 300mm clean capping layer within proposed landscaped areas and clean service corridors to limit future exposure. Appropriate precautions for working with potentially asbestos-impacted soils and procedures for managing unexpected contamination should be adopted during construction.

3.7 Groundwater

3.7.1 Groundwater sampling was undertaken as part of the JPP ground investigation, with samples recovered from the Made Ground, underlying Kempton Park Gravel Member and Chalk bedrock. The results were assessed against relevant drinking water standards (DWS) and environmental quality standards (EQS).

3.7.2 Elevated concentrations of arsenic were identified within shallow groundwater associated with the Made Ground, together with a localised exceedance for mercury. These elevated concentrations were not identified within the deeper groundwater samples recovered from the Kempton Park Gravel Member or Chalk. The report considered that the elevated concentrations were likely associated with localised perched groundwater within the Made Ground.

3.7.3 Groundwater testing also identified elevated hydrocarbon concentrations within CP102, with Total Petroleum Hydrocarbon (TPH) concentrations of 950µg/l and 300µg/l recorded within the Kempton Park Gravel Member and Chalk respectively. An oily sheen was also observed during well development.

3.7.4 The report concluded that the identified groundwater contamination did not indicate a significant risk to the underlying aquifers and that no specific groundwater remediation was required. However, appropriate precautions should be adopted where groundwater is encountered during excavation works, particularly within the Made Ground.

4.0 Groundwater Monitoring Wells

4.1 JPP

4.1.1 During the Ground Investigation works undertaken by JPP. A total of nine monitoring wells have been installed on site at the locations of CP101, CP102 (deep and shallow), WS101 to WS103 and WS105 to WS107, which provided an initial assessment of both groundwater and ground gas risks across the site.

4.1.2 WS103, WS105 and WS107 were drilled to depths of between 1.0m to 1.6m bgl to assess ground gas risks only and were recorded to be dry during subsequent monitoring visits. These wells are not considered to be of use for any future monitoring.

4.1.3 CP101, CP102, WS101, WS102 and WS106 were installed to depths of between 3.9m to 19.38m bgl and recorded water levels within the monitoring well range throughout the subsequent monitoring visits. These wells will be partially utilised as part of the proposed monitoring programme.

4.1.4 It is therefore proposed to decommission WS101, WS102, WS103, WS105 and WS107 wells using a liquid bentonite slurry to prevent the wells acting as a potential pollutant conduit during the redevelopment works.

4.1.5 The locations of CP101, CP102 and WS106 are considered to be outside of the proposed building footprint and positioned in areas which could be beneficial for the future groundwater monitoring and as such it is proposed to maintain these wells on site or upto the completion of the monitoring works associated with the piling activities. The well covers will be inspected to ensure that they are in sound structural condition and that the well cover has suitable pollution control measures in place to prevent any accidental spillages/leakages from entering the well.

4.2 Groundwater Flow Direction

4.2.1 Groundwater monitoring undertaken during the investigation identified relatively consistent groundwater elevations within the underlying Kempton Park Gravel Member and Chalk bedrock, with a limited hydraulic gradient evident between the deeper monitoring installations. Based on the recorded groundwater elevations and spatial distribution of the monitoring wells, groundwater flow is considered likely to be broadly towards the north to northwest, although the limited number of deeper monitoring locations prevents a definitive flow direction from being established.

4.2.2 Groundwater elevations within the shallow Made Ground were found to be more variable, indicating the potential for localised perched groundwater and differing hydraulic gradients. Consequently, groundwater flow within the Made Ground may not necessarily follow the same direction as the underlying natural aquifers.

4.3 Monitoring Well Summary

4.3.1 The following wells are proposed to be decommissioned using a liquid bentonite slurry: WS101, WS102, WS103, WS105 and WS107. On completion the well covers will be removed and concreted over.

4.3.2 The retained monitoring wells provide coverage of the Made Ground, Kempton Park Gravel Member and underlying Chalk, enabling groundwater quality to be assessed across the principal geological horizons during the proposed ground improvement works. Based on the inferred groundwater flow direction, the wells are considered suitable for monitoring potential changes in groundwater quality, although the limited monitoring network prevents definitive confirmation of downgradient coverage.

Summary of Groundwater Monitoring Wells

Borehole location	Base Depth of well (m bgl)	Stratum	Observations
CP101	19.18	Chalk	Groundwater levels recorded between 2.20m to 3.31m bgl.
CP102	9.55 (Shallow)	Kempton Park Gravel	Groundwater levels recorded between 1.88m to 1.98m bgl.
	19.38 (Deep)	Chalk	Groundwater levels recorded between 1.89m to 2.30m bgl.
WS106	5.88	Made Ground	Groundwater levels recorded between 1.85m to 1.99m bgl.

Table 4.3

4.3.3 The monitoring wells listed above will require assessment of condition and where required installation of a suitable well cover with suitable pollution control measures in place to prevent any accidental spillages/leakages from entering the well.

4.3.4 If any of the above listed wells are not deemed serviceable or are lost during the demolition works an updated report will be provided and if deemed necessary the damaged/lost wells replaced with a new one.

5.0 Groundwater Monitoring Plan

5.1 Objectives

5.1.1 The aim of this GMP is to set out the locations and timings for which the monitoring programme will follow. The GMP will utilize the existing wells set out in Table 4.3 above, with samples collected before, during (where possible) and after the redevelopment of the site which is to include ground improvement works in the form of the installation of CMC columns, to identify any unforeseen contaminants and to provide remediation strategies/actions if necessary.

5.1.2 Following the redevelopment works on site, the existing wells set out in Table 4.3 will be maintained in the long term to enable regular groundwater monitoring and sampling to be undertaken in accordance with the planning requirements until deemed necessary. Alternatively, where instructed these wells can be decommissioned with a liquid bentonite slurry to prevent the wells acting as a potential future pollutant conduit following completion of the monitoring works.

5.2 Strategy

5.2.1 The groundwater monitoring programme will involve groundwater monitoring and sampling by a suitably qualified geo-environmental engineer, at the following locations, CP101, CP102 (deep and shallow) and WS106 as shown in the attached site plans in Appendix A.

5.2.2 The chosen well locations will enable groundwater samples across the Made Ground, Kempton Park Gravels and bedrock Chalk to be collected across the site, providing an ability to assess the downgradient impact on groundwater quality during the proposed installation of the CMC columns.

5.2.3 The proposed displacement CMC columns are anticipated to extend to depths of approximately 6.00m to 8.00m bgl based on the design provided. The ground investigation identified significant variations in the thickness of Made Ground, with the underlying Kempton Park Gravel Member encountered at depths of 3.50m and 7.50m bgl within CP102 and CP101 respectively. The proposed columns may therefore terminate within the Made Ground or underlying granular deposits, depending on their location and final design depth.

5.2.4 Given the short duration of the CMC works (8 days), the groundwater monitoring/sampling visits are proposed to take place at the following stages of development;

- Prior to the construction phase to record baseline conditions.
- On completion of the installation of the displacement CMC columns to assess post work contaminant levels.
- Compliance assessment 4-6 weeks post completion of works.
- Every 3-6 months thereafter if evidence of elevated contamination is identified (ongoing until levels reach background conditions).

5.2.5 The aim of the proposed monitoring programme is to ensure that baseline conditions are established prior to commencement of groundworks and that any resultant increases in contamination from the groundworks and ground improvement is monitored over a temporal scale long enough to observe the potential mobilisation of contaminants in the groundwater which is associated with the works.

5.2.6 Groundwater samples will be collected from the designated wells using low flow techniques, following purging of 3 times the well volume to ensure that the wells are considered to be developed and that any stale/stagnant water is removed prior to sampling. The groundwater samples will be collected using low flow techniques and sampled in suitable containers and will be delivered directly to the testing laboratories to ensure sample compliance.

5.2.7 Each groundwater sample collected from the locations set out above, will be screened for a suite of contaminants in line with the current permitting requirements and will include the following:

- TPH CWG, PAH's, SVOCs, VOC's, Heavy metals (arsenic, cadmium, chromium, copper, nickel, lead, zinc, selenium and mercury) and water quality parameters (pH, alkalinity, chloride, sulphate and ammoniacal nitrogen).
- Field parameters including pH, dissolved oxygen, redox potential, electrical conductivity, temperature and turbidity will also be recorded prior to sampling along with borehole depth and groundwater levels.

5.2.8 Groundwater results will be compared against the relevant screening values for surface water, Environmental Quality Standards (EQS) and groundwater.

5.3 Maintenance Actions

5.3.1 During the groundwater monitoring and sampling programme, the physical condition of the well and the associated covers and pollutant control measures will be inspected to ensure that they are in a suitable physical condition to resist potential pollutant ingress.

5.3.2 Where the physical condition of the well is identified as a potential pollutant risk, remedial measures will be implemented to address the concerns raised.

5.3.3 Potential pollutants which could impact upon the condition of the well must be stored away from the well locations and the monitoring wells should not be blocked or covered at any time.

5.4 Contingency Actions

5.4.1 In the event that a significant rise in contaminant levels is noted, or that contaminants not commonly encountered on site are identified within the groundwater compared to the baseline data, a contingency action plan will be implemented which would comprise the following;

- Additional monitoring and sampling at the following locations: CP101, CP102 and WS106 to determine whether the rise in contaminant levels is constant along with a review of activities in the surrounding area to ascertain whether it is related to the site activities;

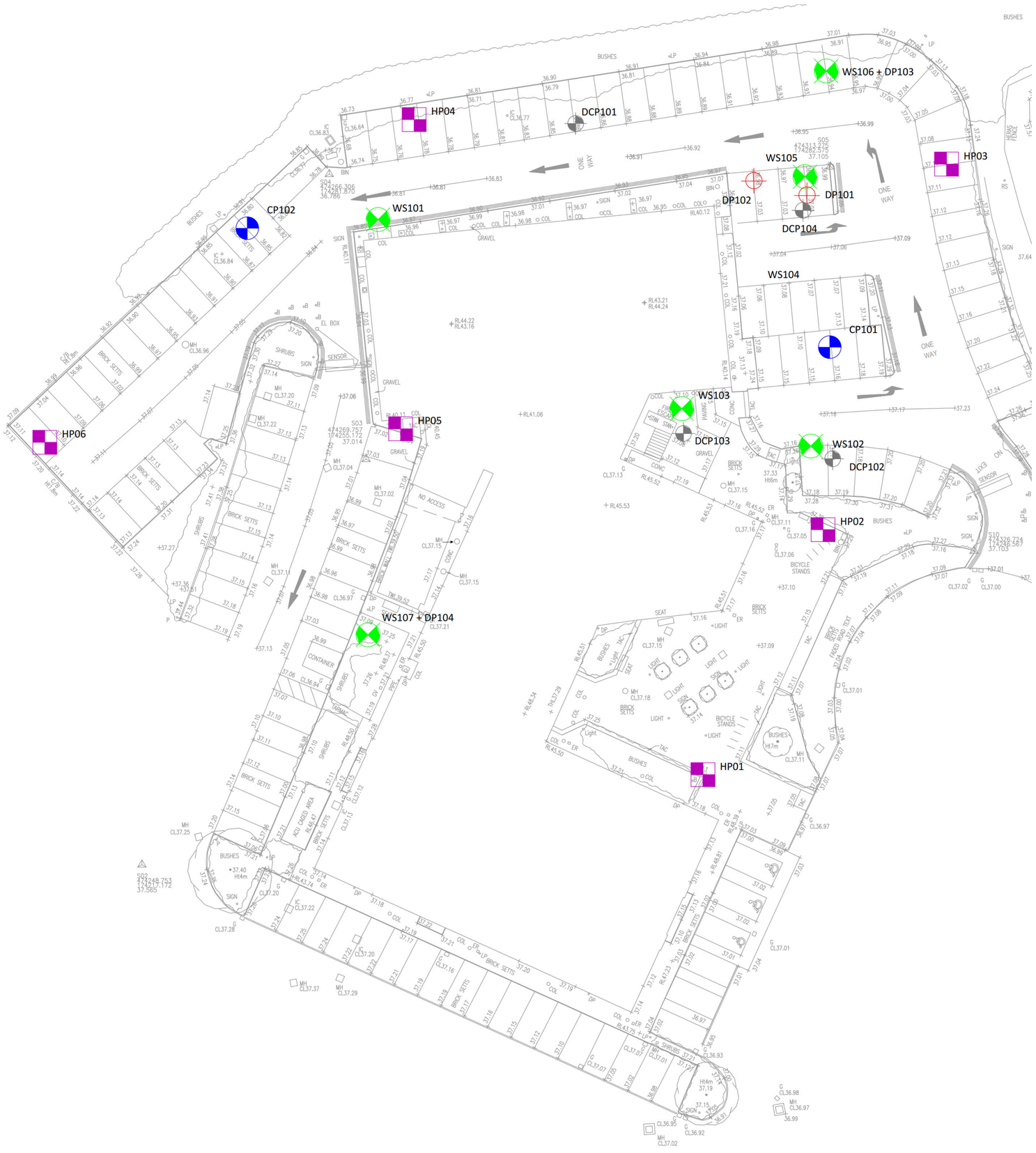
- Liaison with regulators (both the EA and the council EHO) regarding suitable remedial actions considered to be reasonable in terms of cost and benefit/effect which could comprise;

    - Increased monitoring in further boreholes across the site;
    - Further investigation to identify the source of the impact; and
    - Groundwater extraction from the existing wells or a remedial well to draw groundwater back to site and remediate the impact.

5.4.2 In the event that the earthworks identifies unforeseen contamination, works will be halted to enable the material to be assessed by a suitably qualified engineer, samples of such materials would be collected for testing to determine the level of risk posed.

5.4.3 In the event of any unforeseen contamination being encountered further liaison would be sought with the Environment Agency and Local Authority to ensure that any proposed remedial measures or changes to working methodologies are approved prior to be undertaken on site.

Appendix A
Drawings



Notes;

1. Do not scale from this drawing.
2. This drawing shall be printed in full colour.
3. Exploratory hole locations are based on JPP survey data (November 2025 and April 2026).
4. TRL DCP tests not surveyed in.
5. This drawing is based on N2684-R0-2D.dwg/ REV 0, produced by Laser Surveys Ltd.

Key;

WS	Windowless sample borehole	WS	Windowless sample borehole with monitoring well installation
DCP	Approximate location of TRL dynamic cone penetration test.	BH	Cable-Percussion borehole with monitoring well installation
TP	Machine excavated trial pit	DP	Dynamic Probe location
HP	Hand dug trial pit with TRL DCP test		

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Client	David Lloyd Leisure Ltd
Project	Thames Valley Business Park Reading, RG6 1PT
Title	Exploratory Hole Location Plan

Scale at A1	NTS	Drawn by	MG	Checked by	ES	Date	22 May 2026
Status **FOR INFORMATION**		Project ref 30799		Drawing no. 02		Revision -	

Appendix B
Borehole Logs

Cable-Percussion Borehole Log

Project Name: Thames Valley Business Park	Client: David Lloyd Leisure Ltd	Date: 30/03/2026 - 31/03/2026
Location: Reading	Contractor:	Co-ords: E474313.21 N174265.67
Project Number: 30799	Crew Name:	Drilling Equipment: Dando 2000

Borehole Number	Hole Type	Level	Logged By	Scale	Page Number
CP101	CP	37.08m OD	AH	1:30	Sheet 1 of 4

Well	Water Strikes	Sample and In Situ Testing: Depth (m)	Type	Results	Depth Base (m bgl) Thickness (m)	Level (m OD)	Legend	Stratum Description
					(0.10)	37.08		Blacktop
		0.20	ES		0.10			Orange brown mottled beige slightly silty slightly clayey very gravelly fine to coarse SAND. Gravel consists of fine to coarse subrounded to angular brick, concrete, sandstone, flint and clinker. (SUBBASE)
		0.30 - 0.50	B		(0.30)			
		0.60	ES		0.40	36.98		Orange brown and grey fine to coarse very sandy subrounded to angular brick, concrete, sandstone, flint, timber and metal GRAVEL. Sand is fine to coarse. (MADE GROUND)
▼		0.80 - 1.20	B		(0.40)			
		0.90	ES		0.80	36.68		Soft dark brown mottled black gravelly very sandy CLAY with occasional decomposed roots. Gravel consists of fine to coarse flint brick and clinker. Sand is fine to coarse. (MADE GROUND)
		0.90	PP	40 kPa				
		1.50 - 2.00	B		(0.70)			
		1.50	SPT	N=22 (4,5/7,6,5,4)	1.50	36.28		Loose black slightly clayey silty gravelly fine SAND. Gravel consists of fine to coarse subangular ash, clinker and slag. (MADE GROUND)
		2.30 - 2.50	B					
		2.50 - 3.00	B					*Becoming loose at 2.50m bgl.*
		2.50	SPT	N=6 (1,2/2,1,2,1)				
▼		3.50 - 3.95	SPTL					*Becoming very loose at 3.50m bgl.*
		3.50	SPT	N=1 (1,0/0,1,0,0)				
		4.50 - 5.00	B		(6.00)			
		4.50	SPT	N=1 (1,0/0,0,1,0)				
		5.50 - 6.00	B					
		5.50	SPT	N=1 (1,0/0,1,0,0)				

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation
7.50	200	7.50	200								
20.00	150	20.00	150								

Remarks

Service avoidance hand pit dug to 0.80m bgl. Groundwater strike at 7.00m bgl, standing water level recorded at 3.10m bgl after 20 minutes. Monitoring well installed to 20.00m bgl with a flush cover, targeting Chalk strata.

Cable-Percussion Borehole Log

Project Name: Thames Valley Business Park	Client: David Lloyd Leisure Ltd	Date: 30/03/2026 - 31/03/2026
Location: Reading	Contractor:	Co-ords: E474313.21 N174265.67
Project Number: 30799	Crew Name:	Drilling Equipment: Dando 2000

Borehole Number	Hole Type	Level	Logged By	Scale	Page Number
CP101	CP	37.08m OD	AH	1:30	Sheet 2 of 4

Well	Water Strikes	Sample and In Situ Testing Depth (m)	Type	Results	Depth Base (m bgl) Thickness (m)	Level (m OD)	Legend	Stratum Description
		7.00 7.00 - 7.45 7.00 - 7.50 7.00	D SPTL B SPT	N=9 (1,2/2,2,2,3)				Loose black slightly clayey silty gravelly fine SAND. Gravel consists of fine to coarse subangular ash, clinker and slag. (MADE GROUND) *Soft green sandy silty CLAY observed mixed with ash at 7.00m bgl.*
					7.50	35.58		Medium dense orange and brown fine to coarse subrounded to angular flint GRAVEL. (KEMPTON PARK GRAVEL MEMBER) *Becoming loose at 7.50m bgl.*
		8.50 - 9.00 8.50	B SPT	N=29 (7,15/10,7,6,6)	(2.00)			
					9.50	29.58		Structureless CHALK composed of an off white silty sandy gravelly CLAY. Sand is fine to medium. Gravel consists of fine to coarse subangular chalk. Clasts are fine to medium weak low to medium density chalk. (SEAFORD CHALK FORMATION/NEWHAVEN CHALK FORMATION Grade Dm)
		10.00 10.00 - 10.45 10.00	D SPTL SPT	N=8 (1,2/2,2,2,2)	(1.00)			
					10.50	27.58		Structureless CHALK composed of an off white silty sandy fine to coarse subangular chalk GRAVEL. Sand is fine to medium. (SEAFORD CHALK FORMATION/NEWHAVEN CHALK FORMATION Grade Dc)
		11.50 - 11.95	UT					

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation
7.50 20.00	200 150	7.50 20.00	200 150								

Remarks

Service avoidance hand pit dug to 0.80m bgl. Groundwater strike at 7.00m bgl, standing water level recorded at 3.10m bgl after 20 minutes. Monitoring well installed to 20.00m bgl with a flush cover, targeting Chalk strata.

Cable-Percussion Borehole Log

Project Name: Thames Valley Business Park	Client: David Lloyd Leisure Ltd	Date: 30/03/2026 - 31/03/2026
Location: Reading	Contractor:	Co-ords: E474313.21 N174265.67
Project Number: 30799	Crew Name:	Drilling Equipment: Dando 2000

Borehole Number	Hole Type	Level	Logged By	Scale	Page Number
CP101	CP	37.08m OD	AH	1:30	Sheet 3 of 4

Well	Water Strikes	Sample and In Situ Testing Depth (m)	Type	Results	Depth Base (m bgl) Thickness (m)	Level (m OD)	Legend	Stratum Description
		13.00	D					Structureless CHALK composed of an off white silty sandy fine to coarse subangular chalk GRAVEL. Sand is fine to medium. (SEAFORD CHALK FORMATION/NEWHAVEN CHALK FORMATION Grade Dc)
		13.00 - 13.45	SPTL					
		13.00	SPT	N=28 (3,4/6,7,8,7)				
		13.50 - 13.95	UT					
		14.00	D					
		15.00	D					
					(9.95)			
		16.00	D					
		16.00 - 16.45	SPTL					
		16.00	SPT	N=25 (3,5/5,5,7,8)				
		17.00	D					
		17.00 - 17.45	UT					
		18.00	D					

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation
7.50 20.00	200 150	7.50 20.00	200 150								

Remarks

Service avoidance hand pit dug to 0.80m bgl. Groundwater strike at 7.00m bgl, standing water level recorded at 3.10m bgl after 20 minutes. Monitoring well installed to 20.00m bgl with a flush cover, targeting Chalk strata.

Cable-Percussion Borehole Log

Project Name: Thames Valley Business Park	Client: David Lloyd Leisure Ltd	Date: 30/03/2026 - 31/03/2026
Location: Reading	Contractor:	Co-ords: E474313.21 N174265.67
Project Number: 30799	Crew Name:	Drilling Equipment: Dando 2000

Borehole Number	Hole Type	Level	Logged By	Scale	Page Number
CP101	CP	37.08m OD	AH	1:30	Sheet 4 of 4

Well	Water Strikes	Sample and In Situ Testing			Depth Base (m bgl) Thickness (m)	Level (m OD)	Legend	Stratum Description
		Depth (m)	Type	Results				
		19.00 19.00 - 19.45 19.00	D SPTL SPT	N=23 (3,7/7,5,6,5)				Structureless CHALK composed of an off white silty sandy fine to coarse subangular chalk GRAVEL. Sand is fine to medium. (SEAFORD CHALK FORMATION/NEWHAVEN CHALK FORMATION Grade Dc)
W		20.00 20.00 - 20.45 20.00	D SPTL SPT	N=44 (3,8/8,6,17,13)				
					20.45	26.58		End of Borehole at 20.45m

19 20 21 22 23 24

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation
7.50 20.00	200 150	7.50 20.00	200 150								

Remarks

Service avoidance hand pit dug to 0.80m bgl. Groundwater strike at 7.00m bgl, standing water level recorded at 3.10m bgl after 20 minutes. Monitoring well installed to 20.00m bgl with a flush cover, targeting Chalk strata.

Cable-Percussion Borehole Log

Project Name: Thames Valley Business Park	Client: David Lloyd Leisure Ltd	Date: 31/03/2026 - 02/04/2026
Location: Reading	Contractor:	Co-ords: E474258.62 N174276.81
Project Number: 30799	Crew Name:	Drilling Equipment: Dando 2000

Borehole Number	Hole Type	Level	Logged By	Scale	Page Number
CP102	CP	36.78m OD	AH	1:30	Sheet 1 of 4

Well	Water Strikes	Sample and In Situ Testing: Depth (m)	Type	Results	Depth Base (m bgl) Thickness (m)	Level (m OD)	Legend	Stratum Description
					(0.09)	36.78		Block paving.
					0.09			Dark grey slightly sandy fine angular granite GRAVEL. Sand is fine to coarse. (SUBBASE)
		0.20 - 0.50	B		(0.04)	36.69		
					0.13			Grey very gravelly subangular limestone COBBLE. Gravel consists of medium to coarse subangular limestone. (MADE GROUND)
					(0.37)			
					0.50	36.65		*Geotextile membrane observed at 0.13m bgl.*
		0.70 - 1.20	B					Orange brown silty very gravelly fine to coarse SAND. Gravel consists of fine subangular brick and flint. (MADE GROUND)
					(1.00)			*Geotextile membrane observed at 0.60m bgl.*
		1.50 - 2.00	B		1.50	36.28		
		1.50	SPT	N=10 (2,2/2,3,3,2)				Black slightly clayey silty gravelly fine SAND. Gravel consists of fine to coarse subangular ash and clinker. (MADE GROUND)
		1.75	PP	50 kPa				
		2.00 - 2.50	B					
		2.25	PP	15 kPa				
		2.50 - 3.00	B		(2.00)			
		2.50	SPT	N=7 (1,1/1,2,2,2)				
		3.50 - 4.00	B		3.50	35.28		
		3.50	SPT	N=13 (2,2/3,4,3,3)				Medium dense orange brown very sandy fine to coarse rounded to subangular flint GRAVEL. Sand is fine to coarse. (KEMPTON PARK GRAVEL MEMBER)
		4.50 - 5.00	B					
		5.50 - 6.00	B					
		5.50	SPT	N=17 (2,3/3,4,4,6)				
					(5.00)			

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation
4.50	200	4.50	200								
20.00	150	20.00	150								

Remarks

Service avoidance hand pit dug to 1.20m bgl. Groundwater strike at 3.20m bgl rising to 2.20m bgl after 20 minutes, sealed with casing. Dual monitoring wells installed; to 10.00m bgl targeting Kempton Park Gravel Member and 20.00m bgl targeting Chalk strata. Both with a single flush cover.

Cable-Percussion Borehole Log

Project Name: Thames Valley Business Park	Client: David Lloyd Leisure Ltd	Date: 31/03/2026 - 02/04/2026
Location: Reading	Contractor:	Co-ords: E474258.62 N174276.81
Project Number: 30799	Crew Name:	Drilling Equipment: Dando 2000

Borehole Number	Hole Type	Level	Logged By	Scale	Page Number
CP102	CP	36.78m OD	AH	1:30	Sheet 2 of 4

Well	Water Strikes	Sample and In Situ Testing Depth (m)	Type	Results	Depth Base (m bgl) Thickness (m)	Level (m OD)	Legend	Stratum Description
		7.00 - 7.50 7.00	B SPT	N=40 (3,6/7,15,10,8)				Medium dense orange brown very sandy fine to coarse rounded to subangular flint GRAVEL. Sand is fine to coarse. (KEMPTON PARK GRAVEL MEMBER) *Becoming dense at 7.00m bgl.*
	▼	8.50 - 9.00 8.50	B SPT	N=12 (2,2/3,3,3,3)	8.50	33.28		Structureless CHALK composed of an off white silty fine to coarse subangular flint and chalk GRAVEL. Sand is fine to medium. (SEAFORD CHALK FORMATION/NEWHAVEN CHALK FORMATION Grade Dc)
		10.00 - 10.45 10.00	SPTL SPT	N=7 (2,1/2,2,1,2)				
		10.50 - 11.00	B					
		11.50 - 11.95 11.50	SPTL SPT	N=17 (2,2/3,6,5,3)				
		12.00	D					

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation
4.50 20.00	200 150	4.50 20.00	200 150								

Remarks

Service avoidance hand pit dug to 1.20m bgl. Groundwater strike at 3.20m bgl rising to 2.20m bgl after 20 minutes, sealed with casing. Dual monitoring wells installed; to 10.00m bgl targeting Kempton Park Gravel Member and 20.00m bgl targeting Chalk strata. Both with a single flush cover.

Cable-Percussion Borehole Log

Project Name: Thames Valley Business Park	Client: David Lloyd Leisure Ltd	Date: 31/03/2026 - 02/04/2026
Location: Reading	Contractor:	Co-ords: E474258.62 N174276.81
Project Number: 30799	Crew Name:	Drilling Equipment: Dando 2000

Borehole Number	Hole Type	Level	Logged By	Scale	Page Number
CP102	CP	36.78m OD	AH	1:30	Sheet 3 of 4

Well	Water Strikes	Sample and In Situ Testing			Depth Base (m bgl) Thickness (m)	Level (m OD)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		13.00 13.00 - 13.45 13.00	D SPTL SPT	N=15 (4,6/1,1,6,7)				Structureless CHALK composed of an off white silty fine to coarse subangular flint and chalk GRAVEL. Sand is fine to medium. (SEAFORD CHALK FORMATION/NEWHAVEN CHALK FORMATION Grade Dc)	13
		14.00 14.00	D SPT	N=39 (4,7/8,8,10,13)					14
		14.50 - 15.00	B		(11.95)				15
		16.00 16.00 - 16.45 16.00	D SPTL SPT	N=28 (2,4/6,7,7,8)					16
		17.00 17.00 - 17.45	D UT						17
		18.00	D						18

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation
4.50 20.00	200 150	4.50 20.00	200 150								

Remarks

Service avoidance hand pit dug to 1.20m bgl. Groundwater strike at 3.20m bgl rising to 2.20m bgl after 20 minutes, sealed with casing. Dual monitoring wells installed; to 10.00m bgl targeting Kempton Park Gravel Member and 20.00m bgl targeting Chalk strata. Both with a single flush cover.

Cable-Percussion Borehole Log

Project Name: Thames Valley Business Park	Client: David Lloyd Leisure Ltd		Date: 31/03/2026 - 02/04/2026
Location: Reading	Contractor:		Co-ords: E474258.62 N174276.81
Project Number: 30799	Crew Name:		Drilling Equipment: Dando 2000

Borehole Number	Hole Type	Level	Logged By	Scale	Page Number
CP102	CP	36.78m OD	AH	1:30	Sheet 4 of 4

Well	Water Strikes	Sample and In Situ Testing			Depth Base (m bgl) Thickness (m)	Level (m OD)	Legend	Stratum Description
		Depth (m)	Type	Results				
		19.00 19.00 - 19.45 19.00	D SPTL SPT	N=42 (7,10/8,10,12,12)				Structureless CHALK composed of an off white silty fine to coarse subangular flint and chalk GRAVEL. Sand is fine to medium. (SEAFORD CHALK FORMATION/NEWHAVEN CHALK FORMATION Grade Dc)
		20.00 20.00 - 20.45 20.00	D SPTL SPT	N=48 (4,6/10,10,12,16)				
					20.45	28.28		End of Borehole at 20.45m

19 20 21 22 23 24

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation
4.50 20.00	200 150	4.50 20.00	200 150								

Remarks

Service avoidance hand pit dug to 1.20m bgl. Groundwater strike at 3.20m bgl rising to 2.20m bgl after 20 minutes, sealed with casing. Dual monitoring wells installed; to 10.00m bgl targeting Kempton Park Gravel Member and 20.00m bgl targeting Chalk strata. Both with a single flush cover.

Windowless Sampling Borehole Log

Project Name: Thames Valley Business Park	Client: David Lloyd Leisure Ltd	Date: 01/04/2026
Location: Reading		Co-ords: E474270.88 N174277.62
Project Number: 30799		Drilling Equipment: Dart 310

Borehole Number	Hole Type	Ground Level	Logged By	Scale	Page Number
WS101	WS	36.83m AoD	AH	1:35	Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m bgl)	(Thickness) (m)	Legend	Stratum Description	Scale
		Depth (m)	Type	Results					
					0.10	(0.10)		Blacktop.	
		0.30	ES			(0.30)		Very dense light orange brown slightly silty very gravelly fine to coarse SAND. Gravel consists of fine to coarse subrounded to subangular brick, flint, concrete and chalk fragments. (SUBBASE)	
		0.30	SPT	50 (25 for 60mm/50 for 50mm)	0.40				
		0.90	ES			(0.90)		Stiff becoming firm dark brown and black gravelly very sandy CLAY. Sand is fine to coarse. Gravel consists of fine to coarse subangular to angular brick and flint. (MADE GROUND)	1
		1.00	PP	100 kPa					
		1.00	SPT	N=29 (1,2/5,11,8,5)					
		1.40	D		1.30	(0.25)		Medium dense orange brown clayey very sandy fine to coarse subrounded to angular flint GRAVEL. Sand is fine to coarse. (MADE GROUND)	
		1.60	PP	60 kPa	1.55				
		1.70	D			(0.25)			
		1.75	PP	40 kPa	1.80			Soft to firm greenish brown gravelly very sandy CLAY. Sand is fine to coarse. Gravel consists of fine to medium rounded to subrounded flint. (MADE GROUND)	
		2.00	SPT	N=31 (6,8/8,8,8,7)					2
		2.30	ES					Dense black silty fine SAND. (MADE GROUND)	
		2.50	D					Fibrous material observed at 1.80m bgl.	
		3.00	SPT	N=0 (0,0/0,0,0,0)				Becoming clayey at 3.00m bgl.	3
						(3.05)		Becoming very loose at 3.00m bgl, SPT penetrated under self-weight.	
								Becoming gravelly and damp at 3.70m bgl.	
		4.00	SPT	N=0 (0,0/0,0,0,0)				Very loose at 4.00m bgl, SPT penetrated under self-weight.	4
					4.85	(0.15)		Very soft greenish brown gravelly very sandy CLAY. Sand is fine to coarse. Gravel consists of fine to medium subrounded to subangular flint. (MADE GROUND)	
		5.00	SPT	N=5 (1,0/1,1,2,1)	5.00				5
						(0.50)		Loose black silty fine SAND. (MADE GROUND)	
		5.60	PP	5 kPa	5.50			Very soft dark green gravelly very sandy CLAY. Sand is fine to medium. Gravel consists of fine to medium rounded to subrounded flint. (MADE GROUND)	
		5.70	ES						
		5.80	PP	0 kPa					
		5.90	D						
		6.00	PP	0 kPa		(0.95)			6
		6.00	SPT	N=1 (1,0/0,1,0,0)					
					6.45			End of Borehole at 6.45m	7

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation

Remarks

Service avoidance hand pit dug to 0.50m bgl. Groundwater strike at 3.70m bgl, water level recorded at 2.00m bgl 15 minutes after completion. Borehole cased to 6.00m bgl. Monitoring well installed to 5.80m bgl with a flush cover, targeting Made Ground strata.

Windowless Sampling Borehole Log

Project Name: Thames Valley Business Park	Client: David Lloyd Leisure Ltd	Date: 01/04/2026
Location: Reading		Co-ords: E474311.43 N174256.40
Project Number: 30799		Drilling Equipment: Dart 310

Borehole Number	Hole Type	Ground Level	Logged By	Scale	Page Number
WS102	WS	37.13m AoD	AH	1:35	Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing Depth (m)	Type	Results	Depth (m bgl)	(Thickness) (m)	Legend	Stratum Description	Scale
					0.10	(0.10)		Blacktop.	
		0.20	ES					Dense [est] light orange brown and beige slightly silty very gravelly fine to coarse SAND. Gravel consists of fine to coarse subrounded to subangular flint, brick, concrete and sandstone. (SUBBASE)	
						(0.50)			
					0.60				
		0.70	PP	70 kPa				Firm dark grey and black gravelly very sandy CLAY. Sand is fine to coarse. Gravel consists of fine to coarse subangualr flint and brick. (MADE GROUND)	
		0.80	ES						
		0.90	PP	90 kPa					
		1.00	SPT	N=37 (1,1/3,7,16,11)		(0.80)			1
		1.10	D						
					1.40				
		1.60	ES			(0.30)		Medium dense light orange brown and beige slightly silty very gravelly fine to coarse SAND. Gravel consists of fine to coarse subrounded to subangular flint brick concrete and sandstone. (MADE GROUND)	
					1.70				
		1.90	PP	80 kPa		(0.30)			
		2.00	SPT	N=14 (2,4/4,2,3,5)	2.00			Firm dark grey and black gravelly very sandy CLAY. Sand is fine to coarse. Gravel consists of fine to coarse subangualr flint and brick. (MADE GROUND)	2
		2.20	ES						
								Medium dense dark grey and black slightly clayey slightly silty slightly gravelly fine SAND. Gravel consists of fine rounded to subrounded flint. (MADE GROUND)	
		3.00	SPT	N=4 (0,2/1,0,1,2)				Recovered as damp from 3.00m bgl.	3
		3.20	D					Becoming dark greyish from 3.00m to 3.30m bgl.	
								Becoming very loose at 3.00m bgl.	
W		4.00	SPT	N=0 (0,0/0,0,0,0)					4
						(4.45)			
		5.00	SPT	N=0 (0,0/0,0,0,0)					5
		6.00	SPT	N=0 (0,0/0,0,0,0)					6
					6.45			End of Borehole at 6.45m	7

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation

Remarks

Borehole collapsed to 4.00m bgl upon completion. No groundwater encountered during drilling. Monitoring well installed to 4.00m bgl with a flush cover, targeting Made Ground strata.

Windowless Sampling Borehole Log

Project Name: Thames Valley Business Park	Client: David Lloyd Leisure Ltd	Date: 01/04/2026
Location: Reading		Co-ords: E474299.34 N174259.90
Project Number: 30799		Drilling Equipment: Dart 310

Borehole Number	Hole Type	Ground Level	Logged By	Scale	Page Number
WS103	WS	37.10m AoD	FH	1:35	Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing Depth (m)	Type	Results	Depth (m bgl)	(Thickness) (m)	Legend	Stratum Description
					0.10	(0.10)		Loose [est] brown fine to medium subangular to subrounded flint GRAVEL. (MADE GROUND)
		0.15	ES		0.30	(0.20)		
		0.40	PP	100 kPa				Firm brown gravelly very sandy CLAY. Sand is fine to coarse. Gravel consists of fine to coarse subangular to angular flint, brick and chalk fragments. (MADE GROUND)
		0.45	ES					
		0.60	PP	200 kPa				
		0.70	D					
		0.80	PP	150 kPa		(1.10)		Firm dark grey sandy gravelly CLAY. Sand is fine to coarse. Gravel consists of fine to coarse subangular to angular flint and brick. (MADE GROUND)
		1.00	PP	105 kPa				
		1.00	SPT	N=27 (1,2/2,6,9,10)				Cobble of angular brick at 0.30m bgl.
	▼				1.40			
		1.50	ES			(0.30)		Medium dense [est] orange brown very sandy fine to coarse subrounded to angular flint GRAVEL. Sand is fine to coarse. (MADE GROUND)
					1.70			
		1.80	D			(0.30)		Recovered as damp from 1.40m bgl.
		1.80	PP	40 kPa				
		2.00	PP	40 kPa	2.00			Firm brown sandy gravelly CLAY. Sand is fine to coarse. Gravel consists of fine to coarse subrounded to subangular flint. (MADE GROUND)
		2.00	SPT	N=19 (3,3/5,4,4,6)		(0.30)		
		2.30	ES		2.30			Medium dense orange brown very sandy fine to coarse subrounded to angular flint GRAVEL. Sand is fine to coarse. (MADE GROUND)
		2.60	ES			(0.70)		
					3.00			Medium dense dark grey and black slightly clayey slightly silty slightly gravelly fine SAND. Gravel consists of fine rounded to subrounded flint. (MADE GROUND)
								Wood fragments observed at 2.30m bgl.
								End of Borehole at 3.00m

Scale: 1, 2, 3, 4, 5, 6, 7

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation

Remarks

Groundwater strike at 1.60m bgl. Borehole terminated at 3.00m bgl due to instability. Borehole redrilled to 3.50m bgl and collapsed to 1.80m bgl upon completion. Monitoring well installed to 1.80m bgl with flush cover, targeting Made Ground strata.

Windowless Sampling Borehole Log

Project Name: Thames Valley Business Park	Client: David Lloyd Leisure Ltd	Date: 01/04/2026
Location: Reading		Co-ords: E474306.17 N174271.14
Project Number: 30799		Drilling Equipment: Dart 310

Borehole Number	Hole Type	Ground Level	Logged By	Scale	Page Number
WS104	WS	37.03m AoD	AH	1:35	Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m bgl)	(Thickness) (m)	Legend	Stratum Description	Scale
		Depth (m)	Type	Results					
					0.10	(0.10)		Blacktop.	
		0.30	ES			(0.34)		Light orange brown and beige slightly silty very gravelly fine to coarse SAND. Gravel consists of fine to coarse subrounded to angular flint, brick, concrete, sandstone and glass. (SUBBASE)	
		0.40	SPT	N=29 (15,10/10,9,5,5)	0.44				
						(0.56)		Firm dark grey and black gravelly very sandy CLAY. Sand is fine to coarse. Gravel consists of fine to coarse subangular to angular flint brick and glass. (MADE GROUND)	1
		0.90	PP	170 kPa					
		1.00	ES		1.00				
		1.00	SPT	N=40 (3,4/3,15,12,10)					
		1.30	D			(0.66)		Very soft dark greenish brown sandy silty gravelly CLAY. Sand is fine to coarse. Gravel consists of fine to medium flint. (MADE GROUND)	
		1.50	PP	10 kPa					
	▼				1.66	(0.24)		Medium dense orange brown and beige very sandy fine to coarse subrounded to angular flint chalk and sandstone GRAVEL. Sand is fine to coarse. (MADE GROUND)	
	▽				1.90				2
		2.00	SPT	N=15 (4,4/3,3,4,5)		(0.70)		Medium dense dark greenish brown slightly clayey very sandy fine to coarse subrounded to subangular flint GRAVEL. Sand is fine to coarse. (MADE GROUND)	
					2.60			Loose black slightly clayey silty fine SAND. (MADE GROUND)	
		2.80	D			(0.40)			
		3.00	SPT	N=6 (1,2/1,1,2,2)	3.00			End of Borehole at 3.00m	3
									4
									5
									6
									7

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation

Remarks

Groundwater strike at 2.00m bgl, water level at 1.72m bgl 10 minutes on completion. Borehole collapsed to 2.00m bgl during drilling. Borehole terminated at 3.00m bgl due to instability. Borehole backfilled with arisings.

Windowless Sampling Borehole Log

Project Name: Thames Valley Business Park	Client: David Lloyd Leisure Ltd	Date: 02/04/2026
Location: Reading		Co-ords: E474310.88 N174281.64
Project Number: 30799		Drilling Equipment: Dart 310

Borehole Number	Hole Type	Ground Level	Logged By	Scale	Page Number
WS105	WS	36.94m AoD	AH	1:35	Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing Depth (m)	Type	Results	Depth (m bgl)	(Thickness) (m)	Legend	Stratum Description
					0.10	(0.10)		Blacktop.
		0.30	ES		0.40	(0.30)		Dense [est] orange brown and beige slightly silty very gravelly fine to coarse SAND. Gravel consists of fine to coarse subrounded to angular brick, flint, concrete, sandstone and metal. (SUBBASE)
		0.60	ES		0.70	(0.30)		Dense [est] dark orange brown silty very gravelly fine to coarse SAND. Gravel consists of fine to coarse subrounded to angular brick and flint. (MADE GROUND)
		1.00	ES		1.00	(0.30)		Firm to stiff dark orange brown and black very sandy gravelly CLAY. Sand is fine to coarse. Gravel consists of fine to coarse subrounded to angular brick, flint, glass and wood. (MADE GROUND)
		1.00	SPT	50 (2,11/50 for 85mm)				End of Borehole at 1.00m

Scale: 1, 2, 3, 4, 5, 6, 7

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation

Remarks

Service avoidance hand pit dug to 0.50m bgl. Borehole terminated at 1.00m bgl due to refusal. Monitoring well installed to 1.00m bgl with a flush cover, targeting Made Ground strata.

Windowless Sampling Borehole Log

Project Name: Thames Valley Business Park	Client: David Lloyd Leisure Ltd	Date: 02/04/2026
Location: Reading		Co-ords: E474311.08 N174279.92
Project Number: 30799		Drilling Equipment: Dart 310

Borehole Number	Hole Type	Ground Level	Logged By	Scale	Page Number
DP101 - Log	WS	36.96m AoD	AH	1:35	Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m bgl)	(Thickness) (m)	Legend	Stratum Description	Scale
		Depth (m)	Type	Results					
					0.10	(0.10)		Blacktop. (MADE GROUND)	
					0.30	(0.20)		Very dense [est] orange brown and beige slightly silty very gravelly fine to coarse SAND. Gravel consists of fine to coarse subrounded to angular brick, flint, concrete, sandstone and metal. (MADE GROUND)	
								End of Borehole at 0.30m	

1 2 3 4 5 6 7

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation

Remarks

Position terminated at 0.30m bgl due to refusal.

Windowless Sampling Borehole Log

Project Name: Thames Valley Business Park	Client: David Lloyd Leisure Ltd	Date: 02/04/2026
Location: Reading		Co-ords: E474306.10 N174281.27
Project Number: 30799		Drilling Equipment: Dart 310

Borehole Number	Hole Type	Ground Level	Logged By	Scale	Page Number
DP102 - Log	WS	36.97m AoD	AH	1:35	Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m bgl)	(Thickness) (m)	Legend	Stratum Description	Scale
		Depth (m)	Type	Results					
					0.10	(0.10)		Blacktop. (MADE GROUND)	
					0.20	(0.10)		Very dense [est] orange brown and beige slightly silty very gravelly fine to coarse SAND. Gravel consists of fine to coarse subrounded to angular brick, flint, concrete, sandstone and metal. (MADE GROUND)	
								End of Borehole at 0.20m	

1 2 3 4 5 6 7

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation

Remarks

Position terminated at 0.20m bgl due to refusal

Windowless Sampling Borehole Log

Project Name: Thames Valley Business Park	Client: David Lloyd Leisure Ltd	Date: 02/04/2026
Location: Reading		Co-ords: E474312.88 N174291.54
Project Number: 30799		Drilling Equipment: Dart 310

Borehole Number	Hole Type	Ground Level	Logged By	Scale	Page Number
WS106	WS	36.90m AoD	AH	1:35	Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing: Depth (m)	Type	Results	Depth (m bgl)	(Thickness) (m)	Legend	Stratum Description	Scale
					0.08	(0.08)		Block paving.	
					0.30	(0.22)		Loose grey fine to medium subangular granite GRAVEL. (SUBBASE)	
					0.60	(0.30)		Medium dense grey medium to coarse subangular limestone GRAVEL. (MADE GROUND)	
		0.80	ES		0.90	(0.30)		Geotextile membrane observed at 0.30m bgl.	
		1.30	ES					Loose orange brown and beige silty very gravelly fine to coarse SAND. Gravel consists of fine to medium subrounded to subangular flint and brick. (MADE GROUND)	1
		1.50	D			(0.75)		Geotextile membrane observed at 0.82m bgl.	
		1.70	PP	0 kPa	1.65			Loose beige slightly silty very gravelly fine to coarse SAND. Gravel consists of fine to coarse subrounded to subangular flint. (MADE GROUND)	
		1.80	ES			(0.25)		Grey medium to coarse subangular flint GRAVEL observed from 1.30m to 1.40m bgl.	
		1.80	PP	10 kPa	1.90			Recovered as damp from 1.50m bgl.	2
								Soft beige very sandy CLAY. Sand is fine to medium. (MADE GROUND)	
		2.50	D					Loose becoming very loose black slightly clayey slightly gravelly silty fine SAND. Gravel consists of fine to medium subangular clinker and possible slag. (MADE GROUND)	
		2.80	ES					Recovered as damp from 2.00m - 2.50m bgl.	3
		3.50	ES					Recovered as damp from 3.60m bgl.	
						(4.10)		Becoming very silty from 4.10m - 4.20m bgl.	4
		4.50	ES					Very soft dark grey mottled dark brown very silty very sandy CLAY observed from 4.20m - 4.68m bgl.	
								Becoming very silty from 4.60m bgl.	5
		5.50	ES						
					6.00			End of Borehole at 6.00m	6
									7

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation

Remarks

Drilled in same position as DP103 - SPTs not carried out. Borehole remained dry and stable on completion. Monitoring well installed to 5.90m bgl with a flush cover, targeting Made Ground strata.

Windowless Sampling Borehole Log

Project Name: Thames Valley Business Park	Client: David Lloyd Leisure Ltd	Date: 02/04/2026
Location: Reading		Co-ords: E474269.93 N174238.71
Project Number: 30799		Drilling Equipment: Dart 310

Borehole Number	Hole Type	Ground Level	Logged By	Scale	Page Number
WS107	WS	37.17m AoD	FH	1:35	Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m bgl)	(Thickness) (m)	Legend	Stratum Description	Scale
		Depth (m)	Type	Results					
		0.05	ES		0.10	(0.10)		Grass over dark brown slightly clayey slightly gravelly sandy TOPSOIL with occasional roots and rootlets. Gravel consists of fine to coarse subangular to angular flint concrete and chalk fragments.	
		0.50	ES		0.60	(0.50)		Dense [est] light grey very gravelly fine to coarse SAND with a low cobble content. Gravel consists of fine to coarse subangular to angular flint, brick, concrete and chalk fragments. Cobbles are subangular concrete. (MADE GROUND)	
W		1.00	ES			(0.50)			1
		1.10	SPT	N=50 (9,10/50 for 235mm)	1.10			Very dense light brown very gravelly fine to coarse SAND with a low cobble content. Gravel consists of fine to coarse subrounded to angular flint and chalk. Cobbles are subangular flint and concrete. (MADE GROUND)	
								End of Borehole at 1.10m	2
									3
									4
									5
									6
									7

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation

Remarks

Service avoidance hand pit dug to 1.10m bgl. Position terminated at 1.10m bgl due to hand pit and borehole refusal. Monitoring well installed to 1.10m bgl with flush cover, targeting Made Ground strata. Borehole drilled in the same location as DP104.