

Land North of Nine Mile Ride, Pinewood, Wokingham

Preliminary Mineral Resource Assessment

March 2026

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PRELIMINARY MINERAL RESOURCE ASSESSMENT OF
LAND NORTH OF NINE MILE RIDE, PINWOOD, WOKINGHAM

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Principal

27 March 2026

1. Introduction

- 1.1. This report comprises a Preliminary Mineral Resource Assessment and opinion on the mineral potential and commercial attractiveness of the land to the North of Nine Mile Ride, Pinewood, Wokingham. Wardrop Minerals Management Ltd have been provided with a plan showing conceptual housing on the northern part of the land leaving the woodland to the south intact. This assessment and opinion is based on the following professional background.
- 1.2. Our Principal, Mr Duncan Wardrop, draws on considerable experience in expressing the professional opinions presented in this report. For 34 years he headed the geology and mineral exploration functions originally in Redland Aggregates and subsequently in Lafarge Aggregates, with a brief covering all of the UK and a number of locations overseas. Responsibilities included landsearch for greenfield mineral prospects and strategic extensions to the portfolio of operating quarries; the geological assessment of those prospects; the management of the company reserves schedules; advising the Board on prospects to pursue; and subsequent quarry design, contribution to planning applications and site development.
- 1.3. The author is a Competent Person under the terms of the Pan European Reserves and Resources Reporting Committee (PERC) and holds the Qualified for Minerals Reporting (QMR) designation from the Institute of Materials, Metallurgy and Mining. In private practice since 2013 he has been involved in the mineral resource assessments on a number of housing, factory and solar farm developments in addition to quarry extension projects.
- 1.4. In the UK generally the minerals typically included in mineral safeguarding considerations are sand and gravel, coal, industrial minerals, brick clays, china clays, brickearths, silica sands, building stone and hard rock resources. In this case the relevant mineral is sand and gravel, specifically that derived from the terrace gravels associated with the River Blackwater.
- 1.5. The policy background is summarised in Policy M2 of the Central and Eastern Berkshire Joint Minerals and Waste Plan, adopted in 2023 and reproduced in part below:

Policy M2 Safeguarding sand and gravel resources

- 1. Sharp sand and gravel and soft sand resources of economic importance, and around active mineral workings, are safeguarded against unnecessary sterilisation by non-minerals development.*
- 2. Safeguarded mineral resources are defined by the Minerals Safeguarding Area illustrated on the Policies Map.*

3. Non-minerals development in the Minerals Safeguarding Area may be permitted if it can be demonstrated through the preparation of a Mineral Resources Assessment, that the option of prior extraction has been fully considered as part of an application, and:

- a. Prior extraction, where practical and environmentally feasible, is maximised, taking into account site constraints and phasing of development; or
- b. It can be demonstrated that the mineral resources will not be permanently sterilised; or
- c. It would be inappropriate to extract mineral resources in that location, with regard to other policies in the wider Local Plans.

1.6. The subject site is located southeast of Wokingham with a southern site boundary formed by Nine Mile Ride. Figure 1 below is a GoogleEarth image of the land with an approximate site boundary.

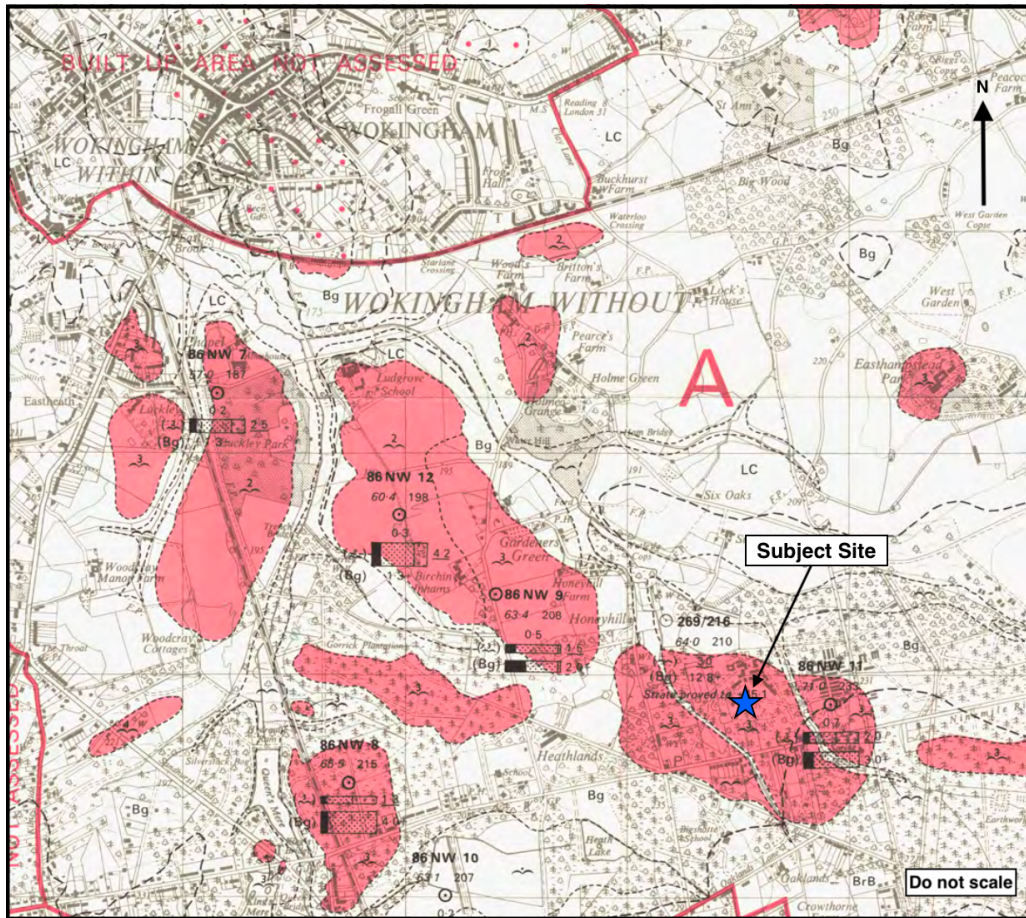


Source: GoogleEarth

Figure 1. Location of land of interest.

1.7. The relationship of the Mineral Safeguarding Area and the site is shown on Figure 2 below on which the Policies map published alongside the Central and Eastern Berkshire Joint Minerals and Waste Local Plan is based. Mineral Safeguarding Areas tend to largely reflect the geologically mapped occurrence or outcrop of the material concerned and do not in

themselves confer any indication of thickness, quality or commercial viability of any minerals within those areas.



Source: IMAU Report 39

Figure 2. Source information for Mineral Safeguarding Areas.

- 1.8. In the local area Redland Aggregates (and subsequently Lafarge) operated sand and gravel quarries at Twyford, to the north of this land; Caversham and Sonning on the north side of the Thames; Woolhampton in the Kennet Valley and Eversley Common to the southeast. All of those sites were operating for several decades and the author was involved with all of them. In addition a number of prospect sites were evaluated but nothing to the South of Wokingham was commercially attractive apart from some local extensions to Eversley quarry.
- 1.9. Eversley quarry near Finchampstead was the only quarry working mineral from these Blackwater River terrace deposits and the quarry closed several years ago. The only operating sites in Eastern Berkshire now are 4 in number and all located to the northeast between Maidenhead and Windsor. This is pertinent to the economic attractiveness of any isolated mineral deposits.

2. Executive Summary

- 2.1. A Preliminary Mineral Resource Assessment has been carried out on land at Nine Mile Drive by a suitably qualified and experienced practitioner.
- 2.2. The site does lie within the mapped outcrop of river terrace sands and gravels associated with the River Blackwater. As such it can be considered to fall within the Mineral Safeguarding Area defined by Central and Eastern Berkshire.
- 2.3. Reference has been made to the British Geological Survey (BGS) online database of boreholes and the online geological map. There are few archive boreholes on the subject site but a considerable number of boreholes on to the north, east, south and west including 2 boreholes within the mapped patch of sand and gravel.
- 2.4. A site investigation was carried out in March 2025 by Geotechnical & Environmental Associates (GEA) comprising 17 boreholes in the northern part of the site. This report itself referenced earlier ground condition reports that identified an old mineral working in the woodland on the southern part of the site. The author is confident that such a working will have removed all of the extractable sand and gravel.
- 2.5. Some of the boreholes identified minor thicknesses of sand and gravel, generally less than 1 metre, while the others proved 'made ground' where sand and gravel was either not present or had been removed during previous office construction.
- 2.6. In the opinion of the author this land offers no mineral potential at all and has no potential to contribute to the County sand and gravel supply.
- 2.7. The site does not meet safeguarding criteria under clause 1 of policy M2 in that there is no resource of economic importance, and therefore no mineral would be sterilised by permanent surface development.

3. Sources of Information

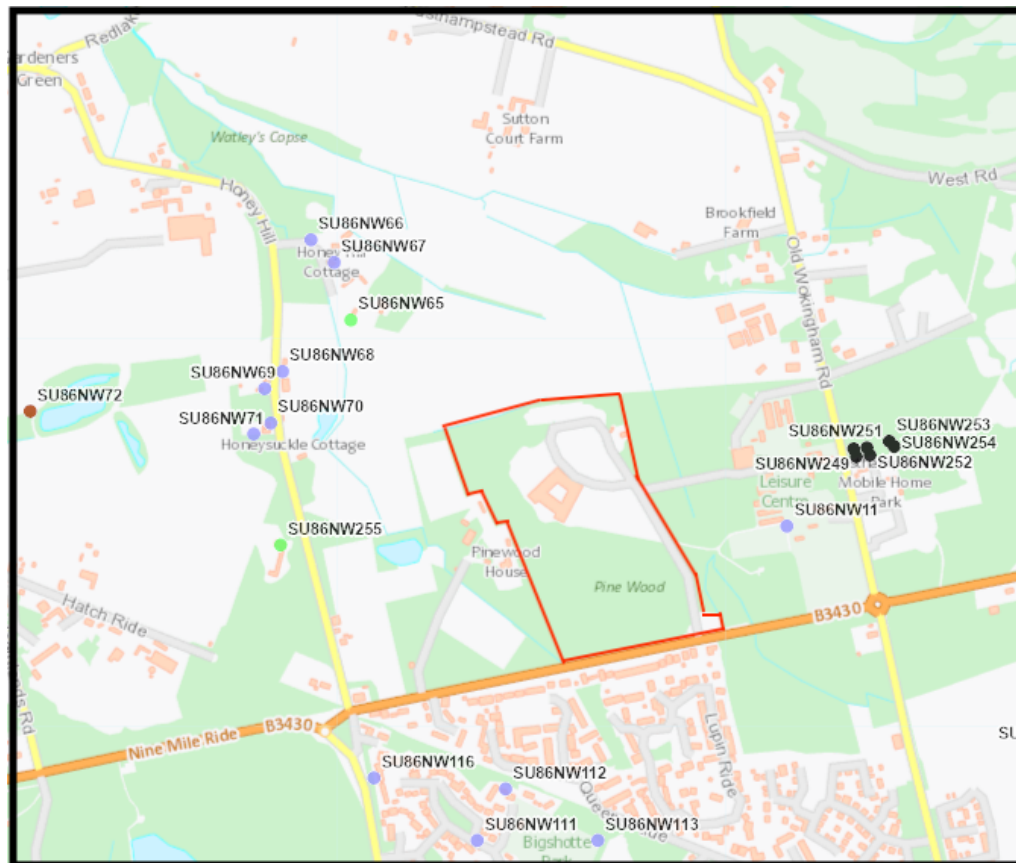
- 3.1. A number of open source records together with reports commissioned by the client have been used to inform this mineral assessment.
 - BGS online geological maps
 - BGS online borehole archive
 - Industrial Minerals Assessment Unit Report 39 "The Sand and Gravel Resources of the Blackwater Valley (Aldershot) Area"
 - Geotechnical & Environmental Associates ground investigation report dated May 2025.
 - Pipeline plan from Exolum Pipeline Systems
 - Illustrative site layout plan from client

4. Geological setting

- 4.1. The extensive area of woodland and downland to the South of Wokingham is shown on the British Geological Survey (BGS) geological maps as being underlain in part by small, isolated areas of terrace gravels resting on a bedrock of Bagshot Sands. These superficial

deposits are part of an extensive but patchy spread of sand and gravel terrace associated with the River Blackwater.

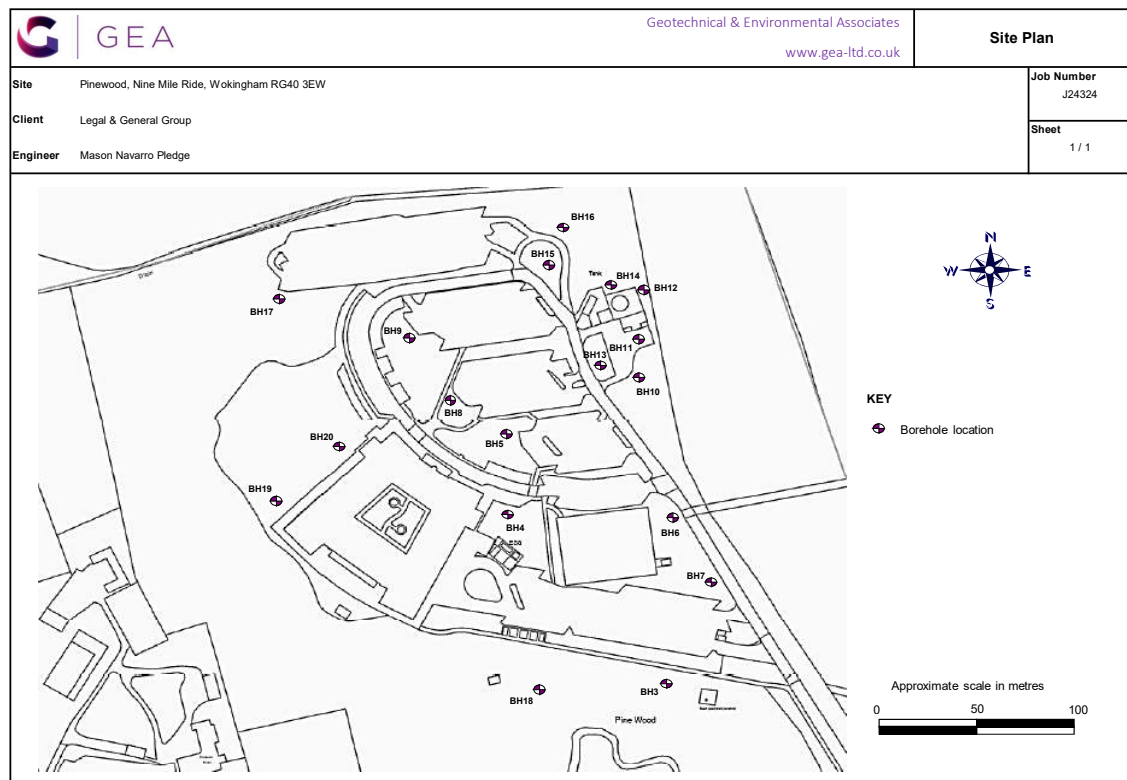
- 4.2. The area is also covered by a report number 39 from the former BGS Industrial Minerals Assessment Unit (IMAU) entitled The Sand and Gravel Resources of the Blackwater Valley (Aldershot) Area. The resources map included in this report shows the isolated patches of sand and gravel but includes no extensive spreads of terrace gravels that would be attractive to mineral operators. The land specifically is located within a mapped patch of terrace sand and gravel.
- 4.3. Bedrock is the Bagshot Sands as mapped, with London Clay to the North and the Windlesham and Camberley Formations to the south. The subject site sits almost precisely on the southwest to northeast trending centreline of the London Basin.
- 4.4. In Central and Eastern Berkshire in general terrace sands and gravels are extensive along the River Thames but sparse, patchy and often of poorer quality elsewhere.
- 4.5. The BGS maintain an open access database of boreholes throughout the country. Detailed logs of boreholes are sometimes held “Commercial in Confidence” but many others are available to be interpreted. There is no obligation on companies undertaking shallow mineral exploration to submit details to the BGS, but many companies do, and it is possible to gain an impression of exploration areas that are or have been of commercial interest.



Source: BGS borehole database

Figure 3. Boreholes recorded in the vicinity of the subject site.

- 4.6. Figure 3 shows the BGS borehole locations in the vicinity of the subject site. The British Geological Survey borehole archive reveals that there are no recorded boreholes on the subject site itself although there are a number to the North, East, South and West. Of these only 2 boreholes – one to the North and one to the East – identify the presence of terrace sand and gravel. The boreholes to the West have no publicly available logs whilst the ones to the South are interpreted to lie off the terrace deposits and identify the Windlesham & Camberley Formation solid geology.
- 4.7. Borehole SU86NW65 to the North records zero overburden underlain by 3.0 metres of sand and gravel, whilst SU86NW11 records 0.7 metres of overburden and 2.0 metres of sand and gravel. A simple average of these data would give an overburden of 0.35 metres in thickness underlain by 2.5 metres of sand and gravel, but these terrace deposits are very variable and this would be an unsound assumption on which to base an assessment.
- 4.8. This site benefits from the thorough ground investigation report from Ground and Environmental Associates dated May 2025. The report itself also references an earlier report by Ian Farmer Associates. A ground investigation comprising 17 boreholes was conducted on the northern part of the site from which the strata logs are presented in Appendix II. All the boreholes fully penetrated the superficial deposits and identified the underlying Bagshot Sands solid geology. The locations of the boreholes are shown on the plan Figure 4 below.



Source: Geotechnical & Environmental Associates 2025

Figure 4. Boreholes drilled by Geotechnical & Environmental Associates 2025.

4.9. For the avoidance of doubt it is recognised that the Bagshot Sands do not offer a source of construction aggregates, and any usable sand and gravel locally is derived from river terrace deposits.

4.10. Only 5 boreholes on the northern edge of the investigation area proved terrace deposits in any notable thickness – BH8 at 0.95 metre; BH12 at 0.85m; BH15 at 1.4m; BH16 at 0.9m; BH17 at 0.8m. Nowhere was sand and gravel found approaching the 2 metres reported in the BGS borehole SU86NW11 and in all other boreholes the S&G was either very thin at less than 0.7 metre or completely missing and replaced by made ground.

4.11. The table below summarises the recorded thicknesses of overburden and sand and gravel in all the boreholes where river terrace deposits were identified.

Borehole	Overburden thickness metres	Mineral thickness metres
SU86NW65	0.00	3.00
SU86NW11	0.70	2.00
BH3	0.80	0.20
BH5	0.85	0.55
BH6	0.25	0.25
BH7	0.30	0.35
BH8	1.00	0.95
BH9	1.00	0.40
BH10	0.80	0.60
BH12	1.00	0.85
BH14	0.80	0.30
BH15	0.40	1.40
BH16	0.20	0.90
BH17	0.60	0.80
BH19	0.70	0.70

4.12. For all practical purposes the mineral presence is zero.

4.13. The Ian Farmer report referenced in the GEA document includes a LIDAR image, reproduced below, outlining an old sand and gravel pit in the southern part of the landholding. It is a reasonable assumption that some mineral was present here in sufficient thickness to make excavation, probably by hand, a worthwhile proposition. The very irregular shape of the former excavation indicates that all available mineral was chased out such that no resources will remain.



Source: Ian Farmer Associates 2006

Figure 5. LIDAR imaging of ground surface

5. Sand and Gravel production in Central and Eastern Berkshire

5.1. The Central & Eastern Berkshire Local Aggregate Assessment was published in December 2023 and offers up to date information on the sand and gravel supply to the area. Sand and gravel sales in 2022 were 506,000 Tonnes with a 10 year average of 591,000 Tonnes. The landbank of permitted mineral – required if possible to be maintained at *at least* 7 years supply - was at 9.42 years and 5,569,404 Tonnes. There were 4 active quarries in the authority area and no operational quarries in the adjoining Borough of Slough. It is stated that the overall trajectory of sales is falling. As a County Berkshire is increasingly dependent on imports of both crushed rock and sand and gravel.

6. Discussion and Site Constraints

- 6.1. Mineral operators, when considering a greenfield prospect, will prefer a sand and gravel thickness of at least 3 metres in order to make mineral value compared to surface land value an economic proposition. Even within a sizeable deposit the minimum workable thickness contemplated will usually be 1.5 metres since recovering a thinner layer by mechanical excavator is impractical.
- 6.2. The small area of terrace deposit identified by the investigation boreholes does not meet any of these criteria and is also very limited in extent. Therefore no mineral resource calculation is offered in this assessment.

6.3. What little mineral existed on site was removed by the excavation in the southern part, and in any event any further extraction would be constrained by both proximity to housing and an underground oil pipeline that traverses the land parallel to Nine Mile Ride.

6.4. In the author's opinion this site fails the criterion of Policy M2 in that there are no *Sharp sand and gravel and soft sand resources of economic significance*.

7. Conclusions

7.1. The subject site at Pinewood is located within a mapped, isolated, patch of river terrace sand and gravel. An intrusive ground investigation by drilling identified the geological and man-made materials overlying the solid geological bedrock.

7.2. It is concluded that there is no mineral resource on site. On this analysis the site fails to meet Criterion 1. of Policy M2 Safeguarding sand and gravel resources such that permanent surface development will not sterilise any mineral resource.

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Principal

27 March 2026

BOREHOLE LOGS

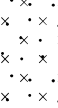
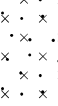
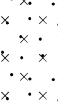
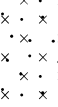


Borehole Log

BH3
Sheet 1 of 1

Hole Type BH	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Pinewood, Nine Mile Ride, Wokingham RG40 3EW	Project No. J24324	Start Date 2025-04-01	End Date 2025-04-01	

Client Legal & General Group	Consultant Mason Navarro Pledge	Contractor
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata			
		Depth (m)	Type/ Ref	Results			Legend	Description		
		1.00	D			(0.80)		TOPSOIL (brown clayey silty gravelly sand with rootlets. Sand is fine to coarse. Gravel is fine to coarse, rounded to angular of flint).	0.5	
						0.80 (0.20) 1.00		Greenish-grey silty gravelly SAND with rootlets. Sand is fine to coarse. Gravel is fine to coarse, rounded to angular of flint.	1.0	
		2.00	D					Greenish grey mottled orange-brown or orange-brown mottled greenish grey silty SAND with pockets of silty sandy clay and rootlets. Sand is fine to medium.	1.5	
									2.0	
		3.00	D			(4.00)			3.0	
		4.00	D						3.5	
									4.0	
		5.00	D						4.5	
									5.0	
						5.00		End of Borehole at 5.00m	5.0	
									5.5	
									6.0	
									6.5	
									7.0	
									7.5	
									8.0	
									8.5	
									9.0	
									9.5	
									10.0	

Remarks Service pit to 1.2 m. Groundwater not encountered. Borehole backfilled with arisings.	Method, Plant, Stability, Dimensions 0.00 - 5.00m Opendrive Percussive Sampler	Logger TF
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Borehole Log

BH4
Sheet 1 of 1

Hole Type BH	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Pinewood, Nine Mile Ride, Wokingham RG40 3EW	Project No. J24324	Start Date 2025-04-01	End Date 2025-04-01	

Client Legal & General Group	Consultant Mason Navarro Pledge	Contractor
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
						(0.60)		TOPSOIL (dark brown sandy gravelly silt with rootlets. Sand is fine to coarse. Gravel is fine to coarse, subrounded to angular of flint).	0.5
		1.00	D			0.60 (0.20) 0.80		MADE GROUND (concrete (100 mm thick) over dark brown sandy gravelly silt).	1.0
		1.50	D						1.5
		2.00	D						2.0
		2.50	D						2.5
		3.00	D			(4.00)			3.0
		3.50	D						3.5
		4.00	D						4.0
		4.50	D						4.5
		5.00	D			4.80 (0.20) 5.00		Greenish grey silty SAND with occasional gravel. Sand is fine to coarse. Gravel is fine to coarse, subrounded to subangular of flint.	5.0
								End of Borehole at 5.00m	5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks Groundwater encountered at a depth of 4 m. Borehole backfilled with arisings.	Method, Plant, Stability, Dimensions 0.00 - 5.00m Opendrive Percussive Sampler	Logger TF
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Borehole Log

BH5
Sheet 1 of 1

Hole Type BH	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Pinewood, Nine Mile Ride, Wokingham RG40 3EW	Project No. J24324	Start Date 2025-03-27	End Date 2025-03-27	

Client Legal & General Group	Consultant Mason Navarro Pledge	Contractor
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (thickness) (m)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
						(0.50)		TOPSOIL (brown sandy silt with occasional gravel and rootlets. Sand is fine to coarse. Gravel is fine to coarse, subrounded to subangular of flint).	
						0.50			
						(0.35)		MADE GROUND (greyish brown silty sand with fragments of ash, brick, concrete, glass, slate and flint).	
						0.85			
		1.00	D					Orange-brown silty gravelly SAND with rootlets. Sand is fine to coarse. Gravel is fine to coarse, rounded to angular of flint.	
		1.20	SPT	N=17 (4,4/4,4,4,5) N60=22		(0.55)			
		1.20	D					becoming greenish grey mottled orange-brown silty sandy gravelly CLAY. (1.20 - 1.40m)	
						1.40			
								Greenish grey mottled orange-brown silty SAND with pockets of silty sandy clay and rootlets. Sand is fine to medium.	
		2.00	D						
3.00	SPT	N=28 (3,3/5,7,8,8) N60=37							
3.70	D								
4.00	SPT	N=31 (5,7/7,6,7,11) N60=41		4.00			End of Borehole at 4.00m		

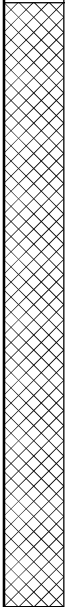


Borehole Log

BH6
Sheet 1 of 1

Hole Type BH	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Pinewood, Nine Mile Ride, Wokingham RG40 3EW	Project No. J24324	Start Date 2025-03-27	End Date 2025-03-27	

Client Legal & General Group	Consultant Mason Navarro Pledge	Contractor
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (thickness) (m)	Strata			
		Depth (m)	Type/ Ref	Results			Legend	Description		
		0.30	ES			(0.25)		MADE GROUND (greyish brown sandy silt with fragments of brick and flint and a tennis ball).		
						0.25				
						(0.25)				
		0.70	D			0.50		Brown silty SAND with gravel and rootlets. Sand is fine to coarse. Gravel is fine to coarse, rounded to angular of flint.	0.5	
										
								Greenish grey mottled orange-brown silty SAND with pockets of silty sandy clay and rootlets. Sand is fine to medium.	1.0	
		1.20	SPT	N=23 (3,4/5,6,6,6) N60=30						
		1.20	D						1.5	
										
		1.70	D							
		2.00	SPT	N=33 (3,4/7,8,9,9) N60=43					2.0	
		2.20	D			(3.50)			2.5	
										
		2.70	D							
										
		3.00	SPT	N=22 (2,2/4,3,7,8) N60=29					3.0	
										
		3.50	D						3.5	
										
		4.00	SPT	N=50 for 215mm (5,8/13,20,17 for 65mm) N60=66		4.00			4.0	
End of Borehole at 4.00m										
									4.5	
									5.0	
									5.5	
									6.0	
									6.5	
									7.0	
									7.5	
									8.0	
									8.5	
									9.0	
									9.5	
									10.0	

Remarks Service pit to 1.2 m. Groundwater encountered at a depth of 3.2 m. Refusal at 4 m. Borehole backfilled with arisings.	Method, Plant, Stability, Dimensions 0.00 - 4.00m Opendrive Percussive Sampler	Logger TF
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Borehole Log

BH7
Sheet 1 of 1

Hole Type BH	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Pinewood, Nine Mile Ride, Wokingham RG40 3EW	Project No. J24324	Start Date 2025-03-27	End Date 2025-03-27	

Client Legal & General Group	Consultant Mason Navarro Pledge	Contractor
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.20	ES			(0.30)		TOPSOIL (dark brown sandy silt with occasional gravel and rootlets. Sand is fine to coarse. Gravel is fine to coarse, subrounded to subangular of flint).	
		0.70	D			0.30			0.5
						(0.35)			
						0.65		Brown mottled orange-brown silty very sandy GRAVEL with rootlets. Sand is fine to coarse. Gravel is fine to coarse, rounded to angular of flint.	1.0
		1.20	D					Greenish grey mottled orange-brown silty SAND with pockets of silty sandy clay and rootlets. Sand is fine to medium.	1.5
		1.70	D					tree root (20 mm diameter) encountered at a depth of 1.5 m. (1.50m)	2.0
		2.20	D			(3.15)			2.5
		2.70	D						3.0
									3.5
		3.70	D			3.80			4.0
								End of Borehole at 3.80m	4.5
									5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks Service pit to 1.2 m. Groundwater encountered at a depth of 2.5 m. Refusal at 3.8 m. Standpipe installed to 3.8 m with a response zone from 1 m.	Method, Plant, Stability, Dimensions 0.00 - 3.80m Opendrive Percussive Sampler	Logger TF
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Borehole Log

BH8
Sheet 1 of 1

Hole Type BH	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Pinewood, Nine Mile Ride, Wokingham RG40 3EW	Project No. J24324	Start Date 2025-03-27	End Date 2025-03-27	

Client Legal & General Group	Consultant Mason Navarro Pledge	Contractor
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
						(1.00)		MADE GROUND (brown silty gravelly sand with fragments of ash, brick, concrete and flint).	0.5
		1.30	D			1.00		Orange-brown and grey mottled very sandy GRAVEL with rootlets. Sand is fine to coarse. Gravel is fine to coarse, rounded to angular of flint.	1.0
		1.80	D			(0.95)			1.5
		2.30	D			1.95		Greenish grey mottled orange-brown silty SAND with pockets of silty sandy clay and rootlets. Sand is fine to medium.	2.0
		2.80	D			(2.05)			2.5
		3.30	D						3.0
		3.80	D						3.5
						4.00		End of Borehole at 4.00m	4.0
									4.5
									5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks Service pit to 1.2 m. Groundwater encountered at a depth of 3.5 m. Terminated at 4 m due to groundwater inflows. Borehole backfilled with arisings.	Method, Plant, Stability, Dimensions 0.00 - 4.00m Opendrive Percussive Sampler	Logger TF
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Borehole Log

BH9
Sheet 1 of 1

Hole Type BH	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Pinewood, Nine Mile Ride, Wokingham RG40 3EW	Project No. J24324		Start Date 2025-03-31	End Date 2025-03-31

Client Legal & General Group	Consultant Mason Navarro Pledge	Contractor
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.50	ES			(1.00)		MADE GROUND (brown sandy silt with fragments of ash, brick, concrete and flint).	0.5
		1.30	D			1.00 (0.40) 1.40		Orange-brown mottled grey silty gravelly SAND with rootlets. Sand is fine to coarse. Gravel is fine to coarse, rounded to angular of flint.	1.0
		1.80	D			1.40		Greenish grey mottled orange-brown silty SAND with pockets of silty sandy clay and rootlets. Sand is fine to medium.	1.5
		2.30	D			(2.10)		with occasional gravel. Gravel is fine to coarse, rounded to angular of flint. (1.40 - 2.20m)	2.0
		2.80	D						2.5
		3.30	D						3.0
		3.80	D			3.50		Greenish grey silty SAND with occasional gravel. Sand is fine to coarse. Gravel is fine to coarse, subrounded to subangular of flint.	3.5
		4.50	D			(1.00) 4.50			4.0
								End of Borehole at 4.50m	4.5
									5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks Service pit to 1.2 m. Groundwater encountered at a depth of 2.8 m. Refusal at 4.5 m. Borehole backfilled with arisings.	Method, Plant, Stability, Dimensions 0.00 - 4.50m Opendrive Percussive Sampler	Logger TF
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Borehole Log

BH10
Sheet 1 of 1

Hole Type BH	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Pinewood, Nine Mile Ride, Wokingham RG40 3EW	Project No. J24324	Start Date 2025-03-28	End Date 2025-03-28	

Client Legal & General Group	Consultant Mason Navarro Pledge	Contractor
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.25	ES			(0.80)		TOPSOIL (dark brown sandy silt with occasional gravel and rootlets. Sand is fine to coarse. Gravel is fine to coarse, subrounded to subangular of flint).	0.5
		1.10	D			(0.60)		Orange-brown mottled grey clayey silty very sandy GRAVEL. Sand is fine to coarse. Gravel is fine to coarse, rounded to angular of flint.	1.0
		1.50	D			1.40		Greenish grey mottled orange-brown silty SAND with pockets of silty sandy clay and rootlets. Sand is fine to medium.	1.5
		2.00	D			(1.60)			2.0
		2.50	D						2.5
		3.00	D			3.00			3.0
								End of Borehole at 3.00m	3.0
									3.5
									4.0
									4.5
									5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks Service pit to 1.2 m. Groundwater encountered at a depth of 2.5 m. Terminated at 3 m due to groundwater inflows. Standpipe installed to 2.8 m with a response zone from 1 m.	Method, Plant, Stability, Dimensions 0.00 - 3.00m Opendrive Percussive Sampler	Logger TF
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Borehole Log

BH11
Sheet 1 of 1

Hole Type BH	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Pinewood, Nine Mile Ride, Wokingham RG40 3EW	Project No. J24324	Start Date 2025-03-28	End Date 2025-03-28	

Client Legal & General Group	Consultant Mason Navarro Pledge	Contractor
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.70	ES			(1.00)		TARMAC (20 mm thick) over MADE GROUND (engineered fill comprising reddish grey very sandy gravel).	0.5
		1.20	SPT	N=4 (1,1/1,1,1,1) N60=5		1.00		MADE GROUND (brownish grey very sandy gravel with fragments of ash, brick, concrete, flint and slate).	1.0
		1.50	ES			(1.45)			1.5
		2.00	SPT	N=5 (0,0/0,1,3,1) N60=7					2.0
		2.50	D			2.45		MADE GROUND (reddish brown clayey silty very sandy gravel with fragments of brick and flint).	2.5
		3.00	SPT D	N=19 (1,2/3,4,5,7) N60=25		(0.75)			3.0
		3.50	D			3.20		Greenish grey mottled orange-brown silty SAND with pockets of silty sandy clay and rootlets. Sand is fine to medium.	3.5
		4.00	D			(0.80)			4.0
						4.00		End of Borehole at 4.00m	4.0
									4.5
									5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks Service pit to 1.2 m. Groundwater encountered at a depth of 2.5 m. Terminated at 4 m due to groundwater inflows. Borehole backfilled with arisings.	Method, Plant, Stability, Dimensions 0.00 - 4.00m Opendrive Percussive Sampler	Logger TF
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Borehole Log

BH12
Sheet 1 of 1

Hole Type BH	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Pinewood, Nine Mile Ride, Wokingham RG40 3EW	Project No. J24324	Start Date 2025-04-01	End Date 2025-04-01	

Client Legal & General Group	Consultant Mason Navarro Pledge	Contractor
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
						(1.00)		TOPSOIL (brown silty very gravelly sand with rootlets. Sand is fine to coarse. Gravel is fine to coarse, rounded to angular of flint).	0.5
		1.00	D			1.00 (0.40)		Orange-brown sandy GRAVEL. Sand is fine to coarse. Gravel is fine to coarse, rounded to angular of flint.	1.0
		1.80	D			1.40 (0.45)		Greenish grey silty SAND with gravel. Sand is fine to coarse. Gravel is fine to coarse, subrounded to angular of flint.	1.5
		2.50	D			1.85 (2.15)		Greenish grey mottled orange-brown or orange-brown silty SAND with pockets of silty sandy clay and rootlets. Sand is fine to medium.	2.0
		3.50	D						2.5
		4.00 4.00	SPT D	N=53 (8,11/12,13,14,14) N60=77		4.00		End of Borehole at 4.00m	3.0
									3.5
									4.0
									4.5
									5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks Service pit to 1.2 m. Groundwater encountered at a depth of 2 m. Refusal at 4 m. Standpipe installed to 3.3 m with a response zone from 1 m.	Method, Plant, Stability, Dimensions 0.00 - 4.00m Opendrive Percussive Sampler	Logger TF
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Borehole Log

BH13
Sheet 1 of 1

Hole Type BH	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Pinewood, Nine Mile Ride, Wokingham RG40 3EW	Project No. J24324	Start Date 2025-03-28	End Date 2025-03-28	

Client Legal & General Group	Consultant Mason Navarro Pledge	Contractor
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
						(0.55)		MADE GROUND (brown sandy silt with fragments of ash, brick, charcoal and flint).	
		0.50	ES			0.55		Yellowish brown mottled orange-brown clayey silty SAND with gravel and rootlets. Sand is fine to coarse. Gravel is fine to coarse, rounded to subangular of flint.	0.5
		0.80	D			(0.35)			
		1.20	SPT	N=30 (3,5/6,6,8,10) N60=40		0.90		Greenish grey mottled orange-brown silty SAND with pockets of silty sandy clay and rootlets. Sand is fine to medium.	1.0
		1.50	D						1.5
		2.00	SPT	N=38 (3,6/8,9,10,11) N60=50		(2.10)		becoming greenish brown (2.00 - 3.00m)	2.0
		2.00	D						
		2.50	D						2.5
		3.00	SPT	N=40 (7,7/7,11,11,11)		3.00			3.0
		3.00	D					End of Borehole at 3.00m	
									3.5
									4.0
									4.5
									5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks Service pit to 1.2 m. Groundwater encountered at a depth of 2.5 m. Terminated at 3 m due to groundwater inflows. Borehole backfilled with arisings.	Method, Plant, Stability, Dimensions 0.00 - 3.00m Opendrive Percussive Sampler	Logger TF
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Borehole Log

BH14
Sheet 1 of 1

Hole Type BH	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Pinewood, Nine Mile Ride, Wokingham RG40 3EW	Project No. J24324		Start Date 2025-04-01	End Date 2025-04-01

Client Legal & General Group	Consultant Mason Navarro Pledge	Contractor
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.70	ES			(0.80)		TOPSOIL (dark brown sandy gravelly silt with rootlets. Sand is fine to coarse. Gravel is fine to coarse, rounded to subangular of flint).	0.5
		1.00	D			0.80 (0.30)		Orange-brown gravelly SAND. Sand is fine to coarse. Gravel is fine to coarse, subrounded to angular of flint.	1.0
		1.30	ES			1.10		Greenish grey mottled yellowish brown silty SAND with pockets of silty sandy clay and rootlets. Sand is fine to medium.	1.5
		1.50	D			(0.90)			1.5
		2.00	SPT	N=54 (7,9/12,14,13,15) N60=78		2.00			2.0
		2.00	D					End of Borehole at 2.00m	2.0
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks Service pit to 1.2 m. Groundwater encountered at a depth of 2 m. Refusal at 2 m. Borehole backfilled with arisings.	Method, Plant, Stability, Dimensions 0.00 - 2.00m Opendrive Percussive Sampler	Logger TF
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Borehole Log

BH15
Sheet 1 of 1

Hole Type BH	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Pinewood, Nine Mile Ride, Wokingham RG40 3EW	Project No. J24324	Start Date 2025-04-01	End Date 2025-04-01	

Client Legal & General Group	Consultant Mason Navarro Pledge	Contractor
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.60	D			(0.40)		TOPSOIL (dark brown sandy silt with gravel and rootlets. Sand is fine to coarse. Gravel is fine to coarse, subrounded to subangular of flint).	0.5
						0.40		Brown silty gravelly SAND with rootlets. Sand is fine to coarse. Gravel is fine to coarse, rounded to subangular of flint.	
		1.50	D			(0.60)		Orange-brown sandy GRAVEL. Sand is fine to coarse. Gravel is fine to coarse, rounded to angular of flint.	1.0
						1.00			
		2.50	D			(0.80)		Brown mottled orange-brown silty SAND with pockets of silty sandy clay and rootlets. Sand is fine to medium.	1.5
						1.80			
		3.50	D			(2.20)			3.0
									
		4.50	D			4.00		Greyish brown silty SAND with occasional gravel. Sand is fine to coarse. Gravel is fine to medium, subrounded to subangular of flint.	4.0
						(1.00)			
						5.00	End of Borehole at 5.00m		5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
			10.0						

Remarks Service pit to 1.2 m. Groundwater encountered at a depth of 4 m. Borehole backfilled with arisings.	Method, Plant, Stability, Dimensions 0.00 - 5.00m Opendrive Percussive Sampler	Logger TF
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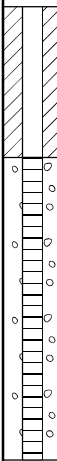


Borehole Log

BH16
Sheet 1 of 1

Hole Type BH	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Pinewood, Nine Mile Ride, Wokingham RG40 3EW	Project No. J24324	Start Date 2025-03-28	End Date 2025-03-28	

Client Legal & General Group	Consultant Mason Navarro Pledge	Contractor
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
						(0.20)		TOPSOIL (dark brown sandy silt with gravel and rootlets. Sand is fine to coarse. Gravel is fine to coarse, rounded to angular of flint).	
						0.20		Orange-brown mottled grey silty gravelly SAND with rootlets. Sand is fine to coarse. Gravel is fine to coarse, rounded to angular of flint.	0.5
						(0.90)		Orange-brown mottled greenish grey silty SAND with pockets of silty sandy clay, rare gravel and rootlets. Sand is fine to coarse, subrounded to subangular of flint.	1.0
		1.00	D			1.10			1.5
		1.50	D						2.0
		2.00	D			(1.90)			2.5
		2.50	D						3.0
		3.00	D			3.00		End of Borehole at 3.00m	
									3.5
									4.0
									4.5
									5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks Service pit to 1.2 m. Groundwater encountered at a depth of 2.3 m. Terminated at 3 m due to groundwater inflows. Standpipe installed to 3 m with a response zone from 1 m.	Method, Plant, Stability, Dimensions 0.00 - 3.00m Opendrive Percussive Sampler	Logger TF
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Borehole Log

BH17
Sheet 1 of 1

Hole Type BH	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Pinewood, Nine Mile Ride, Wokingham RG40 3EW	Project No. J24324	Start Date 2025-03-31	End Date 2025-03-31	

Client Legal & General Group	Consultant Mason Navarro Pledge	Contractor
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.20	ES			(0.60)		TOPSOIL (dark brown sandy silt with gravel and rootlets. Sand is fine to coarse. Gravel is fine to medium, subrounded of flint).	0.5
						0.60		Orange-brown mottled grey gravelly SAND with rootlets. Sand is fine to coarse. Gravel is fine to coarse, rounded to angular of flint.	1.0
		1.50	D			1.40		Greenish grey silty SAND with rootlets. Sand is fine to medium.	1.5
						(0.60)			
						2.00		Greenish grey mottled orange-brown or orange-brown silty SAND with pockets of silty sandy clay and rootlets. Sand is fine to medium.	2.0
		2.50	D						2.5
									3.0
		3.50	D			(3.00)		becoming orange-brown mottled greenish grey (3.40 - 5.00m)	3.5
									4.0
		4.50	D						4.5
		5.00	D			5.00		End of Borehole at 5.00m	5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks Service pit to 1.2 m. Groundwater encountered at a depth of 2 m. Standpipe installed to 3.5 m with a response zone from 1 m.	Method, Plant, Stability, Dimensions 0.00 - 5.00m Opendrive Percussive Sampler	Logger TF
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 GEA				Borehole Log BH18 Sheet 1 of 1						
Hole Type BH		Easting		Northing		Ground Level (m)		Scale 1:50		
Project Name Pinewood, Nine Mile Ride, Wokingham RG40 3EW				Project No. J24324		Start Date 2025-04-01		End Date 2025-04-01		
Client Legal & General Group				Consultant Mason Navarro Pledge				Contractor		
Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m)	Strata			
		Depth (m)	Type/ Ref	Results			Legend	Description		
		0.20	ES			(0.80)		TOPSOIL (brown silty gravelly sand with rootlets. Sand is fine to coarse. Gravel is fine to coarse, rounded to angular of flint).	0.5	
		1.00	D			0.80		Greenish grey mottled orange-brown or orange-brown silty SAND with occasional gravel, pockets of silty sandy clay and rootlets. Sand is fine to medium. Gravel is fine to medium, subrounded to subangular of flint.	1.0	
		1.20	SPT	N=14 (3,2/3,3,4,4) N60=20		(1.20)			1.5	
		1.50	D						2.0	
		2.00	SPT	N=51 (9,11/13,11,14,13) N60=74		2.00		End of Borehole at 2.00m	2.5	
		2.00	D						3.0	
									3.5	
									4.0	
									4.5	
									5.0	
									5.5	
									6.0	
									6.5	
									7.0	
									7.5	
									8.0	
									8.5	
									9.0	
									9.5	
									10.0	
Remarks Service pit to 1.2 m. Groundwater not encountered. Refusal at 2 m. Borehole backfilled with arisings.							Method, Plant, Stability, Dimensions 0.00 - 2.00m Opendrive Percussive Sampler			Logger TF



Borehole Log

BH19
Sheet 1 of 1

Hole Type BH	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Pinewood, Nine Mile Ride, Wokingham RG40 3EW	Project No. J24324	Start Date 2025-03-31	End Date 2025-03-31	

Client Legal & General Group	Consultant Mason Navarro Pledge	Contractor
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
						(0.70)		MADE GROUND (brown clayey sandy silt with fragments of ash, brick, concrete and flint).	0.5
		1.00	D			0.70		Orange-brown silty very sandy GRAVEL. Sand is fine to coarse. Gravel is fine to coarse, rounded to angular of flint.	1.0
		1.20	SPT	N=19 (5,6/5,4,5,5) N60=28		(0.70)			
		1.50	D			1.40		Greenish grey mottled orange-brown silty SAND with pockets of silty sandy clay. Sand is fine to medium.	1.5
		2.00	SPT	N=22 (2,4/4,5,6,7) N60=32					2.0
		2.00	D						
		2.50	D			(2.60)			2.5
		3.00	SPT	N=30 (4,5/6,9,8,7) N60=44					3.0
		3.00	D						
		3.50	D						3.5
		4.00	SPT	N=24 (6,6/7,6,5,6) N60=35		4.00		Greenish brown silty SAND with occasional gravel. Sand is fine to coarse. Gravel is fine to medium, rounded to subangular of flint.	4.0
		4.00	D						
		4.50	D			(1.00)			4.5
		5.00	SPT	N=38 (6,10/9,8,11,10) N60=55		5.00			5.0
		5.00	D						
								End of Borehole at 5.00m	5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks Service pit to 1.2 m. Groundwater encountered at a depth of 2.2 m. Borehole backfilled with arisings.	Method, Plant, Stability, Dimensions 0.00 - 5.00m Opendrive Percussive Sampler	Logger TF
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Borehole Log

BH20
Sheet 1 of 1

Hole Type BH	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Pinewood, Nine Mile Ride, Wokingham RG40 3EW	Project No. J24324	Start Date 2025-03-31	End Date 2025-03-31	

Client Legal & General Group	Consultant Mason Navarro Pledge	Contractor
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
						(1.10)		MADE GROUND (brown clayey sandy silt with fragments of ash, brick, concrete and flint).	0.5
		1.20	SPT	N=17 (3,5/4,5,4,4) N60=25		1.10		Yellowish brown, grey and orange-brown mottled silty SAND with pockets of silty sandy clay. Sand is fine to medium.	1.0
		1.50	D						1.5
		2.00	SPT	N=22 (3,4/4,5,6,7) N60=32					2.0
		2.00	D						2.5
		2.50	D			(3.10)		becoming greenish grey mottled orange-brown (3.00 - 4.20m)	2.5
		3.00	SPT	N=19 (3,3/5,5,5,4) N60=28					3.0
		3.00	D						3.5
		3.50	D						4.0
		4.00	SPT	N=22 (2,5/6,5,5,6) N60=32		4.20		Greenish brown silty SAND with occasional gravel. Sand is fine to coarse. Gravel is fine to medium, subrounded of flint.	4.0
		4.00	D			(0.30)			4.5
		4.50	SPT	N=63 (11,12/14,14,17,18) N60=91		4.50		End of Borehole at 4.50m	4.5
		4.50	D						5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks Service pit to 1.2 m. Groundwater encountered at a depth of 3 m. Refusal at 4.5 m. Borehole backfilled with arisings.	Method, Plant, Stability, Dimensions 0.00 - 4.50m Opendrive Percussive Sampler	Logger TF
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