



Geoenvironmental Report

Old Forest Road, Wokingham, RG41 1JA

For Elstree Land Limited

CRM.1265.045.GE.R.001.B



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Executive Summary

Proposed Development

The proposed scheme comprises a residential development at Old Forest Road, Wokingham, RG41 1JA.

Investigation

Site works were undertaken by Enzygo Geoenvironmental Ltd. In January 2025.

Ground Conditions

Ground conditions comprise medium dense to dense orange brown sand and flint gravel varying to firm and stiff yellow brown sandy gravelly clay. Groundwater was encountered as seepages at depths of between 2.5m to 3.0m bgl during the investigation. Shallow groundwater was encountered on return visits which is likely to be associated with perched water in the topsoil like Made Ground.

Contamination

No contamination has been identified and no remediation is proposed.

Foundations

Strip foundations are considered suitable for domestic houses.

Pavement Construction

A CBR of 1% is proposed natural soils following proof rolling.

Ground Gas

No radon or ground gas risk has been identified.

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1.0 INTRODUCTION

1.1 Background

1.1.1 Enzygo Geoenvironmental Limited has been commissioned to prepare a Geo-Environmental Report for a proposed development at Old Forest Road, Wokingham, RG41 1JA.

1.2 Proposed Development

1.2.1 The proposed development comprises residential use consisting of domestic houses with associated communal open space and infrastructure.

1.3 Objectives

1.3.1 The objectives of the study are to:

- Obtain a desk study report, a copy of which is included in Appendix 1;
- Undertake a targeted ground investigation;
- Assess the implications of any potential environmental risks, liabilities and development constraints associated with the site in relation to the future use of the site and in relation to off-site receptors;
- Provide a factual and interpretative report relating to the desk study and site investigations. Provide a revised conceptual model and recommendations on any potential development issues and mitigation measures, where appropriate.

1.4 Risk Classification

1.4.1 Enzygo Geoenvironmental has utilised the available information, together with our experience to assess the likely risks to development from land quality issues. Definitions of the risk terms used are provided on the following table.

Table 1.4.1 Risk Classification

Risk	Description
Dismissed	No contamination risk has been identified which is likely to affect development.
Low	No significant contaminated land risks have been encountered affecting development and a low risk that remediation will be required.
Low-Moderate	There are unlikely to be significant contaminated land issue associated with the site which will adversely affect its re-development. However, minor or localised contamination may be present requiring remediation.
Moderate	Some potential contaminated land risks have been encountered or identified which may affect re- development. The risks identified are unlikely to affect the entire site or preclude development. Remediation is considered feasible as part of the development process.
Moderate-High	Some potentially significant contaminated land risks have been identified at the property that requires remediation.
High	Significant potential contaminated land risks have been identified and remediation is required supported by further intrusive ground investigation, risk assessment and remedial design.

1.4.2 Where adverse risks from ground instability are identified these are discussed within the report.

2.0 SITE SETTING

Table 2.0 Site Description

Item	Description
Site Address	Old Forest Road, Wokingham, RG41 1JA
National Grid Reference	479413 170269

2.1 Current Site Description

2.1.1 The following site description has been compiled from the site inspection undertaken by Enzygo Geoenvironmental Ltd, together with current maps and aerial photographs.

2.1.2 At the time of the investigation the site comprised an agricultural land vegetated with grass.

2.1.3 Areas of the site were noted to be water logged.

2.1.4 Trees and bushes are present along the western, southern and eastern boundaries of the site.

2.1.5 A band of trees and bushes is also present within the central area of the site.

2.1.6 No evidence of significant potential contamination sources was identified.

2.2 Surrounding Area

2.2.1 Land uses surrounding the site are summarised as follows:

Table 2.2.1 Land Use Surrounding the Area

Direction	Land Use
North	Tourtley Road with fields beyond.
West	Woodland.
South	Residential development and fields.
East	Fields.

2.2.2 No evidence of significant potential contamination sources was noted on or adjacent to the site.

3.0 DESK STUDY

3.1 General

3.1.1 Phase I Desk Study information was provided for the site, however this is incomplete and does not include historical maps. As such a fresh desk study was obtained, a copy of which is included in Appendix 1. Pertinent details are provided below:

3.2 Historical Maps

3.2.1 A review of historical Ordnance Survey maps and information pertinent to the site and within a 250m radius is summarised below:

Table 3.2.1 Historical Maps

Potentially Contaminative Historical Land Use		
Map Edition	Site	Surrounding Area
1872	Fields with trees.	Residential property 0m SW. Fields 0m NW, NE, & SE. Forest Road 100m SE. Railway line 150m SW.
1899	No significant changes.	No significant changes.
1911	No significant changes.	Houses 50m SE. Allotments 150m SE.
1933	No significant changes.	Residential development 150m SE. Sports field 150m SW.
1967	Trees in SW.	Residential development 50m SW & 120m SW.
1979	No significant changes.	Residential development 100m SE.
1987	No significant changes.	No significant changes.
1989	No significant changes.	No significant changes.
2001	No significant changes.	No significant changes.
2003	No significant changes.	No significant changes.
2010	No significant changes.	No significant changes.
2025	Trees no longer shown in SW.	Tourtley Road 0m NE.

3.2.2 The presence of trees within the south western area of the site may result in deeper foundations being required.

3.2.3 No significant contamination risks are identified on or adjacent to the site.

3.3 Ground Conditions

3.3.1 The British Geological Survey (BGS) indicates that the site is underlain by the following geological sequence:

Table 3.3.1 Geological Sequence

Geological	Type	Descriptions	Aquifer Classification
Drift	River Terrace Deposits	Sand and Gravel	Secondary A
Solid	London Clay	Clay	Unproductive

3.3.2 River Terrace Deposits are recorded in the south western corner of the site.

3.3.3 There are no published records of Made Ground on or adjacent to the site.

3.3.4 Published records of background soil chemistry for the site show no exceedances of residential GAC values.

3.3.5 BGS boreholes close to the site indicates sand and gravel over stiff clay.

3.4 Hydrogeology

3.4.1 The site does not lie within a Source Protection Zone.

3.4.2 The permeability of the drift geology is recorded as high to very high. The permeability of the solid geology is very low to moderate.

3.4.3 There are no groundwater abstraction licences within 250m of the site.

3.5 Hydrology

3.5.1 There are no surface water courses on or adjacent to the site.

3.5.2 The site is located within a Flood Risk Zone 1.

3.6 Mining Risk

3.6.1 No mining risks are identified at the site.

3.7 Ground Workings

3.7.1 No significant ground workings are identified within 250m of the site.

3.8 Geotechnical Hazards

3.8.1 No significant geotechnical risks are identified.

3.9 Landfills

3.9.1 There are no historic landfills identified within 250m of the site.

3.10 Environmental Data Base

3.10.1 There are no significant industrial land uses within 250m of the site.

3.10.2 No other significant risk sources were identified from the Environmental Data Base.

3.11 Radon

3.11.1 No radon risk is identified on site.

4.0 PRELIMINARY CONCEPTUAL MODEL

4.1 General

4.1.1 Using the desk study information obtained a Preliminary Conceptual Model has been prepared:

Table 4.1.1 Preliminary Conceptual Model

Source	Location	Exposure Pathway	Potential Receptor	Probability of Exposure	Details
Human Health					
Asbestos, hydrocarbons and metals.	Potential Made Ground	Ingestion dermal and inhalation.	Construction Workers.	Dismissed.	No significant source identified.
			Site users.		
			Site users	Very Low.	No significant source identified.
Asbestos, hydrocarbons and metals.	Unforeseen Contamination.	Ingestion dermal and inhalation.	Construction Workers.	Dismissed.	Normal construction PPE will address risk under CDM.
			Site users.	Very Low.	Discovery Strategy.
Hydrocarbon and metals.	Migration from other off-site sources.	Ingestion dermal and inhalation.	Construction Workers.	Dismissed.	No significant source identified near to site.
			Site users.		
Ground Gas.	Historic Landfills.	Inhalation & Explosive.	Construction Workers.	Dismissed.	No significant source identified.
	Site users.				
	Potential Made Ground		Construction Workers.	Dismissed.	No significant source identified.
			Site users.		
Groundwater					
Hydrocarbon and metals.	Potential spillage on site.	Vertical Migration.	Groundwater.	Very Low.	No significant mobile source identified.
Surface Water					
Hydrocarbon and metals.	Potential spillage on site.	Horizontal Migration.	River Network.	Very Low.	No significant mobile source identified.
Environmental Receptors					
On site contaminants		Ingestion dermal and inhalation.	Ecology.	Dismissed.	No sensitive ecology designation.
		Direct.	Archaeology.	Dismissed.	None present.
		Direct.	Geology.	Dismissed.	None present.
		Phytotoxic.	Woodland.	Dismissed.	No receptor.
		Phytotoxic.	Crops.	Dismissed.	No receptor.
		Ingestion dermal and inhalation.	Livestock.	Dismissed.	No source identified.
Building Services					
On site contaminants		Direct.	Historic Buildings.	Dismissed.	No receptors
		Direct.	Proposed Buildings.	Dismissed.	No source identified.
		Permeate into pipework.	Water Pipes.	Dismissed.	No source identified.

4.1.2 Ground investigation is recommended to provide general site coverage.

5.0 SITE INVESTIGATION

5.1 General

5.1.1 A ground investigation was undertaken by Enzygo Geoenvironmental Ltd to provide coverage of the site.

5.2 Site Works

5.2.1 The site investigation was undertaken during January 2025 and comprised six trial pits (TP1 to TP6) and eleven window sampler boreholes (WS1 to WS11).

5.2.2 Locations of exploratory holes advanced by Enzygo Geoenvironmental Limited are presented on Drawing CRM.1265045.ENZ-XX-XX-DR-G-0001.

5.2.3 Representative soil samples were collected for chemical and geotechnical testing. Soil samples destined for chemical analysis were collected in appropriate containers provided by the analytical laboratory. Samples were stored in cool boxes prior to dispatch to the laboratory for analysis. All samples were collected using appropriate sampling equipment that was cleaned at each sampling location.

5.2.4 Generally, soil samples destined for chemical analysis were collected from Made Ground which is likely to be the source of potential contamination. In addition, any soils showing visual or olfactory evidence of contamination were sampled for laboratory testing.

5.3 Laboratory Testing

5.3.1 Soil samples for chemical analysis were sent to I2 Ltd who are UKAS and MCERTS accredited. Samples were tested for the CLEA metal suite, pH, sulphate, cyanide, phenols, speciated Polycyclic Aromatic Hydrocarbons (PAH), organic carbon, Total Petroleum Hydrocarbon (TPH: CWG), and asbestos.

5.3.2 Two stage Waste Acceptance Criteria (WAC) tests were undertaken to assist with waste classification.

5.3.3 The results of the chemical testing are included in Appendix 3 and discussed in Section 7.

5.3.4 Geotechnical samples were sent to the laboratories of I2 Ltd who are UKAS and MCERTS accredited and were tested for:

- Laboratory California Bearing Ratio (CBR) testing;
- Plasticity testing;
- pH and sulphate.

5.4 Monitoring

5.4.1 Groundwater and gas monitoring wells were installed within the window sampler holes.

5.4.2 Groundwater and ground gas monitoring was undertaken.

6.0 GROUND AND GROUNDWATER CONDITIONS

6.1 Summary of Ground and Groundwater Conditions

6.1.1 Ground and groundwater conditions have been assessed by Enzygo Geoenvironmental Limited from the various site investigations. The investigation undertaken identify the following strata:

Table 6.1.1 Ground and Groundwater Conditions

Strata	Summary Description	Thickness (m)
Made Ground	Grey brown gravelly sandy clay with frequent roots and fragments of flint and ash.	0.2 to 0.95
River Terrace Deposits	Medium dense to dense orange brown sand and flint gravel varying to firm and stiff yellow brown sandy gravelly clay.	1.4 to 3.7
London Clay	Firm to stiff brown silty clay.	>16
Groundwater.	Seepage.	2.5m to 3.0m bgl

6.1.2 Details of the ground and groundwater conditions encountered are given on the exploratory hole records included in Appendix 2 and are summarised in the sections below:

6.2 Made Ground

6.2.1 Made Ground was encountered across the site comprising grey brown gravelly sandy clay with frequent roots and fragments of flint and ash. This material appears to be topsoil with inclusions of anthropogenic material from agricultural practices.

6.3 River Terrace Deposits.

6.3.1 The River Terrace Deposits were encountered below the Made Ground across the site, comprising medium dense to dense orange brown sand and flint gravel varying to firm and stiff yellow brown sandy gravelly clay.

6.3.2 Most of the exploratory holes terminated within this material.

6.3.3 Trial pits were noted to be unstable with spalling noted from within the River Terrace Deposits.

6.4 London Clay

6.4.1 London Clay was encountered below River Terrace Deposits in some of the exploratory holes, comprising Firm to stiff brown silty clay.

6.5 Soil Strength

6.5.1 Undrained shear strength of cohesive soils was calculated using the correlations of Stroud and Butler. These show the undrained shear strength values of the clay soils to typically increase from 45kN/m² at 1m to 75kN/m² at 3m bgl.

6.5.2 The granular soils were medium dense becoming dense with depth. SPT values range from 12 to over 50.

6.6 Visual and Olfactory Evidence of Contamination

6.6.1 No visual or olfactory evidence of contamination was encountered during the site works.

6.7 Groundwater

6.7.1 Groundwater was encountered as a seepages, generally at depths of between 2.5m and 3m below ground level (bgl). Within some of the trial pits a seepage was noted at 0.5m bgl which is likely to be localised surface water which has soaked into the Made Ground.

6.7.2 The depth to groundwater measured during the monitoring visit is summarised in the table below:

Table 6.7.2 Groundwater Depths

Exploratory Hole	Depth m(bgl)					
	23.1.25	31.1.25	6.2.25	13.2.25	19.2.25	27.2.25
WS1	0.76	0.61	0.67	0.59	0.64	0.61
WS4	0.63	0.35	0.18	0.33	0.36	0.34
WS5	0.25	0.25	0.0 (Ground Level)	0.0 (Ground Level)	0.0 (Ground Level)	0.0 (Ground Level)
WS10	0.23	0.23	0.0 (Ground Level)	0.0 (Ground Level)	0.0 (Ground Level)	0.0 (Ground Level)
WS11	0.21	0.15	0.0 (Ground Level)	0.0 (Ground Level)	0.0 (Ground Level)	0.0 (Ground Level)

6.8 Ground Gas

6.8.1 Ground gas was monitored during the return visit to monitor groundwater levels and the results are summarised on the table below:

Table 6.8.1 Gas Monitoring Results

Exploratory Hole	Atmos pressure (Mb)	Flow (l/hr)	CH4		CO2		O2
			Concentration (%)	GSV (l/hr)	Concentration (%)	GSV (l/hr)	Concentration (%)
23.1.25							
WS1	996	<0.1	<0.1	<0.0001	<0.1	<0.0001	19.9
WS4	996	<0.1	<0.1	<0.0001	<0.1	<0.0001	19.8
WS5	996	<0.1	<0.1	<0.0001	0.6	<0.0006	19.3
WS10	996	<0.1	<0.1	<0.0001	0.4	<0.0004	18.7
WS11	996	<0.1	<0.1	<0.0001	0.8	<0.0008	19.1
31.1.25							
WS1	1017	<0.1	<0.1	<0.0001	<0.1	<0.0001	20.1
WS4	1017	<0.1	<0.1	<0.0001	<0.1	<0.0001	20.2
WS5	1017	<0.1	<0.1	<0.0001	<0.1	<0.0001	20.5
WS10	1017	<0.1	<0.1	<0.0001	<0.1	<0.0001	20.0
WS11	1017	<0.1	<0.1	<0.0001	<0.1	<0.0001	20.2
6.2.25							
WS1	1035	<0.1	<0.1	<0.0001	0.3	<0.0003	20.0
WS4	1035	<0.1	<0.1	<0.0001	0.2	<0.0001	20.2
WS5	1035	Unable to monitor due to waterlogged well					
WS10	1035	Unable to monitor due to waterlogged well					
WS11	1035	Unable to monitor due to waterlogged well					
13.2.25							
WS1	1019	<0.1	<0.1	<0.0001	0.4	<0.0004	19.7
WS4	1019	<0.1	<0.1	<0.0001	0.7	<0.0007	18.2
WS5	1019	Unable to monitor due to waterlogged well					
WS10	1019	Unable to monitor due to waterlogged well					
WS11	1019	Unable to monitor due to waterlogged well					
19.2.25							
WS1	1015	<0.1	<0.1	<0.0001	0.3	<0.0003	19.9
WS4	1015	<0.1	<0.1	<0.0001	0.4	<0.0004	19.6

WS5	1015	Unable to monitor due to waterlogged well					
WS10	1015	Unable to monitor due to waterlogged well					
WS11	1015	Unable to monitor due to waterlogged well					
27.2.25							
WS1	1018	<0.1	<0.1	<0.0001	0.3	<0.0003	19.8
WS4	1018	<0.1	<0.1	<0.0001	0.5	<0.0005	19.4
WS5	1018	Unable to monitor due to waterlogged well					
WS10	1018	Unable to monitor due to waterlogged well					
WS11	1018	Unable to monitor due to waterlogged well					

6.8.2 Monitoring wells within window sample boreholes WS5, WS10 and WS11 were waterlogged from the 6th February 2025.

7.0 CONTAMINATION ASSESSMENT

7.1 General

- 7.1.1 A Tier I risk assessment has been undertaken using available and current screening values for a residential end use. The risk assessment is undertaken based on the findings of the ground investigation undertaken by Enzygo Geoenvironmental Ltd and HBS. Based on the contamination testing and Tier I assessment a Conceptual Model has been prepared, which is presented later in this section.
- 7.1.2 Where significant risks are identified remedial measures are recommended.

7.2 Human Health

- 7.2.1 Assessment of the risks to human health has been undertaken by comparing the soil quality data with reference values obtained from the Contaminated Land Exposure Assessment (CLEA), Soil Guideline Values (SGV) and General Acceptance Criteria (GAC) published by LQM/CIEH. The LQM/CIEH S4ULs values are used and summary tables of the reference values are included in Appendix 5.
- 7.2.2 Where an exceedance is identified the risk is assessed by considering the sensitivity of the proposed development and the potential pathway. The proposed development is for residential use including domestic houses and therefore the GAC values for Residential Use with plant uptake are considered suitable for an initial screening assessment.
- 7.2.3 Results of the chemical testing from the Enzygo Geoenvironmental Ltd investigation are included in Appendix 3. Results of the chemical testing show no exceedance of GAC values. No asbestos was detected.

7.3 Controlled Waters

- 7.3.1 Risks to controlled waters are dismissed as there is no mobile source identified on site.

7.4 Ground Gas

- 7.4.1 For the assessment of risk from ground gas reference has been made to CIRIA C665 and British Standard BS8485 Code of Practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings. Where significant potential risk from ground gas is identified from the Initial Conceptual Model and the ground gas monitoring is undertaken and the results of the monitoring are compared against the Gas Screening Values given in CIRIA Report 665. From this the Characteristic Situation is identified and remedial measures proposed.
- 7.4.2 When assessing the risk and type of remedial measures appropriate consideration is given to the likely construction of the development, the nature of the gas posing a risk and the nature of the likely source. The use of engineering judgement when determining risk from ground gas is consistent with the recommendations given in CIRIA C665 using a pollutant linkage model.
- 7.4.3 No significant source of ground gas was identified during the desk study or ground investigation phases.
- 7.4.4 Gas monitoring was undertaken during return visits which has recorded no significant concentration of Carbon Dioxide or Methane and no flow. Based on the gas monitoring

undertake the Gas Screening Value is less than 0.07l/hr and as such falls within Characteristic Situation 1 (CS1).

7.5 Conceptual Model

7.5.1 A Conceptual Model is presented below based on the findings of the ground investigation.

Table 7.5.1 Conceptual Model

Source	Location	Exposure Pathway	Potential Receptor	Probability of Exposure	Details
Human Health					
Asbestos, hydrocarbons and metals.	Potential Made Ground	Ingestion dermal and inhalation.	Construction Workers.	Dismissed.	No exceedance of GAC.
			Site users.		
Asbestos, hydrocarbons and metals.	On site sources	Ingestion dermal and inhalation.	Construction Workers.	Dismissed.	No exceedance of GAC.
			Site users		
Asbestos, hydrocarbons and metals.	Unforeseen Contamination.	Ingestion dermal and inhalation.	Construction Workers.	Dismissed.	Normal construction PPE will address risk under CDM.
			Site users.	Very Low.	Discovery Strategy.
Hydrocarbon and metals.	Migration from other off-site sources.	Ingestion dermal and inhalation.	Construction Workers.	Dismissed.	No significant source identified near to site.
			Site users.		
Ground Gas.	Historic Landfills.	Inhalation & Explosive.	Construction Workers.	Dismissed.	No significant ground gas identified.
			Site users.		
	Potential Made Ground		Construction Workers.	Dismissed.	No significant source identified.
			Site users.		
Groundwater					
Hydrocarbon and metals.	Potential spillage on site.	Vertical Migration.	Groundwater.	Dismissed	No significant mobile source identified.
Surface Water					
Hydrocarbon and metals.	Potential spillage on site.	Horizontal Migration.	River Network.	Dismissed.	No significant mobile source identified.
Environmental Receptors					
On site contaminants		Ingestion dermal and inhalation.	Ecology.	Dismissed.	No sensitive ecology designation.
		Direct.	Archaeology.	Dismissed.	None present.
		Direct.	Geology.	Dismissed.	None present.
		Phytotoxic.	Woodland.	Dismissed.	No source.
		Phytotoxic.	Crops.	Dismissed.	No receptor.
		Ingestion dermal and inhalation.	Livestock.	Dismissed.	No source identified.
Building Services					
On site contaminants		Direct.	Historic Buildings.	Dismissed.	No receptors
		Direct.	Proposed Buildings.	Dismissed.	No source identified.
		Permeate into pipework.	Water Pipes.	Dismissed.	No source identified.

7.6 Remediation

7.6.1 No contamination is identified and no remediation proposed.

7.6.2 If unforeseen contamination is encountered during construction works such as localised spillage outside the areas investigated an Environmental consultant will be available on a 'call out' basis to undertake an assessment of risk. If 'unforeseen contamination' is encountered such as

hydrocarbon contamination or solvent odours, the discovery strategy will be to remove the source as it is likely to be very limited in extent or encapsulate it on site as appropriate and the Local Planning Authority advised.

7.7 Waste Classification

- 7.7.1 It is considered that soils at the site should be classified as Inert Waste based on the chemical and WAC and chemical testing undertaken.
- 7.7.2 Final assessment will be undertaken by the receiving landfill based on the requirements of their permit.

8.0 GEOTECHNICAL ASSESSMENT

8.1 Proposed Development

8.1.1 The proposed development comprises a residential development incorporating low rise domestic buildings. Wall loadings for the houses are not known and so a typical wall load of 75kN/m is used for initial assessment purposes.

8.2 Ground Conditions

8.2.1 Ground conditions comprise medium dense to dense orange brown sand and flint gravel varying to firm and stiff yellow brown sandy gravelly clay. Groundwater was encountered as seepages at depths of between 2.5m to 3.0m bgl during the investigation. Shallow groundwater was encountered on return visits which is likely to be associated with perched water in the topsoil like Made Ground.

8.3 Preparation

8.3.1 During site preparation works, the following should be undertaken:

- Grubbing out of any tree roots; and
- Removal of any redundant services.

8.4 Foundations

8.4.1 It is considered that conventional strip foundations should be suitable for domestic houses founding at least 150mm into the firm clay or medium dense sand and gravel and at a minimum depth of 1m bgl. At this depth an allowable bearing capacity of 100kN/m² may be used with settlements estimated to be less than 25mm.

8.4.2 As foundations may span both clay and granular soils it is recommended that they are reinforced to prevent localised differential settlement.

8.4.3 An assessment of the soils modified plasticity index shows the soils to be of variable plasticity. It is recommended that a moderate volume change potential in accordance with Chapter 4.2 of NHBC Standards is used for clay soils and a low volume change potential is used for granular soils. Final foundation depths should be adjusted taking account of trees.

8.5 Floor Slab

8.5.1 Given the depth of Made Ground and soft nature of the underlying soils it is recommended that suspended floor slabs are used.

8.6 Pavement Construction

8.6.1 It is recommended that a CBR of 1% is used for the natural soils following proof rolling. Any soft spots should be removed and replaced with suitable granular fill.

8.6.2 The site was noted to be water logged and this is likely to have adversely impacted the CBR test results. It is recommended that additional testing is undertaken ahead of the pavement construction as it is likely that a higher CBR value will be achievable.

8.7 Drainage

8.7.1 Soakaway drainage is not considered feasible.

8.8 Aggressive Soils

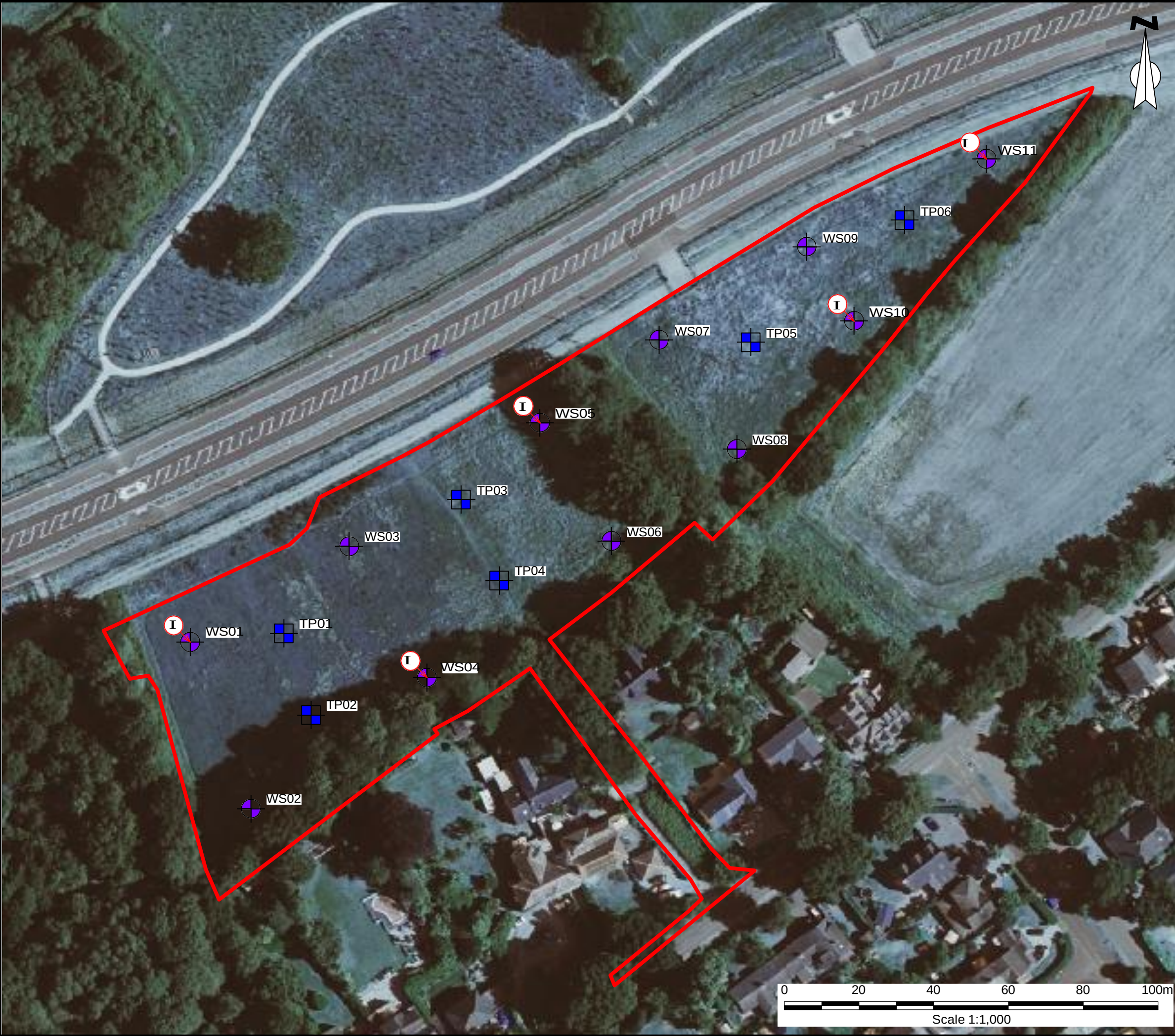
8.8.1 It is considered that buried concrete may be designed in accordance with DS-1 conditions and with ACEC Class AC-1s.

8.9 Excavation

8.9.1 Based on the various site observations it is considered that excavations should be feasible with normal plant. Assistance from a breaker will be required for excavation of any obstructions encountered.

8.9.2 Based on observations during the ground investigation it is considered that significant dewatering should be required.

8.9.3 Spalling of trial pits was encountered during excavation and it is likely that deeper foundations may require support.



KEY:

-  Borehole Installation (I)
-  Window Sampler Borehole (WS)
-  Trial Pit (WS)

NOTES:

DO NOT SCALE FROM THIS DRAWING

ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND DOCUMENTS ASSOCIATED WITH THIS PROJECT.

ALL EXISTING AND PROPOSED DIMENSIONS, LEVELS AND LOCATIONS TO BE CHECKED AND VERIFIED BY THE MAIN CONTRACTOR ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS AND ANY ANOMALIES REPORTED TO THE ENGINEER.

P01	24.01.25	Issued for comment / approval	LB	DJ	DJ
Rev	Date	Description	DRA	CHK	APP

Project
Old Forest Road

Client
Elstree Land Ltd

Drawing Title
Site Plan

Scale 1:1,000 @ A3	Date 24.01.25	Status Preliminary
------------------------------	-------------------------	------------------------------

DWG No. CRM1265045-ENZ-XX-XX-DR-G-0001	Revision P01
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Bristol
01454 269 237

Manchester
0161 413 6444

Sheffield
0114 321 5151

Cardiff
02920 023 700

Cambridge
01799 542 473

Belfast
07377673948



@enzygo
enzygo.com
hello@enzygo.com

Appendix 1 – Existing Information

unspecified

Order Details

Date: 28/01/2025
Your ref: EMS_998907_1244357
Our Ref: EMS-998907 1264481

Site Details

Location: 479420 170262

Area: 1.92 ha

Authority: [Wokingham Borough Council](#) ↗



Summary of findings

p. 2 > Aerial image

p. 9 >

OS MasterMap site plan

[p.14 > Insight User Guide ↗](#)

Contact us with any questions at:

info@groundsurre.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	11	34	-
17 >	1.2 >	Historical tanks >	1	0	1	2	-
18 >	1.3 >	Historical energy features >	0	4	1	19	-
19	1.4	Historical petrol stations	0	0	0	0	-
19 >	1.5 >	Historical garages >	0	0	0	5	-
20	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
21 >	2.1 >	Historical industrial land uses >	0	0	14	39	-
23 >	2.2 >	Historical tanks >	2	0	1	2	-
24 >	2.3 >	Historical energy features >	0	4	4	32	-
26	2.4	Historical petrol stations	0	0	0	0	-
26 >	2.5 >	Historical garages >	0	0	0	7	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
27	3.1	Active or recent landfill	0	0	0	0	-
27	3.2	Historical landfill (BGS records)	0	0	0	0	-
28	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
28 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	1	-
28 >	3.5 >	Historical waste sites >	0	0	0	3	-
29 >	3.6 >	Licensed waste sites >	0	0	6	2	-
31 >	3.7 >	Waste exemptions >	0	0	8	0	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
33 >	4.1 >	Recent industrial land uses >	0	1	2	-	-
34 >	4.2 >	Current or recent petrol stations >	0	0	0	2	-
34	4.3	Electricity cables	0	0	0	0	-
34	4.4	Gas pipelines	0	0	0	0	-
34	4.5	Sites determined as Contaminated Land	0	0	0	0	-



35	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
35	4.7	Regulated explosive sites	0	0	0	0	-
35	4.8	Hazardous substance storage/usage	0	0	0	0	-
35	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
35	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
36 >	4.11 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	0	3	-
36	4.12	Radioactive Substance Authorisations	0	0	0	0	-
36 >	4.13 >	<u>Licensed Discharges to controlled waters ></u>	0	0	2	8	-
38	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
38	4.15	Pollutant release to public sewer	0	0	0	0	-
38	4.16	List 1 Dangerous Substances	0	0	0	0	-
39	4.17	List 2 Dangerous Substances	0	0	0	0	-
39 >	4.18 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	0	1	-
39	4.19	Pollution inventory substances	0	0	0	0	-
39	4.20	Pollution inventory waste transfers	0	0	0	0	-
40	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
41 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
43 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
45 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
46	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
46	5.5	Groundwater vulnerability- local information	None (within 0m)				
47 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	1	1
48 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	1	3
49 >	5.8 >	<u>Potable abstractions ></u>	0	0	0	1	1
50 >	5.9 >	<u>Source Protection Zones ></u>	0	0	0	1	-
50	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
51 >	6.1 >	<u>Water Network (OS MasterMap) ></u>	0	0	28	-	-



54 >	6.2 >	Surface water features >	0	0	14	-	-
54 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
54 >	6.4 >	WFD Surface water bodies >	0	0	1	-	-
55	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
56	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
57 >	7.2 >	Historical Flood Events >	0	0	9	-	-
57	7.3	Flood Defences	0	0	0	-	-
58	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
58	7.5	Flood Storage Areas	0	0	0	-	-
59	7.6	Flood Zone 2	None (within 50m)				
59	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
60 >	8.1 >	Surface water flooding >	1 in 100 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
62 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
63	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
64	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
64	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
64	10.4	Special Protection Areas (SPA)	0	0	0	0	0
64	10.5	National Nature Reserves (NNR)	0	0	0	0	0
65 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
65 >	10.7 >	Designated Ancient Woodland >	0	0	1	0	15
66	10.8	Biosphere Reserves	0	0	0	0	0
66	10.9	Forest Parks	0	0	0	0	0
66	10.10	Marine Conservation Zones	0	0	0	0	0
66	10.11	Green Belt	0	0	0	0	0
67	10.12	Proposed Ramsar sites	0	0	0	0	0



67	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
67	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
67	10.15	Nitrate Sensitive Areas	0	0	0	0	0
68 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	1
69 >	10.17 >	SSSI Impact Risk Zones >	2	-	-	-	-
70	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
71	11.1	World Heritage Sites	0	0	0	-	-
71	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
71	11.3	National Parks	0	0	0	-	-
71	11.4	Listed Buildings	0	0	0	-	-
72	11.5	Conservation Areas	0	0	0	-	-
72	11.6	Scheduled Ancient Monuments	0	0	0	-	-
72	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
73 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
74	12.2	Open Access Land	0	0	0	-	-
74 >	12.3 >	Tree Felling Licences >	0	0	4	-	-
74 >	12.4 >	Environmental Stewardship Schemes >	0	1	0	-	-
75	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
76 >	13.1 >	Priority Habitat Inventory >	0	5	4	-	-
77	13.2	Habitat Networks	0	0	0	-	-
77	13.3	Open Mosaic Habitat	0	0	0	-	-
77	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
78 >	14.1 >	10k Availability >	Identified (within 500m)				
79 >	14.2 >	Artificial and made ground (10k) >	0	0	4	7	-
81 >	14.3 >	Superficial geology (10k) >	1	0	6	6	-

82	14.4	Landslip (10k)	0	0	0	0	-
83 >	14.5 >	Bedrock geology (10k) >	1	0	1	1	-
84	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
85 >	15.1 >	50k Availability >	Identified (within 500m)				
86 >	15.2 >	Artificial and made ground (50k) >	0	0	0	1	-
87	15.3	Artificial ground permeability (50k)	0	0	-	-	-
88 >	15.4 >	Superficial geology (50k) >	1	0	4	2	-
89 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
89	15.6	Landslip (50k)	0	0	0	0	-
89	15.7	Landslip permeability (50k)	None (within 50m)				
90 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
91 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
91	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
92 >	16.1 >	BGS Boreholes >	0	0	20	-	-
Page	Section	Natural ground subsidence >					
94 >	17.1 >	Shrink swell clays >	Low (within 50m)				
95 >	17.2 >	Running sands >	Very low (within 50m)				
96 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
97 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
98 >	17.5 >	Landslides >	Very low (within 50m)				
99 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
101	18.1	BritPits	0	0	0	0	-
102 >	18.2 >	Surface ground workings >	0	0	12	-	-
102	18.3	Underground workings	0	0	0	0	0
103	18.4	Underground mining extents	0	0	0	0	-
103	18.5	Historical Mineral Planning Areas	0	0	0	0	-



103	18.6	Non-coal mining	0	0	0	0	0
103 >	18.7 >	JPB mining areas >	Identified (within 0m)				
104	18.8	The Coal Authority non-coal mining	0	0	0	0	-
104	18.9	Researched mining	0	0	0	0	-
104	18.10	Mining record office plans	0	0	0	0	-
104	18.11	BGS mine plans	0	0	0	0	-
105	18.12	Coal mining	None (within 0m)				
105	18.13	Brine areas	None (within 0m)				
105	18.14	Gypsum areas	None (within 0m)				
105	18.15	Tin mining	None (within 0m)				
105	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
106	19.1	Natural cavities	0	0	0	0	-
106	19.2	Mining cavities	0	0	0	0	0
106	19.3	Reported recent incidents	0	0	0	0	-
106	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
108 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
110 >	21.1 >	BGS Estimated Background Soil Chemistry >	3	1	-	-	-
110	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
111	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
112	22.1	Underground railways (London)	0	0	0	-	-
112	22.2	Underground railways (Non-London)	0	0	0	-	-
113	22.3	Railway tunnels	0	0	0	-	-
113	22.4	Historical railway and tunnel features	0	0	0	-	-
113	22.5	Royal Mail tunnels	0	0	0	-	-
113	22.6	Historical railways	0	0	0	-	-



113 >	22.7 >	Railways >	0	0	5	-	-
114	22.8	Crossrail 2	0	0	0	0	-
114	22.9	HS2	0	0	0	0	-

Recent aerial photograph



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Capture Date: 30/04/2022

Site Area: 1.92ha



Recent site history - 2019 aerial photograph



Capture Date: 29/06/2019

Site Area: 1.92ha



Recent site history - 2013 aerial photograph



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Capture Date: 11/07/2013

Site Area: 1.92ha



Recent site history - 2010 aerial photograph



Capture Date: 22/09/2010

Site Area: 1.92ha



Recent site history - 1999 aerial photograph

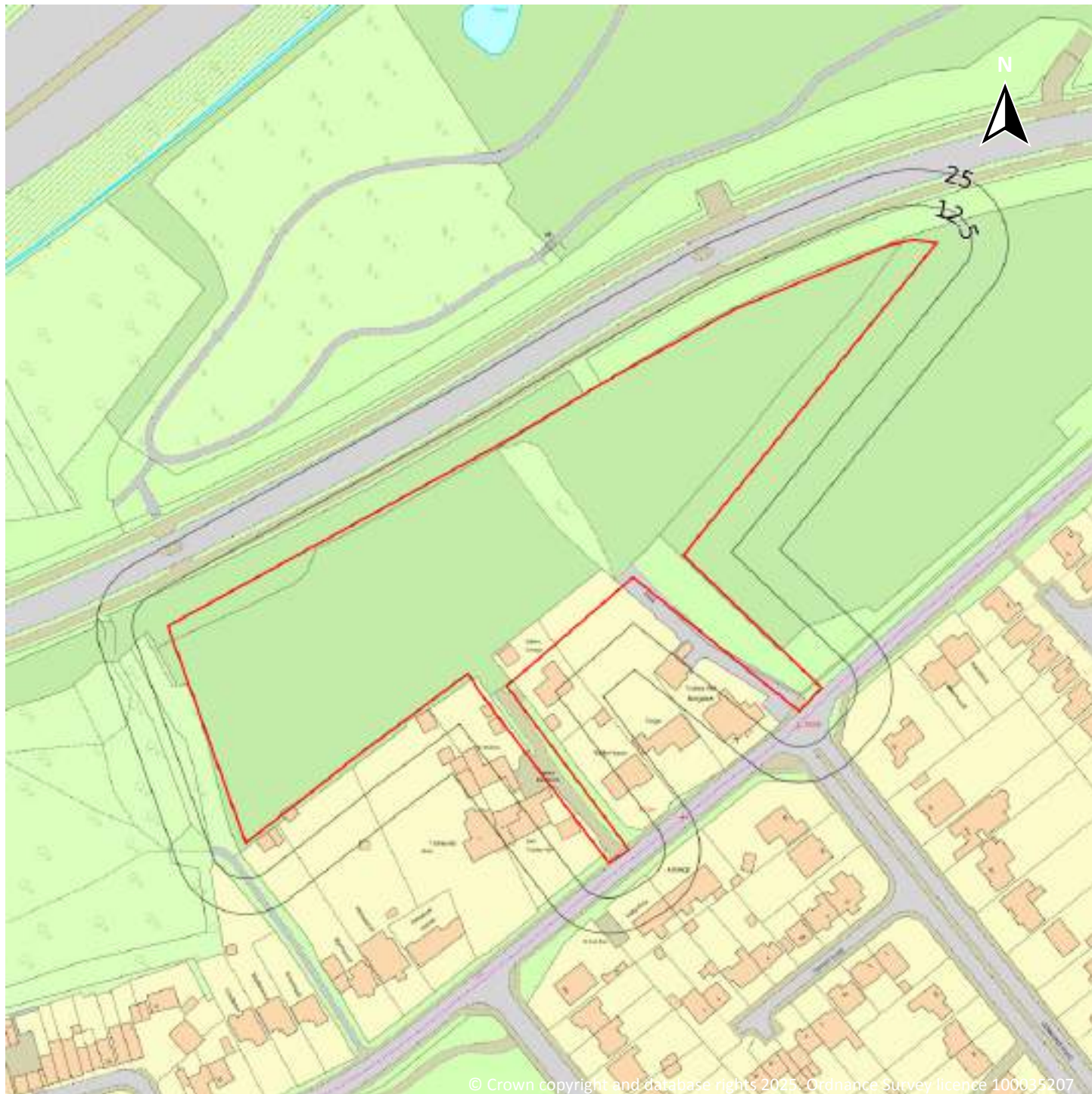


Capture Date: 04/09/1999

Site Area: 1.92ha



OS MasterMap site plan



Site Area: 1.92ha



1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical garages

1.1 Historical industrial land uses

Records within 500m

45

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

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
B	159m SW	Cuttings	1909	1931891



ID	Location	Land use	Dates present	Group ID
B	159m SW	Cuttings	1938 - 1960	1996609
C	160m SW	Cuttings	1898	1985726
C	163m SW	Cuttings	1932	1984247
C	163m SW	Cuttings	1909	1961737
C	164m SW	Cuttings	1988	1924162
C	164m SW	Cuttings	1960 - 1969	1931276
C	164m SW	Cuttings	1979	1966057
C	164m SW	Cuttings	1938	1964784
D	188m SW	Unspecified Depot	1979	1991024
D	188m SW	Unspecified Depot	1969	1992651
E	252m W	Cuttings	1909	1984030
C	273m S	Railway Building	1932	1909735
G	288m W	Cuttings	1932	1962165
E	288m W	Cuttings	1938 - 1960	1934521
G	300m W	Cuttings	1898	1947231
I	345m SW	Nursery	1898	1897731
4	352m SW	Pumping Station	1969	1910613
I	361m SW	Garage	1986	1897300
G	398m W	Cuttings	1986	1929644
G	398m W	Cuttings	1977	1994636
L	411m NE	Cuttings	1986	1931785
L	411m NE	Cuttings	1977	1938594
M	427m NE	Brick Works	1898	1980167
M	429m NE	Brick Works	1938	1963529
M	429m NE	Brick Works	1932	1954810
M	431m NE	Brick Works	1909	1958743
N	446m E	Pumping Station	1932	1955449
N	446m E	Pumping Station	1898 - 1909	1961248



ID	Location	Land use	Dates present	Group ID
N	446m E	Pumping Station	1938	1993484
M	447m NE	Unspecified Ground Workings	1898	1879763
M	450m E	Unspecified Factory	1980	1889335
M	466m NE	Unspecified Pit	1932	1959525
M	466m NE	Unspecified Ground Workings	1938	1879762
N	469m E	Sewage Pumping Station	1932	1925620
M	480m NE	Unspecified Tank	1932	1917956
M	482m NE	Unspecified Tank	1938	1961740
M	482m NE	Unspecified Tank	1909	1976987
O	491m W	Cuttings	1938 - 1960	1923984
O	491m W	Cuttings	1909	1960443
O	493m W	Cuttings	1986	1933683
O	493m W	Cuttings	1977	1953412
N	496m E	Sewage Pumping Station	1938	1998452
M	497m NE	Unspecified Pit	1959	1915346
M	497m NE	Unspecified Pit	1980	1962940

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

4

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

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
1	On site	Unspecified Tank	1911 - 1933	333642
3	228m SW	Unspecified Tank	1933	320770



ID	Location	Land use	Dates present	Group ID
M	472m NE	Unspecified Tank	1911	320795
M	483m NE	Unspecified Tank	1965	320808

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

24

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

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
A	16m S	Electricity Substation	1989	219239
A	16m S	Electricity Substation	1967	220847
A	17m S	Electricity Substation	1979	231872
A	17m S	Electricity Substation	-	206705
2	147m E	Electricity Substation	1979 - 1993	229230
F	269m SW	Electricity Substation	1979	207589
F	272m SW	Electricity Substation	1991 - 1993	227164
F	308m SW	Gas Governor	-	206707
F	309m SW	Gas Governor	1991	219081
F	309m SW	Gas Governor	1976	220070
H	317m SE	Electricity Substation	1967	219891
H	319m SE	Electricity Substation	1976 - 1993	228025
J	351m SW	Electricity Substation	1967	223727
J	351m SW	Electricity Substation	1976 - 1991	215557
J	368m SW	Electricity Substation	1993	217162
K	401m SE	Electricity Substation	1979 - 1989	233819



ID	Location	Land use	Dates present	Group ID
K	401m SE	Electricity Substation	-	206706
N	454m E	Electricity Substation	1993	230166
N	456m E	Electricity Substation	1983	213713
N	456m E	Electricity Substation	1983	231425
6	476m E	Electricity Substation	1983 - 1993	232675
M	482m NE	Electricity Substation	1983 - 1993	227239
N	492m E	Electricity Substation	1993	207596
7	497m W	Electricity Substation	1967 - 1993	211615

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

5

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

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
I	353m SW	Garage	1993	72363
I	355m SW	Garage	1989 - 1990	70906
M	443m NE	Garage	-	67289



ID	Location	Land use	Dates present	Group ID
5	463m W	Garage	1967 - 1978	72598
M	482m NE	Garage	1993	67324

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

0

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

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



2 Past land use - un-grouped



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical garages

2.1 Historical industrial land uses

Records within 500m

53

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

Features are displayed on the Past land use - un-grouped map on [page 21](#) >

ID	Location	Land Use	Date	Group ID
D	159m SW	Cuttings	1938	1996609
D	159m SW	Cuttings	1909	1931891
E	160m SW	Cuttings	1898	1985726



ID	Location	Land Use	Date	Group ID
E	163m SW	Cuttings	1932	1984247
E	163m SW	Cuttings	1909	1961737
E	164m SW	Cuttings	1988	1924162
E	164m SW	Cuttings	1969	1931276
E	164m SW	Cuttings	1979	1966057
E	164m SW	Cuttings	1938	1964784
D	165m SW	Cuttings	1960	1996609
1	166m SW	Cuttings	1960	1931276
E	169m SW	Cuttings	1961	1931276
F	188m SW	Unspecified Depot	1969	1992651
F	188m SW	Unspecified Depot	1979	1991024
G	252m W	Cuttings	1909	1984030
E	273m S	Railway Building	1932	1909735
I	288m W	Cuttings	1932	1962165
G	288m W	Cuttings	1938	1934521
G	290m W	Cuttings	1960	1934521
I	300m W	Cuttings	1898	1947231
K	345m SW	Nursery	1898	1897731
3	352m SW	Pumping Station	1969	1910613
K	361m SW	Garage	1986	1897300
I	398m W	Cuttings	1986	1929644
I	398m W	Cuttings	1977	1994636
N	411m NE	Cuttings	1986	1931785
N	411m NE	Cuttings	1977	1938594
O	427m NE	Brick Works	1898	1980167
O	429m NE	Brick Works	1938	1963529
O	429m NE	Brick Works	1932	1954810
O	429m NE	Brick Works	1932	1954810



ID	Location	Land Use	Date	Group ID
O	431m NE	Brick Works	1909	1958743
P	446m E	Pumping Station	1932	1955449
P	446m E	Pumping Station	1938	1993484
P	446m E	Pumping Station	1909	1961248
P	446m E	Pumping Station	1898	1961248
O	447m NE	Unspecified Ground Workings	1898	1879763
O	450m E	Unspecified Factory	1980	1889335
O	466m NE	Unspecified Pit	1932	1959525
O	466m NE	Unspecified Pit	1932	1959525
O	466m NE	Unspecified Ground Workings	1938	1879762
P	469m E	Sewage Pumping Station	1932	1925620
O	480m NE	Unspecified Tank	1932	1917956
O	482m NE	Unspecified Tank	1938	1961740
O	482m NE	Unspecified Tank	1909	1976987
S	491m W	Cuttings	1938	1923984
S	491m W	Cuttings	1909	1960443
S	491m W	Cuttings	1960	1923984
S	493m W	Cuttings	1986	1933683
S	493m W	Cuttings	1977	1953412
P	496m E	Sewage Pumping Station	1938	1998452
O	497m NE	Unspecified Pit	1959	1915346
O	497m NE	Unspecified Pit	1980	1962940

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

5

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



Features are displayed on the Past land use - un-grouped map on [page 21 >](#)

ID	Location	Land Use	Date	Group ID
A	On site	Unspecified Tank	1911	333642
A	On site	Unspecified Tank	1933	333642
2	228m SW	Unspecified Tank	1933	320770
O	472m NE	Unspecified Tank	1911	320795
O	483m NE	Unspecified Tank	1965	320808

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	40
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Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 21 >](#)

ID	Location	Land Use	Date	Group ID
B	16m S	Electricity Substation	1967	220847
B	16m S	Electricity Substation	1989	219239
B	17m S	Electricity Substation	1979	231872
B	17m S	Electricity Substation	-	206705
C	147m E	Electricity Substation	1987	229230
C	149m E	Electricity Substation	1993	229230
C	149m E	Electricity Substation	1979	229230
C	149m E	Electricity Substation	1989	229230
H	269m SW	Electricity Substation	1979	207589
H	272m SW	Electricity Substation	1993	227164
H	273m SW	Electricity Substation	1991	227164
H	308m SW	Gas Governor	-	206707
H	309m SW	Gas Governor	1991	219081
H	309m SW	Gas Governor	1976	220070



ID	Location	Land Use	Date	Group ID
J	317m SE	Electricity Substation	1967	219891
J	319m SE	Electricity Substation	1993	228025
J	321m SE	Electricity Substation	1993	228025
J	322m SE	Electricity Substation	1976	228025
L	351m SW	Electricity Substation	1967	223727
L	351m SW	Electricity Substation	1976	215557
L	352m SW	Electricity Substation	1991	215557
L	368m SW	Electricity Substation	1993	217162
M	401m SE	Electricity Substation	1987	233819
M	401m SE	Electricity Substation	-	206706
M	402m SE	Electricity Substation	1989	233819
M	402m SE	Electricity Substation	1979	233819
P	454m E	Electricity Substation	1993	230166
P	456m E	Electricity Substation	1983	213713
P	456m E	Electricity Substation	1983	231425
R	476m E	Electricity Substation	1993	232675
R	477m E	Electricity Substation	1983	232675
O	482m NE	Electricity Substation	1993	227239
O	482m NE	Electricity Substation	1983	227239
O	482m NE	Electricity Substation	1983	227239
P	492m E	Electricity Substation	1993	207596
T	497m W	Electricity Substation	1978	211615
T	497m W	Electricity Substation	1993	211615
T	499m W	Electricity Substation	1989	211615
T	499m W	Electricity Substation	1990	211615
T	500m W	Electricity Substation	1967	211615

This data is sourced from Ordnance Survey / Groundsure.



2.4 Historical petrol stations

Records within 500m**0**

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m**7**

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

Features are displayed on the Past land use - un-grouped map on [page 21 >](#)

ID	Location	Land Use	Date	Group ID
K	353m SW	Garage	1993	72363
K	355m SW	Garage	1989	70906
K	355m SW	Garage	1990	70906
O	443m NE	Garage	-	67289
Q	463m W	Garage	1978	72598
Q	473m W	Garage	1967	72598
O	482m NE	Garage	1993	67324

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical landfill (EA/NRW)
- Historical waste sites
- Licensed waste sites
- Waste exemptions

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3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

1

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

Features are displayed on the Waste and landfill map on [page 27 >](#)

ID	Location	Details		
2	436m NE	Site Address: Stevemar Metals, Forest Road, Wokingham Licence Holder Address: -	Waste Licence: - Site Reference: WOK36 Waste Type: Inert, Industrial Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded 01/01/1975 Last Recorded: 31/12/1979

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

3.5 Historical waste sites

Records within 500m

3

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

Features are displayed on the Waste and landfill map on [page 27 >](#)

ID	Location	Address	Further Details	Date
B	492m NE	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1983

ID	Location	Address	Further Details	Date
B	492m NE	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1993
B	493m NE	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1983

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

3.6 Licensed waste sites

Records within 500m	8
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Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

Features are displayed on the Waste and landfill map on [page 27 >](#)

ID	Location	Details		
A	240m SW	Site Name: Toutley Depot, Wokingham Site Address: Artel Services Ltd, Toutley Depot, Old Forest Road, Wokingham, Berkshire, RG40 5QP Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: OCS026 EPR reference: EA/EPR/CB3105LS/T001 Operator: O C S Group U K Limited Waste Management licence No: 83145 Annual Tonnage: 4999	Issue Date: 29/03/1995 Effective Date: 01/10/2014 Modified: 25/03/1997 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred



ID	Location	Details		
A	240m SW	Site Name: Toutley Depot, Wokingham Site Address: Artel Services Ltd, Toutley Depot, Old Forest Road, Wokingham, Berkshire, RG40 5QP Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ART001 EPR reference: EA/EPR/RP3693EU/V002 Operator: Artel Services Ltd. Waste Management licence No: 83145 Annual Tonnage: 4999	Issue Date: 29/03/1995 Effective Date: - Modified: 25/03/1997 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
A	240m SW	Site Name: Toutley Depot, Wokingham Site Address: Artel Services Ltd, Toutley Depot, Old Forest Road, Wokingham, Berkshire, RG40 5QP Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ART001 EPR reference: RP3693EU/V002 Operator: Cannon Hygiene Ltd Waste Management licence No: 83145 Annual Tonnage: 4999	Issue Date: 29/03/1995 Effective Date: - Modified: 25/03/1997 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
A	240m SW	Site Name: Toutley Depot Wokingham Site Address: Toutley Depot, Forest Road, Wokingham, Berkshire, RG40 5QP Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIT007 EPR reference: EA/EPR/RP3690EQ/A001 Operator: S I T A (G B) Ltd Waste Management licence No: 83493 Annual Tonnage: 300	Issue Date: 11/04/2003 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
A	240m SW	Site Name: Toutley Depot, Wokingham Site Address: Toutley Depot, Old Forest Road, Wokingham, Berkshire, RG40 5QP Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 640528 EPR reference: EA/EPR/CB3105LS Operator: Ocs Group Uk Limited Waste Management licence No: 83145 Annual Tonnage: 4999	Issue Date: 29/03/1995 Effective Date: 29/03/1995 Modified: - Surrendered Date: 29/03/1995 Expiry Date: - Cancelled Date: - Status: Surrendered



ID	Location	Details		
A	240m SW	Site Name: Toutley Depot Wokingham Site Address: Toutley Depot, Forest Road, Wokingham, Berkshire, RG40 5QP Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 636605 EPR reference: EA/EPR/RP3690EQ Operator: Suez Recycling And Recovery Uk Ltd Waste Management licence No: 83493 Annual Tonnage: 0	Issue Date: 11/04/2003 Effective Date: 11/04/2003 Modified: - Surrendered Date: 11/04/2003 Expiry Date: - Cancelled Date: - Status: Surrendered
B	489m NE	Site Name: Toutley Depot Fridge Storage Site Address: Toutley Depot, Forest Road, Woking, Berkshire, RG40 5QP Correspondence Address: Waste Management Licensing & Compliance Manager, Vine Court, Chalkpit Lane, Dorking, Surrey, RH4 1AJ	Type of Site: Metal Recycling Site (mixed MRS's) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIT007 EPR reference: - Operator: Sita Uk Limited Waste Management licence No: 83493 Annual Tonnage: 0	Issue Date: 11/04/2003 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
B	489m NE	Site Name: Toutley Depot Fridge Storage Site Address: Toutley Depot, Forest Road, Woking, Berkshire, RG40 5QP Correspondence Address: Helen Nolan, Waste Management Licensing & Compliance Manager, Vine Court, Chalkpit Lane, Dorking, Surrey, RH4 1AJ	Type of Site: Metal Recycling Site (mixed MRS's) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIT007 EPR reference: - Operator: S I T A (U K) Ltd Waste Management licence No: 83493 Annual Tonnage: 0	Issue Date: 11/04/2003 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

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

3.7 Waste exemptions

Records within 500m

8

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

Features are displayed on the Waste and landfill map on [page 27 >](#)

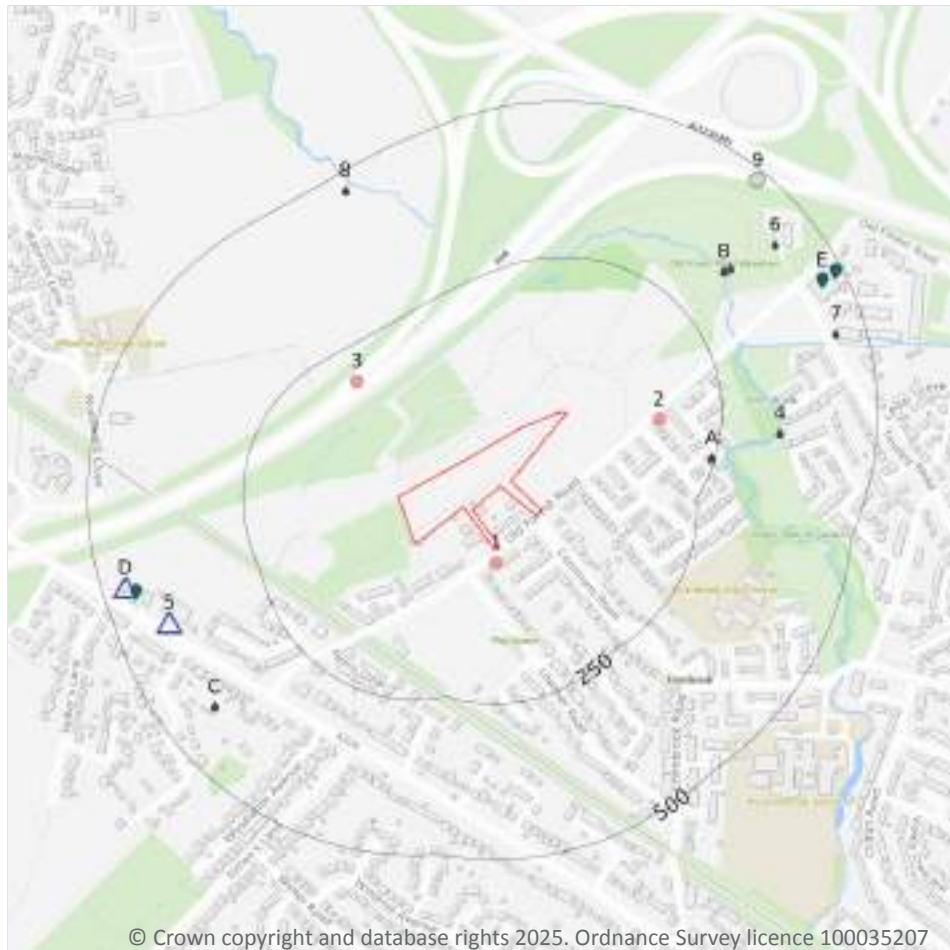


ID	Location	Site	Reference	Category	Sub-Category	Description
1	140m NW	Winnersh Farm Woodward Close Wokingham Rg41 5lp	EPR/AH0819Y/A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste in construction
A	222m SW	-	WEX114769	Treating waste exemption	Not on a farm	Screening and blending of waste
A	240m SW	Toutley Depot Old Forest Road Wokingham Berkshire Rg40 5qp	EA/EPR/VP368 5LR/A001	Treating waste exemption	Non-agricultural waste only	Repair or refurbishment of WEEE
A	240m SW	Balfour Beatty Toutley Depot Wokingham Rg40 5yy	EPR/MF0200X Y/A001	Treating waste exemption	Non-agricultural waste only	Crushing waste fluorescent tubes
A	240m SW	Bafour Beatty Toutley Depot Wokingham Rg40 5yy	EPR/LF0901GR /A001	Treating waste exemption	Non-agricultural waste only	Crushing waste fluorescent tubes
A	240m SW	-	WEX395812	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	240m SW	-	WEX395812	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	240m SW	Volkerhighways, Toutley Depot, Old Forest Road, Wokingham, Rg40 5qp	WEX165485	Storing waste exemption	Not on a farm	Storage of waste in a secure place

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- △ Current or recent petrol stations
- ◆ Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

3

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 33](#) >

ID	Location	Company	Address	Activity	Category
1	23m S	Electricity Sub Station	Berkshire, RG41	Electrical Features	Infrastructure and Facilities
2	149m E	Electricity Sub Station	Berkshire, RG41	Electrical Features	Infrastructure and Facilities
3	195m NW	Gantry	Berkshire, RG41	Travelling Cranes and Gentries	Industrial Features



This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

2

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 33](#) >

ID	Location	Company	Address	LPG	Status
5	415m SW	OBSOLETE	Reading Road, Winnersh, Wokingham, Wokingham, RG41 5AB	Not Applicable	Obsolete
D	463m W	BP	Reading Road, Winnersh, Reading, Wokingham, RG41 5AB	No	Open

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m

0

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

This data is sourced from Local Authority records.



4.6 Control of Major Accident Hazards (COMAH)

Records within 500m**0**

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m**0**

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m**0**

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m**0**

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

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



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

Records within 500m

3

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

Features are displayed on the Current industrial land use map on [page 33](#) >

ID	Location	Address	Details	
D	450m W	BP Triangle SF Connect, Reading Road, Winnersh, Wokingham, RG41 5AB	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
E	462m NE	Nationwide Crash Repair Centre Ltd, Toutley Industrial Estate, Toutley Road, Wokingham, Berkshire, RG41 1QN	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
E	488m NE	Gowrings Body Shop, Toutley Road, Wokingham, RG41 1QN	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m

0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m

10

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

Features are displayed on the Current industrial land use map on [page 33](#) >



ID	Location	Address	Details	
A	244m E	TeutleyHall,Wokingham,TeutleyHall,Wokingham	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.2060 Permit Version: 2 Receiving Water: Ashridge Stream	Status: SURRENDERED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 13/10/2015
A	244m E	TeutleyHall,Wokingham,TeutleyHall,Wokingham	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.2060 Permit Version: 1 Receiving Water: ASHRIDGE STREAM	Status: TEMPORARY CONSENTS (WATER ACT 1989, SECTION 113) Issue date: 02/11/1989 Effective Date: 02/11/1989 Revocation Date: 02/09/2010
B	340m NE	EWARSTUDFARMBARN,OFFFORE STROAD,WOKINGHAM,BERKSHIRE	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CNTM.2042 Permit Version: 1 Receiving Water: EMMBROOK	Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 88) Issue date: 25/09/1995 Effective Date: 25/09/1995 Revocation Date: 19/07/2017
4	345m E	EMMBROOKVALESWO,WOKINGHAM,BERKS,EMMBROOKVALESWO,WOKINGHAM,BE,RKS	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CSDC.0429 Permit Version: 1 Receiving Water: EMM BROOK	Status: REVOKED - UNSPECIFIED Issue date: 17/08/1989 Effective Date: 17/08/1989 Revocation Date: 24/03/1992
B	351m NE	EWARSTUDFARMBARN,OFFFORE STROAD,WOKINGHAM,BERKSHIRE	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CNTM.2042 Permit Version: 2 Receiving Water: EMM BROOK	Status: VARIED UNDER EPR 2010 Issue date: 20/07/2017 Effective Date: 20/07/2017 Revocation Date: -
C	415m SW	ReadingRoad,ReadingRoad	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.1766 Permit Version: 1 Receiving Water: THAMES	Status: TEMPORARY CONSENTS (WATER ACT 1989, SECTION 113) Issue date: 02/11/1989 Effective Date: 02/11/1989 Revocation Date: 02/09/2010
C	415m SW	ReadingRoad,ReadingRoad	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.1766 Permit Version: 2 Receiving Water: Thames	Status: SURRENDERED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 19/08/2014



ID	Location	Address	Details	
6	431m NE	EWARSTUDFARMBARN, OFFFORE STROAD, WOKINGHAM, BERKSHIRE	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CNTM.2042 Permit Version: 2 Receiving Water: EMM BROOK	Status: VARIED UNDER EPR 2010 Issue date: 20/07/2017 Effective Date: 20/07/2017 Revocation Date: -
7	452m E	TOUTLEYPUMPINGSTATION, TOUTLEYRD, TOUTLEYPUMPINGSTATION, TOUTLEY, RD, WOKINGHAM, BERKS	Effluent Type: UNSPECIFIED Permit Number: CTCP.0140 Permit Version: 1 Receiving Water: TOUTLEY BROOK	Status: REVOKED - UNSPECIFIED Issue date: 28/06/1963 Effective Date: 28/06/1963 Revocation Date: 25/04/1991
8	472m NW	WINNERSHFARMSWO, WINNERSH, WOKING, WINNERSHFARMSWO, WINNERSH, WOK, INGHAM, BERKS	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CSSC.9406 Permit Version: 1 Receiving Water: EMM BROOK	Status: REVOKED - UNSPECIFIED Issue date: 05/02/1988 Effective Date: 05/02/1988 Revocation Date: 24/03/1992

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0
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Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

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

4.15 Pollutant release to public sewer

Records within 500m	0
----------------------------	----------

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0
----------------------------	----------

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

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



4.17 List 2 Dangerous Substances

Records within 500m

0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m

1

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

Features are displayed on the Current industrial land use map on [page 33 >](#)

ID	Location	Details	
9	484m NE	Incident Date: 23/07/2002 Incident Identification: 93648 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m

0

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

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

4.20 Pollution inventory waste transfers

Records within 500m

0

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

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



4.21 Pollution inventory radioactive waste

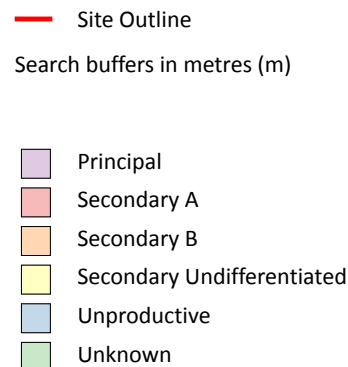
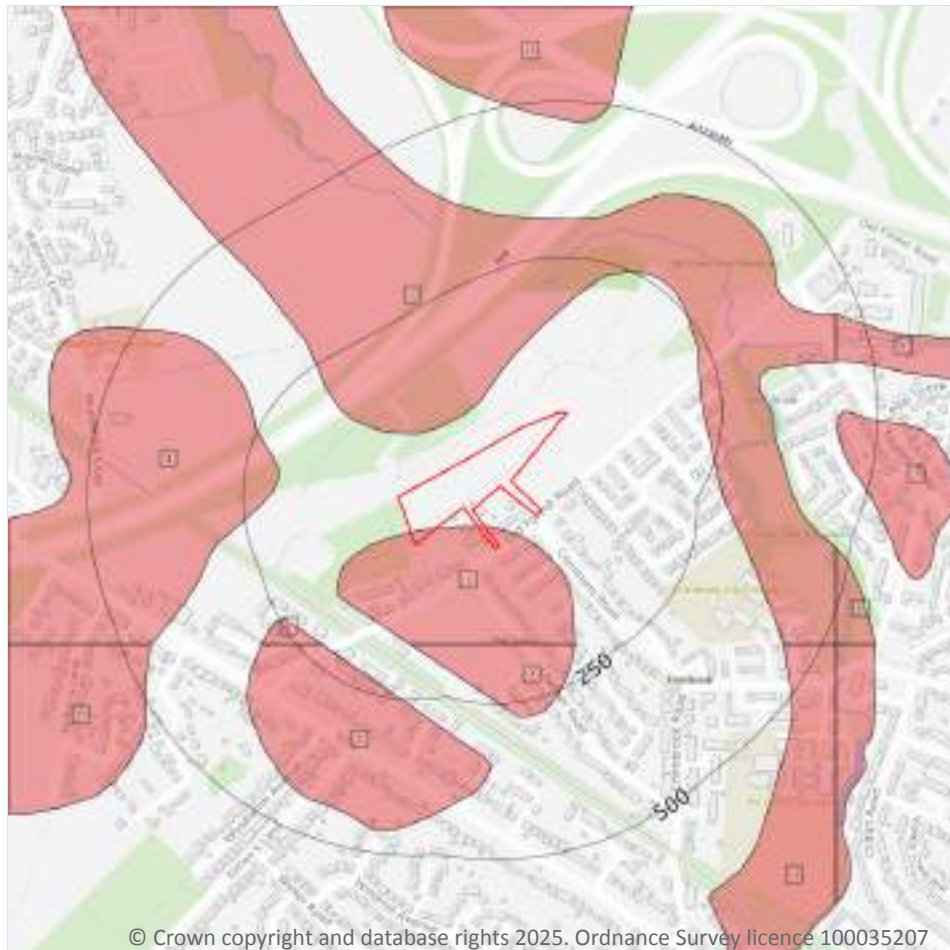
Records within 500m
0

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

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



5 Hydrogeology - Superficial aquifer



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5.1 Superficial aquifer

Records within 500m

12

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 41](#) >

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	65m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers



ID	Location	Designation	Description
3	154m S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	195m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	218m SW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
6	220m SW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
7	437m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
8	441m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
9	445m SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
10	455m SW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
11	468m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
12	478m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Bedrock aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive

5.2 Bedrock aquifer

Records within 500m

3

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 43](#) >

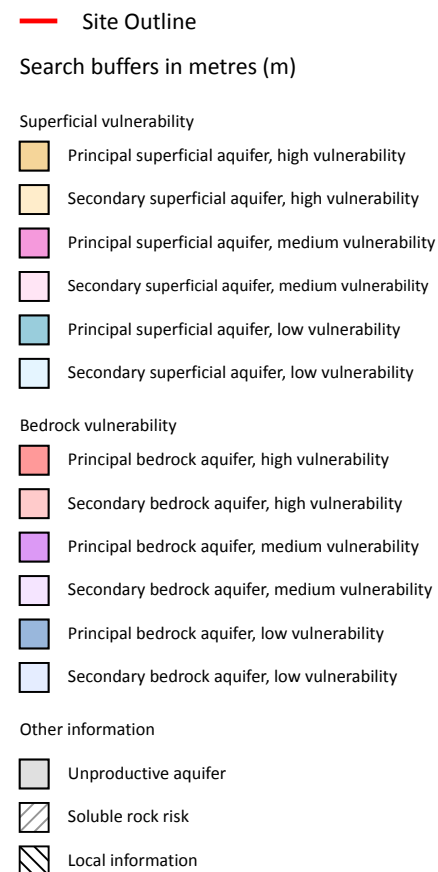
ID	Location	Designation	Description
1	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
2	154m S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
3	433m E	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow



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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

2

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

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

Features are displayed on the Groundwater vulnerability map on [page 45](#) >



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

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site

0

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

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

5.5 Groundwater vulnerability- local information

Records on site

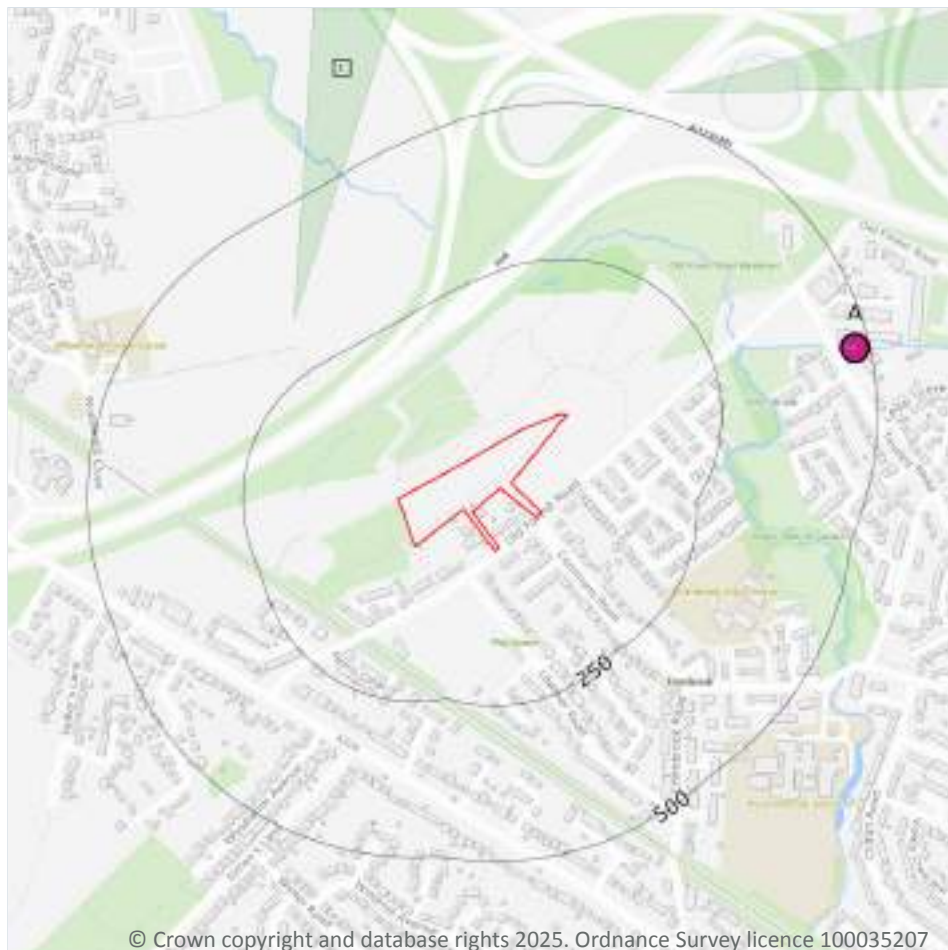
0

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

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



Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

2

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 47](#) >

ID	Location	Details	
A	476m E	Status: Historical Licence No: 28/39/24/0106 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: TOUTLEY PUMPING STATION POINT A Data Type: Point Name: SOUTH EAST WATER LIMITED Easting: 480030 Northing: 170480	Annual Volume (m ³): 1241000 Max Daily Volume (m ³): 4500 Original Application No: - Original Start Date: 08/05/1967 Expiry Date: - Issue No: 101 Version Start Date: 27/10/2010 Version End Date: -
-	1856m SW	Status: Historical Licence No: 28/39/24/0152 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: BEAR WOOD, SINDLESHAM - BOREHOLE 'A' Data Type: Point Name: ROYAL MERCHANT NAVY SCHOOL FOUNDATION Easting: 477800 Northing: 169100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 09/10/1972 Expiry Date: - Issue No: 100 Version Start Date: 05/03/1980 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

4

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 47 >](#)

ID	Location	Details	
A	460m E	Status: Historical Licence No: TH/039/0024/050 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: THAMES SURFACE WATER - NON TIDAL Point: ASHRIDGE STREAM AT TOUTLEY ROAD Data Type: Line Name: WOKINGHAM BOROUGH COUNCIL Easting: 480013 Northing: 170482	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: NPS/WR/034880 Original Start Date: 23/02/2021 Expiry Date: 30/06/2022 Issue No: 1 Version Start Date: 23/02/2021 Version End Date: -



ID	Location	Details	
-	634m E	Status: Historical Licence No: 28/39/24/0120 Details: Spray Irrigation - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: UN-NAMED DITCH AT MATTHEWSGREEN FARM, EMMBROOK, WOKINGHAM Data Type: Line Name: FOREST ESTATES LTD Easting: 480200 Northing: 170400	Annual Volume (m ³): 4909 Max Daily Volume (m ³): 454.6 Original Application No: - Original Start Date: 12/06/1967 Expiry Date: - Issue No: 100 Version Start Date: 12/07/1967 Version End Date: -
-	1218m S	Status: Historical Licence No: TH/039/0024/053 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: THAMES SURFACE WATER - NON TIDAL Point: EMM BROOK HISTORIC CHANNEL Data Type: Point Name: The South East Rivers Trust Easting: 479885 Northing: 169016	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: NPS/WR/036057 Original Start Date: 28/04/2022 Expiry Date: 31/03/2040 Issue No: 1 Version Start Date: 28/04/2022 Version End Date: -
-	1853m NW	Status: Historical Licence No: 28/39/24/0057 Details: Spray Irrigation - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: EMM BROOK AT DINTON PASTURES GC Data Type: Line Name: THE BRACKNELL & WOKINGHAM JOINT GOLF COURSE COMMITTEE Easting: 478500 Northing: 172900	Annual Volume (m ³): 16366 Max Daily Volume (m ³): 218 Original Application No: WRA/2241 Original Start Date: 01/08/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2012 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m

2

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 47](#) >



ID	Location	Details	
A	476m E	Status: Historical Licence No: 28/39/24/0106 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: TOUTLEY PUMPING STATION POINT A Data Type: Point Name: SOUTH EAST WATER LIMITED Easting: 480030 Northing: 170480	Annual Volume (m ³): 1241000 Max Daily Volume (m ³): 4500 Original Application No: - Original Start Date: 08/05/1967 Expiry Date: - Issue No: 101 Version Start Date: 27/10/2010 Version End Date: -
-	1856m SW	Status: Historical Licence No: 28/39/24/0152 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: BEAR WOOD, SINDLESHAM - BOREHOLE 'A' Data Type: Point Name: ROYAL MERCHANT NAVY SCHOOL FOUNDATION Easting: 477800 Northing: 169100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 09/10/1972 Expiry Date: - Issue No: 100 Version Start Date: 05/03/1980 Version End Date: -

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

5.9 Source Protection Zones

Records within 500m	1
----------------------------	----------

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination. Features are displayed on the Abstractions and Source Protection Zones map on [page 47 >](#)

ID	Location	Type	Description
1	336m NW	3	Total catchment

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m	0
----------------------------	----------

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

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

6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ⋯ WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

28

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

Features are displayed on the Hydrology map on [page 51 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
A	88m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
C	130m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	130m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	135m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	136m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	136m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	138m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	139m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
A	147m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
A	148m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	150m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	152m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	153m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	153m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
C	154m W	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
D	162m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	176m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
A	181m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	214m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	224m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
D	227m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	228m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	245m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Emm Brook
E	246m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Emm Brook
H	246m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	246m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Emm Brook
E	248m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Emm Brook



ID	Location	Type of water feature	Ground level	Permanence	Name
F	248m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	14
----------------------------	-----------

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

Features are displayed on the Hydrology map on [page 51 >](#)

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1
------------------------	----------

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

Features are displayed on the Hydrology map on [page 51 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Emm Brook	GB106039023130	Loddon	Loddon and Trib

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

6.4 WFD Surface water bodies

Records identified	1
---------------------------	----------

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

Features are displayed on the Hydrology map on [page 51](#) >

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
2	247m N	River	Emm Brook	GB106039023130 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site

0

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

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



7 River and coastal flooding



- Site Outline
- Search buffers in metres (m)
- River and coastal flooding:
- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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

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



7.2 Historical Flood Events

Records within 250m

9

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

Features are displayed on the River and coastal flooding map on [page 56 >](#)

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
2	129m NE	06februarywinter1991	1991-01-01 1991-12-12	Main river	Channel capacity exceeded (no raised defences)	Fluvial
3	176m N	Thames Se Area July 2007	2007-07-20 2007-07-21	Main river	Channel capacity exceeded (no raised defences)	Fluvial
A	193m NE	06novemberautumn 1974	1974-01-01 1974-12-12	Main river	Channel capacity exceeded (no raised defences)	Fluvial
A	193m NE	06marchspring1947	1947-01-01 1947-12-12	Main river	Channel capacity exceeded (no raised defences)	Fluvial
A	193m NE	06decemberwinter1981	1981-01-01 1981-12-12	Main river	Channel capacity exceeded (no raised defences)	Fluvial
7	196m NE	Thames Se Area July 2007	2007-07-20 2007-07-21	Main river	Channel capacity exceeded (no raised defences)	Fluvial
B	241m E	06novemberautumn 1974	1974-01-01 1974-12-12	Main river	Channel capacity exceeded (no raised defences)	Fluvial
B	241m E	06decemberwinter1981	1981-01-01 1981-12-12	Main river	Channel capacity exceeded (no raised defences)	Fluvial
B	241m E	06marchspring1947	1947-01-01 1947-12-12	Main river	Channel capacity exceeded (no raised defences)	Fluvial

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

7.3 Flood Defences

Records within 250m

0

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0
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Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

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

7.7 Flood Zone 3

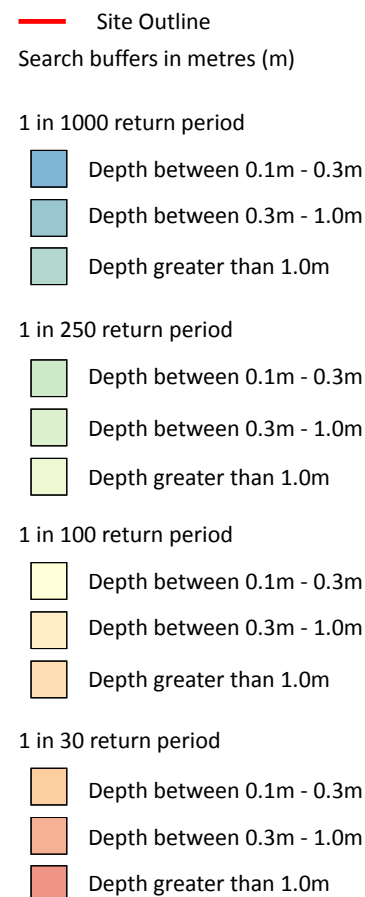
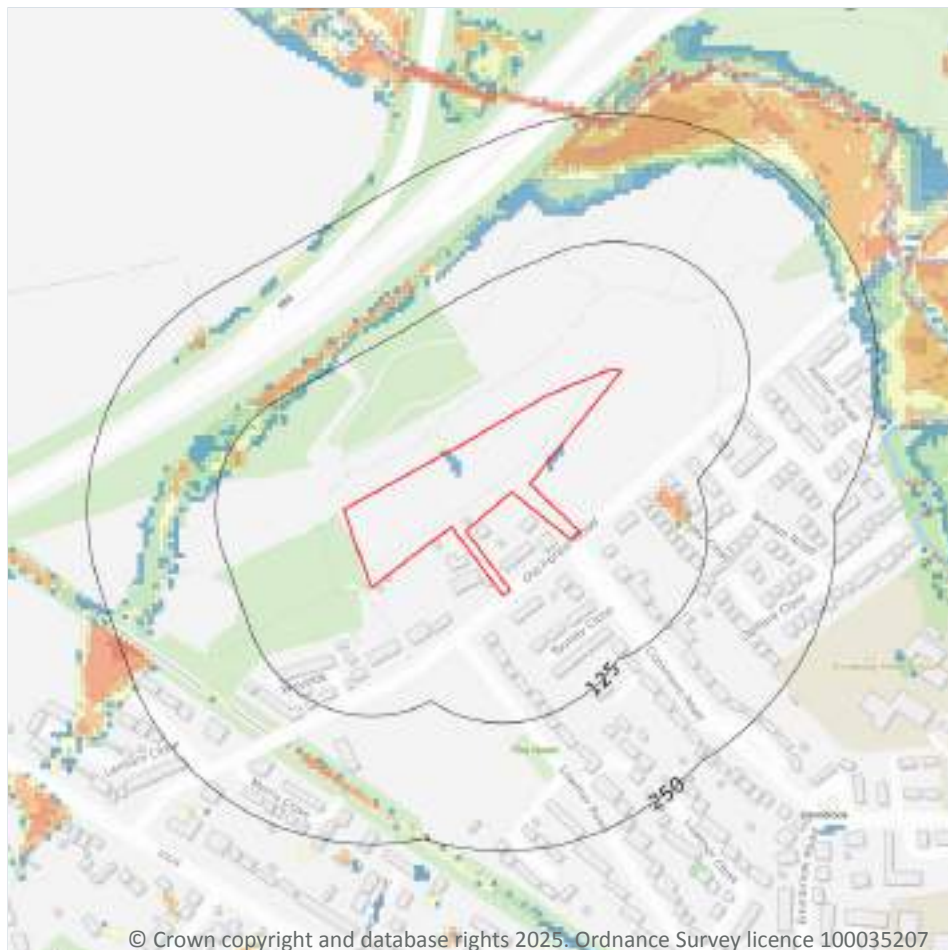
Records within 50m	0
--------------------	---

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

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



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

1 in 1000 year, 0.1m - 0.3m

Highest risk within 50m

1 in 100 year, 0.1m - 0.3m

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

Features are displayed on the Surface water flooding map on [page 60](#) >

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

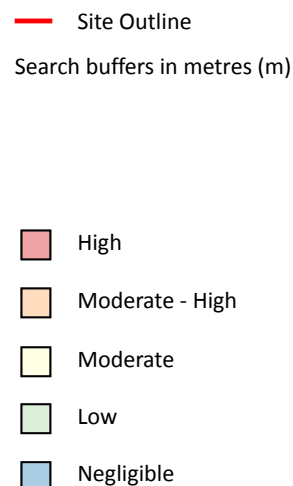
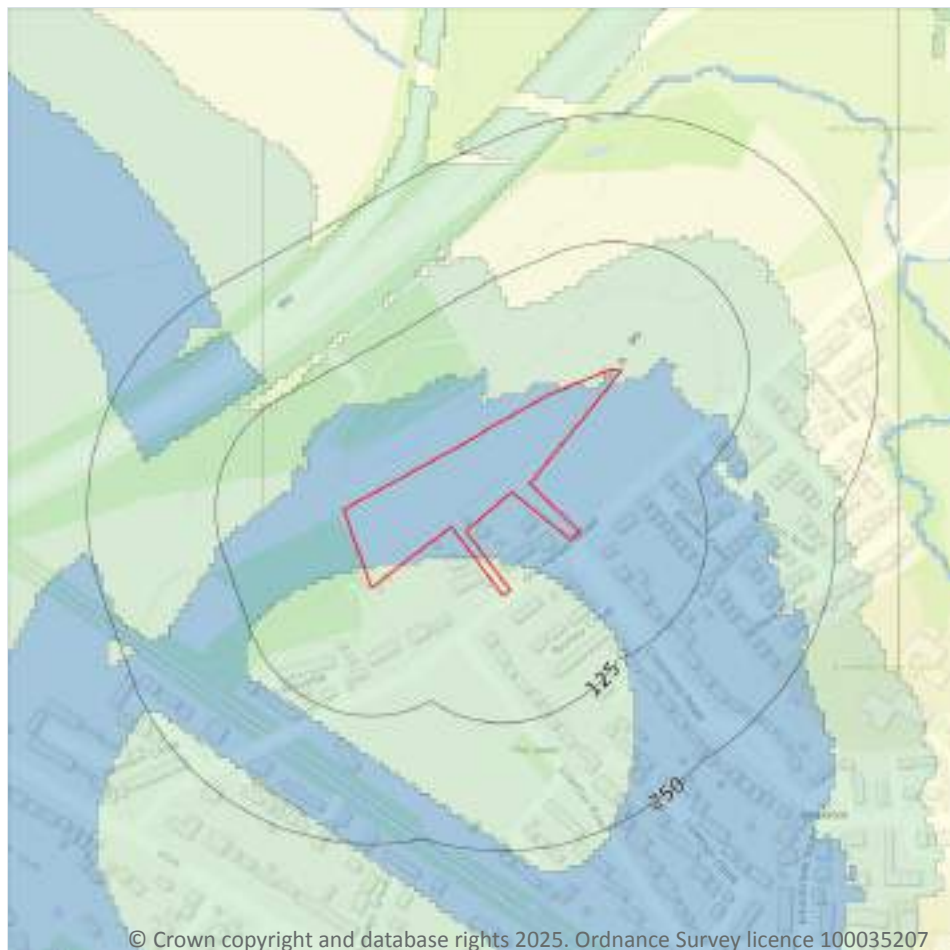
The table below shows the maximum flood depths for a range of return periods for the site.

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

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

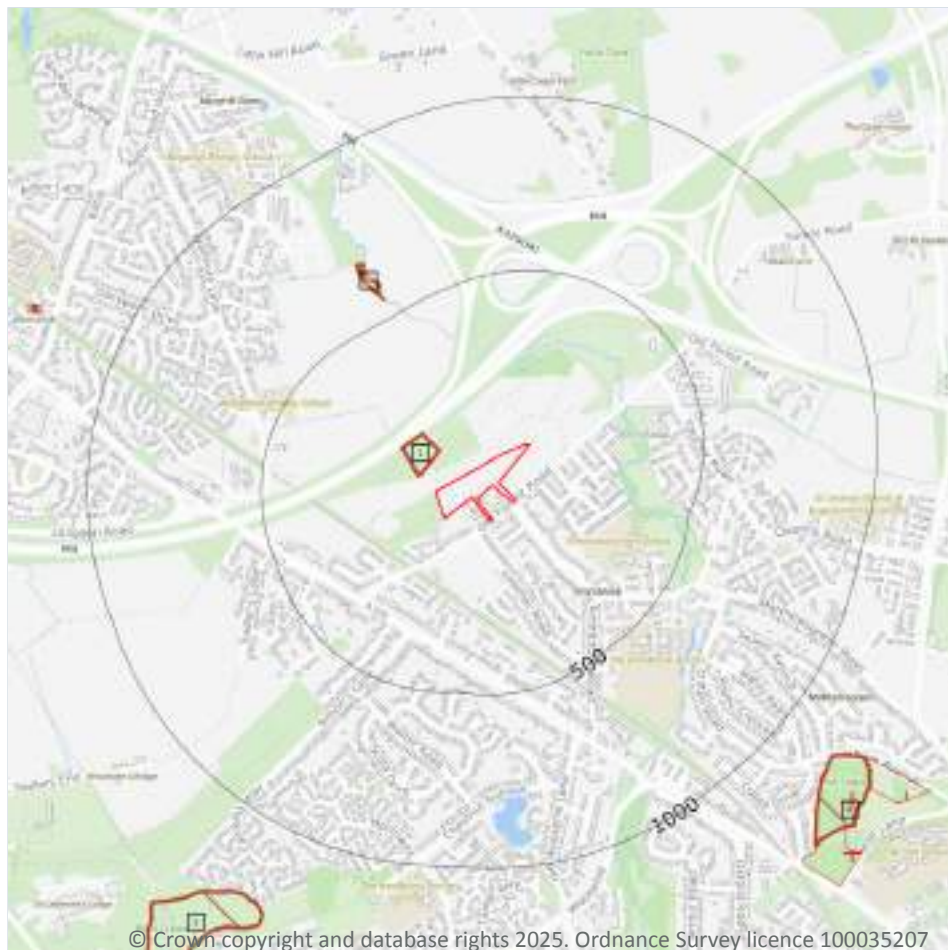
Low

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

Features are displayed on the Groundwater flooding map on [page 62 >](#)

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- + Local Nature Reserves (LNR)
- ▤ Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

1

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

Features are displayed on the Environmental designations map on [page 63 >](#)

ID	Location	Name	Data source
A	1171m SE	Holt Copse & Joel Park	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

16

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

Features are displayed on the Environmental designations map on [page 63 >](#)

ID	Location	Name	Woodland Type
1	66m W	Unknown	Ancient & Semi-Natural Woodland
2	569m NW	Unknown	Ancient & Semi-Natural Woodland
A	1171m SE	(Epo2:holt Copse)(tithe: Holt Coppice)	Ancient & Semi-Natural Woodland
3	1226m SW	Bob's Copse (Tithe: Bobs Coppice)	Ancient & Semi-Natural Woodland
-	1441m SW	Gully Copse	Ancient & Semi-Natural Woodland
-	1450m SW	Gully Copse	Ancient & Semi-Natural Woodland
-	1489m NE	(Tithe:small Wood)	Ancient & Semi-Natural Woodland
-	1678m S	Round Hill(tithe: 363=limma Hill Plantation)	Ancient & Semi-Natural Woodland
-	1725m E	(Tithe: Himbles Coppice)	Ancient & Semi-Natural Woodland
-	1734m S	Unknown	Ancient & Semi-Natural Woodland
-	1810m NE	Ashridge Wood(tithe: Part Of Ashridge Warren Wood)	Ancient & Semi-Natural Woodland
-	1815m S	Unknown	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
-	1831m S	Unknown	Ancient & Semi-Natural Woodland
-	1916m S	Fox Hill(tithe: Fox Hill)	Ancient & Semi-Natural Woodland
-	1932m W	Unknown	Ancient & Semi-Natural Woodland
-	1986m S	Unknown	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m 0

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

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

10.9 Forest Parks

Records within 2000m 0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m 0

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

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

10.11 Green Belt

Records within 2000m 0

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

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



10.12 Proposed Ramsar sites

Records within 2000m**0**

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m**0**

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m**0**

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m**0**

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

2

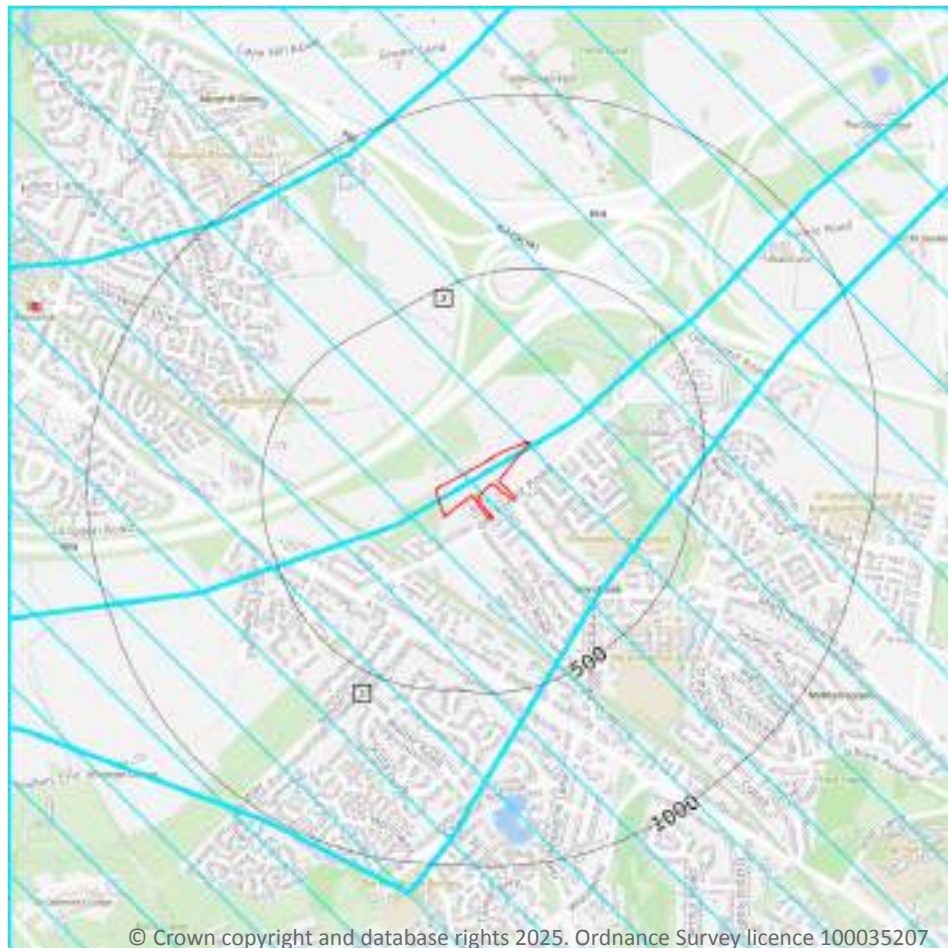
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	Emm Brook NVZ	Surface Water	460	Existing
1615m SW	Barkham Brook NVZ	Surface Water	449	Existing

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



SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site

2

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

Features are displayed on the SSSI Impact Zones and Units map on [page 69](#) >

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t. Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.
2	On site	Infrastructure - Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t. Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0
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Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

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



11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

0

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



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

11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

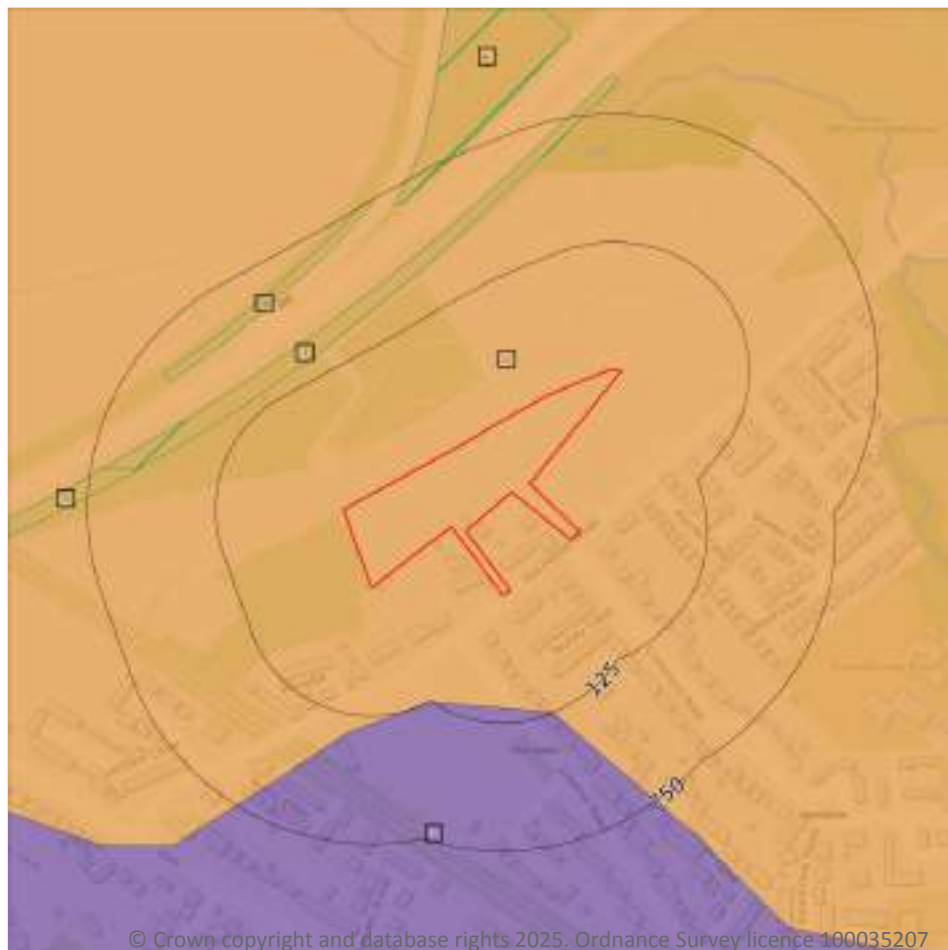
0

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

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



12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

2

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

Features are displayed on the Agricultural designations map on [page 73](#) >

ID	Location	Classification	Description
1	On site	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.
2	110m S	Urban	Non-agricultural/no quality assigned



This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

4

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

Features are displayed on the Agricultural designations map on [page 73 >](#)

ID	Location	Description	Reference	Application date
3	139m NW	Selective Fell/Thin (Unconditional)	018/366/15-16	-
4	200m NW	Selective Fell/Thin (Unconditional)	018/366/15-16	-
5	205m W	Selective Fell/Thin (Unconditional)	018/366/15-16	-
6	233m N	Selective Fell/Thin (Unconditional)	018/366/15-16	-

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

1

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

Location	Reference	Scheme	Start Date	End date
9m SW	AG00561531	Higher Level Stewardship	01/10/2014	30/09/2024

This data is sourced from Natural England.



12.5 Countryside Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.



13 Habitat designations



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- Site Outline
- Search buffers in metres (m)
- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Habitat Networks
- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m

9

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

Features are displayed on the Habitat designations map on [page 76 >](#)

ID	Location	Main Habitat	Other habitats
1	2m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	4m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	8m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	8m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
5	19m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	57m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	118m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	135m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	238m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0
----------------------------	----------

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0
----------------------------	----------

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

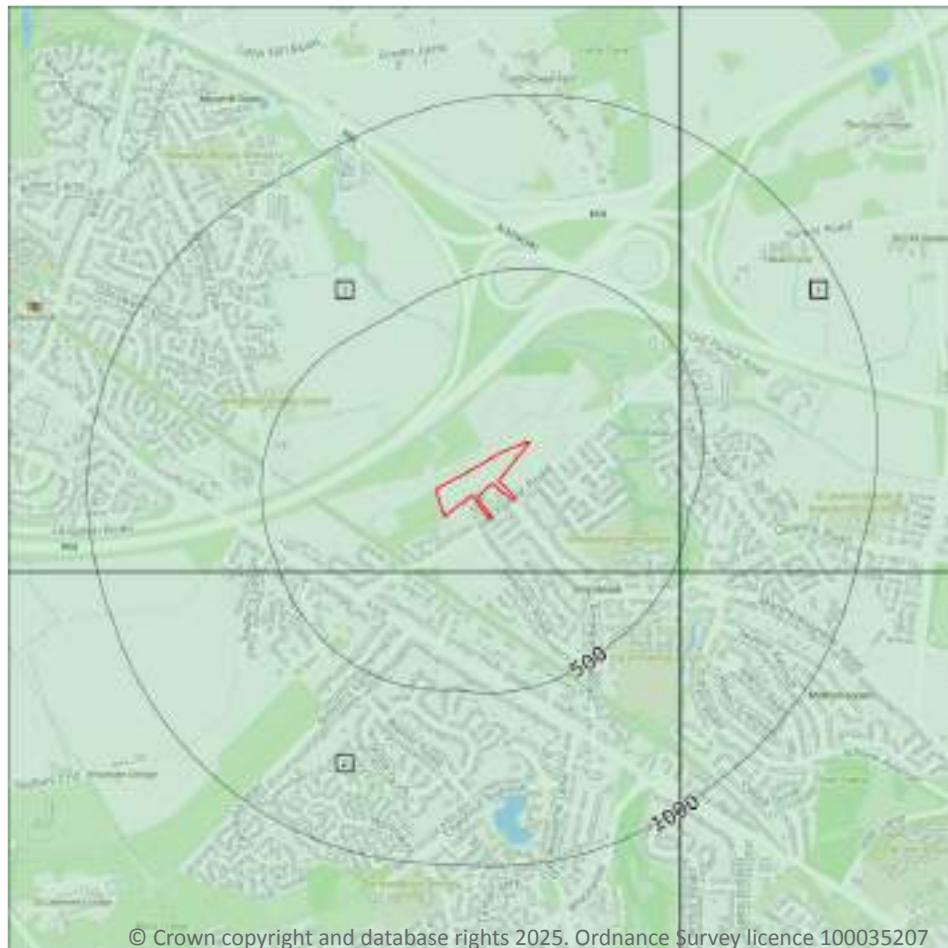
Records within 250m	0
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Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



- Site Outline**
- Search buffers in metres (m)
- Full coverage
 - Partial coverage
 - No coverage

14.1 10k Availability

Records within 500m

3

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

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 78](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SU77SE
2	154m S	Full	Full	Full	No coverage	SU76NE
3	433m E	Full	Full	Full	No coverage	SU87SW

This data is sourced from the British Geological Survey.



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



- Site Outline**
- Search buffers in metres (m)**
- Reclaimed ground
 - Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

11

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

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 79 >](#)

ID	Location	LEX Code	Description	Rock description
1	146m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	160m SW	WGR-VOID	Worked Ground (Undivided)	Void
3	168m SW	WGR-VOID	Worked Ground (Undivided)	Void
4	230m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

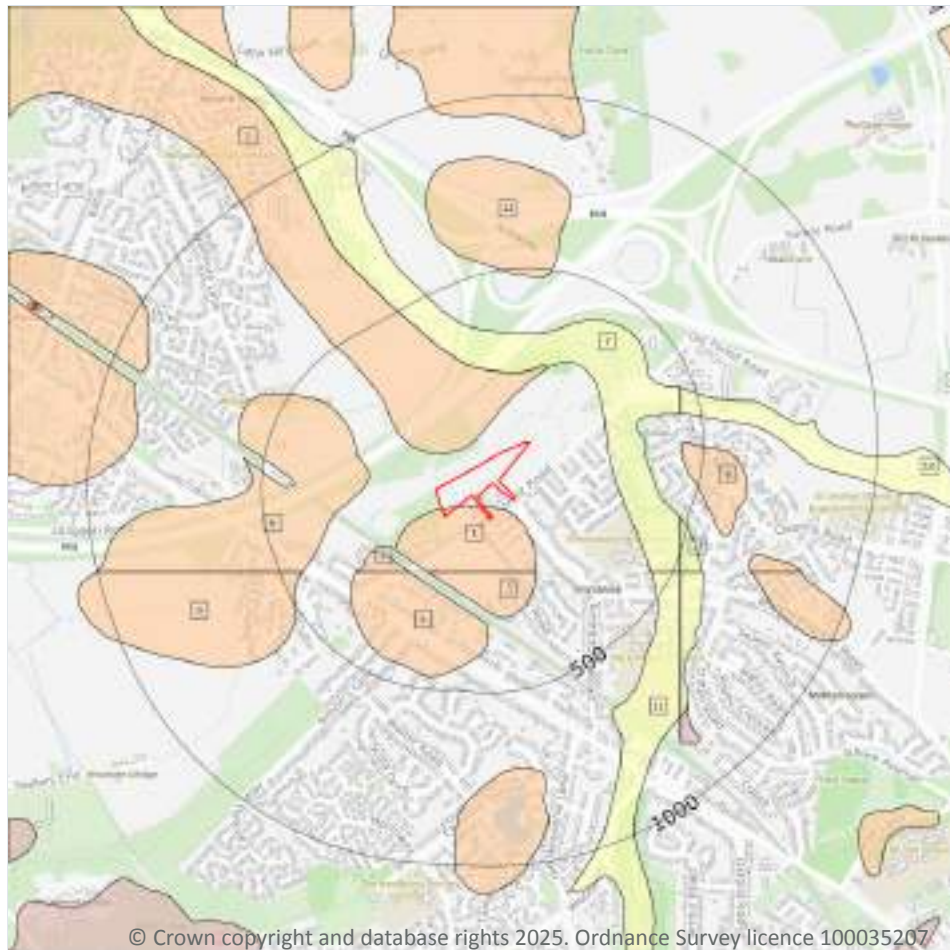


ID	Location	LEX Code	Description	Rock description
5	366m W	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
6	381m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
7	398m N	WGR-VOID	Worked Ground (Undivided)	Void
8	405m W	WGR-VOID	Worked Ground (Undivided)	Void
9	415m NE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
A	431m NE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
A	462m NE	WMGR-UNKNOWN	Infilled Ground	Unknown/unclassified Entry

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

13

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 81](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	RTD4-XSV	River Terrace Deposits, 4 - Sand And Gravel	Sand And Gravel
2	64m NW	RTD2-XSV	River Terrace Deposits, 2 - Sand And Gravel	Sand And Gravel
3	154m S	RTD4-XSV	River Terrace Deposits, 4 - Sand And Gravel	Sand And Gravel
4	190m SW	RTD4-XSV	River Terrace Deposits, 4 - Sand And Gravel	Sand And Gravel



ID	Location	LEX Code	Description	Rock description
5	190m SW	RTD4-XSV	River Terrace Deposits, 4 - Sand And Gravel	Sand And Gravel
6	193m W	RTD4-XSV	River Terrace Deposits, 4 - Sand And Gravel	Sand And Gravel
7	202m N	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
8	437m E	RTD5-XSV	River Terrace Deposits, 5 - Sand And Gravel	Sand And Gravel
9	440m SW	RTD4-XSV	River Terrace Deposits, 4 - Sand And Gravel	Sand And Gravel
10	441m E	ALV-XSZC	Alluvium - Sand, Silt And Clay	Sand, Silt And Clay
11	446m SE	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
12	474m N	RTD3-XSV	River Terrace Deposits, 3 - Sand And Gravel	Sand And Gravel
13	478m E	ALV-XSZC	Alluvium - Sand, Silt And Clay	Sand, Silt And Clay

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m

3

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 83](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch
2	154m S	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch
3	433m E	LC-SICL	London Clay Formation - Silty Clay	Eocene Epoch

This data is sourced from the British Geological Survey.



14.6 Bedrock faults and other linear features (10k)

Records within 500m

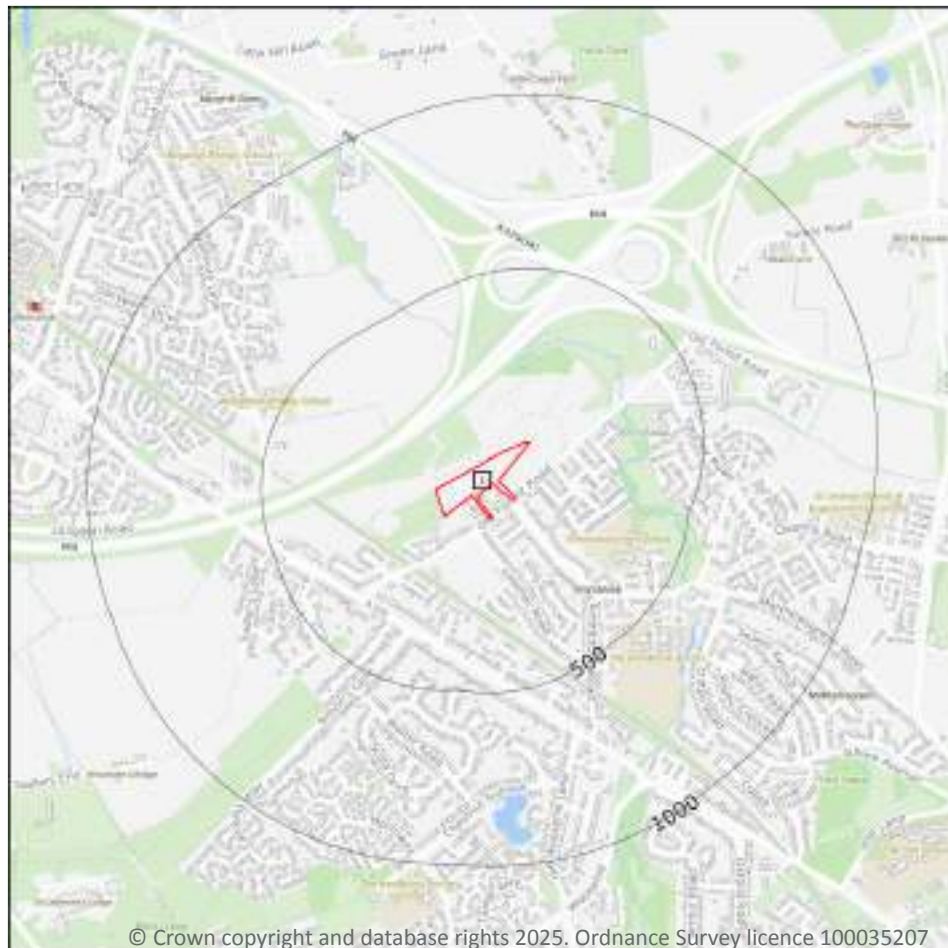
0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- ☐ Geological map tile

15.1 50k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 85](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	EW268_reading_v4

This data is sourced from the British Geological Survey.



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



- Site Outline
- Search buffers in metres (m)
- Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

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15.2 Artificial and made ground (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 86](#) >

ID	Location	LEX Code	Description	Rock description
1	433m NE	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.



15.3 Artificial ground permeability (50k)

Records within 50m

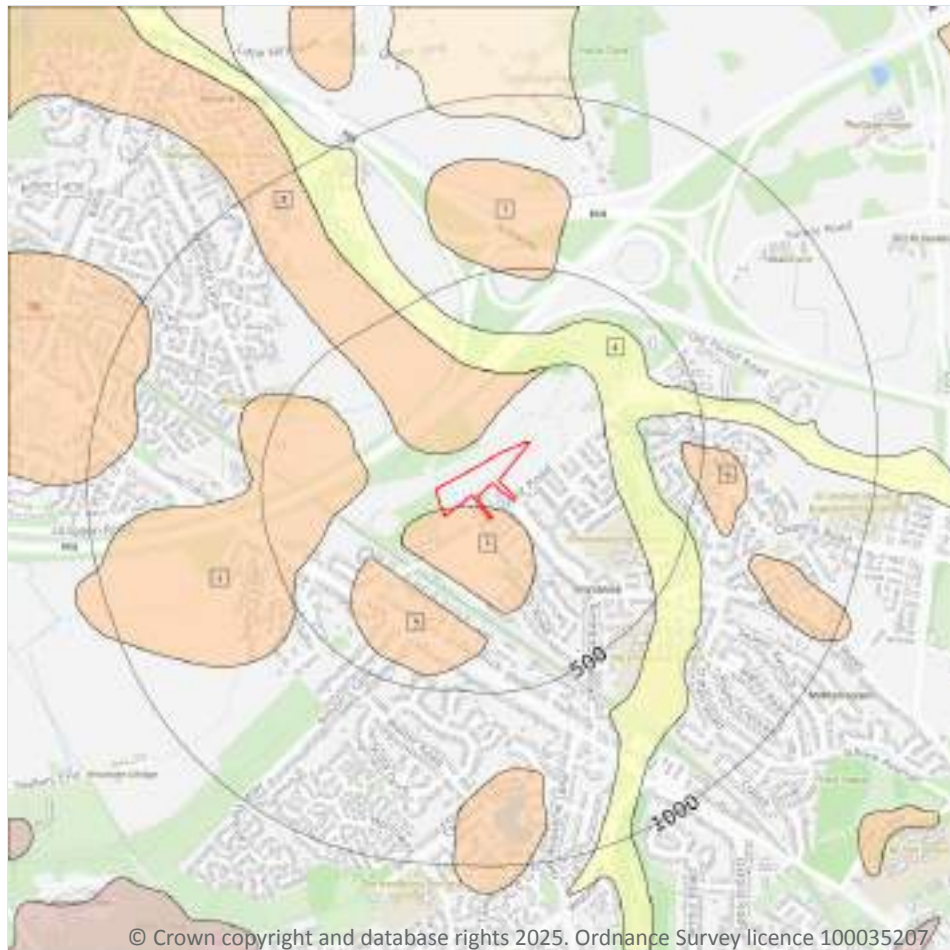
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

7

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 88](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	RTD4-XSV	RIVER TERRACE DEPOSITS, 4	SAND AND GRAVEL
2	65m N	RTD2-XSV	RIVER TERRACE DEPOSITS, 2	SAND AND GRAVEL
3	195m W	RTD4-XSV	RIVER TERRACE DEPOSITS, 4	SAND AND GRAVEL
4	198m N	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL



ID	Location	LEX Code	Description	Rock description
5	218m SW	RTD4-XSV	RIVER TERRACE DEPOSITS, 4	SAND AND GRAVEL
6	437m E	RTD5-XSV	RIVER TERRACE DEPOSITS, 5	SAND AND GRAVEL
7	468m N	RTD3-XSV	RIVER TERRACE DEPOSITS, 3	SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m **1**

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Intergranular	Very High	High

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m **0**

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

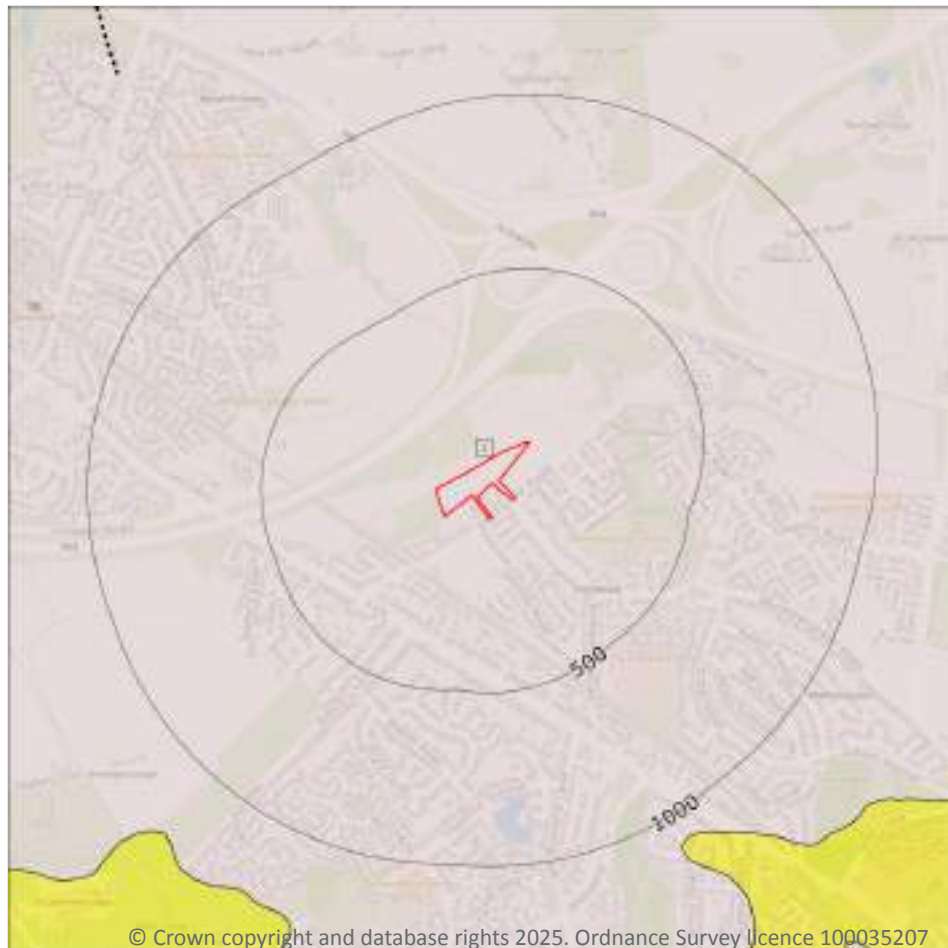
Records within 50m **0**

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 90](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	LC-XCZS	LONDON CLAY FORMATION - CLAY, SILT AND SAND	YPRESIAN

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m**1**

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	Moderate	Very Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m**0**

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

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m

20

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

Features are displayed on the Boreholes map on [page 92](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	86m NW	479340 170360	LONDON/SOUTH WALES M4 B5/41	21.79	N	427983 ↗
2	105m N	479390 170410	LONDON/SOUTH WALES M4 B5/42	30.93	N	427984 ↗
3	143m NW	479218 170358	M4 WIDEN JCTS 8(9)-12RWS TP94	2.0	N	428065 ↗

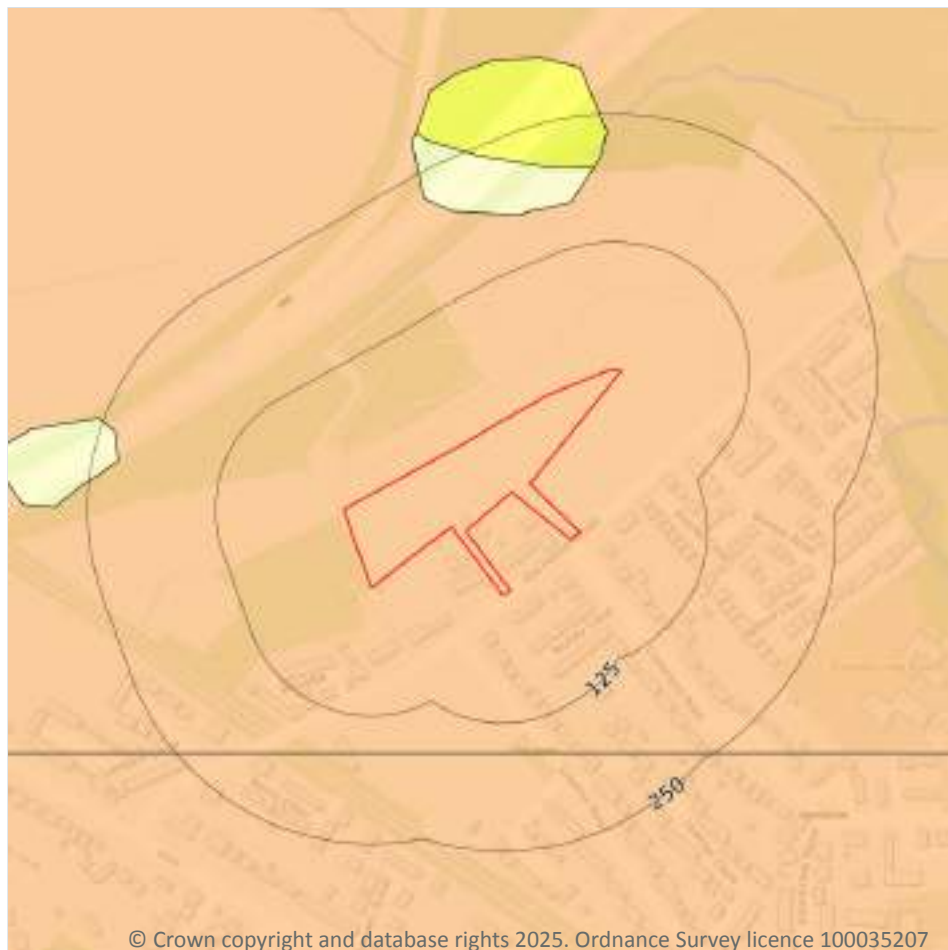


ID	Location	Grid reference	Name	Length	Confidential	Web link
4	160m NW	479240 170390	LONDON/SOUTH WALES M4 B5/31	18.28	N	427975 ↗
5	169m N	479372 170474	M4 WIDEN JCTS 8(9)-12RWS BH92	10.0	N	428043 ↗
6	171m NW	479290 170430	LONDON/SOUTH WALES M4 B5/33	30.48	N	427977 ↗
7	182m N	479340 170470	LONDON/SOUTH WALES M4 B5/35	21.33	N	427979 ↗
8	183m W	479133 170321	M4 WIDEN JCTS 8(9)-12RWS TP95	2.0	N	428066 ↗
9	192m N	479390 170510	LONDON/SOUTH WALES M4 B5/37	30.48	N	427981 ↗
10	199m NW	479270 170450	LONDON/SOUTH WALES M4 B5/34	21.79	N	427978 ↗
A	201m NW	479210 170420	LONDON/SOUTH WALES M4 B5/32	27.88	N	427976 ↗
A	205m NW	479223 170432	M4 WIDEN JCTS 8(9)-12RWS BH93	15.0	N	428044 ↗
B	206m SW	479170 170023	FOREST LODGE - WOKINGHAM 2	5.0	N	15616189 ↗
B	206m SW	479170 170023	FOREST LODGE - WOKINGHAM 1	9.6	N	15616183 ↗
11	214m NW	479310 170490	LONDON/SOUTH WALES M4 B5/36	30.48	N	427980 ↗
C	225m W	479074 170277	M4 WIDEN JCTS 8(9)-12RWS BH96	10.0	N	428045 ↗
C	229m W	479072 170286	M4 WIDEN JCTS 8(9)-12RWS BH97	18.0	N	428046 ↗
D	229m N	479512 170598	M4 WIDEN JCTS 8(9)-12RWS TP88	2.0	N	428064 ↗
12	233m N	479360 170540	LONDON/SOUTH WALES M4 B5/38	21.33	N	427982 ↗
D	241m N	479500 170608	M4 WIDEN JCTS 8(9)-12RWS BH89	11.0	N	428040 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.1 Shrink swell clays

Records within 50m

1

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

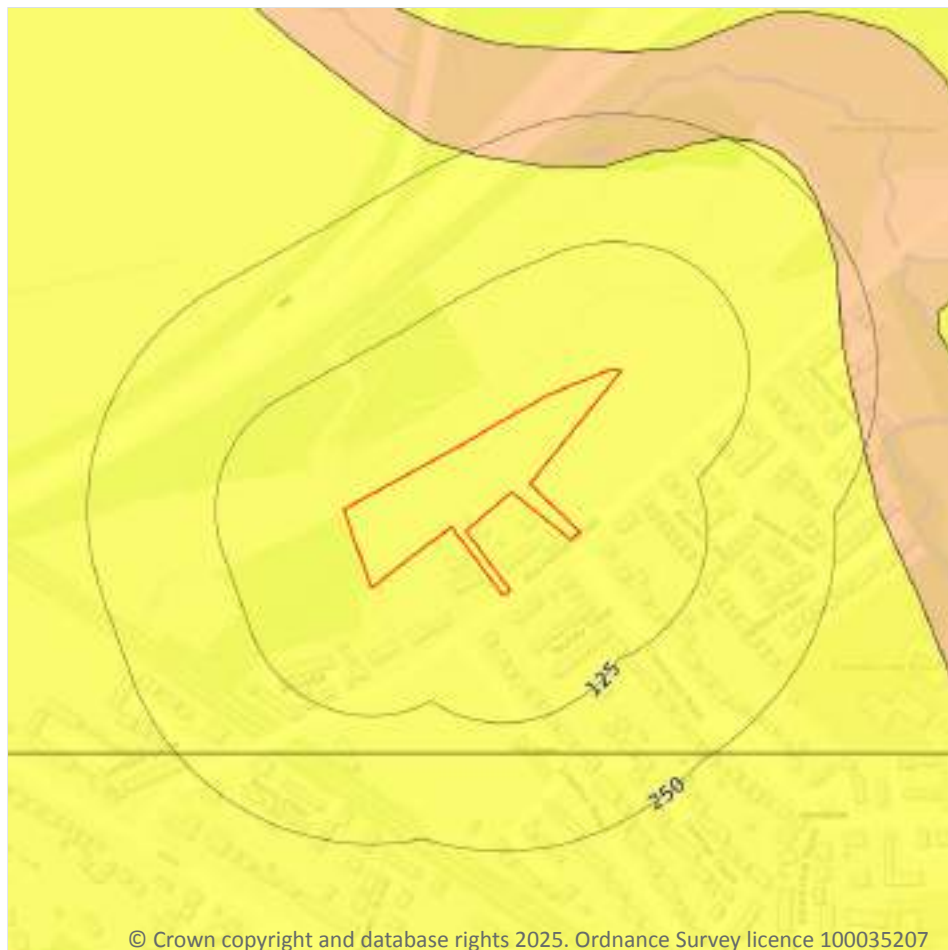
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 94 >](#)

Location	Hazard rating	Details
On site	Low	Ground conditions predominantly medium plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.2 Running sands

Records within 50m

1

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

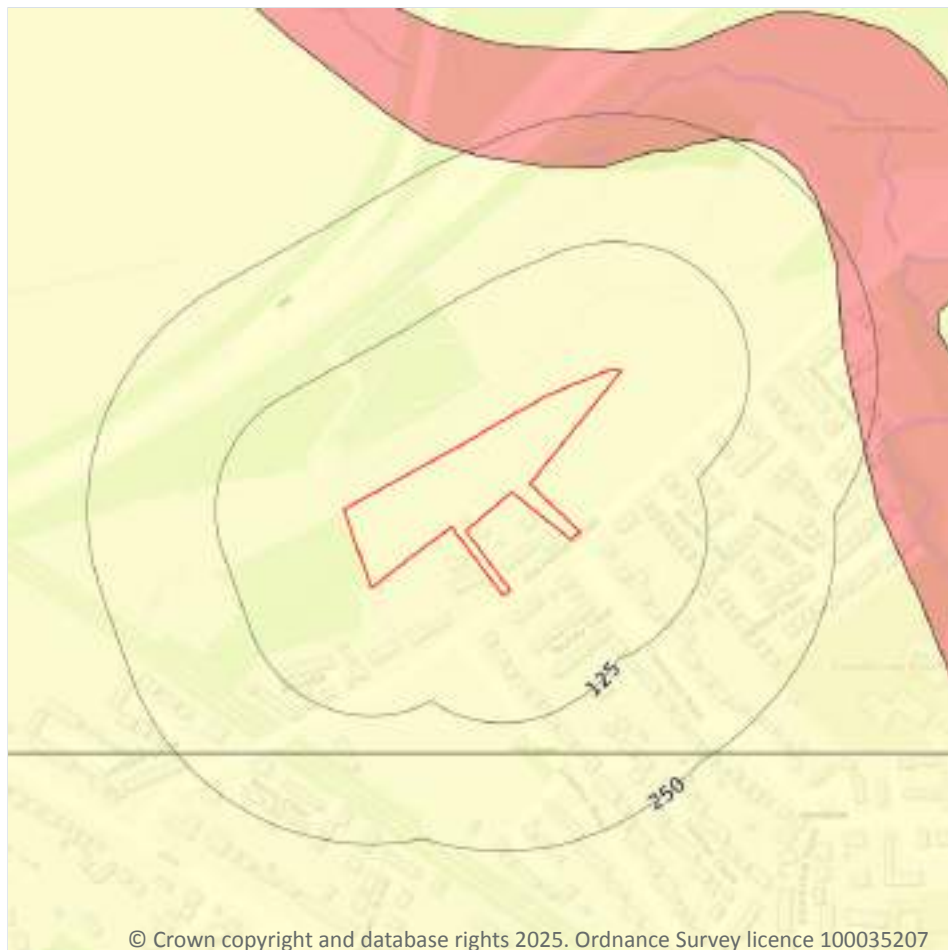
Features are displayed on the Natural ground subsidence - Running sands map on [page 95 >](#)

Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.3 Compressible deposits

Records within 50m

1

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

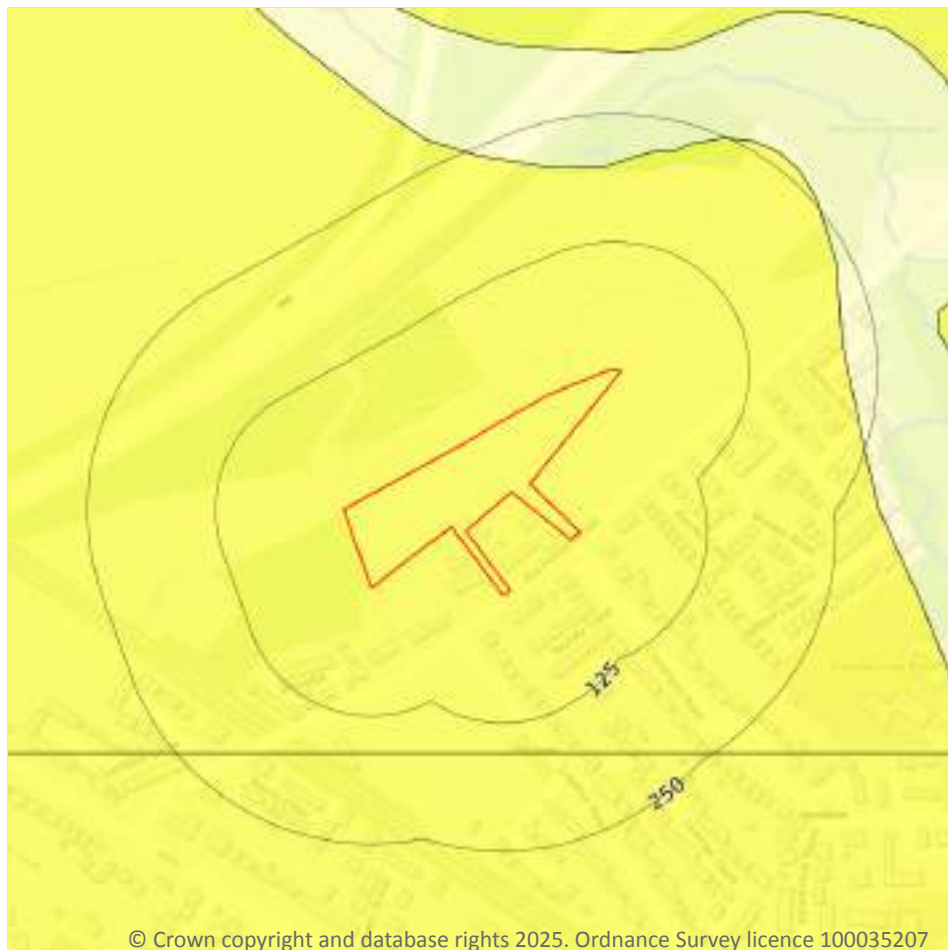
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 96 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.4 Collapsible deposits

Records within 50m

1

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

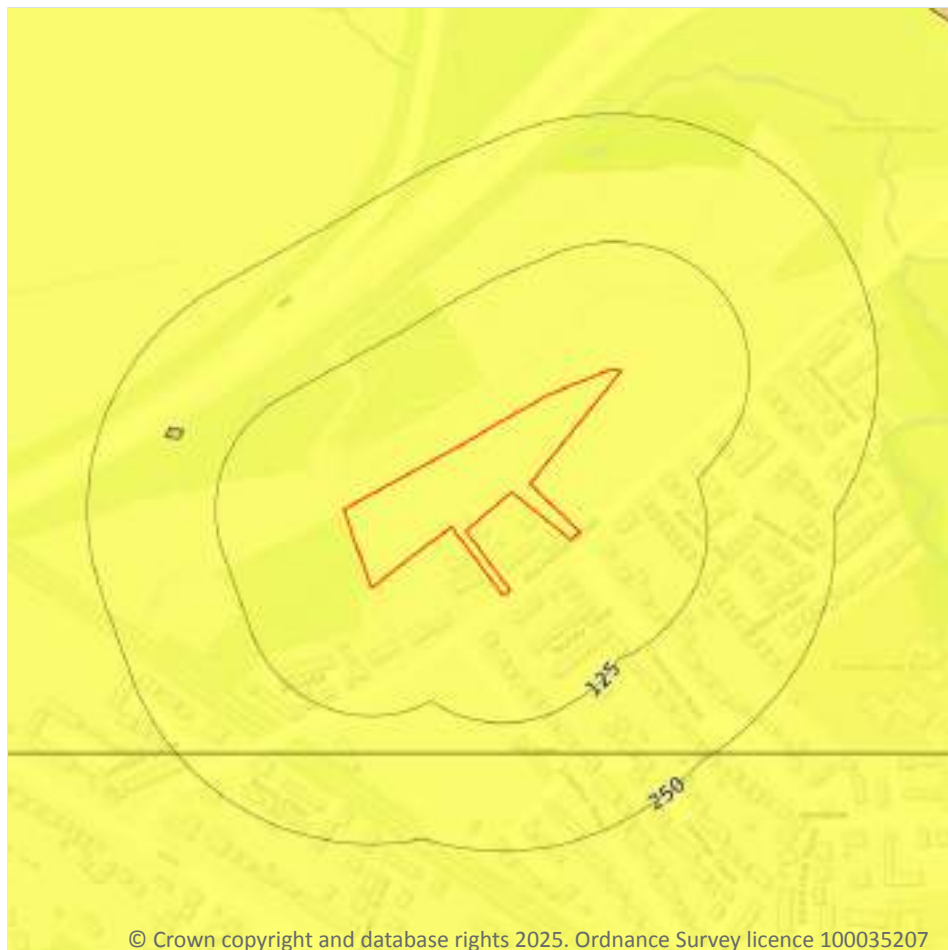
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 97 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.5 Landslides

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Landslides map on [page 98](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 99](#)

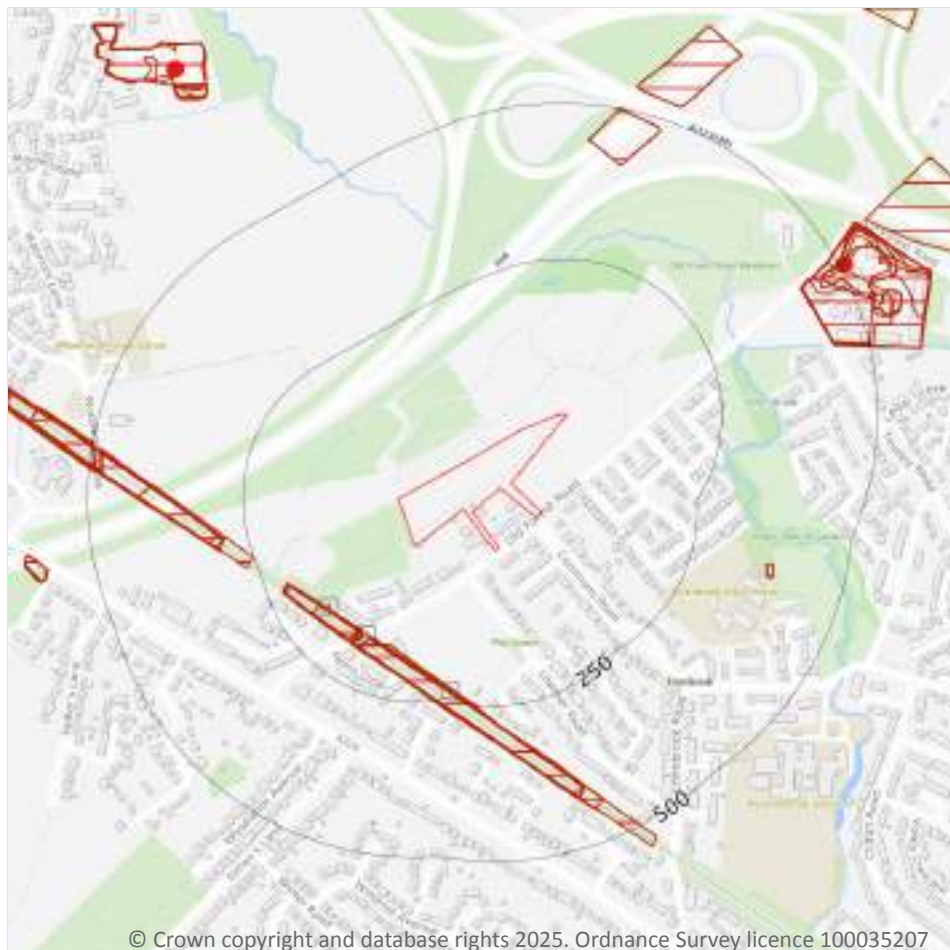
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining
- Non Coal Mining
- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

12

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

Features are displayed on the Mining and ground workings map on [page 101](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
A	159m SW	Cuttings	1938	1:10560
A	159m SW	Cuttings	1909	1:10560
B	160m SW	Cuttings	1898	1:10560
B	163m SW	Cuttings	1932	1:10560
B	163m SW	Cuttings	1909	1:10560
B	164m SW	Cuttings	1988	1:10000
B	164m SW	Cuttings	1969	1:10000
B	164m SW	Cuttings	1979	1:10000
B	164m SW	Cuttings	1938	1:10560
A	165m SW	Cuttings	1960	1:10560
1	166m SW	Cuttings	1960	1:10560
B	169m SW	Cuttings	1961	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This is data is sourced from Ordnance Survey/Groundsure.



18.4 Underground mining extents

Records within 500m**0**

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m**0**

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m**0**

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site**1**

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

Location	Details
On site	Whilst outside of an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) may have information such as mining plans and maps held within their archive that have occurred within 1km of this property. Please note, the plans held by JPB may also relate to non-mining records. Further details and a quote for services (if appropriate) can be obtained by emailing this report to enquiries.gs@jpb.co.uk ↗.

This data is sourced from Johnson Poole and Bloomer.



18.8 The Coal Authority non-coal mining

Records within 500m**0**

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m**0**

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m**0**

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m**0**

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

This data is sourced from Groundsure.



18.12 Coal mining

Records on site	0
-----------------	---

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0
-----------------	---

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

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

18.14 Gypsum areas

Records on site	0
-----------------	---

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0
-----------------	---

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0
-----------------	---

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

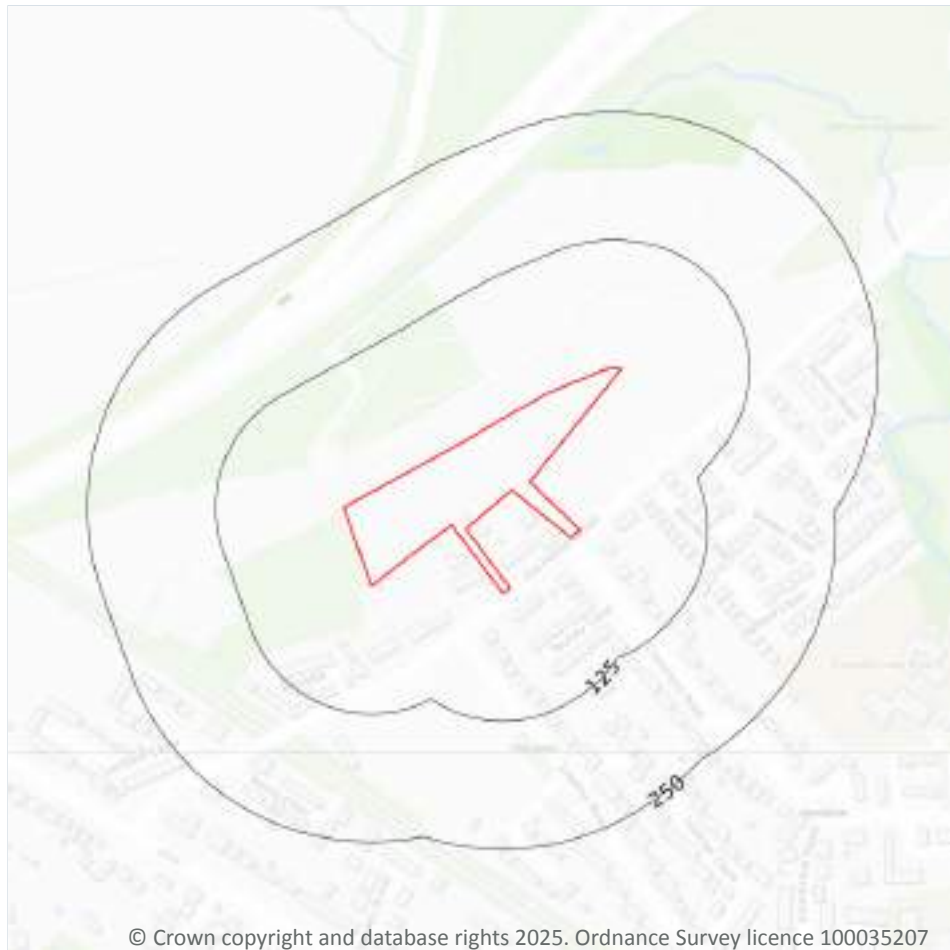
Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



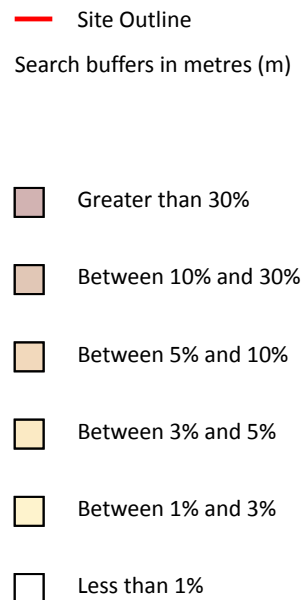
This data is sourced from Groundsure.



20 Radon



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20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 108](#) >

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



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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

4

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	3.0 - 6.0 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	3.0 - 6.0 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	3.0 - 6.0 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
41m SE	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	3.0 - 6.0 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.



21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



- Site Outline
- Search buffers in metres (m)
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- ... Active railways
- ... Active tunnels
- ... Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

22.1 Underground railways (London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

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



This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

0

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m

0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

5

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways. Features are displayed on the Railway infrastructure and projects map on [page 112](#) >



Location	Name	Type
173m SW	North Downs Line	rail
174m SW	Not given	Multi Track
175m SW	Not given	Multi Track
177m SW	North Downs Line	rail
217m SW	Not given	Multi Track

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



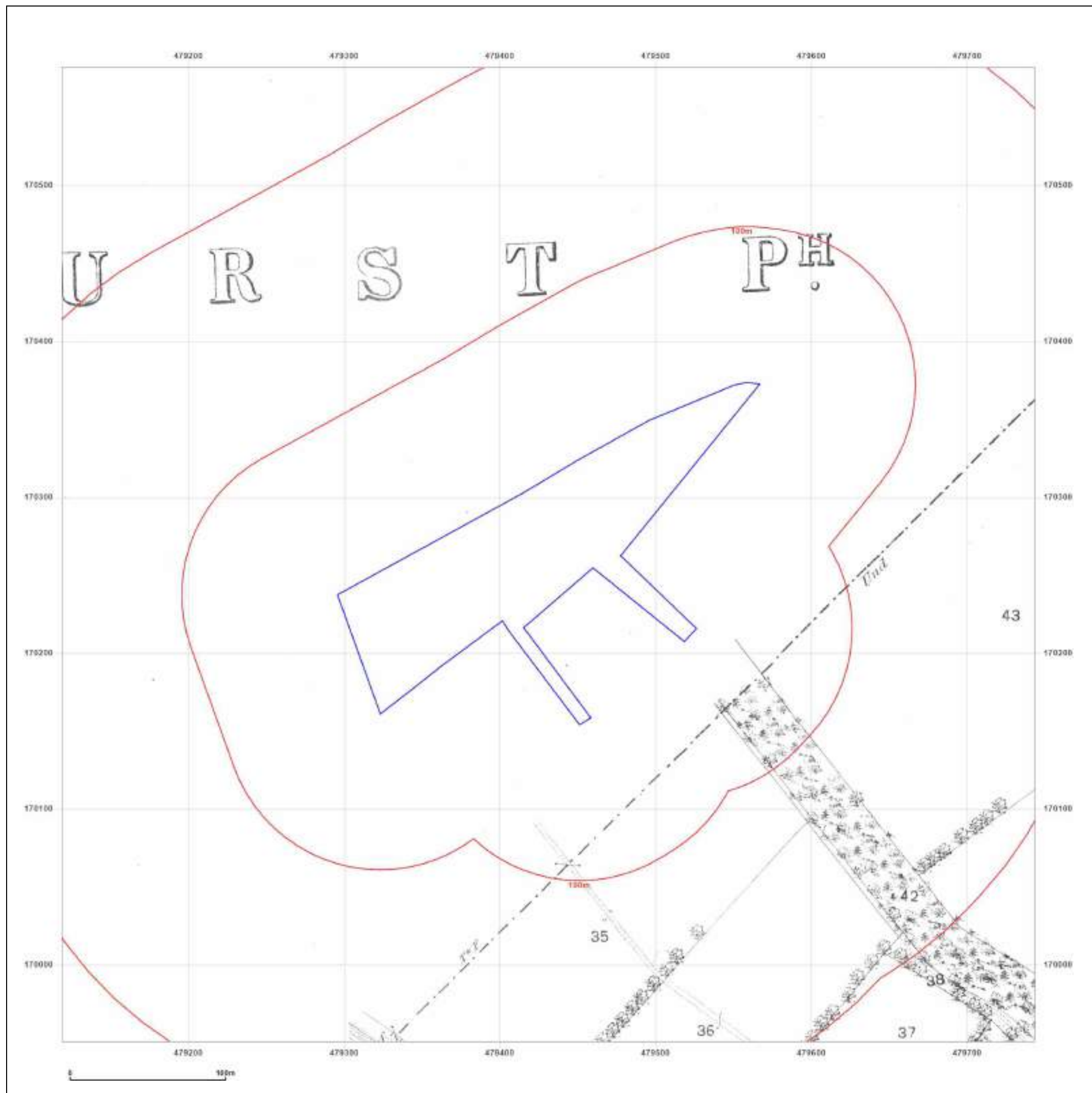
Data providers

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

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Site Details:

unspecified

Client Ref: EMS_998907_1244357
Report Ref: EMS-998907_1264480
Grid Ref: 479431, 170263

Map Name: County Series

Map date: 1871

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1871
Revised 1871
Edition N/A
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Site Details:

unspecified

Client Ref: EMS_998907_1244357
Report Ref: EMS-998907_1264480
Grid Ref: 479431, 170263

Map Name: County Series

Map date: 1899

Scale: 1:2,500

Printed at: 1:2,500



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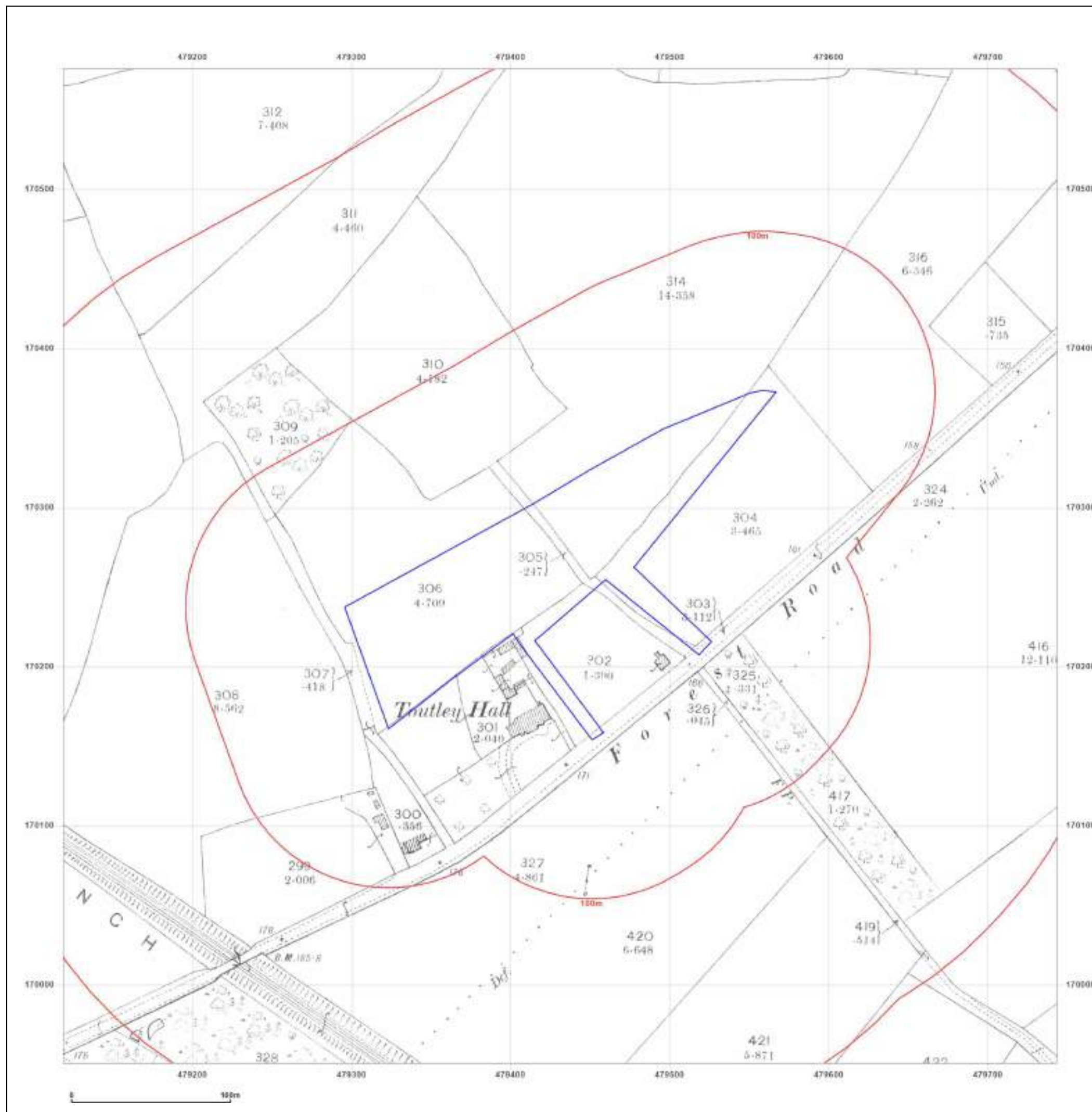


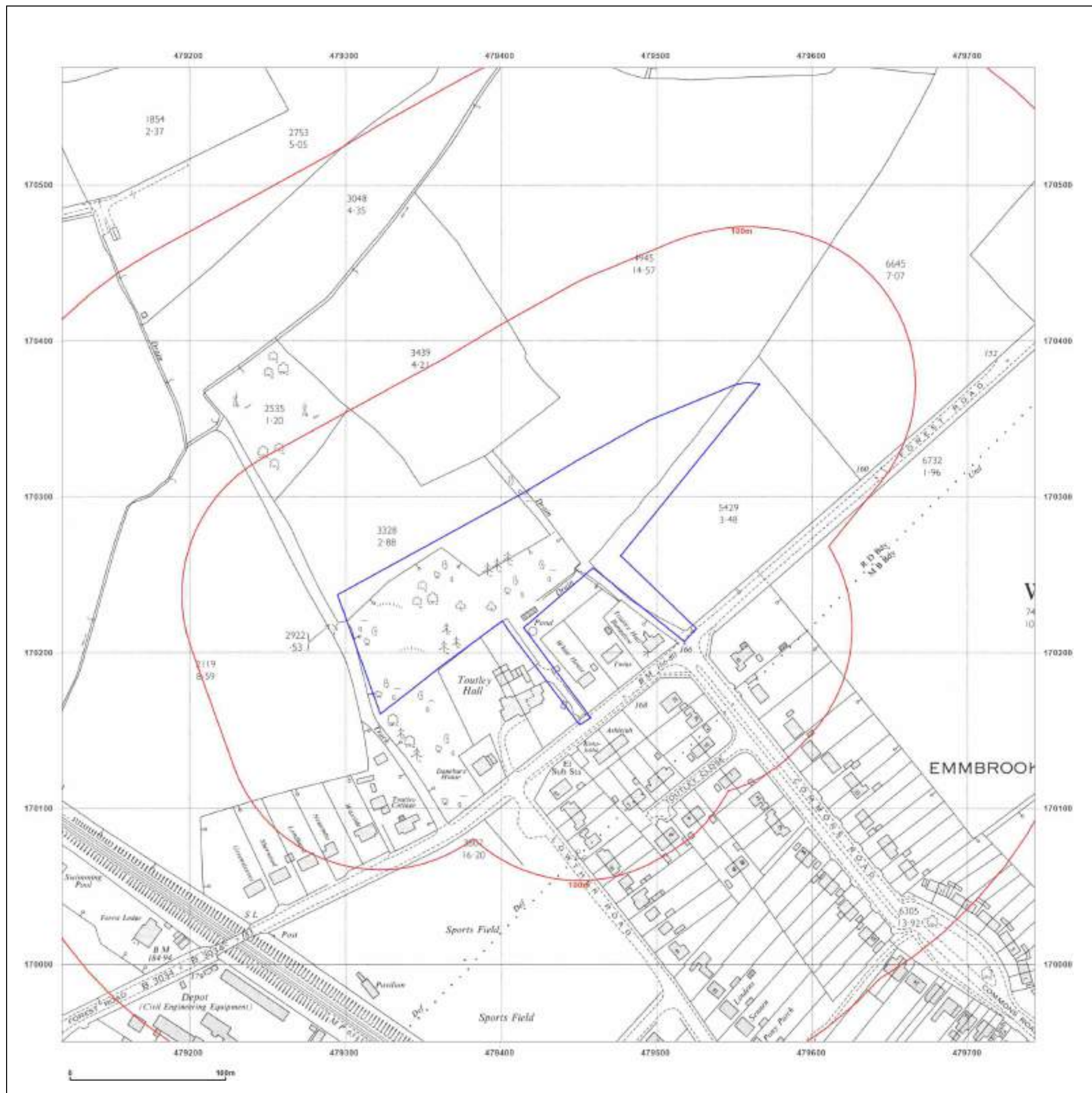
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Site Details:
unspecified

Client Ref: EMS_998907_1244357
Report Ref: EMS-998907_1264480
Grid Ref: 479431, 170263

Map Name: National Grid
Map date: 1967
Scale: 1:2,500
Printed at: 1:2,500



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Surveyed 1967
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Site Details:

unspecified

Client Ref: EMS_998907_1244357
Report Ref: EMS-998907_1264480
Grid Ref: 479431, 170263

Map Name: National Grid

Map date: 1967

Scale: 1:2,500

Printed at: 1:2,500



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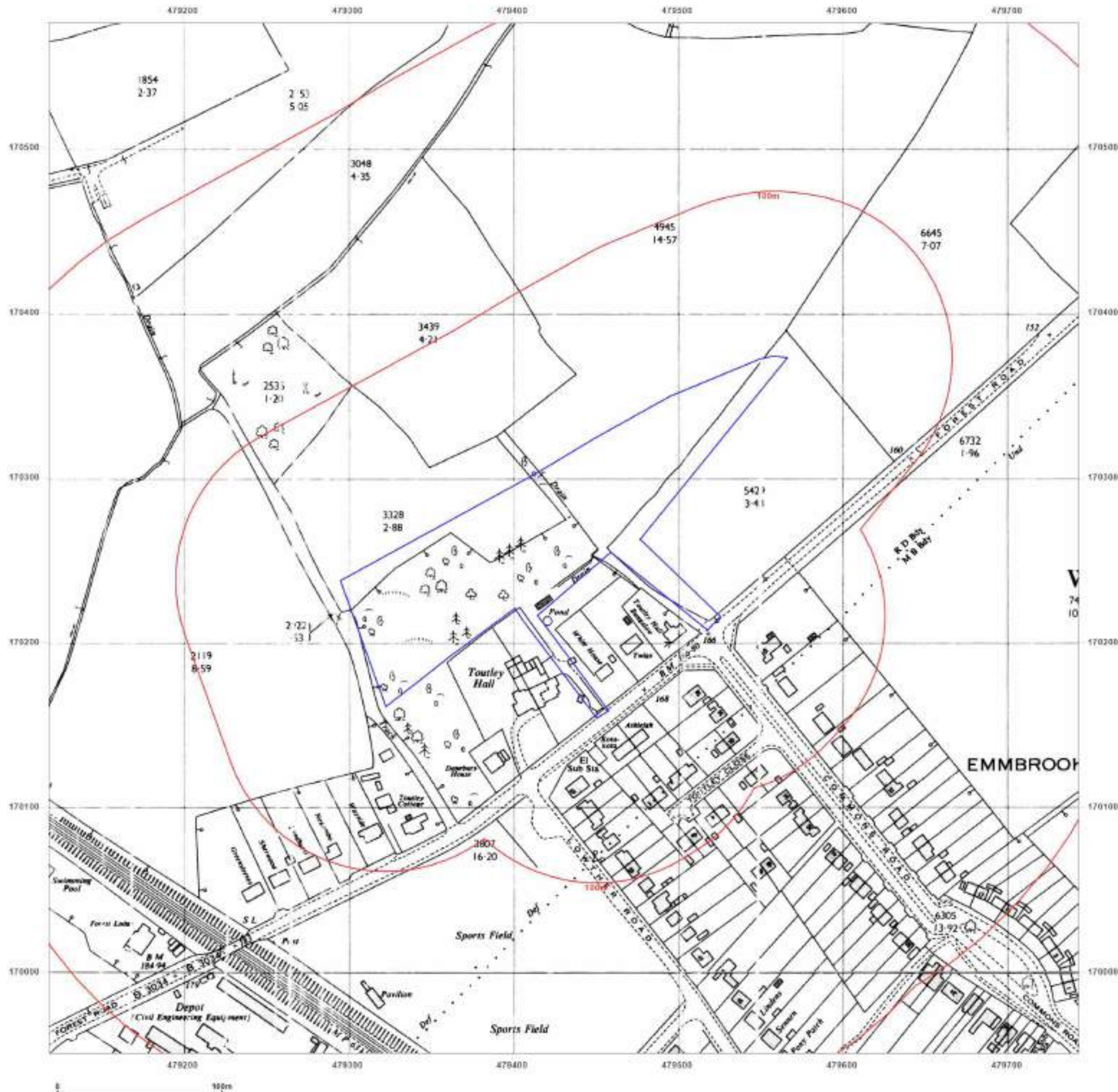


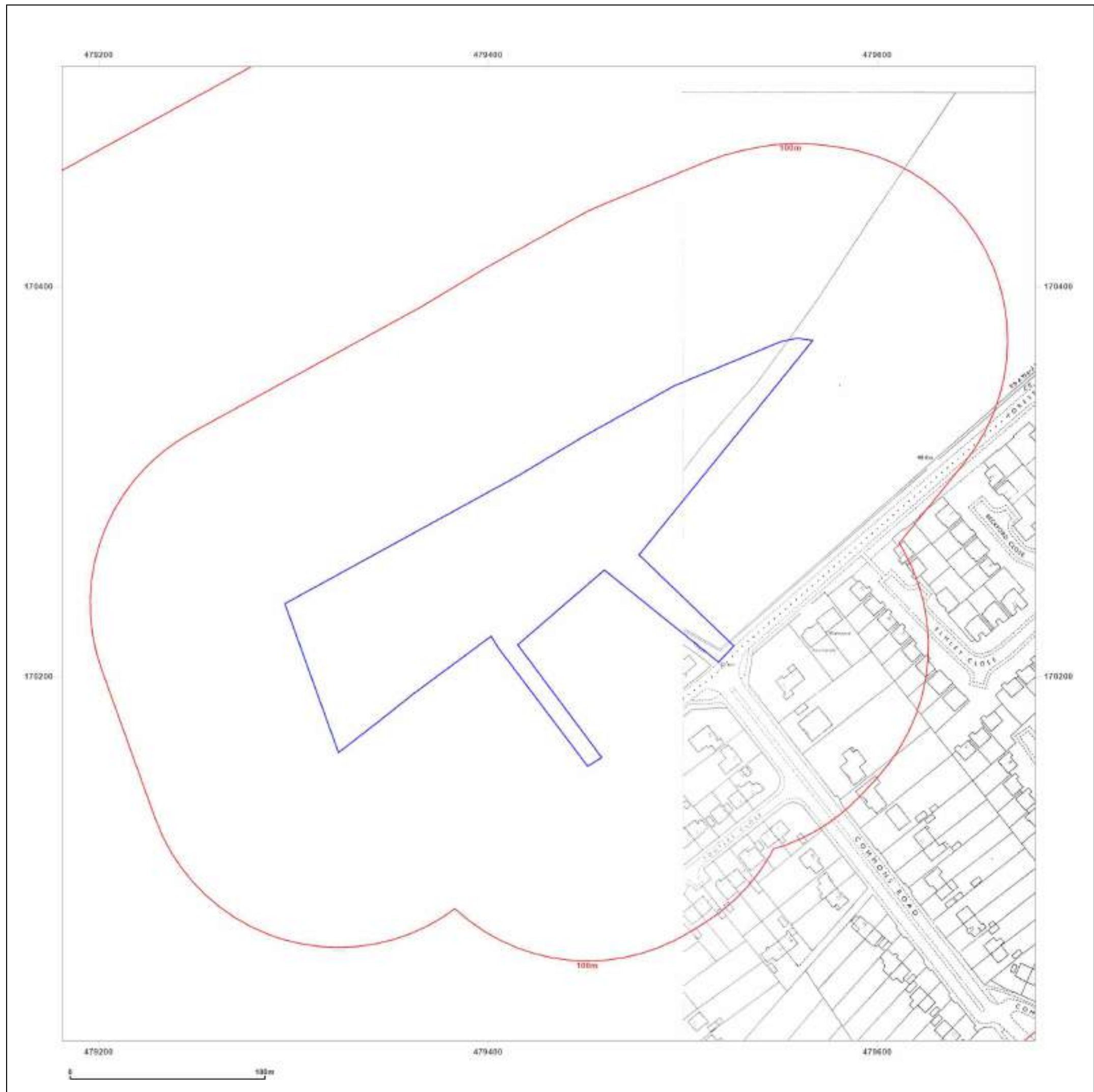
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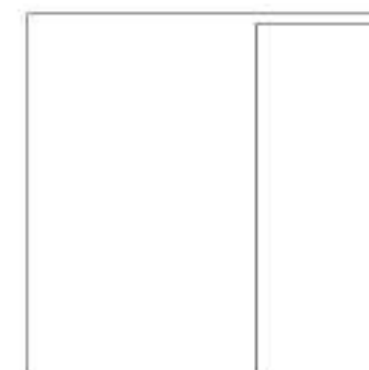
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Grid Ref: 479431, 170263

Map Name: National Grid

Map date: 1987

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1964
Revised 1987
Edition N/A
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Site Details:

unspecified

Client Ref: EMS_998907_1244357
Report Ref: EMS-998907_1264480
Grid Ref: 479431, 170263

Map Name: National Grid

Map date: 1989

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1978
Revised 1987
Edition N/A
Copyright 1989
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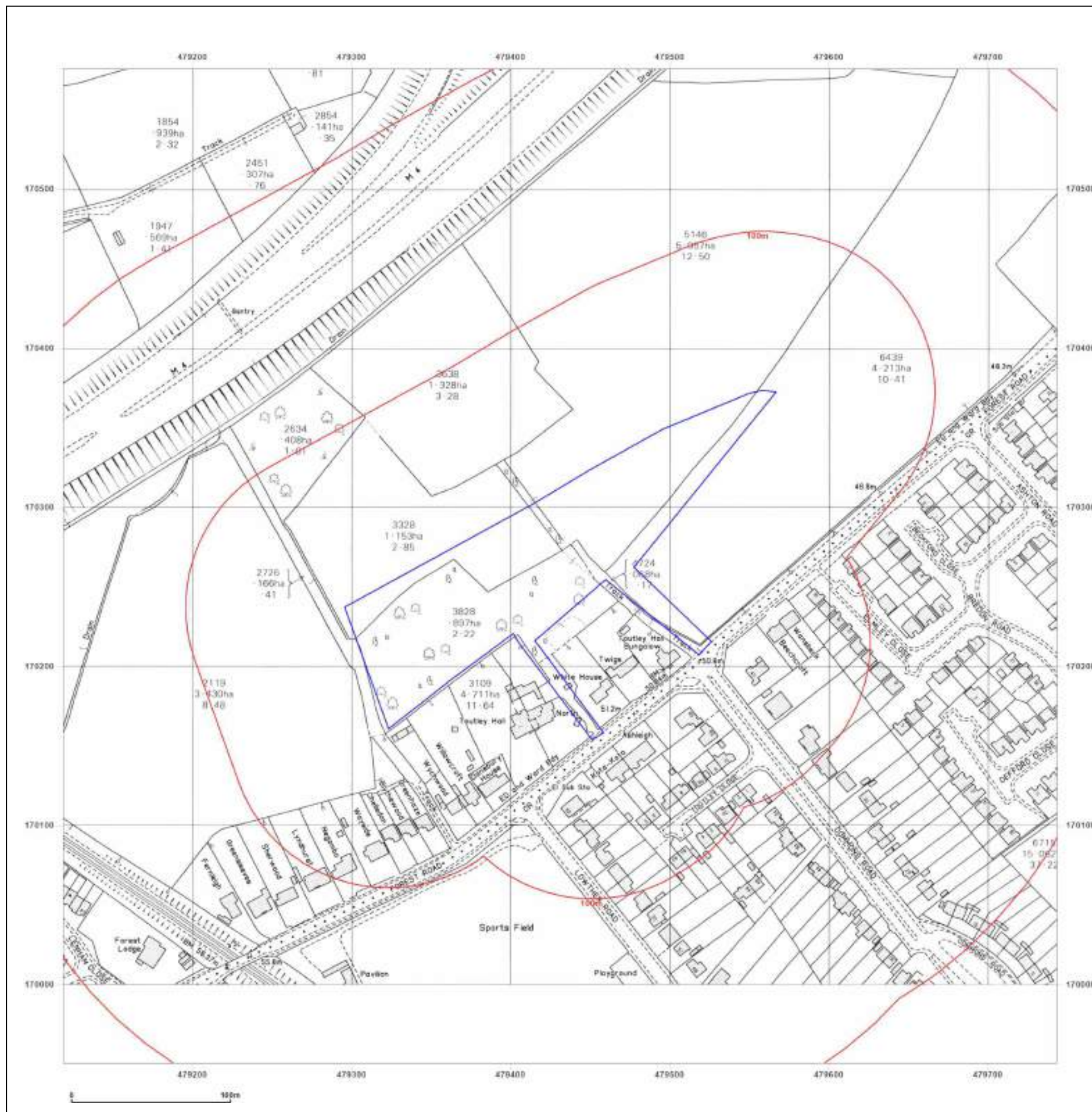


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Site Details:

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Client Ref: EMS_998907_1244357
Report Ref: EMS-998907_1264480
Grid Ref: 479431, 170263

Map Name: National Grid

Map date: 1993

Scale: 1:1,250

Printed at: 1:2,000



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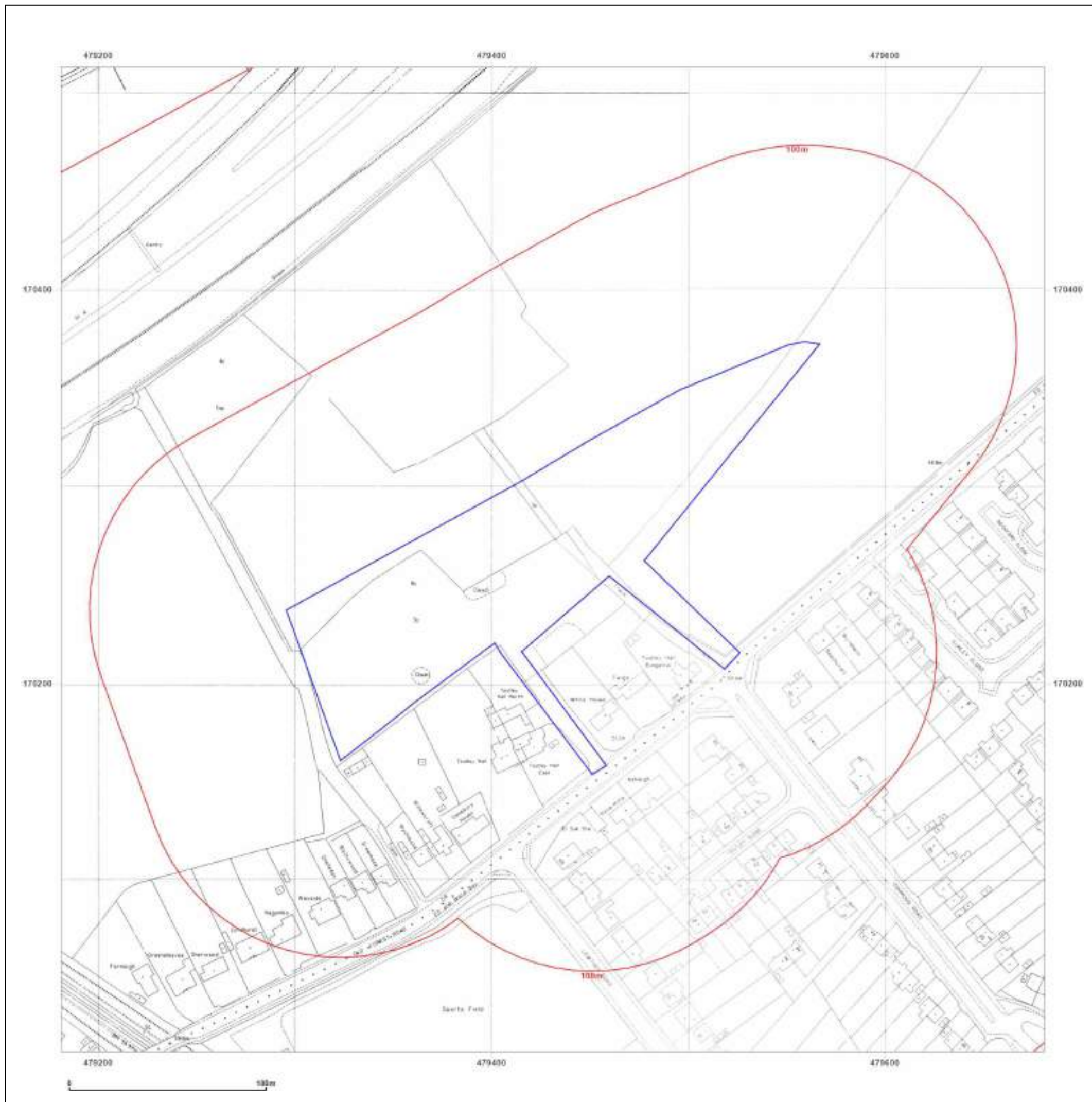


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Site Details:

unspecified

Client Ref: EMS_998907_1244357
Report Ref: EMS-998907_1264480
Grid Ref: 479431, 170263

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Site Details:

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Client Ref: EMS_998907_1244357
Report Ref: EMS-998907_1264480
Grid Ref: 479431, 170263

Map Name: County Series

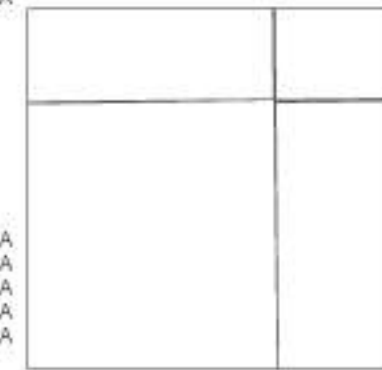
Map date: 1898

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A



Surveyed N/A
Revised N/A
Edition N/A
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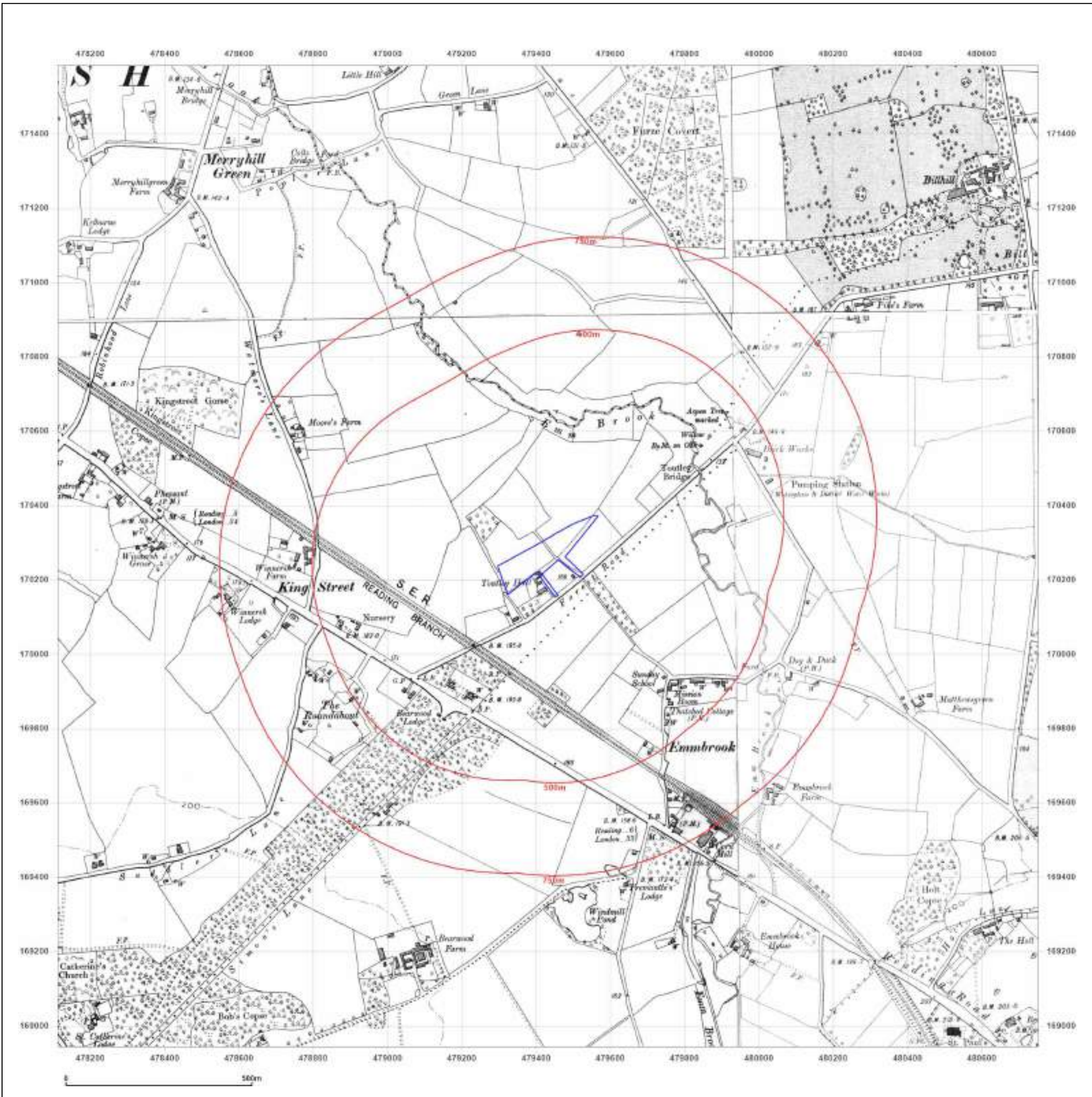


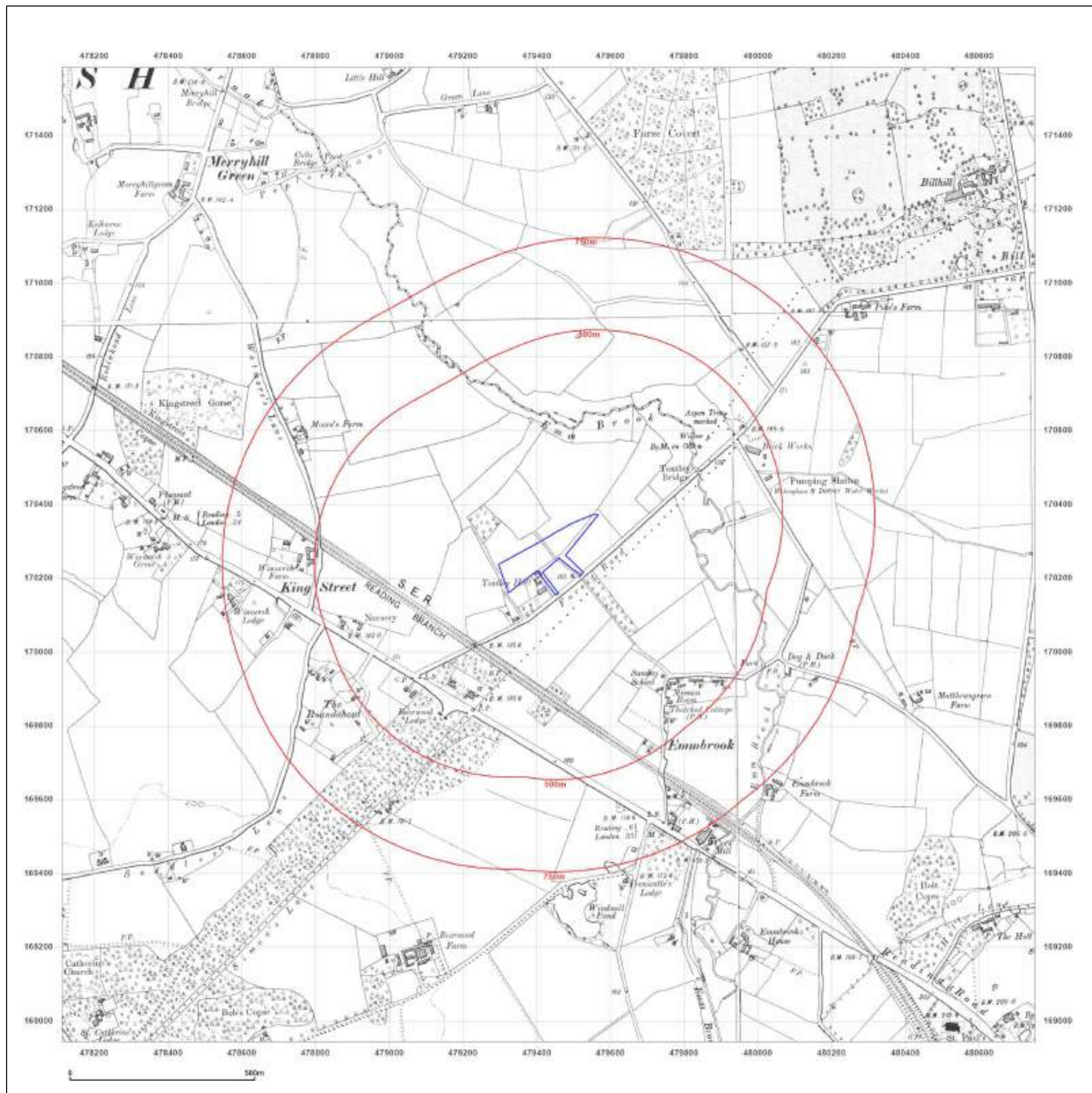
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Site Details:
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Grid Ref: 479431, 170263

Map Name: County Series
Map date: 1898
Scale: 1:10,560
Printed at: 1:10,560

Surveyed 1872
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Edition N/A
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Revised 1898
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Report Ref: EMS-998907_1264480
Grid Ref: 479431, 170263

Map Name: County Series

Map date: 1909-1910

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1871
Revised 1910
Edition N/A
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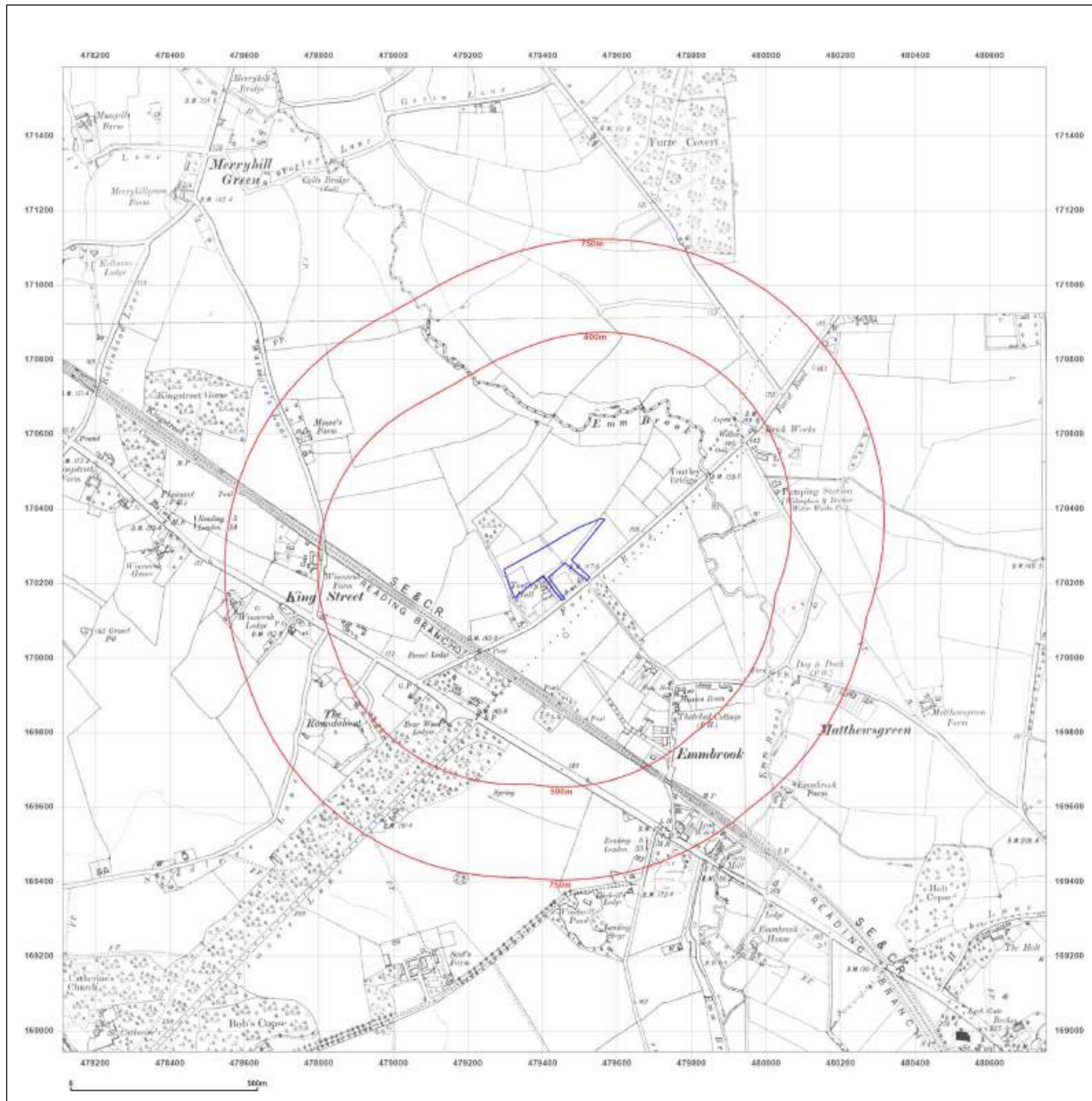


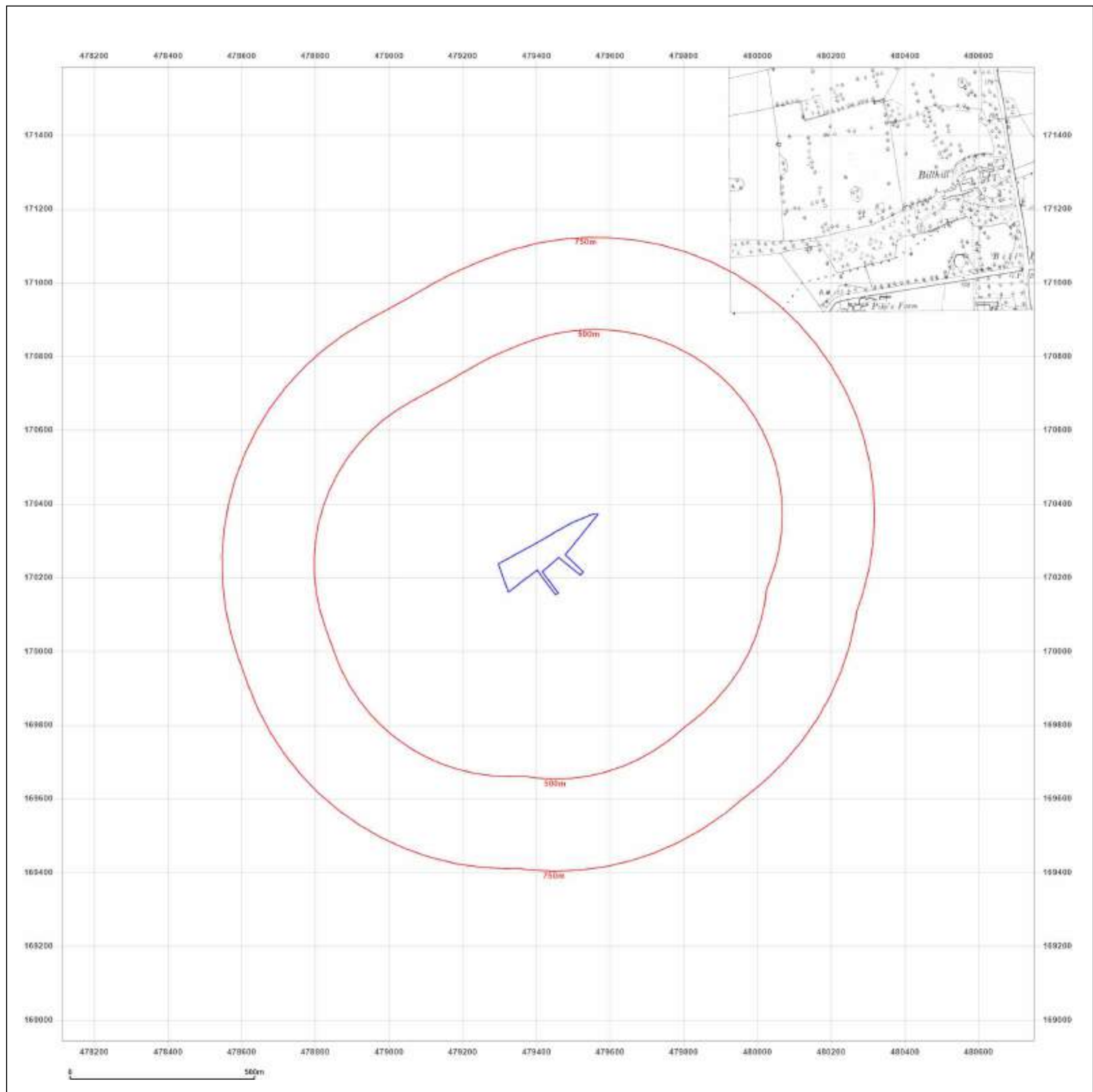
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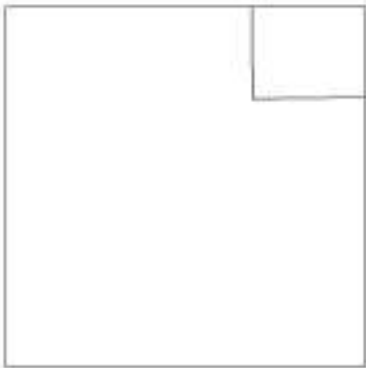
Map date: 1913

Scale: 1:10,560

Printed at: 1:10,560



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Edition N/A
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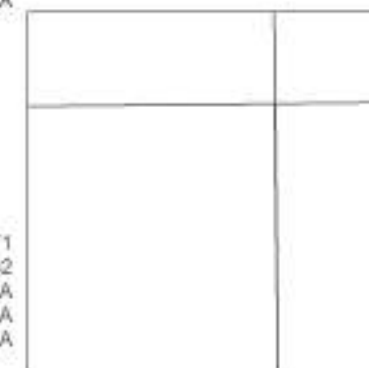
Map date: 1932

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1871
Revised 1932
Edition N/A
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Surveyed 1871
Revised 1932
Edition N/A
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Levelled N/A

Surveyed 1871
Revised 1932
Edition N/A
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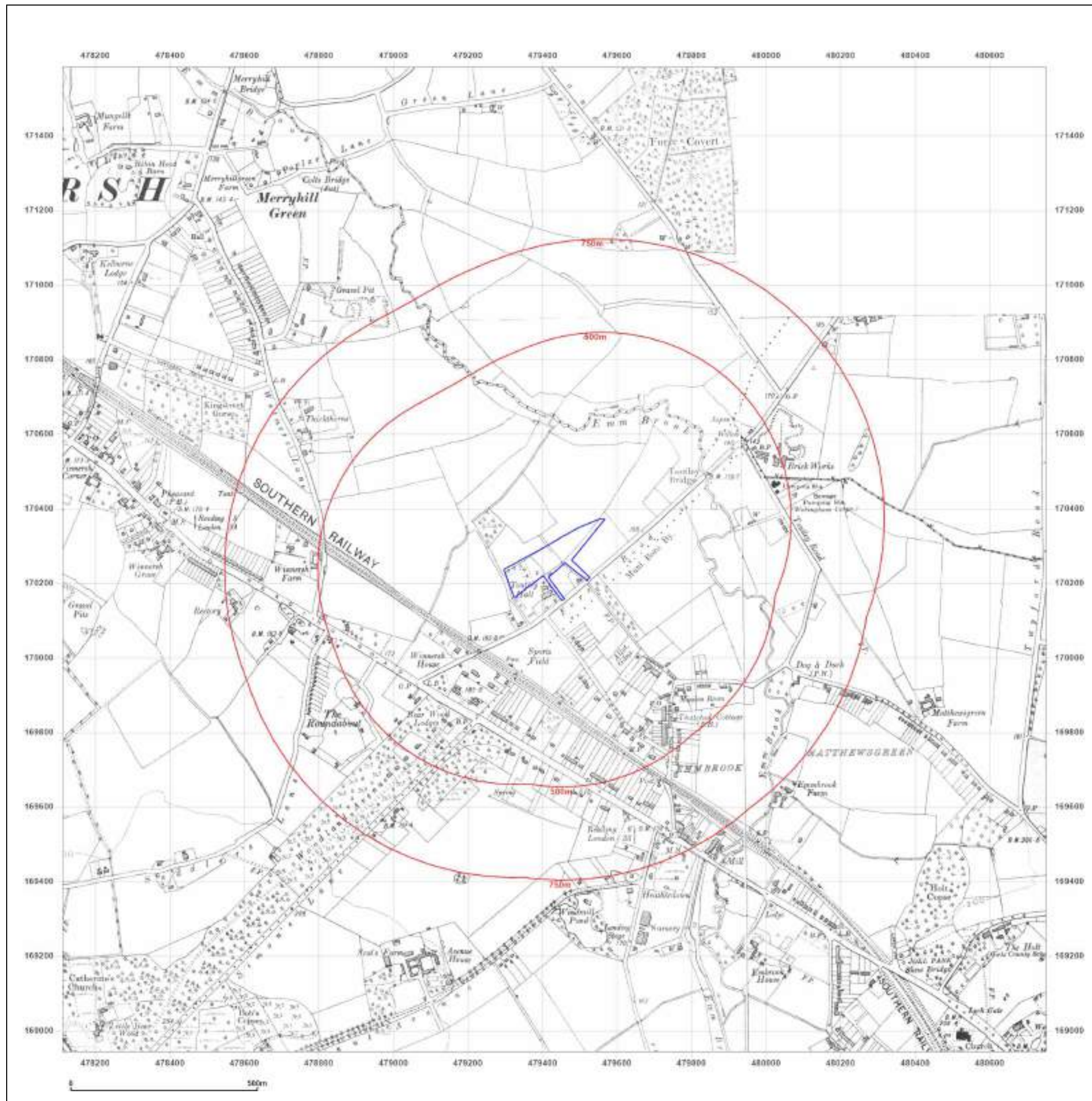


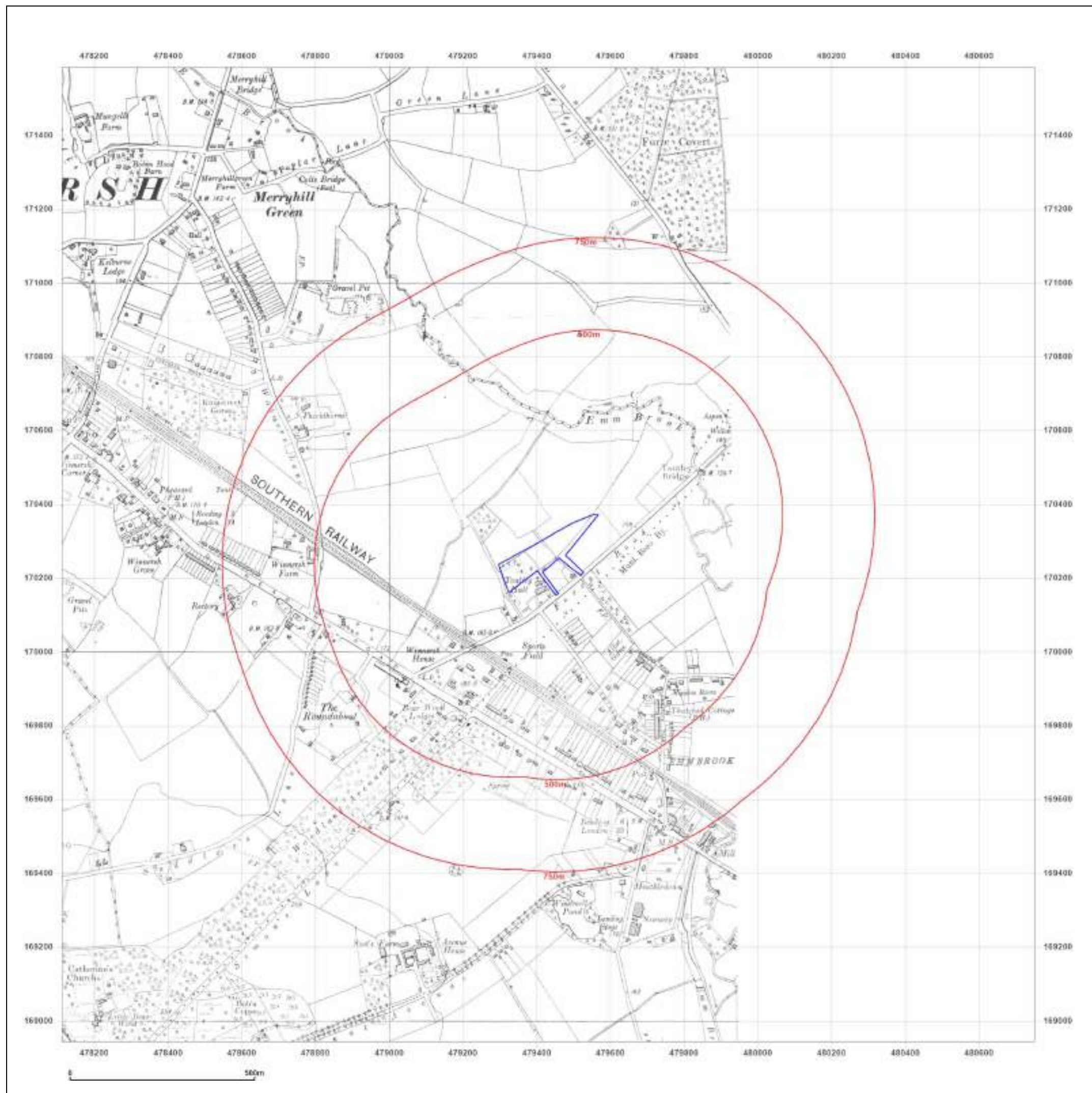
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Site Details:

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Report Ref: EMS-998907_1264480
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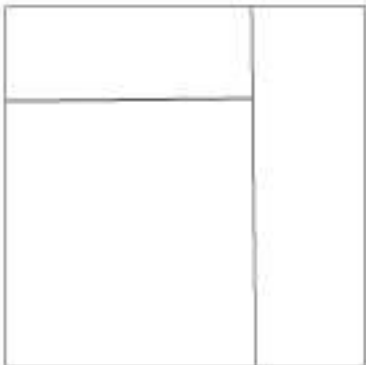
Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1871
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Revised 1938
Edition N/A
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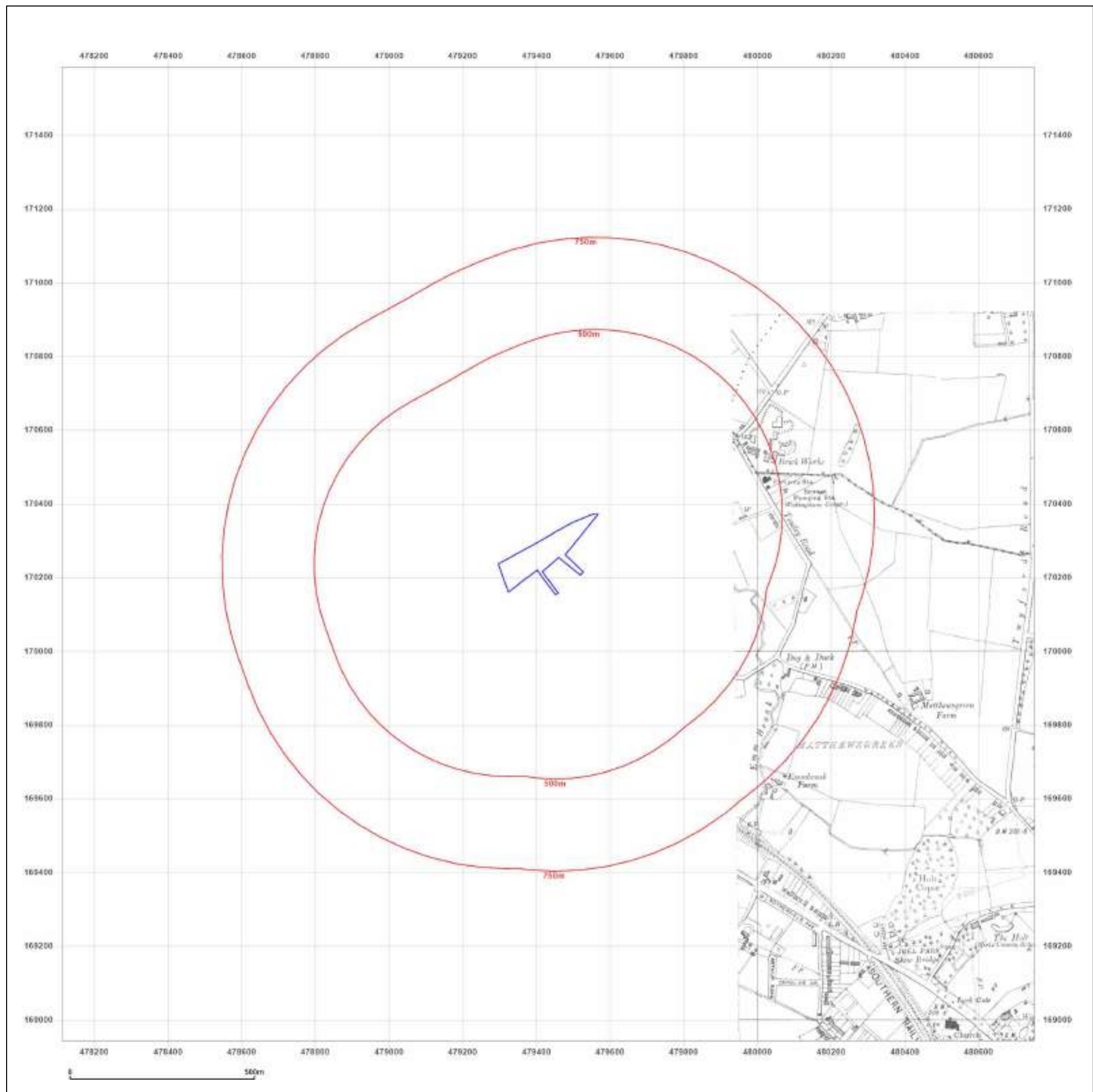


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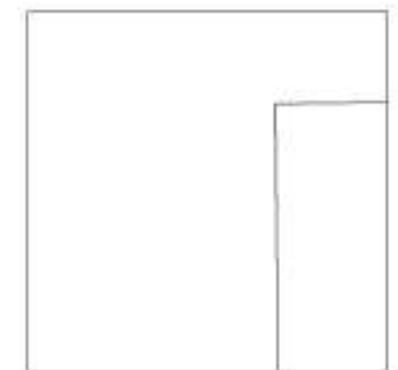
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Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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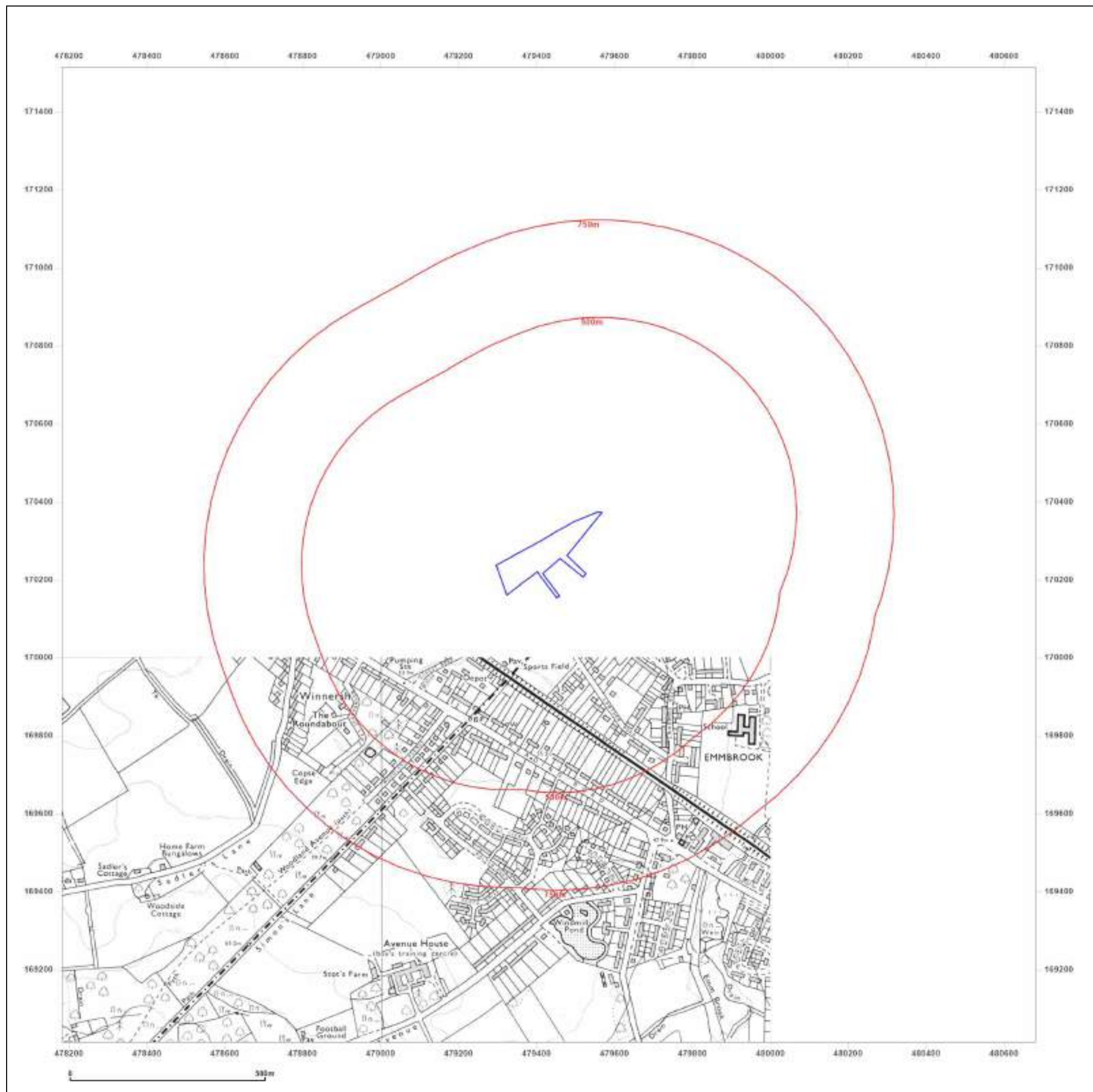


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Site Details:

unspecified

Client Ref: EMS_998907_1244357
Report Ref: EMS-998907_1264480
Grid Ref: 479431, 170263

Map Name: National Grid

Map date: 1969

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1969
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Edition N/A
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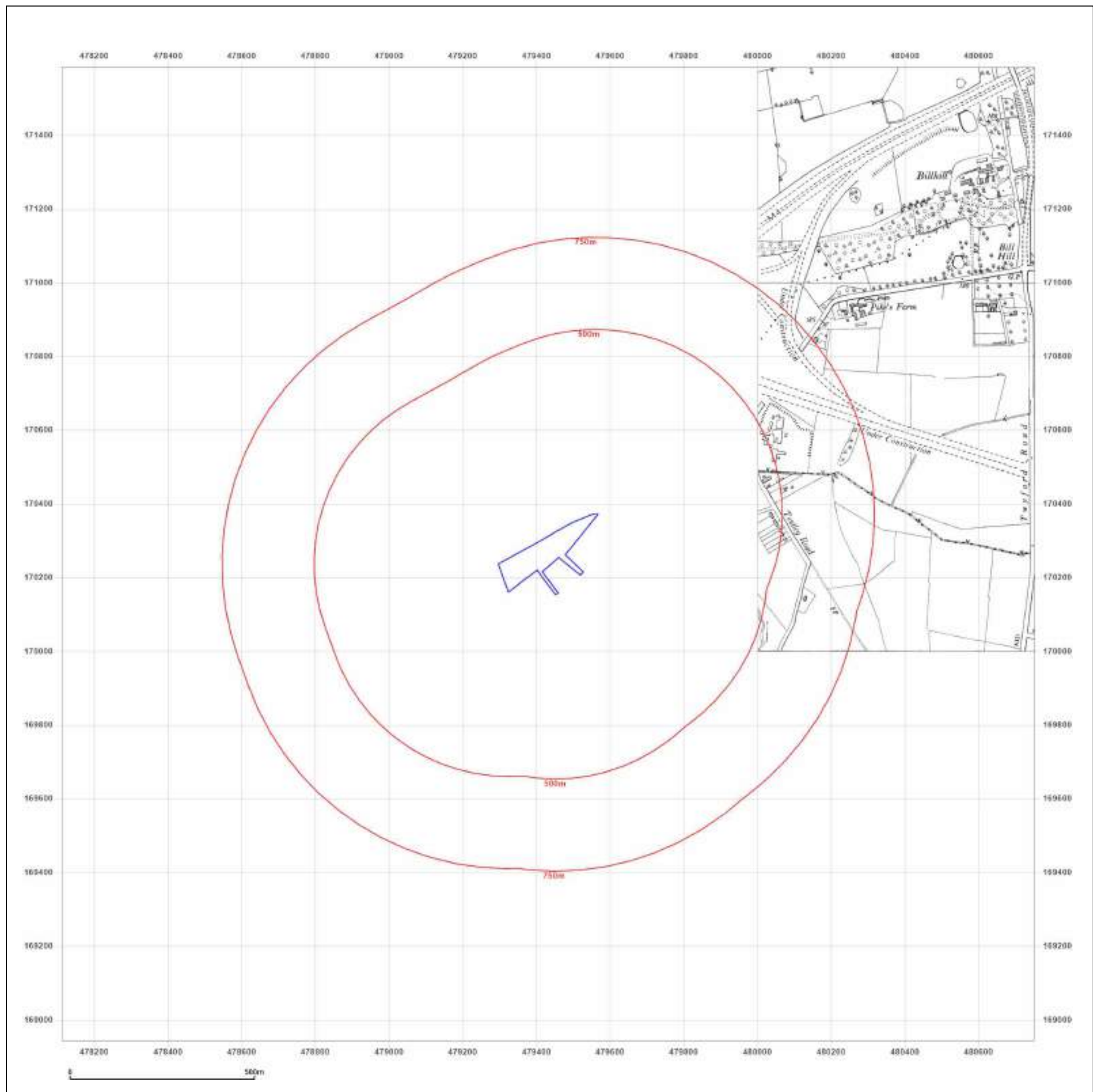


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Site Details:

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Report Ref: EMS-998907_1264480
Grid Ref: 479431, 170263

Map Name: Provisional

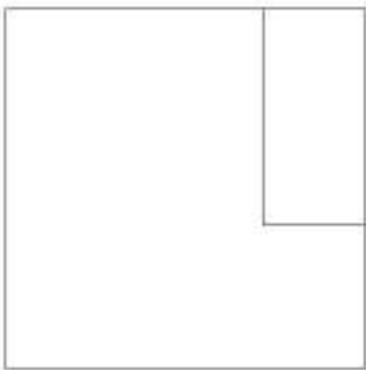
Map date: 1972

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1958
Revised 1972
Edition N/A
Copyright N/A
Levelled N/A



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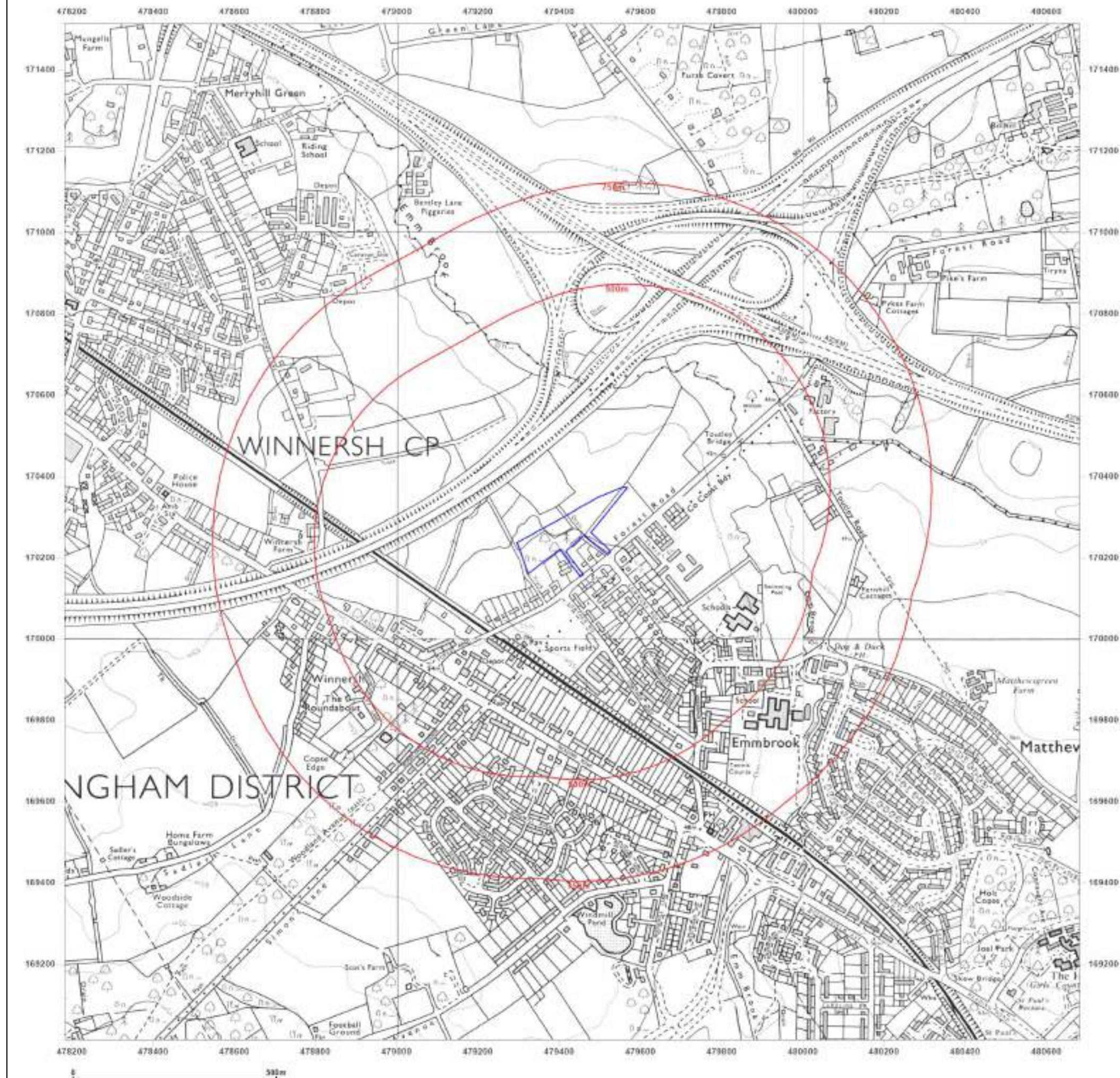


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Site Details:

unspecified

Client Ref: EMS_998907_1244357
Report Ref: EMS-998907_1264480
Grid Ref: 479431, 170263

Map Name:	National Grid
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Map date: 1975-1979

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1975
Revised 1977
Edition N/A
Copyright 1977
Levelled 1989

Surveyed 1972
Revised 1975
Edition N/A
Copyright 1975
Levelled 1971

Surveyed 1976
Revised 1979
Edition N/A
Copyright 1979
Levelled 1969

Surveyed 1973
Revised 1975
Edition N/A
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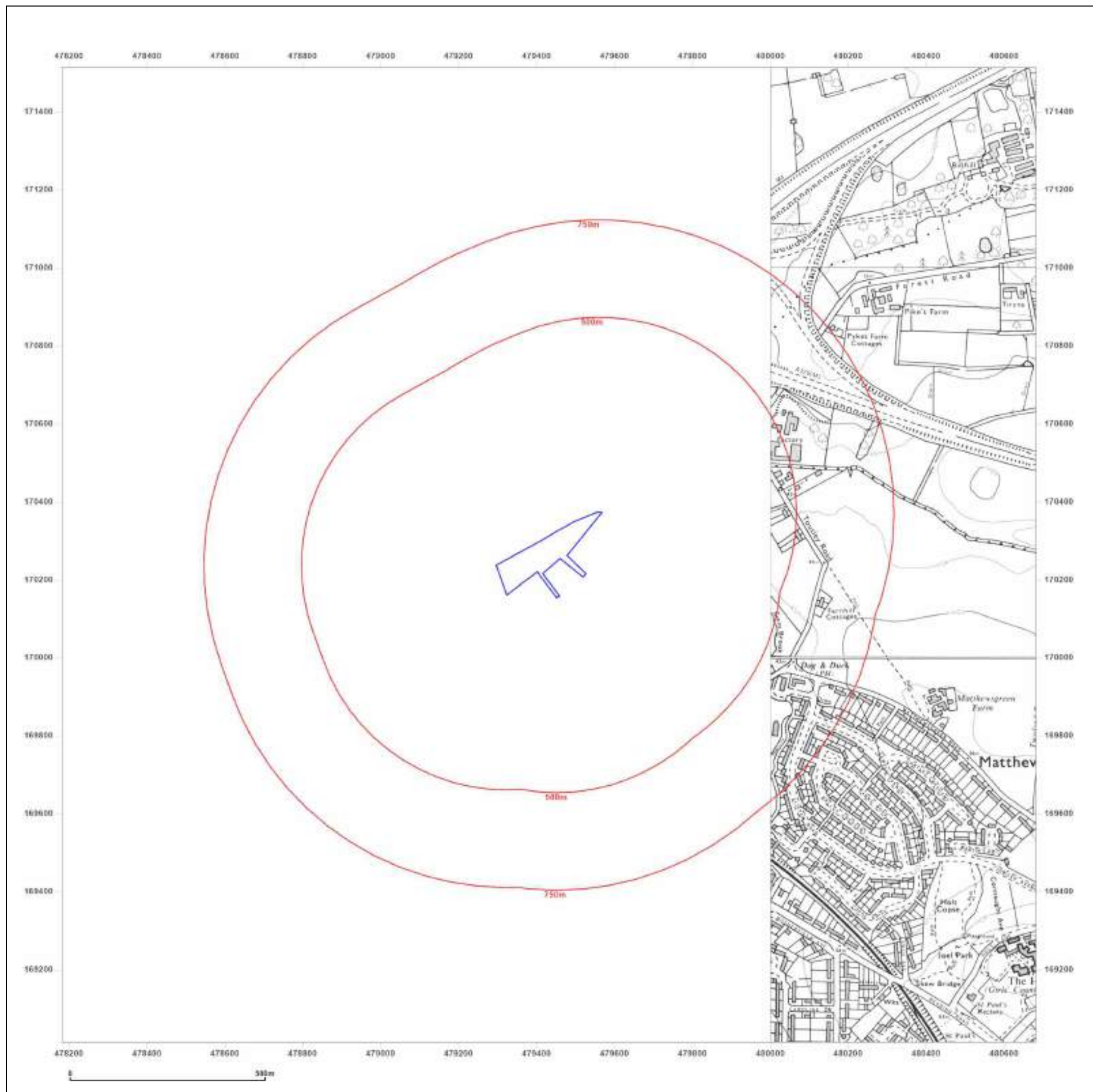


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Site Details:

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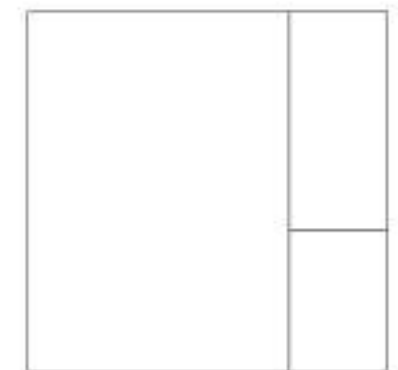
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Report Ref: EMS-998907_1264480
Grid Ref: 479431, 170263

Map Name: National Grid

Map date: 1980

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1972
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Edition N/A
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Surveyed 1973
Revised 1980
Edition N/A
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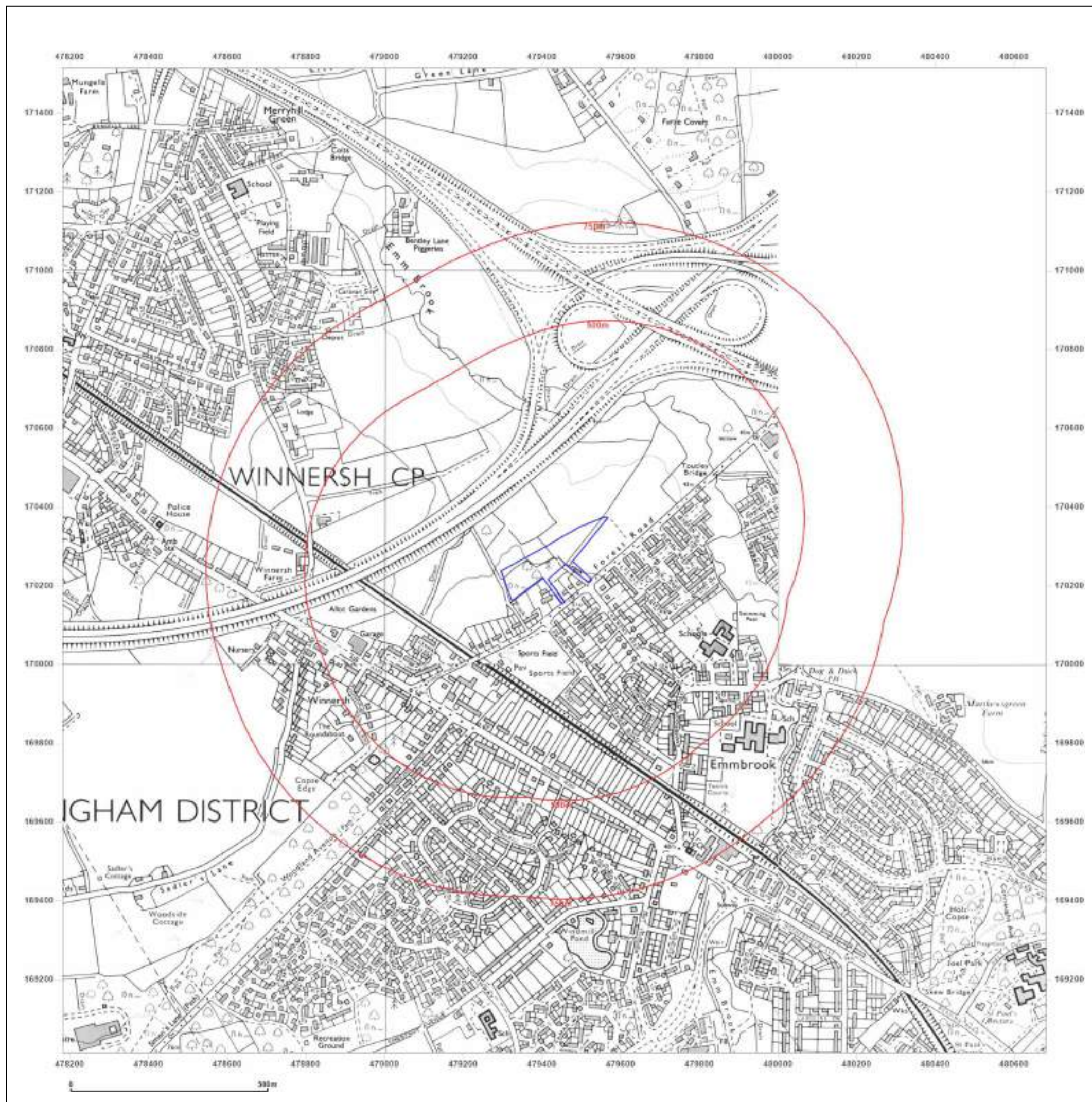


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Site Details:

unspecified

Client Ref: EMS_998907_1244357
Report Ref: EMS-998907_1264480
Grid Ref: 479431, 170263

Map Name: National Grid

Map date: 1986-1988

Scale: 1:10,000

Printed at: 1:10,000



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Revised 1986
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1988
Revised 1988
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1977
Revised 1988
Edition N/A
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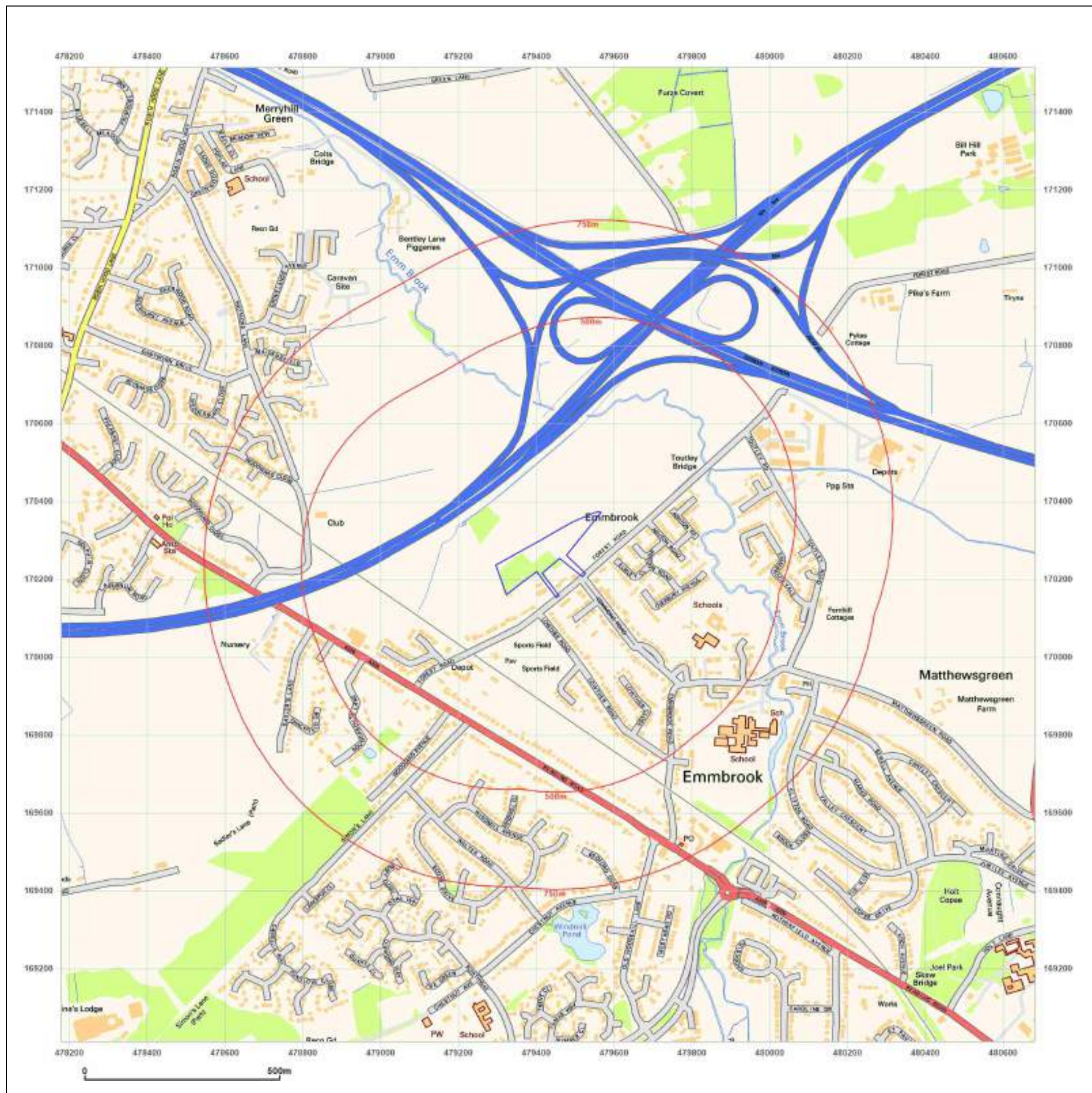


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Site Details:

unspecified

Client Ref: EMS_998907_1244357
Report Ref: EMS-998907_1264480
Grid Ref: 479431, 170263

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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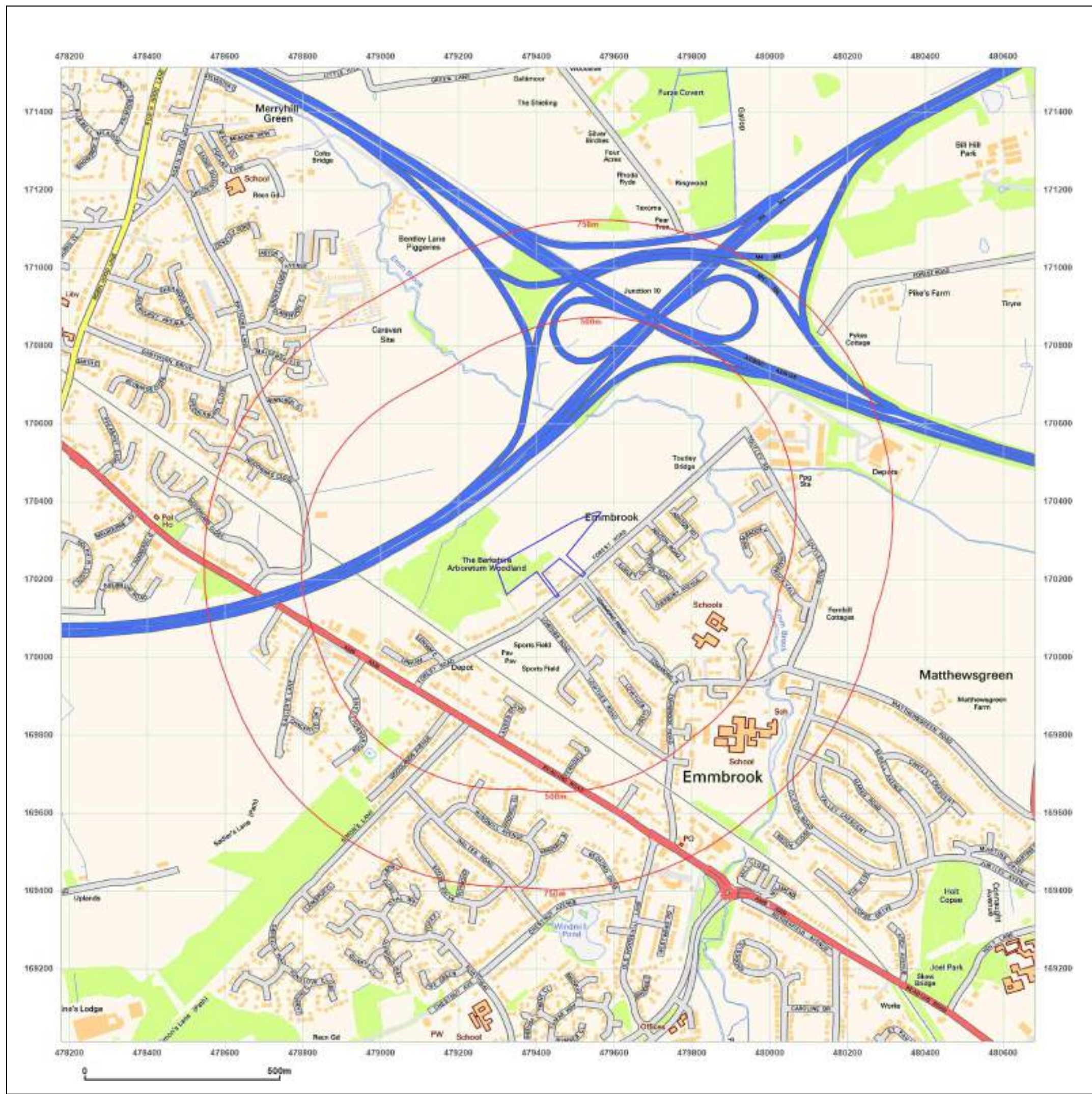


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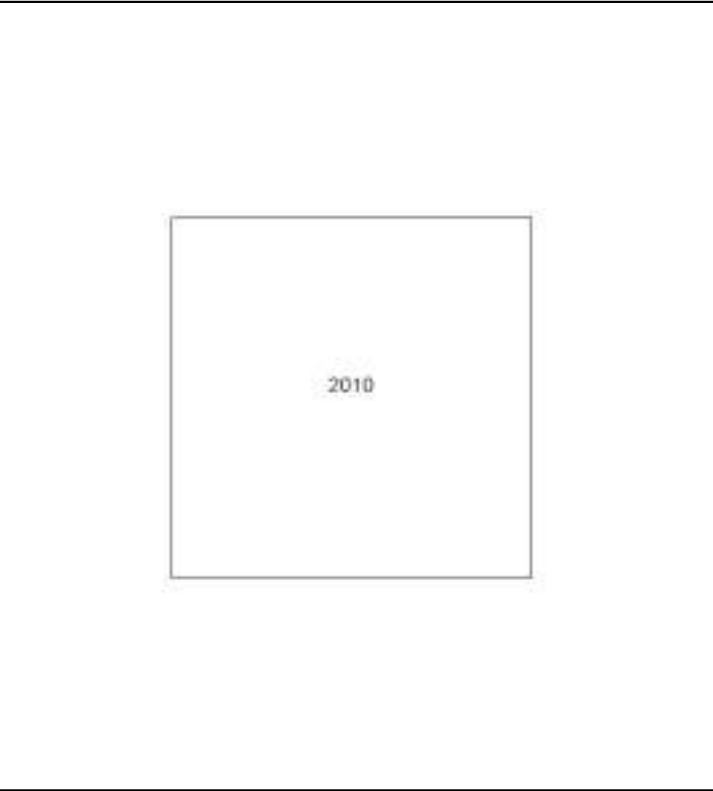
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Site Details:
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Client Ref: EMS_998907_1244357
Report Ref: EMS-998907_1264480
Grid Ref: 479431, 170263

Map Name: National Grid
Map date: 2010
Scale: 1:10,000
Printed at: 1:10,000



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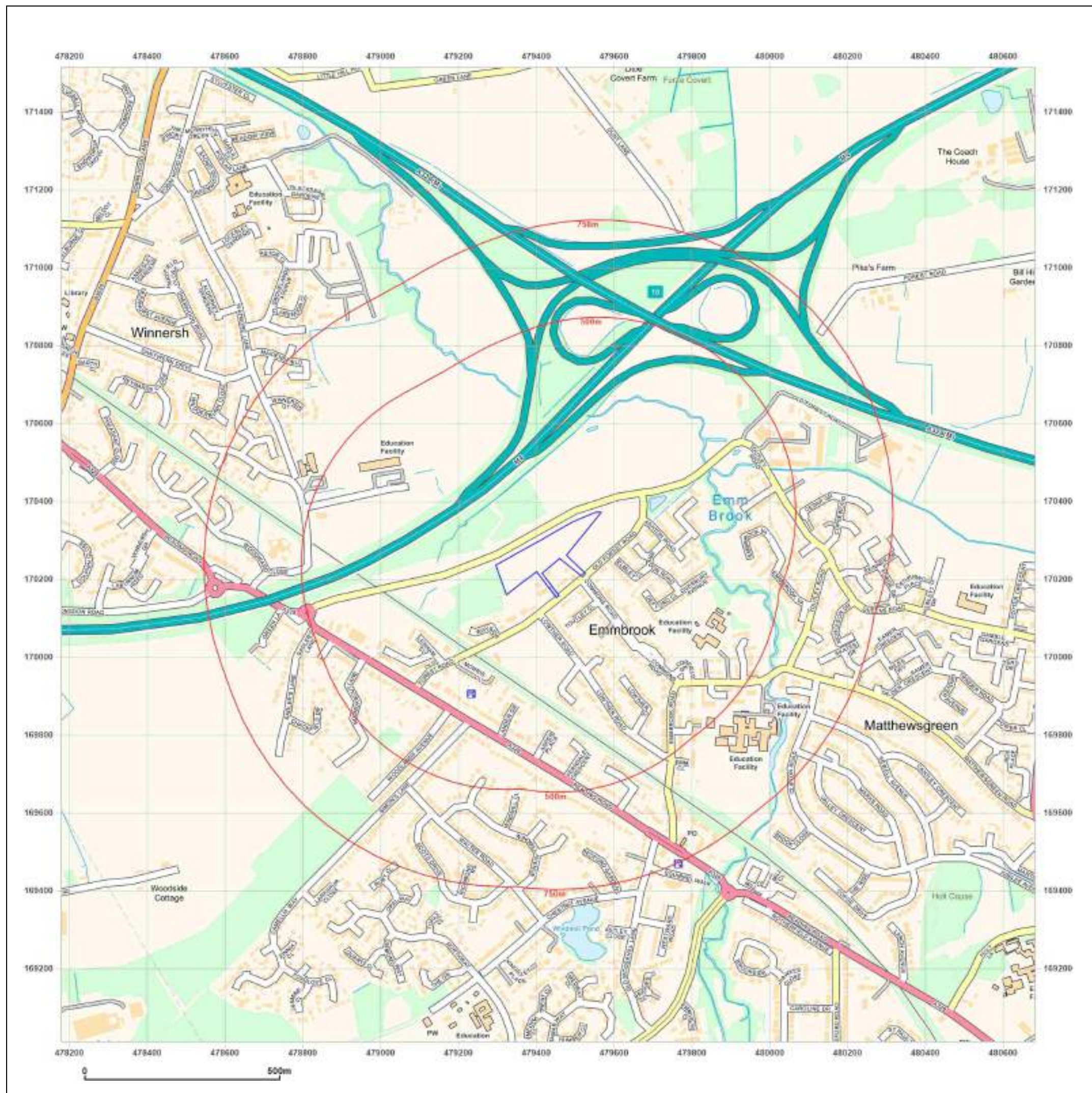


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Production date: 28 January 2025

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Site Details:

unspecified

Client Ref: EMS_998907_1244357
Report Ref: EMS-998907_1264480
Grid Ref: 479431, 170263

Map Name: National Grid

Map date: 2025

Scale: 1:10,000

Printed at: 1:10,000



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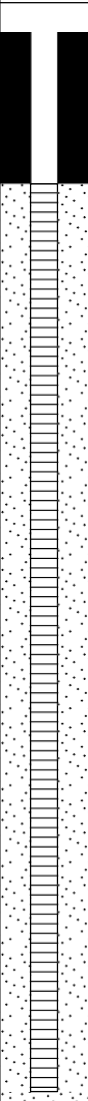
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Map legend available at:
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Appendix 2 – Exploratory Hole Logs

Site Old Forest Road, Wokingham RG41 1JA				WS01
Job No CRM.1265.045	Dates Start 13-01-25 Finish 13-01-25	Ground Level (m)	Co-Ordinates	
Client Elstree Land Limited				Sheet 1 of 2

Well	Water Levels	Samples & In Situ Testing			Depth (m)	Level (mAD)	Legend	Stratum Description	
		Depth (m)	No/Type	Results					
		0.20 - 0.40	ES		0.20			MADE GROUND: Grass over grey brown slightly gravelly sandy SILT with frequent rootlets. Gravel is angular to subangular and subrounded fine to medium flint and rare ash. Sand is fine to medium.	0
		0.50	D		0.40			MADE GROUND: Light greyish brown mottled orange brown sandy very gravelly SILT with local rootlets [damp]. Gravel is angular and rounded to subrounded fine to medium flint and occasional ash. Sand is fine to medium.	
		1.00 1.00 - 1.45	D SPT	N=22				Orange and yellow brown mottled grey green slightly silty fine to medium SAND. 0.50 - 0.60 Becoming slightly gravelly. Gravel is angular and rounded fine to medium flint.	
		1.50	D					1.00 - 1.45 Medium dense.	1
		2.00 2.00 - 2.45	D SPT	N=20				2.00 - 2.45 Medium dense.	2
		2.50	D						
		3.00 3.00 - 3.45	D SPT	N=12				3.00 - 3.45 Medium dense. 3.00 - 3.60 Becoming occasionally slightly gravelly. Gravel is angular and rounded fine to medium flint.	3
		3.60 3.60 - 4.03	D SPT	N=50	3.50 3.60			Light grey slightly clayey slightly gravelly fine to medium SAND. Gravel is angular and rounded fine to medium flint.	
								Very dense light grey slightly clayey slightly gravelly fine to medium SAND. Gravel is angular and rounded fine to medium flint.	
								3.60 - 4.03 Very dense. Refused at 4.03mbgl.	4
{4.00} Continued next sheet									

General Remarks

EQUIPMENT: Archway Dart window sampling rig.
METHOD: Dynamic sampled 0.00m-3.60mbgl.
CASING: No casing used.
REMARKS: Groundwater encountered at 3.00mbgl.
BACKFILL: On completion, a slotted pipe (63mm OD) was installed to 3.60mbgl, granular response zone (3.60m-0.60m), plain pipe 0.60m-0.10mbgl, gas valve and flush steel cover 0.10m-0.00mbgl.

Groundwater				
	Date	Strike Depth (m)	Casing Depth (m)	Depth After Observation (m)
	13/01/25	3.00		
All dimensions in metres Scale 1:25				Logged By NM



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Old Forest Road, Wokingham RG41 1JA

WS01

CRM.1265.045

Start 13-01-25

Finish 13-01-25

Ground Level (m)

Co-Ordinates

Sheet

2 of 2

Elstree Land Limited

[illegible]

EQUIPMENT: Archway Dart window sampling rig.
METHOD: Dynamic sampled 0.00m-3.60mbgl.
CASING: No casing used.
REMARKS: Groundwater encountered at 3.00mbgl.
BACKFILL: On completion, a slotted pipe (63mm OD) was installed to 3.60mbgl, granular response zone (3.60m-0.60m), plain pipe 0.60m-0.10mbgl, gas valve and flush steel cover 0.10m-0.00mbgl.

EQUIPMENT: Archway Dart window sampling rig.
METHOD: Dynamic sampled 0.00m-3.60mbgl.
CASING: No casing used.
REMARKS: Groundwater encountered at 3.00mbgl.
BACKFILL: On completion, a slotted pipe (63mm OD) was installed to 3.60mbgl, granular response zone (3.60m-0.60m), plain pipe 0.60m-0.10mbgl, gas valve and flush steel cover 0.10m-0.00mbgl.

Groundwater

Date _____

Strike Depth
(m)Casing Depth
(m)Depth After
Observation
(m)

All dimensions in metres
Scale 1:25

Logged By	NM
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L0 ENZYGO WS LOG GINT STD AGS 3_1 ENZYGO.GPJ CRM.1265.045 WINNERSH.GPJ 31/1/25



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Site Old Forest Road, Wokingham RG41 1JA				WS02
Job No CRM.1265.045	Dates Start 13-01-25 Finish 13-01-25	Ground Level (m)	Co-Ordinates	
Client Elstree Land Limited				Sheet 1 of 2

Well	Water Levels	Samples & In Situ Testing			Depth (m)	Level (mAD)	Legend	Stratum Description	
		Depth (m)	No/Type	Results					
		0.20 - 0.40	ES	N=8	0.20			MADE GROUND: Grass over grey brown mottled orange very sandy slightly gravelly SILT with frequent rootlets. Gravel is angular and rounded to subrounded fine to medium flint. Sand is fine to medium.	0
		0.50	D		0.40			MADE GROUND: Soft orange brown mottled brown silty sandy slightly gravelly CLAY with local rootlets. Gravel is angular to subangular and subrounded fine to medium flint, rare ash and brick. Sand is fine to medium.	
		1.00 1.00 - 1.45	D SPT					Soft to firm grey green yellow brown silty very sandy slightly gravelly CLAY with occasional rootlets. Gravel is angular and rounded to subrounded fine to medium flint. Sand is fine to medium.	1
		1.50	D	N=11	1.50			1.00 - 1.45 Soft to firm, low strength.	
		2.00 2.00 - 2.45	D SPT				Orange and yellow brown silty fine to medium SAND. 1.50 With rare rounded medium flint gravel.	2	
		2.50	D		2.30		2.00 Medium dense.		
		2.80	N=15			Stiff grey mottled brown and orange brown silty sandy slightly gravelly CLAY. Gravel is angular and subrounded fine to medium flint. Sand is fine to medium.			
		3.00 3.00 - 3.45		D SPT			Firm to stiff becoming firm grey mottled brown and orange brown silty sandy CLAY. Sand is fine to medium. 2.80 - 5.00 Borehole collapsed during dynamic sampling. 3.00 - 3.45 Firm to stiff, medium strength. 3.00 - 4.00 45% recovery.	3	
		3.50		D					
		4.00	D	N=12	{4.00}				Continued next sheet

General Remarks

EQUIPMENT: Archway Dart window sampling rig.
METHOD: Dynamic sampled 0.00m-5.00mbgl.
CASING: No casing used.
REMARKS: Groundwater encountered at 3.00mbgl.
BACKFILL: On completion, the borehole was backfilled with arisings.

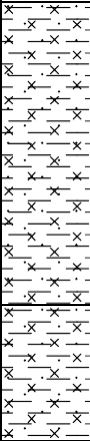
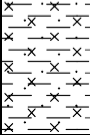
Groundwater	Date 13/01/25	Strike Depth (m) 3.00	Casing Depth (m)	Depth After Observation (m)
All dimensions in metres Scale 1:25				Logged By NM



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Site Old Forest Road, Wokingham RG41 1JA				WS02
Job No CRM.1265.045	Dates Start 13-01-25 Finish 13-01-25	Ground Level (m)	Co-Ordinates	

Client Elstree Land Limited	Sheet 2 of 2
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Well	Water Levels	Samples & In Situ Testing			Depth (m)	Level (mAD)	Legend	Stratum Description	
		Depth (m)	No/Type	Results					
		4.00 - 4.45	SPT					4.00 - 4.45 Firm, medium strength.	4
		4.00 - 5.00	D					4.00 - 5.00 40% recovery.	
		5.00 - 5.45	SPT	N=10	5.00			Firm grey mottled brown and orange brown silty sandy CLAY. Sand is fine to medium.	5
					5.45			5.00 - 5.45 Firm, medium strength.	
								Borehole completed at 5.45m.	
									6
									7
									8
					{8.00}				

General Remarks

EQUIPMENT: Archway Dart window sampling rig.
METHOD: Dynamic sampled 0.00m-5.00mbgl.
CASING: No casing used.
REMARKS: Groundwater encountered at 3.00mbgl.
BACKFILL: On completion, the borehole was backfilled with arisings.

Groundwater	Date	Strike Depth (m)	Casing Depth (m)	Depth After Observation (m)
All dimensions in metres Scale 1:25				Logged By NM



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Site Old Forest Road, Wokingham RG41 1JA				WS03
Job No CRM.1265.045	Dates Start 13-01-25 Finish 13-01-25	Ground Level (m)	Co-Ordinates	
Client Elstree Land Limited				Sheet 1 of 1

Well	Water Levels	Samples & In Situ Testing			Depth (m)	Level (mAD)	Legend	Stratum Description	
		Depth (m)	No/Type	Results					
		0.40 - 0.60 0.50	ES D	N=21	0.60			MADE GROUND: Grass over dark grey brown sandy slightly gravelly SILT with frequent rootlets. Gravel is angular to subangular and subrounded fine to medium flint, occasional ash and rare brick. Sand is fine to medium.	0
					0.80			Green grey and dark orange brown sandy gravelly SILT with local rootlets [damp]. Gravel is angular to subangular and subrounded fine to medium flint. Sand is fine to medium.	
		1.00 1.00 - 1.45	D SPT		1.00			Green grey and dark orange brown silty sandy angular to subangular and subrounded fine to medium GRAVEL of flint with local rootlets. Sand is fine to medium.	1
					1.40			Yellow brown mottled grey green gravelly fine to medium SAND. Gravel is angular to subangular and subrounded fine to medium flint.	
		1.50	D	N=20				1.00 - 1.45 Medium dense. Orange brown mottled grey green slightly silty fine to medium SAND.	
					2.00			Medium dense orange brown mottled grey green silty slightly gravelly fine to medium SAND. Gravel is angular and subrounded fine to coarse flint.	2
		2.00 2.00 - 2.45	D SPT		2.50			2.00 - 2.45 Medium dense. Very dense orange brown mottled grey green silty slightly gravelly fine to medium SAND. Gravel is angular and subrounded fine to coarse flint.	
					2.81			2.50 - 2.81 Very dense. Refused at 2.81mbgl. Borehole completed at 2.81m.	3
		2.50 2.50 - 2.81	D SPT						4
					{4.00}				

General Remarks

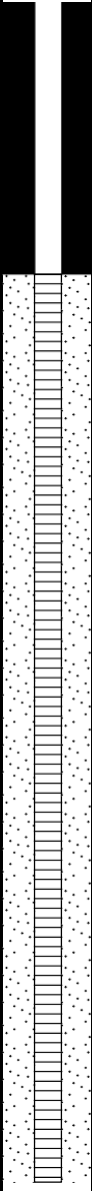
EQUIPMENT: Archway Dart window sampling rig.
METHOD: Dynamic sampled 0.00m-2.50mbgl.
CASING: No casing used.
REMARKS: Groundwater not encountered.
BACKFILL: On completion, the borehole was backfilled with arisings.

Groundwater	Date	Strike Depth (m)	Casing Depth (m)	Depth After Observation (m)
All dimensions in metres Scale 1:25				
				Logged By NM



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Site Old Forest Road, Wokingham RG41 1JA				WS04
Job No CRM.1265.045	Dates Start 13-01-25 Finish 13-01-25	Ground Level (m)	Co-Ordinates	
Client Elstree Land Limited				Sheet 1 of 2

Well	Water Levels	Samples & In Situ Testing			Depth (m)	Level (mAD)	Legend	Stratum Description	
		Depth (m)	No/Type	Results					
		0.40 - 0.60 0.50	ES D	N=8	0.30			MADE GROUND: Grass over grey brown slightly gravelly sandy SILT with frequent rootlets. Gravel is angular to subangular and subrounded fine to medium flint and rare ash. Sand is fine to medium.	0
					0.60			MADE GROUND: Light greyish brown mottled orange brown sandy very gravelly SILT with local rootlets [damp]. Gravel is angular and rounded to subrounded fine to medium flint and occasional ash. Sand is fine to medium.	
					0.75			Soft orange brown mottled grey green silty very sandy slightly gravelly CLAY. Gravel is angular and rounded to subrounded fine to medium flint. Sand is fine to medium.	
		1.00 1.00 - 1.45	D SPT	N=11				Firm grey green mottled yellow brown silty very sandy CLAY. Sand is fine to medium. 1.00 - 1.45 Soft to firm, low strength.	1
		1.50	D		1.50			Yellow brown mottled grey green silty fine to medium SAND.	
		2.00 2.00 - 2.45	D SPT		2.00			Medium dense yellow brown mottled grey green clayey slightly gravelly fine to medium SAND. Gravel is angular and subrounded fine flint. 2.00 - 2.45 Medium dense.	2
		2.50	D	N=15	2.50			Light bluish grey silty slightly gravelly fine to medium SAND. Gravel is angular and subrounded fine flint. 2.60 - 2.70 Becoming clayey.	
		3.00 3.00 - 3.45	D SPT		3.00			Medium dense orange brown slightly gravelly fine to coarse SAND. Gravel is angular and subrounded fine flint. 3.00 - 3.45 Medium dense.	3
		3.50	D		3.40 3.60			Medium dense orange brown sandy angular to subangular and subrounded fine to coarse GRAVEL of flint. Sand is fine to coarse.	
		4.00	D	N=50	4.00 {4.00}			Orange brown mottled grey green silty gravelly fine to coarse SAND. Gravel is angular and subrounded fine to medium flint.	
								Continued next sheet	4

General Remarks

EQUIPMENT: Archway Dart window sampling rig.
METHOD: Dynamic sampled 0.00m-4.00mbgl.
CASING: No casing used.
REMARKS: Groundwater encountered at 3.00mbgl.
BACKFILL: On completion, a slotted pipe (63mm OD) was installed to 4.00mbgl, granular response zone (4.00m-1.00m), plain pipe 1.00m-0.10mbgl, gas valve and flush steel cover 0.10m-0.00mbgl.

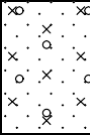
Groundwater	Date 13/01/25	Strike Depth (m) 3.00	Casing Depth (m)	Depth After Observation (m)
All dimensions in metres Scale 1:25				Logged By NM



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Site Old Forest Road, Wokingham RG41 1JA				WS04
Job No CRM.1265.045	Dates Start 13-01-25 Finish 13-01-25	Ground Level (m)	Co-Ordinates	

Client Elstree Land Limited	Sheet 2 of 2
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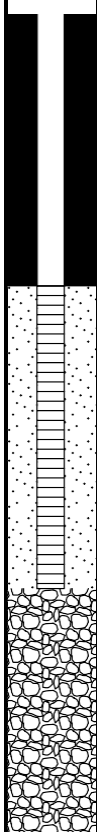
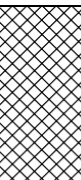
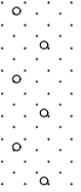
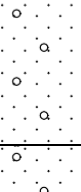
Well	Water Levels	Samples & In Situ Testing			Depth (m)	Level (mAD)	Legend	Stratum Description	
		Depth (m)	No/Type	Results					
		4.00 - 4.44	SPT		4.44			Very dense orange brown mottled grey green silty gravelly fine to coarse SAND. Gravel is angular and subrounded fine to medium flint. 4.00 - 4.44 Very dense. Refused at 4.44mbgl.	4
								Borehole completed at 4.44m.	5
									6
									7
					{8.00}				8

General Remarks
EQUIPMENT: Archway Dart window sampling rig.
METHOD: Dynamic sampled 0.00m-4.00mbgl.
CASING: No casing used.
REMARKS: Groundwater encountered at 3.00mbgl.
BACKFILL: On completion, a slotted pipe (63mm OD) was installed to 4.00mbgl, granular response zone (4.00m-1.00m), plain pipe 1.00m-0.10mbgl, gas valve and flush steel cover 0.10m-0.00mbgl.

Groundwater	Date	Strike Depth (m)	Casing Depth (m)	Depth After Observation (m)
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All dimensions in metres Scale 1:25	Logged By NM
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Site Old Forest Road, Wokingham RG41 1JA				WS05
Job No CRM.1265.045	Dates Start 13-01-25 Finish 13-01-25	Ground Level (m)	Co-Ordinates	
Client Elstree Land Limited				Sheet 1 of 1

Well	Water Levels	Samples & In Situ Testing			Depth (m)	Level (mAD)	Legend	Stratum Description	
		Depth (m)	No/Type	Results					
		0.30 - 0.45	ES		0.60			MADE GROUND: Grass over grey brown mottled orange brown very sandy gravelly SILT with frequent rootlets. Gravel is angular to subangular and subrounded fine to medium flint. Sand is fine to medium.	0
								0.50 Tree root encountered.	
		1.00 1.00 - 1.45	D SPT	N=17	1.35			Soft becoming stiff grey green mottled yellow brown silty sandy gravelly CLAY. Gravel is angular to subangular and rounded to subrounded fine to medium flint. Sand is fine to medium.	1
		1.50	D					Medium dense yellow brown slightly gravelly fine to medium SAND. Gravel is angular to subangular and rounded fine to medium flint.	
		2.00 2.00 - 2.45	D SPT	N=30				1.35 - 1.60 Becoming slightly clayey, and mottled grey green.	
		2.50 2.50 - 2.83	D SPT	N=50	2.50			2.00 - 2.45 Medium dense to dense.	2
					2.83			Very dense yellow brown slightly gravelly fine to medium SAND. Gravel is angular to subangular and rounded fine to medium flint.	
								2.50 - 2.83 Very dense. Refused at 2.83mbgl.	
								Borehole completed at 2.83m.	3
					{4.00}				4

General Remarks

EQUIPMENT: Archway Dart window sampling rig.
METHOD: Dynamic sampled 0.00m-2.50mbgl.
CASING: No casing used.
REMARKS: Groundwater not encountered.
BACKFILL: On completion, a slotted pipe (63mm OD) was installed to 2.00mbgl, granular response zone (2.00m-1.00m), plain pipe 1.00m-0.10mbgl, gas valve and flush steel cover 0.10m-0.00mbgl.

Groundwater	Date	Strike Depth (m)	Casing Depth (m)	Depth After Observation (m)
All dimensions in metres Scale 1:25				
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Site Old Forest Road, Wokingham RG41 1JA				WS06
Job No CRM.1265.045	Dates Start 14-01-25 Finish 14-01-25	Ground Level (m)	Co-Ordinates	
Client Elstree Land Limited				Sheet 1 of 1

Well	Water Levels	Samples & In Situ Testing			Depth (m)	Level (mAD)	Legend	Stratum Description	
		Depth (m)	No/Type	Results					
		0.30 - 0.50	ES		0.50			MADE GROUND: Grass over grey brown gravelly sandy SILT with frequent rootlets. Gravel is angular and rounded to subrounded fine to medium flint and occasional ash. Sand is fine to medium.	0
					0.90			MADE GROUND: Green grey yellow brown silty slightly gravelly fine to medium SAND. Gravel is angular and rounded to subrounded fine to medium flint. 0.50 - 0.70 With rare ash fragments.	
		1.00 1.00 - 1.45	D SPT	N=17				Light grey green yellow brown mottled orange brown silty slightly gravelly fine to medium SAND. Gravel is angular and subrounded fine to medium flint. 1.00 - 1.45 Medium dense.	1
		1.50	D					1.40 - 1.90 Becoming orange brown	
		2.00 2.00 - 2.45	D SPT	N=30	1.90			Orange brown mottled grey green occasionally clayey slightly gravelly fine to medium SAND. Gravel is angular and subrounded fine to medium flint. 2.00 - 2.45 Medium dense to dense.	2
		2.50	D		2.50			Yellow brown occasionally mottled grey green slightly silty slightly gravelly fine to coarse SAND [wet]. Gravel is angular and subrounded fine to medium flint.	
		3.00 - 3.30	SPT	N=50	3.00			2.90 - 3.00 Becoming slightly clayey.	3
					3.30			Very dense yellow brown occasionally mottled grey green slightly silty slightly gravelly fine to coarse SAND [wet]. Gravel is angular and subrounded fine to medium flint.	
								3.00 - 3.30 Very dense. Refused at 3.30mbgl.	
								Borehole completed at 3.30m.	
					{4.00}				4

General Remarks

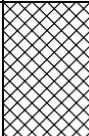
EQUIPMENT: Archway Dart window sampling rig.
METHOD: Dynamic sampled 0.00m-3.00mbgl.
CASING: No casing used.
REMARKS: Groundwater not encountered.
BACKFILL: On completion, the borehole was backfilled with arisings.

Groundwater	Date	Strike Depth (m)	Casing Depth (m)	Depth After Observation (m)
All dimensions in metres Scale 1:25				
				Logged By NM



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Site Old Forest Road, Wokingham RG41 1JA				WS07
Job No CRM.1265.045	Dates Start 14-01-25 Finish 14-01-25	Ground Level (m)	Co-Ordinates	
Client Elstree Land Limited				Sheet 1 of 1

Well	Water Levels	Samples & In Situ Testing			Depth (m)	Level (mAD)	Legend	Stratum Description	
		Depth (m)	No/Type	Results					
		0.45 - 0.60	ES	N=50	0.45			MADE GROUND: Grass over grey brown sandy gravelly SILT with frequent rootlets. Gravel is angular and subrounded fine to medium flint. Sand is fine to medium.	0
					0.70			MADE GROUND: Light grey green yellow brown silty slightly gravelly fine to medium SAND tending to a silty slightly gravelly SILT. Gravel is angular to subangular and rounded to subrounded fine to medium flint and occasional ash.	
		1.00 1.00 - 1.31	D SPT		0.90			Light grey green yellow brown silty very gravelly fine to medium SAND. Gravel is angular to subangular and rounded to subrounded fine to medium flint.	1
					1.00			Orange brown slightly silty slightly gravelly fine to medium SAND. Gravel is angular to subangular and subrounded fine to medium flint.	
					1.42			Very dense orange brown slightly silty slightly gravelly fine to medium SAND. Gravel is angular to subangular and subrounded fine to medium flint. 1.00 - 1.42 Very dense. Refused at 1.42mbgl.	
							Borehole completed at 1.42m.		
									2
									3
									4

General Remarks

EQUIPMENT: Archway Dart window sampling rig.
METHOD: Dynamic sampled 0.00m-1.00mbgl.
CASING: No casing used.
REMARKS: Groundwater not encountered.
BACKFILL: On completion, the borehole was backfilled with arisings.

Groundwater

Date

Strike Depth
(m)

Casing Depth
(m)

Depth After
Observation
(m)

All dimensions in metres
Scale 1:25

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Site Old Forest Road, Wokingham RG41 1JA				WS08
Job No CRM.1265.045	Dates Start 14-01-25 Finish 14-01-25	Ground Level (m)	Co-Ordinates	
Client Elstree Land Limited				Sheet 1 of 1

Well	Water Levels	Samples & In Situ Testing			Depth (m)	Level (mAD)	Legend	Stratum Description	
		Depth (m)	No/Type	Results					
		0.10 - 0.30	ES	N=50				MADE GROUND: Grass over grey brown sandy slightly gravelly SILT with frequent rootlets. Gravel is angular and subrounded fine to medium flint. Sand is fine to medium.	0
		0.50	D		0.50			Yellow brown and light grey green locally brown occasionally slightly clayey slightly gravelly fine to medium SAND. Gravel is angular to subangular and subrounded fine to medium flint.	
					0.70			Orange brown sandy angular and rounded to subrounded fine to coarse GRAVEL of flint. Sand is fine to coarse.	
		1.00	D		0.90			Orange brown silty locally slightly gravelly fine to medium SAND. Gravel is angular and subrounded fine to medium flint.	
		1.00 - 1.44	SPT		1.00			Very dense orange brown silty locally slightly gravelly fine to medium SAND. Gravel is angular and subrounded fine to medium flint.	1
					1.44			1.00 - 1.44 Very dense. Refused at 1.44mbgl.	
								Borehole completed at 1.44m.	
									2
									3
									4
					{4.00}				

General Remarks

EQUIPMENT: Archway Dart window sampling rig.
METHOD: Dynamic sampled 0.00m-1.00mbgl.
CASING: No casing used.
REMARKS: Groundwater not encountered.
BACKFILL: On completion, the borehole was backfilled with arisings.

Groundwater

Date

Strike Depth
(m)

Casing Depth
(m)

Depth After
Observation
(m)

All dimensions in metres
Scale 1:25

Logged By
NM



Enzygo Ltd
Tel: 01454 269237
Fax: 01454 269760
Web: www.enzygo.com

Site Old Forest Road, Wokingham RG41 1JA				WS09
Job No CRM.1265.045	Dates Start 14-01-25 Finish 14-01-25	Ground Level (m)	Co-Ordinates	
Client Elstree Land Limited				Sheet 1 of 1

Well	Water Levels	Samples & In Situ Testing			Depth (m)	Level (mAD)	Legend	Stratum Description	
		Depth (m)	No/Type	Results					
		0.30 - 0.45	ES		0.45			MADE GROUND: Grass over grey brown sandy slightly gravelly SILT with frequent rootlets. Gravel is angular and subrounded fine to medium flint. Sand is fine to medium.	0
					0.65			Light grey green mottled yellow brown silty slightly gravelly fine to medium SAND. Gravel is angular and rounded to subrounded fine to medium flint.	
		1.00	D	N=50	1.00			Orange brown silty sandy angular and rounded to subrounded fine to medium GRAVEL of flint. Sand is fine to medium.	1
		1.00 - 1.31	SPT		1.31			Very dense orange brown silty sandy angular and rounded to subrounded fine to medium GRAVEL of flint. Sand is fine to medium. 1.00 - 1.31 Very dense. Refused at 1.31mbgl.	
					{4.00}			Borehole completed at 1.31m.	4

General Remarks

EQUIPMENT: Archway Dart window sampling rig.
METHOD: Dynamic sampled 0.00m-1.00mbgl.
CASING: No casing used.
REMARKS: Groundwater not encountered.
BACKFILL: On completion, the borehole was backfilled with arisings.

Groundwater

Date

Strike Depth
(m)

Casing Depth
(m)

Depth After
Observation
(m)

All dimensions in metres
Scale 1:25

Logged By
NM



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Tel: 01454 269237
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Web: www.enzygo.com

Site Old Forest Road, Wokingham RG41 1JA				WS10
Job No CRM.1265.045	Dates Start 14-01-25 Finish 14-01-25	Ground Level (m)	Co-Ordinates	
Client Elstree Land Limited				Sheet 1 of 1

Well	Water Levels	Samples & In Situ Testing			Depth (m)	Level (mAD)	Legend	Stratum Description	
		Depth (m)	No/Type	Results					
		0.20 - 0.40	ES					MADE GROUND: Grass over grey brown sandy very gravelly SILT with frequent rootlets. Gravel is angular and rounded to subrounded fine to medium flint. Sand is fine to medium.	0
		0.50	D		0.40			Yellow brown mottled light grey green locally grey brown silty sandy angular and rounded to subrounded fine to coarse GRAVEL of flint. Sand is fine to medium.	
					0.60			Orange brown silty gravelly fine to medium SAND. Gravel is angular and rounded to subrounded fine to medium flint.	
		1.00	D	N=50	0.90			Orange brown sandy angular to subangular and subrounded fine to medium GRAVEL of flint. Sand is fine to medium.	1
		1.00 - 1.43	SPT		1.00			Very dense orange brown sandy angular to subangular and subrounded fine to medium GRAVEL of flint. Sand is fine to medium.	
					1.43			1.00 - 1.43 Very dense. Refused at 1.43mbgl.	
					{4.00}			Borehole completed at 1.43m.	
									2
									3
									4

General Remarks

EQUIPMENT: Archway Dart window sampling rig.
METHOD: Dynamic sampled 0.00m-1.00mbgl.
CASING: No casing used.
REMARKS: Groundwater not encountered.
BACKFILL: On completion, a slotted pipe (63mm OD) was installed to 1.00mbgl, granular response zone (1.00m-0.50m), plain pipe 0.50m-0.10mbgl, gas valve and flush steel cover 0.10m-0.00mbgl.

Groundwater

Date

Strike Depth
(m)

Casing Depth
(m)

Depth After
Observation
(m)

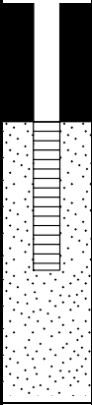
All dimensions in metres
Scale 1:25

Logged By
NM



Enzygo Ltd
Tel: 01454 269237
Fax: 01454 269760
Web: www.enzygo.com

Site Old Forest Road, Wokingham RG41 1JA				WS11
Job No CRM.1265.045	Dates Start 14-01-25 Finish 14-01-25	Ground Level (m)	Co-Ordinates	
Client Elstree Land Limited				Sheet 1 of 1

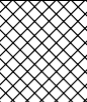
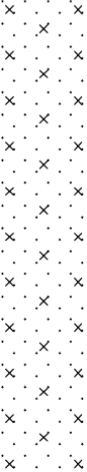
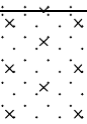
Well	Water Levels	Samples & In Situ Testing			Depth (m)	Level (mAD)	Legend	Stratum Description	
		Depth (m)	No/Type	Results					
		0.10 - 0.30	ES	N=50	0.30			MADE GROUND: Grass over grey brown sandy slightly gravelly SILT with frequent rootlets. Gravel is angular and subrounded fine to medium flint and rare brick fragments. Sand is fine to medium.	0
		0.50	D		0.70			Light grey green mottled yellow brown silty gravelly fine to medium SAND. Gravel is angular and rounded to subrounded fine to medium flint.	
		0.90			0.90			Yellow brown light grey green clayey gravelly fine to medium SAND. Gravel is angular to subangular and subrounded fine to medium flint.	
		1.00	D		1.00			Orange brown sandy angular to subangular and subrounded fine to medium GRAVEL of flint. Sand is fine to medium.	1
		1.00 - 1.42	SPT		1.42			Very dense orange brown sandy angular to subangular and subrounded fine to medium GRAVEL of flint. Sand is fine to medium. 1.00 - 1.42 Very dense. Refused at 1.42mbgl.	
								Borehole completed at 1.42m.	
					{4.00}				4

General Remarks

EQUIPMENT: Archway Dart window sampling rig.
METHOD: Dynamic sampled 0.00m-1.00mbgl.
CASING: No casing used.
REMARKS: Groundwater not encountered.
BACKFILL: On completion, a slotted pipe (63mm OD) was installed to 1.00mbgl, granular response zone (1.00m-0.50m), plain pipe 0.50m-0.10mbgl, gas valve and flush steel cover 0.10m-0.00mbgl.

Groundwater	Date	Strike Depth (m)	Casing Depth (m)	Depth After Observation (m)
All dimensions in metres Scale 1:25				Logged By NM

Site Old Forest Road, Wokingham RG41 1JA				TP01
Job No CRM.1265.045	Dates Start 13-01-25 Finish 13-01-25	Ground Level (m)	Co-Ordinates	
Client Elstree Land Limited				Sheet 1 of 1

Water Levels	Samples & In Situ Testing			Depth (m)	Level (mAD)	Legend	Stratum Description	
	Depth (m)	No/Type	Results					
▽	0.20 - 0.35	ES		0.35			MADE GROUND: Grass over light grey brown very sandy very gravelly SILT with frequent rootlets. Gravel is angular to subangular and rounded to subrounded fine to medium flint, occasional ash and rare brick. Sand is fine to medium.	0
	0.50	B		0.70			Light greyish brown silty sandy angular to subangular and rounded to subrounded fine to medium GRAVEL of flint with frequent rootlets [wet]. Sand is fine to medium.	
	1.00	D		1.00			Grey brown mottled orange brown silty sandy angular to subangular and rounded to subrounded fine to coarse GRAVEL of flint with low cobble content of flint. Sand is fine to coarse.	
	2.00	D		2.60			1.00 - 1.20 Becoming slightly gravelly. Gravel is angular and rounded to subrounded fine to medium flint. Yellow brown mottled grey green silty fine to medium SAND.	1
	3.00	D		3.00			2.40 - 2.60 Occasional local rounded medium gravel of flint. Yellow brown mottled grey green silty fine to medium SAND occasionally tending to a firm sandy CLAY.	2
				{4.00}			Trial Pit completed at 3.00m.	3
								4

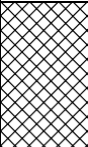
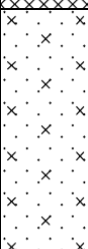
General Remarks

Dimensions: 3.00x0.45x3.00
Trial pit machine excavated from ground level-3.00mbgl.
Trial pit sides collapsed from 1.00mbgl.
Groundwater seepage encountered at 1.10mbgl, and at 2.70mbgl.
On completion, the trial pit was backfilled with materials arising.

All dimensions in metres
Scale 1:25

Logged By
NM

Site Old Forest Road, Wokingham RG41 1JA						TP02	
Job No CRM.1265.045	Dates Start 13-01-25 Finish 13-01-25	Ground Level (m)	Co-Ordinates				
Client Elstree Land Limited						Sheet 1 of 1	

Water Levels	Samples & In Situ Testing			Depth (m)	Level (mAD)	Legend	Stratum Description	
	Depth (m)	No/Type	Results					
	0.20 - 0.40	ES		0.50			MADE GROUND: Grass over light grey brown very sandy very gravelly SILT with frequent rootlets. Gravel is angular to subangular and rounded to subrounded fine to coarse flint and occasional ash. Sand is fine to medium.	0
	0.50 0.50 - 0.60	B ES					MADE GROUND: Light grey brown sandy gravelly SILT with local rootlets [damp]. Gravel is angular to subangular and rounded to subrounded fine to medium flint and occasional ash. Sand is fine to medium.	
	1.00	D		1.60			Orange brown grey green silty fine to medium SAND.	1
	2.00	D					Orange and yellow brown grey green silty slightly gravelly fine to medium SAND [damp]. Gravel is angular and subrounded fine flint.	2
	3.00	D		2.80			2.50 - 2.80 Becoming occasionally clayey.	
				3.00			Light yellowish grey silty fine to medium SAND.	3
			{4.00}			Trial Pit completed at 3.00m.	4	

General Remarks

Dimensions: 3.10x0.45x3.00

Trial pit machine excavated from ground level-3.00mbgl.

Trial pit sides collapsed from 0.70mbgl.

Groundwater seepage encountered at 2.50mbgl.

On completion, the trial pit was backfilled with materials arisings.

All dimensions in metres Scale 1:25		Logged By NM
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Site

Old Forest Road, Wokingham RG41 1JA

TP03

Job No

CRM.1265.045

Dates

Start 13-01-25

Finish 13-01-25

Ground Level (m)

Co-Ordinates

Client

Elstree Land Limited

Sheet

1 of 1

1.1 ENZYGO TP LOG GINT STD AGS3_1 ENZYGO.GPJ CRM.1265.045 WINNERSH.GPJ 31/1/25

General Remarks

Dimensions: 3.20x0.45x3.00

Trial pit machine excavated from ground level-3.00mbgl.

Trial pit sides remained vertical and stable.

Groundwater not encountered.

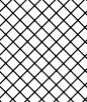
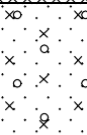
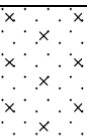
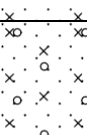
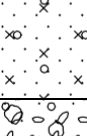
On completion, the trial pit was backfilled with materials arising.

All dimensions in metres
Scale 1:25

Logged By
NM

Site Old Forest Road, Wokingham RG41 1JA				TP04
Job No CRM.1265.045	Dates Start 13-01-25 Finish 13-01-25	Ground Level (m)	Co-Ordinates	

Client Elstree Land Limited	Sheet 1 of 1
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Water Levels	Samples & In Situ Testing			Depth (m)	Level (mAD)	Legend	Stratum Description	
	Depth (m)	No/Type	Results					
▽	0.20 - 0.35	ES		0.35			MADE GROUND: Grass over grey brown sandy slightly gravelly SILT with frequent rootlets. Gravel is angular to subangular and subrounded fine to medium flint, occasional brick and rare ash. Sand is fine to medium.	0
	0.50	B		0.80			Light grey green yellowish brown silty gravelly fine to medium SAND. Gravel is angular and subrounded fine to medium flint. 0.50 - 0.55 With angular coarse brick fragments and low cobble content of flint. Gravel is angular and rounded to subrounded fine to coarse flint.	
	1.00	D ES		1.30			Orange brown light grey green silty fine to medium SAND.	1
	2.00	D		2.00			Orange brown light grey green silty slightly gravelly fine to medium SAND. Gravel is angular and subrounded fine to medium flint.	
							Orange brown sandy angular and rounded to subrounded fine to coarse GRAVEL of flint with low cobble content of flint. Sand is fine to coarse.	2
▽	3.10 - 3.20	D		3.10 3.20			Stiff dark brown dark grey mottled grey green and orange brown silty sandy gravelly CLAY. Gravel is angular to subangular and subrounded fine to medium flint. Sand is fine to medium.	3
				{4.00}			Trial Pit completed at 3.20m.	4

General Remarks

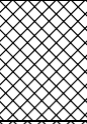
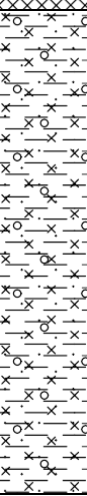
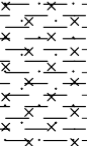
Dimensions: 3.00x0.45x3.20
Trial pit machine excavated from ground level-3.20mbgl.
Trial pit sides collapsed from 0.70mbgl.
Groundwater seepage encountered at 0.80mbgl and at 2.80mbgl.
On completion, the trial pit was backfilled with materials arisings.

All dimensions in metres
Scale 1:25

Logged By
NM



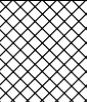
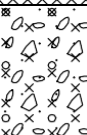
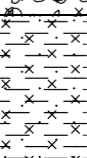
Enzygo Ltd
Tel: 01454 269237
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Web: www.enzygo.com

Site Old Forest Road, Wokingham RG41 1JA						TP05		
Job No CRM.1265.045		Dates Start 13-01-25 Finish 13-01-25		Ground Level (m)				Co-Ordinates
Client Elstree Land Limited						Sheet 1 of 1		
Water Levels	Samples & In Situ Testing			Depth (m)	Level (mAD)	Legend	Stratum Description	
	Depth (m)	No/Type	Results					
	0.20 - 0.40	ES					MADE GROUND: Grass over grey brown sandy gravelly SILT with frequent rootlets. Gravel is angular to subangular and subrounded fine to medium flint. Sand is fine to medium.	0
	0.50	B		0.40			POSSIBLE MADE GROUND: Brown and grey silty sandy angular to subangular and rounded to subrounded fine to coarse GRAVEL of flint. Sand is fine to medium.	
	1.00	D ES		0.70			Firm yellow brown mottled grey green silty sandy gravelly CLAY with low cobble content of flint. Gravel is angular and rounded to subrounded fine to coarse flint.	1
	2.00	D		2.30			Stiff grey mottled brown silty sandy CLAY. Sand is fine.	2
	2.80	D		2.80			Trial Pit completed at 2.80m.	3
				{4.00}				4
General Remarks Dimensions: 3.20x0.45x2.80 Trial pit machine excavated from ground level-2.80mbgl. Trial pit unstable, sides collapsed from ground level. Groundwater not encountered. On completion, the trial pit was backfilled with materials arisings.								
All dimensions in metres Scale 1:25						Logged By NM		

1.1 ENZYGO TP LOG GINT STD AGS 3.1 ENZYGO.GPJ CRM.1265.045 WINNERSH.GPJ 31/1/25

Site Old Forest Road, Wokingham RG41 1JA				TP06
Job No CRM.1265.045	Dates Start 13-01-25 Finish 13-01-25	Ground Level (m)	Co-Ordinates	

Client Elstree Land Limited	Sheet 1 of 1
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Water Levels	Samples & In Situ Testing			Depth (m)	Level (mAD)	Legend	Stratum Description	
	Depth (m)	No/Type	Results					
▽	0.15 - 0.35	ES		0.35			MADE GROUND: Grass over grey brown sandy gravelly SILT with frequent rootlets and rare brick cobble [wet]. Gravel is angular to subangular and subrounded fine to medium flint. Sand is fine to medium.	0
	0.50	B		0.80			Brown and grey silty sandy angular to subangular and rounded to subrounded fine to coarse GRAVEL of flint. Sand is fine to medium.	
	1.00	D					Yellow brown sandy angular and rounded to subrounded fine to coarse GRAVEL of flint with medium cobble content of flint. Sand is fine to coarse.	1
	2.00	D		2.50			Stiff to very stiff brown becoming grey mottled brown silty slightly sandy CLAY. Sand is fine.	2
	3.00	D		3.00			Trial Pit completed at 3.00m.	3
				{4.00}				4

General Remarks

Dimensions: 3.00x0.45x3.00
Trial pit machine excavated from ground level-3.00mbgl.
Trial pit sides remained vertical and stable.
Groundwater seepage encountered at 0.50mbgl.
On completion, the trial pit was backfilled with materials arisings.

All dimensions in metres
Scale 1:25

Logged By
NM

Appendix 3 – Chemical Testing

Enzygo Geoenvironmental Ltd
The Byre
Woodend Lane
Cromhall
Gloucestershire
GL12 8AA

i2 Analytical Ltd.
7 Woodshots Meadow,
Croxley Green
Business Park,
Watford,
Herts,
WD18 8YS

e: steve.rhodes@enzygo.com

t: 01923 225404
f: 01923 237404
e: reception@i2analytical.com

Analytical Report Number : 25-001766

Project / Site name:	Old Forrest Road, Winersh	Samples received on:	14/01/2025
Your job number:	CRM.1265.045	Samples instructed on/ Analysis started on:	16/01/2025
Your order number:		Analysis completed by:	23/01/2025
Report Issue Number:	1	Report issued on:	23/01/2025
Samples Analysed:	14 soil samples		



Signed: _____

Anna Goc
PL Head of Reporting Team
For & on behalf of i2 Analytical Ltd.

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

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

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

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

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

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

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

Analytical Report Number: 25-001766
Project / Site name: Old Forrest Road, Winersh

Lab Sample Number				425943	425944	425945	425946	425947
Sample Reference				WS3	WS1	WS4	WS5	WS6
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				0.40-0.60	0.20-0.40	0.40-0.60	0.30-0.45	0.30-0.50
Date Sampled				14/01/2025	14/01/2025	14/01/2025	14/01/2025	14/01/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)				Units	Test Limit of detection	Test Accreditation Status		

Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	16.7
Moisture Content	%	0.01	NONE	21	9	14	17	18
Total mass of sample received	kg	0.1	NONE	0.9	0.8	0.8	0.8	0.7

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	DSO	DSO	DSO	DSO	DSO

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	7.6	7.1	8.3	7.1	7.3
Organic Matter (automated)	%	0.1	MCERTS	3.1	1.1	0.6	1.5	4.1
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	1.8	0.7	0.3	0.9	2.4

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.07	< 0.05	< 0.05	< 0.05	0.51
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	0.1
Fluoranthene	mg/kg	0.05	MCERTS	0.18	< 0.05	< 0.05	< 0.05	1.6
Pyrene	mg/kg	0.05	MCERTS	0.16	< 0.05	< 0.05	< 0.05	1.3
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.08	< 0.05	< 0.05	< 0.05	0.64
Chrysene	mg/kg	0.05	MCERTS	0.12	< 0.05	< 0.05	< 0.05	0.74
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.13	< 0.05	< 0.05	< 0.05	0.82
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05	< 0.05	< 0.05	0.34
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.1	< 0.05	< 0.05	< 0.05	0.61
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.05	< 0.05	< 0.05	< 0.05	0.31
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.07	< 0.05	< 0.05	< 0.05	0.35

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	0.96	< 0.80	< 0.80	< 0.80	7.31
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Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	9	8.7	6.6	5.2	19
Boron (water soluble)	mg/kg	0.2	MCERTS	0.6	0.8	0.6	0.3	1.3
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	< 0.2	< 0.2	0.6
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	12	15	13	13	15
Copper (aqua regia extractable)	mg/kg	1	MCERTS	16	5.9	5.3	8	66
Lead (aqua regia extractable)	mg/kg	1	MCERTS	48	12	12	23	270
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	7.3	7.6	5.9	5	9.4
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	39	37	24	24	190

Analytical Report Number: 25-001766
Project / Site name: Old Forrest Road, Winersh

Lab Sample Number				425943	425944	425945	425946	425947
Sample Reference				WS3	WS1	WS4	WS5	WS6
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				0.40-0.60	0.20-0.40	0.40-0.60	0.30-0.45	0.30-0.50
Date Sampled				14/01/2025	14/01/2025	14/01/2025	14/01/2025	14/01/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 _{EH_CU_1D_AL}	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_1D_AL}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC5 - EC35 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10

TPHCWG - Aromatic >EC5 - EC7 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 _{HS_1D_AR}	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 _{EH_CU_1D_AR}	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10

VOCs

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

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

Analytical Report Number: 25-001766
Project / Site name: Old Forrest Road, Winersh

Lab Sample Number				425948	425949	425950	425951	425952
Sample Reference				WS8	WS9	WS10	WS11	TP2
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				0.10-0.30	0.30-0.45	0.20-0.40	0.10-0.30	0.20-0.40
Date Sampled				14/01/2025	14/01/2025	14/01/2025	14/01/2025	14/01/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)				Units	Test Limit of detection	Test Accreditation Status		

Stone Content	%	0.1	NONE	26.6	21.1	28.1	9.4	< 0.1
Moisture Content	%	0.01	NONE	17	15	15	14	11
Total mass of sample received	kg	0.1	NONE	0.9	0.8	0.8	0.9	0.8

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	DSO	DSO	DSO	DSO	DSO

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	7	6.9	6.5	8.3	6.7
Organic Matter (automated)	%	0.1	MCERTS	2.4	1.9	2.1	1.5	1.2
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	1.4	1.1	1.2	0.9	0.7

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	< 0.05	0.05	< 0.05	< 0.05	< 0.05
Pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(a)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Chrysene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	< 0.80	< 0.80	< 0.80	< 0.80	< 0.80
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Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	5.2	6.1	4.7	6.1	6.1
Boron (water soluble)	mg/kg	0.2	MCERTS	0.8	0.6	0.7	0.7	0.6
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.6	< 0.2	0.4	0.3	< 0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	17	14	14	15	14
Copper (aqua regia extractable)	mg/kg	1	MCERTS	15	7.6	10	8	6.5
Lead (aqua regia extractable)	mg/kg	1	MCERTS	32	25	22	20	16
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	5.8	5	4.4	4.9	6.6
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	67	25	30	27	30

Analytical Report Number: 25-001766
Project / Site name: Old Forrest Road, Winersh

Lab Sample Number				425948	425949	425950	425951	425952
Sample Reference				WS8	WS9	WS10	WS11	TP2
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				0.10-0.30	0.30-0.45	0.20-0.40	0.10-0.30	0.20-0.40
Date Sampled				14/01/2025	14/01/2025	14/01/2025	14/01/2025	14/01/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)				Units	Test Limit of detection	Test Accreditation Status		

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 _{EH_CU_1D_AL}	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_1D_AL}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC5 - EC35 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10

TPHCWG - Aromatic >EC5 - EC7 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 _{HS_1D_AR}	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 _{EH_CU_1D_AR}	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10

VOCs

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

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

Analytical Report Number: 25-001766
Project / Site name: Old Forrest Road, Winersh

Lab Sample Number	425953	425954	425955	425956
Sample Reference	TP3	TP4	TP5	TP6
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A
Depth (m)	0.20-0.40	0.20-0.35	0.20-0.40	0.15-0.35
Date Sampled	14/01/2025	14/01/2025	14/01/2025	14/01/2025
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	17	18	15	16
Total mass of sample received	kg	0.1	NONE	0.9	0.8	0.9	0.8

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	JSW	JSW	JSW	JSW

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	7.2	7.8	6.7	6.9
Organic Matter (automated)	%	0.1	MCERTS	2.2	2.2	1.9	2.2
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	1.3	1.3	1.1	1.3

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	0.18	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	0.41	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	0.32	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	< 0.05	0.51	< 0.05	< 0.05
Anthracene	mg/kg	0.05	MCERTS	< 0.05	0.07	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	< 0.05	0.29	< 0.05	< 0.05
Pyrene	mg/kg	0.05	MCERTS	< 0.05	0.2	< 0.05	< 0.05
Benzo(a)anthracene	mg/kg	0.05	MCERTS	< 0.05	0.1	< 0.05	< 0.05
Chrysene	mg/kg	0.05	MCERTS	< 0.05	0.11	< 0.05	< 0.05
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	0.11	< 0.05	< 0.05
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	< 0.80	2.3	< 0.80	< 0.80
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Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	5	6.1	7.4	5.7
Boron (water soluble)	mg/kg	0.2	MCERTS	0.7	0.7	0.9	0.7
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	< 0.2	0.4
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8	< 1.8	< 1.8
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	11	10	21	18
Copper (aqua regia extractable)	mg/kg	1	MCERTS	12	8.4	9.9	10
Lead (aqua regia extractable)	mg/kg	1	MCERTS	29	49	33	25
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	4.3	4.8	6.6	5.5
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	25	43	30	35

Analytical Report Number: 25-001766
Project / Site name: Old Forrest Road, Winersh

Lab Sample Number				425953	425954	425955	425956
Sample Reference				TP3	TP4	TP5	TP6
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A
Depth (m)				0.20-0.40	0.20-0.35	0.20-0.40	0.15-0.35
Date Sampled				14/01/2025	14/01/2025	14/01/2025	14/01/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status				

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 _{EH_CU_1D_AL}	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_1D_AL}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC5 - EC35 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	< 10	< 10	< 10	< 10

TPHCWG - Aromatic >EC5 - EC7 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 _{HS_1D_AR}	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 _{EH_CU_1D_AR}	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	< 10	< 10	< 10	< 10

VOCs

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

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

Analytical Report Number : 25-001766

Project / Site name: Old Forrest Road, Winersh

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

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

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
425943	WS3	None Supplied	0.40-0.60	Brown loam and clay with gravel and vegetation
425944	WS1	None Supplied	0.20-0.40	Brown loam and clay with gravel and vegetation
425945	WS4	None Supplied	0.40-0.60	Brown sandy clay with gravel and vegetation
425946	WS5	None Supplied	0.30-0.45	Brown sandy clay with gravel and vegetation
425947	WS6	None Supplied	0.30-0.50	Brown sand with vegetation and stones
425948	WS8	None Supplied	0.10-0.30	Brown loam and clay with vegetation and stones
425949	WS9	None Supplied	0.30-0.45	Brown loam and clay with vegetation and stones
425950	WS10	None Supplied	0.20-0.40	Brown loam and clay with vegetation and stones
425951	WS11	None Supplied	0.10-0.30	Brown loam and clay with vegetation and stones
425952	TP2	None Supplied	0.20-0.40	Brown sand with gravel and vegetation
425953	TP3	None Supplied	0.20-0.40	Brown clay and sand with gravel and vegetation
425954	TP4	None Supplied	0.20-0.35	Brown loam and clay with gravel and vegetation
425955	TP5	None Supplied	0.20-0.40	Brown loam and clay with gravel and vegetation
425956	TP6	None Supplied	0.15-0.35	Brown loam and clay with gravel

Analytical Report Number : 25-001766

Project / Site name: Old Forrest Road, Winersh

Water matrix abbreviations:

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

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Asbestos identification in Soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques	In-house method based on HSG 248, 2021	A001B	D	ISO 17025
Organic matter (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Total organic carbon (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Moisture Content	Moisture content, determined gravimetrically (up to 30°C)	In-house method	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
Boron, water soluble, in soil	Determination of water soluble boron in soil by hot water extract followed by ICP-OES	In-house method based on Second Site Properties version 3	L038B	D	MCERTS
Speciated PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
BTEX and/or Volatile organic compounds in soil	Determination of volatile organic compounds in soil by headspace GC-MS	In-house method based on USEPA 8260	L073B	W	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID/GC-MS HS in soil	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS with carbon banding aliphatic and aromatic	In-house method	L076B/L088-PL	D/W	MCERTS
Hexavalent chromium in soil	Determination of hexavalent chromium in soil by extraction in NaOH and addition of 1,5 diphenylcarbazide followed by colorimetry	In-house method	L080-PL	W	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS

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

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

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

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

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

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

The result for sum should be interpreted with caution

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Analytical Report Number : 25-001769

Project / Site name: Old Forrest Road, Winersh

Samples received on: 14/01/2025

Your job number: CRM.1265.045

**Samples instructed on/
Analysis started on:** 16/01/2025

Your order number:

Analysis completed by: 23/01/2025

Report Issue Number: 1

Report issued on: 23/01/2025

Samples Analysed: 4 soil samples - 4 2stage samples

Signed

Dominika Liana
Junior Reporting Specialist
For & on behalf of i2 Analytical Ltd.

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

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

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

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

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

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

Any assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement. Application

Analytical Report Number: 25-001769
Project / Site name: Old Forrest Road, Winersh

Lab Sample Number				425957	425958	425959	425960
Sample Reference				WS2	WS7	TP1	TP2
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A
Depth (m)				0.20-0.40	0.45-0.60	0.20-0.35	0.50-0.60
Date Sampled				14/01/2025	14/01/2025	14/01/2025	14/01/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status				

Stone Content	%	0.1	NONE	75.7	26.9	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	8	9.4	12	14
Total mass of sample received	kg	0.1	NONE	0.9	0.9	0.8	0.9

General Inorganics

pH (L005B)	pH Units	N/A	MCERTS	6.1	6.8	6.4	6.4
Total Organic Carbon (TOC) – Manual	%	0.1	MCERTS	0.3	0.3	1	0.3
Loss on Ignition @ 450°C	%	0.2	MCERTS	1.7	1.4	2.6	1.5
Acid Neutralisation Capacity	+/- mmol/kg	-9999	NONE	-2.8	-4.7	-1.4	-2

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.06	< 0.05	0.05	< 0.05
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.24	< 0.05	0.1	< 0.05
Pyrene	mg/kg	0.05	MCERTS	0.21	< 0.05	0.1	< 0.05
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.11	< 0.05	< 0.05	< 0.05
Chrysene	mg/kg	0.05	MCERTS	0.1	< 0.05	0.07	< 0.05
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.12	< 0.05	0.09	< 0.05
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.07	< 0.05	< 0.05	< 0.05
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.05	< 0.05	< 0.05	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.06	< 0.05	< 0.05	< 0.05
Coronene	mg/kg	0.05	NONE	< 0.05	< 0.05	< 0.05	< 0.05

Total PAH

Total WAC-17 PAHs	mg/kg	0.85	NONE	1.02	< 0.85	< 0.85	< 0.85
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Petroleum Hydrocarbons

Mineral Oil (EC10 - EC40) EH_CU_1D_AL	mg/kg	10	NONE	< 10	< 10	< 10	< 10
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VOCs

Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0

Total BTEX	µg/kg	10	MCERTS	< 10	< 10	< 10	< 10
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Analytical Report Number: 25-001769
Project / Site name: Old Forrest Road, Winersh

Lab Sample Number				425957	425958	425959	425960
Sample Reference				WS2	WS7	TP1	TP2
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A
Depth (m)				0.20-0.40	0.45-0.60	0.20-0.35	0.50-0.60
Date Sampled				14/01/2025	14/01/2025	14/01/2025	14/01/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status				

PCBs by GC-MS

PCB Congener 28	mg/kg	0.001	MCERTS	0.005	0.005	0.006	< 0.001
PCB Congener 52	mg/kg	0.001	MCERTS	< 0.001	< 0.001	< 0.001	< 0.001
PCB Congener 101	mg/kg	0.001	MCERTS	< 0.001	< 0.001	< 0.001	< 0.001
PCB Congener 118	mg/kg	0.001	MCERTS	< 0.001	< 0.001	< 0.001	< 0.001
PCB Congener 138	mg/kg	0.001	MCERTS	< 0.001	< 0.001	< 0.001	< 0.001
PCB Congener 153	mg/kg	0.001	MCERTS	< 0.001	< 0.001	< 0.001	< 0.001
PCB Congener 180	mg/kg	0.001	MCERTS	< 0.001	< 0.001	< 0.001	< 0.001
Total PCBs	mg/kg	0.007	MCERTS	< 0.007	< 0.007	< 0.007	< 0.007

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



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Waste Acceptance Criteria Analytical Results							
Report No:	25-001769						
					Client: ENZYGOGEO		
Location	Old Forrest Road, Winersh						
Lab Reference (Sample Number)	425957				Landfill Waste Acceptance Criteria		
Sampling Date	14/01/2025				Limits		
Sample ID	WS2				Inert Waste Landfill	Stable Non-reactive HAZARDOUS waste in non-hazardous Landfill	Hazardous Waste Landfill
Depth (m)	0.20-0.40						
Solid Waste Analysis							
TOC (%)**	0.3				3%	5%	6%
Loss on Ignition (%) **	1.7				--	--	10%
BTEX (µg/kg)**	< 10				6000	--	--
Sum of PCBs (mg/kg)**	< 0.007				1	--	--
Mineral Oil (mg/kg) EH_1D_CU_AL	< 10				500	--	--
Total PAH (WAC-17) (mg/kg)	1.02				100	--	--
pH (units)**	6.1				--	>6	--
Acid Neutralisation Capacity (mmol / kg)	-2.8				--	To be evaluated	To be evaluated
Eluate Analysis (BS EN 12457 - 3 preparation utilising end over end leaching procedure)	2:1	8:1		Cumulative 10:1	Limit values for compliance leaching test		
					using BS EN 12457-3 at L/S 10 l/kg (mg/kg)		
	mg/l	mg/l		mg/kg			
Arsenic *	< 0.0020	< 0.0020		< 0.020	0.5	2	25
Barium *	0.0035	0.0048		0.047	20	100	300
Cadmium *	< 0.00010	< 0.00010		< 0.0010	0.04	1	5
Chromium *	0.00064	0.0017		0.016	0.5	10	70
Copper *	0.0097	0.00090		0.016	2	50	100
Mercury *	< 0.00070	< 0.0007		< 0.0070	0.01	0.2	2
Molybdenum *	< 0.0014	< 0.0014		< 0.014	0.5	10	30
Nickel *	0.00094	0.0011		0.011	0.4	10	40
Lead *	< 0.0017	< 0.0017		< 0.017	0.5	10	50
Antimony *	< 0.0020	< 0.0020		< 0.020	0.06	0.7	5
Selenium *	< 0.0050	< 0.0050		< 0.050	0.1	0.5	7
Zinc *	0.0032	< 0.00090		< 0.0090	4	50	200
Chloride *	< 4.0	63		580	800	15000	25000
Fluoride*	0.078	0.23		2.2	10	150	500
Sulphate *	2.0	0.68		7.9	1000	20000	50000
TDS*	9.6	78		720	4000	60000	100000
Phenol Index (Monohydric Phenols) *	< 0.16	< 0.13		< 0.50	1	-	-
DOC	9.37	17		167	500	800	1000
Leach Test Information							
Stone Content (%)	75.7						
Sample Mass (kg)	0.9						
Dry Matter (%)	92						
Moisture (%)	8.0						
Stage 1							
Volume Eluate L2 (litres)	0.328						
Filtered Eluate VE1 (litres)	0.15						
Results are expressed on a dry weight basis, after correction for moisture content where applicable.							
Stated limits are for guidance only and i2 cannot be held responsible for any discrepancies with current legislation							
					*= UKAS accredited (liquid eluate analysis only)		
					** = MCERTS accredited		

Landfill WAC analysis (specifically leaching test results) must not be used for hazardous waste classification purposes as defined by the Waste (England and Wales) Regulations 2011 (as amended) and EA Guidance WM3. This analysis is only applicable for landfill acceptance criteria (The Environmental Permitting (England and Wales) Regulations) and does not give any indication as to whether a waste may be hazardous or non-hazardous.

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Application of uncertainty of measurement would provide a range within which the true result lies. An estimate of measurement uncertainty can be provided on request.

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Waste Acceptance Criteria Analytical Results							
Report No:	25-001769						
					Client: ENZYGOGEO		
Location	Old Forrest Road, Winersh						
Lab Reference (Sample Number)	425958				Landfill Waste Acceptance Criteria		
Sampling Date	14/01/2025				Limits		
Sample ID	WS7				Inert Waste Landfill	Stable Non-reactive HAZARDOUS waste in non-hazardous Landfill	Hazardous Waste Landfill
Depth (m)	0.45-0.60						
Solid Waste Analysis							
TOC (%)**	0.3				3%	5%	6%
Loss on Ignition (%) **	1.4				--	--	10%
BTEX (µg/kg)**	< 10				6000	--	--
Sum of PCBs (mg/kg)**	< 0.007				1	--	--
Mineral Oil (mg/kg) EH_1D_CU_AL	< 10				500	--	--
Total PAH (WAC-17) (mg/kg)	< 0.85				100	--	--
pH (units)**	6.8				--	>6	--
Acid Neutralisation Capacity (mmol / kg)	-4.7				--	To be evaluated	To be evaluated
Eluate Analysis (BS EN 12457 - 3 preparation utilising end over end leaching procedure)	2:1	8:1		Cumulative 10:1	Limit values for compliance leaching test		
					using BS EN 12457-3 at L/S 10 l/kg (mg/kg)		
	mg/l	mg/l		mg/kg			
Arsenic *	< 0.0020	0.0037		0.035	0.5	2	25
Barium *	0.0071	0.0093		0.092	20	100	300
Cadmium *	< 0.00010	< 0.00010		< 0.0010	0.04	1	5
Chromium *	0.0029	0.0046		0.045	0.5	10	70
Copper *	0.013	0.0016		0.025	2	50	100
Mercury *	< 0.00070	< 0.0007		< 0.0070	0.01	0.2	2
Molybdenum *	< 0.0014	< 0.0014		< 0.014	0.5	10	30
Nickel *	0.0018	0.0024		0.024	0.4	10	40
Lead *	0.0020	0.0017		0.017	0.5	10	50
Antimony *	< 0.0020	< 0.0020		< 0.020	0.06	0.7	5
Selenium *	< 0.0050	< 0.0050		< 0.050	0.1	0.5	7
Zinc *	< 0.00090	< 0.00090		< 0.0090	4	50	200
Chloride *	< 4.0	23		210	800	15000	25000
Fluoride*	0.28	0.27		2.7	10	150	500
Sulphate *	1.8	0.61		7.1	1000	20000	50000
TDS*	16	49		470	4000	60000	100000
Phenol Index (Monohydric Phenols) *	< 0.16	< 0.13		< 0.50	1	-	-
DOC	11.5	17		167	500	800	1000
Leach Test Information							
Stone Content (%)	26.9						
Sample Mass (kg)	0.9						
Dry Matter (%)	91						
Moisture (%)	9.4						
Stage 1							
Volume Eluate L2 (litres)	0.325						
Filtered Eluate VE1 (litres)	0.14						
Results are expressed on a dry weight basis, after correction for moisture content where applicable.							
Stated limits are for guidance only and i2 cannot be held responsible for any discrepancies with current legislation							
*= UKAS accredited (liquid eluate analysis only)							
** = MCERTS accredited							

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Waste Acceptance Criteria Analytical Results							
Report No:	25-001769						
					Client: ENZYGOGEO		
Location	Old Forrest Road, Winersh						
Lab Reference (Sample Number)	425959				Landfill Waste Acceptance Criteria		
Sampling Date	14/01/2025				Limits		
Sample ID	TP1				Inert Waste Landfill	Stable Non-reactive HAZARDOUS waste in non-hazardous Landfill	Hazardous Waste Landfill
Depth (m)	0.20-0.35						
Solid Waste Analysis							
TOC (%)**	1.0				3%	5%	6%
Loss on Ignition (%) **	2.6				--	--	10%
BTEX (µg/kg)**	< 10				6000	--	--
Sum of PCBs (mg/kg)**	< 0.007				1	--	--
Mineral Oil (mg/kg) EH_1D_CU_AL	< 10				500	--	--
Total PAH (WAC-17) (mg/kg)	< 0.85				100	--	--
pH (units)**	6.4				--	>6	--
Acid Neutralisation Capacity (mmol / kg)	-1.4				--	To be evaluated	To be evaluated
Eluate Analysis (BS EN 12457 - 3 preparation utilising end over end leaching procedure)	2:1	8:1		Cumulative 10:1	Limit values for compliance leaching test		
					using BS EN 12457-3 at L/S 10 l/kg (mg/kg)		
	mg/l	mg/l		mg/kg			
Arsenic *	< 0.0020	< 0.0020		< 0.020	0.5	2	25
Barium *	0.010	0.011		0.11	20	100	300
Cadmium *	< 0.00010	< 0.00010		< 0.0010	0.04	1	5
Chromium *	0.0019	0.0033		0.032	0.5	10	70
Copper *	0.019	0.0020		0.034	2	50	100
Mercury *	< 0.00070	< 0.0007		< 0.0070	0.01	0.2	2
Molybdenum *	< 0.0014	< 0.0014		< 0.014	0.5	10	30
Nickel *	0.0015	0.0016		0.016	0.4	10	40
Lead *	0.0034	0.0056		0.054	0.5	10	50
Antimony *	< 0.0020	< 0.0020		< 0.020	0.06	0.7	5
Selenium *	< 0.0050	< 0.0050		< 0.050	0.1	0.5	7
Zinc *	0.024	0.0044		0.060	4	50	200
Chloride *	< 4.0	21		200	800	15000	25000
Fluoride*	0.13	0.24		2.3	10	150	500
Sulphate *	1.4	1.3		13	1000	20000	50000
TDS*	15	47		440	4000	60000	100000
Phenol Index (Monohydric Phenols) *	< 0.16	< 0.13		< 0.50	1	-	-
DOC	11.9	16		157	500	800	1000
Leach Test Information							
Stone Content (%)	< 0.1						
Sample Mass (kg)	0.8						
Dry Matter (%)	88						
Moisture (%)	12						
Stage 1							
Volume Eluate L2 (litres)	0.321						
Filtered Eluate VE1 (litres)	0.14						
Results are expressed on a dry weight basis, after correction for moisture content where applicable.							
Stated limits are for guidance only and i2 cannot be held responsible for any discrepancies with current legislation							
*= UKAS accredited (liquid eluate analysis only)							
** = MCERTS accredited							

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i2 Analytical

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Croxley Green Business Park
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Waste Acceptance Criteria Analytical Results							
Report No:	25-001769						
					Client: ENZYGOGEO		
Location	Old Forrest Road, Winersh						
Lab Reference (Sample Number)	425960				Landfill Waste Acceptance Criteria		
Sampling Date	14/01/2025				Limits		
Sample ID	TP2				Inert Waste Landfill	Stable Non-reactive HAZARDOUS waste in non-hazardous Landfill	Hazardous Waste Landfill
Depth (m)	0.50-0.60						
Solid Waste Analysis							
TOC (%)**	0.3				3%	5%	6%
Loss on Ignition (%) **	1.5				--	--	10%
BTEX (µg/kg)**	< 10				6000	--	--
Sum of PCBs (mg/kg)**	< 0.007				1	--	--
Mineral Oil (mg/kg) EH_1D_CU_AL	< 10				500	--	--
Total PAH (WAC-17) (mg/kg)	< 0.85				100	--	--
pH (units)**	6.4				--	>6	--
Acid Neutralisation Capacity (mmol / kg)	-2.0				--	To be evaluated	To be evaluated
Eluate Analysis (BS EN 12457 - 3 preparation utilising end over end leaching procedure)	2:1	8:1		Cumulative 10:1	Limit values for compliance leaching test		
					using BS EN 12457-3 at L/S 10 l/kg (mg/kg)		
	mg/l	mg/l		mg/kg			
Arsenic *	0.0021	< 0.0020		< 0.020	0.5	2	25
Barium *	0.014	0.0031		0.042	20	100	300
Cadmium *	< 0.00010	< 0.00010		< 0.0010	0.04	1	5
Chromium *	0.0040	0.0011		0.014	0.5	10	70
Copper *	0.0081	0.0010		0.018	2	50	100
Mercury *	< 0.00070	< 0.0007		< 0.0070	0.01	0.2	2
Molybdenum *	< 0.0014	< 0.0014		< 0.014	0.5	10	30
Nickel *	0.0022	0.00091		0.010	0.4	10	40
Lead *	0.0032	< 0.0017		< 0.017	0.5	10	50
Antimony *	< 0.0020	< 0.0020		< 0.020	0.06	0.7	5
Selenium *	< 0.0050	< 0.0050		< 0.050	0.1	0.5	7
Zinc *	0.0046	< 0.00090		< 0.0090	4	50	200
Chloride *	< 4.0	17		150	800	15000	25000
Fluoride*	0.052	0.15		1.4	10	150	500
Sulphate *	1.4	0.94		9.9	1000	20000	50000
TDS*	10	37		340	4000	60000	100000
Phenol Index (Monohydric Phenols) *	< 0.16	< 0.13		< 0.50	1	-	-
DOC	8.26	17		159	500	800	1000
Leach Test Information							
Stone Content (%)	< 0.1						
Sample Mass (kg)	0.9						
Dry Matter (%)	86						
Moisture (%)	14						
Stage 1							
Volume Eluate L2 (litres)	0.322						
Filtered Eluate VE1 (litres)	0.18						
Results are expressed on a dry weight basis, after correction for moisture content where applicable.							
Stated limits are for guidance only and i2 cannot be held responsible for any discrepancies with current legislation							

Landfill WAC analysis (specifically leaching test results) must not be used for hazardous waste classification purposes as defined by the Waste (England and Wales) Regulations 2011 (as amended) and EA Guidance WM3. This analysis is only applicable for landfill acceptance criteria (The Environmental Permitting (England and Wales) Regulations) and does not give any indication as to whether a waste may be hazardous or non-hazardous.

Where colour coding is used on this report, this is for guidance purposes only. This does not constitute a statement of conformity of pass or fail.

Application of uncertainty of measurement would provide a range within which the true result lies. An estimate of measurement uncertainty can be provided on request.



Analytical Report Number : 25-001769
Project / Site name: Old Forrest Road, Winersh

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

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

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
425957	WS2	None Supplied	0.20-0.40	Brown clay and sand with gravel and stones
425958	WS7	None Supplied	0.45-0.60	Brown clay and sand with gravel and stones
425959	TP1	None Supplied	0.20-0.35	Brown loam and clay with gravel and vegetation
425960	TP2	None Supplied	0.50-0.60	Brown clay and sand with gravel

Analytical Report Number : 25-001769

Project / Site name: Old Forrest Road, Winersh

Water matrix abbreviations:

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

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
pH at 20°C in soil	Determination of pH in soil by addition of water followed by electrometric measurement	In-house method	L005B	W	MCERTS
Moisture Content	Moisture content, determined gravimetrically (up to 30°C)	In-house method	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Total organic carbon in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L023B	D	MCERTS
PCB's By GC-MS in soil	Determination of PCB by extraction with hexane followed by GC-MS	In-house method based on USEPA 8082	L027B	D	MCERTS
TDS in WAC leachate (BS EN 12457-3 Prep)	Determination of total dissolved solids in leachate by electrometric measurement	In-house method based on Standard Methods for the Examination of Water and Waste Water, 21st Ed.	L031B	W	ISO 17025
Fluoride in WAC leachate (BS EN 12457-3 Prep)	Determination of fluoride in leachate by 1:1ratio with a buffer solution followed by Ion Selective Electrode	In-house method based on Standard Methods for the Examination of Water and Waste Water, 21st Ed.	L033B	W	ISO 17025
DOC in WAC leachate (BS EN 12457-3 Prep)	Determination of dissolved organic carbon in leachate by TOC/DOC NDIR analyser	In-house method based on Standard Methods for the Examination of Water and Waste Water, 21st Ed.	L037B	W	NONE
Metals in WAC leachate (BS EN 12457-3 Prep)	Determination of metals in leachate by acidification followed by ICP-OES	In-house method based on Standard Methods for the Examination of Water and Waste Water, 21st Ed	L039B	W	ISO 17025
Sulphate in WAC leachate (BS EN 12457-3 Prep)	Determination of sulphate in leachate by acidification followed by ICP-OES	In-house method based on Standard Methods for the Examination of Water and Waste Water, 21st Ed	L039B	W	ISO 17025
Preparation WAC leachate		In-house method	L043B	W	NONE
Acid neutralisation capacity of soil	Determination of acid neutralisation capacity by addition of acid or alkali followed by electronic probe	In-house method based on Guidance an Sampling and Testing of Wastes to Meet Landfill Waste Acceptance	L046B	W	NONE
Loss on ignition of soil @ 450°C	Determination of loss on ignition in soil by gravimetrically with the sample being ignited in a muffle furnace	In-house method	L047-PL	D	MCERTS
Speciated PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
BTEX and/or Volatile organic compounds in soil	Determination of volatile organic compounds in soil by headspace GC-MS	In-house method based on USEPA 8260	L073B	W	MCERTS
Total petroleum hydrocarbons by GC-FID/GC-MS HS in soil	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS	In-house method	L076B/L088-PL	D/W	NONE
Phenol Index in WAC leachate (BS EN 12457-3 Prep)	Determination of monohydric phenols in leachate by continuous flow analyser	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	ISO 17025

Analytical Report Number : 25-001769
Project / Site name: Old Forrest Road, Winersh

Water matrix abbreviations:
Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)
Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Chloride in WAC leachate (BS EN 12457-3 Prep)	Determination of Chloride colorimetrically by discrete analyser	In-house based on MEWAM Method ISBN 0117516260	L082B	W	ISO 17025

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).
 For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).
 For method numbers ending in 'PL' or 'B' analysis have been carried out in our laboratory in Poland.
 Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30oC.
 Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

Information in Support of Analytical Results

List of HWOL Acronyms and Operators

Acronym	Descriptions
HS	Headspace Analysis
MS	Mass spectrometry
FID	Flame Ionisation Detector
GC	Gas Chromatography
EH	Extractable Hydrocarbons (i.e. everything extracted by the solvent(s))
CU	Clean-up - e.g. by Florisil®, silica gel
1D	GC - Single coil/column gas chromatography
2D	GC-GC - Double coil/column gas chromatography
Total	Aliphatics & Aromatics
AL	Aliphatics
AR	Aromatics
#1	EH_2D_Total but with humics mathematically subtracted
#2	EH_2D_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total

Quality control parameter failure associated with individual result applies to calculated sum of individuals.
 The result for sum should be interpreted with caution

Appendix 4 – Geotechnical Testing



TEST CERTIFICATE

DETERMINATION OF LIQUID AND PLASTIC LIMITS

Tested in Accordance with: BS EN ISO 17892-12:2018+A2:2022,
cl 5.3.14, 5.5, Fall Cone Method, 1 Pt Test, BS 1377-2:2022,
cl 5.3, 6

i2 Analytical Ltd
Unit 8 Harrowden Road
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Northampton NN4 7EB



Environmental Science

4041

Client: Enzygo Geoenvironmental Ltd

Client Address: The Byre, Woodend Lane,
Cromhall, Gloucestershire,
GL12 8AA

Contact: Steve Rhodes

Site Address: Old Forest Road Winersh

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Client Reference: CRM 1265 045

Job Number: 25-001871-1

Date Sampled: 14/01/2025

Date Received: 17/01/2025

Date Tested: 22/01/2025

Sampled By: Client - KC

Test Results:

Laboratory Reference: 426404

Hole No.: TP1

Sample Reference: Not Given

Sample Description: Brown slightly gravelly clayey SAND

Depth Top [m]: 0.50

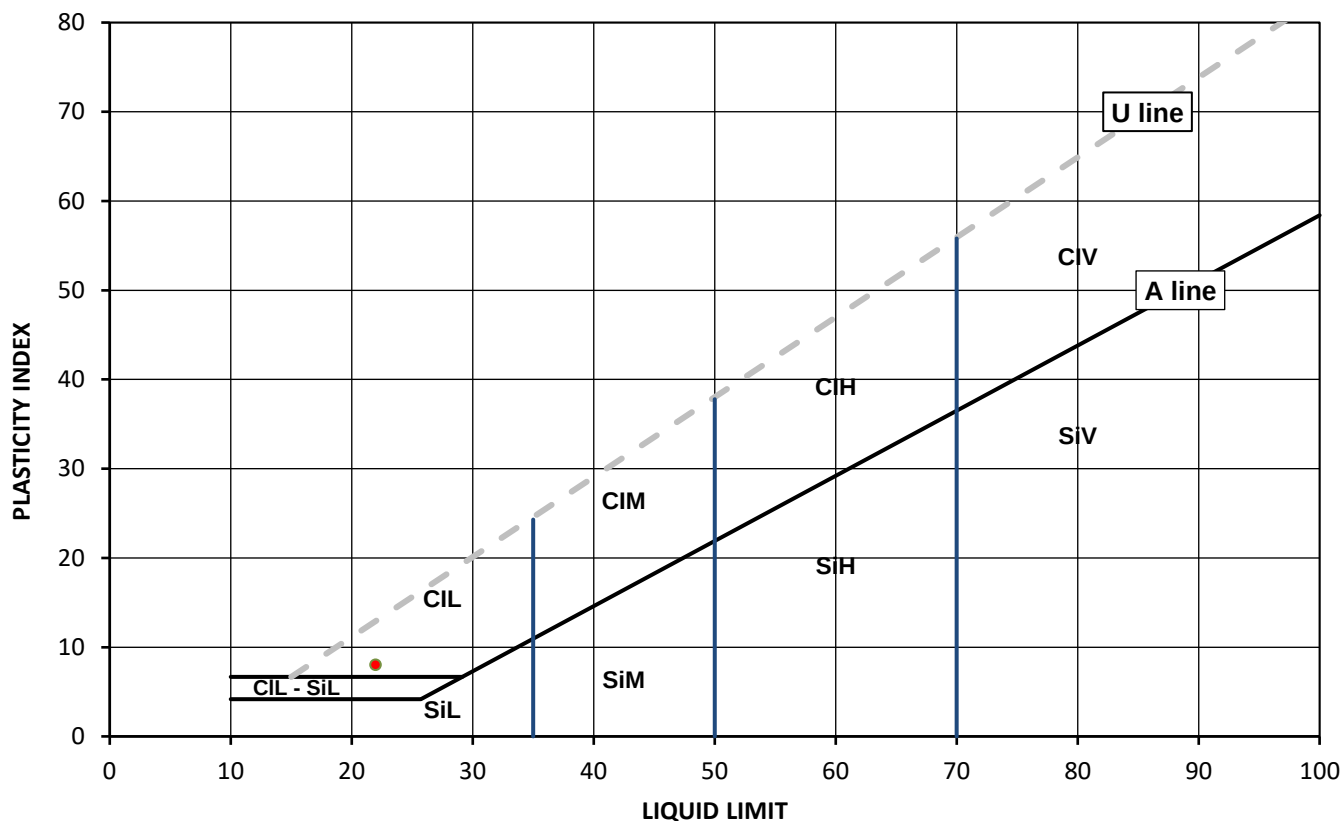
Depth Base [m]: Not Given

Sample Type: B

Sample Preparation: Tested after washing to remove >0.425 mm;

Cone Type: 80g/30deg

As Received Water Content [W] %	Corrected Liquid Limit [WL] %	Correlation Factor	Plastic Limit [Wp] %	Plasticity Index [Ip] %	Liquidity index [IL] % #	Consistency index [IC] % #	% Passing 425µm BS Test Sieve
15.7	22	0.984	14	8	0.25	0.75	69



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

	Plasticity	Liquid Limit
Cl	Clay	below 35
Si	Silt	35 to 50
	L	Low
	M	Medium
	H	High
	V	Very high
	O	Organic
		append to classification for organic material (eg ClHO)

Note: Water Content by BS EN 17892-1:2014+A1:2022, BS 1377-2:2022; Correlation Factor by Clayton C.R.I and Jukes A.W (1978); # Non accredited

Remarks:

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Katarzyna Koziel
Geotechnical Reporting Team Leader
for and on behalf of i2 Analytical Ltd



TEST CERTIFICATE

DETERMINATION OF LIQUID AND PLASTIC LIMITS

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cl 5.3.14, 5.5, Fall Cone Method, 1 Pt Test, BS 1377-2:2022,
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GL12 8AA

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Site Address: Old Forest Road Winersh

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Client Reference: CRM 1265 045

Job Number: 25-001871-1

Date Sampled: 14/01/2025

Date Received: 17/01/2025

Date Tested: 22/01/2025

Sampled By: Client - KC

Test Results:

Laboratory Reference: 426405

Hole No.: TP4

Sample Reference: Not Given

Sample Description: Brown slightly gravelly slightly clayey SAND

Depth Top [m]: 0.50

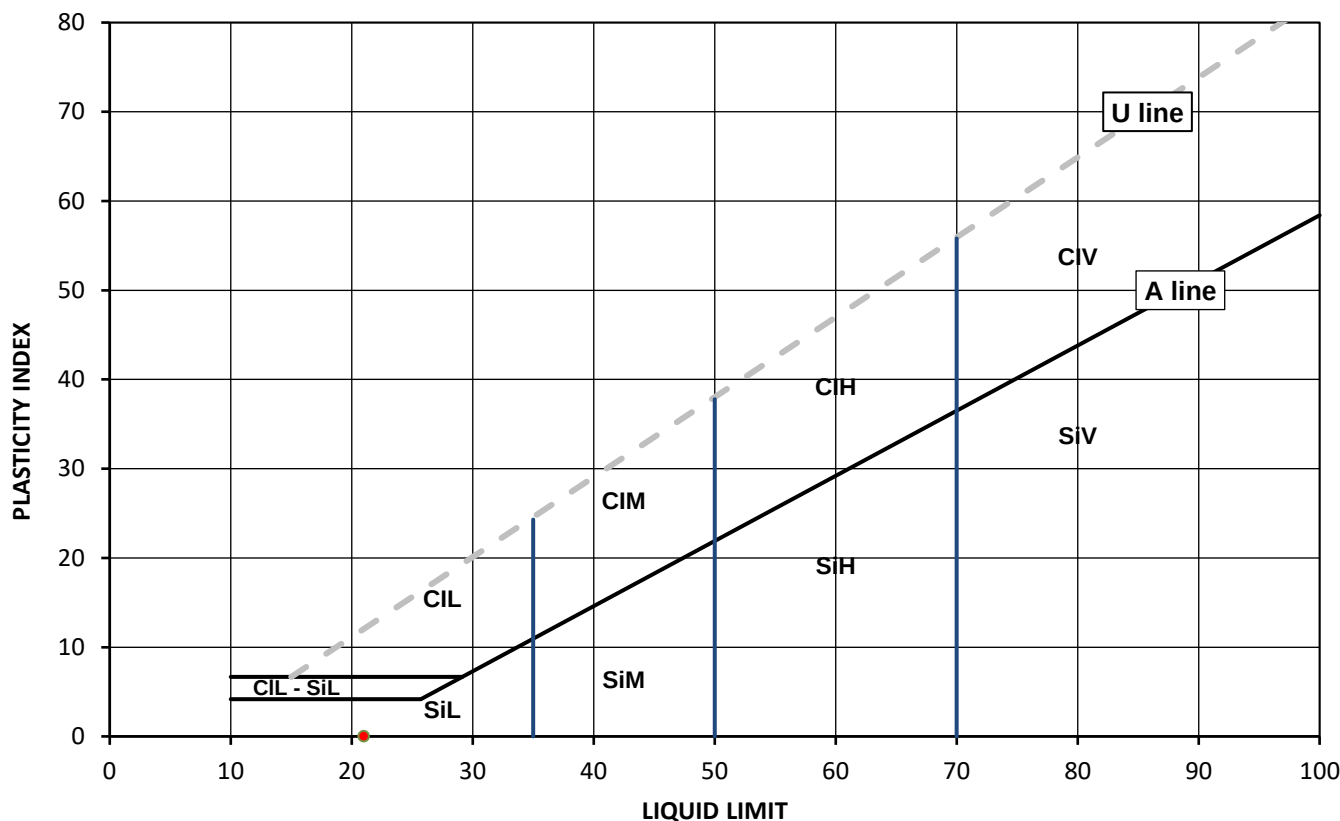
Depth Base [m]: Not Given

Sample Type: B

Sample Preparation: Tested after washing to remove >0.425 mm;

Cone Type: 80g/30deg

As Received Water Content [W] %	Corrected Liquid Limit [WL] %	Correlation Factor	Plastic Limit [Wp] %	Plasticity Index [Ip] %	Liquidity index [IL] % #	Consistency index [IC] % #	% Passing 425µm BS Test Sieve
14.6	21	0.984	NP	NP	N/A	N/A	74



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

	Plasticity	Liquid Limit
Cl	Clay	below 35
Si	Silt	35 to 50
		50 to 70
		exceeding 70
		append to classification for organic material (eg ClHO)

Note: Water Content by BS EN 17892-1:2014+A1:2022, BS 1377-2:2022; Correlation Factor by Clayton C.R.I and Jukes A.W (1978); # Non accredited

Remarks: NP - non plastic.

Signed:

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cl 5.3.14, 5.5, Fall Cone Method, 1 Pt Test, BS 1377-2:2022,
cl 5.3, 6

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Site Address: Old Forest Road Winersh

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Client Reference: CRM 1265 045

Job Number: 25-001871-1

Date Sampled: 14/01/2025

Date Received: 17/01/2025

Date Tested: 22/01/2025

Sampled By: Client - KC

Test Results:

Laboratory Reference: 426406

Hole No.: TP5

Sample Reference: Not Given

Sample Description: Brown gravelly sandy CLAY

Depth Top [m]: 0.50

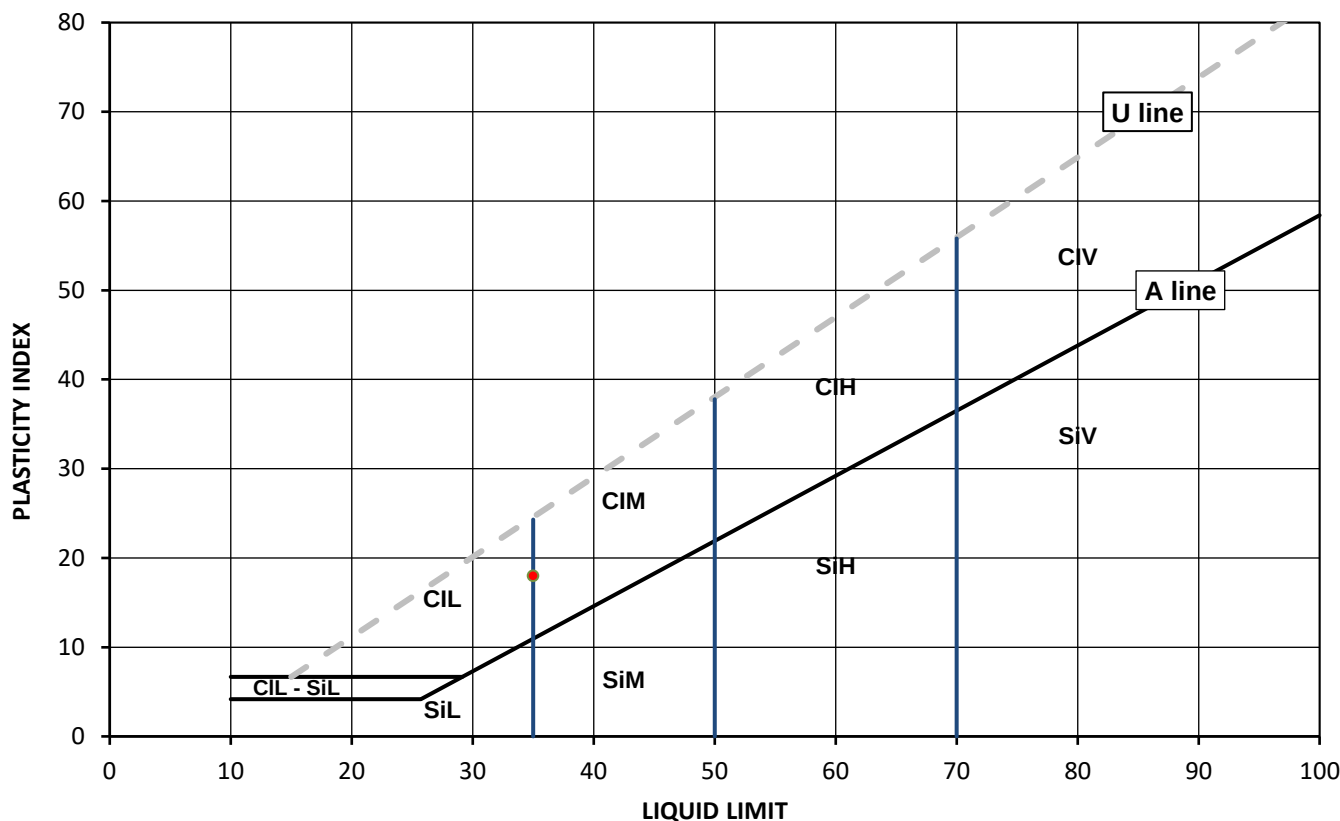
Depth Base [m]: Not Given

Sample Type: B

Sample Preparation: Tested after washing to remove >0.425 mm;

Cone Type: 80g/30deg

As Received Water Content [W] %	Corrected Liquid Limit [WL] %	Correlation Factor	Plastic Limit [Wp] %	Plasticity Index [Ip] %	Liquidity index [IL] % #	Consistency index [IC] % #	% Passing 425µm BS Test Sieve
16.5	35	1.000	17	18	0.00	1.00	58



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

	Plasticity	Liquid Limit
Cl	Clay	below 35
Si	Silt	35 to 50
	L	Low
	M	Medium
	H	High
	V	Very high
	O	Organic
		append to classification for organic material (eg ClHO)

Note: Water Content by BS EN 17892-1:2014+A1:2022, BS 1377-2:2022; Correlation Factor by Clayton C.R.I and Jukes A.W (1978); # Non accredited

Remarks:

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cl 5.3, 6

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Client Reference: CRM 1265 045

Job Number: 25-001871-1

Date Sampled: 14/01/2025

Date Received: 17/01/2025

Date Tested: 22/01/2025

Sampled By: Client - KC

Test Results:

Laboratory Reference: 426407

Hole No.: TP6

Sample Reference: Not Given

Sample Description: Brown gravelly clayey SAND

Depth Top [m]: 0.50

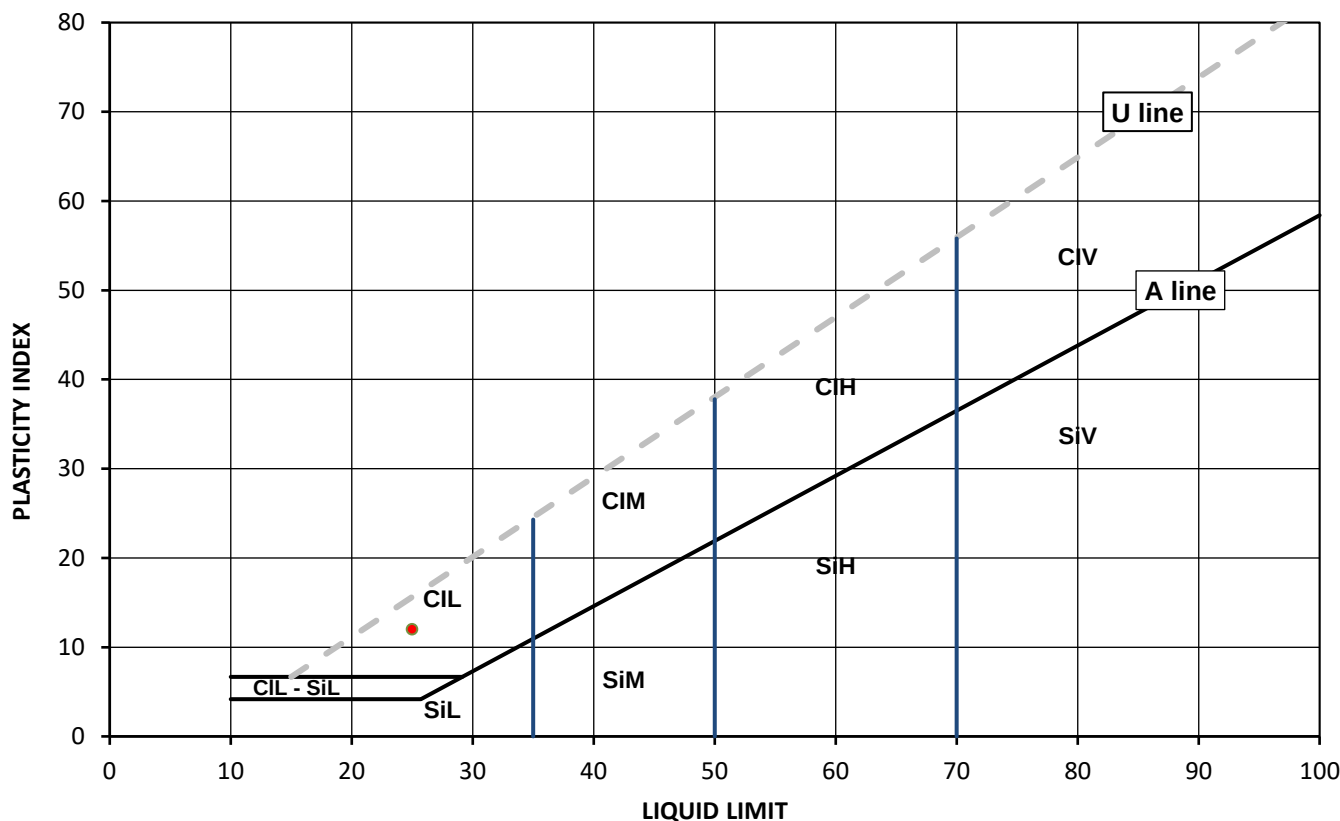
Depth Base [m]: Not Given

Sample Type: B

Sample Preparation: Tested after washing to remove >0.425 mm;

Cone Type: 80g/30deg

As Received Water Content [W] %	Corrected Liquid Limit [WL] %	Correlation Factor	Plastic Limit [Wp] %	Plasticity Index [Ip] %	Liquidity index [IL] % #	Consistency index [IC] % #	% Passing 425µm BS Test Sieve
14.2	25	1.030	13	12	0.08	0.92	46



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

	Plasticity	Liquid Limit
Cl	Clay	below 35
Si	Silt	35 to 50
	L	Low
	M	Medium
	H	High
	V	Very high
	O	Organic
		append to classification for organic material (eg CIHO)

Note: Water Content by BS EN 17892-1:2014+A1:2022, BS 1377-2:2022; Correlation Factor by Clayton C.R.I and Jukes A.W (1978); # Non accredited

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Client Reference: CRM 1265 045

Job Number: 25-001871-1

Date Sampled: 14/01/2025

Date Received: 17/01/2025

Date Tested: 21/01/2025

Sampled By: Client - KC

Test Results:

Laboratory Reference: 426409

Hole No.: WS2

Sample Reference: Not Given

Sample Description: Brown slightly gravelly sandy CLAY

Depth Top [m]: 1.00

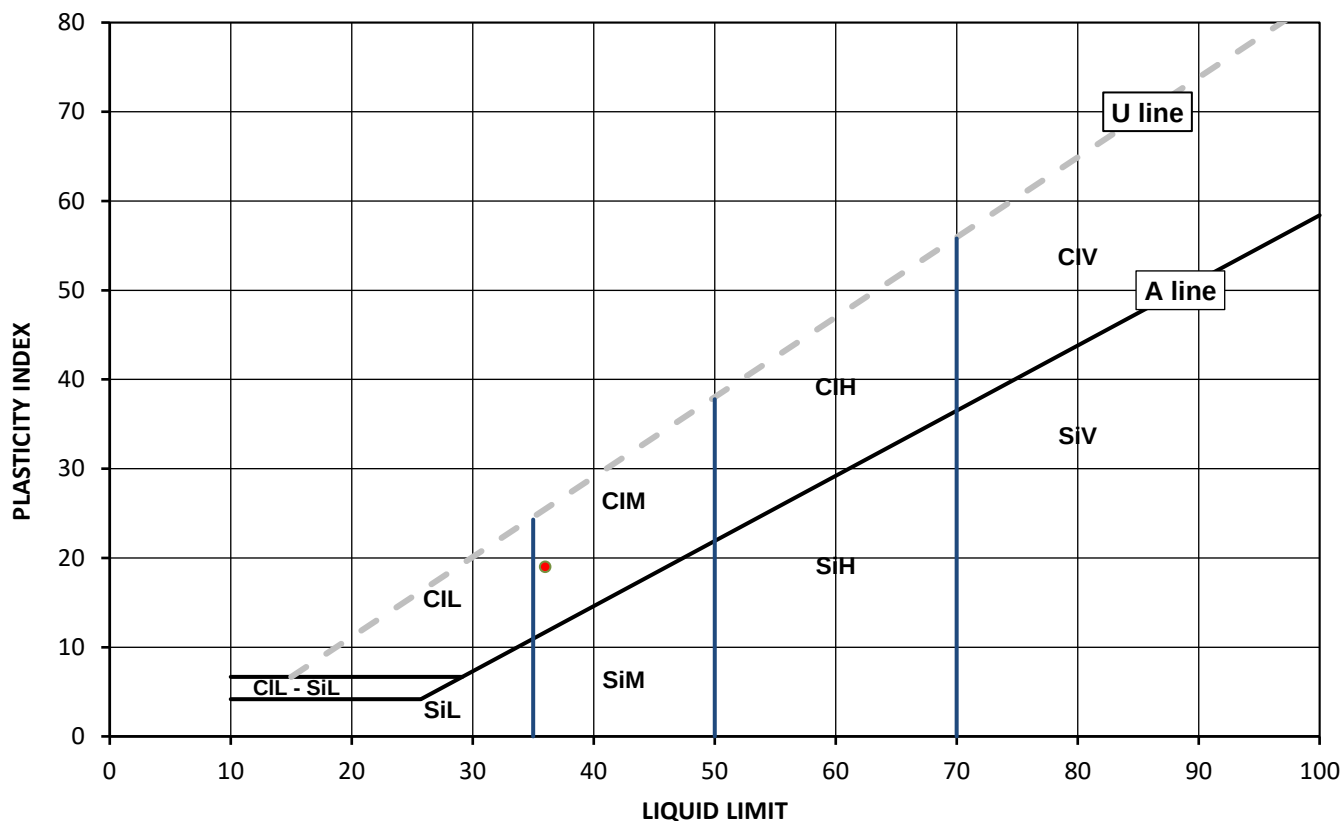
Depth Base [m]: Not Given

Sample Type: D

Sample Preparation: Tested after >0.425 mm removed by hand;

Cone Type: 80g/30deg

As Received Water Content [W] %	Corrected Liquid Limit [WL] %	Correlation Factor	Plastic Limit [Wp] %	Plasticity Index [Ip] %	Liquidity index [IL] % #	Consistency index [IC] % #	% Passing 425µm BS Test Sieve
15.2	36	1.042	17	19	-0.11	1.11	94



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

	Plasticity	Liquid Limit
Cl	Clay	below 35
Si	Silt	35 to 50
	L	Low
	M	Medium
	H	High
	V	Very high
	O	Organic
		append to classification for organic material (eg ClHO)

Note: Water Content by BS EN 17892-1:2014+A1:2022, BS 1377-2:2022; Correlation Factor by Clayton C.R.I and Jukes A.W (1978); # Non accredited

Remarks:

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Client Reference: CRM 1265 045

Job Number: 25-001871-1

Date Sampled: 14/01/2025

Date Received: 17/01/2025

Date Tested: 21/01/2025

Sampled By: Client - KC

Test Results:

Laboratory Reference: 426411

Hole No.: WS2

Sample Reference: Not Given

Sample Description: Brown slightly gravelly CLAY

Depth Top [m]: 3.00

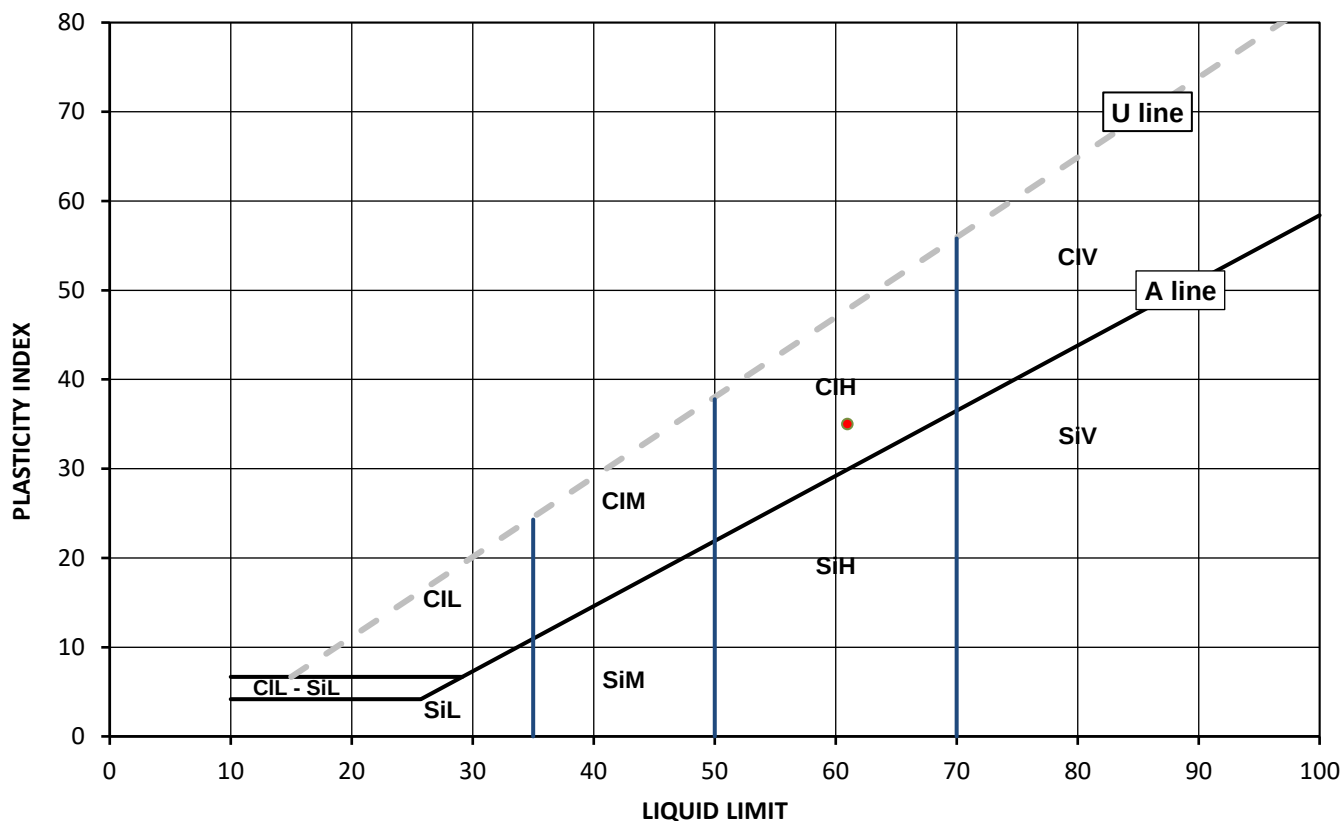
Depth Base [m]: Not Given

Sample Type: D

Sample Preparation: Tested after >0.425 mm removed by hand;

Cone Type: 80g/30deg

As Received Water Content [W] %	Corrected Liquid Limit [WL] %	Correlation Factor	Plastic Limit [Wp] %	Plasticity Index [Ip] %	Liquidity index [IL] % #	Consistency index [IC] % #	% Passing 425µm BS Test Sieve
24.1	61	1.055	26	35	-0.06	1.06	96



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

	Plasticity	Liquid Limit
Cl	Clay	below 35
Si	Silt	35 to 50
	L	Low
	M	Medium
	H	High
	V	Very high
	O	Organic
		append to classification for organic material (eg ClHO)

Note: Water Content by BS EN 17892-1:2014+A1:2022, BS 1377-2:2022; Correlation Factor by Clayton C.R.I and Jukes A.W (1978); # Non accredited

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cl 5.3, 6

i2 Analytical Ltd
Unit 8 Harrowden Road
Brackmills Industrial Estate
Northampton NN4 7EB



Environmental Science

4041

Client: Enzygo Geoenvironmental Ltd

Client Address: The Byre, Woodend Lane,
Cromhall, Gloucestershire,
GL12 8AA

Contact: Steve Rhodes

Site Address: Old Forest Road Winersh

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Client Reference: CRM 1265 045

Job Number: 25-001871-1

Date Sampled: 14/01/2025

Date Received: 17/01/2025

Date Tested: 21/01/2025

Sampled By: Client - KC

Test Results:

Laboratory Reference: 426413

Hole No.: WS4

Sample Reference: Not Given

Sample Description: Brown mottled grey sandy CLAY

Depth Top [m]: 1.00

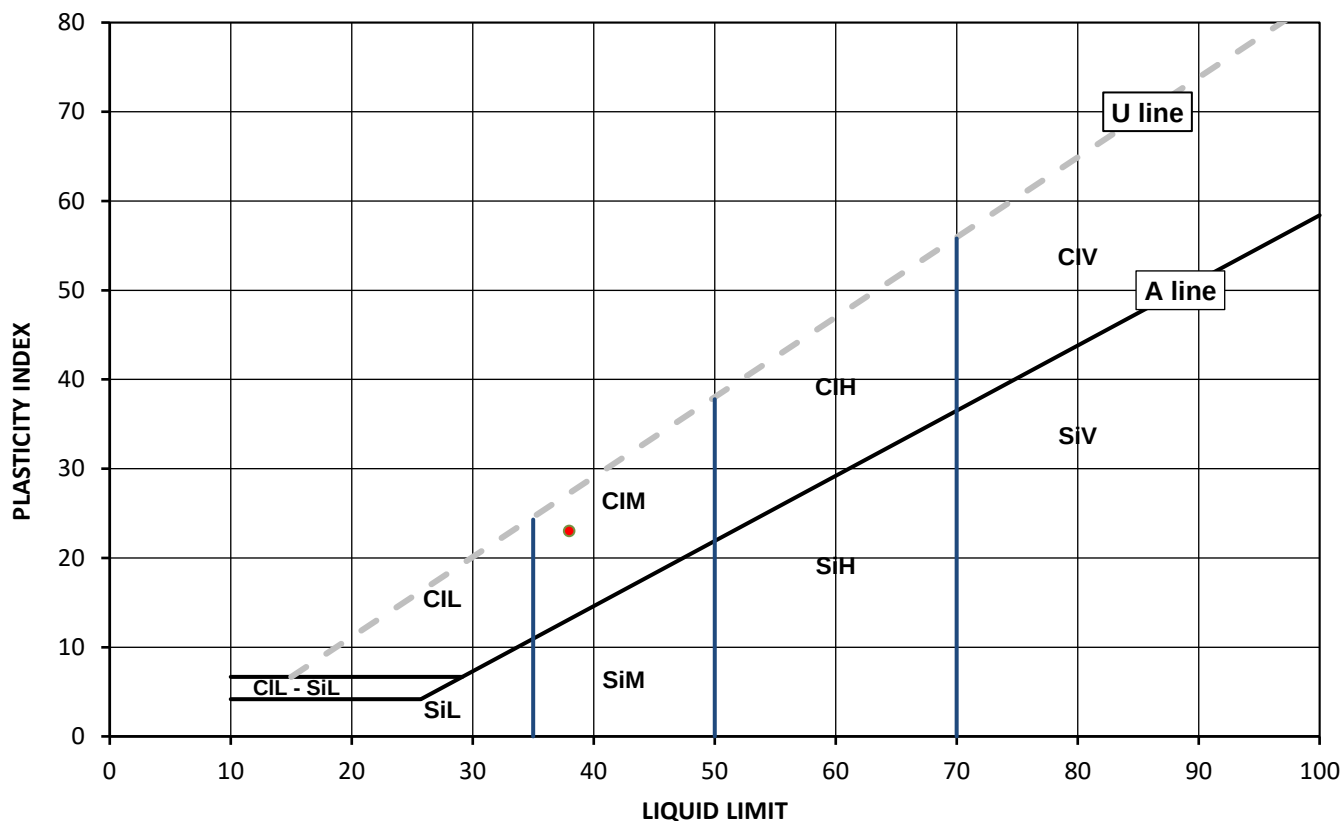
Depth Base [m]: Not Given

Sample Type: D

Sample Preparation: Tested in natural condition;

Cone Type: 80g/30deg

As Received Water Content [W] %	Corrected Liquid Limit [WL] %	Correlation Factor	Plastic Limit [Wp] %	Plasticity Index [Ip] %	Liquidity index [IL] % #	Consistency index [IC] % #	% Passing 425µm BS Test Sieve
20.8	38	1.020	15	23	0.26	0.74	100



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

	Plasticity	Liquid Limit
Cl	Clay	below 35
Si	Silt	35 to 50
	L	Low
	M	Medium
	H	High
	V	Very high
	O	Organic
		append to classification for organic material (eg ClHO)

Note: Water Content by BS EN 17892-1:2014+A1:2022, BS 1377-2:2022; Correlation Factor by Clayton C.R.I and Jukes A.W (1978); # Non accredited

Remarks:

Signed:



Katarzyna Koziel
Geotechnical Reporting Team Leader
for and on behalf of i2 Analytical Ltd

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TEST CERTIFICATE

DETERMINATION OF LIQUID AND PLASTIC LIMITS

Tested in Accordance with: BS EN ISO 17892-12:2018+A2:2022,
cl 5.3.14, 5.5, Fall Cone Method, 1 Pt Test, BS 1377-2:2022,
cl 5.3, 6

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Client Reference: CRM 1265 045

Job Number: 25-001871-1

Date Sampled: 14/01/2025

Date Received: 17/01/2025

Date Tested: 21/01/2025

Sampled By: Client - KC

Test Results:

Laboratory Reference: 426414

Hole No.: WS4

Sample Reference: Not Given

Sample Description: Brown very sandy CLAY

Depth Top [m]: 2.00

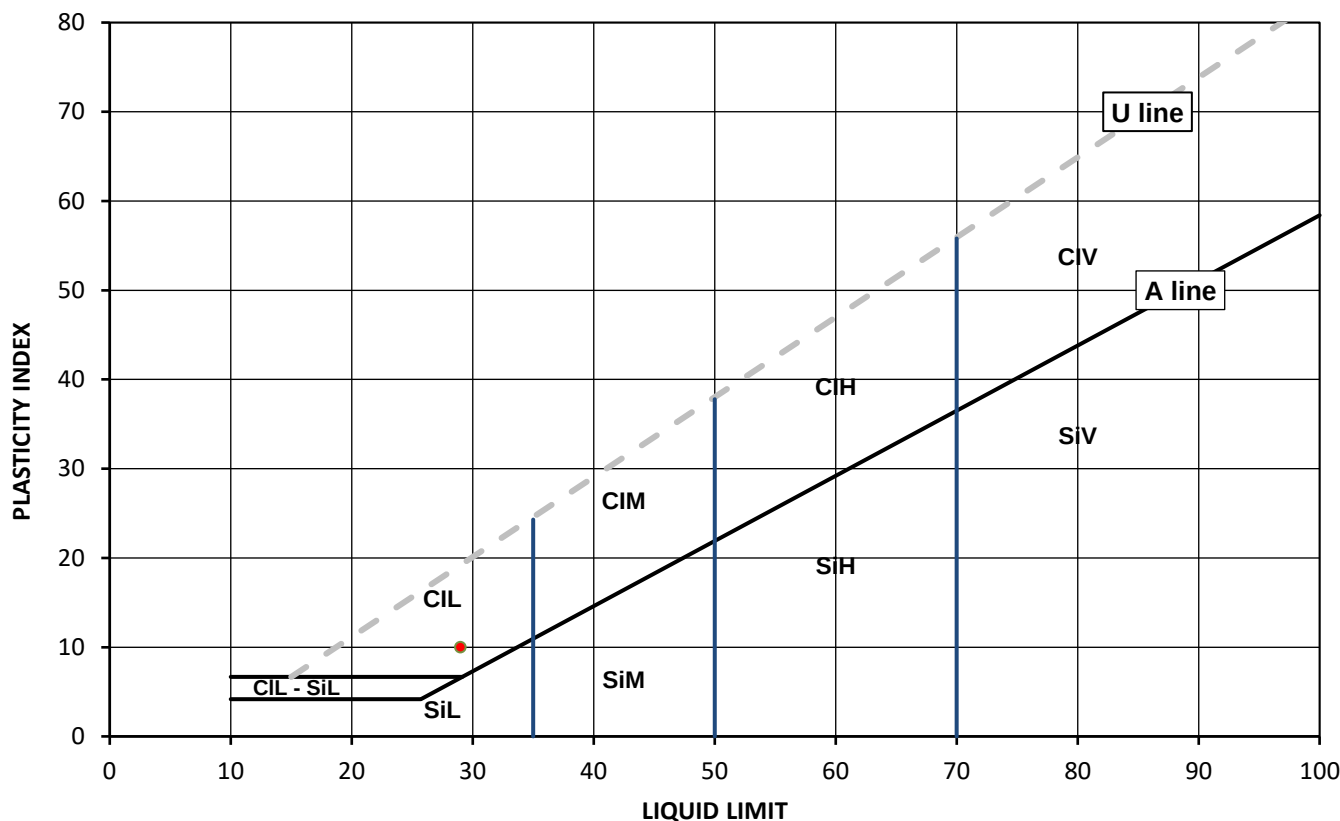
Depth Base [m]: Not Given

Sample Type: D

Sample Preparation: Tested in natural condition;

Cone Type: 80g/30deg

As Received Water Content [W] %	Corrected Liquid Limit [WL] %	Correlation Factor	Plastic Limit [Wp] %	Plasticity Index [Ip] %	Liquidity index [IL] % #	Consistency index [IC] % #	% Passing 425µm BS Test Sieve
18.9	29	1.000	19	10	0.00	1.00	100



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

	Plasticity	Liquid Limit
Cl	Clay	below 35
Si	Silt	35 to 50
	L	Low
	M	Medium
	H	High
	V	Very high
	O	Organic
		append to classification for organic material (eg ClHO)

Note: Water Content by BS EN 17892-1:2014+A1:2022, BS 1377-2:2022; Correlation Factor by Clayton C.R.I and Jukes A.W (1978); # Non accredited

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cl 5.3, 6

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Client Reference: CRM 1265 045

Job Number: 25-001871-1

Date Sampled: 14/01/2025

Date Received: 17/01/2025

Date Tested: 21/01/2025

Sampled By: Client - KC

Test Results:

Laboratory Reference: 426415

Hole No.: WS4

Sample Reference: Not Given

Sample Description: Brown mottled grey SAND

Depth Top [m]: 3.00

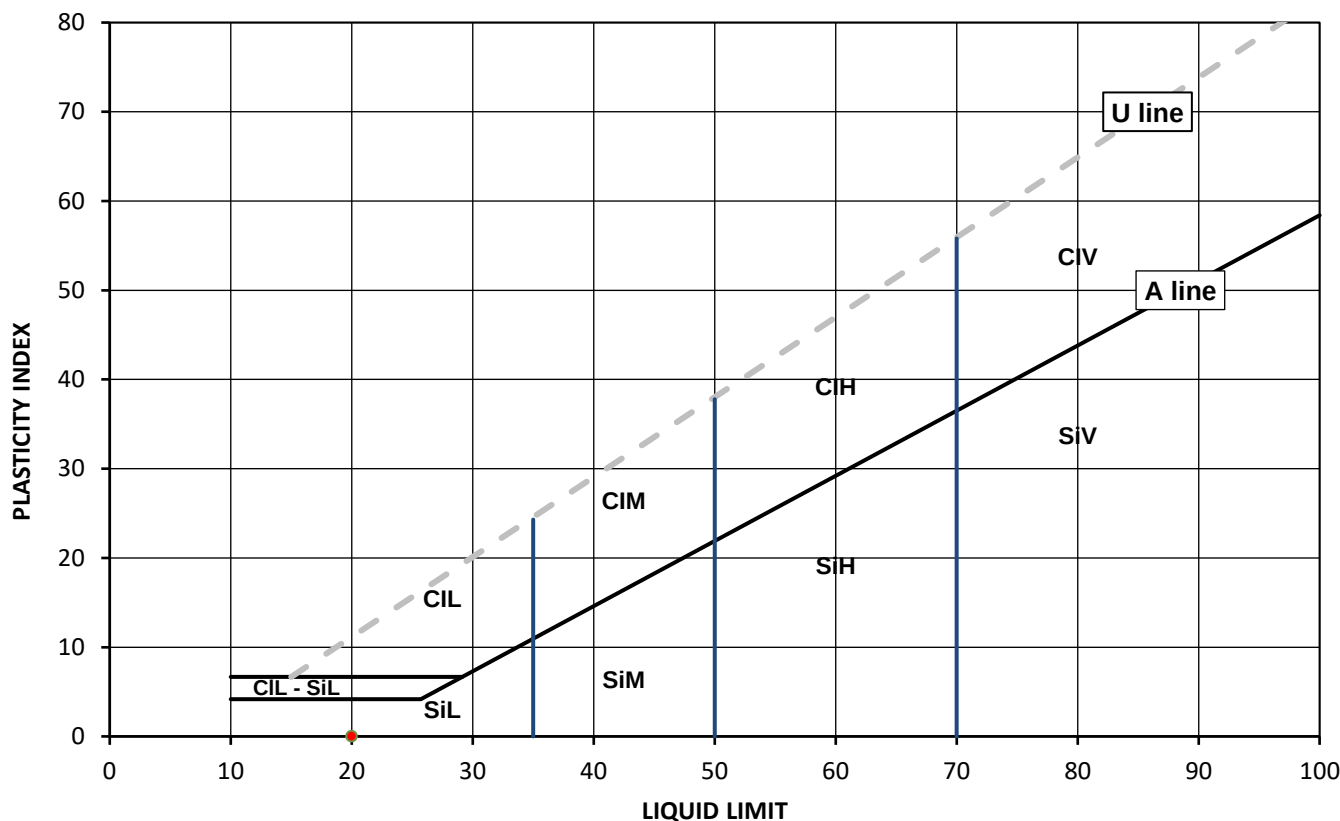
Depth Base [m]: Not Given

Sample Type: D

Sample Preparation: Tested in natural condition;

Cone Type: 80g/30deg

As Received Water Content [W] %	Corrected Liquid Limit [WL] %	Correlation Factor	Plastic Limit [Wp] %	Plasticity Index [Ip] %	Liquidity index [IL] % #	Consistency index [IC] % #	% Passing 425µm BS Test Sieve
17.5	20	1.042	NP	NP	N/A	N/A	100



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

	Plasticity	Liquid Limit
Cl	Clay	below 35
Si	Silt	35 to 50
		50 to 70
		exceeding 70
		append to classification for organic material (eg ClHO)

Note: Water Content by BS EN 17892-1:2014+A1:2022, BS 1377-2:2022; Correlation Factor by Clayton C.R.I and Jukes A.W (1978); # Non accredited

Remarks: NP - non plastic.

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cl 5.3, 6

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Client Reference: CRM 1265 045

Job Number: 25-001871-1

Date Sampled: 14/01/2025

Date Received: 17/01/2025

Date Tested: 21/01/2025

Sampled By: Client - KC

Test Results:

Laboratory Reference: 426416

Hole No.: WS5

Sample Reference: Not Given

Sample Description: Brown very gravelly sandy CLAY

Depth Top [m]: 1.00

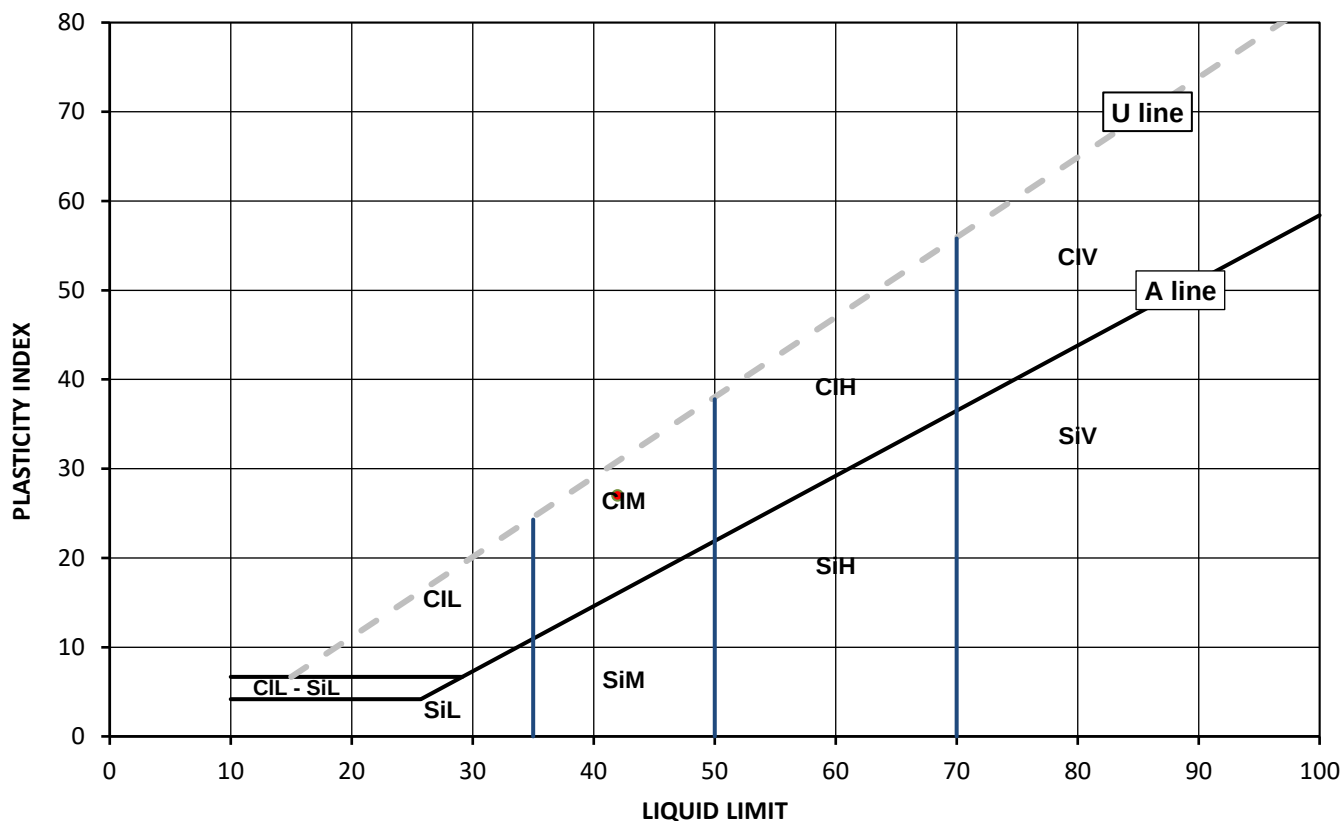
Depth Base [m]: Not Given

Sample Type: D

Sample Preparation: Tested after washing to remove >0.425 mm;

Cone Type: 80g/30deg

As Received Water Content [W] %	Corrected Liquid Limit [WL] %	Correlation Factor	Plastic Limit [Wp] %	Plasticity Index [Ip] %	Liquidity index [IL] % #	Consistency index [IC] % #	% Passing 425µm BS Test Sieve
9.9	42	1.020	15	27	-0.19	1.19	37



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

	Plasticity	Liquid Limit
Cl	Clay	below 35
Si	Silt	35 to 50
	L	Low
	M	Medium
	H	High
	V	Very high
	O	Organic
		50 to 70
		exceeding 70
		append to classification for organic material (eg ClHO)

Note: Water Content by BS EN 17892-1:2014+A1:2022, BS 1377-2:2022; Correlation Factor by Clayton C.R.I and Jukes A.W (1978); # Non accredited

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Client Reference: CRM 1265 045

Job Number: 25-001871-1

Date Sampled: 14/01/2025

Date Received: 17/01/2025

Date Tested: 21/01/2025

Sampled By: Client - KC

Test Results:

Laboratory Reference: 426418

Hole No.: WS6

Sample Reference: Not Given

Sample Description: Brown slightly gravelly slightly clayey SAND

Depth Top [m]: 1.00

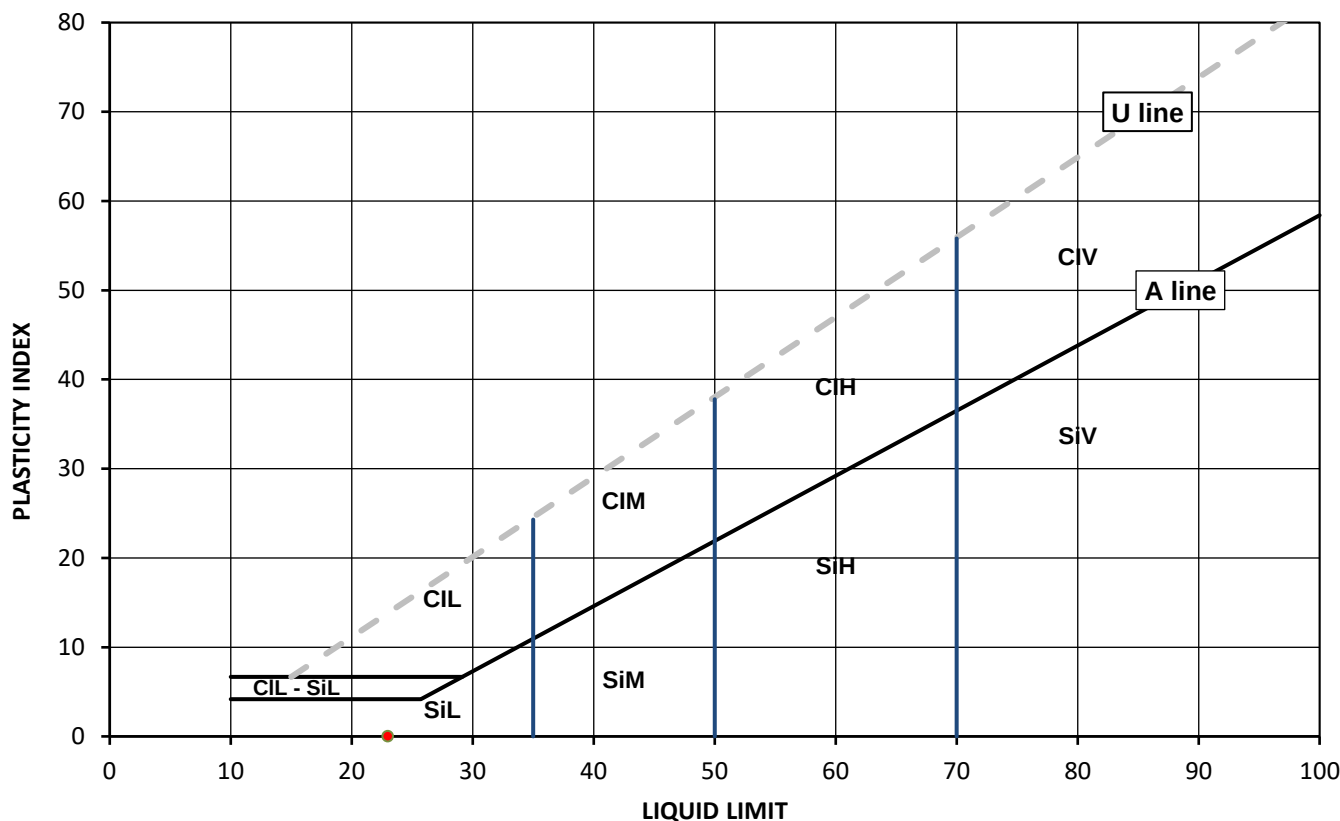
Depth Base [m]: Not Given

Sample Type: D

Sample Preparation: Tested after washing to remove >0.425 mm;

Cone Type: 80g/30deg

As Received Water Content [W] %	Corrected Liquid Limit [WL] %	Correlation Factor	Plastic Limit [Wp] %	Plasticity Index [Ip] %	Liquidity index [IL] % #	Consistency index [IC] % #	% Passing 425µm BS Test Sieve
19.9	23	1.030	NP	NP	N/A	N/A	74



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

	Plasticity	Liquid Limit
Cl	Clay	below 35
Si	Silt	35 to 50
	L	Low
	M	Medium
	H	High
	V	Very high
	O	Organic
		append to classification for organic material (eg ClHO)

Note: Water Content by BS EN 17892-1:2014+A1:2022, BS 1377-2:2022; Correlation Factor by Clayton C.R.I and Jukes A.W (1978); # Non accredited

Remarks: NP - non plastic.

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Client Reference: CRM 1265 045

Job Number: 25-001871-1

Date Sampled: 14/01/2025

Date Received: 17/01/2025

Date Tested: 21/01/2025

Sampled By: Client - KC

Test Results:

Laboratory Reference: 426419

Hole No.: WS7

Sample Reference: Not Given

Sample Description: Brown slightly gravelly slightly clayey SAND

Depth Top [m]: 1.00

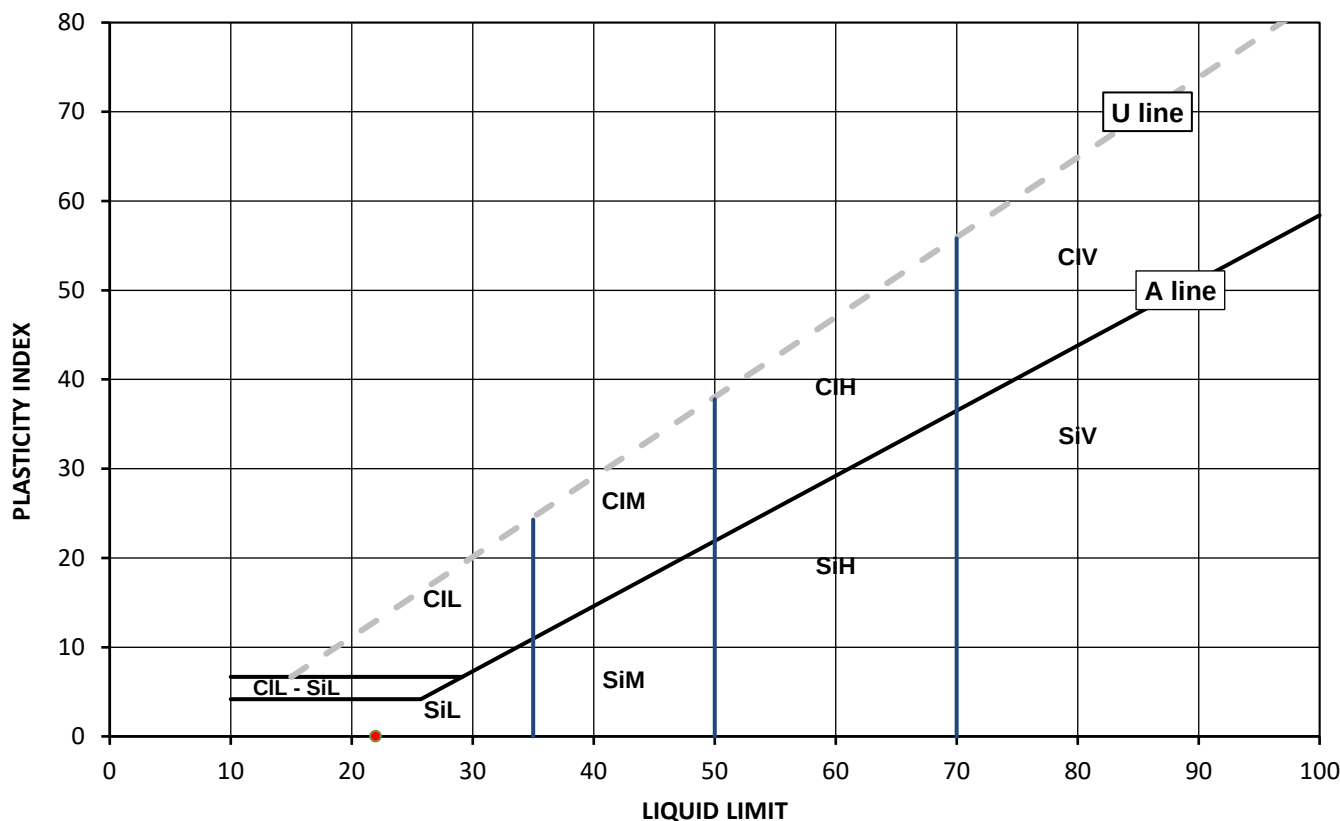
Depth Base [m]: Not Given

Sample Type: D

Sample Preparation: Tested after >0.425 mm removed by hand;

Cone Type: 80g/30deg

As Received Water Content [W] %	Corrected Liquid Limit [WL] %	Correlation Factor	Plastic Limit [Wp] %	Plasticity Index [Ip] %	Liquidity index [IL] % #	Consistency index [IC] % #	% Passing 425µm BS Test Sieve
14.9	22	1.030	NP	NP	N/A	N/A	98



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

	Plasticity	Liquid Limit
Cl	Clay	below 35
Si	Silt	35 to 50
	L	Low
	M	Medium
	H	High
	V	Very high
	O	Organic
		append to classification for organic material (eg ClHO)

Note: Water Content by BS EN 17892-1:2014+A1:2022, BS 1377-2:2022; Correlation Factor by Clayton C.R.I and Jukes A.W (1978); # Non accredited

Remarks: NP - non plastic.

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Client Reference: CRM 1265 045

Job Number: 25-001871-1

Date Sampled: 14/01/2025

Date Received: 17/01/2025

Date Tested: 21/01/2025

Sampled By: Client - KC

Test Results:

Laboratory Reference: 426424

Hole No.: TP2

Sample Reference: Not Given

Sample Description: Brown very sandy CLAY

Depth Top [m]: 1.00

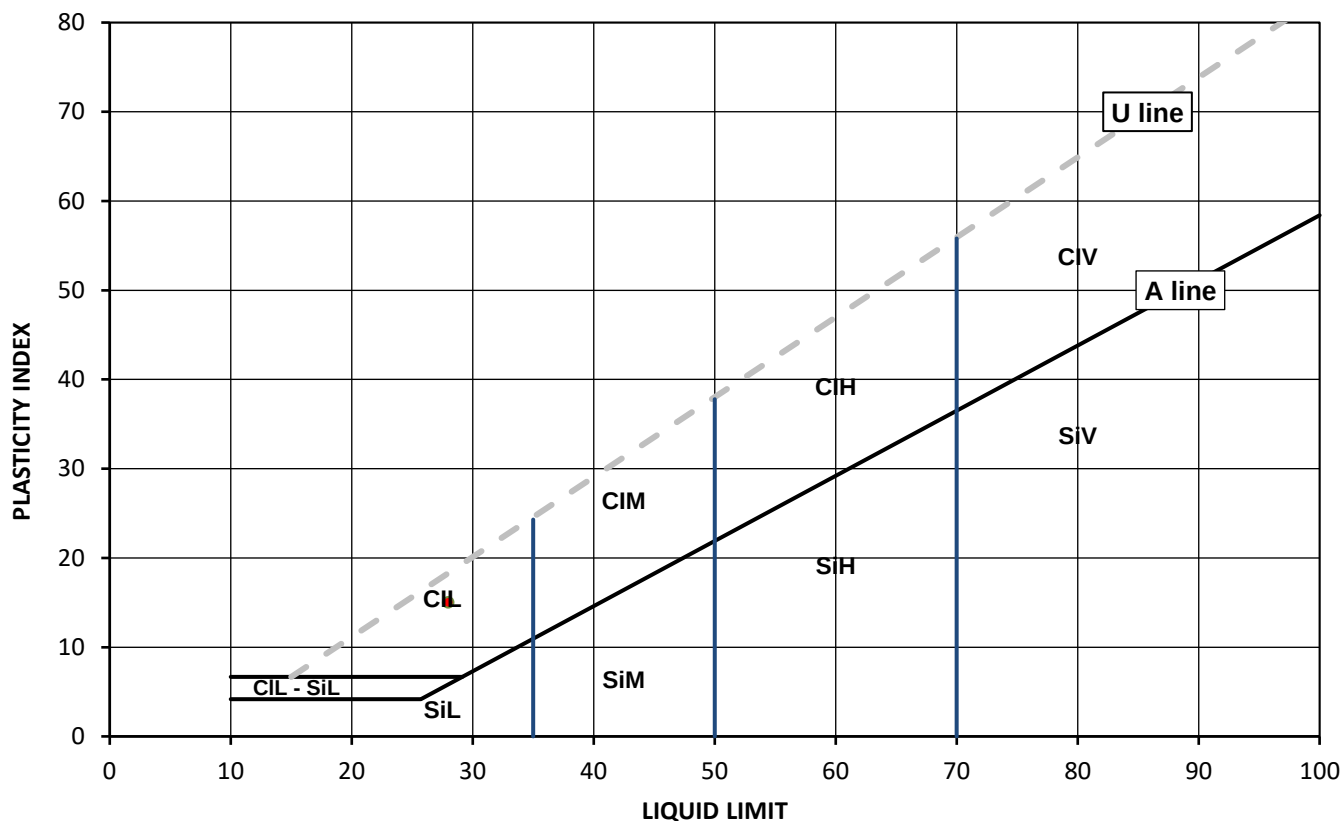
Depth Base [m]: Not Given

Sample Type: D

Sample Preparation: Tested in natural condition;

Cone Type: 80g/30deg

As Received Water Content [W] %	Corrected Liquid Limit [WL] %	Correlation Factor	Plastic Limit [Wp] %	Plasticity Index [Ip] %	Liquidity index [IL] % #	Consistency index [IC] % #	% Passing 425µm BS Test Sieve
21.8	28	1.030	13	15	0.60	0.40	100



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

	Plasticity	Liquid Limit
Cl	Clay	below 35
Si	Silt	35 to 50
	L	Low
	M	Medium
	H	High
	V	Very high
	O	Organic
		append to classification for organic material (eg ClHO)

Note: Water Content by BS EN 17892-1:2014+A1:2022, BS 1377-2:2022; Correlation Factor by Clayton C.R.I and Jukes A.W (1978); # Non accredited

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Client Reference: CRM 1265 045

Job Number: 25-001871-1

Date Sampled: 14/01/2025

Date Received: 17/01/2025

Date Tested: 21/01/2025

Sampled By: Client - KC

Test Results:

Laboratory Reference: 426425

Hole No.: TP4

Sample Reference: Not Given

Sample Description: Brown slightly gravelly SAND

Depth Top [m]: 1.00

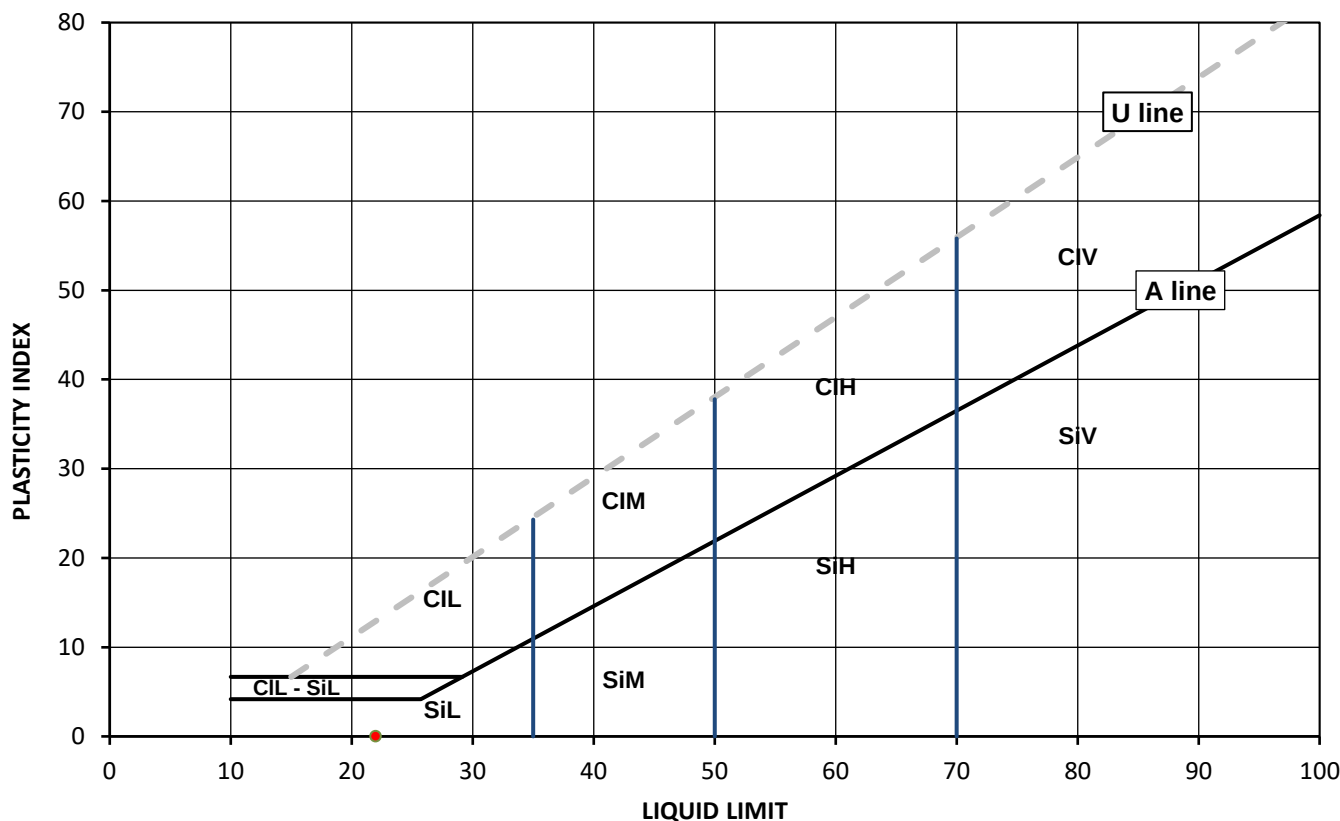
Depth Base [m]: Not Given

Sample Type: D

Sample Preparation: Tested after >0.425 mm removed by hand;

Cone Type: 80g/30deg

As Received Water Content [W] %	Corrected Liquid Limit [WL] %	Correlation Factor	Plastic Limit [Wp] %	Plasticity Index [Ip] %	Liquidity index [IL] % #	Consistency index [IC] % #	% Passing 425µm BS Test Sieve
12.3	22	1.042	NP	NP	N/A	N/A	97



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

	Plasticity	Liquid Limit
Cl	Clay	below 35
Si	Silt	35 to 50
		50 to 70
		exceeding 70
		append to classification for organic material (eg ClHO)

Note: Water Content by BS EN 17892-1:2014+A1:2022, BS 1377-2:2022; Correlation Factor by Clayton C.R.I and Jukes A.W (1978); # Non accredited

Remarks: NP - non plastic.

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cl 5.3, 6

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Client Reference: CRM 1265 045

Job Number: 25-001871-1

Date Sampled: 14/01/2025

Date Received: 17/01/2025

Date Tested: 21/01/2025

Sampled By: Client - KC

Test Results:

Laboratory Reference: 426426

Hole No.: TP5

Sample Reference: Not Given

Sample Description: Brown gravelly very sandy CLAY

Depth Top [m]: 1.00

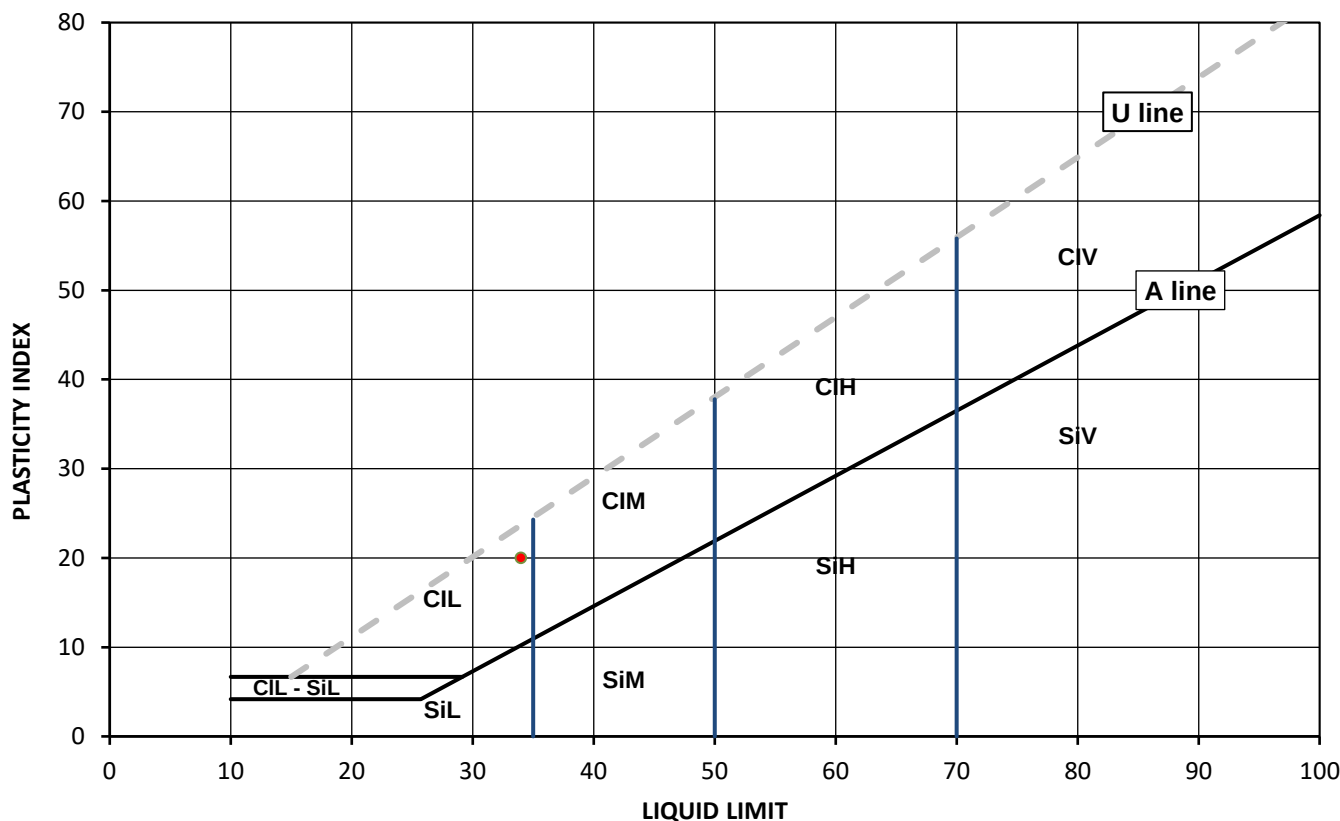
Depth Base [m]: Not Given

Sample Type: D

Sample Preparation: Tested after washing to remove >0.425 mm;

Cone Type: 80g/30deg

As Received Water Content [W] %	Corrected Liquid Limit [WL] %	Correlation Factor	Plastic Limit [Wp] %	Plasticity Index [Ip] %	Liquidity index [IL] % #	Consistency index [IC] % #	% Passing 425µm BS Test Sieve
14.2	34	1.015	14	20	0.00	1.00	53



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

	Plasticity	Liquid Limit
Cl	Clay	below 35
Si	Silt	35 to 50
		50 to 70
		exceeding 70
		append to classification for organic material (eg ClHO)

Note: Water Content by BS EN 17892-1:2014+A1:2022, BS 1377-2:2022; Correlation Factor by Clayton C.R.I and Jukes A.W (1978); # Non accredited

Remarks:

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Client Reference: CRM 1265 045

Job Number: 25-001871-1

Date Sampled: 14/01/2025

Date Received: 17/01/2025

Date Tested: 21/01/2025

Sampled By: Client - KC

Test Results:

Laboratory Reference: 426427

Hole No.: TP5

Sample Reference: Not Given

Sample Description: Dark brown CLAY

Depth Top [m]: 2.00

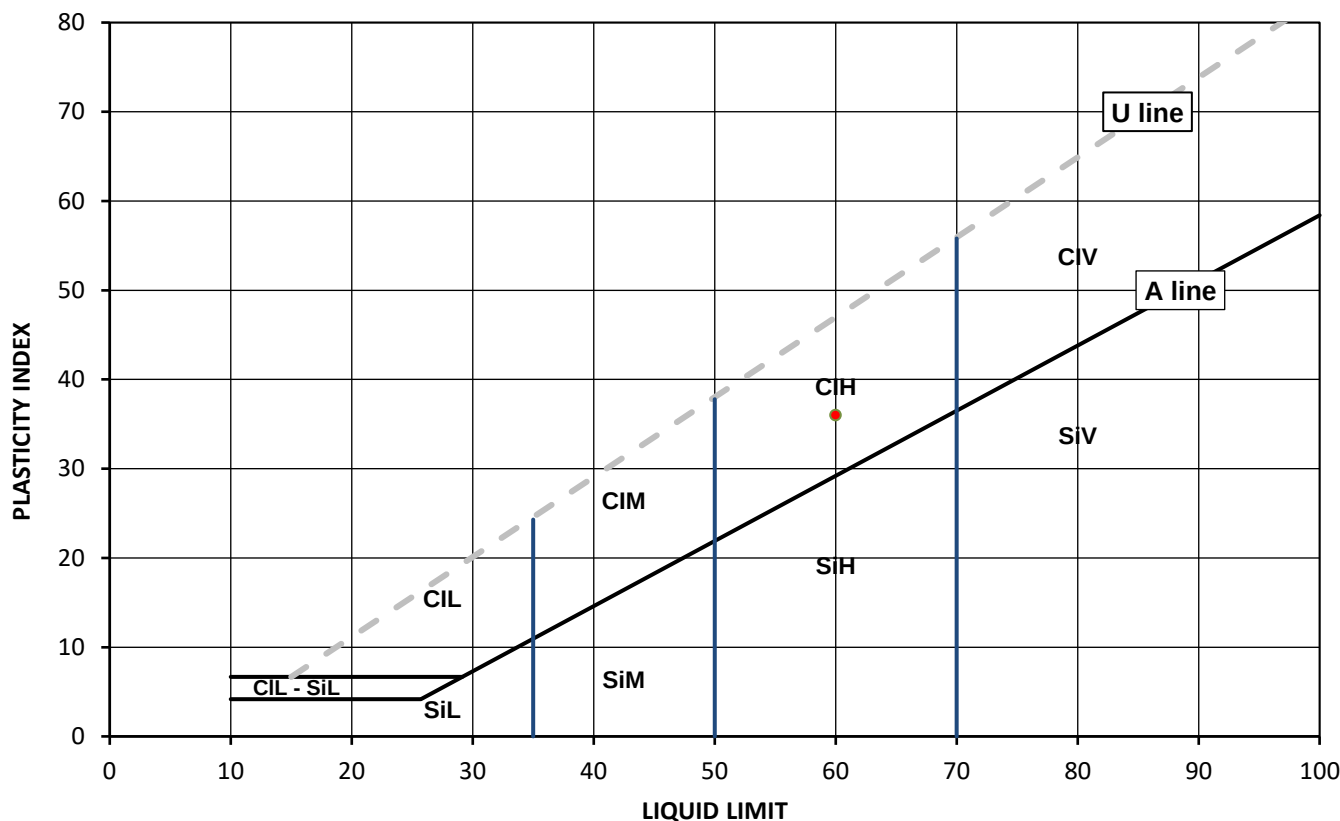
Depth Base [m]: Not Given

Sample Type: D

Sample Preparation: Tested in natural condition;

Cone Type: 80g/30deg

As Received Water Content [W] %	Corrected Liquid Limit [WL] %	Correlation Factor	Plastic Limit [Wp] %	Plasticity Index [Ip] %	Liquidity index [IL] % #	Consistency index [IC] % #	% Passing 425µm BS Test Sieve
28.3	60	1.040	24	36	0.11	0.89	100



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

	Plasticity	Liquid Limit
Cl	Clay	below 35
Si	Silt	35 to 50
	L	Low
	M	Medium
	H	High
	V	Very high
	O	Organic
		append to classification for organic material (eg ClHO)

Note: Water Content by BS EN 17892-1:2014+A1:2022, BS 1377-2:2022; Correlation Factor by Clayton C.R.I and Jukes A.W (1978); # Non accredited

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Signed:

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Site Address: Old Forest Road Winersh

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Client Reference: CRM 1265 045

Job Number: 25-001871-1

Date Sampled: 14/01/2025

Date Received: 17/01/2025

Date Tested: 21/01/2025

Sampled By: Client - KC

Test Results:

Laboratory Reference: 426408

Hole No.: WS1

Sample Reference: Not Given

Sample Description: Brown slightly gravelly SAND

Depth Top [m]: 1.00

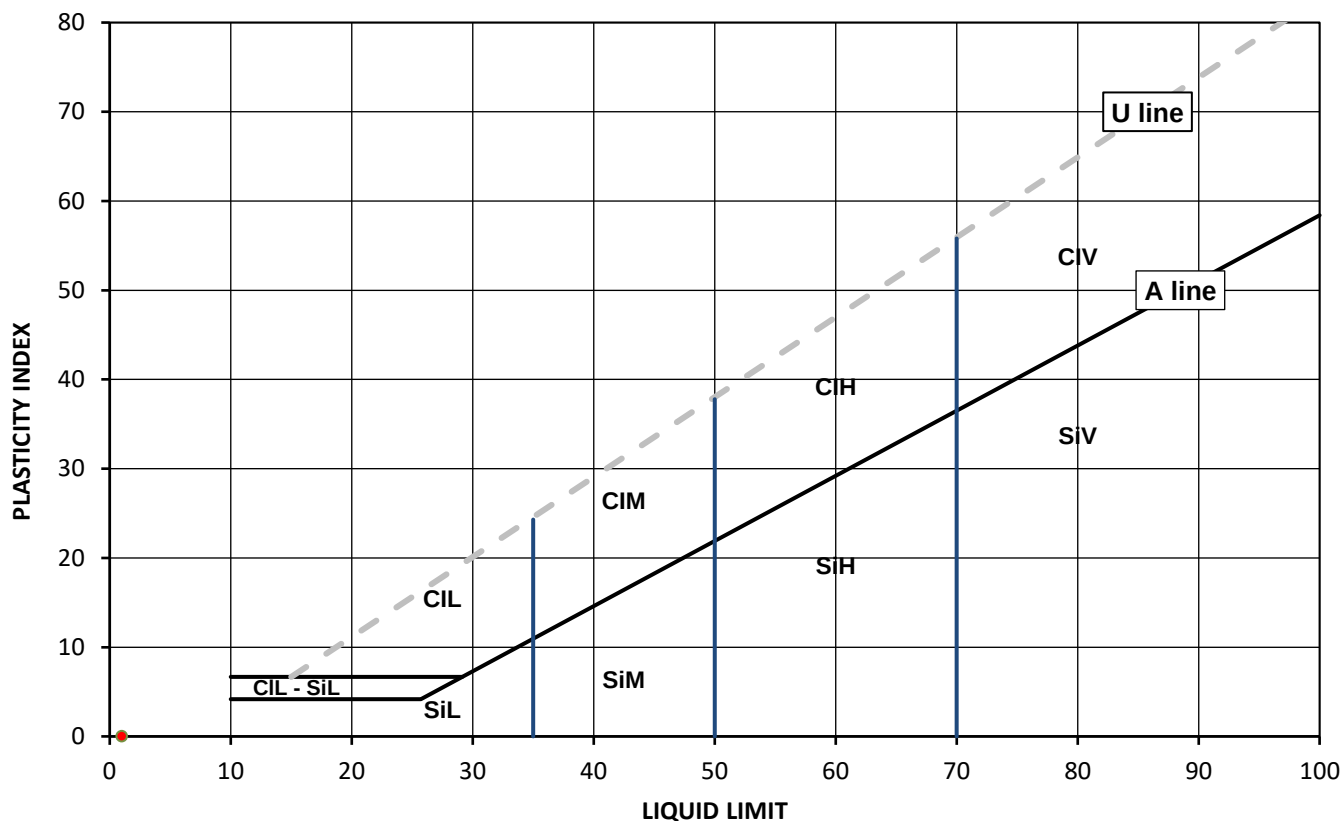
Depth Base [m]: Not Given

Sample Type: D

Sample Preparation: Tested after washing to remove >0.425mm;

Cone Type: N/A

As Received Water Content [W] %	Corrected Liquid Limit [WL] %	Correlation Factor	Plastic Limit [Wp] %	Plasticity Index [Ip] %	% Passing 425µm BS Test Sieve
16.7	N/A	N/A	NP	NP	90



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

	Plasticity	Liquid Limit
Cl	Clay	below 35
Si	Silt	35 to 50
	L	Low
	M	Medium
	H	High
	V	Very high
	O	Organic
		append to classification for organic material (eg CIHO)

Note: Water Content by BS EN 17892-1: 2014; Correlation Factor by Clayton C.R.I and Jukes A.W (1978)

Remarks: NP - non plastic

Signed:

Katarzyna Koziel
Geotechnical Reporting Team Leader
for and on behalf of i2 Analytical Ltd

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TEST CERTIFICATE

DETERMINATION OF PLASTIC LIMIT

Tested in Accordance with: BS EN ISO 17892-12:2018+A1:2021

i2 Analytical Ltd
Unit 8 Harrowden Road
Brackmills Industrial Estate
Northampton NN4 7EB



Environmental Science

4041

Client: Enzygo Geoenvironmental Ltd

Client Address: The Byre, Woodend Lane,
Cromhall, Gloucestershire,
GL12 8AA

Contact: Steve Rhodes

Site Address: Old Forest Road Winersh

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Client Reference: CRM 1265 045

Job Number: 25-001871-1

Date Sampled: 14/01/2025

Date Received: 17/01/2025

Date Tested: 21/01/2025

Sampled By: Client - KC

Test Results:

Laboratory Reference: 426410

Hole No.: WS2

Sample Reference: Not Given

Sample Description: Brown slightly gravelly SAND

Depth Top [m]: 2.00

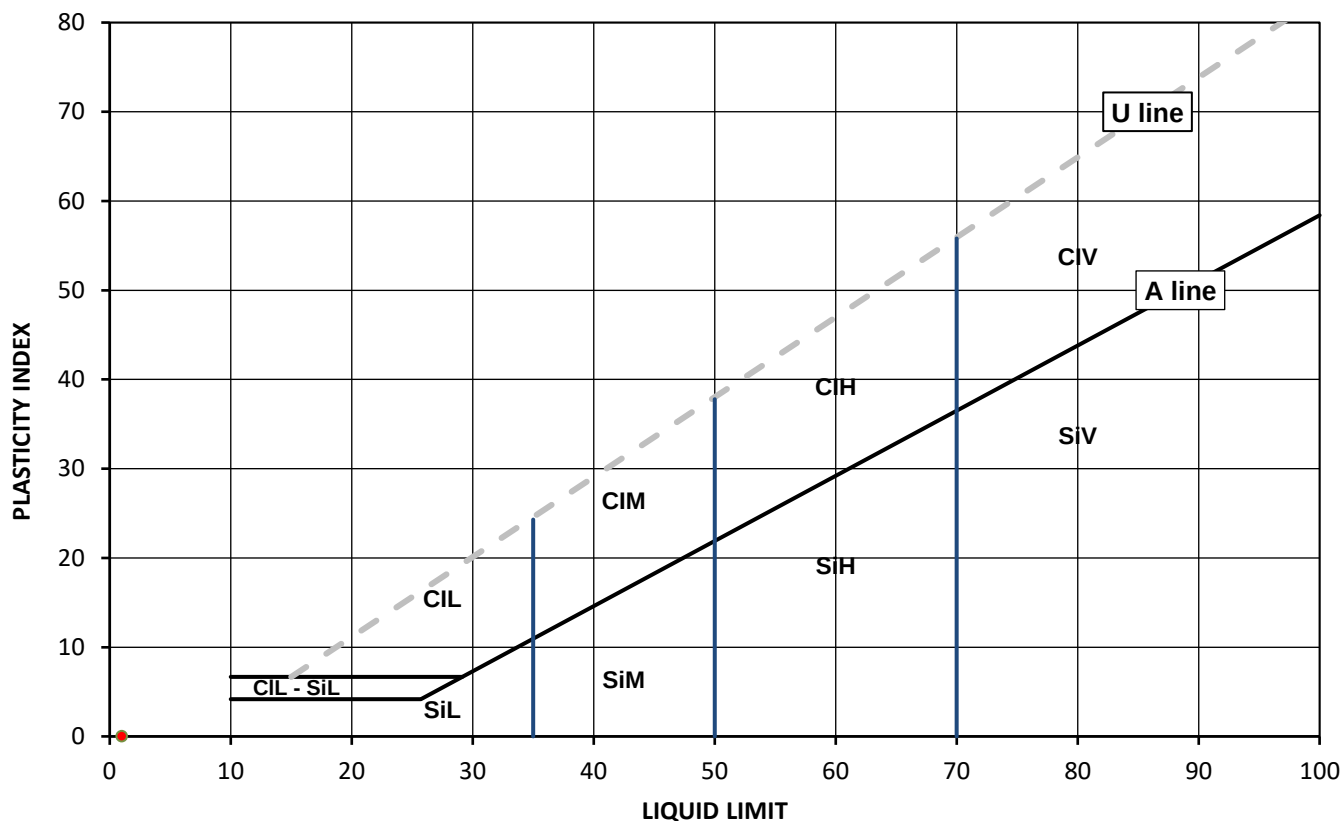
Depth Base [m]: Not Given

Sample Type: D

Sample Preparation: Tested after washing to remove >0.425mm;

Cone Type: N/A

As Received Water Content [W] %	Corrected Liquid Limit [WL] %	Correlation Factor	Plastic Limit [Wp] %	Plasticity Index [Ip] %	% Passing 425µm BS Test Sieve
12.3	N/A	N/A	NP	NP	84



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

	Plasticity	Liquid Limit
Cl	Clay	below 35
Si	Silt	35 to 50
		50 to 70
		exceeding 70
		append to classification for organic material (eg CIHO)

Note: Water Content by BS EN 17892-1: 2014; Correlation Factor by Clayton C.R.I and Jukes A.W (1978)

Remarks: NP - non plastic

Signed:

Katarzyna Koziel
Geotechnical Reporting Team Leader
for and on behalf of i2 Analytical Ltd

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TEST CERTIFICATE

DETERMINATION OF PLASTIC LIMIT

Tested in Accordance with: BS EN ISO 17892-12:2018+A1:2021

i2 Analytical Ltd
Unit 8 Harrowden Road
Brackmills Industrial Estate
Northampton NN4 7EB



Environmental Science

4041

Client: Enzygo Geoenvironmental Ltd

Client Address: The Byre, Woodend Lane,
Cromhall, Gloucestershire,
GL12 8AA

Contact: Steve Rhodes

Site Address: Old Forest Road Winersh

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Client Reference: CRM 1265 045

Job Number: 25-001871-1

Date Sampled: 14/01/2025

Date Received: 17/01/2025

Date Tested: 21/01/2025

Sampled By: Client - KC

Test Results:

Laboratory Reference: 426412

Hole No.: WS3

Sample Reference: Not Given

Sample Description: Brown very gravelly SAND

Depth Top [m]: 1.00

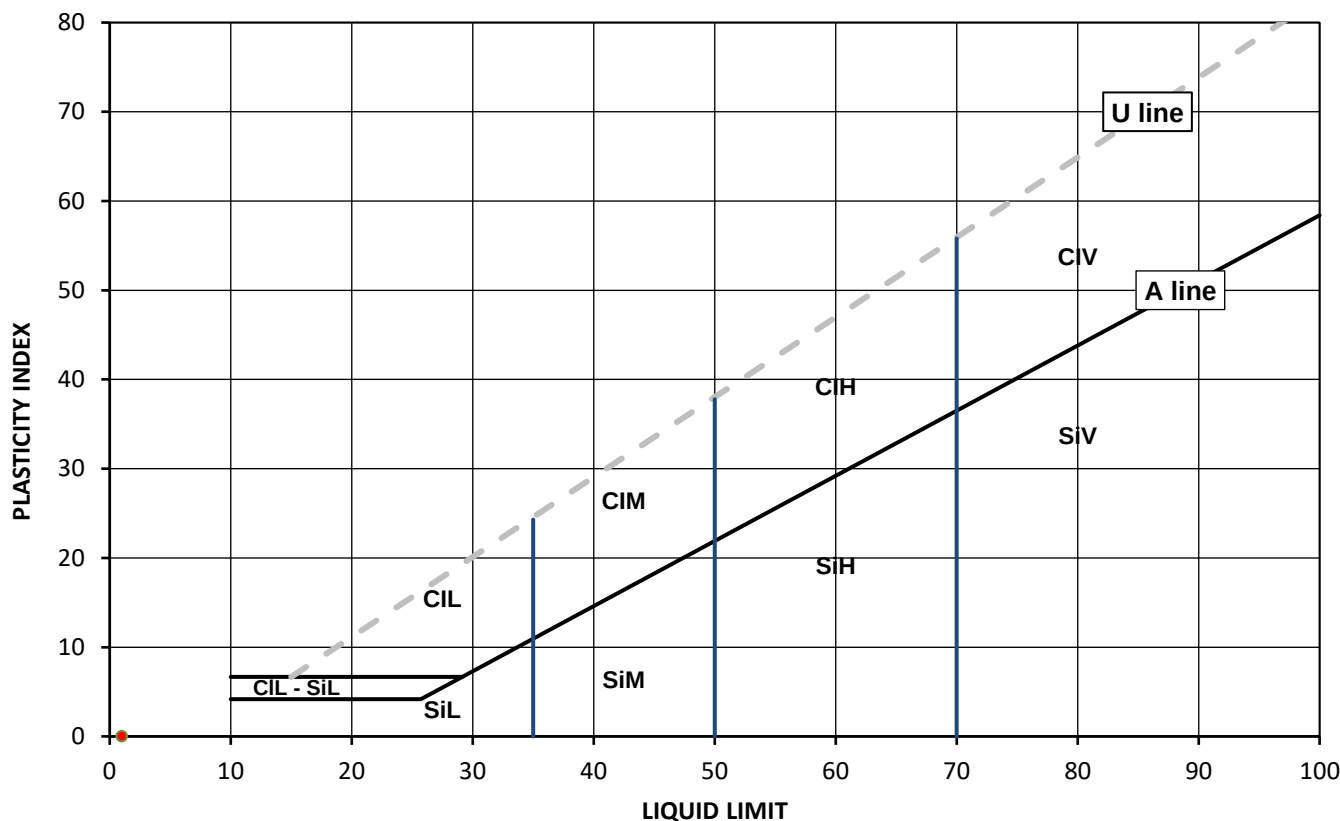
Depth Base [m]: Not Given

Sample Type: D

Sample Preparation: Tested after washing to remove >0.425mm;

Cone Type: N/A

As Received Water Content [W] %	Corrected Liquid Limit [WL] %	Correlation Factor	Plastic Limit [Wp] %	Plasticity Index [Ip] %	% Passing 425µm BS Test Sieve
11.8	N/A	N/A	NP	NP	44



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

	Plasticity	Liquid Limit
Cl	Clay	below 35
Si	Silt	35 to 50
	L	Low
	M	Medium
	H	High
	V	Very high
	O	Organic
		append to classification for organic material (eg CIHO)

Note: Water Content by BS EN 17892-1: 2014; Correlation Factor by Clayton C.R.I and Jukes A.W (1978)

Remarks: NP - non plastic

Signed:

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4041

Client: Enzygo Geoenvironmental Ltd

Client Address: The Byre, Woodend Lane,
Cromhall, Gloucestershire,
GL12 8AA

Contact: Steve Rhodes

Site Address: Old Forest Road Winersh

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Client Reference: CRM 1265 045

Job Number: 25-001871-1

Date Sampled: 14/01/2025

Date Received: 17/01/2025

Date Tested: 21/01/2025

Sampled By: Client - KC

Test Results:

Laboratory Reference: 426417

Hole No.: WS5

Sample Reference: Not Given

Sample Description: Brown gravelly SAND

Depth Top [m]: 2.00

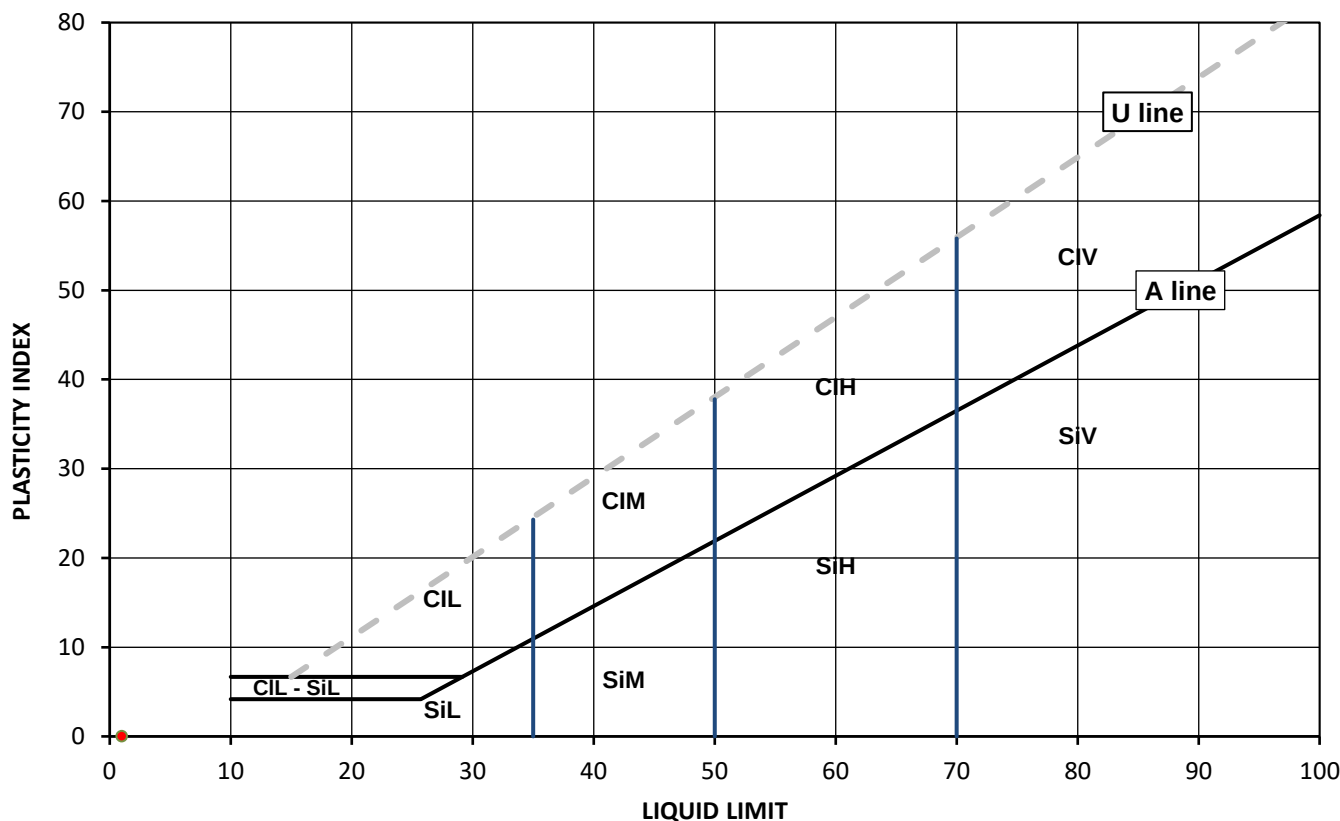
Depth Base [m]: Not Given

Sample Type: D

Sample Preparation: Tested after washing to remove >0.425mm;

Cone Type: N/A

As Received Water Content [W] %	Corrected Liquid Limit [WL] %	Correlation Factor	Plastic Limit [Wp] %	Plasticity Index [Ip] %	% Passing 425µm BS Test Sieve
9.8	N/A	N/A	NP	NP	62



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

	Plasticity	Liquid Limit
Cl	Clay	below 35
Si	Silt	35 to 50
	L	Low
	M	Medium
	H	High
	V	Very high
	O	Organic
		append to classification for organic material (eg CIHO)

Note: Water Content by BS EN 17892-1: 2014; Correlation Factor by Clayton C.R.I and Jukes A.W (1978)

Remarks: NP - non plastic

Signed:

Katarzyna Koziel
Geotechnical Reporting Team Leader
for and on behalf of i2 Analytical Ltd

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TEST CERTIFICATE

DETERMINATION OF PLASTIC LIMIT

Tested in Accordance with: BS EN ISO 17892-12:2018+A1:2021

i2 Analytical Ltd
Unit 8 Harrowden Road
Brackmills Industrial Estate
Northampton NN4 7EB



Environmental Science

4041

Client: Enzygo Geoenvironmental Ltd
Client Address: The Byre, Woodend Lane,
Cromhall, Gloucestershire,
GL12 8AA
Contact: Steve Rhodes
Site Address: Old Forest Road Winersh

Client Reference: CRM 1265 045
Job Number: 25-001871-1
Date Sampled: 14/01/2025
Date Received: 17/01/2025
Date Tested: 21/01/2025
Sampled By: Client - KC

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

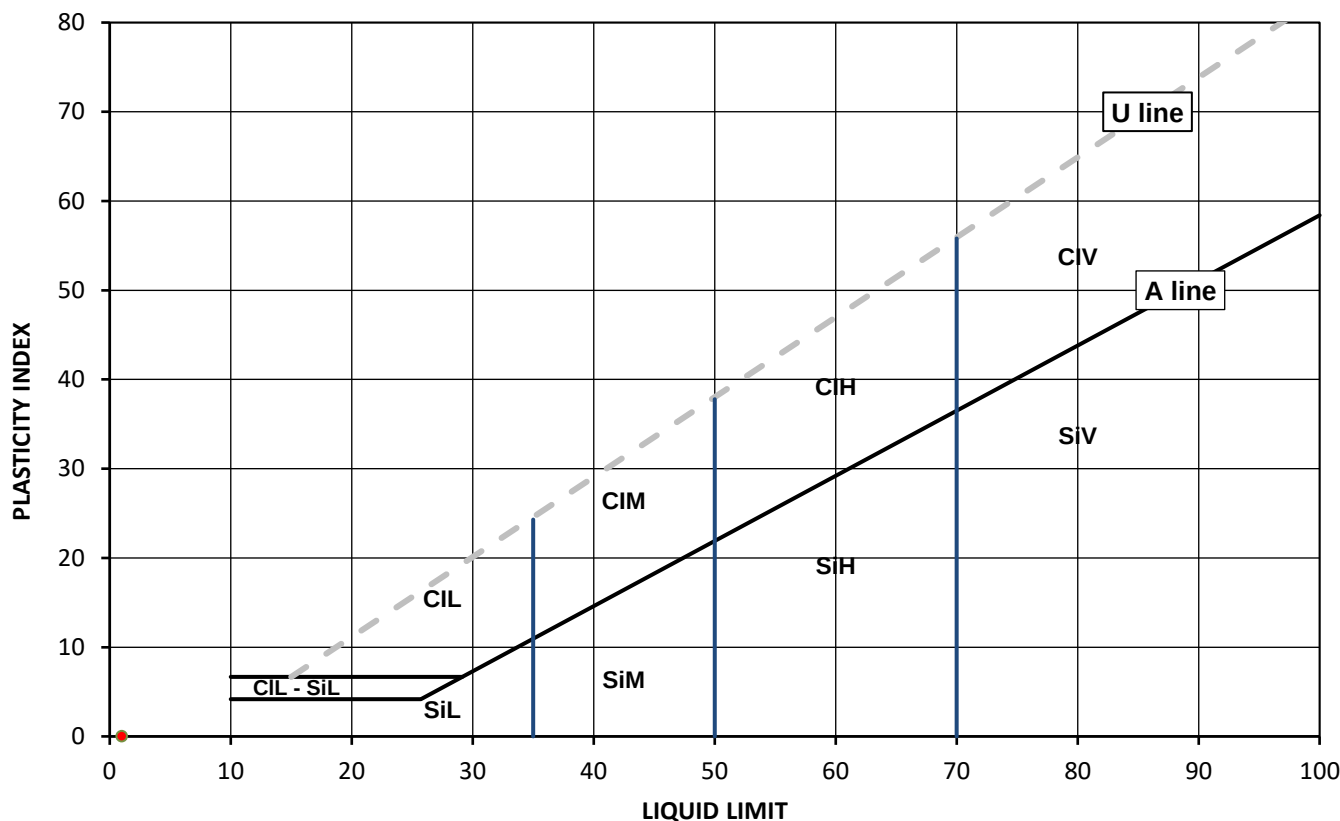
Test Results:

Laboratory Reference: 426420
Hole No.: WS8
Sample Reference: Not Given
Sample Description: Brown slightly gravelly SAND

Depth Top [m]: 1.00
Depth Base [m]: Not Given
Sample Type: D

Sample Preparation: Tested after washing to remove >0.425mm;
Cone Type: N/A

As Received Water Content [W] %	Corrected Liquid Limit [WL] %	Correlation Factor	Plastic Limit [Wp] %	Plasticity Index [Ip] %	% Passing 425µm BS Test Sieve
15.1	N/A	N/A	NP	NP	93



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

		Plasticity	Liquid Limit
Cl	Clay	L Low	below 35
Si	Silt	M Medium	35 to 50
		H High	50 to 70
		V Very high	exceeding 70
		O Organic	append to classification for organic material (eg CIHO)

Note: Water Content by BS EN 17892-1: 2014; Correlation Factor by Clayton C.R.I and Jukes A.W (1978)

Remarks: NP - non plastic

Signed:

Katarzyna Koziel
Geotechnical Reporting Team Leader
for and on behalf of i2 Analytical Ltd

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Client: Enzygo Geoenvironmental Ltd

Client Address: The Byre, Woodend Lane,
Cromhall, Gloucestershire,
GL12 8AA

Contact: Steve Rhodes

Site Address: Old Forest Road Winersh

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Client Reference: CRM 1265 045

Job Number: 25-001871-1

Date Sampled: 14/01/2025

Date Received: 17/01/2025

Date Tested: 21/01/2025

Sampled By: Client - KC

Test Results:

Laboratory Reference: 426421

Hole No.: WS9

Sample Reference: Not Given

Sample Description: Brown gravelly SAND

Depth Top [m]: 1.00

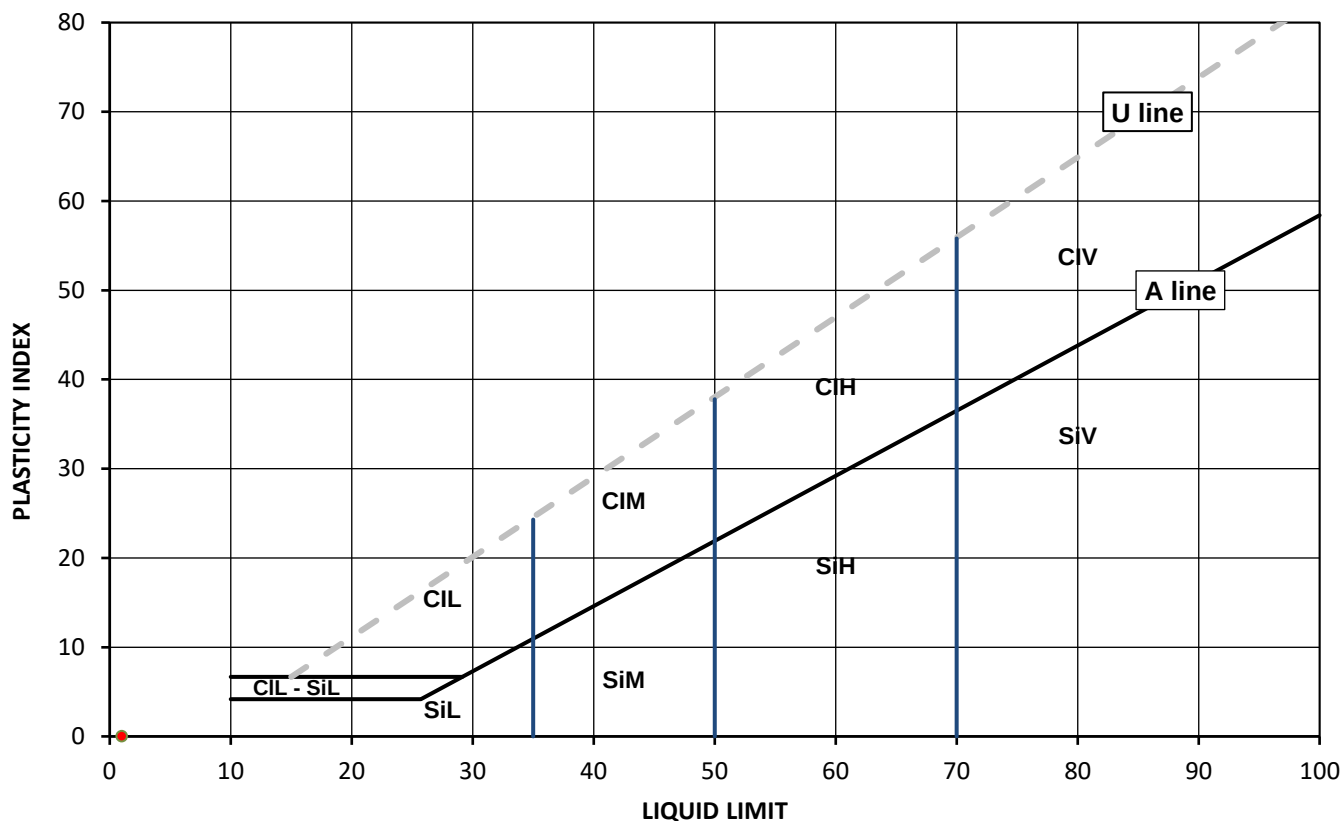
Depth Base [m]: Not Given

Sample Type: D

Sample Preparation: Tested after washing to remove >0.425mm;

Cone Type: N/A

As Received Water Content [W] %	Corrected Liquid Limit [WL] %	Correlation Factor	Plastic Limit [Wp] %	Plasticity Index [Ip] %	% Passing 425µm BS Test Sieve
10.0	N/A	N/A	NP	NP	48



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

	Plasticity	Liquid Limit
Cl	Clay	below 35
Si	Silt	35 to 50
	L	Low
	M	Medium
	H	High
	V	Very high
	O	Organic
		append to classification for organic material (eg CIHO)

Note: Water Content by BS EN 17892-1: 2014; Correlation Factor by Clayton C.R.I and Jukes A.W (1978)

Remarks: NP - non plastic

Signed:

Katarzyna Koziel
Geotechnical Reporting Team Leader
for and on behalf of i2 Analytical Ltd

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TEST CERTIFICATE

DETERMINATION OF PLASTIC LIMIT

Tested in Accordance with: BS EN ISO 17892-12:2018+A1:2021

i2 Analytical Ltd
Unit 8 Harrowden Road
Brackmills Industrial Estate
Northampton NN4 7EB

Client: Enzygo Geoenvironmental Ltd

Client Address: The Byre, Woodend Lane,
Cromhall, Gloucestershire,
GL12 8AA

Contact: Steve Rhodes

Site Address: Old Forest Road Winersh

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Client Reference: CRM 1265 045

Job Number: 25-001871-1

Date Sampled: 14/01/2025

Date Received: 17/01/2025

Date Tested: 21/01/2025

Sampled By: Client - KC

Test Results:

Laboratory Reference: 426422

Hole No.: WS10

Sample Reference: Not Given

Sample Description: Brown very sandy clayey GRAVEL

Depth Top [m]: 1.00

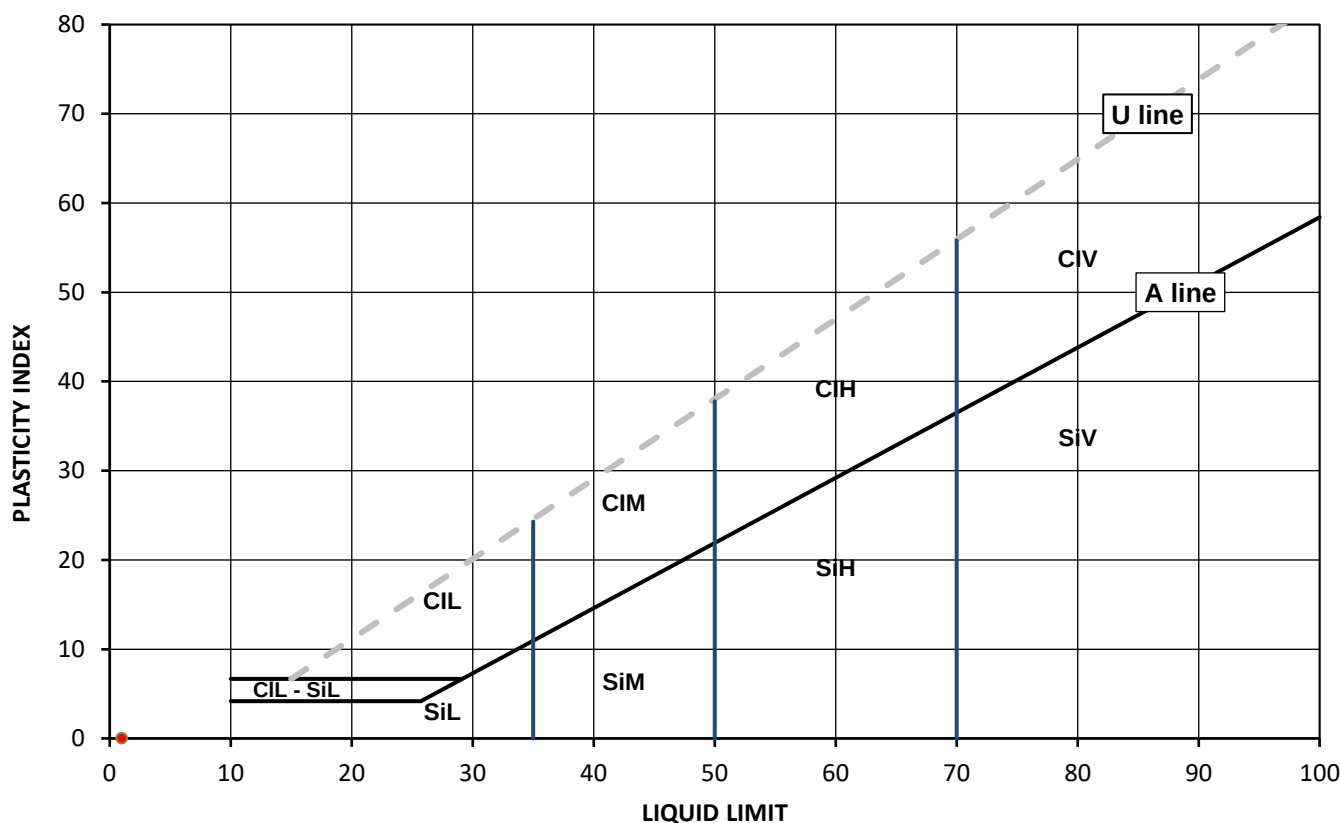
Depth Base [m]: Not Given

Sample Type: D

Sample Preparation: Tested after washing to remove >0.425mm;

Cone Type: N/A

As Received Water Content [W] %	Corrected Liquid Limit [WL] %	Correlation Factor	Plastic Limit [Wp] %	Plasticity Index [Ip] %	% Passing 425µm BS Test Sieve
7.6	N/A	N/A	14	N/A	16



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

	Plasticity	Liquid Limit
Cl	Clay	below 35
Si	Silt	35 to 50
	L	Low
	M	Medium
	H	High
	V	Very high
	O	Organic
		append to classification for organic material (eg CIHO)

Note: Water Content by BS EN 17892-1: 2014; Correlation Factor by Clayton C.R.I and Jukes A.W (1978)

Remarks:

Signed:

Katarzyna Koziel
Geotechnical Reporting Team Leader
for and on behalf of i2 Analytical Ltd

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Client: Enzygo Geoenvironmental Ltd

Client Address: The Byre, Woodend Lane,
Cromhall, Gloucestershire,
GL12 8AA

Contact: Steve Rhodes

Site Address: Old Forest Road Winersh

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Client Reference: CRM 1265 045

Job Number: 25-001871-1

Date Sampled: 14/01/2025

Date Received: 17/01/2025

Date Tested: 21/01/2025

Sampled By: Client - KC

Test Results:

Laboratory Reference: 426423

Hole No.: WS11

Sample Reference: Not Given

Sample Description: Brown gravelly very sandy CLAY

Depth Top [m]: 1.00

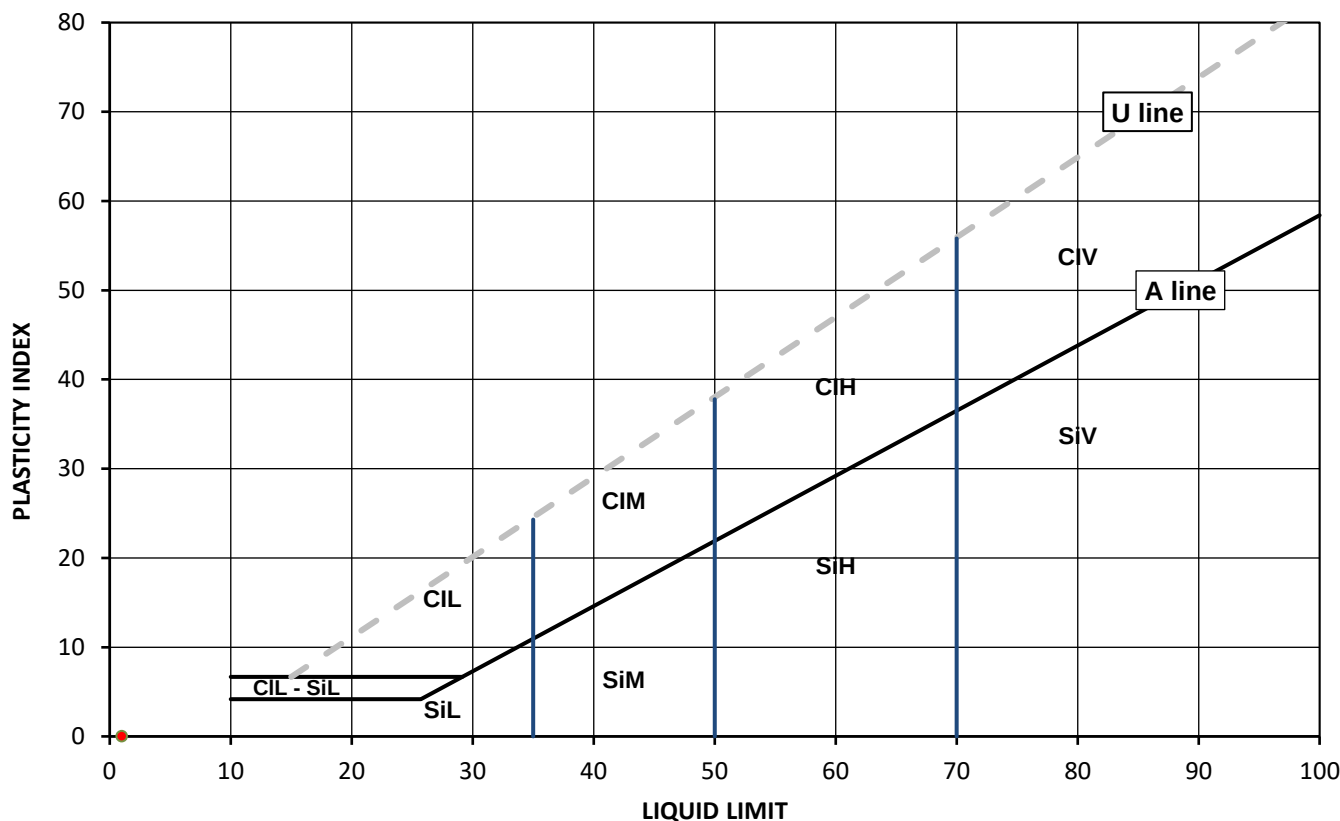
Depth Base [m]: Not Given

Sample Type: D

Sample Preparation: Tested after washing to remove >0.425mm;

Cone Type: N/A

As Received Water Content [W] %	Corrected Liquid Limit [WL] %	Correlation Factor	Plastic Limit [Wp] %	Plasticity Index [Ip] %	% Passing 425µm BS Test Sieve
11.3	N/A	N/A	17	N/A	49



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

	Plasticity	Liquid Limit
Cl	Clay	below 35
Si	Silt	35 to 50
	L	Low
	M	Medium
	H	High
	V	Very high
	O	Organic
		append to classification for organic material (eg CIHO)

Note: Water Content by BS EN 17892-1: 2014; Correlation Factor by Clayton C.R.I and Jukes A.W (1978)

Remarks:

Client: Enzygo Geoenvironmental Ltd

Client Address: The Byre, Woodend Lane,
Cromhall, Gloucestershire,
GL12 8AA

Contact: Steve Rhodes

Site Address: Old Forest Road Winersh

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Client Reference: CRM 1265 045

Job Number: 25-001871-1

Date Sampled: 14/01/2025

Date Received: 17/01/2025

Date Tested: 21/01/2025

Sampled By: Client - KC

Test Results:

Laboratory Reference: 426428

Hole No.: TP6

Sample Reference: Not Given

Sample Description: Brown very sandy GRAVEL

Depth Top [m]: 1.00

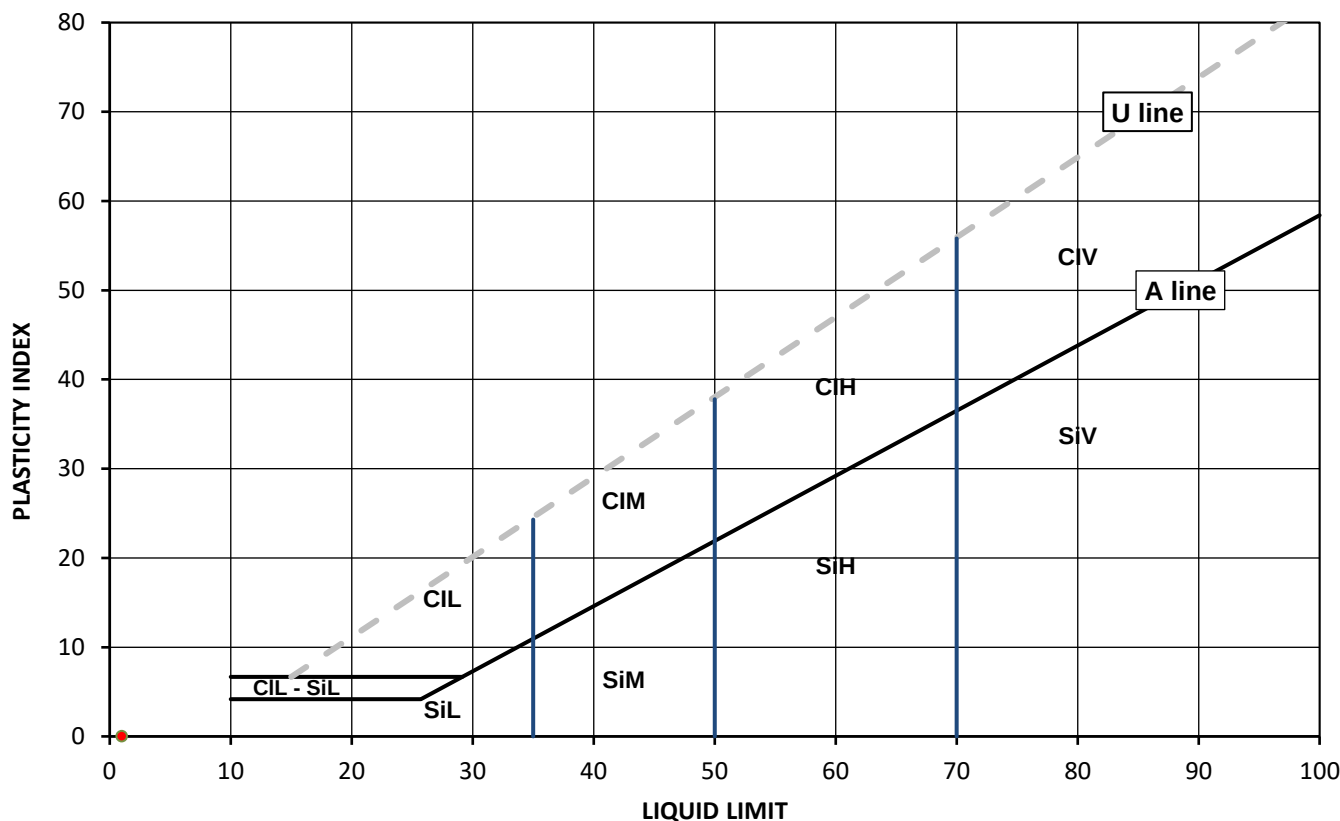
Depth Base [m]: Not Given

Sample Type: D

Sample Preparation: Tested after washing to remove >0.425mm;

Cone Type: N/A

As Received Water Content [W] %	Corrected Liquid Limit [WL] %	Correlation Factor	Plastic Limit [Wp] %	Plasticity Index [Ip] %	% Passing 425µm BS Test Sieve
6.3	N/A	N/A	NP	NP	18



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

	Plasticity	Liquid Limit
Cl	Clay	below 35
Si	Silt	35 to 50
	L	Low
	M	Medium
	H	High
	V	Very high
	O	Organic
		append to classification for organic material (eg CIHO)

Note: Water Content by BS EN 17892-1: 2014; Correlation Factor by Clayton C.R.I and Jukes A.W (1978)

Remarks: NP - non plastic



SUMMARY REPORT

SUMMARY OF CLASSIFICATION TEST RESULTS

i2 Analytical Ltd
Unit 8 Harrowden Road
Brackmills Industrial Estate
Northampton NN4 7EB



Environmental Science

Tested in Accordance with:

BS EN ISO 17892-12:2018+A2:2022, cl 5.3.14, 5.5, Fall Cone Method, 1 Pt Test, BS 1377-2:2022, cl 5.3, 6. Correlation Factor by Clayton C.R.I and Jukes A.W (1978). W by BS EN ISO 17892-1:2014+A1:2022.

Client Reference: CRM 1265 045

Job Number: 25-001871-1

Date Sampled: 14/01/2025

Date Received: 17/01/2025

Date Tested: 21/01 - 22/01/2025

Sampled By: Client - KC

4041

Client: Enzygo Geoenvironmental Ltd

Client Address: The Byre, Woodend Lane,
Cromhall, Gloucestershire,
GL12 8AA

Contact: Steve Rhodes

Site Address: Old Forest Road Winersh

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Test results

Laboratory Reference	Hole No.	Sample				Description	Remarks	W	Liquid & Plastic Limit							Density		
		Reference	Depth Top	Depth Base	Type				% Passing 425um	WL*	Correlation Factor	Wp	Ip	Cone type	Sample Preparation	bulk	dry	PD
			m	m														
426404	TP1	Not Given	0.50	Not Given	B	Brown slightly gravelly clayey SAND	Atterberg 1 Point	15.7	69	22	0.984	14	8	80g/30 deg	WR			
426405	TP4	Not Given	0.50	Not Given	B	Brown slightly gravelly slightly clayey SAND	Atterberg 1 Point	14.6	74	21	0.984	NP	NP	80g/30 deg	WR			
426406	TP5	Not Given	0.50	Not Given	B	Brown gravelly sandy CLAY	Atterberg 1 Point	16.5	58	35	1.000	17	18	80g/30 deg	WR			
426407	TP6	Not Given	0.50	Not Given	B	Brown gravelly clayey SAND	Atterberg 1 Point	14.2	46	25	1.030	13	12	80g/30 deg	WR			
426408	WS1	Not Given	1.00	Not Given	D	Brown slightly gravelly SAND		16.7										
426409	WS2	Not Given	1.00	Not Given	D	Brown slightly gravelly sandy CLAY	Atterberg 1 Point	15.2	94	36	1.042	17	19	80g/30 deg	R			
426410	WS2	Not Given	2.00	Not Given	D	Brown slightly gravelly SAND		12.3										
426411	WS2	Not Given	3.00	Not Given	D	Brown slightly gravelly CLAY	Atterberg 1 Point	24.1	96	61	1.055	26	35	80g/30 deg	R			
426412	WS3	Not Given	1.00	Not Given	D	Brown very gravelly SAND		11.8										
426413	WS4	Not Given	1.00	Not Given	D	Brown mottled grey sandy CLAY	Atterberg 1 Point	20.8	100	38	1.020	15	23	80g/30 deg	N			

Note: # Non accredited; NP - Non plastic; N - Tested in natural condition, R - Tested after >0.425mm removed by hand, WR - Tested after washing to remove >425mm; * - One point liquid limit corrected as per the report Correlation Factor by Clayton C.R.I and Jukes A.W (1978)

Comments:

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Signed:



Katarzyna Koziel
Geotechnical Reporting Team Leader
for and on behalf of i2 Analytical Ltd



SUMMARY REPORT

SUMMARY OF CLASSIFICATION TEST RESULTS

i2 Analytical Ltd
Unit 8 Harrowden Road
Brackmills Industrial Estate
Northampton NN4 7EB



Environmental Science

Tested in Accordance with:

4041

Client: Enzygo Geoenvironmental Ltd

Client Address: The Byre, Woodend Lane,
Cromhall, Gloucestershire,
GL12 8AA

Contact: Steve Rhodes

Site Address: Old Forest Road Winersh

BS EN ISO 17892-12:2018+A2:2022, cl 5.3.14, 5.5, Fall Cone Method, 1 Pt Test, BS 1377-2:2022, cl 5.3, 6. Correlation Factor by Clayton C.R.I and Jukes A.W (1978). W by BS EN ISO 17892-1:2014+A1:2022.

Client Reference: CRM 1265 045

Job Number: 25-001871-1

Date Sampled: 14/01/2025

Date Received: 17/01/2025

Date Tested: 21/01/2025

Sampled By: Client - KC

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Test results

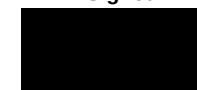
Laboratory Reference	Hole No.	Sample				Description	Remarks	W	Liquid & Plastic Limit							Density		
		Reference	Depth Top m	Depth Base m	Type				% Passing 425um %	WL* %	Correlation Factor	Wp %	Ip %	Cone type	Sample Preparation	bulk Mg/m3	dry Mg/m3	PD Mg/m3
426414	WS4	Not Given	2.00	Not Given	D	Brown very sandy CLAY	Atterberg 1 Point	18.9	100	29	1.000	19	10	80g/30 deg	N			
426415	WS4	Not Given	3.00	Not Given	D	Brown mottled grey SAND	Atterberg 1 Point	17.5	100	20	1.042	NP	NP	80g/30 deg	N			
426416	WS5	Not Given	1.00	Not Given	D	Brown very gravelly sandy CLAY	Atterberg 1 Point	9.9	37	42	1.020	15	27	80g/30 deg	WR			
426417	WS5	Not Given	2.00	Not Given	D	Brown gravelly SAND		9.8										
426418	WS6	Not Given	1.00	Not Given	D	Brown slightly gravelly slightly clayey SAND	Atterberg 1 Point	19.9	74	23	1.030	NP	NP	80g/30 deg	WR			
426419	WS7	Not Given	1.00	Not Given	D	Brown slightly gravelly slightly clayey SAND	Atterberg 1 Point	14.9	98	22	1.030	NP	NP	80g/30 deg	R			
426420	WS8	Not Given	1.00	Not Given	D	Brown slightly gravelly SAND		15.1										
426421	WS9	Not Given	1.00	Not Given	D	Brown gravelly SAND		10.0										
426422	WS10	Not Given	1.00	Not Given	D	Brown very sandy clayey GRAVEL		7.6										
426423	WS11	Not Given	1.00	Not Given	D	Brown gravelly very sandy CLAY		11.3										

Note: # Non accredited; NP - Non plastic; N - Tested in natural condition, R - Tested after >0.425mm removed by hand, WR - Tested after washing to remove >425mm; * - One point liquid limit corrected as per the report Correlation Factor by Clayton C.R.I and Jukes A.W (1978)

Comments:

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Signed:



Katarzyna Koziel
Geotechnical Reporting Team Leader
for and on behalf of i2 Analytical Ltd



SUMMARY REPORT

SUMMARY OF CLASSIFICATION TEST RESULTS

i2 Analytical Ltd
Unit 8 Harrowden Road
Brackmills Industrial Estate
Northampton NN4 7EB



Environmental Science

Tested in Accordance with:

BS EN ISO 17892-12:2018+A2:2022, cl 5.3.14, 5.5, Fall Cone Method, 1 Pt Test, BS 1377-2:2022, cl 5.3, 6. Correlation Factor by Clayton C.R.I and Jukes A.W (1978). W by BS EN ISO 17892-1:2014+A1:2022.

Client Reference: CRM 1265 045

Job Number: 25-001871-1

Date Sampled: 14/01/2025

Date Received: 17/01/2025

Date Tested: 21/01/2025

Sampled By: Client - KC

4041

Client: Enzygo Geoenvironmental Ltd

Client Address: The Byre, Woodend Lane,
Cromhall, Gloucestershire,
GL12 8AA

Contact: Steve Rhodes

Site Address: Old Forest Road Winersh

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Test results

Laboratory Reference	Hole No.	Sample				Description	Remarks	W	Liquid & Plastic Limit							Density		
		Reference	Depth Top	Depth Base	Type				% Passing 425um	WL*	Correlation Factor	Wp	Ip	Cone type	Sample Preparation	bulk	dry	PD
			m	m					%	%		%	%			Mg/m3	Mg/m3	Mg/m3
426424	TP2	Not Given	1.00	Not Given	D	Brown very sandy CLAY	Atterberg 1 Point	21.8	100	28	1.030	13	15	80g/30 deg	N			
426425	TP4	Not Given	1.00	Not Given	D	Brown slightly gravelly SAND	Atterberg 1 Point	12.3	97	22	1.042	NP	NP	80g/30 deg	R			
426426	TP5	Not Given	1.00	Not Given	D	Brown gravelly very sandy CLAY	Atterberg 1 Point	14.2	53	34	1.015	14	20	80g/30 deg	WR			
426427	TP5	Not Given	2.00	Not Given	D	Dark brown CLAY	Atterberg 1 Point	28.3	100	60	1.040	24	36	80g/30 deg	N			
426428	TP6	Not Given	1.00	Not Given	D	Brown very sandy GRAVEL		6.3										

Note: # Non accredited; NP - Non plastic; N - Tested in natural condition, R - Tested after >0.425mm removed by hand, WR - Tested after washing to remove >425mm; * - One point liquid limit corrected as per the report Correlation Factor by Clayton C.R.I and Jukes A.W (1978)

Comments:

Signed:



Katarzyna Koziel
Geotechnical Reporting Team Leader
for and on behalf of i2 Analytical Ltd

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SUMMARY REPORT

SUMMARY OF CLASSIFICATION TEST RESULTS

Tested in Accordance with:

i2 Analytical Ltd
Unit 8 Harrowden Road
Brackmills Industrial Estate
Northampton NN4 7EB



Environmental Science

4041

Client: Enzygo Geoenvironmental Ltd

Client Address: The Byre, Woodend Lane,
Cromhall, Gloucestershire,
GL12 8AA

Contact: Steve Rhodes

Site Address: Old Forest Road Winersh

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Plastic Limit by BS EN ISO 17892-12:2018+A2:2022:Clause 5.5. Correlation
Factor by Clayton C.R.I and Jukes A.W (1978). W by BS EN 17892-1:2014.

Client Reference: CRM 1265 045

Job Number: 25-001871-1

Date Sampled: 14/01/2025

Date Received: 17/01/2025

Date Tested: 21/01/2025

Sampled By: Client - KC

Test results

Laboratory Reference	Hole No.	Sample				Description	Remarks	W	Plastic Limit								Density		
		Reference	Depth Top	Depth Base	Type				% Passing 425um	WL*	Correlation Factor	Wp	Ip	Cone type	Sample Preparation	bulk	dry	PD	
			m	m					%	%		%	%			Mg/m3	Mg/m3	Mg/m3	
426428	TP6	Not Given	1.00	Not Given	D	Brown very sandy GRAVEL		6.3	18	N/A	N/A	NP	NP	N/A	WR				
426408	WS1	Not Given	1.00	Not Given	D	Brown slightly gravelly SAND		16.7	90	N/A	N/A	NP	NP	N/A	WR				
426422	WS10	Not Given	1.00	Not Given	D	Brown very sandy clayey GRAVEL		7.6	16	N/A	N/A	14	N/A	N/A	WR				
426423	WS11	Not Given	1.00	Not Given	D	Brown gravelly very sandy CLAY		11.3	49	N/A	N/A	17	N/A	N/A	WR				
426410	WS2	Not Given	2.00	Not Given	D	Brown slightly gravelly SAND		12.3	84	N/A	N/A	NP	NP	N/A	WR				
426412	WS3	Not Given	1.00	Not Given	D	Brown very gravelly SAND		11.8	44	N/A	N/A	NP	NP	N/A	WR				
426417	WS5	Not Given	2.00	Not Given	D	Brown gravelly SAND		9.8	62	N/A	N/A	NP	NP	N/A	WR				
426420	WS8	Not Given	1.00	Not Given	D	Brown slightly gravelly SAND		15.1	93	N/A	N/A	NP	NP	N/A	WR				
426421	WS9	Not Given	1.00	Not Given	D	Brown gravelly SAND		10.0	48	N/A	N/A	NP	NP	N/A	WR				

Note: # Non accredited; NP - Non plastic; I - The water content in the sample was increased, D - The water content in the sample was decreased; * - One point liquid limit corrected as per the report Correlation Factor by Clayton C.R.I and Jukes A.W (1978)

Comments:

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Signed:



Katarzyna Koziel
Geotechnical Reporting Team Leader
for and on behalf of i2 Analytical Ltd



SUMMARY REPORT

DETERMINATION OF WATER CONTENT

Tested in Accordance with: BS EN ISO 17892-1:2014+A1:2022, BS 1377-2: 2022, clause 4.1

i2 Analytical Ltd
Unit 8 Harrowden Road
Brackmills Industrial Estate
Northampton NN4 7EB



Environmental Science

4041

Client: Enzygo Geoenvironmental Ltd

Client Address: The Byre, Woodend Lane,
Cromhall, Gloucestershire,
GL12 8AA

Contact: Steve Rhodes

Site Address: Old Forest Road Winersh

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Client Reference: CRM 1265 045

Job Number: 25-001871-1

Date Sampled: 14/01/2025

Date Received: 17/01/2025

Date Tested: 21/01 - 22/01/2025

Sampled By: Client - KC

Test results

Laboratory Reference	Hole No.	Sample				Description	Remarks	WC											
		Reference	Depth Top m	Depth Base m	Type														
426404	TP1	Not Given	0.50	Not Given	B	Brown slightly gravelly clayey SAND		15.7											
426405	TP4	Not Given	0.50	Not Given	B	Brown slightly gravelly slightly clayey SAND		14.6											
426406	TP5	Not Given	0.50	Not Given	B	Brown gravelly sandy CLAY		16.5											
426407	TP6	Not Given	0.50	Not Given	B	Brown gravelly clayey SAND		14.2											
426408	WS1	Not Given	1.00	Not Given	D	Brown slightly gravelly SAND		16.7											
426409	WS2	Not Given	1.00	Not Given	D	Brown slightly gravelly sandy CLAY		15.2											
426410	WS2	Not Given	2.00	Not Given	D	Brown slightly gravelly SAND		12.3											
426411	WS2	Not Given	3.00	Not Given	D	Brown slightly gravelly CLAY		24.1											
426412	WS3	Not Given	1.00	Not Given	D	Brown very gravelly SAND		11.8											
426413	WS4	Not Given	1.00	Not Given	D	Brown mottled grey sandy CLAY		20.8											

Comments:

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Signed:



Katarzyna Koziel
Geotechnical Reporting Team Leader
for and on behalf of i2 Analytical Ltd



SUMMARY REPORT

DETERMINATION OF WATER CONTENT

Tested in Accordance with: BS EN ISO 17892-1:2014+A1:2022, BS 1377-2: 2022, clause 4.1

i2 Analytical Ltd
Unit 8 Harrowden Road
Brackmills Industrial Estate
Northampton NN4 7EB



Environmental Science

4041

Client: Enzygo Geoenvironmental Ltd

Client Address: The Byre, Woodend Lane,
Cromhall, Gloucestershire,
GL12 8AA

Contact: Steve Rhodes

Site Address: Old Forest Road Winersh

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Client Reference: CRM 1265 045

Job Number: 25-001871-1

Date Sampled: 14/01/2025

Date Received: 17/01/2025

Date Tested: 21/01/2025

Sampled By: Client - KC

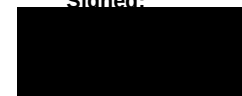
Test results

Laboratory Reference	Hole No.	Sample				Description	Remarks	WC											
		Reference	Depth Top m	Depth Base m	Type														
426414	WS4	Not Given	2.00	Not Given	D	Brown very sandy CLAY		18.9											
426415	WS4	Not Given	3.00	Not Given	D	Brown mottled grey SAND		17.5											
426416	WS5	Not Given	1.00	Not Given	D	Brown very gravelly sandy CLAY		9.9											
426417	WS5	Not Given	2.00	Not Given	D	Brown gravelly SAND		9.8											
426418	WS6	Not Given	1.00	Not Given	D	Brown slightly gravelly slightly clayey SAND		19.9											
426419	WS7	Not Given	1.00	Not Given	D	Brown slightly gravelly slightly clayey SAND		14.9											
426420	WS8	Not Given	1.00	Not Given	D	Brown slightly gravelly SAND		15.1											
426421	WS9	Not Given	1.00	Not Given	D	Brown gravelly SAND		10.0											
426422	WS10	Not Given	1.00	Not Given	D	Brown very sandy clayey GRAVEL		7.6											
426423	WS11	Not Given	1.00	Not Given	D	Brown gravelly very sandy CLAY		11.3											

Comments:

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Signed:



Katarzyna Koziel
Geotechnical Reporting Team Leader
for and on behalf of i2 Analytical Ltd



SUMMARY REPORT

DETERMINATION OF WATER CONTENT

Tested in Accordance with: BS EN ISO 17892-1:2014+A1:2022, BS 1377-2: 2022, clause 4.1

i2 Analytical Ltd
Unit 8 Harrowden Road
Brackmills Industrial Estate
Northampton NN4 7EB



Environmental Science

4041

Client: Enzygo Geoenvironmental Ltd
Client Address: The Byre, Woodend Lane,
Cromhall, Gloucestershire,
GL12 8AA
Contact: Steve Rhodes
Site Address: Old Forest Road Winersh

Client Reference: CRM 1265 045
Job Number: 25-001871-1
Date Sampled: 14/01/2025
Date Received: 17/01/2025
Date Tested: 21/01/2025
Sampled By: Client - KC

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

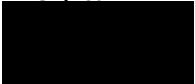
Test results

Laboratory Reference	Hole No.	Sample				Description	Remarks	WC											
		Reference	Depth Top m	Depth Base m	Type														
426424	TP2	Not Given	1.00	Not Given	D	Brown very sandy CLAY		21.8											
426425	TP4	Not Given	1.00	Not Given	D	Brown slightly gravelly SAND		12.3											
426426	TP5	Not Given	1.00	Not Given	D	Brown gravelly very sandy CLAY		14.2											
426427	TP5	Not Given	2.00	Not Given	D	Dark brown CLAY		28.3											
426428	TP6	Not Given	1.00	Not Given	D	Brown very sandy GRAVEL		6.3											

Comments:

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Signed:



Katarzyna Koziel
Geotechnical Reporting Team Leader
for and on behalf of i2 Analytical Ltd



TEST CERTIFICATE

DETERMINATION OF THE CALIFORNIA
BEARING RATIO (CBR) TOP ONLY
Tested in Accordance with: BS 1377-2:2022 Cl. 15

i2 Analytical Ltd
Unit 8 Harrowden Road
Brackmills Industrial Estate
Northampton NN4 7EB



Environmental Science

4041

Client: Enzygo Geoenvironmental Ltd
Client Address: The Byre, Woodend Lane,
Cromhall, Gloucestershire,
GL12 8AA
Contact: Steve Rhodes
Site Address: Old Forest Road Winersh

Client Reference: CRM 1265 045
Job Number: 25-001871-1
Date Sampled: 14/01/2025
Date Received: 17/01/2025
Date Tested: 28/01/2025
Sampled By: Client - KC

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Test Results:

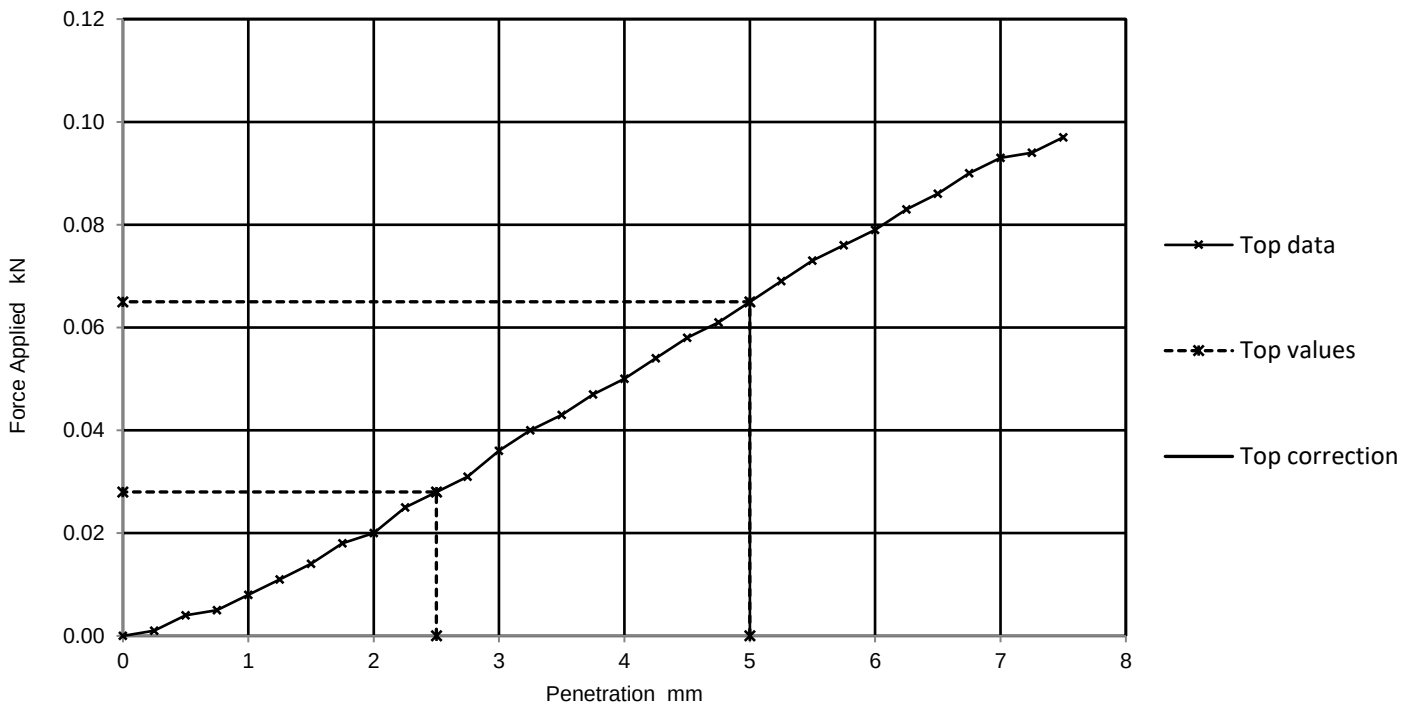
Laboratory Reference: 426404
Hole No.: TP1
Sample Reference: Not Given
Sample Description: Brown slightly gravelly clayey SAND

Depth Top [m]: 0.50
Depth Base [m]: Not Given
Sample Type: B

Specimen Preparation:

Condition	Remoulded			Soaking details		Not soaked	
Details	Recompacted with specified standard effort using 2.5kg rammer			Period of soaking		days	
				Time to surface		days	
				Amount of swell recorded		mm	
Material retained on 20mm sieve removed	10	%		Dry density after soaking		Mg/m3	
Initial Specimen details	Bulk density	2.14	Mg/m3	Surcharge applied		8	kg
	Dry density	1.87	Mg/m3			4.9	kPa
	Water content	15	%				

Force v Penetration Plots



Results

TOP

Curve correction applied	CBR Values, %			
	2.5mm	5mm	Highest	Average
No	0.21	0.33	0.33	N/A

Water Content %
14

Remarks:

Test/ Specimen
specific remarks:

Signed:

Katarzyna Koziel
Geotechnical Reporting Team Leader
for and on behalf of i2 Analytical Ltd

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TEST CERTIFICATE

DETERMINATION OF THE CALIFORNIA
BEARING RATIO (CBR) TOP ONLY
Tested in Accordance with: BS 1377-2:2022 Cl. 15

i2 Analytical Ltd
Unit 8 Harrowden Road
Brackmills Industrial Estate
Northampton NN4 7EB



Environmental Science

4041

Client: Enzygo Geoenvironmental Ltd
Client Address: The Byre, Woodend Lane,
Cromhall, Gloucestershire,
GL12 8AA
Contact: Steve Rhodes
Site Address: Old Forest Road Winersh

Client Reference: CRM 1265 045
Job Number: 25-001871-1
Date Sampled: 14/01/2025
Date Received: 17/01/2025
Date Tested: 28/01/2025
Sampled By: Client - KC

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Test Results:

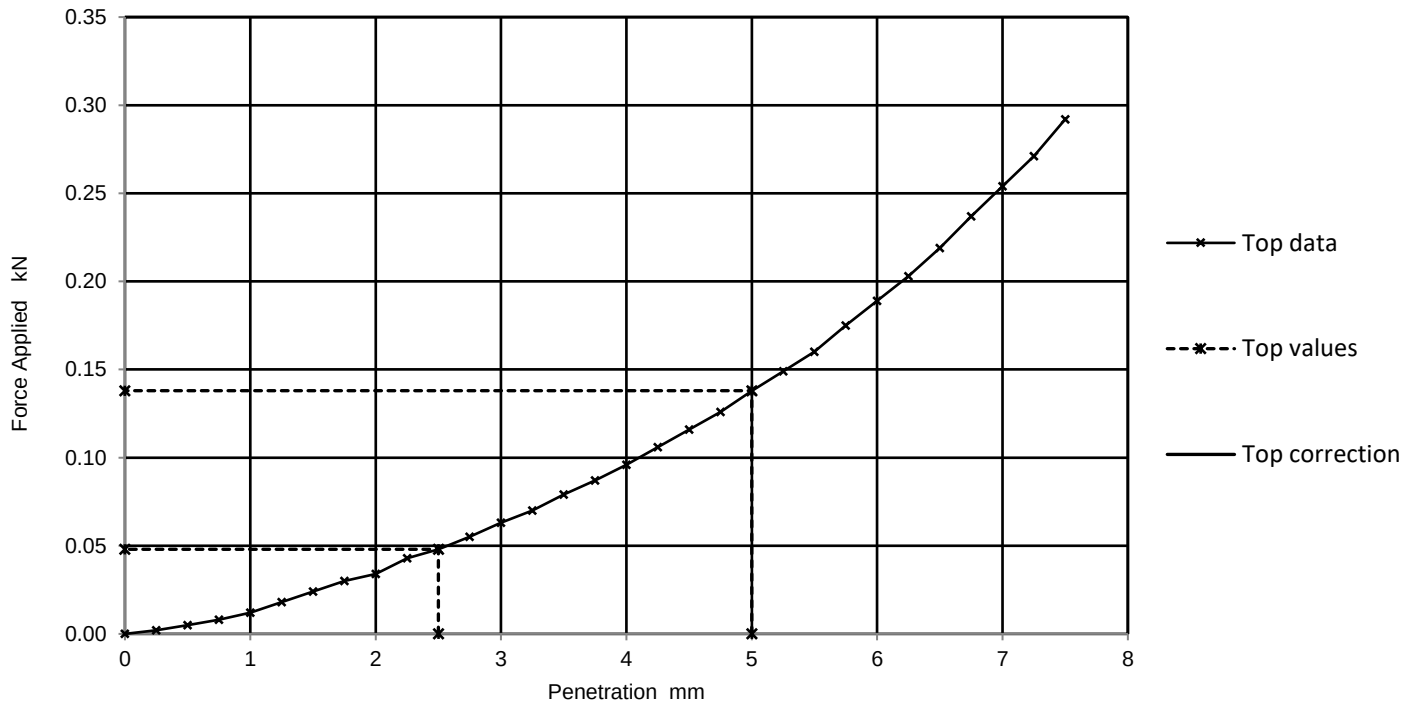
Laboratory Reference: 426405
Hole No.: TP4
Sample Reference: Not Given
Sample Description: Brown slightly gravelly slightly clayey SAND

Depth Top [m]: 0.50
Depth Base [m]: Not Given
Sample Type: B

Specimen Preparation:

Condition	Remoulded	Soaking details	Not soaked
Details	Recompacted with specified standard effort using 2.5kg rammer	Period of soaking	days
		Time to surface	days
		Amount of swell recorded	mm
		Dry density after soaking	Mg/m3
Material retained on 20mm sieve removed	0 %		
Initial Specimen details	Bulk density 2.07 Mg/m3	Surcharge applied	8 kg
	Dry density 1.81 Mg/m3		4.8 kPa
	Water content 14 %		

Force v Penetration Plots



Results

TOP

Curve correction applied	CBR Values, %			
	2.5mm	5mm	Highest	Average
No	0.36	0.69	0.69	N/A

Water Content %
14

Remarks:

Test/ Specimen
specific remarks:

Signed:

Katarzyna Koziel
Geotechnical Reporting Team Leader
for and on behalf of i2 Analytical Ltd

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TEST CERTIFICATE

DETERMINATION OF THE CALIFORNIA
BEARING RATIO (CBR) TOP ONLY
Tested in Accordance with: BS 1377-2:2022 Cl. 15

i2 Analytical Ltd
Unit 8 Harrowden Road
Brackmills Industrial Estate
Northampton NN4 7EB



Environmental Science

4041

Client: Enzygo Geoenvironmental Ltd
Client Address: The Byre, Woodend Lane,
Cromhall, Gloucestershire,
GL12 8AA
Contact: Steve Rhodes
Site Address: Old Forest Road Winersh

Client Reference: CRM 1265 045
Job Number: 25-001871-1
Date Sampled: 14/01/2025
Date Received: 17/01/2025
Date Tested: 28/01/2025
Sampled By: Client - KC

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Test Results:

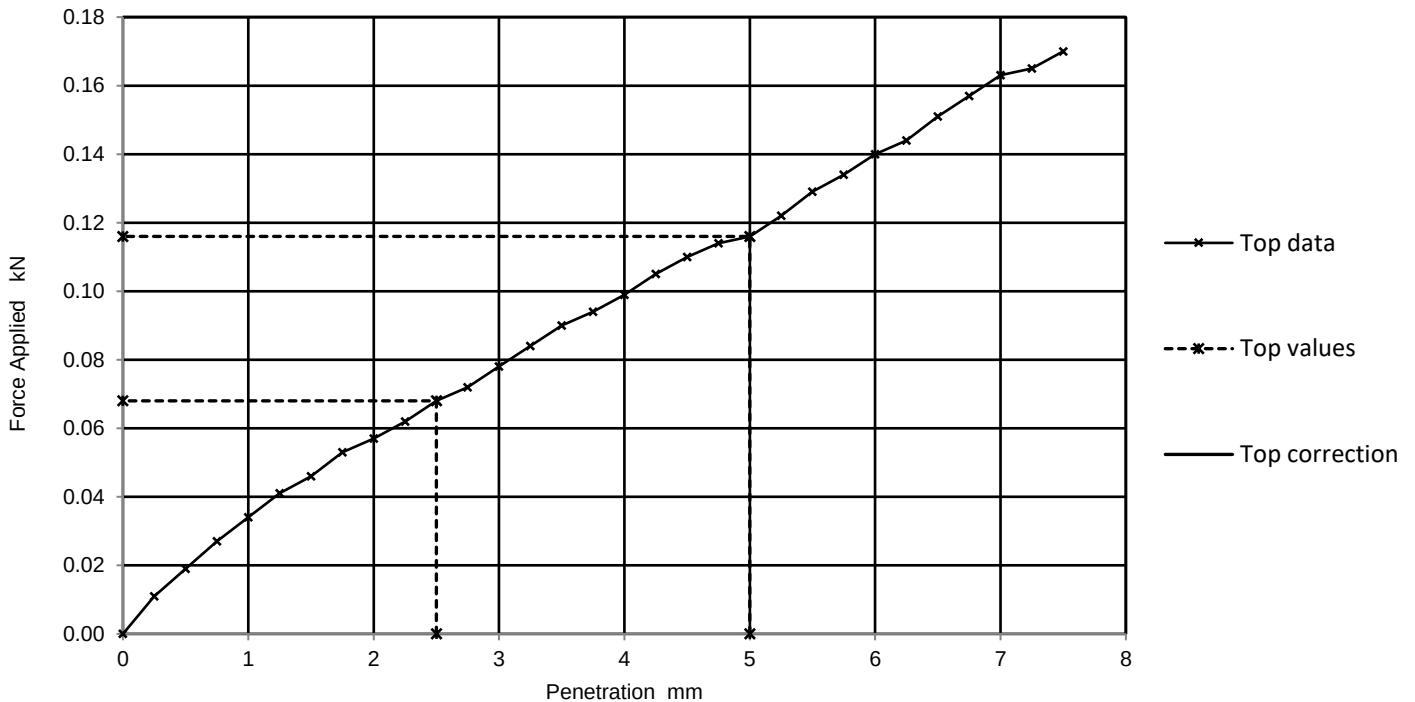
Laboratory Reference: 426406
Hole No.: TP5
Sample Reference: Not Given
Sample Description: Brown gravelly sandy CLAY

Depth Top [m]: 0.50
Depth Base [m]: Not Given
Sample Type: B

Specimen Preparation:

Condition	Remoulded	Soaking details	Not soaked
Details	Recompacted with specified standard effort using 2.5kg rammer	Period of soaking	days
		Time to surface	days
		Amount of swell recorded	mm
		Dry density after soaking	Mg/m3
Material retained on 20mm sieve removed	4 %		
Initial Specimen details	Bulk density	2.10	Mg/m3
	Dry density	1.83	Mg/m3
	Water content	15	%
		Surcharge applied	8 kg
			4.8 kPa

Force v Penetration Plots



Results

TOP

Curve correction applied	CBR Values, %			
	2.5mm	5mm	Highest	Average
No	0.52	0.58	0.58	N/A

Water Content %
16

Remarks:

Test/ Specimen
specific remarks:

Signed:

Katarzyna Koziel
Geotechnical Reporting Team Leader
for and on behalf of i2 Analytical Ltd

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TEST CERTIFICATE

DETERMINATION OF THE CALIFORNIA
BEARING RATIO (CBR) TOP ONLY
Tested in Accordance with: BS 1377-2:2022 Cl. 15

i2 Analytical Ltd
Unit 8 Harrowden Road
Brackmills Industrial Estate
Northampton NN4 7EB



Environmental Science

4041

Client: Enzygo Geoenvironmental Ltd
Client Address: The Byre, Woodend Lane,
Cromhall, Gloucestershire,
GL12 8AA
Contact: Steve Rhodes
Site Address: Old Forest Road Winersh

Client Reference: CRM 1265 045
Job Number: 25-001871-1
Date Sampled: 14/01/2025
Date Received: 17/01/2025
Date Tested: 24/01/2025
Sampled By: Client - KC

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Test Results:

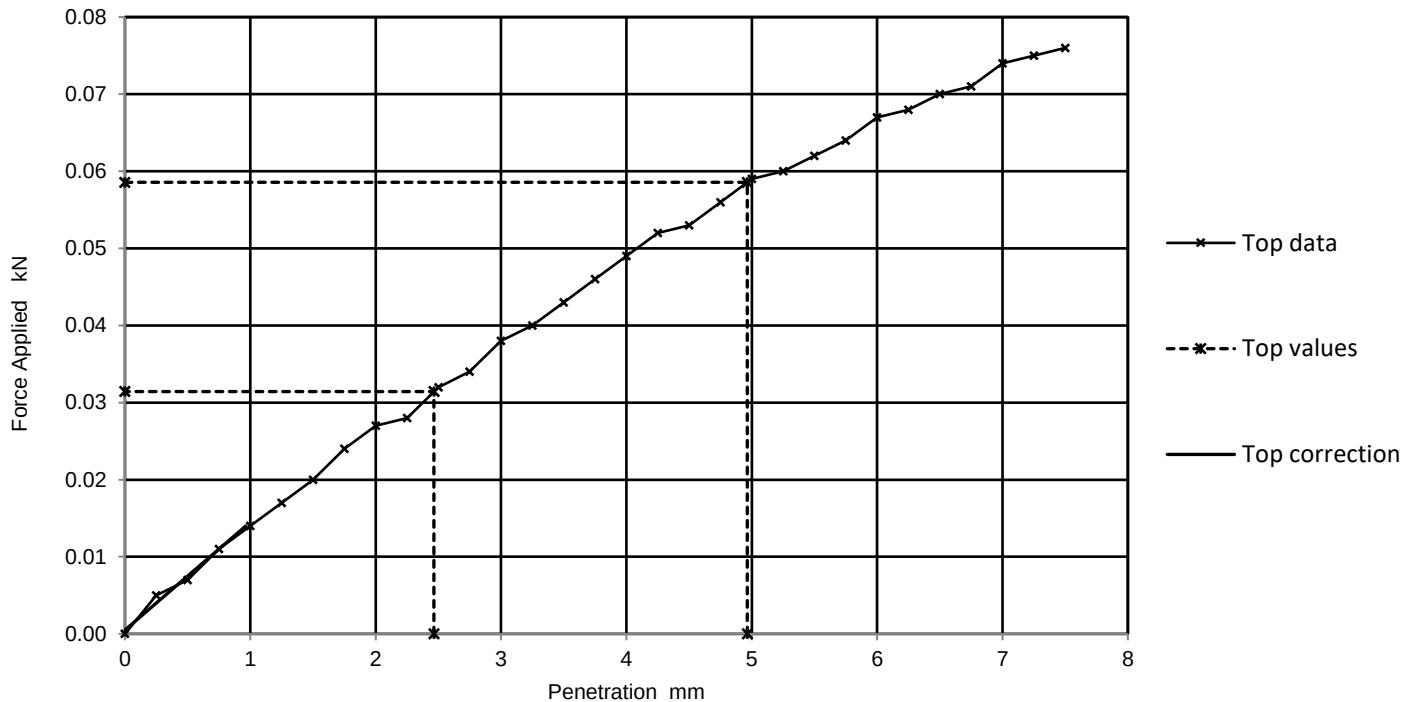
Laboratory Reference: 426407
Hole No.: TP6
Sample Reference: Not Given
Sample Description: Brown gravelly clayey SAND

Depth Top [m]: 0.50
Depth Base [m]: Not Given
Sample Type: B

Specimen Preparation:

Condition	Remoulded			Soaking details		Not soaked	
Details	Recompacted with specified standard effort using 2.5kg rammer			Period of soaking		days	
				Time to surface		days	
				Amount of swell recorded		mm	
				Dry density after soaking		Mg/m3	
Material retained on 20mm sieve removed			16	%			
Initial Specimen details	Bulk density	2.14	Mg/m3	Surcharge applied		8	kg
	Dry density	1.87	Mg/m3			4.8	kPa
	Water content	14	%				

Force v Penetration Plots



Results

TOP

Curve correction applied	CBR Values, %			
	2.5mm	5mm	Highest	Average
Yes	0.24	0.29	0.29	N/A

Water Content %
15

Remarks:

Test/ Specimen
specific remarks:

Signed:

Katarzyna Koziel
Geotechnical Reporting Team Leader
for and on behalf of i2 Analytical Ltd

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Enzygo Geoenvironmental Ltd
The Byre
Woodend Lane
Cromhall
Gloucestershire
GL12 8AA

i2 Analytical Ltd.
7 Woodshots Meadow,
Croxley Green
Business Park,
Watford,
Herts,
WD18 8YS

e: steve.rhodes@enzygo.com

t: 01923 225404
f: 01923 237404
e: reception@i2analytical.com

Analytical Report Number : 25-001874

Project / Site name:	Old Forest Road Winersh	Samples received on:	17/01/2025
Your job number:	CRM 1265 045	Samples instructed on/ Analysis started on:	17/01/2025
Your order number:		Analysis completed by:	24/01/2025
Report Issue Number:	1	Report issued on:	24/01/2025
Samples Analysed:	7 soil samples		

Signed: _____

Anna Goc
PL Head of Reporting Team
For & on behalf of i2 Analytical Ltd.

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

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

Standard sample disposal times, unless otherwise agreed with the laboratory, are :	soils	- 4 weeks from reporting
	leachates	- 2 weeks from reporting
	waters	- 2 weeks from reporting
	asbestos	- 6 months from reporting
	air	- once the analysis is complete

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

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



Analytical Report Number: 25-001874
Project / Site name: Old Forest Road Winersh

Lab Sample Number				426436	426437	426438	426439	426440
Sample Reference				WS2	WS2	WS2	WS4	WS4
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				1.00	2.00	3.00	1.00	2.00
Date Sampled				14/01/2025	14/01/2025	14/01/2025	14/01/2025	14/01/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					

Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	14	9.6	18	16	14
Total mass of sample received	kg	0.1	NONE	0.2	0.3	0.2	0.2	0.2

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	5.8	7.7	7.6	7.6	6.4
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	34	70	95	34	23
Water Soluble SO ₄ 16hr extraction (2:1)	mg/l	1.25	MCERTS	17	35	47.3	17	11.2

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

Analytical Report Number: 25-001874
Project / Site name: Old Forest Road Winersh

Lab Sample Number				426441	426442
Sample Reference				WS4	WS8
Sample Number				None Supplied	None Supplied
Water Matrix				N/A	N/A
Depth (m)				3.00	1.00
Date Sampled				14/01/2025	14/01/2025
Time Taken				None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Stone Content	%	0.1	NONE	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	15	12
Total mass of sample received	kg	0.1	NONE	0.3	0.4

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	7.8	8.8
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	33	44
Water Soluble SO ₄ 16hr extraction (2:1)	mg/l	1.25	MCERTS	16.3	21.9

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

Analytical Report Number : 25-001874

Project / Site name: Old Forest Road Winersh

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

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

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
426436	WS2	None Supplied	1	Brown clay and sand
426437	WS2	None Supplied	2	Brown sand
426438	WS2	None Supplied	3	Brown clay
426439	WS4	None Supplied	1	Brown clay and sand
426440	WS4	None Supplied	2	Brown clay and sand
426441	WS4	None Supplied	3	Brown sand
426442	WS8	None Supplied	1	Brown sand

Analytical Report Number : 25-001874

Project / Site name: Old Forest Road Winersh

Water matrix abbreviations:

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

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Moisture Content	Moisture content, determined gravimetrically (up to 30°C)	In-house method	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Sulphate, water soluble, in soil (16hr extraction)	Sulphate, water soluble, in soil (16hr extraction)	In-house method	L038B	D	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS

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

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

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

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

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

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

The result for sum should be interpreted with caution

Appendix 5 – Contamination Assessment Reference Values

Determinant	Units	GAC Value Residential					
		With Plant Uptake			Without Plant Uptake		
Arsenic	mg/kg	37			40		
Cadmium	mg/kg	11			85		
Chromium	mg/kg	910			910		
Chromium VI	mg/kg	6			6		
Lead	mg/kg	200			310		
Mercury	mg/kg	40			56		
Nickel	mg/kg	180			180		
Selenium	mg/kg	250			430		
Copper	mg/kg	2400			7100		
Zinc	mg/kg	3700			40000		
Cyanide	mg/kg	791			800		
SOM	%	1	2.5	6	1	2.5	6
Phenol	mg/kg	120	200	380	440	690	1200
Napthalene	mg/kg	2.3	5.6	13	2.3	5.6	13
Acenaphtylene	mg/kg	170	420	920	2900	4600	6000
Acenaphthene	mg/kg	210	510	1100	3000	4700	6000
Flourene	mg/kg	170	400	860	2800	3800	4500
Phenanthrene	mg/kg	95	220	440	1300	1500	1500
Anthracene	mg/kg	2400	5400	11000	31000	35000	37000
Fluoranthene	mg/kg	280	560	890	1500	1600	1600
Pyrene	mg/kg	620	1200	2000	3700	3800	3800
Benzo(a)Anthracene	mg/kg	7.2	11	13	11	14	15
Chrysene	mg/kg	15	22	27	30	31	32
Benzo(b)Flouranthene	mg/kg	2.6	3.3	3.7	3.9	4.0	4.0
Benzo(k)Flouranthene	mg/kg	77	93	100	110	110	110
Benzo(a)Pyrene	mg/kg	2.2	2.7	3.0	3.2	3.2	3.2
Indeno(123-cd)Pyrene	mg/kg	27	36	41	45	46	46
Dibenzo(a,h)Anthracene	mg/kg	0.24	0.28	0.3	0.31	0.32	0.32
Benzo(ghi)Perylene	mg/kg	320	340	350	360	360	360
TPH C ₅ -C ₆ Aliphatic	mg/kg	42	78	160	42	78	160
TPH C ₆ -C ₈ Aliphatic	mg/kg	100	230	530	100	230	530
TPH C ₈ -C ₁₀ Aliphatic	mg/kg	27	65	150	27	65	150
TPH C ₁₀ -C ₁₂ Aliphatic	mg/kg	130	330	760	130	330	770
TPH C ₁₂ -C ₁₆ Aliphatic	mg/kg	1100	2400	4300	1100	2400	4400
TPH C ₁₆ -C ₃₅ Aliphatic	mg/kg	65000	92000	110000	65000	92000	110000
TPH C ₃₅ -C ₄₄ Aliphatic	mg/kg	65000	92000	110000	65000	92000	110000
TPH C ₅ -C ₇ Aromatic	mg/kg	70	140	300	370	690	1400
TPH C ₇ -C ₈ Aromatic	mg/kg	130	290	660	860	1800	3900
TPH C ₈ -C ₁₀ Aromatic	mg/kg	34	83	190	47	110	270
TPH C ₁₀ -C ₁₂ Aromatic	mg/kg	74	180	380	250	590	1200
TPH C ₁₂ -C ₁₆ Aromatic	mg/kg	140	330	660	1800	2300	2500
TPH C ₁₆ -C ₂₁ Aromatic	mg/kg	260	540	930	1900	1900	1900
TPH C ₂₁ -C ₃₅ Aromatic	mg/kg	1100	1500	1700	1900	1900	1900
TPH C ₃₅ -C ₄₄ Aromatic	mg/kg	1100	1500	1700	1900	1900	1900
Benzene	mg/kg	0.087	0.17	0.37	0.38	0.70	1.4
Toluene	mg/kg	130	290	660	880	1900	3900
Ethylebenzene	mg/kg	47	110	260	83	190	440
Xylene	mg/kg	56	130	310	79	180	430

Determinant	Units	GAC Value					
		Residential POS			Commercial		
Arsenic	mg/kg	79			640		
Cadmium	mg/kg	120			190		
Chromium	mg/kg	1500			8600		
Chromium VI	mg/kg	7.7			33		
Lead	mg/kg	630			2330		
Mercury	mg/kg	120			1100		
Nickel	mg/kg	230			980		
Selenium	mg/kg	1100			12000		
Copper	mg/kg	12000			68000		
Zinc	mg/kg	81000			730000		
Cyanide	mg/kg	N/A			16200		
SOM	%	1	2.5	6	1	2.5	6
Phenol	mg/kg	440	690	1300	440	690	1300
Napthalene	mg/kg	4900	4900	4900	190	460	1100
Acenaphtylene	mg/kg	15000	15000	15000	83000	97000	100000
Acenaphthene	mg/kg	15000	15000	15000	84000	97000	100000
Flourene	mg/kg	9900	9900	9900	63000	68000	71000
Phenanthrene	mg/kg	3100	3100	3100	22000	22000	23000
Anthracene	mg/kg	74000	74000	74000	520000	540000	540000
Fluoranthene	mg/kg	3100	3100	3100	23000	23000	23000
Pyrene	mg/kg	7400	7400	7400	54000	54000	54000
Benzo(a)Anthracene	mg/kg	29	29	29	170	170	180
Chrysene	mg/kg	57	57	57	350	350	350
Benzo(b)Flouranthene	mg/kg	7.1	7.2	7.2	44	44	45
Benzo(k)Flouranthene	mg/kg	190	190	190	1200	1200	1200
Benzo(a)Pyrene	mg/kg	5.7	5.7	5.7	35	35	36
Indeno(123-cd)Pyrene	mg/kg	82	82	82	500	510	510
Dibenzo(a,h)Anthracene	mg/kg	0.57	0.57	0.58	3.5	3.6	3.6
Benzo(ghi)Perylene	mg/kg	640	640	640	3900	4000	4000
TPH C ₅ -C ₆ Aliphatic	mg/kg	570000	590000	600000	3200	5900	12000
TPH C ₆ -C ₈ Aliphatic	mg/kg	600000	610000	620000	7800	17000	40000
TPH C ₈ -C ₁₀ Aliphatic	mg/kg	13000	13000	13000	2000	4800	11000
TPH C ₁₀ -C ₁₂ Aliphatic	mg/kg	13000	13000	13000	9700	23000	47000
TPH C ₁₂ -C ₁₆ Aliphatic	mg/kg	13000	13000	13000	59000	82000	90000
TPH C ₁₆ -C ₃₅ Aliphatic	mg/kg	250000	250000	250000	1600000	1700000	1800000
TPH C ₃₅ -C ₄₄ Aliphatic	mg/kg	250000	250000	250000	1600000	1700000	1800000
TPH C ₅ -C ₇ Aromatic	mg/kg	56000	56000	56000	26000	46000	86000
TPH C ₇ -C ₈ Aromatic	mg/kg	56000	56000	56000	56000	110000	180000
TPH C ₈ -C ₁₀ Aromatic	mg/kg	5000	5000	5000	3500	8100	17000
TPH C ₁₀ -C ₁₂ Aromatic	mg/kg	5000	5000	5000	16000	28000	34000
TPH C ₁₂ -C ₁₆ Aromatic	mg/kg	5100	5100	5000	36000	37000	38000
TPH C ₁₆ -C ₂₁ Aromatic	mg/kg	3800	3800	3800	28000	28000	28000
TPH C ₂₁ -C ₃₅ Aromatic	mg/kg	3800	3800	3800	28000	28000	28000
TPH C ₃₅ -C ₄₄ Aromatic	mg/kg	3800	3800	3800	28000	28000	28000
Benzene	mg/kg	72	72	73	27	47	90
Toluene	mg/kg	56000	56000	56000	56000	110000	180000
Ethylbenzene	mg/kg	24000	24000	25000	5700	13000	27000
Xylene	mg/kg	41000	42000	43000	5900	14000	30000

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Determinant	Units	GAC Value					
		Park POS			Allotments		
Arsenic	mg/kg	170			43		
Cadmium	mg/kg	532			1.9		
Chromium	mg/kg	33000			18000		
Chromium VI	mg/kg	220			1.8		
Lead	mg/kg	1300			80		
Mercury	mg/kg	240			19		
Nickel	mg/kg	3400			230		
Selenium	mg/kg	1800			88		
Copper	mg/kg	44000			520		
Zinc	mg/kg	170000			620		
Cyanide	mg/kg						
SOM	%	1	2.5	6	1	2.5	6
Phenol	mg/kg	440	690	1300	23	42	83
Napthalene	mg/kg	1200	1900	3000	4.1	10	24
Acenaphtylene	mg/kg	29000	30000	30000	28	69	160
Acenaphthene	mg/kg	29000	30000	30000	34	85	200
Flourene	mg/kg	20000	20000	20000	27	67	160
Phenanthrene	mg/kg	6200	6200	6300	15	38	90
Anthracene	mg/kg	150000	150000	150000	380	950	2200
Fluoranthene	mg/kg	6300	6300	6400	52	130	290
Pyrene	mg/kg	15000	15000	15000	110	270	620
Benzo(a)Anthracene	mg/kg	49	56	62	2.9	6.5	13
Chrysene	mg/kg	93	110	120	4.1	9.4	19
Benzo(b)Flouranthene	mg/kg	13	15	16	0.99	2.1	3.9
Benzo(k)Flouranthene	mg/kg	370	410	440	37	75	130
Benzo(a)Pyrene	mg/kg	11	12	13	0.97	2.0	3.5
Indeno(123-cd)Pyrene	mg/kg	150	170	180	9.5	21	39
Dibenzo(a,h)Anthracene	mg/kg	1.1	1.3	1.4	0.14	0.27	0.43
Benzo(ghi)Perylene	mg/kg	1400	1500	1600	290	470	640
TPH C ₅ -C ₆ Aliphatic	mg/kg	95000	130000	180000	730	1700	3900
TPH C ₆ -C ₈ Aliphatic	mg/kg	150000	220000	320000	2300	5600	13000
TPH C ₈ -C ₁₀ Aliphatic	mg/kg	14000	18000	21000	320	770	1700
TPH C ₁₀ -C ₁₂ Aliphatic	mg/kg	21000	23000	24000	2200	4400	7300
TPH C ₁₂ -C ₁₆ Aliphatic	mg/kg	25000	25000	26000	11000	13000	13000
TPH C ₁₆ -C ₃₅ Aliphatic	mg/kg	450000	480000	490000	260000	270000	270000
TPH C ₃₅ -C ₄₄ Aliphatic	mg/kg	450000	480000	490000	260000	270000	270000
TPH C ₅ -C ₇ Aromatic	mg/kg	76000	84000	92000	13	27	57
TPH C ₇ -C ₈ Aromatic	mg/kg	87000	95000	100000	22	51	120
TPH C ₈ -C ₁₀ Aromatic	mg/kg	7200	8500	9300	8.6	21	51
TPH C ₁₀ -C ₁₂ Aromatic	mg/kg	9200	9700	10000	13	31	74
TPH C ₁₂ -C ₁₆ Aromatic	mg/kg	10000	10000	10000	23	57	130
TPH C ₁₆ -C ₂₁ Aromatic	mg/kg	7600	7700	7800	46	110	260
TPH C ₂₁ -C ₃₅ Aromatic	mg/kg	7800	7800	7900	370	820	1600
TPH C ₃₅ -C ₄₄ Aromatic	mg/kg	7800	7800	7900	370	820	1600
Benzene	mg/kg	90	100	110	0.017	0.034	0.075
Toluene	mg/kg	87000	95000	100000	22	51	120
Ethylebenzene	mg/kg	17000	22000	27000	16	39	91
Xylene	mg/kg	17000	23000	31000	28	67	160

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GAC gqvap Threshold Values

Determinant	Unit	SoBRA Values GAC (gqvap)	
		Residential	Commercial
Benzene	ug/l	210	20000
Ethylbenzene	ug/l	10000	960000
Isopropylbenzene	ug/l	850	86000
Propylbenzene	ug/l	2700	240000
Styrene	ug/l	8800	810000
Toluene	ug/l	230000	21000000
TPH Aliphatic (EC5 – EC6)	ug/l	1900	190000
TPH Aliphatic (EC6 – EC8)	ug/l	1500	150000
TPH Aliphatic (EC8 – EC10)	ug/l	57	5700
TPH Aliphatic (EC10 – EC12)	ug/l	37	3600
TPH Aromatic (EC5 – EC7)	ug/l	210000	20000000
TPH Aromatic (EC7 – EC8)	ug/l	220000	21000000
TPH Aromatic (EC8 – EC10)	ug/l	1900	190000
TPH Aromatic (EC10 – EC12)	ug/l	6800	660000
TPH Aromatic (EC12 – EC16)	ug/l	39000	3700000
M Xylene	ug/l	9500	940000
O Xylene	ug/l	12000	1100000
P Xylene	ug/l	9900	980000
1,2,4-Trimethylbenzene	ug/l	24	2200
Acenaphthene	ug/l	170000	15000000
Acenaphthylene	ug/l	220000	20000000
Fluorene	ug/l	210000	18000000
Napthalene	ug/l	220	23000
1,1,1,2-Tetrachloroethane	ug/l	240	22,000
1,1,1-Trichloroethane	ug/l	3,000	290,000
1,1,2,2-Tetrachloroethane	ug/l	1,600	150,000
1,1,2-Trichloroethane	ug/l	520	49,000
1,1-Dichloroethane	ug/l	2,700	260,000
1,1-Dichloroethene	ug/l	160	16,000
1,2,3,4-Tetrachlorobenzene	ug/l	240	31,000
1,2,3,5-Tetrachlorobenzene	ug/l	7.0	600
1,2,3-Trichlorobenzene	ug/l	35	3,100
1,2,4,5-Tetrachlorobenzene	ug/l	8.1	700
1,2,4-Trichlorobenzene	ug/l	68	7,200
1,2-Dichlorobenzene	ug/l	2,000	220,000
1,2-Dichloroethane	ug/l	8.9	850
1,2-Dichloropropane	ug/l	22	2,600
1,3,5-Trichlorobenzene	ug/l	7.4	660
1,3-Dichlorobenzene	ug/l	31	2,800
1,4-Dichlorobenzene	ug/l	5,000	460,000
Bromobenzene	ug/l	220	20,000
Bromodichloromethane	ug/l	17	1,600
Bromoform (Tribromomethane)	ug/l	3,100	400,000
Chlorobenzene	ug/l	98	15,000
Chloroethane	ug/l	10,000	1,000,000
Chloroethene (VinylChloride)	ug/l	0.62	63
Chloromethane	ug/l	14	1,400
cis-1,2-Dichloroethene	ug/l	130	13,000
Dichloromethane	ug/l	3,300	370,000
Hexachlorobenzene	ug/l	16	1,400
Hexachlorobutadiene	ug/l	1.7	230
Hexachloroethane	ug/l	8.5	740
Pentachlorobenzene	ug/l	140	12,000
Tetrachloroethene	ug/l	34	4,600
Tetrachloromethane (CarbonTetrachloride)	ug/l	5.3	770
trans-1,2-Dichloroethene	ug/l	160	16,000
Trichloroethene	ug/l	5.7	530
Trichloromethane(Chloroform)	ug/l	790	85,000
Mercury, elemental	ug/l	1.1	95
Methyl tertiary butyl ether(MTBE)	ug/l	83,000	7,800,000

Controlled Waters Assessment Reference Values

Determinant	Unit	EQS Freshwater						UK DWS	WHO
Hardness	mg/l	0-50	50-100	100-150	150-200	200-250	>250		
Arsenic	ug/l	50						10	10
Boron	ug/l	2000						1000	0.3
Cadmium	ug/l	5						5	3
Chromium	ug/l	2	10	10	20	20	20	50	50
Lead	ug/l	4	10	10	20	20	20	10	10
Mercury	ug/l	1						1	1
Selenium	ug/l							10	10
Copper	ug/l	0.5	3	3	3	8	12	20000	2000
Nickel	ug/l	8	20	20	40	40	40	20	70
Zinc	ug/l	8	15	15	50	50	50	5000	3000
Sulphate	mg/l	400						250	250
PAH	ug/l							0.1	
Anthracene	ug/l	0.02							
Naphthalene	ug/l	10							
Benzo(a)Pyrene	ug/l	0.03							0.01
Fluoranthene	ug/l	0.02							
Benzene	ug/l	30						1	10
Toluene	ug/l	50							
Ethylbenzene	ug/l	20							
Xylene	ug/l	30							
C ₅ – C ₆ Aliphatic	ug/l								15000
C ₆ – C ₈ Aliphatic	ug/l								15000
C ₈ – C ₁₀ Aliphatic	ug/l								300
C ₁₀ – C ₁₂ Aliphatic	ug/l								300
C ₁₂ – C ₁₆ Aliphatic	ug/l								300
C ₁₆ – C ₃₆ Aliphatic	ug/l								N/A
C ₆ – C ₇ Aromatic	ug/l								10
C ₇ – C ₈ Aromatic	ug/l	50							10
C ₈ – C ₁₀ Aromatic	ug/l	20							300
C ₁₀ – C ₁₂ Aromatic	ug/l								1000
C ₁₂ – C ₁₆ Aromatic	ug/l								1000
C ₁₆ – C ₂₁ Aromatic	ug/l								90
C ₂₁ – C ₃₅ Aromatic	ug/l								90



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